

# THE FARM

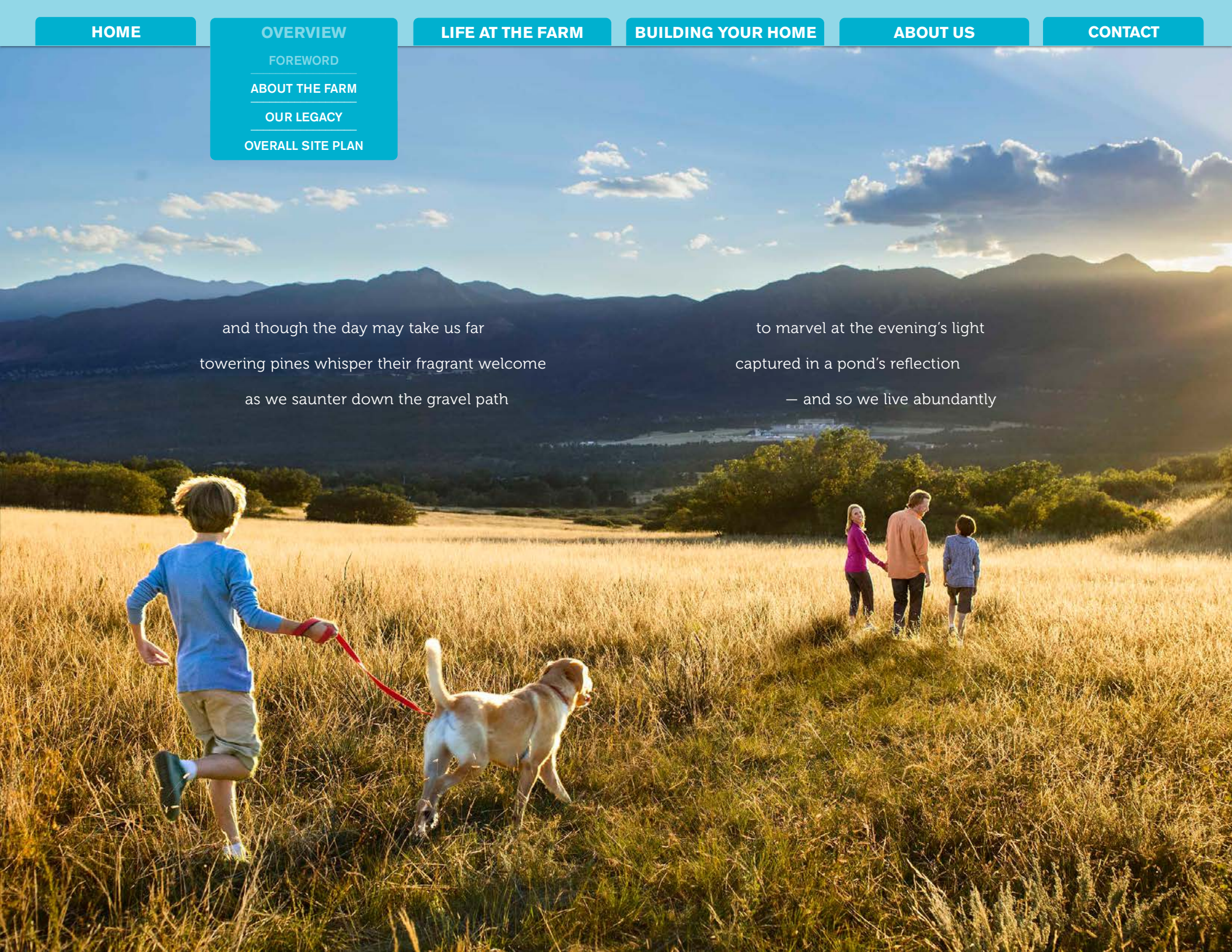
# LIVE ABUNDANTLY





and though the day may take us far  
towering pines whisper their fragrant welcome  
as we saunter down the gravel path

to marvel at the evening's light  
captured in a pond's reflection  
— and so we live abundantly





## THE FARM

is ideally located off of Voyager Parkway and Ridgeline Drive in northern Colorado Springs, close to shopping, dining, and District 20 schools. This haven of natural beauty has been cared for by several generations of the Allison family. It is their legacy and vision for The Farm that has been entrusted to La Plata Communities: to create a special neighborhood where families can enjoy a happy and wholesome lifestyle rooted in authentic traditions and enduring values. A place where life is lived abundantly.





# 70 years OF HAPPINESS

- 1870 – Home to three dairy farms, Oldest Dairy Barn in Colorado
- 1947 – John Allison purchases the land for Allison Valley Ranch
- 1950 – Dams built on Black Squirrel Creek to form ponds
- 1953 – “Best stable in the state of Colorado”
- 1973 – Astronaut Jim Irwin lives on the property
- 2010 – Ann Allison Leach entrusts her children with future development plans
- 2013 – La Plata Communities envisions The Farm
- 2015 – Groundbreaking on The Farm



May 15, 2015

From our Family to Yours,

If you believe it's possible to love a place enough that others can feel it too, then you'll understand why The Farm has a certain affect on people.

It's seen 70 years of happiness and four generations of Allison's. That's a lot of love and fond memories. We fished, boated, and swam in those ponds. In case you were wondering, they're named after my sisters and me. I would be “Lake Ann.”

My father bought the land in 1947 to raise thoroughbred racehorses which he purchased in Ireland. Long before that, the land was home to three dairy farms. Dad said the barn was so old it was put together with wooden pegs. At age 92, I sort of feel that way myself sometimes. We had a good life here. Very Good. But the time has come to share our joy with others. It's our dream that The Farm will be to you what it was for us: the best thing our family ever did.

*Ann Allison Leach*





## FOREWORD

## ABOUT THE FARM

## OUR LEGACY

## OVERALL SITE PLAN

## LEGEND

- SINGLE-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- COMMERCIAL
- DEVELOPED COMMERCIAL
- THE GATHERING PLACE CLUBHOUSE
- FUTURE SCHOOL SITE
- PREBLE'S MEADOW JUMPING MOUSE PROTECTED HABITAT
- PARK/ OPEN SPACE
- COMMUNITY TRAILS
- TIER 2 CITY TRAIL
- TRAIL AND PARK AMENITIES

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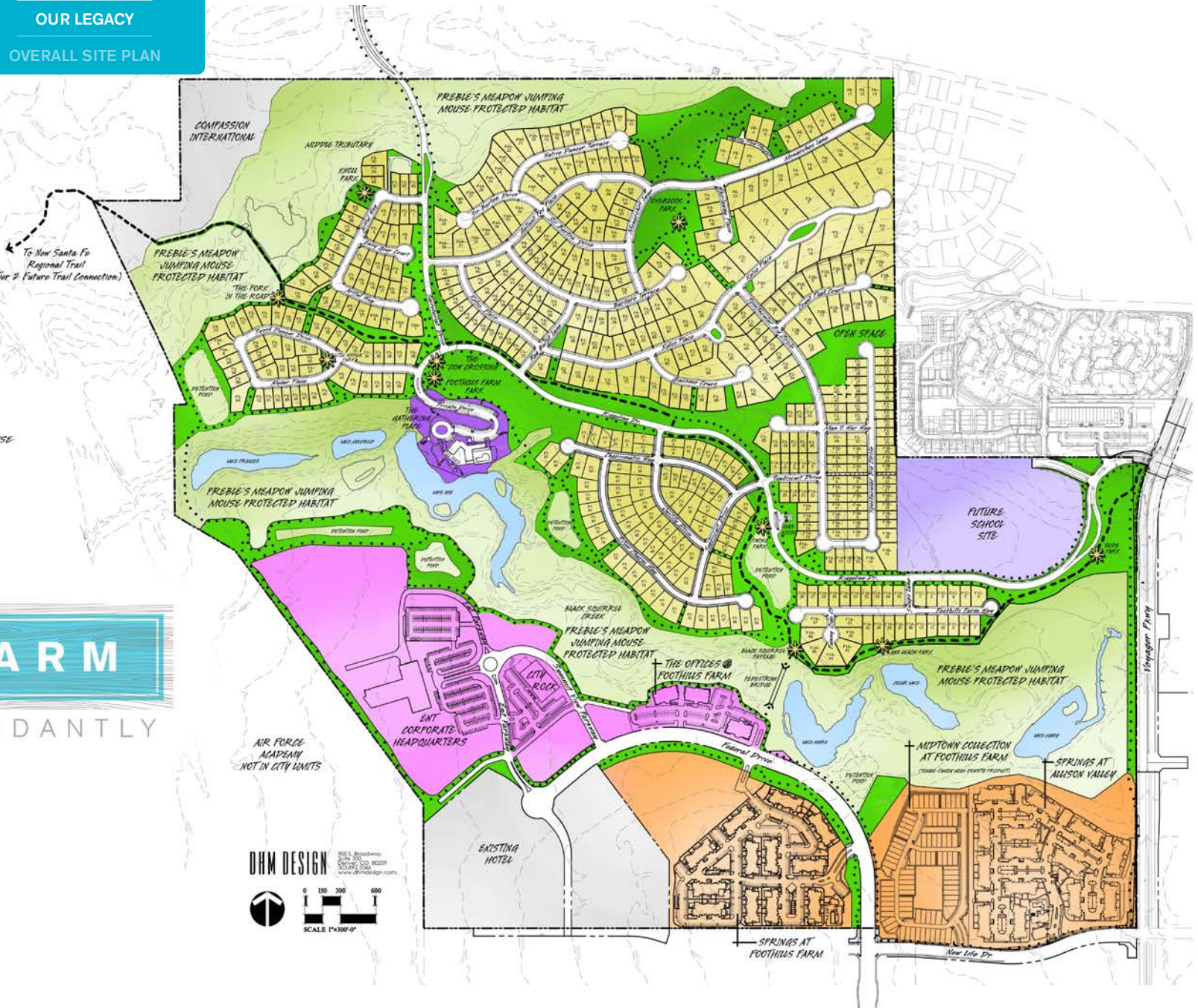
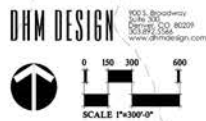
LIVE ABUNDANTLY



[www.thefarmcolorado.com](http://www.thefarmcolorado.com)  
[www.laplatahome.com](http://www.laplatahome.com)

Disclaimer:  
 This website is based upon current plans which are subject to change without notice. No  
 representation is made that proposed features will be constructed or that, if constructed, the  
 number, type, size, and location will be as depicted on this plan. Access to and rights to  
 any public areas may be restricted.

August 26, 2020





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## THE FIRST THING

you'll notice about The Farm is how quickly the rest of the world disappears. The ridges, draped in scrub oak and century-old pines, cradle The Farm's open spaces like a protective mother. That's around 130 acres of dedicated open space and pure bliss. Looking westward over delightful ponds and meadows, there is little to disturb the majestic mountain views, making it ever so easy to forget the city that lies beyond.

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THE LAND

TRAILS &amp; PARKS

SCHOOLS

THE GATHERING PLACE

GATHERING PLACE MAP

NATURE PRESERVE  
Dedicated Open SpaceConnection to the  
SANTA FE & LA FORET  
REGIONAL TRAILSNATURE PRESERVE  
Dedicated Open SpaceTHE CAMPUS  
at Foothills FarmNATURE PRESERVE  
Dedicated Open Space

## LINEAR PARK TRAIL SYSTEM

Our linear park system, the first-of-its-kind in Colorado Springs, connects trails, parks, ponds, and open spaces. The community is dedicating approximately 25 acres to parks and trails. Plus, the nature/wildlife preserve open spaces account for about 130 acres. This is a great way to reconnect with nature and meet your neighbors.

Locations and specifics of parks and trails are subject to change.

**1** Hill Slides**3** Black Squirrel Passage**5** Overlook Park**7** Fork in the Road**9** Foothills Farm Park & Cow Crossing**2** Ann Leach Painting**4** Tree Swing**6** Knoll Park**8** Little Nipper Park**10** The Gathering Place



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## WHILE NATURE IS

an education in itself, families living at The Farm will benefit from the highly regarded District 20 schools. Additionally, The Farm has set aside 15 acres at the entrance that are master-planned as a future Academy District 20 school site. The new school will be built at District 20's discretion. Families with children will enjoy the luxury of having a top notch school within walking distance.

The Farm community currently falls within the boundaries of the following District 20 schools: The Da Vinci Academy, Discovery Canyon and The Classical Academy.

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*Welcome all*  
TO THE  
*Gathering Place*

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## IMAGINE THE FUN

to be had at The Gathering Place.

This is where canoes are launched, friends convene, and stories are told about the one that got away.

The Clubhouse sets the stage for all sorts of resident celebrations, from graduations and weddings to family barbecues and community events.

Best of all, The Gathering Place offers a daily refuge and opportunity to recharge. It's the perfect place to meet a friend for a walk around the ponds, or take a fitness class in the clubhouse. In the summer, the pool provides a refreshing way for everyone to hang out, catch some rays, and make a splash. And, for a fitting close to a fun-filled day, The Jockey Club Patio and Winners Circle Courtyard are ideal spots to enjoy a glorious sunset.

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7

8

4

5

6

3

1

2

9

10

*Lake Ann***1** Pool Deck with Seating**3** Fitness Rooms**5** Jockey Club Patio**7** Beach Frontage**9** Pond Overlook**2** Changing Rooms & Lockers**4** Triple Crown Event Room**6** Winners Circle Courtyard**8** Canoe/Kayak Launch**10** Shoreline Fishing



## HOME DESIGNS

never before seen in Colorado Springs made their debut at The Farm. We felt it was only fitting that our architecture be as distinctive as the land itself. So we selected some of the most reputable local builders to create modern interpretations of the farmhouse and the craftsman, to name a few architectural styles. This alone elevates the value of our community as well as the value of each and every home within it.

### From the low \$500s

- Goetzmann Custom Homes
- Saddletree Homes
- Vantage Homes
- Vanguard Homes
- Custom Homes from \$1 Million+







## GOETZMANN CUSTOM HOMES

From the mid \$700s

[GoetzmannHomes.com](http://GoetzmannHomes.com)

719.495.8800

MODEL HOURS:

Mon-Sat 10:30 am–5:00 pm, Sun 12–5:00 pm

1111 Kelso Place, Colorado Springs, CO 80921



## SADDLETREE HOMES

From the low \$800s

[SaddletreeHomes.com](http://SaddletreeHomes.com)

719.284.5337

MODEL HOURS:

Tue-Sat 10:30 am–5:30 pm

Closed Sunday, Monday

1159 Kelso Place Colorado Springs, CO 80921



## VANGUARD HOMES

From the low \$500s

[michelle@vanguardnewhomes.com](mailto:michelle@vanguardnewhomes.com)

719.487.8957

MODEL HOURS:

Mon-Sat 11:00 am–5:00 pm; Sun 12–5:00 pm

1020 Native Dancer, Colorado Springs, CO 80921



## VANTAGE HOMES

From the mid \$500s

[marketing@vhco.com](mailto:marketing@vhco.com)

719.597.6373

MODEL HOURS:

Mon-Sat 10:00 am–5:30 pm

Sunday by Appointment

1103 Kelso Place, Colorado Springs, CO 80921



# CUSTOM HOMESITES

## FEATURED CUSTOM BUILDERS:

Goetzmann Custom Homes  
719.548.1338  
goetzmannhomes.com

Saddletree Homes  
719.284.5337  
saddletreehomes.com

Picasso Homes  
719.310.1875  
picassohomescolorado.com

Solid Rock Custom Homes  
719.494.0932  
solidrockcustomhomes.com

Elevation Homes  
719.510.6253  
elevationhomes.us

Jayden Homes  
719.200.6096  
jaydenhomescolorado.com

Alliance Builders  
719.495.4408  
alliancebuilders.com

Comito Homes  
719.219.5421  
comitobuildinganddesign.com

Murphy's Custom Homes  
719.244.7707  
murphyscustomhomes.com

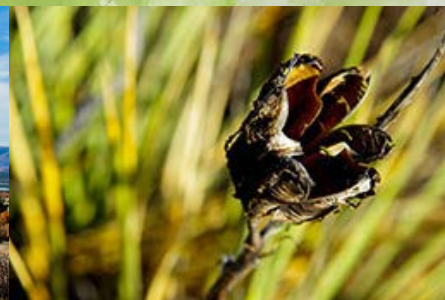
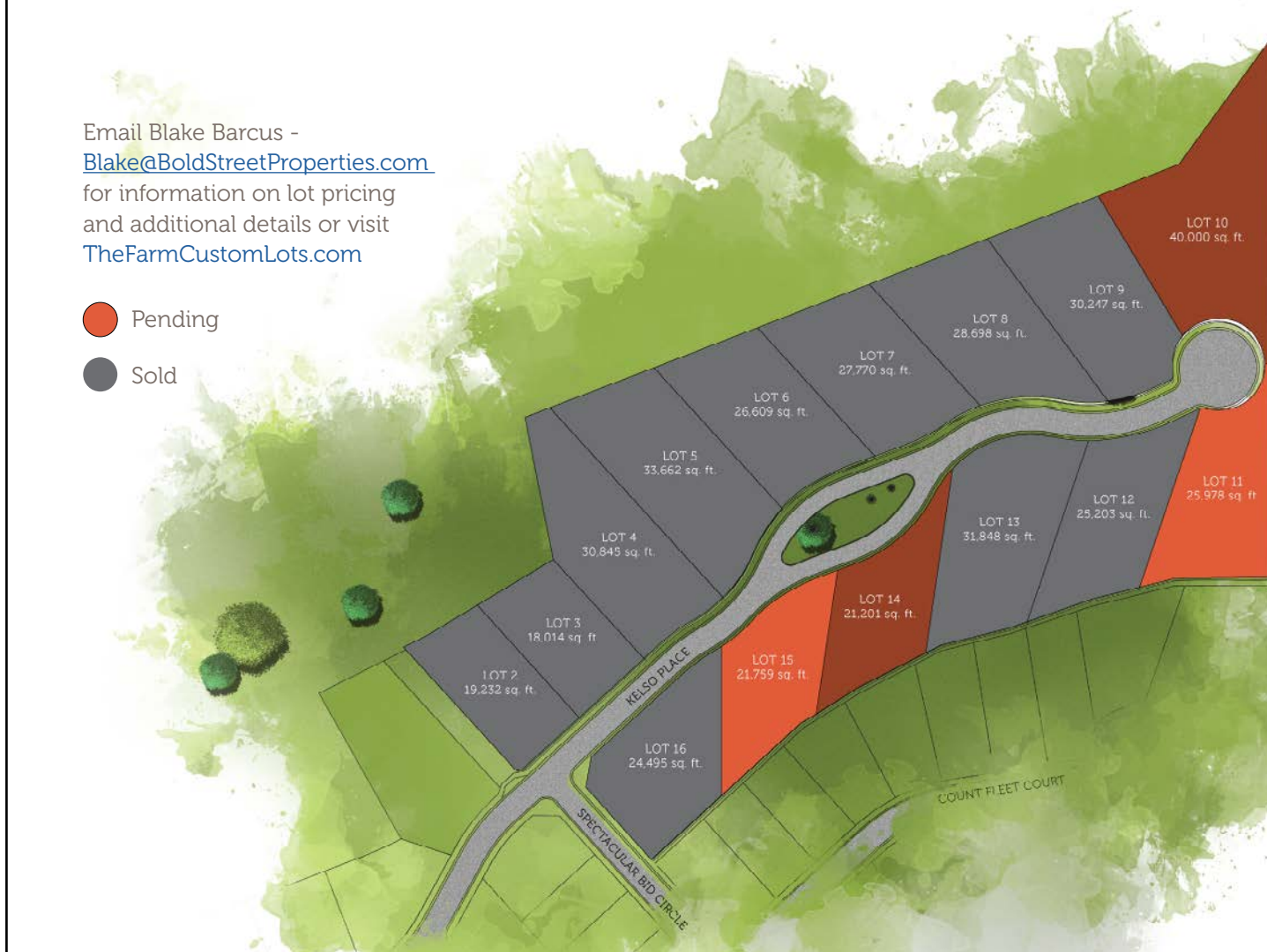
ARCHITECTURAL VISION

BUILDERS

CUSTOM HOMESITE MAP

Email Blake Barcus -  
[Blake@BoldStreetProperties.com](mailto:Blake@BoldStreetProperties.com)  
for information on lot pricing  
and additional details or visit  
[TheFarmCustomLots.com](http://TheFarmCustomLots.com)

- Pending
- Sold





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## TO BE ENTRUSTED

with the development of The Farm has been a great honor for La Plata Communities. Our sense of responsibility for this land and its legacy runs deep. You wouldn't be wrong to call it affection. The Farm has been a labor of love that makes us all extremely proud.

La Plata is a local company. That means we live and work in and around the communities we develop, so you can bet we insist on excellence. Since 1995, we've earned a reputation for some of the most successful master planned communities in Colorado Springs: Cordera, North Fork, Pine Creek and Briargate to name a few.

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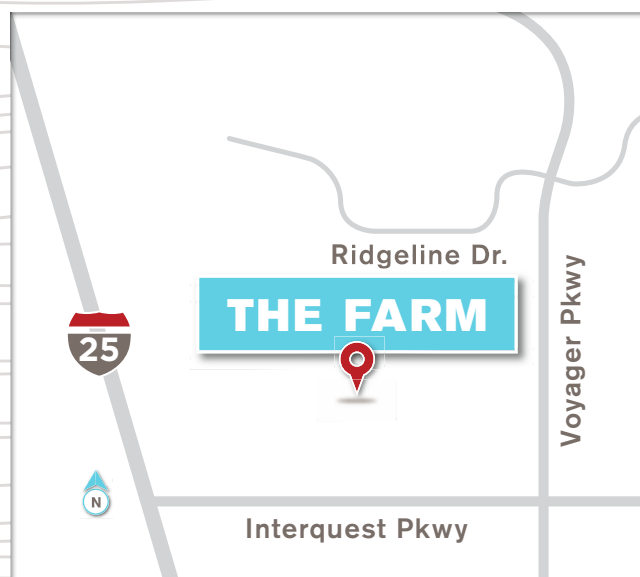




and when the pearly moon rises  
to shine upon her purple mountains  
we say goodnight to neighbors  
grateful hearts filled to overflowing  
with the joy of coming home  
— and so we live abundantly







[TheFarmColorado.com](http://TheFarmColorado.com) | [LaPlataHome.com](http://LaPlataHome.com)