

Feedback from North Mesa Community Conversation

2.26.20

Topic 1: Impacts to Schools

- Is this the only mesa that has space?
- Where are additional students going to school?
- How do we guarantee LAPS staff members will actually be the people/families living in homes?
- Disconnection between school property and housing shortage.
- How do you legally guarantee a guarantee in perpetuity?
- Where will additional schools be built if needed? If this is last large portion of LA.
- Is rental better than ownership? (structure)
- Promote more (LAPS) how we are using reserve funds.
- Who could guarantee that over time, our ideas would be honored.

Topic 2: Economics and Revenue to LAPS

- Can solar panels for all homes be required and county buy energy from homes and give \$ to LAPS?
- Teachers want choice in where to live. Stipends to teachers.
- Trust - 1 time sale (3%) - only tap interest
- Is there a concept that keeps the housing affordable over time? Once it is sold it will get more expensive.
- If you can't raise rates, does that create revenue.
- If you build rentals and the schools own it - there is control.
- Aspen Colorado - rental model
- Why don't we look to the land by Broadview instead?
- What is our priority - \$ or housing?
- What is the school board's top priority?
 - Revenue or affordable housing for staff?
 - Could both be achieved? Compromise?
- Can LAPS help with any of this - (trust)

Topic 3: Housing Plan: Density, Design and Infrastructure

- Q1) Does existing infrastructure support development?
 - Need traffic study.
 - What type of power, water, sewer, etc upgrades would be required for various densities?
 - Is higher density going to impact fire/EMS access, emergency evacuation, roundabout overload, daily traffic, pedestrian, equestrian, etc.
 - Need public transit expansion (weekends) for potential residents that come without cars? Has this been considered for higher density?
 - Finances (taxes, revenue, etc.) - who is paying for required upgrades? How is it going to affect property taxes?

- Q2) What can the area support?
 - Normal single dwelling ≈ 4 DU/acre
 - High density ≈ 10 DU/acre
- Wildlife impacts?
- Issues with existing natural gas pipeline on property?
- Equestrian access from stables to roundabout along north side of property?
- Leave perimeter trail access for horseback riding/running/walking.
- How will we ensure these good ideas are in place 5 years from now?
- Is commercial development being considered?
- How many teachers, police, county employees are in need of housing (this number should NOT include the need of the Lab)?
- Have you or the County looked at the North Mesa Park for housing?
- Downsize the whole project to just provide housing for teachers.

Topic 4: Quality of Life and Public Good

- The management company is important to ensure high quality management.
- Planning & Zoning
 - We need reassurance on evacuation plans & emergency response.
- How are we honoring homesteaders by using land? This is a matter of honor and we must consider the public good. We should preserve public access as major use.
- Open spaces including bridle paths and place spaces - urban clustering.
 - Urban park is an example.
- Overcrowding of schools?
- How will LANL participate?
- Utilities - How do we ensure water, electric, sewer
- Save the trees
- Wildlife - Have there been studies?
- Outdoor recreation - this could have a negative impact.
- Preserve the character of the land.
- Green, environment, sustainable
 - Environmentally sustainable
- Public trails & access
- How do we ensure this? Who enforces this? Oversight?
- Long range impact if we don't do this?
- Catch 22 - people move here for recreation & open space.
- We need this to be done better than Mirador in WR.
- What about ensuring that there is a drug-free zone around the middle school? Impact on kids (students) safety?

Topic 5: Affordability and the Missing Middle

- Has the LA County Affordable Housing Plan 2010 been reviewed or updated?
- Fair Housing Act - Is it legal to stipulate certain categories of people
- How many teachers would take the housing?

- What if their circumstances changed? Would you kick them out?
- Can you offer a stipend instead of housing?
- How do you make sure that targeting the “right” audience (finding affordable housing for educators/professionals)?
- Rental property vs. owning?
- Housing x teacher shortage is prevalent in the state, not just here.
- Retaining ownership (LAPS) allows for “controlled rent” for affordability for LAPS employees - why should LAPS be responsible for LANL housing needs?
- Have you done a Housing Study of your current staff?
- Have a “legal” study done before starting any project.

Table 6: No Development

- Open space is incredibly important to draw people to Los Alamos.
- If lab funding changes - They are now flushed with money - that can change.
- Destroy open area - destroy recreation area.
- This land was set aside for schools.
- Many people moved here for open space.
- Congestion/safety/NOISE
- Green space is important - when it's gone it's gone.
- Fire danger - hard for safety personnel to get on North Mesa.
- One time purchase will not provide ongoing funding to schools.
- Plenty of county land available.
- Negative effect on wildlife.
- Cost for infrastructure?
- Schools should develop schools on school property.
- Contact Fire Department - what commitment can they make in event of fire to people on North Mesa?
- Land swap
 - With county? With LANL?
 - Who owns canyons? Specifically Rendija Canyon.
- Can the lab give up some land?

Topic 7: Alternative Ideas

- LAPS maintain land + building ownership
 - Make site vocational education/CTE program to build possible development and train other trades, such as
 - Construction, etc
 - Hotel/tourism
 - Restaurant/food service
 - Employment for students/young adults with disabilities
 - Affordable housing on site for staff
 - Rentals

- Workforce housing solutions which allows employers to retain housing for its employees that is affordable.
- Proposed charter school location
 - How much revenue would this generate?
 - Offers a needed education alternative
 - Proposed to open Fall 2021
 - Bring life/energy to a neighborhood
- Large gym (6 courts)
 - Testing center during the day
 - Share with CTE program
- If goal is to maximize revenue, office space is better option
 - Can you in return offer stipends/incentives back to present/potential staff?
- LANL training center