

Ravenna

Neighborhood Advisor

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SOLD HOMES

The following is a list of homes that sold in our Maple Leaf Neighborhood over the last month. Do you wonder what your house is worth? The décor, the features and condition all have a bearing on the price a house 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	Bed	Bath	Style	Year	Price
7389 25th Ave NE	3	1	1 Story	1953	\$289,950
6017 Roosevelt Ave NE	1	1.5	Townhouse	2009	\$290,000
6207 25th Ave NE	5	1.75	1 1/2 Story w/Bsmnt.	1926	\$396,500
6325 20th Ave NE	4	2	1 1/2 Story w/Bsmnt.	1919	\$440,000
5035 12th Ave NE #A	3	2.5	Townhouse	2007	\$445,000
7040 19th Ave NE	3	2	1 Story w/Bsmnt.	1925	\$480,000
1717 NE 56th St	4	2.75	1 1/2 Story w/Bsmnt.	1910	\$550,000
5511 Ravenna Ave NE	3	1.75	1 1/2 Story	1939	\$550,000
7019 Ravenna Ave NE	3	2	2 Story	2005	\$557,000
1261 NE 69th St	3	2	1 1/2 Story	1941	\$565,000
2111 NE 73rd St	4	1.75	1 1/2 Story w/Bsmnt.	1926	\$580,000
1525 NE 63rd St	3	1.75	2 Stories w/Bsmnt.	1910	\$615,000
2114 NE 61st St	5	2.5	1 1/2 Story w/Bsmnt.	1927	\$618,000
7056 19th Ave NE	3	2	2 Stories w/Bsmnt.	1939	\$629,000
1712 NE Ravenna Blvd	4	2	2 Stories w/Bsmnt.	1905	\$720,000



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www.rogerjturner.com

RAVENNA MONTHLY HOME SALES E-MAILED DIRECTLY TO YOU!

Sign up now for a free monthly service. You can have Ravenna home sales e-mailed to you every month. The e-mail will contain all of the homes that sold in Ravenna for that month. With this e-mail you can see interior pictures of the homes that sold as well as get data on each home such as the price it sold for, BR, BTH, SQ FOOTAGE, ETC.

Your e-mail address will NOT be shared with anybody else.

To sign up for this free service just send an e-mail to Roger Turner stating that you want to get Ravenna home sales e-mailed to you. Roger's e-mail address is : rjturner@windermere.com

This service has been very popular and received numerous compliments from a number of Ravenna residents.

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SEATTLE EVENTS CALENDAR

LIVE ALOHA HAWAIIAN CULTURAL FESTIVAL SEPTEMBER 11, 2011

FISHER PAVILION, LAWN & ROOFTOP

Join many of the over 50,000 Hawaiian Islanders who call Washington State their home as they share their homeland's colorful history through performances of music and dance. Presented by the Live Aloha Hawaiian Cultural Festival Committee.

What can you do in 2011?

Weave a lei, taste poi, play Hawaiian games and walk through an ancient Hawaiian house. The festival provides a feast for the senses as visitors journey through the sights, sounds and tastes of Hawaii. Experience the festive spirit of the islands, while you learn their true history through live performances, exhibits, hands-on cultural workshops, a Hawaiian marketplace and children's activities.

SEATTLE FIESTAS PATRIAS SEPTEMBER 17-18, 2011 CENTER HOUSE, FISHER PAVILION

This celebration of the independence from colonial rule of countries in Central and South America recognizes the diversity of the Latino culture in Western Washington. Presented by the Seattle Fiestas Patrias Committee and Sea-Mar Community Health Center.

What can you do in 2011?

Sample from a selection of traditional Latin American food vendors, dance to live mariachi music on two stages and join in a children's soccer clinic. Fiestas Patrias, "Patriotic Holidays," showcases the richness and diversity of traditional Latin American art, food, music, dance, regional dress, sports and children's activities. The theme for 2011 is "Vive tu Vida" – Get Up Get Moving!

THE ITALIAN FESTIVAL SEPTEMBER 24-25, 2011 SEATTLE CENTER HOUSE, FISHER PAVILION

What can you do in 2011?

Stomp grapes, toss a pizza, learn to cook Italian food and compete in a bocce tournament. The Festival celebrates the joy of "all things Italian" – from opera and popular music to pasta and wine. Celebrity chefs, Italian mariannes, folkloric dances and Neapolitan love songs honor the "old country" and recognize the remarkable contemporary contributions of this vibrant and artful culture. Presented by Festa Italiana.

NEW WEB PORTAL ON CITY FUNDING OPPORTUNITIES LAUNCHED

Have an idea to enhance your community? Need help with funding to make it happen? The city of Seattle may be able to help. It offers a wide variety of funding opportunities ranging from \$250 to \$1.5 million to support community projects. To make it convenient for community members to learn about its diverse funding programs, the city has created a web portal which can be found at www.seattle.gov/grants. Check it out!

INVISIBLE HOMELESSNESS HOW NEIGHBORHOOD DISTRICT COORDINATORS HELP

By Karen Ko, Neighborhood District Coordinator, North Region
According to UW student Graham Pruss who wrote his honors thesis on car camping, roughly 33% of King County's homeless population lives in their cars. And Kristine Cunningham, Executive Director of ROOTS Young Adult Shelter, reports that by extrapolating the numbers from the county-wide One Night Count, there are over 600 young people who are homeless in this city. These two circumstances are very different and point to different strategies to assist them - car campers' most immediate need is a place to park without the danger of being towed or ticketed; youth are often looking for work or training to help them move out of a shelter.

The Neighborhood District Coordinators work with the issue of homelessness as part of their role in the community. They field calls from concerned neighbors; visit with homeless youth looking for work or shelter; assist churches inquiring about establishing car camping lots; and advise local business organizations in working with homeless people. Neighborhood District Coordinators work to help all community members as needs and issues arise.

LAND USE INFORMATION CHANGES THAT COULD EFFECT YOU!

The Department of Planning and Development (DPD) is proposing to amend the Land Use Code (Seattle Municipal Code Title 23). The proposed amendments are summarized as follows:

ENCOURAGE HOME OCCUPATIONS

- Allow property owners to operate home-based businesses (home occupations) in any structure, as long as impacts are minimized to surrounding properties.
- Allow alterations to structures to accommodate home based businesses, as otherwise allowed for structures in the zone.
- Allow a home-based business to advertise on the internet, but customer visits must continue to be by appointment only.
- Allow up to 2 non-resident employees (currently limited to one), and allow more flexibility for weekday deliveries with limits focused on heavy vehicles.

EXPAND OPTIONS FOR ACCESSORY DWELLING UNITS (ADUS) AND BACKYARD COTTAGES

- Allow backyard cottages on through lots (lots that front two streets) – Allow more flexibility for the height of detached ADUs on sloping sites.
- Clarify that ADUs are allowed in all housing types (including townhouses, rowhouses & in multifamily housing in NC zones).

ALLOW FLEXIBILITY IN BUILDING HEIGHT MEASUREMENT

Allow the option to measure building height using the method currently allowed in the South Lake Union area or the average grade level method currently allowed in multifamily & commercial zones.

MORE CHANGES COMING TO U-VILLAGE SHOPPING CENTER

ADDRESS: 4500 25TH AVENUE NE
PROJECT NAME: UNIVERSITY VILLAGE DEVELOPMENT

The Director of the Department of Planning and Development (DPD) has issued a decision to approve with conditions the following project:

Land Use Application to allow three buildings in an environmentally critical area (University Village). Structures include 24,626 sq. ft. of restaurant, 81,880 sq. ft. of retail, and 713 structured and surface parking spaces. Project includes 17,900 cu. yds. of grading. Existing structure (Key Bank) and surface parking (369 stalls) to be demolished. Environmental impacts of project have been analyzed in the University Village Development Environmental Impact Statement (May 2010).

The QFC development team indicated that the QFC expansion would include 375 apartments units, a 37,000 square foot expansion to the existing supermarket, and 8,800 square feet of additional retail space. This is similar to but slightly larger than the project description provided by QFC for the early design guidance phase of their Master Use Permit application.

CONDITIONS OF APPROVAL - SEPA
Prior to Issuance of Building Permit

3. A Construction Transportation Management Plan shall be developed and submitted to DPD and SDOT for review and approval. The specific elements of this plan will include the following:

- a. Document the expected extent of street, bicycle lane, and sidewalk or pedestrian path closures during construction, limiting them as much as possible;
- b. Identify construction haul routes;
- c. Limit truck trips to and from the site to avoid the peak hours of adjacent street traffic, specifically 6 – 9 AM and 4 – 7 PM on weekdays;
- d. Document any proposed bus stop relocations;
- e. Indicate likely locations of construction worker parking.

EXECUTIVE AND MAYOR SEND CONTRACT FOR LONG-TERM HOUSING OF CITY INMATES AT THE KING COUNTY JAIL TO CITY AND COUNTY COUNCILS FOR APPROVAL

County would be primary provider of bed space for City inmates through 2030, helping City avoid need to site a new municipal jail

(Seattle, WA) - King County Executive Dow Constantine and Seattle Mayor Mike McGinn have reached agreement on details of a proposed contract for use of the King County Jail as the primary provider of bed space for the City's misdemeanor inmates over the next two decades, and today sent a proposed Interlocal Agreement to their respective councils for adoption.

"With this agreement the City can be assured of space nearby for their pre-trial inmates, and the County can be assured of a certain stream of revenue to maintain jail operations and facilities," said Executive Constantine. "The City has been a great partner in working with us on our shared interest in controlling costs and maintaining safer streets, and this spirit of collaboration is one we can take into our relationships with all the cities in the region."

"We will work with our partner King County in a way that serves the financial interests of both parties, but more importantly, helps us work on alternatives to incarceration that allow us to avoid having to build a new Seattle jail," said Mayor Mike McGinn. "This deal works because Dow Constantine responded to my request for a long-term binding agreement that made financial and operational sense for both governments. I thank the Executive and his staff for their collaborative and forward looking approach to this issue."

The Executive and Mayor on April 14 announced initial agreement on the principles that guided their negotiations. The resulting contract proposal contains unique mechanisms that allow for flexibility by both jurisdictions to accommodate changes in jail populations. These mechanisms help ensure that enough capacity is available in the long term, that new capacity is not built unless needed, and that, if jail populations decline, neither jurisdiction would face ongoing, unmitigated financial

BUMBERSHOOT FESTIVAL
SEPTEMBER 3-5, 2011
SEATTLE CENTER

Bumbershoot Seattle is a huge 3-Day Party that celebrates the end of Summer with a really-spectacular showcase of with more than 2500 Artists, displaying their Eclectic and Cultural Masterpieces from all over the world.

Seattle Center plays host to this year's Bumbershoot Festival ... creating a 74-Acre Playground where folks can celebrate all of the festivities.

8TH ANNUAL RUN FOR CHILDREN'S SEPT 30 MAGNUSON PARK

Taking place on the Sand Point Peninsula at Sand Point Magnuson Park, the 8th Annual Run for Children's run & walk is great energizing fun for the entire family. Events include a 5K run and walk, children's dash, awards ceremony, food, fun and prizes. It's a wonderful way to spend the day plus, all proceeds go to benefit the Children's Hospital & Regional Medical Center.

Race registration begins at 7 AM, with the 5k run/walk starting at 9:30 AM. Please call 206-987-4827 for additional information.

SEATTLE SPORTS SCHEDULE

MARINERS MLB HOME GAMES

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

9/1	7:10PM	V.S. ANGELS
9/8	7:10PM	V.S. ROYALS
9/9	7:10PM	V.S. ROYALS
9/10	1:10PM	V.S. ROYALS
9/11	7:10PM	V.S. ROYALS
9/12	7:10PM	V.S. YANKEES
9/13	7:10PM	V.S. YANKEES
9/14	7:10PM	V.S. YANKEES
9/16	7:10PM	V.S. RANGERS
9/17	TBD	V.S. RANGERS
9/18	1:10PM	V.S. RANGERS
9/26	7:10PM	V.S. ATHLETICS
9/27	7:10PM	V.S. ATHLETICS
9/28	7:10PM	V.S. ATHLETICS

SOUNDERS FC HOME GAMES

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

9/10	1:00PM	VS. REAL SALT LAKE
9/17	6:00PM	VS. DC UNITED

SEATTLE STORM HOME GAMES

<http://www.wnba.com/storm/>

9/09	7:00PM	VS PHOENIX
9/11	6:00PM	VS CHICAGO

SEATTLE SEAHAWKS HOME GAMES

<http://www.seahawks.com>

9/25	1:15PM	VS CARDINALS
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consequences. In particular, the proposed Interlocal Agreement calls for:

- A commitment from King County to provide Seattle with jail bed spaces for a maximum of 228 inmates in 2012, and rising to 335 in 2030, with allowance for temporary spikes in population and durable commitments from both parties to provide for adjustments if needed.
- Reasonable and predictable fees for services that financially benefit both jurisdictions.
- A commitment to work together on diversion, alternatives, other population management mechanisms, and population forecasting.

In May 2010, the City ended its process of siting a new regional municipal jail for misdemeanor offenders after receiving a commitment from the County to house a certain number of City inmates from 2017 to 2020. The new proposed contract would strengthen this commitment and extend its duration to 2030.

Since the King County Jail is located adjacent to the City's Municipal Justice Center, the proposed contract would maintain significant operational advantages for Seattle's courts, law enforcement, and attorneys. For the County, the proposed contract provides for predictable use of its jail space, leading to greater operational efficiency through economies of scale.

"This proposed contract underlines the role of King County as a regional partner in the provision of jail services for Seattle and the cities that contract with us for bed space," said Claudia Balducci, director of the King County Department of Adult and Juvenile Detention. "We must plan cooperatively for the future with the jails and cities in the county, and support each other in meeting the needs of all courts and law enforcement agencies in the region."

The proposed contract also reflects the long-standing interest by the City and the County in a wide variety of diversion, alternative and re-entry programs. These programs ensure efficient use of public funds by safely keeping low-risk populations out of jail so that capacity is available for those who pose a serious risk to public safety. Through the proposed contract, the City and County would maintain and strengthen their collaboration on diversion, alternative and re-entry programs as well as on jail population forecasting.

The proposed Interlocal Agreement must now be adopted by the Metropolitan King County Council and the Seattle City Council.



TESTIMONIAL

Roger,

My mother and I want to thank you for all of the hard work you did to help get the house ready for sale. I let you know that living in Kirkland it was hard for me to get to Seattle on a daily basis to interview, meet with and choose contractors. You made the process so easy by having a group of professionals that you have worked with for years. You met with most of them on my behalf and sent the bids to me and bam... done. If it was a sink or a floor that needed to be refinished you just made the call and got it done. To stage our home you let us use (at no cost) a whole house full of furniture you have for your clients. You even went over to the house on the day of closing to read the electric and water meters for me! WOW Thank you also for your great advice throughout the process. Great communication by phone, in person and by email. You always checked in to see if there was anything that you could do, and always with a smile on your face and a great attitude.

The house sold in under a week. In this market that has to be close to a miracle. Thank you for all of your prep work in comps, listing, flyers, open house and everything that you do to make a deal happen. The buyers were A1 with no complications but most of all a young couple going to start a family. That meant the most to my mom. She really wanted a family to grow and enjoy the house like we all did.

Roger you are a great real estate professional. You went way above and beyond to help us. But most of all I found you to be a genuine and caring individual and we wish you all of the best in the future.

All of our thanks,

Lori Sonntag
Myrtle Eriksson



**WHETHER SELLING OR BUYING
- I CAN HELP!**

**I AM DEDICATED TO GIVING YOU
THE BEST POSSIBLE SERVICE.**

CALL ME!

LAND USE NOTICE

**ADDRESS: 5043 BROOKLYN AVE NE
PROJECT: 3012186 ZONE: LR 3**

Notice of Design Review Early Design Guidance Meeting

PROJECT DESCRIPTION

The proposal is for a 4-story apartment building with 60 units. Existing structures to be demolished.

ROGER TURNER

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