

# STEVE LAEVASTU & ROGER TURNER ARE YOUR RAVENNA REALTORS

## LAND USE NOTICES

nation of improvements will be made by the rehabilitation specialist in consultation with the homeownership program manager.

- Accessibility needs and modifications
- Appliances, if existing ones are nonfunctional, inefficient or in very poor condition
- Bathroom repair
- Electrical upgrades
- Floor repair and covering
- Foundation repair or replacement
- Furnace/boiler repair or replacement
- Gutter cleaning, repair, or replacement
- Hot water heater repair or replacement
- Kitchen repair
- Paint, interior and exterior
- Plumbing repair
- Roof repair or replacement
- Sewer repair
- Siding (if in poor condition)
- Other repairs as necessary to meet program goals...

Address: 6321 9TH AVE NE  
Project: 3011729 Zone: LOWRISE-2, URBAN VILLAGE OVERLAY

Land Use Application to subdivide one development site into four unit lots. The construction of residential units has been approved under Project #6174357. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the new unit lots.

The following appealable decisions have been made based on submitted plans:  
Conditionally Grant - Short Subdivision to create four unit lots.



### TESTIMONIALS



Dear Steve,

We would like to thank you for the outstanding job you did in selling our house. You made the process as painless as possible and we appreciate your professional attitude. You are truly one of the best agents out there and we feel lucky to have worked with you again. Hopefully our paths will cross again, until then best of luck to you.

Sincerely yours,  
Phil and Michele McNamee

Steve Laevastu  
(206) 226-5300

sold@windermere.com  
www.seattlehomeguy.com

Service that exceeds normal expectations was our experience with Roger. We had listed our house and purchased our new house within days of each other and would be moving with no potential buyer(s) in sight. We were facing two mortgages and a loan from a retirement plan.



After explaining to a friend of mine that our house was on the market about four weeks with no activity (one brokers open and one public open during which not even one agent or buyer showed up to either) he suggested that we call Roger.

After rescinding the listing with our current agent and listing with Roger, we accepted an offer within two weeks. Roger did all the right things to give the house lots of positive exposure and it worked. Thank you Roger!

Sincerely,

Roger Turner  
(206) 999-6937

rjturner@windermere.com  
www.rogerjturner.com

Peter and Moira Tueffers

<http://www.ravennahouse.com>



FEBRUARY 2011

Ravenna  
Neighborhood Advisor

Stairway into Ravenna Trails

SOLD HOMES

In this Issue

The following is a list of the homes that sold in our Ravenna Neighborhood over the last year. 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. We have seen the interiors of most of the homes in this list. If you are selling your home, please let us help you. We would be happy to view your home, prepare a market analysis and discuss the details with you. We can provide you with useful information, such as a sales price that might be realistically expected in today's market.

Homes Sold  
Event Calendar  
Name a Park  
Matching Funds  
Home Repair Loans Offered  
By Seattle

Address	Bed	Bath	Style	Year	Price
2317 NE 89th St	3	3	Split Entry	1996	\$240,000
901 NE 55th St			1 Story	1919	\$245,000
8031 Ravenna Ave NE	2	1	1 Story w/Bsmnt.	1942	\$247,500
802 NE 63rd St	3	1.75	1 Story w/Bsmnt.	1923	\$365,000
7022 20th Ave NE	2	1	1 Story w/Bsmnt.	1919	\$384,950
2128 NE Park Rd	2	1.25	1 1/2 Story	1926	\$390,000
6842 25th Ave NE	4	1.75	1 Story w/Bsmnt.	1959	\$395,000
8038 18th Ave NE	2	1.5	1 Story w/Bsmnt.	1927	\$399,000
5031 12th Ave NE #B	3	3	Townhouse	2010	\$429,000
750 NE 56th St	3	2	1 1/2 Story	1928	\$442,000
5007 19th Ave NE	4	2	2 Stories w/Bsmnt	1916	\$490,500
6328 18th Ave NE	3	2	2 Stories w/Bsmnt	1911	\$500,000
803 NE 55th St	7	2.75	2 Stories w/Bsmnt	1914	\$525,000
1750 NE 62nd St	3	1.5	2 Stories w/Bsmnt	1913	\$800,000

### 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.

You will not receive any other junk e-mail. And your e-mail address will NOT be given to anybody else.

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

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

### SEATTLE PARKS AND RECREATION SEEKS NAMES FOR PARK SITES ALONG THORNTON CREEK AND ONE NEW PARK

Seattle Parks and Recreation invites the public to submit potential names for an area of park land in the Thornton Creek watershed in northeast Seattle and for a new park just off Lake City Way.

The Thornton Creek, parks were acquired parcel by parcel over more than 30 years,



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# SEATTLE CALENDAR

## NW WOMEN'S SHOW MARCH 4-6, 2011 QWEST FIELD & EVENT CENTER

This 3-day Women's Show will feature seminars on health, wellness & finance; fashion shows; cooking demonstrations. Past celebrity appearances featured the world-famous Richard Simmons ... Anne Rule ... Susan Powter ... and Martin Yan.

Additional show activities include demos on faux painting, home repair and tools just for women, over 60 food exhibits and a rose show on Sun at 4:30 PM... with information on care & arranging.

Hours are Fri-Sun 10 AM - 6 PM. Tickets are \$15.

## IRISH FESTIVAL MARCH 12-13, 2011 SEATTLE CENTER

The weekend features non-stop Irish music, dancing and take in colorful cultural exhibits, contemporary Irish short films and booths where Irish and Celtic products are sold. Presented by the Irish Heritage Club of Seattle.

What can you do in 2011? March in the St. Patrick's Day Parade, shop for authentic Irish products and create Celtic arts and crafts. The weekend features non-stop Irish music, exuberant, award-winning dance and children's activities. Festival-goers may trace their roots in genealogy workshops, learn the Irish Language and take in colorful cultural exhibits and contemporary Irish short films.

## ST. PATRICK'S DAY PARADE MARCH 17, 2011 SEATTLE CENTER

Starting from 4th Ave at Jefferson in downtown Seattle at 12:30 PM... the parade heads north on 4th Ave to the reviewing stand at Westlake Park, with closing ceremonies at 2 PM at Seattle Center.

but have always been referred to just as numbered portions of the Thornton Creek network or by a general "natural area" name. Parks intends to keep the "Thornton Creek" identifier in each of the new formal names.

Please submit suggestions for names to the Park Naming Committee by Thursday, March 3, 2011.

### HERE ARE DESCRIPTIONS OF THE PARKS TO BE NAMED.

**PARK:** This large assemblage of properties follows the South Branch of Thornton Creek southeasterly from approximately 15th Ave. NE and NE 105th St. to NE 98th St. west of 20th Ave. NE. There are formal access points at NE 102nd St. and 17th Ave. NE and at NE 104th and 17th Sts. NE, as well as two areas along NE 100th St. The park features viewpoints, wetlands, and an abundant wildlife habitat.

**THORNTON CREEK NATURAL AREA: RAVENNA AVE:** This park is just east of Lake City Way between Fischer Pl. NE and Ravenna Ave. NE, north of NE 100th St. to approximately NE 103rd St. Access to the park is from Fischer Pl. NE, at the north side of the Shutter Shop parking lot, along the fence. This site was once a diary operated by the Blindheim family and is now a natural area that includes the confluence of Willow Creek and the South Branch of Thornton Creek. There has been a focus on restoration and stewardship of the creek and the native vegetation in this area.

For the park names in the Thornton Creek Watershed, Parks would encourage those making naming suggestions to consider the features of the park, including the wildlife habitat, flora and fauna in the area. A park can be named for a person no longer living (deceased a minimum of three years) who made a significant contribution to parks and/or recreation. The Park Naming Committee will consider all suggestions and make a recommendation to Acting Parks Superintendent Christopher Williams, who makes the final decision.

Please submit suggestions for park names in writing by Thursday, March 3, 2011, and include an explanation of how your suggestion matches the naming criteria. Send to Seattle Parks and Recreation, Park Naming Committee, 100 Dexter Ave. N, Seattle, WA 98109, or by e-mail to paula.hoff@seattle.gov.

### SEATTLE DEPT. OF NEIGHBORHOODS ANNOUNCES NEIGHBORHOOD MATCHING FUND PROGRAM FOR 2011

Seattle Department of Neighborhoods announces the 2011 program for the nationally recognized Neighborhood Matching Fund (NMF). Updated application forms, program guidelines, and application deadlines are available for its three funding programs - Large Projects Fund, Small and Simple Fund, and Small Sparks Fund.

There have been several changes and impacts to the Neighborhood Matching Fund for 2011. To provide more opportunities for smaller projects, the Small and Simple Fund now has three application rounds in 2011. The deadline for the first round is January 18, 2011. The Tree Fund will no longer reside in Seattle Department of Neighborhoods, however, funding was transferred to Seattle Public Utilities for Citywide coordination of all tree giving programs in 2011.

For NMF projects that occur on the property of Seattle Parks and Recreation (DPR) as well as Seattle Department of Transportation (SDOT), projects will continue to require departmental approval and coordination based on established criteria. Overall, the criteria continue to support neighborhood-initiated projects that provide a public benefit and are consistent with the goals of each depart-

ment. The criteria also continue to limit large scale projects such as neighborhood-wide planning efforts or master plan development for large parks. Lastly, DPR and SDOT may have limitations related to staffing cuts and reassignments. For more detailed information on each department's project criteria, visit [www.seattle.gov/neighborhoods/nmf/](http://www.seattle.gov/neighborhoods/nmf/).

The Neighborhood Matching Fund (NMF) program was created in 1988. All projects are initiated, planned and implemented by community members in partnership with Seattle Department of Neighborhoods. Every award is matched by neighborhoods' or communities' resources of volunteer labor and donated materials, professional services, or cash. Since the program was created 22 years ago, the Neighborhood Matching Fund has awarded nearly \$47 million with a community match of more than \$68 million. Projects have involved more than 85,000 volunteers who have donated more than 566,000 work hours.

### SEATTLE OFFERS LOANS TO REPAIR HOMES FOR LOW TO MODERATE INCOME HOUSEHOLDS

The Office of Housing's Home Repair Loan Program provides loans to repair owner-occupied, single family homes with low- to moderate-income households. The program is designed to address immediate health, safety and structural deficiencies.

The loans are funded by local and federal programs which prioritize health and safety repairs. Homeowners are given as much flexibility as possible, but work items which threaten the health of the occupants or the integrity of the structure must be corrected before other work is started.

For a pre-screening to see if you qualify, please call (206) 684-0458 | (206) 684-0458 or email [HomeRepairLoan@seattle.gov](mailto:HomeRepairLoan@seattle.gov). **More details are offered below:**

#### Home Repair Loan Terms

The loans start at \$3,000. For households earning 50% of area median income or less, loans will have 0% interest. For households earning between 51% and 80% of area median income, loans will have 3% interest. See income limits below.

#### Income Limits

Eligibility is based upon the number of household members and total household income. The 2010 limits for maximum monthly income\* for home repair loans:

50% area median income				80% area median income			
1 Person	\$2,500	4 Person	\$3,566	1 Person	\$3,758	4 Person	\$5,366
2 Person	\$2,854	5 Person	\$3,854	2 Person	\$4,295	5 Person	\$5,800
3 Person	\$3,212	6 Person	\$4,137	3 Person	\$4,833	6 Person	\$6,229

\* Total gross income of household, before taxes and deductions; figures are updated annually.

#### Eligible Home Repairs & Improvements Include:

The home repair loan program is designed to address immediate health, safety and structural deficiencies. Other improvements that must be completed to address the identified health, safety and structural deficiencies or result from a health, safety or structural deficiency will be considered on a case by case basis. The following is a partial list of issues that may present an immediate health, safety or structural issue. This list is not intended to be exhaustive. Final determi-

## CHERRY BLOSSOM & JAPANESE CULTURAL FESTIVAL APRIL 1-3, 2011 SEATTLE CENTER

Explore Seattle's deep connections with Japan and celebrate the beauty of spring at the Seattle Cherry Blossom & Japanese Cultural Festival. Presented by the Seattle Cherry Blossom & Japanese Cultural Festival Committee.

What can you do in 2011? Learn the game GO, play with Japanese toys and participate in a tea ceremony demonstration, while you explore Seattle's deep connections with Japan and celebrate the beauty of spring. The event is a feast for the senses. Delicious food, Taiko drumming, Japanese artisan demonstrations, skate board routines and art-work present both a modern and ancient view of this complex culture.

## STG PRESENTS AMERICA'S GOT TALENT AT THE PARAMOUNT THEATRE MARCH 2ND AND 3RD, 2011!

NBC's hit television series, America's Got Talent, is taping live in Seattle for the first time ever and ALL TICKETS ARE FREE!! Join host Nick Cannon and judges Sharon Osbourne, Piers Morgan and Howie Mandel in the studio audience as the country's best singers, dancers, comedians, and performers of all age and style compete live on national television for a chance to win one million dollars. The show is travelling the country and is coming to the northwest for TWO DAYS ONLY, March 2nd and 3rd at The Paramount Theatre.

## STG PRESENTS BILLY ELLIOT THE MUSICAL THE PARAMOUNT THEATRE MARCH 22 - APRIL 3, 2011

Thrilling audiences worldwide and winning ten 2009 Tony Awards® including Best Musical, "The best show you will ever see," New York Post, is coming to Seattle! BILLY ELLIOT THE MUSICAL is a joyous celebration of one young boy's triumph against the odds. Called "The most inspiring show I've seen in years" by Ben Brantley of The New York Times, the story follows Billy's journey as he stumbles out of the boxing ring, into a ballet class and discovers his dream to dance.