

**STEVE LAEVASTU & ROGER TURNER ARE YOUR RAVENNA REALTORS**  
**LAND USE NOTICES**

**Area: Northeast Address: 5802 ROOSEVELT WAY NE**  
**Project: 3012203 Zone: ARTERIAL WITHIN 100 FT., LOW-RISE-2**

Land Use Application to subdivide one development site into five unit lots. The construction of residential units is being reviewed under Project #6244005. 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.

**Area: Northeast Address: 8917 LAKE CITY WAY NE**  
**Project: 3012093 Zone: ARTERIAL WITHIN 100 FT., COMMERCIAL 1-40', SALMON WATERSHED, SPECIAL GRADING REQUIREMENT, STEEP SLOPE (>=40%)**

Land Use Application to allow an expansion of a minor communication utility (AT & T) consisting of three panel antennas on the rooftop of an existing retail/residential structure..

**AVAILABILITY OF REVISED SCOPING REPORT AND NOTICE OF REVISED PROPOSAL**

**Area: Northeast Address: 6501 15TH AVE NE**  
**Project: 3010100**

A Scoping Report on the project described below is available for public review, and the proposal has been revised. The Lead Agency is the Department of Planning and Development.

**Project Name:** Roosevelt Development Group Contract Rezone

**Zones:** L2, NC 1-40', NC 2-40' (existing)

**REVISED Project Description:** Design Review, Early Design Guidance Meeting to allow a 12-story mixed use development with 283 residential units and 40,000 sq. ft. of retail at grade. Parking for 300 vehicles will be located below grade. All existing structures to be demolished (24,000 sq. ft.). Proposal will require a contract rezone and an environmental impact statement. The Environmental Impact Statement will consider the proposed contract rezone site bordered by 15th Ave NE, NE 65th St, 14th Ave NE, and NE 66th St. The EIS will also consider the impacts of a future possible rezone of the block bordered by 14th Ave NE, NE 65th St, Brooklyn Ave NE, and NE 66th St.

**INFORMATION AVAILABLE**

A copy of the Scoping Report is available for public review at the Seattle Public Library Downtown Branch, 1000 Fourth Avenue, Seattle WA 98104; and the Green Lake Branch Library at 7364 E. Green Lake Dr. N. Additional information about the project and a limited number of copies of the Scoping Report is available at the DPD Public Resource Center, (206) 684-8467 (address below). Copies of the Scoping Report are free. However, \$1.50 for postage must be paid prior to the document being mailed. Please send a check payable to the City of Seattle to:

DPD Public Resource Center  
 700 Fifth Avenue, Suite 2000  
 PO Box 34019  
 Seattle, Washington 98124-4019

**TESTIMONIALS**

We highly recommend working with Steve for your real estate needs. We have known Steve for several years, and earlier this year Steve helped us with; both selling and buying homes. Steve's strengths include the following:

- Vast knowledge and experience with real estate principles and the Seattle real estate market ( especially northeast of Seattle)
- Great strategies and advice for every step of the process
- Honesty – Steve always follows through and is extremely trustworthy
- Very positive attitude with lots of enthusiasm
- Hard working and always ready to "go the extra mile".
- Great communication and people skills.

We will definitely use Steve next time we are in the real estate market.

Thanks for the great Job Steve!  
 Tom Atkins and Erin Nelson

Dear Roger,

Just a quick note to thank you again for your expertise in selling my house in Maple Leaf. Although this was my fourth house, the process of selling has changed considerably since I bought this one eleven years ago. I may well have died of stress without your help. I appreciate you having those back-up buyers "in the wings" so to speak after the first buyer got cold feet!

Keep up the great work and I'll be calling you as soon as I am ready to buy my next house.

Sincerely,  
 Don Carlson



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The following is a list of the homes that sold in our Ravenna 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. 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.

Address	Bed	Bath	Style	Year	Price
7545 23rd Ave NE	2	1	1 Story	1952	\$283,500
1605 NE 63rd St	3	1	1 Story w/Bsmnt	1916	\$310,000
5208 Ravenna Ave NE #A	4	1	1 Story w/Bsmnt	1930	\$365,000
1352 NE 68th St	4	2	1 1/2 Story	1923	\$380,000
6856 23rd Ave NE	2	1	1 Story w/Bsmnt	1941	\$402,000
6321 9th Ave NE #B	3		Townhouse	2011	\$412,000
6321 9th Ave NE #C	3	1.75	Townhouse	2011	\$420,000
7539 24TH Ave NE	3	1.5	1 Story w/Bsmnt	1957	\$455,000
6544 23rd Ave NE	3	2.5	Tri-Level	2011	\$475,000
7011 23rd Ave NE	4	3	1 Story w/Bsmnt	1917	\$492,000
7549 25th Ave NE	5	3	2 Story	2003	\$505,000
6119 Brooklyn Ave NE	4	1.75	1 1/2 Story w/Bsmnt	1915	\$530,000
5609 15th Ave NE	9	3	2 Stories w/Bsmnt	2009	\$1,150,000

**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.

**NEIGHBORHOOD MATCHING FUND**

Great news! The Neighborhood Matching Fund (NMF) is launching a new web-based fund management system. This user-friendly tool will allow community members to apply for NMF funds and manage their awards online. And for those who receive an award, they will be able to electronically submit invoices and reports and make changes to documents more easily. Over time, this online system will provide much more efficiency for NMF staff to review, administer, monitor, and communicate with awardees and other stakeholders.

Two drop-in sessions are available for applicants who would like hands-on assistance with the new system. And if you plan to apply to the Neighborhood Matching Fund, make sure to visit [www.seattle.gov/neighborhoods/nmf](http://www.seattle.gov/neighborhoods/nmf) to learn more.

Steve Laevastu awarded  
**"BEST IN CLIENT SATISFACTION"**  
 6 years running by Seattle Magazine



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## EVENTS CALENDAR

**RAT CITY ROLLER GIRLS**  
<http://ratcityrollergirls.com>  
**SATURDAY, JUNE 18, 2011**

At the KeyArena Doors are at 4:30, Opening Ceremonies are at 5:30.

Sockit Wenches vs. Derby Liberation Front  
 Throttle Rockets vs. Grave Danger

**SEATTLE INTERNATIONAL FILM FESTIVAL**  
**THROUGH JUNE 12, 2011**  
**VARIOUS LOCATIONS**

The 37th 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 2011**  
**JUNE 25 - AUGUST 7, 2011 - THROUGHOUT THE SEATTLE AREA**

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.

There's always something for everyone at Seafair Seattle, from Arts & Crafts to live Music... huge Parades... Triathalons... Festivals and more!. Major Events include the Milk Carton Derby, Torchlight Run & Parade, the KeyBank Air Show featuring the famous Blue Angels, and General Motors Cup Unlimited Hydroplane Races held on beautiful Lake Washington.

**SEATTLE PRIDE FESTIVAL**  
**JUNE 26, 2011 - SEATTLE CENTER - DOWNTOWN SEATTLE WASHINGTON**

On June 26, 2011... 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.

## ANYBODY WANT TO BUY A USED FIRESTATION? Overview – Recommendation for Sale of Fire Station No. 38

### Summary of Recommendation

- New Fire Station 38 is now operational at 4004 Northeast 33rd Ave. N.E.
- The former station building is no longer required by the Seattle Fire Department.
- The Department of Finance and Administrative Services (FAS) recommends the property be sold through a competitive process for fair market value, with sales proceeds placed in the Fire Facilities and Emergency Response Levy Fund.

### Evaluation Process and Findings

- FAS ran the evaluation process in accordance with City policies and procedures (see page 1 for an overview of the process).
- FAS analyzed property characteristics, land use regulations, and neighborhood character, and solicited input from other City departments, outside public agencies and the general public.
- The following factors contributed to the recommendation to sell the property:
  1. No City department or outside public agency wishes to acquire the property.
  2. Low-rise multifamily zoning (LR-1, formerly L-1) significantly limits options for reuse of the existing building. Nonresidential uses would require an administrative conditional use permit process, including public comment, prior to approval by the Dept. of Planning & Development. Nonresidential uses are unlikely because (i) residential use can maintain the historic structure; and (ii) dispersion requirements limit additional institutional uses, such as community centers, when an institutional use (an elementary school) is already present nearby.
  3. Landmark controls will preserve the historic character of the site and building exterior.
  4. The City Council provided direction through Fire Facilities and Emergency Response Levy Funding Plan to sell former fire stations to help fund levy projects.

More information can be found in the Preliminary Report for PMA 135 – Fire Station 38.

### Recommended Public Involvement Plan for Former Fire Station 38

Property sales classified as “complex,” as is the sale of Fire Station No. 38, require a creation of public involvement plan (PIP). Each PIP is tailored to the characteristics of the specific excess property and those issues which have been raised during the circulation and notification phase.

- FAS recommends the PIP focus on the public comments received to date, and collection and presentation of any additional comments received through posting and publication of this plan. Given zoning and landmark constraints on adaptive reuse options and the plan to use sales proceeds for other Fire Facilities and Emergency Response Levy Program projects, additional public meetings are not necessary.

Visit <http://www.seattle.gov/realstate> for links to relevant documents and more information.

### SEATTLE CITY COUNCIL CREATES PROGRAM TO BRING ART, FOOD USES TO VACANT LOTS, CONSTRUCTION PITS

Seattle – Driven by the fact that many development projects that have lost their financing and stalled out, resulting in vacant, unused lots or construction pits in Seattle neighborhoods, the Seattle City Council unanimously adopted legislation to enliven vacant and underused lots in Seattle neighborhoods.

This new legislation creates a pilot program to allow property owners to temporarily locate active uses, like retail sales kiosks, mobile food vending carts, or art installations, on sites of stalled construction projects.

Also allowed are temporary conversions of vacant and underused lots into short-

term parking, provided the sidewalk-facing sides of the lot are activated with creative uses that will attract and increase pedestrian activity. Art, mobile food vending, retail kiosks, tree nurseries, or community gardens would all satisfy the activation requirement.

While we weather this recession, our neighborhoods shouldn't have to suffer vacant, trash-attracting lots, said Councilmember Sally J. Clark, sponsor of the legislation. Let's make things active and interesting again while Seattle's economy recovers and builders are able to re-secure their financing.

To take advantage of the pilot program, lots must: already have legally established accessory parking; have been cleared for construction as of June 1, 2010; or have an active building permit as of June 1, 2010. The pilot project would only apply to the following zones: Seattle Mixed, Highrise, Downtown, Industrial, and Commercial with the exception of NC1.

The Seattle Design Commission solicited ideas for lot activation. The results are available on their website.

Successful pilot program applicants may operate for three years and can renew for a second three-year term. No more than 20 permits would be granted city-wide.

### KING COUNTY RANKED NO. 7 IN THE COUNTRY

King County ranked No. 7 in the country last year for counties spending the most money on remodeling, according a National Association of Home Builders survey released on March 15. King County homeowners spent an estimated \$2,295 million on their projects, averaging \$4,914. Neighboring Snohomish County was ranked No. 64 with \$665 million and an average of \$3,768, while Pierce County checked in at No. 73 with \$615 million and an average of \$3,323. A total of 3,143 counties were surveyed. Total remodeling spending in a particular county is obviously related to the number of homeowners in the county. Los Angeles County led the country at \$9.4 billion. Rounding out the top five list is Cook County in Illinois, Orange and San Diego counties in California, and Maricopa County in Arizona. The NAHB model uses data from the American Housing Survey - which is funded by the U.S. Department of Housing and Urban Development and conducted by the U.S. Census Bureau - to estimate local remodeling based on home and homeowner characteristics. It is then applied to the information on every county's homes and home owners that the Census Bureau released late last year from its American Community Survey. The new NAHB estimates include remodeling spending per owner-occupied home. Nantucket County Massachusetts leads the nation on remodeling spending per home at \$9,369. Other counties in the top five include New York County (Manhattan) and three counties in the San Francisco Metropolitan area. In each of these counties, remodeling is over \$8,000 per owner-occupied home. In comparison, the average across all counties nationwide is \$2,085.



## 2011 SEATTLE INTERNATIONAL BEERFEST JULY 1-3, 2011 SEATTLE CENTER

Celebrating the world's most legendary brewing styles and the nations that made them famous. Come taste over 130 world-class beers from more than 15 countries.

Hours: Friday 12 PM - 10 PM; Saturday 12 PM - 10 PM; Sunday 12 PM - 7 PM. Admission is \$20, which includes a glass and 10 beer tickets.

## JULY 4TH CELEBRATIONS JULY 4, 2011 - VARIOUS LOCATIONS THROUGHOUT THE SEATTLE WASHINGTON AREA

A Seattle favorite, the Chase Family Fourth fireworks display is set with a breathtaking downtown Seattle as a backdrop on Lake Union. Other activities include Chase Playfied (Kids Area), Street Scramble, National Anthem performed by members of the School of Rock: Northwest All-Stars, food booths and beer gardens. Festivities begin at Noon with a 'huge' pyrotechnic extravaganza at 10 PM.

## SEATTLE SPORTS SCHEDULE

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### MARINERS MLB HOME GAMES

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

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6/1	12:40PM	V.S. ORIOLES
6/2	7:10PM	V.S. RAYS
6/3	7:10PM	V.S. RAYS
6/4	1:10PM	V.S. RAYS
6/5	1:10PM	V.S. RAYS
6/13	7:10PM	V.S. ANGELS
6/14	7:10PM	V.S. ANGELS
6/15	7:10PM	V.S. ANGELS
6/17	7:10PM	V.S. PHILLIES
6/18	7:10PM	V.S. PHILLIES
6/19	1:10PM	V.S. PHILLIES
6/24	7:10PM	V.S. MARLINS
6/25	7:10PM	V.S. MARLINS
6/26	7:10PM	V.S. MARLINS
6/27	7:10PM	V.S. BRAVES
6/28	7:10PM	V.S. BRAVES
6/29	12:40PM	V.S. BRAVES

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### SOUNDERS FC HOME GAMES

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

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6/11	7:30PM	VS. WHITECAPS FC
6/23	7:00PM	VS. RED BULLS
6/26	1:00PM	VS. REVOLUTION

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### SEATTLE STORM HOME GAMES

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

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6/04	12:00PM	VS PHO
6/09	7:00PM	VS MIN
6/17	7:00PM	VS IND
6/24	7:00PM	VS MIN