



**CHERRY HILLS VILLAGE**  
COLORADO

2450 E. Quincy Avenue  
Cherry Hills Village, CO 80113  
www.cherryhillsvillage.com

City Hall  
Telephone 303-789-2541  
FAX 303-761-9386

City meetings are now being conducted in-person at City Hall. The meetings will be held in conformance with public health orders and guidelines from the Colorado Department of Public Health and Environment and the Tri-County Health Department. In order to maintain social distancing requirements and ensure the safety of the public, elected officials, and City staff, attendance at City meetings will be limited to 20 members of the public. If attendance exceeds 20 members of the public, the meeting may need to be cancelled and rescheduled to preserve the public nature of the meeting and the health, safety and welfare of all involved.

Quincy Farm Committee Agenda  
Tuesday, June 30<sup>th</sup>, 2020 from 8:15 a.m. - 10:00 a.m.  
City Hall  
2450 E. Quincy Ave.

To attend in person: All attendees must wear a mask in City Hall. There is no need to sign up to attend; if you'd like to speak during Audience Participation, there will be a sign-up sheet at the podium.

To watch virtually (no participation):

- 1) City website – [City Council Videos, Agendas, Packets, Minutes](#)
- 2) City YouTube channel – [City of Cherry Hills Village YouTube](#)

To participate virtually/speak during Audience Participation: Please email Parks and Recreation Coordinator Emily Black **by 8:00 a.m. on June 30<sup>th</sup>** at [ebblack@cherryhillsvillage.com](mailto:ebblack@cherryhillsvillage.com) with your full name, home address, and that you plan to speak during Audience Participation. You will receive an email with the meeting information.

1. Call to Order
2. Roll Call of Members
3. Pledge of Allegiance
4. Audience Participation Period (limit 5 minutes per speaker)
5. Consent Agenda
  - a. Approval of minutes – June 9<sup>th</sup>, 2020
6. Unfinished Business
  - a. Ongoing Projects and Budget
    - i. Security audit

Notice: Agenda is subject to change.  
If you will need special assistance in order to attend any of the City's public meetings, please notify the City of Cherry Hills Village at 303-789-2541, 72 hours in advance.



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- b. East Side - Caretaker
  - c. Master Plan – Draft Written Plan
  
- 7. New Business
  
- 8. Reports
  - a. Chair
  - b. Committee Members
  - c. City Staff
  
- 9. Adjournment

Minutes of the Quincy Farm Committee  
City of Cherry Hills Village, Colorado  
Tuesday, June 9<sup>th</sup>, 2020  
At City Hall

Chair Greene called the meeting to order at 8:18 a.m.

**ROLL CALL**

Present at the meeting were the following Quincy Farm Committee Members: Gordon Rockafellow, Vice Chair Klasina Vanderwerf, Chair Lucinda Greene, Rebecca Benes, and Joel Sydlow.

Members Dino Maniatis and Sally Scott were present virtually.

Parks and Recreation Coordinator Emily Black, City Clerk Laura Gillespie, Parks Operations Supervisor Jeff Roberts, and Deputy City Manager Jay Goldie were also present.

**RECOGNITION OF MELINDA HAYMONS**

Chair Greene recognized Committee Member Melinda Haymons at the end of her term and thanked her for her contributions over five years of service to the City on the Quincy Farm Committee.

**AUDIENCE PARTICIPATION**

Chair Greene welcomed all attending in person and virtually. She thanked Clerk Gillespie and Coordinator Black for setting up the virtual meeting, noting this was probably the most publicly accessible meeting in the history of the Village. She stated the objective of the meeting is to hear from citizens and stakeholders regarding the first draft of the Quincy Farm Master Plan. She thanked the Committee for their dedication, flexibility, and creativity while acknowledging significant challenges over the past five years. Chair Greene concluded that the goal is to develop a plan that honors Cat Anderson's legacy, vision, and gift but is also flexible enough to meet the needs of multiple citizens, community members and stakeholders within the constraints of the conservation easement. She thanked those who had signed up to speak and explained while there may not be a response at this meeting, comments will be heard and speakers' input is valuable to the process. She noted there was also the option to send emails for inclusion in the Committee packets. Chair Greene concluded the Committee's work is far from over, and many important portions of the draft master plan including access, operations, and implementation are still in process.

Debbie Welles, 4950 Sanford Circle, is a former member of the Quincy Farm Visioning Committee. She detailed her history with Catherine Anderson, whom she knew since childhood, and the history of the Conservation Easement on the Farm. Ms. Welles noted the role of Sydney Macy, Senior Vice President of The Conservation Fund, in the creation of Quincy Farm's conservation easement. She presented a slideshow to the Committee of similar farm properties in Lincoln, Massachusetts. The first example was Codman Community Farms. Ms. Welles noted the simple signage and "down-home" feeling. She explained that part of the farm's purpose is to help the community get to know each other in a meaningful way, but it is also a working farm. The second facility is Drumlin Farm, managed by the

Audubon Society. Ms. Welles showed photos of the welcome signage, parking area, vegetables available for sale, and interpretive signage. She explained it was all very simple, and showed “green” elements like a solar powered sculpture, recycling facilities, and a green nature center. She closed showing programming available like canning, 4-H programming, etc. The final property shown was Huber Woods, a farm donated to Monmouth County, New Jersey by Catherine Anderson’s parents – photos included the Environmental Center and activities available on that property.

Ms. Welles stated her main suggestion for Quincy Farm was that it should be iteratively established with the programming variable over time. She stated until the Committee knew what they wanted to achieve on the property, to put things in hardscape would limit what could be done in the future. She explained that what her slides show is that improvements can be made with small amounts of money. Ms. Welles continued that she was very concerned about security on the site and there are steps that need to be taken right now, before the Master Plan is complete. She believes due to the pandemic and the increased use of the High Line Canal the need for security is now higher.

Ms. Welles suggested programming for this summer at the Farm, such as chicken coop building, raising chickens, building a recycling or compost bin, painting classes, Tai Chi, etc. She stated stewardship of Quincy Farm is broader than the Village and there is a need to engage and show success. She acknowledged effort has been made to reach out but that a more personal effort should be made if attendance to public meetings is low.

Committee Member Rockfellow asked to hear more information about the membership components of the example farms.

Ms. Welles explained she visited those sites eight years ago, so she didn’t have specific information. She stated membership to any organization should include familiarity with the goals and the “delights” available. She referenced the stargazing event last summer at Quincy Farm, and stated creating programming this summer could get people in touch with what's happening and create a mailing list for the Farm.

Committee Member Rockafellow asked again for Ms. Welles to explain the membership format, and the costs and benefits of being a member.

Ms. Welles stated the benefits of being a member could be that you would receive a regular newsletter with programming and receiving a discount on classes. She suggested “friend-raising” to talk about the opportunities. She suggested the Committee explore what similar properties are doing.

Committee Member Benes asked if Ms. Welles knew the acreage of the farms; Ms. Welles did not know. Natalie Anderson volunteered that Huber Woods is almost 300 acres.

Elizabeth Hamilton, 12502 N. 1<sup>st</sup> St., Parker CO 80134, read a statement on behalf of Lisa Carlson, who grew up in the Village and currently keeps her horse at Quincy Farm. Ms. Carlson’s letter tied the “land ethic” of Aldo Leopold (which expands the idea of community to include all parts of the earth) to what generations of kids learned from Cat Anderson, Candy Gray, and Quincy Farm. She suggested children should have real, not manufactured, opportunities to connect with the land and learn about the Village’s rural heritage, the role of water, cycle of life, composting and recycling, etc. She noted while horses may

no longer be viable for the Farm, the essence of the Farm should evolve without losing the “land ethic” that Cat taught. Ms. Carlson’s letter closed saying real animals and authentic experiences, like feeding real chickens and climbing on haystacks, should be part of the Farm.

Ms. Hamilton then spoke on her own behalf. She stated she had been part of Quincy Farm since she was twelve; Cat was like a grandmother and Candy was a friend for 30 years. She stated she thought both would be disappointed with the plans for the Farm. She recalled Cat and Candy’s hands-on teaching methods for kids with horses. She noted two things not up for interpretation in the easement: keeping the Big Barn and the Hopkins House. She stated Cat believed in the rural heritage of Cherry Hills Village, and acknowledged the property would change but maintain its historic and agricultural character. She stated the buildings are in sad shape, noted their maintenance was not Candy’s job, and expressed disappointment that Candy’s knowledge had not been utilized by the City. She asked what the goal and vision is for the Farm, how it would be funded, and who would be expected to visit the Farm. She expressed concern for liability on the East Side of the Farm when the lease ends and there is no one living on that side. She stated Cat would have preferred hands-on learning over a gas firepit and ornamental cherry orchard, and the areas where animals might go had been designated for parking. Ms. Hamilton encouraged the Committee to look at how the bridge had blind spots for equestrians riding across. She expressed a safety concern for the idea of children playing in the hayloft. Ms. Hamilton reiterated her question asking what the vision is for the Farm, stated she had faith the intention would be there to honor the property, but there has to be a better plan and vision.

Committee Member Sydlow thanked Ms. Hamilton for her input. He stated her thoughts aligned with some of his thinking about what story to tell about the property. He continued that what sets Quincy Farm apart from the many other historic farms in the area is its equestrian history. He stated the Master Plan could do a better job of expressing that, and perhaps there is an opportunity to integrate something like Pony Club into future programming, since it has clearly had a positive impact on so many people. Mr. Sydlow continued it was generous of Cat to teach Pony Club for so many people, and he wasn’t sure if the City could do that and take on the liability, but he thought it was an important piece to recognize as unique about Quincy Farm.

Mr. Sydlow explained the structural engineer’s recommendation is to reinforce the top level of the Big Barn, and it would be hard to have any people in the hayloft at that point – so hay play would likely not be part of the plan. Addressing the comments about the buildings, he noted in his work with historic buildings he has experience with many different structures. He stated the buildings were not in terrible shape; they would need a lot of work to bring them up to code if they are to be occupied by the public, but they are generally good buildings with good roofs and decent foundations. He explained he was working on cost estimates as part of the Historic Structure Assessments of each building. He thanked Ms. Hamilton for her comments, since they drive home just how important Quincy Farm is to so many in the community.

Cathy Pomeroy, 6083 S. Bellaire Way, Centennial, CO 80121, stated she had lived in the Village since 1955 but she moved out nine years ago. She began by stating that development was going to happen, and continued that planned development was fabulous. She stated that she recalls a parking lot was talked about at Cat’s memorial service because there is an important need for people to park safely off of City streets. She continued as a child, her brother accidentally set a pasture on fire and nearly also a cow shed, since there was no adult present. She stated it is a community building that has to be planned for;

before anything else, maintain what is there and make it safe for people to use. She stated she had also worked on the Farm as a kid, gardening, weeding, and painting, and it was the only place she would have learned to do that. She stated she didn't know what type of opportunity kids had anymore to do that, and this might be the place for kids to play and get dirty. She reiterated that planned development would happen and things would change, but she had a sense that the Committee knew how to do this. She continued she has seen this type of farm development happen in other locations, and there is a great opportunity with controlled planning for something fabulous to happen for kids and adults. She thanked the Committee and stated she did not know about the meeting until she got a phone call. Ms. Pomeroy asked if the Committee had questions for her.

Chair Greene thanked Ms. Pomeroy and hearing none, stated the Committee would reach out to Ms. Pomeroy if they had questions; the Committee would be taking everyone's input into consideration and will be working through all the feedback.

Vice Chair Vanderwerf thanked Ms. Pomeroy as well and agreed opportunities for children to play and get their hands dirty is one of the things the Quincy Farm Committee is talking about for the property, and for obvious reasons there would have to be some supervision. Ms. Pomeroy thanked the Committee again and reiterated that she was available for questions.

Eric Jamrich, 8 Blackmer Road, thanked the Committee for the opportunity to speak. He stated he would like to go over the terms of the conservation easement and discuss why he believes the current plan contravenes those terms, and to listen to a video of Catherine Anderson to consider whether this plan honors her intent. He stated the conservation easement was a voluntary legal agreement that permanently limits uses of land in order to protect its conservation values; it's not a park. He explained conservation values can include to preserve land for outdoor recreation, education of the general public, to protect relatively natural habitat, to preserve open space, or to preserve historically important structures. Mr. Jamrich stated that Quincy Farm does all those things, and quoted habitat information from the conservation easement. He continued that the property qualifies as open space because it will be preserved for the scenic enjoyment of the general public. He noted the easement states the terms of the easement do not permit a degree of intrusion or future development that would interfere with the essential scenic quality of the land. Mr. Jamrich stated some of us think that picnic tables and outdoor classroom interfere with that scenic quality, but that he doesn't think anyone thinks a forty car parking lot improves the scenic quality.

Mr. Jamrich quoted the preservation uses and recreation uses from the conservation easement. He continued that the uses were specific and supposed to be low-impact presumably to land and habitat, but he doesn't see how that works with tractor pulls and fire pits. He continued to read about public access from the conservation easement, then stated it seems clear that access is secondary to the conservation values, which to him makes parking a very secondary value. He stated he doubted that Ms. Anderson gifted the property to become the largest parking lot and trailhead to the High Line Canal. He acknowledged the Committee had considered this at other meetings, but stated it is still going to be the largest parking lot on the High Line Canal and that the Committee had not discussed how to control it. He noted the change in the number of parking spaces from the preliminary plan to the final plan (28 spaces to 41 spaces). He asked what activities were planned for 40 cars and if they were consistent with the conservation values, and whether the Committee had considered off-site parking with shuttles or a smaller lot away from the High Line Canal.

Staff showed a clip of the Cherry Hills Land Preserve video of Cat Anderson as requested by Mr. Jamrich (5:50-7:00). Mr. Jamrich thanked the Committee for their time.

Dan Tully, 10 Blackmer Road, thanked the Committee for the opportunity to speak and for the time and effort that has been put in. He stated the purpose of a committee is to gather different perspectives and viewpoints, and to accommodate as many ideas as possible, so the final plan could be vastly different than the original intent. He continued that mission creep has unintended consequences, and he believed resident safety was a victim of good intention overreach. Mr. Tully complimented the Cherry Hills Village Police Department, but still expressed safety concerns due to recent incidents including a neighbor's break-in. He stated the need for a caretaker presence and a sophisticated security and fire system. Mr. Tully noted he was a firefighter and fire especially was a threat if animals were housed on the property. He stated that he and his wife would like to be part of the solution and would love to see this to be a world-class resource to the community. He stated to the extent that we can reach an agreement that works for him and the neighbors, he and his wife would like to donate a hundred thousand dollars to Quincy Farm.

Chair Greene thanked Mr. Tully.

Committee Member Benes stated she was the neighbor who was burglarized.

Chair Greene asked if there were other comments and thanked Mr. Tully for his generous offer. Mr. Tully stated it was contingent on working out something that works for them. Chair Greene stated that would be a conversation better had off-line since it was beyond the scope of the Committee.

Goca Weis, 3951 S Hudson Way, stated she moved to Cherry Hills Village two years ago because of the rural character, and she has been working with the Cherry Hills Land Preserve to help preserve that character. She stated concern that the current plan does not express the "brand" of Cherry Hills Village. She continued that she understood the costs associated with maintaining a large property and appreciated the challenges the Committee faced to produce a Master Plan the community would enjoy. She asked "what is your headline in five years?" and suggested starting with that to create a vision for the Farm. She stated she did not understand the vision and that the plan had been created without input from the community, or without listening to the community, and the process was not transparent or consistent. She believed there is liability with not having a caretaker full-time on the Farm, and she believed when the Committee stated it had not been decided yet, they were simply using those words to pacify people. Ms. Weis stated an empty property would fall into a state of disrepair, and stated the caretaker at the Village Club has been a savior. She referenced the barn fire years ago at the club that made the community members realize a caretaker was necessary. She stated she would like the property be more like a working farm, referencing Drumlin Farm in Massachusetts, where the community can explore gardens and see animals and wildlife. She asked the Committee to please not let the property be an unused, hardscape park like the corner of Quincy and Holly. She urged the Committee to do the plan right rather than doing it over later.

Natalie Anderson, 160 S. Pennsylvania Street, is Catherine Anderson's granddaughter. She stated her name and her family's name appear as stakeholders and she was concerned this implied endorsement of the plan which they had not reviewed. She asked that their name and her comments be removed until

they can come to a consensus, along with the name and comments of Candy Gray. She offered a document of feedback from stakeholders into the record that might be helpful for the Committee to consider. Ms. Anderson recalled lessons learned from Cat and Candy at the Farm which stayed with her far beyond that time. She noted an interview she had conducted with Cat about her life and values that informs how she thinks about the vision for the Farm. Ms. Anderson recalled Cat's knowledge of the therapeutic benefits of horseback-riding, how she would invite local students to the Farm to collect eggs and learn about leadership, stewardship, history, and life through authentic experiences. She noted these experiences can't be gained from reading a sign or looking at a statue. Ms. Anderson stressed that Quincy Farm is a farm, and while the role of animals has evolved, the agricultural heritage of the Farm should be honored in meaningful ways. She explained the chicken coop should have chickens, and the barn should have animals, even if they are not horses, and that the gardens should be places where the community can grow their own food and learn about native plants. She stated the landscaping should be natural, and in terms of hardscaping and statues, less is more. Ms. Anderson expressed concern for the amount of parking and stressed Quincy Farm should not be treated like a trailhead for the High Line Canal. She did not think the equestrian bridge and path were safe or desirable for equestrians. She concluded that the family looks forward to when the property can be shared with the community but hoped the Committee would consider the feedback from the community such as parking, security, and access before moving forward with the site plan.

Chair Greene thanked Ms. Anderson.

Susan Maguire, 14 Mockingbird Lane, stated she had left her position with the Cherry Hills Land Preserve a few weeks ago and Kathy Fessler would be the new Executive Director. She thanked the Committee for working together with her over the past year and a half. She explained she has lived in the Village for 20 years, and noted she was concerned there is no "heart of the Village", and stated she viewed Quincy Farm as this opportunity to bring the community together with the views, wildlife, and historical experience. She stated she was very excited for the Farm, but it must be managed to the restrictions Cat set out in the easement. She thanked Design Concepts and the Committee and noted this plan is a step forward in the right direction; there was a need to manage concerns, but she was excited for Quincy Farm to be open. Ms. Maguire expressed concern for the parking location since it required driving through the area people might congregate, and suggested the northeast corner of the property as a better alternative for safety. She noted she did not see a conservation library listed as a possible use, and suggested this use within the Hopkins House or Main Residence to support Cat's vision. She suggested picture books for kids about conservation, wildlife, etc. and a weekly reading hour. She noted it might come in a later draft but she was concerned the plan didn't yet have an operating framework for the Farm, and asked about how the Farm would be managed, more passively or more actively, noting more activity and animals would need more oversight and management. She asked about limits for both sides for access and when the Farm would be open for people to walk through or for programming. Ms. Maguire asked what best practices exist for other farms that are well-managed, and about the possibility of a nonprofit. She noted looking at a partner analysis of best practices might help the Committee. She reiterated Quincy Farm could become the heart of the Village, thanked the Committee for all they had done, and wished them luck.

Julie Liggett, 7316 S. Bannock Drive., stated she was also concerned about the parking lot. She noted her education background was in Public Administration and she works for a neighboring Parks and Recreation department. She expressed concern for Quincy Farm becoming a trailhead rather than a



destination. She recalled her childhood growing up in the Village and expressed a mismatch between those memories and the plan for the Farm. Ms. Liggett recalled losing two friends as a child and going to Candy, who helped her by putting her to work in the barn. She stated it was important to maintain a place that has true meaning; if not horses, learning about gardening or nature. She suggested a place for education or for restaurants to grow food sustainably. She concluded she would love for future generations to have a connection to this unique property.

Janney Carpenter, 9 Random Road, stated she was Board President of the Cherry Hills Land Preserve (CHLP). She thanked the Committee for their efforts for Quincy Farm. She stated she hoped the Master Plan would capture the magical qualities of Quincy Farm, including values of land stewardship and rural heritage, connection with land, hands-on learning opportunities with animals and science, and honor Cat's intentions. She continued that it was premature to list CHLP as a participating stakeholder, but they would love to collaborate. She listed ideas for programming, including chickens, composting, role of pollinators, wildlife habitat, conserving land, and more. Ms. Carpenter referenced the stargazing event held last summer and noted Quincy Farm was one of the few dark spaces left this close to Denver. She hoped a low-cost, flexible plan could be developed that could be a "heart of a Village". She offered that the Land Preserve could engage the community, activate the property this summer with programs, exploring fundraising opportunities, and engage volunteers so people feel like they are a part of Quincy Farm. She asked the Committee about their vision and how people should feel when at Quincy Farm, noting the importance of creating connection to land and hands-on learning, and suggested the Farm can give kids opportunities they wouldn't otherwise have.

Jeri Norgren Neff, 4400 E. Quincy Ave., stated she lived in the Hopkins House on Quincy Farm and has lived there 21 years. She stated like Natalie, she had been interviewed by Design Concepts during the Master Plan process but was not aware her name would appear in the document, so would prefer her name and comments be removed from the plan. Ms. Neff read the Mission Statement from page 11 of the Master Plan: "Enriching the lives of youth, adults, and families through conservation, educational opportunities and the experience of a historic Colorado farm in a natural setting". She noted a project goal was to "Maintain the historic and agricultural character of the Farm" but she did not feel this was addressed. She suggested having animals live in the barnyard rather than visiting or having sculptures, and having a vegetable garden for children to care for and understand where their food comes from.

Ms. Neff quoted the purpose and goals of the National Register of Historic Places and emphasized that history is tied to the land at Quincy Farm, and it is important to make sure that the history continues for future generations. She stressed that it is important to connect people to that sense of place; historic places connect us to the past, anchor us to the present and lead us into the future. She noted the Farm's significance as a 1930s agricultural complex able to convey the early farming history of the area. Ms. Neff noted the lack of 'farm' feeling conveyed in the plan for the East Side, recalling the importance of farming historically and that the majority of children growing up today don't know where food comes from. She stated Cat loved when children learned at the Farm what the natural world was about. She expressed disappointment with the smaller size and lack of access to the pond, and stressed that area was a favorite since it was wild, natural and unspoiled. She referenced the pathway on the west lawn and expressed a preference for no added elements.

Ms. Neff referenced "Teaching with Historic Places", an educational program that uses places listed in the National Register to teach history, social studies, geography and other subjects. She explained

whether or not they can visit a site, students can investigate historic places and discover how they reflect broad themes in American history, and that Quincy Farm could be an ideal location for this type of study, if retains its farm qualities. She quoted from the Master Plan: “As the agricultural heritage of our region shrinks with suburban growth, preservation of historical landmarks such as the Quincy Farm provide wonderful and unique opportunities. Quincy Farm will be a place to educate future generations, embrace historical significance of the past, and integrate amenities with the surrounding open space connections”, but stated she felt the plan paints over the barnyard, which is the heart of the Farm. She listed the planned additions: parking, additional bridge, paths, firepit, sculptures, moon gates, signage and fencing, and stated she did not recognize that it was a working farm. She stated it was too much, and a real working farm with a caretaker could teach so many people about farms and engage them better and for lower cost.

Ms. Neff continued that Cat’s wonderful influence on young people through Pony Club was not felt in the plan, and the references to horses were insufficient. She suggested an equestrian arena in place of the parking lot. Referencing the section of the plan discussing the National Register listing, she stated the Farm was also listed on the Colorado State Register of Historic Properties and that should be included. She contended the objectives laid out by the conservation easement and the National Register do not contradict as stated and that statement is misleading unless you detail the two documents item by item. She provided more details and background about the National Historic Register and suggested specific edits to the historic information contained in the plan, noting inaccuracies here would only be perpetuated.

Ms. Neff concluded that the Village’s mantra seemed to be “It is a City property, it needs to be open to the public and we have already spent a lot of money and it still isn’t open”, but that isn’t a good vision for developing a great plan for the Farm. She stated much history has been lost to short-sighted ideas, and the stewardship of our historic buildings and land falls to those who will best honor, protect, preserve and promote that history, not only of Quincy Farm but of the incredible legacy that Cat Anderson left.

Coordinator Black asked if Ms. Neff could email her comments to City staff so the specific changes she suggested could be made; Ms. Neff agreed. Chair Greene thanked Ms. Neff for her comments and asked if Committee members had responses.

Vice Chair Vanderwerf thanked Ms. Neff and noted it was Ms. Neff and her mother who completed the National Historic Register nomination for Quincy Farm. She explained the Committee has been discovering that some things they thought might be possible, and even Cat thought might be possible, are not possible under the conservation easement as Colorado Open Lands interprets it. She recalled Cat saying kids should catch pollywogs, but the pond is considered part of the West Side, which means there is little public access to it. She explained the viewing platform would allow people to enjoy the pond though they can’t dip their hands in the water. Vice Chair Vanderwerf continued that the Farm needs to be handicapped accessible, so some areas that are no longer dirt are for that reason.

Sydney Macy, 3367 Sunshine Canyon, Boulder, Colorado, explained she grew up in Cherry Hills Village and her family had a farming history here. She explained she worked for the Nature Conservancy and detailed her background in land conservation. She worked with The Conservation Fund and at that time she worked with Cat to write the conservation easement. She recalled Cat bringing

Pony Club riders to the J.A. Ranch, which was also protected by a conservation easement, and that experience and her family's history of land conservation inspired her. Ms. Macy recalled her childhood exploring the High Line Canal and Quincy Farm, particularly the Big Barn. She explained she spent two years with Cat drafting the conservation easement and speaking with her about her vision. She offered to help convey what she recalled as Cat's main goals for the Farm. She stated her first reaction to the plan was that the City should go slowly with whatever was decided to "develop" the Farm. She stated she clearly remembered working with Cat about parking; Cat originally didn't want to allow any on the property, and in the easement none is allowed on the West Side. Ms. Macy recalled that she and Cat's attorney worked with Cat to help her understand some parking would have to be allowed on the East Side, since Cat wanted kids to be able to come in and experience the land, and for the public to be able to enjoy it. She stated she and Cat had talked about parking in the northeast corner of the property, behind the Stables and Baby Barn. She stated she was concerned about a driveway bisecting the East Side, and 38 cars on the edge of the High Line Canal. She stated she thought moving the parking to the corner would negate the need for another bridge, which she didn't see a need for. Ms. Macy noted the easement only requires the Big Barn and Hopkins House be retained, and it should be carefully considered whether to keep all the buildings, since Cat understood that the others are a huge obligation and potential liability and expense. She thanked Mr. Jamrich for pointing out the uses, especially the preservation uses, in the easement since those uses were very important to Cat and are critical to pay attention to. She noted there were good local examples, such as the Lowell Ranch run by Colorado Agricultural Leadership Foundation and Long's Garden in Boulder. She reiterated she was happy to help going forward and happy to take questions.

Chair Greene asked for questions; hearing none, the next speaker was called.

Harriet LaMair, 16 Cherrylane Drive, stated she served on the Parks, Trails, and Recreation Commission, the Quincy Farm Visioning Committee, and helped form the Cherry Hills Land Preserve. She thanked the Chair, Village staff, the Committee, family and friends who have shown their love for Cat, the property, and the Village by their numerous thoughtful comments at the meeting and over the past years. She stated everyone has the best of intentions, and it is an honor to be part of the effort to write a plan that will serve as a framework to fulfill Cat's vision. She recognized that a lot of great work had been done to prepare this draft plan, and having a draft plan now allows for more concrete discussion.

Ms. LaMair stated the overall goal should be to preserve what is there and not add new features; less is more. She noted the Canal is busy so she supports prioritization and protection of privacy, and expressed a preference to limit an open-door policy from the property to the Canal in a respectful and friendly manner. She suggested significantly reducing the amount of parking in the draft plan and asked parking not be located adjacent to the Canal. She encouraged reducing signage and instead relying on maps and guides. She stated new pavement, formal gardens, and hardscaping walkways were not in keeping with an old farm; specifically, any renovation of gardens, parking areas, walking paths should not have any sharp edges. Ms. LaMair stated she thought a firepit was inappropriate and that water should only be used to the benefit to the farm, not as a feature. She did not think another bridge crossing was appropriate, and it was inappropriate to add additional water consumptive grass areas. She stated the imagery of the overlook to the pond feels overbuilt and will take away from the preserved natural view. She stated she'd be saddened to see the entry formalized, and did not think art beyond Cat's existing sculptures was appropriate to the property. She stated she was very supportive of live animals

and local food efforts on the property, and supportive of water education that is low-impact, but not the permanent change to the property shown in the plan. She fully supported the management of the property under multiyear contract with a nonprofit with a related mission and passion. She thought the Land Preserve or a separate nonprofit formed for this purpose would work, and the contract could be reviewed by the PTRC on an annual basis. She supported appropriate “farm camp” related programming ideas - these are activities that nonprofit community orgs can manage and carry out with community volunteers. She continued that it is an honor to be part of this effort to write a final plan that will serve as a framework to fulfill Cat’s goals and aspirations for the future of Quincy Farm. She concluded that together, we will honor Cat’s legacy gift and realize her hopes and dreams while designing a framework for Quincy Farm and thanked the Committee for the opportunity to speak.

Chair Greene asked the Committee for comments.

Committee Member Benes stated it was her first meeting as a committee member. She offered a metaphor for how she sees Quincy Farm now. She and her husband have lived across from the pond for forty years. She explained about a month ago, a neighbor took a beautiful photograph of 10 or 12 white pelicans on the pond. She noted right now there is just a bench, no viewing platform, and that the simplicity of a bench at the pond - the way Quincy Farm is now - epitomizes what the Committee is trying to conceive.

Chair Greene thanked everyone, stated the Committee had heard many comments, and the draft was subject to revision. She noted the Committee was grateful people had come to speak, since it is not the Committee’s project, but rather the community’s project. She explained there were multiple viewpoints and the Committee would find the right path between them to serve as many citizens in the future as possible. She continued they would work with everyone to get their input, and submitting written comments was also helpful to the Committee. She recognized there was no hard timeline yet for the plan but it would be discussed later in the agenda. She heard from some speakers that notice was problematic, and stated everything possible would be done to address that. Chair Greene stated she was encouraged and had heard more congruence than discontinuity, and thanked the speakers again for their participation.

### **CONSENT AGENDA**

Committee Member Rockafellow asked for clarification about the path and fencing leading to the pumphouse referenced on page 6 of the March 26, 2020 minutes.

Coordinator Black showed the site plan on the screen and described the path planned to the pumphouse, where there is currently no access. She explained it is an important building historically and could be used to educate about the history and importance of the use of water and irrigation on the property. She continued that the planned fenced path provided a balance between providing access there and keeping it limited to a specific area.

Committee Member Rockafellow asked further about the location of the path; Coordinator Black explained it originates from the High Line Canal trail.

Public Works Director Goldie explained that the original site plan had split rail fence preventing visitors from getting near the pumphouse, but staff wanted to make sure that people could visit the pumphouse, but keep both sides fenced to keep people out of the pond and private properties.

Committee Member Rockafellow thanked Director Goldie.

Vice Chair Vanderwerf moved, seconded by Committee Member Rockfellow, to approve the minutes from March 26, 2020. The motion passed unanimously.

## **UNFINISHED BUSINESS**

### **Ongoing Projects and Budget**

Coordinator Black explained the budget for the year was attached, and the only ongoing project for the year besides regular maintenance was the completion of the Master Plan. She noted she had included an update about the East Side of the Farm in her memo. She explained that the lease on the East side will end on June 30, 2020, so following that date, staff will begin maintaining the East Side. Jeff Roberts, Parks Operations Supervisor, has met with Ms. Carlson about installing an East Side gate to restrict access to that side, and to learn about specific maintenance needs. She stated there will continue to be no public access to the East Side of the Farm until the Master Plan is approved by Council and appropriate safety and security measures have been implemented. She asked for questions about the budget or the East Side update.

Committee Member Rockafellow asked about the \$41,000 item in the unaudited financial statements.

Coordinator Black explained the amount was the final grant payment from Arapahoe County to the city for the \$187,700 grant the city received for irrigation and tree work. She explained it was showing as negative in the financial statement since it was received from the County and deposited this year, but the city applied it back to 2019 to match when the funds were spent, so it was appearing negative in 2020.

Chair Greene asked for other comments; hearing none, the Committee moved to the next item.

### **Master Plan – Final Site Plan**

Coordinator Black acknowledged the Committee heard a lot of feedback today and that they would need time to absorb and synthesize those comments. She thanked everyone who came or called in to speak. She explained she originally had three goals for the Committee today with the Master Plan; the first was to talk through the draft timeline, which needed to be updated following many cancelled meetings during Stay-at-Home. She explained the second goal was to discuss the phasing for the site plan, which would help Committee Member Sydlow as he completes the cost estimating. She stated the last goal was to review as many of the Committee's comments on the draft as possible, but suggested tabling that and discussing at the next meeting.

Coordinator Black reviewed the draft possible timeline in the memo and asked the Committee's feedback – whether it seemed appropriate or whether they would prefer to extend it.

Committee Member Maniatis suggested considering all of the feedback heard today, and meeting as a Committee to discuss the feedback before meeting again with the consultant. He continued it might be premature to meet with the consultant before the Committee has had a chance to discuss and have suggestions.

Committee Members Rockefeller, Scott, and Benes agreed.

Coordinator Black confirmed the next meeting would be scheduled with just the Committee members, and staff would plan to schedule the consultant to attend a later meeting.

Committee Member Maniatis asked Coordinator Black if it would be possible for committee members to follow up with some speakers if they had further questions.

Coordinator Black stated committee members could certainly reach out to speakers for follow-up. Committee Member Maniatis asked if the city had contact information; Ms. Black responded for most of the speakers she did.

Committee Member Benes stated she had contact information.

Chair Greene asked how quickly the Committee could expect all the comments, particularly Ms. Neff's. Coordinator Black stated Ms. Neff had already emailed her comments during the meeting, so staff would email them to the Committee. Chair Greene asked for when staff would have the collected comments written. Ms. Black stated she could provide the meeting minutes early the following week.

Chair Greene asked if June 23<sup>rd</sup> was practical for the next meeting, or if the Committee should consider the 30<sup>th</sup> to give everyone the opportunity to get the documents together and have follow-up conversations.

Coordinator Black stated she thought June 30<sup>th</sup> and providing more time might be helpful. Committee Member Sydlow agreed.

Chair Greene confirmed the next meeting would be June 30<sup>th</sup>, without Design Concepts, and the goal would be to summarize all the feedback from the information the Committee heard today and any information Committee Member Sydlow has about budgeting and costs, and give time for committee members to follow up with individuals if need be.

Committee Member Maniatis stated he hoped the group would have the collected feedback from this meeting ahead of the June 30<sup>th</sup> meeting for review, especially with an August or September timeline for completion of the plan.

Chair Greene explained the previous timeline was no longer valid due to COVID, and the Committee was establishing a new timeline that would also give time to absorb and understand the new feedback. She agreed that the information would be to the Committee before the 30<sup>th</sup>, but that the group would come together to talk about it all on the 30<sup>th</sup>.

Committee Member Scott stated she had written about a page of notes from hearing the speakers, so she had an outline of how to proceed with a review of the plan. She encouraged other committee members to make their own lists of items to address based on what speakers said today so important details weren't forgotten.

Chair Greene asked if Committee Member Scott suggested including each person's lists in the packet.

Committee Member Scott stated each person could make their own lists and bring them to the meeting, and reiterated she didn't want to forget any items like security, parking, etc. She stated she might need to review Colorado Open Lands information and what is and is not allowed at the pond area for example. She stated as a Committee, if they each brought their takeaways to the June 30<sup>th</sup> meeting, it would be helpful.

Committee Member Maniatis agreed.

Chair Greene asked what format these should be shared in.

Committee Member Scott stated at the next meeting there should be specific time to review the lists so the Committee could discuss them as a group. She thought the lists could be individual rather than one person collecting them or creating a single draft, capturing the main topics that were important to discuss.

Vice Chair Vanderwerf commented there was a lot of overlap in the comments heard today, so the Committee could create a master list ahead of time of the salient issues.

Committee Member Rockafellow suggested submitting their own lists of what items that need to be addressed.

Chair Greene recommended each Committee Member send a list with "big picture" bullet points and takeaways from this meeting to Coordinator Black in order to inform the next discussion.

Committee Member Scott expressed hesitation about creating work for staff.

Coordinator Black said it was not a problem and if each committee member could send her their lists, she could collect them all for inclusion in the packets for the June 30<sup>th</sup> meeting. She reiterated the Committee would also have the meeting minutes to work from when creating their lists.

Committee Member Scott asked what format the lists should be in; Coordinator Black stated bullet points were just fine.

Committee Member Benes asked when they should be sent by; Ms. Black answered June 22<sup>nd</sup>.

City Clerk Gillespie noted that because the meeting was streamed through YouTube, the meeting recording would be available for everyone to view following the end of the meeting.

Chair Greene reviewed that lists were due to staff June 22<sup>nd</sup>, the next meeting would be June 30<sup>th</sup>, and its purpose was to review the comments received at this (June 9) meeting and continue to talk about the draft plan. The June 30<sup>th</sup> meeting would not include the consultant. She asked the committee for next steps after that.

Vice Chair Vanderwerf stated next steps would then be to reach consensus on the concerns heard and then to meet with the consultants to share those concerns, possibly at the regular July meeting.

Coordinator Black explained the Committee could use the July 21<sup>st</sup> meeting to share the changes or concerns with the consultant, or she could share the minutes and consensus the Committee reached about changes at the June 30<sup>th</sup> meeting with the consultant ahead of the July meeting, and the consultant may be able to bring another draft to the July meeting. She stated she thought the draft timeline in the memo would likely be too short based on the feedback received today and that there were missing sections of the draft still being created. She suggested she would find out the consultant's availability since that would impact the timeline, and the Committee could discuss the rest of the timeline at the June 30<sup>th</sup> meeting.

Committee Member Scott stated she thought it could be useful for the consultant to see the Committee's comments before the meeting, to be able to give more informed answers. Chair Greene agreed and agreed the consultant would attend July 21<sup>st</sup> if they were available. She asked if the Committee agreed with that calendar and everyone agreed.

Coordinator Black asked if the Committee wanted to discuss possible phasing to help Committee Member Sydlow with his cost estimating. She stated in the past, the Committee had discussed the Nature Center as their first priority, and there had not been much discussion about phasing of the East Side. She asked the group what their thoughts are for phasing – not to set it in stone, but to gather initial ideas.

Committee Member Sydlow stated he thought things may have changed based on the comments today. He explained he would start estimating for the East Side, but some of the comments about the parking area could change much of the site work. He stated he could keep gathering information about the structures themselves, but if the parking were to move to the northeast corner, there are the grading and drainage issues that need to be addressed. He stated he planned to continue to work on estimates for the structures, and as the site plan evolves based on discussion, those numbers could be added. He explained the approach discussed the following week was to address the East Side first, then the garage, and leaving the Main House and Hopkins House for last.

Committee Member Maniatis stated he thought it was important to do the cost estimating for the existing structures since they will not change, but it would be difficult to estimate this until there is clear direction for the site work that needs to be done.

Committee Member Scott stated the designated uses of the buildings were important to determine – was the garage still planned as a nature center, whether there is an appropriate space for a caretaker, and the timeline on how each building is approached.



Coordinator Black summarized that Committee Member Sydlow would move forward with the individual building estimates, and the group would have more information at the June 30<sup>th</sup> meeting. Committee Member Sydlow agreed.

Ms. Black asked if the Committee would like to discuss their own written comments on the first draft that had been included in the meeting packet or would like to table them to the next meeting.

Vice Chair Vanderwerf suggested the committee members review their comments in light of the feedback from this meeting, and incorporate them into what is submitted to staff for the June 30<sup>th</sup> meeting. Ms. Black stated that would be very helpful, so the group had a more thoughtful set of comments for the next meeting if some were affected by what the group heard today.

Chair Greene asked if the Committee agreed with that approach; they did.

### Water Rights Update

Coordinator Black explained she had been asked to provide an update about the Farm's water rights. She explained that there was a summary of the rights in the packet, along with the most recently received letter from Denver Water about water delivery from the High Line Canal. She noted the Canal was running so the city would use that water to irrigate. She explained Denver Water has indicated that they will be approaching property owners with rights along the High Line with the intention to negotiate those rights, but the city had not yet been approached.

Committee Member Rockafellow noted the water had reached his headgate yesterday. He also noted water from the Canal couldn't be stored any longer than 72 hours, which might affect Quincy Farm and the Schirmers. He stated the Schirmers were currently involved in negotiations about how Denver Water could provide them pond water at a lower rate than regular drinking water. He noted he and two other neighbors had hired a water attorney and engineer to (respectively) negotiate with Denver Water and determine the value of the rights they have. He wondered if the city could participate in that.

Chair Greene asked Director Goldie to review their conversation with Mayor Stewart about water rights.

Director Goldie stated that they spoke last week. He explained Denver Water has been in contact with the mayor, but they are not willing to negotiate with others as they negotiate the test cases. He noted Denver Water has worked out agreements with customers to Hampden Ave., and that each negotiation was different since each set of rights were different. He explained there was money in the budget to hire an attorney or engineer once the city was approached by Denver Water. He explained the 72-hour rule and how it would affect the pond, and that staff would monitor the use.

Committee Member Rockafellow stated he thought it was an unfortunate ruling from the State Water Engineer that maintaining the tree canopy of the High Line Canal was not an appropriate use of water. He explained he has hooked up his sprinkler system to water the canal trees and encouraged other properties to do the same.

**NEW BUSINESS**

None

**REPORTS**

None

**ADJOURNMENT**

Chair Greene thanked all members for their patience and persistence. Committee Member Maniatis moved to adjourn, seconded by Committee Member Rockafellow. The meeting was adjourned at 11:21am.

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Lucinda Greene, Chair

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Emily Black, Parks and Recreation Coordinator



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ITEM: 6A

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**MEMORANDUM**

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**TO:** MEMBERS OF THE QUINCY FARM COMMITTEE  
**FROM:** EMILY BLACK, PARKS AND RECREATION COORDINATOR  
**SUBJECT:** ONGOING PROJECT UPDATES AND BUDGET  
**DATE:** JUNE 30, 2020

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**ISSUE**

To update the Committee on projects and maintenance taking place at Quincy Farm and spending on Farm-related projects.

**DISCUSSION**

As there will be no major projects underway until the Master Plan is complete, there is only a budget attachment for this item. All planned spending for Quincy Farm projects in the 2020 budget has been contained to a new account created just for the Farm in the Catherine Anderson Land Donation Fund (Exhibit B). Utilities will continue to have their own account in the same fund. Unaudited financial statements from April 2020 are attached as Exhibit B.

Security Update

Parks staff and the police department conducted a security audit of Quincy Farm on Friday, June 19<sup>th</sup> in anticipation of the East side lease ending on June 30<sup>th</sup>. The results of that audit are attached as Exhibit C with a list of recommended security measures. Staff plans to implement the listed measures discussed with the police department. Many can be done immediately following the end of the lease (e.g. staff has already installed gate posts for the East Side, signage has already been acquired, and buildings will be added to maintenance and patrol lists as of July 1st). Staff is working with the City's security company on a quote for installation of wireless cameras for the Farm. There is a line item in the Quincy Farm budget for General Maintenance with \$23,491.40 remaining for the year; these funds could be used for camera purchase and installation, as well as smaller items such as extra gates for entrances off the High Line Canal.

**EXHIBITS**

Exhibit A – Quincy Farm Budget – May 2020

Exhibit B – April 2020 Unaudited financial statement (revenues) – Catherine Anderson Land Donation Fund

Exhibit C – Security Audit for Quincy Farm

# 2020 Quincy Farm Budget

Exhibit A

Last update: 6/2/20

Account	Description	January	February	March	April	May	Total Spending To Date	Total Budgeted	Remaining
<b>Catherine H. Anderson Land Donation Fund</b>									
<b>08-450-3031 Utilities - \$12,300</b>									
	Utilities	\$ 104.02	\$ 532.76	\$ 355.13	\$ 204.69	\$ 182.68	\$ 1,379.28	\$ 12,300.00	\$ 10,920.72
							\$ 1,379.28	\$ 12,300.00	\$ 10,920.72
<b>08-450-6066 Quincy Farm - \$119,000</b>									
	Quincy Farm Committee	\$ 32.97	\$ -	\$ -	\$ -	\$ -	\$ 32.97	\$ 1,000.00	\$ 967.03
	Water Attorney	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000.00	\$ 20,000.00
	Master Plan Consultants	\$ 4,140.34	\$ 5,095.80	\$ 9,873.11	\$ 20,546.50	\$ -	\$ 39,655.75	\$ 60,000.00	\$ 20,344.25
	Beehives	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000.00	\$ 3,000.00
	General Maintenance	\$ -	\$ -	\$ -	\$ 26.25	\$ 1,482.35	\$ 1,508.60	\$ 25,000.00	\$ 23,491.40
	Tree Maintenance/Care	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00	\$ 10,000.00
	Miscellaneous	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
							\$ 41,197.32	\$ 119,000.00	\$ 77,802.68
	<b>Total</b>						<b>\$ 42,576.60</b>	<b>\$ 131,300.00</b>	<b>\$ 88,723.40</b>



CITY OF CHERRY HILLS VILLAGE  
 REVENUES WITH COMPARISON TO BUDGET  
 FOR THE 4 MONTHS ENDING APRIL 30, 2020

**Exhibit B**

CH ANDERSON LAND DONATION FUND

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
<u>LICENSE AND PERMIT REVENUES</u>					
08-320-3221 RECREATION REIMBURSEMENT DONAT	.00	400.00	1,000.00	600.00	40.0
TOTAL LICENSE AND PERMIT REVENUES	.00	400.00	1,000.00	600.00	40.0
<u>MISCELLANEOUS REVENUES</u>					
08-360-3611 INTEREST-INVESTMENTS	1,148.79	6,425.53	8,500.00	2,074.47	75.6
08-360-3680 MISCELLANEOUS REVENUES	2,623.49	5,285.06	4,000.00	( 1,285.06)	132.1
08-360-3682 GRANT REVENUE	( 45,456.00)	.10	.00	( .10)	.0
TOTAL MISCELLANEOUS REVENUES	( 41,683.72)	11,710.69	12,500.00	789.31	93.7
TOTAL FUND REVENUE	( 41,683.72)	12,110.69	13,500.00	1,389.31	89.7







**CITY OF CHERRY HILLS VILLAGE**

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Security Audit for Quincy Farm

June 19, 2020

City staff walked the site to identify what security measures could be utilized to improve the safety of the Farm in the immediate future. The following possible improvements should be considered.

- Work with the City's security company to design a video security plan for both the east and west sides of the property utilizing wireless cameras if possible and blend the system into the existing facilities to minimize the visual impacts to the facades. This would include having internet installed to support the system.
- Add monitored burglar/fire alarms in Main House, Farmhouse, Big Barn, and other facilities as appropriate.
- Add locked gate on the east side of the property to eliminate vehicles from entering and parking unseen.
- Add gates or other barriers on both sides of the footbridge to keep pedestrians from being able to enter the property from the High Line Canal Trail.
- Add a more substantial barrier to the trail entrance to the west side to stop pedestrians from entering from the High Line Canal Trail and improve signage at this point.
- Add signs around perimeter of the property stating "No Public Access"
- Add more visible sign at west driveway stating "Private Drive"
- Increase police patrols within the property and make them random when possible.
- Secure all building openings including windows and doors to make entrance more difficult.
- Trim shrubs and bushes around facilities to increase visibility.
- Fix all perimeter fences as needed.
- Have City maintenance staff continue to inspect all facility interiors frequently.
- Add motion lights where appropriate on buildings.

Staff Representatives

John Reynolds Police Support Services Supervisor  
Jeff Roberts Parks Operations Supervisor  
Emily Black Parks and Recreation Coordinator  
Jay Goldie Deputy City Manager/Public Works Director





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ITEM: 6B

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**MEMORANDUM**

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**TO:** MEMBERS OF THE QUINCY FARM COMMITTEE  
**FROM:** EMILY BLACK, PARKS AND RECREATION COORDINATOR  
**SUBJECT:** EAST SIDE CARETAKER  
**DATE:** JUNE 30, 2020

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**ISSUE**

To discuss the possibility of a caretaker on the East Side of Quincy Farm.

**DISCUSSION**

At the June 16 City Council meeting, Council discussed the possibility of a caretaker for the East Side of Quincy Farm and asked for the Quincy Farm Committee's recommendation. The Committee has discussed the possibility of a caretaker in relation to the Master Plan process but has not yet made a final decision, as the plan is still in its first draft.

As it relates to the overall phasing and Master Plan, the Farmhouse is the only building with a sewer connection on the East Side. A restroom on the East Side is planned for that house, since it is already plumbed. The only other alternative is to run a sewer line through the barnyard to provide sewer to a different building, all of which are historic. As the addition of this restroom is necessary to have small group activities and nature programming on the East Side of the farm, staff does not recommend adding a caretaker who would then need to be removed prior to work beginning on the Farmhouse.

For the sake of clarity, a caretaker should not be considered a security measure. The duties of a caretaker are to perform maintenance, not to act as a security guard. There are no existing maintenance duties that cannot be accomplished by current City staff. Facilities Maintenance and Parks employees are responsible for maintaining the vacant Anderson House and surrounding West Side area and have been performing these duties for the past four years.

## **STAFF RECOMMENDATION**

Staff recommends a caretaker reside on the property only if and when there are animals on the property during a future phase of Quincy Farm, to be recommended by the Committee as part of the Master Plan.

## **POSSIBLE MOTIONS**

“The Committee does not have a recommendation at this time, but will continue to address the question of a caretaker as part of the Master Plan process.”

“I move to recommend to City Council that there be a caretaker on the East Side of Quincy Farm.”

“I move to recommend to City Council that there be no caretaker on the East Side of Quincy Farm at this time.”

## **EXHIBITS**

None



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ITEM: 6C

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**MEMORANDUM**

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**TO:** MEMBERS OF THE QUINCY FARM COMMITTEE

**FROM:** EMILY BLACK, PARKS AND RECREATION COORDINATOR

**SUBJECT:** DRAFT MASTER PLAN

**DATE:** JUNE 30, 2020

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**ISSUE**

Discussing collected feedback received on the first draft of the written master plan for Quincy Farm.

**DISCUSSION**

Background

There have been many questions about public outreach activities related to the Master Plan – previous activities are listed below.

- In September 2019, QFC members polled 53 kids (with the help of their parents) participating in the CHLP Trail Walk about the activities they'd like to see at the Farm. Survey results were shared with all members and with the consultant.
- Since the consultant's contract began, there have been 7 public meetings about the Master Plan:
  - October 15<sup>th</sup> Quincy Farm Committee
  - October 24<sup>th</sup> Public Input Meeting
  - December 10<sup>th</sup> QFC meeting
  - January 21<sup>st</sup> Public Input Meeting
  - February 18<sup>th</sup> QFC meeting
  - March 26<sup>th</sup> QFC meeting (over Zoom but link was shared publicly so anyone could join to listen or participate)
  - June 9<sup>th</sup> QFC meeting (In person + over Zoom)

- Both of the Public Input Meetings were advertised on the website, Facebook, and Nextdoor.
- January public input meeting was also advertised in two Crier issues and using yard signs around the Village. Individual letters were sent to each neighbor to Quincy Farm. The consultants estimate that 20-30 members of the public attended.
- Each version of the Site Plan was posted on the website as it was developed.

### Draft Master Plan

Design Concepts prepared the first draft of the Master Plan for the Quincy Farm Committee's review at their June 9<sup>th</sup>, 2020 meeting. At that meeting, the Committee heard feedback from many members of the public. Committee members have reviewed the recording, written comments, and minutes from that meeting and collected the issues they would like to discuss today (Exhibit B). Design Concepts was also asked to prepare a Q&A for this meeting to help answer some questions that came up at the June 9<sup>th</sup> meeting. That information is attached as well (Exhibit A). Staff notes in the tracking spreadsheet are attached as Exhibit C.

At this meeting, the Committee will discuss the topics identified from the last meeting to make decisions about moving the Master Plan forward. **Committee members should reference the plan draft from the June 9<sup>th</sup> meeting packets; the first draft of the plan is still the only draft.**

### Next Steps

Due to meeting cancellations during Stay-at-Home, the original timeline for the Quincy Farm Master Plan is not feasible.

- **(today) June 30th – Quincy Farm Committee Meeting** – Committee review of first draft of Master Plan and specific topics identified from the last meetings' feedback
- **July 21st** – Regularly scheduled Quincy Farm Committee meeting; Design Concepts will plan to attend.

## **ATTACHMENTS**

Exhibit A: Design Concepts – Q & A

Exhibit B: Collected Committee Member Comments for June 30<sup>th</sup> meeting

Exhibit C: Staff Comments on First Draft – June 24, 2020

## Design Concepts – Q&A for June 30<sup>th</sup> Meeting

Attendees to the June 9<sup>th</sup> Quincy Farm Committee meeting had many questions for the Committee. The Committee will review those questions and comments at the June 30<sup>th</sup> meeting. Below, Design Concepts will share insight about elements of the site plan created through discussions with the Quincy Farm Committee over the course of their meetings starting in October 2019.

1. Is the driveway and parking lot on the East Side paved?
  - a. No, it is planned to be gravel or crusher fines.
  - b. We may reconsider another idea to keep the arena as horse friendly as possible while at the same time, provide a material that can also be used for overflow parking. (Gravel will be too coarse, crusher fines may work, pasture grass may also work)
2. Why did DC and the Committee choose to locate the parking area behind the barn?
  - a. The east side entry drive into the farm is traditional in that the farmhouse and the baby barn frame your view as you drive down the lane into the farmyard. We wanted to create a sense of arrival and draw visitors through the farmyard to experience this nostalgic farm setting provided by the stables, big barn, corrals and re-created apple orchard.
  - b. The idea was to provide accessible parking and staff parking near the stable, and any additional parking behind the big barn in the unused area.
  - c. This parking area became less visible as to not encourage trailhead parking.
  - d. The parking lot was purposely located approx. 10-15' away from the Highline canal utilizing the existing canal vegetation to screen the parking lot and not disturb the existing environmental habitat.
  - e. The programmed (event) parking space is meant to be an open area in case overflow parking or animal trailer turnaround, loading/unloading is necessary.
3. Was the northeast corner considered and why wasn't it chosen for parking?
  - a. This area was first considered, but its proximity to Quincy Avenue and existing significant grade changes in this area contributed to the decision to locate parking elsewhere. We did not want a parking lot to be visible from Quincy Avenue and encourage trailhead parking for the Highline canal.
  - b. Locating the parking at the northeast corner created some circulation constraints as well. The distance of entry off Quincy Avenue into the parking lot does not allow much room for traffic queuing and safe entry/exit into the parking lot. To make this parking lot level, retaining walls and infrastructure would need to be designed per accessibility standards. We were trying to avoid additional costs, tearing down mature trees/vegetation, building up this area and disturbing the 'front yard' of the farm.
4. Why are there concrete sidewalks?
  - a. Since the site is a public amenity, areas need to be ADA accessible. Some concrete and accessible ramps are necessary to allow access to everyone.

5. What is the reason for the proposed second bridge across the High Line Canal?
  - a. Per public feedback and past equestrian users, the existing bridge is not considered safe for equestrian use. As a team we researched and inquired on what size and material would be best for equestrian use and proposed a 2<sup>nd</sup> bridge crossing to the east side property from the Highline canal. With this second bridge crossing, we can isolate and direct equestrian use to the southern edge of the property and discourage user conflict between equestrian riders and farm visitors at the existing bridge and proposed community gathering space.
  
6. What is the origin of the statues?
  - a. Art and appreciation for art can be a wonderfully peaceful experience, especially in a natural setting. Art was a passion of Cat's and we received multiple comments from stakeholders that felt art should be considered and incorporated into the Farm where appropriate. In keeping with the agricultural and equestrian memories Quincy Farm is known for, adding sculptural art to educate and depict historical uses of the farm are suggested:
    - A simple display of how irrigation was managed and used to provide water to crops and gardens sits amongst the farms existing display gardens. The rustic nature of an existing abstract art piece compliments this display.
    - A series of small irrigation ditches with a head gate or water table to educate children on the mechanics of moving irrigation water to crops and gardens. This creates hands on learning, discovery and provides passive water play.
    - Sculpture in the form of farm animals are proposed to educate on the types of animals that once lived on the farm. These sculptures are designed for climbing, role playing and imaginations!
    - The discovery area also includes space for small hay bales to stack, move around, build, climb and play.
    - To emphasize the equestrian character Quincy Farm is known for, ideas of displaying horsemanship, riding, jumping, horseshoes and images of English horse breeds are subtly arranged throughout the farm to remind the visitor of the distinctive history this farm once embraced.
  - b. The intent was to not randomly place art on the farm but to provide a reason, purpose and function to the art.
  
7. What is the origin of the Moon gates?
  - a. Traditionally at barn yards and farmyards one enters through a gate or threshold into the private space of the farm. The existing entry gates on the east side were described endearingly by the farm tenant as a historic element she requested to be repaired and remain on the farm. These half circle gates reflected the historical and architectural charm of the farm buildings at Quincy Farm. From this architectural form derived the concept of replicating this half circle shape into a modern-day gateway to the Nature Center, existing display gardens and Main Lawn on the west side property. The form, size and structure of a series of moon gates allows one to easily walk through and enter non-vehicular spaces while being enticed to walk beyond and discover more. The intent



was to create a gateway that did not need to be opened and closed but one that would always be open and welcoming to the visitor.

8. Description of the elements in the natural play area and water play/education?
  - a. Please see response #6 for design intent of these features.
  - b. The dedicated hands-on discovery area at Quincy Farm allows for education play and provides opportunities for visitors of all ages. Through unstructured play (non-manufactured play equipment), visitors can explore, investigate and discover elements of the farm and Highline canal in one designated area. A few learning opportunities may be:
    - The use of safe farm tools for digging, scooping, scraping and hammering.
    - Climbing and balancing on tree logs, stumps and boulders.
    - Experiment with how fast water flows, reacts with the soil and drains through channels and different materials
  - c. Parents, teachers and caretakers can supervise while they enjoy the nearby community gathering area under the shade of the mature honey locust trees.
  
9. Description of firepit/reason for firepit in the gathering area?
  - a. Based on public input, we learned a small community gathering area would be a nice element to include on the east side of the property. A place where visitors could meet and congregate prior to participating in small educational evening (and early morning) events such as stargazing, sunrise/sunset and full moon nature walks. To provide a comforting and warm welcome, a gas fire pit operated and monitored by the City, was designed in the center of the gathering space surrounded by benches, tables and seating areas.
  
10. Could animals be kept on the Farm within the current site plan? (stable, baby barn, northeast corner)
  - a. Yes, the baby barn, stable and northeast paddock were designed with the option to house farm animals if desired. This will depend on how the property is programmed, operated, supervised and maintained by the City.



CONCERNS EXPRESSED AT THE QUINCY FARM, JUNE 9, 2020, MEETING  
(to be discussed at the June 30, 2020 meeting)

Commentator: Klasina VanderWerf

SOME GENERAL THOUGHTS:

One of the things I like about the draft master plan is that this plan allows for both structured and unstructured, activities, informal community gathering as well as more formal classes; opportunities for quiet contemplation or for more directed activities complete with laughter and lots of talking.

I think we have discussed this among ourselves already, but I hope Quincy Farm does not become a one-off experience where people visit once and then leave saying, that was interesting, but now I've seen it and don't need to return. We want programming that changes, that is relevant and useful as well as historically informative.

PRIMARY CONCERNS HEARD FROM RESIDENTS

1.) Parking

Comments we heard

“too many spaces”

“can't turn a trailer around” (from a phone conversation)

“the drive bisects the property”

“too close to the HLC”

I do agree that we probably don't need 40 parking spaces. We might think about how many we do need by thinking about a typical day, when Quincy Farm is open or programmed, and how many people would be there. Overflow parking could go to the Kent cafeteria lot. I am not sure about parking at another City lot and taking a shuttle. That starts to seem like a lot of arranging and would mean the City—or someone else--would need to operate a shuttle. Overflow parking might still be able to exist if we left as an open field the area now designated as overflow parking.

If the parking area as drawn in the draft plan were reduced it may very well fit into a space that is currently screened from neighbors by existing pine trees.

However, I do think the parking area needs to include the ability for a shuttle or a small animal trailer to turn around. This might be just a permeable paved area that goes around the parking area. A shuttle or cars could then drop visitors off at the parking area, allowing visitors to take a pathway and (existing) gate between the big barn and chicken coop to the gathering space in front of the big barn or to cross the HLC by way of the (new) bridge to the Nature Activity Center on the west side.

(Lucinda and I looked at the northeast area behind the paddock and the Baby Barn for parking. This area is certainly large enough, but has some other problems. One is that it can be seen from Quincy, so Canal users may try to park them to use the Canal. And if we try to avoid driving through the property by putting the access closer to Quincy or on Quincy, this really becomes a problem. Further, this area is still within the line of sight of neighbors. And is this the area of the Farm with poor drainage?)

## 2,) The Second Bridge

### Comments

“a second bridge isn’t necessary”

“a second bridge sacrifices trees”

There are a few benefits to having a larger (and up to code) second bridge located where the present draft plan shows it. One is that it leads from the (shown) parking area to the west side, so visitors can walk directly from the parking area to the west side where they will arrive on the west side close to the Nature Activity Center and Main House/lawns. There are primarily bushes along the Canal at this point in the HLC, so it would not necessarily sacrifice trees. Also, the parking area could be screened from the Canal if that is necessary.

Although a visitor who is handicapped will most likely park in the handicapped spaces on the west side of the property, the trail from the HLC to the west side can (must?) be handicapped accessible, installed with switchbacks. The original bridge looks as though it needs improvements to meet code; it also delivers visitors to the (not public) trail.

My question might be not whether be install a second bridge, but whether we remove the original bridge.

## 3.)Main Gathering Area on East Side (between Big Barn and Farmhouse)

### Comments

“no fire pit”

I am fine removing this, though I understand the attraction. It is reminiscent of gathering around a camp fire, It creates a focal point that people like to gather around.

I love the idea of a sitting wall. We could also have a few Adirondack chairs or/and cross-sections cut out of logs to sit on.

#### 4.) A Working Farm

##### Comments

“authentic experiences”

“kids need to act with real animals”

“should be more like a working farm”

“hands on learning, nature preserve”

“kids could experience eggs hatching, collecting eggs

“kids could where food comes from”

“raise crops and animals”

An indoor space called out where animals could be raised would be useful, as well as where a caretaker might live. I do think it is appropriate to have some animals on the property; though there are so many other opportunities for learning, I do not want the Farm to be limited to simply being a farm where animals are kept.

Animals are a lot of work. It might be that the animals are not on site year round (except perhaps for chickens). Animals could be on site primarily in late spring, summer, and early fall, months when I imagine we would see the most programming occur on Quincy Farm. There is not an abundance of space for raising animals, so this would probably preclude large animals or large numbers of animals, but I could see several lambs spending a spring and summer there, or miniature goats, ducks, a couple of alpaca, or even miniature ponies.

#### SECONDARY CONCERNS HEARD FROM RESIDENTS PLUS OTHER THOUGHTS

##### 1.) Signage

##### Comments

“too much signage”

I’m not sure I agree with this comment. I think the buildings, at least, should have an explanatory sign next to them. I imagine the signs will be made of natural materials or at least materials in keeping with the character of Quincy Farm.

I would really discourage trading signs out for something like descriptive pamphlets. My experience from nearly every outdoor venue I have visited that hands out a map, these end up on the ground as litter or else you have someone constantly walking the area to clean them up. Plus, pamphlets must constantly be generated, which is another expense. As for QR’s. That might work as a way to give

visitors additional, more detailed information, but these also need ongoing technological infrastructure that can be costly.

## 2.) Community gardens

I would nix this idea. I suppose we could dedicate the northeast paddock to this, but I cannot see that many people interested in clearing ground for a small garden plot. What happens when people loose interest or go out of town for extended periods of time. Plus, we'd need a water source there, etc., etc.

## 3.) "More 'hands on' opportunities"

Perhaps we just need to do a better job of calling these out in the pictorial maps

## 4.) Mixing horses and pedestrians is dangerous.

I don't know enough about horses to know if this is true, but we could have a hitching somewhere on the property so riders could tie up their mounts while they visited.

## 5.) Nature Library

I like this idea. I think a room in the Main House could serve as a nature library. We might ask Villagers to donate books about nature to it, including picture books.

## 6.) Hay Play, water play, swing

### Comments

"Hay play in the Big Barn is too dangerous"

It sounds like with the structural reinforcement in the Big Barn, this is not possible, anyway. However, we could have a hay stack that kinds on the ground that kids could jump in.

As part of the water play, can we suggest standing hand pump be installed so that kids could learn and to prime and start a pump. (I'm assuming there's a way to do this without digging a well?)

I haven't given up on a real swing. Maybe we just need one that both adults and kids could use that is safe. I have a photo of one of several swings in Burlington, VT that were placed along a walk in a public park along the Lake Champlain shore.

I would like to see a section in the Master Plan's appendix that gives a list of the kinds of classes that could be held at Quincy Farm that teach kids and adults about—or--involve nature or the environment.



## 7.) Moon Gates

### Comments

“No moon gates.”

“Visitors should just look at the views.”

These are some of my thoughts about the moon gates. They quite captured my imagination. It was pointed out to us how the consultants lighted on this idea—it was derived from the circular pattern that occurs when the two halves of the front gate on the east side are closed and the designs come together.

I think the moon gates become something of a theme that helps to tie the two sides of the property together. They help draw people from one place to the next and serve as an indication that the surroundings are changing. They do call out the views and help accentuate those. And if climbing roses or wisteria were growing up these gates, they are reminiscent of how much both Cat and Keith treasured their gardens.

**From:** [Sally Scott](#)  
**To:** [Emily Black](#)  
**Cc:** [Lucinda Greene](#)  
**Subject:** Discussion Points QFC Meeting June 30, 2020  
**Date:** Monday, June 22, 2020 6:02:13 PM

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Hi Emily,

Here is a list of topic areas with some details that we might discuss at the QFC June 30th meeting based on citizen feedback regarding the Draft of the Quincy Farm Master Plan received at the June 9th meeting and a few of my own questions. Feel free to combine these thoughts with others into a general outline for purposes of our meeting where appropriate.

1. Security

- a. Signage
- b. Gate(s)
- c. Camera
- d. Caretaker
- e. Neighbors

2. Caretaker option-city determination, timeline, current options, future flexibility, where housed,

3. Maintenance - deferred East side

4. Parking- how much, location ( for events, staff, ADA,"drop off only", off site, overflow, no trailhead), bikes)

5. Access - during programming, bridge(s)

6. Draft of Master Plan public feedback

a. Look and Feel

- Want more organic-natural, not theme park, less signage, less statuary, less hardscape (brick pavers), no fire pit

- Maintain historic and agricultural heritage of the farm-match mission statement-done loose "barnyard feel" "authentic experience" desired. Now too many modern additions ("parking, additional bridge, paths, fire pit, sculptures, moon gates, signage, fencing)

- "Authentic Experience" Desired

- Working farm with animals desired, retain equestrian heritage pony club,

- Working Gardens, Water Education desired (locations)

- Review more examples ? Codman Community farms, Drumlin Farm, Lowell Ranch,

Huber Woods etc

- Orchard location, hoop houses (newly planted orchard on West, influence of location of irrigation water East and West)

- Second Equestrian Bridge- need?, location, security, adequacy original bridge

- Gathering spaces

- Pond access, viewing structure- ?overbuilt (structure, structure location, path around), dredging

- Historic artifact building

- Restrooms East and West - 1,2 stall, designation

- Nature Center- garage, Cat's house (long term plan for house), Internet access

b. Historic reference and timeline corrections ?needed (Colorado State Historic Register needs to be included, National Historic Register edits (see

J. Neff comments),

c. Phasing



- d. Revised timeline for completion final MP
- 7. Communication
  - a. City to interested parties including citizens
    - can it be improved? RE access to public meetings postings, changes/additions, in person zoom options
  - b. Prior clearance for inclusion of citizen interviews/comments or “stakeholder” designation in documents
  - c. Review why interested citizens came forward to record comments with release of “draft” Master Plan and not prior
- 8. Programming section development (review QFC responsibilities)
  - upcoming
  - future plan
- 9. Financing section development (review QFC responsibilities)
  - Maintenance and Programming
    - current
    - future (city, private, nonprofit, blend)
    - endowment

Thanks,

Sally

*Sally Scott, MD*