

From: Kirk Westphal

Sent: Saturday, May 07, 2022 10:00 AM

To: Kowalski, Matthew <MKowalski@a2gov.org>; Lenart, Brett <BLenart@a2gov.org>

Subject: Ashley Mews PUD revision

Hi Brett and Matt,

Just skimming this, I think it's important to note to the commission for historical purposes that (12-15 years ago or so?), Ashley Mews already requested and IIRC was granted a modification that allowed one of their street-level spaces to be *not* an active use. As I recall, like the owners of the George, they claimed they couldn't get a tenant (at the lease rate they were offering, which many pointed out was high), and that's why it was sitting empty for years. I think Jeff might have handled that modification.

Anyway, my own feeling is that residential might be fine instead of office, with two reservations/questions: 1) does the office space they're talking about count as "large floor plate" which was one of the requirements of the proposed CORE building because that configuration was identified as a need for new tech firms, and 2) I still feel like completely unrestricted STRs in downtown and mixed use districts may have suboptimal outcomes.

Can you clarify the history of the Ashley Mews folks with commission in staff's memo?

Best,

Kirk