

# QUINCY FARM

## MASTER PLAN

JUNE 2020

DRAFT













# QUINCY FARM

## MASTER PLAN

JUNE 2020

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







# TABLE OF CONTENTS

01	Project Acknowledgments	5
02	Quincy Farm Introduction	7
03	Project Goals + Vision	11
04	Existing Conditions	15
05	Site Analysis	23
06	Preliminary Master Plan	39
07	Final Master Plan	49
08	Phasing + Action Plan	77
09	Opinion of Probable Costs	83
10	Funding Sources	91
11	Programming	95
12	Maintenance Plan	99
13	Public Outreach + Meeting Notes	103
14	Project Appendix	131









# 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

### *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

## 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



**DESIGN  
CONCEPTS**

Community + Landscape Architects







# QUINCY FARM INTRODUCTION

**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









**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





# PROJECT GOALS + VISION

AERIAL PHOTOGRAPHS,  
DON STEFFA, 19XX









**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 CONDITIONS

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.







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







**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.





# SITE ANALYSIS

## HOPKINS HOUSE, THE KADLECEKS, 1920'S

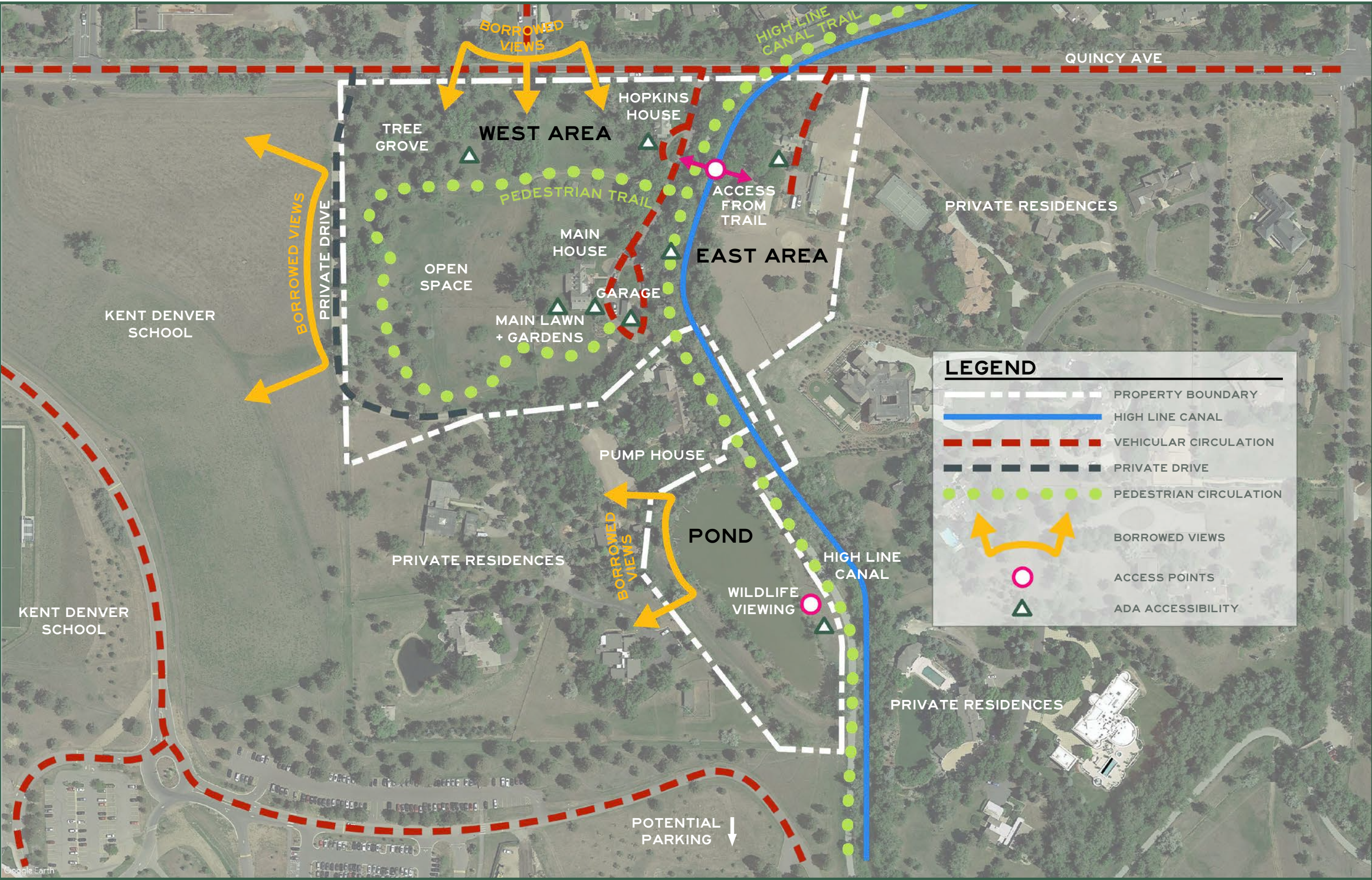




This page intentionally left blank.



# QUINCY FARM • SITE OBSERVATION









# QUINCY FARM • SITE ANALYSIS

## 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.”



<b>VIEWS</b> <ul style="list-style-type: none"><li>● Panoramic views to Front Range</li><li>● Local agrarian views within the site</li><li>● Borrow views from HLC Trail and Quincy Avenue</li><li>● Lack of presence to outside community</li></ul>	<b>POND</b> <ul style="list-style-type: none"><li>● Wildlife habitat and viewing</li><li>● Healthy ecosystem</li><li>● Educational opportunities</li></ul>	<b>MAIN HOUSE</b> <ul style="list-style-type: none"><li>● Educational opportunities</li><li>● Historical collection of Quincy Farm history</li><li>● Supervision and security to consider</li><li>● Access to trail</li><li>● Upgraded sewer utilities</li></ul>	<b>HOPKINS HOUSE</b> <ul style="list-style-type: none"><li>● Rental lease to expire 2022</li><li>● Gateway to the farm</li><li>● Additional gardens</li><li>● Interior space options</li><li>● Upgraded sewer utilities</li></ul>	<b>HIGH LINE CANAL TRAIL</b> <ul style="list-style-type: none"><li>● High traffic community trail</li><li>● Land stewards</li></ul>	<b>EAST AREA</b> <ul style="list-style-type: none"><li>● Rental lease to expire 2022</li><li>● Big barn in good condition</li><li>● Access off Quincy and room for parking</li><li>● Access to trail</li><li>● Upgraded sewer utilities</li></ul>	<b>GROVE</b> <ul style="list-style-type: none"><li>● Mature, magnificent trees</li><li>● Wildlife habitat</li><li>● Educational opportunities</li></ul>	<b>GARDENS</b> <ul style="list-style-type: none"><li>● Xeric, Plant Select demonstration garden</li><li>● Historic rose garden</li><li>● 2 Pollinator gardens</li><li>● Educational opportunities</li><li>● Sequence or trail through gardens need to be planned</li><li>● Healthy diversity of plants on the farm</li></ul>	<b>GARAGE</b> <ul style="list-style-type: none"><li>● In good condition</li><li>● Size appropriate for nature center</li><li>● Some utilities already upgraded</li><li>● Interior improvements and access still needs to be studied</li></ul>
--	--	--	---	---	---	---	--	---







# 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.

POND



WILDLIFE VIEWING



VIEWING PLATFORM



BOARDWALK TRAIL



SHADE SHELTER

WEST SIDE



INTERPRETIVE SIGNAGE



GROVE TRAIL



GARDEN WALK



NATURE CENTER



HOPKINS HOUSE MUSEUM



MAIN HOUSE INTERPRETIVE FACILITY



ORGANIZED GARDENS



WATER EDUCATION



SCULPTURE GARDENS



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.

EAST SIDE



ANIMAL DISPLAY



SHELTER/OUTDOOR CLASSROOM



ORCHARD WALK



FARM HOUSE COMMUNITY GATHERING



LIVING MUSEUM



HANDS-ON DISCOVERY



VEGETABLE GARDEN



TRAIL RIDE LOOP



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.

EAST SIDE



SELF-GUIDED WALKING TOUR



YOUTH GROUPS



STARGAZING



TRACTOR TOUR



PICNICKING



WELCOMING FARM ENTRANCE



TIRE SWING



AGRICULTURAL ART



NATURE PLAY



ENTRANCE SIGNAGE



FOLIAGE FRAME



QUIET SPACE



OUTDOOR CLASSROOM



TRAIL SIGNAGE







This page intentionally left blank.







**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.





# 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.”

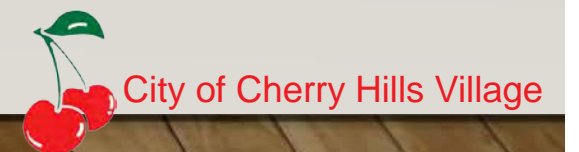
## Historic Designation:

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 19<sup>th</sup>/early 20<sup>th</sup> 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.









QUINCY AVE

## 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.

### WEST AREA:

- Preservation Uses

### EAST AREA:

- Preservation Uses
- Recreational Uses
- Agricultural Uses

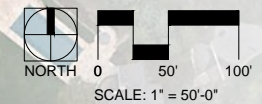
### HIGH LINE CANAL:

- Preservation Uses
- Recreational Uses
- Agricultural Uses

### POND:

- Preservation Uses

HIGH LINE CANAL



## CONSERVATION EASEMENT USES

December 2019







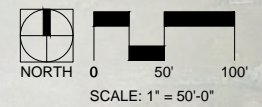
### LEGEND

- 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









This page intentionally left blank.







**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 through 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**



# FINAL MASTER PLAN

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



# FINAL MASTER PLAN

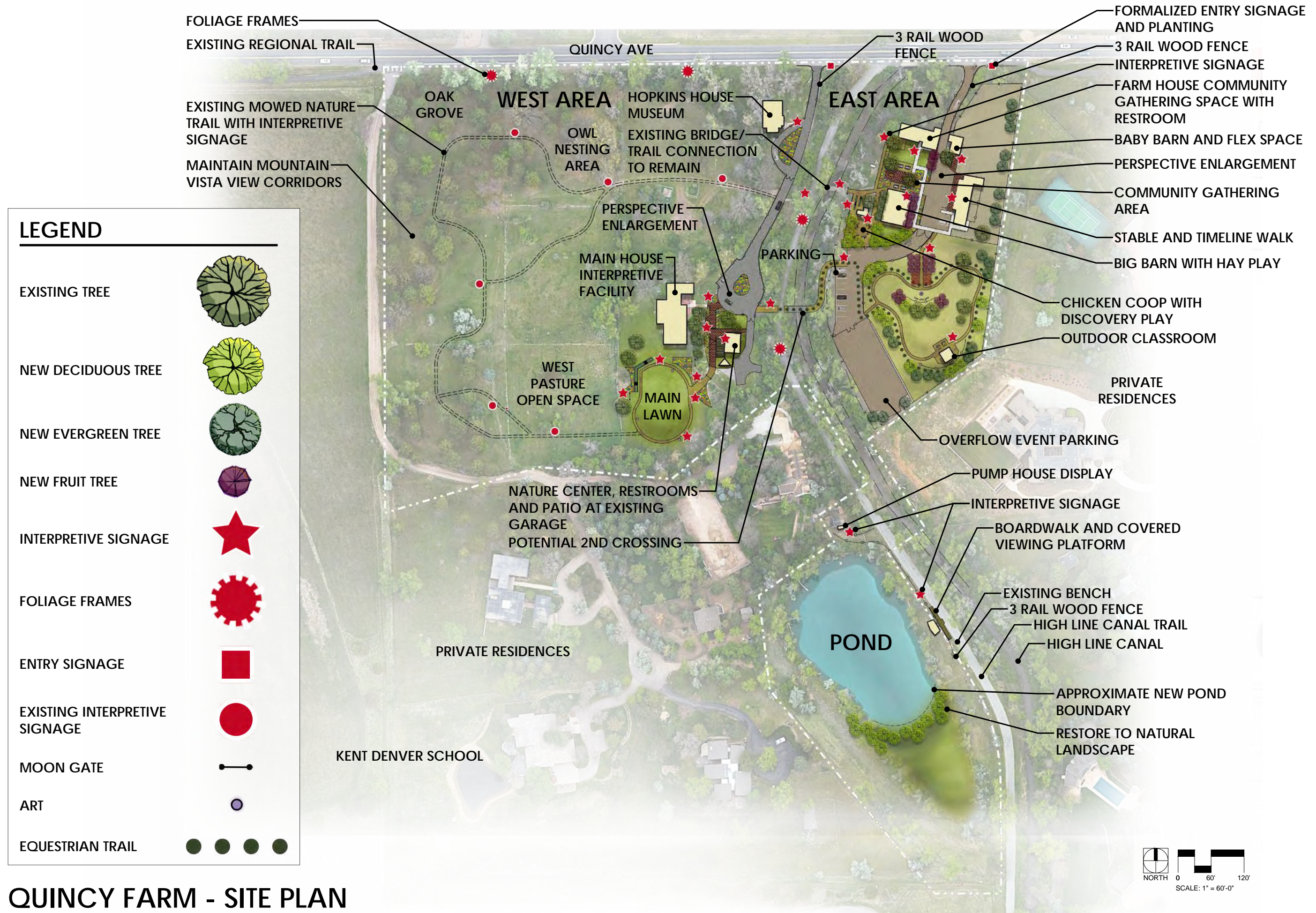
the historical farms in the area. Interpretive signage will also be introduced at the Pond. A designated wildlife viewing area will be developed to provide a small boardwalk and a covered viewing platform just off the trail overlooking the pond and wetland area. Traditional two rail fencing will be used 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.





This page intentionally left blank.





# QUINCY FARM - SITE PLAN

April 2020

















## QUINCY FARM - EAST SIDE: CENTRAL GATHERING AREA

March 2020









## QUINCY FARM - WEST SIDE: ENTRY AT NATURE CENTER

March 2020



City of Cherry Hills Village



DESIGN  
CONCEPTS  
Community • Landscape Architecture









EXISTING GATE AT MAIN FARM HOUSE



## MOON GATES

March 2020









## IRRIGATION DISPLAY AND EDUCATION

March 2020









## BOARDWALK AND COVERED VIEWING PLATFORM

March 2020









## EQUESTRIAN ART + INTERPRETIVE SIGNAGE

April 2020









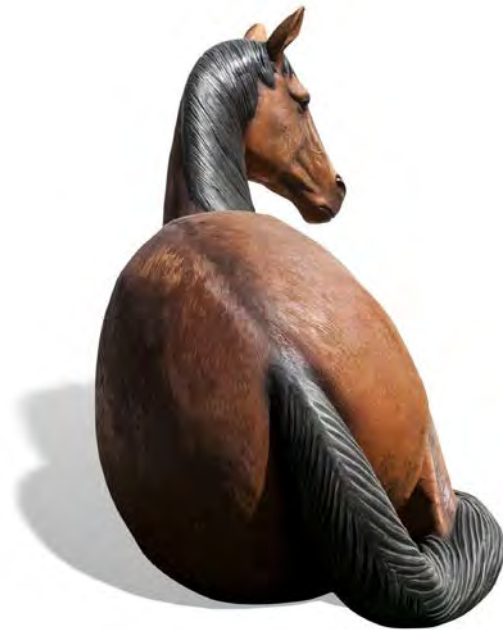
## EQUESTRIAN ELEMENTS

May 2020









## SCULPTURAL PLAY + WATER EDUCATION + TIRE SWING ART

May 2020







This page intentionally left blank.







**Narrative to be completed in collaboration with Cherry Hills Village.**



This page intentionally left blank.



## LEGEND

PHASE: WEST SIDE • \$1,172,050



PHASE: EAST SIDE • \$437,699



PHASE: OUTDOOR CLASSROOM,  
ORCHARD, WALKING PATHS  
• \$249,270



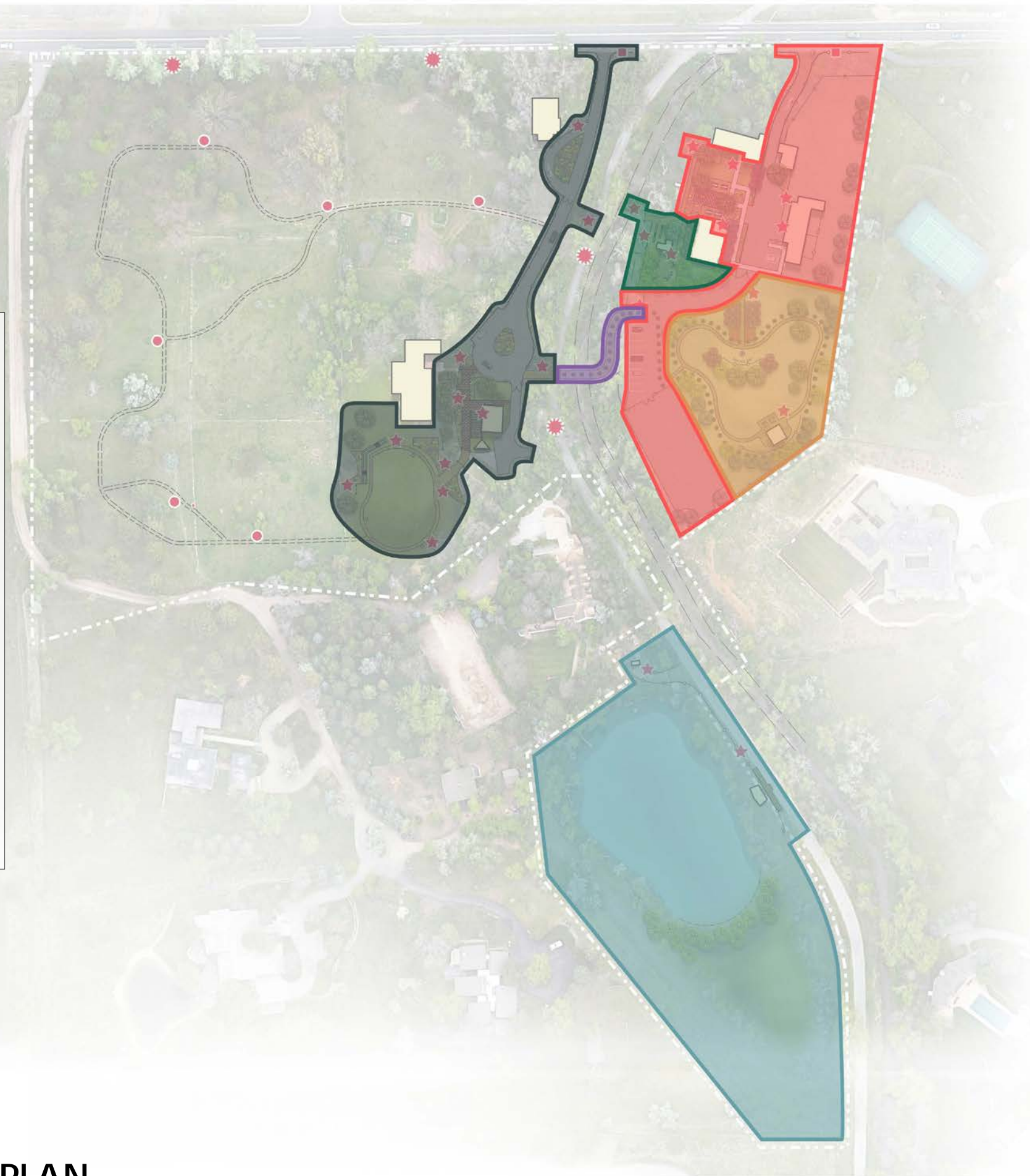
PHASE: DISCOVERY PLAY • \$90,897



PHASE: BRIDGE CROSSING • \$108,140

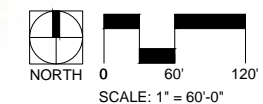


PHASE: POND AREA • \$398,992



## QUINCY FARM - PHASING PLAN

May 2020









This page intentionally left blank.








# OPINION OF PROBABLE COSTS

**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.



<b>Quincy Farm Master Plan</b> Cherry Hills Village, CO				
Opinion of Probable Costs - Draft Master Plan Phasing Costs				
Date: May 6, 2020				
Approximately 3.56 Acres of Improvements				
<b>ITEM</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT COST</b>	<b>TOTAL COST</b>
<b>WEST SIDE</b>				
<b>Nature Center, Asphalt Drive, Main Lawn (approx. 0.52 ac.)</b>				
<b>SURVEY and GEOTECH</b>				
Geotechnical Report	1	LS	\$6,000.00	\$6,000.00
Topographic Site Survey (for Construction Documents)	1	LS	\$10,000.00	\$10,000.00
<b>SUBTOTAL</b>				<b>\$16,000.00</b>
<b>DEMOLITION</b>				
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
<b>SUBTOTAL</b>				<b>\$89,350.00</b>
<b>SITE CONSTRUCTION</b>				
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
<b>SUBTOTAL</b>				<b>\$98,770.00</b>
<b>SITE AMENITIES &amp; FURNISHINGS</b>				
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
<b>SUBTOTAL</b>				<b>\$127,460.00</b>
<b>NEW FACILITIES</b>				
Building Conversion to Nature Center	1	LS	\$502,000.00	\$502,000.00
<b>SUBTOTAL</b>				<b>\$502,000.00</b>
<b>SECURITY</b>				
Security Camera System	1	LS	\$5,000.00	\$5,000.00
<b>SUBTOTAL</b>				<b>\$5,000.00</b>
<b>UTILITY-SANITARY SEWER</b>				



# OPINION OF PROBABLE COSTS

New Sanitary Sewer Line (4") -from stub out	100	LF	\$25.00	\$2,500.00
<b>SUBTOTAL</b>				<b>\$2,500.00</b>
<b>UTILITY-WATER</b>				
Domestic Water Line Extension	1	LS	\$10,000.00	\$10,000.00
<b>SUBTOTAL</b>				<b>\$10,000.00</b>
<b>UTILITY-STORM DRAINAGE SYSTEM</b>				
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
<b>SUBTOTAL</b>				<b>\$25,000.00</b>
<b>OVERALL LANDSCAPE</b>				
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
<b>SUBTOTAL</b>				<b>\$43,174.60</b>
<b>CONSTRUCTION SUBTOTAL</b>				<b>\$919,254.60</b>
<b>Bonding and Mobilization</b>	7.5%			<b>\$68,944.10</b>
<b>Construction/Design Contingency</b>	20.0%			<b>\$183,850.92</b>
<b>CONSTRUCTION TOTAL</b>				<b>\$1,172,049.62</b>
<b>Pond Area (approx. 0.74ac.)</b>				
<b>SURVEY and GEOTECH</b>				
Geotechnical Report	1	LS	\$3,000.00	\$3,000.00
Topographic Site Survey (for Construction Documents)	1	LS	\$5,000.00	\$5,000.00
<b>SUBTOTAL</b>				<b>\$8,000.00</b>
<b>DEMOLITION</b>				
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
<b>SUBTOTAL</b>				<b>\$26,250.00</b>
<b>POND</b>				
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
<b>SUBTOTAL</b>				<b>\$150,500.00</b>
<b>SITE CONSTRUCTION</b>				
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
<b>SUBTOTAL</b>				<b>\$40,565.00</b>



<b>SITE AMENITIES &amp; FURNISHINGS</b>				
Interpretive Signs	2	EA	\$2,500.00	\$5,000.00
<b>SUBTOTAL</b>				<b>\$5,000.00</b>
<b>NEW FACILITIES</b>				
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
<b>SUBTOTAL</b>				<b>\$45,460.00</b>
<b>OVERALL LANDSCAPE</b>				
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
<b>SUBTOTAL</b>				<b>\$37,160.00</b>
<b>CONSTRUCTION SUBTOTAL</b>				<b>\$312,935.00</b>
<b>Bonding and Mobilization</b>	7.5%			<b>\$23,470.13</b>
<b>Construction/Design Contingency</b>	20.0%			<b>\$62,587.00</b>
<b>CONSTRUCTION TOTAL</b>				<b>\$398,992.13</b>
<b>EAST SIDE</b>				
<b>Gathering Area, Gravel Drive, Parking, Animal Paddock (approx. 1.21 ac.)</b>				
<b>SURVEY and GEOTECH</b>				
Geotechnical Report	1	LS	\$3,000.00	\$3,000.00
Topographic Site Survey (for Construction Documents)	1	LS	\$5,000.00	\$5,000.00
<b>SUBTOTAL</b>				<b>\$8,000.00</b>
<b>DEMOLITION</b>				
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
<b>SUBTOTAL</b>				<b>\$90,655.00</b>
<b>SITE CONSTRUCTION</b>				
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
<b>SUBTOTAL</b>				<b>\$116,307.50</b>
<b>SITE AMENITIES &amp; FURNISHINGS</b>				
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
<b>SUBTOTAL</b>				<b>\$44,910.00</b>
<b>SECURITY</b>				
Security Camera System	1	LS	\$5,000.00	\$5,000.00
<b>SUBTOTAL</b>				<b>\$5,000.00</b>
<b>UTILITY-WATER</b>				
Domestic Water Line - Improvements	1	LS	\$15,000.00	\$15,000.00
<b>SUBTOTAL</b>				<b>\$15,000.00</b>
<b>UTILITY-STORM DRAINAGE SYSTEM</b>				
Drainage Swale/Roadside Ditch Improvements	1	LS	\$5,000.00	\$5,000.00
<b>SUBTOTAL</b>				<b>\$5,000.00</b>
<b>UTILITY- GAS</b>				
Natural Gas Upgrade for East Side	1	LS	\$10,000.00	\$10,000.00
<b>SUBTOTAL</b>				<b>\$10,000.00</b>
<b>OVERALL LANDSCAPE</b>				
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
<b>SUBTOTAL</b>				<b>\$48,420.65</b>
<b>CONSTRUCTION SUBTOTAL</b>				<b>\$343,293.15</b>
<b>Bonding and Mobilization</b>	7.5%			<b>\$25,746.99</b>
<b>Construction/Design Contingency</b>	20.0%			<b>\$68,658.63</b>
<b>CONSTRUCTION TOTAL</b>				<b>\$437,698.77</b>
<b>Outdoor Classroom, Orchard, Walking Paths (approx. 0.90 ac.)</b>				
<b>SURVEY and GEOTECH</b>				
Geotechnical Report	1	LS	\$2,000.00	\$2,000.00
Topographic Site Survey (for Construction Documents)	1	LS	\$5,000.00	\$5,000.00
<b>SUBTOTAL</b>				<b>\$7,000.00</b>
<b>DEMOLITION</b>				
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
<b>SUBTOTAL</b>				<b>\$66,880.00</b>
<b>SITE CONSTRUCTION</b>				
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



<b>SUBTOTAL</b>				<b>\$25,258.00</b>
<b>SITE AMENITIES &amp; FURNISHINGS</b>				
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
<b>SUBTOTAL</b>				<b>\$41,200.00</b>
<b>OVERALL LANDSCAPE</b>				
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
<b>SUBTOTAL</b>				<b>\$55,167.60</b>
<b>CONSTRUCTION SUBTOTAL</b>				<b>\$195,505.60</b>
<b>Bonding and Mobilization</b>	7.5%			<b>\$14,662.92</b>
<b>Construction/Design Contingency</b>	20.0%			<b>\$39,101.12</b>
<b>CONSTRUCTION TOTAL</b>				<b>\$249,269.64</b>
<b>Discovery Play Area (approx. 0.14 ac.)</b>				
<b>SURVEY</b>				
Topographic Site Survey (for Construction Documents)	1	LS	\$2,000.00	\$2,000.00
<b>SUBTOTAL</b>				<b>\$2,000.00</b>
<b>DEMOLITION</b>				
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
<b>SUBTOTAL</b>				<b>\$15,091.00</b>
<b>SITE CONSTRUCTION</b>				
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
<b>SUBTOTAL</b>				<b>\$25,784.00</b>
<b>SITE AMENITIES &amp; FURNISHINGS</b>				
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
<b>SUBTOTAL</b>				<b>\$19,750.00</b>
<b>OVERALL LANDSCAPE</b>				
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
<b>SUBTOTAL</b>				<b>\$8,667.00</b>



# OPINION OF PROBABLE COSTS

<b>CONSTRUCTION SUBTOTAL</b>				<b>\$71,292.00</b>
<b>Bonding and Mobilization</b>	7.5%			<b>\$5,346.90</b>
<b>Construction/Design Contingency</b>	20.0%			<b>\$14,258.40</b>
<b>CONSTRUCTION TOTAL</b>				<b>\$90,897.30</b>
<b>Bridge Crossing (approx. 0.05 ac.)</b>				
<b>SURVEY</b>				
Geotechnical Report	1	LS	\$1,500.00	\$1,500.00
Topographic Site Survey (for Construction Documents)	1	LS	\$2,000.00	\$2,000.00
<b>SUBTOTAL</b>				<b>\$3,500.00</b>
<b>DEMOLITION</b>				
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
<b>SUBTOTAL</b>				<b>\$8,950.00</b>
<b>SITE CONSTRUCTION</b>				
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
<b>SUBTOTAL</b>				<b>\$24,866.00</b>
<b>SITE AMENITIES &amp; FURNISHINGS</b>				
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
<b>SUBTOTAL</b>				<b>\$47,500.00</b>
<b>CONSTRUCTION SUBTOTAL</b>				<b>\$84,816.00</b>
<b>Bonding and Mobilization</b>	7.5%			<b>\$6,361.20</b>
<b>Construction/Design Contingency</b>	20.0%			<b>\$16,963.20</b>
<b>CONSTRUCTION TOTAL</b>				<b>\$108,140.40</b>
<b>All Phases</b>				
<b>CONSTRUCTION SUBTOTAL</b>				<b>\$1,927,096.35</b>
<b>Bonding and Mobilization</b>	7.5%			<b>\$144,532.23</b>
<b>Construction/Design Contingency</b>	20.0%			<b>\$385,419.27</b>
<b>CONSTRUCTION TOTAL</b>				<b>\$2,457,047.85</b>







**Narrative to be completed in collaboration with Cherry Hills Village.**







# FUNDING SOURCES







**Narrative to be completed in collaboration with Cherry Hills Village.**





# PROGRAMMING





**Narrative to be completed in collaboration with Cherry Hills Village.**





STILE IN PASTURE  
ON WEST SIDE

# MAINTENANCE PLAN







**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

## Quincy Farm Master Plan - Public Input Meeting

Thursday, October 24th

5pm-7pm

4400 E. Quincy Ave.

Quincy Farm is a 17.5 acre farm donated to the village by CHV resident Catherine H. Anderson in 2016. It is listed on the National Register of Historic Places and is one of the oldest intact farms in the village, with farmhouses and buildings dating from 1898 and 1934.



- ❖ Join us to give your input on the future of Quincy Farm
- ❖ Learn about the Farm's Conservation Easement
- ❖ See the lawn and gardens

### LOCATION:

4400 E. Quincy Ave.  
Cherry Hills Village, CO 80113  
*(south side of Quincy Avenue at the High Line Canal crossing)*

### GETTING THERE:

Visitors are encouraged to walk or bike to the farm if they can - there is access off the High Line Canal trail just south of Quincy Avenue.

### PARKING:

Parking will be available at Kent Denver School's dining hall lot at 4000 E. Quincy Ave. The lot is a 0.2 mile walk to the Farm on the High Line Canal. Cars will be permitted into the farm to drop off visitors; only cars with disability placards will be able to park at the farm (4400 E. Quincy Ave.).

– We look forward to seeing you there! –

## QUINCY FARM PUBLIC INPUT MEETING

TUES., JANUARY  
21, 2020  
4PM-6PM

See preliminary plans and give your feedback for this 17-acre farm property donated to Cherry Hills Village.

CITY HALL - COUNCIL CHAMBERS  
2450 E. QUINCY AVE.  
CHERRY HILLS VILLAGE, CO 80113

FOR MORE INFO CONTACT  
EMILY: 303-783-2742  
EBLACK@CHERRYHILLSVILLAGE.COM





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

From: Lisa Langer, DC

Present: Name

Emily Black

Shanen Weber

Aynslee Haveridge

Lisa Langer

Date: September 17, 2019

Time: 1:00pm

Company

CHV, Parks and Recreation Coordinator

Design Concepts

Design Concepts

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 (QFC) 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 26<sup>th</sup> 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.

# PUBLIC OUTREACH + MEETING NOTES

15. The QFC meets on 3<sup>rd</sup> 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 2<sup>nd</sup> 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. 8<sup>th</sup> 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 1<sup>st</sup> and 3<sup>rd</sup> Tuesday's of the month.

Prepared by:



Lisa Langer, PLA, ASLA  
Associate/Project Manager  
[lisal@dcla.net](mailto:lisal@dcla.net)  
May 6, 2020





## Quincy Farm

Location: Cherry Hills Village

To: Emily Black

From:

Present:

Name

Emily Black

Lucinda Greene

Klasina VanderWerf

Melinda Haymons

Joel Sydlow

Gordon Rockafellow

Sally Scott

Susan

Shanen Weber

Lisa Langer

Aynslee Havenridge

Date: October 15, 2019

Time: 8:15 AM – 10:15 AM

Company

CHV, Parks & Rec Coordinator

QF Committee, Chair

QF Committee, Vice Chair

QF Committee

QF Committee

QF Committee

QF Committee

Cherry Hills Land Preserve

Design CONcepts

Design Concepts

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 House 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

# PUBLIC OUTREACH + MEETING NOTES

- 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:

*Aynslee Havenridge*



Aynslee Havenridge  
Designer  
[Aynslee@dcla.net](mailto:Aynslee@dcla.net)  
October 24, 2019



## Quincy Farm Master Plan – Public Meeting #1

Location: Quincy Farm, Cherry Hills Village

To: Emily Black, Cherry Hills Village

From: Lisa Langer, Design Concepts

Present: Name

Emily Black

Jim Thorsen

Lucinda Greene

Klasina VanderWerf

Gordon Rockafellow

Earl Hoellen

Tom Thomas

Susan Maguire

Thomas Barry

Mike Gallagher

Shanen Weber

Lisa Langer

Aynslee Havenridge

Date: November 5, 2019

Time: 5:00 – 7:00 PM

Company

CHV, Parks & Rec Coordinator

CHV, City Manager

QF Committee, Chair

QF Committee, Vice Chair

QF Committee

QF Committee

Resident of CHV

Cherry Hills Land Preserve

Resident of CHV

Cherry Hills Village

Design Concepts

Design Concepts

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:



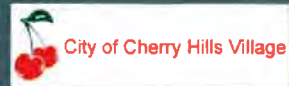
Lisa Langer, PLA  
Associate

[lisal@dcla.net](mailto:lisal@dcla.net)

November 5, 2019

# Quincy Farm - Open House

October 24, 2019



**Name**

**Email**

THOMAS BARRY

thomas@thearmstrongcompanies.com

GORDON ROCKAFELLOW

Gordon@WILLOWOAK.BIZ

Earl Hoellen

ehoellen@law.du.edu

Jim THORSEN

JTHORSEN@CHERRYHILLSVILLAGE.COM

Tom THOMAS

hjthors@aol.com

Klasine Vanduldyk

Klicka101@aol.com

Mike Gallagher

mgallagher@cherryhillsVillage.com





## 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  
From: Shanen Weber, Design Concepts  
Present: Name  
Emily Black  
Jeff Roberts  
Lucinda Greene  
Klasina VanderWerf  
Melinda Haymons  
Joel Sydlow  
Gordon Rockafellow  
Sally Scott  
Shanen Weber  
Aynslee Havenridge

Date: December 10, 2019  
Time: 8:15-10:15 AM  
Company  
CHV, Parks & Rec Coordinator  
CHV, Parks Operations Supervisor  
QF Committee, Chair  
QF Committee, Vice Chair  
QF Committee  
QF Committee  
QF Committee  
QF Committee  
Design Concepts  
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?

#### QFC priorities:

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



# PUBLIC OUTREACH + MEETING NOTES

- 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:

---



Aynslee Havenridge  
Designer

[AynsleeH@dcla.net](mailto:AynsleeH@dcla.net)

January 14, 2020

DESIGN  
CONCEPTS



## Quincy Farm Master Plan – Public Open House #2

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

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

### General Comments

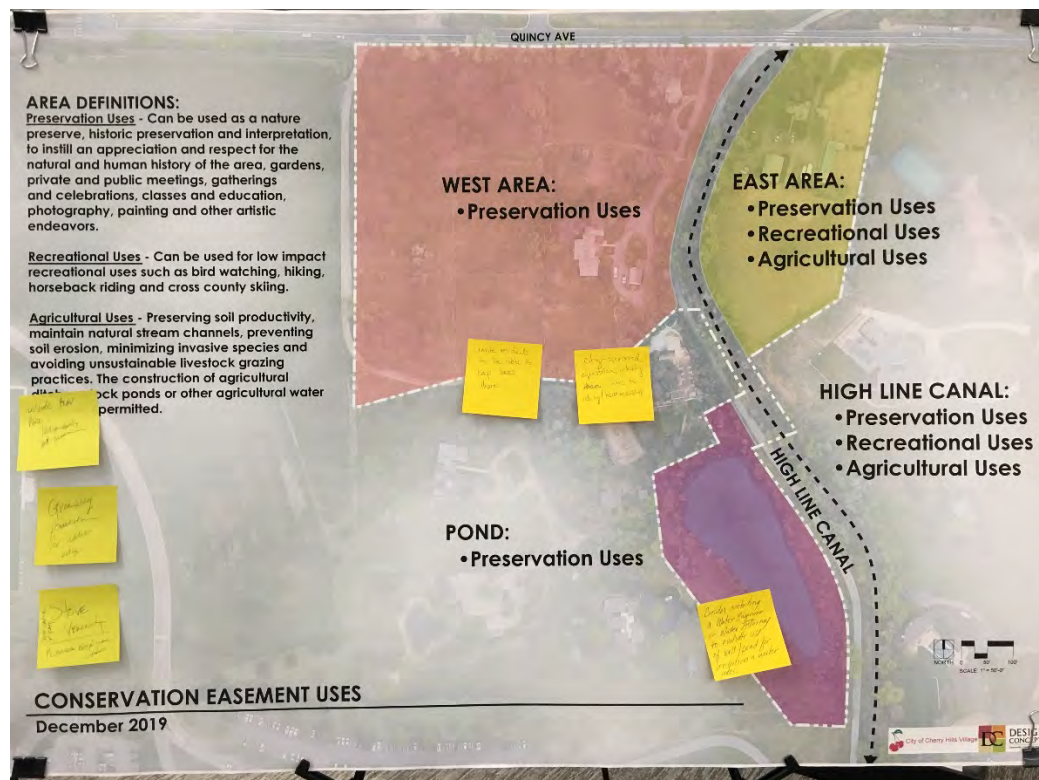
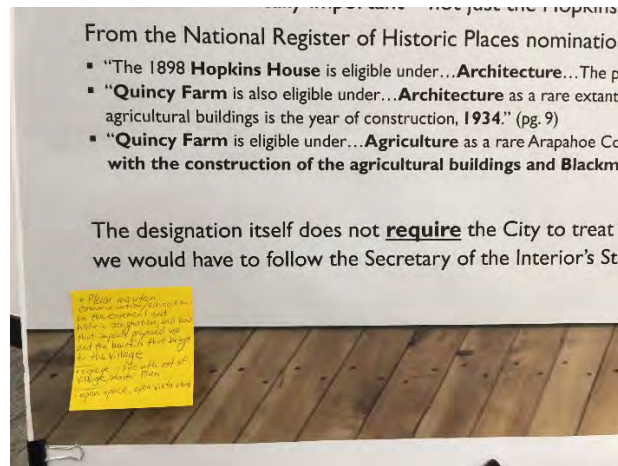
---

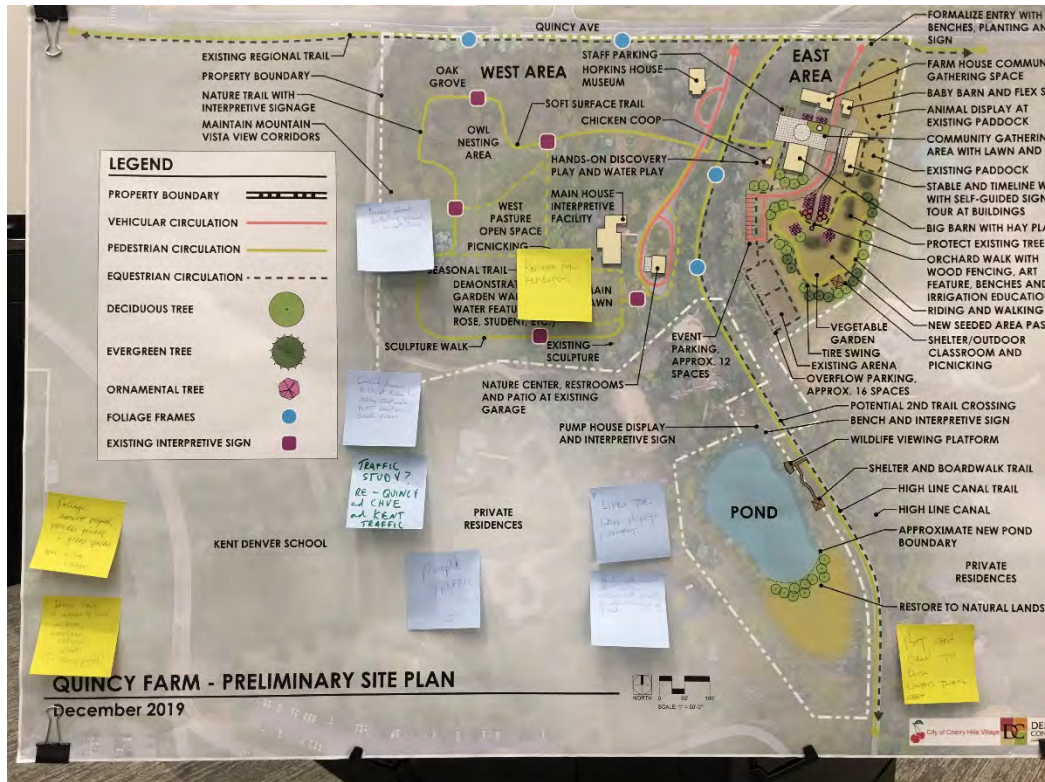
1. Please maintain communication/education on the easement, historic designation and how that impacts proposed use and the benefits for the Village.
2. Signage will be needed that is in-line with the rest of the Village Master Plan.
3. Keep open space, vistas and views.
4. Consider contacting a water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



# PUBLIC OUTREACH + MEETING NOTES

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.







# PUBLIC OUTREACH + MEETING NOTES



Prepared by:



DESIGN  
CONCEPTS

Lisa Langer, PLA  
Associate

[lisal@dcla.net](mailto:lisal@dcla.net)

January 31, 2020





## DESIGN CONCEPTS

Community + Landscape Architects

## Meeting Notes

### Quincy Farm Master Plan – Stakeholder mtg.

Location:	Virtual Zoom Meeting by CHV	Date:	March 26, 2020
To:	Emily Black, Cherry Hills Village	Time:	12:00pm
From:	Shanen Weber, Design Concepts	<u>Company</u>	
Present:	<u>Name</u>		
	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 Concepts
	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 trail 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



# PUBLIC OUTREACH + MEETING NOTES

- 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](mailto:LisaL@dcla.net)  
May 5, 2020



## Quincy Farm Master Plan – Staff Review Meeting

Location: Remote Call-In Meeting

To: Emily Black, Cherry Hills Village

From: Lisa Langer, DC

Present: Name

Emily Black

Jay Goldie

Jeff Roberts

Shanen Weber

Aynslee Haveridge

Lisa Langer

Date: April 14, 2020

Time: 1:00pm

Company

CHV, Parks and Recreation Coordinator

CHV, Parks and Recreation

CHV, Parks and Recreation

Design Concepts

Design Concepts

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.



# PUBLIC OUTREACH + MEETING NOTES

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 change 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:



DESIGN  
CONCEPTS

Lisa Langer, PLA, ASLA  
Associated/Project Manager  
[lisal@dcla.net](mailto:lisal@dcla.net)

May 4, 2020





2020 QUINCY FARM MASTER PLAN • CHERRY HILLS VILLAGE