



CHERRY HILLS VILLAGE COLORADO

2450 E. Quincy Avenue
Cherry Hills Village, CO 80113
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City Hall
Telephone 303-789-2541
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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

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Minutes of the Quincy Farm Committee
City of Cherry Hills Village, Colorado
Tuesday, June 30th, 2020
At City Hall

Chair Greene called the meeting to order at 8:23 a.m.

ROLL CALL

Present at the meeting were the following Quincy Farm Committee Members: Gordon Rockafellow, Vice Chair Klasina Vanderwerf, Chair Lucinda Greene, Rebecca Benes, Dino Maniatis, and Joel Sydlow.

Member Sally Scott attended virtually.

City Clerk Laura Gillespie and Deputy City Manager Jay Goldie were also present. Parks and Recreation Coordinator Emily Black attended virtually.

AUDIENCE PARTICIPATION

Rob Eber, 3 Middle Road, Chair of the Parks, Trails, and Recreation Commission, stated he was thankful there had been a lot of public involvement recently. He recalled the Quincy Farm Master Plan process had started when Mayor Stewart was Chair of the Quincy Farm Committee prior to his mayoral term. He stated he was hopeful the Committee could weave the public feedback received into the plan, but also hoped it was not a restarting of the process. He stated many months ago the Committee had moved away from the model of a working farm for a variety of reasons, but that many of the recent comments had suggested returning the farm to its working roots, so the Committee might be starting over if that process moves forward. Mr. Eber continued he thought educational activities could be a tribute to the agricultural roots, and suggested incorporating the High Line Canal and water use activities into future programming. He cautioned that today is a different era than Cat's Pony Club; Cat's mantra was "no guff, let's get to work" and he was not sure that that attitude will translate to today's world. He stated having kids do sustainable farming or tend to animals at Quincy Farm may not be realistic and the idea of having volunteers take care of day-to-day activities might be naïve. He concluded he was interested to listen to the Committee's ideas.

Kathy Fessler, 2360 Colorado Blvd., stated she had recently taken over from Susan Maguire as Executive Director of the Cherry Hills Land Preserve (CHLP). She stated CHLP was exploring what education programs they could still continue to do safely in light of COVID-19. She continued there were three programs they were interested in doing at Quincy Farm: a stargazing night, a birdwalk, and a beekeeping 101 class. She stated all programs would be subject to following Tri-County Health guidelines and would be for small groups. She asked for Committee's support in doing those programs.

John Leer, 16 Parkway Drive, shared with the Committee that he lives in the Village with his family. He stated he saw the Farm as "if you build it, they will come", and he would gladly sign up to be the first volunteer. He stated his vision was of a working farm, with sheep, a horse, goats, and chickens. He noted his own chicken coop and how it was a lot of work, but a lot of fun. He recalled his family's

10,000-acre ranch in Montana and how he enjoyed visiting as a kid. He acknowledged he was new to the process and that much work had already been done on Quincy Farm, but stated if the city didn't at least try to make it into a working farm, then this generation will become that much more removed from how food is grown, animals are raised, etc. He referenced the documentary *The Biggest Little Farm*. He repeated that he would be happy to help out in any way and thanked the Committee for their time.

Debbie Welles, 4950 Sanford Circle West, stated that what staff seemed to have in mind for Quincy Farm seemed markedly different than what citizens have been asking for. She stated the citizens hope this dynamic will change starting today as the Committee reviews the recommendations submitted by citizens from the last Quincy Farm Committee meeting. She thanked the Committee for their efforts on Quincy Farm and that it was a phenomenal opportunity for Cherry Hills Village. She concluded it was exciting and citizens were looking forward to working with the Committee.

Eric Jamrich, 8 Blackmer Road, stated as the father of ten- and twelve-year-old girls, he would offer a different perspective from Chair Eber. He stated he looks for opportunities to have his kids do something not electronic and having Quincy Farm close to them has been wonderful. He stated he has brought his girls to feed or brush Margarita (the horse boarded at Quincy Farm), and the girls were disappointed when Margarita left the farm. He stated if given the opportunity to interact with animals, he thought children would take it.

Steve Schovee, 4298 South Bellaire Circle, explained his neighborhood was across the street from Quincy Farm. He apologized that he was late to the project, but expressed concern that there could be as many as 40 parking spaces at the farm. He stated he was concerned about bringing a lot of traffic into the area, noting the High Line Canal had become very busy, and creating an opportunity to bring people from all over the city to that area is very concerning. He stated whatever is done, he would like it to be educational but for small groups (10 people at a time). He also suggested coordinating with Kent Denver to use their parking. He referenced a parking area at Little Dry Creek with four parking spaces and picnic tables, and expressed preference for that over an event center. He thanked the Committee.

Katie Philpott Schoelzel, 1001 E. Stanford Ave., stated she had grown up riding with Cat Anderson and Candy Gray, and had the opportunity to continue to ride with Cat throughout her lifetime. She noted her appreciation to both of them for the opportunity to learn about horses. She apologized she was late to the process, and stated she had envisioned a plan that reflected open space and equestrian roots, and involved children in an informal way. She continued that she appreciated the hard work done on the plan but she did not understand how it would be activated, who the partners were, who the children are who would be served, who would pay for it, and she was concerned with the amount of concrete and formality of the plan. She stated she envisioned strolling paths, a picnic area, and something lovely for the community, but she didn't expect a magnet that would bring congestion and cars. Ms. Schoelzel stated she did not think this plan was the spirit of Cat's gift. She also stated she was not comfortable being present due to COVID, but she thought it was important to come today and say something, and that the Committee should think more before choosing to do something that would impact nature and the community. She thanked the Committee for their time.

Chair Greene thanked all the speakers for their feedback.

CONSENT AGENDA

Chair Greene asked for any changes to the minutes. Vice Chair Vanderwerf moved, seconded by Committee Member Rockafellow, to approve the June 9, 2020 minutes as written. The motion passed unanimously.

UNFINISHED BUSINESS

Ongoing Projects and Budget

Coordinator Black noted the budget and financial statements were attached in the packet. She explained the main update for this item was the security audit; Parks staff and the police department conducted a security audit of Quincy Farm on Friday, June 19th in anticipation of the East side lease ending on June 30th. Coordinator Black noted a list of recommended security measures from that audit was attached in the packet. She continued that staff plans to implement the listed measures discussed with the police department. She explained some were already in place: staff has already installed gate posts for the East Side, signage has already been acquired, and buildings will be added to maintenance and patrol lists as of July 1st. Coordinator Black explained staff is working with the City's security company on a quote for installation of wireless cameras for the Farm. She referenced a line item in the Quincy Farm budget for General Maintenance with \$23,491.40 remaining for the year; these funds could be used for camera purchase and installation, as well as smaller items such as extra gates for entrances off the High Line Canal. She explained no motion was necessary for this item.

Chair Greene asked if staff knew the cost yet for security cameras and if they would use the remainder of the maintenance budget.

Director Goldie explained staff would receive an estimate only after walking the site with the security company, which was planned after July 1st so they could access the entire property.

Committee Member Rockafellow asked if the cost of restoring existing gates was included in this proposal.

Coordinator Black explained the gate posts being referred to were for a new gate across the entrance to the East Side. She explained the restoration of the existing wooden gates would be included in the estimates for historic restoration of the buildings on the Farm. She concluded the new gate was to serve as a barrier for vehicles; the wooden half-moon gates would be something the city would want to separately protect and restore.

Chair Greene confirmed this was not an item the Committee needed a motion on.

Coordinator Black stated that was correct, and that staff would continue installing and implementing the listed security measures recommended by the police department.

Chair Greene asked if anyone on the Committee was opposed to that; hearing no opposition, she thanked Coordinator Black.

East Side Caretaker

Coordinator Black explained at the June 16th City Council meeting, Council discussed the possibility of a caretaker for the East Side of Quincy Farm and asked for the Quincy Farm Committee's recommendation. She continued that the Committee has discussed the possibility of a caretaker in relation to the Master Plan process but has not yet made a final decision, as the plan is still in its first draft. She explained the Farmhouse is the only building with a sewer connection on the East Side; an ADA accessible restroom on the East Side is planned for that house, since it is already plumbed. Ms. Black noted another alternative is to run a sewer line through the barnyard to provide sewer to a different building, all of which are historic. She explained the addition of an accessible restroom is necessary to have small group activities and nature programming on the East Side of the Farm, so staff does not recommend adding a caretaker who would then need to be removed prior to work beginning on the Farmhouse.

Coordinator Black indicated the duties of a caretaker are to perform maintenance, not to act as a security guard. She noted there are no existing maintenance duties that cannot be accomplished by current City staff, and that Facilities Maintenance and Parks employees are responsible for maintaining the vacant Anderson House and surrounding West Side area and have been performing these duties for the past four years. She stated the staff recommendation is that a caretaker reside on the property only if and when there are animals on the property during a future phase of Quincy Farm, to be recommended by the Committee as part of the Master Plan.

Coordinator Black noted different motions had been provided in the staff memo for the Committee, so they could recommend to Council as they saw fit, and the possible motions could be modified by the Committee as well.

Chair Greene asked if staff was making this recommendation to Council, and if there could be two separate recommendations out of this process.

Coordinator Black replied that was correct, but it wasn't entirely unheard of for there to be two recommendations.

Committee Member Rockafellow stated his understanding was that the Parks Division would be in charge of the maintenance on the East Side, as they were on other parts of the Farm, and that they should be in charge of who does the maintenance work there. He agreed there may not be a need for a caretaker particularly if Parks doesn't want to use a caretaker to provide that maintenance. He continued on the other hand, if there should be a restroom there, it didn't make sense to put it in the Farmhouse that could be at some point occupied by a caretaker. He suggested adding a separate building conveniently placed to use the existing sewer connection to allow the construction to take place while the Farmhouse is occupied. He stated he thought that the neighbors wanted the Farmhouse occupied for security reasons, and the resume for the tenant could be to do maintenance chores as well as possibly teaching kids about the Farm. Mr. Rockafellow concluded the restroom should be in a separate building and the City should look for a tenant who would increase the security of the East Side neighbors.

Chair Greene stated she had envisioned that when there is programming on the Farm, an individual would be in residence – whether a graduate student or a rotating group of graduate students – with an educator role. She indicated she agreed that that is a key component. She continued that no one foresaw the untimely passing of Candy Gray, and there were compelling reasons at this time to consider a caretaker so the neighbors feel secure. She stated she was in a position to recommend a caretaker at this time with the understanding that there should be flexibility to make sure that individual should have an educator role when there are programming opportunities.

Vice Chair Vanderwerf indicated it was a good point that the person in the Farmhouse should also be able to be an educator. She noted if the person was just a tenant, they may not be there at all during the day; they might have another job, so the Committee might have to add that stipulation.

Committee Member Benes stated she agreed with Chair Greene. She indicated the neighbors would like to have someone in the Farmhouse. She noted she did not know if it was true or rumor, but she had heard a homeless person slept at the Farm. She added a deer had come to her yard a few days ago, and then travelled to Quincy Farm. She stated we know Quincy Farm is a magical place.

Chair Greene asked for other comments from the Committee ahead of a possible motion, noting that City Council had asked for a motion from the Committee.

Coordinator Black recalled Committee Member Rockafellow's comments about adding another building. She explained the conservation easement limited the square footage on the East Side to the existing square footage. She noted staff worked closely with Colorado Open Lands about the outdoor classroom planned on the East Side to ensure it would not add to the square footage. She stated there might be a way to reduce the size of the existing Farmhouse (which is not a designated historic building) to stay within the limit if an additional restroom were constructed.

Committee Member Rockafellow stated he was not suggesting this be done, but questioned if the small barn or some of the stable were demolished, if another structure could be built.

Coordinator Black confirmed that the total square footage cannot increase, but under the conservation easement, one of the historic buildings could be removed and replaced. She noted the National Historic Register designation would not support that approach.

Committee Member Scott asked whether the open building to the west of the Farmhouse was considered enclosed space; Coordinator Black replied she did not believe so, but would have to check the easement. Committee Member Scott asked if the enclosed stalls in the stable might be a possibility for an accessible restroom that would not significantly alter the space. She agreed that a caretaker could be beneficial at this time. She noted if an interim caretaker was hired for a short time period then they may not necessarily need to fulfill the education goals.

Committee Member Sydlow stated he thought it was important to have some occupancy on the property. He noted one could go around Cherry Hills Village and see that there are unoccupied buildings, and they look inviting since they are not well-kept and don't have lights on. He indicated occupancy on both sides of the property was important for security and appearances. He stated there was opportunity to create an

accessible restroom in the storage areas of other buildings, and also suggested the open building to the west of the Farmhouse.

Committee Member Maniatis stated he also supported a caretaker and did not see any downsides to having someone live there. He noted he understood there is an employee of the Village Club with the requisite skillset. He suggested the Committee should consider that this person may be a good fit for the property.

Vice Chair Vanderwerf asked staff if the caretaker would go through the City's regular hiring process, even if it was a tenancy in exchange for services.

Director Goldie confirmed the candidates would go through the normal hiring process.

Chair Greene stated that would include defining the job description, posting the job, and so on to find individuals. Director Goldie agreed.

Chair Greene asked for other comments. Hearing none, she asked if there was a motion.

Committee Member Sydlow motioned to recommend City Council hire or create a lease agreement for someone to occupy the Farmhouse on the East Side of Quincy Farm. Committee Member Rockafellow seconded.

Chair Greene asked if anyone wanted to modify the motion or discuss.

Committee Member Benes asked what the timeline would be.

Chair Greene replied that she did not know; the Quincy Farm Committee could take their recommendation to City Council on July 21st, but she did not know the process for how quickly Council could act on it.

Chair Greene repeated the motion and asked for a vote. The motion passed unanimously.

Chair Greene stated she would bring the recommendation to Council on July 21st.

Draft Master Plan

Chair Greene stated the Committee's next step is to go through the comments submitted by the public at the June 9th meeting and summarized by each Committee Member in attachments in the packet. She noted the Committee would talk through the comments one by one, with the purpose of providing feedback to the consultant to create the next draft. She invited Vice Chair Vanderwerf to start, since her comments appeared first in the packet.

Vice Chair Vanderwerf stated she had categorized the issues as primary and secondary, so she suggested the Committee go through her primary comments first and wait on the secondary ones so others had a chance to share.

Chair Greene agreed and noted the first comment that appears was about parking, and reviewed feedback from the community outlined in Vice Chair Vanderwerf's notes. She asked Vice Chair Vanderwerf to share her comments, and then the group could share their thoughts.

Vice Chair Vanderwerf acknowledged the change in the number of parking spaces and agreed it was too many. She stated she thought many people would visit on foot or bicycle, but some parking would still be necessary. She suggested 15 spaces and that it would be a permeable surface. She gave the example of a stargazing activity at night, where people may not feel comfortable walking a distance back to their cars, and suggested there could just be a field used as overflow parking. She thought there should be a way for cars, a shuttle, or a trailer for animals to turn around on the Farm. She proposed a circular turnaround. She stated she saw a lot of sense for the flow on the property in having the parking lot where it is currently shown. Vice Chair Vanderwerf referenced the proposed second bridge where visitors would cross if they planned to visit the west side, and areas for visitors to gather for a program on the east side. She explained she and Chair Greene had considered the northeast corner for parking and found a number of issues, including the visibility from Quincy creating more chance it becomes a trailhead for the High Line Canal, and need to take down the paddock she was envisioning using for animals. She stated she thought visitors would still have to drive down south of the stable, but she was amenable to other ideas.

Chair Greene stated one of the challenges was trying to reconcile the idea of letting the property be open for drop-in visitors who would like to come and experience the farm outside of programming opportunities so that children who wanted to work or play would not have to do that in the context of a formal program. She reiterated she was having difficulty reconciling how to look at usage and appropriate access and then where to site the parking to address significant congestion and security concerns. She noted the Committee had struggled with this issue in the past. Chair Greene concluded the Committee should consider parking in context of the access; would it be a facility that visitors could only walk or ride to, with parking only available for planned activities, or should the beautiful space be shared with folks who may choose to drive there. She stated the front entrance is challenging in terms of access and expressed concern about creating slowdowns on Quincy around the High Line Canal crossing if the parking were to move to the northeast corner. She stated she was looking for guidance as to how to address that.

Committee Member Sydlow stated parking is a balancing act. He explained that to leave the property the way it is right now, it tells its own story, but the master plan is trying to balance that with the need to make it accessible to other people. He stated he thought feedback should be brought back to the consultants that 40 parking spaces is too much, concern that it's too close to the High Line Canal, and the desire not to create a trailhead but have parking for people who are there to experience Quincy Farm. He stated he understood the desire to remove the second bridge and leave the property the way it is. Mr. Sydlow suggested working with Kent Denver School for parking or a trail that leads from a parking area at Kent to the Farm. He recommended bringing the feedback to the consultants to determine the location of the parking and coming up with possible other plans.

Committee Member Maniatis stated he did not want to see 15 or 20 cars there since he thought it diminished the experience. He suggested other options like parking at Kent Denver, or having visitors park at City Hall and the city could provide bicycles for people to ride to Quincy Farm. He stated he was opposed to additional parking since it bisects the East side.

Committee Member Benes stated she agreed. She added that there was a good relationship with Kent Denver School, and that they were interested in what happens at Quincy Farm.

Committee Member Scott stated she agreed with sending feedback to the consultants and that fewer parking spaces was a good idea. She suggested a turnaround if possible on the East side for flow reasons. She stated it may be that parking on site is only available for staff and accessible spaces, and then most of the time it is a drop-off area. She agreed the consultant should consider low-impact options, like possible extra parking in a field, and that it was important to discuss the bridges. She stated she did not know whether it was in the consultants' purview to discuss with Kent Denver, but she reiterated that the discussion about parking was important.

Committee Member Maniatis stated the group was trying to determine how many parking spaces were necessary without knowing what programming looks like. He stated he envisioned school buses dropping off children three days a week for a few hours, adding that it would be minimal impact compared to a number of cars. He continued that if 20 or 30 cars come in each day it will generate a lot of dust. He repeated the importance of determining the programming.

Chair Greene asked Coordinator Black the funds remaining and the timeline in the contract with the consultant.

Coordinator Black replied that only a few thousand dollars remained, and the contract ends Sept. 1st, so it would need to be extended. She summarized what she was hearing from the Committee was for the consultant to draft different options for site plans, particularly regarding parking – maybe parking in the northeast corner, an option for a reduced parking area in its current location, and to provide those for the Committee's review. She explained she would work with the consultant to determine cost and bring it to Council, since more funding would be needed to move forward with extra work. She asked the Committee to confirm the desire was for the consultant to provide different site plan options for their review.

Chair Greene stated she was in agreement.

Committee Member Rockafellow noted other options and changes besides parking should be included as well; the Committee agreed.

Committee Member Maniatis stated the Committee did not know plans for programming or whether the Farm would be open to the public.

Chair Greene stated she thought the Committee did know, and has discussed programming even though it does not appear in the first draft of the Master Plan. She stated they had feedback about the kinds of programming people would like to see in general, and that since there may be nighttime programming like stargazing, she thought it was important to have some on-site parking. She stated she thought according to Cat, while parking was not available on the West Side, it could be made available on the East Side. Chair Greene noted there would have to be accessible spaces available. She added that buses, shuttles, and parking at Kent Denver were all still options. She concluded the group should determine what was required from an ADA perspective and a safe area for nighttime program parking (smaller

than 40 spaces), since some parking was necessary on the East Side, but the Committee could determine the least impactful location.

Committee Member Maniatis stated he agreed with some parking in the pasture to be used when needed.

Chair Greene repeated that the consultant should bring different options about parking to the Committee and asked Coordinator Black to work with them to find out the cost. Coordinator Black agreed.

Chair Greene asked for other comments on parking.

Committee Member Benes stated she thought the parking should be less than 28 spaces as well.

Committee Member Sydlow suggested the Committee provide the consultant with specific direction about parking spaces, and that the consultant could look at how many spaces were required for ADA and for maintenance of the property. He suggested parking could move south of the Stable, since it is out of sight of both the High Line Canal and Quincy Ave. He stated that giving some direction to the consultant could keep the costs down.

Committee Member Maniatis agreed and stated he thought if parking was built close to Quincy Ave., it would be used as a trailhead, so keeping it out of sight was better.

Committee Member Scott stated it was important to build in flexibility with the parking, so there was a safe place to drop children off.

Chair Greene confirmed the Committee would ask the consultant for parking options with no more than 15 spaces, figuring in ADA spaces, and continuing to develop the site plan.

Vice Chair Vanderwerf noted next on her list was the second bridge, which would change if the parking changed. She stated if the second bridge was not added, the existing bridge may need to be replaced to bring it up to code for public use and for horse use. She stated Denver Water may have some standards that need to be followed if the bridge is replaced.

Director Goldie explained the City will work with Denver Water, but the City would have more say than other sections since it owns that section of the canal.

Vice Chair Vanderwerf explained she liked the location of the second bridge for flow, since it lands people close to the activity center on the West Side. She noted the possible need to reengineer the bridge in the current location for access, and that it lands users near the Hopkins House and where the Nature Trail starts on the West Side.

Chair Greene agreed the bridge issue was connected to circulation and should be reconsidered in the context of where parking is. She also liked the location of the section bridge for where it flows into the west side, but stated she was open to consideration.

Committee Member Rockafellow asked if the current bridge was suitable for equestrian use.

Committee Member Sydlow stated that it was suitable since that had been its use for many years. He suggested again that it be added to the list for the consultants to consider along with the parking; later it would be a question for civil and structural engineers if the existing bridge could be safely used for horses.

Committee Member Benes noted bridges are expensive; she thought the old bridge was beautiful, and a new bridge would change the look since she thought it would be concrete. She stated when she moved to Cherry Hills, the bridge at Dahlia had been wood but now it is concrete.

Committee Member Sydlow stated it would, but there may be ways to work with it.

Vice Chair Vanderwerf stated she thought Committee Member Benes' comments supported a second bridge, because keeping the wooden bridge may not provide wheelchair access, but a new bridge might.

Committee Member Sydlow suggested a new bridge could possibly be added next to the existing bridge, and that there were a multitude of options. He again suggested it be something for the consultants to consider since the Committee had received a lot of new feedback now that there was a published draft for citizens to look at. He stated this was a step in the right direction, and this was not a short process.

Committee Member Scott agreed and stated the consultants could visualize ways to incorporate all the historic elements and perhaps a new bridge wouldn't have to look new.

Chair Greene summarized the bridge should be addressed by the consultant in the context of the parking location, keeping in mind the need for accessibility. She asked if there were accessible spaces on the West Side; Coordinator Black confirmed there were.

Vice Chair Vanderwerf suggested the Committee address the "working farm" question next. She explained she had always envisioned animals at the Farm, but while the emphasis might be on animals, opportunities would be missed if that was the only type of programming. She thought it was a cool idea to have kids stop by to help feed the animals. She noted it was not a large enough property to support many large animals, so the Committee may have to be creative, rotate different animals through, or could consider animals being offsite during the winter when there are less visitors. She stated there would need to be a caretaker when the animals were there, and they could be housed in the stable and in the paddock behind it.

Chair Greene agreed animals are an important part of the equation. She stated the idea of crops being added to the property is new for the Committee, and it is unclear what space might be required for that. She stated she was still trying to understand the role of horses on the property, since the Committee was originally trying to honor that Pony Club tradition by making sure there was welcoming space for equines in the plan. She questioned the amount of space to have agriculture and row crops on the Farm along with space for riding and horses. She recalled conversations about small animals (lambs, chickens, goats) from past meetings while keeping equine uses in the space.

Committee Member Sydlow recalled discussions from recent meetings about what makes Quincy Farm unique amongst other area historic farms, and the idea that the equestrian use tells its story. He did not know if row crops were grown on the farm; he gathered that crops that would feed the horses were more

likely. He suggested the consultants should redesign the south part of the East side and embrace the recent equestrian history of Quincy Farm.

Committee Member Scott stated for crops it was important to know water availability on the Farm.

Chair Greene questioned water availability on the East Side for irrigation, and stated she did not believe the High Line Canal would continue to run in the future.

Director Goldie explained there was a connection to the East Side from the pond for irrigation as well as the connection to city water.

Coordinator Black stated for context, there was not a record she knew of about food crops being grown. She explained the Farm started as a dairy farm, and since the Honnens lived there in the 1950's, the property was used for horses and the fields used for hay. She explained there are historic aerial photos from the 1940's or '50's showing an orchard on the East Side of Quincy Farm. She noted the intention behind the orchard included in the site plan was to have real fruit trees, possibly historic Colorado apple varieties, to connect to that history.

Vice Chair Vanderwerf clarified that in the past Quincy Farm had been much larger, and Cat had even subdivided parcels to the south when she purchased it. Coordinator Black agreed and stated the parcel in the past had been over 200 acres.

Vice Chair Vanderwerf stated even Ed Honnen with his horses had outgrown the Farm, and moved further down Quincy Avenue (and also named that farm Quincy Farm) for that reason.

Chair Greene asked for other thoughts about general use of the south part of the East Side and ways to incorporate agriculture with equine operations.

Committee Member Benes stated Kent Denver had planted about 80 trees near the dining hall. She talked about fire blight and cautioned an orchard was not without some problems. She stated the Committee might be able to find an individual or nonprofit to bring in horses, but it would depend on the individual.

Chair Greene explained there are varieties of trees that are resistant to fire blight, and that early freezes and unpredictable weather are the biggest challenge with fruit trees. She acknowledged it was a challenge but could be part of the learning and education, and she liked the orchard and would like to continue to explore it. Chair Greene stated all of these comments could be sent to the consultant, with a request to also walk the Committee through additional opportunities that are program-driven.

Committee Member Maniatis suggested the Committee consider two themes that could be taught at Quincy Farm: natural history and cultural history. He defined natural history as plants and animals, and stated it was hard to envision the property without one or two horses. He listed other opportunities like geology, paleontology, botany, and zoology as well as stargazing. He explained cultural history as the history of settlement, development of the American West, ranching, agriculture, water rights, land management, architecture, and political history. He referenced Keith Anderson's love of classical music and thought low impact classical music events could be a possibility. Committee Member Maniatis

continued that Quincy Farm was an opportunity for historic education. He suggested reaching out to local schools to create a backyard classroom for kids from kindergarten up to cultivate the next stewards of Quincy Farm. He suggested having schoolchildren donate \$10-\$15, explaining that if 500-600 kids visit over the course of the year, it could raise a little revenue. He expressed a preference for avoiding aesthetic refreshments to the Farm like sculptures. Committee Member Maniatis suggesting engaging local educators for programming. He thought the best thing for Quincy Farm is to educate children, and that they would remember it and support it when they grow older.

Vice Chair Vanderwerf recalled in her written comments, she noted that the Committee would not be programming the property within the Master Plan. She suggested within the index of the plan, collecting the Village's idea for what could happen there, like stargazing, or a family event on the West Side related to history.

Chair Greene stated the key is that the Committee wants space that can meet many needs, so they should design the East Side for flexible uses. She noted there were many possibilities for the property, so the final design should provide for that flexibility and that should be communicated to the consultant.

Discussion moved to Committee Member Scott's comments. Committee Member Scott stated there had been a lot of feedback from the public about the firepit and it was not positive.

Chair Greene agreed and noted the Committee had heard comments that it was unsafe. She explained the feature had been included to promote community gathering, but given the historic nature of the buildings, the community gathering area might be implemented in a different way.

Committee Member Scott stated some of the comments preferred not to have formal spaces for people gathering, for example picnic tables. She asked the Committee's thoughts.

Vice Chair Vanderwerf stated she was not against creating a gathering space, but acknowledged "low touch" was a good comment. She suggested providing split logs for seating areas to keep it informal.

Committee Member Scott moved to signage and the comments the Committee heard about the amount of signage and sculptural elements. She stated she thought there should be some simple signage that recognizes the Farm, and there are different ways to direct people around the property like brochures or just pointing arrow signs.

Chair Greene stated she agreed with Committee Member Scott's comments on signage and noted that in the plan, the signs might have been somewhat out of scale. She stated visitors will need wayfinding signage and signs about the historic nature if the property is deemed to be available for individuals to explore outside the context of a program. She explained signage should be designed to help people interpret the property, but not be so large that it is inappropriate.

Committee Member Maniatis stated less is more and some historic properties have too much signage that creates visual clutter. He agreed with Committee Member Scott that a low-tech solution like maps would be preferable.

Vice Chair Vanderwerf stated in her experience with maps, the ground becomes littered with them and someone has to clean them up. She stated signs were preferable to pamphlets.

Committee Member Maniatis suggested a high-tech solution, like an app or virtual map of the property.

Chair Greene asked for other comments on signage; hearing none, she asked for consensus about the firepit.

Committee Member Rockafellow asked what the objection is to the firepit other than there is too much hardscape. He stated it wasn't original to the farm, but that he envisioned kids sitting around a campfire telling stories, and it would be a facility that was a lot safer than just a bonfire. He stated he thought it accomplished the gathering point, but there was a lot of objection to it. He continued he did not know whether because it was gas, it was too artificial, or if it is a safety issue of having no fires at all.

Committee Member Benes stated she thought the whole thing was artificial and fires were not allowed in other parks. She stated she did think there needed to be a gathering space but objected to the Big Barn being an "event center". She stated the Big Barn was a jewel and it needs to be restored.

Committee Member Rockafellow stated he thought the Committee should give the consultant a list of activities they wanted to take place and to get some closure on the equestrian issue (perhaps with Natalie Anderson's help). He noted comments that the plan was "not what Cat had in mind", but acknowledged some elements like Pony Club might not be possible today. He suggested giving Design Concepts the direction to accommodate the list of suggested activities but leave out anything artificial and inconsistent with an early 20th century farm.

Chair Greene asked Committee Member Benes where the "event center" comment about the Big Barn appeared, since she did not know that that was contemplated.

Committee Member Benes stated it was listed in the Master Plan, but she did not know exactly where. She said she had discussed it with Coordinator Black who stated it would be for small events. She stated she did not think the stalls should be taken out.

Chair Greene agreed with that, and asked Committee Member Benes to show her after the meeting. She noted comments about events being held there but that the Barn would not be an event center.

Committee Member Sydlow suggested removing the firepit due to the comments, that it might only be used infrequently when there are stargazing events, and for the cost. He stated he thought the consultants could gain a lot by watching the meeting recordings to hear all the public input.

Coordinator Black agreed and stated the consultants had already watched the June 9th meeting recording and she expected they would view this meeting as well. She noted the recordings are publicly accessible for everyone through both the City website and YouTube.

Chair Greene asked if there was consensus on the firepit.

Committee Member Scott stated based on what the Committee has heard, it does not really fit.

Chair Greene asked how many agreed with that position. All Committee Members agreed the firepit should be removed.

Chair Greene asked what was next on Committee Member Scott's list. Committee Member Scott suggested the moongates or the pond.

Committee Member Benes stated she thought the viewing platform at the pond was too large and elaborate, particularly with the roof.

Committee Member Rockafellow stated he would like to see an observation platform. He stated there is wildlife like turtles and birds at the pond, and that it's not safe to approach the pond via the steep bank. He explained the platform would not extend over the water, but provide a level place to sit or stand to observe the wildlife. He explained dredging the pond to make it deeper to support more wildlife (since now it is only about 4 feet deep) and using the dredge material to create a wetland that might also support more varied wildlife. He stated he did not know that an elaborate covered structure was necessary, but it was a way to get some value back to the citizens rather quickly and inexpensively.

Committee Member Benes stated she would agree with that. She continued it was a wonderful place, referenced a photo of white pelicans, and noted a turtle that visits a log on the pond. She stated a too-elaborate platform would diminish the wildlife.

Coordinator Black provided background on the recommendation to have the platform be covered, since there was very little shade on that side of the pond in the afternoon. She explained during past Kent Denver summer camps held at the Farm, teachers brought kids out to the pond to do wildlife identification or sketching activities. She continued that the kids crowded under the one cottonwood next to the existing bench for shade, and it was difficult to keep them comfortable and cool enough to do an activity. She explained the cover might make it more comfortable for kids and adults to linger at the pond, and would create an accessible and safe way to visit. She added that the pond is considered part of the West Side so staff worked closely with Colorado Open Lands on the idea for the structure, treating the pond with the understanding there is "limited public access" under the conservation easement. She noted there is a balancing act of limiting access directly to the pond while giving visitors a safe and comfortable way to interact with the pond and enjoy the wildlife. She explained the photos were idea photos, and the structure could be scaled back or made more rustic in the future design.

Chair Greene stated the Committee was influenced by their visit to Star K Ranch, which was an engaging, low-impact space that encouraged people to want to pause there and learn more. She stated it does have to be balanced with an impact on wildlife, since environmental impact is part of Colorado Open Lands' decision. She stated no one on the Committee is interested in an over-designed structure.

Committee Member Scott asked if it was important to specify it should not be over-designed, or should not have a roof.

Chair Greene responded a goal of the Master Plan was to provide flexibility and suggestions that work for future uses rather than getting into design specifics, and recommended that the Committee say the idea of a wildlife viewing platform is something to be considered.

Committee Member Scott agreed and stated her only comment was to keep it simple and not overbuilt.

Vice Chair Vanderwerf stated she had not considered a class there but it was a great place for a small class. She continued that it needs to be ADA compliant. She agreed with Committee Member Rockafellow's point that this was a place where the Committee could get some mileage for the public since there were wonderful things to see at the pond.

Committee Member Benes stated she would agree with that also. She stated she lived right across from the pond, which is the reason she was interested in the structure not being too large. She stated the pond is heavily used by visitors.

Vice Chair Vanderwerf stated a structure may also keep people from trying to go into the pond.

Committee Member Scott suggested the nature center location as a discussion topic.

Chair Greene stated the original thought process was that the Main House was considered a nature center/interpretive facility and has those specific uses under the easement. She asked Coordinator Black if that was correct.

Coordinator Black agreed. She explained that the Committee created a document in 2019 suggesting appropriate uses for that house as a nature center and interpretive facility, and that document was approved by Colorado Open Lands.

Chair Greene continued that the garage Nature Center was planned for more messy children's activities. She explained it was discussed as part of access to the West Side, that creating this space in the garage was an easy way to activate the property to make it accessible to citizens, which was an important consideration for City Council at the time. She asked Coordinator Black if that was correct; she confirmed. Chair Greene asked if those were still the wishes of the Committee going forward.

Committee Member Scott stated she was aware of the history but brought it up for completeness in response to some of the feedback received that suggested tearing the Main House down. She asked if the Committee would like to discuss the three-rail fence or moon gates.

Chair Greene stated fencing design is addressed in the easement so there is not much to change.

Vice Chair Vanderwerf stated she would defend the moon gates; she thought they served a purpose and they can be natural. She explained the consultants were picking up on the theme of the historic half-circle gates that exist on the Farm. She stated the moon gates bring you through the property, bring the East and West Sides together, and frame specific views. She stated she did not think they were particularly expensive.

Chair Greene agreed and noted the pictures are just examples. She recalled discussions about unifying a space through common design features. She stated she had no problem with the moon gates, but they could be added at a later time. She noted they were influenced by the existing historic gates. She stated

the Committee could choose to take them out now, or offer some guidance to make them simple and rustic.

Committee Member Benes stated the one shown in the packet is fine. She stated her impression was that they were “hippie” and didn’t fit in a traditional farm. She stated if there were moon gates, they should be in keeping with the Farm.

Committee Member Maniatis stated they were aesthetically pleasing, he understood the historic tie, and they would frame view corridors, but this was a historic working ranch, so he did not think they fit with the farm.

Vice Chair Vanderwerf noted Cat herself had an arbor, so it was not contrary.

Committee Member Maniatis stated they could be incorporated later but he did not see it as a primary focus since there was an associated cost. He stated he would rather focus on the education and “customers” rather than aesthetic refreshments.

Coordinator Black stated items could be included in the site plan and phased, and it was helpful to think of the site plan as a menu of all the possible options that could be done. She continued that not everything would happen Day 1; everything would need to be budgeted and phased. She stated the Committee could include moon gates in the plan but indicate that they are less of a priority or should be in a later phase following educational improvements like the outdoor classroom.

Debbie Welles stated it could also be noted in the consultant report that citizens also said that they would prefer for the farm to be more consistent with what is historic.

Committee Member Scott asked if the Committee should talk about communication now.

Vice Chair Vanderwerf stated she thought it was great it was included in Ms. Scott’s notes and thought it was important to discuss, but wasn’t sure of timing.

Chair Greene explained the plan going forward was that there is no specific schedule past the next meeting on July 21st. She noted she received feedback asking for a change to the meeting format and she did want to address that with the Committee. She noted the timeline had changed due to the feedback received and the Committee would continue to be flexible going forward. She stated next steps were to provide comments to the consultants, Coordinator Black would work on changes needed to the contract with the consultant, and then the consultant would be present at the next meeting and its format would need to be decided. She noted the suggestion to make the next meeting more interactive and asked the Committee’s feedback on having the next meeting be an open house.

Committee Member Maniatis stated he liked the idea of an open house and he thought it encouraged freer discussion. He suggested bringing in a few teachers to get input on programming to shape discussion of use of the farm. He noted it may be premature to engage the consultants in July before there was more concrete feedback to provide them.

Chair Greene stated she did think the Committee had concrete feedback to provide them and responses to the site plan that need to be addressed. She stated she'd like to get the uses of the property identified so the Committee could move forward determining costs, since that would need to be included in the final report. She acknowledged Mr. Maniatis' comments on programming but expressed the importance of focusing on overall uses and flexibility. She asked Coordinator Black if older documents could be provided to share past programming discussions; Ms. Black confirmed.

Vice Chair Vanderwerf stated she thought the Committee had generated concrete thoughts today, and suggested waiting on an open house until the consultants had incorporated the feedback into the plan. She stated she thought the group received such a great feedback now is that there are pictures – so another plan with some of the changes would provide something for everyone to look at.

Committee Member Maniatis asked if all the comments from today could be distilled into a Phase 1 plan of what the Committee wanted to see upon activation of the property.

Coordinator Black explained receiving the cost estimates on different elements would help determine phasing.

Committee Member Maniatis asked if the process was cost-driven or idea-driven; Ms. Black replied from a practical standpoint, both. Committee Member Maniatis stated he would like to determine what Phase 1 would look like and adjust if costs were too high, but he would like a specific plan to delineate phasing.

Coordinator Black explained that redoing new site plans would already require additional cost for the consultant. She suggested incorporating phasing information into the future written document as originally planned and continuing to work on one site plan that showed all the improvements hoped for after all of the phased work is complete.

Committee Member Maniatis stated he didn't suggest separate plans, but an overlay for each phase so that clicking through it would add each phase of the plan.

Coordinator Black stated her notes for the consultant's next steps were to create multiple site plans to compare different parking locations, bridge options, etc. for the Committee to be able to review and asked if that was correct. Chair Greene confirmed. Coordinator Black suggested focusing on that as the next task for the consultant rather than trying to create multiple different plans with multiple phasing options; once a new site plan is decided on, the Committee could consider how to move forward with phasing.

Chair Greene questioned whether the consultant could have this work done by the July 21st meeting.

Coordinator Black agreed that timeline was too tight since packets are sent out the week before the meeting. She added that it might be necessary for City Council to approve an amendment to the contract before the consultant could commit to more work, and she could find that out.

Chair Greene noted a consultant presentation then may need to be pushed back to August; Ms. Black agreed. Chair Greene asked if the Committee would like to review the plan prior to having an open house.

Committee Member Benes asked the format of an open house, and if it would be like the one held in January. She noted one limitation is that not everyone can hear at meetings like those.

Chair Greene explained it was another opportunity to have folks come and participate. She anticipated the consultant coming back to the Committee with new plans and ideas, and whether those should be presented first in a group setting with posters, sticky notes, etc.

Committee Member Benes wondered if in the past the consultants came to conclusions without input from the Village.

Committee Member Sydlow suggested the Committee see the new plans from the consultants first prior to presenting it to the public.

Chair Greene noted next steps: Council had to extend and approve the new contract, the Committee wanted to get feedback to the consultant for them to create new site plans, and bring the site plans back to the Committee for August. She suggested perhaps September could be another open house. She asked for comments on the proposed timeline.

Vice Chair Vanderwerf agreed with the timeline.

Chair Greene asked Coordinator Black if she had enough direction on the timeline.

Coordinator Black asked about content for the July meeting and if the Committee would like to discuss programming or wait to receive plans from the consultant.

Chair Greene asked if Coordinator Black could create a draft of that section for that meeting; she confirmed.

Director Goldie explained it would be a very rough draft because staff would like the Committee's input, and the comments from today could be incorporated.

Chair Greene affirmed that would be the next step.

Committee Member Scott asked if the July meeting would be the right time to talk about possible programming for the fall.

Chair Greene acknowledged the request for programming in 2020 from the Cherry Hills Land Preserve. She asked the Committee first if there were any other comments on the Master Plan.

Committee Member Rockafellow suggested the Committee work with Natalie Anderson to find out what the family hopes for the Farm, and to help resolve the issue of how to incorporate equestrian use.

Chair Greene acknowledged Lisa Carlson's suggestion to also involve Sydney Macy and Brooke Fox (CEO of CALF Lowell Ranch). She asked each Committee Member to reach out to stakeholders individually if they have not already and she invited Ms. Macy and Ms. Fox to the July meeting.

Committee Member Scott offered to reach out to Brooke Fox and suggested the Committee visit Lowell Ranch like they had visited other farms, rather than having Ms. Fox attend a meeting.

Chair Greene explained last year the Committee had visited Star K Ranch and Four Mile House to see different models for government- and nonprofit-operated historic farms. Both were instructive for their proximity to a regional trail and location in an urban setting, respectively. She asked if the Committee was interested in visiting Lowell Ranch. The Committee agreed.

Committee Member Maniatis asked if the Committee could meet at Quincy Farm together. Chair Greene stated it just had to be noticed as a public meeting.

Committee Member Maniatis asked if the July meeting could be held at Quincy Farm. Chair Greene explained the limitation was that it could not be held virtually.

Coordinator Black suggested the July meeting be held in Council Chambers to ensure it could be held virtually too and members of the public could attend (since the space at the Farm is much smaller), and that a separate tour of the Farm could be scheduled and noticed in advance.

Chair Greene recapped that the Committee would have their regular meeting at City Hall in July, and tour Quincy Farm and Lowell Ranch. She asked if there were any more comments to give direction to the consultant. There were none.

NEW BUSINESS

None

REPORTS

Chair Greene thanked everyone who has provided feedback on the draft plan. She stated the Committee's goal is to take the time to get it right and thanked everyone for their time, effort, and understanding. She stated she was impressed with everyone's expertise on the Committee and welcomed the diverse input. She encouraged continuing to reach out to community members individually.

Committee Member Benes stated she has enjoyed being on the Committee.

Chair Greene thanked Ms. Benes, especially for providing feedback from neighbors.

There were no other member or staff reports.

Debbie Welles asked the role of the Quincy Farm Committee in assisting the Village to understand maintenance on the East Side. She stated it was important that the Committee is kept aware of things happening on the Farm and that oversight occurs.

Chair Greene explained the Quincy Farm Committee's charter was to develop the Master Plan – one part of that would be maintenance, but that section was not developed yet. She stated she would be happy to stay in touch with City staff to discuss ongoing projects and maintenance.

ADJOURNMENT

The meeting was adjourned at 11:15am.

Lucinda Greene, Chair

Emily Black, Parks and Recreation Coordinator



**CHERRY HILLS VILLAGE
COLORADO**

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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: JULY 21, 2020

ISSUE

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

DISCUSSION

As there will be no major projects underway until the Master Plan is complete, there is only a budget attachment for this item. All planned spending for Quincy Farm projects in the 2020 budget has been contained to a new account created just for the Farm in the Catherine Anderson Land Donation Fund (Exhibit A). Utilities will continue to have their own account in the same fund. Unaudited financial statements from April 2020 are attached as Exhibit B.

Parks staff has gated the East Side of the Farm as of July 1st. City staff walked the property with a representative from Security & Sound Design to determine locations for cameras, glass break detectors, window sensors, etc. and will receive a quote for this work. Parks and Maintenance staff are continuing to work through the list of measures recommended by the police department.

EXHIBITS

Exhibit A – Quincy Farm Budget – May 2020

Exhibit B – April 2020 Unaudited financial statement (revenues) – Catherine Anderson Land Donation Fund

2020 Quincy Farm Budget

Last update: 6/30/20

Account	Description	January	February	March	April	May	June	Total Spending To Date	Total Budgeted	Remaining	
Catherine H. Anderson Land Donation Fund											
08-450-3031 Utilities - \$12,300											
	Utilities	\$ 104.02	\$ 532.76	\$ 355.13	\$ 244.31	\$ 218.62	\$ 2,016.40	\$ 3,471.24	\$ 12,300.00	\$ 8,828.76	
								\$ 3,471.24	\$ 12,300.00	\$ 8,828.76	
08-450-6066 Quincy Farm - \$119,000											
	Quincy Farm Committee	\$ 32.97	\$ -	\$ -	\$ -	\$ -		\$ 32.97	\$ 1,000.00	\$ 967.03	
	Water Attorney	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ 20,000.00	\$ 20,000.00	
	Master Plan Consultants	\$ 4,140.34	\$ 5,095.80	\$ 9,873.11	\$ 20,546.50	\$ 5,042.21	\$ 9,109.67	\$ 53,807.63	\$ 60,000.00	\$ 6,192.37	
	Beehives	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ 3,000.00	\$ 3,000.00	
	General Maintenance	\$ -	\$ -	\$ -	\$ 26.25	\$ 1,482.35	\$ 41.88	\$ 1,550.48	\$ 25,000.00	\$ 23,449.52	
	Tree Maintenance/Care	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ 10,000.00	\$ 10,000.00	
	Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	
								\$ 55,391.08	\$ 119,000.00	\$ 63,608.92	
						Total		\$ 58,862.32	\$ 131,300.00	\$ 72,437.68	

CITY OF CHERRY HILLS VILLAGE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 5 MONTHS ENDING MAY 31, 2020

CH ANDERSON LAND DONATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>LICENSE AND PERMIT REVENUES</u>					
08-320-3221	RECREATION REIMBURSEMENT DONAT	.00	400.00	1,000.00	600.00	40.0
	TOTAL LICENSE AND PERMIT REVENUES	.00	400.00	1,000.00	600.00	40.0
	<u>MISCELLANEOUS REVENUES</u>					
08-360-3611	INTEREST-INVESTMENTS	733.83	7,159.36	8,500.00	1,340.64	84.2
08-360-3680	MISCELLANEOUS REVENUES	300.00	5,585.06	4,000.00	(1,585.06)	139.6
	TOTAL MISCELLANEOUS REVENUES	1,033.83	12,744.42	12,500.00	(244.42)	102.0
	TOTAL FUND REVENUE	1,033.83	13,144.42	13,500.00	355.58	97.4



CHERRY HILLS VILLAGE COLORADO

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ITEM: 6B

MEMORANDUM

TO: MEMBERS OF THE QUINCY FARM COMMITTEE

FROM: EMILY BLACK, PARKS AND RECREATION COORDINATOR

SUBJECT: MASTER PLAN DRAFT - PROGRAMMING

DATE: JULY 21, 2020

ISSUE

Discussing future programming for Quincy Farm.

DISCUSSION

Background

There have been many questions about public outreach activities related to the Master Plan – previous activities are listed below.

- In September 2019, QFC members polled 53 kids (with the help of their parents) participating in the CHLP Trail Walk about the activities they'd like to see at the Farm. Survey results were shared with all members and with the consultant.
- Since the consultant's contract began, there have been 8 meetings about the Master Plan (all open to the public):
 - October 15th Quincy Farm Committee
 - October 24th Public Input Meeting
 - December 10th QFC meeting
 - January 21st Public Input Meeting
 - February 18th QFC meeting
 - March 26th QFC meeting (over Zoom but link was shared publicly so anyone could join to listen or participate)
 - June 9th QFC meeting (In person + over Zoom)
 - June 30th QFC meeting (In person + over Zoom)

- Both of the Public Input Meetings were advertised on the City website, Facebook, and Nextdoor.
- The January Public Input Meeting was also advertised in two Crier issues and using yard signs around the Village. Individual letters were sent to each neighbor to Quincy Farm. The consultants estimate that 20-30 members of the public attended.
- Each version of the Site Plan was posted on the website as it was developed.
- Tour of CALF's Lowell Ranch on July 17th (publicly noticed)

Draft Master Plan

Site Plans

Based on public feedback received at their June 9th and June 30th meetings, the Quincy Farm Committee agreed that the consultant should make various changes to the draft site plan. These changes include to reduce the amount of onsite parking (maximum of 15 spaces), review alternative parking sites, identify parking areas to be gravel, and remove the gas firepit from the plans.

Expanded Scope of Work

Design Concepts is currently working on an expanded scope of work for staff to bring forward to City Council. The expanded scope includes developing alternate site plans, adding additional meetings, and providing an update to City Council. Staff expects this proposal to be ready to bring before City Council on August 4th. Due to the short timeline between this meeting and the August 18th Quincy Farm Committee meeting, draft site plans may not be available until the September 15th Quincy Farm Committee meeting. Staff will provide the Committee an update following the August 4th City Council meeting.

First Draft – Written Plan

The first draft of the plan included in the June 9th Quincy Farm Committee packets is still the only draft. A second draft will be developed following review of potential site plans and agreement on changes based on the new site plan.

Programming

At the June 30th meeting, the Committee determined they would review programming ideas at the July 21st meeting, since that section was not part of the first draft of the written plan. Staff has included multiple attachments for the Committee to discuss. Exhibit A is the Mission and Guiding Principles for the Farm developed by the Quincy Farm Committee during the early phases of the Master Plan process in October 2018. The following exhibits (B through D) include additional prior work about programming, including survey results from the 2019 Trail Walk and sections from the 2017 Quincy Farm Management Plan and the Report of the Quincy Farm Visioning Committee. Exhibit E is the last draft of a programming section developed by the

Committee in 2019, prior to hiring Design Concepts. Exhibit F is a chart originally created by committee members in 2019 of possible programming and partnerships.

Committee members should review prior work about programming on the Farm, discuss ideas or feedback they may have from the July 17th tour of CALF Lowell Ranch, and determine their recommendations for future programming.

Next Steps

- **(today) July 21st – Quincy Farm Committee Meeting** – Committee review of programming.
- **August 4th – City Council meeting** – Review of expanded scope of work proposal from Design Concepts.
- **August 18th – Quincy Farm Committee Meeting** – possible review of additional site plans
- **Sept. 15th – Quincy Farm Committee Meeting** – possible review of additional site plans.

ATTACHMENTS

Exhibit A: Mission and Guiding Principles by Quincy Farm Committee - October 2018

Exhibit B: “Executive Summary and Vision” excerpt from Quincy Farm Visioning Committee Report – October 2014

Exhibit C: “Planning for Future Uses” excerpt from Quincy Farm Management Plan – 2017

Exhibit D: Survey Results from Quincy Farm Committee survey at 2019 Trail Walk

Exhibit E: Programming section from 2019 QFC Master Plan draft (developed prior to Design Concepts’ contract)

Exhibit F: Chart of possible programming ideas for Quincy Farm (developed by QFC, Sept. 2019)

MISSION & GUIDING PRINCIPLES

Mission of Quincy Farm: Enriching the lives of youth, adults, and families through conservation, educational opportunities, and the experience of a historic Colorado farm in a natural setting.

The Guiding Principles are the principles/ideals that the Committee has developed which generally influence either how Quincy Farm is maintained or how the programming is developed. They will be listed at the beginning of these sections in the Master Plan.

FOR MAINTENANCE:

(Whenever possible and economically feasible:)

- 1.) Avoid use of chemical insecticides and pesticides to the extent possible.
- 2.) Maintain Quincy Farm in such a way that the natural habitat is enhanced.
- 3.) Conserve water through responsible use and maintenance of irrigation systems.
- 4.) Utilize renewable energy through community solar and/or wind programs.
- 5.) Maintenance on the Hopkins House must follow the Secretary of the Interior's Standards for the Treatment of Historic Buildings (as required by the Conservation Easement).
- 6.) Maintenance work on other contributing structures should endeavor to follow the Secretary of the Interior's Standards for the Treatment of Historic Buildings.

FOR PROGRAMMING:

1. Programming must conform to Cat's vision for her property.
2. The City of Cherry Hills Village may hold specific events for CHV families or citizens, but educational programs involving children should not give preference to any particular group or institution.
3. Quincy Farm classes and programs should be marketed to areas and districts surrounding CHV, as well as those that exist within the Village.

FOR DEVELOPMENT:

1. Quincy Farm should serve as a model of sustainability and conservation within Cherry Hills Village.
2. Any physical work on the Hopkins House must follow the Secretary of the Interior's Standards for the Treatment of Historic Buildings (as required by the Conservation Easement).
3. For other contributing structures on the property, changes or improvements should endeavor to follow the Secretary of the Interior's Standards for the Treatment of Historic Buildings.

October 2018
Quincy Farm Master Plan

4. When renovating non-contributing buildings on the property, sustainable measures such as rain barrels, solar, etc. should be explored and implemented whenever economically feasible.

QUINCY FARM

Cherry Hills Village



*Report of the Quincy Farm
Visioning Committee
October 2014*

ACKNOWLEDGMENTS

QUINCY FARM VISIONING COMMITTEE

Charlie Maguire – Chair
Jeff Ferrell
Vice-Chair, Parks, Trails and Recreation Commission
Harriet Crittenden LaMair
Director of Land Protection, Cherry Hills Land Preserve, Inc.
High Line Canal Working Group
Debbie Welles
Cherry Hills Land Preserve, Inc.
Laura Christman
Chair, Planning and Zoning Commission
Katy Brown
District 6 Councilmember
Klasina VanderWerf
District 5 Councilmember
Secretary, Cherry Hills Land Preserve, Inc.
High Line Canal Working Group
Jeff Welborn
Former Mayor
Karen Barsch
Parks, Trails and Recreation Commission
Co-President, Cherry Hills Land Preserve, Inc.

CITY OF CHERRY HILLS VILLAGE CITY COUNCIL

Doug Tisdale, Mayor	Alex Brown
Katy Brown	Mark Griffin
Scott Roswell	Russell Stewart
Klasina Vanderwerf	

CITY OF CHERRY HILLS VILLAGE PARKS, TRAILS AND RECREATION COMMITTEE

Karen Barsch	Joshua DiCarlo
Colleen Dougherty	Robert Eber
Jeffrey Ferrell, Vice-Chair	Mike Gallagher
Bill Lucas, Chair	

CITY OF CHERRY HILLS VILLAGE

Ryan Berninzoni Parks, Trails & Recreation Administrator
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Jay Goldie, Deputy City Manager and Director of Public Works
Karen Proctor, Director of Finance and Administration
Rob Zuccaro, Community Development Director

CONSULTANTS

Mundus Bishop, Planning
JVA Consulting, Programming
Betsy Cheroutes, Funding and Development

Photographs courtesy of Mundus Bishop unless otherwise noted.

EXECUTIVE SUMMARY

Quincy Farm is an extraordinary historical and agricultural property located in the heart of Cherry Hills Village. The National Register of Historic Places lists it as “a rare agricultural complex that has all but disappeared from urban Arapahoe County.” Its 17.55 acres can provide an example of early farm life in Arapahoe County while enriching the community by providing new and vital recreational and educational opportunities. Quincy Farm also presents the Village and its citizens with enormous responsibilities. Our community will gain back from Quincy Farm the kind and degree of value that we are willing to invest in it.

In 2007, Quincy Farm was preserved as a public open space when Catherine (“Cat”) H. Anderson placed a Conservation Easement on the Property and donated it to Cherry Hills Village subject to a Life Estate. CHV accepted this generous gift for the benefit of the community, thereby preserving the Property for future generations as a premier park and public space.

Quincy Farm is significant for its open space and conservation values. The Conservation Easement itself recognizes the Property’s natural open spaces and passive recreational value. A variety of features contribute to this value: historic houses, barns and other farm buildings, pastures,

mature trees, gardens, a breath-taking view of the Front Range. A man-made Pond and natural areas provide important wildlife habitat in what has become an increasingly urban area. The High Line Canal bisects the Property, further contributing to both its temporal significance and the conservation value.

Residents of Cherry Hills Village and visitors from the broader community will be the beneficiaries of this unique gift. The Committee recommends that education be at the forefront of Quincy Farm’s mission with the intent of engaging people of all ages and with diverse interests. Future visitors to Quincy Farm can experience farm life in a traditional rural setting where they will see birds and other wildlife, explore pastures and natural areas, interact with farm animals, and learn about the area’s history and the environment. This important community space will support a variety of activities that are in keeping with the Property’s unique natural and historical character. Daily use can include scheduled events, programs, and community and private gatherings, as well as informal self-guided tours, casual walks, and unstructured play.

The property and buildings lend themselves to a variety of uses, consistent with the Conservation Easement and unique

to CHV. The Hopkins House, visible from Quincy Avenue, is the oldest, most intact farmhouse within the Village. The house can be modified to become a welcome or nature center, museum or educational facility, and could serve as the focal point for CHV's park system. The two-story Main Residence with its spectacular view of the mountains can be renovated for indoor and outdoor gatherings, social events, or classes. Restrooms, offices, a catering kitchen or office space could fill the garage. Fields and pasture west of the house will be preserved as open space with limited pedestrian access.

The distinctive barn, outbuildings, pens and fields on the east side of the Property can host farm-related activities, such as boarding horses and farm animals, raising livestock, 4-H curriculum, pony club, composting, and other outdoor gatherings and programs. Quincy Farm's proximity to the High Line Canal will enhance its connection to the broader CHV community and its value as a community wildlife habitat.

When Cherry Hills Village acquires possession of Quincy Farm, it will also assume financial responsibility for the care, management, and improvement of the Property. The financial obligation of CHV with respect to Quincy Farm will undoubtedly be significant and ongoing.

The City will need to give careful and judicious thought to the combination of funds/revenue sources it pursues and the resources required to garner this funding. Public funds such as Arapahoe County Open Space Fund and state and federal agencies that offer grant funding may be available to augment the funding necessary to maintain and enhance the Property. Quincy Farm will also be well positioned to qualify for public funds and private contributions to support its mission. Private contributions and foundation grants might be another source for operations, programs, and improvement monies. Access or "user" fees could provide yet another means for financing programs.

In any case, near and long term strategic planning are needed if Cherry Hills Village is to be properly prepared to take full advantage of Quincy Farm. That planning, which should include a process to determine and create the appropriate zoning for the Property, should begin immediately. Within just one year after CHV obtains control of the Property, CHV must have a management plan completed and must have it approved by Colorado Open Lands, which holds the Conservation Easement. In addition, more specific, immediate planning is needed to analyze the potential programs identified for the Property in this report: to identify and

evaluate access, parking, and similar issues; to identify near-term and long-term funding needs; and to explore potential operational and funding partners. The planning process must also include studies concerning the condition and code compliance of buildings and structures and must evaluate utility requirements for the Property.

The gift that Cat has made to the Village has the potential to be transformative. It will not only preserve this Property for future generations, but will also provide a new public space that will contribute to the Village's quality of life and help the Village optimize its entire park and trail system. It is only through additional careful and immediate planning that this transformation can take place.

natural



agricultural

historical



HERITAGE

VISION

Quincy Farm's setting and natural features create unique opportunities to enrich the community through activities and programs that embrace the Property's semi-rural setting and to further CHV's master plan to create a rural community within an urban environment. The special character of Quincy Farm creates the perfect setting for experiential education about nature, sustainability, agriculture and the environment.

1. *Mission Statement*

The Committee developed a Mission Statement for Quincy Farm to focus the effort, assist in developing community programs, and aid in pursuing partnerships and grants:

The mission of Quincy Farm is to preserve Colorado's heritage with responsible stewardship of a century-old farm through sustainable management, habitat conservation and farm activities.

Quincy Farm emphasizes youth education, community programming, sustainable environmental practices and cultural opportunities in a rural historic setting.

2. *Users, Experiences and Programs*

Quincy Farm will be a publicly accessible community space with varied activities in keeping with the Property's unique natural and historical character. Visitors to Quincy Farm will experience farm life through a historic rural setting, including viewing birds and other wildlife, and farm animals and learning about Colorado's rural history and the environment.

As a public space, Quincy Farm will serve the general public and will provide a rural respite for users of all walks of life; however, the committee envisioned particular focus on children and the CHV community through targeted programming.

Quincy Farm will provide an experiential learning environment with programs designed to expose the public to rural farm life. In addition to passive enjoyment of the Property, the Committee believes CHV should offer active, organized programs such as school field trips, summer camps, and 4-H activities targeted at children, or community gardens, painting classes, or guided nature walks targeted at adults.

Imagine a kid-led farmer's market selling the crops raised as part of a summer gardening program, or composting classes taught in conjunction with a community composting facility. Think of hayrides,



COMMUNITY



EDUCATION

camp
classes
workshops



DEMONSTRATIONS

lecture series

informal
nature

PLAY



learn

discover

country fairs, or just simple outdoor fun – the way it used to be long before CHV was even a city. The Committee views Quincy Farm as a way to preserve these experiences for future generations before they are extinct from our urban setting. Through such experiences and programs, Quincy Farm can be a large contributor to the City's Master Plan by preserving and fostering the rural character that is the essence of our communal identity.

Quincy Farm can further contribute to the CHV's goals by serving as the hub for the City's entire park and trail system. As described in the Land Use section below, Quincy Farm is ideally positioned to be the hub for programs and activities that extend to all of the City's parks and trails. Imagine a ranger station where visitors can learn about bird watching spots throughout the city, or a painting class that meets at Quincy Farm but ventures to a different park each week. Picture organized trail rides (horses or bikes), or a walking club that explores different parts of the city each time. Quincy Farm provides an ideal location, opportunity and impetus to create valuable programs that will serve not only Quincy Farm and its visitors, but also the entire City and community at large.

The Committee's vision is clear that Quincy Farm is not just a piece of scenery to be viewed in passing--active experiences and programs are a critical element of the vision. As CHV does not currently have experience

offering structured programming, the Committee feels the City should explore partnerships with other organizations, such as museums, botanical gardens, universities and historical societies, who may have more experience in this area to develop and operate these programs. These programs will require additional funds and staff, but may also represent revenue opportunities.



QUINCY FARM MANAGEMENT PLAN

Prepared by

The Quincy Farm Committee

City of Cherry Hills Village

2017

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Planning for Future Uses

Plan for the East Area

The Farm House and agricultural buildings east of the Highline Canal are subject to a long-term residential Lease that may be terminated at the option of the City of Cherry Hills Village on December 14, 2022. The Lease may be terminated by Tenant 1 at any time. The Village is not entitled to possession of the Leased Premises so long as the Lease is effective.

Per the lease agreement, after June 2, 2017, Tenant 1 will provide routine maintenance, agricultural maintenance (including upkeep of landscaping and ditches), care of animals on the Leased Premises, irrigation of the Leased Premises, maintenance of the Pond, and general cleaning and upkeep of the Lease Premises and Auxiliary Structures. Such services will be performed on a regular and continuing basis as dictated by the standards of good upkeep and as such activities are seasonally appropriate. Tenant 1 will pay all utilities furnished to the Leased Premises, including electric, gas, water, sewer, phone, refuse disposal, and all other charges incurred by the tenant.

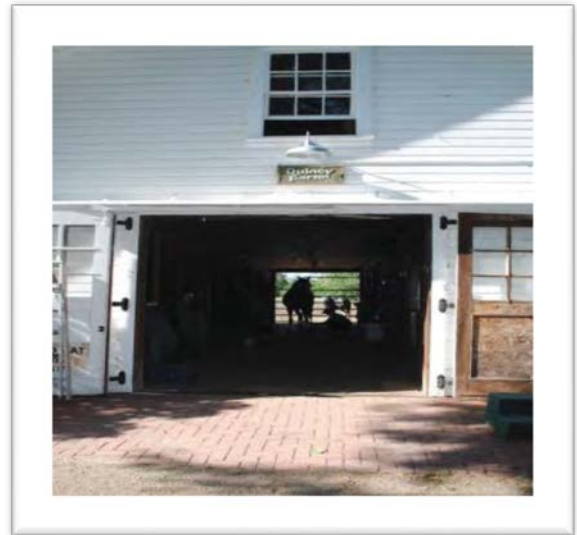
The Village, for the duration of the Lease, will keep in good condition and repair the structural components, including the interior and exterior walls, floors, ceilings, roofs, sewer connections, plumbing, wiring and appliances. Following any termination of the Lease by Tenant 1 or the Village, the Village will present a new proposed Management Plan for the East Area that will identify the Preservation, Recreational, and Agricultural Uses.

Plan for the West Area

Recommendations for Main Residence

The Main Residence is the primary planning focus for the Quincy Farm Committee. It is currently unoccupied and holds potential for programming and public use. In 2016, the Village completed baseline property inspections (Home Systems Data, Exhibit B) and structural inspections (San Engineering, Exhibit A). The Village will keep in good condition and repair the structural components of the Main Residence in accordance with those reports, including the interior and exterior walls, floors, ceilings, roofs, sewer connections, plumbing, wiring and appliances.

In moving forward with future planning, the Main Residence may be re-named the Catherine H. Anderson Nature Center. The Committee recommends that the building be used as an educational center and information resource for land conservation, nature study, and local historical



information. The first level of the Nature Center can be used to host conservation, historical, horticultural, agricultural, and similar educational activities.

In addition to other potential uses, level two of the Nature Center may be used for offices for organizations supporting conservation, preservation, and local historical education and advancement. Examples include the High Line Canal Conservancy, the Cherry Hills Land Preserve, Cherry Hills Garden Club, and other similar organizations whose focus is consistent with the goals of the Conservation Easement (conservation, nature preservation, and historical education pertaining to the Cherry Hills Village area). Short term leases may be negotiated with these groups, and payments may help defray some of the cost of utilities, maintenance and repair of the Nature Center. The main rooms of the Nature Center may also be available for public and private meetings relating to land and nature conservation, historic preservation, and artistic endeavors. The property has limited parking, and the Conservation Easement restricts the expansion of the farm's paved area. These factors will influence the site's future programming.

With respect to the area around the Nature Center, the Village will repair and maintain the pastures and fences consistent with their original condition and character. A narrow, closed-loop nature path may be constructed beginning and ending at the Nature Center to afford children and adults an experience in the arboretum and for viewing raptors, songbirds, and other wildlife. Cameras sending digital images to the Nature Center may be employed to observe owl, raptor, and other bird nesting from a distance. Staff and the Committee are evaluating the future use of the nearby Garage to align with future uses of the Nature Center.



Recommendations for Hopkins House

The Hopkins House is subject to a long-term residential Lease that may be terminated at the option of the City of Cherry Hills Village on December 14, 2022. The Lease may be terminated by Tenant 2 at any time. The Village is not entitled to possession of the Leased Premises so long as the Lease is effective. Tenant 2 may use the Leased Premises for a private, single-family purpose only.

Per the Lease Agreement, Tenant 2 is responsible for routine maintenance of the Leased Premises. Tenant 2 is responsible for repair and maintenance of the furnace, hot water heater, air conditioner, stove, refrigerator, and all other appliances. Tenant 2 will pay all utilities furnished to the Leased Premises, including electric, gas, water, sewer, phone, refuse disposal, and all other charges incurred by the tenant.

In 2016, the Village completed baseline property inspections (Home Systems Data, Exhibit K) and structural inspections (San Engineering LLC, Exhibit A). The Village, for the duration of the Lease, will keep in good condition and repair the structural components, including the interior and exterior walls, floors, ceilings, roofs, sewer connections, plumbing, wiring and appliances. Per the Conservation Easement, all work will comply with the Secretary of the Interior's Standards for the Treatment of Historic Buildings. Following any termination of the Lease by Tenant 2 or the Village, the Village may present a new proposed Management Plan for the Hopkins House that identifies Preservation, Recreational, and Agricultural Uses.

Recommendations for Grounds

The arboretum contains a unique variety of tree species, including swamp oak, red oak, elm, pine, apple, plum, and apricot trees. The Village may coordinate with Arapahoe County Extension Service and consult with other Open Lands organizations to implement best practices for the tree preservation, including irrigation and fertilization practices. The Village may coordinate



with Colorado State University and other entities to adopt best practices and employ organic and sustainable control of weeds, animals, and insect pests, where possible, consistent with its obligation to preserve soil productivity, preventing soil erosion, and minimizing invasive species.

The grounds surrounding the Nature Center may also be used for classes and education relating to conservation and appreciation of nature, art, and agriculture. The Village may collaborate with educational institutions and similar organizations to make classroom and outdoors space available for photography, painting, bird watching, gardening, cooking and canning, and other educational uses

focused on nature and history of the vicinity. Potential other partners include museums, farming organization, cooperative associations, 4-H and other government supported organizations with rural and historical focus. Any improvements to the grounds in the future will endeavor to foster appreciation of nature and open space. Additions may include a Plant Select garden, a pollinator garden with beehives, and a closed-loop path through the arboretum. All improvements to the grounds will first be approved by Colorado Open Lands in accordance with the Conservation Easement.

Recommendations for Pond

The Pond will continue to be used as an irrigation source for the West Area, using water from the existing deep well and surface water rights from the Highline Canal. The Village is in the process of securing funding to install a water tap from Denver Water, and for the construction of a new irrigation system to support the grounds, gardens and trees of the West Area. The well casing, pump, and power were inspected by Colorado Pump in February 2017. The Village may seek advice on plant irrigation and preservation from Colorado State University, other open-lands organizations, and other outside experts.

After the Denver Water irrigation tap is installed and the new irrigation system operational, the Village may conduct an engineering study of options to fix problems identified in the Pond Assessment Report. The Village may seek grants from several organizations to offset what would likely be a large one-time construction expense. 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.

The Pond is a defining characteristic of the property and contributes to the historic designation. Because the Pond provides important habitat for the many animal species, the Village plans to investigate solutions to engineering, water, and financial challenges that would allow the maintenance of the pond in perpetuity.

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

Sept. 2019

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

Sept. 2019

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" though 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

