

From: [Ron Rubin](#)
To: [PRC](#)
Subject: 2210 E Cherry St House Project
Date: Monday, July 19, 2021 8:34:20 PM

CAUTION: External Email

To whom it may concern:

I am writing to express my support for the Acer House project at 2210 E Cherry St, My name is Ron Rubin and I have been a resident of the Central Area, a nearby commercial property owner since 1993 as well as the founder of Seattle Land Broker Inc . A little background, I helped Tom Bangasser assemble the 10,500 Sq Ft portion of 24th and E Spring Street Twenty years ago. I have personally brokered Thousands of new units of housing including apartment, townhouse and apodment projects in the City of Seattle. In short, my experience as a housing creator, real estate investor, broker and Central Area resident give me the experience to say. I support the mission of Acer House, with its desire to build an equitable mixed use development that I believe will only be economically feasible if the property is upzoned. We have all witnessed how both Union and Jackson street were up zoned whereas Cherry Street was largely forgotten. One look at the intersections of 23rd and Union and Jackson as compared to Cherry and one can see the missed opportunity. A little history, Cherry street was zoned a combination of L2 and NC30 prior to Hala, it is now largely zoned Nc40. The unfortunate, unforeseen unintended consequence of the rezone was that Cherry Street was given the highest MHA fee of \$33.64 but the second to lowest height limit. What may not be immediately obvious is that apartment projects do not pencil at a height limit of 40' with a \$34psf tax per sq ft. The only way to make this project economically possible is to upzone the block. After studying what has caused successful urban infil projects for the past 30 years I urge you to support the Acer.

Best

Ron Rubin



Ron Rubin
RE/MAX Metro Realty, Inc.



We specialize in finding land and are constantly on the lookout for vacant lots, L-zoned lots, tear-down properties and other high density zoning such as MR and NC in Seattle. We would

be grateful for the opportunity to work with you!

If you have questions about the value of an upcoming vacant land or tear-down listing, or are wondering what a builder would pay or curious about the land development process, then we should connect. We understand and respect other agents and will always honor the relationship by being a trusted partner, buyer or referral source.