

Development Activities Meeting Report (Version: 12/20/2019)

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

Logistics	Stakeholders
Project Name/Address: 2020 Bakery Refresh	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Larimer Consensus Group 26 Residents URA Representative OCA Representative DCP Representative
Parcel Number(s): 84-M-108	
ZDR Application Number: DCP-ZDR-2019-01876	
Meeting Location: Kingsley Association	
Date: Thursday, February 6, 2020	
Meeting Start Time: 6:00pm	
Applicant: Walnut Capital / Gregg Perelman / Strada	Approx. Number of Attendees: 31
Boards and/or Commissions Request(s): PLDP Amendment before the City Planning Commission on March 10, 2020	

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.

The applicant previously had a Development Activities Meeting with Larimer Consensus Group on September 5, 2019. The applicant redesigned Bakery Refresh by reducing one building from 2-stories to 1-story. The proposed development will add more greenspace, 6,200 sf of restaurant space, a 3,000 sf conservatory, and a public plaza with open public seating. The conservatory may be used for events and meetings. This project does reduce the parking lot size, but there is a new parking garage. The crosswalks within the site will be raised to elevate pedestrians throughout the property. The building materials include brick, glass, and steel. One building has been demolished for this project.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
There are two Larimer's and we have concerns about who this development is for.	We are trying to ensure all Larimer residents benefit from TRID investments. This project will add funds to the TRID funding pot for infrastructure and housing.
Walnut Capital is the biggest landlord in Larimer, East Liberty, and Shadyside and only invested in making money from our neighborhood not becoming part of our neighborhood.	We are trying to help people build wealth and create jobs.
What kind of restaurants will there be? How expensive will they be? Will they be accessible?	Probably a food hall and incubator space similar to Smallman Galley. Five restaurants are expected at a variety of prices ranges. There may also be a pop-up kiosk.

Questions and Comments from Attendees	Responses from Applicants
What about the current tenant, Millie's?	This was a pop-up and they used it for free. They are no longer there.
What is happening with the current building?	The building was demolished.
The development proposal looks beautiful, but it doesn't seem like this is being built for existing Larimer residents. Most of the businesses in Bakery Square don't make us feel welcome.	We agree, everyone should feel welcome. We will talk to our business tenants.
Please create a place where the black community feels comfortable and welcome. You're Walnut, you can do it.	We can only do what we can do. Investors, partners, and others determine.
What is happening with the old Tech Shop space?	All the tech shops across the country have closed. We are trying to find a new tenant.
Will there be space for minority-owned start-ups?	We are looking at using TRID money for that at Hamilton Avenue for a resource center.
Will union jobs be used in the construction?	Yes, 100% union labor.
Will these jobs include WBE?	Yes, WBE is required. We use PJ Dick for construction and they follow those requirements and are in charge of hiring.
Are you willing to hire Larimer residents? A percentage of jobs should come to the people of this neighborhood.	We support job training, local unions, and paid for 3 residents to receive training in the electrical field. Yes, we can do that through sponsoring job training.
What about the people who are already qualified?	They need to reach out to the construction companies.
How do I get this contract?	We put out an open BID. You have to respond to BIDs.
What's going on with the old Verizon store?	Becoming the restaurant Tako.
Warning: this is creating two Larimer's along racial, socioeconomic, and class lines. Based on history we should be careful. You're the developer and doing this.	

Other Notes

The applicant received a letter of support from the Larimer Consensus Group on January 13, 2020.

There was a lot of discussion about potential TRID investments in the neighborhood. Some of that money would come from this proposal but includes financing from other proposals as well. Walnut Capital has commissioned Strada to collaborate with the Larimer Consensus Group and community to update Larimer's living plan through a 3-month process. The results will outline potential TRID investments in the neighborhood.

Planner completing report: Stephanie Joy Everett