The difficulty lies, not in the new ideas, but in escaping the old ones.

John Maynard Keynes
The Galisteo Basin Preserve is a land conservation and community development initiative designed to protect and restore more than 12,000 acres of open space in Santa Fe, New Mexico’s Galisteo Basin—a deeply loved landscape celebrated for its scenic, cultural, and wildlife values.

To help underwrite the conservation and stewardship of the Preserve, Commonweal Conservancy has carefully sited a 965-home, mixed-use, mixed-income village within 300 acres. Based on traditional settlement plans, the Village at the Galisteo Basin Preserve offers an important alternative to “business-as-usual” large-lot subdivisions—a development pattern that irreparably compromises Santa Fe County’s natural, economic, and public service resources.

The Galisteo Basin Preserve will protect 96 percent of its lands as open space through conservation easements and restricted development. Native grassland and arroyo restoration will enhance the property’s hydrological and ecological health. Approximately 79 percent of Preserve lands will be publicly accessible, with more than 50 miles of trails inviting exploration and connecting to regional trail networks.

Our challenge is to achieve these conservation goals while accommodating needs for education, quality affordable housing, healthy living options, and economic development. Through its physical scale, open-space objectives, resource efficiencies, and community vision, the Village at the Galisteo Basin Preserve hopes to inspire new models of inclusive, environmentally responsible, and soulful community development.

Environmental stewardship is an organizing principle of the Preserve. The project reflects a rigorous analysis of the land’s hydrologic, topographic, and ecological values and constraints. Buildings and infrastructure systems are designed to minimize natural-resource demands; clearly articulated design standards will encourage exciting architecture and an inviting town form; and green-building guidelines will ensure healthy, beautiful places for living, working, and learning.

Discovery, spirit, and diversity are also key values. Environmentally oriented schools and continuing education facilities are planned for the Village center and neighborhoods. A memorial landscape and non-denominational chapel will offer places for meditation, reverence and fellowship; while trails and overlooks provide less formal spots for reflection. The mixed-use Village core and variety of home types and sizes aim to shelter a community of diverse needs, traditions, and economic capabilities.
Private Conservation Lands 22% (2,879 acres)

Development Areas 3% (373 acres)

Public Conservation and Recreation Lands 75% (9,970 acres)

Total Galisteo Basin Preserve Acreage = 13,222
The Village at the Galisteo Basin Preserve

“BUSINESS AS USUAL” - HYDROLOGIC ZONING DEVELOPMENT PATTERN

Legend

- Residential Impact Zone, Homestead (1 per 40 ac)
- Residential Impact Zone, Basin Fringe (1 per 12.3 ac)

DENSITY TRANSFER DEVELOPMENT PLAN

Legend

- Santa Fe Hydrologic Zoning (1980)
- Development Zones
- Backbone Roads
- Property Boundary

Galisteo Basin Preserve
The Village at the Galisteo Basin Preserve

300 Acres
New Moon Overlook

Galisteo Basin Preserve

Constraints Composite

Galisteo Basin Preserve

The constraints composite is the sum of the hydrology, viewshed, skyline, slope and aspect maps. Low represents the fewest number of coincident constraints while high represents the greatest number of coincident constraints at a particular locale.

Constraints
- Most Constrained
- Least Constrained
- Moderately Constrained
- Developable Areas

Community Plan
- Development
- Non-Development

Composite Analysis

Vision + Background | Opportunities + Constraints
Gracefully held by the hills and ridges of the northeast Galisteo Basin, the resource-efficient, mixed-use, mixed-income Village at the Galisteo Basin Preserve will support 965 homes, a spectrum of educational, civic, and commercial land uses, and more than 12,000 acres of protected open space.

By integrating land protection and restoration, environmental education, green building, and affordable housing, the Village is designed to connect people to the land they inhabit; respect the region’s land and water resources; support New Mexico’s cultural and economic diversity; and celebrate the values of environmental stewardship and gracious neighborliness. It is organized by principles of connectivity, diversity, and environmental protection.

The Village form includes a tight cluster of residential neighborhoods linked by pathways and parks and anchored by a pedestrian-scale commercial and civic center. Community-serving water, wastewater, and renewable energy services will minimize natural-resources demands. Green-building values inform the architecture, which is envisioned as a contemporary adaptation of traditional northern New Mexico styles.

A variety of home sizes and types will be woven throughout the Village, including courtyard homes, townhouses, live-work units, lofts, custom homes, and co-housing and elder-serving facilities. Many price points will accommodate individuals and families representing a range of incomes; 30 percent of Village homes will be available for qualified workforce buyers.

A range of businesses and civic resources will animate the pedestrian-scale Village center, including live-work space for artisans and shop owners. A central Village Green will provide space for socialization, recreation, and events. Also integrated into the Village center will be an environmentally focused high school with joint-use community amenities. Elementary and preschool facilities will be located in surrounding Village neighborhoods.

The Village plan incorporates parks of varying sizes and uses, as well as a small organic farm and a “memorial landscape.” Residents and the general public will have access to the Galisteo Basin Preserve’s thousands of acres of open space, including more than 50 miles of hiking, biking, and equestrian trails that connect to trail networks leading into the City of Santa Fe. The Village will be tied to a multi-modal regional transit system and a sub-regional water system.
SITE PLANNING PRINCIPLES

- Orient roads and development areas toward natural features, landmarks, and views;
- Capitalize on the long view to the southern mountains and distant horizon;
- Let arroyos, ridges, and knolls define development areas and provide neighborhood identities; and
- Orient streets and community spaces to block winter winds, maximize solar exposure, and capitalize on cool breezes to enhance summer comfort.

DESIGN PRINCIPLES

- Design for economic and social diversity by creating a broad mix of lot types and sizes. Integrate market-rate and inclusive housing units;
- Minimize development footprint to minimize soil loss, habitat degradation, and stormwater runoff;
- Create a vibrant urban core; and
- Integrate educational facilities and resources into the Village center.
Total Proposed Residential Units/Lots: 965
- Multi-family Units (townhouses, e.g.): 338
- Single Family Units: 627
- Market-Rate Units (70%): 675
- Affordable Units (30%): 290

Total Affordable Housing Program: 290 homes
- Homes Priced for 0% to 65% of AMI: 72 homes
- Homes Priced for 65% to 80% of AMI: 72 homes
- Homes Priced for 80% to 100% of AMI: 72 homes
- Homes Priced for 100% to 120% of AMI: 72 homes

Total Proposed Commercial + Civic Space: 150,000 square feet
- Commercial Space: 80,000 square feet
- Retail: 25,000 square feet
- Office, Storage + Other: 22,500 square feet
- Live/Work: 20,000 square feet
- Community Meeting + Other Space: 12,500 square feet
- Civic Space (School, Fire Station, e.g.): 70,000 square feet

Total Public Conservation and Recreation Lands: 11,678 acres
- Galisteo Basin Preserve Public Open Space: 10,042 acres
- Santa Fe County Public Open Space: 1,468 acres
- Santa Fe County Easement (West Basin): 168 acres

Total Water Budget
- Total Residential Units Proposed: 965
- Annual Acre Feet Per House: 0.160 acre feet
- Residential Consumption: 154 acre feet
- Commercial/Civic Consumption: 31 acre feet
- Total Annual Consumption: 195 acre feet

Legend:
- Village Residential Neighborhoods
- Neighborhood Residential Infill
- Basin Residential Infill
- Mixed Use (Ag, Dairies, Special Zoning, etc.)
- Agricultural Open Lands
- Parks
- Special Use
- Trails
- Viewpoints
Mercantile/Village Market 4,000 square feet
Café/Pub 4,000 square feet
Office/Professional Space 10,000 square feet
Environmental/Sales Center 2,500 square feet
Chapel 2,500 square feet
Gallery/Studio/Other Retail 10,000 square feet
Post Office/Boxes 1,500 square feet
Community Space / Art Barn 2,500 square feet
Library 5,000 square feet
Day Care 2,000 square feet
Wellness/Health/Yoga 2,500 square feet
Boutique Hotel 7,500 square feet
Phase I of the Village at the Galisteo Basin Preserve advances the master plan design of a fine-grained, walkable community supporting a broad mix of housing typologies, household sizes, and lifestyles. This initial 60-acre development area is organized into four residential neighborhoods containing 149 residential units and an educational/civic/commercial zone.

The settlement patterns of these neighborhoods are deeply informed by four organizing principles:

- The location and form of roads, home sites, and community properties respond to the landscape features (i.e., hills, ridgelines, meadows, waterways) that distinguish the Galisteo Basin as unique and irreplaceable.

- Each residential and mixed-use neighborhood is oriented around public spaces (i.e., parks, alamedas, paseos, and/or public courts) that facilitate visibility, social exchange, and a sense of belonging.

- Neighborhood design is informed by values of “centeredness” and wholeness. The shape, size, and placement of buildings and the interplay of streets, architecture, and landscape design create complex and interesting spaces—places that invite comfort and intimacy, as well as mystery, beauty, and delight.

- The scale, texture, and symmetry of buildings, roads, and open space areas are differentiated to reflect their relative forms and community uses.

Beyond the neighborhood boundaries, approximately 10 miles of hiking, biking, and equestrian trails will link the Phase I Village community and visitors to the open spaces of the Preserve.
| Phase I Proposed Residential Units/Lots: | 149  
| Multi-family Units (townhouses, e.g.): | 48  
| Single Family Units: | 101  
| Market-Rate Units (70%): | 104  
| Affordable Units (30%): | 45  

| Phase I Affordable Housing Program: | 45 homes  
| Homes Priced for 0% to 65% of AMI: | 12 homes  
| Homes Priced for 65% to 80% of AMI: | 11 homes  
| Homes Priced for 80% to 100% of AMI: | 11 homes  
| Homes Priced for 100% to 120% of AMI: | 11 homes  

| Phase I Commercial + Civic Space: | 37,500 square feet  
| Total Commercial: | 15,000 square feet  
| Café, Market + Other Commercial: | 4,500 square feet  
| Environmental + Sales Center: | 2,500 square feet  
| Live/Work: | 5,000 square feet  
| Community Space, Post Office + Other: | 3,000 square feet  
| Civic Space (School): | 22,500 square feet  

| Phase I Public Conservation and Recreation Lands: | 4,030 acres  
| Phase I Proposed Parks + Open Space: | 2,394 acres  
| Phase I Proposed Trails: | 10 miles  
| Santa Fe County Public Open Space: | 1,468 acres  
| Santa Fe County Easement (West Basin): | 168 acres  
| Phase I State Land Trails: | 10 miles  

| Phase I Water Budget: |  
| Total Residential Units Proposed: | 149  
| Annual Acre Feet Per House: | 0.160 acre feet  
| Residential Consumption: | 24 acre feet  
| Commercial/Civic Consumption: | 4 acre feet  
| Total Annual Consumption: | 28 acre feet  

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**Legend**

- **UNIT TYPES**
  - Studio Condo Type 1
  - Studio Condo Type 2
  - Cottage
  - MC Condo
  - Townhomes
  - Live/Work Townhomes
- **NEIGHBORHOOD COURT/YARD**
- **SINGLE FAMILY VILLA HOME**
- **SINGLE FAMILY CANDER HOME**
- **LANDSCAPE FEATURES**
- **RAINFOREST & PARKS**
- **OUTDOORS**
In its full manifestation, the Village center is planned to include a café, general store, post office, business incubator, outpatient medical facility, fire station, ATM, non-denominational place of worship, environmental center, and live-work space for artisans and businesses. An environmentally focused high school will be integrated into the community center, supporting joint-use facilities such as playfields, a library, swimming pool, meeting spaces, and continuing-education classrooms. The central Village Green will invite social gatherings, spontaneous recreation, and organized events.

Phase I of the Village center incorporates an environmental/sales center and a small café—functions that overlap to encourage the stewardship of the Galisteo Basin landscape, invite new residents, and create a community gathering place. As the Village grows, these spaces will evolve in response to the community fabric.
DESIGN ELEMENTS
MATERIALS
The palette of materials for the Village should be composed of natural, timeless materials that do not require a finish and are long lasting.
THE VILLAGE AT THE GALISTEO BASIN PRESERVE

**DESIGN ELEMENTS | MATERIALS**

- Cast-in-Place Concrete + Curtain Wall
- Weathered Steel Panels + Curtain Wall
- Recycled Timbers
- Reuse of Telephone + Utility Poles

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**DESIGN ELEMENTS | MATERIALS**

- Weathered Steel Plate + Cast-in-Place

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**THE VILLAGE AT THE GALISTEO BASIN PRESERVE**
DESIGN ELEMENTS | MATERIALS

Integral Color Stucco

CMU Block

Decomposed Granite

Weathered Steel Panels

Weathered Steel Grating

Decomposed Granite
WALLS

The walls in the village should become a simple, background element that creates a common fabric throughout. Walls should create thermal mass while providing sun protection and privacy.

Fenestration through walls creates a sense of mystery and revelation while establishing a sophisticated entry sequence.
The Santa Fe Precedent

The Village at the Galisteo Basin Preserve
GREEN ROOFS

Roofs should respond to the ground floor that was replaced by building. Bring the desert floor on the roofs of the buildings.
Courtyards can be protected from direct sun by surrounding walls and vegetation, allowing operable windows to be opened onto the court for natural ventilation and a direct connection outside. Roof forms should allow for the connection of water into courtyards to support a lush garden as a counterpoint to the natural surrounding area.

Courtyards can become flex spaces for different uses, essentially functioning as additional rooms for houses. Courtyards should be the main organizing force in the design of the houses.
USE OF WATER
Storm events create large volumes of runoff that need to pass through each residential site. These bypasses provide an opportunity to express the natural processes occurring throughout the site within the courtyards of each residence.
Cisterns as a common community expression.
SUN SHADING

Courtyards should be protected by surrounding walls, vegetation, and toldos. A toldo is an operable shade canopy over a courtyard to close out high midday sun and left open in the evening to ventilate the courtyard. Toldos could possibly be photo-voltaic to generate electricity while providing courtyard shading.

Weathered steel grating and deep inset windows provide additional sun protection.
DESIGN ELEMENTS | SUN SHADING

THE VILLAGE AT THE GALISTEO BASIN PRESERVE

THE VILLAGE AT THE GALISTEO BASIN PRESERVE
RELATION TO SITE

Simple building forms will help ground structures to the Galisteo Basin landscape. Building bases that extend beyond the buildings into the landscape will sew the buildings to the site and will sew the buildings to the site and tie the entire village together. Site walls will also serve to weave a continuous fabric throughout the village.
THE VILLAGE AT THE GALISTEO BASIN PRESERVE

DESIGN ELEMENTS | HISTORIC CHARACTER

T.N. Longhole, registered in Canton, California, June 3, 1899

Place on left hip or thigh, crop both ears.

R.F. Pursley, registered in Lamy, New Mexico

Place on left ribs of horses and cattle; no cornicles.

Holding brand. Place on left shoulder of horses and cattle.

S.C. Folsom, registered in Lamy, New Mexico

Place on left lap of cattle, left shoulder of horses.

Seleph Celtic Company, regis-
tered in San Angelo, Texas

Place on left rib of cattle, left lap of horses, cow cropped.
DESIGN ELEMENTS | MONUMENTS + LANDFORMS

DESIGN ELEMENTS | TRAILS + HUTS

THE VILLAGE AT THE GALISTEO BASIN PRESERVE
CONSERVATION-BASED COMMUNITY DEVELOPMENT

Commonweal Conservancy is a nonprofit conservation-based community development organization dedicated to forging deep and sustaining connections among people, land, and the built environment. We work collaboratively with our clients and partners to facilitate real estate transactions that can help heal and restore neighborhoods and landscapes.

Working with public agencies and community groups, Commonweal takes an active role in the site selection, purchase negotiation, programming, land use entitlement, and property sales that characterize real estate development process. We are committed to providing exceptional service to our partners and to fostering an organizational culture of alliance making and skill sharing.