CHERRY HILLS VILLAGE
COLORADO

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Quincy Farm Committee Agenda
Tuesday, June 9th, 2020
8:15 a.m. - 10:00 a.m.
City Hall
2450 E. Quincy Ave.

1. Call to Order
2. Roll Call of Members
3. Pledge of Allegiance
4. Audience Participation Period (limit 5 minutes per speaker)
5. Consent Agenda
    a. Approval of minutes – March 26th, 2020
6. Unfinished Business
    a. Ongoing Projects and Budget
        i. East Side Update
    b. Master Plan – Draft Written Plan
    c. Water Rights Update
7. New Business
8. Reports
    a. Chair
    b. Committee Members
    c. City Staff
9. Adjournment

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

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

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

ROLL CALL

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

Melinda Haymons was absent.

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

AUDIENCE PARTICIPATION

None

CONSENT AGENDA

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

UNFINISHED BUSINESS

Ongoing Projects and Budget

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

Master Plan – Final Site Plan

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

Shanen Weber from Design Concepts walked the Committee through the final Site Plan for the Farm. Starting with the West Area, she explained the elements of the plan, including entry features, moving the

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

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

Vice Chair Vanderwerf stated the plan was fabulous and asked if Denver Water would need to approve the bridge over the High Line Canal, and how difficult that approval process might be.

Director Goldie replied that Denver Water would need to approve the bridge, but they have been very cooperative working on the bridge close to Hampden, so they would probably be open to it.

Vice Chair Vanderwerf asked if the original bridge would be taken out so there would still only be one bridge.

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

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

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

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

here to get onto the High Line Canal trail. She continued that those were all reasons they tucked it south behind the large barn.

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

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

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

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

Committee Member Scott noted the statue of a person used as an example near the irrigation display and recalled the 'Sundowner' statue of a woman plowing that was in front of City Hall for a few years. She stated personally she did not love the figures but liked everything else about it, and maybe it could be accomplished with the display and signage. She noted her final thought was understanding that the plan was for one male and one female restroom at the Nature Center, and asked if those were the only restrooms planned for the site.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chair Greene noted the Butterfly Pavilion had also contributed to the design. Ms. Black agreed and stated she would also reach out to them as well as CHLP if the decision was made to move the gardens.

Chair Greene stated the gardens in the current location were shaded and may not bloom as well as they could, and would be in favor of moving them.

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

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

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

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

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

Chair Greene asked for more comments or questions.

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

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

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

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

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

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

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

Coordinator Black asked for any more questions from the Committee.

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

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

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

NEW BUSINESS

None

REPORTS

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

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

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

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

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

ADJOURNMENT

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

_____
Lucinda Greene, Chair

_____
Emily Black, Parks and Recreation Coordinator

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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: JUNE 9, 2020

ISSUE

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

DISCUSSION

As there will be no projects underway until the Master Plan is complete, there 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 B). Utilities will continue to have their own account in the same fund. Unaudited financial statements from April 2020 are attached as Exhibit B.

East Side Update

Candy Gray, longtime caretaker of Quincy Farm and resident of the East Side, sadly passed away in April. Staff is working with her family and Lisa Carlson, who keeps her horse at the Farm, to understand maintenance and security needs on the East Side. The lease on the East side will end on June 30, 2020. Following that date, staff will begin maintaining the East Side. Jeff Roberts, Parks Operations Supervisor, has met with Ms. Carlson about installing an East Side gate and to learn about specific maintenance needs. There will continue to be no public access to the East Side of the Farm until the Master Plan is approved by Council and appropriate safety and security measures have been implemented.

EXHIBITS

Exhibit A – Quincy Farm Budget – May 2020
Exhibit B – April 2020 Unaudited financial statement (revenues) – Catherine Anderson Land Donation Fund

Exhibit A

2020 Quincy Farm Budget

Last update: 6/2/20

Account	Description	January	February	March	April	May	Total Spending To Date	Total Budgeted	Remaining
Catherine H. Anderson Land Donation Fund									
08-450-3031 Utilities - $12,300									
	Utilities	$ 104.02	$ 532.76	$ 355.13	$ 204.69	$ 182.68	$ 1,379.28	$ 12,300.00	$ 10,920.72
							$ 1,379.28	$ 12,300.00	$ 10,920.72
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	$ -	$ 39,655.75	$ 60,000.00	$ 20,344.25
	Beehives	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000.00	$ 3,000.00
	General Maintenance	$ -	$ -	$ -	$ 26.25	$ 1,482.35	$ 1,508.60	$ 25,000.00	$ 23,491.40
	Tree Maintenance/Care	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000.00	$ 10,000.00
	Miscellaneous	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
							$ 41,197.32	$ 119,000.00	$ 77,802.68
						Total	**$ 42,576.60**	**$ 131,300.00**	**$ 88,723.40**

CITY OF CHERRY HILLS VILLAGE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING APRIL 30, 2020

Exhibit B

CH ANDERSON LAND DONATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	LICENSE AND PERMIT REVENUES					
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
	MISCELLANEOUS REVENUES					
08-360-3611	INTEREST-INVESTMENTS	1,148.79	6,425.53	8,500.00	2,074.47	75.6
08-360-3680	MISCELLANEOUS REVENUES	2,623.49	5,285.06	4,000.00	(1,285.06)	132.1
08-360-3682	GRANT REVENUE	(45,456.00)	.10	.00	(.10)	.0
	TOTAL MISCELLANEOUS REVENUES	(41,683.72)	11,710.69	12,500.00	789.31	93.7
	TOTAL FUND REVENUE	(41,683.72)	12,110.69	13,500.00	1,389.31	89.7

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ITEM: 6B

MEMORANDUM

TO: MEMBERS OF THE QUINCY FARM COMMITTEE

FROM: EMILY BLACK, PARKS AND RECREATION COORDINATOR

SUBJECT: DRAFT MASTER PLAN

DATE: JUNE 9, 2020

ISSUE

Presenting and receiving the Committee's feedback on the first draft of the written master plan for Quincy Farm.

DISCUSSION

Draft Master Plan

Design Concepts has prepared the first draft of the Master Plan for the Quincy Farm Committee's review. At this meeting, the Committee should discuss the collected initial feedback from members. Feedback and decisions from this meeting will be sent to Design Concepts; the consultants will attend the next meeting to continue working with the Committee to fill out and refine the draft.

Draft Timeline for Discussion

Due to meeting cancellations during Stay-at-Home, the original timeline for the Quincy Farm Master Plan needs to be revised. The Committee should discuss next steps and create a new timeline for completion.

- **(today) June 9th – Quincy Farm Committee Meeting –** Committee review of first draft of the written plan prepared by Design Concepts
- **(Date TBD with Committee Members, June 23rd or 30th?) – Quincy Farm Committee Meeting –** Design Concepts attends to review plan with Committee and staff

- **July** – Regularly scheduled Quincy Farm Committee meeting is July 21st. Discuss possible need for two July meetings – one for another review, one for Committee approval of the plan.
- **(tentative) August 13th – Parks, Trails, and Recreation Meeting** – Approval of Final Master Plan document
- Colorado Open Lands' board also meets in August (date still TBD) – staff will send final Master Plan for review at their board meeting, to obtain a letter that the board concurs with the concepts outlined in the Master Plan ahead of City Council approval.
- **(tentative) September 1st – City Council Meeting** – Final approval of Master Plan

Colorado Open Lands

Cheryl Cufre from Colorado Open Lands has reviewed the preliminary site plan and discussed with staff, Design Concepts, and Chair Greene. Colorado Open Lands was generally comfortable with the preliminary plan, and asked for more information about the platform by the pond and the open-air classroom on the East side. Staff sent more detailed descriptions of both of those elements, and Colorado Open Lands confirmed that they are appropriate and within the terms of the Conservation Easement. The Final Site Plan was subsequently delivered to Colorado Open Lands, and there was no additional comment or feedback.

STAFF RECOMMENDATION

The Committee should discuss the collected member feedback on this draft of the master plan for the Farm.

ATTACHMENTS

Exhibit A: Design Concepts – Draft Master Plan
Exhibit B: Staff Comments
Exhibit C: Collected Committee Member Comments

QUINCY FARM

MASTER PLAN

JUNE 2020

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QUINCY FARM

MASTER PLAN

JUNE 2020

Prepared by Design Concepts for the
City of Cherry Hills Village, Colorado



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PROJECT ACKNOWLEDGMENTS

The Quincy Farm Master Plan Update is a product of a collaborative process between multiple entities within the City of Cherry Hills Village, Colorado. The stakeholders listed below contributed substantially by sharing their time, skills, knowledge, and thoughtful participation throughout the planning process to help create this Quincy Farm Master Plan.

Participating Stakeholders
Family and Friends of Catherine Anderson
Natalie Anderson
Cynthia "Candy" Gray
Jeri Neff

Quincy Farm Committee
Lucinda Greene, Chair
Klasina VanderWerf, Vice Chair
Melinda Haymons, Committee Member
Dino Maniatis, Committee Member
Gordon Rockafellow, Committee Member
Sally Scott, Committee Member
Joel Sydlow, Committee Member
Earl Hoellen, Former Committee Member

Colorado Open Lands
Cheryl Cufre

Cherry Hills Land Preserve
Susan Maguire

Project Team
Cherry Hills Village
Emily Black, Parks & Recreation Coordinator
Jay Goldie, Deputy City Manager + Director of Public Works
Jeff Roberts, Parks Operations Supervisor

Design Concepts
Shanen Weber, Principal in Charge
Lisa Langer, Project Manager,
Aynslee Havenridge, Project Designer


2

As the agricultural heritage of our region shrinks with suburban growth, preservation of historical landmarks such as the Quincy Farm provide wonderful and unique opportunities. Quincy Farm will be a place to educate future generations, embrace historical significance of the past, and integrate amenities with the surrounding open space connections. It will be the backdrop for many memorable experiences to come. Opportunities at the farm for public engagement will continue the legacy of Quincy Farm's storied history of land stewardship and past roots of horsemanship. Catherine Anderson's dedication to the values of maintaining a Pony Club at Quincy Farm, will not be forgotten as future generations will continue be educated on land and water conservation, horse and animal care, and leadership in the community.

Quincy Farm is a 17.5 acre farm in the City of Cherry Hills Village. Catherine Anderson gifted the farm to the City with the intention of sharing this unique property with the community. A Conservation Easement was developed in partnership with Colorado Open Lands in 2008. Upon Catherine Anderson's passing in 2016, the Quincy Farm property was transferred to the City.

Quincy Farm is now managed by the City and under the Conservation Easement held by Colorado Open Lands. The property is also registered on the National Register of Historic Places. Both set forth management objectives for the farm that could at times be interpreted as contradictory. The Conservation Easement states that the property must be managed in line with the "Conservation Values" laid out regarding conservation uses, recreational uses, and agricultural uses. The National Register of Historic Places designates Quincy Farm as a designated "District" that includes architectural and agricultural significance. The designation does not mandate management requirements but in order to be eligible for funding, the City would have to follow the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Prior to and since the City of Cherry Hills Village began to manage the property in 2016, the City through the Quincy Farm Visioning Committee and the Quincy Farm Committee have made strides toward developing planning and management guidelines for the Farm. They have worked on a 2012 Pond Assessment Report, a 2014 Visioning Report, a 2017 Management Plan, and working parts of an overall master plan. It is common for a City to go through multiple planning processes for certain projects as council and committee members change over the years. All the plans thus far, along with recent work by the Quincy Farm Committee and public input will be used to help inform the following Quincy Farm Master Plan document.



MAIN HOUSE ON WEST SIDE

QUINCY FARM **INTRODUCTION**

AERIAL PHOTOGRAPHS, AUTHOR 19XX






3

The Quincy Farm Master Plan project was funded to develop a comprehensive 10-year Master Plan for the historic Quincy Farm. The Quincy Farm Committee (QFC) was tasked by the Cherry Hills Village City Council to complete the Master Plan. The QFC must coordinate with the Parks, Trails and Recreation Commission as well as with Colorado Open Lands to provide a master plan and guiding recommendations for the management of Quincy Farm.

The Quincy Farm mission is defined as "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 Master Plan document will weave previously identified missions and goals with current visions and goals into a refined plan that can serve as a planning tool for the next 10 years and beyond.

An over arching goal of the Master Plan will be to plan future use of the Quincy Farm property based on community needs, while fitting within the Colorado Open Lands Conservation Easement that sets forth conservation values and parameters. The Master Plan will analyze what uses will be appropriate for youth education and community programming at the Farm. Through careful thought, discussion, and analysis, the Master Plan document has been refined to meet these project goals:

- Clarify what will be acceptable uses for the different areas of the Farm as described in the Conservation Easement
- Provide a comprehensive plan that considers previous planning documents
- Develop a plan that is cohesive and allows for flexibility of development in phases
- Maintain the historic and agricultural character of the Farm
- Plan for a conversion of the garage at the main house to a "Nature Center" as a place for educational opportunities
- Provide creative guidelines for gathering spaces at key areas around the Farm
- Provide organizing principles for the gardens and gathering

areas

- Collaborate with Cherry Hills Village, the Cherry Hills Land Preserve, the High Line Canal, Denver Water, Kent Denver School, neighbors, and other stakeholders while developing the Master Plan
- Gather public input through public open house meetings and integrate comments and issues
- Provide opportunities for educational, historical, and environmental experiences
- Improve pedestrian and vehicular circulation while providing more on-site parking
- Identify locations for entry signs and interpretive signs



ROSE GARDENS AT MAIN HOUSE

AERIAL PHOTOGRAPHS, DON STEFFA, 19XX






4

Quincy Farm is located off of Quincy Avenue in the heart of Cherry Hills Village. It's 17.5 acres are diverse, made up of grass pastures, an arboretum of mature tree groves, a riparian area with an irrigation pond, wildlife habitat areas, and a barnyard with equestrian riding areas throughout. It is bordered by Quincy Avenue to the north, single family residential properties to the east and south, and the Kent Denver School to the west and southwest. The High Line Canal and trail bisect the property creating distinct east and west sides of the property. Denver Water owns and manages the easement along the High Line Canal.

On the west side of the Farm, there is the historic Hopkins House (circa 1898), the Main House (1934-1960) and a garage. On the grounds near the Main House is a series of established garden areas including a rose garden, herb garden, pollinator gardens, and a demonstration garden. Red sandstone pavers and dry stacked walls confine the planting beds and define the walks. A lawn area to the south and west of the Main House then gives way to acres of grass pasture and mature oak, pine, and elm tree groves. There are a variety of healthy specimen trees around the property. From the west side of the property there are many opportunities for long range views to the Front Range. Traditionally the grass pastures were irrigated by flood irrigation methods using a pump at the pond and water delivery with open earthen lateral ditches. Currently, the only irrigation being applied to the property is through domestic water sources in a landscape irrigation system. This irrigation is concentrated around the houses, lawns, and garden areas. There are pasture fences still existing around the perimeter and dividing the pasture sections.

The east side has the Farm House, the Big Barn, the Baby Barn, the Horse Stable, and the Chicken Coop. There is a fenced off back yard at the house, and a level informal riding arena in the dryland grass pasture south of the barns. There are mature trees around the house yard and scattered in the pasture area, including pines and Honeylocust trees. There are masses of

mature lilac shrubs around the house and barns. Currently there is one horse boarded on the property and no other domestic farm animals.

Between the east and west side of the property runs the High Line Canal and trail. At the Farm's edge along the trail, there is healthy dense understory of shrubs and vines and a mature growth of canopy trees. This provides a shaded and continuous wildlife corridor that is a unique area along the trail. The Farm has an access footbridge over the canal connecting the two sides of the property. The High Line Canal Trail sees hundreds of users per day on the trail. It accommodates walkers, bicyclists, and equestrians.

South along the trail is the southern portion of the property. This area contains the irrigation pond and historic pumphouse. The irrigation pond now provides a vibrant wildlife and wetland habitat, as well as long range views from its location to the Front Range



EXISTING GARDENS ON WEST SIDE

peaks. The pond provides the trail users with opportunities to view wildlife and distant mountains. There are a few mature trees along the trail at this location and one bench that provides a place to rest. The banks of the pond are experiencing some structural and erosion issues and there is no public access allowed along the banks of the pond.

Vehicle access to the property is limited by a one lane asphalt driveway on the west side with a loop around the garage with some pullout parking spaces. On the east side a one lane gravel driveway is the only access into a small gravel parking area at the Farm House and Barns. Some recent events at Quincy Farm have required shared parking at the Kent Denver School with visitor's walking the trail north to the Farm.

The utilities to the property currently include overhead power service and city sanitary sewer service on both sides of the property. The current zoning of the Quincy Farm is an O-2, Open Space, Conservation, Historic Area District.



OFFICE IN MAIN HOUSE



Entry Drive on West Side of Quincy Farm



Hopkins House on West Side of Quincy Farm



Main House on West Side of Quincy Farm



Great Lawn on West Side of Quincy Farm



Rose Gardens on West Side of Quincy Farm



Xeric Gardens on West Side of Quincy Farm



Pollinator Gardens on West Side of Quincy Farm



Master Gardens on West Side of Quincy Farm

EXISTING **CONDITIONS**



Herb Gardens on West Side of Quincy Farm



Views on West Side of Quincy Farm



Garage on West Side of Quincy Farm



Nature Trail on West Side of Quincy Farm



Oak Grove on West Side of Quincy Farm



High Line Canal Trail



Entry to Pumphouse off of High Line Canal Trail



Pumphouse off of High Line Canal Trail



Pond off of High Line Canal Trail



Bench at Pond off of High Line Canal Trail



Mile Marker on High Line Canal Trail



Entrance to High Line Canal Trail from Quincy Farm



Bridge from High Line Canal Trail to East Side



Quincy Avenue at East Entrance to Quincy Farm



Entry Drive on East Side of Quincy Farm



Baby Barn on East Side of Quincy Farm

EXISTING **CONDITIONS**



Farm House on East Side of Quincy Farm



Storage at Farmhouse on East Side of Quincy Farm



Stables on East Side of Quincy Farm



Paddock at Stables on East Side of Quincy Farm



Big Barn on East Side of Quincy Farm



Chicken Coop on East Side of Quincy Farm



Arena on East Side of Quincy Farm



Views on East Side of Quincy Farm


5

To develop an understanding of the educational, historical, and environmental opportunities of the Quincy Farm, the project team investigated several key aspects of the site. Review of existing mapping, site visits, gathering of pertinent documents, concurrent assessments of the site buildings and structures, stakeholder discussions, public meetings and open house events and discussions with the staff at Cherry Hills Village have all informed the final Master Plan.

Thorough analysis of all key aspects and thoughtful discussions revealed many opportunities to support the Quincy Farm Committee's mission to maintain Quincy Farm as a place to enrich the lives of the community through conservation, education, and memorable experiences. At the west side of the Farm, the need for clarification of appropriate uses within the parameters of the Conservation Easement and how visitors could circulate through the site and around the Main House, became apparent early on. It was agreed that a conversion of the existing garage to a nature center would be a priority. There were many viewshed opportunities, from long range views to borrowed views into the farm.

On the east side of the Farm, the opportunities for more active uses and some gathering space surfaced once it was clear that the west side would see more passive uses. The east pasture provided open space that could be used for a replanted orchard, walking trail and outdoor learning space. The farm buildings could provide educational opportunities with interpretive signage and hand on activities. Further examination affirmed the need for a safe pedestrian and equestrian friendly crossing over the High Line Canal to the east side.

Enhancements to the pond area will need to occur for water quality purposes and for wildlife viewing opportunities. An earlier pond assessment report would need to be re-visited for strategies to make improvements to the compromised embankment. More natural applications to help deter erosion on the west bank could be implemented, such as willow plantings

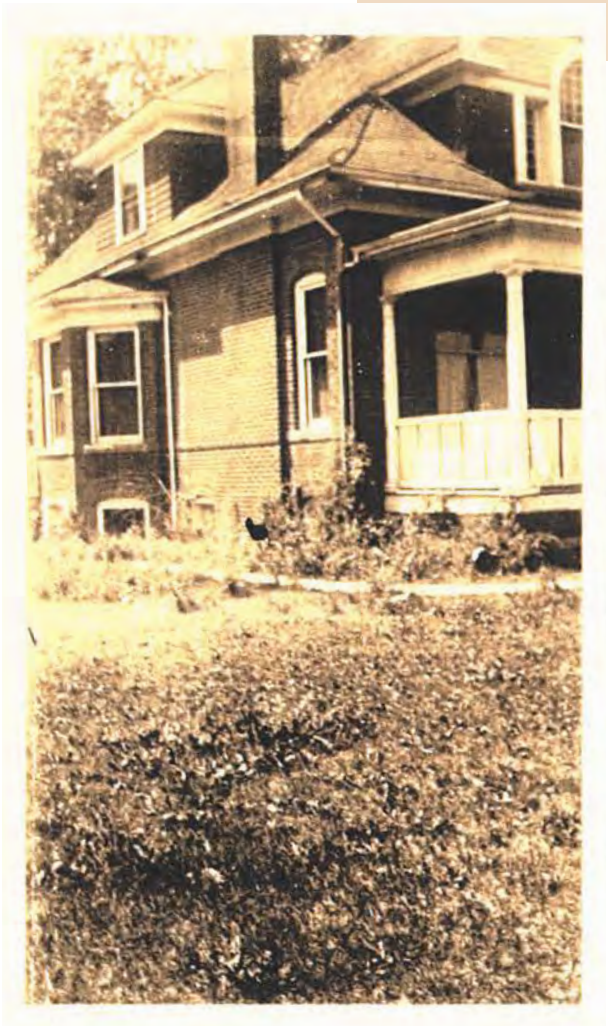
and soil wraps.

Pedestrian and vehicular access to the east and west areas of the Farm will require further study when construction documents are developed. Accessibility to outdoor areas, houses and Farm buildings will need to be considered as well and will be monitored and updated as needed.



CUPOLA ON EAST SIDE

HOPKINS HOUSE, THE KADLECEKS, 1920'S



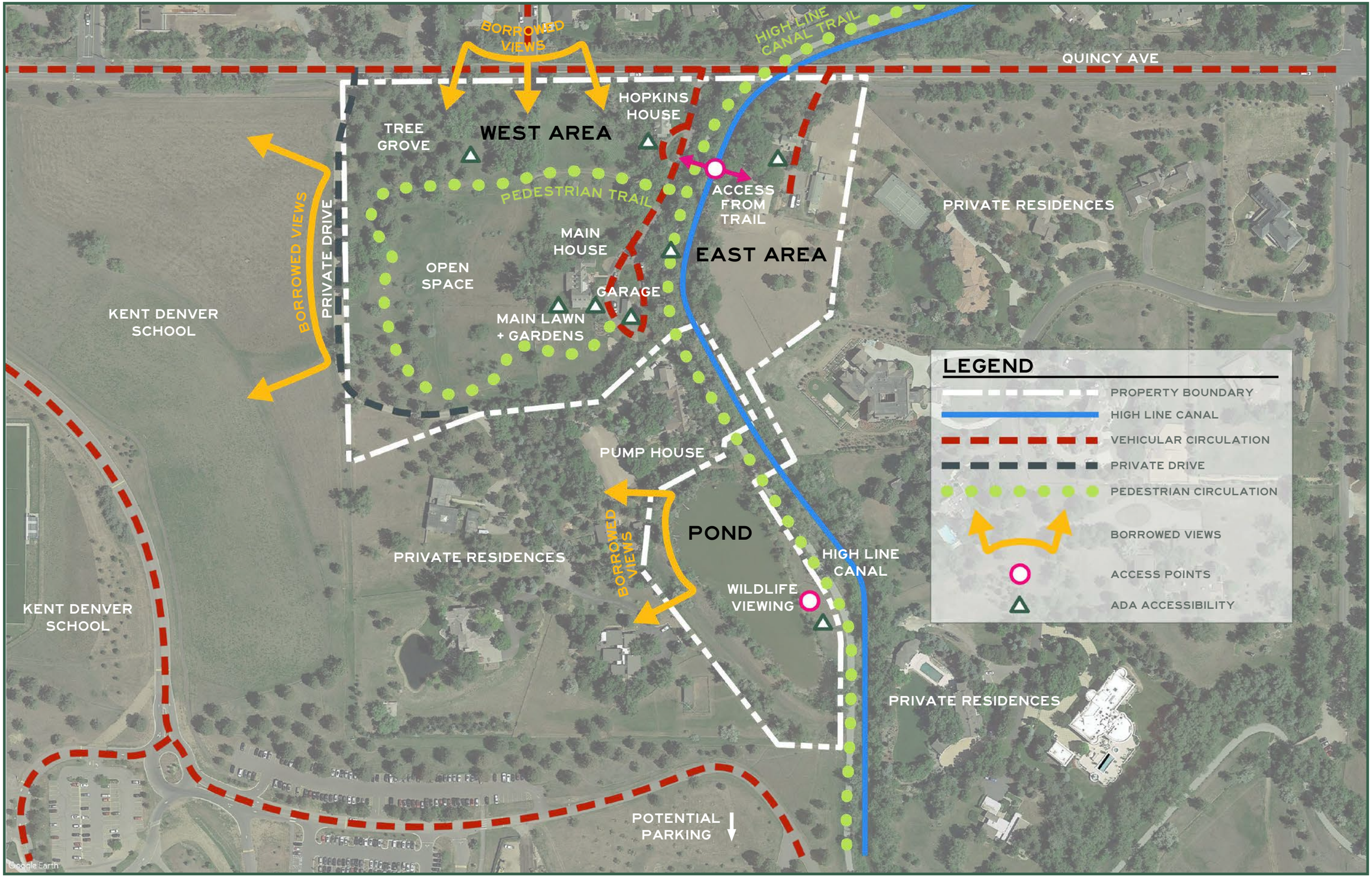




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QUINCY FARM • SITE OBSERVATION

DESIGN CONCEPTS
Community + Landscape Architects



QUINCY FARM • SITE ANALYSIS

DESIGN CONCEPTS
Community + Landscape Architects

CONSERVATION VALUES

To preserve land for outdoor recreation or education of the general public;
To protect relatively natural habitat of fish, wildlife or plants;
To preserve open space;
To preserve historically important land or structures.

QUINCY FARM COMMITTEE MISSION

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


VIEWS


MAIN HOUSE


EAST AREA


GROVE


GARAGE


POND


HOPKINS HOUSE


HIGH LINE CANAL TRAIL


GARDENS

VIEWS
- Panoramic views to Front Range
- Local agrarian views within the site
- Borrow views from HLC Trail and Quincy Avenue
- Lack of presence to outside community

POND
- Wildlife habitat and viewing
- Healthy ecosystem
- Educational opportunities

MAIN HOUSE
- Educational opportunities
- Historical collection of Quincy Farm history
- Supervision and security to consider
- Access to trail
- Upgraded sewer utilities

HOPKINS HOUSE
- Rental lease to expire 2022
- Gateway to the farm
- Additional gardens
- Interior space options
- Upgraded sewer utilities

HIGH LINE CANAL TRAIL
- High traffic community trail
- Land stewards

EAST AREA
- Rental lease to expire 2022
- Big barn in good condition
- Access off Quincy and room for parking
- Access to trail
- Upgraded sewer utilities

GROVE
- Mature, magnificent trees
- Wildlife habitat
- Educational opportunities

GARDENS
- Xeric, Plant Select demonstration garden
- Historic rose garden
- 2 Pollinator gardens
- Educational opportunities
- Sequence or trail through gardens need to be planned
- Healthy diversity of plants on the farm

GARAGE
- In good condition
- Size appropriate for nature center
- Some utilities already upgraded
- Interior improvements and access still needs to be studied

QUINCY FARM • SITE OPPORTUNITIES

DESIGN PRINCIPLES

An opportunity to educate future generations, embrace historical significance, integrate passive recreation amenities with the surrounding open space, and provide memorable community gathering spaces.



WILDLIFE VIEWING



INTERPRETIVE SIGNAGE



NATURE CENTER



ORGANIZED GARDENS

POND SIDE



VIEWING PLATFORM

WEST SIDE



GROVE TRAIL



HOPKINS HOUSE MUSEUM



WATER EDUCATION



BOARDWALK TRAIL



GARDEN WALK



MAIN HOUSE INTERPRETIVE FACILITY



SCULPTURE GARDENS



SHADE SHELTER



FOLIAGE FRAME

QUINCY FARM • SITE OPPORTUNITIES

DESIGN PRINCIPLES

An opportunity to educate future generations, embrace historical significance, integrate passive recreation amenities with the surrounding open space, and provide memorable community gathering spaces.

SIDE



ANIMAL DISPLAY



SHELTER/OUTDOOR CLASSROOM



ORCHARD WALK



FARM HOUSE COMMUNITY GATHERING



LIVING MUSEUM



HANDS-ON DISCOVERY



VEGETABLE GARDEN



TRAIL RIDE LOOP

EAST



BARN ACTIVITIES



HAY PLAY



OUTDOOR GATHERING SPACE



TRAIL WATER BREAK



SPECIAL EVENTS



WATER PLAY



OUTDOOR FIRE PIT



THERAPEUTIC OPPORTUNITIES

QUINCY FARM • SITE OPPORTUNITIES

DESIGN PRINCIPLES

An opportunity to educate future generations, embrace historical significance, integrate passive recreation amenities with the surrounding open space, and provide memorable community gathering spaces.

SIDE



SELF-GUIDED WALKING TOUR



YOUTH GROUPS



STARGAZING



TRACTOR TOUR



PICNICKING



WELCOMING FARM ENTRANCE



TIRE SWING



AGRICULTURAL ART

EAST



NATURE PLAY



ENTRANCE SIGNAGE



FOLIAGE FRAME



QUIET SPACE



OUTDOOR CLASSROOM



TRAIL SIGNAGE

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6

The Preliminary Site Master Plan was developed from the initial concepts that were discussed during stakeholder meetings, staff meetings, and a public open house meeting at the Quincy Farm. The team clarified and gathered consensus on the types of uses that would be appropriate for each of the areas on the Farm. The Preliminary Site Plan incorporates a conceptual layout of how those uses can be organized on the Farm while maintaining the conservation values set forth in the Conservation easement. On the west side, the plan proposes passive and preservation uses. On the East side the plan proposes more active uses that will enhance the preservation, recreational, and agricultural uses. The pond area is proposed to be available just for preservation and educational uses, while the areas bordering the High Line Canal will continue to provide preservation, recreational, and agricultural uses.

The preliminary Master Plan proposes to keep the west side of Quincy Farm very much the same apart from converting the garage to a Nature Center. The area around the Nature Center will become open air learning spaces with a pergola and seasonal shade sails. From here more leisurely walking paths will connect to the walking loop around the Main Lawn and gardens.

Additional vehicle access and temporary parking areas are proposed for the east side of Quincy Farm. The east area is also enhanced for more active uses. There is a gathering space between the Big Barn and the Farm House that can accommodate educational groups of visitors to the Farm. The Farm House is proposed to be used as future community gathering and meeting spaces for small groups such as 4H, Scouts, and Senior groups. The East side is further developed with a newly planted orchard that harkens back to the traditional orchard found on the Farm at the turn of the 20th century. A walking trail around the south pasture provides a quiet trail experience among the mature pine trees and leads to the new vegetable garden beds and shade shelter. The shade shelter can be used as an outdoor classroom. The existing informal riding arena areas will serve as a place for event parking and overflow

parking. In and around the Big Barn and Chicken coop there will be active spaces for hands on play, a timeline walk with interpretive signage, a gathering space with a fire pit, and equestrian and animal displays.

The Preliminary master plan also looks at potential for a second crossing of the High Line Canal to provide a safe equestrian crossing to the East Side. Also, along the High Line trail the plan proposes to add some seating and interpretive signage at the Pump House and at the Pond. At the Pond, there will be a wildlife viewing platform and shade shelter. Pond depth improvements are also proposed to provide better fish and wildlife habitat with the fill from the dredging process.



SIGN ON BIG BARN

Understanding the Conservation Easement and Historic Designation

Quincy Farm is managed under a Conservation Easement held by Colorado Open Lands, and it is also registered on the National Register of Historic Places. Both carry different, and sometimes contradictory, instructions for the farm.

Conservation Easement:

The property must be managed in line with a set of "Conservation Values", which are: preservation uses, recreation uses, or agricultural uses.

- ***Preservation uses***: "…may be used as a nature preserve, for historic preservation and interpretation, for gardens, for private and public meetings, gatherings and celebrations, for classes and education, for photography, painting and other artistic endeavors, and such other uses as help to preserve the Property and instill an appreciation and respect for the natural and human history of the vicinity."
- ***Recreation uses***: "Low-impact recreational uses such as bird watching, hiking, horseback riding and cross-country skiing are permitted on the Property; bicycling is permitted only on the Canal Area of the Property."
- ***Agricultural uses***: "The Property may be used for agricultural purposes, subject to the limitations in this Easement. All agricultural uses shall be conducted using stewardship and management methods that preserve the natural resources upon which agriculture is based."

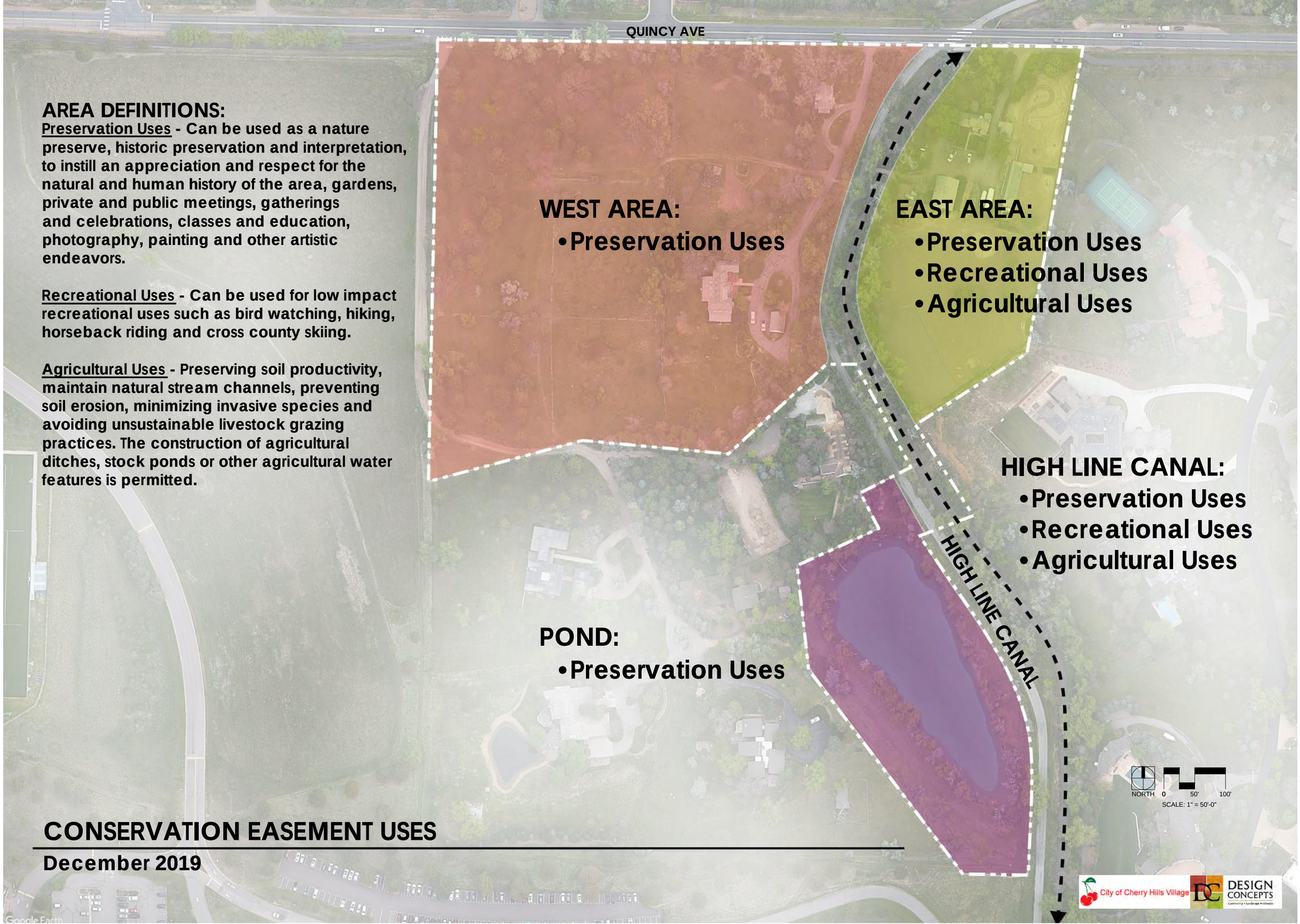
Historic Designation:

Quincy Farm is designated as a **district**, historically significant for both agriculture and architecture. Multiple buildings and other parts of the farm complex are considered historically important – not just the Hopkins House.

From the National Register of Historic Places nomination:

- "The 1898 **Hopkins House** is eligible under…**Architecture**…The period of significance for the Hopkins House is the year of construction-**1898**." (pg. 9)
- "**Quincy Farm** is also eligible under…**Architecture** as a rare extant example of a 1930's agricultural complex that has all but disappeared from urban Arapahoe County…The period of significance for the agricultural buildings is the year of construction, **1934**." (pg. 9)
- "**Quincy Farm** is eligible under…**Agriculture** as a rare Arapahoe County example of the once common late 19th/early 20th century dairy farm...The period of significance for Agriculture begins in **1934 with the construction of the agricultural buildings and Blackmer House and ends in 1951**..." (pg. 9)

The designation itself does not **require** the City to treat the farm a certain way. However, **to be eligible for funding** related to the historic nature of the farm, we would have to follow the Secretary of the Interior's Standards for the Treatment of Historic Properties.



AREA DEFINITIONS:

Preservation Uses - Can be used as a nature preserve, historic preservation and interpretation, to instill an appreciation and respect for the natural and human history of the area, gardens, private and public meetings, gatherings and celebrations, classes and education, photography, painting and other artistic endeavors.

Recreational Uses - Can be used for low impact recreational uses such as bird watching, hiking, horseback riding and cross county skiing.

Agricultural Uses - Preserving soil productivity, maintain natural stream channels, preventing soil erosion, minimizing invasive species and avoiding unsustainable livestock grazing practices. The construction of agricultural ditches, stock ponds or other agricultural water features is permitted.

CONSERVATION EASEMENT USES

December 2019

City of Cherry Hills Village

DESIGN CONCEPTS

QUINCY AVE

EXISTING REGIONAL TRAIL

PROPERTY BOUNDARY

NATURE TRAIL WITH INTERPRETIVE SIGNAGE

MAINTAIN MOUNTAIN VISTA VIEW CORRIDORS

OAK GROVE

WEST AREA

OWL NESTING AREA

SOFT SURFACE TRAIL

STAFF PARKING

HOPKINS HOUSE MUSEUM

CHICKEN COOP

HANDS-ON DISCOVERY PLAY AND WATER PLAY

EAST AREA

FORMALIZE ENTRY WITH BENCHES, PLANTING AND SIGN

FARM HOUSE COMMUNITY GATHERING SPACE

BABY BARN AND FLEX SPACE

ANIMAL DISPLAY AT EXISTING PADDOCK

COMMUNITY GATHERING AREA WITH LAWN AND FIRE PIT

EXISTING PADDOCK

STABLE AND TIMELINE WALK WITH SELF-GUIDED SIGNAGE TOUR AT BUILDINGS

BIG BARN WITH HAY PLAY

PROTECT EXISTING TREES

ORCHARD WALK WITH WOOD FENCING, ART FEATURE, BENCHES AND IRRIGATION EDUCATION

RIDING AND WALKING LOOP

NEW SEEDED AREA PASTURE

SHELTER/OUTDOOR CLASSROOM AND PICNICKING

VEGETABLE GARDEN

TIRE SWING

EXISTING ARENA

OVERFLOW PARKING, APPROX. 16 SPACES

WEST PASTURE OPEN SPACE

MAIN HOUSE INTERPRETIVE FACILITY

PICNICKING

SEASONAL TRAIL

DEMONSTRATION GARDEN WALK WITH WATER FEATURE (XERIC, ROSE, STUDENT, ETC.)

MAIN LAWN

SCULPTURE WALK

EXISTING SCULPTURE

EVENT PARKING, APPROX. 12 SPACES

NATURE CENTER, RESTROOMS AND PATIO AT EXISTING GARAGE

POTENTIAL 2ND TRAIL CROSSING

BENCH AND INTERPRETIVE SIGN

PUMP HOUSE DISPLAY AND INTERPRETIVE SIGN

WILDLIFE VIEWING PLATFORM

SHELTER AND BOARDWALK TRAIL

HIGH LINE CANAL TRAIL

HIGH LINE CANAL

POND

APPROXIMATE NEW POND BOUNDARY

PRIVATE RESIDENCES

RESTORE TO NATURAL LANDSCAPE

PRIVATE RESIDENCES

KENT DENVER SCHOOL

LEGEND

- PROPERTY BOUNDARY
- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- EQUESTRIAN CIRCULATION
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- FOLIAGE FRAMES
- EXISTING INTERPRETIVE SIGN

QUINCY FARM - PRELIMINARY SITE PLAN

December 2019

NORTH 0 50' 100'

SCALE: 1" = 50'-0"

City of Cherry Hills Village

DESIGN CONCEPTS

Google Earth

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The Final Site Master Plan is a representation of the best approach that was identified by the project team to fully embody the project vision and accomplish the project goals. The Final Site Master Plan was achieved within the project scope explained within this report. The scope included the completion of a site observation and analysis, public outreach though open house meetings, and internal review meetings with Cherry Hills Village.

The Final Site Master Plan applies the best design practices for a practical budget and useful phasing plan. The final recommendations are described here in narrative form, as well as illustrated in graphic form on the Final Master Plan illustrations.

To get a feel for the proposed site features and gathering areas, graphic perspective sketches have been developed to provide a visual representation of the key areas.

The Final Site Master Plan provides a cohesive outline that will guide the future improvements at Quincy Farm.

The West Side access drive will become a welcoming entryway to the features of the West Side. Visitors will be welcomed with new wayfinding signage, new planting areas at the circle turnaround of bright and flowering shrubs, perennials and ornamental grasses, and direct views to the new Nature Center and work lab patio. An artful feature such as an ornamental moon gate will draw the visitors into the space where a pergola provides filtered shade over the learning patio. Shade sails will provide added shade for additional learning space and new restrooms will be provided in the Nature Center. The Nature Center will be a hands-on learning place and will feature memorabilia from the historic Quincy Farm to support the mission of education through conservation and land stewardship.

South of the welcoming Nature Center, informal walking trails with red flagstone pavers provide visitors with a pleasant walking loop around the gardens and great lawn of the Main House. The

gardens will be updated and expanded to educate the visitors on water wise plantings, historical plantings of roses and herbs, as well as pollinator gardens. The great lawn offers magnificent views to the west across the grass pasture and tree groves and on to the distant mountain ranges. Along the path visitors pass through a series of stylized moon gates that frame distant views or provide a threshold to a different experience. A water irrigation feature that provides hand on education about how irrigation worked on the Farm is along the path at the west side of the great lawn. This location for the water education feature will allow water from the area to drain into the adjacent earthen ditch already existing on site. The existing nature trail on the West Side will remain in its current state with intermittent mowed paths providing access into the open space areas of the west pasture. Interpretive signage will be developed and strategically placed along the new walking paths and around the Main House and Nature Center.



BARN ENTRY ON EAST SIDE

The landscape will be expanded to include additional shrub beds with new drip irrigation. All mature trees will be protected whenever possible and will remain. The character of the existing maturing trees and shrubs will be enhanced and complemented with the new plantings. Traditional gardens beds such as Keith Anderson's Rose Garden and the herb garden will be improved to produce healthy shrub beds.

The current driveway will remain as primary vehicular access to the West area of the site. The West area access drive will have a new turn around circle at the north side of the garage to accommodate emergency vehicles. The accessible parking near the Main House will remain where it currently exists and on the southeast side of the garage there will be parking and access for maintenance vehicles. The pull off area at the Hopkins House will remain. It is proposed that the entire drive to be repaved with asphalt. Pedestrian access to the West side of the site will be much improved with the new Nature Center area walks with red sandstone pavers that circle the Main Lawn.

On the East side the Final Site Master Plan aims to improve the circulation and overall aesthetics to provide a more active central gathering space and a variety of uses throughout this side of the site. The space between the big barn and the Farm House is organized to provide enough area for small gatherings and serve as the central organizing element. Space for seating, a fire pit, and space on the adjacent lawn allow for multiple small groups to occupy the space at the same time. Brick paving and some concrete sidewalk will provide accessibility from the accessible parking area. A now accessible covered area on the west side of the Farm House will provide an additional covered space for gathering. The mature honeylocust trees at the central area will be protected and will continue to provide welcome shade. Rows of lilacs along the Farm House and the Big Barn will be pruned and maintained or replaced if needed. Brick paving at the central area and some concrete sidewalk will provide accessibility from the accessible parking area across the drive near the stable.

Across the farmyard from the central gathering area are the Baby Barn and the Horse Stable. A new gravel drive will separate the two and there will be traditional 3 rail fencing to delineate the pedestrian areas and accessible parking. A concrete sidewalk will provide an accessible walk to either side. Interpretive signage will share history of the former equestrian and farmyard uses of these structures. Paddocks on the east side of the Baby Barn and Stable can provide some educational animal and farm equipment displays. At the Chicken Coop there will be a hands-on interactive play area that will have sculptural and educational play features. Activities such as hay bale play, farmyard learning, and nature discovery can take place here. This area will also function as a transitional space between the central gathering area and the pathways to the High Line Canal and also to the event parking area.

Event parking will be informal and will occur at the more level area of the site at the outdoor riding areas. Gravel surfacing will be used to improve the driveway into the area, as well as replace the existing arena footing material. Three rail fencing and simple gates will help secure the area and provide separation from pedestrian areas at the adjacent orchard and pasture trail. The orchard and its center visual focal point invite the visitor to experience the uniformity of a traditional orchard while providing yet another historical feature on the Farm. The pasture trail encourages a walk around the east pasture and will be wide enough for pedestrians and equestrians. A vegetable garden and an outdoor classroom will be discovered along the trail with majestic views from this high point across the farm to the west. Mature trees in the pasture will be preserved and additional trees will be planted around the perimeter to provide visual screening toward the neighbors to the east and south east.

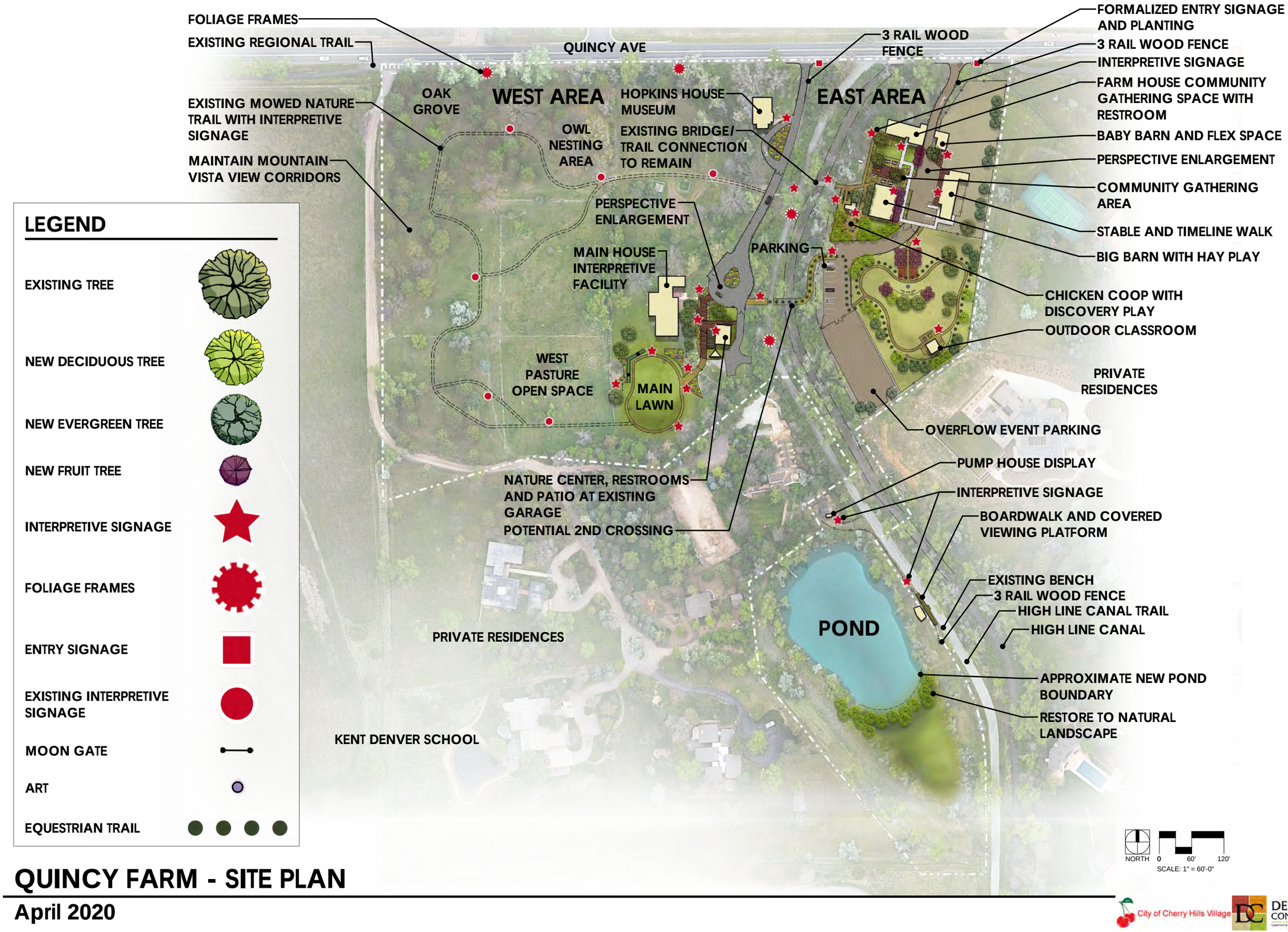
A new bridge crossing will lead from the event parking area across the canal. The bridge will be wide enough for equestrian and pedestrian use. Further up the High Line Canal there will be noted improvements at the Pond and Pump House. Nearby access and interpretive signage at the Pump House will give the visitor a glimpse into the power of irrigation water and its influence on

the historical farms in the area. Interpretive signage will also be introduced at the Pond. A designated wildlife viewing area will be developed to provide a small boardwalk and a covered viewing platform just off the trail overlooking the pond and wetland area. Traditional two rail fencing will be used around the pond to control limited access to the pond's edge. Dredging of the pond, per the Pond Assessment Plan, will provide deeper water and healthier pond life and the dredge fill can be used to shore up the south bank of the pond.



FRONT ROOM
IN MAIN HOUSE

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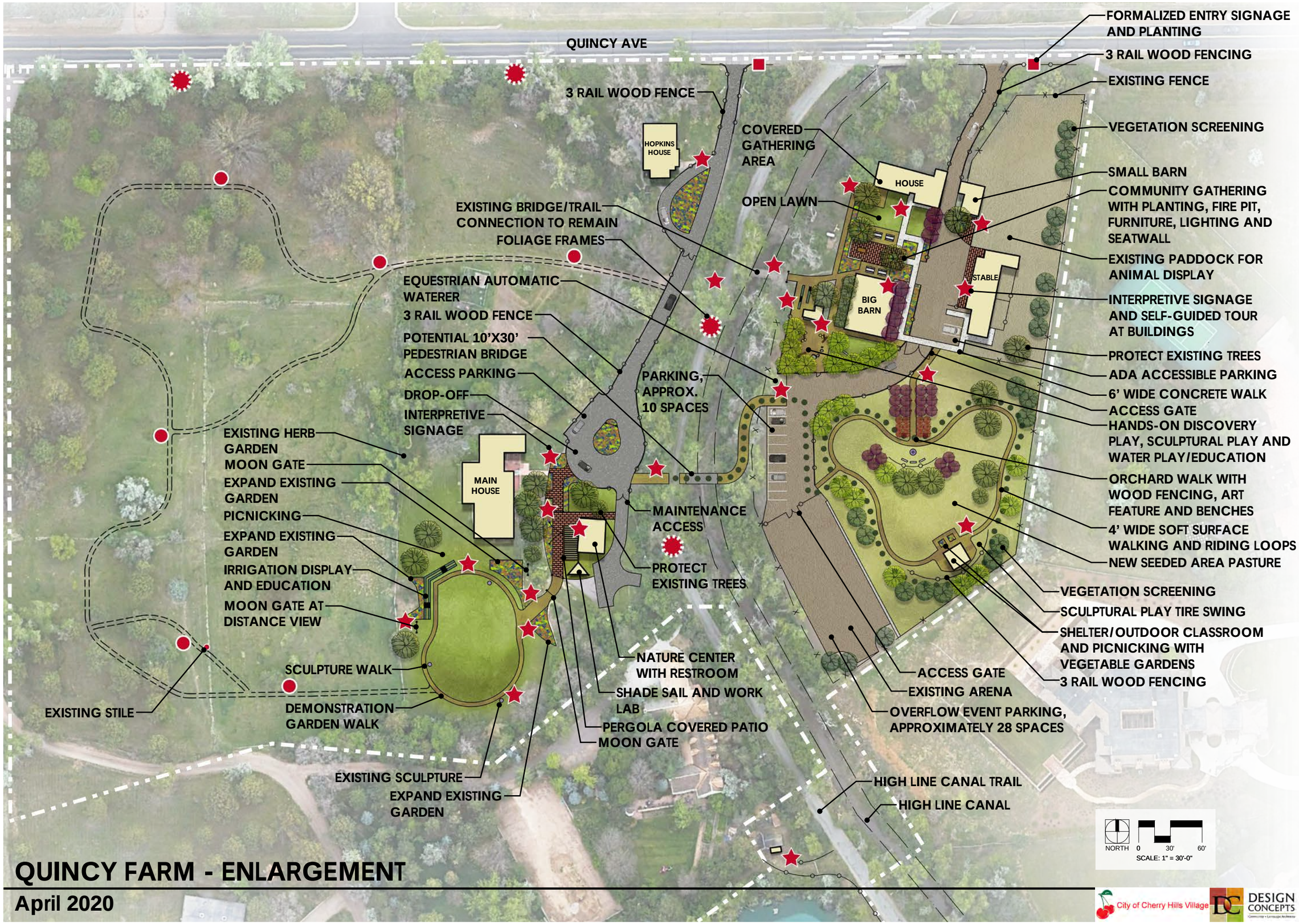


QUINCY FARM - SITE PLAN

April 2020

City of Cherry Hills Village

DESIGN CONCEPTS



QUINCY FARM - ENLARGEMENT

April 2020

City of Cherry Hills Village

DESIGN CONCEPTS



QUINCY FARM - EAST SIDE: CENTRAL GATHERING AREA

March 2020

City of Cherry Hills Village

DESIGN CONCEPTS



QUINCY FARM - WEST SIDE: ENTRY AT NATURE CENTER

March 2020

City of Cherry Hills Village

DESIGN CONCEPTS



EXISTING GATE AT MAIN FARM HOUSE









MOON GATES

March 2020

City of Cherry Hills Village

DESIGN CONCEPTS









IRRIGATION DISPLAY AND EDUCATION

March 2020

City of Cherry Hills Village

DESIGN CONCEPTS



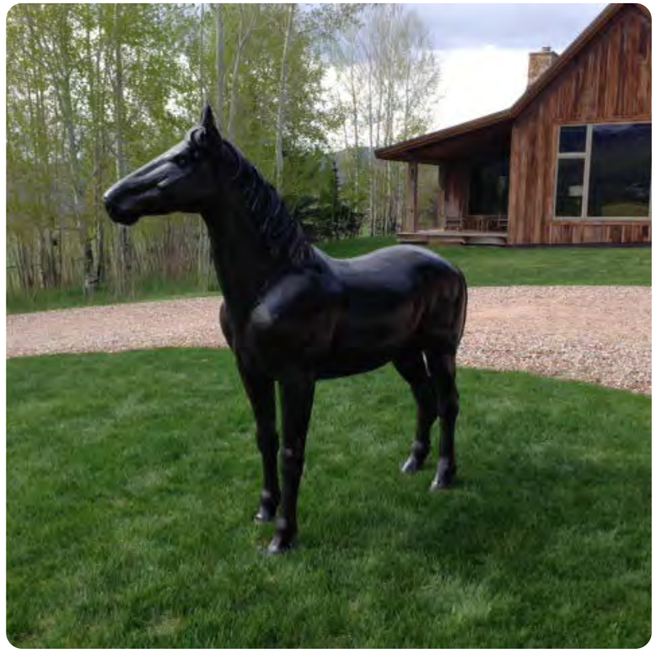


BOARDWALK AND COVERED VIEWING PLATFORM

March 2020

City of Cherry Hills Village

DESIGN CONCEPTS













EQUESTRIAN ART + INTERPRETIVE SIGNAGE

April 2020

City of Cherry Hills Village

DESIGN CONCEPTS









EQUESTRIAN ELEMENTS

May 2020

















SCULPTURAL PLAY + WATER EDUCATION + TIRE SWING ART

May 2020

City of Cherry Hills Village

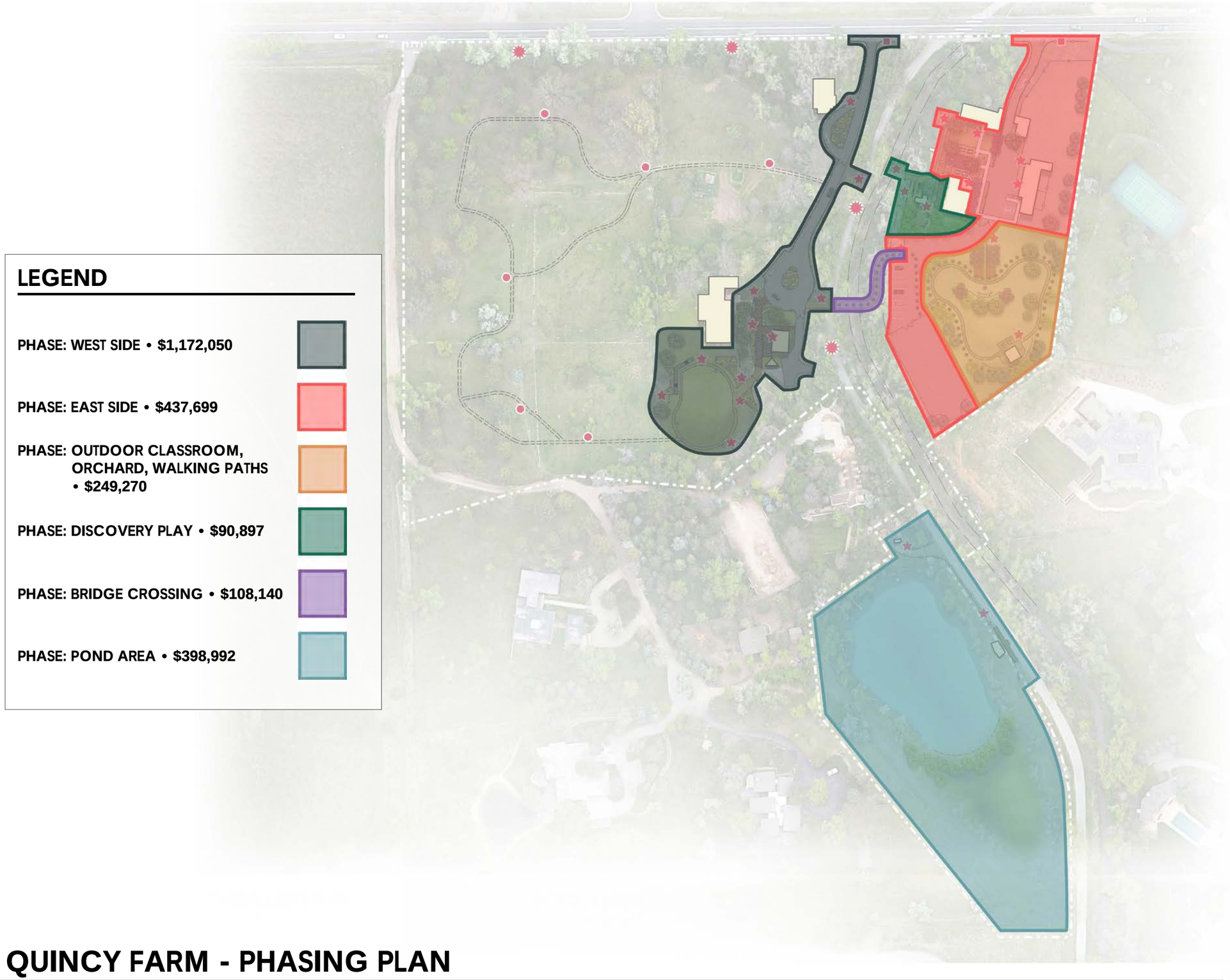
DESIGN CONCEPTS

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8

Narrative to be completed in collaboration with Cherry Hills Village.

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QUINCY FARM - PHASING PLAN

May 2020

City of Cherry Hills Village

DESIGN CONCEPTS

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9

In collaboration with the City of Cherry Hills Village, the project team compiled an Opinion of Probable Costs. The Opinion of Probable Costs Serves as a conceptual cost estimate and a guide for planning purposes only. The project team has provided accurate unit costs based on the Final Site Master Plan as completed in this document in 2020. The Opinion of Probable Costs is based on these assumptions:

1. The site plans in this document are conceptual and not for construction.
2. All quantities are approximate.
3. All items must be verified through standard design and engineering practices. Items such as pipe sizes and pavement thicknesses are preliminary assumptions based on known conditions and standard practices. They are not to be used as a substitute for more detailed design or engineering.
4. Unit costs are based on 2020 data in collaboration with CHV, recent bid data from Design Concepts, and current unit cost prices direct from suppliers and manufacturers.
5. Unit costs are intended to be an estimate of contractor bids for the proposed work. As such, the unit costs are inclusive of materials, labor, delivery, fabrication, and installation, and contractor overhead, as applicable. Some unit costs provided by CHV are assuming the City would perform installation in-house.
6. The Construction/Design Contingency line item is considered a general estimate percentage for detailed design for construction and unforeseen changes for existing conditions.

Quincy Farm Master Plan **Cherry Hills Village, CO**				
Opinion of Probable Costs - Draft Master Plan Phasing Costs				
Date: May 6, 2020				
Approximately 3.56 Acres of Improvements				
ITEM	**QUANTITY**	**UNIT**	**UNIT COST**	**TOTAL COST**
WEST SIDE				
Nature Center, Asphalt Drive, Main Lawn (approx. 0.52 ac.)				
SURVEY and GEOTECH				
Geotechnical Report	1	LS	$6,000.00	$6,000.00
Topographic Site Survey (for Construction Documents)	1	LS	$10,000.00	$10,000.00
SUBTOTAL				**$16,000.00**
DEMOLITION				
Clear and Grub	22,745	SF	$0.50	$11,372.50
On-Site Grading (Cut, Fill, Compact On-site)	3,000	CY	$12.00	$36,000.00
Erosion Control	1	LS	$3,000.00	$3,000.00
Tree Protection Fencing	1,636	LF	$5.00	$8,180.00
Temporary Fencing (Construction)	2,000	LF	$5.00	$10,000.00
Demo and Remove Misc. Items	1	LS	$1,000.00	$1,000.00
	7,919	SF	$2.50	$19,797.50
SUBTOTAL				**$89,350.00**
SITE CONSTRUCTION				
Replace Walk w/ Flagstone Path (at Hopkins House)	300	SF	$11.00	$3,300.00
Replace Flagstone Patio (at east side of Main House)	130	SF	$11.00	$1,430.00
Brick Paving	1,079	SF	$5.00	$5,395.00
Concrete Drive Pan	1	EA	$3,500.00	$3,500.00
Concrete Handicap Curb Ramp	2	EA	$2,000.00	$4,000.00
Asphalt Paving - 5.5" Depth	1,420	SY	$32.00	$45,440.00
Crusher Fines at Pergola (at Nature Center)	510	SF	$5.50	$2,805.00
Flagstone Garden Path (at Main Lawn)	2,150	SF	$11.00	$23,650.00
3 Rail - Split Rail Fence (Black Locust)	150	LF	$35.00	$5,250.00
10' Double Swing Gates	2	EA	$2,000.00	$4,000.00
SUBTOTAL				**$98,770.00**
SITE AMENITIES & FURNISHINGS				
Entry Signs	1	EA	$7,500.00	$7,500.00
Wayfinding Signs	1	EA	$2,500.00	$2,500.00
Interpretive Signs	9	EA	$3,500.00	$31,500.00
Moon Gates (incl. freight and install)	6	EA	$2,110.00	$12,660.00
Pergola at Nature Center	1	EA	$36,000.00	$36,000.00
Shade Sail and Posts	1	EA	$10,000.00	$10,000.00
Posts and string lights	3	EA	$1,000.00	$3,000.00
Picnic Tables	3	EA	$600.00	$1,800.00
Irrigation Education Display water feature	150	LF	$150.00	$22,500.00
Additional Art	2	EA	DONATION	$0.00
SUBTOTAL				**$127,460.00**
NEW FACILITIES				
Building Conversion to Nature Center	1	LS	$502,000.00	$502,000.00
SUBTOTAL				**$502,000.00**
SECURITY				
Security Camera System	1	LS	$5,000.00	$5,000.00
SUBTOTAL				**$5,000.00**
UTILITY-SANITARY SEWER				

OPINION OF PROBABLE **COSTS**

New Sanitary Sewer Line (4") -from stub out	100	LF	$25.00	**$2,500.00**
SUBTOTAL				**$2,500.00**
UTILITY-WATER				
Domestic Water Line Extension	1	LS	$10,000.00	$10,000.00
SUBTOTAL				**$10,000.00**
UTILITY-STORM DRAINAGE SYSTEM				
Stormwater System/Water Quality	1	LS	$20,000.00	$20,000.00
Drainage Swale/Roadside Ditch Improvements	1	LS	$5,000.00	$5,000.00
SUBTOTAL				**$25,000.00**
OVERALL LANDSCAPE				
Landscape Improvements (at Hopkins House)	1	LS	$5,000.00	$5,000.00
Sod and Soil Preparation	1,994	SF	$0.65	$1,296.10
Shrubs, #5 container	250	EA	$35.00	$8,750.00
Grasses, #5 container	200	EA	$45.00	$9,000.00
Grasses, #1 container	150	EA	$18.00	$2,700.00
Perennials, #1 container	100	EA	$15.00	$1,500.00
Wood Mulch at Planting Beds	3,004	SF	$1.50	$4,506.00
CO 4" Red Strip Stone Edger at Planting Beds	250	LF	$1.69	$422.50
Irrigation	1	LS	$10,000.00	$10,000.00
SUBTOTAL				**$43,174.60**
CONSTRUCTION SUBTOTAL				**$919,254.60**
Bonding and Mobilization	7.5%			**$68,944.10**
Construction/Design Contingency	20.0%			**$183,850.92**
CONSTRUCTION TOTAL				**$1,172,049.62**
Pond Area (approx. 0.74ac.)				
SURVEY and GEOTECH				
Geotechnical Report	1	LS	$3,000.00	$3,000.00
Topographic Site Survey (for Construction Documents)	1	LS	$5,000.00	$5,000.00
SUBTOTAL				**$8,000.00**
DEMOLITION				
Clear and Grub	32,300	SF	$0.50	$16,150.00
Erosion Control	1	LS	$3,000.00	$3,000.00
Tree Protection Fencing	675	LF	$5.00	$3,375.00
Temporary Fencing (Construction)	745	LF	$5.00	$3,725.00
SUBTOTAL				**$26,250.00**
POND				
Pond Management and Maintenance	1	LS	$21,500.00	$21,500.00
Aerator Installation	1	LS	$5,000.00	$5,000.00
Dredging Assessment and Design	1	LS	$8,000.00	$8,000.00
Site Preparation	1	LS	$7,000.00	$7,000.00
Dredging Pond (No haul)	1	LS	$80,000.00	$80,000.00
Reclamation	1	LS	$6,000.00	$6,000.00
Shoreline Landscaping Enhancements (rip rap, willow planting,	1	LS	$23,000.00	$23,000.00
SUBTOTAL				**$150,500.00**
SITE CONSTRUCTION				
3 Rail - Split Rail Fence (Black Locust)	1,000	LF	$35.00	$35,000.00
Crusher Fines (at Pumphouse)	330	SF	$5.50	$1,815.00
Red Flagstone Retaining Walls with Steps at Pumphouse	50	LF	$75.00	$3,750.00
SUBTOTAL				**$40,565.00**

SITE AMENITIES & FURNISHINGS				
Interpretive Signs	2	EA	$2,500.00	$5,000.00
SUBTOTAL				**$5,000.00**
NEW FACILITIES				
Boardwalk	390	SF	$18.00	$7,020.00
Observation Structure Platform	280	SF	$18.00	$5,040.00
Observation Structure	1	LS	$32,000.00	$32,000.00
Stairs to Observation Platform	56	LF	$25.00	$1,400.00
SUBTOTAL				**$45,460.00**
OVERALL LANDSCAPE				
Native Seed and Soil Preparation	23,650	SF	$0.40	$9,460.00
Deciduous Trees	14	EA	$550.00	$7,700.00
Irrigation - Trees and Temp Irrigation	1	LS	$20,000.00	$20,000.00
SUBTOTAL				**$37,160.00**
CONSTRUCTION SUBTOTAL				**$312,935.00**
Bonding and Mobilization	7.5%			**$23,470.13**
Construction/Design Contingency	20.0%			**$62,587.00**
CONSTRUCTION TOTAL				**$398,992.13**
EAST SIDE				
Gathering Area, Gravel Drive, Parking, Animal Paddock (approx. 1.21 ac.)				
SURVEY and GEOTECH				
Geotechnical Report	1	LS	$3,000.00	$3,000.00
Topographic Site Survey (for Construction Documents)	1	LS	$5,000.00	$5,000.00
SUBTOTAL				**$8,000.00**
DEMOLITION				
Clear and Grub	52,500	SF	$0.50	$26,250.00
On-Site Grading (Cut, Fill, Compact On-site)	3,890	CY	$12.00	$46,680.00
Erosion Control	1	LS	$3,000.00	$3,000.00
Tree Protection Fencing	1,000	LF	$5.00	$5,000.00
Temporary Fencing (Construction)	1,745	LF	$5.00	$8,725.00
Demo and Remove White Vinyl Fence	1	LS	$1,000.00	$1,000.00
SUBTOTAL				**$90,655.00**
SITE CONSTRUCTION				
Replace Walk with Brick Paving (at West Side of Stables)	100	SF	$5.00	$500.00
Brick Paving (at Community Gathering)	984	SF	$5.00	$4,920.00
Brick Paving (at Baby Barn)	225	SF	$5.00	$1,125.00
Gravel Drive	24,673	SF	$1.50	$37,009.50
Concrete Handicap Curb Ramp	2	EA	$2,000.00	$4,000.00
Concrete Walk	1,734	SF	$7.00	$12,138.00
Crusher fines at Walking Paths - 4" Depth	1,890	SF	$5.50	$10,395.00
Boulder Seat Wall	48	LF	$90.00	$4,320.00
3 Rail - Split Rail Fence (Black Locust)	900	LF	$35.00	$31,500.00
16' double Swing Gates	2	EA	$2,700.00	$5,400.00
Sculptural Play - Tire Swin	1	LS	$5,000.00	$5,000.00
SUBTOTAL				**$116,307.50**
SITE AMENITIES & FURNISHINGS				
Entry Signs	1	EA	$7,500.00	$7,500.00
Wayfinding Signs	1	EA	$2,500.00	$2,500.00
Interpretive Signs	6	EA	$3,500.00	$21,000.00
Moon Gates (incl. freight and install)	1	EA	$2,110.00	$2,110.00

OPINION OF PROBABLE **COSTS**

Fireplace	1	EA	$4,000.00	$4,000.00
Posts and string lights	3	EA	$1,000.00	$3,000.00
Picnic Tables	4	EA	$600.00	$2,400.00
Benches	2	EA	$1,200.00	$2,400.00
SUBTOTAL				**$44,910.00**
SECURITY				
Security Camera System	1	LS	$5,000.00	$5,000.00
SUBTOTAL				**$5,000.00**
UTILITY-WATER				
Domestic Water Line - Improvements	1	LS	$15,000.00	$15,000.00
SUBTOTAL				**$15,000.00**
UTILITY-STORM DRAINAGE SYSTEM				
Drainage Swale/Roadside Ditch Improvements	1	LS	$5,000.00	$5,000.00
SUBTOTAL				**$5,000.00**
UTILITY- GAS				
Natural Gas Upgrade for East Side	1	LS	$10,000.00	$10,000.00
SUBTOTAL				**$10,000.00**
OVERALL LANDSCAPE				
Landscape Improvements (at Farmhouse)	1	LS	$5,000.00	$5,000.00
Sod and Soil Preparation	427	SF	$0.65	$277.55
Native Seed and Soil Preparation at Animal Paddock)	21,129	SF	$0.40	$8,451.60
Evergreen Trees (along East property boundary)	8	EA	$550.00	$4,400.00
Shrubs, #5 container	75	EA	$35.00	$2,625.00
Grasses, #5 container	75	EA	$45.00	$3,375.00
Grasses, #1 container	50	EA	$18.00	$900.00
Perennials, #1 container	50	EA	$15.00	$750.00
Wood Mulch at Planting Beds	1,761	SF	$1.50	$2,641.50
Irrigation	1	LS	$20,000.00	$20,000.00
SUBTOTAL				**$48,420.65**
CONSTRUCTION SUBTOTAL				**$343,293.15**
Bonding and Mobilization	7.5%			**$25,746.99**
Construction/Design Contingency	20.0%			**$68,658.63**
CONSTRUCTION TOTAL				**$437,698.77**
Outdoor Classroom, Orchard, Walking Paths (approx. 0.90 ac.)				
SURVEY and GEOTECH				
Geotechnical Report	1	LS	$2,000.00	$2,000.00
Topographic Site Survey (for Construction Documents)	1	LS	$5,000.00	$5,000.00
SUBTOTAL				**$7,000.00**
DEMOLITION				
Clear and Grub	39,080	SF	$0.50	$19,540.00
On-Site Grading (Cut, Fill, Compact On-site)	2,895	CY	$12.00	$34,740.00
Erosion Control	1	LS	$3,000.00	$3,000.00
Tree Protection Fencing	138	LF	$5.00	$690.00
Temporary Fencing (Construction)	782	LF	$5.00	$3,910.00
Demo and Remove Existing Fence	1	LS	$5,000.00	$5,000.00
SUBTOTAL				**$66,880.00**
SITE CONSTRUCTION				
Crusher Fines at Walking Path - 4" Depth	3,606	SF	$5.50	$19,833.00
3 Rail - Split Rail Fence	155	LF	$35.00	$5,425.00

SUBTOTAL				**$25,258.00**
SITE AMENITIES & FURNISHINGS				
Shade Shelter	1	EA	$32,000.00	$32,000.00
Seat Boulders at Shelter	6	EA	$450.00	$2,700.00
Interpretive Signs	2	EA	$2,500.00	$5,000.00
Benches	3	EA	$500.00	$1,500.00
Additional Art	1	EA	DONATION	$0.00
SUBTOTAL				**$41,200.00**
OVERALL LANDSCAPE				
Native Seed and Soil Preparation	35,494	SF	$0.40	$14,197.60
Deciduous Trees	11	EA	$550.00	$6,050.00
Evergreen Trees (along East property boundary)	10	EA	$550.00	$5,500.00
Fruit Trees	20	EA	$450.00	$9,000.00
Shrubs, #5 container	12	EA	$35.00	$420.00
Irrigation - Native Seed	1	LS	$20,000.00	$20,000.00
SUBTOTAL				**$55,167.60**
CONSTRUCTION SUBTOTAL				**$195,505.60**
Bonding and Mobilization	7.5%			**$14,662.92**
Construction/Design Contingency	20.0%			**$39,101.12**
CONSTRUCTION TOTAL				**$249,269.64**
Discovery Play Area (approx. 0.14 ac.)				
SURVEY				
Topographic Site Survey (for Construction Documents)	1	LS	$2,000.00	$2,000.00
SUBTOTAL				**$2,000.00**
DEMOLITION				
Clear and Grub	5,992	SF	$0.50	$2,996.00
On-Site Grading (Cut, Fill, Compact On-site)	445	CY	$12.00	$5,340.00
Erosion Control	1	LS	$3,000.00	$3,000.00
Tree Protection Fencing	145	LF	$5.00	$725.00
Temporary Fencing (Construction)	406	LF	$5.00	$2,030.00
Demo and Remove Existing Fence	1	LS	$1,000.00	$1,000.00
SUBTOTAL				**$15,091.00**
SITE CONSTRUCTION				
Crusher Fines at Play and Paths - 4" Depth	3,838	SF	$5.50	$21,109.00
3 Rail - Split Rail Fence	125	LF	$35.00	$4,375.00
Frost Free Hydrant	1	LS	$300.00	$300.00
SUBTOTAL				**$25,784.00**
SITE AMENITIES & FURNISHINGS				
Interpretive Signs	2	EA	$2,500.00	$5,000.00
Benches	3	EA	$1,200.00	$3,600.00
Seat Boulders	8	EA	$550.00	$4,400.00
Hay Bales	1	LS	$250.00	$250.00
Logs	1	LS	$500.00	$500.00
Irrigation Education Display water feature	40	LF	$150.00	$6,000.00
SUBTOTAL				**$19,750.00**
OVERALL LANDSCAPE				
Sod and Soil Preparation	1,770	SF	$0.60	$1,062.00
Deciduous Trees	9	EA	$550.00	$4,950.00
Irrigation - Sod	1,770	SF	$1.50	$2,655.00
SUBTOTAL				**$8,667.00**

OPINION OF PROBABLE **COSTS**

CONSTRUCTION SUBTOTAL				**$71,292.00**
Bonding and Mobilization	7.5%			**$5,346.90**
Construction/Design Contingency	20.0%			**$14,258.40**
CONSTRUCTION TOTAL				**$90,897.30**
Bridge Crossing (approx. 0.05 ac.)				
SURVEY				
Geotechnical Report	1	LS	$1,500.00	$1,500.00
Topographic Site Survey (for Construction Documents)	1	LS	$2,000.00	$2,000.00
SUBTOTAL				**$3,500.00**
DEMOLITION				
On-Site Grading (Cut, Fill, Compact On-site)	150	CY	$18.00	$2,700.00
Erosion Control	1	LS	$3,000.00	$3,000.00
Tree Protection Fencing	300	LF	$5.00	$1,500.00
Temporary Fencing (Construction)	350	LF	$5.00	$1,750.00
SUBTOTAL				**$8,950.00**
SITE CONSTRUCTION				
Concrete Abutments	1	LS	$5,500.00	$5,500.00
Crusher fines path - 4" Depth	1,612	SF	$5.50	$8,866.00
3 Rail - Split Rail Fence	300	LF	$35.00	$10,500.00
SUBTOTAL				**$24,866.00**
SITE AMENITIES & FURNISHINGS				
40' Bridge	1	EA	$25,000.00	$25,000.00
Concrete Abutments	1	LS	$15,000.00	$15,000.00
Bridge Install	1	LS	$5,000.00	$5,000.00
Wayfinding Sign	1	EA	$2,500.00	$2,500.00
SUBTOTAL				**$47,500.00**
CONSTRUCTION SUBTOTAL				**$84,816.00**
Bonding and Mobilization	7.5%			**$6,361.20**
Construction/Design Contingency	20.0%			**$16,963.20**
CONSTRUCTION TOTAL				**$108,140.40**
All Phases				
CONSTRUCTION SUBTOTAL				**$1,927,096.35**
Bonding and Mobilization	7.5%			**$144,532.23**
Construction/Design Contingency	20.0%			**$385,419.27**
CONSTRUCTION TOTAL				**$2,457,047.85**


10

Narrative to be completed in collaboration with Cherry Hills Village.


VIEWS ON
EAST SIDE

FUNDING **SOURCES**


11

Narrative to be completed in collaboration with Cherry Hills Village.



HIGH LINE CANAL TRAIL

PROGRAMMING


12

Narrative to be completed in collaboration with Cherry Hills Village.



STILE IN PASTURE ON WEST SIDE

MAINTENANCE **PLAN**


13

The public outreach process for the Quincy Farm Master Plan consisted of meetings with the Quincy Farm Committee and interested stakeholders such as the Cherry Hills Village Land Preserve, private interviews with family members and current tenants on the Farm, public open house meetings, and access to project updates at the Cherry Hills Village website.

There were many opportunities for public input through out the process. The first Public Open House was hosted at the Quincy Farm in the Main House. The second Public Open House was held at the City Council chambers, prior to a City Council meeting. Each time the project team answered questions and gathered comments from the public. Many members of the public wrote down their own comments on sticky notes and placed them on the site plan display boards. At each Quincy Farm Committee Meeting there is a scheduled period for public comments.

At both the stakeholder meetings and the open house meetings, the project progress was shared with the community. Display boards for discussion included:

- Existing Site Conditions
- Site Observation and Analysis
- Preliminary Master Plan
- Final Master Plan
- Inspirational Image Boards of educational features, historical features and activities, farm and conservation activities, nature center features, trails and garden walks, wildlife viewing structures, wetland boardwalks, equestrian activities, entrance and trail signage, interpretive signage, outdoor classroom and hands-on play, and artful details such as Moon Gates, equestrian sculpture and architectural details, and an interactive irrigation water installation.

The Cherry Hills Village and the Quincy Farm Committee kept the community informed throughout the project on their public website at:

- https://www.cherryhillsvillage.com/467/Quincy-Farm-Master-Plan


PASTURE ON
EAST SIDE

PUBLIC OUTREACH + MEETING **NOTES**





DESIGN CONCEPTS
Community + Landscape Architects

Meeting Notes

Quincy Farm Master Plan – Kick Off Meeting

Location: Remote Call-In Meeting

To:	Emily Black, Cherry Hills Village	Date:	September 17, 2019
From:	Lisa Langer, DC	Time:	1:00pm
Present:	Name	Company	
	Emily Black	CHV, Parks and Recreation Coordinator	
	Shanen Weber	Design Concepts	
	Aynslee Haveridge	Design Concepts	
	Lisa Langer	Design Concepts	

The purpose of this meeting was to have an initial project kick-off meeting with the client and design team.

General Comments

1. Emily sent Design Concepts (DC) past project documents including the 2014 Visioning Committee Report, 2018 Management Plan, and draft Master Plan.
2. Emily briefly discussed the 2019 Access Plan that was rejected by Colorado Open Lands (COL) and the challenges of the Easement restrictions.
3. COL had discussed with Cherry Hills Village (CHV) that they would allow access for a staff attended Nature Center while supervised by staff. It was also discussed to have educational programming.
4. There was discussion of a first phase of the master plan to convert the garage to a Nature Center. Parking would be a challenge. The Easement restricts improved parking on the west side of the Farm. The residential lease for the east side of the Farm expires in 2020. It may be possible to provide some parking on the East Side after that time.
5. COL approved a nature trail and interpretive signs that CHV has installed already.
6. On Sept. 27 CHV and the Cherry Hills Land Preserve will have a Star Gazing program at the Farm .
7. CHV Parks and Recreation and the Quincy Farm Committee (QCF) have been discussing what kind of access would be best for the Farm. It has been hard to come to an agreement.
8. QFC does not want open access.
9. CHV Parks and Recreation wants some open hours on the Farm.
10. Emily and DC to set up site visit within the next week. September 26th has been confirmed.
11. QFC is a good group with energy. There has been some turnover and they are working well together. It would be a good window of time to get some decisions made.
12. The QFC has been directed by City Council to get the master plan completed.
13. The team will need to keep everyone focused during the master plan effort. There is a tendency to get distracted with programming and details.
14. DC asked about the tenants on the Farm. Emily discussed that there are two tenants still on the farm. One tenant is a woman, Jeri, rents the house on the west and has lived there 10 years. Another tenant, “Candy” Cynthia Gray, rents the east side, grew up on the farm, and served as caretaker for many years. CHV has been very respectful of their privacy as tenants. Both tenant leases expire in 2022.

15. The QFC meets on 3rd Tuesday of every month in the mornings. Emily needs to distribute information packets by Wednesday the week before. Therefore, Emily would need meeting packet information from DC by the 2nd Tuesday of the month.
16. Emily and DC discussed who the potential stakeholders would be. Some that were initially identified are:
    - QFC – Quincy Farm Committee
    - Cherry Hills Land Preserve
    - Kent Denver School (they have done some summer camps at the Farm in 2017, 2018)
    - Colorado Open Lands
    - Cherry Hills Village Parks, Trails and Recreation Commission
    - Butterfly Pavilion (they maintain the beehives on the Farm)
    - The High Line Canal Conservancy (in early 2017 approached CHV about having offices on the Farm)
17. Emily asked if a possible non-profit partnership prior to the Master Plan process makes sense. How would we navigate that? Does it make sense?
18. Some utilities have been updated recently. The septic systems have been removed and the properties are now hooked up to city sewer.
19. Upcoming master plan schedule looks like:
    - Oct. 8th DC send Emily meeting items
    - Oct. 15 QFC Meeting at City Hall
    - A meeting with DC, QFC, and Stakeholders to be determined.
    - DC to draft a project schedule for Emily for review and approval.
20. Emily is main point of contact at CHV.
21. Jay is also a good back up contact.
22. CHV City Council meets 1st and 3rd Tuesday's of the month.

Prepared by:



DESIGN CONCEPTS

Lisa Langer, PLA, ASLA
Associate/Project Manager
lisal@dcla.net
May 6, 2020

DESIGN CONCEPTS
Community + Landscape Architects

Meeting Notes

Quincy Farm

Location: Cherry Hills Village
To: Emily Black
From:

Date: October 15, 2019
Time: 8:15 AM – 10:15 AM

Present:	Name	Company
	Emily Black	CHV, Parks & Rec Coordinator
	Lucinda Greene	QF Committee, Chair
	Klasina VanderWerf	QF Committee, Vice Chair
	Melinda Haymons	QF Committee
	Joel Sydlow	QF Committee
	Gordon Rockafellow	QF Committee
	Sally Scott	QF Committee
	Susan	Cherry Hills Land Preserve
	Shanen Weber	Design COncepts
	Lisa Langer	Design Concepts
	Aynslee Havenridge	Design Concepts

The purpose of this meeting was to present to the Quincy Farm Committee Design Concept's site observation and analysis and discuss the committee's goals for the master plan.

General Comments

Questions to QF Committee

1. What do you like best about Quincy Farm?
    a. (Melinda) Memories – is exactly as it was, everything, entirety
    b. (Lucinda) Privacy – sense of place, detached, the world recedes
    c. (Klasina) Capture a different time, enhances the canal
    d. (Joel) The pond – the water and what it represents
    e. (Sally) Collective nature of buildings, farmyard but different structures on different parts
    f. (Gordon) Privacy – benefit from Cat's gift, neighbors' benefit
    g. (Susan) Building preserved – Hopkins Hours and east area, community gathering
2. What do you feel is missing in the community that can happen at Quincy Farm?
    a. Public gathering space
    b. A 'heart' to the community
    c. Public awareness of CHV heritage – trails/agriculture
    d. Repository for history of farm
    e. Awareness/understanding of conservation easement
    f. Natalie is a resource – legacy
    g. Define and communicate a clear vision
    h. Define 'limited access' – trails
3. What is your favorite memory on a farm?
    a. Barn with hay shoot

   b. Animals - operation
   c. Vegetable gardens
   d. Barn swinging
   e. Tire swing
   f. Apple orchard – harvesting and produce
   g. Opportunity to see wildlife
   h. Old woods – hunting
   i. Practicing jousting – Pony Club, learning life lessons
   j. Tack room
4. Where do you see Quincy Farm in 3-5 years?
   a. Cherry Hills Land Preserve relationship – planning purposes
   b. Keep tenants aware of plans
   c. Community aware of property
   d. Council is embracing plan
   e. Arapahoe County awareness
   f. Communicate and education to public for specific uses
   g. Programming sooner rather than later – develop ideas
   h. Develop year calendar
   i. Activated nature center with art and utilities
   j. Activate main house plans
   k. Organized management of property – perhaps a local advisory board
   l. Important to preserve the historic fabric of the farm that brings context to the whole area of Cherry Hills Village
   m. Could be a learning lab
   n. Open space available for health of the community

Workshop Comments

1. Site Analysis
   a. West Area: Museum, historical, showcase for what CHV used to be
   b. Main House: Meetings, offices with programming, retreats
   c. East Area: Orchard, demonstration garden, soil management, day camp (drama/theater), animals (feed, adopt an animal), Pony Club, Harvest Festival, tack room
2. Main Lawn and Gardens – Stargazing, family reunions, nature program, heirloom garden
3. Pond – Viewing area
4. Garage – Nature Center, open hours with staff, accessible, water source, restrooms, art projects, building stuff for children, tree house

Comments from Susan of the Cherry Hills Land Preserve:

1. CHLP hosted Star Gazing at the Farm and they 36 people participate. The Kent Denver teacher brought equipment and led the group.
2. CHLP would like to host a brunch for the Holidays at the Farm.
3. CHLP hosted a successful Birdwatch in October as well. They had 15 participants and were guided by 3 Audubon Society volunteers.
4. Would love to host a barn party in the future.
5. Would like to help with fundraiser for the Nature Center.

6. Events have used the parking at Kent Denver and along the road.
7. Appreciate access to the main house for restroom access. Didn't need to use it much.
8. The CHLP helped direct visitors to the events by posting volunteers at the trail and at the road. They may have to have signs along the road in the future.

Prepared by:



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October 24, 2019

DESIGN CONCEPTS
Community + Landscape Architects

Meeting Notes

Quincy Farm Master Plan – Public Meeting #1

Location:	Quincy Farm, Cherry Hills Village		
To:	Emily Black, Cherry Hills Village	Date:	November 5, 2019
From:	Lisa Langer, Design Concepts	Time:	5:00 – 7:00 PM
Present:	Name		Company
	Emily Black		CHV, Parks & Rec Coordinator
	Jim Thorsen		CHV, City Manager
	Lucinda Greene		QF Committee, Chair
	Klasina VanderWerf		QF Committee, Vice Chair
	Gordon Rockafellow		QF Committee
	Earl Hoellen		QF Committee
	Tom Thomas		Resident of CHV
	Susan Maguire		Cherry Hills Land Preserve
	Thomas Barry		Resident of CHV
	Mike Gallagher		Cherry Hills Village
	Shanen Weber		Design Concepts
	Lisa Langer		Design Concepts
	Aynslee Havenridge		Design Concepts

The purpose of this meeting was to have a public open house meeting to gather thoughts and ideas to inform the master plan for Quincy Farm.

General Comments

1. Need more notice for 2nd public meeting, announce in Village Crier, maybe signs along Quincy
2. Potentially have meeting on the weekend. At Kent Denver?
3. C.L.A.W. Club (Clean Land, Air and Water) at Cherry Hills Village Elementary, signs at school drop off?
4. Can there be a partnership with local college internships? CSU extension office? Horticulture and biology students? For demonstration gardens?
5. Have a learning lab at Quincy Farm
6. Nature Center – Tie it to history of the site, i.e. equestrian, educational, why is CHV here? Agriculture, ditch operation and significance, heirloom gardening, pony club activities
7. Teach appreciation for water scarcity, irrigation process
8. Can there be an electronic component (rather than signage), how to incorporate at nature center
9. Opportunities on west and east side
10. A Place that tells the story of CHV, a timeline of history, the journey and experience of what is was like
11. How to learn from the past and lessons learned for the future
12. How to retain engagement? What will make visitors want to return?
13. Creative programs, hands on experience
14. Provide a memorable experience

15. What is unique about Quincy Farm that we can share? Pony club, the acreage, this setting, the trail
16. What sets the farm apart from their everyday experience?
17. Can there be water access?
18. Partner with school, learning something new every year
19. Could there be a “bee-highway” program?
20. School program that grows a garden for the year.
21. Teach cooking and preparing fresh vegetables in the nature center
22. How do we attract the general public?
23. Get broader access to grants
24. Provide education
25. Opportunities for passive and contemplative experience
26. Open hours clearly defined so public knows when they can access
27. Access with or without supervision
28. Work out ideas with Conservation Values
29. Need to bring Colorado Open Lands into the conversation
30. Reconcile and make parameters of easement clear for all to move forward
31. Can a farmer's market happen?
32. How can we access, shuttle, transportation be worked out?
33. What would be maximum number of visitors for each program?
34. Artisan market?
35. Need to have a welcoming feel, maybe coffee cart, nature center, inviting community space
36. We go to QF for specific purposes, don't want to dilute the value
37. What are goals and objectives of other parks in CHV?
38. What is missing that can happen here, what are unique experiences at Quincy Farm?
39. How do we keep QF special?
40. Host living history day on Colorado’s birthday? or High Line Canal anniversary?
41. Historical story telling program
42. Campfires stories
43. Keep controlled and low impact
44. Pond can be an opportunity - observation deck, amend to keep pond healthy
45. Pond is important aspect
46. Wildlife value
47. Opportunity at pond to get more people here sooner, low hanging fruit to accomplish
48. QF should not be a trail head for High Line Canal
49. "We are CHV, this is Quincy Farm" - What CHV used to be, can be symbolic, "shift the needle back”

Prepared by:



Lisa Langer, PLA
Associate
lisal@dcla.net
November 5, 2019

Quincy Farm - Open House
October 24, 2019

City of Cherry Hills Village

DESIGN CONCEPTS

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Mike Gallagher	mgallagher@cherryhillsVillage.com

DESIGN CONCEPTS
Community + Landscape Architects

Meeting Notes

Quincy Farm Master Plan – Stakeholder mtgs.

Location:	Quincy Farm, Cherry Hills Village		
To:	Emily Black, Cherry Hills Village	Date:	November 5, 2019
From:	Shanen Weber, Design Concepts	Time:	8 - 9:30am
Present:	Name	Company	
	Jeri Neff	Hopkins House tenant	
	Natalie Andersen	Cat's granddaughter	
	Shanen Weber	Design Concepts	

The purpose of this meeting was to meet with Jeri Neff (the Hopkins House tenant for 20 years) and Natalie Andersen to gather thoughts and ideas to inform the master plan for Quincy Farm. Each meeting was held separately.

General Comments

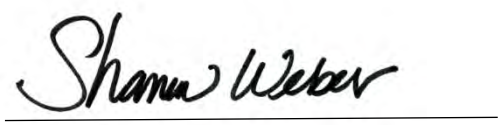
Jeri Neff interview:

1. Jeri has a great amount of knowledge on the history of the farm and put together the application for the National Register of Historical places.
2. Would like to see the farm become an educational component to the community based on the environment, nature, history, farming activities and irrigation.
3. Feel farming is getting lost and a farm always evokes a comforting feeling. The public needs to understand what is was like to live on a farm and what it took to survive on a farm.
4. The farm included cattle, chickens, goats, horses, ponies, dogs, cats, crops and an apple orchard on the west side.
5. Cat liked to host celebrations at the farm. Events included 4th of July, an Easter egg hunt in the pasture and general holiday get togethers. She included all her neighbors in these events.
6. There use to be heirloom iris's, roses and peonies on the farm that were removed. It would be nice for future plans to include these old-time plants.
7. Does not like that the property was being called a **park** and felt this did not follow the conservation easement nor Cat's vision for the property.
8. Concerned with the mowed nature path in the west side pasture and felt this should be something to reconsider knowing the owl habitat. Concerned about the safety of the user with aggressive owls.
9. The owls have consistently been on the site for 4 years. They are aggressive in protecting their young. Owls appear in Jan/Feb., eggs hatch in March and the owls leave in Sept.
10. Jeri would just like to preserve the property and focus on the history of farming.
11. Jeri wanted to be sure Colorado Open Lands is involved in this process.
12. Jeri asked that we also consider interviewing Candy as she has the most history of the farm and what it took to run the farm. Early afternoons are better for Candy.

Natalie Andersen interview:

1. Natalie is the granddaughter of Cat Andersen. Her father is Warren Andersen.
2. Natalie's biggest concern is the amount of people allowed on the property and the impact this will make. She doesn't want to see the property ran down.
3. The quality of activities is more important then the quantity. Would like to see meaningful activities, visits, programs, etc. that reflect the vision of the property and Cat's values.
4. Education was very important to Cat. She had a passion for nature, science, Colo. History, hands on learning, the natural environment, art, classical music, the Botanic Gardens, horses and preserving the trees on the property.
5. Her grandfather (Keith Andersen) was the gardener. His passions were roses, bees and the trees that he planted.
6. A lot of maintenance is needed now on the buildings.
7. Natalie sees this property being like a mini farm. Understanding the east side of the property would be the active side of the site and it won't take much to fill the space.
8. She sees non-profit organizations, schools and members of the community using the property for education purposes, meeting space and classes.
9. The garage/shed would be a great place for a nature center and art studio.
10. No horses in the pasture as Cat did not allow this.
11. Water rights were important and still are.
12. Would like to see a security system in place due to some break-ins and vicinity of the very public Highline Canal.
13. Natalie asked that we also consider interviewing Candy as she has the most history of the farm and really understands the water and irrigation of the site.
14. She also thought it would be a good idea to consider talking to other neighbors as stakeholders throughout the process.
15. Does not like that the property was being called a **park** and felt this did not follow the conservation easement nor Cat's vision for the property.
16. I requested Natalie review the conservation easement provided by the CHV (used at the public meeting) to see if she had any comments or understood the easement differently. Natalie's response was:
    "Overall it seems to be a fairly accurate summary, but I think it's important to note that not all three of the conservation values are permitted in all areas of the property. Specifically, recreation uses are not permitted in the West Area and "the West Area shall be managed primarily as a natural area with limited public access." In the past this has seemed to be a big point of confusion and misunderstanding. It might be helpful to clarify this in versions of the document going forward."

Prepared by:



Shanen Weber, PLA, ASLA
Principal
shanenw@dcla.net
November 13, 2019

DESIGN CONCEPTS

DESIGN CONCEPTS
Community + Landscape Architects

Meeting Notes

Quincy Farm Master Plan – Stakeholder mtg.

Location:	Quincy Farm, Cherry Hills Village		
To:	Emily Black, Cherry Hills Village	Date:	November 15, 2019
From:	Shanen Weber, Design Concepts	Time:	1-2:30pm
Present:	Name	Company	
	Cynthia (Candy) Gray	East side tenant	
	Emily Black	Cherry Hills Village	
	Shanen Weber	Design Concepts	

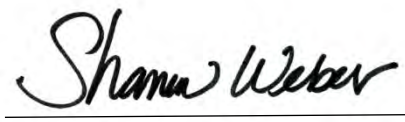
The purpose of this meeting was to meet with Candy Gray (the East side tenant) to gather thoughts and ideas to inform the master plan for Quincy Farm.

General Comments

Candy Gray interview:

1. Candy has a great amount of knowledge on the entire farm as she has worked the farm for many years and was instrumental with the farm's irrigation and the operations of the farm.
2. The farm was flood irrigated.
3. Candy installed and fixed fence throughout the entire farm. The gates need some work now.
4. Candy also ran the pony club. Kids would ride their horses from all over to the farm to participate. Horses were kept in the big barn and stables. Cat would help with the pony club.
5. The horse arena has always been there.
6. Keith Anderson was a big hunter and fisherman. Both Cat and Keith were athletic and would often go skiing.
7. Cat hosted some piano concerts at the farm.
8. At one time, Keith had a passion for black labs and had a large dog run.
9. There were goats, chickens and horses on the farm.
10. The goats ran throughout the farm during the day and were pinned up at night.
11. Candy remembers hearing the hooves of the goats on the house roof and on her car. A garden pigeon would tap on a metal garden can and the two together, would make an interesting unison and 'natural' rhythm that was fun to listen to.
12. There was an apple orchard on the east side of the farm.
13. At times, hay was harvested from the farm for the animals.
14. In earlier times, the west pasture was grazed by horses for years.
15. There use to be a hay scale on the east side and the actual scale has been saved to share.

Prepared by:



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Shanen Weber, PLA, ASLA
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November 20, 2019

DESIGN CONCEPTS
Community + Landscape Architects

Meeting Notes

Quincy Farm Master Plan – Stakeholder mtg.

Location:	Quincy Farm, Cherry Hills Village		
To:	Emily Black, Cherry Hills Village	Date:	December 10, 2019
From:	Shanen Weber, Design Concepts	Time:	8:15-10:15 AM
Present:	Name		Company
	Emily Black		CHV, Parks & Rec Coordinator
	Jeff Roberts		CHV, Parks Operations Supervisor
	Lucinda Greene		QF Committee, Chair
	Klasina VanderWerf		QF Committee, Vice Chair
	Melinda Haymons		QF Committee
	Joel Sydlow		QF Committee
	Gordon Rockafellow		QF Committee
	Sally Scott		QF Committee
	Shanen Weber		Design Concepts
	Aynslee Havenridge		Design Concepts

The purpose of this meeting was to meet with the Quincy Farm Committee to present the preliminary master plan, conservation easement boards and precedent images for Quincy Farm.

General Comments

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

- We should consider designating the Main House at QF (instead of the garage) as the Nature Center, such as at Star K Ranch.
- Star K Ranch is a great example for QF in terms of programming, live animals/reptiles in the nature center, well attended destination with lots of children.
- It was helpful to the committee to gain insider knowledge from the people who manage the facilities, regarding operations and maintenance. They helped inform how to utilize the uniqueness of Quincy Farm – i.e., Four Mile has animals and Star K Ranch has the nature center.
- A nature center would be great for children, families and adults not only in CHV, but for the larger Denver metro area as well. It's important to teach future generations to see why CHV became the place that it is.
- It was reiterated that all the QF Committee should attend these tours if they weren't able to make the original tour because it's so valuable to experience firsthand. The operations personnel were able to share their successes and failures, any issues they've come across. Each farm had a different model for directorship, and each facilitate city involvement in some way, through security, funding, etc.
    - Star K Ranch – Government owned, managed and staffed
    - Four Mile – City of Denver owned but managed by a non-profit (all funding through City of Denver grants)
    - What's the best model for Quincy Farm? Perhaps we discuss both options in the master plan document.
- QF Committee would like to schedule a second tour for those who could not make the first, as well as invite City Council and PTRC members to join.
- *The setting of Quincy Farm is one aspect that makes the farm unique.*

Committee's Response to Design Concepts Presentation:

- The preliminary site plan has come a long way.

- Moving forward, QF committee reiterated the importance of being more overt about what happens and where in the master plan document.
- Decided picnicking and the tire swing on the west side are not appropriate, move to the east side.
- Simplify the conservation easement board so that it's more legible, currently too much text.
    - Need to assume the public is unfamiliar with the easement.
- The pump house should be inside the property boundary on all boards.
    - After further review, the pump house is correctly within the boundary but the call out text was pointing to the wrong location.
- The existing pony jumps on the east side pasture should remain but could utilize the stands for different purposes.
- Hay play and hands-on discovery to build with sticks/create are great. Perhaps consider a hay slide.
    - Create a series of outdoor learning labs on the west side.
    - Garage/Nature Center can also include hands-on, applied learning, messy activities in and adjacent to a covered outdoor patio.
- Irrigation 'play' and education would be great.
    - Learn about drip irrigation, types of structures create an interactive opportunity.
- Enhancing and building upon the garden walk would be very beneficial.
    - FYI, current issue with Japanese beetles at the rose garden.
- The timeline walk can walk visitors around the properties to teach about their historical value and uses.
    - All ages would enjoy this type of self-guided tour.
    - Perhaps a seasonal scavenger hunt for all ages, something new 4 times a year to draw people back.
- At the orchard walk, consider a few fruiting apple trees to educate about the growing process.
- Nature Center should include visual components, such as looped educational videos or rotating visuals.
- Garage is stubbed out for sewer – consider an outdoor restroom here.
- Consider providing blankets for people to enjoy time outdoors on the west side, instead of formal picnicking with tables, or use logs instead of tables.
- Boardwalk could simply have seating and no shelter.
- *Equestrian heritage is one aspect that makes the farm unique.*
- *The orchard is another aspect that makes the farm unique.*
- *The High Line Canal Trail foliage is another aspect that makes the farm unique.*
- Continue to find ways to highlight and preserve the mountain views on the property.
- Continue to highlight the canal and irrigation, because Quincy Farm exists due to the canal.
- The potential second crossing over the canal may not work.
    - Denver Water and the HL Canal are considering turning the canal into a storm water project.
    - Perhaps a bridge or dry crossing.
- How can we incorporate agricultural art into Quincy Farm?

<u>QFC priorities:</u>

- Committee Member Grodinsky stated his was the Nature Center.
- Chair Greene stated she liked the outdoor education spaces.
- Committee Member Rockafellow stated to get more access quickly, he would lean toward the pond elements
- Vice Chair Vanderwerf agreed with Rockafellow. She continued that at one point they felt they were under pressure to activate something.
- Committee Member Haymons agreed with the pond as well.

- Committee Member Scott stated she thought a kiosk and the entries being informational to the public was important.
- Committee Member Sydlow stated the problem was he looked at the property all as one, but he thought the entry and view corridor on the East side was important, to announce there are things happening. He reiterated the pond also was an easy piece to break off that also engages a lot of people who use the trail.
- Ms. Black stated she thought the first priority is the Nature Center, since the West side is generally not accessible until that is complete, followed by the pond boardwalk, and next entry signage making it clear that the Farm is for the community."

Prepared by:

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January 14, 2020

DESIGN CONCEPTS
Community + Landscape Architects

Meeting Notes

Quincy Farm Master Plan – Public Open House #2

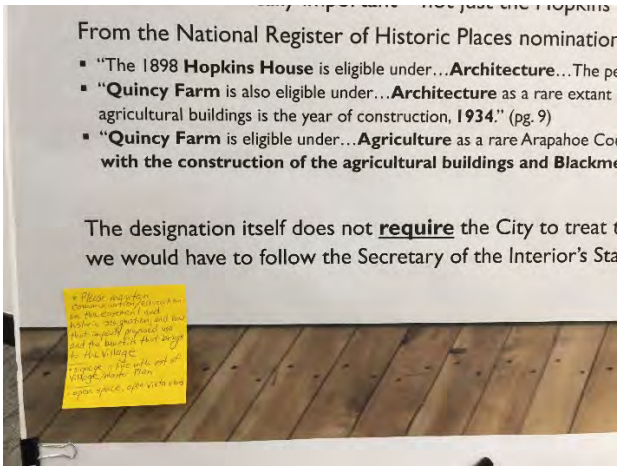
Location:	Cherry Hills Village Council Chambers		
To:	Emily Black, Cherry Hills Village	Date:	January 21, 2020
From:	Lisa Langer, Design Concepts	Time:	4:00-6:00 PM
Present:	Name		Company
	Emily Black		CHV, Parks & Rec Coordinator
	Shanen Weber		Design Concepts
	Lisa Langer		Design Concepts

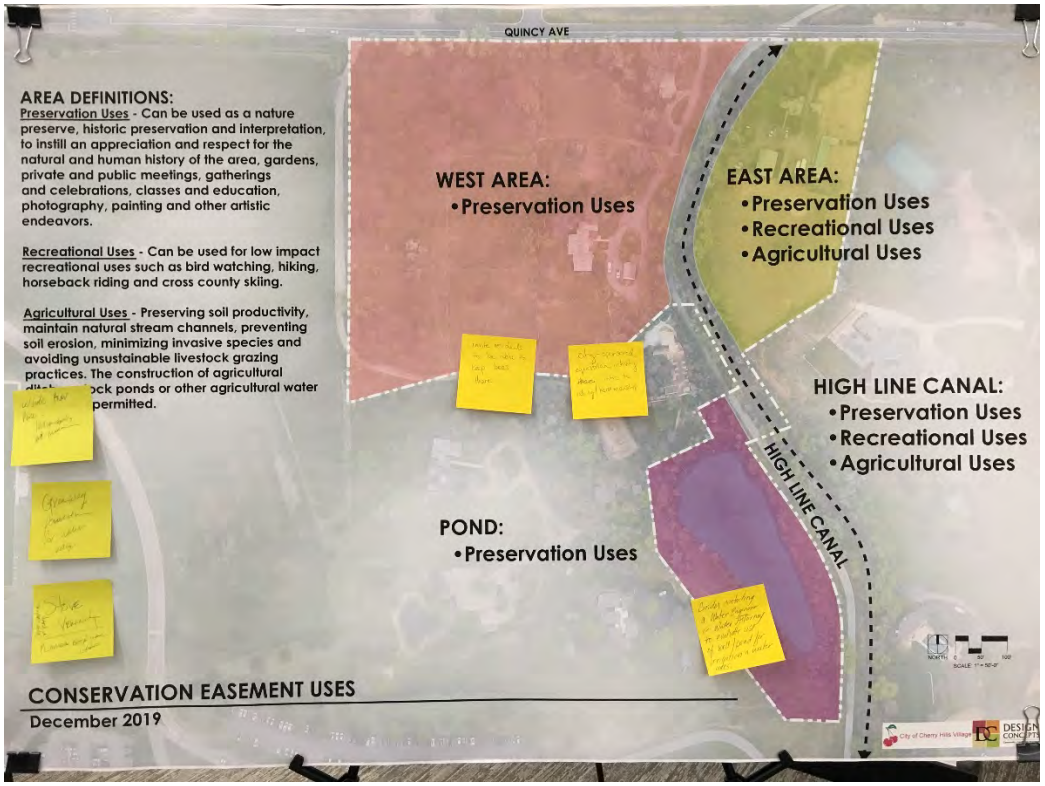
The purpose of this meeting was to have a public open house prior to City Council meeting to gather thoughts and ideas on the Preliminary Master Plan site plan and image boards.

General Comments

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

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






QUINCY AVE
EXISTING REGIONAL TRAIL
PROPERTY BOUNDARY
NATURE TRAIL WITH INTERPRETIVE SIGNAGE
MAINTAIN MOUNTAIN VISTA VIEW CORRIDORS
OAK GROVE
WEST AREA
STAFF PARKING
HOPKINS HOUSE MUSEUM
SOFT SURFACE TRAIL
CHICKEN COOP
OWL NESTING AREA
HANDS-ON DISCOVERY PLAY AND WATER PLAY
MAIN HOUSE INTERPRETIVE FACILITY
WEST PASTURE OPEN SPACE
PICNICKING
SEASONAL TRAIL
SCULPTURE WALK
EXISTING SCULPTURE
EVENT PARKING, APPROX. 12 SPACES
NATURE CENTER, RESTROOMS AND PATIO AT EXISTING GARAGE
PUMP HOUSE DISPLAY AND INTERPRETIVE SIGN
EAST AREA
FORMALIZE ENTRY WITH BENCHES, PLANTING AN SIGN
FARM HOUSE COMMUN GATHERING SPACE
BABY BARN AND FLEX S
ANIMAL DISPLAY AT EXISTING PADDOCK
COMMUNITY GATHERIN AREA WITH LAWN AND
EXISTING PADDOCK
STABLE AND TIMELINE W WITH SELF-GUIDED SIGN TOUR AT BUILDINGS
BIG BARN WITH HAY PL
PROTECT EXISTING TREE
ORCHARD WALK WITH WOOD FENCING, ART FEATURE, BENCHES AND IRRIGATION EDUCATIO
RIDING AND WALKING
NEW SEEDED AREA PAS
VEGETABLE GARDEN
TIRE SWING
EXISTING ARENA
OVERFLOW PARKING, APPROX. 16 SPACES
SHELTER/OUTDOOR CLASSROOM AND PICNICKING
POTENTIAL 2ND TRAIL CROSSING
BENCH AND INTERPRETIVE SIGN
WILDLIFE VIEWING PLATFORM
SHELTER AND BOARDWALK TRAIL
HIGH LINE CANAL TRAIL
HIGH LINE CANAL
APPROXIMATE NEW POND BOUNDARY
PRIVATE RESIDENCES
RESTORE TO NATURAL LANDS
POND
PRIVATE RESIDENCES
KENT DENVER SCHOOL
TRAFFIC STUDY?
RE - QUINCY & CHVE & HEAT TRAFFIC
LEGEND
PROPERTY BOUNDARY
VEHICULAR CIRCULATION
PEDESTRIAN CIRCULATION
EQUESTRIAN CIRCULATION
DECIDUOUS TREE
EVERGREEN TREE
ORNAMENTAL TREE
FOLIAGE FRAMES
EXISTING INTERPRETIVE SIGN
QUINCY FARM - PRELIMINARY SITE PLAN
December 2019


QUINCY FARM • SITE OPPORTUNITIES
DESIGN PRINCIPLES
An opportunity to educate future generations, embrace historical significance, integrate passive recreation amenities with the surrounding open space, and provide memorable community gathering spaces.
EAST SIDE
How will the City keep folks within the trail?
SELF-GUIDED WALKING TOUR
YOUTH GROUPS
STARGAZING
TRACTOR T
PICNICKING
WELCOMING FARM ENTRANCE
TIRE SWING
AGRICULTURAL ART
NATURE PLAY
ENTRANCE SIGNAGE
FOLIAGE FRAME
I like the idea of just views into the farm
QUIET SPACE
MESSY MATERIALS AREA
OUTDOOR CLASSROOM
FARM TRAILS
TRAIL SIGNAGE

PUBLIC OUTREACH + MEETING **NOTES**





Prepared by:



Lisa Langer, PLA
Associate
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January 31, 2020

DESIGN CONCEPTS

DESIGN CONCEPTS
Community + Landscape Architects

Meeting Notes

Quincy Farm Master Plan – Stakeholder mtg.

Location:	Virtual Zoom Meeting by CHV		
To:	Emily Black, Cherry Hills Village	Date:	March 26, 2020
From:	Shanen Weber, Design Concepts	Time:	12:00pm

Present:	Name	Company
	Emily Black	CHV, Parks & Rec Coordinator
	Jeff Roberts	CHV, Parks Operations Supervisor
	Lucinda Greene	QF Committee, Chair
	Klasina VanderWerf	QF Committee, Vice Chair
	Melinda Haymons	QF Committee
	Joel Sydlow	QF Committee
	Gordon Rockafellow	QF Committee
	Sally Scott	QF Committee
	Dino Maniatis	QF Committee
	Shanen Weber	Design Concepts
	Lisa Langer	Design Concpets
	Aynslee Havenridge	Design Concepts

The purpose of this meeting was to meet with the Quincy Farm Committee to present the final master plan graphic plan for Quincy Farm.

General Comments

- Purpose to review final master plan
- The plan was presented to the Committee along with Enlargement plans, and images
- There was inquiry as to if Denver Water still needs to approve bridge crossings
- There was mention that the details and the moon gates were beautiful and overall, the committee agreed
- CHV added that Denver Water has been cooperative with recent requests
- DC confirmed that we would want to keep two crossings, new one would be equestrian friendly
- New bridge crossing would align to enter the west property at a more active area
- There was approval of the development and the progress that has been made on the master plan
- The design elements are appropriate on the west and east side, with just the right amount of activity and opportunities
- Like how the plan is highlighting the nature center
- Expanding the gardens and their footprint makes it feel purposeful
- Feedback from citizens had comments about the parking and wonders if the QFC should rethink moving the parking closer to Quincy?
- DC explained the site analysis of that area with the sloping grades and was cognizant to not create a “trailhead” parking area
- There were questions as to how the overflow parking will feel for neighbors at the hammerhead area
- If looking from the pond observation deck, how far would one be able to see?
- DC explained that the viewing deck is about 6’ off the trail
- Liked the ditches at Brigham Young concept, but not sure about the lady farming sculpture is appropriate

- Make sure there is one male and female restroom on the west side, are clarify if there others on the west side
- The staff will have to further discuss restrooms, including in the farmhouse on the East side
- The restroom footprint at nature center will have to be inside the nature center
- What are the ADA requirements at restrooms, nature center, walkways?
- The houses will be a challenge as far as ADA access will be concerned
- The site is challenging, but there aren't too many obstacles; minor grading; making sure drop off will work; the masterplan won't get too much into the details but will plan appropriately
- It is understood that ADA would be applied to more developed outdoor spaces
- It is understood if we are providing parking spaces
- There are private property signs on the west fence along the road between the farm and Kent Denver. There is a need for more signs along the west side clarifying the rules such as horses need to stay on trial and dogs on leash. Can we show on the masterplan an indication of where these additional signs would go?
- DC will include information about the recommended regulatory sign posting locations
- There is also a requirement according to the conservation easement that no bikes are allowed
- CHV will be incorporating all the appropriated behavior into their signs for in and around the farm
- Ramps to the existing homes would be desired. Is there accessible paving on the west side?
- The plan is currently showing brick pavers and crusher fines
- The equine aspect of the property seems to have been lost. We will need to revisit and think about how to emphasize how important the equine experience was to Cat and the Quincy Farm
- Consider hitching posts and other equestrian details
- There is an appreciation that the Farm feels different from other parks in the City
- The tire swing element is still desired and will be represent a nostalgic vision of life on the farm
- CHV discussed that they would like committee feedback on approaching the CHLP about relocating the Pollinator gardens.
- The Committee and CHV discussed that the current pollinator gardens could stay where they are. They may have to reach out to the Butterfly Pavilion.
- Moving them or adding new pollinator gardens should be considered. There was a lot of thought about the shady location to begin with that could stay where they are.
- CHV has seen that they get 6 hours of full sun/day
- DC will look at adding new pollinator garden locations within the garden walk area to provide a good demonstration of sunny versus shady areas
- Overall, the committee members agreed that the master plan is looking very good with thoughtful design
- There was discussion regarding the art proposed on the site. The Senora Desert Museum has a successful concept of having bronze sculptures along the path for what animals is it possible to see along the way. The visitor feels satisfied in seeing the sculpture in the natural habitat.
- CHV staff review generated these comments:
    - Restrooms need to be inside the nature center footprint
    - Label Keith's herb garden
    - Add vegetable garden to the east side
    - Change main lawn paths as embedded flagstone not crusher fines (they can't use herbicides on site, don't like how grass grows in the crusher fines)
    - Worried about irrigation running over a crusher fines path, will that be too much maintenance
    - Add gate on the west driveway just beyond the loop at the Hopkins House
    - Extend the split rail fence at the pond on wither side of viewing platform and at the pump house

- There may be an opportunity for a viewing window to see the old irrigation pump
- COL seemed comfortable with the boardwalk at the pond being a little closer
- New irrigation was installed with laterals and main line last year on the west side. Proposed changes will impact irrigation, but it should be just changes to laterals and heads

Prepared by:

Lisa Langer
Associate
LisaL@dcla.net
May 5, 2020

DESIGN CONCEPTS

DESIGN CONCEPTS
Community + Landscape Architects

Meeting Notes

Quincy Farm Master Plan – Staff Review Meeting

Location: Remote Call-In Meeting

To:	Emily Black, Cherry Hills Village	Date:	April 14, 2020
From:	Lisa Langer, DC	Time:	1:00pm
Present:	Name	Company	
	Emily Black	CHV, Parks and Recreation Coordinator	
	Jay Goldie	CHV, Parks and Recreation	
	Jeff Roberts	CHV, Parks and Recreation	
	Shanen Weber	Design Concepts	
	Aynslee Haveridge	Design Concepts	
	Lisa Langer	Design Concepts	

The purpose of this meeting was to review questions on the Opinion of Probable Costs with the CHV Staff and to review current changes to the site plan.

General Comments

1. DC has incorporated CHV comments on the site plan and shared the revisions.
2. The Rail Fence should be all 3-rail throughout the property.
3. Vegetable garden at east side may need to expand size. At the current location it would be easier to expand to either side along the trail or to either side. Like that it is in full sun. Like the crusher fines around it for access and maintenance.
4. DC shared some interpretive sign concepts that could also tie into the equestrian theme.
5. DC also discussed the possibilities of digitizing some of Cat's memorabilia and adding images to interpretive signage.
6. CHV likes the interactive tactile ideas such as the wire cubed stacked with materials you can see and touch.
7. CHV liked the ideas for tying in the equestrian theme. DC showed images of sculpture and equestrian details.
8. Hoof prints in the concrete would be a fun idea.
9. DC will continue to incorporate the equestrian ideas throughout the plan.
10. DC shared responses to questions from CHV regarding the original Opinion of Probable Cost. (See attached)
11. Ditch improvements number is ok to keep on the estimate.
12. Security Cameras for each side $10k.
13. Internet? Technology upgrade at Nature Center.
14. Few strategic placed outlets.
15. Pond improvements-CHV has done different things, rip rap, willow, soil raps etc.? A combination of both, CHV will send info. from projects with Urban drainage, product w epoxy rocks.
16. CHV plans on installing the fences? Leave original est.
17. Add sandstone red strip stone for edger, 4" wide. CHV to get a price. DC should get price too.

18. HSA's are being worked on by Form Works and those will be shared when ready for review.
19. CHV will still be available for comment as we proceed through the days of State stay-at-home executive order.
20. End date for deliverable may have to changes if council meetings are still canceled. DC to proceed and receive feedback from the CHV staff to the point where council feedback will be needed.
21. DC to send site plan with additional changes discussed to CHV. CHV will want final site plan soon to get up on website.

Prepared by:



Lisa Langer, PLA, ASLA
Associated/Project Manager
lisal@dcla.net
May 4, 2020



IN MEMORY OF
CATHERINE “CAT” ANDERSON + CYNTHIA “CANDY” GRAY



2020 QUINCY FARM MASTER PLAN • CHERRY HILLS VILLAGE



Exhibit B

Reviewer Name	Date	Page Number	Comments	Staff or Design Concept Notes	Responsibility	Response
Emily Black	5/8/2020	5	Melinda Haymons will be former Committee Member once published; add Rebecca Benes, she's the new appointee starting now. Also add Laura Christman, Dale DeLeo, David Winfeldt, etc.		DC	
Emily Black	5/8/2020	5	Should thank City Council too - list of names is here: http://www.cherryhillsvillage.com/101/City-Council		DC	
Emily Black	5/8/2020	7	First paragraph, remove "the" before Quincy Farm		DC	
Emily Black	5/8/2020	7	Last paragraph, not sure we want to say here that they're contradictory	Will discuss with the Committee	CHV	
Emily Black	5/8/2020	8	All the plans *have* been used		DC	
Emily Black	5/8/2020	15	First paragraph second sentence should be "its"		DC	
Emily Black	5/8/2020	15	First paragraph last sentence…easement isn't right, I'll think of a better way to reword	Will update this comment	CHV	
Emily Black	5/8/2020	15	Middle paragraph - I'll work with Jeff to add language…..we will open the gates if the High Line Canal runs, etc.	Will update this comment	CHV	
Emily Black	5/8/2020	18	Will ask Hans if he would like to choose a name for his garden (Master Gardener one)	Will update this comment	CHV	
Emily Black	5/8/2020	50	Hands-on access (missing s)		DC	
Emily Black	5/8/2020	51	Check irrigation wording with Jeff to make sure ok	Will update this comment	CHV	
Emily Black	5/22/2020	77	Phasing and Action Plan to be created with Committee following cost estimates	Will update this comment	Collab	
Emily Black	5/22/2020	91	Funding Sources - Create narrative of funding sources, some only available with a nonprofit, then table of both and pros and cons		CHV	
Emily Black	5/22/2020	95	Programming - Add spreadsheet of programming + narrative		CHV	
Emily Black	5/22/2020	99	Maintenance Plan - take parts of Public Access Plan, incorporate weed management plan - send Word doc to DC		CHV	
Emily Black	5/22/2020	none	Include security section within maintenance plan		CHV	
Emily Black	5/22/2020	none	Need to go through appendix items / move to Related Documents list	Review with Committee	CHV	
Emily Black	5/26/2020	none	Adding Guiding Principles to this document / Make sure they have all been incorporated into relevant section. Programming is done.		CHV	
Emily Black	5/26/2020	none	We had an estimated annual operating budget in the old draft. Include?	Review with Committee	CHV	

Exhibit C

Reviewer Name	Date	Page Number	Comments	Staff or Design Concept Notes	Responsibility
Greene, Lucinda	5/31/2020	7	Add "multiple persons and constituents connected to the project" after multiple entities, line 2		
Greene, Lucinda	5/31/2020	9	Delete the word "the" before Quincy Farm - 2nd line		
Greene, Lucinda	5/31/2020	9	Interate "new" line 5 before amenities. Delete "the" line 6		
Greene, Lucinda	5/31/2020	9	Insert "subject to" after "City." Delete "and under'		
Greene, Lucinda	5/31/2020	11	Add comma after "City" line 2, add comma after "Committee" line 3.		
Greene, Lucinda	5/31/2020	11	Replace "they" with "The City and the Quincy Farm Committee"		
Greene, Lucinda	5/31/2020	13	Insert "and City Council' after COL line 6		
Greene, Lucinda	5/31/2020	13	update bullet point to say "provide a comprehensive plan that considers "and includes guidance" from previous planning documents		
Greene, Lucinda	5/31/2020	13	Add new bullet point: develop a plan that provides for flexible use of program spaces based on current need and citizen interest		
Greene, Lucinda	5/31/2020	13	change name of garden. This garden, or plan was never presented to committee for installation approval. Not sure what Master means.		
Greene, Lucinda	5/31/2020	25	Delete the word "the" before Quincy Farm - 2nd line		
Greene, Lucinda	5/31/2020	41	add "citizen meetings" after "during" line 2		
Greene, Lucinda	5/31/2020	44	capitalize "m" in prelimary Master Plan		
Greene, Lucinda	5/31/2020	48	This is a significant hot button for citizens who have reached out to me personally. Do we, or do we not anticipate horses boarded on the property? What impact does this have on caretaker, tenant?		
Greene, Lucinda	5/31/2020	52	What is the work lab patio?		
Greene, Lucinda	5/31/2020	52	Let's leave the west side path organic. No pavers		
Greene, Lucinda	5/31/2020	53	Do we need asphalt for emergency vehicles? Can this driveway be crusher fines?		

COMMENTS ON QFC MASTER PLAN

Reviewer: Klasina VanderWerf
Date: May 31, 2020

Comments:

1.

One of the (many) things I like about the site plan in Quincy Farm's draft Master Plan by Design Concepts is that the hardscape and vegetation really allows for programmatic versatility: structured and unstructured activities; community gatherings or classes; places for quiet contemplation or more directed activities.

However, one possible program that was mulled over numerous times by Committee members that is not called out in the plan is that of housing and raising farm animals that children can learn about, interact with, and help feed. (There is a place to display animals, but nowhere to keep them.)

An indoor space where animals could be called out would be useful, as well as the location(s) where a caretaker could live.

Just as an aside, it might be that the animals are not on site year round (except perhaps chickens), but that are there primarily in late spring, summer, and early fall, months when I imagine we would see the most programming occur on Quincy Farm. I realize there is not an abundance of space for raising animals, so this would preclude having large animals or large numbers of animals, but I cold see several lambs spending a spring and summer there, or miniature goats, or even miniature ponies.

2.

Another comment I have on the actual content of the draft plan has to do with the swing. It looks as though the ubiquitous farmyard tire swing will be represented by art rather than existent itself. My experience is that nearly everyone has a natural love of swinging. I imagine that the safety concerns are the reasons the swing is merely referenced through art.

I think we could reference a tire swing, but also have an actual swing that visitors could enjoy and which is fairly safe. I will attach a photo with of a swing I photographed in Burlington, VT. Burlington had about four of these in the park along a walk on the shore of Lake Champlain. This swing is suitable for all ages. It could go on the East side; it could also work on the West side near the path that goes around the lawn. I also noticed when the Cherry Hills Land Preserve hosted the party in June, 2008, on the lawn of the main house to recognize Cat for her generous gift, a few people picked up their chairs and carried them over to the shade of the large tree so they could sit and face the mountains. Beneath that tree would also be an exceptional spot for a swing like the one pictured (if the conservation easement allows for a swing in that location).



3. A final thought. In the pictorial plans, the farmhouse on the East side is shown to be a community gathering space. (Around pages 55-57.) Does is make sense to refer to the space as "Indoor classroom and community gathering space?"

Those are all the content comments I have. But I do have some small (and picky) suggestions on the text itself.

page 23

Is the term "borrowed view" one that the general public is familiar with? It might make sense to explain this term the first time it's used.

page 52

I found some of the text difficult to follow because even though it is primarily about the east side, there were a couple of places where I wondered if what was reference were on the West side. It would be helpful to note that if that is the case.

pages 23, 50, 52

One more—and this may be *way* too picky, but the text is inconsistent in its use of the phrase "hand on" or "hands-on." I believe the phrase is usually "hands on."

From: Gordon Rockafellow
To: Emily Black
Subject: Quincy Farm Master Plan Comments
Date: Monday, June 01, 2020 1:40:29 PM

Here are some minor comments on the draft:

- Page 5—Need to have the Committee member list updated.
- Page 11—We have guidance that the main house can be used only for a "nature center, interpretive center, or caregiver residence." In the absence of a specific choice among these three, I suggest that for now we label the main residence as a "nature center." That means we need to NOW stop referring to the garage as a nature center, and instead adopt another label such as "craft center" or something else, but NOT as the Nature Center. The garage is now referred to as the "Nature Center" throughout this document.
- Page 17—second paragraph, next to last line, no apostrophe, not possessive.
- Site Opportunities—I suggest we omit "therapeutic opportunities," whatever they may be.
- Page 50—line 8, "hands on"
- Page 52—line 4. Is the proposed concrete sidewalk consistent with the Conservation Easement statement on additional concrete?
- Page 84—Same pavement restriction concerns regarding items in the "Site Construction" section.
- Page 89—The construction total, at close to $2.5 million, is a big number. Is it appropriate for us to suggest how this might be funded by
- the City?
- Page 116—number 10, penned instead of pinned.
- Page 116—number 11, no comma.
- Page 116---number 15, "used" not "use"

Thanks,

Gordon

From: Gordon Rockafellow
To: Emily Black
Cc: "Gordon Rockafellow"
Subject: FW: Quincy Farm Master Plan Comments
Date: Monday, June 01, 2020 12:50:48 PM

I've I've heard there are rumblings circulating among some of the Farm's eastern neighbors that they are "uneasy " (my term) about certain elements of the Master Plan. I have no details, other than they are somewhat surprised by the level of activity the plan lays out. Our new committee member, Becky Benes, should be able to help us with this, since she is, effectively, an eastern neighbor herself.

However, as I look at the plan, I can understand why there may be concerns. To the extent we would like this Plan to gain as much widespread support as possible, I'm suggesting that it might be a good idea to anticipate these concerns and address them now within the plan. Here's what comes to mind:

- Buffering—The west side neighbors are pretty well buffered now, given the canal tree canopy and the old, established foliage on the south side of the Farm. I'm not sure that's the case east of the canal. If sufficient plantings are not in place now, I think we should make sure specific plans for them should be contained in the Plan.
- Parking—Are we planning for gatherings that are too large, resulting in too many cars? Do we even want to mention "overflow parking," which connotes unwanted and unplanned overflow crowds?
- Access—Are all the activities designated for east of the canal going to be planned events with no open access, or are they all going to be scheduled events? I think the Plan should address the issue.
- Security—The issue of access naturally leads to the subject of security, which probably will be of some concern to the eastern neighbors, particularly in light of the recent

> Blackmer Road break in and burglary. What do we have planned, and to what extent can/should we address security in the Plan?

The remainder of my comments are minor and I'll send them separately.

Gordon

COMMENTS REGARDING QUICY FARM
Rebecca Benes

The Quincy Farm Master Plan is elaborate and sophisticated with its projected improvements and development. And I commend the committee in ordering the HSA (Historic Structure Assessment) which is excellent.

However, I do think that the committee should reach out to and include in its discussions—the closest neighbors to the project. Even though there have been general outreach and public open houses, the neighbors who will be most affected by this project are not all aware of the impact. I think a greater effort should be made to include those most affected—especially the neighbors to the east and the north, and Kent Denver School.

This project will bring crowds of people into the heart of one of the loveliest neighborhoods in the nation, and should be given much wider discussion. There will be more cars—(more parking places are planned than seems warranted) there will be people not just from Cherry Hills, but from the wider public—Denver, suburbs, etc. (Emily Black confirmed this fact). Moreover, the HSA alone should give the committee pause. The structures while beautiful and historic will require substantial repairs to foundations, roofs, walls, interiors.
Also, the suggestion that the beautiful, historic Big Barn be made into an Event Center—to me is absolute anathema.
The Big Barn is one of the absolute jewels of this whole project and should be historically preserved.

As you may be aware, we were burglarized last October. A window in our bedroom was smashed and all of my jewelry and my mother's mink jacket were taken. In addition, another family on our street was burglarized in April of 2019. So security is a concern for all of us on our street.

Finally, I personally think this project should be scaled down considerably, with fewer activities, and with more vegetation and buffers to the east and southeast. And I would implore the committee to have discussions with the neighbors.