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Lawmakers, tribes on mission to honor forgotten soldiers at National Mall with memorial

By Susan Montoya Bryan
The Associated Press

ALBUQUERQUE — The Navajo Code Talkers are legendary. Then, there was Cpl. Ira Hamilton Hayes, the Pima Indian who became a symbol of courage and patriotism when he and his fellow Marines raised the flag over Iwo Jima in 1945.

Before World War II and in the decades

MEMORIAL DAY

Native American veterans push for recognition

since, tens of thousands of American Indians have enlisted in the Armed Forces to serve their country at a rate much greater than any other ethnicity.

Yet, among all the monuments and statues along the National Mall in Washington, D.C., not one stands in recognition.

A grass-roots effort is brewing among tribes across the country to change that, while

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INSIDE

◆ Vietnam veterans in Angel Fire find support through one another and in writing.

◆ Monuments for past armed service members decay as funding dries up. **PAGE A-4**

Galisteo Basin Preserve survives slump in housing market with mission to conserve land



LEFT: The 8,000-square-foot home, owned by the Nashville couple, features a control center for its solar and geothermal energy supplies. CENTER: The home has more than 200 solar panels, making it the state's largest residential solar array. The panels are expected to last 25 years. RIGHT: The entrance to the Galisteo Basin Preserve off U.S. 285 just north of Lamy.

PRESERVATION POWER

By Phaedra Haywood The New Mexican

Commonwealth Conservancy President Ted Harrison wants to harness the arguably destructive forces (and economic power) of the real estate development business to serve the greater good.

"I like to think of Commonwealth's work as something of an aikido practice," Harrison said in an email, "where we take a potentially violent force, and use it instead for the purpose of conservation."

The former Trust for Public Lands employee said the group's flagship project — purchasing and developing a walkable mixed-income community on 13,000 acres in the Galisteo Basin Preserve while keeping 90 percent of the land undeveloped and open to the public — was intended to become a model for dual-purpose land development.

Ten years, and one giant real estate slump later, the group has managed to acquire more than 9,000 acres of basin property formerly known as Thornton Ranch, and has the remaining 4,000 or so acres under contract. About 4,225 acres

have been overlaid with conservation easements, which place strict limitations on future development and reserve public access. The preserve also includes 18 miles of trails — part of a planned 50-mile network — that are open to the public for walking, biking and horse back riding.

But a slow real estate market has stymied Commonwealth's plan to develop residential community of 900-plus homes on the northeastern end of the vast holding. The group requested

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After two years of construction, an 8,000-square-foot home nears completion at the Galisteo Basin Preserve. The home, which is owned by a couple from Nashville, Tenn., features a man-made waterfall, half a dozen bathrooms, two kitchens and a room designed to house the couple's cats. PHOTOS BY CLYDE MUELLER/THE NEW MEXICAN

Preservation: Seven homes have been built on property

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and was granted a three-year extension of its development application from Santa Fe County in 2011, citing economic hardship.

Only seven homes have been built on the property so far.

One, which is owned by a couple from Nashville, Tenn., boasts the state's largest residential solar array — more than 200 panels, which are expected to supply more than enough energy to supply the 8,000-square-foot home. That home — which features a man-made waterfall, half a dozen bathrooms, two kitchens and a room designated to house the couple's cats — sits on a 160-acre lot, which is overlaid with a conservation easement that restricts future development to a 3-acre building envelope surrounding the residence.

Another, more modest, 2,800-square-foot residence situated on a 3-acre lot has been granted platinum Leadership in Energy and Environmental Design (LEED) status by the U.S. Green Building Council for its environmentally friendly features.

Commonweal — which reserves the right to review all developments on the preserve — restricted the height on both homes to 16 feet and 14 feet, respectively, to keep them from peaking above surrounding ridgetops and ruining views of the Ortiz and Cerro Pelon mountain ranges to the south.

Harrison acknowledges the residents of those homes must still commute to work, church, school or to buy a quart of milk, something his original plan — which included a proposed 150,000 square feet of space designated for civic or commercial uses such as schools and stores — sought to avoid.

Still, he said, it's the sale of those lots, and about 35 others of varying sizes that are still undeveloped, which is making it possible for the nonprofit — which also has a for-profit arm — to pay its debts and continue its planned schedule of acquiring the rest of the Thornton Ranch property for future conservation.

"That's how we've been surviving," Harrison said.

Harrison said the economic downturn has forced the group to reconfigure its plans.

For example, the sustainable mixed-income village — now referred to as Trezna — first imagined by the developers may be scaled back from a proposed 900 plus homes to a "less intense development program," which could include as few as 450 home-sites and about 50,000 square feet of civic and commercial land uses.

Harrison said the first phase of that development — which he estimated could be completed by the end of 2015 at the earliest — would include 35 to 50 homes and 3,500 square feet of commercial space. Harrison said the group also plans to request approval for an 11.5-acre



Galisteo Basin Preserve land ownership

Galisteo Basin Preserve Commercial holdings
Galisteo Basin Preserve private conservation properties
Private offering
Galisteo Basin Preserve Tullands
County open space
State land
Bureau of Land Management

green burial site and community 11-acre community farm and greenhouse facility.

Reducing the size of the development also would reduce the project's water needs from a projected 195 acre feet per year to 97 acre feet or less, Harrison said, a wrinkle that might soothe the fears area residents who have expressed concerns about the water the development would use.

Commonweal originally proposed to supplement water rights that ran with the land by transferring 28.5 acre feet of water rights from Cerrillos to the property. But the Galisteo Watershed Association protested the transfer with the State Engineer's Office.

Rather than litigate the matter, Harrison said, Commonweal has decided to become a Santa Fe County water utility customer, which means most of the development's water would come from the Rio Grande via the joint city-county Buckman Direct Diversion project. Galisteo Basin Preserve project would be responsible for paying for a pipeline to bring the water to the preserve. Harrison said the group is also looking to purchase other water rights in the area.

Santa Fe Properties broker Don DeVito — who said he has sold lots in the preserve — said the Galisteo Basin Project is his "favorite" even though "sales have been tough through the recession."

"What they've done is really deserving of national attention," DeVito said, "and I've really enjoyed working on it. It's drawing from a cross section of society that really want to be part of a sustainable community that enjoys a lot of common open space."

DeVito said people who have purchased lots in the development are united by their excitement for Commonweal's vision, but are diverse in other ways,

including economically.

"You never know who is going to be on the phone," he said, noting that lot owners in the preserve include a retired forest service worker, two professors from Georgetown University and a doctor.

"Galisteo Basin Preserve is very important to me," he said. "I want it to be successful. I want it to be a model for land use in the future. There is a way to develop and conserve land and build healthy communities at the same time and this is it." It's really been one of those things that has become a labor of love.

David Cartwright — an investor and real estate attorney who relocated to Santa Fe from Los Angeles five years ago and has developed real estate projects around the world — said it was the conservation mission of the project that inspired him to invest.

"The whole idea of conserving 90 percent of the land intrigued me as something I had been dreaming about but everyone said it was impossible," he said. "It was so mavericky that it attracted my attention."

Cartwright (and partners) have since invested \$4 million to \$5 million in the project, purchasing several lots, including one that will be overlaid with a conservation easement.

At first, he said, he invested in the project because he saw it as a way to make money. That has changed.

"Now, I'm thinking more about making the project succeed," he said. "We could have made a lot of money had we just turned our back on the philosophy of project. [Harrison] could have turned a different way, and he didn't and that just struck me as so unique in my experience with developers. And that motivated me to invest more. I guess I drank the Kool-Aid. I'm really excited that it is still alive."