

# Villages of Loreto Bay, Baja California, Mexico

The Villages of Loreto Bay is an 8,000-acre new urbanist development that strives to be North America's largest sustainable resort development. The Villages of Loreto Bay began when FONATUR approached Canada's Trust for Sustainable Development, to redevelop the Loreto Bay property in a sustainable manner. David Butterfield, of the Trust for Sustainable Development, assembled an impressive team that included Duany Plater-Zyberk & Company, Integrative Design Collaborative, Regensis, Ayrie Cunliffe, and NSI, to name a few. At buildout—anticipated by 2020—the \$3 billion project will include village neighborhoods constructed in nine phases primarily along the protected Loreto Bay on the Sea of Cortés.

Nearly all pedestrian-oriented villages will feature commercial services such as corner markets, and the town center features a larger collection of retail uses. A short walk from the neighborhoods is under construction. Though 6,000 homes are planned, 5,000 acres of the site have been set aside as permanent natural open space.

NSI was asked to assist with the design of a new water system (desalination plant), wastewater collection, and a 100-acre mangrove estuary. Phases 2 & 3 of the development are built around an estuarine restoration project incorporating mangroves and associated vegetation native to the area.

Water from the 1.0 MGD desalination plant will be used to first supply potable water to the residents. Wastewater from the homes and business will be treated and reclaimed for irrigation. This reclaimed fresh water will be used to irrigate the mangrove plant community, maintaining the necessary balance of fresh and salt water for mangroves. Ultimately the restored estuary will provide the basis for the over 1000 kg of economic fishery per year.

