

THE VILLAGE AT THE GALISTEO BASIN PRESERVE

PHASE I PRELIMINARY PLAT



Santa Fe County, New Mexico
Revised March 30, 2009



I. VISION STATEMENT + APPROVAL REQUEST



Vision Statement

The Village at the Galisteo Basin Preserve is a regenerative development initiative that will serve a broad range of land conservation and community building goals. The Village will support a mixed-income community of 965 homes and include a spectrum of educational, civic, and commercial land uses. The proposed 300-acre development will help underwrite the preservation, regeneration, and stewardship of more than 12,000 acres of the Galisteo Basin — an internationally acclaimed cultural and scenic landscape.

“Regenerative development” is an emergent practice of conservation-based community-building. It integrates the values and purposes of open-space protection, land stewardship and restoration, environmental education, green building, and affordable housing. By its physical scale, open-space objectives, and community vision, the Galisteo Basin Preserve is designed as a new model of environmentally responsible development and conservation in Santa Fe County, and for communities throughout the American West.



The Village at the Galisteo Basin Preserve (hereafter, the “Village”) is a contemporary interpretation of the values and patterns of traditional settlements. Organized by the principles of connectivity, diversity, and environmental protection, the Village includes a tight cluster of residential neighborhoods anchored by a pedestrian-scale commercial and civic center.

Neighborhoods will be linked via pathways, neighborhood parks, and alamedas. Following from the first phase of development, the Village will include a general store, artists’ studios, a 400-student high school, an elementary school, a non-denominational place of worship, a post office, a business incubator, a fire station, play fields, and other recreational and cultural facilities. Additionally, the Village will be tied to a regional transit system (via the Lamy/Santa Fe rail line and US 285-corridor rapid bus) and ultimately a sub-regional water system.

The Village is designed to conserve and enhance the region’s cultural, historic, ecological, scenic, and economic resources. A rigorous assessment of the land’s hydrologic, topographic, and ecological values and constraints informs the placement and orientation of roads and buildings. Thoughtfully articulated design standards will encourage exciting architecture and an inviting town form. Green-

building construction guidelines will ensure that homes, schools, and workplaces are safe, healthy, and resource efficient.

The Village proposal advances the policy goals of Santa Fe County’s Growth Management Plan and Strategic Plan by its intimate urban form; community-serving water, wastewater, and energy services; affordable housing; open-space protection and restoration; design standards; and economic development program. To ensure that the environmental and social values of the community are long-lived, a combination of nonprofit management entities will oversee responsibility for open-space stewardship, utilities, and neighborhood facilities. A Village-appointed “community council” will mediate conflicts and coordinate cultural and recreational programming.

A New Paradigm for Community Development

The community-building ambitions for the Village at the Galisteo Basin Preserve include the following goals and objectives:

- Establish a socially and economically diverse community that includes a wide range of ages, household types, and incomes;
- Foster the evolution 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 portfolio of permanently affordable housing via the establishment of a community land trust (CLT) to ensure that Village neighborhoods and businesses reflect Santa Fe’s cultural, ethnic, and social diversity;
- Champion an advanced model of environmentally responsible development — one that demonstrates the economic value and environmental efficiency of community-scale water conservation, low-impact design engineering (LID), locally developed/renewable energy generation, and green building and operating practices;
- Conserve the soils, vegetation, and hydrological resources of the planning area, 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 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;
- Minimize vehicular trips on highways and tributaries using a multi-modal approach to transportation planning. By linking the Village to the proposed Lamy/Santa Fe commuter rail and regional bus system, creating vanpool and car-sharing programs, and by developing an extensive system of trails and pathways, the Village can minimize its dependence on automobiles;
- Avoid “viewshed impacts” by locating improvements out of view of transportation corridors and adjoining neighborhoods, as well as by imposing aggressive “dark skies” lighting restrictions on new homes, businesses, and civic institutions.

Figure I.A The Village at the Galisteo Basin Preserve Phase I Fact Sheet

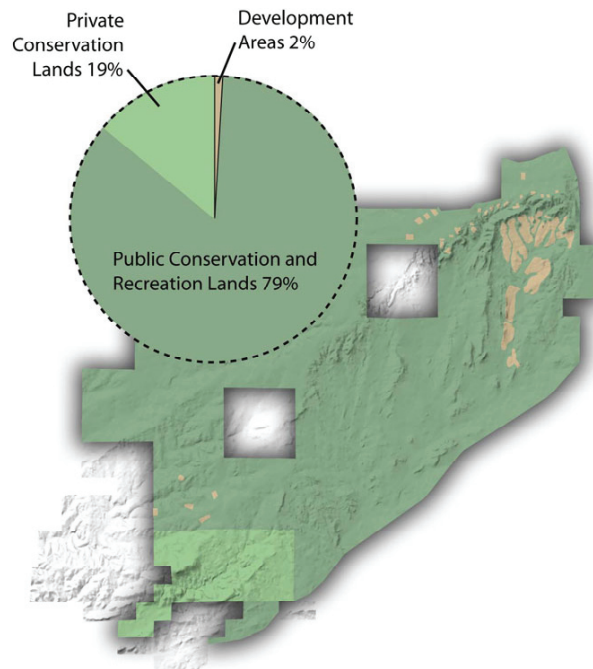
PHASE I PROJECT SUMMARY		TOTAL VILLAGE PROJECT SUMMARY	
Phase I Proposed Affordable Units (30%)	45	Total Project Affordable Units	270
Phase I Proposed Market Rate Units (70%)	104	Total Project Market Rate Units	695
<i>Phase I Proposed Residential Units</i>	<i>149</i>	<i>Total Village Units Approved in Master Plan</i>	<i>965</i>
Phase I Proposed Commercial & Civic Space (s.f.)	7,500	Village Commercial & Civic Space (s.f.)	150,000
Phase I Proposed Parks & Public Open Space (acres)	2,394	Parks & Public Open Space (acres)	11,678
Phase I Proposed Trails (miles)	10	Preserve Trail System (miles)	30
Phase I State Land Trails (miles)	10	Adjacent State Land Trails (miles)	15
PHASE I DEVELOPMENT PROGRAM		PROJECT DEVELOPMENT PROGRAM	
<i>Residential</i>	<i>Units</i>	<i>Residential</i>	<i>Units</i>
Multi-family Units (Condos, Townhomes, etc)	48	Multi-family Units (Condos, Townhomes, etc)	338
Single Family Units	101	Single Family Units	627
<i>Total Residential Lots</i>	<i>149</i>	<i>Total Residential Lots</i>	<i>965</i>
<i>Commercial & Civic</i>	<i>Square Feet</i>	<i>Commercial</i>	<i>Square Feet</i>
Café, Village Market & Other Commercial	4,500	Retail	25,000
Environmental & Sales Center	2,500	Office, Storage & Other Commercial	22,500
Live/Work	5,000	Live/Work	20,000
Community Meeting Space, Postal Center & Other	3,000	Community Meeting & Other Civic Space	12,500
<i>Total Commercial</i>	<i>15,000</i>	<i>Total Commercial</i>	<i>80,000</i>
<i>Civic Space (School) (square feet)</i>	<i>22,500</i>	<i>Civic Space (School, Fire Station, etc) (square feet)</i>	<i>70,000</i>
PHASE I LAND USE & OPEN SPACE PROGRAM		PROJECT LAND USE & OPEN SPACE PROGRAM	
<u>Phase I Public Conservation and Recreation Lands</u>		<u>Public Conservation and Recreation Lands</u>	
Phase I Parks & Public Open Space	2,394	Galisteo Basin Preserve Public Open Space	10,042
Santa Fe County Public Open Space	1,468	Santa Fe County Public Open Space	1,468
Santa Fe County Easement / West Basin Preserve	168	Santa Fe County Easement / West Basin Preserve	168
<i>Total Public Conservation and Recreation Lands</i>	<i>4,030</i>	<i>Total Public Conservation and Recreation Lands</i>	<i>11,678</i>
<u>Private Conservation Lands</u>		<u>Private Conservation Lands</u>	
New Moon Overlook Conservation Areas	1,144	New Moon Overlook Conservation Areas	1,144
West Basin Preserve Conservation Areas	943	West Basin Preserve Conservation Areas	943
Southern Crescent Conservation Areas	85	Southern Crescent Conservation Areas	85
Equestrian Community Conservation Areas	58	Equestrian Community Conservation Areas	58
Rudish Conservation Easement	300	Rudish Conservation Easement	300
Conservation Buyer Outparcels (Facilitated by TPL)	236	Conservation Buyer Outparcels (Facilitated by TPL)	236
Conservation Buyer Outparcels (Facilitated by CC)	556	Conservation Buyer Outparcels (Facilitated by CC)	556
<i>Total Private Conservation Lands</i>	<i>3,322</i>	<i>Total Private Conservation Lands</i>	<i>3,322</i>
<u>Development Areas</u>		<u>Development Areas</u>	
Village Development Area	60	Village Development Area	278
New Moon Overlook Development Footprint	40	New Moon Overlook Development Footprint	40
West Basin Preserve Development Footprint	20	West Basin Preserve Development Footprint	20
Southern Crescent Development Footprint	11	Southern Crescent Development Footprint	11
Equestrian Community Development Footprint	5	Equestrian Community Development Footprint	5
<i>Total Development Areas</i>	<i>136</i>	<i>Total Development Areas</i>	<i>354</i>
PHASE I AFFORDABLE HOUSING		PROJECT AFFORDABLE HOUSING	
<u>Affordable Housing Program</u>		<u>Affordable Housing Program</u>	
Homes Priced at 0% to 65% of AMI	12	Homes Priced at 0% to 65% of AMI	72
Homes Priced at 65% to 80% of AMI	11	Homes Priced at 65% to 80% of AMI	72
Homes Priced at 80% to 100% of AMI	11	Homes Priced at 80% to 100% of AMI	72
Homes Priced at 100% to 120% of AMI	11	Homes Priced at 100% to 120% of AMI	72
<i>Total Attainable Units</i>	<i>45</i>	<i>Total Attainable Units</i>	<i>290</i>
<i>Minimum % of Total Planned Units</i>	<i>30%</i>	<i>Minimum % of Total Planned Units</i>	<i>30%</i>
PHASE I WATER BUDGET		PROJECT WATER BUDGET	
	Acre Feet		Acre Feet
Total Residential Units Proposed	149	Total Residential Units Proposed	965
Annual Acre Feet Per House	0.160	Annual Acre Feet Per House	0.160
Total Residential Consumptive Acre Feet	24	Total Residential Consumptive Acre Feet	154
Commercial/Civic Acre Feet	4	Commercial/Civic Acre Feet	31
Total Consumptive Annual Acre Feet	28	Total Consumptive Annual Acre Feet	195

Project Significance

The Galisteo Basin is internationally celebrated for its spectacular scenic, wildlife, and cultural resources. It is also a landscape of fragile soil and water resources. Given its standing as a well-loved, fiercely defended community treasure, the Galisteo Basin Preserve is considered a “keystone property” in Santa Fe County — one whose subdivision into large-lot “ranchettes” would irreparably compromise the region’s scenic, wildlife habitat, water, historic, cultural, and traditional economic resources, as well as public service infrastructure (e.g., schools, fire fighting, and police services).

In its full manifestation, the Galisteo Basin Preserve initiative will achieve large-scale open space conservation and restoration, while also accommodating community needs for education, affordable housing, and healthy living environments. Conservation easements and/or restricted development will protect 96 percent of the Galisteo Basin Preserve. Approximately 79 percent of the lands will be protected and restored as publicly accessible open space, and residents and visitors will enjoy more than 30 miles of hiking, biking, and equestrian trails.

Given the region’s burgeoning need for high-quality affordable housing, education, and environmentally sustaining economic development, the Galisteo Basin Preserve will play a defining role in Santa Fe County’s emergent strategic plan — one that proposes to limit new development to areas served by existing utilities, schools, and commerce. The county’s proposed growth-management plan calls for aggressive open-space and water conservation measures, coupled with new requirements for densely settled, mixed-use community development.



The proposed Village plan ensures that approximately 12,000 acres will be permanently protected as publicly accessible open space. The social and ecological benefits that will flow from this conservation-based community development model include: (i) residents of the Preserve and the surrounding communities will have access to more than 30 miles of trails for hiking, biking, and equestrian use; (ii) native grasslands and arroyos will be restored to enhance the property's hydrological and ecological health; (iii) the Preserve's 12,000 acres of open space will establish a clear and defensible growth boundary in this increasingly attractive area of central Santa Fe County; and, perhaps most importantly, (iv) a large portion of the region's aquifer will be permanently protected.

Commonweal's ability to advance the development vision and public-service agenda of the Galisteo Basin Preserve will be closely watched and critically judged by local policy makers, activists, landowners, and development professionals. As proposed, the project will be a standard-bearer for other communities in the American West that are actively testing new models of integrative, socially inclusive, environmentally responsible development.

Approval Request

By this preliminary Phase I Plat submittal to Santa Fe County, Commonweal Conservancy respectfully requests the following zoning and land-use development entitlement for the Village at the Galisteo Basin Preserve:

Zoning Request

A change in land use for an area totaling 576 acres, whose legal description is presented in Illustration T1.08 in the Village Map Set from its current land-use classification as 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 Illustration T1.08 in the Village Map Set, and as more specifically described in the Development Intensity + Land Use section of Part IV, hereafter, the following land uses are requested:

- Residential development — allowance of single-family and multi-family housing with a maximum density of 15 units per acre
- Mixed-use residential/commercial/institutional/educational — for retail, office, services, civic/educational purposes, and others
- Special-use recreational — for recreational and agricultural uses
- Special-use memorial landscape — for green cemetery and internment uses

Entitlement Request

Accompanying this Phase I Plat is a request for development approval of 149 residential units and 37,500 square feet of non-residential development as follows:

- 131 single-family residential lots;
- Three multi-family residential lots;

- Five lots for commercial/civic/educational uses;
- 149 residential dwellings (e.g., single-family detached, single-family attached, town homes, courtyard homes, lofts, live-work units, co-housing and elder care units, studios, cottages, condominiums);
- 7,500 to 10,000 square feet of commercial development (e.g., retail, community sales center, food and professional services, offices, studios, fabrication, fractional-share residential, assisted care);
- 5,000 to 10,000 square feet of institutional/civic development (e.g., post office, environmental center);
- 10,000 to 20,000 square feet of education-related development (e.g., Charter School 37, arts education); and
- 5 acres for a memorial landscape for “green burial” internment services.

Acknowledgements

The vision and community plan for the Village at the Galisteo Basin Preserve was carefully crafted during three years of site analysis, community dialogue, planning meetings, public presentations, peer reviews, and public agency comments. It has been a rich and powerful exercise in community building and co-creative design.

Hundreds of people contributed wisdom and expertise to the development program, community design, and planning of this preliminary plat submittal. The following list is our best attempt at recounting the friends, colleagues, and observers who have helped guide our work with their time, energy, passion, and creativity. This said, it is inherently an incomplete list. Any deficiencies in this document are the sole responsibility of Commonwealth Conservancy.



For their patient counsel and timely encouragement, we would like to acknowledge: Frank Aragon, Paula Baker, Bill Baxter, Jane Bernard, Gayla Bechtol, Hank Blackwell, Jamie Blosser, Frank Bond, Dana Borland, Suby Bowden, Tom Brady, Linda Braun, Linda Bridge, Joe Catanach, Esha Chiochio, Shelley Cobau, David Crosby, Buck Dant, Michelle Den Blyker, Wetherbee Dorshow, Jody Drew, Bill Enloe, Arthur Fields, Ted Fleming, Ruben Garcia, Tommy Gardner, Bob Gaylor, Joel Glanzberg, Penny Ellis Green, Tim Gilmore, Richard Griscom, Chris Grosso, John Hale, Jim Haworth, Ron and Pamela Helman, David Henkel, Sam

Hitt, Deb Huntley, Bill Hutchinson, William Hutton, Michael Hyatt, Andrew Jandáček, Jan-Willem Jansens, Trey Jordan, Paul Kavanaugh, Jack Kolkmeier, David Leahy, Lucy Lippard, Mike Loftin, Vicki Lucero, Brian McKelvey, Judy McGowan, Katherine Miller, Beth Mills, Nicole Monroe Layman, Tom Morin, Susan Munroe, Paul Olafson, Peter Palmisano, Buster Paddy, Rick Padilla, Jenny Parks, Rici Peterson, Al Pitts, Joe Porter, Lynda Prim, Ed Ranney, Linda Rice, Dana Richards, Shabih Rizvi, Breece Robertson, Steve Rodriguez, Rosemary Romero, Jonathan Rose, Ed Rosenthal, Cyrus Samii, Cherie Scheick, Joe Sehee, Duncan Sill, Rich Silva, Dan Slone, Terry Smith, Craig Sponholtz, Heather Stevenson, Gene, Jim, Genora, and Bluford Thornton, Ross Tilghman, Laurie Trevizo, Kathy Tully, Steve Vrooman, Craig Watts, Fred Werth, Mike Wirtz, Stephen Wust, and Bill Zeedyk.

We thank artist Elizabeth Day and photographers Jonathan Tercero, Esha Chiochio, and Eric Swanson for the landscape and detail images that enliven these pages. Mike Jobs, of The Miller Hull Partnership, and Trey Jordan, of Trey Jordan Architecture, contributed the architectural drawings.

Project Planning History

The Galisteo Basin Preserve is Commonwealth's flagship conservation-based community development initiative. Over the past four years, Commonwealth has engaged residents, community leaders, and agency representatives in small group and "town hall" meetings to evaluate a wide range of conservation, development, and housing options for the land and water resources of the Galisteo Basin Preserve.

Among other findings, these meetings have revealed a great commitment to and enthusiasm for:

- Protecting the scenic/aesthetic values of the Galisteo Basin;
- Protecting the cultural and ecological resources of the region;
- Employing mixed-use/mixed-income community development strategies that serve a broad range of house-hold types and income brackets;
- Using pedestrian-oriented and transit-oriented community design, as well as "green building" resource-conservation technologies (i.e., water, energy) and long-lived, high-performing building systems (e.g., Ecrete, strawbale, SIP wall systems);
- Creating a large-scale network of publicly accessible trails.



Guided by these planning sessions, Commonwealth has worked with Santa Fe County staff and elected officials, affordable-housing advocates, conservation professionals, cultural-resource specialists, educators, and professional planners and engineers to formulate a land-use plan that is respectful of topography, surface hydrology, and ecological and aesthetic values, while also advancing an ambitious social-welfare and economic-development agenda.

To date, Commonweal Conservancy has secured the following development approvals:

- 1) On March 15, 2007, the Village master plan won unanimous approval from the County Development Review Committee (CDRC). This vote evidenced support for the project's development program and acknowledged its technical conformance with the county's land-use development code. The meeting was attended by more than 50 residents and a number of local environmental and affordable-housing organization leaders. Approximately 15 members of the public offered comments in support of the Village master plan proposal.
- 2) On June 12, 2007, the Village master plan won approval from the Board of County Commissioners (BCC) in a 4-1-0 vote. During the public hearing, more than a dozen local residents and representatives of nonprofit organizations spoke in favor of the project. Not a single voice of opposition was raised against the Village plan — an unprecedented expression of community support for a major development proposal.
- 3) Following from the master plan's approval, and in response to the concerns of residents in the historic village of Galisteo, Commonweal has actively participated in meetings with community water association representatives to secure an agreement that will safeguard Galisteo's fragile alluvium-based water resources.

Project Sponsor: **Commonweal Conservancy**

Commonweal Conservancy is the project sponsor and founder of the Village at the Galisteo Basin Preserve. The nonprofit conservation-based community development organization was founded in August 2003 and received its 501(c)(3) “determination letter” from the IRS on July 6, 2004.

In seeking to integrate the values and purposes of environmental protection with affordable housing and ecologically sensitive community building, Commonweal Conservancy challenges the practice of many nonprofit land-conservation and community-development professionals. Its founders, born from long professional experience in the conservation field, are well versed in the inefficiencies and inequities that too often plague land protection and park-making initiatives. Correspondingly, they believe that too many nonprofit community developers pursue their work with an overly narrow focus limited to low-cost housing and/or wealth creation.

Given the Herculean public-service challenges facing most conservation and community development organizations — and recognizing the inherent limitations of conventional nonprofit business models — Commonweal seized an opportunity to leverage the combined resources and relationships of these specialties to advance an improved practice of conservation-based community development. In this practice, Commonweal’s founders also aspire to create “stewardship communities,” wherein residents of diverse economic and ethnic backgrounds can serve as active and knowledgeable stewards of their home places.

Project Team

Commonweal Conservancy

Ted Harrison

Ted Harrison founded Commonweal Conservancy in 2003 and Commonweal Communities in 2007; he serves as president of the two organizations. For 17 years, Mr. Harrison was a senior vice president, southwest regional director, and director of a national conservation development program for the Trust for Public Land (TPL) — one of the nation's leading land-conservation organizations. Mr. Harrison holds bachelor's degrees in anthropology and political science from the University of California at Berkeley and a master's degree in city and regional planning from the University of North Carolina at Chapel Hill. He also serves as an ex officio, non-voting member of Commonweal's board of directors.



John Hesse

John Hesse is the senior project manager and director of sustainability for the Galisteo Basin Preserve and is responsible for coordinating the day-to-day activities of the project. Mr. Hesse graduated from Cornell University's real estate development program, with a special emphasis in sustainable development. He has more than 10 years experience in financial analysis and project management.

Kate Drahn

As administrative manager, Kate Drahn oversees Commonweal Conservancy's administrative activities. Before helping to launch Commonweal Conservancy, Ms. Drahn spent 21 years at the Trust for Public Land. In many roles and capacities, she advanced TPL's transactional, fundraising, public affairs, marketing, and board development work. She holds a B.A. in social science from the University of Redlands and is completing a master's degree in counseling from Southwestern College in Santa Fe.

Gretchen Grogan

Gretchen Grogan is a project manager at Commonweal Conservancy. Ms. Grogan received her master's degree in community and regional planning from the University of New Mexico's School of Architecture and Planning in 2007.

Prior to joining Commonweal Conservancy in 2003, Ms. Grogan worked for 15 years in publishing and fine arts.

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

Development Consultants

Cartography/ Geographic Information Systems:

Heidi Ochis, Computer Terrain Modeling, Boulder, Colorado; Wetherbee Dorshow, Earth Analytics, Santa Fe, New Mexico

Community Architects:

David Lake and Matt Morris, Lake Flato Architects, San Antonio, Texas; Robert Hull and Mike Jobs, The Miller Hull Partnership, Seattle, Washington; Mithun Architects, Seattle, Washington; Suby Bowden and Bob Gaylor, Suby Bowden & Associates, Santa Fe, New Mexico; Trey Jordan, Trey Jordan Architecture, Santa Fe, New Mexico

Community Governance:

Dan Slone, McGuire Woods, Richmond, Virginia; Jan Willem Jansen, Earthworks Institute, Santa Fe, New Mexico

Development Advisor:

Jim Heid, UrbanGreen, San Francisco, California

Engineers:

David Rhoades and Brian Taylor, Magnusson Klemencic Associates, Seattle, Washington; Michael Ogden, Natural Systems, Inc., Santa Fe, New Mexico

Geo-hydrology:

John Shomaker and Steve Finch, John Shomaker & Associates, Albuquerque, New Mexico; Jim Corbin, Corbin Consulting, Santa Fe, New Mexico

Land Planning/Urban Design:

Mark Brands, Site Workshop, Seattle, Washington; Joe Hruda, Civitas Canada, Vancouver, Canada

Landscape Planning/Design:

Mark Brands, Site Workshop, Seattle, Washington; Molly Mehaffy, Berkeley, California

Legal Services:

Anthony Sawtell, Sawtell, Wirth & Biedscheid, Santa Fe, New Mexico; Konrad Leigel and Tammy Watts, K & L Gates, Seattle, Washington

Market Analysis/Sales:

Jeff Kingsbury, Greenstreet Ltd., Denver, Colorado; James Chung, Reach Advisors, Boston, Massachusetts; Michael Halsey, Santa Fe, New Mexico; Jim Haworth, West Wood Realty, Albuquerque, New Mexico

Sustainable/Green Technologies Consultants: Horizontal/Infrastructure:

Michael Ogden, Natural Systems, Inc., Santa Fe, New Mexico; Whole Systems: Joel Glanzberg, Regenesys, Santa Fe, New Mexico; Craig Sponholz, Dryland Solutions, Santa Fe, New Mexico

Marketing and Communications:

Lauren Whitehurst, Santa Fe, New Mexico; Ray Gulick, Evolution Web Development, Santa Fe, New Mexico; Bob Borden and Duane King, BBDK, Santa Fe, New Mexico

Surveying:

Gary Dawson, Dawson Surveys, Santa Fe, New Mexico

Commonweal Conservancy Board of Directors

Commonweal Conservancy's Board of Directors is composed of five committed representatives. These individuals bring a variety of professional skills in real estate development, public financing, corporate finance, open-space acquisition and planning, and nonprofit fundraising.

*Edison (Ted) Buchanan, Chairman & Vice President of the Board
Santa Fe, New Mexico*

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 November 2003.

*D. Ernest Cook, Vice Chairman,
Secretary & Assistant 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. Prior to his national service to 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 November 2003.



*Stephen Thompson, Vice President
Santa Fe, New Mexico*

Stephen Thompson is an attorney and an economist. While maintaining a law practice during the energy crisis of the 1970s, he formed renewable energy associations and utilized support from the U.S. Department of Energy and the American Banking Association to promote energy-efficient investments. Mr. Thompson joined The Trust for Public Land in 1982 and helped lead TPL to become a major national land-conservation organization. In 2005 he concluded his career with TPL as senior vice president, overseeing and directing conservation transactions throughout 46 states across the U.S. Mr. Thompson currently advises national and international nonprofits in climate-change initiatives and land conservation and restoration activities.

Robert McIntyre, Treasurer

Palo Alto, California

Robert McIntyre was the senior vice president of finance/CFO at The Trust for Public Land for 30 years before retiring in 2003. Mr. McIntyre currently performs key financial management roles for a variety of land-conservation and environmental nonprofit organizations including the Sempervirens Fund in Mountain View, California; the Stanford University Historical Society; the Environmental Volunteers of Palo Alto, California; the Peninsula Open Space Trust of Menlo Park, California; and the Dorothy Erskine Open Space Fund of San Francisco, California.