

THE VILLAGE AT THE
GALISTEO BASIN PRESERVE

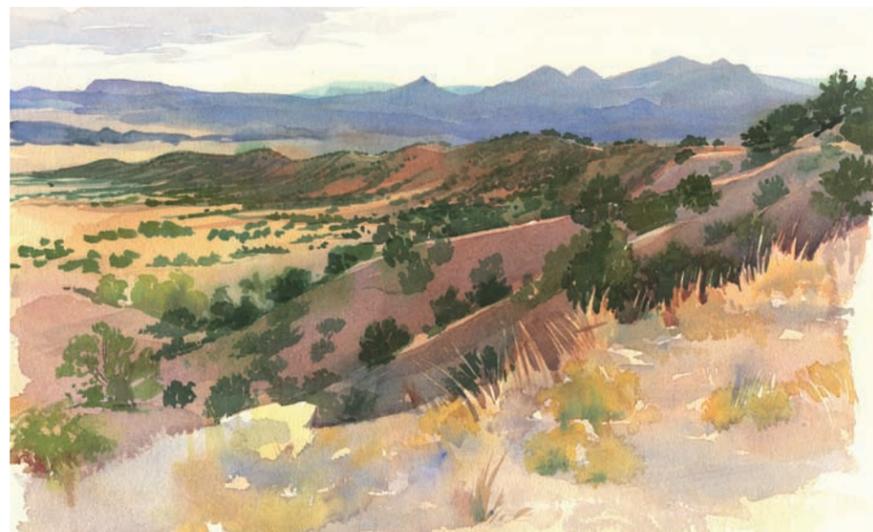


PROJECT BRIEFING BOOK



MARCH 2009

COMMONWEAL CONSERVANCY
SANTA FE NEW MEXICO
www.galisteobasinpreserve.com



The Galisteo Basin Preserve is a regenerative development initiative designed to protect and restore more than 13,000 acres of a deeply loved landscape in Santa Fe County, New Mexico, as well as promote a new model of environmentally responsible mixed-use, mixed-income community development.

More than 96 percent of the 13,522-acre Galisteo Basin Preserve will be protected as open space, with the majority made publicly accessible through 50 miles of planned hiking, biking, and equestrian trails. Land stewardship will be underwritten by the proposed Village at the Galisteo Basin Preserve, a community of 965 homes carefully sited within 300 acres.

Regenerative development is an emergent practice of conservation-based community-building. It integrates large-scale open-space protection, land stewardship and restoration, environmental education, green building and design, and affordable housing. The Galisteo Basin Preserve is designed as a model of regenerative development in Santa Fe—and for other communities actively exploring strategies for integrative, socially inclusive, environmentally responsible development.

The Village at the Galisteo Basin Preserve is a contemporary interpretation of traditional settlement patterns. With an emphasis on connectivity, diversity, and environmental protection, its closely knit residential neighborhoods will be anchored by a pedestrian-scale commercial and civic center. Walkable neighborhoods will be linked by pathways, parks, and alamedas, and each home will be within one-quarter mile of a trailhead into the larger Preserve.

A rigorous assessment of the land's hydrologic, topographic, scenic, and ecological values and constraints informs the orientation of roads and buildings. Carefully articulated design standards will encourage exciting architecture and an inviting town form. Green-building guidelines will ensure that homes, schools, and workplaces are healthy, beautiful, and resource efficient.

The Village is planned to include a charter high school, market, café, artists' studios, post office, business incubator, fire station, play fields, and other civic, recreational, and commercial facilities that support a dynamic community. A non-denominational place of worship and a green cemetery will provide spaces for spiritual reflection, reverence, and fellowship. A range of home types, sizes, and prices will serve a community of diverse needs, traditions, and financial capabilities.

Project Founder + Background

Commonweal Conservancy was incorporated in 2003 as a nonprofit conservation-based community-development organization dedicated to forging deep and sustaining connections among people, land, and the built environment. The Galisteo Basin Preserve is Commonweal's flagship project.

In seeking to integrate the values of environmental protection with affordable housing and ecologically sensitive community building, Commonweal Conservancy challenges the business-as-usual practices of both the land-conservation and development fields. Its goal is to provide for public needs such as affordable housing, educational opportunities, and economic development—as well as the critical need for substantial open space that's protected, accessible, and deeply cared for.

The Galisteo Basin Preserve, formerly the Thornton Ranch, offered an opportunity for Commonweal to merge its deep land-conservation experience with innovative community planning by embracing a limited development strategy.

Commonweal entered into a phased purchase agreement to acquire the 13,222-acre Thornton Ranch in November 2003. To date, the organization has purchased three land phases, bringing its ownership of the Galisteo Basin Preserve to 8,235 acres, or more than 62 percent. The final land purchases are planned for 2010 and 2011. In addition to protecting open space within the Preserve, Commonweal is working with Santa Fe County, the State of New Mexico, the Bureau of Land Management, local residents, community leaders, nonprofit organizations, and private landowners to create a regional open-space area of nearly 23,000 acres.

PROJECT HIGHLIGHTS

Vision

The Village at Galisteo Basin Preserve is a conservation-based community development whose dynamic, inclusive mixed-use core will support the conservation, restoration, and stewardship of more than 13,000 acres of open space in the Galisteo Basin.

The Village

- The 300-acre Village is planned to be environmentally sensitive, resource efficient, and socially responsible, from its minimal development footprint and green building guidelines to its community planning and conservation strategies.
- Architecture, building, and planning standards will reflect the landscape and community.
- Interconnected roads, trails, and pathways will make the Village walkable and cohesive.

Village Housing

- Designed for economic and social diversity, the Village's 965 residential units will include home types and sizes for a range of ages, incomes, and families.
- Village densities will range from 1–25 residential units/acre, with an average density of 5 units/acre.
- 30 percent of Village housing (290 units) will be available for income-qualified households and integrated with market-rate homes in each development phase.

Commercial + Civic Uses

- 150,000 square feet of commercial and civic use support an active Village core.
- Commercial uses: 80,000 square feet of commercial development is planned to include a community center, village market, café, studios and galleries, business incubator, and live-work arrangements.
- Civic uses: 5,000–15,000 square feet of institutional/civic development is planned to include a post office, fire station, place of worship, an environmental center, and cultural facilities.

- Recreational uses: 5,000–10,000 square feet of recreational facility development is planned.
- Green Burial: 10–25 acres have been dedicated for a memorial landscape/green cemetery.

Environmental Protection + Stewardship

- Planning is based on rigorous analysis and accommodation of hydrologic, topographic, and ecological values and constraints.
- Buildings and infrastructure systems will minimize water and fossil-fuel demand.
- Environmental stewardship of the Preserve is integrated through the Village's planning, building, and programming.

Parks, Trails + Open Spaces

- A system of parks, trails, and open space will connect neighborhoods, link the Village to the Basin's scenic resources, and encourage a culture of stewardship.
- 50 miles of public trails are planned for the Preserve, with connections to established trails in Santa Fe County.

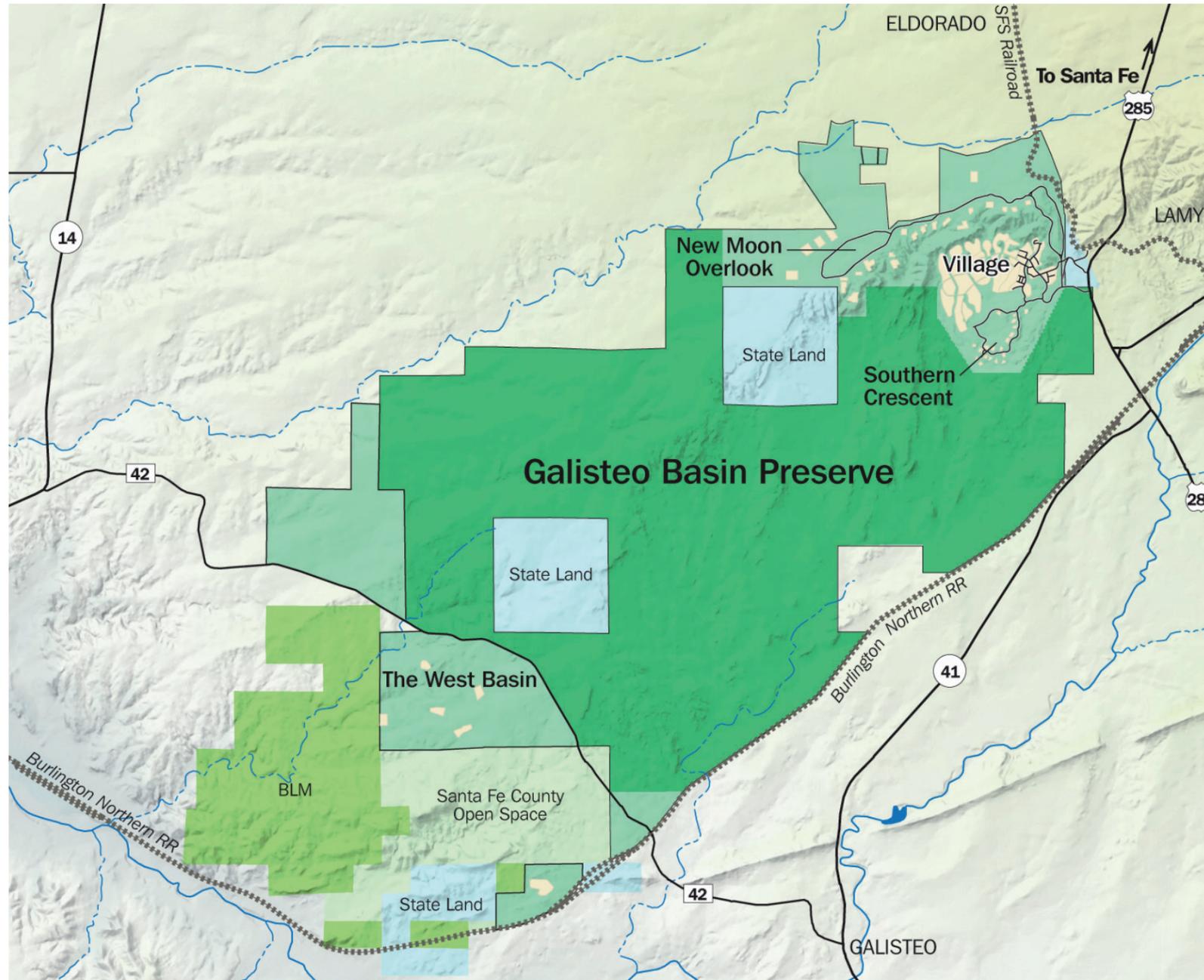
Water

- Water demand is expected to be less than 0.16 acre-foot/year per home. (This is substantially less than Santa Fe County's average domestic demand of 0.25 acre-foot/year and Eldorado's domestic demand of 0.20 acre-foot/year.)
- The Village water source strategy includes near-term site-based wells and an intermediate-term connection to a county/regional water system.

Conservation Neighborhoods

- In addition to the proposed Village, the Preserve includes three environmentally responsible conservation neighborhoods—Southern Crescent, New Moon Overlook, and West Basin.
- Property sales in these neighborhoods help support the acquisition, conservation, and stewardship of the Galisteo Basin Preserve open space, as well as some of the Village planning work.





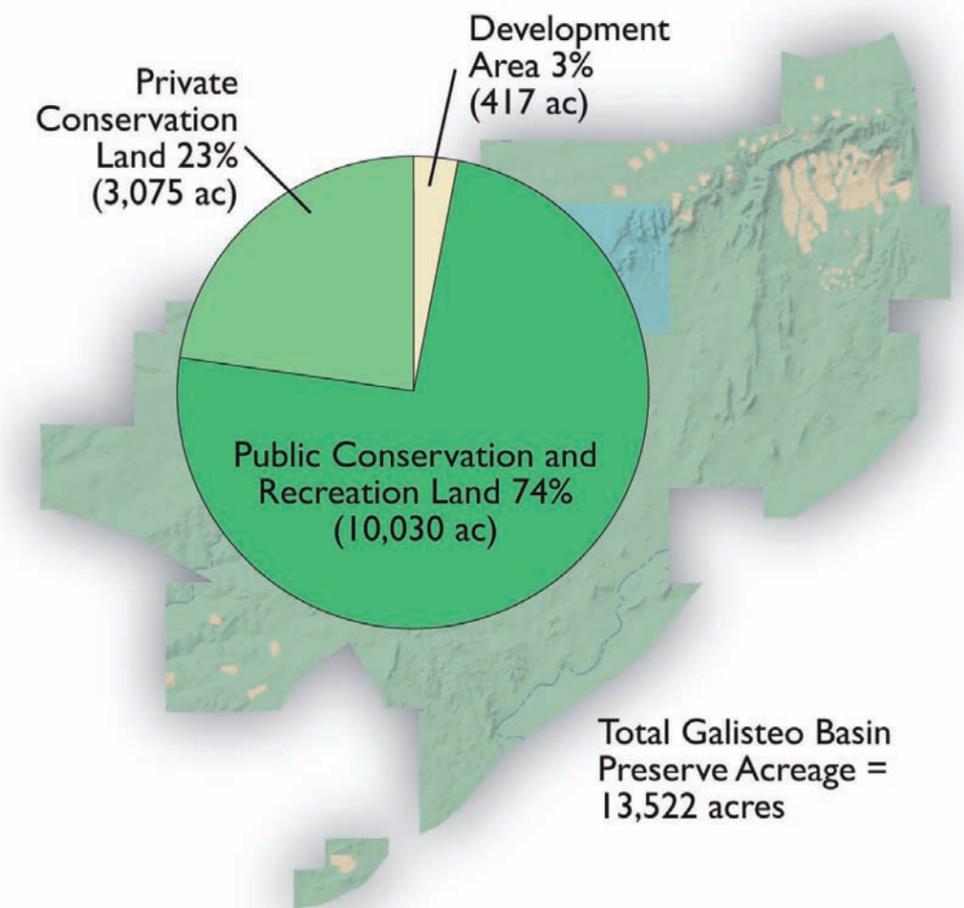
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Land Ownership Status

- Galisteo Basin Preserve (GBP)
- Public Open Space
- GBP Private Conservation Lands
- GBP Development
- County Open Space
- State Land
- Bureau of Land Management

Base Layers

- Galisteo Basin Preserve
- Highways
- Railroad
- Stream / Arroyo



2 miles

A NEW PARADIGM

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 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 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.

Location

The Galisteo Basin Preserve is located within the Galisteo Basin in central Santa Fe County—a region of fragile and ecologically significant land and water resources. Framed by the Ortiz Mountains to the southwest, the Cerrillos Hills to the west, the Sangre de Cristo Mountains to the northeast, and the Jemez Mountains to the northwest, the Galisteo Basin is an important wildlife migration corridor. It is also home to archaeological and cultural-resource sites of major historical significance.

The Preserve is located 13 miles south of Santa Fe, New Mexico, and approximately 20 minutes from the city's commercial and cultural center via US Highway 285. It is roughly 45 miles (a 60-minute drive) from downtown Albuquerque via State Highway 41 and Interstate 40.

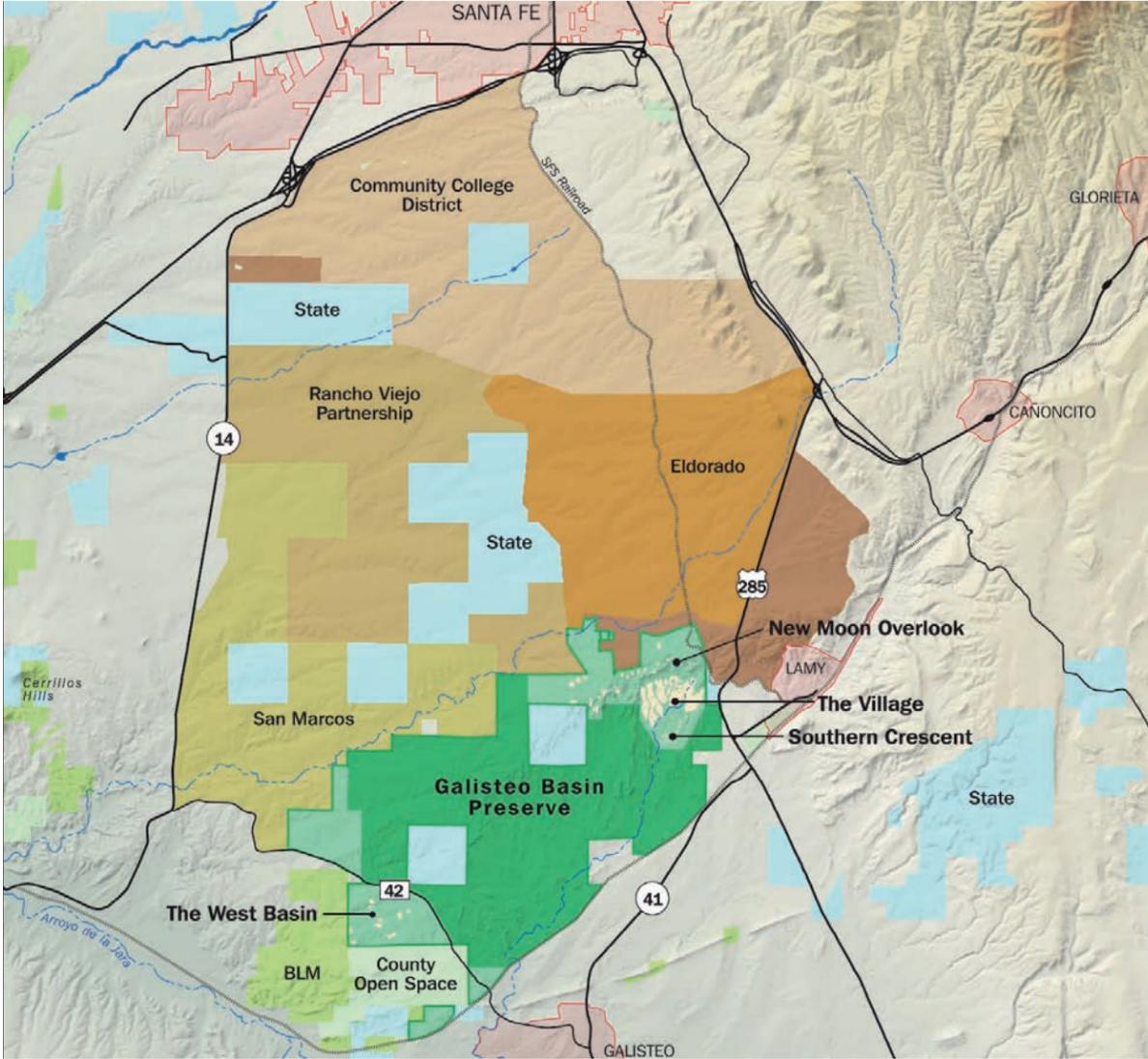
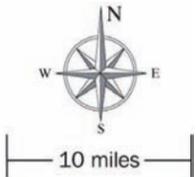


Regional Context

Legend

Base Layers

- Galisteo Basin Preserve Conservation Lands
- Galisteo Basin Preserve Other Lands



Vicinity Context

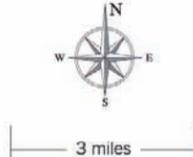
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Land Ownership Status

- Galisteo Basin Preserve (GBP) Public Open Space
- GBP Private Conservation Lands
- GBP Development
- Rancho Viejo Partnership
- San Marcos
- Eldorado
- Community College District
- Other Subdivision
- County Open Space
- State Land
- Bureau of Land Management

Base Layers

- Galisteo Basin Preserve
- Municipal Boundary
- Highways
- Railroad
- Stream / Arroyo



COMMUNITY PLAN

Village Concept Plan + Principles

The Village is designed to exemplify the values and practices of environmentally sensitive, resource-efficient, and socially responsible community building. It is planned to be compact and pedestrian-oriented, mirroring the form of traditional New Mexico towns and villages.

The Village is sited within a spectacular bowl-shaped valley. It is bounded on the north, east, and west by well-defined ridges. A majority of the Village basin is oriented to the south, and it is protected from northern and western winds by the Lamy Crest escarpment. A number of arroyos, ridges, and knolls frame the community's proposed development area.

Site-Planning Principles

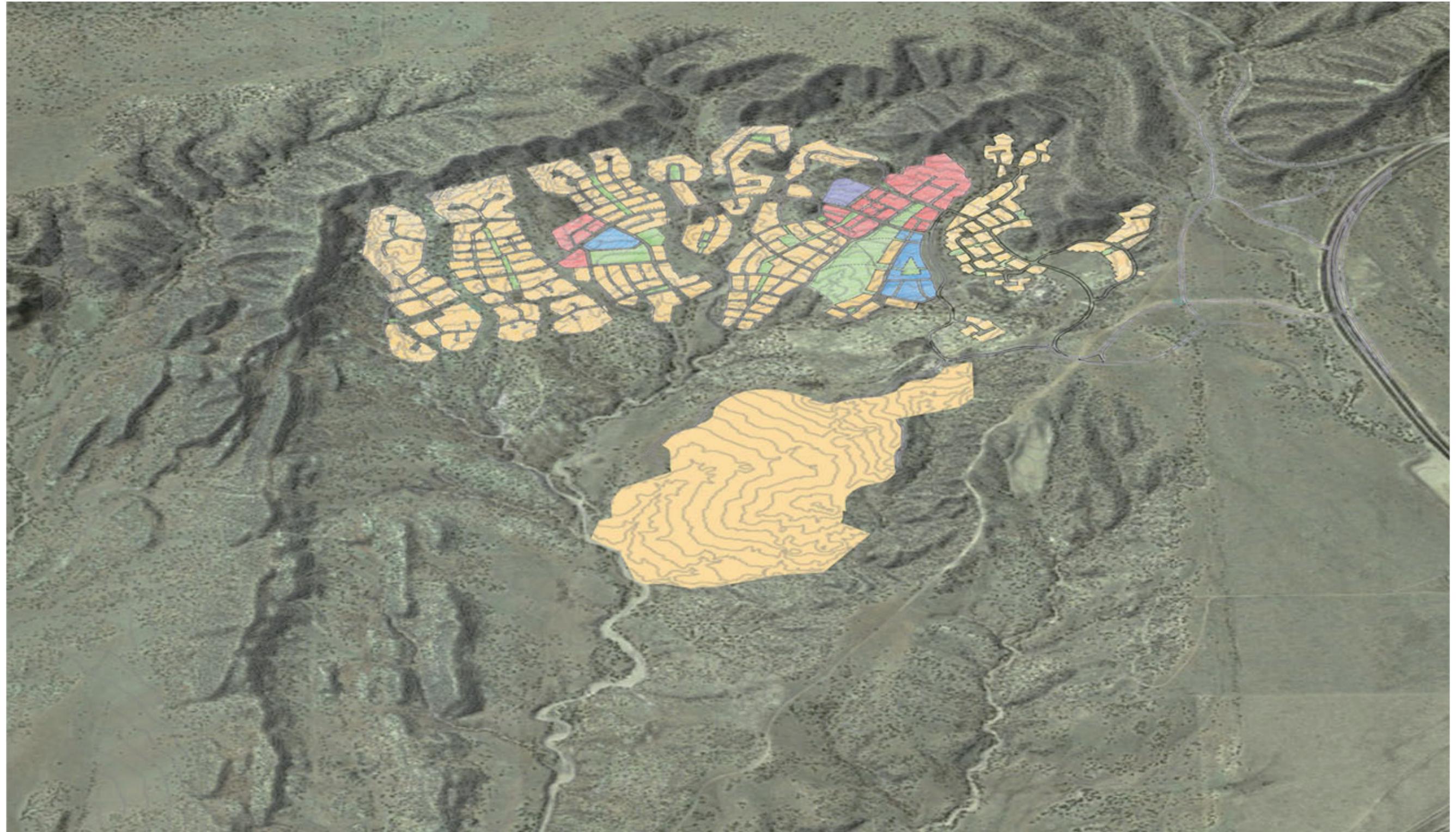
The site-planning principles associated with the Village development plan include:

- Orient roads and development areas towards natural features, landmarks, and views.
- Capitalize on the long views to the surrounding mountains, mesas, grasslands, and escarpments.
- Let arroyos, ridges, and knolls define development areas and establish clear neighborhood identities.
- Orient streets and community spaces so they are shielded from winter winds, maximize solar exposure, and capitalize on cool summer breezes.

Programmatic Goals

Four primary public-policy goals and design criteria inform the planning process for the Village. These include:

- **Design for Economic and Social Diversity:** Create a broad mix of lot types and sizes to support housing development opportunities for people from a wide range of income levels and cultural backgrounds. Interperse market-rate and inclusive housing units throughout the community to encourage community exchange.
- **Minimize Development Footprint:** Limit the Village's development footprint so as to minimize soil loss, habitat degradation, and stormwater runoff. Minimize non-renewable energy and water consumption.
- **Create a Vibrant Core:** Develop a variety of commercial and institutional resources within the Village center that will activate the community as a place for entertainment, learning, cultural exchange, and commerce. Foster a unique sense of place.
- **Stimulate Learning and Discovery:** Physically and programmatically integrate a primary and secondary school into the Village to promote interaction between students and residents, leverage the energy and daily activities of the schools' student bodies, and share community facilities.



MASTER PLAN APPROVAL

Zoning

On June 12, 2007, the Santa Fe County Board Commissioners approved the master plan for the Village at the Galisteo Basin Preserve. Santa Fe County's master plan approval changed the zoning classification for the Village site to Large Scale Mixed Use Development from its previous zoning classification of Homestead (minimum lot size of 40 acres) and Basin Fringe (minimum lot size of 12.5 acres).

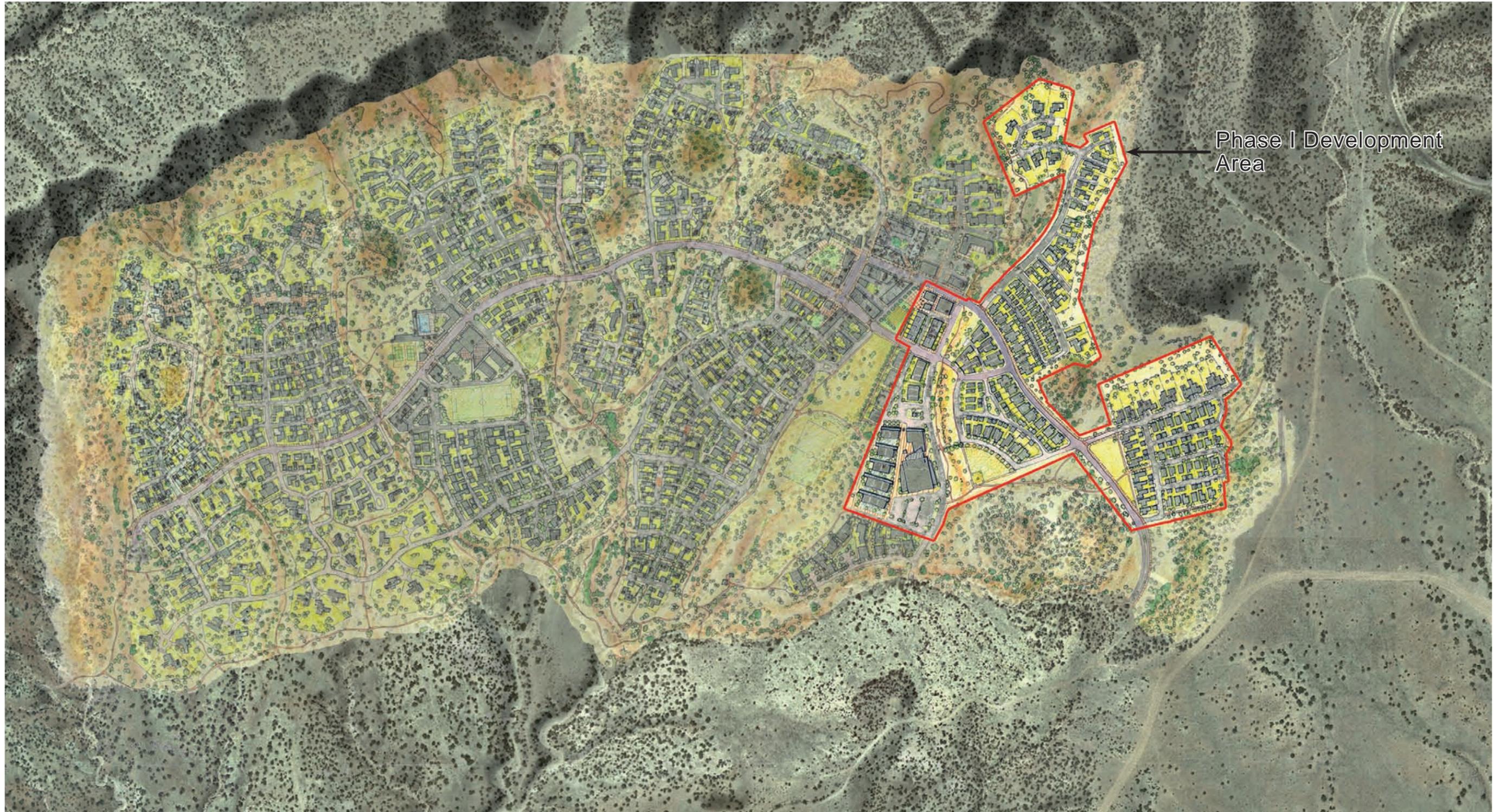
As illustrated in the Land Use Plan graphic, the following land uses were approved:

- Residential—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; and
- Special use memorial—for green cemetery and interment.

Mixed-Use Development Plan

Accompanying the master plan zoning change was a development request for a maximum number of residential units and a maximum of non-residential square footage as follows:

- 965 housing units (e.g., single-family detached, single-family attached, townhouses, lofts, live-work, co-housing units, studios, condominiums);
- 80,000 square feet of commercial development (e.g., retail, service, office, fractional share, assisted care, acute care/preventive treatment, plant nursery, storage);
- 5,000–15,000 square feet of institutional/civic development (e.g., post office, library, fire station);
- 90,000 square feet of education-related development;
- 5,000–10,000 square feet of recreational facility development (e.g., swimming pool, basketball court, gymnasium); and
- 10–25 acres for a memorial landscape for green burial interment services.

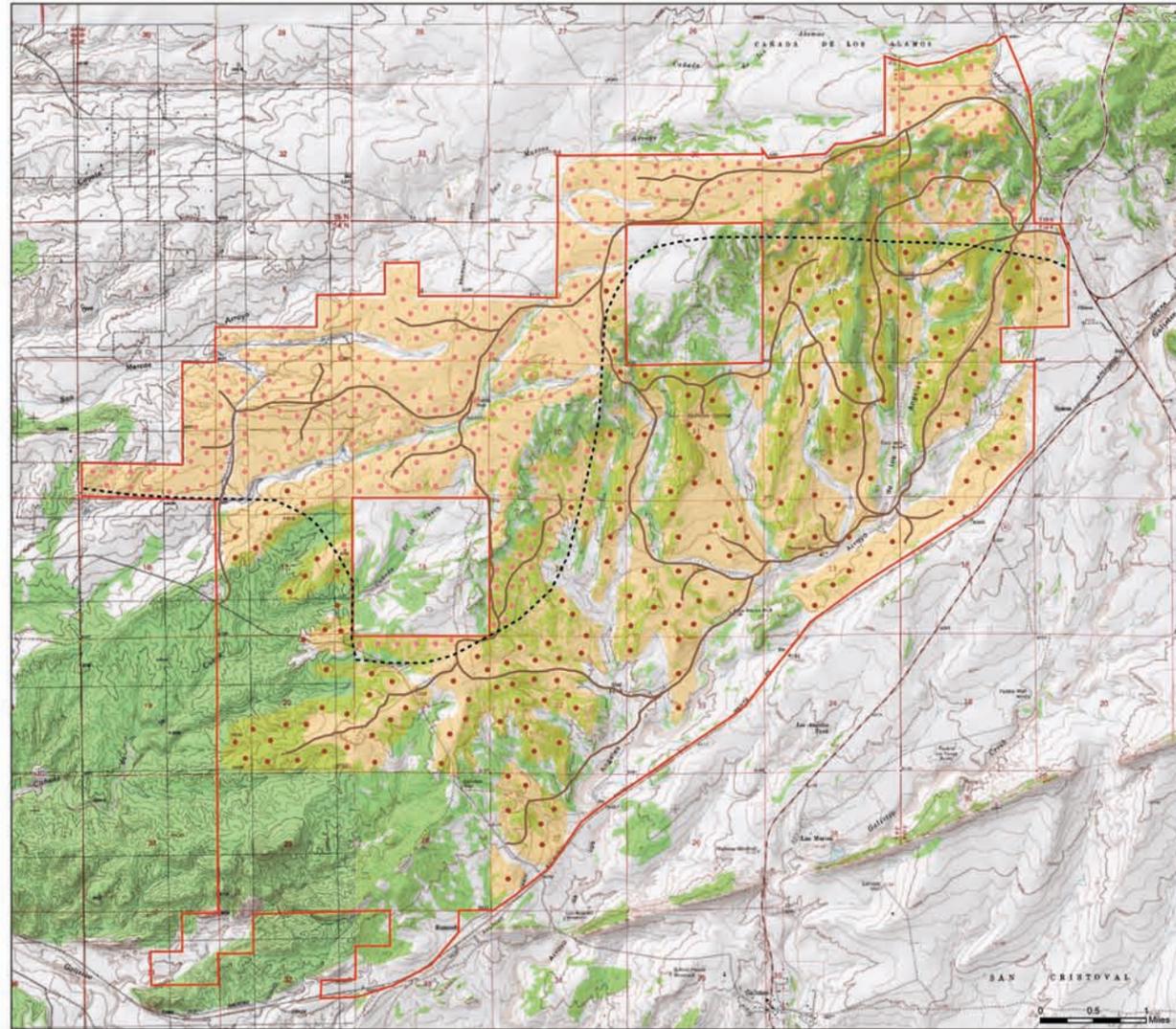


DEVELOPMENT RATIONALE

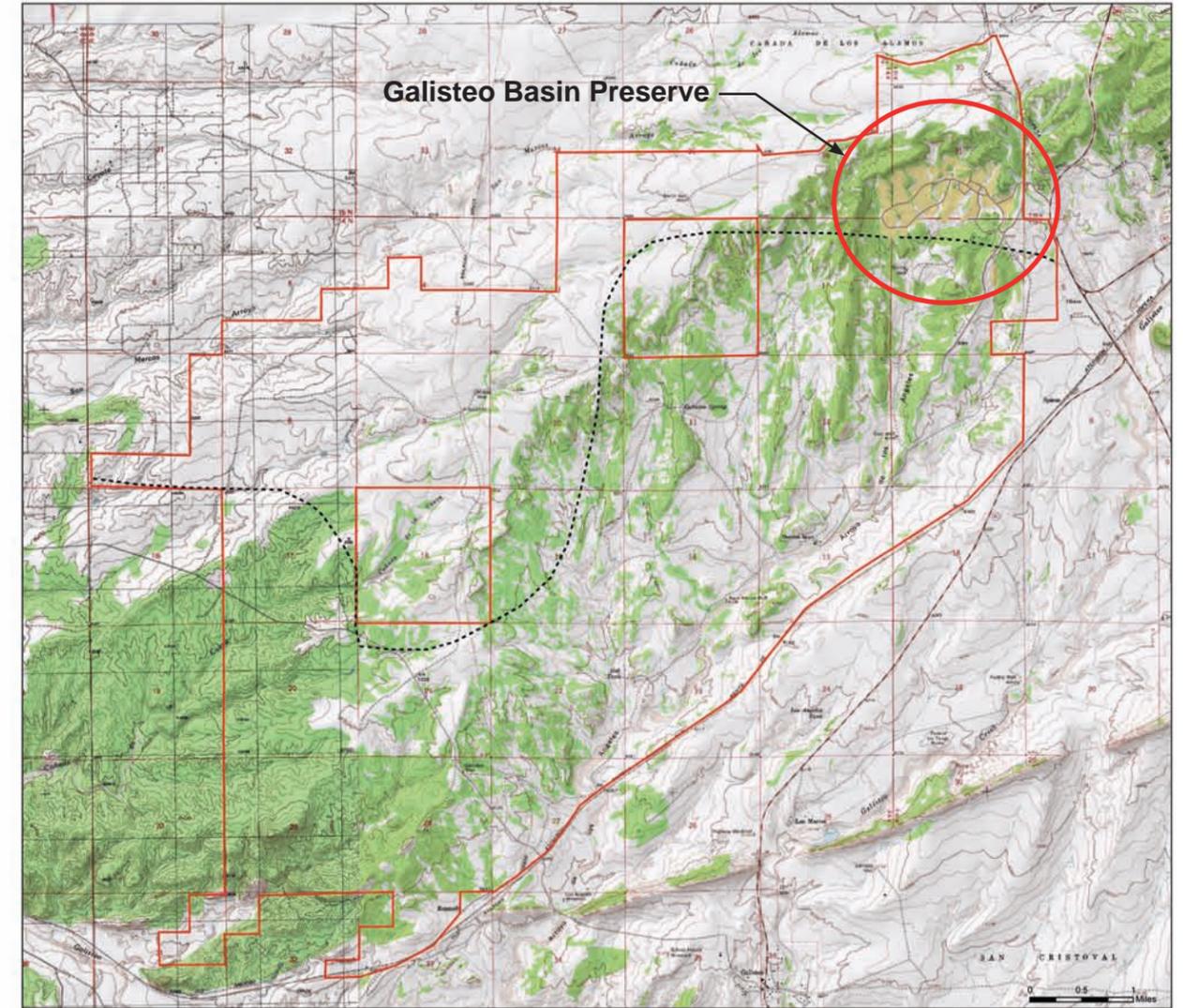
Prior to Commonweal Conservancy's involvement, the Galisteo Basin Preserve was at risk of being developed into hundreds of 12.5-acre and 40-acre ranchettes. Developed in accordance with Santa Fe County's hydrological zoning, the Preserve would have suffered development of more than 40 miles of rural roads, up to 300 domestic wells, water draws of 180–360 acre-feet/year, incalculable habitat loss, wide-spread soil erosion, service challenges for fire and police response, poorly compensated school impacts, and a host of other negative environmental and social outcomes.

As an antidote to the business-as-usual practice of rural land subdivision, the Preserve is designed to responsibly accommodate a modest share of Santa Fe County's expected population growth over the next 12 years. Respecting the goals and objectives of Santa Fe County's emerging Growth Management Plan, the Preserve advances a compact, mixed-use, mixed-income development program.

At full build-out, the Village at the Galisteo Basin Preserve is expected to house approximately 2,300 residents, providing a wide range of housing choices for individuals, couples, and families. School enrollment is anticipated to total more than 750 students. The Preserve will provide public access to vast open-space areas and trails and offer a diverse range of cultural and economic amenities. Additionally, the Village will accommodate the region's need for new recreation facilities, as well as address a portion of the fire protection, public safety, and transportation challenges currently facing Santa Fe County.



Business-as-Usual Hydrologic Zoning Development Pattern



Clustered Community Development Plan

Legend

- Santa Fe Hydrologic Zoning (1980)
- Residential Impact Zone, Homestead (1 per 40 ac)
- Residential Impact Zone, Basin Fringe (1 per 12.5 ac)
- Property Boundary
- Development Zones
- Backbone Roads

Legend

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

DEVELOPMENT SUITABILITY

Opportunities + Constraints Analysis

The Galisteo Basin Preserve’s development plan was informed by a composite analysis of GIS resource maps, background reports, and field reviews of ecologists, archaeologists, hydrologists, geologists, engineers, planners, and architects. In combination, these studies helped identify the essential development opportunities and constraints associated with the Village at the Galisteo Basin Preserve.

Undulating Topography

Slopes and landforms offer a mix of conditions for new development. The property’s variable physiographic characteristics offer opportunities to fit development within relatively small and discrete valleys and meadows, ensuring that individual neighborhoods are clearly framed and efficiently developed. The surrounding hills and low ridges also create opportunities to set vertical development into the slope without overwhelming the community’s visual character and urban design.

Mountain + Grassland Views

The views throughout the Galisteo Basin Preserve are extraordinary. Near the Village center, views of up to 270 degrees include the Galisteo Basin and the Ortiz, Sandia, Manzano, and Pecos mountains. From the Village neighborhoods, views are oriented to the Ortiz, Manzano, and Sandia mountains. The property’s ridgelines and knolls command 360-degree panoramas of Santa Fe’s mountain ranges and grasslands.

Viewshed + Skyline

The ridgelines, side slopes, and exposed hillside areas within the property require careful protection to ensure that development within the Village does not impinge upon the scenic values or night-sky resources of the Galisteo Basin.

Steep Slopes

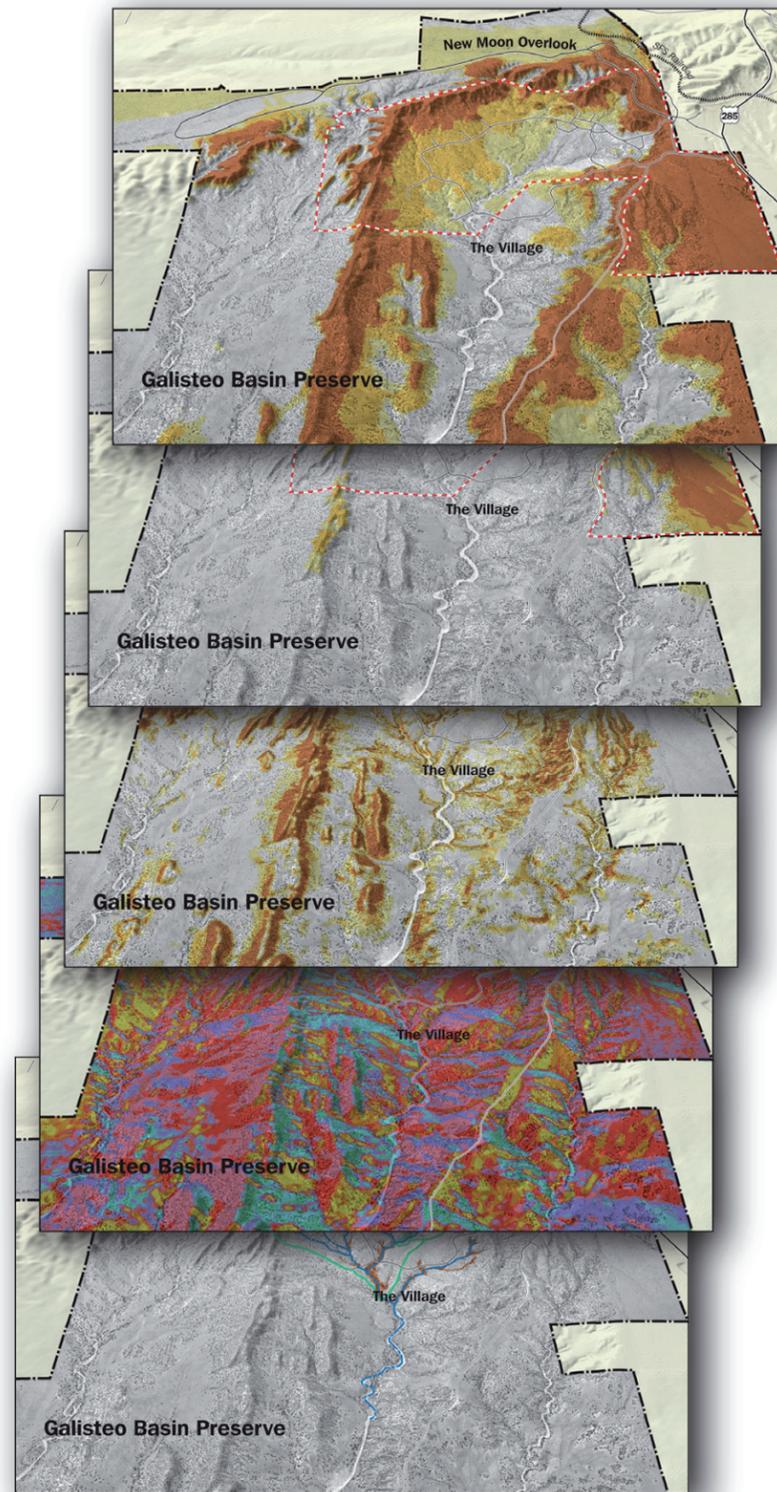
In a number of areas immediately outside the Village development envelope, development would be severely constrained by slopes in excess of 15 percent. Although entirely avoided by the development plan, these steeper slopes are located at the base of the escarpment zone. Steep slope conditions also exist within and adjacent to arroyos—requiring generous setback allowances.

Solar Orientation

Northern New Mexico enjoys roughly 320 days of sunshine a year, making it an optimal site for solar energy gain and generation. The predominantly south-facing orientation of the Village site and its relatively consistent slope conditions offer many opportunities for solar heating in the Village’s homes and buildings.

Arroyos + Drainages

The primary drainage system within the Galisteo Basin Preserve is the Arroyo de los Angeles. This meandering waterway and its tributaries offer a number of planning and design opportunities related to wildlife habitat, trail/greenway corridors, and neighborhood separators.



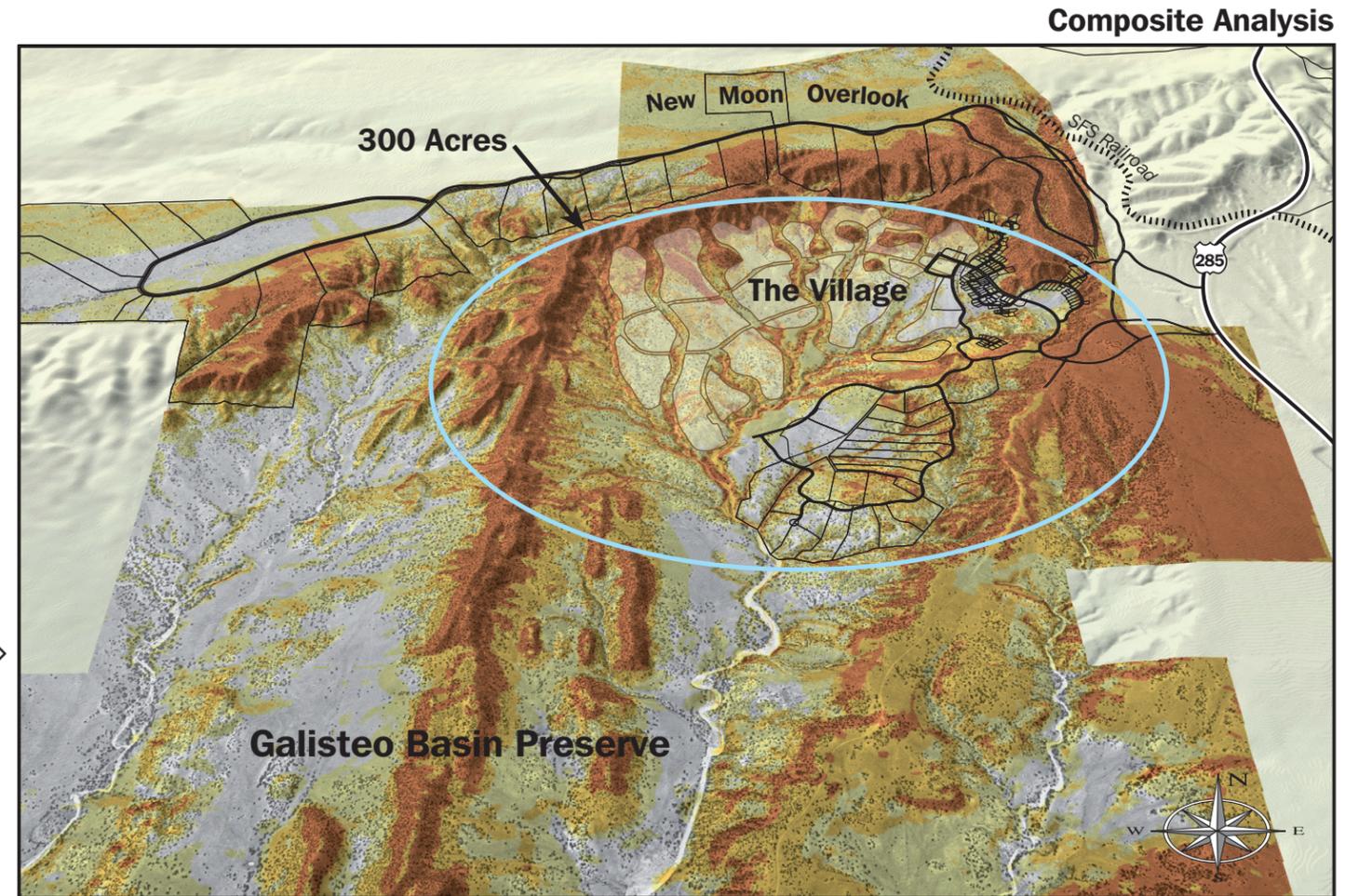
Viewshed

Skyline

Slope

Solar Orientation

Hydro Soils



Constraints Composite

GALISTEO BASIN PRESERVE

The constraints composite is the sum of the hydrosols, viewshed, skyline, slope and solar orientation maps. Least Constrained represents the fewest number of coincident constraints while Most Constrained represents the greatest number of coincident constraints at a particular locale.

Constraints

- Most Constrained
- Least Constrained
- Moderately Constrained
- No Constraints

Community Plan

- Development

DEVELOPMENT INTENSITY + LAND USE

The conceptual plan for the Village proposes six distinct land-use classifications. These include three types of residential development intensity; a mixed use overlay zone that will accommodate commercial and institutional land uses; and several special-use zones that are established for specific land uses in support of the Village.

Village Residential

The Village Residential zone is located within one-quarter mile of the Village center. It will include a mix of high-density attached and detached housing. Residential densities are expected to range from 10–25 units/acre. Residential product types will include, but not be limited to, townhouses, courtyard homes, live-work units, lofts, and co-housing compounds. Housing may be intermixed with commercial and civic uses in one- to four-story structures. Commercial and civic land uses will be developed at street level. In limited cases, commercial uses—such as office condominiums or live-work lofts with active commercial businesses—will be located above street level. Civic land uses will likely include school uses (Charter School 37), medical services, a fire station, a post office, and an environmental/interpretive center.

Neighborhood Residential

The Neighborhood Residential zone is proposed as a moderate-density development area that will include a mix of detached and attached single-family housing. While this zone has been overlaid with a mixed-use classification in specified areas, the Neighborhood Residential zone is intended to be primarily residential in form and character. Average densities will range from 5–15 units/acre. Civic and commercial uses may include live-work lofts with active commercial businesses, a middle or elementary school, day-care facilities, and a preschool.

Basin Residential

The Basin Residential zone is proposed as a low-density development area that will support predominantly single-family detached housing. It is considered an important transition zone for the Village by offering larger lots and a more diverse architectural character than the Village center. Average densities in the Basin Residential zone will range from 1–10 units/acre. Lots will be configured to maintain view corridors to the surrounding open space. Preliminary lot plans for the Basin Residential zone are oriented toward drainages and lot lengths are exaggerated relative to their frontage widths. The Basin Residential zone will include compound homes that aggregate three to five homes within a single development envelope with shared courtyards and parking areas.

Phase One (2010–2012)

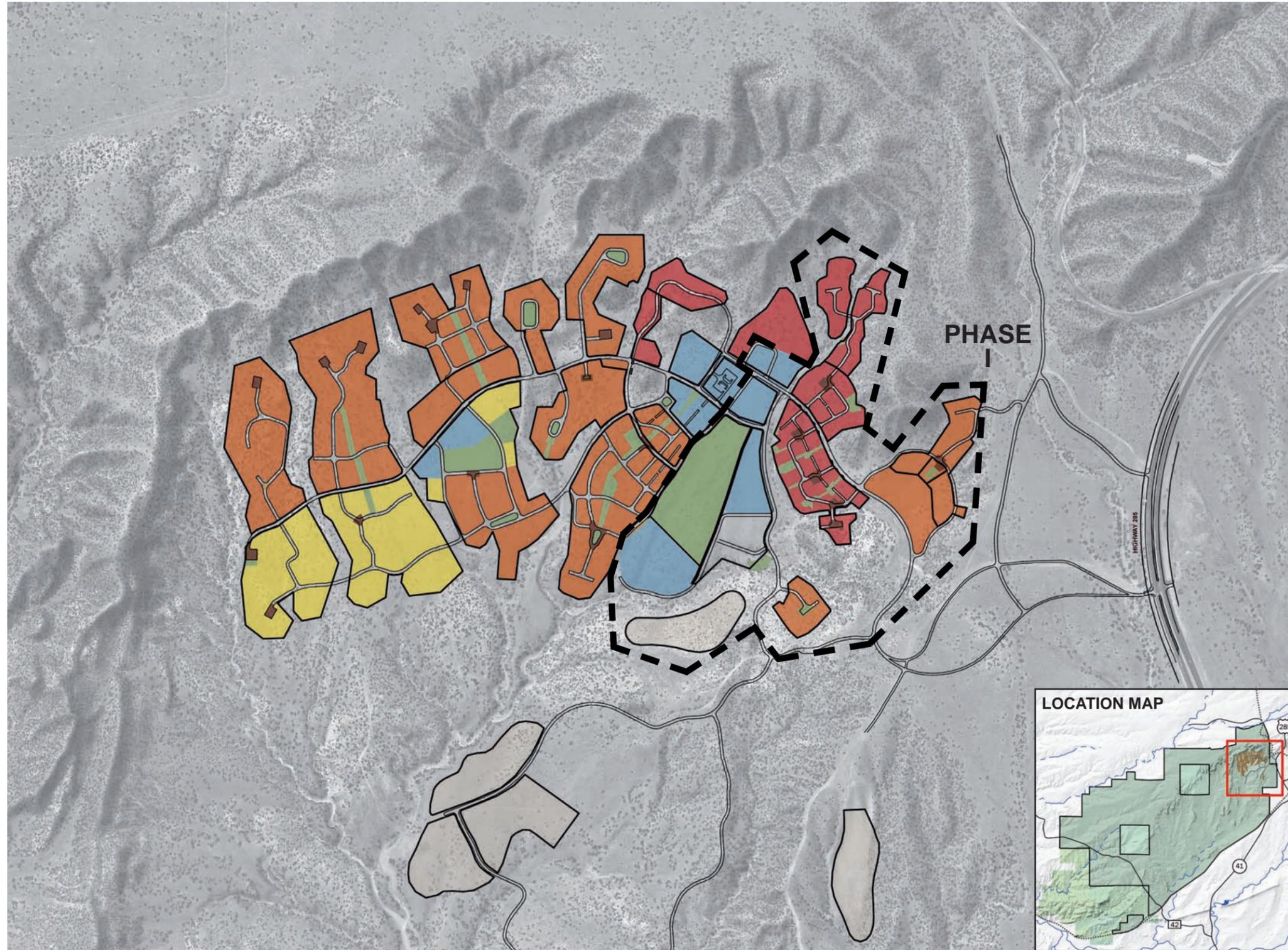
The initial phase of development is designed to include 149 homes and 37,500 square feet of civic, educational, and commercial space. Development during this initial phase will focus on residential neighborhoods within an 80-acre area on the eastern flank of the Village.

The mix of home types will include cottages, live-work lofts, townhouses, courtyard homes, and single-family custom homes. A sales center and market/café will be developed within the first-phase neighborhoods, and an initial phase of the high school is proposed for development in the Village center. The first phase will also address roadway improvements to Astral Valley Road and primary Village roads, as well as associated landscape and entry improvements.

Public infrastructure in this phase will include wells, storage tanks, water-distribution lines, a phased wastewater treatment system, and related stormwater management structures.

Later Phases (2012–2022)

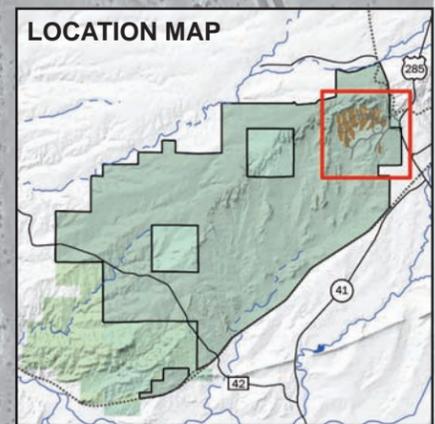
Townhouses, live-work lofts, multi-family condominiums, and commercial space will be developed in the Neighborhood Residential zone near the base of the Lamy Crest throughout the subsequent phases of development. Medium-density residential development (i.e., Neighborhood Residential zone) will occur during the intermediate phases (2012–2016). Later phases (2016–2022) will involve a mix of higher-density Village Residential homes in and around the Village center (15–25 dwelling units/acre) and single-family detached Basin Residential homes in western and the southwestern development envelopes. The housing mix will support a broad range of price points to serve a diverse buyer population.



LEGEND

- VILLAGE RESIDENTIAL (10-25 DU/AC)
- NEIGHBORHOOD RESIDENTIAL (5-15 DU/AC)
- BASIN RESIDENTIAL (0-10 DU/AC)
- SPECIAL USE ZONE (Community Orchard, Memorial Landscape/Green Cemetery, Staging/Storage Area)
- MIXED USE OVERLAY (Café, Sales Office, Post Office, Charter School, Environmental Center)
- PARK
- COURT

0 200 400 800 1600 FT



AFFORDABLE HOUSING PLAN

In conformance with Santa Fe County’s recently adopted Affordable Housing Ordinance, 30 percent of the community’s housing—290 of a total of 965 units—will be available for purchase by income-qualified households. The affordable housing will be equally distributed among four income brackets: households that earn 50–65 percent of the Statistical Metropolitan Area Median Income (AMI); households that earn 66–80 percent of AMI; households that earn 81–100 percent of AMI; and households that earn 101–120 percent of AMI.

Proposed Phasing/Timetable

The Village at the Galisteo Basin Preserve will be built in several phases over a period of 10–12 years. Each phase will include an allocation of 30 percent affordable and 70 percent market-rate homes.

The first phase of development (2010–2012) is projected to include 149 residential units. Approximately 45 of these will be developed for households earning 50–120 percent of AMI. In the intermediate development phases (2013–2017), approximately 100 affordable homes will be built. In the final phases of development (2018–2022), the balance of the affordable homes (approximately 145 units) will be developed.

Integrative Community Plan

In order to facilitate the development of a diverse, energetic, mixed-income, mixed-use community, affordable housing will be integrated into a broad range of neighborhoods during each phase of development. Parity among housing types is also anticipated in the development plan. For example, in a neighborhood characterized by single-family detached housing, the affordable housing will include single-family detached homes and/or attached homes—the latter whose architecture incorporates the massing scale and design attributes of the market-rate single-family detached housing.

The adjoining illustration presents a possible scenario for affordable housing distribution in the Village during the first phase of development. Later phases of the Village development anticipate a similar commitment to integrating affordable units across neighborhoods.

Housing Types + Sizes

The Village will support a broad range of household types, age groups, lifestyles, and incomes by providing a diverse array of market-rate and affordable housing products: single-family detached houses, courtyard homes, and various configurations of attached housing (e.g., lofts, live-work units, studios, and multi-family condominiums).

Among market-rate housing products, home sizes are expected to range from 450-square-foot studios to 3,200-square-foot, three-bedroom houses. Similarly, affordable homes are anticipated to include a mix of small studios and homes that can accommodate one to five people. The community’s affordable housing will be constructed in accordance with the design standards of the Village market-rate housing.

Community Land Trust

To ensure a meaningful standard for permanent housing affordability, Commonweal Conservancy proposes to designate 25 percent of the Village affordable homes (approximately 75 units) to the stewardship of a community land trust. By this approach, Commonweal Conservancy, or its designee, will retain title to the land underlying the land trust-designated units—controlling their resale price to ensure that homes are available to income-qualified households in perpetuity. In this model, Santa Fe County’s proposed right of lien associated with affordable housing sales will need to be reconsidered.

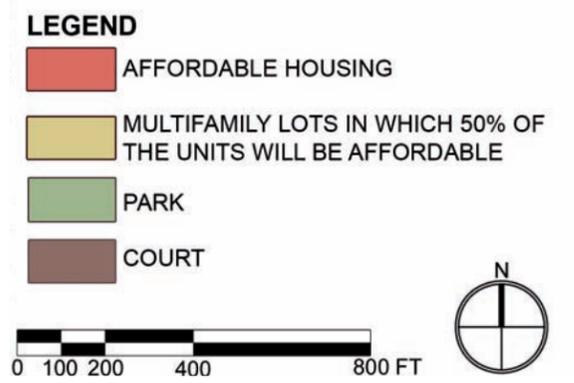
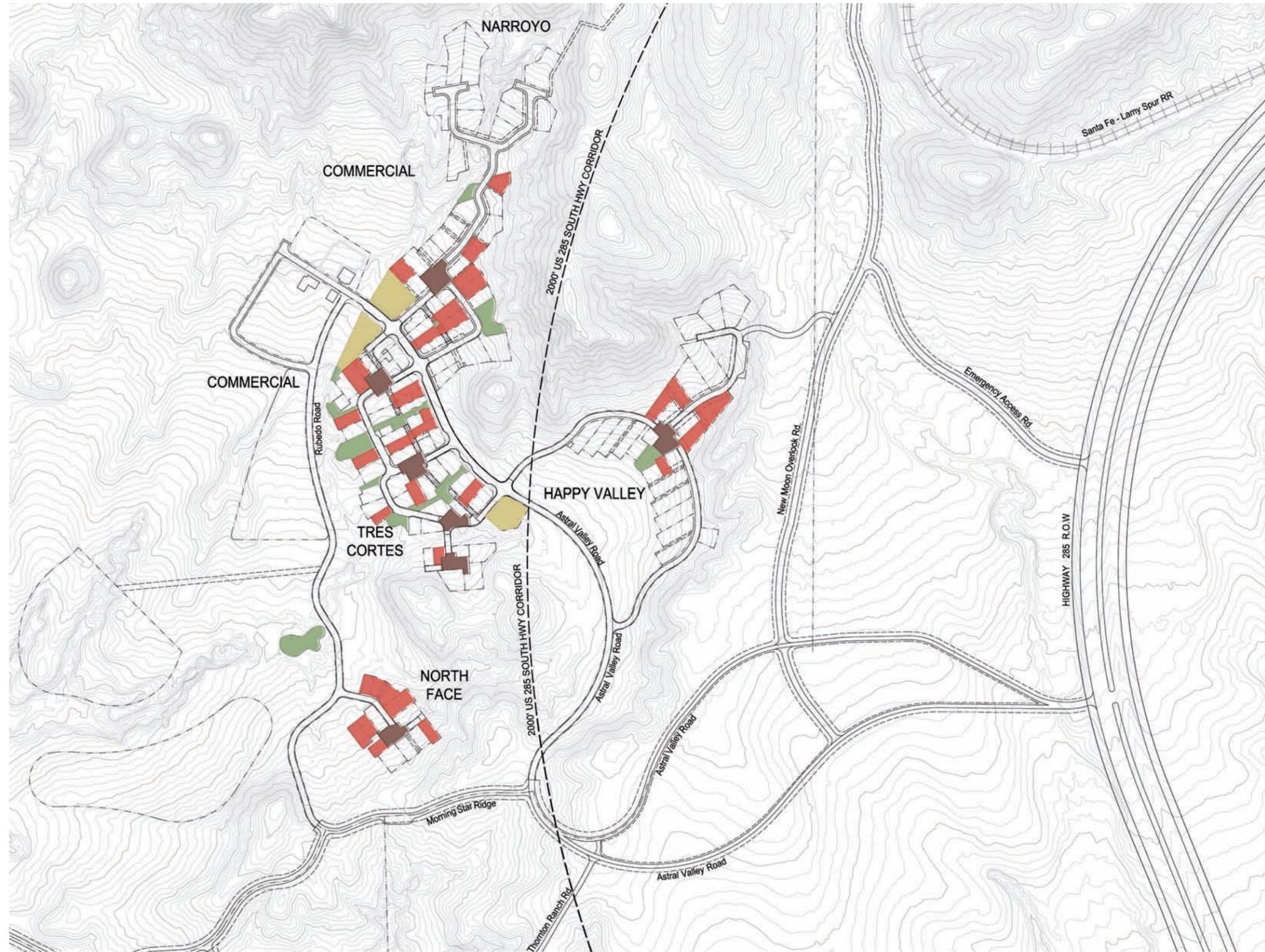
Green Building Standards

Concurrent with its affordable housing public policy ambitions, Commonweal Conservancy is dedicated to employing best practices of environmentally responsible development. Green building standards (e.g., U.S. Green Building Council’s LEED standards) will inform the planning and construction of residential and commercial/civic units within the Village. By living in homes that conform to U.S. Green Building Council development standards—in addition to green building standards associated with the Enterprise Foundation’s Green Communities program—residents can expect to enjoy lower utility bills, reduced transportation expenses, fewer maintenance costs, and healthier living environments. By this practice, the

long-term cost of homeownership could be significantly reduced compared to housing that is inexpensively built and difficult to maintain.

In an effort to integrate green building standards into its residential building program, Commonweal Conservancy anticipates that the Village’s market-rate and affordable housing units will be somewhat smaller than homes typically being offered in the northern New Mexico market. Smaller homes support a wide range of sustainability objectives, including reduced material volumes, less embedded energy, reduced CO₂ emissions, less waste, and lighter heating and cooling demands.

PHASE I AFFORDABLE HOUSING



PARKS, TRAILS + OPEN SPACES

Parks, trails, and open spaces distinguish the form, structure, and functionality of the Village at the Galisteo Basin Preserve. In combination with the arroyo protection objectives of the project, parks and open space serve as essential “green infrastructure” for the community.

The Village open space, trails, and park system is designed to visually connect residents, workers, students, and visitors to the scenic resources of the region. During the master planning process, painstaking effort was invested in establishing the location, orientation, and form of public spaces (e.g., plazas, playfields), trails, and bikeways and in the protection of natural landforms (e.g., hills, slopes, meadows). Commonwealth Conservancy’s commitment to park-making and open space protection is informed by long experience and a deep faith in the power of land as a healing, energizing, and transformative force for individuals and communities.

The park, trails, and open space program of the Galisteo Basin Preserve is also designed to cultivate a culture of environmental stewardship—one that is well informed, active, and effective in conserving and restoring the ecological resources of this special landscape. Rather than depend on governmental supervision, the Preserve’s parks, trails, and open spaces will be privately managed and actively programmed. They will be accessible to the community of Santa Fe County as a legacy of the area’s long past and exciting future.

Village Parks

The community is arranged around a handful of signature parks and open spaces that will highlight the environmental character and social vision of the Village:

- A Village Plaza will be located in the heart of the Village center. The Plaza is sited and designed to activate the center of the community with play spaces, eating areas, and people-watching opportunities. The Plaza is also arranged to accommodate community activities that may spill over into the Central Green, located south of the commercial core.
- The Central Green is aligned with a long view to the southwest, past the Community Orchard, to frame the distinctive silhouettes of the Ortiz and Manzano mountains, as well as a geological formation known as Cerro Pelon. Amidst the complex and active concentration of homes, businesses, and civic land uses within the Village, the Central Green is designed as a place of refuge and repose close to the center of the community. It provides a dramatic focal point—one that can be programmed to support a wide range of recreational activities and events.
- The Community Orchard is located along the viewshed axis of the Village Plaza and Central Green. It is arranged to visually and physically connect residents and visitors to the agrarian values and cultural history of the region. The Community Orchard will also function as a teaching tool for residents and students—making clear the connection between land, water, and agriculture.

Neighborhood Parks

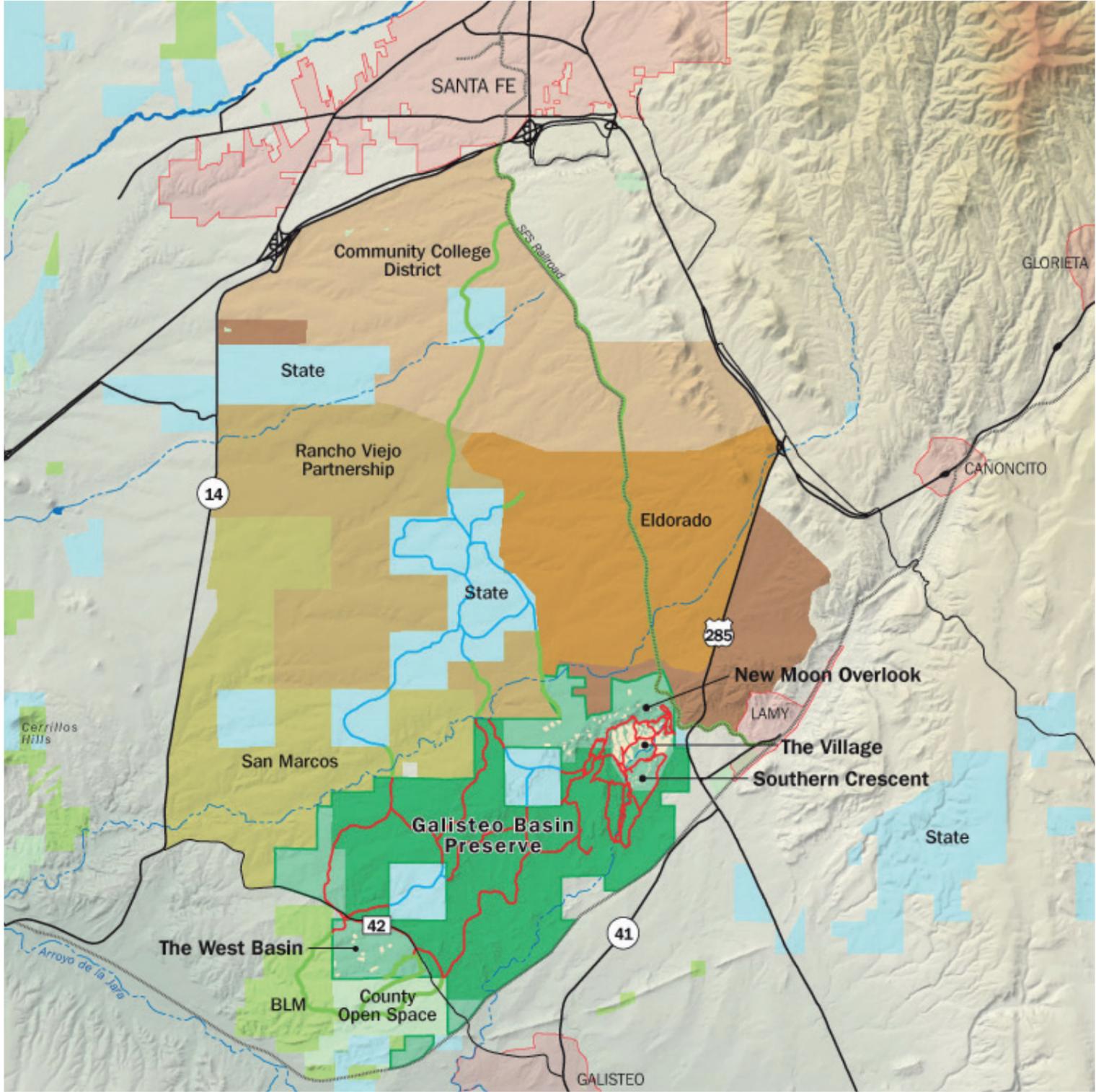
Neighborhood parks will be sited to allow for direct pedestrian access and to serve as neighborhood separators, typically within one-quarter mile of residential concentrations. Neighborhood parks will be designed to create shaded places where residents people watch and gather with one another, children run and laugh, teenagers assemble to talk and play music, and pet owners walk and celebrate their animals. Park improvements will be designed to support the interests and needs of residents, students, and visitors (e.g., playgrounds near families, pavilions near live-work areas). Neighborhood parks will be connected by a system of paths that allow residents to easily access other parks, open spaces, and community resources in the Village.

Trails

Paths will provide mobility throughout the Village, as well as to the communities located north, south, and east of the Preserve. The Preserve’s trail system is planned to include at least 50 miles of publicly accessible biking, hiking, and equestrian trails. Additionally, trails are planned and, in some cases, being negotiated to link the Preserve to adjoining private, state, and BLM holdings.

A hut-to-hut system is being explored for the Preserve to offer places for rest and reflection. Additionally, interpretive signs and/or displays will be developed to explain the surrounding ecology of vegetation, hydrology, and animal habitats, as well as the region’s social history and archaeological significance.

REGIONAL TRAILS NETWORK



- Legend**
- Land Ownership Status**
- Galisteo Basin Preserve (GBP) Public Open Space
 - GBP Private Conservation Lands
 - GBP Development
 - Rancho Viejo Partnership
 - San Marcos
 - Eldorado
 - Community College District
 - Other Subdivision
 - County Open Space
 - State Land
 - Bureau of Land Management

- Base Layers**
- GBP Boundary
 - Town Boundary
 - Highways
 - Railroad
 - Stream / Arroyo

- Trails**
- Proposed GBP Trails
 - Proposed State Land Trails
 - Other Trails
 - Rail Trail



3 miles