

## STEVE LAEVASTU & ROGER TURNER ARE YOUR RAVENNA REALTORS

SEATTLE – Today the Seattle City Council approved Council Bill 116817 by a 9-0 vote. The ordinance creates a \$100 million Rate Stabilization Account (RSA) for Seattle City Light. The account provides protection for Seattle City Light customers from the volatility of the wholesale power market. In addition to providing an insurance program against the fluctuations of the wholesale power market, the fund also shores up the bond rating of City Light, allowing the utility to borrow at lower rates and ultimately deliver lower cost power to its electricity customers.

“The RSA is a forward thinking mechanism that will serve City Light customers so that they will not be subject to unreasonable rate fluctuations,” stated Councilmember and Energy, Technology and Civil Rights Committee (ETC) chair, Bruce Harrell. “Simultaneously the RSA will address the more immediate need of preserving the Utility’s bond rating at the highest level possible. This means significant savings to the customers.”

The ETC also established a new City Light Review Panel, and approved resolution 31187 that sets City Light’s debt service at 1.8 times coverage and directs the Utility to fund 40 percent of its six year capital improvement program with cash from operations. The Council will evaluate the efficacy of these policies before the end of 2011. To address the immediate shortfall caused by the eighth lowest snowpack in the last 50 years, the ETC has directed City Light to identify spending cuts in their Operations & Management and Capital budgets and for a plan to be presented to the committee by March 31, 2010.

Council President Richard Conlin said, “Council has worked hard to protect the long term interests of City Light customers. The RSA will help ensure that City Light maintains its favorable bond rating and continue to deliver the cleanest, cheapest power in the nation.” The RSA will be funded by several sources including approximately \$50 million in refinancing of City Light bonds, up to \$25 million from City Light’s existing Contingency Reserve Account, \$10 million from surplus property sales, and a temporary 4.5 percent customer surcharge through 2011. As the reserve fund grows, the surcharge paid by customers will drop; to 3 percent when the RSA reaches \$80 million, 1.5 percent when it reaches \$90 million and zero when the account reaches \$100 million.

Councilmember Nick Licata added, “This action sends a message to the rating agencies that the Council will make prudent decisions to ensure City Light’s financial stability and protect customers from rate fluctuations caused by wholesale revenue volatility.”

City Light has been subject to serious wholesale revenue shortfalls in the past. Last year, there was a \$74 million shortfall caused by low energy prices. This year, the eighth lowest snowpack in the last 50 years, has caused an estimated \$80 million shortfall. Economists are predicting that energy consumption will remain low, further eroding City Light’s bottom line.

“Given the volatility of the past two years, I believe this mechanism will be a great tool to protect the customers,” said Councilmember Mike O’Brien.

“There is no such thing as a normal water year anymore,” said Mayor Mike McGinn. “The RSA takes an important step toward long term sustainability by helping Seattle City Light manage fluctuations in wholesale revenue caused by reduced snowpack levels. We will continue to work with Councilmember Harrell and the City Council to improve long term financial planning,

review capital investments and ensure the Utility is managed as effectively and efficiently as possible.”

Seattle City Council meetings are cablecast live on Seattle Channel 21 and Webcast live on the City Council’s website at <http://www.seattle.gov/council/>. Copies of legislation, archives of previous meetings, and news releases are available on <http://www.seattle.gov/council/>. Follow the Council on Twitter at [twitter.com](http://twitter.com/seattlecitycouncil) and on Facebook at [Seattle City Council](http://www.facebook.com/seattlecitycouncil).

### 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

Dear Roger,

Just a quick note to say thanks for all of your hard work in selling our old home and finding one we love! All within a week’s time. Impressive!

You never missed a beat! Your concern for what we needed and wanted was a priority and very much appreciated. I hope to see you and Steve at our open house on the 23rd.

Thanks again.

Sincerely,  
Glen & Anita Arnesor

<http://www.ravennahouse.com>  
*Need help buying or selling your home?*  
*Contact Us!*



**Roger Turner**  
(206) 999-6937  
[rjturner@windermere.com](mailto:rjturner@windermere.com)  
[www.rogerjturner.com](http://www.rogerjturner.com)



**Steve Laevastu**  
(206) 226-5300  
[sold@windermere.com](mailto:sold@windermere.com)  
[www.seattlehomeguy.com](http://www.seattlehomeguy.com)



Stairway into Ravenna Trails

**SOLD HOMES**

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	Year	Style	Price
6115 21st Ave NE	3	1.75	1923	1 1/2 Stry w/Bsmt	\$669,000
7542 19th Ave NE	4	2.75	1927	2 Stories w/Bsmnt	\$584,000
6818 16th Ave NE	2	1	1921	1 Story w/Bsmnt.	\$440,000
5812 8th Ave NE	2	1	1922	1 Story w/Bsmnt.	\$385,000
8231 Ravenna Ave NE	2	1	1942	1 Story	\$324,988
6220 25th Ave NE	5	2.5	1926	1 Story w/Bsmnt.	\$260,000

### 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](mailto:sold@windermere.com)

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

### JOINT PRESS RELEASE FROM LAURELHURST COMMUNITY CLUB AND CHILDREN’S ON SETTLEMENT

Seattle Children’s and Laurelhurst Community Club Find Balance on Hospital Master Plan Master Plan Now Before Seattle City Council for Consideration

Seattle Children’s Hospital and the Laurelhurst Community Club (LCC) announced that they have reached a settlement concerning the hospital’s proposed expansion. The settlement was jointly presented this morning to the City Council as providing a path forward for City approval of Children’s proposed Major Institution Master Plan.

The Settlement Agreement negotiated by Laurelhurst Community Club and Seattle Children’s Hospital acknowledges important principles on both sides of the debate over Children’s expansion in Laurelhurst. It achieves a compromise between the need for Children’s to expand and the livability of the adjacent neighborhoods, in response to the appeals of Laurelhurst and its co-appellants. The agreement is consistent with and builds upon the foundation of compromises that Children’s and LCC have developed with the Department of Planning and Development and the Citizens’ Advisory Committee Majority and Minority reports. Children’s and the Laurelhurst Community Club acknowledge the role that participants have played in achieving a solution that allows everyone to move forward. And, the parties hope that the City Council, after due consideration consistent with its controlling



**Steve Laevastu**  
(206) 226-5300  
[sold@windermere.com](mailto:sold@windermere.com)  
[www.seattlehomeguy.com](http://www.seattlehomeguy.com)



**Roger Turner**  
(206) 999-6937  
[rjturner@windermere.com](mailto:rjturner@windermere.com)  
[www.rogerjturner.com](http://www.rogerjturner.com)

# Seattle Events Calendar

## SEATTLE INTERNATIONAL CHILDREN'S FESTIVAL MAY 11-15, 2010 - SEATTLE CENTER

The Seattle International Children's Festival began as a small Arts Event for kids... and has now grown into the largest Performing Arts Festival for families in the United States. The annual Six-Day Event... featuring artists from Africa... Asia... Europe and the America's, has introduced more than 500,000 people to the sights, sounds, music, movement and theatre arts of our brothers and sisters worldwide.

## SEATTLE INTERNATIONAL FILM FESTIVAL MAY 20 - JUNE 13, 2010 - VARIOUS LOCATIONS - 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 globe. From 'famous' Directors to Independent Filmmakers, more than 300 Works will be showcased during this popular event.

Screenings, Panels and Workshops will be held at several different venues including; Egyptian, Harvard Exit, AMC Pacific Place 11 Theatres, Broadway Performance Hall, Cinerama and Paramount Theatre.

## NORTHWEST FOLK FESTIVAL MAY 28-31, 2010 - SEATTLE CENTER

This is the largest Folk Festival in the Country... drawing thousands of people from all over the world, to come and enjoy the multitude of Ethnic Traditions showcased here, which include: Food... Dance... Art... and Crafts.

Watch hundreds of Cultural Acts on 18 Stages set up around the 74 Acres of Seattle Center. Bring the kids... find a spot on the spacious lawns... and enjoy the sights and music on a beautiful Seattle spring weekend.

## THE SEATTLE CHEESE FESTIVAL FACTS MAY 15-16, 2010

We've set the date for the 2010 Cheese Festival. Please join us at Pike Place Market on May 15th and 16th. We will be updating our site with 2010 information periodically. For more info please visit our website at: <http://www.seattlecheesefestival.com>

## UNIVERSITY DISTRICT STREETFAIR MAY 15TH FROM 10-7 & 16TH FROM 10-6,

The U District StreetFair is the kick-off event for the festival season in the Seattle region. It is also the longest running street festival in the nation! Self-described as "country fair meets urban retail corridor", the StreetFair attracts more than 50,000 people and over 300 craft and food booths to the District on the third weekend of May each year. For more info, see: <http://www.udistrictchamber.org>

role, will recognize and include the provisions of the settlement agreement in its master plan decision.

"We believe the proposed terms in the agreement will further strengthen the balance between Children's critical need for more beds and the livability of the neighborhood," said Dr. Thomas N. Hansen, CEO at Seattle Children's. "The agreement allows us to build the 600 beds we need while further aligning our needs and those of the community. We are hopeful it will ease some of the burden on the City Council. Still, we recognize that the City Council must weigh all information and plans along with this agreement before making their final decision."

Stan Sorscher, a member of the Laurelhurst Community Club Trustee committee that negotiated the Agreement, commented:

"It took hard work and many weeks of careful listening by both sides to work out a settlement agreement. The agreement announced today allows the hospital to grow and meet its needs while providing long term protections for the surrounding residential community. The two sides' success in settling represents a watershed in hospital/community relations. The Community Club now looks forward to building on that success as the settlement and its agreed Master Plan are implemented."

Summary of Seattle Children's/Laurelhurst Community Club Settlement Agreement provisions:

- Development square footage reduction: Children's proposal to add 1.5 million square feet of development is reduced by 275,000 square feet.
- No expansion of Children's campus across Sand Point Way: Children's Hartmann property, located across Sand Point Way, is removed from the Major Institution Master Plan. It may be re-developed separately under more limited non-institutional zoning. Children's is still committed to implementing community benefits for Hartmann such as retaining the Sequoia grove, providing landscaping screen, and building a pedestrian/bicycle access to the Burke-Gilman trail.
- Fifty-year restriction on campus expansion into residential areas: For a period of 50 years, Children's agrees not to expand its boundaries into specified residential areas to the south, east, and north.
- Height limits: No more than 20 percent of the campus land area will be over 90 feet in height and no more than 10 percent will be over 125 feet in height in the new major institution boundary area. No structure will be above 140 feet in height.
- Added Setback: The minimum structure setback/garden edge setback along the entire NE 45th Street frontage must be 75 feet, increased from 40 feet for a portion of that area.
- Southwest Parking Garage underground: The Southwest parking garage will be constructed underground.
- 40th Ave. NE mitigation: The traffic signal at this location will be installed before occupancy of Children's Phase 1 development. Children's and LCC will work with the City on technology and design features to minimize cut-through traffic and queuing.
- Hearing Examiner conditions accepted with limited modifications: Children's and LCC accept all Hearing Examiner recommended conditions, with a few specified modifications.
- Mutual cooperation: LCC withdraws its appeal of Children's Master Plan, agrees to support the Master Plan as modified by this agreement, but retains full ability to participate in and comment on its implementation. Seattle Children's and the LCC will establish a permanent committee to maintain a good working relationship and resolve any issues that surface in a timely manner. Seattle Children's will recommend that the City appoint two Laurelhurst designees to the City's Standing Advisory Committee overseeing Children's master plan implementation.

In addition to these new provisions, Children's remains fully committed to, and LCC supports, the mitigation measures and community benefits previously agreed to throughout the process to date including community transportation enhancements and pedestrian/bicycle improvements.

## SPRING FLOWERS CAN BE DEADLY FOR CATS

Lilies and other spring blooms on the list of plants toxic to cats

SEATTLE – With the onset of spring and Easter just around the corner, the Seattle Animal Shelters warns cat owners about the dangers of Easter lilies, and other spring flowers.

"Lilies, including Easter lily, tiger lily, rubrum lily, Japanese show lily and some species of the day lily can cause kidney failure in cats," says Don Jordan, director of the Seattle Animal Shelter. "Be aware that all parts of the lily plant are considered toxic to cats and consuming even small amounts can be life threatening," say Jordan.

Within only a few hours of ingesting toxic plant material, a cat may vomit, become lethargic or lose its appetite. These signs continue and worsen as kidney damage progresses. Without prompt and proper treatment by a veterinarian, a cat may develop kidney failure in approximately 36 to 72 hours. Cat owners should remove toxic plants from their cat's access and are encouraged to consider safer alternatives to Easter lilies such as Easter orchids, Easter lily cactus, Easter daisy or violets.

To help educate cat owners and veterinarians about the dangers of lilies and other plants, the ASPCA Animal Poison Control Center, Cat Fanciers' Association, and the "No Lilies for Cats Campaign," have developed online materials including photos of common types of dangerous lilies and a list of non-toxic plants. To download the materials, visit <http://www.asPCA.org/pet-care/poison-control/plants/>, <http://www.cfa.org/articles/lilies.html> or <http://www.noliliesfor-cats.com/>

The Seattle Animal Shelter, located at 2061 - 15th Ave. W., is open for adoptions Tuesday through Sunday, noon to 6 p.m. Please call 386-PETS for more information. To view animals available for adoption, visit this web site: <http://www.seattleanimalshelter.org>

## SEATTLE INSTALLS FIRST PUBLIC COMPOSTING TOILET

Picardo Farm P-Patch to Celebrate Achievement April 3, 2010  
March 3, 2010 (SEATTLE, WA)--Installing permanent restrooms into public areas can often be a massive hassle, especially without easy access to sewage systems. Seattle Department of Neighborhoods is pleased to introduce Seattle's first public composting toilet, which was recently installed by community garden volunteers at our very own Picardo Farm P-Patch.

The Picardo Farm Garden was the first Seattle P-Patch, established in 1976 based on the idea that "you give back what you put in," offered by site owner Rainie Picardo. For years, the 281 plot gardeners of Picardo Farm have pined for a permanent restroom, voting in an early 2000s planning process on a composting toilet as a solution to the tipsy Honey Bucket, leased only from April to October. The new composting toilet will serve as a convenient relief to the gardeners and visitors.

The Clivus Multrum M54W is not only a composting system, but the building that houses the restroom. The water-tight section underneath holds lightly packed wood shavings along with a solar powered bilge-pump to convert the matter to carbon dioxide and distribute it throughout the shavings. Solar-powered fans are also built into the building to produce fresh air, and upon periodic maintenance, all matter composted can be removed and distributed elsewhere as fertilizer.

Picardo Farm gardeners have pursued this project through many hurdles. A Neighborhood Matching Fund award that provided funding was only the first step. Ultimately multiple permits were required from county and city agencies and a professional engineer was hired to help steward the process.

At 12:30 p.m. on Saturday April, 3, the Department of Neighborhoods will host a public celebratory opening of the newest Picardo feature, located at the intersection of 25th Ave NE and NE 82nd. The 1 p.m. ribbon cutting will be followed by garden tours.

## CITY COUNCIL ESTABLISHES \$100 MILLION RATE STABILIZATION ACCOUNT

Reserve fund provides long term rate stability for City Light customers

Continued on Back

## SASQUATCH 2010 MUSIC FESTIVAL MAY 29TH - 31ST MEMORIAL DAY

### WEEKEND AT THE GORGE IN GEORGE.

Sasquatch! Music Festival is a music festival held annually at the Gorge Amphitheatre in George, Washington. It is presented by the House of Blues. There is an emphasis on indie rock bands and singer-songwriters, although there are also alternative rock and hip hop acts. The festival features three separate stages (Sasquatch! Main Stage, Wookie Stage, & Yeti Stage). Headliners from past festivals include Beastie Boys, Beck, Björk, Kings of Leon, Jane's Addiction, Coldplay, Ben Harper and the Innocent Criminals, Nine Inch Nails, Pixies, The Postal Service, M.I.A., Death Cab for Cutie, Modest Mouse, R.E.M. and String Cheese Incident.

## STG PRESENTS

### FIDDLER ON THE ROOF

### THE PARAMOUNT THEATRE MAY 25 - 30

FIDDLER ON THE ROOF, The Tony Award winning musical that has captured the hearts of people all over the world with its universal appeal, embarks on its North American Tour.

Based on the stories of Sholom Aleichem, FIDDLER ON THE ROOF has been lauded by critics again and again, and won the hearts of people all around the world. Filled with a rousing, heartwarming score, which includes "Tradition," "Matchmaker, Matchmaker," "If I Were A Rich Man" and "Sunrise, Sunset," FIDDLER ON THE ROOF is a timeless classic.



Windermere Real Estate / Oak Tree Inc

## SEATTLE SPORTS SCHEDULE

\*\*\*\*\*

### MARINERS MLB HOME GAME

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

\*\*\*\*\*

5/1	12:10PM	V.S. TEX
5/2	1:10PM	V.S. TEX
5/4	7:10PM	V.S. TB
5/5	7:10PM	V.S. TB
5/6	7:10PM	V.S. TB
5/7	7:10PM	V.S. LAA
5/8	6:10PM	V.S. LAA
5/9	1:10PM	V.S. LAA
5/19	7:10PM	V.S. TOR
5/20	12:40PM	V.S. TOR
5/21	7:10PM	V.S. SD
5/22	7:10PM	V.S. SD
5/23	1:10PM	V.S. SD
5/25	7:10PM	V.S. DET
5/26	7:10PM	V.S. DET
5/31	7:10PM	V.S. MIN

\*\*\*\*\*

### SOUNDERS FC HOME GAME

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

\*\*\*\*\*

5/1	7:30PM	VS. THE CREW
5/8	1:00PM	VS. GALAXY
5/22	12:00PM	VS. EARTHQUAKES