

Window to the Past, Door to the Future

"...cultural and historic park, telling the story of old agricultural Windsor..."



Gardens



Orchard



Patio Classroom



Courtyard Lawn / Open Lawn



Demonstration Space



Small Animal Farm



Ag-Themed Play

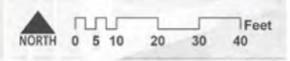
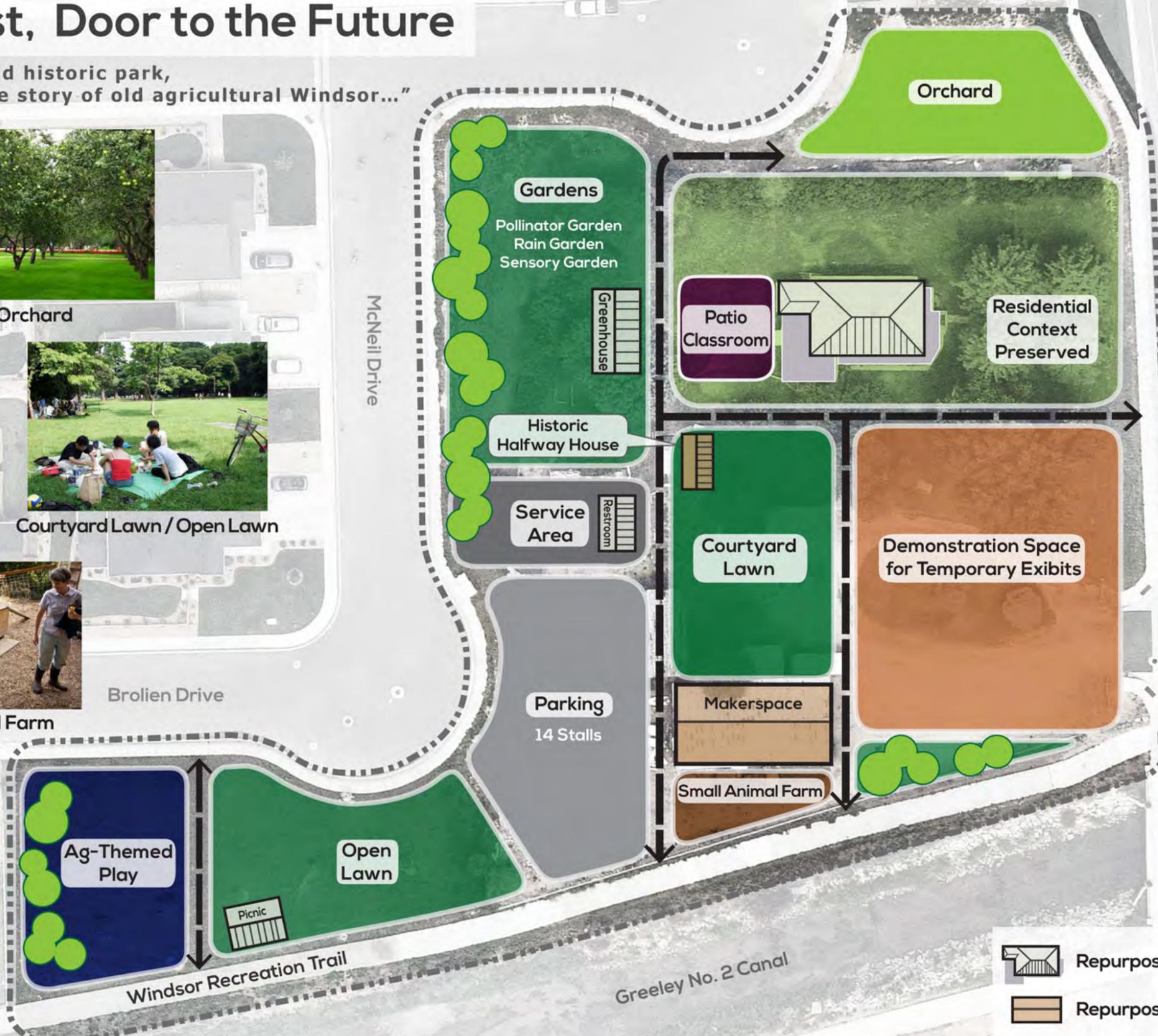


McNeil Drive

Brolien Drive

15th Street

Greeley No. 2 Canal



-  Repurpose Existing Home
-  Repurpose Existing Barn

Jacoby Farm Master Plan Alternative 1



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Small Animal Farm



Ag-Themed Play



Open Lawn

Picnic

Picnic

Windsor Recreation Trail

McNeil Drive

Brolien Drive

Greeley No. 2 Canal

15th Street



Parking
14 Stalls

Orchard

Gardens

Community Garden
Herb Garden
Vegetable Garden

Historic
Halfway House

Small Animal
Farm

Service
Area

Restroom

Ag-Themed
Play

Cultural
Gathering Point

Courtyard
Lawn

Education Pavilion

Irrigation
Demonstration

Patio
Classroom

Residential
Context
Preserved

Demonstration Space
for Temporary Exhibits

NORTH 0 5 10 20 30 40 Feet

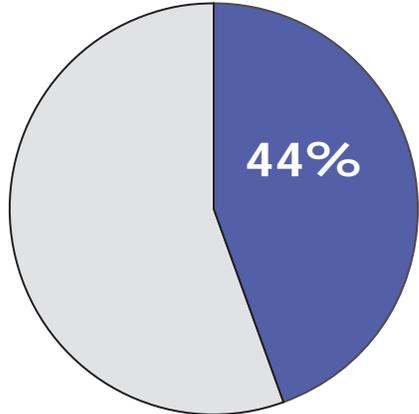
-  Repurpose Existing Home
-  Repurpose Existing Barn

Jacoby Farm Master Plan Alternative 2

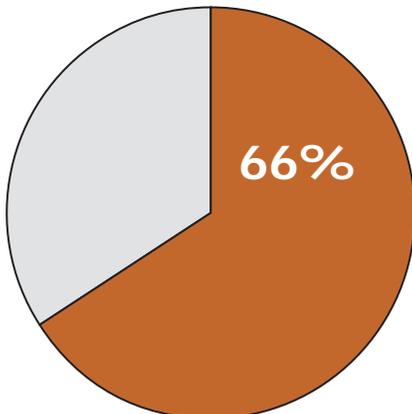


Respondents were most likely to...

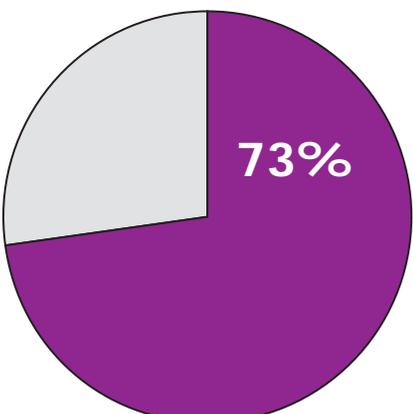
have moved to Windsor within the last 5 years.



be in the 25-44 age range.

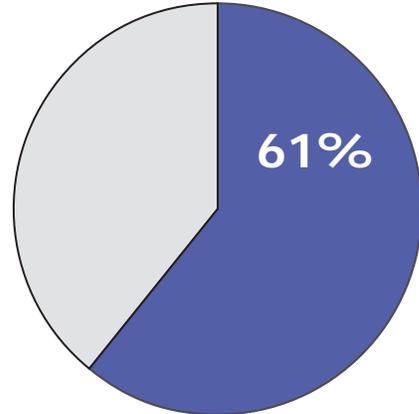


have children living in their home.

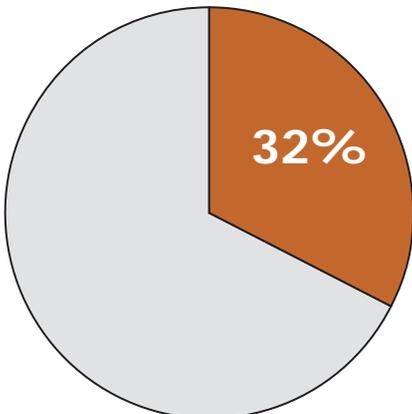


Respondents said the Jacoby Farm vision should include...

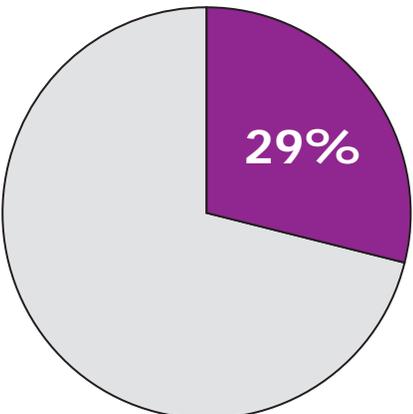
small animals, vegetable gardens & programs to teach agriculture.



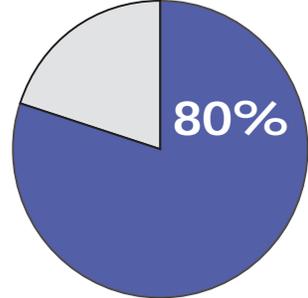
themed park with cultural & agricultural amenities.



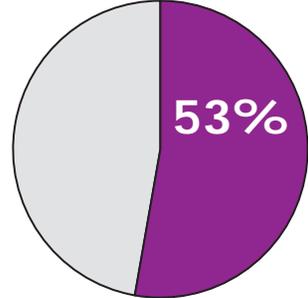
hands-on activities to educate people about history & agriculture.



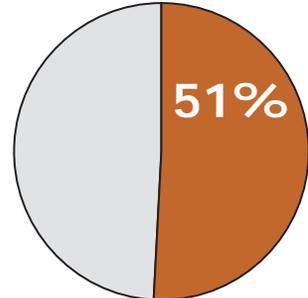
Respondents said Jacoby Farm's highest priorities are...



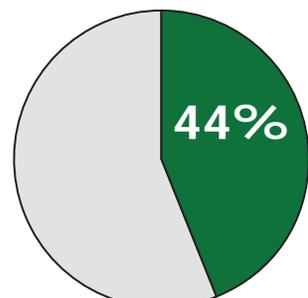
drinking water.



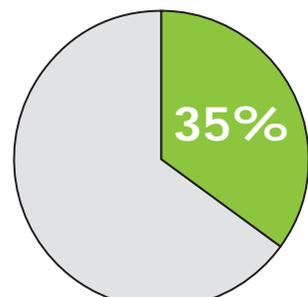
outdoor classroom / meeting space.



site lighting.



rentable covered space.



indoor classroom / meeting space.

Respondents rated the following programs equally in priority...

- **guided tours** with applied activities.
- **self-guided tours** with interactive components.
- **programmed classes** facilitated by the Cultural Department.
- **demonstration spaces**, including vegetable gardens, rain gardens, irrigation practices, etc.

Jacoby Farm Master Plan
A Window to the Past
A Door to the Future

In 1873, Windsor's oldest building was built – at the 'halfway' point between Greeley and Fort Collins. It served as a resting place for travelers between the two towns. The overall farm property changed hands several times over the course of 150+ years, and was home to a variety of crops – from sugar beets and corn to fruit trees. Finally, in the 1970's, the 'Halfway House', along with several other structures became part of the Jacoby Farm farmstead.

The site is located just over a ¼ mile north of Main Street, on the west side of 15th Street. It is on the north side of the Greeley No. 2 Canal, with the Windsor Recreation Trail bordering its south side. It is approximately ½ mile west of the Community Recreation Center, via the Rec Trail.

Around the year 2010, development in Windsor grew towards the farmstead, and a two (2) acre parcel was set aside as a park site. The property, which is currently part of a living trust, has been conveyed to the Town of Windsor for the future development of a “***...cultural and historic park, telling the story of old agricultural Windsor...***” Thus, the task of planning for the future uses that might occur on this parcel has come to the forefront of the Parks, Recreation and Culture Department.

A public survey was released to gauge the community's thoughts on how the site might want to best be utilized by the community. The survey had over 180 respondents. Beyond the typical demographic questions, the survey asked questions regarding the Community's 'vision' for the site; the types of programs that the Community would like to see implemented at the park; the types of facilities and amenities that would be desired at the park; and whether or not the Community would be willing to pay fees for services and programs at the Jacoby Farm park.

The results of the survey showed a couple of key trends. Those trends were:

- The respondents clearly wanted to see the site develop into a 'living farm with small animals and vegetable gardens with supporting community programs to teach agriculture and farming.'
- In conjunction with that character description, a variety of programs were equally noted – guided tours, self-guided tours, programmed classes and demonstration spaces.

Additionally, a public meeting was held for the community at large to also provide input into the process of design and development for the site. Although only a handful of people attended, their comments provided valuable input into the future of the park. The results of input received at the public meeting, while slightly different, generally fell into the same pattern regarding the character and amenities desired for the park.

- Attendees pointed to self-guided and interactive components as being a priority.
- Typical park amenities, such as play elements and picnic shelters were highly sought after.

The primary goal for this project is to foster and maintain a sense of agriculture and history associated with Windsor, while giving the community an opportunity to engage in and interact with that piece of history for years to come. There have been several different approaches to manifest this goal; however, a few key elements continue to come through. Those being:

- Develop a 'theme' that will utilize historical and agricultural pieces in all elements of the site.
- Maintain the existing house for classroom activities, meeting spaces, and demonstration opportunities. Preserve the existing context immediately adjacent to the residential structure.
- Utilize the existing barn as a gathering space – indoor or outdoor TBD.....
- Protect the 'Halfway House', and utilize it as a key element of the site.
- Create a central focal point, which will tie the entire site together.
- Develop a pedestrian circulation system throughout the site that will cohesively connect each of the elements together.
- Include a small orchard / garden.
- Include a small animal farm.
- Include outdoor classrooms and/or demonstration spaces.
- Include an active play area.
- Include open/green space.
- Include picnic shelter(s).
- Include support spaces, such as restrooms.
- Make a connection to the existing recreation trail.

Summary of Survey Data

Demographic Data

44% of respondents were recent arrivals to Windsor – within the last 5 years.

66% of respondents were in the 25-44 age range

73% had children living in their home

Vision for Jacoby Farm

61% - Living Farm with small animals, vegetable gardens and supporting programs to teach agriculture and farming.

32% - Themed Park with cultural and agricultural amenities

29% - Education site where kids and adults can engage with history and agriculture through hands-on activities

Programs at Jacoby Farm

Fairly equal distribution between:

- Guided Tours with applied activities
- Self-guided tours with interactive components
- Programmed Classes facilitated by the Culture Department
- Demonstration Spaces, such as vegetable gardens, rain gardens, irrigation practices, etc.

Facility Accommodations at Jacoby Farms

The highest priority accommodations and amenities were:

80% - Drinking Water

53% - Outdoor Classroom/Meeting Space

51% - Site Lighting

44% - Reserveable/Rentable Covered Space

35% - Indoor Classroom/Meeting Space