

Roger J Turner is your exclusive Licton Springs Realtor

EARLY ACTION PROJECTS PRIOR TO VIADUCT CLOSURE

- Temporary traffic revisions at the intersection of NE 55th St, NE Ravenna Blvd, and 22nd Ave NE
- Improve truck signage along NE Ravenna Blvd
- Conduct a warrant and speed study for potential improvements at NE 54th St and 20th Ave NE
- Improve visibility and maintenance of lighting along the pedestrian detour route
- Install priority signalization for emergency vehicles

DURING THE VIADUCT CLOSURE

- Uniformed Police Officers at key intersections
- Local Access Only signs near construction zone
- Dynamic Message Signs at key intersections
- Signal timing modifications
- Limited parking restrictions along detour route

WHAT WILL THE BRIDGE LOOK LIKE AFTER IT IS REPLACED?

The cross section of the roadway will stay the same, with two westbound lanes, one eastbound lane and a designated pedestrian pathway. An initial traffic analysis indicated that a major widening of the viaduct was not necessary. Current and future traffic congestion is caused by nearby intersections, not the number of lanes on the existing viaduct.

The west approach will be replaced with a new structure that uses a Mechanically Stabilized Flowable Fill (MSFF) technology. The design consists of pre-made concrete panels used to create the solid outer walls of the structure, and backfill material between the new walls to support a new road surface.

PROJECT FUNDING

The project is funded by Bridging the Gap, a nine-year levy for transportation maintenance and improvements. The \$365 million levy was passed by Seattle voters in November 2006. The goal of the program is to create a strong foundation for Seattle's transportation future by reducing the infrastructure backlog and investing in major transportation projects. The NE 45th Street Viaduct Project is currently budgeted to cost \$30 million.



[HTTP://WWW.ROGERJTURNER.COM](http://www.rogerjturner.com)



WHETHER SELLING OR BUYING
- I CAN HELP!
I AM DEDICATED TO GIVING YOU
THE BEST POSSIBLE SERVICE.

CALL ME!
Roger Turner

Hear what his clients have to Say:

November, 08 2006

To Whom It May Concern:

As a mortgage banker I have been involved with thousands of property transactions. I recognize the need for a professional real estate agent when buying or selling a home. That's why in my personal transactions I have employed the services of Roger Turner, a truly professional agent. I appreciate his attention to detail and knowledge of the local market. Whenever I buy or sell a property I consult with Roger.

Sincerely,

Steve Baird
Countrywide Home Loans

TESTIMONIALS

Dear Roger,

I wanted to take this opportunity to thank you for your relentless efforts, endless patience and selflessness in helping me find the right fit within my personal financial requirements. I appreciate the endless stakeouts in search of the right house to meet my liking. Also, let me say it was very enjoyable working with you and I feel your experience greatly benefited me when it got right down to the bottom line.

Thank you again for your patronage, courtesy and patience.

Sincerely,
Brad Fallon

Licton Springs Real Estate Journal

May 2010



LICTON SPRINGS NEIGHBORHOOD HOMES SOLD

The following is a list of homes that sold in our Licton Springs Neighborhood over the last month. Do you wonder what your home is worth? The décor, the features and condition all have a bearing on the price a home will command. I have seen the interiors of most of the homes in this list. If you are selling your home, please let me help you. I would be happy to view your home, prepare a market analysis and discuss the details with you. I can provide you with useful information, such as a sales price that might be realistically expected in today's market.

Address	Bath	Bed	Style	Year Built	Selling Price
1133 N 92nd St	1.5	2	Townhouse	2003	\$250,000
937-A N 97th St	2.5	3	Townhouse	2009	\$299,950
933-B N 97th St	2.5	3	Townhouse	2009	\$299,950
743 N 94 #B	2.5	3	Townhouse	2007	\$307,000
9238-9240 Woodlawn Ave N	2	4	2 Story	1978	\$330,000

FORBES TOP !0

Some cities are better than others for borrowers, according to Forbes. The best cities have the lowest percentage of foreclosures and delinquencies, including a low percentage of bank-owned homes. In most of the cities on this best list, home prices are actually rising. This kind of solid housing market motivates banks to offer lower rates and better terms.

Here are the 10 cities that Forbes ranks as the best for borrowers:

1. Kansas City, Mo.
2. Houston
3. Dallas
4. Virginia Beach, Va.
5. San Antonio, Texas
6. Boston
7. Pittsburgh
8. Denver
9. Seattle
10. Portland, Ore.

IN THIS ISSUE

HOMES SOLD
ENTERTAINMENT CALENDAR
45TH STREET VIADUCT PROJECT
FORBES TOP 10
S&P AND CITY LIGHT

This Newsletter is brought to you by:



Roger Turner

CALL ME!

(206) 999-6937

[HTTP://WWW.ROGERJTURNER.COM](http://www.rogerjturner.com)

WHETHER SELLING OR BUYING
- I CAN HELP!

I AM DEDICATED TO GIVING YOU
THE BEST POSSIBLE SERVICE.

ROGER TURNER

(206) 999-6937 • (206) 527-6937 ex. 1217 • rjturner@windermere.com • <http://www.rogerjturner.com>
Windermere Real Estate/Oak Tree, Inc. 10004 Aurora Ave N #10 Seattle WA 98133.

ROGER TURNER

(206) 999-6937 • (206) 527-6937 ex. 1217 • rjturner@windermere.com • <http://www.rogerjturner.com>
Windermere Real Estate/Oak Tree, Inc. 10004 Aurora Ave N #10 Seattle WA 98133.

Seattle Events Calendar

SEATTLE INTERNATIONAL FILM FESTIVAL THROUGH JUNE 13, 2010 - VARIOUS LOCATIONS THROUGHOUT SEATTLE

The 36th Annual Seattle Film Festival promises to be an exciting Viewing Event. Experience 25 Days of intense film viewing, where you can indulge in every type of cinema from the US & around the world. From famous Directors to Independent Filmmakers, more than 300 Works will showcase this popular screening event.

SEAFAIR 2010 JUNE 26 - AUGUST 8, 2010

For over a 1/2 Century in Seattle ... Seafair Seattle has been an annual tradition for both locals & visitors alike. Celebrated for just about a month ... usually until the first Sun in August, Seafair Seattle is the largest Festival in the Northwest and is rated one of the Top 10 Events in the Country.

SEATTLE PRIDE FESTIVAL JUNE 27, 2010 - SEATTLE CENTER

On June 27, 2010... over 200,000 people will gather in Seattle, for the annual Seattle Pride Celebration.

Over the years, the Seattle Pride Celebration has become one of the city's 'largest' Annual Events. In 2008, nearly 152 Contingents Marched, as Seattle Pride drew an estimated 230,000 Spectators to the Parade ... Rally and fun vendor areas at Seattle Center. Participants come from the greater Seattle area, around the State and beyond.

GREENWOOD CAR SHOW JUN 26: 68TH - 90TH ON GREENWOOD AVE. N - FREE ADMISSION

The Greenwood Car Show is back for its 18th year, celebrating fantastic cars and memories. This year is shaping up to be the best GCS ever and we're looking forward to having you out! Over 700 cars at this 20-block event. Hosted by Lance Lambert, Kids Zone, 70 vendors and live music. All proceeds go to local Greenwood charities. for more info visit: www.greenwoodcarshow.com

ROCK 'N' ROLL SEATTLE MARATHON & 1/2 MARATHON, A SEAFAIR SANCTIONED EVENT JUNE 26, 2010

The Competitor Group has partnered with Seafair to create a marathon through greater Seattle. The race is set to kick off the city's annual Seafair summer celebration. Web site: www.seattle.competitor.com/

STANDARD & POOR'S AFFIRMS CITY LIGHT BOND RATING RATING AGENCY GIVES A "STABLE" OUTLOOK

SEATTLE – Mayor Mike McGinn announced today that Standard & Poor's (S&P) has affirmed Seattle City Light's bond rating as AA- and a stable outlook. This rating is good news for ratepayers and independent validation that City Light is in good financial condition.

"Maintaining an AA- bond rating is essential for Seattle City Light to continue providing excellent service for residents of our city," said McGinn. "But we aren't out of the woods yet. Seattle City Light is facing serious challenges, including a shortfall in revenues due to a far below average snowpack. As chair of the Energy, Technology and Civil Rights Committee, Councilmember Bruce Harrell has played a key role in facing these challenges. I thank him for his hard work and I look forward to continuing my work with him. I know that we are both committed to a sustainable path for Seattle City Light to ensure that the utility remains a national leader."

The bond rating for City Light was reduced several times after the on-set of the West Coast energy crisis in 2000. In January 2001, City Light received an AA-/Negative rating. By July, 2003, the rating had dropped to A/Negative. The turnaround began in December, 2004 with an A/Positive rating. In 2008 City Light was up-graded to AA-

"Our decision to create a Rate Stabilization Account and develop best practices for our financial policies and risk management efforts, all lead to a rating that will benefit our residents, low income customers, and businesses, both small and large. We will be able to invest in our infrastructure and maintain our commitment for low, competitive rates," said Councilmember Bruce Harrell, Chair of the Energy, Technology and Civil Rights Committee.

Superintendent Carrasco was pleased with the vote of confidence from S&P. "Given the current economy, this is great news. City Light has worked hard to control costs, pay down debt, and together with the City Council, have put into place new financial policies that have strengthened our financial position," he said. "These steps are paying off and ultimately, our customers benefit."

NE SEATTLE FOOD BANK NEEDS YOUR HELP Posted by mike on March 17th, 2010

The NE Seattle food bank desperately needs your help! North Helpline, the food bank that helps people in the northeast corner of King County, is running out of food. They would appreciate any food donations you could make. And they are especially looking for businesses that could host a food barrel for donations.

This is not the "usual" seasonal request from a food bank. North Helpline had to order food from a wholesaler last week. "You would be shocked to see how empty the middle of the room is."

It's not that people aren't giving. Donations to the food bank are up 15 percent over last year. The problem is that clients using the food bank are up over 37 percent. "So it's going out faster than it's coming in,"

The food bank, which is across the street from the Fred Meyer on Lake

City Way Northeast, serves 700 families a week. North Helpline is trying to put more donation barrels out in the community. Wedgwood and View Ridge residents can drop off donations at:

Meadowbrook Community Center, 10517 35th Ave. N.E.

Cloud City Coffee, on Roosevelt Way Northeast at 88th Avenue Northeast

Maple Leaf Cafe Javasti, at Fifth Avenue Northeast and Northeast 84th Street

All That Dance, at 35th Avenue NE and NE 85th Street, will get a barrel tomorrow

NE 45TH STREET VIADUCT PROJECT - WEST APPROACH REPLACEMENT

- Pre-construction work will begin on the NE 45th Street Viaduct in April 2010.
- The viaduct will be completely closed from late June 2010 until mid September 2010.

The NE 45th Street Viaduct's existing west approach is nearing the end of its structural life and needs to be replaced to maintain a safe and efficient travel corridor for vehicles, pedestrians and bicycles. The viaduct was originally constructed in 1938 and portions of the existing structure are nearly 70 years old.

The NE 45th Street Viaduct is a major thoroughfare in Northeast Seattle. It connects I-5 and the University District to the Northeast Seattle neighborhoods, the University Village, the University of Washington's Husky Stadium, Seattle Children's Hospital, and businesses along Sand Point Way NE.

CONSTRUCTION SCHEDULE

The project was advertised for competitive bids in late February 2010. SDOT hopes to have a contractor on board by mid-March, and work to begin on site in late April. The viaduct will be completely closed to all traffic, bicycles, and pedestrians from late June to mid September 2010.

WHAT YOU CAN EXPECT DURING CONSTRUCTION WORK HOURS

The construction crews will work 7 am to 11 pm, 7 days a week from April to September, while daytime wrap-up work will be ongoing until November. Also, some nighttime work (after 11 pm) may be done periodically in order to complete the project within the designated closure period.

TRAFFIC IMPACTS

- Pre-Closure & Wrap-Up: Single lane closure and periodic sidewalk closures
- Closure: Viaduct completely closed to all traffic, bicycles, and pedestrians
- Increased truck traffic around the project vicinity from April until November

How we will keep you safe and moving during the viaduct closure

SEATTLE CENTER FESTIVALS PAGDIRIWANG PHILIPPINE FESTIVAL JUNE 5-6, 2010

Celebrate Filipino independence at this annual celebration of the arts and culture of the Philippines. Pagdiriwang commemorates the end of Spanish rule in 1898 and highlights the beauty of the country and its people with pageantry, music, dance, food, children's activities, drill teams, rock bands, Filipino literature, exhibits and martial arts. Presented by the Filipino Cultural Heritage Society of Washington.

FESTIVAL SUNDIATA: AFRICAN-AMERICAN CELEBRATION JUNE 12-13, 2010

What's up, Hi, What ya doin', head nod Music and dance set a rhythmic tone for a weekend filled with continuous live entertainment. This lively festival celebrates art, entertainment and education about the people of African descent, where participants and visitors from all communities may have an opportunity to peak into the window and experience the richness of Black culture. Presented by the Sundiata African-American Cultural Association.

IRANIAN FESTIVAL JUNE 19, 2010

The region's premier Iranian cultural event celebrates one of the most hospitable cultures in the world. The festival offers a melting pot of new experiences as it unites a multifaceted community – young and old from all walks of life. Music and dance performances, Rumi poetry, food and libations, puppet shows and face painting provide a glimpse into this rich and diverse culture. Presented by the Iranian American Community Alliance.

SEATTLE SPORTS SCHEDULE

MARINERS MLB HOME GAME

<http://seattle.mariners.mlb.com/>

6/1	7:10PM	V.S. MIN
6/2	7:10PM	V.S. MIN
6/3	7:10PM	V.S. MIN
6/4	7:10PM	V.S. LAA
6/5	1:10PM	V.S. LAA
6/6	1:10PM	V.S. LAA
6/18	7:10PM	V.S. CIN
6/19	7:10PM	V.S. CIN
6/20	1:10PM	V.S. CIN
6/22	7:10PM	V.S. CHC
6/23	7:10PM	V.S. CHC
6/24	12:40PM	V.S. CHC

SOUNDERS FC HOME GAME

<http://www.soundersfc.com/>

6/5	7:00PM	VS. REVOLUTION
6/10	7:30PM	VS. D.C. UNITED