



CHERRY HILLS VILLAGE COLORADO

2450 E. Quincy Avenue
Cherry Hills Village, CO 80113
www.cherryhillsvillage.com

City Hall
Telephone 303-789-2541
FAX 303-761-9386

City meetings are now being conducted in-person at City Hall. The meetings will be held in conformance with public health orders and guidelines from the Colorado Department of Public Health and Environment and the Tri-County Health Department. In order to maintain social distancing requirements and ensure the safety of the public, elected officials, and City staff, attendance at City meetings will be limited to 20 members of the public. If attendance exceeds 20 members of the public, the meeting may need to be cancelled and rescheduled to preserve the public nature of the meeting and the health, safety and welfare of all involved.

Quincy Farm Committee Agenda Tuesday, July 21st, 2020 at 8:30 a.m. City Hall 2450 E. Quincy Ave.

To attend in person: All attendees must wear a mask in City Hall. There is no need to sign up to attend; if you'd like to speak during Audience Participation, there will be a sign-up sheet at the podium.

To watch virtually (no participation):

- 1) City website – [City Council Videos, Agendas, Packets, Minutes](#)
- 2) City YouTube channel – [City of Cherry Hills Village YouTube](#)

To participate virtually/speak during Audience Participation: Please email Parks and Recreation Coordinator Emily Black **by 8:00 a.m. on July 21st** at eblack@cherryhillsvillage.com with your full name, home address, and that you plan to speak during Audience Participation. You will receive an email with the meeting information.

1. Call to Order
2. Roll Call of Members
3. Pledge of Allegiance
4. Audience Participation Period (limit 5 minutes per speaker)
5. Consent Agenda
 - a. Approval of minutes – June 30th, 2020
6. Unfinished Business
 - a. Ongoing Projects and Budget
 - b. Master Plan Draft - Programming

Notice: Agenda is subject to change.
If you will need special assistance in order to attend any of the City's public meetings, please notify the City of Cherry Hills Village at 303-789-2541, 72 hours in advance.



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7. New Business

8. Reports

- a. Chair
- b. Committee Members
- c. City Staff

9. Adjournment

Summary Results
Quincy Farm Survey
Administered 9.15.19
Cherry Hills Land Preserve Trail Walk Event

A survey was administered to participants at the CHLP Trail Walk Event. The survey instrument is attached. Respondents were asked to check boxes indicating an interest in seeing particular programs, activities or structures at Quincy Farm.

Respondents were asked to write in if they were a resident or non-resident of Cherry Hills Village, and the ages of their children. By observation, many respondents asked the children to fill out the survey, or helped them do so.

N=53

Resident = 38

Non-resident = 15

Age distribution:

Under 5 = 29

Ages 6 - 8 = 16

Ages 9 – 11 = 13

Ages 12-14 = 6

Over 14 = 1

Activities ranked in order based on number of positive responses received:

Feed the animals (42)

Cooking classes (37)

Art (34)

Chickens (34)

Fruit Orchard (33)

Beekeeping (32)

Pony Club (32)

Environment (31)

Nature Center (26)

Bird-watching (24)

Growing vegetables (24)

Historic Home (23)

Pollinators (19)

Aquatic wildlife (18)

Demo garden (17)

Native peoples (17)

Library (16)

Write- ins (1)

Dog park, Farmer's market

VI. USE AND PROGRAMMING

Guiding Principles: Programming

1. Programming should conform to Cat's vision for her property as described in the Conservation Easement.
2. Quincy Farm classes and programs should be marketed to areas and districts surrounding CHV, as well as those that exist within the Village.
3. Educational programs involving children should not give preference to any particular group or institution.

In 2019, no programming will be planned for the Main Residence while the infrastructure work is being completed. Staff and the Quincy Farm Committee can re-evaluate in Fall 2019 to determine whether the space will be ready for use in 2020. To determine future programming, when requests for programming are made:

- 1) Staff should evaluate requests against the Farm's mission statement, preservation uses, and Guiding Principles.
- 2) Staff should update the Quincy Farm Committee on all requests received and whether they were scheduled or denied at each regular Committee meeting.

Partnerships

Establishing partnerships will be critical to the long-term success of Quincy Farm whether for needed improvements to buildings and other features or for the implementation of programs. We are fortunate in that we live in a metropolitan area with established non-profits and other organizations willing to lend expertise, training, and support to others at little or no cost. In light of this, the Quincy Farm Committee has had discussions with Kent Denver School, Wildlife Protection Solutions, and the Colorado Butterfly Pavilion. Of special note has been the potential for a partnership with the Cherry Hills Land Preserve, a local organization which supports natural open space and which has a successful history of raising funds in Cherry Hills Village. This non-profit has indicated a willingness to partner with Quincy Farm to provide programming, to fundraise for educational and recreational programs, or to cover capital costs.

West Side

Garage/Nature Center

Renovation of the garage is a priority, because this will help jump start the educational and nature programs for children. The Nature Center can be made into a welcoming space with walls, tables, and a floor that stand up to active use and will readily accommodate creative exploration related to agriculture, art, and nature (such as making leaf prints or working with clay or paints). The design of the Nature Center should take advantage of the use of indoor/outdoor space and be able to open to the outdoors during good weather.

The Nature Center will include signs about plants and animals on the farm. Partnering with Wildlife Protection Solutions could make it possible to set up a screen with wildlife camera photos or video of the nesting owls or other wildlife on the property within the Center. A trial summer camp program was held for a week with Kent Denver school in June 2017. This kind of partnership can be expanded to include other schools and non-profit organizations.

Main Residence

The Committee recommends that the Main Residence be used as a meeting and event space and information resource for land conservation, nature study, and local historical information. The first floor of the Main Residence will contain information about nature, as well as the history of Quincy Farm and the area, from homesteading in the 1800's to the Blackmer period in the 1930's to the Cherry Creek Pony Club (Cat's name for her Pony Club).

The first level of the Main Residence can be used to host conservation, historical, horticultural, agricultural, and other similar educational activities. The main rooms downstairs will be made available for reservation for public and private meetings relating to land and nature conservation, historic preservation, and artistic endeavors. This programming will focus on families and/or adults.

There will also be space for an office for the caretaker of the property in this building, so that the caretaker can be accessible during events and have a space outside of their home to perform administrative work.

to the Main Residence kitchen can house cooking classes, canning demonstrations, farm-to-table food preparation, and butter and ice cream making, as well as serving as the kitchen for gatherings that take place in the house or on the lawn in the summer.

Nature Trail and Lawn

The Main Residence Lawn is a large open area of Kentucky blue grass. During warm months, numerous group activities relating to conservation and appreciation of nature, art, and agriculture can take place in the area. Some suggestions that came from residents during the open house were: star gazing, an ice cream social, and family picnics. These sorts of activities and uses will be planned with City staff and members of the Parks, Trails, and Recreation Commission. The City may collaborate with education institutions and similar organizations to make classroom and outdoor space available for photography, painting, bird watching, gardening, and other educational uses focused on nature and history of the area. Potential partners include museums, farming organizations, 4-H and other government-supported organizations with a rural or historical focus.

Hopkins House

The Hopkins House should be restored to its early historical appearance. Following restoration, docent-led tours of the Hopkins House could be provided to educate visitors about the history of Quincy Farm and Cherry Hills Village. A more detailed plan for the use of the Hopkins House will be developed when the Lease ends.

Art

Cat specifically included art and art programming in her Conservation Easement, noting the Farm could be used for photography, painting, and other artistic endeavors. The property is already home to a large sculpture by Robert Mangold, located on the Main House lawn. The Cherry Hills Village Art Commission will be a valuable resource for the possible installation of additional sculptures or art both outside and within the buildings. Future art programming will also be coordinated with the CHV Art Commission.

Parking on West Side

Quincy Farm's West Side has limited parking. The Conservation Easement restricts expanding the property's paved area, which is a functional limitation for programming decisions. Visitors can park in the designated accessible space or along the driveway. There is room for approximately 8-10 cars to park along the driveway. Parking solutions for future programming plans will be determined as needed. Future additional options include offsite parking. Accessible spaces will be added to the East side when the City has access to that section. Visitors will be encouraged to access the West Side on foot through the front gate or from the High Line Canal. Quincy Farm parking is available only for users of Quincy Farm, and is not for use as a trailhead for the High Line Canal.

East Side

Farm Center

A more detailed plan for the use of the East Side as a model farm will be developed when the Lease ends. The city will gather community input to inform how to program the East Side.

Agriculture

A demonstration garden is planned for installation that is not a traditional community garden with plots, but one maintained by the City with opportunities for community members to volunteer. The Committee is also considering establishing an orchard on the East Side which features historic or heirloom varieties of trees. The plan to establish an orchard may depend on whether a Pony Club is established on the East Side and the amount of space required for this.

A more detailed Use Plan will be developed for the East Side in the future; here are initial ideas from the Quincy Farm Committee to begin that discussion at that point.

Farm house as caretaker house

The farm house on the East side could be used as a caretaker house for the property in the future. The building does not contribute to the historic designation; it was originally built as a horse stable and was converted to its current status as a home.

The caretaker should have a 2-3-year tenure; the position will be set as a fellowship or rotating position. The caretaker is recommended to be a recent graduate of a program related to Quincy Farm's mission, including agriculture, art, history, etc. This individual will care for the animals and be the 'eyes on the property'.

Animals/Barns, stable, and chicken coop

When the existing residential leases expire, the East Area buildings offer the opportunity to house a variety of farm animals. The Quincy Farm Committee recommends animals be a part of the Farm's programming on the East side. These may include horses, sheep, goats, and miniature cattle. Final decisions will be made following assessments of the various farm buildings and their appropriateness for different livestock. However, donated animals should not be accepted at Quincy Farm.

Chickens in particular are recommended for the property. They have lower care needs than larger animals and provide an accessible way to quickly activate the agricultural programming at the Farm. There is an existing coop that can be used for this purpose.

Once animals are located on the Farm, costs of maintenance will increase. According to Four Mile Park, their Livestock Program (consisting of 4 horses, 3 goats, 5 chickens, and 1 rooster) costs are approximately \$16,000.00 per year for feed, care, and veterinary expenses. Cherry Hills Village should take these costs into account (plus the possible costs of preparing the existing barns) prior to beginning a livestock program.

Pond Area

Due to the fragility of the century-old embankment and the wildlife habitat, access by pedestrians to the Pond may continue to be restricted until modifications are made and protections implemented to assure the preservation of the current wildlife habitat.

Potential Partners

17 Mile House Historic Farm
4 Mile House Historic Park
4-H
Arapahoe County Fairgrounds
Butterfly Pavilion
Cherry Creek School District
Cherry Creek Valley Historical Society
Cherry Hills Land Preserve
Colorado Historical Society
Colorado State University Extension Office
Delaney Farm in Aurora
Future Farmers of America
Kent Denver School

Littleton History Museum
Master Gardeners
Rocky Mountain Bee Keepers
St. Mary's Academy
The Denver Botanical Gardens
Timberline College Historic Preservation Program
Wildlife Protection Solutions

DRAFT

**Quincy Farm
Proposed Programming**

	A	B	C	D
1	Program	Organization	Location	Audience
2	Conservation Easement	COL	Main House	Adult
3	Colorado in the 1930s	History Colorado	Main House/Hopkins House	Adult
4	History of Cherry Hills Village	Volunteers	Main House	
5	Tree Tour of Quincy Farm	Volunteers	West Side - Nature Center/pa	Family
6	Wildlife Tour of Quincy Farm	Volunteers	West Side - Nature Center/pa	Family
7	Community Garden Saturday	CHV	East Side Vegetable Garden	Family
8	Conservation Easement	COL	Main House	Adult
9	Birds on the Water	Audubon Society	Pond	Family
10	Bee Engaged	Komperda	East Side	
11	So you want chickens?	4-H volunteer	East Side - outdoor classroom	Family
12	Tree Tour of Quincy Farm	Volunteers	West Side	Family
13	Nature Journaling	CSU Extension	West Side	Adult
14	Community Garden Saturday	CHV	East Side Vegetable Garden	Family
15	Art class	CHLP	Any	Youth/Family
16	Pollinators	Butterfly Pavilion	West Side gardens	Family
17	Art class	Cherry Hills Village Art Commission		Youth/Family
18	History of the High Line Canal	High Line Canal Conservancy	High Line Canal trail	Adult
19	Wildlife Tour of Quincy Farm	Volunteers	West side	
20	Community Garden Saturday	CHV	East Side Vegetable Garden	August
21	Riparian plants	Colorado Native Plant Society	West Side/Pond	Adult
22	Explore Quincy Farm - Scavenger Hunt		East Side/West Side/Pond	Youth
23	Art class	Cherry Hills Village Art Comm	West Side	Youth/Family
24	Tree Tour of Quincy Farm	Volunteers	West Side	
25	Summer skies in the Rockies	Kent Denver/CHLP	West Side	Family
26	Community Garden Saturday	CHV	East Side Vegetable Garden	Family
27	Native Plant Master	CSU Extension		
28	Wildlife Tour of Quincy Farm			
29	Nature Journaling	CSU Extension		Youth
30	Tree Tour of Quincy Farm	Volunteers	West Side	Family
31	History of Cherry Hills Village			
32	Conservation Easement	COL		Adult

Quincy Farm
Proposed Programming

	A	B	C	D
33	Harvest Festival	CHV	East Side	Family
34	Christmas in the 1930s	History Colorado	Main House/Hopkins House	Family
35	Christmas Bird Count	Audubon Society	Main House/Hopkins House	Family
36				
37	Repeating or Series classes:			
38	Conservation Easement 101	CHLP/COL		
39	Community Garden Saturday	Parks department staff discuss one vegetable per month		
40	Nature Journaling	Native Plant Master trainer		
41	History of Cherry Hills Village			
42				
43	Special Events:			
44	Explore Quincy Farm - Youth Scavenger Hunt			
45	Harvest Festival			
46	Christmas in the 1930s			

Emails sent to Mayor Stewart following
June 30th Quincy Farm Committee
Meeting

From: [Russell Stewart](#)
To: [Jim Thorsen](#)
Subject: FW: Cherry Dale Neighbors
Date: Monday, July 6, 2020 11:14:35 AM

First/last

-----Original Message-----

From: Steve Schovee <sws@telecompartners.com>
Sent: Tuesday, June 30, 2020 11:25 AM
To: rstewart@cherryhillsvillage.com
Cc: Steve Schovee <sws@telecompartners.com>
Subject: FW: Cherry Dale Neighbors

Mayor Stewart,

I just sent this memo to my neighbors and expect you will be hearing from some of them.

I have just become aware of this project and think that is totally inconsistent with the interests of Cherry Hills Village residents.

I am hopeful that you will put a quick stop to this and turn Kat Anderson's place into real "Open Space" as I'm sure she intended.

Very Best Regards,
Steve Schovee
4298 South Bellaire Circle

Neighbors,

I want to make you aware of a project that will have a significant impact on our neighborhood. I am still coming up to speed on this, but check out the Cherry Hills Village web site and search for "Quincy Farm". I attended a "Town Hall" meeting this morning on the topic. The Cherry Hills Village staff seem to be keeping this as quiet as possible (only 15 people in attendance at the meeting).

Here is what I know:

- Kat Anderson gifted her 17 acre property (just south of Quincy on both sides of the Highline canal) to "Colorado Open Lands" through a conservation easement. Sounds wonderful.
- The Committee in charge of developing a plan for the property is working closely with "Parks and Recreation"
- As I understand it, they want to create a "learning center" that will provide classes on farming, bird watching, a petting zoo etc. The plan currently has a 40 space parking lot that will become one of the largest trail heads to the highline canal, right outside our neighborhood. Likely, buses from all around Denver will be bringing people to the learning center.
- The committee has received a lot of push back regarding their plan but they seem to be moving forward.
- Shockingly, the staff of Cherry Hills Village, who should be working for us, seem to have their own agenda -If this goes through, the traffic on the Highline canal near our neighborhood will increase dramatically. Further, our recent concerns about security in our neighborhood will likely get worse.

I am going to be writing an e-mail to the Mayor of Cherry Hills (Russell Stewart)....rstewart@cherryhillsvillage.com to express my concern. I'm sure we all have different opinions about this type of project. But I just want to make everyone aware so that you can express your opinion.

Very Best regards to you all.... you are all great neighbors!

Steve

From: [Russell Stewart](#)
To: [Jim Thorsen](#)
Subject: FW: Opposition to the Quincy Farm Plan
Date: Monday, July 6, 2020 11:12:11 AM

From: Martha Solis-Turner <msolisturner@gmail.com>
Sent: Tuesday, June 30, 2020 5:59 PM
To: rstewart@cherryhillsvillage.com
Cc: Jamie Turner <jzturner01@gmail.com>
Subject: Opposition to the Quincy Farm Plan

4260 South Bellaire Circle
Englewood, CO 80113

June 30, 2020

The Honorable Russell Stewart
Mayor-Cherry Hills Village
2450 Quincy Avenue
Cherry Hills Village, CO 80113

Dear Russell,

We are writing in opposition of the Quincy Farm plan.

We have been residents of Cherry Hills Village since 1999 and have lived across from Cat Anderson's property all 21 years.

When Cat Anderson agreed to create a conservation easement with her farm to ensure the preservation of its natural landscape, we were elated that the rural and quiet nature of her property would be preserved. It is with great surprise, disappointment, and outrage that we are finding out the plans the CHV staff are proposing for the Quincy Farm. The plan to build a 40-car concrete parking lot, a turnaround circle and two concrete and steel bridges connecting the east and west sides of the canal are completely at odds with keeping the Quincy Farm as a natural area.

In addition, this plan is reminiscent of the roundabout that was recommended a couple years ago at the Colorado and Quincy intersection. Once again, the large scope of this plan will increase traffic and congestion to this intersection and part of the Highline Canal. As a resident of the Cherrydale neighborhood, this plan will directly impact traffic levels and security right outside our neighborhood. It will bring buses and more cars to the Quincy trailhead to the Highline Canal, which is already currently well served by three access points: by parking on South Colorado Boulevard, on Quincy and at the end of Dahlia, past Tenaya Lane.

Cat Anderson's intention was to preserve the rural nature of her farm and property. Why are we trying to make such an expensive and large production with this property?

Please add this letter to the CHV/Quincy Farm committee's public record.

Sincerely,

James Turner and Martha Solis-Turner

From: [Russell Stewart](#)
To: [Jim Thorsen](#)
Subject: FW: Quincy Farm Development
Date: Monday, July 6, 2020 11:11:31 AM

From: Jennifer Terry <jennifer.s.a.terry@gmail.com>
Sent: Sunday, July 05, 2020 12:32 PM
To: rstewart@cherryhillsvillage.com
Cc: ablum@cherryhillsvillage.com; log_1986@gmail.com
Subject: Quincy Farm Development

This Message originated outside your organization.

Jennifer and Seth Terry

4285 South Bellaire Circle
Englewood, CO 80113

July 5, 2020

The Honorable Russell Stewart
Mayor-Cherry Hills Village
2450 Quincy Avenue
Cherry Hills Village, CO 80113

Dear Russell,

On behalf of our family, Seth and I write today to voice our strong opposition to the Quincy Farm plan.

We have been residents of Cherrydale in Cherry Hills Village since 2003 and as such Cat Anderson's property is essentially across Quincy from us. We are avid users of The High Line Canal trail, as you know from our involvement with the High Line Canal Conservancy, and have always enjoyed the serenity of her property and the area around us in general.

We were thrilled when we learned that Cat Anderson decided to donate her farm and property as a conservation easement. We understood her intention was to preserve its natural landscape so that the rural and quiet nature of her property would be maintained in perpetuity. It was therefore a huge disappointment, to say the least, when we recently learned that CHV's proposal for the Quincy Farm would include a 40-car concrete parking lot, a turnaround circle, and bridges. These plans appear to be in complete conflict with Cat's vision and intention.

When learning of these plans Seth, I, and others in our neighborhood, were quick to draw a parallel between this plan and the ghastly proposal for a roundabout at the Colorado and Quincy Intersection a few years ago. As with the proposed roundabout, this plan would result in heightened traffic at this intersection and potential security issues immediately outside our neighborhood. This negative impact seems completely unnecessary with the accessible parking

already available in the area.

As residents of CHV and specifically as homeowners in immediate proximity to this property, Seth and I urge you to oppose this plan.

Please add this letter to the CHV/Quincy Farm committee's public record.

Sincerely,

Jennifer and Seth Terry

From: [Russell Stewart](#)
To: [Jim Thorsen](#)
Subject: FW: Quincy Farm proposal
Date: Monday, July 6, 2020 11:10:10 AM

Fyi

From: Jane Heather Fox <jh.fox@icloud.com>
Sent: Monday, July 06, 2020 10:11 AM
To: rstewart@cherryhillsvillage.com
Cc: lhg_1986@gmail.com; ablum@cherryhillsvillage.com
Subject: Quincy Farm proposal

This Message originated outside your organization.

I have been a Cherry Hills resident and property owner since 1980. My home in Cherrydale backs up to Quincy right where the Highline Canal crosses. Therefore I am very concerned and strenuously object to the proposal to locate a 40 car parking lot on the Anderson property. Living across the street from an historic farmhouse is one thing. Living across the street from a municipal parking lot is something else. Developing a destination event center that would draw visitors from afar creates problems with increased traffic perhaps even tourist buses. In the past you have been concerned about increased traffic on Quincy.

Why would you want to entice more traffic? If the public had access to the parking lot it would create the largest trailhead parking for the Highline Canal anywhere. As a single women I have concerns from a personal security standpoint. Will I have to keep my burglar alarm on at all times? It would certainly alter our quiet rural neighborhood.

I have reviewed the Conservation Easement Agreement and it appears the consultants 'proposal is in conflict with several of the parameters. The Arapahoe County Comprehensive Plan provides to use open space to help maintain rural character. How does an event center that permits wedding receptions fit into rural character? On page 6 item 2B it states that the main residence is to be used only as a nature center/interpretive facility or as a Caretaker's residence.

Under Resource Management Preservation Issues 5A the agreement states the property should remain in its

substantially open condition with trees, grassed areas, gardens and pond.

Under 6B Restricted Practices Surface Disturbance it reads Any alteration of the surface of the landinconsistent with preservation and protection of conservation values is prohibited.

On page 8 (1) under Road Construction & Paving It reads Grantor shall not pave ...parking areas that are unpaved without Grantee's Prior written approval. Doesn't sound like Kat wanted a large cement parking lot for 40 cars . Just for comparison your parking lot at the Village Center holds 80.

Under (6) Other Improvements - again must be consistent with Conservation Values. How can a fire pit which would entice partying fit in with preserving our quiet rural identity?

Under F Public Access it is stated that "nothing contained herein shall be construed as affording public access to the remainder Of the property. " If permitted access must be consistent with preservation and protection of Conservation Values.

It makes me very upset that we have once again turned to outside consultants to come up with a totally unsuitable plan. The money would have been better spent repairing the broken wood gate and other needed repairs on the property. I hope you will think deeply before proceeding with their proposal. I understand you would like to create some income from Quincy Farm , but this is the wrong way.

Sincerely,
Jane Heather Fox

From: [Russell Stewart](#)
To: [Jim Thorsen](#)
Subject: FW: Quincy Farm
Date: Monday, July 6, 2020 11:11:23 AM
Attachments: [image001.png](#)
[Quincy Farm July 5 2020.pdf](#)

More

From: David Cohen <david.cohen@vegabuildingsystems.com>
Sent: Sunday, July 05, 2020 1:05 PM
To: rstewart@cherryhillsvillage.com; ablum@cherryhillsvillage.com; log <1986@gmail.com>
Subject: Quincy Farm

This Message originated outside your organization.

Please see attached letter regarding Quincy Farm.

Thank you,
David

David Cohen
Chairman & Chief Construction Technology Officer
O. 303.762.7893
C. 303.378.7773
vegabuildingsystems.com



Mayor Russel Stewart, Cherry Hills Village

July 5, 2020

Council Member Al Blum, Cherry Hills Village

Lucinda Greene, Chairperson of Quincy Farm Committee

All,

My name is David Cohen. I am a 23-year resident of the Cherrydale neighborhood in Cherry Hills Village which is north of Quincy Farm. My family moved to Cherry Hills in the 1960's, I attended the Denver Country Day School (now Kent Denver) and I graduated from Cherry Creek High School. I know multiple early students of Cat Anderson whose lives were profoundly shaped by Cat and her Pony Club. With this long-term background I offer the following comments on Quincy Farm planning and future use:

- 1) There is an existing major traffic and parking problem in the area of Quincy Farm. Cars park on a daily basis along Quincy, in multiple areas not designed for safe parking, for access to the High Line Canal system. It is a clear fact and reality that there is localized high pressure for High Line Canal auto access and parking in the immediate area of Quincy Farm.
- 2) Cat's use of her property and the Conservation Easement she placed on it were intended to insure its historical character and conservation value. Traffic and auto uses were an obvious concern. On page 8 of the Conservation Easement is a dedicated section to Road Construction and Paving, and it references in Exhibit B the existing character of Quincy Farm that is to be maintained. Both Parties agreed that no new roads or auto improvements should be made on the property, as a fundamental basis of the Conservation Easement and subsequent property gift to Cherry Hills. This was such a high level of concern that Cat herself was forbidden from making roadway or auto related improvements.
- 3) I have heard that plans for Quincy Farm include provisions for a 40-car concrete parking area, and provisions for possible bus operations. I fear that the door will open a crack, and a herd of elephants will then run through.
- 4) Inclusion of auto traffic improvements, parking stalls, and bus capable access at Quincy Farm is completely inconsistent with the historical use of the property, and also inconsistent with the letter and spirit of both the Conservation Agreement and property gift to the City. The pressure for parking and access to the High Line Canal is regional, not local within Cherry Hills Village, it is high today and it will become overwhelming, it is not manageable, and it is a direct threat to Quincy Farm and its future.

I urge that great care be taken in planning and operating Quincy Farm so as to preserve the "simple farm." I am opposed to inclusion of automobile and parking improvements at Quincy Farm that are inconsistent with the Conservation Easement and property gift to the City, which are also a fundamental departure from Cat Anderson's use and vision for the property, and which will forever adversely impact the property. Please add this letter to the public record of Quincy Farm proceedings.

David Cohen

4221 S. Bellaire Circle Englewood CO 80113

VEGABUILDING

— SYSTEMS