



July 14, 2021

DELIVERED ELECTRONICALLY and BY HAND

City of Cherry Hills Village  
2450 East Quincy Avenue  
Cherry Hills Village, CO 80113

To the Attention of:  
Mayor Russell Stewart  
Councilor Al Blum  
Councilor Katy Brown  
Councilor Mike Gallagher  
Councilor Afshin Safavi  
Councilor Dan Sheldon  
Councilor Randy Weil  
City Manager Chris Cramer  
Deputy City Manager/Director of Public Works, Jay Goldie  
Parks and Recreation Coordinator, Emily Black

Dear Mayor, Councilors, and Staff:

On behalf of our board and with broad and enthusiastic community support, with this letter we submit our response to Council's Request for Proposals - Quincy Farm Management and Programming (RFP). It is fortuitous and deeply inspiring to us, that this opportunity for Quincy Farm corresponds with the City's 75<sup>th</sup> Anniversary. Quincy Farm is not only an opportunity to treasure history but also to reach forward and create new history for generations to come.

We propose a long-term lease which will allow us to manage and operate the farm for the benefit of the community and in accordance with the terms of the overlaying Conservation Easement. Our strategic vision is for a public-private partnership between the City, CHLP and Colorado Open Lands which will facilitate each partner playing an appropriate role in the future of this invaluable asset.

Our proposal reflects the work of many people, including our drafting team of Janney Carpenter, CHLP President, Goca Weis, Vice President, Judith Judd, Board Member and Kathy Fessler, Executive Director. We have researched a plethora of opportunities and have drawn from the knowledge and experience of many experts. We are deeply grateful for the attention and support extended to us by Jay Goldie and Emily Black. What they know and understand about Quincy Farm cannot be matched.

We submit this proposal based on our longstanding devotion to Quincy Farm and its future, as well as our steadfast commitment to preserving and enhancing open space in our community for the benefit of all.

We welcome your comments and questions. Please direct them to Kathy Fessler, our Executive Director, at [kathy@cherryhillslandpreserve.org](mailto:kathy@cherryhillslandpreserve.org) or 303-594-4893.

Sincerely,

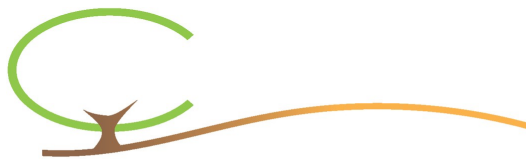
Janney Carpenter, Board President



# CHERRY HILLS LAND PRESERVE

## QUINCY FARM

### PROPOSAL



CHERRY HILLS LAND PRESERVE

LEARN | EXPLORE | PROTECT

## **The Cherry Hills Land Preserve Proposal For Quincy Farm**

### **Introduction**

The City of Cherry Hills Village (the “City”) is seeking a partner who will activate and manage Quincy Farm (“QF”).<sup>1</sup> Cherry Hills Land Preserve (“CHLP”) proposes to be that partner through a lease agreement which will be the basis of a City/CHLP public-private partnership. Its purpose will be to ensure the farm is used to enrich “the lives of youth, adults, and families through conservation, educational opportunities, and the experience of a historic Colorado farm in a natural setting.”<sup>2</sup>

CHLP will open the east side of the farm as an agricultural/natural activity campus and expand its long-standing education work on the west side. It will manage and operate QF in strict compliance with the terms of the Conservation Easement and as a strategic partner with the City and with Colorado Open Lands.

CHLP will fund the staff necessary for its activities and the use, repair, and renovation of such areas and structures as are necessary for its activities. It is raising the funds necessary to launch its work and will continue to engage vigorously in fundraising privately and publicly throughout the term of the lease. CHLP has active agreements of support and collaboration with Denver Audubon, Kent Denver School, Happy Busy Bees, The High Line Canal Conservancy, and Arapahoe County Sheriff’s Office for Youth Leadership Mounted Patrol.<sup>3</sup>

### **The Purpose and Magnitude of the Gift**

Cat Anderson wanted to preserve the open spaces of her farm. She ensured this with a Conservation Easement. She could have preserved open space within the context of family/private ownership, but she did not stop with a Conservation Easement. She went further by giving the farm to the people of Cherry Hills Village. The magnitude of her gift is reflected in the fact that a similar adjacent parcel is currently on the market for \$24,000,000. The simple guiding principle of her gift is that the property be used in a manner consistent with the “Conservation Values” established in the easement. To wit: “to preserve land for outdoor recreation by or education of the general public; to protect relatively natural habitat of fish, wildlife, or plants; to preserve open space, and to preserve historically important land or structures.”<sup>4</sup> The cornerstone of this principle is public ownership.

### **Why Cherry Hills Land Preserve?**

CHLP is a 501c3 non-profit organization founded in 2005 by members of the Cherry Hills Village community to advocate for open land preservation. Since its founding, it has evolved into a local organization offering educational opportunities which connect people to nature, conservation, and local history. CHLP worked with Cat Anderson from 2006 when she began planning her gift until it was finalized in December 2007. CHLP’s commitment to Cat’s vision is reflected in the fact that it is named in the 2007 Conservation Easement as a partner for preserving QF’s historical and environmental significance. Over the years, its activities at QF have exposed many people to the wonders of nature. It is the only organization to have enabled the community to enjoy QF. It is now poised to take on responsibilities which correspond to leasing the farm and managing and operating it for public benefit.

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<sup>1</sup> Quincy Farm is the 17.5-acre historic property given to the people of Cherry Hills Village in 2007 (and Cat Anderson’s life estate ending 2016), subject to a Conservation Easement held by Colorado Open Lands.

<sup>2</sup> City’s mission statement for QF as stated in draft Master Plan.

<sup>3</sup> See Appendix G – Support Letters from Education Partners and Collaborations

<sup>4</sup> Deed of Conservation Easement, Recitals (C)

### **Bringing the Farm Back to Life**

*“When kids come here, they make forts in the bushes, catch frogs in the canal like my kids did. Kids don’t get a chance to do this anymore. I would like children to come out here and learn about nature.” - Cat Anderson, 2010*

In accordance with Cat’s dream, CHLP’s lease of the farm will give everyone the chance to roam and explore in ways not customary in modern, urbanized life. CHLP will turn QF into a place where the community gathers, learns, and explores the outdoors in ways designed to engage with nature and history. Visitors will be able to watch small farm animals such as goats and chickens in the farmyard; learn about the honeybee sanctuary and sustainable gardens; walk the trails; explore the wetland habitat; and observe resident owls, hawks, and Great Blue Herons.

#### East Side

CHLP’s first action will be to create a farm-like campus on the 3.5-acre east side of the farm. The inspiration for this initiative comes from the success and popularity of similar local models such as Sunflower Farm in Longmont and the Urban Farm at Stapleton. CHLP will bring this type of experience to the heart of CHV. The campus will initially consist of the farmhouse, the baby barn, the paddocks, the open spaces, the stalls, the chicken coop, and the historic barn (to a limited extent.) It will also include natural areas for unstructured play and exploration. It will be stocked with chickens, goats, and bees and their hives (which were placed in the small paddock near the stalls early last spring.). Horses may be brought to the property through the Arapahoe Mounted Patrol Junior Leadership Program.<sup>5</sup>

The campus will support CHLP’s established programs and new programs that include elements of good land stewardship such as composting, and soil renewal; animal husbandry and sustainability focusing on small animals such as chickens, and goats, and honey bees and gardens; and growing sustainable and healthy food).<sup>6</sup>

The campus will be open to the public several days a week. Access will be managed by an online signup process. Specific days and hours will be determined as CHLP learns how to best serve community needs. There will be open access time and planned activity access. CHLP staff will be onsite when the farm is open to the public. There will be a small parking lot [10-12 spaces] in the northeast corner of the farm off East Quincy Avenue. The parking lot will be gated and locked when the property is not open to visitors. Additional parking will be available at Kent Denver School during school off hours. Visitors will also be encouraged to walk to QF and enter via the High Line Canal. The campus will initially operate with mobile/portable restroom facilities.

Staffing to support the east side campus will be provided by the CHLP’s Executive Director and two on-site resident managers (Mr. and Mrs. Caleb Lane)<sup>7</sup> who will live in the farmhouse. CHLP will make the repairs necessary to accommodate the Lanes. Mr. Lane will be responsible for managing the farm aspects of the campus. He will ensure (at CHLP’s expense) that the chicken coop and other structures required for the farm project are in acceptable condition. Mrs. Lane will check visitors in and be the CHLP staff person on-site during open hours.

Among the major historic structures, the big barn is CHLP’s priority. Work is underway to obtain a History Colorado grant to start planning work on this structure. CHLP does not plan to demolish any structures on the property.

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<sup>5</sup> See Appendix D – Education Programs and Partners.

<sup>6</sup> See Appendix D for full description of sample programs.

<sup>7</sup> See Appendix C – Cherry Hills Land Preserve Team.



### West Side

On the west side CHLP will continue and expand its programs in natural history and environmental education as well as pilot new programs. CHLP will evaluate new programs in conjunction with its education partners. As in the past, these programs will be low-impact consistent with the “limited access” prescribed by the Conservation Easement. Working with the City, CHLP will continue to assess the potential uses and expenses of the Main House for the near and long-term including the feasibility of creating limited office space for nature/conservation program providers. Such use may also include a history center or library for exhibits on local history.

The 1898 Hopkins House is the farm’s historic gem. The current lease continues through 2022, allowing time to assess its most effective role as a historical and educational resource.

### High Line Canal

The High Line Canal is an important interpretive feature of the site. Though a small portion of the site, it ties the site together visually and historically. It has its own important local history and significance that can be addressed by interpretive signage for the portion of the Canal running through the site and education about its role in water uses and delivery modes. CHLP will collaborate with the High Line Conservancy to provide education about the canal and specifically, for example, about stormwater management systems.

### The Pond

The pond is a valuable amenity both as an irrigation retention pond on the property and wildlife habitat. The pond lies adjacent to a popular section of the High Line Canal and provides much public enjoyment with blue heron, ducks, occasional white pelican sightings, and varied bird life. The City indicates that the pond requires dredging and deepening to improve water quality, and the addition of aerators to maintain sufficient water oxygenation. CHLP looks forward to working with the City to improve the pond’s physical structure and creating an optimal wildlife habitat.

## **Financial Responsibilities, Capabilities, and Resources**

The future of QF will be determined by the commitment, capabilities, and resources of both the City and CHLP and their working relationship with Colorado Open Lands (COL). CHLP will continue to work closely with COL.<sup>8</sup> As noted above, CHLP will open QF to the public and cover the cost of doing this by making the farmhouse livable, repairing the chicken coop and other animal spaces, and most importantly by providing the onsite caretakers and the staff to run existing and future programs. The 2014 Visioning Committee Report highlighted many untapped sources of funding for QF; both private and public. Tapping into these sources for QF is a high priority necessity. To this end, CHLP will retain contract grant writing assistance to carry this effort forward on its own behalf and on behalf of the City. In marshalling assets for QF it will be important to maximize the value of the farm’s water rights, including its wells and contracts and agreements with Denver Water.

Because public ownership of QF is a fundamental concept in this proposal, CHLP looks to the City to continue to carry out customary and normal landlord responsibilities including the general property maintenance the City has been providing for many years. Further, CHLP looks to the City to play a significant role in the restoration of the structures and the pond over time in a manner commensurate with public ownership and the assets and capabilities of the City.

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<sup>8</sup> See Appendix E for correspondence with Colorado Open Lands

## CHLP's Track Record and Sustainability

CHLP's proposal grows out of:

- ♦ A clear understanding of the constraints and restrictions of the Conservation Easement.
- ♦ A detailed review of the available documents available through the City and an appreciation of the potential costs of repairing, restoring and upgrading both the land and the buildings of QF.
- ♦ A sensitivity to the local community's interest in the appropriate use of QF.

CHLP's pledge is to:

- ♦ Move thoughtfully but confidently in the development and delivery of educational programs that best build on the unique historic and natural assets of QF.
- ♦ Work with the City to develop a long-term plan for the preservation, restoration, and repair of core historical structures and to jointly apply for public grants and resources.
- ♦ Partner with established organizations that share a passion for open space and environmental education.

### Community Outreach and Impact

CHLP's community impact includes:

- Sharing Cherry Hills Village history through sales of the book High on Country: A Narrative History of Cherry Hills Village (2007);
- Advocating for public funds to expand and enhance open space (2008 City Master Plan, Cat Anderson Open Space Fund, and with PTRC and Quincy Farm Committee);
- Providing environmental and conservation education to inspire local land preservation (e.g. The Trail Walk in 2017-2019 and Barn Tour 2011-2016);
- Building community and celebrating open space with the annual Barn Party (convening 300-400 patrons and supporting 20+ local artists);
- Hosting an annual Spring Speaker on conservation in Colorado (e.g. Water in a Warming Climate, History of Colorado Headwaters, Private Land Conservation in Colorado);
- Helping private landowners explore land conservation options;
- Donating \$47,000 to enhance local public open space;
- Making 1-2 community grants per year for youth and environmental education

In the first six months of 2021, CHLP has held more programs and reached more people than in 2020. CHLP continues to expand its community outreach via e-newsletter, monthly advertisements in The Crier, periodic articles in The Villager, and word of mouth.

### CHLP's Community Outreach Summary

Community Outreach	2018	2019	2020*	2021 (thru 6/30)
# Education Programs**	8	10	7	13
# People Served	360	385	132	160
Community grants made		2	1	1
Barn Party tickets sold	400	350	NA	

\*Pandemic year - No Barn Party or Trail Walk due to the pandemic

\*\* In the first six months of 2021, eleven of our 13 programs YTD have been at Quincy Farm.

### CHLP Financial Performance

CHLP has operated at a surplus for 14 of the past 15 years. The table below shows its fundraising track record for the last four years and demonstrates its stable and diverse funding base and the support from local

residents, corporations, and grant-making organizations.

#### CHLP Fundraising Track Record & Sources of Revenue

Source	2017	2018	2019	2020*	2019 %
Total Revenue	\$127,631	\$131,176	\$148,554	\$24,513	100%
Indiv Contributions/Donations	\$ 96,689	\$104,591	\$114,189	\$23,013	77%
Corporate Support	\$ 30,031	\$ 25,760	\$ 27,000	\$ 0	18%
Foundation Grants			\$ 6,750	\$ 1,500	4.4%
Earned Rev (books, Tshirt sales)	\$ 925	\$ 825	\$ 615		0.5%

\*Preliminary financials.

CHLP has formed a Fundraising Committee to build on its reservoir of community support and diverse revenue streams. CHLP anticipates that funding sources for Quincy Farm will include the following:

- Private donations from the community: In the first three years of operations, the most important source of funding will be private donations to fund start-up costs, operations, and education programs. This includes annual recurring grants from local private foundations.
- Recurring corporate sponsorships: CHLP will continue to secure corporate sponsorships to fund operations and specific education programs each year at QF.
- Earned revenue streams: Possible sources of earned revenue (targeted to be approximately 10% of total funding) include attendance fees for specific education programs and Days at the Farm, and fee income from small special events on the east side and school group visits.
- Foundation grants and public grants: As noted in Appendix E of the 2014 Visioning Committee Report, there are many avenues to secure grant funding for QF. CHLP will focus on the priority funding resources shown in Appendix B. We have identified three potential grant writers with relevant experience to supplement these efforts.

#### CHLP's Quincy Farm Budget Summary

CHLP estimates that the total costs for launching its proposal and operating the farm for the first three years under is approximately \$565,700 plus \$56,000 in start-up costs. Historically, CHLP has consistently raised 65-75% of this amount putting the sustainability of its work at QF well within reach.

CHLP's budget is prioritized into start-up costs, operations, and education programs in the first three years, followed by the highest priority Capital Improvements. CHLP is prepared to operate on a limited basis starting in the Fall of 2021 by expanding our programs, however, we are planning a full launch in 2022. The budget assumes calendar year operations with start-up costs in 2022 and resident managers starting May 2022.

#### Estimated Start-Up Costs

Uses of Funds	Estimated Costs	Specific Descriptions
Start-up Costs	\$16,000 \$25,000 \$10,000 \$5,000 \$56,000 Total Startup	- Fencing, electrical, chicken coop, temp restroom - Repairs to East Side farmhouse <sup>9</sup> - Natural play and learning spaces, obtain animals - Signage, gates, paint

<sup>9</sup> Carpet, bathroom, replace roof (roof estimated cost \$20,914, Farmhouse Budget Summary, 02-24-21)

**Estimated 3-year Budget**

<b>Uses of Funds</b>	<b>Estimated Costs Per Year</b>	<b>- Specific Descriptions</b>
Operating Costs	\$20,000/year	- Utilities (water, electricity) <sup>10</sup> , repairs, special projects
Operations - Property Managers	\$72,000/year	- \$20,000 annual stipend to resident managers - Salary for FT on-site education staff (Greta Lane)
Education - Programs	\$65,000/year	- Education programs on East & West Side - 0.5 FTE CHLP Exec Director
Education – Management & Fundraising	\$38,000/year	- 0.25 CHLP Exec Director - \$15,000 for contract grant-writer, communications - Website, Give-Smart platform, insurance
Est. Annual Costs	\$195,000/year*	
Estimated 3-year Budget	\$565,700	

\* Note: Costs lower in year 1 due to May 2022 start for full-time property managers.

CHLP recognizes that QF needs many capital improvements. The CHLP budget above focuses on what CHLP commits to do during the first three years. The timeline and extent of capital expenditures for the property will depend in large part on working with the City to determine historic preservation priorities based on intended uses and Historic Structure Assessment (HSA) estimates. In addition, the timeline will be driven by fundraising progress and availability of competitive public grants. Some of the investments for historic preservation and capital improvements are summarized in Appendix A.

<sup>10</sup> Total est. utilities for QF for 2020 were \$11,688 per City's QF Utilities Report (Jan-Oct actuals, annualized)



## **APPENDICES**

<b>Appendix A</b>	<b>Timeline for Future Capital Expenditures</b>
<b>Appendix B</b>	<b>Priority Private &amp; Public Grant Possibilities</b>
<b>Appendix C</b>	<b>Cherry Hills Land Preserve Team</b>
<b>Appendix D</b>	<b>Cherry Hills Land Preserve Education Programs</b>
<b>Appendix E</b>	<b>Coordination with Colorado Open Lands</b>
<b>Appendix F</b>	<b>Site Map</b>
<b>Appendix G</b>	<b>Support Letters from Education Partners &amp; Collaborations</b>
<b>Appendix H</b>	<b>Description of Denver Audubon</b>

## Appendix A: Timeline for Future Capital Expenditures

As noted in the proposal, the timeline and extent of capital expenditures and historic preservation investment at QF will be determined jointly by CHLP and the City. Some of the factors affecting that timeline include:

- Agreement on intended uses and priorities;
- Identification of most critical improvements based on the Historic Structure Assessments (HSAs);
- Cost-effective options for addressing multiple structures (e.g. electrical);
- Progress on private fundraising (for the required 25% private match) and success in securing competitive historic preservation grants from History Colorado and other sources.

Some of the priority investments for historic preservation and asset restoration are listed below.

### Phased Capital Expenditures – To Be Determined with City

Focus Area	Timeline & Costs	Issues to address
East Side Improvements <sup>1</sup>	TBD	<ul style="list-style-type: none"><li>• Electrical work in all structures for safety (HSA critical)</li><li>• Grading behind Stable (HSA critical)</li><li>• Safety around propane tank heating the barn</li><li>• Storage and uses of shed garage by Farmhouse</li></ul>
Big Barn restoration	TBD	<ul style="list-style-type: none"><li>• Total cost estimate \$385,071<sup>2</sup></li><li>• Roof repairs (HSA critical) and other repairs</li><li>• Raise \$50K as 25% match for first HC grant</li></ul>
Main House Restoration /Nature Center	TBD	<ul style="list-style-type: none"><li>• Cost of interior asbestos removal, electrical safety</li><li>• Exterior improvements based on HSA priority restoration<sup>3</sup></li><li>• Explore potential uses of garage as learning space</li></ul>
Pond Restoration	TBD	<ul style="list-style-type: none"><li>• Options for improving wildlife habitat;</li><li>• Options for improving water quality (replace aerators, filtration, dredging and deepening, etc)</li><li>• Possible public funding sources to support public and community benefit along High Line Canal.</li></ul>
Historic Preservation of Other Structures	TBD	<ul style="list-style-type: none"><li>• Determine priorities based on intended uses, HSA reports &amp; cost estimates, and funding resources (some may be deferred due to high cost, such as chicken coop restoration)</li></ul>

Possible partners for in-kind collaboration on historic preservation at QF include:

- *Historicorps*: Provide volunteers to help implement historic preservation projects;
- *University of Colorado graduate programs of Architecture, Environmental Design, and Historic Preservation*: Provide expertise and volunteers in environmental design and historic preservation.

<sup>1</sup> Quincy Farm Cost Estimates Based on HSAs Memo – March 18, 2021

<sup>2</sup> Cost estimate based on Historic Structure Assessment and Big Barn Budget Summary, 02-20-21

<sup>3</sup> Total cost \$807,255, roof repairs \$118,715. Main House Budget Summary 02-20-21.

## Appendix B: Priority Private & Public Grant Possibilities

<b>Funding Source</b>	<b>Description – funding guidelines</b>	<b>Rationale for potential fit</b>
Armstrong Foundation	Private foundation that supports education and natural resources.	Previous funder. Graciously agreed to host CHLP 2021 Fall fundraiser.
Tuchman Foundation	Private foundation based in Greenwood Village, residents of CHV	Previous funder (has generously donations for past 10 years).
Walton Family Fndn/Beacon Fund	Private foundation arm of the Walton Family Foundation. Possible local focus on small sustainable farms and healthy food, environmental education.	Gave \$5,000 grant to CHLP in 2015 for community conservation grant program.
Gates Family Foundation	Supports projects and organizations that enrich Colorado quality of life, including environmental education, community enrichment, conservation, and historic preservation.	March 15 deadline Has funded HLCC and Denver Mountain Parks with operating support.
History Colorado/ State Historical Fund	Planning Grants of up to \$25,000 to help plan and prioritize historic preservation of existing structures, and competitive historic preservation grants.	Build on the excellent HSAs and budgets prepared by the City to prioritize and identify options to reduce or phase costs.
Xcel Energy Foundation	Supports Environmental Education with hands-on learning experiences and curriculum that foster an ethic of stewardship and conservation. Other program areas include Environmental Stewardship and Conservation.	QF could fit several preferred funding guidelines. Have funded Bluff Lake Nature Center and environmental education organizations in past.
Arapahoe County Open Space	Provides planning grants and match funding for projects to support or enhance open space in Arapahoe County (government-owned).	Possible resource for pond area restoration, in collaboration with City and perhaps HLCC.
GOCO	GOCO provides grants to help fund trails and open space, and may be a resource for QF	Possible resource in collaboration with City.

## **Appendix C: Cherry Hills Land Preserve Team**

Cherry Hills Land Preserve has an Executive Director, a committed Board of Directors, and a cadre of volunteers that support our vision of connecting people to nature and inspiring preservation of open space in our community for future generations to enjoy.

CHLP's Executive Director leverages her time with contractual assistance as needed (e.g. bookkeeping, a Certified Public Accountant, communications, etc). The volunteer Board of Directors includes legal, financial, marketing, education, and nonprofit management experience. The CHLP Advisory Board includes former Board Members and community leaders, and provides strategic guidance to CHLP and its members may serve on Board Sub-committees (including Education, Land Stewardship, Finance, Fundraising and ad hoc committees as needed).

For Quincy Farm, CHLP will add staffing and systems as needed and invest in its capacity to scale its fundraising, programming, volunteer engagement, and board development.

### **Staff**

#### **Kathy Fessler, Executive Director**

Kathy has been CHLP's Executive Director since May, 2020. She brings strong organizational skills, excellent people skills, and a flair for creating and executing engaging programs for all ages. Her fresh approach to the Land Preserve's rebranding in 2020 and a sharp focus on building relationships both within the CHV community and with the city has brought new awareness to the mission of CHLP. Her background in non-profits began in 2006 when she worked with a non-profit consultant on feasibility studies for client capital campaigns. Her passion for education and helping others get involved in their community are the drive behind her work at CHLP.

#### **Caleb and Greta Lane, Quincy Farm Resident Property Managers**

Caleb Lane will serve as part-time property manager and Greta Lane will serve as full-time property manager and education staff at Quincy Farm to facilitate public access and education programs. Caleb brings significant experience and is currently employed as the Grounds & Barn Manager at The Village Club in Cherry Hills Village. Caleb has spent years working on farms and ranches and has gained a breadth of experiences concerning all things agriculture. He now hopes to pass along the same love of agricultural history and culture to the next generation. Greta found her way providing child care and education as a nanny here in Colorado as well as for military families stationed in the U.K. The oldest of 10 siblings, Greta has a big heart for children and understands the importance of hands-on experiences for the healthy development of curious minds. Together, the Lanes hope to bring passion, experience, and a strong work ethic to Quincy Farm and fulfill Cat Anderson's vision by creating a welcoming, community-centered source of education, entertainment and adventure.

### **Board of Directors**

#### **Janney Carpenter, Board President**

Janney Carpenter has been a resident of Cherry Hills Village since 1999 and on the Board of CHLP since 2010. She has a background in nonprofit management consulting and graduate level teaching at the University of Denver, and has been an independent consultant since 2005. With more than 25 years of experience in banking and development finance, she works with nonprofits, social enterprises, and



fundraising to develop social enterprise strategies. She has served on several nonprofit boards, and has a BA from Stanford University and an MBA from the University of Chicago Booth Graduate School of Business. Her passion for the environment and love of the outdoors drive her interest in preserving beautiful local open spaces where people and nature thrive.

#### Judith Judd

Judith and her family moved to Denver in 1981. She earned her law degree from the University of Denver in 1983 and practiced law in the Denver metro area for 20 years. She was a partner at several large law firms. Her practice areas were commercial real estate, banking, corporate and partnership laws and estate planning. She was asked by Governor Roy Romer to help rewrite Colorado's banking statutes and appointed to his statewide Education and Technology Commission. She has served on the Boards of several local nonprofits and higher education institutions.

Judith and her husband (Gary Judd) have lived in Cherry Hills Village since 2001. Their home borders the Highline Canal east of Kent Denver. Judith has a long history riding horses and bikes on the Highline Canal and walking CHV trails. She worked with Harriet LaMair in the early days of the High Line Canal Conservancy.

#### Amy Littlejohn

Amy Littlejohn joined the CHLP board shortly after moving to Colorado from South Florida in 2018. Her passion for the outdoors and the community is what drew her to this organization. She has many years of involvement and fundraising experience and with organizations such as the Humane Society, Miami City Ballet, Diabetes Research Foundation and A Way for a Stray.

#### Dino Maniatis

Dino G. Maniatis is a first generation Colorado native who, for over twenty-five years, has worked in the Colorado real estate industry in construction, property management, sales, and investment. As a Soldier in the United States Army, MAJ Maniatis is a Space Operations Officer assigned to Army Space and Missile Defense Command. He is also a Military Intelligence Officer who has published over one hundred classified, peer-reviewed, strategic intelligence reports and assessments for USCENTCOM. His work has informed and advised senior U.S. military leaders, combatant commanders, and top tier civilian policy makers including SECDEF, SECSTATE, and POTUS.

Dino graduated from the University of Colorado Denver with a B.A. in history and a minor in music. He has also completed postgraduate education in Cybersecurity at the University of Denver. He is a graduate of the United States Army Intelligence School and has completed other professional military education at the Air Force Institute of Technology and the Army Space and Missile Defense Center of Excellence. His military awards include the Joint Service Commendation Medal, the Joint Meritorious Unit Award, and the German Armed Forces Gold Badge for Military Proficiency.

He is a member of the Cherry Hills Village Quincy Farm Committee and the 75th Anniversary Committee, and is a board member of The Cherry Hills Land Preserve and Opera Colorado.

#### Laura Paul - Secretary

Laura grew up in Omaha, Nebraska, often spending her childhood summers hiking in Rocky Mountain National Park with her family. This heavily influenced her love for and wonder of nature. Around the age of five, Laura remembers asking her father why he was picking up wrappers and trash on a hiking trail. That moment was Laura's first initiation on the importance of preserving nature and the principles

behind Leave No Trace (LNT). Now, she hopes to bring her devotion to nature to help preserve, conserve, and restore the 1.7% of public land left in Cherry Hills Village for current and future residents.

Laura holds a BBA in Marketing & International Business and an M.Ed. in Curriculum and Instruction. She has experience working in diverse areas including strategic planning, publishing, wellness, education advocacy, and as an artist. After living in Europe and Asia for 15 years, Laura has called Cherry Hills Village her home since 2018.

#### Kevin Schwall - Treasurer

Kevin Schwall is an accomplished advisor and able communicator with a knack for communicating complex issues in an approachable manner. Kevin earned a Bachelor of Science Engineering degree from Duke University under a full US Army Reserve Officer Training Corps scholarship. He then served as an Army Environmental Engineer, advising commanders in 23 western states on environmental issues related to water, soil, health, and safety. Kevin left the Army after four years with the rank of Captain, became a licensed Professional Engineer (Environmental Engineering), and continued engineering consulting in the private sector. He became a Chartered Financial Analyst and joined Tillman Hartley, a registered investment advisor and multifamily office where he is now the Chief Operating Officer.

Kevin served on the Executive Board of the Cherry Hills Village Elementary PTCO, first as the Assistant Treasurer and then as Treasurer. He and his wife Carol Langdoc have two children. They moved to Colorado in 2010 and settled in Cherry Hills Village in 2011.

#### Phillip Seawalt

Phillip and his family have been residents of Cherry Hills for over 23 years. He views the world from a balanced perspective, as a builder/large commercial developer and a lover of open space, nature, wildlife and respect for the natural world. He is proud to have supported and guided the efforts of the CHLP since its inception and attributes its many accomplishments to the people who support and operate the organization. Phillip holds a BA from Colorado State University, and an EXMBA from the University of Denver. He also holds a Certified Commercial Investment Manager CCIM designation.

#### Richard Swomley

Richard Swomley has served on the CHLP board for three years. Richard is licensed real estate agent with Liv Sotheby's International Realty and he and his wife Elaine have lived in the Village for ten of the last twenty years, raising their five children here. Prior to joining Liv Sotheby's, Richard served with three Wall Street firms over twenty three years as an investment banker and also in project finance including Chase Bank, and subsequently as a Managing Director for Smith Barney, Inc., Richard subsequently established his own corporate finance boutique providing financing and JV advisory services to US clients in overseas projects for seventeen years.

Richard has worked with Vail Associates as a back country guide and Wilderness First Responder for over twenty years, and he and Elaine are avid hikers in the summer. Richard graduated from the US Coast Guard Academy, served on combat duty in Vietnam and later served on the Board of Directors of the Academy's national Alumni Association, where he chaired the Development Board. He attended graduate school at Connecticut College and the London School of Economics, and serves on the steering committee of the LSE in Denver. Richard also serves on the Board of Rotary International Denver South East Chapter, where he chairs the Fund Raising Committee.

#### Goca Weis – Vice President

Goca Micic Weis is a marketing executive with over 25 years of experience. She has helped launch products and built some of the most iconic global technology brands including Intel, Microsoft (Windows, Office, Xbox, Encarta, Money, etc) and Pearson's technology products in education. She has deep experience in global marketing and integrated brand development.

Since leaving the corporate space Goca has started her own consulting company, G Marketing, working with former clients to maximize their brands visibility and revenue. She prioritizes her family and community. She has served on the Village Club Board for six years and is currently the acting President. She is the Cherry Hills Land Preserve Vice President and an acting Director on the Mending Faces Board.

#### **CHLP Advisory Board:**

Karen Barsch  
Tiffany Brinton  
Mike Gallagher  
Amy Graden  
Lucinda Greene  
Earl Hoellen  
Harriet Crittenden LaMair  
Bill Lucas  
Rose Lynch  
Ken & Julie Mirr  
Sally Scott  
Harold Skramstad  
Russell Stewart  
Klasina VanderWerf  
Blair Watts

## Appendix D: Cherry Hills Land Preserve Education Programs

At Quincy Farm, CHLP will build on the nature and conservation education programs it already provides to the community and expand them to create diverse education programs that are responsive to community interests. These programs are distinct from open community access to the property.

CHLP currently offers the following types of education programs:

- Family education programs
- Annual community conservation project (such as the 2021 Bee project)
- A Speaker Series bringing experts on Colorado conservation, history and culture
- Youth leadership and access to environmental education (including community grants)

Our goal is to engage all ages and spark curiosity, wonder, and learning about our natural world and thereby inspire people to care. We create opportunities for families to learn together, encourage lifelong learning and connection with nature, and foster youth volunteerism and leadership development. For example, we are designing a Youth Ambassador program for teens who are curious about conservation and want to learn more through community volunteering, field research projects, or short-term internships with local conservation organizations like CHLP, Denver Audubon, 4-H, local urban farms, Inland Ocean Coalition, and others.

CHLP already collaborates with many education organizations and nonprofits to deliver its programs (including Denver Audubon, CSU Extension, Nature's Educators, Happy Busy Bees, and more). CHLP will work with the following organizations to pilot and evaluate education programs for the community.

Partner	Program Topics	Examples
Denver Audubon	Birds & Conservation Wildlife & Habitats	<ul style="list-style-type: none"><li>• Birding and wildlife walks</li><li>• Owl and hummingbird programs</li><li>• Naturalist and Master Birder programs</li><li>• Elementary school group visits</li></ul>
Happy Busy Bees	Community Beekeeping	<ul style="list-style-type: none"><li>• Maintain 2-6 beehives on property</li><li>• Education sessions with beekeepers</li></ul>
CSU Extension	Native Plants & Pollinators	<ul style="list-style-type: none"><li>• Meet Your Native Pollinators</li><li>• Planting for Pollinators</li><li>• Worms, Compost, and Garden Science</li></ul>
Nature's Educators	Raptors & Conservation	<ul style="list-style-type: none"><li>• Annual Trail Walk (Bring owls, hawks)</li><li>• Raptor education sessions</li></ul>
History Colorado	Historic Preservation	<ul style="list-style-type: none"><li>• Speakers from HC, Preservation Inc</li><li>• Volunteers from HistoriCorps</li></ul>
High Line Canal Conservancy	Past and Current Role of the High Line Canal	<ul style="list-style-type: none"><li>• Temporary exhibit on HLC history</li><li>• Importance of tree canopy, native plants</li><li>• Stormwater initiative in warming climate</li></ul>
Kent Denver School	Programs for community Programs for students	<ul style="list-style-type: none"><li>• Stargazing &amp; Dark Skies</li><li>• Outdoor skills</li><li>• Mini-farm education programs</li></ul>
Cherry Hills Garden Club	Education Gardens	<ul style="list-style-type: none"><li>• Design raised-bed gardens for kids</li><li>• Sponsor beehives</li></ul>



CHV Arts Commission	Art in Nature Education	<ul style="list-style-type: none"> <li>• Annual Art or Sculpture Walk</li> <li>• Visiting artists program</li> </ul>
Wildland Restoration Volunteers	Habitat restoration	<ul style="list-style-type: none"> <li>• Guidance on noxious weed removal</li> <li>• Pond area habitat restoration</li> </ul>
Local Schools	Small group school visits	<ul style="list-style-type: none"> <li>• Visits by local or under-resourced</li> <li>• Adopt a Garden for target schools</li> </ul>
Staff organized	Various	<ul style="list-style-type: none"> <li>• Trail Walk - 10 conservation orgs</li> <li>• Backyard Chickens 101</li> <li>• Young at Art (with local art teachers)</li> </ul>

Examples of our planned education programs for 2021 include:

#### **Family Education Programs**

- Birds & Conservation (bird walks, species highlights, local habitat & ecosystems)
- Kids in the Creek (creeks, critters & riparian ecosystems)
- Plants & Pollinators (beekeeping, soil health, pollinators, invasive plants)
- Stargazing (solar system, nocturnal wildlife)
- Meet the Locals: Wildlife profiles. (e.g. raptors, hummingbirds, snakes, etc)
- Family Trail Walk (annual community event on conservation efforts of 10-12 organizations)

**Community Conservation Project– 2021 Bee Project at Quincy Farm:** To support honeybees and native pollinators in the Village.

- Community Beekeeping at Quincy Farm: Local hives with a master beekeeper providing monthly information sessions for both novices and experts, expand local pollinators for healthy gardens;
- Research on native pollinators & habitat health (research at Quincy Farm with University of Denver on native pollinators, including Bioblitz baseline study).
- Plant A Garden, Feed the Bees Challenge: Encourage residents to Take the 3P Pledge (reduce pesticides, plant locally-sourced native plants, design pollinator food pathways)

**Speaker Series:** Launch new series to inform and engage the “big kids” with guest experts and speakers to share insights on nature, conservation solutions, and Colorado history.

- Nature & Conservation in Colorado – sample topics include
  - Wildfires & The Changing Front Range
  - Climate solutions: The Nature Conservancy & Yampa River Project
  - Regenerative agriculture and healthy soil in Colorado
- Inspired By Nature: Guest Artists at Quincy Farm

**Youth Leadership & Access to Environmental Education:** CHLP connects students to resources and opportunities (including small grants) that:

- Advance learning and research about nature & wildlife
- Foster youth volunteerism and leadership development (grades 6-12)
- Expand access to nature education for underserved youth (grades K-6)



CHERRY HILLS LAND PRESERVE

*June 21, 2021*

Ms. Cheryl Cufre  
Director of Land Stewardship  
Colorado Open Lands  
1546 Cole Blvd  
Lakewood, CO 80401

Dear Cheryl:

Thank you so much for meeting with Judith Judd and me a few weeks ago. As you requested, here we list our initial planned use of buildings and areas of Quincy Farm. Further, we attach a January 6, 2020 memorandum prepared by the City pertaining to what we understand are agreed permissible uses of the Main Residence. Finally, we pose a few questions for clarification.

As we stated during our meeting, we believe that the future of Quincy Farm turns on a strong and effective strategic partnership between the City, Colorado Open Lands and CHLP. We are committed to bringing life back to the farm in the context of this partnership and to working closely with our strategic partners. In this vein, we ask here that COL let us know if there is anything in this package which cause concern. We are happy to answer any questions COL may have. Since meeting with you we have structured our proposal to the City to be based on a long term lease agreement. We will provide you with the draft proposal shortly.

**Intended Uses of Buildings and Areas:**

- ♦ East Side Caretaker House: Repair and use as caretaker residence;
- ♦ Chicken Coop: Repair to safely house chickens;
- ♦ Big Barn: Educational tours of the barn, tack room, horse stalls (our priority for historic preservation).
- ♦ Baby Barn: Preserve exterior and possible use to house a rabbit hutch.
- ♦ Stable Barn: Modest repairs as necessary to house animals;
- ♦ Pastures and Paddocks: Possible addition of new fencing for pasture rotation as part of soil stewardship;
- ♦ Main House: Uses consistent with the January 6, 2020 memorandum (see attached);
- ♦ The 1898 Hopkins House: The current lease continues through 2022. Plans for future uses will be developed well in advance of the lease expiration;
- ♦ Pumphouse: Will be used as is;
- ♦ West Side Garage: Will be used as is;
- ♦ We have no plans to demolish any structures. To the extent we undertake restoration work all such work will be consistent with the standards of the Secretary of the Interior and History Colorado.

**Clarifications and Follow-up Questions**

We request a few clarifications of COL's thinking:

- ♦ Permitted uses of the Main House and garage as a nature center may include education spaces and shared office space to facilitate educational programming on nature, conservation, and history;
- ♦ The attached document on Main Residence Uses remains a valid summary (provided by the City);
- ♦ Public access on the West Side may include self-guided walks and exploration as long as there is a CHLP staff person or volunteer present and clear guidance on what is permitted (e.g. no social trails in pastures);
- ♦ Since most of our education programs will be outdoors, can we do some landscaping on the West Side to expand the education gardens, add some permanent benches around the lawn area, or perhaps add 2 benches at one point along the Nature Trail?
- ♦ Are there limitations to the purpose of public gatherings on the West Side? For example, is it possible to have an art program or small concert as a program of CHLP (rather than as a CHLP fundraiser), or to hold a Garden Club meeting or a nature/history book club meeting?

We look forward to hearing from you. Please reach out directly to me with any questions.

Sincerely,

Janney Carpenter  
Board President, Cherry Hills Land Preserve  
[janneycarpenter@mac.com](mailto:janneycarpenter@mac.com)  
c. 303-882-8581

Attachment:

Main Residence Uses Accepted By Colorado Open Lands – City, January 6, 2020

On Jun 29, 2021, at 6:48 AM, Cheryl Cufre <[ccufre@coloradoopenlands.org](mailto:ccufre@coloradoopenlands.org)> wrote:

Good morning Janney and thanks for the information. My apologies for taking so long to get back to you. Based on your proposal, we believe that all of the "Intended Uses of Buildings and Areas" are consistent with the Conservation Easement. As for your questions, I've addressed each of them below. I'm happy to provide further clarification if that would be helpful or find a time to chat. Unfortunately, I'll be out for a few days later this week, but we could arrange a time for next week.

- ♦ Permitted uses of the Main House and garage as a nature center may include education spaces and shared office space to facilitate educational programming on nature, conservation, and history; **Yes, this type of use of the Main House and garage would be consistent with the Conservation Easement. What we don't want to see is the Main House being rented out for commercial office space, unrelated to the Conservation Values.**
- ♦ The attached document on Main Residence Uses remains a valid summary (provided by the City); **Yes, we believe the use of the Main House as a nature center would allow for the activities identified in the document.**
- ♦ Public access on the West Side may include self-guided walks and exploration as long as there is a CHLP staff person or volunteer present and clear guidance on what is permitted (e.g. no social trails in pastures); **Yes. What we don't want to see is the property open to the public without any supervision.**
- ♦ Since most of our education programs will be outdoors, can we do some landscaping on the West Side to expand the education gardens, add some permanent benches around the lawn area, or perhaps add 2 benches at one point along the Nature Trail? **Yes, the educational gardens could be expanded, provided that they are contained within the lawn area and don't transform or disturb the natural areas. Permanent benches around the lawn area would be permitted. We also think 2 benches at one point along the Nature Trail would be permitted. What we don't want to see are picnic tables in the pasture or along the Nature Trail.**
- ♦ Are there limitations to the purpose of public gatherings on the West Side? For example, is it possible to have an art program or small concert as a program of CHLP (rather than as a CHLP fundraiser), or to hold a Garden Club or a nature/history book club meeting? **We believe the types of activities you described, to be held on the West Side, would be consistent with the Conservation Easement. If the purpose of the public gatherings relates to the Conservation Values they would be permitted, provided that they didn't negatively impact the property (e.g. no resulting disturbance to the lawns or pastures, no permanent structures, etc.). What we don't want to see are weddings and other public gatherings that don't support the Conservation Values.**

We very much appreciate your thoughtfulness in your proposal and your willingness to work with us.

Sincerely,  
Cheryl

**CHERYL CUFRE**  
DIRECTOR OF LAND STEWARDSHIP



**To:** Cherry Hills Village

**Date:** July 9, 2021

**Re:** Quincy Farm/Catherine Anderson Deed of Conservation Easement – Cherry Hills Land Preserve Proposal

This letter is in response to Cherry Hills Land Preserve's (CHLP) request to comment on their proposal to manage the Quincy Farm property. Colorado Open Lands ("COL") holds a conservation easement on the property, recorded on December 18<sup>th</sup>, 2007, in the records of Arapahoe County at Reception # B7157828.

This letter is meant to inform Arapahoe County regarding the relationship of the conservation easement terms to the proposed management activities and is not intended to grant approval for any specific request. COL will review and approve or deny specific requests by the landowner at the time they are requested. It is likewise not the intention of COL to voice support or opposition to this, or any proposal, but rather to be a source of information as the holder of the conservation easement.

COL has reviewed CHLP's proposal to manage the Quincy Farm property and has found that the uses and activities identified in the proposal are consistent with the terms of the Conservation Easement.

Please feel free to contact me with any questions relating to the terms and provision of the Quincy Farm conservation easement as they relate to the CHLP's proposal.



Cheryl Cufre  
Director of Stewardship  
303-988-2373 x219  
[ccufre@coloradoopenlands.org](mailto:ccufre@coloradoopenlands.org)

## Appendix F Map of Site

Report of the Quincy Farm Visioning Committee  
Cherry Hills Village





Cherry Hills Village City Council  
4000 E. Quincy Avenue  
Cherry Hills Village, CO. 80113

Re: Letter of Support for the Cherry Hills Land Preserve

Dear City Council Members,

On behalf of Denver Audubon, we would like to express our continued support and commitment to partner with the Cherry Hills Land Preserve in its intention to manage Quincy Farm.

Once actualized, their vision for Quincy Farm will serve as a catalyst for community stewardship and education through access to nature in Cherry Hills Village, preserving Quincy Farm as a beautiful ecological habitat where people can connect with nature.

Denver Audubon also has an interest in considering the opportunity to have an additional location for office space and educational programming at Quincy Farm, should the Cherry Hills Land Preserve follow through on its desire and plan to create a conservation non-profit center in the main house.

Please consider the Cherry Hills Land Preserve proposal carefully, since they bring value to the community on many levels. The Land Preserve provides high quality nature education programs, awareness for the importance of open space in Cherry Hills Village, and strong partnerships and collaboration with the City and local nonprofits such as Denver Audubon. They have demonstrated their commitment to Quincy Farm through these programs and continued efforts to bring the community together on this unique property.

If you have any questions, I would be happy to discuss this with you further.

Sincerely,

Karl Brummert  
Executive Director  
Denver Audubon



**HIGH LINE CANAL**  
CONSERVANCY

June 30, 2021

Cherry Hills Village City Council  
4000 E. Quincy Avenue  
Cherry Hills Village, CO. 80113

Dear Mayor Russell and City Council Members,

I am writing this letter to express support for your work to find partners for the management and programming of Quincy Farm. This is a model that has worked in many other communities for example the Four Mile House in Denver and for the High Line Canal and Denver Water! It is wonderful that the Cherry Hills Land Preserve has stepped forward to support the community. Their proposal to manage Quincy Farm in a private-public partnership with the City, and their vision to create an educational and recreational resource for the community is powerful and in keeping with the documents related to Cat's gift and the community's feedback.

The Cherry Hills Land Preserve is in its 16<sup>th</sup> year as a local nonprofit working to inspire an appreciation of local open space, nature, and history in our community. Their vision for Quincy Farm to connect all ages to nature, land, and Farm history through education, while preserving the core historic structures and providing community access is inspiring!

This proposal aligns well with the Conservancy's mission of preserving and enhancing the High Line Canal. The property has a unique history with the Canal and can help demonstrate the smart water management solutions that we are advancing with the Canal while furthering opportunities for natural lands management and environmental education. We will look forward to working with CHLP, should they be selected in this role. Other areas for collaboration are in coordination of historic Canal interpretive signage and programs related to, the changing role of the High Line Canal from irrigation for what were farms to regional greenway and stormwater management - environmental amenity.

The Cherry Hills Land Preserve's management proposal for Quincy Farm provides an elegant solution that will allow continued public ownership of 17.5 acres of protected and strategic open space along the High Line Canal, with the benefits of local nonprofit management and resources. I will look forward to supporting the City and CHLP in varied roles such as serving on an Advisory Board.

Thank you for all your work for the community.

Sincerely,

Harriet

Harriet Crittenden LaMair



**KENT DENVER SCHOOL**

*Excellence in scholarship and character*

4000 East Quincy Avenue  
Englewood, CO 80113-4916

303.770.7660  
[www.kentdenver.org](http://www.kentdenver.org)

July 9, 2021

Cherry Hills Village City Council  
2450 E. Quincy Avenue  
Cherry Hills Village, CO. 80113

Dear Mayor Stewart and City Council Members,

I am writing this letter to voice Kent Denver's support for educational opportunities at Quincy Farm, and to express our willingness to collaborate with Cherry Hills Land Preserve on their proposal to manage this property. Their vision to create an educational and recreational resource for the community aligns well with Kent Denver School's education mission and our desire to support the community.

Cherry Hills Land Preserve's plan to create a farm-like experience on the 3.5-acre East Side and nature and conservation programs on the 14-acre West Side will provide experiential learning opportunities for all ages, and their focus on education about nature, conservation, and Colorado history complements Kent Denver's focus on academic learning and character development.

This collaboration would build on the Kent Denver's current support of CHLP, as our faculty are occasional guest speakers for community events and we have facilitated programs at Quincy Farm with parking access at our Dining Hall (a short walk from Quincy Farm down the High Line Canal trail). CHLP has also provided grant funding to Breakthrough at Kent Denver, a summer program for under-resourced college-bound youth.

Some possibilities for how Kent Denver may collaborate with CHLP at Quincy Farm include:

- Educational collaboration: Student projects or field studies in collaboration with faculty or CHLP nonprofit partners, and guest speakers on sustainability & innovative climate solutions
- Providing a field studies "learning lab" for project-based studies for our students with faculty-led creative writing, art, science, and other projects;
- Providing pre-approved parking access for weekend or evening programs;
- Coordination on sustainability projects like beehives and healthy food access, or summer camps like Kent Denver's Tiny Farm.

Since 2005, Cherry Hills Land Preserve has been a consistent voice for land stewardship and environmental education and the importance of open space in our community. This focus aligns with Kent Denver's commitment to sustainability and community as part of our education mission.

Sincerely,

A handwritten signature in black ink, appearing to read "Rand Harrington", followed by a stylized flourish.

Rand Harrington, Head of School

A handwritten signature in black ink, appearing to read "Jerry Walker", followed by a stylized flourish.

Jerry Walker, Associate Head of School





July 12, 2021

Cherry Hills Village City Council  
4000 E. Quincy Avenue  
Cherry Hills Village, CO. 80113

Dear Mayor Stewart and City Council Members,

I am writing this letter to voice Breakthrough at Kent Denver's support for educational opportunities at Quincy Farm for our Breakthrough student population. Breakthrough is a diverse community, bringing together students from a wide range of backgrounds and experiences. Breakthrough students come from over **60** Denver and Englewood public schools, with **14** languages spoken and numerous cultures and religions represented. **90%** qualify for free/reduced lunch, and **94%** identify as people of color. Although almost **100%** of Breakthrough students have a parent or guardian who supports them in achieving their goals, **79%** will be the first in their family to attend college. **49%** of students speak a language other than English in their home, and **37%** of students come from a single parent household.

Cherry Hills Land Preserve's (CHLP) plan to create a farm-like experience on the 3.5-acre East Side and nature and conservation programs on the 14-acre West Side will provide experiential learning opportunities for all ages, and their focus on education about nature, conservation, and Colorado history would provide incredible opportunities for our Breakthrough student population.

CHLP has also provided grant funding to Breakthrough to help improve our science curriculum and well as provide outdoor nature and conservation programming for our 9<sup>th</sup> and 10<sup>th</sup> grade students.

Some possibilities for how Breakthrough at Kent Denver may collaborate with CHLP at Quincy Farm include:

- Create internship and field study project opportunities for 11<sup>th</sup> and 12<sup>th</sup> grade Breakthrough students. Examples include: Denver Audubon, High Line Canal Conservancy, Master Beekeepers, History Colorado, and CSU Extension on education gardens and pollinators.
- Field trip visits to their small farm with animals, gardens, and a historic barn to help students learn more about farming.
- Expanding support for outdoor and conservation activities for rising 7<sup>th</sup>-10<sup>th</sup> grade Breakthrough students.

We hope to expand our partnership with CHLP and Quincy Farm to provide more opportunities for Breakthrough students to access these resources.

Sincerely,

A handwritten signature in black ink, appearing to read "Sarah Dutcher".

Sarah Dutcher  
Executive Director  
Breakthrough at Kent Denver  
[www.breakthroughdenver.org](http://www.breakthroughdenver.org)

## **Appendix H**

### **Description of Denver Audubon**

**Mission:** Inspiring actions that protect birds, other wildlife, and their habitats through education, conservation, and research.

**Area Served:** The Denver Metro Region

**About Denver Audubon:** Although Denver Audubon has evolved since we were founded in 1969, we remain committed to the conservation of birds, other wildlife, and habitats, and connecting our Denver metro community to nature. Denver Audubon is an independent chapter of the National Audubon Society. The “independent” means that the national organization provides only a small fraction of our funding and that we direct our mission and initiatives. This allows us to focus on local issues that matter to you, right in your backyard. We educate so people may better advocate for birds and nature, we develop conservation strategies so our community may better protect our environment, and we support research of Colorado wildlife through our grant program so scientists may better understand the effects of human activity.

#### **Partnership Opportunities at Quincy Farm**

**Office Space:** Denver Audubon’s office lease at Chatfield State Park will end in June 2024. We have been searching for opportunities for a more centralized office space in the metro region. A partnership with the Cherry Hills Land Preserve at Quincy Farm offers our organization a location at the Main House.

**Meeting Space:** Our staff, board, and volunteers need larger rooms for meetings, such as the board meetings and committee meetings. The main house has two rooms that would be optimal for meetings.

**Indoor Program Space:** The living room on the first floor in the main house is also an ideal size for indoor programs for adults and children. We could add a audio and video system for presentations.

**Outdoor Program Space:** Quincy Farm offers a variety of options for nature programming on the grounds, mainly on the west side of the property, including the Highline Canal and the pond. Formal demonstration gardens for native plants, open lawn for children’s groups, and the meadows to the west provide more natural habitats for exploration and conversion to native habitats.

**Denver Audubon Programs:** Quincy Farm provides an opportunity for a variety of programs for children, adults, and families. Currently, Denver Audubon will continue to maintain and offer programs at the Audubon Nature Center at Chatfield. Quincy Farm provides a more central alternative location for some of these programs.



- **Audubon Master Birder Program:** This one-year adult program is an intense class on birding. It consists of twenty-five classroom sessions and twenty-five field trips. Students must complete a variety of projects, homework, and other requirements to receive a certificate. The meeting space at Quincy Farm would be an excellent location for the classroom sessions, and the outdoor areas, including the pond and Highline Canal, offers opportunities for birding.
- **Audubon Naturalist Training:** We offer several classes of our popular naturalist training throughout the year. Currently, we offer a year-long program, a nine week session, and a condensed training in June. This program meets at our nature center at Chatfield, but we could incorporate the classroom and grounds at Quincy Farm for a portion of the program.
- **School Programs:** The Audubon Nature Center at Chatfield is far for schools in the northern metro region. Quincy Farm can be an alternate location for school programs, which could incorporate a variety of ecological lessons using the meadows, the canal, and the pond. High school students could learn more advanced conservation topics and create projects for the site. All schools would use the indoor space for classroom portions of the lessons.
- **Family Public Programs:** Denver Audubon can offer family nature programs, including homeschool programs, at Quincy Farm. Many of these programs focus on birds, pond exploration, insect study, and native flowers. We could also have family adventure hikes along the highline canal.
- **Adult Public Programs:** We offer a variety of adult series, including the Conservation in Colorado series and Birding Insights. Quincy Farms would be an ideal location for some of these programs since we would have a classroom for presentations of concepts, and outdoor spaces to enhance those concepts, such as birding, native plants, and demonstration gardens.