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Anderson Family Quincy Farm RFP Response & Revised Quincy Farm Management Plan



JULY 14, 2021

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Anderson Family Quincy Farm RFP Response

4400 East Quincy Avenue, Englewood, Colorado 80113

**Prepared for Cherry Hills Village
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July 14, 2021



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I. COVER LETTER

Cherry Hills Village
2450 East Quincy Avenue
Cherry Hills Village, Colorado 80113

July 14, 2021

Dear Cherry Hills Village,

A revised version of our original Quincy Farm Management Plan, which was already approved by Colorado Open Lands is attached along with a response to the City's Request for Proposals. Additionally, since the drafting of our original proposal, we have developed a full operating and capital budget using our own historical figures and by obtaining cost estimates from experts where necessary.

As you'll notice in the RFP, the costs associated with the operation, maintenance and preservation of this property are substantial. Despite these substantial costs, we continue to be willing to step in to protect the future of the farm and share it with the community, because of the deep connection we feel to the land and our desire to uphold Cat's legacy. Most of all we are deeply saddened to see the state of disrepair of the property.

The purpose of the Conservation Easement is to preserve and protect in perpetuity the Conservation Values of the property which include the farm's natural habitat: its open pastures, irrigation pond, and its diversity of native and non-native trees and shrubs. The property's mature trees, riparian zones, wetlands, and pond create an urban wildlife habitat, providing food, shelter, breeding grounds, and migration corridors for various bird species. The recent failure to properly manage the land, including the lack of irrigation and control of noxious weeds has harmed the Conservation Values, in violation of the Conservation Easement.

The farm is also listed on the National Register of Historic Places, and the majority of the structures, as well as other elements of the farm are considered historically important. It is one of the last farms in the area that has retained its integrity, maintaining its collection of agricultural buildings and pastures dating from the 1930's.

At this point already, it will take years to rehabilitate the property to the condition it was in at the time of the donation. If our proposal were to be accepted, our first priorities would be to reclaim the natural property, to the extent possible, repair the structures to prevent further damage and to make the property and structures safe for usage and public access.

Any entity responding to this RFP who does not understand these costs or is unable or unwilling to immediately undertake these costs, will not only be unable to safely activate the property but will further damage this incredible gift.

We urge you to select an entity that has the financial ability and willingness to undertake the care for this property. Our family is committed to this property, both financially and spiritually, and it will be difficult to find an organization with the financial resources, historical and emotional commitment required to take care of this property in perpetuity.

We are submitting this proposal in a good faith response to the City's process. We respectfully request that the City reach a prompt decision on this matter. Any further delay in the proper care of the property will only result in further damage to the Conservation Values of the property, which at some point will become irreversible.

Sincerely,

The Anderson Family

Natalie Anderson
Natalie Anderson

II. HISTORY

1923: Catherine Anderson is born in New York City in 1923. Her love for horses begins at an early age on her family's farm in New Jersey. One of her first accomplishments is teaching her horse Jessup to put his front feet up on a step for a "shoe shine".



1964: Cat purchases Quincy Farm, which was one of the area's early dairy farms. She Keith, and their seven boys move to the property. They begin planting a variety of trees on the property and gardens on the property, developing it into the Quincy Farm we know today.



1970's: Cat co-founds the Platte Valley Pony Club, and later founds the Cherry Creek Pony Club where she teaches generations of pony clubbers alongside Candy Gray at Quincy Farm. She shares her vast knowledge and skills regarding horses with young equestrians, but the lessons that she teaches about discipline, responsibility and confidence often extend far beyond horsemanship and leave a lasting impact on her students.



1974: Cat's parents, donate 103 acres of the property where Cat grew up in New Jersey to the Monmouth County Park System. In 1984, the J.M. Huber Corporation donates another 48 acres of the Huber estate and the house to the Park System. Thanks to these donations and additional acquisitions, Huber Woods now totals 381 acres of permanently conserved open space.



1980's and 1990's: As suburban development continues around the farm, it becomes a sanctuary for wildlife and one of the remaining properties preserved as a part of the Village's agricultural past. Cat fosters an appreciation for wildlife, especially birds among her friends and family. Each year she hosts a New Year's Eve Brunch with the Denver Audubon where they count the number of bird species on the farm.



2007: Influenced by Huber Woods, Cat permanently protects Quincy Farm by placing it under a conservation easement held by Colorado Open Lands. She also donates the property to the City of Cherry Hills Village but retains a life estate.



June 2, 2016: Cat passes away and Quincy Farm formally transfers to Cherry Hills Village. Along with her generous donation of the farm, her legacy continues through her gifts to the causes that mattered to her most including: women's reproductive rights, affordable housing for all and land conservation.



III. WHO WE ARE

As the matriarch of the family, Catherine Huber Anderson instilled in her children and grandchildren a deep appreciation for the natural world and a common sense of values. Throughout her life, Cat shared in her good fortune with others in many ways, including by using Quincy Farm to promote the causes that she cared about such as the healing power of horses and animals, the importance of land conservation and wildlife preservation and the promotion of the social causes that mattered to her the most.

Cat would often take local children who visited the farm to the chicken coop to collect multi-colored eggs and then help them carefully break them open at lunch time. While these children had the opportunity to experience one of the last remaining historic farms in Arapahoe County, they also learned the more important lesson that she shared with them – just like the multi-colored eggs, we’re all the same on the inside.

Our story is written in ink. Huber ink.

The principles that Cat embraced were similarly passed down to her from generations before, most notably through the family business, JM Huber, which was founded by Cat’s grandfather, Joseph Maria Huber.

When Joseph Maria Huber arrived in New York from Germany in 1883, he was greeted by an America that was bursting with industry and invention. Against this backdrop, Joseph Maria Huber launched his business with a single manufacturing plant. Huber’s dry colors were pigments used to produce inks. Over the years, the J.M. Huber Corporation has evolved—entering new markets, serving new industries, expanding its global presence. Yet one thing has remained unchanged: the importance of family ownership.

Today, Huber is one of the largest privately held companies in the US. As the company enters its sixth generation of family ownership, it continues to carry on the legacy of Joseph Maria Huber by adhering to the Huber Principles, the foundation for the way the company conducts business everywhere it operates. The family and company are committed to excellence in governance and environmental sustainability and have been recognized for their success in these areas.

- Huber was recently honored with the 2020 IMD-Pictet Sustainability in Family Business Award.
- Huber was also selected as a US Best Managed Company by Deloitte for the second year in a row. Huber was previously honored with the prestigious IMD Global Family Business Award for 2013 and the 2018 Kellogg Family Enterprise Leadership Award, named a 2018 Family Business of the Year Honoree by the Cox Family Enterprise Center and received the 2019 Private Board Company of the Year Award from the National Association of Corporate Directors (NACD) New Jersey Chapter.

These accolades recognize the efforts of Huber, its leadership and the engagement of the Huber family in being a responsible corporate citizen. Each year Huber donates 1% of corporate

net profits through its Huber Helps Program which funds a variety of philanthropic initiatives across the globe

Cat's children, 4th generation Huber family members, and grandchildren, 5th generation family members bring significant business and non-profit experience, including from their active involvement with Huber: sitting on its company boards, serving on its philanthropic and family governance committees and working for the business. Her children also feel a strong connection to the land and commitment to her legacy, having grown up on Quincy Farm, and later helping Cat manage the property. We feel there is no one more well suited than our family to serve as a steward of Quincy Farm for the next 50 years and beyond.

a. OUR MISSION & VISION

Our mission is to manage Quincy Farm for the purpose of preserving and protecting the Conservation Values and upholding the Conservation Easement, while honoring Catherine Anderson's gift and vision.

Our vision is to bring Quincy Farm back to life as a fully functioning farm, providing people with not only food for their bodies and an educational community resource but something so often overlooked and incredibly important - much needed nourishment for their souls.

b. OUR VALUES

- Generosity – We commit to sharing our good fortune with others
- Inclusivity – We believe in equality and value our many differences
- Sustainability – We are committed to causes that improve our planet
- Stewardship – We honor the past while building for future generations

c. OUR FOCUS AREAS

	ENVIRONMENT	HISTORY	EDUCATION	COMMUNITY
Mission	<i>Reducing our impact and promoting responsible stewardship of our natural resources</i>	<i>Preserving, teaching and celebrating Colorado's rural history</i>	<i>Empowering our youth through hands on learning at a working farm</i>	<i>Building stronger and more sustainable communities through healthy foods</i>
Primary Proposed Partnership	Colorado Open Lands	Teaching With Historic Places	Kent Denver – Break Through	Gracefull Cafe
Additional Opportunities for Collaboration	Denver Audubon High Line Conservancy Institute for Environmental Solutions (IES) The Conservation Fund	History Colorado Historic Denver	Local Schools: Kent Denver, St. Mary's Academy, Cherry Hills Village Elementary, West Middle School	Metro Caring Museum of Outdoor Arts (MOA)

IV. COMMUNITY SUPPORTED AGRICULTURE FARM

a. What is a Community Supported Agriculture (“CSA”) Farm?

For nearly 25 years, Community Supported Agriculture (CSA) has become a popular way for consumers to buy local, seasonal food directly from a farmer. At its heart, a CSA program is a partnership between a farm and the local community. CSA members pay a fee up front in return for a share of what the farm grows during a set harvest season. CSA programs date back to the 1970s, when Black farmers in the South began what was known as “Clientele Membership Clubs,” although it wasn’t until the 1980s that farm shares began to catch on as a business model for small farmers and as a way for consumers to buy fresh produce.

Simply put - a farmer offers a certain number of shares of the produce grown on his farm to the public. Interested consumers purchase a share (aka a membership or a subscription) and in return receive a box, bag or basket of seasonal produce each week throughout the farming season. Typically, the share consists of vegetables, but other related fresh products may be included such as eggs, homemade bread, cheese, meat, fruit, and flowers to name a few. Sometimes several farmers will offer their products together expanding the variety of offerings to their members. The CSA model creates several rewards for both the farmer and the consumer.

Advantages for farmers:

- Get to spend time marketing the food early in the year, before their 16-hour days in the field begin.
- Receive payment early in the season, which helps with the farm's cash flow.
- Have an opportunity to get to know the people who eat the food they grow.

Advantages for consumers:

- Eat fresh food, with all the flavor and vitamin benefits.
- Get exposed to new vegetables and new ways of cooking.
- Usually get to visit the farm at least once a season or more often
- Find that kids typically favor food from "their" farm - even veggies they've never been known to eat.
- Develop a relationship with the farmer who grows their food and learn more about how food is grown.

In addition to the advantages for the consumer and farmer with the CSA concept, members also share with the farmer the risk that some crops might do poorly due to bad weather, pest problems, etc. With so many crops included in a CSA, it is expected that even if some languish, others will flourish and there will be plenty of food overall. Members pay the same whether it turns out to be a bumper year or a skinny one.

As you might expect with such a successful model, farmers have begun to introduce variations. One increasingly common one is the mix and match or pantry subscription CSA. Here, rather than making up a standard box of vegetables for every member each week, the members load their own boxes with some degree of personal choice. The farmer lays out baskets of the week's vegetables. Some farmers encourage members to take a prescribed amount of what's available, leaving behind what their families do not care for. Some CSA farmers then donate this extra produce to a food bank

CSAs of all types showed significant increases in 2020 and now a year into the pandemic, farms across the country are continuing to see increased demand for CSAs and are adjusting their business models to keep up with the demand. It's a simple enough idea and the impact has been profound. Tens of thousands of families have joined CSAs, and in some areas of the country there is more demand than there are CSA farms to fill it. This new way of agriculture shows no sign of slowing down.

b. Why a Non-Profit CSA at Quincy Farm?

What is the long-lasting appeal of farms and farmhouses? Traditionally farmhouses are simple homes built on agricultural lands to house and protect those who owned or worked the land. The term farmhouse isn't necessarily connected to a particular building style but to a setting and a connection to the agrarian and self-sufficient life. The farmhouse can be seen as refuge, a safe environment that is grounded in purity, honesty, and simple values. There is such a comforting atmosphere on a farm – and deep down, whether you have ever lived on or visited a farm, you feel the profound sense of comfort and simplicity when you see a farmhouse.

The modern farmhouse vernacular has been a trend for many years now, however, this last couple of years it has exploded. You see it everywhere – in new builds and remodels – white houses with black window trim. The world changed significantly during 2020 and a lot of what we used to know became very uncertain and people found themselves reevaluating much of their lives. One of the significant outcomes of the pandemic was that people learned to adjust to a much simpler life and discovered that they actually liked it. This seemingly ceaseless trend of the contemporary farmhouse look is a result of this deep seated and newly discovered yearning for security, simplicity, tradition and self-sufficiency. Through the modern farmhouse, people are reconnecting with a time when life wasn't complicated and farms were an important part of American life – a time when people knew their neighbors and shared a sense of community.

In addition to the subtle reconnecting to a less complicated lifestyle a much more profound impact of the pandemic was an unprecedented strain on the food supply from suppliers to local stores and food banks – all the way down the food chain. As a result, many Americans turned to food sources closer to home – whether it be at home food production or supporting local farms. Even before COVID, homesteading had been on the rise in recent years thanks in part to products created by celebrities which allow consumers to grow food outside the system of large-scale agriculture and in turn become more in touch with their food. Other people have turned to Community Supported Agriculture (CSA's). According to a recent Yelp COVID-19 Economic Impact Report, Community Supported Agriculture ventures, which connect farms to consumers directly, have seen a 579 percent nationwide increase in popularity and usage since March 1, 2020 and this increase shows no signs of stopping. In an NPR story in May 2020, it was reported that people's habits will shift because of the pandemic. For many the pandemic has been a wake-up call and they are asking themselves "what's really important?"

There has been a similar surge in raising backyard chickens which was also fueled primarily by the COVID crisis and as mentioned above, people are becoming increasingly concerned about where their food comes from which results in a strong desire to become more self-sufficient. In the face of a crisis the sales of chicks and related supplies tend to go up as people look to boost their self-reliance. My Pet Chicken, a hatchery in Connecticut, reported that by the 1st week of March 2020, sales were already at 98% of the previous year's figures. By the end of March, that number increased – to more than 500% and a year later is continuing to hold steady.

The coronavirus has exposed the vulnerabilities and fragility of the U.S. global agribusiness supply chain. The CSA model's focus on local and fresh is ideally suited for a crisis that has people deeply worried about germs on their produce as the crops make their way from fields, hundreds if not thousands of miles away, to their kitchen counter. In addition, people who live in urban areas and support local farms are helping to reduce the environmental impact. When you can eat fresh eggs or produce from your own backyard or a local farm rather than those trucked halfway across the country, you're doing your part to reduce fossil fuel usage.

In the past year people who have either been growing their own food or supporting local agriculture have discovered that they are eating much healthier and no longer have concerns about the larger food chain and possible disruptions. The surge in CSA participation is not just a

temporary bump because of COVID but rather an acceleration for a change that was in motion already.

According to Bill Powers, Senior Fellow at The World Policy Institute, “The surge in participation among CSA consumers over the past months not only gives more markets for folks selling organics, but also incentivizes others to take a leap toward self-provisioning in whatever ways that creatively inspires them.” This could be the birth of a new kind of American agriculture.

John Tecklin, owner of Mountain Bounty Farm, a CSA located in northern California, reports that, "It's local food security for our community and in these times it's more important now than ever." He believes that's the same motivation driving the recent doubling of interest in his CSA. "Everyone is just all of a sudden, 'Wow this is the kind of thing we need, we need local farmers who we're dealing with directly'." In addition to Tecklin's CSA, the multitude of other CSAs, as well as individual backyard farmers all across the country, are contributing to help strengthen the food system as well as providing hunger relief and food related education in individual communities.

This is exactly what the Quincy Farm CSA would provide – a local farm providing for not only the immediate but surrounding communities as well. In addition to the shares in the farm, an acre of land will be dedicated to Gracefull Café in Littleton to grow vegetables for their community café. Quincy Farm hopes to be working with Metro Cares Food Bank as well and provide produce grown on the farm to assist those in need.

Under the “Prior Work Completed” section of the 2021 Quincy Farm RFP it states that the Mission Statement decided upon by the Quincy Farm Committee in their draft Master Plan, which has not been formally approved, reads as follows, “Enriching the lives of youth, adults and families through conservation, educational opportunities, and the experience of a historic Colorado farm in a natural setting.” That is what the Quincy Farm CSA plans to do as will become evident in the following proposal.

Quincy Farm was built in those simpler times when farms produced crops and were an important part of life in Colorado. The farm buildings and the land have withstood the test of time during good times and hardship and is an important visual reminder of the history, comfort and security that people are now gravitating towards post COVID-19. *It is imperative now more than ever to bring Quincy Farm back to life as a fully functioning farm providing people with not only food for their bodies and an educational community resource but something so often overlooked and incredibly important - much needed nourishment for their souls.*

c. OWNERSHIP STRUCTURE & NON-PROFIT

This RFP Response and Management plan has been prepared to detail proposed uses and management of the Property in consideration of a potential transfer of the Property from Cherry Hills Village to a newly formed family entity, likely a family trust. This entity will include the participation of multiple members of the family, all the children, spouses of children, and grandchildren of Catherine Anderson, who share in a commitment to upholding the Conservation

Easement and preserving and protecting the Property in honor of Cat. In the event this proposal is accepted, an addendum will be submitted confidentially with the full details of the proposed legal structure and information about each individual family member's financial participation. All of these family members bring a unique historical knowledge and connection to Quincy Farm, and a commitment to bringing Cat's vision to life. Many of these family members also bring significant business and non-profit organization knowledge and experience.

Given the size of investment contemplated under this proposal, both in terms of time and from a financial perspective and the family's desire to ensure that the Conservation Easement and Conservation Values are protected in perpetuity, this proposal is contingent upon the family obtaining ownership and control of the property. We believe obtaining control of the farm is critical to ensuring substantial deferred maintenance to the land and structures, which is urgently needed, is completed.

We see this proposal as a win-win for all involved – Cherry Hills Village and its citizens have no ongoing legal or financial liability associated with Quincy Farm, but receive all of the community benefit, through access to a wide variety of programming, educational and volunteer opportunities in addition to access to produce from the farm. The property benefits from a severely needed comprehensive maintenance, repair and operation plan that ensures its permanent protection and preservation lead by a group deeply committed to the Conservation Easement with years of experience operating Quincy Farm successfully.

While we believe this is the best ownership structure for ensuring the property's preservation and long-term and effective day to day operation, we additionally want to bring Cat's vision of sharing Quincy Farm with the community to life in a way that will activate and directly involve the citizens of Cherry Hills and the surrounding communities. We plan to form a 501(c)(3), non-profit organization to operate the Quincy Farm CSA. While the CSA will provide valuable educational and programming opportunities for community members, it will also provide multiple volunteer opportunities and a certain portion of all products from the farm will be donated to a local food relief organization. A diverse set of board members will be elected that represent family members, neighbors of the farm, and community members from Cherry Hills and Colorado more broadly. This non-profit will also collaborate with other community organizations on programming and educational development.

d. DAY TO DAY MANAGEMENT

i. Caretaker

In our experience, successful operation of Quincy Farm requires the participation of many different individuals. The integral role that the farm's long-time caretaker, Candy Gray, played in preserving and protecting the property, and just how big of a job that role is, cannot be overstated. She became synonymous with the farm itself, understanding its quirks, intricacies and how to care for the property and the many creatures that called it home better than anyone else. Although she will never be replaced, we believe hiring a professional full-time caretaker for the property who would reside on the property, is an important immediate step in beginning to

address the significant deferred maintenance to the land and structures and bringing the land back to life and have included this in the first-year plan and budget.

ii. Quincy Farm CSA Farmer

Additionally, the Quincy Farm CSA will be operated by a professional farmer, with experience operating a CSA and with traditional and organic farming techniques. This individual will work closely with the CSA Board of Directors, and will also be an integral part of programming and educational activities on the farm. During growing season, June-October, this will be a role requiring full-time hours, but may be transitioned to a part time role in the off-season. As needed this role will be supported by community volunteers and potentially seasonal staff as the CSA grows.

iii. Additional Support

Successful operation of the farm also requires significant work in partnership with professionals from multiple fields. This ranges from professionals that assist with day-to-day maintenance of the property such as landscapers, gardeners and cleaning services, particularly if the farm is to be visited frequently by the public, to professionals that can assist in addressing the property's more unique needs such as pond consultants, tree experts and historic contractors. The property will also need administrative support, insurance expertise, accounting and legal services.

Finally, as with any property of this age, despite the best preventative maintenance efforts and planning, things can and will break. In 2014 alone, unanticipated repairs for the Main House and pond were \$68,574.11, and service providers that can assist in these situations will also be critical. In drafting this plan, we have used historical figures, data from the City, and consulted with multiple professionals in each of these categories, and others to compile a complete budget for the successful operation of the property.

e. CSA 501(c)(3) NON-PROFIT GOVERNANCE

Quincy Farm CSA Board of Directors:

a. Desired experience, background and traits

i. Experience & Background:

1. CSA operation
2. Organic Farming and Agriculture
3. Non-profit organizations
4. Fundraising and event planning
5. Education
6. Community outreach and engagement
7. Historic properties and preservation
8. Land conservation
9. Friends and neighbors of the Farm and Cat and Keith Anderson

- ii. Traits:
 - 1. Shared values and principles
 - 2. Authentic belief in Quincy Farm Mission
 - 3. Commitment to local community
- b. Potential Initial CSA Board: (Biographies to be provided with addendum)
- c. Potential Strategic Advisors: (Biographies to be provided with addendum)

f. PARTNERSHIPS

We have had preliminary conversations with many of the organizations listed as potential partners of the Quincy Farm CSA, and look forward to the opportunity to formalize these relationships should the process result in this proposal moving forward. Our goal is to collaborate with these organizations, by using the farm as a venue for them to provide to promote their own missions and educate the community about important topics that align with the farm's mission and values. We additionally plan to collaborate with other local small, organic and or family-owned farms, potentially by making some of their products available with the Quincy Farm CSA shares, so that we can leverage our shared purpose to educate the community and strengthen these organizations, while providing an even greater benefit to the community.

g. PROGRAMMING

i. OVERVIEW

There are unlimited opportunities for Quincy Farm to become a resource for education on multiple levels for children as well as adults, which is one of the goals of the CSA. Programs will be planned a year in advance so all those entities who wish to take advantage of the opportunities available will be able to participate. The scheduling of programs will follow the Property's activities at a particular time of the year – for example in the spring during planting season, education will be centered around that general theme, the summer solstice offers more chances for education, as well as the growing season, harvest, etc. The schools and other partner organizations will be able to originate ideas and present programming suggestions that tie in with their curriculums and plans.

For example, The National Register of Historic Places has a successful program called “Teaching with Historic Places” (“TwHP”) which is a series of lesson plans along with place and service-based learning resources produced by the National Park Service. Since Quincy Farm is listed twice on the National Register, multiple opportunities open up for education and community involvement with the farming history of Quincy Farm as well as creating avenues for understanding the role of farming in America in previous centuries.

The land also offers unlimited possibilities for educational opportunities working with Kent Denver. We have had an initial meeting with the school administration to explore future possibilities. For example, Quincy Farm could host science classes studying the pond, an environmental studies class discovering the effects of global warming on the Property and its

resources, or students working as volunteers on the Property and CSA farm. Cherry Hills Elementary, West Middle School and St. Mary's Academy would be other schools in the area that could take advantage of planned programming with the Property.

The CSA will also offer its own brand of education in the way of fun opportunities to learn about how to prepare vegetables grown on the Property that appear in their weekly share - vegetables with which people may not be familiar. Different chefs throughout the summer could give demonstrations on preparing delicious meals using produce from the Farm. Additionally, educational and programming activities could relate to the animals living on the Property: ranging from how to care for them and what their role is on the Farm, to simply providing the community with opportunities to commune in a peaceful space with animals. The exciting aspect of education, programming and classes is that as the Farm grows, so will the programming and education because new ideas will present themselves with each new growing season.

h. UPDATED DRAFT PROGRAMMING CALENDAR

Educational Opportunities:

- **Beekeeping 101:** series with Jackie Tichawsky
- **Native Bee Series**
- **Chicken Care 101**
- **Composting 101**
- **Flower Arranging 101:** Led by Jeri Neff with guest designers featuring flowers grown at Quincy Farm
- **Landscaping with Native Plants 101** with the Colorado Native Plant Society: furthering knowledge and conservation of native plants and habitats
- **Vegetarian Cooking Classes** featuring produce from the farm taught by local vegetarian chefs
- **New and unusual uses for herbs**
- **Teaching with Historic Places (TwHP):** Offering 160+ classroom ready lesson plans that use historic sites as a means for exploring local and American history.
- **Kent Denver:** Rand Harrington and Jerry Walker are excited to work together with Quincy Farm in developing educational opportunities
- **Saint Mary's Academy:** TwHP
- **Cherry Hills Village Elementary:** TwHP

Farm Tours: Farm Tours will be available the first Sunday of each month during growing season (June – October)

CSA Pick Up: every Saturday during growing season (June - October)

- CSA will be available for local community members to subscribe to a weekly box, while half of all produce grown of the farm will be donated to local food banks.

Volunteer Opportunities: While the Quincy Farm CSA will be operated by a professional farmer, there will be multiple opportunities to volunteer on the farm

Small Group Farm to Table Dinners: Themed according to season and serving products from the farm. Proceeds to benefit local non-profit each season

One Large Annual Barn Party: Each summer Quincy Farm will host one large Barn Party to benefit the Quincy Farm Non-Profit CSA

Sustainable Films Series: Movie night on the main lawn (subject to weather)

- June: *Biggest Little Farm*
- July: *Sustainable*
- August: *Before the Flood*
- September: *Kiss the Ground*

Speaker Series:

The topics of the series will correlate with the seasons on the farm

Spring: Planting Time:

- **Quincy Farm Resident Farmer** will demonstrate and educate people on how the ground is prepared for the vegetable seeds to planted.
- **Denver Audubon** will talk about the nesting activity of the birds and raptors this time of year, types of nests for different birds, incubation time, etc.
- **Colorado Wildlife Federation** will talk about the farm's wildlife activities this time of year – coyotes, raccoons, etc.
- **Trees, Water and People** will discuss the relationship between the trees, shrubs, wild grasses, water and how the people's activities fit into this eco system.
- **Colorado Tree Coalition** will teach how we can help preserve and renew community forests – especially the over 400 species of trees and shrubs growing on Quincy Farm.

Summer: Growing Season:

- **Colorado Foundation for Water Education** will teach about water conservation and how to be water-wise during the heat of summer.
- **Quincy Farm Resident Farmer** will talk about what is happening with the crops this time of year and demonstrate the harvesting of mature vegetables.
- **Amanda Weaver owner of Five Fidges Farm CSA, Wheatridge, CO** share her experiences with her CSA.
- **Colorado Open Lands** will talk about the importance of conservation easements and share examples of other successful CSAs with easements.
- **Highline Canal Conservancy** will talk about the Highline Canal, its history and importance to the beginning of Quincy Farm as well as the future of the canal.

Fall: Harvest Time:

- **Quincy Farm Resident Farmer** will talk about the end of the growing season and harvest.
- **Denver Audubon** will once again talk about what the birds and raptors are doing this time of year to prepare for the colder months.
- **Colorado Wildlife Federation** will talk about the different wildlife and what they all do to prepare for colder months.

- **Jackie Tichawsky** will demonstrate extracting the honey from Quincy Farm's hives and what is involved in getting it from hive to table.
- **Local Arborist** will discuss what happens to the trees and shrubs this time of year.
- **Local Floral Designer** will demonstrate how to take advantage of fall flowers and foliage, berries, and grasses to dry and create long lasting arrangements and wreaths.

Winter: The land rests:

- **Jay Stewart**, wildlife expert, will talk about the activities of wildlife, large and small, during the cold months and show how to identify tracks of many of the creatures that live around us.
- **Quincy Farm Resident Farmer** will talk about what happens on the farm during the winter months and preparations being made for the spring growing season.
- **Local Floral Designer** will demonstrate wreath making and holiday decorating utilizing foliage from your yard.
- **Women in Conservation Speaker Series:** Melinda Beck, Otten Johnson, Sydney Macy TCF, Amanda Weaver, Five Fridges Farm, Cheryl Cufre, COL, Maggie Hanna, CCALT
- **Photographer TBA** One day winter photography workshop on and around Quincy Farm.

V. BUDGET

a. Background

There are many significant costs associated with the ownership, operation and maintenance of this Property. These costs are related both to the buildings on the property and its natural features. Namely, there are 9 historic structures on the farm, the majority of which were built between 1898 and 1934. The property is also home to tens of species of mature trees, a pond, wildlife habitat and agricultural features like a productive hayfield. Preserving the property and the Conservation Values protected by the Easement requires significant investment from a time and financial perspective, along with expertise in historic property and land management.

Readying the property for safe public access requires an additional level of investment. As evidenced by the current condition of the property, if the structures or land are not adequately cared for, a property of this age and size can quickly fall into disrepair and once this damage is done it often cannot be reversed.¹

We have categorized these costs into two categories: annual operating and capital expenditures and improvements. We have pulled historical data from actual operating expenses incurred while the property was under the ownership of the family, used figures from the City, and obtained new expert estimates for these costs where possible to project as accurately as possible what costs will be going forward in a fully detailed budget, which is attached.

The operating costs included in the budget are primarily based on actual historical numbers from 2014 records during Cat Anderson's ownership of the property, and where necessary, expert estimates of future costs. Capital expenditures and improvements are primarily based on figures

¹ See the Appendix: Farm Pre-Transfer & Current Conditions Photographs on page 43

from Historic Structure Assessments (“HSAs”) which were completed by the City. These include cost estimates for repairs to the exterior of the nine structures on the property. These are the minimum interventions required to preserve the buildings, prevent further damage such as water intrusion, and address deferred maintenance. The numbers in the attached budget are:

- Annual operating, maintenance and repair expenses for 2022 are estimated to be: **\$368,005.93**
- Capital expenditures related to the exterior of the buildings and pond are estimated to be: **\$3,265,932.89**

However, the HSA capital expenditure estimates do not include any repairs or upgrades to the interior of the structures or work that would be required to provide safe and comfortable public access to the structures namely: lead paint and asbestos abatement, electrical upgrades for code conformance, ADA accessibility, fire systems, security, air conditioning in houses and plumbing repairs and upgrades. These improvements are critical before any kind of public access and programming can be implemented.

These estimates also do not include any potential improvements to the interior of the buildings. In summary – the largest potential costs associated with this property have not yet been defined. However, based on a price per square footage calculation, they range from **\$3-\$5 million** depending on future use.

This means that conservatively, the total cost to address all costs outlined in the City’s HSAs for building exteriors and to renovate the interior of all buildings, should a respondent undertake all of those projects, is **\$7,565,932.89**, in addition to significant annual operating costs and hundreds of hours of time. Following the budget, we have provided a three-year plan and order of prioritization in addressing the most urgent capital costs.

b. Projected Operating and Capital Expenditures Budget

OPERATING EXPENSES				
Expense Category	2014A	2019A	2020A	2022P
Utilities [1]	Occupied - Main House only	Unoccupied - Main House only	Unoccupied - Main House only	Plan: Occupied Main House only
Electricity	\$5,258.09	unknown	\$2,679.79	\$6,000.00
Water	\$466.34	unknown	\$5,440.03	\$5,500
Trash	\$2,571.44 (dumpster)	unknown	\$1,555.44	\$3,000.00
Sewer	\$393.68* only East Side	unknown	\$64.98	\$500
Phone/Internet/TV	\$904.80 (Cat only)	unknown	unknown	\$1,019
Generator (annually)	\$300	unknown	unknown	\$338
Subtotal	\$15,516.17	\$7,183.87	\$9,740.06	\$16,356.79
Insurance [2]				
General Homeowner's Policy	\$11,433	unknown	unknown	\$15,760
Renter's Insurance for Lessee(s)	n/a	unknown	unknown	n/a
General liability policy (CGL) if public access	n/a	unknown	unknown	need est.
Flood Insurance	n/a	unknown	unknown	need est.
Subtotal	\$11,433	unknown	unknown	\$15,760
General Repairs & Replacement [3]				
Unanticipated Repairs	\$68,574.11	unknown	\$7,676.13	\$50,000-\$70,000
Maintenance [4]				
Landscaping and Gardener	~\$15,000	\$7,252.61* Materials only	unknown	\$15,000
Tree Maint.	unknown	\$20,495.75	unknown	\$25,000-\$40,000
Pond Treatment	\$1,179.00	unknown	unknown	\$1,769.96
Driveway Asphalt Maintenance	unknown	unknown	unknown	\$2,000
Snake Sewer Lines	unknown	unknown	unknown	\$500
Annual Slate Roof Maintenance	unknown	unknown	unknown	\$8,000 - \$10,000
Annual Gutter/Window Cleaning	\$600	unknown	unknown	\$600
Pest control	\$2,275	unknown	unknown	\$3,000
Weeds, noxious and invasive species control	unknown	unknown	unknown	\$5,000
Fence Repair & Maintenance	unknown	unknown	unknown	\$5,000-\$10,000
High Line Canal Maintenance	unknown	unknown	unknown	\$2,000
Equipment, Tools, Gas etc.	unknown	unknown	unknown	\$10,000
Miscellaneous	unknown	\$2,130.92	unknown	unknown
Subtotal	\$19,054.00	\$22,626.67	unknown	\$77,869.96-\$99,869.96
Property Taxes [5]				
CHV & Arapahoe County Taxes	\$23,105	n/a	n/a	\$58,219.2 per current assess.
Caretaker [6]				
Salary	\$36,000	n/a	n/a	\$45,000
Benefits	unknown	n/a	n/a	unknown
Payroll	unknown	n/a	n/a	unknown
Taxes	unknown	n/a	n/a	unknown
Subtotal	\$36,000+	n/a	n/a	\$45,000
Accounting				
Accountant & Bookkeeper	Farm not broken out	unknown	unknown	\$2,500
Subtotal	unknown	unknown	unknown	\$2,500
Cleaning [7]				
House Keeping Service	\$7,800	n/a	n/a	\$7,800
Attorneys [8]				
Water Attorney	n/a	n/a	n/a	\$20,000
Transactional Attorney	n/a	n/a	n/a	\$15,000
Property Tax Attorney	\$2,500	n/a	n/a	\$3,500
Misc. Legal Fees	unknown	unknown	unknown	\$5,000
Subtotal	\$2,500	unknown	unknown	\$43,500
Transaction Fees [9]				
Transaction Fee:	n/a	n/a	n/a	n/a for family
Programming Costs [10]				
Animal Care	Not tracked individually	n/a	n/a	dependent on plan
Programming Costs	n/a	unknown	unknown	dependent on plan
Subtotal	unknown	unknown	unknown	\$20,000-\$40,000
Total Spending	\$183,982.28	\$357,761.57	\$72,032.51	\$368,005.93
	*Plus all expenses not included in records	*All other costs related to capital improvements		(Based on Range: \$337,005.95-\$399,005.90)

Capital Expenditures -- EXTERIOR [11]	Estimated Cost
Main House	\$807,255.70
Garage	\$89,431.88
Pond	\$398,992.13
Hopkins House	\$625,091.57
Farm House	\$190,863.93
Chicken Coop	\$43,280.10
Pump House	\$56,892.01
Big Barn	\$385,071.24
Baby Barn	\$245,755.92
Shed Row	\$325,298.41
Roads & Driveways	\$8,000
Landscaping - Recounter etc.	\$10,000
Fencing and Gates	\$20,000
Security	\$10,000
Equipment Purchases	\$50,000
Total Exterior	\$3,265,932.89
Capital Expenditures -- INTERIOR [12]	Estimated Cost
Asbestos and Lead Based Paint Abatement - 9 structures	Need est.
Electrical Upgrades	Need est.
Plumbing	Need est.
HVAC	Need est.
ADA Compliance	If City Owned
Fire Systems	\$75,000
Remodeling Upgrades	Dependent on plan
Total Interior based on square footage estimate	\$3 - \$5 million
Capital Expenditures -- OTHER [13]	Estimated Cost
New Well (if needed) (based on 3 estimates)	\$250,000
Irrigation line from pond to east side	\$50,000
Total Other	\$300,000
TOTAL	\$7,565,932.89
	<u>Based on Range:</u> \$6,565,932.89- \$8,565,932.89

Budget Notes:

[1] Utilities: Caretaker and Hopkins House Tenant have historically paid their own utilities as part of their lease agreements. This budget is assuming the same arrangement going forward, but utility costs will increase if this changes. CHV figures are based on unoccupied Main House, however, they will also be significantly higher when property is activated, hence a conservative 2% increase for inflation was applied to the 2014 to obtain the new figures, which are included.

[2] Insurance: Based on historic costs and an estimate from Farmer's Insurance for General Homeowner's Policy and Commercial General Liability anticipating public access. As expected, this is a very complex property to ensure given the age and uniqueness of the structures. These preliminary conversations indicate that insurability may dictate further investment in the property. For example: Fencing the pond and ensuring there is proper signage may be a prerequisite in order for that area of the property insured for liability. Additionally, insurance costs will be higher until repairs and maintenance contemplated in this plan are complete such as new roofs on the East Side. Flood insurance, if possible, will also likely need to be obtained given the pond, flood plain and High Line Canal.

[3] General Repairs and Replacement: The 2014 figure is from repairs to the Main House and pond. Given the age of the property, in our experience, even with preventative maintenance, unanticipated repairs should be budgeted for at this level.

[4] Maintenance:

- Landscaping and Gardener: \$25 per hour per person - normally 2 people twice a week during active months. While caretaker job description includes irrigating and general property management, the hours required for gardening and landscaping fall outside the scope of what is possible for the caretaker to perform.
- Tree Maintenance: based on estimate from Back 40 Land Management for similar property in Greenwood Village and fact that there are at least 6 large dead trees that will need to be removed.
- Annual Slate Roof Maintenance: more detail to be provided by independent contractor
- Weeds, Noxious and Invasive Species Control: Also provided by Back 40 Land Management, and assuming caretaker can assist by providing equipment and support of this work, which is extensive.
- Equipment, Tools, Gas, Etc: All caretaker equipment and tools were donated upon her passing because the City did not indicate an interest in these items (Tractor, utility vehicle, mowers, small and large landscaping equipment etc.) This is an annual estimate for new equipment and repairs to existing equipment once purchased. Significant investment will be needed up front to make equipment purchases. This figure is included in the Capital Expenditures portion of the budget.

[5] Property Taxes: Based on current assessment. Likely because CHV does not pay taxes as public entity, and therefore, assessor made assessment as if the property did not have an easement. Current assessed market value is \$8.9 million. Have consulted with a tax attorney who has previously assisted with the property taxes. This will have to be appealed at expense to

property owner, also budgeted, to get the property taxes back to accurate level, however, budget is based on assumption at current level.

[6] Caretaker: Salary adjusted for current comparable job descriptions. Benefits, payroll and taxes will need to be calculated at time of hiring and included.

[7] Cleaning: For all structures open to the public. Based on \$25 an hour wage and bi-weekly cleaning.

[8] Attorneys: Estimates provided by property tax, transactional, water and general attorneys supporting this project currently. Water Attorney is anticipated for negotiation with Denver Water. Property tax attorney is anticipated to remedy tax assessment issues identified above. Transactional attorney is in anticipated of a potential transfer of title. Miscellaneous Legal fees are related to property ownership generally.

[9] Transaction Fees: Per the conservation easement, any transfer of the title of the property to a party other than the family of Catherine Anderson or The Conservation Fund triggers a transfer fee to be paid to Colorado Open Lands for Conservation Easement defense. This is not included in this budget as it is not applicable under the current transaction proposed.

[10] Programming Costs: These are highly dependent on the type of programming but baseline costs include: communications, marketing, website creation, animal care, materials for events, etc. This is a very conservative estimate and is anticipated to grow significantly more as property is activated.

[11] Capital Expenditures (Exterior):

- Structural estimates based on CHV's figures. Independent contractor estimates will be provided from family and linked to 3 year POR.
- Equipment: Tractor, golf cart, tools. All caretaker tools and machinery will need to be repurchased as they were donated to other organizations when City did not express interest.

[12] Capital Expenditures (Interior): Based on price per square foot estimate from HSA and verbal estimates from 3 historic contractors. These potential costs vary widely depending on future use of structures. These are anticipated to be largest component of future budget and will need to be carefully assessed and prioritized as part of 3 year POR.

[13] Capital Expenditures (Other):

- New well: Based on three professional estimates
- Irrigation Line: Based on professional estimate to provide irrigation to CSA, if additional irrigation needed.

c. ANDERSON FAMILY FINANCIAL COMMITMENT

The family has committed to undertaking the operating and capital expenditure costs required to maintain and preserve this property. Documentation of the family's financial commitment and capacity to undertake the operating, maintenance, repairs and capital investments outlined in this plan will be provided in a separate, confidential addendum for City Council's review in the event this proposal is accepted.

d. THREE YEAR MAINTENACE, REPAIRS & CAPITAL INVESTMENT PLAN

	Year 1	Year 2	Year 3
Structures	<ul style="list-style-type: none">• Repair and replace where necessary roofs, siding, windows, gutters on East Side Structures and Main House• Rehab interior of Farm House to ready it for move in by caretaker• Address Hopkins House Foundation	<ul style="list-style-type: none">• Conversion of Baby Barn into CSA Farm shop and pick up location• Address any safety or code issues in interior of buildings to ready them for public access including electrical, HVAC, plumbing, asbestos, lead paint, ADA compliance	<ul style="list-style-type: none">• Hopkins House full analysis for necessary maintenance and repairs
Land Management	<ul style="list-style-type: none">• Develop and implement plan to address noxious weeds and invasive species• Short Term Pond interventions such as enhanced aeration, Aqua Shade etc.• Repair fencing & gates	<ul style="list-style-type: none">• In depth analysis of long-term interventions to enhance pond health• Comprehensive tree analysis and creation of plan to ensure tree health• Compost Program• Plant first crops• Continued noxious weed program	<ul style="list-style-type: none">• Plant small orchard on West Side• Continued noxious weed program
Other	<ul style="list-style-type: none">• Equipment Purchases		

*Please see the above Projected Operating and Capital Expenditures Budget for costs associated with each of these proposed projects.

e. SHORT TERM CSA PROJECTS

- Development of East Side Pasture into productive farm land dedicated to the CSA
- Hiring of Quincy Farm CSA Farmer
- Introduction of small farm animals such as chickens, ducks, pigs, and mini horses to be incorporated into educational programming
- Formalization of partnerships with community organizations
- Development and finalization of first year's programming and volunteer calendar in collaboration with these partner organizations
- Creation of website to share information about Quincy Farm programming, educational and volunteer opportunities

f. LONG TERM CSA PROJECTS

- Continued development and expansion of partnerships and programming
- Planting of small orchard on West Side of property
- Archive of Quincy Farm history, photos and stories
- Quincy Farm Book to be written by Jeri Neff
- Conversion of Baby Barn into CSA Farm Shop and Produce Pick Up Location
- Construction of compost system for the farm

VI. Letters of Support and Community Endorsement

We are grateful to the Cherry Hills Community and Quincy Farm surrounding neighbors for their support of our proposal. Letters of Support and Community Endorsement are provided in the Appendix.

**Revised Anderson Family
Quincy Farm Management Plan**
4400 East Quincy Avenue, Englewood, Colorado 80113

Prepared for Colorado Open Lands and Cherry Hills Village
Prepared by Natalie Anderson

October 12, 2020
Revised July 14, 2021



a. Background

Catherine H. Anderson (“Cat”) generously gifted Quincy Farm (the “Property” or the “Farm”) to the City of Cherry Hills Village (“CHV”). She also protected the 17.5 acre Property in perpetuity by donating to Colorado Open Lands (“COL”) a Deed of Conservation Easement recorded on December 18, 2007 at Reception No. B7157828 in the Office of the Clerk and Recorder of Arapahoe County, Colorado (the “Conservation Easement”). (Capitalized terms used in this Plan shall have the meanings assigned to them in the Conservation Easement.) Upon Cat’s passing on June 2, 2016, the City of Cherry Hills Village took possession of Quincy Farm.

Since then, Cherry Hills Village and its Quincy Farm Committee have undertaken significant work to study and document the current conditions of the Property, to understand the possibilities for future use, and to identify the various stakeholders and the potential resources that may be available to realize this vision. The reports compiled by CHV include historic structure assessments (“HSAs”), building and engineering inspections, and studies of the trees and pond on the Property.

Additionally, CHV made upgrades to the Property and its infrastructure, including tree trimming, connecting the Property to the city sewer system and putting in a new irrigation system. They made additions to enhance the wildlife habitat and natural features of the Property, such as plant select and pollinator gardens. However, a lack of comprehensive maintenance and repairs to other areas on the Property has resulted in significant degradation of the condition of its natural features and physical structures.² This new Management Plan is designed as a comprehensive plan to address necessary repairs and maintenance, to ensure Quincy Farm is protected and conserved in perpetuity.

b. Management Plan Purpose

This new Management Plan (“Plan”) has been prepared by Natalie Anderson to detail proposed uses and management of the Property in consideration of a potential transfer of the Property from Cherry Hills Village to a newly formed family entity. While the structure of this entity has not yet been finalized, it will include the participation of multiple members of the family who share in a commitment to upholding the Conservation Easement, and preserving and protecting the Property in honor of Cat.

The Conservation Easement provides that the farm, “.. shall be managed in accordance with a ‘Management Plan’ which shall be prepared by Cherry Hills Village, and approved by Grantee [Colorado Open Lands], within one (1) year after termination of the Life Estate”. Pursuant to the Conservation Easement, the Quincy Farm Committee of CHV drafted a Management Plan for Quincy Farm in 2017. Many elements of this Plan are borrowed from and build upon the significant work that has been performed up to this point by Cherry Hills Village including the 2017 Management Plan.

This Plan provides requirements for the present and future management of Quincy Farm, in accordance with the Conservation Easement to preserve and protect the Conservation Values

² Photos of the current condition of the property are included in the Appendix, Section VII., Page 43.

of the Property as described in the Conservation Easement and the Baseline Report.³ All activities permitted by and described in this Plan must also meet all of the requirements set forth in the Conservation Easement, regardless of whether such requirements are explicitly set forth in this Plan, including any required approvals of COL. The inclusion of an activity or use within this Plan does not obviate the need for the approval of COL where such approval is expressly required by the Conservation Easement.

c. Mission Statement

Our mission is to manage Quincy Farm for the purpose of preserving and protecting the Conservation Values while honoring Catherine Anderson's gift and vision.

d. Conservation Values

The purpose of the Conservation Easement is to preserve and protect in perpetuity the Conservation Values of the Property, and all current and future activities on the farm outlined in this Plan will also be carried out to achieve this purpose. The Conservation Values are:

- Public Recreation or Education
- Relatively Natural Habitat
- Open Space
 - Scenic enjoyment
 - Significant public benefit
- Historic

II. Property Description

a. Summary Information

Quincy Farm is a traditional agricultural parcel in a suburban setting. The Conservation Easement divides Quincy Farm into three sections: the East Area, the West Area and the Canal Area. The division between East and West is created by the High Line Canal, which bisects the Property. These areas are outlined in the Quincy Farm Area Map on page 7. The Property consists of nine structures: three residences, a detached garage, two barns, horse stalls, a chicken coop and a pump house.⁴ These buildings are surrounded by open pastures, an irrigation pond, and a diversity of native and non-native trees and shrubs.

Quincy Farm was listed in the National Register of Historic Places in April 2007. The Farm is designated as a district, historically significant for both agriculture and architecture. The majority of the structures, as well as other elements of the farm, are considered historically important. It is one of the last farms in the area that has retained its integrity, maintaining its collection of agricultural buildings and pastures dating from the 1930's.

³ A baseline report was generated to detail the conditions of the Property upon granting of the Conservation Easement in 2007. This report was updated again in 2012. See Appendix, Section VII., Page 42, for a comprehensive list of available supporting documentation, including current photos of the Property.

⁴ See Page 34 for a Detailed Site Map of these features.

The Farm's open lands are also important as natural areas. The Property's mature trees, riparian zones, wetlands, and pond create an urban wildlife habitat, providing food, shelter, breeding grounds, and migration corridors for various bird species. The High Line Canal Trail which bisects the Property is used by hundreds of people every day for walking, hiking, bicycling and horseback riding. Trail users are able to experience this refuge of nature remaining in an urban space, often spotting wildlife from the trail around the farm.

b. Conservation Easement Permitted Uses

The Conservation Easement provides that the West Area will be managed primarily as a natural area with limited public access for Preservation Uses and Agricultural Uses. The East Area shall be managed for Preservation Uses, Recreational Uses and Agricultural Uses. The Preservation Uses, Agricultural Uses and Recreational Uses are described in the Conservation Easement as follows:

Preservation Uses.

The Parties intend that the Property remain in its substantially open condition with trees, grassed areas, gardens and the pond, and that only the permitted structures described herein shall be constructed or maintained on the Property. The Property, and the structures permitted thereon, 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 (collectively the "Preservation Uses").

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. Public Use of the Canal Area is permitted subject to the terms of the Denver Water Easement. These uses are referred to as the "Recreational Uses".

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. Long term stewardship and management goals include preserving soil productivity, maintaining natural stream channels, preventing soil erosion, minimizing invasive species, and avoiding unsustainable livestock grazing practices. The construction and maintenance of agricultural ditches, stock ponds or other agricultural water features is permitted. Maintenance of the Highline Canal in accordance with the Denver Water Easement is permitted. Maintenance of the pond is permitted. These uses are referred to as the "Agricultural Uses."

c. Zoning

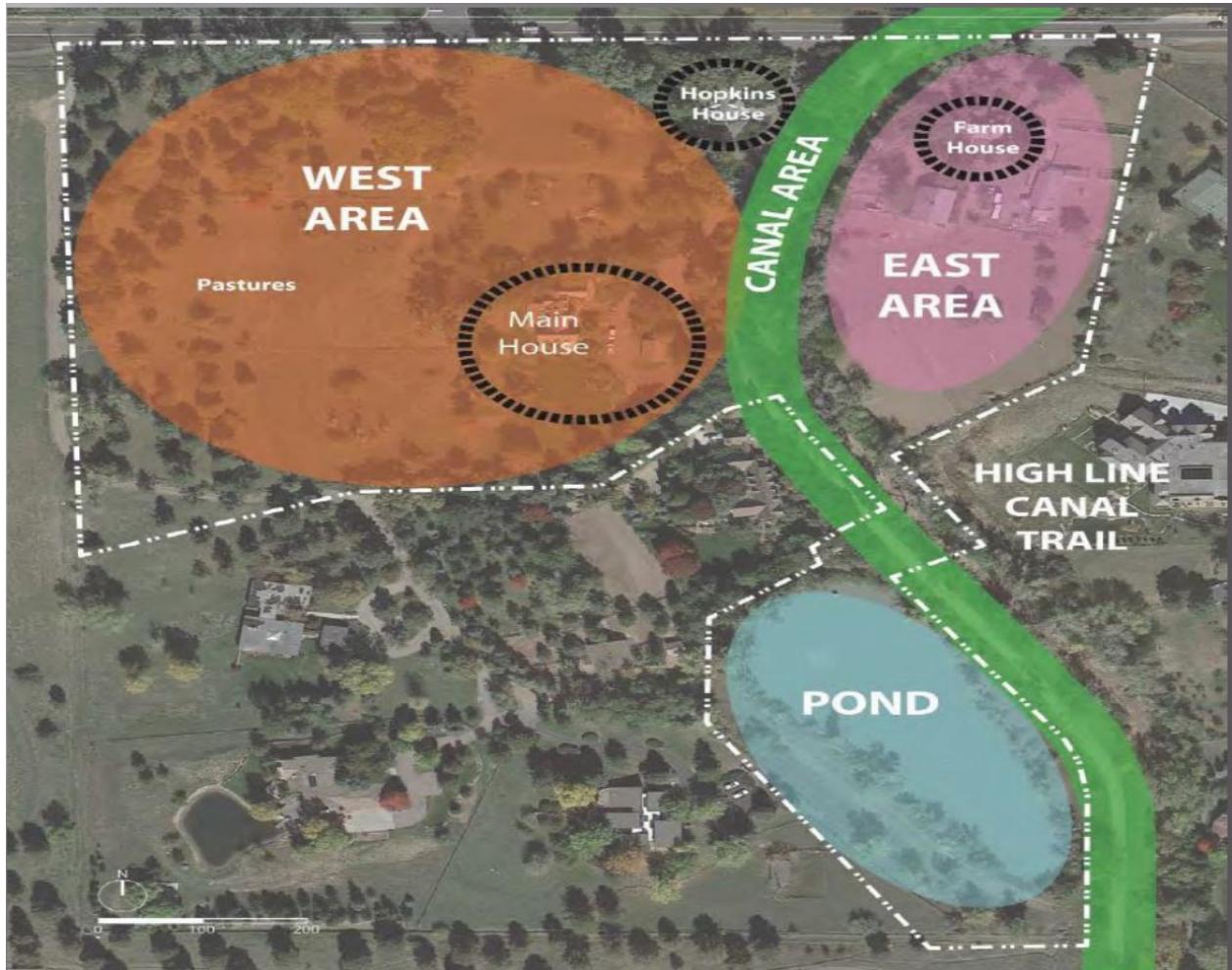
Quincy Farm is currently zoned O-2, “The Open Space, Conservation and Historic Area Zoning District”. This Zoning District was established on August 16, 2016, pursuant to Ordinance No. 6, Series 2016 specifically for Quincy Farm, and Quincy Farm is the only property in Cherry Hills Village subject to this zoning. The ordinance states in relevant part, “The purpose and intent of this Article is to establish a new zoning district that promotes conservation values and historic preservation of properties owned or leased by the City and provides for development, maintenance and operation of such properties consistent with the Master Plan and semi-rural character of Cherry Hills Village.

Permitted uses are as follows:

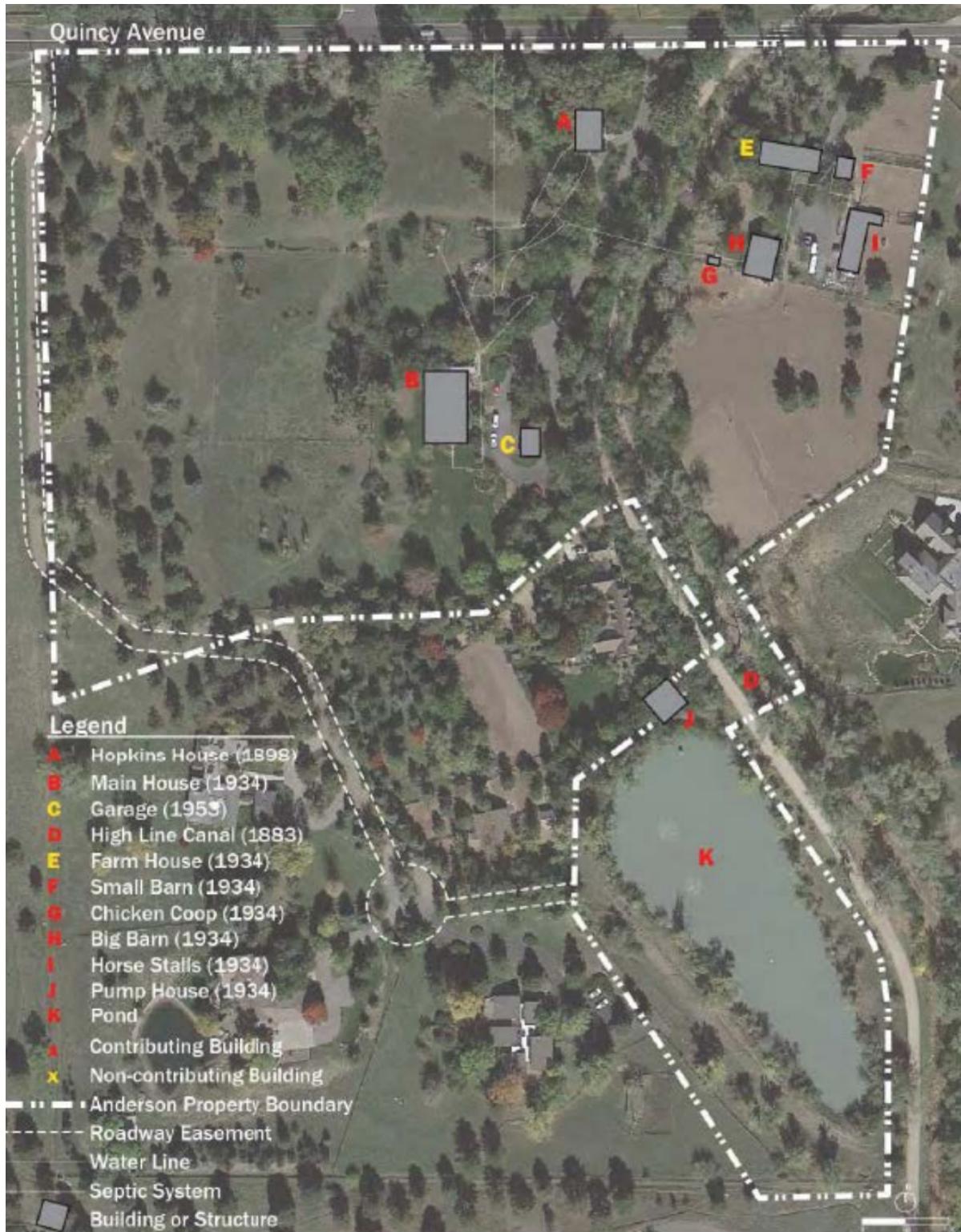
1. Unimproved open space and wildlife habitat.
2. Bridle and pedestrian paths and trails.
3. Irrigation canals, ponds and similar uses.
4. Agricultural uses and facilities, including conservation of agricultural resources and structures, and equestrian uses and facilities, when operated by a nonprofit entity, including keeping, raising and boarding livestock and horses.
5. Single-family dwellings and caretaker’s dwellings associated with historic use of properties or maintenance operations of properties.
6. Community, educational, cultural and recreational facilities and activities.
7. Museums, public libraries and galleries when operated by a nonprofit entity.
8. Government and nonprofit offices.

a. Quincy Farm Maps

i. Quincy Farm Area Map



ii. Quincy Farm Detailed Site Map



*Note that since the creation of this map the Septic System has been replaced with a connection to the City Sewer System.

b. Current Property Uses

i. Residential Leases

At the time of drafting of this Plan, there are three single family residences on the Property, one of which, the Hopkins House, has been leased as caretaker residence through December 14, 2022 (the “Residential Lease”). Lessee is responsible for providing routine maintenance of the Premises, repair and maintenance of the furnace, hot water heater, air conditioner, stove, refrigerator, and all other appliances. Lessee pays all utilities furnished to the premises including, electric, gas, water, sewer, phone, refuse disposal, and all other charges incurred by the tenant.

III. Property Management

a. Planning for Future Uses

i. Plan for East Area

The East Area will be managed primarily for preservation uses and agricultural purposes based around a Community Supported Agriculture (“CSA”) farm which will provide significant opportunities for programming, educational activities and volunteering, further strengthening the connection between the community and the Property. These opportunities are more thoroughly detailed in the “Programming and Educational Opportunities” section on this Plan on page 35 and in the Anderson Family Quincy Farm RFP Response on page 18.

Under this structure, members of the community will have the opportunity to purchase seasonal “shares” from the CSA by making an upfront payment at the beginning of each growing season. In return, they will receive weekly boxes of freshly picked vegetables, fruits or other products such as honey that are produced on the farm. The CSA may also partner with other local producers to provide herbs, meats, eggs, dairy, cut flowers, and other products in the boxes. CSA members eat healthy, sustainably produced food and have the satisfaction of knowing where it came from and how it was grown.

Additionally, small farm animals such as chickens, goats, ducks and donkeys may be kept on the Property. Efforts will be made to adopt these animals from local rescues where possible. The house in the East Area of the Property will be used as a residence for a caretaker that will support the agricultural operations, provide general maintenance and upkeep of the Property and care for any animals. The CSA farm will be operated by a professional farmer who may also assist with programming activities, but at least initially will not reside on the Property.

ii. Plan for West Area

The West Area will be managed primarily as open space and wildlife habitat and some low-impact agricultural and programming activities will be undertaken. These activities are more thoroughly detailed in the “Programming and Educational Opportunities” section on this Plan on

page 40 and in the Anderson Family Quincy Farm RFP Response on page 18, but shall be limited in scope and impact as to be consistent with the Conservation Easement.

The pastures within the West Area of the Property will be hayed in a manner consistent with historical practices. In the future orchards may be planted to support farming operations within the East Area of the Property and farm animals may be grazed in the pasture areas. Local organizations may be engaged to work to improve wildlife and native pollinator habitat. The Hopkins House is subject to a Residential Lease through December 14, 2022 and in the near term, the Main Residence will also be used as an owner's and caretaker's residence.

b. Maintenance and Land Management

i. Structures and Fences

The priority for structures and fences is to perform any necessary repairs and address deferred maintenance needs. No buildings or structures will be removed or demolished. Some of the signage in the West Area and the fence style in the pasture will be evaluated and may be removed to return the area to a more natural state, consistent with the Farm's history. A variety of historic site assessments and general property inspections have been performed by Cherry Hills Village which provide a valuable foundation to prioritize these tasks. Once cost estimates are obtained and potential funding sources are identified, this work will begin, focusing first on the East Area, then the Main Residence and the pond, and finally the Hopkins House.

Prior to constructing, installing or placing any new structures or improvements on the Property, the Property owner will update this plan in accordance with the Conservation Easement. Pursuant to the Easement, "If any improvements are replaced or enlarged in a manner not requiring Grantee's approval, Grantor shall notify Grantee of the replacement or enlargement so that its records may be updated." There are currently no plans to install or place any new structures, except that the owner may install fencing between the pond and the Highline Canal for safety and property management purposes using materials permitted by the Conservation Easement.

ii. Pond

The irrigation pond abutting the High Line Canal is man-made. The pond is used primarily for irrigation water storage, but also provides wildlife habitat and is aesthetically pleasing for users of the High Line Canal Trail. The pond surface area is approximately 1.5 acres, and in most areas, the pond is 4 feet deep or less. There is no water right associated with the pond and the water level in the pond is maintained by water pumped from Anderson Well No. 1. Water delivered from the Highline Canal pursuant to Highline Canal and Antero Reservoir Water rights can be diverted into the pond and held there for a maximum of 72 hours, before being used to irrigate the Property. However, water delivered by the Highline Canal is not typically diverted to the pond, but instead diverted directly for use flood irrigation, as the silt carried by the canal tends to accelerate siltation problems in the pond.

A detailed Pond Assessment Report was conducted in both 2012 and 2017. The pond assessments revealed areas for improvement in water quality, aquatic species health, vegetation and habitat around the pond, and general pond condition and sustainability. The pond will continue to be used as an irrigation source for the Property, using water from existing deep well and surface water rights from the Highline Canal. The City's cost estimate for necessary amendments to the Pond is included in the Projected Operating and Capital Expenditures Budget on page 24 of the Anderson Family Quincy Farm RFP Response. The findings from the pond assessments will be explored in more detail to understand potential methods for improving pond health and stability, water quality, the urgency of such work and associated costs.

Potential Funding Sources:

There are a variety of private and public organizations that provide funding for water projects that may be available to fund part or all of the pond improvement project. Funding sources previously identified include:

- Statewide Water Supply Initiative (“SWSI”): Administered by the Colorado Water Conservation Board, the SWSI provides loans and grants for public and private entities to perform structural and nonstructural water projects for consumptive and non-consumptive water needs.
- Great Outdoors Colorado (“GOCO”): GOCO provides grants to preserve and enhance Colorado's wildlife, parks, rivers, trails and open space.
- Colorado Wetlands for Wildlife Program (“CWWP”): This collaborative and incentive-based program through the Colorado Division of Parks and Wildlife provides funds to restore, enhance, and create wetlands and riparian areas in Colorado.

iii. Water Rights

A detailed analysis of the history and ownership status of the water rights associated with the Property was completed by Melinda Beck, Esq. in 2017. In summary, there are two wells on the Property, along with High Line Canal water rights and Antero Reservoir Acre-Shares, which are both delivered via the High Line Canal. All efforts will be made to ensure the successful transfer of these water rights with a transfer of the Property.

The Anderson Well No. 1-P 8284 is located in the south west corner of the Property near the pond. The source is the Laramie Fox-Hills aquifer and the well is 1,888 feet deep. The water pumped from this well is discharged into the pond. The pump house next to the pond delivers water from the pond to the sprinkler irrigation system.

The Anderson Well No. 2-P 8283 is located north of the Main Residence within the West Area of the Property. The source is the Arapahoe Aquifer and the well is 797 feet deep. The original Decree allows use of .069 cubic feet per second for domestic use. This well was originally used for in-house water use but after the houses on the Property were connected to Denver Water's potable supply, this well was no longer used. This well has not been used in many years, and the condition of the well and pump are unknown. The owner may take any steps

necessary to restore this well and pump and to cause a change of the use of the well, if necessary, to agricultural use for farming and other agricultural purposes on the Property.

iv. Noxious Weeds and Invasive Species

The Conservation Easement addresses the importance of proper resource and land management to protect and preserve the Conservation Values. In addition to requiring that the property Owner develop and implement a Management Plan such as this, the Easement states “The property shall be managed to control noxious weeds to the extent reasonably possible. The Easement also dictates the manner in which this shall be performed, stating “Grantor shall utilize natural and organic weed control methods to the extent reasonably possible.”

In 2019, Cherry Hills Village developed and adopted a written Quincy Farm Weed Management Plan (“Weed Management Plan”). This plan acknowledged the multiple adverse effects of noxious weeds and the need to take immediate action to control these species. Additionally, the plan identified multiple areas on the farm where significant noxious and invasive species were present. The City set out a timeline for addressing those issues in 2019.

Since the drafting of the Weed Management Plan, noxious weeds and invasive species have proliferated on both the East and West Sides of the property, overtaking native vegetation and degrading the natural habitat of the Property.⁵ It is our opinion that the severity of the current issue constitutes a violation of the Conservation Easement and threatens the very Conservation Values the Easement is dedicated to protecting.

Immediate intervention will be required to prevent further damage to the Property, and a significant financial and time commitment involving expert assistance will be required. Back 40 Land Management has provided a cost estimate for addressing these issues along with timeline and recommended approach. This estimate is included within the Projected Operating and Capital Expenditures Budget on Page 24. A plan will be drafted in partnership with Back 40 Land Management within the first year of ownership, approved by COL and implemented to prevent further damage to the Property and ensure compliance with the Conservation Easement and proper land management.

IV. Community Benefit and Community Supported Agriculture Farm

a. Summary Information

Of utmost importance is the fact that the plans for a CSA on Quincy Farm are consistent with the Conservation Easement and provide an exciting benefit for Cherry Hills’ residents. The Property will become an important part of the Village as well as a source of pride as Quincy Farm grows into a fully functioning working farm again which is unique to any suburban or urban setting and neighborhood. Every year the citizens of the Village, as well as anyone else, will be able to benefit, support and participate in the farming when they purchase shares in that year’s crops. To have such close access to organically grown produce and participate in the growth of farming on the Property is a significant community opportunity.

⁵ Photos of the current condition of the property are included in the Appendix, Section VII., Page 43.

In addition to organic produce being grown on the Property, there will be flower gardens for bouquets, chickens for eggs, as well as the potential for small farm animals – goats, sheep or ponies for example. Along with the availability of organic produce, eggs, flowers, etc. the Property will offer volunteer opportunities for those wishing to learn and engage in farming practices. There will be year-round education and activities coordinated around the CSA, and opportunities for Kent Denver, St. Mary's Academy, Cherry Hills Village Elementary, West Middle School, and the National Register of Historic Places to name a few. See Page 18 of the Anderson Family Quincy Farm RFP Response for additional information about plans for Programming and Educational Opportunities.

b. Public Access

The Property will not be open to the public to drop in, but will be open for scheduled volunteer days, planned activities, events and educational programming. All farming and other activities, including the operation of machinery will be conducted in compliance with applicable federal, state and local laws, regulations and ordinances. We will work with the immediate neighbors and the community at large to create a harmonious relationship. The specific number of activities per year and the number of permitted attendees will be determined later as the planning process evolves in collaboration with COL and the surrounding neighbors.

c. Programming & Educational Opportunities

There are unlimited opportunities for Quincy Farm to become a resource for education on multiple levels for children as well as adults, which is one of the goals of the CSA. Programs will be planned a year in advance so all those entities who wish to take advantage of the opportunities available will be able to participate. The scheduling of programs will follow the Property's activities at a particular time of the year – for example in the spring during planting season, education will be centered around that general theme, the summer solstice offers more chances for education, as well as the growing season, harvest, etc. The schools and other partner organizations will be able to originate ideas and present programming suggestions that tie in with their curriculums and plans. See Page 18 of the Anderson Family Quincy Farm RFP Response for more detailed information about Programming & Educational Opportunities.

VI. Frequently Asked Questions

Q. What is a conservation easement?

_____ A conservation easement is a legal agreement between a landowner and an eligible entity that restricts the activities that may take place on the land in an effort to protect the land's conservation values. The legal definition of a conservation easement is a less-than-fee, nonpossessory property interest in land, created by deed conveyance, held by a third party (usually a land trust or government entity), which, to protect certain conservation values, imposes permanent restrictions on the use of land through negative limitations or affirmative obligations.

Q. What is the effect of a change of ownership on the conservation easement?

_____ A landowner's covenants regarding the rights and obligations expressed in the conservation easement run with the land, meaning they stay with the property over time to bind future landowners, perpetually. Therefore, even if ownership of Quincy Farm were to be transferred to another entity, the Conservation Easement would continue to be in effect.

Q. Who is the "grantor" and how does the Easement read after a transfer of the underlying property?

The Grantor is Catherine H. Anderson and the Grantee, who holds the Easement is Colorado Open Lands. Because a transfer of the ownership of the Property to Cherry Hills Village was contemplated at the time of the drafting of the Easement, there are also references to CHV in the Easement.

Pursuant to Section 13 of the Easement, "The provisions of this Deed that apply to Grantor or Grantee shall also apply to their respective agents, heirs, executors, administrators, assigns, and all other successors as their interests may appear; provided, however, that each party's rights and obligations under this Easement shall terminate (as to such party, but not as to such party's successor, who shall be bound as provided herein) upon a transfer of the party's entire interest in this Easement or the Property, except that liability of such transferring party for an act or omissions occurring prior to such transfer shall survive the transfer."

This means that if the Property is transferred at any time, all rights and obligations of Grantor as stated in the Easement would apply to the new owner of the Property. This includes sections that refer to CHV. For example, the Easement states that CHV is required to submit a management plan to COL within one year of after termination of Catherine H. Anderson's life estate, for approval by COL. However, the requirement to prepare a Management Plan will become the obligation of any new owner.

Q. Under what circumstances can a conservation easement be terminated?

_____ Under Colorado Law, an easement may only be terminated under two circumstances, if a court determines that all conservation values of the Property have been destroyed, and it is

impossible to fulfill the conservation purposes of the easement, or if the property itself is condemned by a public authority. The relevant statute states:

If it is determined that conditions on or surrounding a property encumbered by a conservation easement in gross change so that it becomes impossible to fulfill its conservation purposes that are defined in the deed of conservation easement, a court with jurisdiction may, at the joint request of both the owner of property encumbered by a conservation easement and the holder of the easement, terminate, release, extinguish, or abandon the conservation easement. If condemnation by a public authority of a part of a property or of the entire property encumbered by a conservation easement in gross renders it impossible to fulfill any of the conservation purposes outlined in the deed of conservation easement, the conservation easement may be terminated, released, extinguished, or abandoned through condemnation proceedings. A conservation easement in gross for which a Colorado state income tax credit has been allowed may not in whole or in part be released, terminated, extinguished, or abandoned by merger with the underlying fee interest in the servient land or water rights. Any release, termination, or extinguishment of a conservation easement under this section must be recorded in the records of the office of the clerk and recorder in the county where the conservation easement is located. (C.R.S. § 38-30.5-107)

Q. Who is responsible for enforcing the terms of the conservation easement?

When an easement holder and landowner sign and record an easement, the landowner conveys the right to enforce these restrictions to the holder, in this case Colorado Open Lands. This is a critical obligation for Colorado Open Lands, who must defend and enforce the Conservation Easement against any owner who violates its terms.

Q. What is a management plan?

____ Certain conservation easements require that the property be managed and operated in accordance with a management plan, which is prepared by the owner of the property. This plan is submitted to the grantee of the conservation easement, the conservation organization that holds the easement, for its approval and updated as necessary under the terms of the specific conservation easement. In this case, the Conservation Easement requires a management plan for the Property to be approved by the owner of the Property and Colorado Open Lands. This Plan has been submitted to Cherry Hills Village in anticipation of a potential transfer of the Property for the benefit of the City in its decision-making process. If a transfer does take place, the Plan will be submitted to Colorado Open Lands for its approval.

VII. Appendix:

(Materials referenced in this document that are public record)

1. Baseline Report(s): (First generated in 2007, and updated in 2012)
2. Deed of Conservation Easement
3. Cherry Hills Village Management Plan
4. Pond Assessments #1 and #2
5. Quincy Farm Weed Management Plan
6. Historic Structure Assessments (“HSAs”)

(Materials which will be provided as addendum to this proposal)

1. Potential CSA Board of Directors & Strategic Advisors
2. Additional Letters of Support and List of Endorsement

(Materials included within)

1. Quincy Farm Pre-Transfer & Current Conditions Photographs
2. Letters of Support

Reference, Quincy Farm, Spring 2016 (pre-transfer):

Main House and Lawn, Spring 2016



West Side Pasture, Spring 2016:



West Side of Property, May 29th, 2021:

Main House and Main Lawn





Driveway and “Pollinator Garden”





East Side Pasture (Formerly productive hay field)



Pond and Surrounding Area: June 12, 2021:



East Side of Property, May 29th, 2021:

Barn Yard



East Side Pasture



Dead Trees on Property:





Quincy Farm Main House: June 29, 2021

Exterior Close Ups







Broken Windows



List of Community Endorsement

Dan and Dianne Tully
Gordon Rockafellow
Eric Jamrich and Andrea Jamrich
Howard Schirmer Jr. and Leslie Schirmer
Michael McCallister and Virgil Seibold
Debbie Welles and Ron Lehr
Steve Schovée on behalf of the Cherrydale Homeowners Association
The Family of Catherine Anderson
Jeri Neff
Anne Gilman Pickard
Helen Hilliard Freemyer
M. H. Hilliard
Suzanne Bucy
Tom and Nancy Stevens
Becky Benes

Letters of Support

Clearview Farm LLC

Glen C. Warren Jr. and Tami J. Paumier
4001 E. Quincy Avenue | Cherry Hills Village, CO 80113

July 9, 2020

Quincy Farm Committee and
City Council, Cherry Hills Village
Via e-mail: cblack@cherryhillsvillage.com
lgillcspie@cherryhillsvillage.com

Re: Quincy Farm Master Plan

Dear Committee Members and Council:

We own the property to the north of Quincy Farm and would like to express our concern with the draft Master Plan. Specifically, we do not believe that the Master Plan follows the intent of the Conservation Easement. In addition, it does not address the concerns of Natalie Anderson and Jeri Neff as identified in the stakeholder interviews.

According to the Conservation Easement, "the West Area shall be managed primarily as a natural area with limited public access." (Paragraph 4.A.4.) The West Area of the Master Plan includes a huge array of improvements that will all be open to the public: a nature trail, a sculpture walk, seasonal trail, a picnicking area, a museum, an interpretive facility and a nature center. While we understand that the Hopkins House, Main Residence and Detached Garage can be used for Preservation Uses such as a museum and a nature center/interpretative center, doesn't mean that each and every one of the buildings should be put to those uses. In fact, placing a public facility in each of these structures just increases, not limits, the public access to the West Area, thereby creating a conflict between the allowed uses and the overarching goal for the West Area. One way to limit the public use of the West Area would be to utilize both residences as caretaker housing, which is allowed under the terms of the Conservation Easement. This would allow Cherry Hills Village to have agricultural employees on site who could actually farm the property, which is the whole point of the Conservation Easement.

Another significant issue in the West Area is the installation of a trail through the Owl Nesting Area. The Conservation Purposes provide, in part, that the property shall be used to provide "shelter, breeding ground, and migration corridors for several wildlife species." A trail that circles the nesting area will only provide greater stress to nesting birds and could result in the loss of this nesting area.

In the East Area, there are several improvements that also conflict with the terms of the Conservation Easement. New fencing is expected to be installed around the orchard, which is prohibited by the Conservation Easement except for "customary management of livestock and wildlife". (Paragraph 4.F.2.)

The proposed paved parking is also prohibited by the Conservation Easement since no additional areas are allowed to be paved. (Paragraph 4.F.1.) We believe the use of the Arena for parking is an attempt to circumvent this "no additional pavement" provision. If this property is supposed to be emblematic of a rural setting, we should consider how many people should be accessing it at any given time.

We need to go back to the overarching goal of the Conservation Easement, which is to provide recreation and education for the Highline Canal trail, to preserve the relatively natural habitat, to preserve the open space and to protect the historic land area. We agree with Natalie Anderson and Jeri Neff that this property is being treated like a park and is overly manicured. Please consider simplifying the plan to continue the historic farming practices and removing the unnecessary theme-park type improvements.


Tami J. Paumier
RAB


Glen C. Warren, Jr.
ZGB

Debbie Welles and Ron Lehr
4950 Sanford Circle West
Englewood, CO 80113
dgwelles@gmail.com
October 10, 2020

Dear Members of Cherry Hills Village City Council,

I am writing in support of the October 2, 2020 Quincy Farm Management Plan which Natalie Anderson has prepared for Colorado Open Lands and shared with members of CHV Council.

The Anderson family has a long history of donating open space for educational and community enrichment. In 1974 Cat Anderson's parents, Hans and Catherine Huber and the JM Huber Corporation, donated over 100 acres of their family home, Huber Woods to Monmouth County in New Jersey. In 2007, thirty-three years later, Cat placed her property Quincy Farm in Cherry Hills Village in a conservation easement to be preserved and used to benefit the environment and the public in very specific ways.

Since Cat's passing, the City of Cherry Hills Village, and many citizen volunteers have worked diligently to meet the requirements of the conservation easement; find funding sources for the property; and articulate a path forward for the governance of Quincy Farm. This has proved to be a very difficult assignment rife with conflict and misunderstanding resulting in an inability to move the project forward in a timely manner.

Meanwhile mice have infested the former Anderson residence, the exterior has significant deferred maintenance needs, and barn roof shingles are curling, a sign they need attention as well.

Fortunately, the Anderson family has offered to explore assuming responsibility for this property from the City. They have articulated their long-term commitment to managing Quincy Farm for the purpose of preserving and protecting the conservation values *and* honoring Cat Anderson's gift and vision. Colorado Open Lands will insure Anderson family adheres rigorously to the requirements in the Conservation Easement. Natalie Anderson has demonstrated her ability to maintain strong working relationships with CHV, Cherry Hills Land Preserve, community leaders, and neighbors. The Andersons have assured the Village they intend to use the farm to provide many of the opportunities those who knew Cat once hoped the Village could provide.

Demonstrating the kind of vision and creativity we can anticipate, the Andersons are interested in Community Supported Agriculture (CSA), a recent institution in agriculture and a popular way for consumers to buy seasonal food from a local farm. CSAs have been well-received in many communities in the U.S. and could be highly successful in CHV as well.

We urge Council to support the Anderson plan for Quincy Farm.

Sincerely,

Debbie Welles and Ron Lehr

Debbie Welles and Ron Lehr

Gordon G. Rockafellow
4200 East Quincy Ave.
Cherry Hills Village, CO 80113-5050

October 6, 2020

Cherry Hills Council Members
Village Center
2450 East Quincy Avenue
Cherry Hills Village, CO 90113

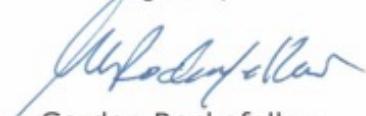
Dear Council Members

I am writing to add my support for Natalie Anderson's proposal to acquire ownership of Quincy Farm from the City. I do so both as a member of the Quincy Farm Committee and as a neighbor of the Farm.

I believe this action would represent the best possible solution for (a) removing a financial burden from the city, (b) reducing the need to provide expansive access to the Farm, and (c) maintaining a satisfactory level of activity for neighbors east of the High Line Canal.

Thank you for your consideration.

Best regards,



Gordon Rockafellow

Howard Schirmer, Jr. P.E.
Leslie Schirmer
4100 E. Quincy Ave.
Cherry Hills Village, CO 80113-5051
Phone: 303-689-0422
Email: schirmerha@aol.com

October 11, 2020

Mayor Russell Stewart, and City Council Members
City of Cherry Hills Village
2450 Quincy Ave.
Cherry Hills Village, CO 80113

Re: Quincy Farm Management Plan

Dear Mayor Stewart and City Council Members,

My wife, Leslie Schirmer, and I want to express to you and the City Council Members how much we support the Quincy Farm Management Plan prepared by Ms. Natalie Anderson. She sent us her draft plan which both of us reviewed carefully. It presents a wonderful vision for the future management and use of Quincy Farm.

We both had the opportunity to not only know Cat Anderson but to learn from her about the farm and how to manage it. Being close neighbors and sharing a High Line Canal head gate gave us the opportunity to know how much she liked the Farm and its operation. She liked it "as it was," so to speak - a farm. Her gift was just that a farm.

The new Management Plan preserves the farm and does not make it a City Park. We believe that there is sufficient financial support in the Village and through non profits, coupled by income from the proposed Community Supported Agriculture operation, to make it viable.

We believe that having a working farm in Cherry Hills Village (CHV) is a real plus from an educational perspective. CHV children will have the opportunity to see and "feel" a true farm. They will also learn about the history of the area before we became a Denver suburb.

It is our hope that you and the Council will see all of the merits the preserving the farm under the principles presented in the Management Plan. The City is not in a position to either manage or operate Quincy Farm.

We are so grateful to the Anderson family for taking on this project and supporting it financially.

Please vote in favor of transferring the management of the farm to the new non profit entity that is envisioned.

Best regards,

Howard Schirmer
Howard Schirmer, Jr. P.E.
Leslie Schirmer
Leslie Schirmer

CC: Ms. Natalie Anderson

Letter dated October 12, 2020

To the Cherry Hills Village City Council:

Dear Council Members,

My name is Eric Jamrich and I am a direct neighbor of the Quincy farm property at 8 Blackmer Road in Cherry Hills Village. I have followed the activities of the Quincy Farm Committee since January, when I attended the open house regarding the developing master plan. I was concerned about the direction that was being taken with what seemed to me to be a lack of compliance with conservation easement, a lack of inclusion of the neighbors and other interested parties in the planning, and the lack of response to observations and suggestions made.

At this point I urge you to return the property back to the Anderson family under the terms of their management plan and the conservation easement. I strongly feel that the city cannot balance the cost of its master plan, the need to maintain the property in compliance of the easement, and the benefit to the tax payer. The purpose of Catherine Anderson's placing the property in a conservation easement was to benefit the community and the environment by maintaining the property in its original condition. At this point, after what seem to be several years of attempts to balance various interests, the best way to maintain Catherine Anderson's gift is to maintain it as specified by the easement and have it maintained by the family. By doing this the City Council will best represent the interests of our community.

Yours sincerely,

Erich Jamrich

Mayor Russell Stewart
Councilmember Katy Brown
Councilmember Michael Gallagher
Councilmember Daniel Sheldon
Councilmember Randy Weil
Councilmember Al Blum
Councilmember Afshin Safavi

Re: Quincy Farm

I write on behalf of the Cherrydale neighborhood Homeowners Association. Our Association borders Quincy Avenue immediately north of Quincy Farm. There are 34 homes in the Association and this letter expresses the views of our members.

We have been following the master plan process for several months, have attended meetings, and have spoken with City staff, the Mayor and Councilmembers, Jeri Neff, and Natalie Anderson.

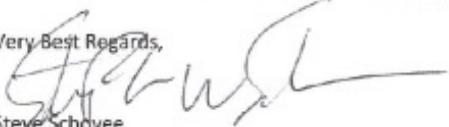
We recently learned of discussions concerning a possible transfer of title of the property to Natalie Anderson or her family. We understand that the Conservation Easement held by Colorado Open Lands would remain with the property, and Ms. Anderson would assume the responsibility of complying with its restrictions and directions.

We also understand that Ms. Anderson is preparing a master plan for the Farm that will emphasize agriculture, preservation, and community history. Ms. Anderson's vision includes returning the property to a working farm concept, with vegetable gardens in a community supported ("CSA") model where citizens could participate and share in the harvest. Over time animals may be added, starting with chickens and possibly adding some larger animals. There would be an educational component on a scheduled (small group) basis focused on the history of the community, the farm and farming. There would be no additional parking lots or High Line Canal trail access.

We understand, of course, that many details need to be decided and the master plan itself may change over time. We are confident, however, that Ms. Anderson's vision of the Conservation Easement is compatible with our neighborhood and the entire Village, and that we can work with her on matters of shared concern.

Members of our Association are delighted with what we have heard from Ms. Anderson and enthusiastically support her vision for the property. The Cherrydale neighborhood is very excited to work with Ms. Anderson and our residents are eager to volunteer and help with this mission.

Very Best Regards,



Steve Schovve
On behalf of the
Cherrydale Homeowners Association