



DEPARTMENT OF THE ARMY
ALBUQUERQUE DISTRICT, CORPS OF ENGINEERS
4101 JEFFERSON PLAZA NE
ALBUQUERQUE, NM 87109-3435

CESPA-OD-S

1 July 2019

SUBJECT: Conchas Lodge Letter of Public Scoping

The U.S. Army Corps of Engineers (USACE) invites you to participate in the scoping process for the future of Conchas Lodge located at the south-side of Conchas Lake, New Mexico.

The historic Conchas Lodge was built in 1942 by the Civilian Conservation Corps (CCC) and has been managed by NM State Parks and USACE. The Lodge building closed in 2005, following operation by a private concessionaire. Currently unoccupied and boarded up, the building was found to be in marginal condition as has suffered deferred maintenance, acts of vandalism, and biological infestation, in addition to having asbestos containing materials, lead-based paint and lead containing materials.

USACE has identified the following Conchas Lodge future alternatives (no particular order):

- (a) Original Lodge Facility Only:
 - o Original section of Lodge rehabilitated
 - o Removal of all non-historic sections / additions (including: Fisherman's Wharf, East Annex, accessory buildings and landscape features)
 - o Rehabilitation of original lodging rooms as conventional accommodations
 - o Full-service restaurant or Self-service kitchen for catering
 - o Patio with native landscaping created below Lodge in former pool area
- (b) Original Lodge Facility w/ Camping Facilities:
 - o Original section of Lodge rehabilitated
 - o Removal of all non-historic sections/additions to the original Lodge
 - o Possible installation of low-maintenance modular cabins around the Lodge
 - o Redevelopment of campground to include tent and RV spaces and possibly hook-ups
 - o Provision of shower and restroom facilities in Lodge to serve Lodge and cabins
 - o Former gift shop possibly converted to seasonal store for sundries
 - o Patio with native landscaping created below Lodge in former pool area
- (c) Partial Salvage of Original Lodge Hall:
 - o Rehabilitation of Original Lodge hall for special event use
 - o Removal of entire west-wing to footprint with low wall remnants
 - o Removal of all non-historic sections / additions
 - o Retention of walls/ceiling of former restaurant
 - o Lake-side patio with native landscaping created below Lodge in former pool area
- (d) Demolish All:
 - o Removal of all existing structures
 - o Rehabilitation of site to a natural area

Along with historic and existing views, conceptual renderings for alternatives (a) through (c) are provided below.

Pursuant to Section 106 of the National Historic Preservation Act, Conchas Lodge is a historic property, and USACE has determined that it is eligible for the National Register of Historic Places. USACE is actively consulting with the NM State Historic Preservation Office (SHPO) and any adverse effects to this property will be resolved through the Section 106 process. As part of the Section 106 consultation process, we ask for your comments on the Lodge and input on treatment of this historic property.

This is an opportunity for all interested parties to provide comments and input on the future of Conchas Lodge, including other alternatives and facility use / necessity, for incorporation into the planning process.

Please email or mail your comments to Francisco Salazar at the below address by COB August 2, 2019.

Email: Francisco.J.Salazar@usace.army.mil

Mailing Address: U.S. Army Corps of Engineers, Albuquerque District,

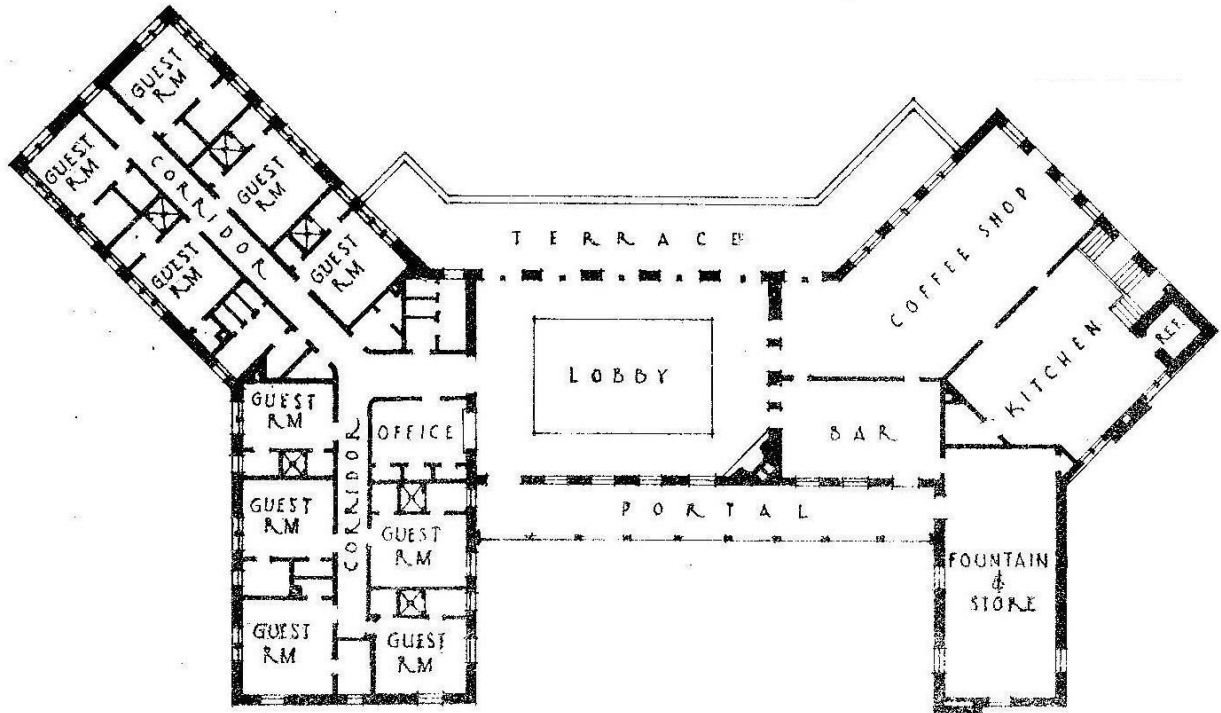
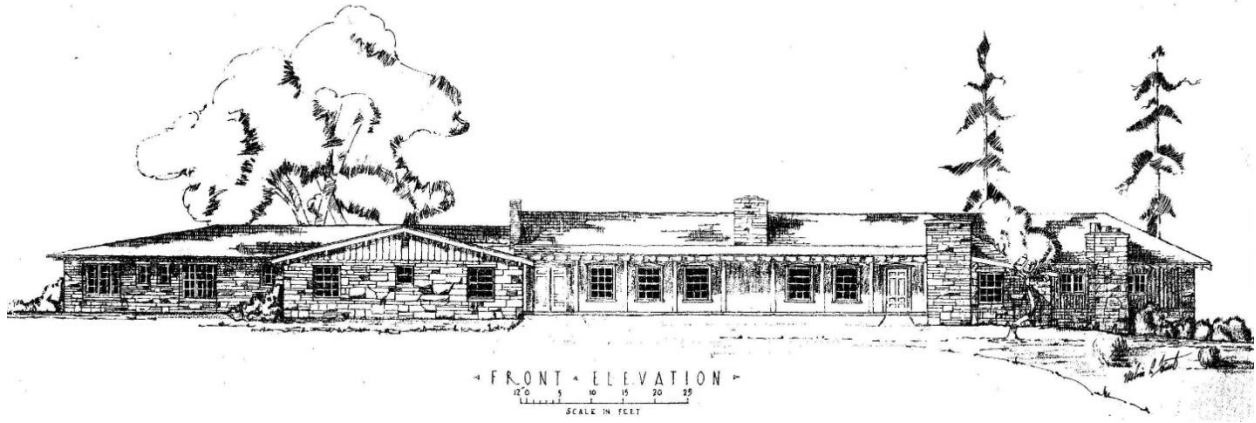
Attn: Francisco Salazar, Operations Support Branch, 4101 Jefferson Plaza NE, Albuquerque, NM 87109-3435

Disclosure of personal identifying information is voluntary when submitting comments. Failure to disclose information will not deprive an individual of his or her right to submit comments/input.

Conchas Lodge Project Area Location Map:



Historic Conchas Lodge Renderings:

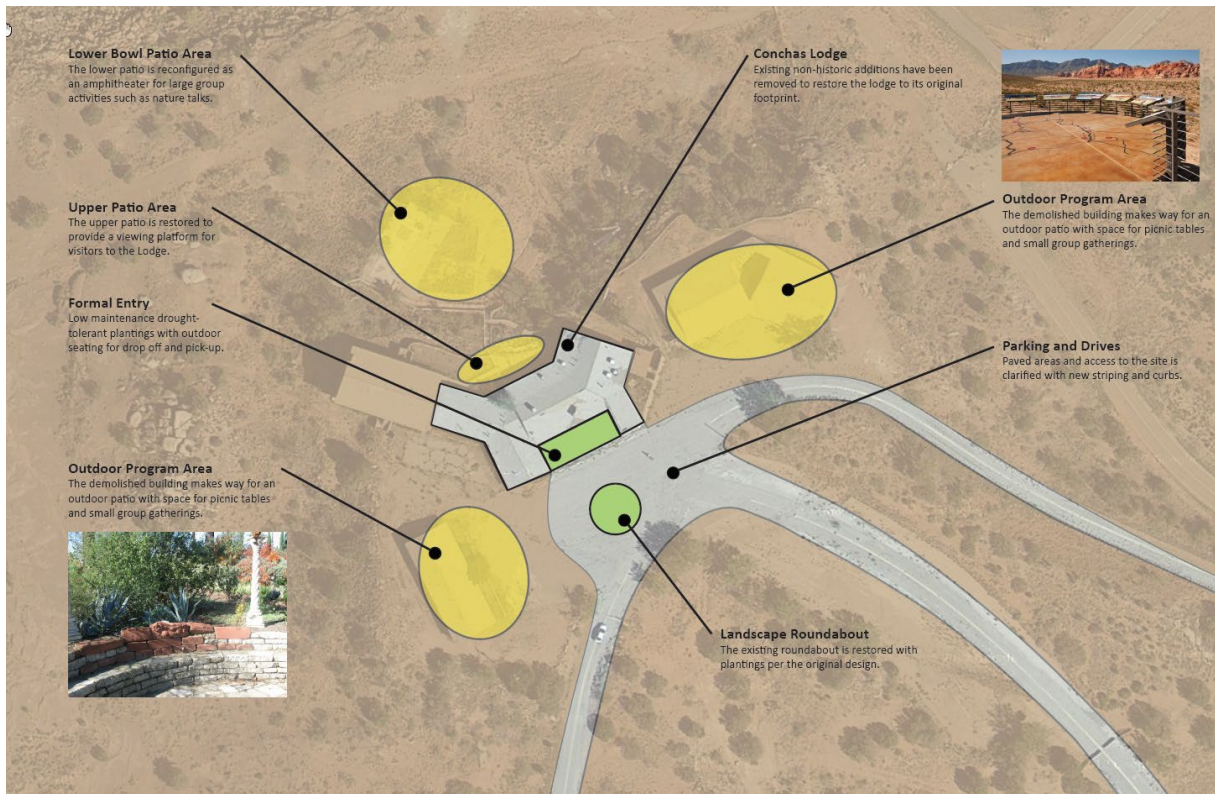


Existing Conchas Lodge Site Condition:



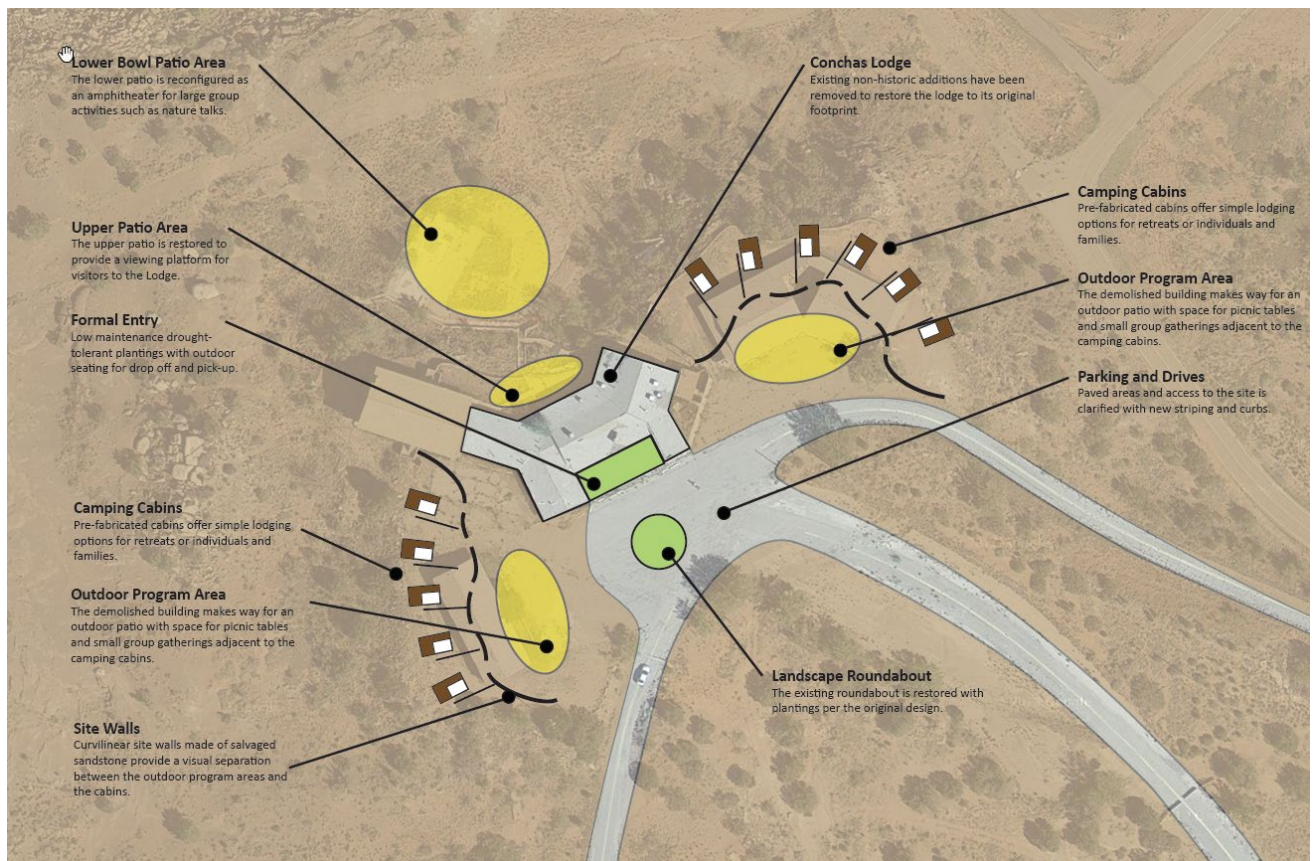


(a) Original Lodge Facility Only (conceptual rendering only):





(b) Original Lodge Facility w/ Modular Cabins & Group Camping (conceptual rendering only):



(c) Partial Salvage of Original Lodge Hall and Gift Shop (conceptual rendering only):

