



Present:

Co-Chairs: Eric Hamilton, Cailey Jamison

Core Committee Members: Lynn Lee, Mike Tarby, Steve Ohlson, Winston Thompson, Ross Wuennenberg, Jessica Wartenweiler

Community:

Guests: Evelyn Betts, Justice Castenada, Stefan Davidson (Common Wealth Development)

Absent:

Core Committee Members: Lindsey Lee (excused), Mary Ann McBride

Discussion of rezoning 215 S Baldwin St, 221 S Baldwin St, and 1312 E Wilson St to NMX by Common Wealth Development

- Moving primary office space to Port St Vincent properties, freeing up space on their Will St offices.
- NMX allows greater lot coverage
- Two options, with smaller and larger offices
- Want to rezone adjacent residential properties to NMX, which matches the 221 S Baldwin property while combining parcels into one
- Small office option: Studio: 9, 1 BR: 8, total: 17
- Large office option: Studio: 6, 1 BR: 8, total: 14

Committee questions:

- Discrepancy between rezoning and GFLU: Discussions with city supported that discrepancy, but would need additional approval
- Timeline: Falconer breaking ground 2027, Port St Vincent in 2027 or 2028. Depending on tax subsidies
- Income restriction levels: Likely a mix of AGI percentages, TBD depending on financing
- Parking: Small surface parking lot, some concern around safety with bikes

Community feedback/question:

- Some interest in maintaining existing zoning and preserving buildings, but demolition has already been approved for the buildings
- Suggestion of TR-V2 or TR-U1 as a possibly compatible zoning for existing plans with less intensive uses
 - Provides less lot coverage which may not be compatible according to CWD
- Concern around limited parking coverage

Eric made a motion to support rezoning to NMX, Mike second. Vote passes 7-1.