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January 20, 2010

Los Alamos County Council
PO Box 30
Los Alamos, NM 87544

Subject: Municipal Building Site Decision

Dear Councilors,

Board of Directors

Stan Primak
David Horpedahl
Jill Cook
Bill Wadt
Kent Pegg
Bill Enloe
John Davies
Jeannette Wallace
Bill Godwin
Denise Lane
Steve Laurent
Johnnie Martinez
Kevin Holsapple

Please accept our organization's endorsement of the recommendations of the Municipal Building Site Selection Committee. One of our Board members was able to serve on the committee and many have had the opportunity to provide input and feedback at several points during the work of the group. The committee is an excellent example of a broad-based, transparent, fair, and inclusive community process aimed at informing the Council's ultimate decision. The process was very well publicized and afforded ample opportunity for the many different opinions in the community to be heard.

While our opinions about the siting decision would not necessarily have arrived at the same conclusions as the committee did, we believe that their work was sound and should be accepted and acted upon. We would like to offer a couple of observations in reaction to some of the public comment we have heard in the wake of the committee report:

- It is understandable that not everyone has the same opinion about siting the Municipal Building. However, the committee recommendations resulted from a broad-based, transparent, fair, and inclusive community process. This process should be trusted.
- The economic benefit of the downtown location versus other locations has been questioned. Economic benefit is not a function merely of the expenditures by people who would reside in the building. The economic potential relates to the foot traffic generated both by occupants and citizens coming and going to do business, as well as to the interest that the project will generate for private sector investment on adjacent properties. LACDC has already been contacted by multiple parties expressing interest in investment on adjacent properties since the discussion of the downtown sites ensued.
- The question of "opportunity cost" of using downtown land for the municipal building has been raised. We would respectfully submit that there is an opportunity cost that will be incurred no matter what site is selected. The nature of the opportunity costs at the various sites may

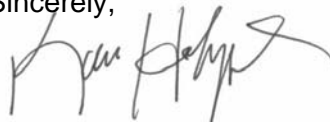
be different (i.e. economic versus community amenity), but we believe they will tend to cancel each other out.

- As the applicant for the currently adopted downtown plan, LACDC is keenly aware of its content and intent. Recent clarification and update of the downtown plan documents has helped to resolve misperceptions and misinterpretations of the existing plan. We believe that the recommended locations are fully consistent and compliant with the letter and intent of the plan. That said, the Central block option is probably the most consistent with the plan in that the Municipal Building use is generally a better fit for the Town Center overlay than it is for the Neighborhood General overlay zone.
- Consideration of the Shannon Corp. property need not subject the County to any particular delay in taking action. To the contrary, the County is in the position of being able to make a counter-offer on the County's own timetable. In the event an acceptable agreement is not reached within the constraints of that timetable, the County has a viable option in waiting in the form of the Los Alamos Apartments site.
- County acquisition of lands should be balanced, over time, by County disposal of lands. We do not believe that it is the County's intent to acquire lands without seeking to dispose of like amounts of other lands that it possesses. It could be helpful for the County to formally adopt such a policy.

We continue to believe that the best option for all purposes may be to consider the two downtown properties in combination with each other. That could offer substantial flexibility for placement of parking to benefit both the Municipal Building and the excess land at the sites not required for the muni building. We recognize that considering this approach was beyond the scope of the siting committee, but we hope the Council will give consideration to the idea. We would be glad to share our ideas about that option.

Thank you for listening to and accepting our input. Although we may not all be able to attend your public meetings, we are hopeful that you will give every bit as much consideration to this written input as if we and the constituency that we represent were present.

Sincerely,



Kevin Holsapple
Executive Director
On behalf of the Board of Directors of LACDC