



CHERRY HILLS VILLAGE COLORADO

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

City Hall
Telephone 303-789-2541
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Quincy Farm Committee Agenda Tuesday, February 18th, 2020 8:15 a.m. - 10:00 a.m. City Hall 2450 E. Quincy Ave.

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 – December 10th, 2019
6. Unfinished Business
 - a. Ongoing Projects and Budget
 - b. Master Plan – Updates (Public Input & Colorado Open Lands meetings)
7. New Business
8. Reports
 - a. Chair
 - b. Committee Members
 - c. City Staff
 - i. Non-profit Creation
 - ii. 75th Anniversary Committee
9. Adjournment

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.

Minutes of the Quincy Farm Committee
City of Cherry Hills Village, Colorado
Tuesday, December 10th, 2019
at City Hall

Chair Greene called the meeting to order at 8:19 a.m.

ROLL CALL

Present at the meeting were the following Quincy Farm Committee Members: Lucinda Greene, Melinda Haymons, Gordon Rockafellow, Joel Sydlow, and Klasina Vanderwerf.

Committee Member Scott was absent.

Present at the meeting were the following staff members: Parks Operations Supervisor Jeff Roberts and Parks and Recreation Coordinator Emily Black.

AUDIENCE PARTICIPATION

None

CONSENT AGENDA

Vice Chair Vanderwerf moved to approve the minutes as written, seconded by Committee Member Haymons. The motion passed unanimously.

UNFINISHED BUSINESS

Ongoing Projects and Budget

Coordinator Black explained the only real outstanding project was the Quincy Farm Master Plan, and that staff would be bringing the amendment to the Master Plan contract to City Council tomorrow to add the Historic Structure Assessments to the scope of work.

Committee Member Rockafellow stated the estimates had a very wide difference in costs, and wondered if the bidders had submitted for the exact same work.

Coordinator Black explained that she, Ms. Weber, and Joel Sydlow had worked closely with the bidders to make sure they understood the scope, and the difference was mainly the amount of time that Anderson Hallas believed the project would take and their much higher hourly rate. Committee Member Sydlow explained that Anderson Hallas' original proposal included full construction documents for each building, which created hundreds of hours of work – so that was corrected, but there was still a significant spread between the two. He stated he has worked with both firms and both were qualified; Anderson Hallas' extensive work for the National Park System may be another reason the bid was so high. He stated he was confident Form+Works had the correct scope and would provide a very good HSA.

Committee Member Rockafellow stated he had a question about the budget, and asked about the item for a water attorney for \$20,000 that has not been spent. He stated the neighbors with water rights are now in negotiations with Denver Water and suggested working with the neighbors to hire an attorney.

Coordinator Black explained that item in the budget would carry over to the next year in anticipation of needing to negotiate as well, but the city was waiting to be approached by Denver Water before moving forward. She stated she was not sure how an agreement would work to hire an attorney along with the neighbors. Committee Member Rockafellow offered to share what they had received so far; Coordinator Black said that would be very helpful.

NEW BUSINESS

Cherry Hills Land Preserve – Memorandum of Understanding

Parks and Recreation Coordinator Black explained the Land Preserve expressed an interest in furthering its mission by working with Quincy Farm and in other parks and trails in the City by collaborating with the City to identify funding opportunities, exploring tax-deductible mechanisms for supporting conservation, maintenance, and programming, and providing volunteers, training, and supervision as identified by the City. She noted that the MOU is not binding and does not commit the City to the expenditure of funds, and that either party can cancel the MOU as long as they notify the other in writing; so it is more a formalization of the relationship that they already have. She explained after QFC review, it would be reviewed by PTRC and then Council.

Chair Greene repeated that it is non-binding, and asked if it was non-exclusive, meaning the City would be free to make additional agreements with other organizations should they wish. Ms. Black confirmed that was correct. Chair Greene asked if anyone had additional comments. Hearing none, she asked for a motion. Vice Chair Vanderwerf moved to recommend that City Council approve the Memorandum of Understanding between the City of Cherry Hills Village and Cherry Hills Land Preserve. Committee Member Rockafellow seconded, and the motion passed unanimously.

Design Concepts – Master Plan

Aynslee Havenridge, Lisa Langer, and Shanen Weber of Design Concepts presented the preliminary site plan for Quincy Farm and heard the Committee's feedback about their visits to similar properties.

Minutes from Design Concepts:

Committee's Farm Tour Recap (4 Mile, Star K Ranch):

- We should consider designating the Main House at QF (instead of the garage) as the Nature Center, such as at Star K Ranch.
- Star K Ranch is a great example for QF in terms of programming, live animals/reptiles in the nature center, well attended destination with lots of children.
- It was helpful to the committee to gain insider knowledge from the people who manage the facilities, regarding operations and maintenance. They helped inform how to utilize the uniqueness of Quincy Farm – i.e., Four Mile has animals and Star K Ranch has the nature center.

- A nature center would be great for children, families and adults not only in CHV, but for the larger Denver metro area as well. It's important to teach future generations to see why CHV became the place that it is.
- It was reiterated that all the QF Committee should attend these tours if they weren't able to make the original tour because it's so valuable to experience firsthand. The operations personnel were able to share their successes and failures, any issues they've come across. Each farm had a different model for directorship, and each facilitate city involvement in some way, through security, funding, etc.
 - Star K Ranch – Government owned, managed and staffed
 - Four Mile – City of Denver owned but managed by a non-profit (all funding through City of Denver grants)
 - What's the best model for Quincy Farm? Perhaps we discuss both options in the master plan document.
- QF Committee would like to schedule a second tour for those who could not make the first, as well as invite City Council and PTRC members to join.
- The setting of Quincy Farm is one aspect that makes the farm unique.

Committee's Response to Design Concepts Presentation:

- The preliminary site plan has come a long way.
- Moving forward, QF committee reiterated the importance of being more overt about what happens and where in the master plan document.
- Decided picnicking and the tire swing on the west side are not appropriate, move to the east side.
- Simplify the conservation easement board so that it's more legible, currently too much text.
 - Need to assume the public is unfamiliar with the easement.
- The pump house should be inside the property boundary on all boards.
 - After further review, the pump house is correctly within the boundary but the call out text was pointing to the wrong location.
- The existing pony jumps on the east side pasture should remain but could utilize the stands for different purposes.
- Hay play and hands-on discovery to build with sticks/create are great. Perhaps consider a hay slide.
 - Create a series of outdoor learning labs on the west side.
 - Garage/Nature Center can also include hands-on, applied learning, messy activities in and adjacent to a covered outdoor patio.
- Irrigation 'play' and education would be great.
 - Learn about drip irrigation, types of structures create an interactive opportunity.
- Enhancing and building upon the garden walk would be very beneficial.
 - FYI, current issue with Japanese beetles at the rose garden.
- The timeline walk can walk visitors around the properties to teach about their historical value and uses.
 - All ages would enjoy this type of self-guided tour.
 - Perhaps a seasonal scavenger hunt for all ages, something new 4 times a year to draw people back.
- At the orchard walk, consider a few fruiting apple trees to educate about the growing process.
- Nature Center should include visual components, such as looped educational videos or rotating visuals.

- Garage is stubbed out for sewer – consider an outdoor restroom here.
- Consider providing blankets for people to enjoy time outdoors on the west side, instead of formal picnicking with tables, or use logs instead of tables.
- Boardwalk could simply have seating and no shelter.
- Equestrian heritage is one aspect that makes the farm unique.
- The orchard is another aspect that makes the farm unique.
- The High Line Canal Trail foliage is another aspect that makes the farm unique.
- Continue to find ways to highlight and preserve the mountain views on the property.
- Continue to highlight the canal and irrigation, because Quincy Farm exists due to the canal.
- The potential second crossing over the canal may not work.
 - Denver Water and the HL Canal are considering turning the canal into a storm water project.
 - Perhaps a bridge or dry crossing.
- How can we incorporate agricultural art into Quincy Farm?

QFC priorities:

- Committee Member Grodinsky stated his was the Nature Center.
- Chair Greene stated she liked the outdoor education spaces.
- Committee Member Rockafellow stated to get more access quickly, he would lean toward the pond elements
- Vice Chair Vanderwerf agreed with Rockafellow. She continued that at one point they felt they were under pressure to activate something.
- Committee Member Haymons agreed with the pond as well.
- Committee Member Scott stated she thought a kiosk and the entries being informational to the public was important.
- Committee Member Sydlow stated the problem was he looked at the property all as one, but he thought the entry and view corridor on the East side was important, to announce there are things happening. He reiterated the pond also was an easy piece to break off that also engages a lot of people who use the trail.
- Ms. Black stated she thought the first priority is the Nature Center, since the West side is generally not accessible until that element is complete, followed by the pond boardwalk, and next entry signage making it clear that the Farm is for the community.

REPORTS

None

ADJOURNMENT

The meeting was adjourned at 10:09 a.m.

Lucinda Greene, Chair

Emily Black, Parks and Recreation Coordinator



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ITEM: 6A

MEMORANDUM

TO: MEMBERS OF THE QUINCY FARM COMMITTEE

FROM: EMILY BLACK, PARKS AND RECREATION COORDINATOR

SUBJECT: ONGOING PROJECT UPDATES AND BUDGET

DATE: FEBRUARY 18, 2020

ISSUE

To update the Committee on projects taking place at Quincy Farm and spending on Farm-related projects.

DISCUSSION

As there will be no projects underway until the Master Plan is complete, there are only budget updates for this item.

Staff has included the final spending for 2019 broken down by account for the Committee's reference (Exhibit A). The 2020 budget is much simpler, as all planned spending for Quincy Farm projects has been contained to a new account created just for the Farm in the Catherine Anderson Land Donation Fund (Exhibit B). Utilities will continue to have their own account in the same fund. Unaudited financial statements from December 2019 are attached as Exhibit C.

EXHIBITS

Exhibit A – Quincy Farm Budget – 2019 Year-End
Exhibit B – Quincy Farm Budget – Feb. 2020
Exhibit C – Dec. 2019 Unaudited financial statements (revenues) – Catherine Anderson Land Donation and Arapahoe County Open Space Funds

2019 Quincy Farm Budget

Last update: 12/31/19

Account	Description	January	February	March	April	May	June	July	August	September	October	November	December	Total Spending 2019	Total Budgeted	Remaining	
Arapahoe County Open Space Fund 14																	
14-450-9092 Park Improvements - \$145,000																	
	QF Tree Maint. And Care	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 371.00	\$ -	\$ 371.00	\$ 20,000.00	\$ 19,629.00	
Turf, Irr., Fences, Repair, Plantings		\$ 6,392.90	\$ 88.14	\$ 353.34	\$ -	\$ 145.22	\$ 78.50	\$ 92.40	\$ 102.11	\$ -	\$ -	\$ -	\$ -	\$ 7,252.61	\$ 50,000.00	\$ 42,747.39	
	Pond Embankment Study	\$ 3,855.00	\$ -	\$ 3,272.50	\$ 16,872.50	\$ 865.00	\$ 3,092.50		\$ 558.00	\$ -	\$ -	\$ -	\$ -	\$ 28,515.50	\$ 75,000.00	\$ 46,484.50	
														\$ 36,139.11	\$ 145,000.00	\$ 108,860.89	
					Fund Total									\$ 36,139.11	\$ 145,000.00	\$ 108,860.89	
Catherine H. Anderson Land Donation Fund																	
08-450-3031 Utilities - \$10,800																	
	Utilities	\$ 223.77	\$ 457.97	\$ 435.09	\$ 2,111.93	\$ 626.02	\$ 235.06	\$ 473.47	\$ 59.48	\$ 387.95	\$ 1,319.37	\$ 305.66	\$ 548.10	\$ 7,183.87	\$ 10,800.00	\$ 3,616.13	
														\$ 7,183.87	\$ 10,800.00	\$ 3,616.13	
08-450-6068 Misc. Expenditures - \$264,300																	
	Quincy Farm Committee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000.00	\$ 1,000.00	
	Water Attorney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000.00	\$ 20,000.00	
	Consultants	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,168.75	\$ 11,541.19	\$ 5,414.29	\$ 22,124.23	\$ 50,000.00	\$ 27,875.77	
	Document Preservation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500.00	\$ 2,500.00	
	Beehives	\$ -	\$ -	\$ -	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500.00	\$ -	\$ (2,651.27)	\$ 348.73	\$ 3,000.00	\$ 2,651.27	
	ACOS Grant - irrigation	\$ -	\$ -	\$ 600.00	\$ -	\$ -	\$ 100,082.50	\$ 47,299.73	\$ 9,018.43	\$ -	\$ -	\$ -	\$ -	\$ 157,000.66	\$ 187,800.00	\$ 30,799.34	
	Sewer Project	\$ -	\$ 74,270.00	\$ 26,950.00	\$ 10,850.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ 112,070.00	\$ 112,000.00	\$ (70.00)	
	Miscellaneous	\$ -	\$ 95.00	\$ 31.00	\$ 228.83	\$ -	\$ -	\$ -	\$ -	\$ 284.47	\$ -	\$ -	\$ -	\$ 639.30	\$ -	\$ (639.30)	
														\$ 292,182.92	\$ 376,300.00	\$ 84,117.08	
08-450-9095 Park and Trail Improvements - \$89,375																	
	Gen. Infra. Maint. For QF	\$ 7.46	\$ 460.11	\$ 44.12	\$ -	\$ 1,405.91	\$ -	\$ 210.16	\$ -	\$ -	\$ -	\$ -	\$ 3.16	\$ 2,130.92	\$ 25,000.00	\$ 22,869.08	
	Residing Main House	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,000.00	\$ 50,000.00	
	ACOS Match - trees	\$ -	\$ 5,250.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,700.00	\$ 13,174.75	\$ -	\$ 20,124.75	\$ 14,375.00	\$ (5,749.75)	
														\$ 22,255.67	\$ 89,375.00	\$ 67,119.33	
08-450-9097 Gardens & Nature Trail - \$0; \$7550 remaining from 2018 grant																	
	New Gardens Near Trail	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 351.36	\$ 3,109.60	\$ -	\$ 692.57	\$ 745.00	\$ 2,651.27	\$ 7,549.80	\$ -	\$ (7,549.80)	
															\$ -	\$ (7,549.80)	
					Fund Total									\$ 321,622.46	\$ 476,475.00	\$ 147,302.74	
Quincy Farm 2019 Spending Total														\$ 357,761.57	\$ 621,475.00	\$ 263,713.43	

2020 Quincy Farm Budget

Last update: 2/12/20

Account	Description	January	February	March	April	May	Total Spending To Date	Total Budgeted	Remaining	
Catherine H. Anderson Land Donation Fund										
08-450-3031 Utilities - \$12,300										
	Utilities	\$ 64.98	\$ -				\$ 64.98	\$ 12,300.00	\$ 12,235.02	
							\$ 64.98	\$ 12,300.00	\$ 12,235.02	
08-450-6066 Quincy Farm - \$119,000										
	Quincy Farm Committee	\$ -	\$ -				\$ -	\$ 1,000.00	\$ 1,000.00	
	Water Attorney	\$ -	\$ -				\$ -	\$ 20,000.00	\$ 20,000.00	
	Master Plan Consultants	\$ -	\$ -				\$ -	\$ 60,000.00	\$ 60,000.00	
	Beehives	\$ -	\$ -				\$ -	\$ 3,000.00	\$ 3,000.00	
	General Maintenance	\$ -	\$ -				\$ -	\$ 25,000.00	\$ 25,000.00	
	Tree Maintenance/Care	\$ -	\$ -				\$ -	\$ 10,000.00	\$ 10,000.00	
	Miscellaneous	\$ -	\$ -				\$ -	\$ -	\$ -	
							\$ -	\$ 119,000.00	\$ 119,000.00	
					Fund Total		\$ 64.98	\$ 131,300.00	\$ 131,235.02	

CITY OF CHERRY HILLS VILLAGE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2019

CH ANDERSON LAND DONATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>LICENSE AND PERMIT REVENUES</u>					
08-320-3221	RECREATION REIMBURSEMENT DONAT	450.00	875.00	1,000.00	125.00	87.5
	TOTAL LICENSE AND PERMIT REVENUES	450.00	875.00	1,000.00	125.00	87.5
	<u>MISCELLANEOUS REVENUES</u>					
08-360-3611	INTEREST-INVESTMENTS	1,977.85	26,925.66	8,500.00	(18,425.66)	316.8
08-360-3680	MISCELLANEOUS REVENUES	376.10	11,380.62	4,000.00	(7,380.62)	284.5
08-360-3682	GRANT REVENUE	.00	112,374.73	187,800.00	75,425.27	59.8
08-360-3684	CHLP JOHN MEADE PARK DONATION	.00	10,000.00	.00	(10,000.00)	.0
	TOTAL MISCELLANEOUS REVENUES	2,353.95	160,681.01	200,300.00	39,618.99	80.2
	TOTAL FUND REVENUE	2,803.95	161,556.01	201,300.00	39,743.99	80.3

CITY OF CHERRY HILLS VILLAGE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2019

ARAPAPAHOE COUNTY OPEN SPACE F

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>LICENSE AND PERMIT REVENUES</u>					
14-320-3200	OPEN SPACE SHAREBACK	.00	173,455.54	160,000.00	(13,455.54)	108.4
14-320-3220	SALES TAX COLLECTION FEE	1,121.39	3,448.42	3,000.00	(448.42)	115.0
	TOTAL LICENSE AND PERMIT REVENUES	1,121.39	176,903.96	163,000.00	(13,903.96)	108.5
	<u>MISCELLANEOUS REVENUES</u>					
14-360-3611	INTEREST INCOME	5,105.28	72,465.75	10,000.00	(62,465.75)	724.7
14-360-3680	OTHER REVENUE	.00	.00	40,000.00	40,000.00	.0
	TOTAL MISCELLANEOUS REVENUES	5,105.28	72,465.75	50,000.00	(22,465.75)	144.9
	TOTAL FUND REVENUE	6,226.67	249,369.71	213,000.00	(36,369.71)	117.1



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ITEM: 6B

MEMORANDUM

TO: MEMBERS OF THE QUINCY FARM COMMITTEE

FROM: EMILY BLACK, PARKS AND RECREATION COORDINATOR

SUBJECT: MASTER PLAN

DATE: FEBRUARY 18, 2020

ISSUE

An update on the current work on the Master Plan.

DISCUSSION

Public Input Meeting

Since the last Quincy Farm Committee meeting in December, a public input meeting was held at City Hall on Tuesday, January 21st. Collected feedback is attached as Exhibit A. There was a mix of excitement and questions about the property; the biggest concerns were about security and traffic.

Colorado Open Lands

Staff, Chair Greene, and Shanen Weber (Design Concepts) met with Cheryl Cufre from Colorado Open Lands on February 6th to discuss the preliminary site plan. Colorado Open Lands was generally comfortable with most of the plan, and asked for more information about the platform by the pond and the open-air classroom on the East side. Staff is working on a description of both of those elements and how they will be managed to send to Colorado Open Lands.

Next Steps

- **March 17th - Quincy Farm Committee meeting** - Design Concepts will attend with a proposed final site plan for review and discussion.

- Staff will continue to update and discuss with Colorado Open Lands as each draft of the Plan is created, as well as provide updates to and ask for feedback from PTRC.
- **April 21st Quincy Farm Committee Meeting** – Discussion of draft Master Plan document prepared by Design Concepts
- **May 19th Quincy Farm Committee Meeting** – Approval of Final Master Plan document
- Following approval by QFC, staff will send final Master Plan to Colorado Open Lands to review at their June board meeting, to obtain a letter that the board concurs with the concepts outlined in the Master Plan ahead of City Council approval.
- **June 11th Parks, Trails, and Recreation Meeting** – Approval of Final Master Plan document
- **July 16th City Council Meeting** – Final approval of Master Plan

ATTACHMENTS

Exhibit A: Design Concepts – Jan. 21st Public Input Meeting Feedback



Quincy Farm Master Plan – Public Open House #2

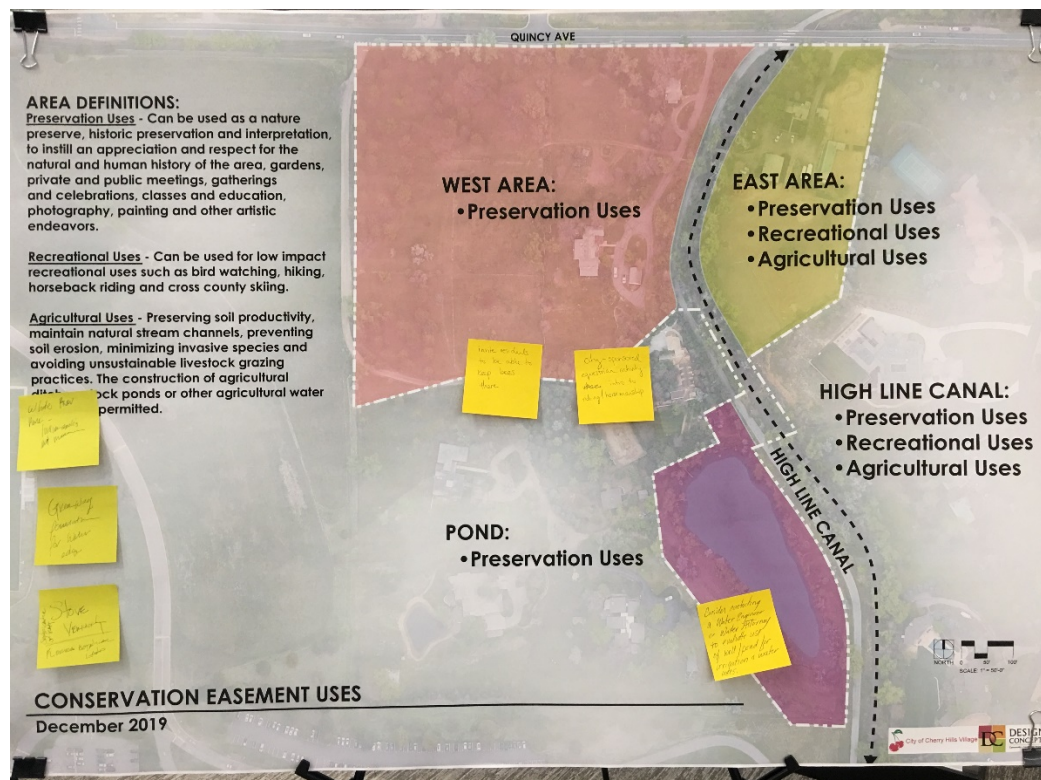
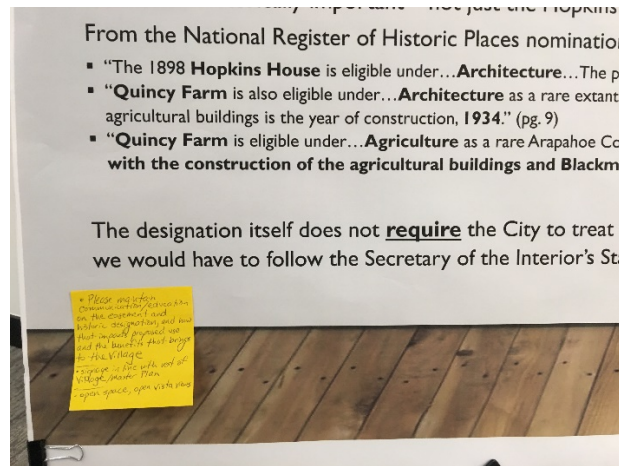
Location:	Cherry Hills Village Council Chambers	Date:	January 21, 2020
To:	Emily Black, Cherry Hills Village	Time:	4:00-6:00 PM
From:	Lisa Langer, Design Concepts	<u>Company</u>	
Present:	<u>Name</u>	CHV, Parks & Rec Coordinator	
	Emily Black	Design Concepts	
	Shanen Weber	Design Concepts	
	Lisa Langer		

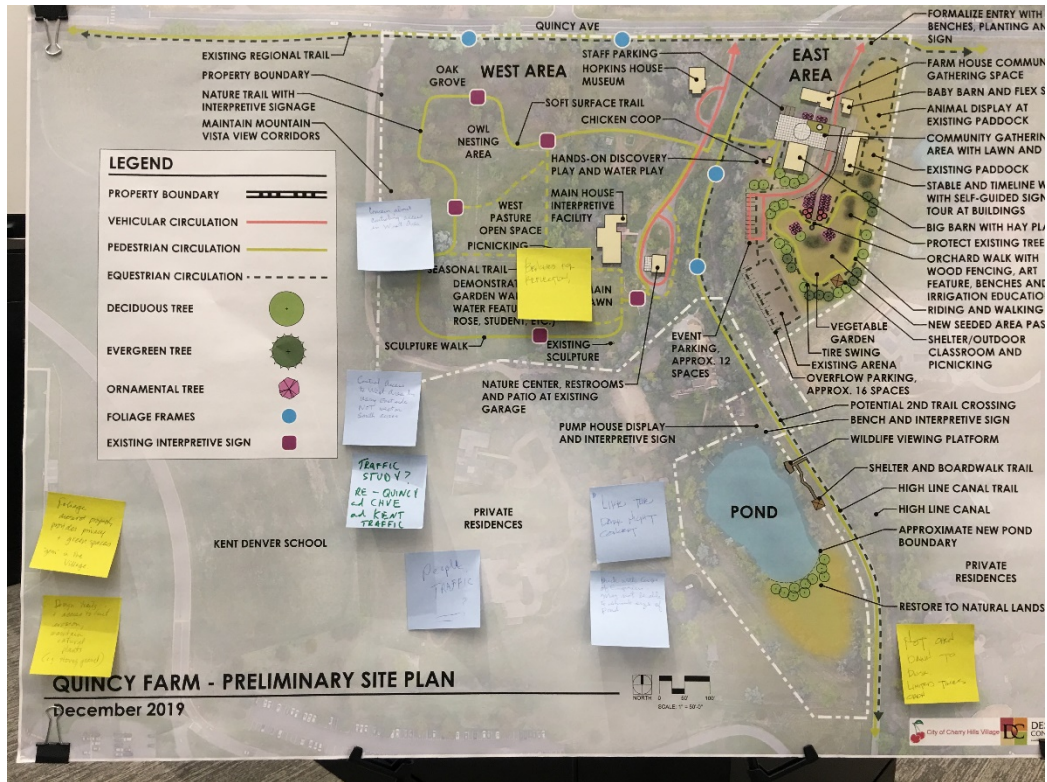
The purpose of this meeting was to have a public open house prior to City Council meeting to gather thoughts and ideas on the Preliminary Master Plan site plan and image boards.

General Comments

1. Please maintain communication/education on the easement, historic designation and how that impacts proposed use and the benefits for the Village.
2. Signage will be needed that is in-line with the rest of the Village Master Plan.
3. Keep open space, vistas and views.
4. Consider contacting a water engineer or water attorney to evaluate use of the well/pond for irrigation and water uses.
5. Provide City sponsored equestrian activity -intro to horsemanship/riding.
6. Invite residents to keep bees *at Quincy Farm*.
7. Collaborate with Greenway Foundation for water edge *improvements*.
8. Keep limited times for the farm to be open. Not open dawn to dusk.
9. Check with Corps of Engineers. Might not be able to shrink size of pond.
10. Like the dark night concept.
11. Dark sky is so valuable- important to preserve for whole Village.
12. Preserve and promote dark sky.
13. Provide benches for reflection.
14. Concern about controlling access in West Area. Control access to the west area by using East side NOT West side or south access.
15. Is a traffic study needed? Consider Kent Denver traffic and CHVE traffic.
16. How will people (*pedestrians*) and traffic flow work?
17. Foliage around property provides privacy and green spaces. "Gem" in the Village.
18. Like the idea of just views into the farm from the trail.
19. Views into farm would be good to promote the history.
20. Security a concern.
21. How will CHV keep folks with dogs out of the area? If off leash?
22. Design Trails and access to limit erosion. Maintain natural plants (e.g. stones and gravel)
23. Plants native to Cherry Hills Village?
24. This (*tractor rides*) doesn't respect stated rec or agricultural or preservation use. Just entertainment.
25. Did Quincy Farm historically have these activities? (*tractor rides, orchard?*)

26. Is there a restroom opportunity?
27. How does restroom, additional traffic and trash impact preservation intent?
28. Need a safety and security plan given Kent Denver School, other kids and attractive hazards.
29. Is fire pit a risk?
30. More permanent play opportunities that are adventurous, like the 3 Pond Park wood piles
31. Cross country ski loop
32. Running loop
33. Like the appropriate uses for the West side.
34. Suggestions to look at Stowe Vermont, Florida Botanical Gardens, White River Park, Indianapolis Art Museum.







Prepared by:



DESIGN
CONCEPTS

Lisa Langer, PLA
Associate

lisal@dcla.net

January 31, 2020