



# 2025 Quincy Farm Annual Plan



City of Cherry Hills Village





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# 2025 Quincy Farm Annual Plan

January 5, 2025

*Developed by Cherry Hills Land Preserve (“CHLP”), a local nonprofit founded in 2005, in collaboration with the City of Cherry Hills Village (“the City”) staff.*

## Introduction

Under a Memorandum of Understanding executed in December 2021, the City and CHLP began an annual planning process for Quincy Farm. The plan is presented each year to the City Council for approval prior to execution. Part of CHLP's responsibility in this planning process is to secure community input at programs and events throughout the year.

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## CHLP’s Mission at Quincy Farm

To inspire curiosity and learning about nature, conservation, and the history of the local area through educational experiences.

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## CHLP’s Vision for Quincy Farm

Quincy Farm will be an integral part of the educational and recreational infrastructure of the City of Cherry Hills Village; a place of experiences that reminds our community of its agricultural heritage; a place of natural beauty and open spaces; a place that provides a rich habitat for local flora and fauna; a place that promotes the conservation values of the property; and a place that centers and enriches the Cherry Hills Village community.

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## **CHLP's Role at Quincy Farm**

- Provide educational programs that advance the CHLP mission and bring us together as a community
- Engage and inform residents on the value of this historic Farm and its open space
- Collaborate with the City on planning and strategy for property improvements so current and future generations can enjoy this unique community asset
- Raise funds to support 100% of CHLP's programming and outreach for Quincy Farm
- Promote community access to Quincy Farm while protecting its natural open space

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## **Cherry Hills Village Master Plan**

The 2025 Annual Plan for Quincy Farm supports the 2022 Cherry Hills Village Master Plan vision that includes:

- Natural open space
- Views
- A safe and serene environment



*Photo by CHV Staff*

## **2024 Quincy Farm in Review**

2024 was a truly transformative year at Quincy Farm. After many years of dialogue and deliberation, the City and CHLP have carried out a variety of critical improvements to the site and have dramatically increased awareness of Quincy Farm in the community.

### **City of Cherry Hills Village Key Accomplishments**

- The City began a major renovation of the Big Barn, with necessary structural repairs to preserve the Barn for future generations
- Initiated the Quincy Farm Pond rehabilitation project and received a \$241,000 grant from Arapahoe County Open Space towards the project
- Completed a trail improvement to allow visitors to enjoy the scenic and expansive natural open space on the west side of Quincy Farm
- Installed new stairs from the High Line Canal to the west side
- Developed 2024 Landscape Maintenance Plan



*Photo by CHV Staff*



## Cherry Hills Land Preserve Key Accomplishments

- Raised over \$150,000 for its operating budget and \$125,000 in support of the Big Barn renovation project
- Doubled community outreach from 2022 through new social media efforts (Instagram) email campaigns, newsletters, Village Crier articles, and word-of-mouth marketing (see Attachment C), resulting in a dramatic increase in attendance at events and programs
- Created 4 new successful programs this season that served both adults and families and helped attendance grow from 810 in 2023 to 1,348 in 2024 (see Attachment B)
- Added 5 new ambassadors with school-aged children who live in the neighborhoods of Cherry Hills Village where more awareness of Quincy Farm was needed
- Hosted a Barn Party with 165 guests at the Village Club while the Big Barn was under construction. Signage, speeches, and handouts focused on Quincy Farm. All proceeds benefited CHLP's work at Quincy Farm
- Harvested honey from the Farm's bees to sell and give away



*Photo by CHLP Staff*



## **2025 Quincy Farm Annual Plan**

### **City of Cherry Hills Village | Site Improvements | East Side**

The barnyard area serves as the anchor for small community events at Quincy Farm because it has a variety of structures and open areas with historic resonance and programmatic flexibility.

#### **Big Barn**

The Big Barn renovation will be completed in early 2025, providing an all-weather, flexible interior gathering area but still retaining its historic character. CHLP will carry out interior projects (including memorabilia, picture gallery, ribbons, saddles, etc.) in the Big Barn to preserve the historic feel and support planned uses for the new gathering space. The City will create and place plaques on the stalls and a communal sign inside the gathering space to acknowledge the CHLP Big Barn donors.



## Farmhouse

The Farmhouse is directly across from the Big Barn on the east side of Quincy Farm. It functions as an essential support structure to the Barnyard. In 2025, the City will carry out a feasibility study for a renovation of the Farmhouse. The feasibility study will include estimated costs for asbestos remediation, updated kitchen facilities, re-painted interior and refinished floors, and roof replacement. It will also include conversion of an existing first-floor bathroom to an improved and ADA-compliant restroom, as there are no restroom facilities in the Big Barn.



*Photo by CHV Staff*

## Landscape Plan

The City will create a landscape plan for the east side with input from CHLP. The plan will include locations of new plantings and trees and possible locations for raised garden beds to be used for programming. It will include a crusher fine trail from the back of the Big Barn to the old Pony Club arena and around the east side pasture. CHLP will help guide the placement of the path to ensure a positive visitor experience.

## Pastures (east side)

The City will continue to revitalize dryland pastures on the east side of the Farm, using guidance from the report and recommendations provided by CSU Extension specifically for the property. Staff planted test patches of winter wheat and clover last fall. The entirety of the pastures will be seeded in the spring based on how the plots perform. Weed treatment will continue to be provided by the City's contractor (Weed Wranglers).

## Footbridge Replacement

In 2024, City staff worked with CHLP to determine a design for the bridge. Following those discussions, the City posted a Request for Qualifications to gather pricing for custom wooden bridges. Staff will coordinate completion of the replacement project in 2025 in conjunction with other City projects that will impact the High Line Canal trail (trail resurfacing and the pond project referenced in the next section of the Plan).

## City of Cherry Hills Village | Site Improvements | West Side

### Hopkins House

The Hopkins House, the oldest and most significant structure at Quincy Farm, provides a historical and visual anchor to the site. In 2025, CHLP and the City will continue to discuss potential uses for the Hopkins House, utilizing input from the community gathered by CHLP.

While the City already has cost estimates for the basic preservation of the Hopkins House, it will secure costs as to how to make the building accessible for community use. These include costs to create an accessible entrance to the first floor and an ADA-compliant restroom. City staff will also consider potential grant opportunities for the structure.



*Photo by CHLP Staff*

### Quincy Farm Pond

The pond is a key feature of Quincy Farm as it attracts waterfowl and other wildlife, which is crucial to the educational experiences at Quincy Farm and to those walking on the High Line Canal. In late 2024 and early 2025, the City will dredge the pond and the area will be replanted with diverse species to provide improved habitat for wildlife.



*Game camera photo from pond*



## **City of Cherry Hills Village | Site Improvements | Entire Property**

### **Signage**

The City will place a simple Interpretive sign on the history of Quincy Farm in the Barnyard, with an outdoor brochure box that includes a visitor map. CHLP will provide input. The City will also create a sign that identifies the Hopkins House and its historical significance and install it near the house. An interpretive sign adjacent to the Quincy Farm Pond will be installed following the completion of the pond project. In addition to the above planned signage, the City and CHLP will explore a comprehensive sign plan for the property.

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## **City of Cherry Hills Village & Cherry Hills Land Preserve | Future Planning**

Both the City and CHLP will work together in 2025 to solidify the roles each entity has at Quincy Farm and to complete a vision for the future.

### **Visioning**

In 2025, City staff and CHLP will review past visions for the Farm, including previous visions created by the Quincy Farm Visioning Committee, the Quincy Farm Committee, and the Cherry Hills Land Preserve's Strategic Roadmap. The team will develop a shared vision for the Farm; elements of the shared vision could include discussions on future programming, use of structures and maintenance needs. The vision will be presented to City Council in 2025.

### **Evaluate the Memorandum of Understanding**

Once the shared vision is established, City staff and CHLP will review the existing Memorandum of Understanding to make it consistent with the vision. Any provisions of the MOU that are no longer applicable, or which are not clear, will be identified and amended or deleted. The goal is to clarify respective roles and create a framework for working together. The team will present an updated agreement to City Council for approval.



## Cherry Hills Land Preserve | Fundraising

Please reference Attachment E for the 2025 Cherry Hills Land Preserve budget.

### Operating Funds

CHLP will continue to raise funds to support 100% of CHLP's programming, marketing, and outreach for Quincy Farm.

### Capital Funds

CHLP has received pledges for the full \$150,000.00 committed to the Big Barn rehabilitation project. It will collect the remaining funds (\$27,500.00) and deliver them to the City per the schedules in Resolution 23; Series 2024 and Resolution 3; Series 2025 approved by City Council.

### Barn Party

Building on past successes of this event, CHLP will continue to host an annual party to raise funds and awareness for Quincy Farm programs.

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## Cherry Hills Land Preserve | Programs and Events

CHLP will focus on using the renovated Big Barn and the rehabilitated Quincy Farm Pond in its 2025 programs and events. CHLP will build on the success of past programs (see Attachment B) and establish **signature series** (gardening, flowers, horses, farm animals, birds, bees) and **speaker series** (water, trees, sustainability, nature, climate change) that fulfill and reinforce the conservation values of Quincy Farm. Please reference Attachment F for the list of anticipated CHLP programs and events for 2025.



*Photo by CHLP Staff*



*Photo by Troy Brienzo*

Programs continue to fit into each of three strategic themes:

- Sustainability
  - Gardening, landscaping, and flowers (Denver Botanic Garden, local gardeners, floral designers)
  - Water (focus on rehabilitated new Pond, High Line Canal Conservancy, The Nature Conservancy)
- Nature and Conservation
  - Art in nature (Cherry Hills Village Elementary art teachers, landscape painters)
  - Birds (Denver Audubon, Hawkquest, Raptor Foundation, High Line Canal Conservancy )
  - Bees (Jefferson County Bee Association); Butterflies (Butterfly Pavilion)
- Heritage / History
  - Horse events (Pony Club, Village Club)
  - Barnyard animals (goats, chickens, turkey, pigs)
  - 1898 Hopkins House (Historic Denver, State Historic Fund)
- Donor appreciation - CHLP will host small events to celebrate the renovated Big Barn (e.g. ribbon cutting, major donor dinner).
- Community-wide events - in addition to donor appreciation and programs, CHLP will organize several events to celebrate the renovated Barn and rehabilitated Pond.

## **Cherry Hills Land Preserve | Outreach**

CHLP spends a significant amount of time and money to educate, engage, and inspire the community at Quincy Farm. Plans for 2025 will center around promoting and celebrating the renovated Big Barn and rehabilitated Pond.

### **Increasing Community Awareness**

CHLP will continue to review advertising effectiveness and adjust plans for 2025 accordingly in all marketing efforts (Website, Village Crier, emails, newsletters, social media). The Land Preserve will increase Quincy Farm's social media presence as a way of building community around the mission, recruiting donors and volunteers, and communicating information quickly and effectively. Additionally, CHLP will establish an email capture initiative to double the number of opt-in newsletter/email recipients. CHLP will explore how to connect the CHLP database to a better email platform to achieve more efficiencies with outreach.

### **Quincy Farm Ambassador Outreach**

Launched in 2023, the Quincy Farm Ambassador group now includes 16 residents from various geographic areas of Cherry Hills Village who are strong supporters of Quincy Farm, and who help spread awareness of the Farm and its programs. CHLP plans to add 6 more ambassadors with young families in 2025, and 25 more volunteers to help with outreach, programs, and events.

### **Partners**

CHLP will continue to build relationships with organizations that share the Quincy Farm mission of nature, sustainability, and open space like High Line Canal Conservancy, Denver Botanic Gardens, Denver Audubon, and schools such as Cherry Hills Village Elementary, Kent Denver, and St. Mary's.

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### **For more information and to stay up to date with the Farm:**

- Quincy Farm News page (City website): [www.cherryhillsvillage.com/quincyfarmnews](http://www.cherryhillsvillage.com/quincyfarmnews)
- Cherry Hills Land Preserve upcoming events: [www.quincyfarm.org/programs](http://www.quincyfarm.org/programs)





## **Appendix**

**Attachment A – City Budget for Quincy Farm**

**Attachment B – CHLP 2024 Programs and Events**

**Attachment C - CHLP Outreach & Marketing**

**Attachment D – Potential Grant Opportunities for Upcoming Projects**

**Attachment E – Cherry Hills Land Preserve 2025 Budget**

**Attachment F – CHLP 2025 Preliminary Program Schedule**



Quincy Farm 2025 Budget (City Expenses)		
Description	Cost	Funding Source
<b>Capital Projects: (all continued from 2024)</b>		
Big Barn Construction	\$ 670,000.00	Capital Fund
Pond dredging (\$221,084 to be offset by ACOS grant)	\$ 331,000.00	Conservation Trust Fund
Bridge replacement*	\$ 95,000.00	Conservation Trust Fund
*\$75,000 carried over for bridge replacement		
<b>Other 2025 Annual Plan Projects:</b>		
Landscape Plan	\$ -	
Feasibility study - East side farmhouse	\$ 30,000.00	Parks Fund
Signage	\$ 10,000.00	Parks Fund
Hopkins House accessibility cost estimating	\$ 5,000.00	Parks Fund
East side pasture reseeding and trail	\$ 30,000.00	Parks Fund
<b>Maintenance:</b>		
Tree work	\$ 35,000.00	Parks Fund
Weed Wranglers	\$ 10,650.00	Parks Fund
Well pump replacement	\$25,000.00	Parks Fund
General maintenance (buildings and landscaping)	\$ 50,000.00	Parks Fund
<b>Utilities</b>		
Water, electric, internet, etc.	\$ 20,000.00	Parks Fund
Total Budgeted:	\$ 1,311,650.00	(\$1,036,000.00 carried forward from 2024)
<b>2024-2025 Grants &amp; Donations</b>		
ACOS grant (pond)	\$241,084.00	
CHLP donation (Big Barn)	\$150,000.00	
Total:	\$391,084.00	





## 2024 Programs and Events

Program/Event	Date	Audience	Strategic Bucket	Attended
Individual Tours of Hopkins House for input on uses	Mar/Apr	Adults	Community Outreach	25
Pony Club Meeting	April 14	Adults	Heritage /History	15
Earth Day w/barnyard animals, JeffCo Bee Assoc., CHVE Reach Out club, and coffee truck	April 22	Families	Heritage /History Nature/Conservation	269
Bee Discussions	Multiple	Adults	Nature /Conservation	22
Kent Preschool	April 30	Kids	Nature /Conservation	10
Organic Gardening	May 9	Adults	Sustainability	18
Ambassador Picnic	May 14	Adults	Community Outreach	18
Harriet LaMair Speaker	May 30	Adults	Sustainability	36
Young at Art I	June 6	Families	Nature /Conservation	25
Tour Barn/Hopkins	June 8	Families	Community Outreach	97
Bird Walk /Denver Audubon	June 9	Adults	Nature /Conservation	11
Live Raptors	June 11	Families	Nature /Conservation	26
Flower Arranging	June 20	Adults	Nature /Conservation	21
Creeks and Critters (Denver Audubon) at Woody Hollow	July 13	Families	Nature /Conservation	48
Birdwalk / Denver Audubon	Aug. 10	Families	Nature /Conservation	17
Small Group Tours	Multiple	Adults	Community Outreach	81
Young at Art II	Aug. 8	Families	Nature /Conservation	54
Barn Party at VC	Sept 13	Adults	Fundraising	165
Raptor Foundation, Butterfly Pavillion	Oct. 6	Families	Nature /Conservation	123
Bird Walk- HLCC	Oct. 12	Adults	Nature /Conservation	19
Volunteer Appreciation at Exec Director's	Oct. 22	Adults	Community Outreach	31
Tour Hopkins House	Oct 27	Families	Community Outreach	142
Tour Hopkins House	Nov. 2	Families	Community Outreach	75
			<b>Total for 2024</b>	<b>1,348</b>









## Potential Grant Opportunities for Upcoming Projects

Per the Memorandum of Understanding, each Quincy Farm Annual Plan should identify possible grant opportunities. Below is a brief list of possible options. In 2024, the City secured a grant from Arapahoe County Open Space with support from the Cherry Hills Land Preserve.

### **Arapahoe County Open Space (total received to date for Quincy Farm: \$462,319)**

The City previously received three grants from Arapahoe County Open Space totaling \$221,231 for planning, irrigation, and tree work at Quincy Farm. In 2024, City staff applied for and received a \$241,088 grant that will offset the costs of the pond rehabilitation project. The City is eligible to apply for the County's Standard Grant each year, for amounts ranging from \$150,001-\$600,000.

### **State Historical Fund (total received to date for Quincy Farm: \$10,000)**

To complete the Archaeological Assessment of the Farm, the City applied for and received a \$10,000 grant from the State Historical Fund in 2017-2018. If the buildings on the Farm are maintained so that the historic designation remains, the City is eligible to apply for SHF's Competitive Grant, for amounts between \$50,001-\$250,000. It is important to note that SHF is aware that projects often span multiple years, and projects can be phased so that entities can apply across multiple years for the same structure. These grants can also entail additional property protections on the building (a covenant or easement).

### **Great Outdoors Colorado**

The City is eligible to apply for GOCO's Community Impact Grants (\$100,000 - \$1,000,000). This funding is available "...to develop and revitalize parks, trails, school yards, fairgrounds, environmental education facilities, and other outdoor projects as identified and prioritized by the communities they serve". Projects must align with the values identified in GOCO's 2020 Strategic Plan.



Quincy Farm Budget (2025 CHLP Estimated Expenses)		
Project	Cost	Notes
<b>CHLP Operating Costs:</b>		
Programming	\$122,500	Programs/events, outreach and marketing, website, Ambassador, barn decor; majority of Exec Director salary
Administration	\$12,000	Insurance/tax, book keeper, portion of Exec Director salary
Fundraising	\$23,000	Barn Party, donor management system, donor recognition; portion of Exec Director salary
	<b>\$157,500</b>	
<b>Capital Projects:</b>		
Big Barn Renovation	<b>\$27,500</b>	Remainder of Big Barn Capital Campaign
<b>Total</b>	<b>\$185,000</b>	



**CHLP 2025 Preliminary Program Schedule 1/7/2025** *(subject to change )*

<b><u>Timing</u></b>	<b><u>Event</u></b>	<b><u>Description</u></b>	<b><u>Partner</u></b>
<b>Monthly</b>	Quincy Farm Open Houses	Feedback from community on possible uses	
<b>Monthly</b>	Bee Discussions	Monthly meetings at Farm to care for bees	Mike Gallagher/Bill Lucas
<b>Spring</b>	Pony Club Meeting	Chapter meeting	Pony Club/Nancy Sachs
	<b>Earth Day at Quincy Farm</b>	<b>Visiting animals, kids flower activity, Beekeepers- Apr 27</b>	<b>Coffee Truck, Firehouse Goats; Jeff County Bees</b>
	Kent Denver preschool	Teachers' kids come for horse demo	Kent Denver
	Gardening Series #1	Planting Magic: Flowers that thrive in CO	Devon Hukill
	Ambassador Luncheon	Season Kickoff - Picnic in Barnyard	
	Barn Campaign Donor	Celebration of Big Barn donors - Mid May	Catered at the Barn
	Speaker Series #1	Sustainable residential landscapes	TBD
<b>Summer</b>	Art Series #1	Children's Art workshop	Julie Bennett
	Gardening Series #2	Vegetable gardening	Devon Hukill
	<b>Grand Re-Opening of Big Barn</b>	<b>Raptors, horses, unique activities- Mid June</b>	<b>Raptor Foundation, ice cream truck, other</b>
	Bird Walk	Early morning bird walk- adults	Denver Audubon
	Creeks and Critters	Catching Crawdads in Little Dry Creek	Denver Audubon
	Gardening Series #3	Flower Arranging Seminar	Cindy Overhardt
	Art Series #2	Children's Art Workshop	Julie Bennett/CHVE
	Speaker Series #2	Water in the West	TBD
	Family Birding Adventure		Denver Audubon
<b>Fall</b>	<b>Barn Party- for Adults</b>	<b>First Barn Party at renovated Barn</b>	
	<b>Adventures in Nature</b>	<b>Family event- animals, conservation partners</b>	<b>Hawkquest, Bee Association , CHVE ReachOut Club , Butterfly Pavillion</b>
	Art Series #3	TBD	TBD
	Bird Walk	Early morning bird walk- adults	Denver Audubon
	Volunteer Appreciation event	Celebrate ambassadors and volunteers - Nov	Ellen Thompson