

Development Activities Meeting Report (Version: 06/24/2020)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

| Logistics | Stakeholders |
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| Project Name/Address: 177 Bakery Square Blvd/ Outdoor TV Screen | Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Larimer Consensus Group Area residents and stakeholders City Planning (DCP) staff |
| Parcel Number(s): 84-M-108 | |
| Application Number: DCP-ZDR-2023-00605 | |
| Meeting Location: 624 Larimer Ave - Steel City Squash | |
| Date: September 4, 2025 | |
| Meeting Start Time: 6:00 pm | |
| Applicant: Walnut Capital | Approx. Number of Attendees: 26 |
| Boards and/or Commissions Request(s): Planning Commission review and approval required, as this application is considered a FLDP (Final Land Development Plan) | |

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

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| This application is for the existing outdoor TV screen located at the courtyard at Bakery Square, for over three years. The applicant is applying for a permit retroactively, because at the time they believed that a permit was not required, due to the Zoning code not having regulations for an outdoor TV. The applicant and City Planning had a disagreement about whether a permit is needed. The screen is only used for TV purposes, such as sporting events and movies; there are no advertisements. The applicant shared photos of the site and TV screen from multiple perspectives. |
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Input and Responses

| Questions and Comments from Attendees | Responses from Applicants |
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| Why is this being presented to us in Larimer and at this time? | Bakery Square is located within the Larimer neighborhood boundary. It is being presented after the fact, as a compromise with City Planning. We do not believe a permit is needed. |
| Is it possible to turn the TV to face the buildings, so it is not viewable from vehicles driving on Penn Ave? | You don't really see it from Penn Ave. You can see some of the glare. No, it is not possible to turn it due to how the courtyard is configured. |
| I do not think this is beneficial to the people of Larimer, as a long term resident back during the beginning of Bakery Square development. | |

| Questions and Comments from Attendees | Responses from Applicants |
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| How can the courtyard be more welcoming to everyone, especially people from the nearby neighborhoods? Besides some of the workers, I do not see anyone else who looks like me. I don't feel welcome. | We would love for you to come and visit. It is important to us that nearby residents feel welcome in this space. We are open to working with the Larimer Consensus Group to have events that cater to the neighborhood residents of Larimer. |
| If you are operating in good faith, why did you not present to us in the first place before construction? It brings me back to the past and reveals how you have operated in the past. | The applicant reiterated the context and difference of opinion with City Planning as to whether a permit is required. |
| Can you send all the activities that occur at Bakery Square? Because I have not had a bad experience there, and have enjoy my visit since opening. | We have a long term partnership with LCG. We are happy to better communicate and broadcast the programming/events at the courtyard to the Larimer community. |
| What if the Planning Commission says no? | We believe we have the right to have the TV screen and will take legal action if denied. |

Additional Notes:

There was a question regarding concerns about parking at Bakery Square during the Juneteenth event. The applicant responded to the question on behalf of the property owner. There was also additional discussion about past planning processes related to the Bakery Square development, outside the scope of this application.

Planner completing report: Christian Umbach, Senior Planner