

MINUTES
OPEN SPACE AND TRAILS BOARD
REGULAR SESSION
March 1, 2022
530 East Main St. Aspen, CO 81611
Zoom Video Conference

OSTB Present:

Graeme Means Dist. 1	Howie Mallory Dist. 2	Amy Barrow Dist. 3	Michael Kinsley Dist. 4, Chair	Wayne Ives Dist. 5
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Staff Present: Gary Tennenbaum, Kim Arensdorf, Paul Holsinger, Jessie Young, Liza Mitchell, Ted O'Brien, Dale Will, Janet Urquhart, Carly Klein, Richard Neiley

Others Present: Suzannah Reid

Media Present: Matt Bennett, Scott Condon – Aspen Daily News

Michael Kinsley called the meeting to order at 9:10 a.m.

PUBLIC COMMENT

No public comment

APPROVAL OF THE MINUTES

Graeme Means motioned for the OSTB to approve the 02/03/2022 regular and executive session minutes. Howie Mallory seconded. Motion passed (4-0).

Glassier Farmstead Housing

Jessie Young explained that in 2013 and 2014, Pitkin County Open Space and Trails (PCOST) and our partners, Eagle County, the Town of Basalt, Midvalley Trails and GOCO, purchased the two parcels that make up the 282-acre Glassier Open Space property. In 2020, the OSTB adopted a management plan update with actions that continue to build on those originally outlined in a 2015 management plan.

Young stated that Glassier Open Space included structures within the old farmstead area that vary in structural condition. The main homestead, or Glassier House, sits in its ranching context, with its associated buildings, between Hooks Spur Road and the Roaring Fork River. The house, which is vacant, due to significant disrepair when the county purchased it, makes it currently uninhabitable.

Tennenbaum explained that the goal of the meeting is to look at proposed options to repair the Glassier House, and decide whether or not to move forward with the next steps in renovation. This includes seeking historic designation in order to qualify for state historic grant funding and exploring partnership opportunities with Eagle County and other entities.

Suzannah Reid explained that usually, any reuse of a historic building is considered a rehabilitation vs a restoration, as a restoration refers to “depicting a property as a particular period of time. She noted that the Glassier House was built in the early 1900s and utilized for farming operations.

Reid explained that in order to rehabilitate the house there are two design options. One option would maximize bedrooms, and the other to create a group living situation with communal space. She explained that the two additions are recommended to be removed due to poor construction. These additions focused on functionality, creating a downstairs bedroom with bath on the west side, and a bathroom/mechanical and mud room on the north. Both of these can be easily removed and replaced with higher quality and more functional additions.

Reid provided descriptions of the potential design details:

Scenario 1: presents two possible configurations for the historic house, with many elements being interchangeable.

Configuration 1

- Three bedroom, preserves the interior walls
- Adds a full bath upstairs
- Rebuilds the interior stair in its current location
- Adds a half bath and laundry downstairs.
- Reconfigures the kitchen to allow for restoration of the historic windows on the south and east.
- Adds a covered back porch at existing CMU

Configuration 2:

- Five bedroom, including a new addition at the location of the current CMU addition
- A full bath upstairs
- Rebuilds the interior stair in a new location
- Converts the parlor and back room to bedrooms on the main floor
- Adds a full bath and laundry downstairs in the new addition
- Reconfigures the kitchen to allow for restoration of the historic windows on the south and east.
- Adds an airlock entry at the rear door location

Scenario 2: This scenario utilizes the floor area from the demolished additions in a new one story addition added to the north side of the house.

- 5 bedroom configuration of the historic house and is intended for a group living situation
- A full bath upstairs
- Rebuilds the interior stair in a new location
- Converts the parlor and back room to bedrooms on the main floor
- Adds a full bath, additional shower room and laundry in the new addition.
- Locates the kitchen in the new addition with a large communal space open to the outside
- Creates a new side entry at the rear door location.
- Could create an entrance to the shower and laundry area from the exterior, with or without access to the main house.
- Creates outdoor covered porch space

Scenario 3: Construction of a new 2,000 sq. ft. residence as allowed by the Conservation Easement. At least 4 bedrooms with some shared bathrooms and a shared living space.

- Site 1: The new residence sits in the location of the current garage. This configuration works best with the small addition to the historic house.
- Site 2: The new residence is located in the area of the existing large barn. If this barn is removed, the square footage could be reused for agriculture elsewhere on the site.

Reid explained that if OST seeks a historic grant it only applies to the exterior of the historic house and the house systems. Any additions or interior reconfigurations would not be covered with a grant.

Tennenbaum noted that similar to the Emma house, rehabilitation would include changing to an electric system and adding solar.

Reid provided cost scenarios for probable construction, ranging from the minimum of dealing with the historic house square footage to maximizing the allowed square footage on the property.

Ives asked if the historic designation include the outbuildings and help with the grant application. Yes, Reid said.

Tennenbaum provided Amy Barrow's comments on the plan; which include the preference of keeping cost low, therefore prefers the modular design vs the stick built. She does not see the need to do the electrical undergrounding.

Holsinger stated that per the conservation easement there needs to be electrical undergrounding.

Mallory asked what the plan would be if OST did not rehabilitate the property. Tennenbaum noted that staff is looking into the costs for other potential OST property housing, specifically at Wildin and Deer Creek. He stated that if we do not want to rehabilitate we would still need to add additional stabilization for the Glassier House.

Mean stated that there will be pressure on the budget for housing structure costs, therefore all of the property options should be looked at and prioritized. He stated that the Glassier property is a great opportunity for historic preservation. OST staff and the Board need to discuss who should occupy the house if rehabilitated, he said.

Board action below.

BOARD AND STAFF COMMENTS

Means commented on the great aesthetics of the new solar array.

Mallory commented on North Star carrying capacity guidelines for summer recreation.

Tennenbaum stated that this coming summer OST will have the CDOT lease in place to manage the parking in-house.

EXECUTIVE SESSION

Wayne Ives motioned for the Open Space and Trails Board to enter into executive session with the Board of County Commissioners in accordance with CRS 24-6-402(4) (a)(b) and (e) for the purpose of discussing acquisitions, attorney consultation and negotiations at 10:35 a.m. Graeme Mean seconded. Motion passed (5-0).

JOINT OSTB – BOCC WORK SESSION
Commissioners Meeting Room; 530 E. Main St., Aspen

OSTB Trustees Present: Michael Kinsley (Chair), Amy Barrow, Howie Mallory, Graeme Means, Wayne Ives

BOCC Present: Patty Clapper (Chair), Greg Poschman, Kelly McNicholas Kury, Francie Jacober

Staff Present: Gary Tennenbaum, Jessie Young, Carly Klein, Kim Arensdorf, Paul Holsinger, Liza Mitchell, Jon Peacock, Sam Landercasper, Lindsay Maisch, Nan Sundeen

Others Present: Suzannah Reid, Renee Rondeau, Tom Cardamone, Ivan Jackson, Sue Ellen Rodwick, Eden Vardy, Matt Annabel, Chad Federwitz

Media Present: Grassroots TV

Patty Clapper called the joint work session to order at 12:00 p.m.

The entire joint work session meeting video is available from this link by selecting the meeting date: <https://pitkincounty.ompnetwork.org/embed/sessions/239320/bocc-work-session-03-01-2022>

Emma Store Buildings Food Hub Partnership Proposal

Gary Tennenbaum that PCOST purchased the 12.5-acre Emma Townsite property in 2008. This included the Emma Store Buildings, which are historic structures that have served a variety of community purposes for more than 100 years. The County quickly initiated work on stabilizing the Emma Store Building structures with the goal of finding a use. The 2017 Emma Open Space Management Plan update set in motion the development of a steering committee to help guide the direction of how to utilize the buildings. Tennenbaum commented that the goal of this meeting is to discuss the potential of using the historic Emma Store buildings for a food and agricultural hub.

Sam Landercasper stated that to help address food insecurity throughout the county and the valley, Human Services created the ESF6 Food Distribution Group. The Group includes community partnerships including Pitkin County, food equity groups, food pantries, distribution services, local agriculture and other organizations. The food hub concept is to help increase the

ability for partners to store large amounts of food safely, and be distributed to the public. The main concept would be warehousing and distribution along with working with local farmers, he said. After looking at the proposed use plan the group approached OST with a potential partnership opportunity that contemplates the adaptive reuse of the Emma Store buildings to serve a critical community need.

Greg Poschman asked if the Emma Store Buildings would be the right size for this plan. Sue Ellen Rodwick, Food Bank of the Rockies, stated that the space is very adequate for storage in the larger building and potential for kitchen production needs in the smaller building.

Wayne Ives asked if the Forest Service tree processing building (Eagle County) was looked into for the food hub. Landercasper stated that it has not been discussed but the group will look into it.

Rodwick explained that Food Bank of the Rockies has worked to facilitate food resources for mobile distributions and pantries.

Ivan Jackson, Lift Up, stated that the benefit of the proposed food hub is to help have a central storage location for distribution. The opportunity of root vegetable storage is also beneficial and the use of local agriculture. Jackson noted that in Pitkin County 33% of the community is dealing with food insecurity.

Michael Kinsley stated that the proposed use for the buildings could be a great fit. He asked about the size and frequency of vehicles through the food hub. Landercaster stated that up to 40 foot trucks would be able to access. He noted that it is not meant to be a distribution site itself, it is more of a place where food distribution and security efforts can revolve around. Tennenbaum stated that more traffic information will be acquired with a feasibility study.

Graeme Means asked who would be funding the feasibility study and maintenance. Tennenbaum stated that OST is funding the traffic studies, as it is a requirement. Landercaster said that the feasibility study would determine the budget. Funding is available through grants, economic assistance and other sources, he said.

Francie Jacober supported moving forward with exploring the food hub proposal.

Suzannah Reid stated that the back court yard would be used for access. She noted that there is potentially some state historic funding available for the project.

Eden Vardy, The Farm Collaborative, provided support for the food hub proposal. He noted that storage and refrigeration is a major need for local farmers. Vardy explained that front of house operations includes user experience, retail, and programming, whereas back of the house needs include storage, operations and sorting, which this proposal would assist with.

Ives asked if the location could be utilized by the Agriculture Tool Library. Vardy stated that it would be very beneficial to have additional down valley access.

Tennenbaum commented that staff will be bringing this proposal back to the Boards in the fall. In the meantime staff will be conducting a traffic feasibility study and public process, additionally this will give the Emma Caucus time to review the proposal.

Watershed Biodiversity Initiative Update

Tennenbaum stated that PCOST created a biodiversity policy in 2016. To further assist that biodiversity policy goals PCOST has been participating in the Wildlife Biodiversity Initiative since 2019.

Tom Cardamone stated that the catalyst for this study are issues with biodiversity regionally as well as globally. There is growing concern of serious decline of insects/pollinators, elk, deer, and bighorn sheep populations in the Roaring Fork Watershed and adjacent landscapes. He commented that WBI has worked with Colorado National Heritage Program (CNHP) to conduct this study.

Renee Rondeau, CNHP, provided the overall study design whereas deer, elk and bighorn sheep habitat quality is combined with conservation importance. The overarching goal was to develop a science-based set of models and maps to identify areas for the protection and restoration of biodiversity areas. Rondeau provided a map of the watershed as it relates to habitat quality. She noted that habitat quality is determined by Landscape Disturbance Index (LDI), shelter and forage.

Rondeau explained that conservation importance is determined by the following:

- Pinch points, which includes roadkill data from CDOT
- Winter concentration areas for deer, elk and bighorn
- Production areas for elk and bighorn
- Sites of local significance
- CNHP's tracked species
- Wetlands, which is rich in biodiversity
- Landscape diversity

Rondeau stated that the results from mapping test drives have proved to be beneficial by the USFS, BLM, CPW, land trusts and ranchers.

Rondeau provided data maps depicting biodiversity, winter and summer habitat, pinch points, and connectivity within the watershed.

Cardamone noted that the study shows where the high quality habitat is located and opportunities to work collectively to protect and connect large areas for habitat. Additionally, areas to avoid wildlife fragmentation. The study is a model, great for large landscape-scale planning and restoration, he said.

Kelly McNicholas Kury asked if any endangered species have been mapped. Rondeau stated that if they are in CNHP's database they will be incorporated.

Kinsley asked if the general public will be able to access this data. Cardamone explained that WBI's next step is to make the study results and maps available to the general public.

BOARD ACTION

Glassier Farmstead Housing

Mallory motioned to moving forward with seeking a historic designation in order to qualify for state historic grant funding. Additionally, continue to look into planning to utilize the additional development rights on the Glassier homestead. Graeme Means seconded. Motion passed (4-0)

ADJOURN

The OSTB and Joint OSTB-BOCC meetings of March 1, 2022 adjourned at 1:45 p.m.

Approved:

Michael Kinsley

Michael Kinsley, Chair
Pitkin County Open Space & Trails Board

Attest:

Kim Arensdorf

Kimberly Arensdorf
Pitkin County Open Space & Trails
Administrative Specialist

2022.03.01 OSTB BOCC Joint Regular Minutes_Aproved

Final Audit Report

2022-04-09

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