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**Sent:** Tuesday, May 10, 2022 1:22 PM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Cc:** Disch, Lisa <[LDisch@a2gov.org](mailto:LDisch@a2gov.org)>  
**Subject:** support for Ashley Mews PUD amendment

Dear Planning Commission,

I saw today your work session will include a discussion of a possible PUD amendment for Ashley Mews, as they've expressed interest in potentially converting some space formerly used as office space to short-term rentals.

I am writing to support this request. One reason I dislike PUDs is they make adaptive reuse of buildings over time more costly and difficult. Buildings can and should be able to adapt to different uses over their lifespans. The pandemic has dramatically changed the way we use space in a short time, including an extreme shift away from the demand for traditional office space (as City Hall workers I'm sure can tell you). Allowing landowners flexibility in finding new uses should be a priority so we are able to make the best uses of the spaces we have without imposing additional large process costs, especially for uses that are considered acceptable and by-right for typical zoning for the area, as is the case here.

Some might argue that we should instead push for full-time residential units rather than short-term uses. I think this approach imposes risks and costs without a clear benefit. Yes, we are desperately in need of more housing but we also have a high demand for short-term stay units. Allowing purpose-built short-term stay units in this location (on the edge of downtown, near the Stadium and Central Campus) will make STRs further afield or in units more suitable for full-time rental comparatively less appealing both to renters & operators, and be more likely to push operators of more marginal STR units back into the full-time rental market.

Thanks,

Scott Trudeau  
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