



**THE VILLAGE AT GALISTEO BASIN PRESERVE
SANTA FE COUNTY, NEW MEXICO**



MASTER PLAN

6 JANUARY 2006

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Cover Illustration: Elizabeth Day

Photos: Esha Chiocchio

SUBMISSION GUIDE

In addition to the figures and exhibits found within this Master Plan document, please refer to the enclosed *Technical Reports + Appendices* and *Community Master Plan Drawing Set*, as noted below, for additional information per the Santa Fe County Land Development Code requirements.

The following reports may be found in the *Technical Reports + Appendices*:

Tab 1. PRELIMINARY TRAFFIC REPORTS

Land Use and Traffic Estimates Report, prepared by Al Pitts
 Traffic Signal Warrant Analysis, prepared by CKS, LLC
 Highway 285 Primary Access Point Map

Tab 2. SUPPLEMENTARY WATER SUPPLY PLAN INFORMATION

Hydrogeologic Studies, prepared by John Shomaker & Associates, Inc.
 Water Rights Letter, prepared by Corbin Consulting
 Water Budget from Appendix B of Process Flow Descriptions Report, prepared by Natural Systems International

Tab 3. SUPPLEMENTARY LIQUID WASTE DISPOSAL PLAN INFORMATION

Process Flow Descriptions Report, prepared by Natural Systems International

Tab 4. MARKET ANALYSES

Preliminary Commercial Market Study, prepared by Southwest Planning & Marketing
 Market Feasibility Study, prepared by Economic & Planning Systems (EPS)
 Market Assessment, prepared by GreenStreet Ltd.

Tab 5. PRELIMINARY FISCAL IMPACT REPORT

Preliminary Fiscal Impact Report, prepared by Southwest Planning & Marketing

Tab 6. SUPPLEMENTARY ENVIRONMENTAL ASSESSMENT INFORMATION

Phase One Environmental Hazards Assessment, prepared by LopezGarzia Inc.
 Watershed Modeling Report, prepared by Andrew Jandáček
 Headcut Investigation, prepared by Cuchilla Blanca Ecology

Tab 7. SCHOOL IMPACT REPORT

Santa Fe Public Schools Impact Report, prepared by Southwest Planning & Marketing

Tab 8. ARCHAEOLOGY SURVEY

Archaeological Survey, prepared by Rio Grande Foundation for Communities and Cultural Landscapes

The following reports may be found in the *Community Master Plan Drawing Set*:

- Sheet 1. VICINITY MAP – GALISTEO BASIN PRESERVE
- Sheet 2. EXISTING SITE DATA – PLANNING AREA
- Sheet 3. EXISTING SITE DATA – VILLAGE DEVELOPMENT AREA
- Sheet 4. VILLAGE CONCEPTUAL PLAN
- Sheet 5. DEVELOPMENT INTENSITY PLAN
- Sheet 6. TRANSPORTATION AND MOBILITY PLAN
- Sheet 7. PARKS, OPEN SPACE AND TRAILS PLAN
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- Sheet 14. VILLAGE STREET SECTIONS
- Sheet 15. NEIGHBORHOOD STREET SECTIONS
- Sheet 16. BASIN STREET SECTIONS
- Sheet 17. PHASING PLAN

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5.2.2.c	<i>Conceptual Environment Plan</i> 1) <i>Topography, natural features etc.</i> 2) <i>Soils maps and reports</i> 3) <i>Open Space Plan</i>	Existing Conditions Soils Type Map Parks, Trails + Open Space Landscaping Landscape Design + Concepts <u>Community Master Plan Drawing Set:</u> - Parks, Opens Space and Trails Plan - Regional Trails Plan	Pages 3.1-3.11 Pages 3.16-3.17 Pages 4.15-4.17 Pages 4.39-4.40 Sheet 7 Sheet 8
	4) <i>Liquid waste disposal plan</i>	Sanitary Sewer (Liquid Waste) System <u>Technical Reports & Appendices:</u> - Process Flow Descriptions Report	Pages 4.28-4.29 Tab 3
	5) <i>Water supply plan</i>	<u>Community Master Plan Drawing Set:</u> - Wastewater Reclamation Plan Hydrology Water Plan Water Conservation Strategy <u>Technical Reports & Appendices:</u> - Water Rights Leter - Water Budget - Process Flow Descriptions Report <u>Community Master Plan Drawing Set:</u> - Water Supply Plan	Sheet 10 Pages 3.12-3.18 Pages 4.18-4.24 Pages 4.44-4.46 Tab 2 Tab 2 Tab 3 Sheet 9
5.2.2.d	<i>Master Plan Maps</i> 1) <i>Veibicular and pedestrian circulation systems etc.</i>	Transportation & Mobility Parks, Trails, + Open Space Fire & Emergency Services <u>Technical Reports & Appendices:</u> - Highway 285 Primary Access Point Map <u>Community Master Plan Drawing Set:</u> - Transportation and Mobility Plan - Parks Opens Space + Trails Plan - Regional Trails Plan - Fire and Emergency Services Plan	Pages 4.11-4.14 Pages 4.15-4.17 Pages 4.55-4.57 Tab 1 Sheet 6 Sheet 7 Sheet 8 Sheet 13
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		- Development Intensity Plan	Sheet 5
	3) <i>Logical and natural boundaries</i>	Development Suitability	Pages 3.26-3.28
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		- Existing Site Data – Village Development Area	Sheet 3
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5) <i>Preliminary traffic report</i>	<u>Technical Reports & Appendices:</u>	
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VISION STATEMENT + APPROVAL REQUEST | 1.0



VISION STATEMENT

The Galisteo Basin Preserve is a conservation initiative designed to protect and restore more than 12,000 acres of a deeply loved landscape known as the Galisteo Basin. To help underwrite the conservation, restoration, and stewardship goals of the project, a 965-unit mixed-use, mixed income village is proposed for development within a carefully sited 300-acre corner of the Preserve.

This submission describes the vision, program goals, design ambitions, and management policies that will guide the development of a community known as the Village at the Galisteo Basin Preserve (“the Village”). As presented here, the Village celebrates the traditional values and planning principles that distinguish many traditional northern New Mexico towns and villages. Tightly clustered, and deeply respectful of the region’s land and water, the Village is designed to protect and restore the Preserve’s world-class cultural, historic, ecological, and economic resources.

The Village community will include a wide range of housing, commercial, and civic land uses. A broad mix of compound homes, lofts, live-work units, bungalows, green-courts, apartments, co-housing, and assisted living facilities will serve individuals and families, teachers, health care providers, creative professionals, artisans, small business proprietors, children and elders who represent a wide range of incomes.

The Village will be anchored by a general store; a café; artists’ studios; a 400-student charter high school; a non-denominational place of worship; a post office; a business incubator; a fire station; play fields; and other recreational and cultural facilities. Its compact form, interconnected travel ways, and community-serving intranet will support a dynamic quality of social exchange.

Environmental protection and ecological stewardship are organizing principles of the Galisteo Basin Preserve. Accordingly, the project’s community plan reflects a rigorous analysis of the land’s hydrologic, topographic and ecological values and constraints. Buildings and infrastructure systems are designed to minimize the community’s water use and fossil fuel demand. Carefully articulated design standards will encourage exciting architecture and an inviting town form. Green-building construction guidelines will ensure that structures are safe, healthy, and beautiful places for living, working, and learning.

Discovery, spirit, and diversity are other important values that inform the community design. To make real the community’s commitment to learning and discovery, a dual language, environmental curriculum-oriented charter high school, an elementary school, and a pre-school are planned for the village center and the surrounding neighborhoods. A non-denominational place of worship will offer residents and

visitors a place for meditation, reverence, and fellowship. Trails and ridgeline overlooks will provide places for quiet reflection. A wide range of housing types and home sizes will offer shelter to a community of diverse needs, traditions, and economic capabilities.

Finally, Village governance will be guided by a combination of nonprofit management entities that will oversee open space stewardship, utilities, and neighborhood facility responsibilities. A village-elected “community council” will mediate conflicts and coordinate cultural and recreational programming.

Table 1.A

GALISTEO BASIN PRESERVE FACT SHEET	
PROJECT BUILD OUT SUMMARY	
Total Proposed Village Lots (Master Plan Submission)	965
VILLAGE DEVELOPMENT PROGRAM	
<u>Residential</u>	<u>Lots</u>
Multi-family Units (Condos, Townhomes, etc)	338
Single Family Units	627
Total Residential Lots	965
<u>Commercial</u>	<u>Square Feet</u>
Retail	12,500
Health/Wellness Space/Medical	15,000
Office and Light Industrial	12,500
Hospitality	18,500
Assisted Living & Care	12,500
Storage	9,000
Total Commercial	80,000
Civic Space (School, Fire Station, etc) (square feet)	70,000
Interior Village Open Space/Parks/Recreation (acres)	31
Trails (miles)	30
Phase I Residential Units	145
Phase I Commercial Square Feet	13,125
Phase I Civic Square Feet	50,000
LAND USE SUMMARY	
	Acres
Total Lands - Galisteo Basin Preserve	14,930
<u>Public Conservation and Recreation Lands</u>	
Galisteo Basin Preserve Public Open Space	10,042
Santa Fe County Public Open Space	1,468
Santa Fe County Easement / West Basin Preserve	168
Total Public Conservation and Recreation Lands	11,678
<u>Private Conservation Lands</u>	
New Moon Overlook Private Open Space	734
New Moon Overlook Restricted Conservation Areas	410
West Basin Preserve Restricted Conservation Areas	943
Conservation Buyer Outparcels (Facilitated by TPL)	236
Conservation Buyer Outparcels (Facilitated by CC)	556
Total Private Conservation Lands	2,879
<u>Development Areas</u>	
Village Development Area	278
New Moon Overlook Development Footprint	40
West Basin Preserve Development Footprint	20
Southern Crescent Development Footprint	35
Total Development Areas	373
INCLUSIVE HOUSING GOALS	
<u>Proposed Units</u>	965
<u>Attainable Housing Targets</u>	
Homes Priced at 0% to 65% of AMI	72
Homes Priced at 65% to 80% of AMI	72
Homes Priced at 80% to 100% of AMI	72
Homes Priced at 100% to 120% of AMI	72
Minimum Attainable Units Targeted	290
Minimum % of Total Planned Units	30%
<u>Housing Statistics</u>	
0% to 65% of AMI* - Price**	\$90K-\$160K
Size	700 to 1,200 sf
65% to 80% of AMI* - Price**	\$120K-\$200K
Size	800 to 1,400 sf
80% to 100% of AMI* - Price**	\$147K-\$260K
Size	1,000 to 1,600 sf
100% to 120% of AMI* - Price**	\$160K-\$320K
Size	1,200 to 2,000 sf
* AMI, or Area Median Income, is \$66,000 in Santa Fe County for a family of four	
** Prices are stated in 2005 dollars. Final pricing will be determined by the Santa Fe County Affordable Housing Ordinance, which is currently under review and likely to be approved within the next six months.	
WATER BUDGET	
	Acre Feet
Total Project Water Diversion/Demand	195
Water Reclamation & Ground Water Recharge	95
Net Consumptive Use (Avg of Range) *	100
* To be validated by State Engineer's Office	
Total Residential Units Proposed	965
Annual Acre Feet Per House	0.170
Total Diversionary Residential Acre Feet	164
Commercial/Civic Acre Feet	31
Total Diversionary Annual Acre Feet	195
Less: SEO Return Flow Credits	75-115
Net Project Water Use/Consumptive Rights	80-120
Phase I Residential Diversionary	25
Phase I Commercial & Civic Diversionary	8
Total Phase I Acre Feet Diversionary	32
Less: SEO Return Flow Credits	10
Phase I Consumptive Water Use/Rights	22
Water Rights Source	Eldorado W&S**
** Discussions ongoing	
Wet Water Source Short/Mid Term	On-site
Wet Water Source Long Term	County

VILLAGE GOALS, OBJECTIVES + POLICIES

The goals, objectives, and policies for the Village at the Galisteo Basin Preserve are as follows:

- Establish a socially diverse and culturally rich community that embraces a wide range of ages, household types, and incomes.
- Foster the development of an economically vibrant community that leverages the unique knowledge, skills, and creativity of the region’s artists, educators, health care professionals, scientists, and community-service professionals.
- Create a 12,000-acre publicly accessible open space preserve that helps protect the ecological, cultural, and historic resources of the Galisteo Basin.
- Champion a new model of environmentally responsible design and planning – one that demonstrates the economic value and environmental efficiency of community-scale water conservation, low impact design (LID) engineering, locally developed/renewable energy generation and green building practices.
- Conserve the soils, vegetation, and hydrological resources of the property, and nurture the ecological, hydrological, economic, and cultural health of the region.
- Promote a culture of environmental stewardship through the development of an environmental curriculum-oriented charter high school (Charter School 37), and a nonprofit community stewardship organization (CSO) to oversee the long-term conservation and regeneration of the Preserve’s soils, water, and biotic resources.
- Reduce vehicular trips on highways and tributaries using an integrative approach to community mobility. By linking the Village to the proposed Lamy/Santa Fe commuter rail system, creating vanpool and car-sharing programs, and developing an extensive system of trails and pathways, the Village can foster a transportation culture that is not dependent on automobiles.
- Minimize the “viewshed impact” of new development by locating structures and other improvements out of sight from public roads, as well as by imposing an aggressive “dark skies” lighting regime on all homes, businesses, and civic institutions.

- Develop a 30+ mile network of trails and paths for bicycles, pedestrians, and equestrians to facilitate safe and efficient access to neighborhoods and facilities located within the community and to adjoining communities (i.e., Lamy, Galisteo, Eldorado, and Santa Fe).
- Draft community planning and building design guidelines that minimize the risk of fire to improved property and wild land resources.
- Establish a multi-level community governance structure that ensures effective and efficient stewardship of the Galisteo Basin Preserve's human and environmental resources.

APPROVAL REQUEST

By the submission of this Master Plan to Santa Fe County, Commonweal Conservancy respectfully requests the following zoning and development entitlements to facilitate the creation of the Village at the Galisteo Basin Preserve:

Zoning Request

A change in land use for an area totaling 5,080 acres, whose legal description is illustrated in Figure 4.B from its current land use classification as Homestead (minimum lot size of 40 acres) and Basin Fringe (minimum lot size of 12.5 acres) to a zoning classification of Large Scale Mixed Use Development (Article III Section 4.2.1.d).

As provided in the Figure 4.A – Village Conceptual Plan, and as more specifically described on Pages 4.8-4.10, the following land uses are requested:

- Residential development - allowance of single family and multi-family housing with a maximum density of 25 units per acre
- Mixed-use residential/commercial/institutional/educational - for retail, office, educational, and civic purposes, and others
- Special use commercial - for plant nursery, dry storage, and educational uses, and others
- Special use recreational - for equestrian, recreational and agricultural uses
- Special use memorial – for green cemetery and internment

Entitlement Request

Accompanying this zoning change is a request for a maximum number of residential units and maximum of non-residential square footage development as follows:

- 965 housing units (i.e., single-family detached, single-family attached, townhouses, lofts, live-work, co-housing units, studios, apartments)
- 70-90,000 square feet of commercial development (i.e., retail, service, office, fractional share, assisted care, acute care/preventive treatment, plant nursery, storage, etc)
- 5-15,000 square feet of institutional/civic development (i.e., post office, library, fire station)
- 40-60,000 square feet of education-related development
- 5-10,000 square feet of recreational facility development (i.e., swimming pool, basketball court, gymnasium)
- 10-25 acres for an equestrian facility for up to 100 horses
- 10-25 acres for a memorial landscape for “green burial” internment services

Acknowledgements

The vision and development opportunity for the Galisteo Basin Preserve was painstakingly crafted during three years of site analysis, community conversations, planning meetings, public presentations, peer reviews, public agency comments, and countless conversations across a great number of kitchen tables.

Hundreds of people contributed to the form, color and texture of the Village master plan. The planning process was an exercise in community building and co-creative design.

A list of friends, colleagues, and observers who have guided our work is presented below. It is our best attempt at recounting the names of people who committed time, energy, passion, and creativity to the plan's design and development. This said, it is inherently an incomplete list. Despite their generous support and brilliant guidance, any deficiencies in this document are singularly the responsibility of Commonweal Conservancy.

For their patient counsel and timely encouragement, we would like to acknowledge: Mike Anaya, Frank Aragon, Paula Baker, Lesley and Rutgers Barclay, Bill Baxter, Gayla Bechtol, Jane Bernard, Hank Blackwell, Jamie Blosser, Frank Bond, Dana Borland, Tom Brady, Linda Braun, Wes Caldwell, Peter Calthorpe, Joe Catanach, Germaine Chappelle, Esha Chiocchio, Bill Conway, David Crosby, Wayne Dalton, Buck Dant, Michelle Den Blyker, Wetherbee Dorshow, Jody Drew, William Hutton, Joel Glanzberg, Penny Ellis Green, Bill Enloe, Ted Fleming, Tim Gilmore, Paige Grant, Richard Griscom, Tony Gumbiner, John Hale, Ron and Pamela Helman, David Henkel, Sam Hitt, Judy Herzl, Kelly Huddleston, Michael Hyatt, Andrew Jandáček, Jan-Willem Jansens, Jack Kolkmeier, Diana Lewis, Lucy Lippard, James Lim, Mike Loftin, Vicki Lucero, Brian McKelvey, Judy McGowan, Bob McIntyre, Katherine Miller, Beth Mills, Bill Moon, Tom Morin, Susan Munroe, Hugh Nazor, Paul Olafson, Peter Palmisano, Buster Paddy, Jenny Parks, Leslie Pierpont, Al Pitts, Joe Porter, Diane Quarles, Ed Raney, Linda Rice, Breece Robertson, Rosemary Romero, Jonathan Rose, Ed Rosenthal, Cyrus Samii, Dan Slone, Terry Smith, Craig Sponholz, Heather Stevenson, Lynn Talby, Steve Thompson, Warren Thompson, Gene, Jim, Genora, and Bluford Thornton, Delores Vigil, Steve Vrooman, Craig Watts, Neil Williams, Mike Wirtz, Stephen Wust, and Bill Zeedyk.

Project Team

Commonweal Conservancy

Ted Harrison founded Commonweal Conservancy, and serves as president and managing director of the organization. For seventeen years, Mr. Harrison served as a senior vice president, southwest regional director, and director of the national conservation ventures program for the Trust for Public Land, one of the nation's leading land conservation organizations. Mr. Harrison also serves as a member of Commonweal's board of directors.

John Hesse, project manager of the Galisteo Basin Preserve, graduated from Cornell University's real estate development program, with a special emphasis in sustainable development. Mr. Hesse has over ten years experience in financial analysis and project management. Mr. Hesse is responsible for coordinating the day-to-day activities of the project.

Commonweal Conservancy's four-person staff brings more than 45 years of land protection and community development experience to the task of accomplishing its project and programmatic responsibilities. Collectively, Commonweal Conservancy's staff has facilitated over \$250 million in community building and conservation real estate transactions.

Commonweal Conservancy Board of Directors

Commonweal Conservancy's Board of Directors is composed of three individuals, including Mr. Harrison. These individuals bring a variety of important skills in real estate and public financing, open space planning, and relationships with national foundations to Commonweal's work, and specifically the Village at the Galisteo Basin Preserve.

Edison (Ted) Buchanan, Chairman of the Board, Santa Fe, NM

Mr. Buchanan is corporate advisor for the Trust for Public Land. Before joining TPL, he served as managing director and head of real estate investment banking at Credit Suisse First Boston. Prior to that, he spent 20 years as managing director in Morgan Stanley's real estate investment banking group and as managing director and co-head of Dean Witter's real estate investment banking group. Mr. Buchanan serves on the boards of directors of Pioneer Natural Resources Company and Rio Grande School. Mr. Buchanan has been chairman of Commonweal Conservancy's board since it was created in November 2003.

D. Ernest Cook, Vice Chairman, Secretary & Treasurer, Boston, MA

Mr. Cook is a senior vice president and national programs director for the Trust for Public Land. He oversees the development of several national programs for TPL, including its Conservation Finance program. Since 1994, this program has aided in the passage of

legislation and ballot measures providing more than \$30 billion in park and open space capital funding. He is co-author of the forthcoming *Conservation Finance Handbook* and has contributed to an extensive array of research reports published by TPL, including *The Economic Benefits of Parks and Open Space*. Prior to his role at a national level for the Trust for Public Land, he served as regional director of its Midwest and New England regions. Mr. Cook has been vice chairman, secretary and treasurer of Commonweal Conservancy's board since it was created in November 2003.

Development Advisor: Development Strategies and Sustainable Concepts: UrbanGreen, Jim Heid, San Francisco, CA

Market Analysis/Sales: Jeff Kingsbury, Greenstreet Ltd., Denver, CO; Michael Halsey, Santa Fe, NM; Jim Haworth, West Wood Realty, Albuquerque, NM

Sustainable/Green Technologies Consultants: Vertical Construction: David Johnston, What's Working, Denver, CO; Horizontal/Infrastructure: Michael Ogden, Natural Systems, Inc., Santa Fe, NM; Whole Systems: Regenesi, Santa Fe, NM

Community Governance: Dan Slone, McGuire Woods, Richmond, VA

Communications: Ray Gullick, Evolution Web Development, Santa Fe, NM; Marianna Leuschel, L Studio, Sausalito, CA

Construction Manager: Dan Thornberg, Kitchell Construction, Phoenix, Arizona

Charter School 37 Architects and Planners: DCNA, Santa Fe, NM; 450 Architects, San Francisco, CA; Regenesi, Santa Fe, NM.

Planners: Land Planning: Joe Hruda, Civitas Canada, Vancouver, Canada, together with Mark Brands, Site Workshop, Seattle, WA

Engineers: Drew Gangnes, Magnusson Klemencic Associates, Seattle, WA; Michael Ogden, Natural Systems, Inc., Santa Fe, NM

Community Architects: Conceptual: Suby Bowden & Associates, Santa Fe, NM; Residential: TBD; Commercial: TBD; Civic: TBD.

Geo-hydrology: John Shomaker, John Shomaker and Associates, Albuquerque, NM; Jim Corbin, Corbin Consulting, Santa Fe, NM; Paige Grant, Wastershed West, Santa Fe, NM;

Cartography/ Geographic Information Systems: Heidi Ochis, Computer Terrain Modeling, Boulder, CO

Surveying: Gary Dawson, Dawson Surveys, Santa Fe, NM