

# Steve Laevastu & Roger Turner are your EXCLUSIVE Ravenna Realtors

April 2008

## 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

### RAVENNA BUILDING PERMITS

\$60,000; Interior non-structural alteration to the basement (Repair water damage) to existing single family residence per floor plans. STFI. Subject to field inspections.  
821 NE 60th St Seattle

\$162,160; Establish use and construct new Single Family Residence W/Attached garage per plan.  
5031 B 12th Ave NE Seattle

\$75,000; Alter existing single family residence, per plan. (Construct 2 dormer additions to existing unheated attic.)  
1310 NE 70th St Seattle

### LAND USE NOTICES

**PROJECT: 3008216**

**ADDRESS: 3006 NE 55TH ST**

**ZONE: ARTERIAL WITHIN 100FT, LOWRISE-1**

Land Use Application to subdivide one parcel into three unit lots. The construction of residential units is being reviewed under Project #6149911. 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.

**PROJECT: 3007303**

**ADDRESS: 6600 ROOSEVELT WAY NE**

**ZONE: ARTERIAL WITHIN 100FT, LOWRISE-3 RESIDENTIAL/COMMERCL, NEIGHBORHOOD COMMERCIAL3-65, URBAN VILLAGE OVERLAY**

NOTICE OF DIRECTOR'S RECOMMENDATION ON REZONE APPLICATION, ENVIRONMENTAL DETERMINATION AND PUBLIC HEARING

ENVIRONMENTAL DETERMINATION: The Director of DPD has determined that the proposal will not have a significant adverse environmental impact, and has issued a Declaration of Non-Significance (no environmental impact statement required).

**PROJECT: 3007405**

**ADDRESS: 6017 ROOSEVELT WAY NE**

**ZONE: ARTERIAL WITHIN 100FT, NEIGHBORHOOD COMMERCIAL2-40, URBAN VILLAGE OVERLAY**

Conditions of Approval Prior to Recording of the Final Subdivision Plat:

The owner(s) and/or responsible party(s) shall:

1. Remove all references to "unit lot subdivision" from the plat documents.
2. Note on the plat all the conditions listed in this recommendation, as may be modified by the Hearing Examiner.
3. SCL requires an easement for this subdivision. The final plat must include the required City Light easement and be reviewed by City Light; Real Estate Services prior to recording in order to ensure the proper easements are part of the plat.
4. SDOT requires a 3.1' to 3.11' wide public access pedestrian walkway easement over the eastern portion of the site between the structure and the sidewalk. This area was shown as the required setback from the public Right of Way in the MUP drawings for 3004435.
5. Provide an easement, covenant, or other legal agreement to allow for the proper display of address signage visible from the street.

**PROJECT: 3008726**

**ADDRESS: 6519 5TH AVE NE**

**ZONE: LOWRISE-3, URBAN VILLAGE OVERLAY**

Land Use Application to subdivide one parcel into four unit lots. The construction of residential units is being reviewed under Project #6168639. 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.



Stairway into Ravenna Trails

**Ravenna**  
Neighborhood Advisor

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### 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
8213 23rd Ave NE	2	1	1 Story	1942	\$375,000
2005 NE 85th St	3	3.5	Townhouse	2002	\$410,000
7553 24TH Ave NE	3	3	Multi Level	1986	\$515,000
5214 11 Ave NE	3	3.5	Multi Level	2008	\$520,000
1017 NE 73rd St	4	2	1 1/2 Stry w/Bsmt	1912	\$529,000
6806 17th Ave NE	3	1.5	1 Story	1956	\$624,987
2120 NE 54th	10	5.75	Tri-Level	1991	\$735,000
6827 17th Ave NE	3	2.75	1 1/2 Stry w/Bsmt	1918	\$770,000
6804 20th Ave NE	4	3.5	2 Stories w/Bsmnt	2008	\$985,000
1908 NE Naomi Pl	4	1.5	1 1/2 Stry w/Bsmt	1928	\$754,000
6851 17th Ave NE	4	3.5	2 Stories w/Bsmnt	2007	\$962,000
6529 18th Ave NE	5	2.5	2 Stories w/Bsmnt	2003	\$1,300,000

### FORBES MAGAZINE REVIEWS HOUSING MARKET

According to Forbes, the best place to get a bargain on a home is an area where there is healthy job growth and more houses available than people to buy them. Forbes selected what it considers the 10 best cities for house hunters based on markets where the damage from risky lending hasn't been as dramatic as in some parts of the country and where employment growth will burn off an over-abundance of inventory quickly. Those 10 best cities, according to Forbes, for bargain house hunters are: #1 – Salt Lake City, #2 – Raleigh, #3 – Orlando, #4 – Charlotte, #5 – Phoenix, #6 – Seattle, #7 – Las Vegas, #8 – Jacksonville, #9 – Richmond (VA), and #10 – Houston.



Steve Laevastu



Roger Turner

Need help buying or selling your home?  
Contact Us!



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<http://www.ravennahouse.com>

# Seattle Events Calendar

## CHERRY BLOSSOM & JAPANESE CULTURAL FESTIVAL

APRIL 18-20, SEATTLE CENTER

The oldest cultural festival at Seattle Center, the Seattle Cherry Blossom & Japanese Cultural Festival includes dance and music, colorful costumes, martial arts, tea ceremonies and entertaining educational activities. Kids have fun in Center House with toys, games, kite making and kimono dress-up. Immerse yourself in Japanese culture at this authentic celebration of centuries-old traditions.

## SEATTLE INTERNATIONAL CHILDREN'S FESTIVAL

MAY 12-17, 2008 - SEATTLE CENTER

Special Pre-Festival Event! May 7th - 11th. For complete details, please check out our website at: <http://www.seattleinternational.org/seattleperformers/index.html>

## SEATTLE INTERNATIONAL FILM FESTIVAL MAY 22 - JUNE 15

On May 8th the full Festival schedule will be announced and the box office will open to members. Sales to the general public begin May 11th. For details, please check out our website at: <http://www.siff.net>

## ASIAN PACIFIC ISLANDER HERITAGE MONTH CELEBRATION MAY 4TH SEATTLE CENTER

Celebrate the cultures of Asia with a spectacular lion dance, youth drill teams, martial arts, taiko drums and incredible renowned artists from around the state at the Asian-Pacific Islander Heritage Month Celebration. Experience this diverse community that includes China, the Philippines, Samoa, Japan, South Pacific Islands and Cambodia. The festival kicks off Asian-Pacific Islander Heritage Month in Seattle. Presented by the Asian-Pacific Directors Coalition.

## NORTHWEST FOLKLIKE FESTIVAL MAY 23-26, SEATTLE CENTER GROUNDS

Celebrate the Northwest's diverse cultural heritage Memorial Day weekend with music, art and dance at the Northwest Folklife Festival. One of the largest free folklife celebrations in North America, the festival hosts more than 7,000 participants and stages more than 1,000 performances at 27 venues throughout the Seattle Center campus and beyond. Folklore exhibits, music and dance performances, cooking demonstrations, workshops and crafts explore the folk, ethnic and traditional arts of the Northwest. Presented by Northwest Folklife.

The Festival is free and family friendly. (Suggested donation is \$10 per person each day and \$20 per family with children each day)



Windermere Real Estate / Oak Tree Inc

## SEATTLE IN TOP TWO OF CLEANEST AMERICAN CITIES FORBES RANKS SEATTLE JUST BELOW MIAMI IN AIR QUALITY AND OTHER MEASURES

SEATTLE -Forbes list of America's Cleanest Cities for 2008 includes Seattle as No. 2, just below Miami and ahead of Portland (No. 5) and San Francisco (No. 6).

These cities are blessed with sea-breezes that blow away pollution, noted Forbes. But they "are also reaping the rewards of investing in efforts to keep clean, even as their populations boom."

"Getting recognized for our environmental work is always a pleasant surprise," said Mayor Greg Nickels. "But it's no accident. Our water, transportation and energy policies are geared toward leaving a better planet for our children and grandchildren."

Forbes made air quality a big factor in its ranking. To determine the cleanest major cities in the United States, Forbes initially measured the rankings for air pollution and ozone levels among all 49 U.S. metro areas with populations exceeding 1 million, using data from the American Lung Association. Forbes then measured the cities on additional but less-weighted factors of water quality and per-capita spending on Superfund site cleanup and solid-waste management.

Seattle spends more on waste-management per capita than any other major city, Forbes determined.

Water cleanliness rankings were derived from statistics compiled by the University of Cincinnati from local reports of EPA violations. Metros were ranked based on reports of bacteria, chlorine byproducts and chemicals or metals such as arsenic, copper and lead in the drinking water.

## REGISTRATION OPENS SOON FOR THE 2008 NORTHWEST SENIOR GAMES

Senior athletes, take your marks! Registration for the 2008 Leisure Care Northwest Senior Games, begins on April 7. This is a newly expanded event with venues throughout Seattle, Shoreline, Kirkland, Redmond, Bellevue, and Mercer Island. The mission of the Northwest Senior Games is to promote healthy lifestyles, physical activity, and fitness, and to provide a positive public image for people 50 and older through participation in athletic competitions that promote healthy aging and places for social engagement.

The Northwest Senior Games (NWSG) is an incorporated nonprofit organization whose board is made up of citizens age 50+ and representatives from six City agencies that specialize in recreation and community services for adults 50+. Northwest Senior Games began in 1998 as the Greater Seattle Senior Games, in close partnership with Seattle Parks and Recreation. Today, Leisure Care has expanded the NWSG into a broader collaborative venture with these partner cities: Redmond, Kirkland, Mercer Island, Bellevue, Shoreline and Seattle.

Participants come from throughout the Puget Sound Region and beyond. The NWSG features more than 15 different events, including track and field, ice hockey, basketball, volleyball, bean bag baseball, pickleball, swimming, tennis, badminton, table tennis, kayaking, softball line dance and ballroom dance.

There is also a celebration banquet on June 7, 2008 at the Community Center at Mercer View.

Leisure Care, LLC, the major sponsor of the 2008 Games, is one of the largest privately owned and most innovative operators of senior living communities in the United States and Canada. Its inventive 'Five-Star Fun' philosophy is changing the perception of senior living by providing amenities commonly associated with luxury hotels that support a healthy, active lifestyle. Leisure Care manages more than 40 communities and nearly 7,000 units throughout the United States and Canada. Leisure Care is headquartered in Seattle, Washington. For more information, please see [www.leisurecare.com](http://www.leisurecare.com).

The U.S. Surgeon General states, "Physical activity helps maintain the ability to live independently and fosters improvements in mood and feeling of well being." One participant in the 2005 Senior Games said: "I haven't played tennis in 50 years (since high school); I can't remember ever having so much fun!" This is why the Senior Games and their venues continue to grow. Come see how much fun we

have-and all ages are welcome to watch.

The NWSG is affiliated with the Washington State Senior Games, whose board works closely with the National Senior Games and Washington State's other local Senior Games to ensure quality and coordination.

## CENTRAL PUGET SOUND REAL ESTATE MARKET

Without question, the Central Puget Sound real estate market is in a state of change, notes economist Matthew Gardner and new editor of the Central Puget Sound Real Estate Research Report. "After several years of stellar growth in the residential market, although not record-breaking by more macro standards, we are seeing the effects of the subprime debacle hit our area," he stated.

In previewing the latest edition of the semi-annual report, Gardner acknowledged it would be "extremely short-sighted" for anyone to believe we are immune to the subprime debacle, but adds, "I would contest we are currently faring better than the country as a whole, and that we will come out the other side somewhat scarred but not totally beaten."

The report, prepared by the Washington Center for Real Estate Research (WCRER), contains real estate market data and analysis for King, Pierce and Snohomish counties. Among some of the findings in the current edition:

- The number of plats and lots applied for has flat lined or decreased as builders take stock of their current inventories and scale back on production until the market has time to absorb inventory.
- Development of new condominiums appears to be continuing so far unabated (but Gardner believes this will slow as financing requirements continue to tighten for developers of this product type). "We may be reaching some price thresholds in the expensive market," he remarked.
- We are moving to a more balanced market in 2008.
- First time buyer affordability "is a topic in dire need of attention," suggests Glenn Crellin, director of WCRER. Gardner believes tightening credit standards will only exacerbate this problem.
- In the rental sector, vacancy rates are very close to 20-year lows, but Gardner offers a word of caution, noting, "We may see pent-up demand being usurped by substantial new supply coming toward the end of this decade."

## SEATTLE TO DELIVER NEW RENEWABLE ENERGY TO SACRAMENTO UTILITY IN RETURN, CITY LIGHT GETS VALUABLE WINTER POWER

SEATTLE - Mayor Greg Nickels announced today a plan for Seattle City Light to deliver renewable energy to Sacramento, Calif., in exchange for receiving power during Seattle's peak winter period. Pending City Council approval, the 10-year agreement could bring as much as \$5 million in revenues to City Light.

"This is a win-win situation. We can help get new renewable energy to Sacramento, and in return, Seattle will receive valuable power resources when we need them in the winter," said Mayor Nickels. "It's a great way to reduce climate impacts by creating more opportunities for alternative energy sources."

Sacramento Municipal Utility District (SMUD) has contracted for 15 average megawatts of new renewable energy produced at a biomass plant owned by Sierra Pacific Industries in Burlington, Wash. This average is based on SMUD receiving energy every hour of every day year round. City Light will deliver the power to Sacramento. In exchange, City Light will receive up to 25 megawatt-hours of energy at any time from SMUD during Seattle's peak winter-use period.

Additionally, if the wood waste burning facility produces more than 15 megawatts, City Light will buy it at SMUD's cost. The arrangement is in line with City Light's Integrated Resource Plan that identifies cost effective resources during winter peaking periods, as well as identifying sources of new renewable energy.

Sacramento is one of the more than 800 cities whose mayors have signed on to the U.S. Mayors Climate Protection Agreement.

Visit the mayor's Web site at [www.seattle.gov/mayor](http://www.seattle.gov/mayor). Get the mayor's inside view on efforts to promote transportation, public safety, economic opportunity and healthy communities by signing up for The Nickels Newsletter at [www.seattle.gov/mayor/newsletter\\_signup.htm](http://www.seattle.gov/mayor/newsletter_signup.htm)

## DIVINE PERFORMING ARTS CHINESE SPECTACULAR PARAMOUNT THEATRE WEDNESDAY & THURSDAY APRIL 23 & 24, 2008

Feel the pounding of the drums. Recall the legends of old and be swept away into an enchanted realm of music and dance. "Wow!...a visit to a magical Shangri-La!" raves the Performing Arts Insider. "It really is beautiful. The costumes are gorgeous. Beautiful!" proclaims WABC Eyewitness News. This captivating celebration combines over 5,000 years of ancient Chinese culture through song and dance that will amaze viewers of all ages. Ticket info: [www.theparamount.com](http://www.theparamount.com) Show details: [www.bestchineseshows.com](http://www.bestchineseshows.com)

## MARINERS HOME GAMES

### APRIL

4/11	V.S. LAA	7:10 PM
4/12	V.S. LAA	6:10 PM
4/13	V.S. LAA	1:10 PM
4/14	V.S. KC	7:10 PM
4/15	V.S. KC	3:40 PM
4/22	V.S. BAL	7:10 PM
4/23	V.S. BAL	7:10 PM
4/24	V.S. BAL	7:10 PM
4/25	V.S. OAK	7:10 PM
4/26	V.S. OAK	6:10 PM
4/27	V.S. OAK	1:10 PM

### MAY

5/5	V.S. TEX	7:10 PM
5/6	V.S. TEX	7:10 PM
5/7	V.S. TEX	7:10 PM
5/8	V.S. TEX	7:10 PM
5/9	V.S. CWS	7:10 PM
5/10	V.S. CWS	7:10 PM
5/11	V.S. CWS	1:10 PM

Steve Laevastu is  
"Best in Client Satisfaction"  
As Seen In  
2004 2005 2006 2007  
seattle MAGAZINE  
BEST REALTOR 2007  
FIVE STAR  
By Consumers



Windermere Real Estate / Oak Tree, Inc.

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