

NATIONAL WESTERN STOCK SHOW WORKING GROUP
MEETING OF THE NWSS WORKING GROUP
August 30, 2011
MINUTES

WORKING GROUP MEMBERS PRESENT

Bruce Alexander^{*}
Helen Berkman, Esq.
Dawn Bookhardt, Esq.
Councilman Charlie Brown
Jean Galloway
Jerry Glick
Rus Heise
Tracy Huggins
Councilwoman Judy Montero
Stan Raine, Esq.^{*}
Paul Ryan

MEMBERS ABSENT

Mario Carrera
Ty Holt

I. CALL TO ORDER

Dawn Bookhardt, NWSS Working Group Chairperson, called the Meeting of the NWSS Working Group to order at 4:37 p.m.

II. ROLL CALL

Ms. Bookhardt called roll. Please see above.

III. DISCUSSION ITEMS

A. Approval of Meeting Minutes

Ms. Huggins made a motion to approve the meeting minutes from the August 16, 2011 meeting. Mr. Heise seconded the motion. The motion to approve the minutes of the August 16, 2011 meeting was approved unanimously.

^{*} Mr. Alexander and Mr. Raine were present via telephone.

B. Welcoming of Guests

Ms. Bookhardt welcomed City Councilwoman Mary Beth Susman and City of Denver CFO Cary Kennedy. Ms. Bookhardt also welcomed new Working Group member Jean Galloway. Ms. Galloway stated that it is a pleasure to be working with such a distinguished group.

C. Presentation by Jeff Shoemaker of the Greenway Foundation

Jeff Shoemaker of the Greenway Foundation was introduced and welcomed to the meeting by Ms. Bookhardt.

Mr. Shoemaker stated that the Greenway Foundation was a non-profit that was started in 1974 with the goal to reclaim the South Platte River.

Mr. Shoemaker stated that the successes achieved in the Central Platte Valley (“CPV”) should be expanded along the whole South Platte River. Mr. Shoemaker further stated that because Denver is land-locked, all of Denver’s future growth must occur on land that is already with the City of Denver. The land along the South Platte provides a perfect opportunity for that growth.

In 2008, the Greenway Foundation presented the River North Plan, and in 2010, the Greenway Foundation put forth the River Vision Master Integrated Plan. Mr. Shoemaker further stated that the plans contain various ideas, facts and address certain what ifs.

Mr. Shoemaker stated that after the redevelopment of the CPV the property values in the CPV were second only to Aspen.

Mr. Shoemaker asked how do we take the current NWSS site and manage its potential both in the short and long-term. Mr. Shoemaker said they could apply the concepts that worked in the CPV and there is a lot of potential in the NWSS site, but it has not reached its potential. Mr. Shoemaker stated that they would like to energize all interested parties and would like to mix park space with development.

Mr. Shoemaker stated that at this point, the Greenway Foundation is not weighing in on the NWSS issue.

Mr. Shoemaker stated that redevelopment of the South Platte has potential to do more than just make us feel good, it could be an economic stimulus plan.

Mr. Shoemaker stated that urban run-off would be a problem no matter what was eventually decided with regard to the NWSS. And that the goal should be to make the urban water run-off less negative.

Mr. Shoemaker ended his presentation by stating that \$100 million of economic investment in green projects generates \$10 billion of spending on related projects.

Ms. Bookhardt thanked Mr. Shoemaker for the presentation.

Mr. Brown asked if the NWSS property ran to all the way to the South Platte.

Mr. Shoemaker responded yes, and that there is also a metro wastewater pipe that runs to the South Platte as well.

Ms. Huggins asked how the Greenway Foundation's plan varies from the City's master plan for the NWSS area.

Mr. Shoemaker responded that the Greenway Foundation plan is a little dated and that the foundation was looking to expand green space and open space in the area and that the NWSS neighborhood needs park space. The best potential for the NWSS site is to enhance it and eventually increase its economic viability.

Mr. Shoemaker stated that the Greenway Foundation will be at the table and that their goal would be a win-win situation.

Ms. Bookhardt asked Mr. Shoemaker to provide a thumbnail view of the amount of land that the Greenway Foundation thought it needed to accomplish its goals.

Mr. Shoemaker stated that it was too early to determine, it depends on the mix of development, and everyone in the process needs to be engaged so that the solution can be viewed as a win-win. The Foundation can bring resources to the table and can also be engaged in the process.

Mr. Shoemaker stated that Denver does not have a park acquisition tax like many of the surrounding communities.

Mr. Brown stated that it costs money to maintain parks.

Mr. Shoemaker stated that we have a responsibility to take care of existing parks before we get more parks.

Ms. Bookhardt thanked Mr. Shoemaker for his time and for the presentation.

Mr. Shoemaker responded that the Foundation will be here as much as the NWSS Working Group needs.

D. Presentation by Annie Levinsky and Bob Musgraves of Historic Denver

Ms. Bookhardt welcomed Annie Levinsky and Bob Musgraves from Historic Denver.

Mr. Musgraves, Chair of the Board of Trustees of Historic Denver, stated that the objective of the presentation was to give a little bit of the details of the history of the NWSS and the hope that cultural heritage associated with the NWSS site does not get overlooked in the process.

Mr. Musgraves stated that in the interest of full disclosure Ms. Levinsky is the daughter of City Councilwoman Jeanne Robb.

Ms. Levinsky began the presentation by thanking the NWSS Working Group for an opportunity to speak. Ms. Levinsky presented a slide entitled “A Brief History – the Site.”

Ms. Montero asked if the early smelter in the NWSS area was ASARCO.

Ms. Levinsky responded that she did not think so.

Ms. Levinsky stated that early on there were riots associated with the creation of the National Livestock Association.

Ms. Levinsky next presented a series of slides entitled “The Building Chronology.” She stated that the National Amphitheater was the first building completed at the NWSS site and that the building is still mostly intact.

Ms. Levinsky stated that the Coliseum was dedicated in 1952 and that the Coliseum was designed by Linder, who also designed the City and County Building and parts of the National History Museum.

Ms. Levinsky next presented slides showing the NWSS site before I-70 and a slide showing a chronology of all of the NWSS site improvements.

Ms. Levinsky said that in the late 1970’s, the Denver Union Stock Yard Company went out of business and the tracts around the NWSS site were sold to various parties and in some cases the land was given to the NWSS.

Ms. Levinsky stated that she wanted the NWSS Working Group to think about the NWSS site as a cultural landscape.

Ms. Levinsky then began to discuss federal laws that come into play when discussing historical sites. Ms. Levinsky presented a slide entitled “Section 106: Evaluation of Historic Resources.” Ms. Levinsky then presented several more slides outlining the Section 106 process.

Ms. Levinsky then presented a slide entitled “National Environmental Policy Act (NEPA)” and a subsequent slide entitled “Section 4(f).”

Ms. Levinsky then began to discuss the National Register of Historic Places. She presented a slide entitled “National Register of Historic Places” and stated that certain criteria must be met to get on the National Register of Historic Places and that you must have the consent of the property owner.

Ms. Levinsky presented a slide entitled “National Register Historic Districts.” Ms. Levinsky said that National Historic Districts are designed to recognize an overall sense of place.

Ms. Levinsky then presented a slide entitled “Benefits of National Register Designation.” Ms. Levinsky stated that after a historical registry designation, a property could qualify for federal tax credits, grant programs and Colorado state historical funds.

Ms. Levinsky then presented several slides highlighting various NWSS buildings that are eligible for designations. The buildings are: The Livestock Exchange/Denver Union Stock Yard Building, Denver Coliseum, National Western Stadium Arena, McConnell Welder Building and the Western Stock Show Association Building.

Ms. Levinsky then presented a slide entitled: “Other Structures Eligible As Part of District.” Ms. Levinsky stated that there has been no determination for the cattle pens and cat walks.

Ms. Levinsky next presented a slide entitled “Local Landmark Designation.” Ms. Levinsky stated that the local standards are higher than the federal standards; must meet two of the three conditions shown on the slide (geography, architecture, history) and you need the vote of the Denver City Council.

Mr. Ryan stated that local landmark designation does not require the consent of the owner.

Ms. Levinsky replied correct.

Ms. Levinsky then presented a slide showing the impact and incentives assured with local landmark designations.

Ms. Levinsky then presented a slide entitled “Preservation as an Economic Development Tool.” Ms. Levinsky identified Lowry and Lodo as examples in Denver and a non-Denver example as the Fort Worth stock yards.

Ms. Bookhardt thanked Ms. Levinsky and Mr. Musgraves for the presentation.

Ms. Berkman asked what the timeline was for the redevelopment of the Fort Worth stock yards.

Ms. Levinsky responded that she did not know.

Ms. Montero stated that the presentation has given her a heightened appreciation of the NWSS historic piece.

Mr. Brown thanked Mr. Ryan for raising the issue of consent of property owners.

Ms. Levinsky stated that Historic Denver has not taken any action to designate things.

Mr. Brown asked if Historic Denver was willing to bring forth a hostile designation of the Livestock Exchange Building.

Ms. Levinsky responded that it was premature to make that decision and that they were looking for a win-win outcome.

Mr. Ryan asked if there was presently any property in the NWSS complex designated.

Ms. Levinsky responded no.

IV. ACTION ITEMS RESULTING FROM EXECUTIVE SESSION

None.

V. EXECUTIVE SESSION

Ms. Bookhardt reported that the Working Group will enter into Executive Session in order to discuss certain matters as permitted under Denver Revised Municipal Code (DRMC 2-34(a)(4) and (6)) related to any acquisition, sale or use of real estate by the City which, if known by the public in advance, might result in substantial financial gains or losses to the City and ongoing contracts, intergovernmental agreements and similar instructions for the purpose of formulating particular City positions.

Mr. Heise moved to enter Executive Session. Ms. Huggins seconded the motion. The vote was unanimous at 5:45.

At 6:43 p.m., Mr. Heise moved to exit Executive Session. Mr. Ryan seconded the motion. The vote was unanimous.

VI. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:44 p.m.

Approved by Vote of the Working Group and
accepted by:

Dawn P. Bookhardt, Chairperson