

**RECORD OF PROCEEDINGS**

Minutes of the Quincy Farm Committee  
City of Cherry Hills Village, Colorado  
Thursday, March 26<sup>th</sup>, 2020  
Virtual Meeting

Chair Greene called the meeting to order at 12:02 p.m.

**ROLL CALL**

Present at the meeting were the following Quincy Farm Committee Members: Gordon Rockafellow, Dino Maniatis, Sally Scott, and Klasina Vanderwert, Lucinda Greene, and Joel Sydlow.

Melinda Haymons was absent.

Parks and Recreation Coordinator Emily Black, Administrative Assistant Pamela Broyles, City Clerk Laura Gillespie, Parks Operations Supervisor Jeff Roberts, and Deputy City Manager Jay Goldie were also present.

**AUDIENCE PARTICIPATION**

None

**CONSENT AGENDA**

Committee Member Rockafellow moved to approve the minutes, seconded by Vice Chair Vanderwert. The motion passed unanimously.

**UNFINISHED BUSINESS**

**Ongoing Projects and Budget**

Coordinator Black explained the only outstanding project was the Quincy Farm Master Plan, so there was not a chart of Ongoing Projects in this month's packets. She noted there was no spending related to the Farm in March aside from regular utilities. She asked for any questions related to the budget; hearing none, the Committee moved to the next item.

**Master Plan – Final Site Plan**

Coordinator Black introduced Shanen Weber, Lisa Langer, and Aynslee Havenridge from Design Concepts and noted they have developed a final site plan for the Farm based on input from the Committee and the public on the preliminary site plan. She explained staff was not asking for a motion on this item, but looking for feedback from the Committee on this version of the plan. She invited the consultants to present the plan.

Shanen Weber from Design Concepts walked the Committee through the final Site Plan for the Farm. Starting with the West Area, she explained the elements of the plan, including entry features, moving the driveway circle to the north, a restroom added to the garage when it is converted to a nature center, and adding an irrigation education feature south of the Main Residence. Continuing to the pond, Ms. Weber explained the observation tower for observing wildlife and the fencing that would maintain visitors a safe distance from the pond. Ms. Weber explained the East Side was largely the same as the preliminary site plan the Committee had seen, but that the possible alternate High Line Canal crossing had shifted slightly. She noted the outdoor classroom remained the same and Colorado Open Lands had given their approval of that structure, and reviewed the gathering area at the north.

Ms. Weber reviewed the more detailed view of the West and East areas as well. She explained the origin of the idea for moon gates; Design Concepts wanted to echo the shape of an existing, curved

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historic gate on the East side of the farm and bring the shape to both sides of the farm. She continued to the irrigation display feature on the West side and showed example photos from other sites. On the East side, Ms. Weber explained the idea to remove the fence in front of the house to open up the lawn area. She reviewed the gathering space between the buildings and the play area for children further to the south. She showed example photos for the boardwalk and covered viewing platform planned for the pond area, as well as two example sketches from the East side central gathering area and the West side entry at the Nature Center. Discussion was opened up to the Committee for their feedback.

Vice Chair Vanderwert stated the plan was fabulous and asked if Denver Water would need to approve the bridge over the High Line Canal, and how difficult that approval process might be. Director Goldie replied that Denver Water would need to approve the bridge, but they have been very cooperative working on the bridge close to Hampden, so they would probably be open to it. Vice Chair Vanderwert asked if the original bridge would be taken out so there would still only be one bridge.

Ms. Weber answered that the goal is to keep both bridges, with the new bridge more safe for equestrian use. She explained the advantage of the new bridge to the south to have visitors enter closer to the buildings without having to walk down the driveway.

Vice Chair Vanderwert stated they could probably make a good argument if one is better suited to equestrian use. She stated the moon gate idea was fabulous.

Chair Greene thanked the consultants for the beautiful, thoughtful plan. She stated she thought it ties the elements together very well, and liked the Nature Center and expanded gardens to make the lawn area feel more purposeful. She stated she wanted to share feedback she had received about the parking lot and moving it closer to Quincy, and she would like to revisit the group's thinking on that. She noted it didn't look like it would fit up closer to the Baby Barn.

Ms. Weber stated the consultants had looked at that option at the beginning and there were a few reasons the parking was not located in that space. One reason was the size of the space – it is not quite big enough to have cars coming in there with space to turn around. She continued about the grades being too much of an issue, and that there was a lot of concern against creating a trailhead. Ms. Weber stated if the parking was visible along Quincy, there was a question about whether we would be encouraging parking here to get onto the High Line Canal trail. She continued that those were all reasons they tucked it south behind the large barn.

Committee Member Scott asked about the overflow parking and whether there were gates at the end, and expressed concern for the neighbor.

Ms. Weber explained there is a gate that the top of the overflow parking to close it off, but the elements to the south that Ms. Scott referred to are a "hammerhead" which creates space to pull in and back out again. She noted the parking lot could be shortened and the vegetation could be extended all the way behind the parking lot if needed to provide more cover for the neighbors.

Committee Member Scott asked how far the observation deck would be from the pond, and if it would be close enough to see pond activity.

Ms. Weber replied it would be parallel to the High Line Canal trail and would probably come 5 to 6 feet off of that trail.

Committee Member Scott noted the statue of a person used as an example near the irrigation display and recalled the 'Sundowner' statue of a woman plowing that was in front of City Hall for a few years. She stated personally she did not love the figures but liked everything else about it, and maybe it could be accomplished with the display and signage. She noted her final thought was understanding that the plan

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was for one male and one female restroom at the Nature Center, and asked if those were the only restrooms planned for the site.

Ms. Weber stated part of the question was with the farmhouse on the East side, and whether that would become a community space or a caretaker space.

Coordinator Black stated something in the staff notes to talk about was the possibility of adding a public restroom into that farmhouse. She continued that the restrooms for the Nature Center as shown would have to be incorporated back into the footprint of the existing building to align with the Conservation Easement and not increase the square footage.

Committee Member Scott stated she loved what the consultants had done and thought they did an amazing job.

Committee Member Maniatis asked what are the ADA requirements for Quincy Farm and asked the consultant what their ADA plan is.

Ms. Weber stated there are requirements for slope, width of entry features, and access to specific buildings. She noted the stairs up to the Hopkins House being a challenge but that overall the site itself was generally flat. She continued some walkways would have to meander slightly more to meet 5% slope requirements and some areas may need to be graded. She noted it would be designed as part of the engineering for specific areas, but in the master plan they will certainly mention its importance to comply with ADA.

Committee Member Maniatis asked what mandate or guideline was required for the site at this point.

Coordinator Black explained ADA requirements are generally for access to indoor spaces and developed outdoor spaces. She noted during the specific designs for spaces and buildings this would be addressed to ensure they are compliant.

Committee Member Rockafellow noted that people are accessing the Farm by jumping the fence from the private lane adjacent to the pastures, and that there should be signage stating that was not allowed.

Ms. Weber stated that could definitely included and was probably a good fit for within the Master Plan document itself.

Committee Member Rockafellow noted that other sign locations were identified on the site plan and these should be added as well.

Committee Member Scott stated the Conservation Easement wasn't keen on bikes on the property and wanted to make sure that was addressed at entrances.

Coordinator Black stated Ms. Scott was correct, and that the Conservation Easement specified no biking on the property with the exception of the portion that includes the High Line Canal. She continued that there would be rules signs and sign specifying hours at entrances to the property, so that would definitely be incorporated into that signage.

Committee Member Sydlow stated that jumping back to the ADA question, you wouldn't want to add ramps to the homes since it would distort the historic nature of it. He added that he knows that all the new components (bridge, paths) can be designed accordingly to be accessible. He asked what material was proposed for the parking and driveway.

Ms. Weber answered that the plan was to use gravel to keep it as aesthetically attuned to the site. She acknowledged once it gets into civil engineering, drainage, etc., they'll have to go with what makes sense but the plan now is gravel. She noted the West side would stay asphalt as it is right now.

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Committee Member Sydlow stated having been out recently to the farm with Form+Works, it was reinforced for him how important the equine aspect of the property is, especially on the East side.

Ms. Weber stated they had shown the equestrian pathways in the preliminary site plan and would add them to this version too. She asked aside from that if there were any other things Mr. Sydlow had in mind to emphasize that piece?

Committee Member Sydlow stated for someone who arrives at the property once everything in the Master Plan is done, how to emphasize how important horses were to this property. Thinking of tours of the Committee went on to other sites, this equine aspect is what sets Quincy Farm apart. He stated he didn't want that lost in the Master Plan since that is the most unique thing that separates it from other similar properties.

Ms. Weber stated she agreed and they would put more thought into that.

Mr. Sydlow thanked Ms. Weber and stated that equestrian element really sets Quincy Farm apart from other properties donated to other municipalities.

Committee Member Maniatis agreed and stated he thought it could be as simple as locations throughout the property with hitching posts and equestrian details to make it feel more like an equestrian property than it would otherwise.

Vice Chair Vanderwert stated one of the things she appreciated about the design is that it would clearly feel differently from other parks in the city and she thought that was something people were looking for, and the contrast between the Farm and the open spaces parks would be clear. She asked if the swing was still in the plan?

Ms. Weber stated how interesting it could be that one element gets so much comment. She noted it was such a nostalgic vision and experience, so she knows there are safety concerns with a tire swing and they did a little digging with what could fit in without being too structured. Design Concepts was now planning for it to be more of a sculptural piece rather than a swing; so it wasn't gone, they just needed to figure out how to make it work.

Committee Member Scott agreed with Mr. Sydlow to keep fitting the equestrian element into the plan. She noted the existing paddock on the East side that would be for animal display.

Coordinator Black asked the Committee's feedback about the idea to possibly relocate the pollinator gardens donated by the Cherry Hills Land Preserve.

Chair Greene noted the Butterfly Pavilion had also contributed to the design. Ms. Black agreed and stated she would also reach out to them as well as CHLP if the decision was made to move the gardens. Chair Greene stated the gardens in the current location were shaded and may not bloom as well as they could, and would be in favor of moving them.

Parks Operations Supervisor suggested adding more gardens instead of relocating them and if that would be a problem.

Ms. Weber stated that would not be a problem. Mr. Roberts explained the gardens get full sun for about six hours a day, and the Butterfly Pavilion staff visited the site and specifically planned the gardens for that location. He explained the beds were not new, just the plants. Ms. Weber stated adding more gardens was possible as well.

Coordinator Black stated the gardens could stay in the same location and still be accessible, especially as part of a guided tour, since during open hours there won't be a lot of coming and going along the maintenance driveway anyway.

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Vice Chair Vanderwert stated it could be a good example of a more shaded garden versus full sun; Ms. Black stated that was a great idea. She suggested adding additional gardens rather than moving the existing.

Mr. Roberts stated there were more problems in that location with rabbits than sunlight, and he was all for adding more gardens in the new locations.

Chair Greene asked for more comments or questions.

Committee Member Rockafellow stated he thought the plan looked very good.

Parks Operation Supervisor Roberts suggested going through some of the staff comments. In addition to tucking the restrooms into the garage, Ms. Black noted staff had thought to add the demonstration vegetable garden back to the East side. She continued that staff discussed the circular path on the West side be embedded flagstone rather than crusher fines for maintenance purposes.

Committee Member Scott stated a solid flagstone path was easier to maintain than spaced stones but that it would be much more expensive than crusher fines.

Mr. Roberts stated not being able to use herbicide on the property was an issue with grass growing into the crusher fines, and with water running over the crusher fines as well – flagstone would still require some maintenance, but not as much as crusher fines could.

Coordinator Black continued that staff discussed adding a gate on the West side drive just after Hopkins loop – in case the property is closed, people could safely turn in and turn around rather than turning/backing into Quincy and the bike path in front of the driveway. She stated the final suggestion was to extend the split rail fence to the pumphouse on either side to make it accessible for people to see but also keep visitors on the developed area in front of the building. She noted staff discussed adding interpretive signage and possibly displaying the old pump. She added that Colorado Open Lands had indicated they were comfortable with the plans for the boardwalk/overlook at the pond, so that could move closer to the pond if that was preferred. She stated she didn't think they wanted it to the water or over the water, but close enough to really be able to see.

Parks Operations Supervisor Roberts stated another suggestion was to remove the split rail fence on either side of the driveway because it would interfere with recently installed irrigation. He continued that he understood the desire to keep people in line and off the grass, but he was concerned about the conflict between fence and irrigation.

Ms. Weber stated the Master Plan was an outline and things could shift – maybe shifting the drive away from the lateral. She did caution not to take the plan totally literally but as more of a concept. Mr. Roberts stated he understood.

Coordinator Black asked for any more questions from the Committee.

Vice Chair Vanderwert described the Sonora Desert Museum where the animals are in natural settings, so you can't always see them – so at each site, there is a bronze sculpture of that animal. She stated it was satisfying, so it may be something to incorporate into Quincy Farm. She continued art is something some people go for and some don't.

Ms. Weber stated that might be a great way to incorporate what the group was talking about earlier about bringing the equestrian piece in, and that Design Concepts would brainstorm a way to tie the two together.

The Committee had no more questions or comments; Coordinator Black thanked the consultants for their time and hard work.

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**NEW BUSINESS**

None

**REPORTS**

Chair Greene gave her extraordinary thanks to Shanen, Aynslee, and Lisa from Design Concepts for their work on the plan and thanked staff and the Committee for adapting to this meeting format. She asked for other reports from committee members.

Committee Member Sydlow reported that he met with the architect and structural engineer at the site, and once he receives the HSA, he will start preparing a budget according to that HSA.

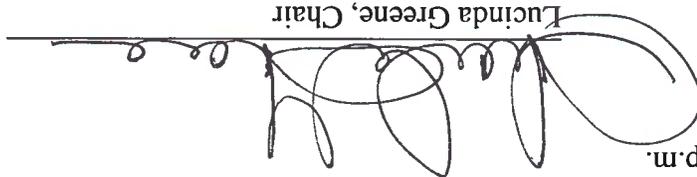
Coordinator Black thanked all the committee members for their flexibility with this meeting format, and thanked City Clerk Gillespie for also running the meeting in the background. She continued that there would be a vacancy on the Committee beginning in June; Melinda Haymons would rotate off the Committee in May after serving since the very beginning.

Parks Operations Supervisor Roberts stated the staff had been working at the farm doing buckthorn removal and weeding the flowerbeds. He continued Hans may be out on Saturdays, and there is quite a bit of maintenance going on there overall.

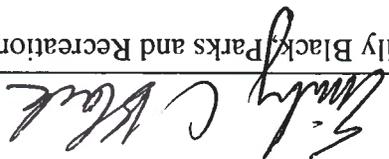
Chair Greene thanked the group again and stated she hoped everyone was staying home and staying healthy. She also asked the group to stay in touch.

**ADJOURNMENT**

The meeting was adjourned at 1:31 p.m.



Lucinda Greene, Chair



Emily Black, Parks and Recreation Coordinator