

# Steve Laevastu & Roger Turner are your EXCLUSIVE Ravenna Realtors

## Here is what our clients have to say

To potential seller/buyer in Seattle area,

I am writing this letter to highly recommend Steve Laevastu as your real estate agent. My wife and I just sold our house in the View Ridge area last October, which we consider would be impossible if without Steve's help.

We started our selling process by interviewing three agents – all with excellent track records. Among them, Steve was outstanding in two ways: he has a team and can put contractors in immediate repair work (which is very important for an old house); Also, he is so confident about his service that he guarantees that we can stop working with him if we are not 100% satisfied with him.

We decided to ask Steve to help us sell our house. As you know, the housing market is not as good as even a year ago. Only one week after we put our house on the market, there was another house right over the corner that was listed at an extremely low price. At such a difficult time, Steve discussed with us possible strategies based on his years of experience. We have this strong feeling that he really thinks and acts as if he is selling his own house, and we highly appreciate his suggestions along the way.

Then we got an offer, only one offer and at a very low price. Steve stayed calm and rational, which helped us a lot in the negotiating process. At the end, we sold our house at a reasonable price. However, even if we did not sell the house at that time, we would still use Steve as our agent – we are comfortable working with Steve, and we believe that he is trying his best to help us.

Overall, we consider that Steve is an honest, professional and dedicated person, and we will highly recommend him to potential home sellers/buyers.

Sincerely yours,

Bin Li

Service that exceeds normal expectations, that 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,

Peter and Moira Tueffers

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



<http://www.ravennahouse.com>

## LAND USE ACTION NOTICES

Area: Northeast Address: 8512 20TH AVE NE  
Project: 3003274 Zone: ARTERIAL WITHIN 100FT, COMMERCIAL1-65, SALMON WATERSHED, SPECIAL GRADING REQUIREMENT, STEEP SLOPE (>=40%)

The proposal is for a six-story building containing 4,000 sq. ft. of retail at ground level and 145 residential units above in an environmentally critical area. Parking for 167 vehicles to be provided in a below-grade garage. Project includes 21,900 cu. yds. of grading. Existing 14,500 sq. ft. commercial structure to remain.

Area: Northeast Address: 825 NE 66TH ST  
Project: 3006953 Zone: LOWRISE-1, SCENIC VIEW WITHIN 500 FT, STEEP SLOPE (>=40%), URBAN VILLAGE OVERLAY Land Use Application to subdivide one parcel into three unit lots. The construction of townhouses is being reviewed under Project #6110459. 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: 6521 ROOSEVELT WAY NE  
Project: 3007933 Zone: ARTERIAL WITHIN 100FT, LOWRISE-2 RESIDENTIAL/COMMERCL, NEIGHBOR CMRCL3-65 PEDESTRIAN, URBAN VILLAGE OVERLAY

The proposal is for a six-story, 61 unit residential building (with two live-work units) with 4,200 sq. ft. of retail at street level. Parking for 60 vehicles to be provided within the structure below grade. Existing structure to be demolished under a separate permit.

Area: Northeast Address: 7517 BROOKLYN AVE NE  
Project: 3009136 Zone: SINGLE FAMILY 5000, SCENIC VIEW WITHIN 500 FT.

Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A)3,792 sq. ft. B)4,440 sq. ft. Existing structure are to remain.

Area: Northeast Address: 5716 ROOSEVELT WAY NE  
Project: 3009116 Zone: ARTERIAL WITHIN 100 FT., LOWRISE-2

Land Use Application to subdivide one parcel into three unit lots. The construction of residential units is being reviewed under Project #6172403. 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.

## BUILDING PERMITS

\$363,748; Establish use and construct single family residence with attached garage, per plans.7011 Ravenna Ave NE

\$289,912; Change use of apartment to two family dwelling and construct addition to rear of existing structure per plan. 5617 15th Ave NE



## SOLD HOMES

The adjacent list is 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	LEVELS	YEAR BUILT	SOLD PRICE
7009 15th Ave NE	1	1	1 Story	1900	\$210,000
8010 Ravenna Ave NE	2	1	1 Story w/Bsmnt.	1944	\$445,000
6525 23rd Ave NE	2	1	1 Story w/Bsmnt.	1925	\$458,000
5035 12th Ave NE	3	2.5	Townhouse	2007	\$489,900
7310 20th Ave NE	3	1	1 1/2 Story	1928	\$514,000
6517 25th Ave NE	3	2.5	2 Stories w/Bsmnt	2005	\$535,000
7753 19th Ave NE	3	2	1 1/2 Stry w/Bsmt	1930	\$569,500
5625 12th Ave NE	4	1.75	2 Stories w/Bsmnt	1914	\$600,000
7503 18th Ave NE	4	2.25	2 Stories w/Bsmnt	1905	\$657,000
6310 20th Ave NE	3	2.5	1 1/2 Stry w/Bsmt	1928	\$683,000
7350 24th Ave NE	3	2.5	2 Story	2007	\$780,000
5728 17th Ave NE	4	2.75	2 Stories w/Bsmnt	1907	\$995,000

## MARINERS HOME GAMES

JULY			AUG		
7/18	V.S. CLE	7:10 PM	8/1	V.S. BAL	7:10 PM
7/19	V.S. CLE	12:55 PM	8/2	V.S. BAL	7:10 PM
7/20	V.S. CLE	1:10 PM	8/3	V.S. BAL	1:10 PM
7/21	V.S. BOS	7:10 PM	8/4	V.S. MIN	7:10 PM
7/22	V.S. BOS	7:10 PM	8/5	V.S. MIN	7:10 PM
7/23	V.S. BOS	1:40 PM	8/6	V.S. MIN	1:40 PM
			8/7	V.S. TB	7:10 PM
			8/8	V.S. TB	7:10 PM
			8/9	V.S. TB	7:10 PM
			8/10	V.S. TB	1:10 PM



<http://www.ravennahouse.com>

Need help buying or selling your home?

Contact Us!



Windermere Real Estate / Oak Tree, Inc.

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Steve Laevastu



Roger Turner

# Seattle Events Calendar

## CHINATOWN-INTERNATIONAL DISTRICT SUMMER FESTIVAL HING HAY PARK | JULY 12

Welcome to the home of our Pan-Asian American communities. It's the only neighborhood in America where Chinese, Filipino, Japanese, Vietnamese and Southeast Asians live and work together, side-by-side. Whether you're looking for unique retail gifts, hard to find specialty wares, ethnic-specific social services, Asian art and culture or the best and most affordable cuisine in town - we hope you enjoy your stay.  
<http://www.cidbia.org/>

## BITE OF SEATTLE SEATTLE CENTER | JULY 18-20

Of course, the Bite is all about the food, and there will be plenty of that! We've listened to consumer comments and as always, we're striving to continue to increase the selection of great restaurants at the Bite while still bringing back your favorites.  
<http://www.biteofseattle.com/>

## BENAROYA RESEARCH INSTITUTE TRIATHLON AT SEAFAIR, SEWARD PARK, SUNDAY, JULY 20

Athletes from all around the Pacific Northwest are swimming, cycling and running their way to fitness and athletic excellence in preparation for the Benaroya research Institute Triathlon at Seafair. Seward Park on Lake Washington serves as a pristine venue for this sprint-distance triathlon and offers an incredible experience for athletes of all ability levels. Come test your skills and achieve your goals on this flat, fast and scenic course! The "sprint distance" triathlon featured a 1/2-mile swim, 12-mile bike and 3.1-mile run.

## CAPITOL HILL BLOCK PARTY CAPITOL HILL | JUL 25 - 26

The Capitol Hill Block Party combines a huge, two-day explosion of bands with a unique combination of Seattle Music Community forces including The Stranger, 90.3 KEXP, 107.7 The End, The Vera Project, Neumo's, Fuzed Music, Mackie and Home Alive. This year's event, held on July 25&26, 2008 will bring together over 40 bands on

  
**Windermere**

Windermere Real Estate / Oak Tree Inc

## MAYOR ENCOURAGES SEATTLE DRIVERS TO CUT CAR TRIPS. ANNOUNCES PUBLIC CAMPAIGN TO "GIVE YOUR CAR THE SUMMER OFF"

SEATTLE –Mayor Greg Nickels today announced a public campaign encouraging residents to drive their cars 1,000 miles less a year and combat global warming by walking, biking, car pooling and taking transit.

"Give Your Car the Summer Off" enlists the support of the Seattle Art Museum, Woodland Park Zoo, Seattle Aquarium, local businesses and others to offer discounts for people who pledge not to drive alone. People giving up their cars for a month or a year will also receive special incentives.

"Seattleites are aware of the perils of climate pollution, and they want to do their part," said Nickels. "While lots of people bike and bus to work, we also want to encourage folks to use carbon-friendly alternatives throughout the week and in their neighborhoods. No matter how you go, we're offering a number of programs to make it easy and rewarding to give your car the summer off."

Transportation accounts for nearly half of the greenhouse gas emissions in Seattle. To make a significant difference in the city's carbon footprint, residents are encouraged to reduce their personal driving by 1,000 miles annually – about 20 miles a week. One thousand fewer miles saves 1,000 pounds of climate pollution, and helps us meet our climate protection goals.

"Give Your Car the Summer Off" is part of Nickels' Seattle Climate Action Now program, which encourages residents to make reductions in their own personal climate pollution along with the city's efforts.

"Woodland Park Zoo is thrilled to be working with the city of Seattle and Seattle Climate Action Now to promote alternative modes of transportation to the zoo and other regional destinations," said Dr. Deborah Jensen, Woodland Park Zoo president and chief executive. "Taking the bus or riding a bike can be a fun and resource-saving way to get to the zoo this summer."

While driving less has a number of inherent benefits – it's cheaper, promotes health, and it's good for our climate – "Give Your Car the Summer Off" will provide even more incentives to those who choose to leave their cars at the curb. The Web site [www.seattlecan.org](http://www.seattlecan.org) hosts information and a pledge form to print and use to receive discounts.

### PROGRAM COMPONENTS INCLUDE:

- Recreational Destination Incentives. Many of the city's premier businesses and attractions, such as Woodland Park Zoo and Seattle Art Museum, will be offering discounts to people who don't drive. By pledging to take transit, car pool, walk or bike to one of the city's business districts or community attractions, visitors will receive discounts or reduced admissions. More businesses will be added all summer.
- Give your car time off. Cut a couple car trips a week, commute differently, give up your car for a month, or sell it for good – the city's "Way to Go" program offers incentives to those who do any of these. Eligible participants can be entered for prize drawings or receive up to \$400 in incentives.
- Summer Events. Many of the city's summer events, such as Bumbershoot, are encouraging people to use transit, bike, walk, and car pool. So everywhere people look, they'll be reminded about making a different transportation choice. Participating events will also feature a one-stop-shop for resources such as Metro Trip Planner, Rideshare Online, and bicycle maps.
- Climate Action Now "In-a-Box." This kit contains everything one needs to host a car-free summer party with friends and inspire on-the-spot action. Try setting up a walking school bus, an anti-idling campaign, a neighborhood car pool, or a public transit amazing race.
- Car Free Days: Some city streets will be open to bikes and pedestrians similar to Bicycle Saturdays and Sundays along Lake Washington Boulevard.

To launch "Give Your Car the Summer Off," Nickels unveiled new billboards which feature 200 people and various transportation options. Recognizing the importance of fighting global warming, Clear Channel Outdoor donated nine billboards throughout the city to promote driving less.

All programs can be accessed by visiting [www.seattlecan.org](http://www.seattlecan.org) and signing up.

## COMMUNITY TREE PROGRAM

### Trees are the answer to global warming!

When it comes to reducing the impacts of global warming, there is no substitute for responsible behavior. Planting trees can help lessen some of the problems that face us today while providing benefits that enhance our neighborhoods and our lives.

Thanks to the voter-supported Bridging the Gap initiative, SDOT is planting over 800 street trees per year. That can be good news for your neighborhood.

SDOT is interested in finding neighborhoods where we can plant about 100 trees within (about) a 4 to 5-square block area. These trees will be planted, watered through establishment, and maintained by SDOT.

If your neighborhood has curbed planting strips that are a minimum of 5' wide, you may be eligible to receive these free trees.

Trees re-absorb carbon dioxide out of the air. They can help reduce energy needs, by cooling homes in summer and blocking cold winds in the winter. They capture storm water and filter dust and dirt from the sky. They beautify our neighborhoods, encourage song birds and help increase property values.

Call 684-TREE (8733) if your neighborhood is interested in "growing solutions" by planting trees.

### PROCESS FROM A (APPLICATION) TO T (TREES)

- A - Apply – please see the guidelines below to verify that the location you have in mind is suitable
- Enter information about your site into our on-line form, or suggest a project location by calling 684-TREE (8733)
- \* Urban Forestry team goes out and reviews site suggested
- \* Urban Forestry compares location with others submitted
- \* If your site is selected, a team will mark proposed tree locations in white paint on the curb line and "plant" small white flags where trees will likely be located
- \* A door hanger which gives general information about the project, and lists available tree types will be placed on doorknobs of neighborhood houses
- \* Neighbors give us feedback
- \* Trees will be planted in March/April in the spring and in November/December in the fall.
- \* Water bags will be installed on trees late in the spring, and filled once a week throughout the summer (as shown in this picture). We may ask that neighbors add water to the bags once a week, if the weather is exceptionally hot and dry.
- \* Water bags will be installed each spring for three years. Urban Forestry crews will be responsible for pruning the trees as needed
- \* T - Trees: By year three or four, the trees should be well established and on their way to creating a lovely canopy that will beautify your neighborhood for the years to come! Should any of the trees appear damaged or infected, please call us immediately at: 684-TREE (8733)

### TREE PLANTING GUIDELINES:

Does your neighborhood fit the requirements?

- There must be a minimum of 5' planting strip from the curb to the sidewalk.
- There must be a curb, if there is no curb, planting may be possible as long as there is a sidewalk.
- The area to be planted should preferably accommodate a minimum of 50 trees.

TO ESTIMATE THE NUMBER OF TREES THAT COULD BE PLANTED IN YOUR SUGGESTED LOCATION:

- If there are overhead power lines, then small trees will be planted 20'- 25' apart.
- If there are no overhead power lines, then medium sized trees will be planted 35' – 40' apart
- If trees are to be planted on both sides of the street, approximately 12 to 20 trees would be planted per block
- If trees are planted on just one side of the street, approximately 6 to 10 trees would be planted per block.

3 stages into the Northwest's biggest celebration of independent music, art and progressive culture. 15,000 people attend each year, with a portion of proceeds from The Block Party benefit Home Alive and The Vera Project.  
<http://www.thestranger.com/blockparty>

## TORCHLIGHT PARADE AT SEAFAIR DOWNTOWN SEATTLE | JULY 26

The 2008 Parade Theme: Amazing Adventures, will celebrate the great outdoors of the Pacific Northwest and the many adventures it has to offer.

## CHEVROLET CUP AT SEAFAIR SOUTH LAKE WASHINGTON, STAN SAYRES PITS | AUGUST 1 - 3

The 2007 Chevrolet Cup at Seafair did not disappoint as thousands enjoyed the KeyBank Air Show at Seafair featuring the U.S. Navy Blue Angels, a Saturday night concert followed by a spectacular fireworks show and of course Unlimited Hydroplane Racing.

## WELLS FARGO TORCHLIGHT RUN AT SEAFAIR | JULY 26

The Wells Fargo Torchlight Run at Seafair is a must do for all sports enthusiasts and casual runners alike. Register soon for Seattle's best road race of the summer, with more than 300,000 of your biggest fans lining the streets of Downtown Seattle. You're also invited to show off your pirate inspired attire for the Pirate Adventure costume contest and celebrate the spirit of Seafair at the Michelob ULTRA post-run party at FX McRory's!

## KEYBANK AIR SHOW AT SEAFAIR SOUTH LAKE WASHINGTON AUGUST 1 - 3

During one weekend each year, Seafair fans witness captivating sights as the best pilots in the world perform aerobatics over Lake Washington. From Greg Poe flying his fire engine red Ethanol Edge 540 to the U.S. Navy Blue Angels and a fly over by the "hovering" Harrie Jump Jet, the KeyBank Air Show presented by Boeing is the All-Star weekend of air shows.

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