

October 4, 2021

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

Dear Mayor Stewart and City Council Members:

I had been holding off on expressing an opinion on Quincy Farm until after the September 21st City Council meeting. I was looking forward to hearing the presentations at the meeting on the different options for Quincy Farm, not only from both of the responders to the RFP but also the options from City staff. It seemed to me that after obtaining additional information and facts I would be in a better position to develop an informed opinion on Quincy Farm. Set forth below are my thoughts and observations:

- Council's decision to change the RFP process basically at the last minute was not a very admirable act on the part of Council. And this so called "new information" used to change the RFP process was questionable and unconvincing.
- The first "new information" to change the RFP was due to 95 letters (some from non-residents) who were against transfer of the property. There are at least 4,000 adult residents in this city, and 95 letters represent less than 2% of the residents in the City. It is troubling that 2% of residents are able to dictate public policy decisions in the City, especially when the issue involves a significant amount of taxpayer money.
- The second "new information" for changing the RFP was the possibility that the City's zoning would not allow for transfer of ownership of the property, and fixing this "problem" would be complex and time consuming. If transfer of the property truly is an issue, there is a simple and quick solution. All the City Council would need to do is modify the "purpose" of the O-2 zoning district to allow for private ownership of O-2 property. That is it! No change in zoning to the property. No need for a new zoning district. The City Council has full authority to change the purpose of any zoning district, and there are no conditions or restrictions in the City Code governing this activity. Except for the C-1 and O-2 districts, all of the other City's zoning districts (including O-1) allow for public and private ownership of property. Changing the zoning purpose can be handled via a simple Council Resolution. The process of changing the zoning purpose might have to go through the P&Z Commission, but even with this step the entire process could easily be done in 2 months or less.
- Unlike other City owned properties, Quincy Farm has significant limitations on the public activities that can occur on the property. And unlike other City owned properties, public access to the property is very restrictive. It appears that the public cannot access the West side of the property (which makes up a significant portion of the property) without "supervision".
- The City staff presentation at the September 21st meeting was well done and very informative. City Council has already indicated that they are against demolishing any buildings on the property. Thus, based on staff numbers, and assuming the City remains owner of the Quincy Farm property, the likely cost to taxpayers will be a minimum of \$3.2 million dollars in capital improvements and a minimum of \$49,000 a year in maintenance.
- It seems very unwise for the City to spend a sizeable amount of taxpayer money on a single property that has significant limitations on public activities and public access. The public would surely benefit more if this money was used on other City properties (current and future) that are able to offer the activities and access that public properties are suppose to offer.
- I support the transfer of ownership of the Quincy Farm property to the Anderson family pursuant to the terms proposed by the Anderson family.

Respectfully
Kevin Iverson
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Cherry Hills Village, Colorado 80113