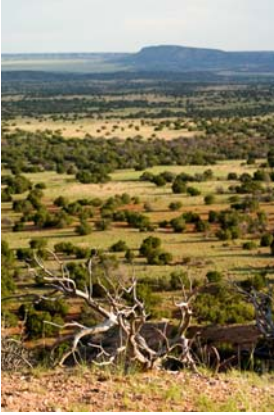


COMMUNITY ORIGINS | 2.0

COMMUNITY ORIGINS

Property History



Cobbled together from a large number of homestead-issued patents during the early 1900s, the Thornton Ranch eventually grew to include more than 17,000 acres. In early 2000, the Thornton family determined that the economic challenges associated with ranching had become unsustainable. To conserve the exceptional scenic, archaeological, and wildlife habitat values of the ranch, the Thornton family engaged legal and real estate advisors (West Wood Realty) to guide the property's disposition.

Among the family's early transactional partners was the Trust for Public Land (TPL). In collaboration with Santa Fe County, TPL coordinated the sale of nearly 1,500 acres to Santa Fe County's Open Space and Trails Program. Other transactions totaling approximately 800 acres were accomplished with private "conservation buyers" who agreed to acquire their parcels subject to the terms of conservation easements/restrictive development covenants.

Founder

Commonweal Conservancy, Founder of the Galisteo Basin Preserve, was incorporated in 2003 as a nonprofit conservation-based community development organization.

Building on their long experience with the Trust for Public Land, the founders of Commonweal Conservancy well understood the strengths and limitations of publicly financed open space protection initiatives. By embracing a limited development strategy for the ranch, Commonweal Conservancy foresaw an opportunity to protect more than 12,000 acres of the Galisteo Basin, while simultaneously addressing a wide range of community needs such as inclusive housing, education, job-creation, and economic development.

As a prototype for its unique brand of conservation-based community development, in November 2003, Commonweal Conservancy entered into a five-year phased purchase agreement to acquire the 13,222-acre Thornton Ranch. In April 2005, Commonweal Conservancy purchased the first of five parcels – an area that included approximately 2,350 acres. By this initial acquisition, more than 2,200 acres were dedicated to permanent open space protection – a tangible start to achieving their larger goal of preserving more than 16,000 acres in the Galisteo Basin.

DEFINING A COMMUNITY PRESERVE

Overview



Long celebrated for its spectacular scenic, cultural, and wildlife habitat values, the Galisteo Basin is a region of exceptionally fragile and ecologically significant land and water resources. The Preserve is acknowledged as a “keystone property” in Santa Fe County’s land use planning program. Properly managed, the Preserve will positively influence the health and vitality of the Galisteo Basin in the coming decades, as well as the development patterns within the Santa Fe metropolitan area.

As proposed in this submission, the natural lands located outside the Village “development zone” will be permanently protected. Approximately 14,500 acres of the Preserve, or 96 percent of the lands will be permanently protected and restored as conservation land, with 11,700 acres designated as publicly accessible open space. Village residents and visitors will have access to more than 30 miles of hiking, biking, and equestrian trails. Concurrently, the Village will address the region’s escalating needs for high quality public education, attainable housing, and economic development.

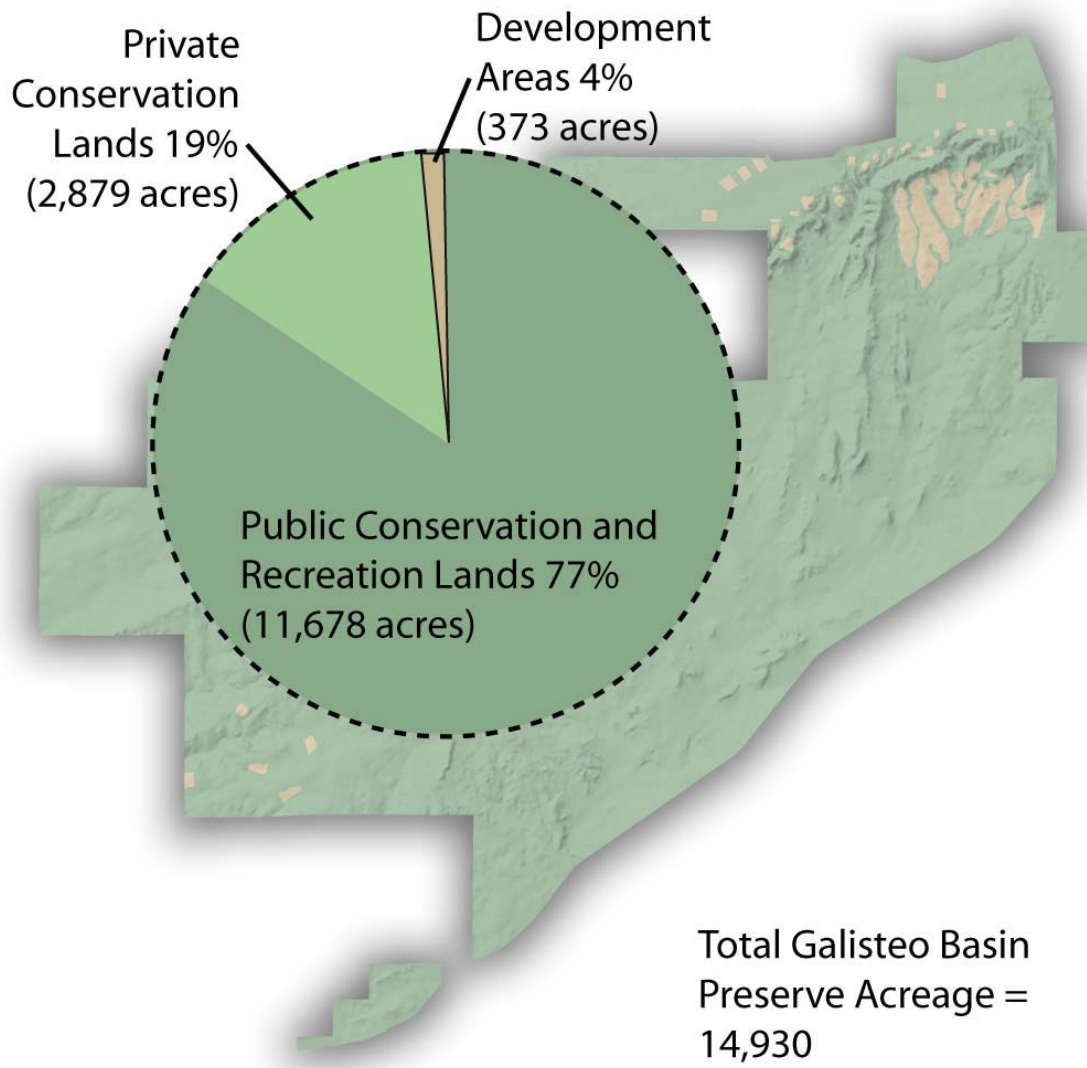
Definition

A “community preserve” is model of conservation-based development that has been pursued by only a handful of developers throughout the United States. While a “conservation development” is generally defined as one that sets aside at least 50 percent of a project’s land area for open space and habitat protection purposes, a community preserve is designed to conserve at least 90 percent of a project’s land area for open space and recreational uses. This said, in addition to its open space protection goals, the Galisteo Basin Preserve is distinguished by its commitment to creating a large scale mixed-use, mixed-income community.

Stewardship + Conservation Easement

To ensure the long-term conservation values of a community preserve, management, financing, and restoration responsibilities are often designed with “layers” of participation and oversight. As currently conceived, the Preserve’s open space will be managed by an independent nonprofit Conservation Stewardship Organization (CSO). Stewardship work will be financed with a developer-funded endowment, as well as real estate transfer fees generated from property sales. To ensure that the conservation values of the property are guaranteed, the Preserve’s open lands will be overlaid with a conservation easement held by the proposed CSO.

Figure 2.A – Galisteo Basin Preserve Conservation Areas

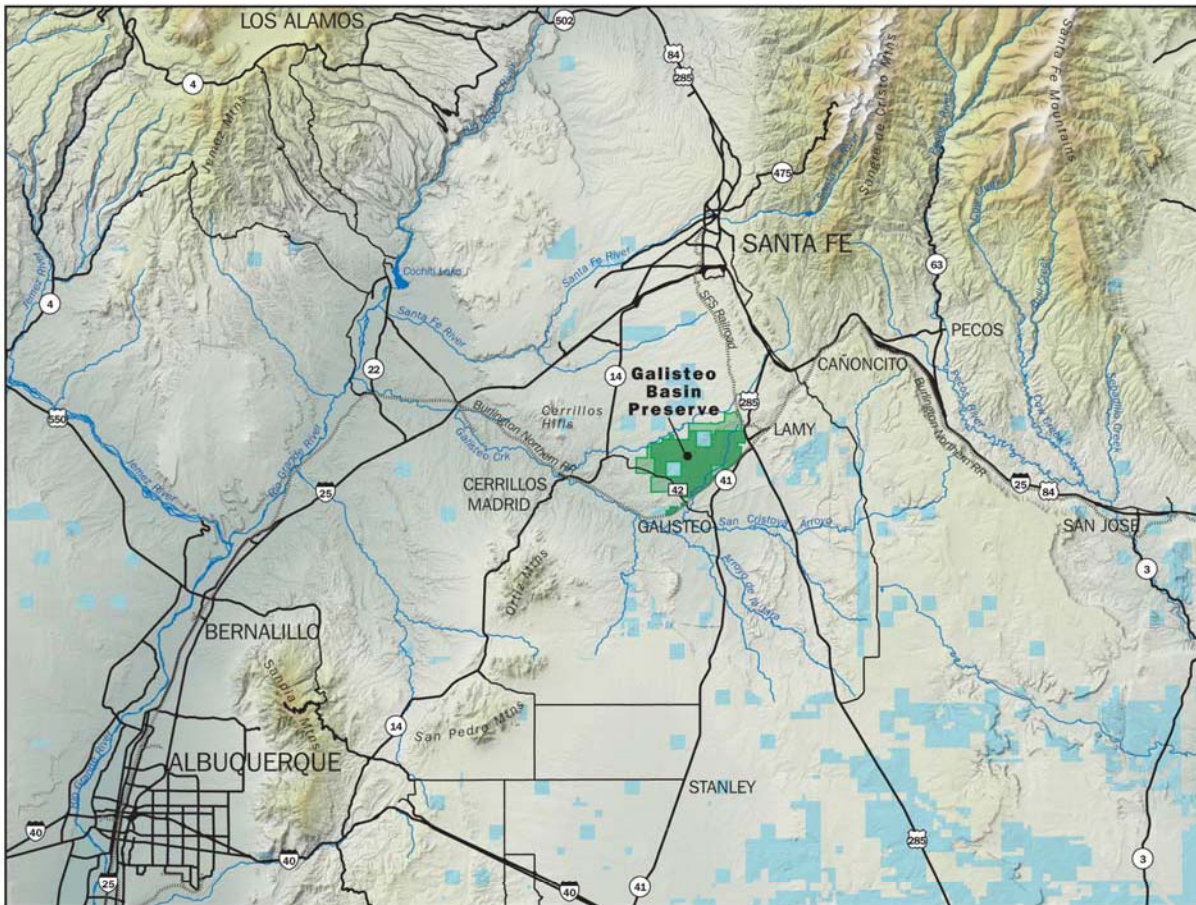


Regional Context

The Galisteo Basin Preserve is a landscape of international and national significance. The scenic values of the region attract filmmakers, painters, and photographers who celebrate its unspoiled and expansive “Old West” quality of aesthetic. Archaeologists pay homage to the region for its rich cultural history that extends over 7,000 years.

The Village is located twelve miles from Santa Fe and 60 miles from Albuquerque. Lamy is located approximately 1.5 miles southeast of the Village. Galisteo is located approximately five miles southwest of the proposed development.

Figure 2.B



Regional Context

GALISTEO BASIN PRESERVE

Base Layers

- Galisteo Basin Preserve (GBP) Public Open Space
- GBP Private Conservation Lands
- State Lands

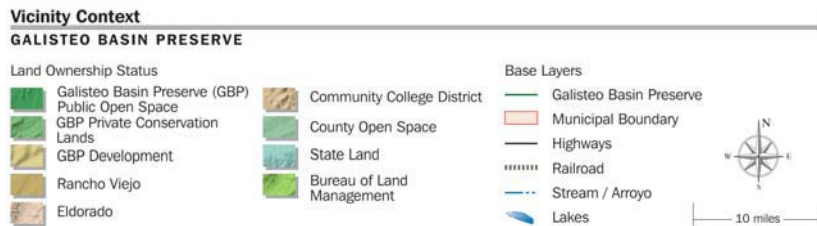
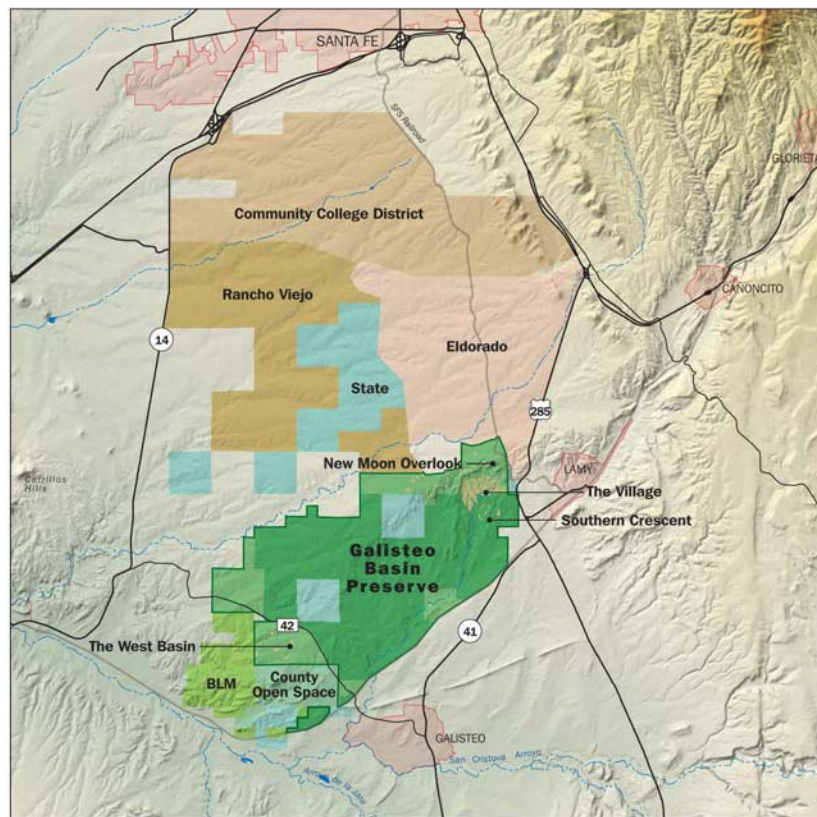


Vicinity Context

The Preserve is located within the Galisteo Basin in central/southeastern Santa Fe County. At its southwestern boundary, the Preserve adjoins more than 1,500 acres of land owned by Santa Fe County Open Space and approximately 2,600 acres of state land and U.S. Bureau of Land Management (BLM) holdings.

With suburban development pressure growing along US 285, the Galisteo Basin Preserve is designed to absorb a measurable portion of the region’s expected growth demands, while concurrently protecting public values of views, habitat, water, and cultural resources. Timely executed, the Preserve will help create a defined growth boundary for the County’s southeastern sector.

Figure 2.C

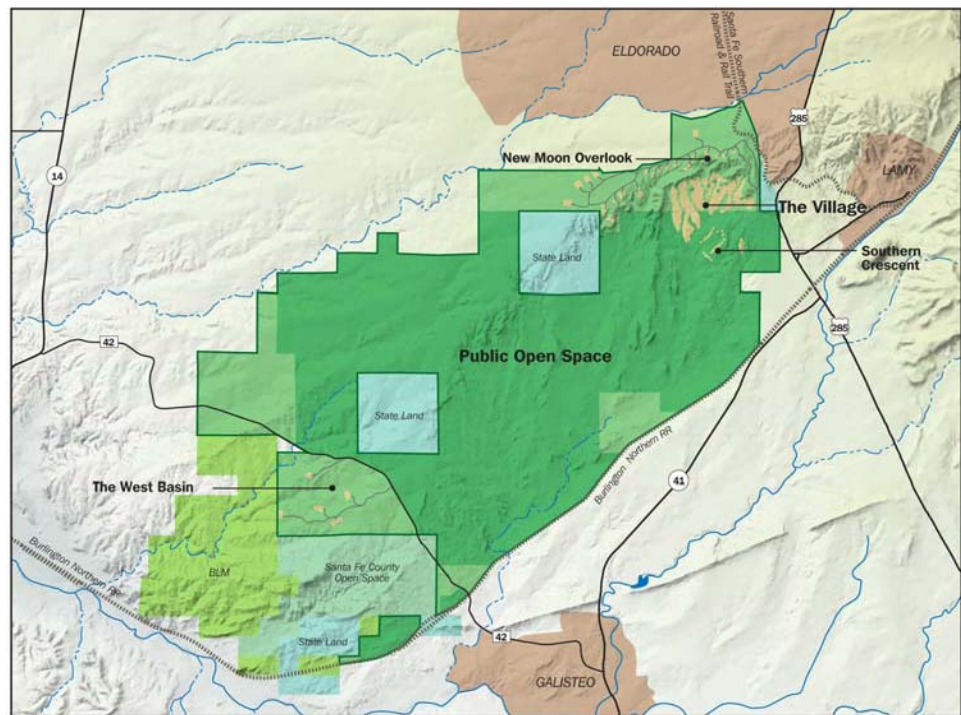


Community Setting

To underwrite the planning costs associated with the Village – and to help manifest the initial conservation objectives of the Preserve – Commonwealth Conservancy spearheaded three conservation development initiatives during 2003-2005.

The “New Moon Overlook,” the “West Basin,” and the “Southern Crescent” were designed to test the market’s enthusiasm for the conservation values and community design principles that would be pursued at a larger scale within the Village development plan. By focusing development in very precisely located areas – sites that did not compromise the viewshed of surrounding roadways and communities – the New Moon Overlook, West Basin, and the Southern Crescent will ensure permanent protection for more than 3,000 acres of privately managed conservation land.

Figure 2.D



Community Setting

GALISTEO BASIN PRESERVE

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
- Lakes

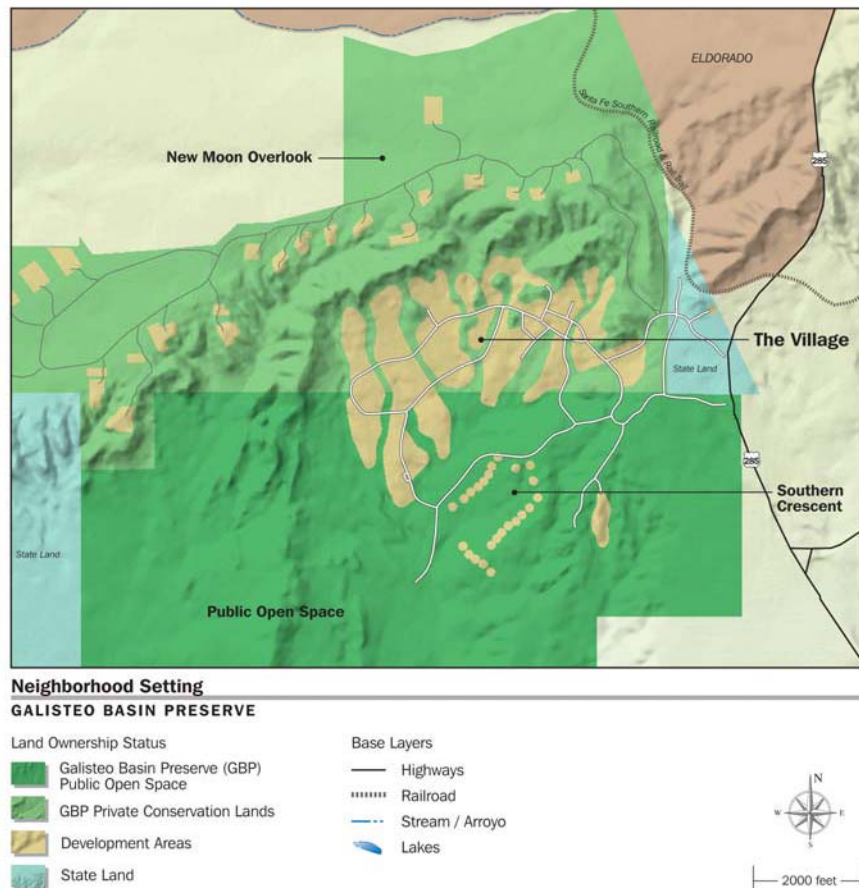


2 miles

Neighborhood Setting

The Village is located at the northeastern corner of the 14,930-acre Preserve. Nestled within a small geological basin situated 30-100 feet below the viewshed of US 285, the Village will be largely hidden from public view, while still affording direct access to public transportation and utility infrastructure.¹ Near the entry to the Preserve, a commuter rail serving the central county and downtown Santa Fe is proposed for development along the Santa Fe Southern line. A trolley station along US 285 located one-half mile from the Village center would provide an important transportation connection to Santa Fe for residents of the Village and the surrounding region. Eldorado’s “Agora Center” is located four miles north of the Village. The Agora Center may supplement services (i.e., grocery, restaurants, health care) that are planned for development in the Village’s commercial center.

Figure 2.E



¹ The Village will have two points of access to US 285. In addition, a connection may be made to supply and share water with the Eldorado Water and Sanitary system.

This page intentionally left blank.

Development Rationale

Prior to Commonwealth Conservancy’s intervention, the Galisteo Basin Preserve was at risk of being developed into hundreds of 12.5-acre and 40-acre ranchettes. Developed in accordance with the County’s hydrological zoning, the Preserve would have witnessed construction of more than 40 miles of rural roads, 120 domestic wells, water draws of 180-360 acre feet per 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. (See Figure 2.F.)

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 during the next 20 years. Respecting the goals and objectives of Santa Fe

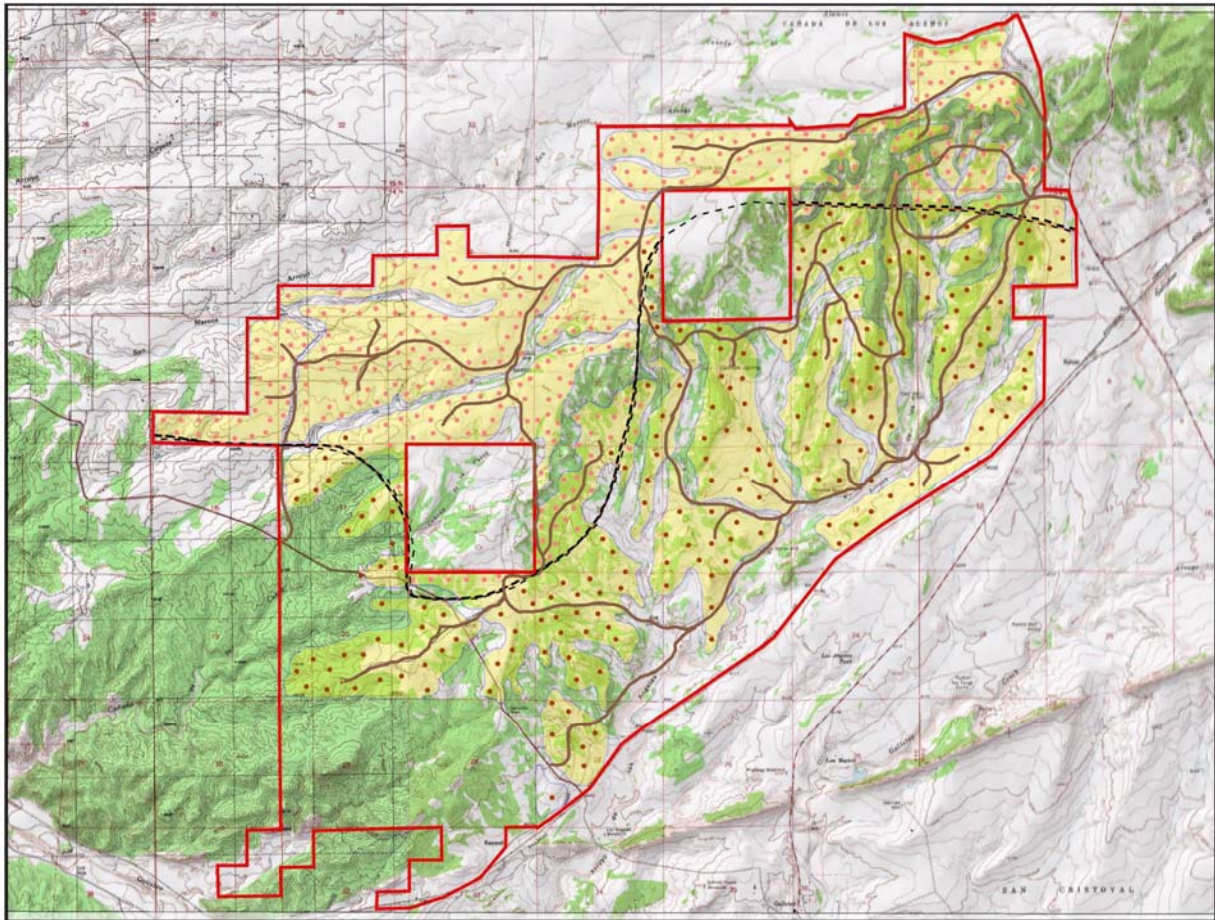


County’s Growth Management Plan, the Preserve advances a compact, mixed-use, mixed income development program. It will be linked to a transit system via the Lamy-Santa Fe rail line. It is designed to be part of a regional water system -- either through the Eldorado Water and Sanitation District or an emergent Santa Fe County water system. (See Figure 2.G.)

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 550 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.

By its physical scale, development vision, and conservation objectives, the Galisteo Basin Preserve offers a new model for environmentally responsible community development and open space conservation in Santa Fe County, and for other communities throughout the American West.

Figure 2.F



“Business As Usual” - Hydrologic Zoning Development Pattern

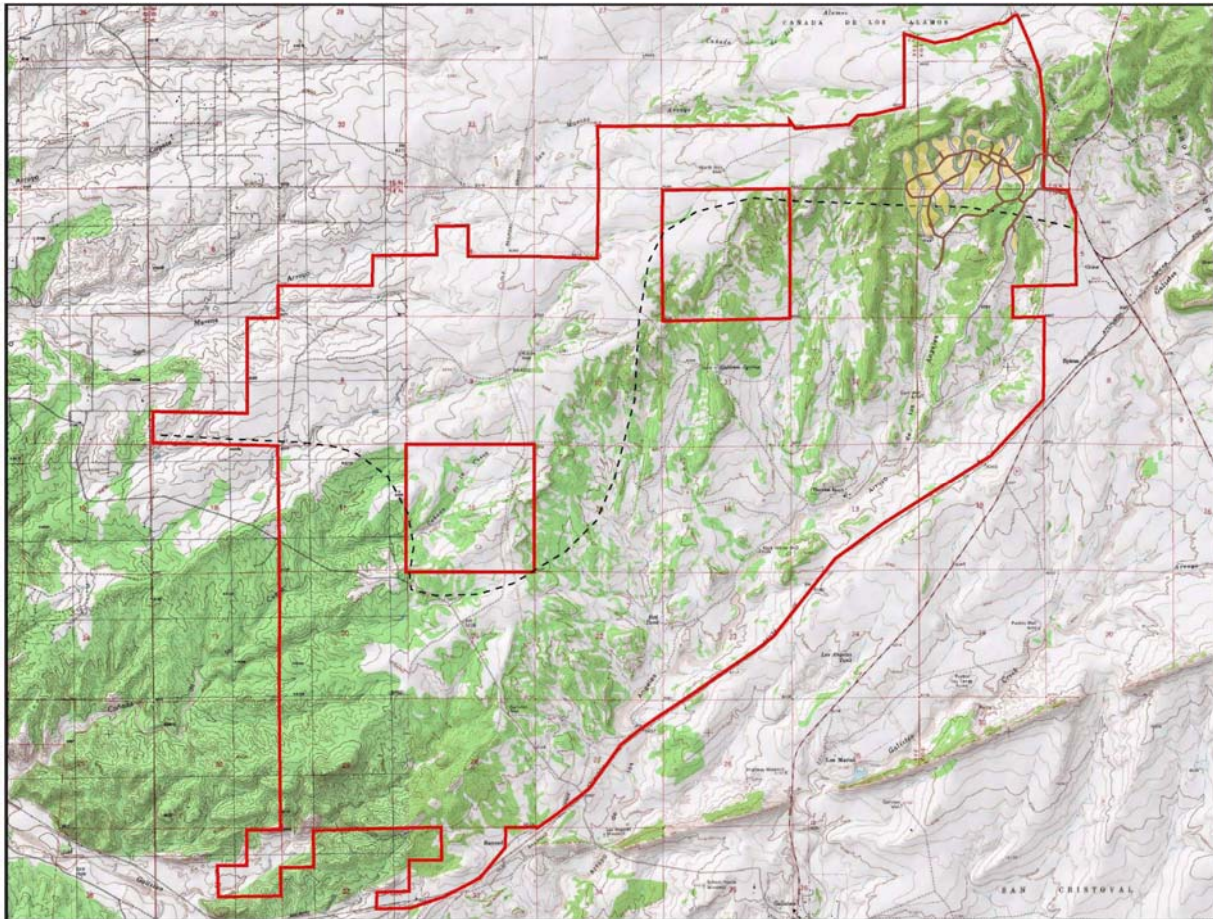
GALISTEO BASIN PRESERVE

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




Figure 2.G



**Density Transfer Development Plan
GALISTEO BASIN PRESERVE**

Legend

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



COMMUNITY OUTREACH + PUBLIC PARTICIPATION

During the past three years, representatives of Commonweal Conservancy have worked diligently to ensure that the vision for the Galisteo Basin Preserve and the design values and program goals for the Village respect the needs and interests of surrounding communities. Planning has been informed, challenged, and enriched by the criticism and wisdom of more than 300 community leaders and other residents, educators, business owners, affordable housing advocates, environmental leaders, elected officials, and public agency professionals. In addition to scores of one-on-one and small group meetings, the outreach and community engagement process has included the following gatherings and events:

Fall 2002

Meet with Santa Fe County land use staff and fire department representatives to discuss the opportunities and challenges associated with a conservation development within a 4,200-acre portion of the Thornton Ranch adjoining Santa Fe County open space property

Town meeting in Galisteo to discuss a proposal from the Trust for Public Land for development of a 145-unit mixed-use development located along County Road 42 within the Thornton Ranch

Winter 2003

Meet with the Galisteo Community Association Board of Trustees to discuss a revised approach to the County Road 42 development plan

Summer 2003

Commonweal Conservancy is founded to advance a “conservation-based community development” public benefit mission

Winter 2004

Town meeting in Galisteo to present a revised plan for a “community preserve” that would relocate the proposed mixed-use village to an area one-quarter mile west of US 285

Meet with Lamy Community Association (annual meeting) to present the program goals and development vision for a mixed-use village within the Thornton Ranch

Meet with US 285 South Planning Committee to discuss the initial plan and vision for a village development located immediately west of Lamy

Spring 2004

Meet with Santa Fe County land use staff and fire department representatives to discuss revised program goals and development vision

Fall 2004	Present preliminary master plan schematic to Santa Fe County land use staff for comment and critique
Winter 2005	<p>Meet with Lamy Community Association (annual meeting) to present the evolving program goals and development vision for a mixed-use village within the Thornton Ranch</p> <p>Meet with US 285 South Planning Committee to describe the program goals and planning vision for the project</p>
Spring 2005	Engage potential community development partners in the planning and design of the emergent Galisteo Basin Preserve including Jody Drew, Charter School 37; Jan-Willem Jansens, Earth Works Institute; Cyrus Samii, Santa Fe Conservation Trust
Summer 2005	<p>Present vision and development program for the Galisteo Basin Preserve to the Galisteo Watershed Partnership</p> <p>Conduct focus group sessions with Galisteo Basin community stakeholders</p> <p>Community dialogue session with 25 residents, business owners, artisans, and Santa Fe County representatives</p> <p>Professional dialogue session with 18 affordable housing, sustainable development, land restoration, housing finance, and County representatives</p> <p>Facilitate four-day “planning charrette” to inform and enhance the preparation of a conceptual development plan for the Galisteo Basin Preserve</p> <p>Engage planners, engineers, architects, ecologists, market analysts, economists, affordable housing specialists, real estate sales professionals, local developers, and County staff in a series of discussions/work sessions to inform a more efficient and productive development plan</p>
Fall 2005	Engage Santa Fe County land use staff in a series of “sounding board” sessions to ensure that the proposed master plan submission is in close conformance with the goals of the County Growth Management Plan and Land Use Development Code