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THE VILLAGE AT GALISTEO BASIN PRESERVE: PHASE I PRELIMINARY PLAT FACT SHEET

The initial development phase for the Village at the Galisteo Basin Preserve anticipates:

- 149 homes:
 - 131 single-family lots and sites for 18 multi-family dwellings
 - 45 homes, or 30 percent of the preliminary Phase I plat, available for moderate-income households
- 37,500 square feet of commercial and civic space:
 - 15,000 square feet—small café, environmental center, post office, e.g.
 - 22,500 square feet—classrooms, common areas, and administration facilities in the Village center for Tierra Encantada Charter High School (Charter School 37)
- 516 acres of parks, recreation areas, and open space (within and beyond the 60-acre Phase I development area):
 - a community garden area
 - a 5-acre “memorial landscape” for green burial purposes
 - 14.8 acres of parks, paseos, and recreation areas
 - 496 acres of open space
- Phase I residential, educational, and commercial development will consume a 60-acre portion of the proposed Village’s 300-acre development area.

Phase I variances from the Santa Fe County Land Development Code:

Commonweal considers each of the five variances to be essential to the vision, sustainable design priorities, and traditional neighborhood design plan of the Village.

- Allowing driveways to be within 100 feet of alleys and/or intersections so as to promote compact neighborhood design;
- Increasing the maximum slope at intersections from 3 percent to 5 percent, and decreasing the intersection-approach length from 100 feet to 50 feet in order to minimize excessive grading of the existing topography and to promote compact neighborhood design;
- Allowing narrower road widths to encourage slower Village traffic, safer pedestrian conditions, and more interactive, tightly connected neighborhoods;
- Accommodating a 30-foot building height in certain areas to present greater opportunities for passive solar heating and daylight exposure, accommodate more affordable housing, and support the Village’s compact urban design goals.

Entitlement history:

- On June 12, 2007, the Santa Fe Board of County Commissioners (BCC) granted the Village at the Galisteo Basin Preserve master plan approval for the development of 965 residential units; 150,000 square feet of commercial, institutional, educational, and recreational land uses; and 10,316 acres of open space, parks, and trails.
- On June 18, 2009, the Santa Fe County Development Review Committee unanimously approved the Village's preliminary Phase I plat application, including five variances from the County Land Development Code.

County investment + community involvement

- Santa Fe County's Open Space and Trails Program has purchased 468 acres from Commonweal to add to the Petroglyph Hill open space area
- Commonweal has committed to donate 14 miles of established public hiking, biking, and equestrian trails to Santa Fe County Open Space + Trails Program
- Commonweal has been actively involved in the Santa Fe County growth management process and Land Use Code rewrite.
- Nonprofit partners, such as the Santa Fe Conservation Trust, Earth Works Institute, the Quivira Coalition, and Wild Earth Guardians, help advance important land restoration, wildlife habitat, range management, and conservation work in the Preserve.
- Affordable-housing organizations, such as The Housing Trust of Santa Fe, Homewise, Enterprise Community Partners, and the NM Mortgage Finance Authority help to craft the Village's affordable housing program.
- The Santa Fe Area Homebuilders Association, Santa Fe Green Building Council, and individual green-building professionals are helping set a high bar for the Village's green building program.
- Commonweal has invested more than 250 hours of community dialogue and collaborative planning with representatives and citizen committees in Galisteo, Lamy, Eldorado, and Santa Fe about development and open-space priorities and concerns.
- A path-setting agreement with the village of Galisteo sets out the protocols and standards for testing and monitoring the effect of Galisteo Basin Preserve water development on the Galisteo Creek.

Galisteo Basin Preserve accolades + honors

- Featured in National Building Museum "Green Community" exhibition and subsequent book (2008/2009)
- Washington Association of Landscape Architects award (2008)
- Featured in *High Country News* 2009 "Innovate" issue
- Featured in The Urban Land Institute's forthcoming book on new standards of conservation development (expected 2010 publication date)
- "Integrative Conservation," a paper detailing the history behind and philosophies informing Commonweal Conservancy and the Galisteo Basin Preserve, was solicited from Commonweal by the National Parks Second Century Commission and referenced in the Commission's 2009 report to the President and Congress.

Land program highlights

- 9,135 acres have been acquired by Commonweal Conservancy to date
 - Commonweal is engaged in a phased land-acquisition contract with the Thornton family for the remaining 4,387 acres of the Preserve
- In the full realization of the Galisteo Basin Preserve initiative, 13,000 acres of open space and 50 miles of public accessible hiking, biking, and equestrian trails are planned to surround the proposed Village.
- To date, Commonweal holds or has donated to the Santa Fe Conservation Trust nearly 2,000 acres of conservation easements over land in the Preserve. Nearly 1,000 acres of private open space within the Preserve is awaiting conservation easement protections.
- 1 acre of wetlands and arroyo restoration has been effected within the Arroyo de los Angeles (with Earth Works Institute)
- 100-tree orchard planted in Southern Crescent
- Prairie dog relocation agreement established
- The Quivira Coalition is studying the Preserve as a site for a “carbon-negative” grazing program

About the Village at the Galisteo Basin Preserve

The Village at the Galisteo Basin Preserve is a compact, resource-efficient community plan that will help support the protection and restoration of more than 13,000 acres of open space in the Galisteo Basin Preserve in central Santa Fe County. Designed for economic and social diversity, the Village plan includes 965 homes of various types, sizes, and prices. Commercial, educational, and civic development aims to foster a dynamic, walkable urban core, while parks, trails, and open space connect neighborhoods, link to the Preserve’s open space and public trails, and encourage a stewardship culture. The Village has received national recognition for its integration of large-scale land conservation, environmental sensitivity, and compact, mixed-use, mixed-income design goals. For more information, visit www.galisteobasinpreserve.com.

About Commonweal Conservancy

Commonweal Conservancy is a nonprofit conservation-based, community-development organization dedicated to forging deep and sustaining relationships among people, land, and the built environment. We acquire properties of unique cultural and ecological significance and engage in collaborative land planning that inspires the creation of whole communities. For more information about Commonweal, please visit www.commonwealconservancy.org.

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