

GALISTEO BASIN PRESERVE



Rendering by E. Day

The Galisteo Basin Preserve is a 12,800-acre conservation development project 15 miles southeast of Santa Fe, New Mexico, in the central Galisteo Basin. An area of exceptionally fragile and ecologically significant land and water resources, the Galisteo Basin is internationally celebrated for its spectacular scenic, cultural, and wildlife habitat values. In addition, the land is the major open land between Lamy, Galisteo, Cerrillos and Madrid. Protection of this land and integration of future development will be fundamental to the preservation of the existing rural way of life in the region.

In collaboration with representatives of Santa Fe County, conservationists, archaeologists, professional planners, and neighborhood groups, Commonwealth Conservancy is contracted to purchase the Preserve known as Thornton Ranch.

To protect the property's most significant environmental and cultural resources, Commonwealth Conservancy negotiated an agreement to purchase the Preserve in five phases. Rather than allowing the property to be

subdivided into 12.5-acre and 40-acre home sites, a carefully sited, environmentally sensitive village development will accommodate a rich variety of mixed-income residential (approx. 965 units) and community-serving land uses (schools, plaza, cafes and restaurants, environmental center, grocery store, assisted living facility, church, cemetery, etc) within a "development envelope" of approximately 300 acres.

Civitas and Site Workshop are the Community Planners. Suby Bowden + Associates are the Community Architects for the new development. Village design and construction standards will exemplify the values and principles of low-impact, resource efficient, sustainable development. Galisteo Basin Preserve will be the first all sustainable, all green development in the Santa Fe region. The development meets 30% affordability and dominantly passive (and active) solar building sites and designs. Arroyos and natural flora and fauna are being protected as a priority, with water conservation and collection for the full site development and building development.