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7 BEFORE THE HEARING EXAMINER
8 FOR THE CITY OF SEATTLE
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10 In the Matter of the Appeals of:

11 621 APARTMENTS LLC, ROY STREET
12 COMMONS LLC, ERIC AND AMY
13 FRIEDLAND, RAISSA RENEE LYLES,
14 SEATTLE SHORT TERM RENTAL
ALLIANCE, SEA TO SKY RENTALS, AND
MICHELLE ACQUAVELLA

15 of the adequacy of the Determination of
16 Non-Significance (DNS) for Land Use Code
17 and Licensing Code text amendments
18 relating to short term rentals issued by the
19 Director, Seattle Department of Construction
& Inspections.

Hearing Examiner Files:

W-17-002
W-17-003

DECLARATION OF CHRIS McDANIEL

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21 I, Chris McDaniel, declare as follows:

22 1. I am competent to testify and make this declaration based on my personal
23 knowledge. I am a member of the Seattle Short Term Rental Alliance.

24 2. I own a duplex in Ballard and use it for short term rental. I do not live in either of
25 the units. My neighbors love having this short term rental in the neighborhood because when
26 they have family visit, they can stay nearby. With the density in Ballard we have a lot of homes
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1 but only a couple of boutique hotels to serve all the residents. If people come to Ballard to see
2 family they typically have to drive to Lower Queen Anne or Northgate to find a hotel. This puts
3 even more cars on the road in an already congested area. When people stay at my property, they
4 can stay off the roads, and do not contribute to traffic on our streets. I also have tenants who are
5 in the area for weddings at Golden Gardens. My duplex can accommodate 14 people (in both
6 units). If my property were not available, this would mean seven more cars on the road in a
7 weekend trying to get into Ballard which is already congested with the beach and zoo traffic.
8 We run 100% occupied year round and with an average of 8 guests per day spending
9 conservatively \$320 a day in local grocery stores, bars, restaurants and shops. Our existence
10 not only keeps cars off the road but we're contributing over \$116,000 into the local
11 neighborhood annually.
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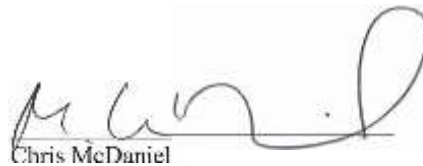
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14 3. I also often rent to interns at local companies such as Google, Amazon,
15 Adobe, Microsoft and Boeing. In its environmental analysis of the proposal to restrict short
16 term rental, the City of Seattle ("City") has not taken into account the fact that there are over
17 5000 interns that come to Seattle during the summer to work at these companies. The
18 proposed restrictions on short term rental will reduce the housing available for these interns
19 in Seattle and push them further out into other cities that do not have these restrictions. This
20 will force the interns to bring or otherwise acquire vehicles when they had not anticipated
21 needing a car. Again, this will produce more traffic, and could create other problems. In the
22 Bay Area, I've heard of interns buying "rolling wrecks" and then just abandoning them when
23 their internships are over.
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26 4. Lastly, my duplex is an older home, built 118 years ago. I am able to preserve and
27 maintain it in good condition because of its use for short term rental. I will not be able to do this
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1 if I am unable to use it for short term rental. If the restrictions on short term rental pass as they
2 are currently proposed, I will tear down the duplex and develop the property, as so many other
3 owners are doing in Ballard. This will just be one more 118 year old home in the landfill with
4 multiple new townhomes taking its place. With the land value alone being close to \$1,000,000,
5 there's no way it would be used as a long term rental. That would be economically irrational.
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7 I declare under penalty of perjury that the foregoing is true and correct. Executed this
8 13th day of July, 2017, at Seattle, Washington.

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Chris McDaniel