



**Proposed Management Plan Summary compiled by
Karin Reid Offield and the RFVHC Team
INTRODUCTION**

We have spent up to 60 hours reading and compiling numbered issues into this document to understand the intent of the City of Aspen's proposed Management Plan. The RFVHC and Aspen's equestrian users/boarders/and stakeholders have until December 5th, 2016 to respond with their comments to the City of Aspen.

We hope that by simplifying and breaking out this document, into **numbered issues**, this compilation document will allow readers better understanding of how the City of Aspen wishes to proceed with management, maintenance and repairs to Cozy Point Ranch.

The comments in **Black**, throughout the document, with the Page Numbers are taken directly from the proposed Management Plan. There are no edits.

*** The triple asterisk precedes the subject that has not being discussed or examined in the Management Plan.

The comments and opinions from the RFVHC are in green text. We highlighted some areas in yellow to be attention getters.

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NOVEMBER 23, 2016

Dear Aspen City Council, Open Space & Trails Board and Staff,

The City of Aspen Management Plan released on September 15, 2016, proposes that Cozy Point Equestrian needs to be repaired on an ongoing basis for the next 20 years.

The RFVHC thinks it is important that the decision makers consider the alternative of a “redesign and redevelopment “ of the entire Cozy Point Ranch site.

This document will help decision makers understand the equestrian’s vision for the future of CPR, as opposed to the 240 pages of the Management Plan’s “vision” that basically continues the status quo of the ranch operation for equestrians.

We believe that Cozy Point Equestrian can provide, promote and celebrate a Western Heritage gateway to Aspen with an equestrian sports activity center that includes a special therapeutic equine assisted horse back riding program *** which will serve the entire valley.

There are six elements that stand out to us after our review of the City of Aspen’s second draft of the proposed Management Plan.

- 1. The proposed Management Plan does not include planning for future growth of both the equestrian and farming elements. According to the proposed Management Plan there are 18,000 yearly visitors on the Cozy Point property. The Plan does not accommodate future growth for handling more people, storage, equipment, event venues and parking, restrooms, and anything that would occupy or needs a space.
- 2. It is clear to us that the proposed farming space and the farming opportunities listed in the proposed Management Plan far exceed the need of 2, 6, or even 12 acres being offered to TREE in discussions. We also know that the City is talking with the Aspen

¹ *** **Therapeutic horseback riding** is the use of horses and equine-assisted activities with the

Valley Land Trust to extend and move the envelope building boundaries. We have to ask why the City is getting into the farming business with such a huge farming vision on a horse ranch? The proposed Management Plan is a substantial land use departure and we don't believe there is room for both farming and equestrian elements on the envelope protected by the Aspen Valley Land Trust at Cozy Point Ranch. With the possible expansion and projected growth on this property, it cannot support an increase of equestrian activity and similarly an increase of agricultural activity.

- 3. The proposed Management Plan does not approach Cozy Point Ranch as a design project befitting the high profile location at the entrance to Aspen and Snowmass Village. A far-reaching "vision" is required to understand how the equestrians, farmers, archers, hikers, wildlife and two riparian corridors, and other proposed ranch users can share this land without causing overcrowding, safety issues, and degradation of the property. A professional site plan of the assemblage of land to determine how these uses might be incorporated is necessary to determine what is possible, and where amenities should be located. The RFVHC recommends the City of Aspen consult with the CSU Equine Department and the Horticulture Department, before site planning.
- 4. Less is more, and the RFVHC would like to simplify land use matters by keeping the ranch a horse property, and by offering other users surrounding City and County owned land, where they can expand and grow unimpeded. We hope that the big idea for the Gateway of Aspen/Snowmass will encompass all City and County owned open space land parcels surrounding Cozy Point Ranch. We want the public process to be slowed down until more tangible information and a site plan is available for public review. We believe more information and a site plan will provide a management plan that is well balanced and will insure that our history and our heritage is valued and preserved.
- 5. For farming, Lazy Glen, the Deer Creek Ranch, Glassier Ranch and other assemblages of Open Space Properties Aspen Mass and Cozy Point South surrounding Cozy Point Ranch are excellent locations with plenty of land, irrigation water, and they are close to

Aspen. We support Farm Parks, demonstrating new farming techniques and innovative farming, and other offerings. We support education about our environment and believe the assemblage of Open Space lands provide excellent locations for this. We feel that by supporting the horses on Cozy Point we will be insuring the preservation of the entire Cozy Point Ranch for future generations of children and campers, and sustaining use for adult amateurs and competitors. The ranch links equestrian and hiking only trails along the Brush Creek Valley, and up onto Sky Mountain Park trails and with interconnection to the jumping and endurance course along Highway 82 to the North.

- 6. With equestrian use the seasonal migration patterns, the critical winter range, and the riparian and meadow habitat will be in sync and they are wonderful examples of biodiversity. We support the innovative riparian restoration along Brush Creek and across Cozy Point to the Roaring Fork River. These examples on a working ranch with an equestrian program will demonstrate forward thinking in Aspen Snowmass in the use of our open space lands.

In conclusion, from an equestrian planner's perspective, the redesign of Cozy Point Equestrian will include building & facility needs; roads and access; parking details; transportation needs and finally address the carrying capacity of the facilities for every year it grows, or is intended to grow, planning now, and for the next 100 years at Cozy Point Ranch. The proposed Management Plan by the City of Aspen does not include these details.

Sincerely, Karin Reid Offield
Marketing and Promotional Chair of the Roaring Fork Valley Horse Council
Board of Directors

Next, we culled from the PLAN and on-line for your understanding, the following descriptions found in the proposed Management Plan for the farming programs, equestrian facilities and equestrian programs.

- A. Farming programs already existing at TREE, opportunities and programs as envisioned in the proposed Cozy Point Ranch management plan. *****No facilities for farming are mentioned.**
- B. Equestrian facilities found in the proposed Management Plan, equestrian programs already in existence at Cozy Point; equestrian programs envisioned and described in the City of Aspen's proposed Management Plan.
- C. Cozy Point Ranch website details found on-line and Community Voice letters regarding these subjects.

The Best Maps for understanding the land and the City of Aspen Open Space parcels Pages 2,3,16, 17, 25, 28, and 151.

Lets start with the question: WHO WILL RUN Cozy Point Ranch according to the proposed Management Plan?

Page 45-46 Management Plan In order to ensure the success of these opportunities, the manager of sustainable agriculture operations will need to work closely with the Ranch Manager and manager of equestrian operations.

A good Management Plan should take into consideration the growth of each of the activities on CPR, and in this case the three activities – equestrian, farming, and the ranch management, which includes the riparian restoration, the pasture restoration and maintenance, the water usage, the wildlife protection, the ranch cleanup and the buildings restoration. All these jobs would have to be in sync with one another in order to maintain a public activity center that is coherent and safe for visitors.

Together these three directors / managers would be required to create a plan to be able to absorb the growth of each of their programs in the typical yearly increments. For example, if the report in the Management Plan of site user visits per day for the year is correct, then both the equestrian center and TREE welcome approximately 50 people a day totaling almost 18,000 visitors annually.

We know that all of Aspen wants TREE to have the ability to grow and expand on their own, enlarged special plot of City or County open space land. We believe that these two entities will definitely grow and expand, and that the conflicts of employee and visitor parking, safety, water use, and carrying capacity of the land of Cozy Point Ranch will become overexposed.

Aspen TREE and the Cozy Point Equestrian Center should not be restricted or impaired for their growth by the lack of foresight in planning.

We urge the decision makers to consider our recommendations. We urge the decision makers to slow the process down.

We support sustainable agriculture in our valley. Hay production is one of the very best examples of true sustainable agriculture. Because of the seasonal growing conditions caused by the 7,500 ft. altitude of Cozy Point Ranch, the most productive crops are hay, and all root vegetables.

In order to feed the City of Aspen, numerous green houses would be needed. The cost and energy spent to do so is not sustainable agriculture. It has been suggested that for food production, it might be wise to purchase some inexpensive acreage in the Delta, Grand Junction, Loma, Fruita (banana belt) areas of Colorado, where growing seasons are longer, and where it would be cheaper to build and maintain green houses.

As an education and demonstration model for farm production, Aspen TREE is well supported for their efforts in our community. The children and families in our valley do benefit from this program.

The issue for Cozy Point Equestrian is one of safety and compatibility on a small envelop of land. We envision an expanded future for both TREE, and for the equestrian facility.

We believe that the 34 year-old horse operation must be reimagined, redesigned, and reconstructed for the health and safety of people and horses using this facility. We are recommending that Aspen TREE be given space elsewhere in the assemblage of land surrounding Cozy Point Ranch and Hwy 82 where, TREE and farming ventures can grow and expand.

Here are the lists of the **farming components** discussed and explained in the proposed Management Plan:

A. FARMING

Management Plan Page 9

Sustainable Agriculture Opportunities Summary

There is strong support from the community as well as from experts consulted, for an expanded sustainable agriculture component at Cozy Point Ranch.

Current lessee Aspen T.R.E.E. offers:

1. Camp experiences for children and families,
2. Field trip experiences for school groups,
3. Internships,
4. A farm garden, and
5. Egg and vegetable co-op memberships.

Opportunities to expand sustainable agriculture activities include:

1. Integrating sustainable practices across all ranch operations,
2. Coordinating equestrian and agriculture activities to make use of horse manure for compost and soil amendments,
3. High- efficiency irrigation,
4. Rotational grazing, and
5. High-altitude and extended-growing-season agriculture demo areas.
6. Abandoned agricultural land on the ranch may be explored for current agricultural use in certain areas, and
7. restoration to healthy, functional native wildlife habitat in other areas.

Further opportunities include a range of possibilities that could help bolster the local food economy in our small community. Such efforts as:

1. Local food production,
2. Leasing of growing space to independent farmers,
3. Professional development programs,
4. Community gardens,

5. Educational programs encompassing sustainable agriculture and the environment,
6. Public farm-to-table and harvest celebration events,
7. Exploring local food hub services, and more can be
8. Steps toward food security in the Aspen Snowmass area.

From the Management Plan Page 45

Farming Programs presently offered or envisioned at Cozy Point Ranch by TREE:

1. Could address research and development of high-altitude and extended-growing season farming and ranching methods;
2. Operating a farm stand;
3. Providing land and training for the development of young agriculture professionals entering the field;
4. Provide commercial growing space for small, local growers as independent business operators;
5. Exploring potential for a local food distribution hub; demonstrating and educating about wildlife-friendly farming and ranching approaches;
6. Providing space and facilities for natural meat and dairy animal production.

Additional possibilities include:

7. Education and outreach classes or workshops addressing
8. Home gardening,
9. Canning and
10. Food preservation,
11. Composting,
12. Bee-keeping,
13. Animal husbandry,
14. Cheese-making,
15. Raising egg- and meat-chickens, and more.
16. Opportunities exist for special community events such as farm-to-table dinners and harvest celebration events.
17. Our area's farming and ranching heritage could be preserved and shared through educational and interpretive exhibits and/or events

After reading this document it's clear the farming component envisioned by the City of Aspen and TREE is huge. Whether it is 2, 6, or 12 acres. The farming component could have a home of it's own where the land is sunny,

has irrigation water available, and with access to Aspen. The assemblage of Open Space lands surrounding Cozy Point is vast.

As we can see by the suggested opportunities listed above, Aspen TREE has many ambitious ideas for growth. We applaud their creative concept, but can see only problems if all these suggestions come to fruition on the same property envelope. With all the children and older, adult, amateur horse owners already at Cozy Point Ranch, any expansion for future farming activities will cause safety issues.

Horses are flight from fear animals, and there is nothing more dangerous than a child aboard a horse that is startled by small loud farm animals, fast moving bicycles, or an unattended neophyte, who has wandered into the CPR horse facility, and is behaving inappropriately. There is a learned skill when dealing with these large prey animals. Some uneducated people may be perceived as predators by horses that have been abused by humans in their lifetime.

If a person marches right into the space of a horse that is tied hard and fast, and puts their hand into the horses face to pet them, often that animal will react by pulling back while trying to flee. This can cause serious consequences. People have been injured and in worst cases, people have been killed. Not because the horses mean harm, but because the uneducated human put themselves in a dangerous situation.

FARMING and Equestrian interface (CONT)
From the Management Plan Page 45

They will need to support the overarching goals of this plan by maintaining and being guided by a holistic view of the ranch. Collaboration and consultation among these individuals will facilitate such practical cooperative activities as utilizing the horse manure supply toward organic fertilizer and soil amendment applications on pastures, hayfields, and sustainable agriculture land. Opportunities centering on local food production at Cozy Point Ranch are diverse, and hold great potential to enrich and empower our community.

From the Management Plan Page 46

Opportunities exist for integrating equestrian operations with the sustainable agriculture component at the ranch. In order to ensure the success of these opportunities, the manager of equestrian operations will

need to work closely with the Ranch Manager and manager of sustainable agriculture operations.

They will need to support the overarching goals of this plan by maintaining and being guided by a holistic view of the ranch.

Collaboration and consultation among these individuals (the equestrian manager, the ranch manager and the sustainable agriculture operation manager) will facilitate such practical cooperative activities as

1. Utilizing the horse manure supply toward organic fertilizer and
2. Soil amendment applications on pastures, hayfields, and sustainable agriculture land.

The band aide program, which is suggested in the proposed City of Aspen's Management Plan, does not include looking into the future. Activity expansion, for both leaseholder enterprises must be considered. Inevitable expansion and growth will affect parking, facility conditions, and public safety. Cozy Point Ranch seems like a large property, but horse ranches require much more land than most neophytes would guess.

Cozy Point Equestrian will grow and expand, because it is the only public boarding facility and it is very close to Aspen. If Aspen TREE wishes to grow, they will need more land. If more land is taken from the equestrian venue, it will become untenable.

This is the rub. What to do? The City of Aspen and the Parks own the assemblage of lands including Aspen Mass property across from Cozy Point Ranch proper. There is irrigation water available for growing produce. It is close to Aspen, the open space is accessible from Hwy 82, there would be no liability issues with farm animals and fractious horses, and there is plenty of room for expansion. We believe there are other, City-owned properties, close to Aspen, where Agricultural production education and demonstration would thrive, and where Aspen TREE could expand on their own, large self contained land.

Here are the lists of the equestrian components discussed and explained in the proposed Management Plan:

B. EQUESTRIAN

From the Management Plan Page 35

EQUESTRIAN FACILITY (We placed the Housing units in Yellow and added some more size description to clarify)

Facilities and buildings related to equine and haying operations include:

1. The historic red barn,
2. A large indoor riding arena 85' x 235' with heaters added recently
3. Barn complex (# of stalls) 29 stalls that includes one housing unit,
- 4.the Camp Cozy Point headquarters building,
5. A pole barn, Hay and bedding for horse stalls storage
- 6.a bank of horse paddocks with individual horse shelters, (19)
7. A maintenance garage with attached employee-housing unit,
8. Two additional single-family employee-housing units,
9. A large outdoor riding arena with a judge/announcer platform structure, 150' x 270 ' with a watering system added recently to try to improve footing
10. A small outdoor riding arena, 65 ' x 150 '
11. Various fenced pasture areas. Able to house 28-48 horses
12. The four housing units currently house equine staff employed by Cozy Point LLC.

From the Management Plan Page 38

Current Leaseholder Patti Watson, owner of Cozy Point, LLC, directs the public equestrian operation including:

1. Horse boarding of up to eighty (80) horses can be boarded through Cozy Point, LLC on various levels, including indoor stalls, outdoor paddocks, or pasture.
2. Camp Cozy Point. The camp program offers various opportunities for young riders as well as instruction for adults. These opportunities include horse camp for beginners and experienced riders, as well as show camp for riders participating in shows. The Director of Camp Cozy Point wrote on Aspen's Community Voice that she does not feel that her Camp Cozy Point is safe next door to TREE.

Here is a letter from the Camp Cozy Point Director regarding her concerns:

Written October 27, 2016 in the Aspen Community Voice

I grew up in Aspen and have been part of the Cozy Point Ranch community for the last 15 years. Through middle school and High school, CPR was my second home where I learned about responsibility and dedication. I spent more time at the ranch than I did anywhere else in the valley and I feel incredibly lucky to have had such a supportive community. I had the opportunity for many years to work under the management of Patti Watson where she willingly showed me what it means to be a hard worker and how to care for both the horses and the people.

I am now the Director of Education at Camp Cozy Point where I am in charge of running a camp for 36 kids a day during the summer that revolves around riding horses, getting kids outside, and general horsemanship. The kids who are coming to camp have continued to come for years because of the safety and reliability that camp cozy point has offered over the years. When working with kids and horses, safety must always be a top priority. The staffs who are working at Camp Cozy Point are trained and knowledgeable about horses which is always a must. Moving forward with the management plan, **I hope that it is understood that having Aspen T.R.E.E. located in close approximation to horses, people, and kids poses a safety risk.** While I understand the desire to have a sustainable farm yard in our valley- please consider the location of this farm and how you can help provide a safe environment for all of the boarders. **It is my hope that the Cozy Point Ranch management plan will keep the equestrian facility as is with support in updating and growing the facility and allow Aspen T.R.E.E. to have a location away from the horses and boarders.**

I have been immensely fortunate to watch some of these kids grow up at the ranch and learn life skills that are now part of their everyday lives. For Cozy Point Ranch to continue its legacy, there needs to be support from the city so it can continue to run and provide opportunities for the community.

**Thank you,
Leanna Bonds**

3. The business also works in conjunction with City of Aspen Open Space and Trails to conduct haying operations.
4. Membership and day-use fees are offered for riders who bring their horses to Cozy Point Ranch to use the riding facilities.
5. Cozy Point, LLC hosts valley-wide middle and high school equestrian teams for practices and events. The operation also hosts horse show events that are open to the public.

See Horse Shows explanation on Page 14 #11

Tremendous support for the equestrian component at the Ranch was expressed through meetings and unsolicited input from the horse community during the public comment period. Community members have expressed many values provided by the program that extend beyond recreational riding and skill-development, to include fostering self-esteem, self-confidence, and a strong work ethic among equestrian participants, notably among young women participants.

From the Management Plan Page 46

Cozy Point LLC, which serves our community by

1. Providing affordable, public horse-boarding facilities and services,
2. Public riding facilities,
3. Riding instruction for all ages, and
4. A youth equestrian camp.

The Cozy Point LLC vision includes maintaining the current operation with:

5.the potential for **expanding equestrian offerings and services.** (of programs listed above.)

Expansion of the horse facility is the most important issue to understand about planning for the future of Cozy Point Ranch. The equestrian center is well established, and strongly supported by our community. A new reimagined, redesigned, redeveloped and constructed facility and out buildings will improve and increase the educational horse experiences for many people in our community.

6. The operation also coordinates equestrian teams for middle school and high school equestrians. These teams are open to riders from Glenwood Springs to Aspen, and are the only school equestrian teams represented on Colorado's western slope. **This is an excellent program**

From the Management Plan Page 10

EQUESTRIAN OPPORTUNITIES SUMMARY

Opportunities identified to explore the creation of

7. Dedicated equestrian trails,

We support this, **but add the word hiking** after dedicated. Because where horses go, so can hikers go, easily and safely.

8. A cross-country riding course. We support this.

9. Equestrian access to neighboring areas, If you mean Sky Mountain Park Trails, yes we support this. We are not sure what other properties you are including in this sentence.

10. Maintenance and upgrades to existing equestrian infrastructure to address safety and maintenance needs, The whole ranch needs a master plan to bring up to current horse industry standards. Band aides will only prolong the unhealthy and unsafe solution for this facility.

11. Facilitation of **additional horse show** events, In order to offer horse shows and events at Cozy Point, arena ventilation and footing in the indoor must be addressed. Parking in the over crowded parking lot is also a problem. The outdoor arena footing was improved, however, at the only show this summer of 2016, the management was not able to build jump courses, and Colorado West Hunter Jumper Association & Roaring Fork Valley Horse Council members took over to make this horse show happen. The arena footing is unsatisfactory and the second arena is in the wrong location. In order to hold certain shows there is facility criteria that must be met. A Horse Show requires certain standards. Cozy Point needs first to become a suitable facility in order to hold horse shows.

12. Equine-assisted therapy programming. Therapeutic horseback riding is the use of horses and equine-assisted activities with the goal of enhancing physical, emotional, social, cognitive, behavioral and educational skills for people in recovery or with disabilities, which include autism, cerebral palsy, and mental health disabilities. In order to even consider this additional activity, the facility would need to be redesigned to be suitable for this activity. It is not suitable at this time. We support this proposal, and suggest WindWalkers equine assisted therapeutic riding program be considered for a satellite location for up valley clients.

C.WEBSITE_and Aspen Community Voice

THE EXISTING CPR LLC Website:

The equestrian facilities consist of an infrastructure to accommodate approximately 100 horses in

- 1. 29 indoor heated stalls,**
- 2. 19 small paddocks,**
- 3. 4 larger shared paddocks, some with sheds, and**
- 4. Two large pastures for mares and geldings.**
- 5. There is an 85 x 235 foot indoor heated arena and**
- 6. Two outdoor arenas, 150 x 270 feet and 65 x 150 feet.**
- 7. The Ranch also contains **employee-housing units for four families****
- 8. One of the oldest intact historic barns of the late 1800's in the valley.**

We grow all of our own hay and humanely raise all natural grass fed beef without the use of hormones, antibiotics or steroids.

Our beef is featured in the valley's finest restaurants under the "Milagro Ranch" brand.

The info on the Cozy Point website includes wording that the current management is Patti Watson and Monroe Summers who passed away several years ago.

The reference to the cows on the property is the **only reference to the cows in the Plan**. The reference on line to "Milagro" is a story about a young RF couple that is farm raising and selling cows. "They bought 10 mother cows in 2004. They raise the calves their cows produce and also buy yearlings from other ranchers, mainly their neighbors, Kit and Mike Strang. They also buy a few head from Monroe Summers, who leases the city of Aspen's Cozy Point Ranch." email: <mailto:tornare@sopris.net> The RFVHC's position on this subject is that cleaning up the frontage view from

Hwy 82 is important for a first impression entering Aspen. At this time the cattle feed lot situation, with tarp covered round bales, is unsightly, feculent, and must be remedied.

Patti Watson who currently holds the lease for Cozy Point Ranch writes on the Community Voice on October 17, 2016.
She provides this information below:

Did you know that Cozy Point Ranch, employs a lot of people and is already a multi-use facility?

We Have:

8 year round workers

7 full time trainers

10 seasonal camp staff

5 seasonal hay workers

4 farriers (here 2-3 days per week)

8 Veterinary Practices (some with Multiple Veterinarians)

2 Acupuncturist/Chiropractors

1. We have lessons daily for adults and kids.
2. The school bus drops off kids here daily from the public schools and Aspen Country Day.
3. We have Horse Shows in the summer that are open to the public.
4. We host the Aspen High School/Middle School Equestrian Team during the school year.
5. The Gentlemen of Aspen Rugby Team has practiced in the indoor arena during winter months for the past several years.
6. We have hosted the Aspen Community School Fundraiser for the past 3 years.
7. We have a "free day" for local Girl Scout and Boy Scout Troops to earn badges and ride horses.
8. We offer horse boarding to 70-85 horses year round.
9. We grow our own hay for 70-85 horses (350-400 tons annually)"

Next, culled from the proposed Management Plan are 22 issues to review. They are numbered and listed by referring to the Page number where they are being discussed in the proposed Management Plan. The RFVHC comments on their agreement, validity or the necessity of a different opinion or approach are in green.

DECIDE WHAT IMPROVEMENTS COZY POINT RANCH WILL NEED AS THE EQUESTRIAN PROGRAMS GROW AND EQUESTRIAN USERS INCREASE

#1 Assess the future needs of Cozy Point Ranch Equestrian Center.

From the Management Plan Page 12

Continue to assess access needs as facilities and programs develop. With considerations for operational and safety needs of both agricultural operations and public programs.

Any plan for Cozy Point's future should be far reaching. When considering all the possible expansions due to projected growth, a 50-year plan should be considered when looking forward to Cozy Point's ultimate future. Better to plan for a well designed, overall, extensive, hugely comprehensive equestrian facility now. The alternative is for what Cozy Point has now, which is a constant band-aiding of a badly laid out facility, designed for the now, and with no thought for the future. A Management Plan should take into consideration the growth of each of the activities on CPR, and create the plan to be able to absorb that growth in a span of yearly increments. For example if the site uses per day, as reported in the proposed Management Plan are correct, every day of the year, both the equestrian center and TREE welcome 50 people a day, or 18,000 people a year to the TREE and to the Equestrian sites. From an equestrian planners point of view, one would consider parking details, transportation needs, and the carrying capacity of the facilities for every year it grows, or is intended to grow.

EQUESTRIAN BUILDINGS/IMPROVEMENTS

#2. Equestrian Facilities

From the Management Plan Page 16

Create a Horse Clinic by converting an existing stall in the southwest corner of the metal equestrian barn. Build a separate entrance door to this space for a dedicated personnel door to be used by veterinarians, farriers, and other staff. This will separate equestrian activities for greater safety and convenience.

From the Management Plan Page 54

Veterinarian Entrance/Facilities

As a mid-term action, convert an existing stall in the southwest corner of the metal equestrian barn into a Horse clinic. Build a separate entrance door for this facility to be used as a dedicated personnel entrance for

veterinarians, farriers, and associated personnel. This will serve to separate veterinarian and farrier activities from general equestrian activities for greater safety and convenience.

As stated by a local veterinarian on the City of Aspen OST Community Voice for CPR, this is the opinion of a professional DVM:

"I have been in the valley working as an equine veterinarian since 1997. I have seen the valley's horse population ebb and flow with economic booms and recessions. One thing has remained constant is the need for a public equine facility in Pitkin county.

As one who has worked to ensure the well being of horses boarded there, I can speak to 2 general challenges that arise in similar facilities; Notably those do not have mechanisms for proper isolation of new horses entering the property or those who are sick with infectious diseases and those that do not have appropriate areas where horses can safely receive veterinary care in crowded human spaces.

In order to control the spread of potential infectious diseases at Cozy Point Ranch and adhere to proper husbandry and management industry standards measures should be taken. Instrumental in the avoidance of unwanted infectious diseases in such a facility is a quarantine stall or stalls separate from the main barn stalls.

Such a public facility as Cozy Point should have an isolation component or element where new arrivals and sick horses can be kept separate to ensure the health of its resident animal population and human work force; One where biosecurity measures as dictated by the veterinary profession can be properly and efficiently carried out without compromising the health of unexposed animals and reducing the human personnel involved in their care.

The Historic Red Barn could suffice in the short term with the implementation of proper procedures until such time when a new facility could be constructed. Given the variety of potential upper respiratory, gastrointestinal and vesicular infectious disease affecting our local horse population in the recent years, it is imperative that all new incoming horses be properly isolated or sequestered for 15 to 21 days prior to introduction into the resident herd. This in addition to the quarantine of ill horses, until such time that veterinary professionals determine sick animals are no longer infectious and risk the health of others.

A reimaged, redesigned master plan of the Cozy Point equestrian needs to be drawn. **The horse stable needs to be rebuilt, not repaired.** The present stable cannot accommodate much needed modern, safety additions and should not be fixed in a piecemeal manner.

The plan by the City to create a horse clinic mixed up with a shoeing area for a stable that has 4 to 6 farriers, who come to service horses on a regular basis, one "Horse Clinic with a separate door", is not sufficient. Blacksmiths are "in-house" every 4-7 weeks per horse. This plan will not work. It's dangerous and avoidable.

Any farrier area cannot be sterile enough to accommodate a veterinarian horse clinic. This is an ill-conceived idea. A new redesign would incorporate both areas, separately. Overheard from the farrier's point of view recently were comments regarding the farriers having to shoe horses in a bent over position, with diesel fumes engulfing them from the lack of proper ventilation in the barn aisle. The tractors are used every single day in the barn aisle and many horses that are kept inside 24/7 suffer this same abuse. It is completely avoidable.

The fact is that many boarders at Cozy Point take their horses to horse shows in Colorado and many travel out of state and stay away for long periods of time, returning to Cozy Point without any safety precautions available for them to quarantine their horses once home.

Recently there was an outbreak of nine confirmed cases of EVH-1 in Colorado horses. This highly contagious and serious disease can cause respiratory and neurological clinical signs and death. Contaminated tack, equipment, and people's clothing can spread it. It is not transmissible to people. The Colorado State Fair in Pueblo voluntarily cancelled three equine events following the spread of EHV-1. **When a stable is shut down, you cannot visit other equine stables wearing the same clothes.**

Without a proper separate quarantine barn, returning or new horses could infect the resident herd, causing the barn to be closed by the State, and with much consternation of owners and danger to their horses. Horse keeping has changed. Cozy Point can catch up with the current horse industry standards practiced around the nation with a redesigned barn that includes a quarantine facility. This area can be used by management when unneeded, but easily sequestered if necessary.

These changes are not suggested to make the Equestrian Center "fancy" or "too fancy", it is a practical decision made in the best interests for all present day users. The current, 34 year old stable has served its' purpose, and has outlived its usefulness.

From the Management Plan Page 16

- Implement repairs to metal equestrian barn: repair barn walls and re-grade floor to address gaps at lower edges of walls (due to erosion), re-paint entire exterior, and replace insulation material.

*** In the repair of the facility of the barn there is no mention of cleanup of the interior, for example no repair to the tack rooms where the boarders store thousands of dollars work of equipment at times, not to mention there is not even a proper roof on a tack room where only plastic sheeting holds back years of dirt and debris from the boarders possessions. It is a condition that unavoidable and unnecessary.

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Page 54 Barn/Arena Improvements

As short-term actions, repair the walls of the metal equestrian arena building where the lower edge of the sheet metal is exposed due to erosion of the adjacent ground, re-paint the entire exterior, re-grade the interior floors in order to close gaps at the base of the walls, and replace insulation material.

This is the band aide approach and some repairs will help this facility limp along for a short time, until a new, clean, healthy facility can be built around this old tear down barn. The drainage around the barn area is another disreputable condition.

#3 Page 55 An additional **mid-term action** is to replace the semi trailer used for grain storage with an appropriate facility.

An up to date feed storage area would be included in a redesigned stable. Making sure that no horse is able to access the feed area is critical in the planning of a stable operation because horses will and can eat themselves to death, if they can access any unsecured feed.

#4 Page 16 Explore options for dust control in the indoor arena.

Explore options for dust control in the indoor arena, for example, a water system or a human-and horse-safe substance that will control dust.

The Indoor Arena should be completely cleaned out. Mold and mildew are established inside the walls. An indoor arena needs to be clean for it's users. The proposed Management Plan suggests that ventilation "fix" for the Indoor Arena in 5-10 years from now. By then the mold and mildew will be out of control. **The Indoor Arena needs to be cleaned and the insulation checked for mold, before any repair or addition of material is considered.**

"There is also a plan for arena dust control". This is not specific in saying which arena they are referring to, indoor or outdoor arenas? Many dust controls substances are toxic, so the RFVHC would like to know what the specific treatment they are talking about. Generally we use water in the summer and a product mixed with the footing in freezing months. Modern footing choices also address this need.

There is reference in the Plan for the use of the arena for different user groups like Rugby. The Cozy Point indoor arena is busy and is an income producer, and should be reserved for equestrian related events for education, equine therapy demonstrations, equine non profit fund raisers, community get-togethers - showcasing horses and our children, horse shows, clinics, etc. There are complaints in the City's written records that the boarders cannot use the indoor arena when lessons are being given. This is an avoidable situation by management. The arena is physically large enough for riders, teachers and students.

In the current building layout, the boarder horse stalls are attached to the main entrance of the indoor riding arena. If some other use such as soccer or rugby were to come into the indoor after hours, this would cause stress to the horses trying to rest and relax in their small confined stall areas. As large as horses are, they are extremely sensitive to outside influences. Extra noise, lights, action, and too much commotion can cause: colic, ulcers, and may result in horses becoming sick and ultimately dying. When showing horses at the large overnight horse shows, owners and trainers use electrolytes, Safeguard for ulcers, probiotics for stress in the gut, etc. and all manner of quiet human interaction to balance the stress of travel and competition. We advocate for keeping the indoor arena for equestrian use. In a redesign for the connection of the boarder stalls and the indoor

arena, the distance and general soundproofing of the connecting area between the indoor arena and stalls may alleviate stress issues.

#5 Page 12 • Explore opportunities to develop rooftop solar energy systems for generating electricity and/ or heating water.

This research for cost saving, efficiency and innovation should be started immediately, so if a redesign is approved we can incorporate all innovative and cost saving devices. If solar roof top additions are being done in the first 5 years, and are not planned in collaboration with a comprehensive, overall ranch redesign plan, then all the original work added initially as per the management wishes, might have to be replaced, costing more in the long run. According to sources rooftop solar is not as modern as once thought. European barns and buildings have incorporated this energy efficiency for decades. We bet Aspen can become a model in this capacity.

#6 Page 16 Fencing Repair/Replace and Bison Fencing Repair

- Replace and/or repair existing no-climb horse fencing and add an electric wire at the top of this fencing. Re-grade ground along fence line where needed.
- Repair existing metal bison fencing, and install no-climb horse fencing just inside metal fencing as a secondary fence for horse safety.

Page 54 4.4.1 Equestrian Infrastructure
Replace Fences

Short-term actions: Replace and/or repair existing no-climb horse fencing, and add an electric wire at the top edge. Re-grade ground along fence lines to address erosion that has lowered grade and exposed the lower edge of fencing. New fencing material is to be buried 6 inches below grade to protect horses from getting tangled in fencing at ground level. The electric wire will discourage curious horses from investigating the no-climb fencing and will further prevent entanglement or other mishaps involving the no-climb fence. Repair existing metal bison fencing as needed and install no-climb horse fence just inside bison fencing as a secondary fence for the safety of horses.

We found this article below on line and have done our own research of no climb fence. This article from the web is the only place that found that discusses burying the no-climb type of fencing 6 inches under ground.

We do not believe it would be the first right choice for an overall equestrian fence replacement choice. It's ok for some situations, but its difficult to stretch and corners must be very well thought through and the fence is difficult and laborious to stretch. It's a successful farming and wildlife fence first, to keep out critters and may be more useful as exterior fencing surrounding Cozy Point but not considered a primary choice as a replacement fence for corrals and paddocks.

WILDLIFE MANAGEMENT WITH BARRIER FENCING WILLIAM D. FITZWATER, Biologist, PR-Publications, Pesticides Registration, EPA Washington, D.C. SUMMARY: Barrier fences have been used to control animal and human depredations since ancient times. They have exerted considerable influence upon the culture of the "protected" areas even though protection was rarely complete. The following materials have been used in construction of fences: earth, vegetative materials, wire, electric shock, and synthetic materials. Fence designs must consider the size, strength, intelligence and/or instinct, and physical agility of the species to be repelled as well as the attraction of the crop or area for potential depredators.

Against deer, the 8-foot upright, vertical overhanging, outrigger and sloping fences are more successful than electric fences. The larger predators are difficult to control with fencing. Net wire fencing of 1/2-inch mesh is needed to keep all small predators out the poultry yard. An L-shaped poultry-netting fence topped with a hot wire has been found generally successful in protecting field crops against both carnivores and rodents. Lagomorphs can be contained with fences 30 to 36 inches high but must be buried at least 6 inches underground to prevent digging under.

The paragraphs about fencing in the proposed Management Plan do not appear that a horseman was involved in the decision. The City mentions only adding a top hot wire. A fence like this would be difficult for a horse to see, without a top board added – according to our research and opinion.

#7 Page 55 Inspect Horse Shelters

Inspect and explore options for replacing horse shelters in individual outdoor horse paddocks with safer wooden structures. Current structures are metal and less safe for horses when they bump or kick the walls. This is to be implemented as a short-term action.

This all would be explored in a redesign. We also advocate for boarders to consider allowing their horses (the horses with suitable dispositions) to live in small herds, or with another horse as a companion. Creating a horse friendly, horse first boarding stable would be central theme and criteria for the redesign. If wood is used for horse shelters, metal L brackets will protect all post surfaces from horses chewing. It is always standard procedure to fence the backsides of shelters out of paddock areas, where horses can inflict damage. They will chew everything wood. Planting trees on the back-sides of shelters, along drainage ditches to catch snow and rain run-off from roofs, will help shield the shelters from human view, and utilize water and snowmelt. The placement of trees behind the shelters is predicated on the snow slide pattern.

#8 Page 12 • Explore opportunities to build a stand-alone pole barn to expand hay storage capacity.

Page 49 Explore opportunities to build an additional stand- alone pole barn to expand current hay storage capacity by two or three times. The structure should be both weather- and elk-proof. **This is a mid-term action.**

This is the only place in the plan that deals with the immense amount of hay that is currently being stored right off Highway 82, space in the cow feed lot, next to Brush Creek. It's a mess over there and there is not one part of this yard that does anything for education, Western Heritage, or for public approval. This unsightly area makes any Plan to build a SECOND stand-alone hay structure without consideration of all the needs of the equestrian facility, like putting the cart before the horse, so to speak. In a redesign, the existing hay barn becomes a crucial part of the over all design for the stables, the young rider barn, and equine therapy barn. **Hay storage is the most important aspect for function on an equestrian property.** Hay must be stored off the ground to prevent mold and waste.

The opinion of the Horse council is that the current layout of the facility does not allow for any growth, additions, or renovations for future expansion of equestrian facility programs.

***DRAINAGE OF SITE
ROADS AND DRIVEWAY, ACCESS AND INGRESS***

#9 Page 35 Access & Traffic Flow

2.3.2 Access & Traffic Flow

All public access to Cozy Point Ranch is from Juniper Hill Road, where two driveways enter the property. The first driveway provides immediate access to the indoor arena - horse barn complex and associated parking lot. The second driveway provides access to the Camp Cozy Point Headquarters building, historic red barn, a large outdoor arena, Aspen T.R.E.E, and a parking area that serves all operations in this vicinity. Both driveways connect, forming a loop road that passes between them. This road sees mixed use by cars, trucks, trailers, farm implements, and equestrians with horses, service vehicles, and people on foot. Users can drive through this lot on a dirt road, often used by horses, to a second, smaller parking lot. The small lot serves both Camp Cozy Point and the Aspen T.R.E.E operations and connects to a second driveway off Juniper Hill Road. Another small operational dirt road runs south from the historic red barn towards the hayfields.

If you read the above paragraph, you will realize that when the Aspen TREE and the Cozy Point Equestrian Center expand and grow, the traffic, parking, and people numbers will be untenable for safety and enjoyment. Again, this lends credence to the idea that Cozy Point Ranch needs to be reimagined, redesigned, and constructed in a way that will incorporate planning for future generations.

All of the aforementioned information is proof that the entire equestrian facility requires a REDESIGN. On a reimagined plan we would provide a map only showing the roads, with human and horse and equipment circulation. With a redesign, you get to do it right – as many times as you need, on paper!

#10 ***Infrastructure, electrical, gas, and plumbing

These items are not mentioned anywhere in the Management Plan.

On our walk through in May 2016 we noticed:

The **GAS MAIN Regulator Station** is located on an aisle way. Ranch 4 wheelers, tractors, and trucks use the aisle. Steel peer barricades are standard protection compliance. Black Hills Energy said that, if a vehicle hit this regulator station it could cause an explosion and fire. This situation must be mitigated.

The electric out door outlets for electric horse water heaters are not covered, and are too close to the horses kept in these small runs. Horses can easily reach through the fence, play with the chords, and could electrocute themselves. All outlets must be protected from horses for safety reasons.

The wash stall has faucets that stick out and could cause horses halters to catch them and cause a wreck. They are also rusty, unsightly, and unhealthy.

The Sewer & Septic include three sewer and septic systems at Cozy Point Ranch. Two of the leach fields are within the horse pastures. It is common practice to fence horses out of leach field areas. Horses are heavy animals and can cause damage to the fields.

#11 Page 12 •Formalize the north fields access road and parking area.

This description of “North Fields” does not exist on any of the Maps in the proposed Management Plan. We feel that formalizing any part of Cozy Point should be clearly defined and discussed in redesign discussions and clarified before any Plan decisions are made.

#12 On Page 11 Re-grade parking and driveway areas to improve drainage.

- Re-pave the parking lot at the Ranch Office building.

Page 49 Drainage in Parking Lots and Driveways

The following are short-term actions: Re-grade parking and driveway areas specifically to improve drainage. Re-pave the parking lot at the Ranch Office building.

As a short-term solution to parking areas, there are problems from roads that may exist in the wrong place, and the City is planning to asphalt the area by the Ranch Office building. It is important to first redesign the layout of all the buildings, the roadways, the corrals, paddocks and turn out fields for drainage improvement, before laying out any asphalt. We understand the City may have an Asphalt Operation that stores some of its vehicles on the Ranch.

#13 Page 16 • Re-grade paddock areas as needed to improve drainage (concurrently with re-grading associated with fence work).
• Explore improvements to the soil substrate within paddocks toward the goal of improved drainage.

Page 54 Paddock Drainage Short-term actions: Re-grade paddock areas as needed to improve drainage. This work is to be done concurrently with re-grading associated with fence repair and replacement work. Explore improvements to the soil substrate within paddocks as a further measure toward better drainage.

The grading of all the surrounding paddocks and roadways needs to be reestablished around a new master planned horse stable, not re-graded nor paved with asphalt around or near the present structure. The design and fencing choices should be all about the horses, their owners/riders/users, the staff needs and future growth.

EMPLOYEE HOUSING FOR EQUESTRIAN STAFF ***Current numbers and staffing***

#14. Page 12 • **Long Term Actions** - Assess capacity for developing new ranch staff housing, such as restoring the existing Pan- Abode building that is currently not in use.

Page 16 • Explore options for creating additional ranch staff housing on site.

This means that the living quarters for the long term staff is a long-term action and the employees sub-par living situations will not be considered or rectified until 2027?

Quite by accident in May we spent two hours in the employee parking lot and saw for myself the scope of the employee base. It's a vibrant

community with a large number of people with extended family members either visiting or living on Cozy Point. There are children and it needs to match the improvements needed for the equestrian facility. The City should provide funding to create employee housing immediately for CPR. It could be an amazing example of Western Heritage progress.

There are many reasons why an equestrian center decides to place housing in certain places. Horses are fragile and need on – site supervision with evening Night Checks as well. The men and women who care for them on a daily basis are their advocates.

To be successful, ranches and farms house their workers on the land. This is especially important with horses and other livestock, in case of emergency. Travel time could mean life or death for an animal. Brian Daugherty from the Environmental Health Department met with the Horse Council representative at Cozy Point Ranch and said that the existing leach fields could be expanded to accommodate this employee-housing scenario.

In reading the AVLT conservation easement, we would like to recommend that the 4,000 square foot house be eliminated in favor of eight, 1000 square foot, employee-housing apartments, (some could be larger sizes for families), built within the existing employee housing area, within the AVLT allowed improvement envelope.

We would like to see the apartment's architectural design reflect the style and the historic western ambiance in keeping with the ranch, equestrian atmosphere. Four apartments could be housed in two separate barn-like structures, with a courtyard between them, creating an enclave, park-like setting. The structures would mirror the newly designed barn for Cozy Point Equestrian.

***EQUESTRIAN RECREATION
NEW EQUESTRIAN TRAILS, JUMPING COURSES & OUT OF THE ARENA
RIDING ACCESS, INCLUDING OUTDOOR ARENA MATTERS******

*** THE OUTDOOR arenas were not discussed in the Management Plan. We do not believe they are up to the standards required at a nice facility like Aspen's Cozy Point Ranch. An emphasis of improvement to both arenas would become part of a redesign plan.

#15 Page 17 Explore opportunities for developing a cross- country riding course in the northern portion of the planning area on fallow pasture areas.

We support this plan

Page 17 Design and construct a dedicated equestrian loop trail in the portion of the planning area to the north of Juniper Hill Road. The proposed trail will utilize existing unofficial trails where appropriate.

We believe this area is where the archery exists, where the manure/compost is being presently stored and where the fallow land – sagebrush and other exists. Horse Trails and Archery don't mix due to safety reasons. Without the archery on this north western section of the Cozy Point activity parcel, this area is perfect for meandering equestrian trails, cross country jumps if the footing is sufficient or improved and other equestrian usage, as well as composting if the land is sunny enough.

Due to the needs of the automobile profile of the archery user, and the fact that they would like **to hold archery events with spectators** there is no reason that their target practicing cannot be moved to another portion of the entire land assemblage of open space. We would imagine that the archery users would like a longer sunny area, away from the manure composting, perhaps to the north of the intercept lot.

Page 55 4.4.2 Equestrian Recreation

Equestrian Trails and Permanent Cross-country Elements

Short-term actions are: Explore opportunities for developing a cross-country riding course in the north portion of the planning area (across Juniper Hill Road from the main ranch compound, and north of the Archery Range).

Establish a safe equestrian crossing of Juniper Hill Road at a location to be determined somewhere between the driveway entrance at the metal equestrian barn and the mare pasture to the north of the indoor arena building. If this crossing is located adjacent to the mare pasture, an additional fence will be required to protect turned-out horses from riders.

Juniper Hill Road crossing would be the use of a speed bump with a gravel, road base insert, wide enough for horse and rider to cross in safety.

The speed bump would slow car & bike traffic, and the footing insert would keep horses from slipping. This would also make the pastures across Juniper Hill Road useful, and the crossing safe for horses and their handlers.



Juniper Hill Road, as seen looking towards Hwy 82, with main Cozy Pont Ranch on the right and potential turn out pastures on the left.

#16 TRAILS

General Site Opportunities

Multi-use trail planning issues & opportunities

Page 42 The location of Cozy Point Ranch is a special feature of the property that leads to a variety of important connectivity opportunities. The ranch is adjacent to the Brush Creek Intercept Lot, a major transit hub. A number of other City and County open space parcels directly adjoin or lie in close proximity to the ranch. Positioned at the center, Cozy Point Ranch offers much in the way of wildlife, recreation, and commuting connections. Preserving migration corridors and connections among habitat tracts in and around the ranch holds important potential for wildlife. Multi-use trail connection possibilities among surrounding trail systems would provide valuable links for recreation and commuting, as well as alternative access to the ranch itself. And with its large parking areas and proximity to

the Intercept Lot, the ranch lends itself well as a site for a variety of community events.

A transit hub is a separate issue from hiking and equestrian trails. Transportation of people should be kept separate from designated trail use. The definition of a trail is, "a beaten path through rough country such as a forest or moor." We believe that true trails are dirt tracks, and transportation corridors, hubs, roads, paved bike paths, and any other passageway to convey humans should be defined as such, and not designated as trails for hiking and horseback riding.

1. Transportation Connectivity

Page 47

Trail connections are important considerations for Cozy Point Ranch and surrounding parcels. Creating alternative ways to access the property and connect to trail systems on adjacent parcels will provide the public with alternatives to using motorized vehicles as well as contribute to local quality of life and healthy lifestyles. One reason surrounding parcels are included in this guiding document is to enable discussion of those trail connections.

Transportation of people through transit corridors, whether by motorcar, bike, or other mechanized vehicles should be considered separately from true hiking and equestrian trails. No horseback rider wants to encounter any mechanized or motorized vehicles on their peaceful trail experience. Transportation of people should be kept on paved bike paths or roadways.

A formalized trail connection across the Brush Creek Intercept Lot between the Aspen Mass Trail to the north and Brush Creek Trail to the south is needed. Currently it is unclear to trail users how they should cross the lot, and they must negotiate lot traffic as they search for the trail to which they are connecting.

A bike path may be a good solution for this connection. On the busiest roadway in Wellington, Florida the road departments have solved access and road crossing issues for pedestrians, handlers leading horses, horseback riders, golf carts and bicycles.

Further, a trail connecting the Aspen Airport Business Center to the Brush Creek Intercept Lot would provide families and other trail users with an important trail link. Specifically, this would provide commuters with an

alternative transportation option between the Intercept Lot and the existing trail network in Aspen. It would also provide families with a car-free alternative to visit Cozy Point Ranch.

Again, transportation corridors should not be considered trails.

The primary vision for these trail connections is to enable families coming from Aspen to efficiently access Cozy Point Ranch and the trails of Sky Mountain Park without needing to use a car.

Trails for hiking and equestrian use should not be mixed in with transportation corridor issues. That is a separate issue and should be addressed as such.

An additional potential need at the Brush Creek Intercept Lot is dedicated trailhead parking. Currently, trail users are parking in the Intercept Lot and accessing Sky Mountain Park trails from there. The lot is designated for commuter parking only. If a need is determined, then recreational trailhead parking may need to be formalized as part of this lot.

We would like to suggest that the equestrian community can use Cozy Point Ranch for their parking to access Sky Mountain Park. We also suggest that the Mountain bikers access Sky Mountain Park from TOV, which is their current access. The hikers and equestrians are being shut out of trail use, because of over use of parking areas by mountain bikers, and because the fast moving mountain bikes cause fear for the slower moving hikers and horses.

2. Connections to Trails – Wildlife Bridges

A third trail connection need is a grade-separated crossing of Brush Creek Road between the Brush Creek Trail on Cozy Point South and Cozy Point Ranch, as well as a trail within Cozy Point Ranch from that crossing to the main ranch compound.

We would like to suggest a wildlife bridge, or perhaps a stoplight at rider height, which when pushed, would stop traffic. A speed bump with a gravel-lined center would allow for safe equestrian crossing. Cars could proceed over the speed bump when driving to the Hwy 82 intersection.

This is definitely a trail connection for horseback riders needed to access Sky Mountain Park from Cozy Point Ranch. This trail system should not be

paved. Tunnels are dangerous for use by horseback riders. Wildlife seldom use them because they are dark, narrow, and perceived as traps by all prey animals.

We thought it best to address the dangers of a multi use tunnels.

Horses are extremely skeptical about dark, enclosed areas. Most horses become very nervous in tunnels. The flight from fear instinct is peeked causing horses to shy and run from the smallest trigger. A shying horse in enclosed dark areas can be disastrous. They can be trained to tolerate almost anything, but even if horses have repetitive, positive experiences over a long period of time, the natural instincts often surface, causing danger for all involved. If for example a horse was learning to go through a long tunnel under Brush Creek Road, another party might approach from the front or behind the horse. (be it a person on foot, another mounted equestrian, wildlife, or worst case scenario a man on a bike) most horses would have some reaction to flee. Horses and bikes together in a tunnel create a most dangerous situation.

Many communities throughout the world have used Living Bridges to solve this crossing problem. We have included some photos of these bridges for use by horses, pedestrians, mountain bikers, and wildlife. Not only are they functional, but also absolutely beautiful.

As planes fly into Aspen, the aerial view of these bridges would be spectacular, unique, and make our entrance corridor rare and wonderful. Here is information about wildlife bridges that accomplish passage for both wildlife and humans.

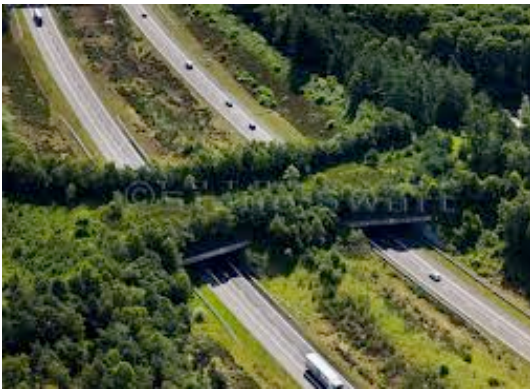
Living bridges for living beings - for all creatures, great and small.



Introducing the Rocky Mountain Wildlife Bridge Company!



Highway A50 in The Netherlands



Ecoduct (wildlife bridge) on highway A1 through nature area the Veluwe, the Netherlands



Group Looks To Protect Drivers & Wildlife On Highway 9 – Silverthorn, CO

A beautiful highway crossing for wildlife, equestrians, pedestrians and mountain bikers would be across Brush Creek Road & Highway 82 from Cozy Point Ranch.

The wildlife could then cross to the Roaring Fork River for watering, and back to their winter range on the hill behind Cozy Point leading to Wild Cat. This crossing would enable wildlife to cross safely to all the BLM lands and National Forest Wilderness for summer grazing. Equestrians from the Cozy Point Horse Park could use the “Green Living Bridge” to access the soft track, with the proposed improvement for horses, on the Rio Grande Trail. A bridle path – trail could be constructed across from the main ranch, on the Aspen Mass trail leading to the Roaring Fork River at the Woody Creek bridge crossing, then safe crossing of this bridge could be done with

site visits and planning. Pedestrians and mountain bikers could obviously use the bridge, but the parking at the intercept lot places them on the correct side of the highway for easy access to the Rio Grande Trail, without using the “Living Bridge”.



Colorado Department of Transportation (CDOT) listed Highway 82 a hot spot for wildlife crossings deaths. That is why they constructed the 8’ deer fence along the corridor in places from Glenwood to El Jebel. This has decreased the car-deer collisions by half, but in 2014 there were still 65 wildlife deaths on Highway 82. On Sunday, February 8th, the front page of the Aspen Times features an article about the decline of elk and deer, calf-to-cow, fawn-to-doe numbers well below desired levels in the Aspen area.

Wildlife Biodiversity was recently added to the Pitkin OST Open Space Reauthorization Plan as being of the utmost importance. Cozy Point Ranch is within the wildlife migration corridor, and therefore a plan to aid in their movements across Hwy 82 and Brush Creek Road is important.



North Brabant Province, Netherlands

3. Cozy Point North Trails

If it is determined that a trail connection is desired to link Cozy Point Ranch with trail systems to the north, this trail alignment would need to be located proximal to Highway 82 in order to avoid impacting wildlife habitat in the northern reaches of the property. At this time, private land constraints to the north prevent such a trail from being created.

We support this trail issue, but to prevent wildlife fragmentation and equestrian safety we request that this section of existing trails be enhanced, no new trails be built, and no mountain bike use be permitted.