

Tri-plex Housing Units and Group Campsites

Environmental Assessment

Bandelier National Monument



The National Park Service Would Like Your Input!

The National Park Service (NPS) requests your input on a project that proposes to construct two tri-plex housing units and two group campsites in the Mesa Housing Area of Bandelier National Monument (the monument). The project would remove and replace four NPS-owned trailers. As a result of this proposed project, the monument will be completing an environmental assessment (EA) and would like your thoughts on the purpose and need statements, proposed action, and other issues.

Project Background

Four trailers owned by National Park Service (NPS) need to be removed and replaced with more appropriate temporary housing. Set up in the 1982, these trailers were used for office space and temporary NPS employee housing, and have deteriorated from age, rodent infestation, and other factors. The trailers can no longer be used for park housing or offices and have all been condemned. By removing these trailers, the monument will be able to replace these trailer footprints with two tri-plex houses and two 20-person group campsites. Each tri-plex unit will house five to nine temporary NPS employees and the group campsites will provide camping for short-term NPS work groups, researchers, and volunteers.

Purpose and Need

The purpose of this action is to provide safe and energy-efficient housing to NPS employees and to reduce the administrative use of campsites at Juniper Campground. Action is needed now because:

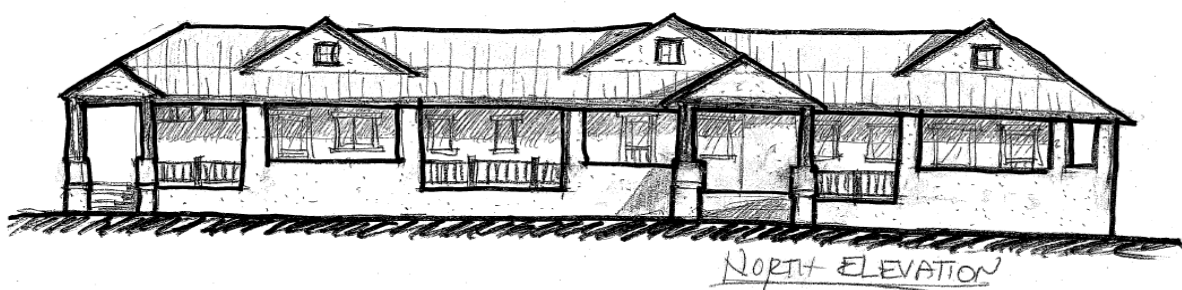
- There is insufficient housing available for temporary NPS employees.
- There are four condemned trailers formerly used as NPS employee housing and offices that are unsafe and infested with rodents.
- Juniper Campground campsites are currently over-used for NPS administrative purposes.

Proposed Action

The NPS proposes to remove four condemned trailers from the Lower Loop of the Mesa Housing Area and replace them with two one-story, three-apartment seasonal housing units (tri-plex) and two 20-person group campsites.

Each tri-plex unit will include two 2-bedroom/2-bathroom units and one 1-bedroom/1-bathroom unit. One of the tri-plex units (tri-plex # 1) will have an external shower and laundry room. Each of the three units in the tri-plex will be ABAA/ADA accessible. One of the apartments will be equipped with specific equipment to assist the audibly and visually-impaired. The project

Architectural sketch of the front of tri-plex housing unit



will require site grading, utility improvements, re-vegetation, and minor paving to complete construction. The tri-plex housing units will include:

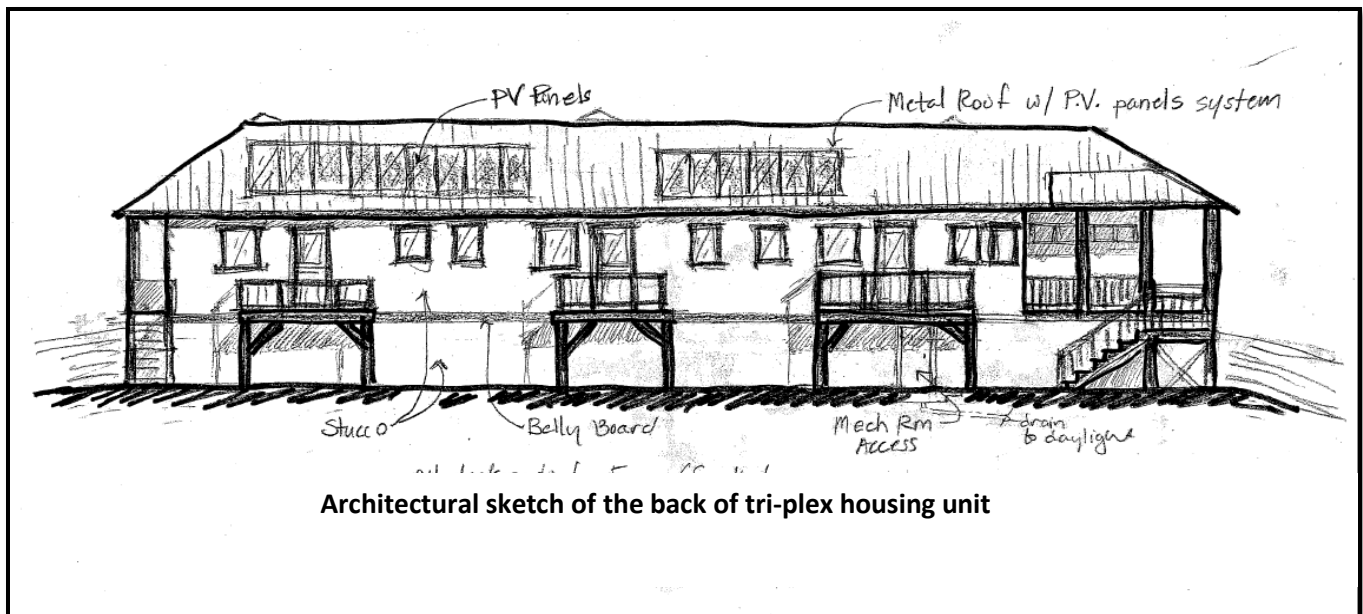
- desert sand color exterior finish
- metal roof of a color to match other existing roofs in the community
- deck, porch, and exterior railing constructed of synthetic-wrapped wood members
- low-E windows with metal clad casements
- fiberglass doors
- water-efficient plumbing fixture
- energy efficient HVAC and mechanical equipment
- energy efficient lighting fixtures
- solar tubes
- south-facing, roof-mounted non-reflective photovoltaic solar panels

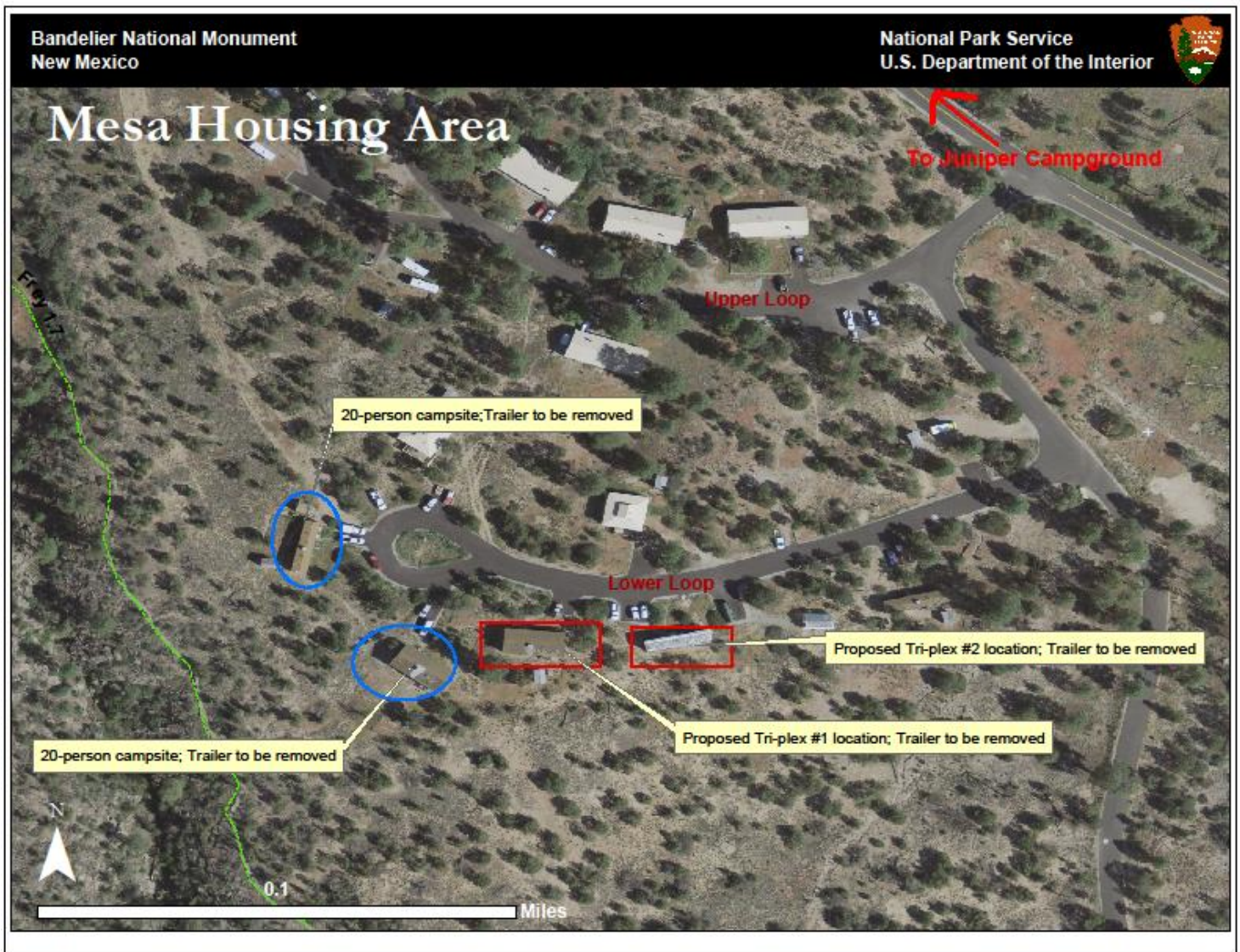
An additional proposed action is the construction of two group campsites. Each site will accommodate a maximum of 20 people.

Occupiers of the group campsites will utilize the exterior shower and laundry room planned in the design of the tri-plex #1 housing unit (see map). One metal canopy structure (20' x 20') will be placed within the footprint of each group campsite. Bear proof storage cabinets and trashcans will be located in a designated area adjacent to and easily accessible from the each canopy structure. A frost-free yard hydrant and water fountain with a jug filling station will also be located near the structure.

Alternatives Identified to Date


- *No Action*- do not replace employee housing once the four condemned trailers are removed.
- *Acting Alternative*- construct two tri-plex housing units and two 20-person administrative use group campsite at the Lower Loop of the Mesa Housing Area.





Next Steps/ Where We are in the Process

NPS is preparing this EA in accordance with the National Environmental Policy Act (NEPA). Important steps in the NEPA process and an anticipated timeline are as follows:

February 10 to March 12, 2017	30-day Public Comment Period	
Summer 2017	EA Available for Public Review for 30 days	
Fall 2017	NPS signs Finding of No Significant Impact (As Appropriate)	

How to Comment

Submit comments electronically at:



<http://parkplanning.nps.gov/band>
(preferred method).

Submit written comments by mail to:



Superintendent
Bandelier National Monument
15 Entrance Road
Los Alamos, New Mexico 87644

To be most useful to the planning process, we request you submit comments no later than March 12, 2017.

Please include your full name and address and/or email address with comments, so we may add you to our mailing list for future notices about this process. Before including your address, telephone number, electronic mail address, or other personally identifying information in your comments, you should be aware that your entire comment (including your personally identifying information) may be made publicly available at any time. While you can ask us to withhold your personally identifiable information from public review, we cannot guarantee that we will be able to do so.