

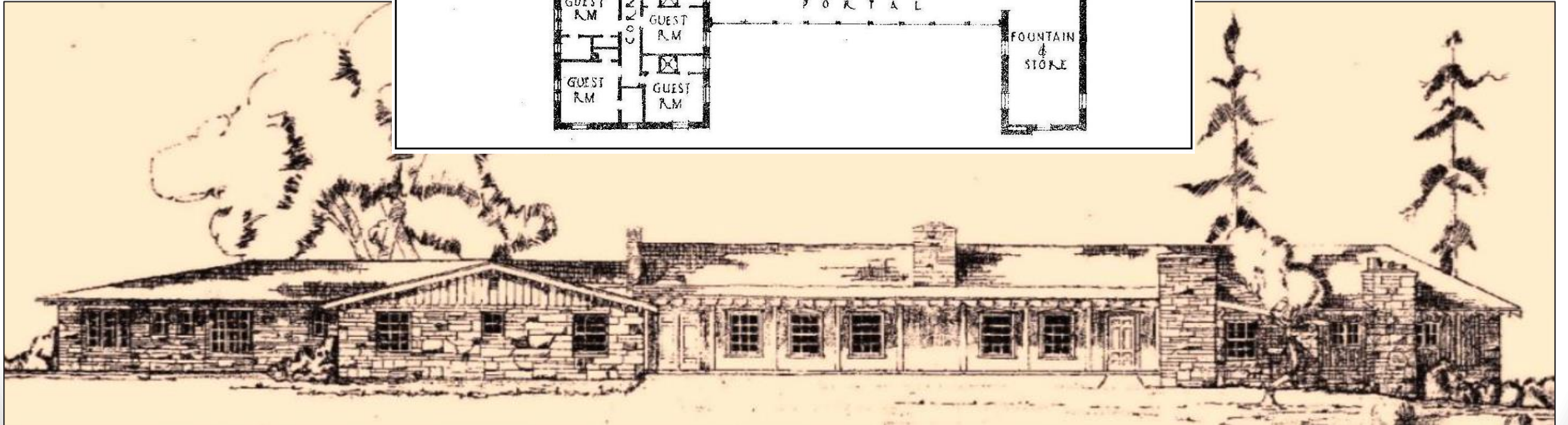
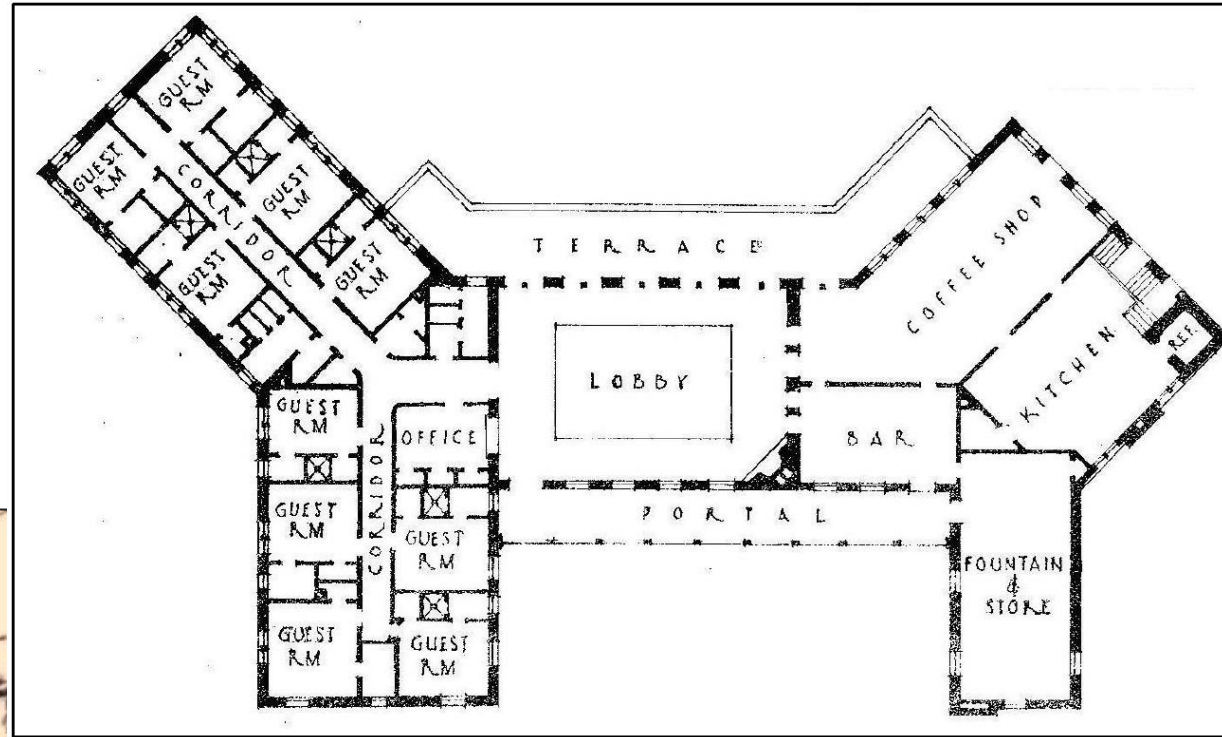


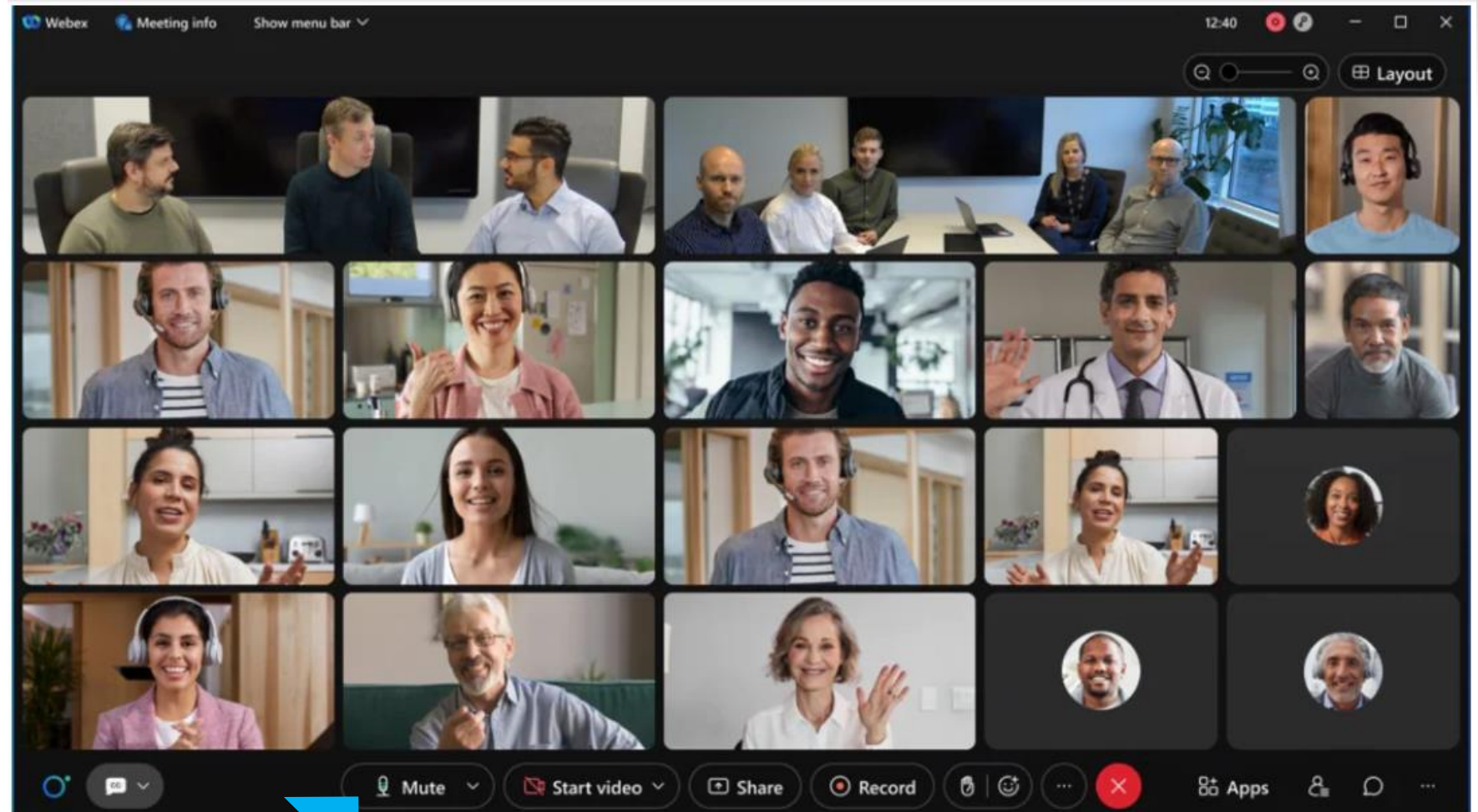
U.S. ARMY



US Army Corps
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Albuquerque District

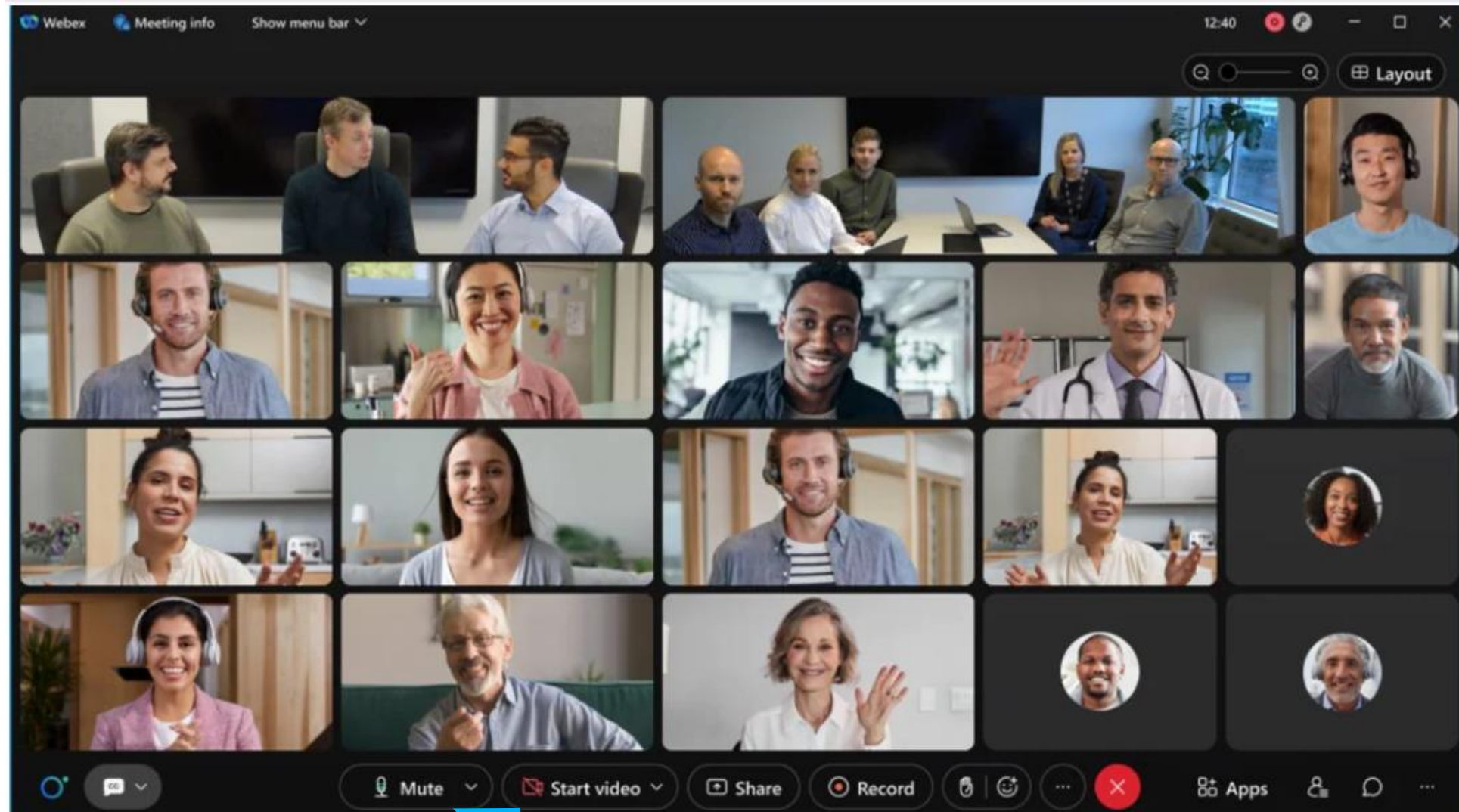
CONCHAS LODGE





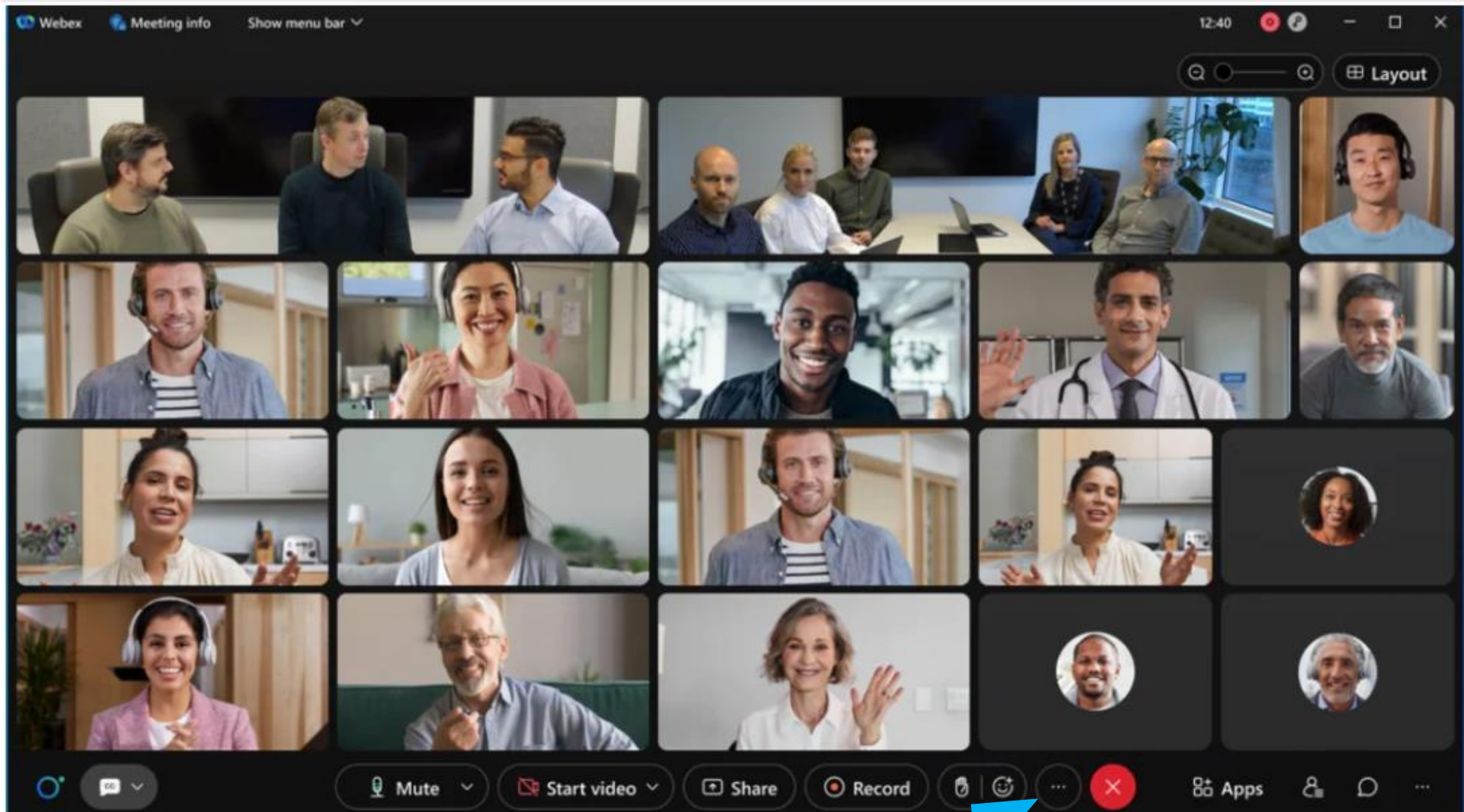
To mute/unmute yourself, click here.
***Reminder that you may need to “double unmute” if you’re using your phone for audio.

*Para silenciarse/activarse, haga clic aquí.
***Recordatorio de que es posible que deba "activar el silencio dos veces" si está usando su teléfono para audio.*

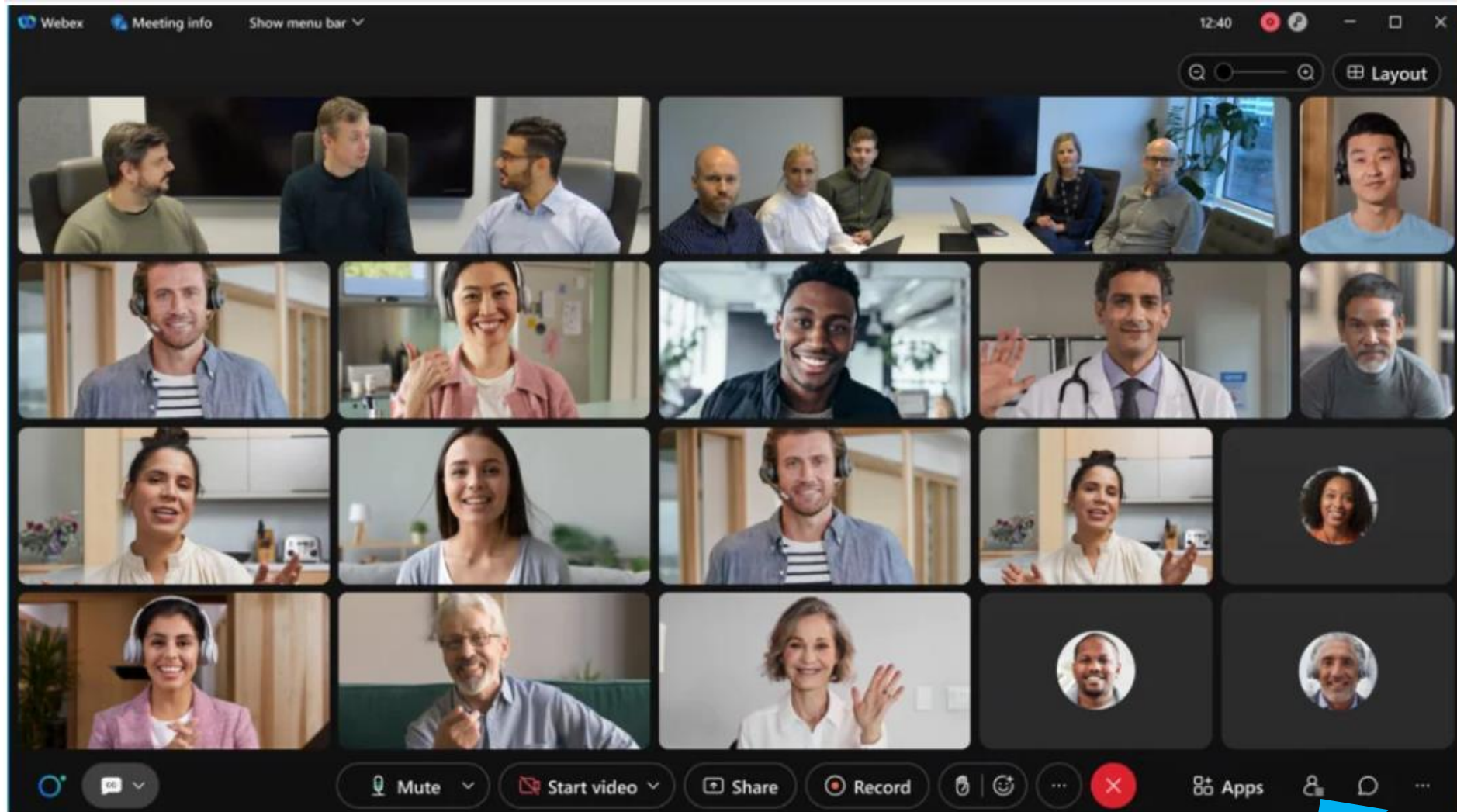


To turn your video
on/off, click here.

*Para activar/desactivar su
video, haga clic aquí.*



To raise your hand,
click here.



*Para ver quién está en la
llamada, haga clic aquí.*

To see who all is on the call,
click here.



*Para abrir el chat,
haga clic aquí.*

To open the chat, click
here.

GROUND RULES

This meeting is focused on the lodge.

- Please “raise your hand”.
- Please keep comments respectful. It’s okay to disagree, but everyone has the right to express their ideas.
- We encourage typing comments and questions in the chat.
- We will respond to items in the chat in order.
- Please keep your microphone muted unless speaking to avoid background noise.
- To improve bandwidth and reduce distractions, please keep your video off unless speaking.
- **What other ground rules would you suggest?**



HOW WE GOT HERE

- The Corps has long wanted to improve the deteriorating condition of Conchas Lodge. We received funding through the Bipartisan Infrastructure Law (BIL) to study what we could do to stabilize the building.
- We sent out a scoping letter in 2019 asking for comments about ways we might partially rehabilitate or dismantle the Lodge. We received 38 written and emailed comments during that scoping phase.
- Most people wanted the Lodge restored as much as feasible. A few people wanted the area restored to natural condition.
- In May 2023 the Corps held a virtual public meeting to discuss proposed alternatives for partially restoring the Lodge. Around 12 people attended and 10 people submitted comments later. There was general support and enthusiasm for the proposed partial restoration.
- The importance of the Lodge to the community and a sense of loss of what was once a thriving establishment were frequently mentioned.



HOW WE GOT HERE

- A Corps team of archaeologists, engineers, and planners developed conceptual plans to partially revitalize the building.
- We proposed to stabilize the structure with available funding and carry out additional improvements later if additional funding were to be received.
- We've completed our study and found that renovation of Conchas Lodge is not economically or structurally feasible.



CONCHAS LODGE HISTORY

- The original Conchas Lodge was built in 1942 by the Civilian Conservation Corps (CCC) as part of the New Deal. Other sections were added between the 1940s and 1960s.
- Conchas Lodge played a key role in history of Conchas Lake and the surrounding community.
- Eligible for listing on the National Register of Historic Places
- This makes it a "historic property" under the National Historic Preservation Act (NHPA)



SECTION 106 AND CONCHAS LODGE

- The National Historic Preservation Act requires Federal agencies to **mitigate** adverse effects to historic properties, including the loss of the Lodge, if they can't be avoided
- "**Mitigation**" means to reduce the severity of a loss by doing other things to help recognize, preserve, or offset the loss of that historic resource. This can include preserving information, photographs, drawings, stories, and other documentation of what made the historic resource important, and making that information available to the public.
- What goes into this mitigation is decided in **consultation** with the State Historic Preservation Officer (SHPO), and with others who have connection to the historic property, including the public.
- Some ideas for mitigation:
 - Historic American Building Survey (HABS) documentation
 - Public display / interpretation
 - Oral history
 - Potential reuse of historic building materials
 - Others?

DEMOLITION JUSTIFICATION



- Presence of hazardous material within interiors and exteriors of all structures.
 - All structures contain asbestos and lead containing materials that require selective demolition and abatement; multi-million-dollar effort.
 - On site there is an electrical transformer that potentially has Polychlorinated Biphenyl (PCB), a known carcinogen.
- Inspections during design determined safety hazards exist within coffee shop, terrace, kitchen, fountain, portals, and West Wing due to prevalent deterioration of masonry, wood, and dry wall elements.
- Significant roof leaks have caused severe damage to structural roof elements and the hardwood floor.
- Roof is currently inaccessible due to safety risks.
- Present construction costs have significantly increased the required funding. Inherently, renovation costs far exceeded preliminary estimates or anything that could be provided in the future, and only a fraction of funds necessary are available for this project.

Examples of Damage



Porch ceiling collapse



Interior wall water damage



Main room floor & wall damage



Coffee shop east wall damage

CURRENT PLAN



- Mitigate loss by producing and preserving documentation of historic Lodge and its significance to the community, including elements like HABS documentation, oral history, public interpretation, etc.
- Current Demolition Plan:
 - Phase 1: Remove and dispose all vertical structure elements down to concrete slab and terminate all utility connections.
 - Remove lead-based paints, asbestos containing materials (piping, stucco, etc.) and properly dispose off site, abiding with state and local laws.
 - Phase 2: Remove and dispose all foundations and concrete surfaces from site.
 - Grade and shape land surface to restore native topography on all disturbed area.
 - Seed all disturbed areas with a plant mix native to the region.

SUMMARY



GOALS:

- Mitigate loss of historic structure including documentation and other tasks to be developed during consultation.
- Perform selective demolition to remove hazardous materials (lead and asbestos).
- Remove dilapidated and structurally unsound structures from site.
- Restore site to native vegetation.

WE NEED YOUR INPUT!

- What is important to you about the history of the Lodge?
- If the Corps prepares an interpretive/educational display or media about the Lodge:
 - What should be included in it?
 - Who has pictures or memorabilia that can be shared?
 - What events, memories are important to include?
 - Who are the people the Corps should talk to for local history, information etc.?
 - What format(s) are appropriate?
- What are some ways useable materials or elements of the building could be repurposed?
- Other ideas for mitigation?

CONTACT US at ConchasLodge@usace.army.mil