

## Inside This Issue:

2007-2008 City Budget Prospects  
Ravenna Community Info  
Seattle Summer Calendar  
Land Use Notices  
Sold Homes

# Ravenna Neighborhood Advisor

June 2006

## Why Steve & Roger Should Be Your Agents



Steve Laevastu



Roger Turner

1. We supply superior guidance in developing a plan of action to accomplish your goal.
2. Our objective is to go above and beyond the call of duty for you, so that you are compelled to share your success story with friends and relatives.
3. We work for the premiere company in the business. Windermere Real Estate has greater than 50% of the market share.
4. Our proven track record.
5. Top Producers. We get Results!
6. Combined over 40 years of experience.
7. We live close by.
8. We know the area. We both grew up in Seattle.
9. We understand the importance of communication. We will communicate with you every step of the way.
10. Personal Performance Guarantee. If you ever become dissatisfied with our service for any reason, we will unconditionally release the listing.

11. Integrity. We do what we say and we say what we do.
12. Character and trust.
13. You have TWO agents working for you instead of one. We are both graduates from major universities.
14. We are both highly energetic, hardworking, proactive agents. We don't sit around, we make things happen.
15. Professional representation.
16. Passion for what we do. We love real estate!!!
17. Top Quality Service. Steve Laevastu won Seattle Magazine's "Best in Client Satisfaction" award in 2004 & 2005.



Steve Laevastu

(206) 226-5300

sold@windermere.com

www.seattlehomeguy.com

Roger Turner

(206) 999-6937

rjturner@windermere.com

www.rogerjturner.com

## Sold Homes

The following are homes that **SOLD** in the Ravenna neighborhood since May 2006. Do you wonder what your home is worth? The decor, features and condition all have a bearing on the price your home will command. We have seen the interiors of most of the homes on the list. If you are considering selling your home, *please let us help you*. By discussing the details with you, viewing your home and preparing a market analysis, we can provide you with useful information, such as a sale price that might realistically be expected in today's market.

Address	Bdrm/Bath	Style	Year Built	Sale Price
6832 25th Ave NE	2/1	1 Story	1950	\$320,000
1606 NE 75th St	2/1	1 Story w/Bsmnt	1923	\$328,000
6027 25th Ave NE	4/1	1 1/2 Stry w/Bsmt	1925	\$382,500
1029 NE 66th St	2/2.25	Townhouse	2002	\$384,950
8526 17th Ave NE	3/2	1 Story w/Bsmnt	1941	\$412,000
2205 NE 75th St	3/1	1 Story w/Bsmnt	1941	\$425,000
5708 Roosevelt Way NE	3/2	2 Story	1998	\$427,500
6531 18th Ave NE	2/1	1 1/2 Stry w/Bsmt	1909	\$460,000
7729 15th Ave NE	3/1.75	1 Story w/Bsmnt	1938	\$480,000
8049 17th Ave NE	5/2	1 1/2 Stry w/Bsmt	1927	\$482,500
6025 25th Ave NE	4/2	1 1/2 Stry w/Bsmt	1928	\$520,000
5610 Brooklyn Ave NE	4/2	1 Story w/Bsmnt	1918	\$536,600
7516 19th Ave NE	3/1.75	1 1/2 Stry w/Bsmt	1927	\$560,000

## Land Use Notices

The following are public notices of Seattle land use activities from the Department of Planning & Development regarding applications, decisions, and other actions affecting the Ravenna neighborhood.

**Project Number: 2402316 Address: 6600 Roosevelt Way NE**  
**Zone: NC3-65', L3, RC** Master Use Permit for future construction of three buildings: one, 7 story building with 39,191 sq. ft. multipurpose convenience store (QFC) below 165 residential units, two, 3 story buildings with a total of 32 residential units. Parking for 408 vehicles to be provided beneath the structures. Project includes demolition of 20,000 sq. ft. store (QFC).

**Project Number: 3004435 Address: 6017 Roosevelt Way NE**  
**Zone: NC2 40'** The proposal is to develop a three-story building with 10 live-work units and approximately 10 parking stalls.

For a complete list of all public land use notices and information on public comments visit <http://www.seattle.gov/dpd/notices/>.



Windermere  
Real Estate

# Summer Events

## The Seattle International Film Festival

Seattle Film has announced the lineup for its 32nd edition, which will showcase 419 feature length and short films from 60 countries during its 25-day run. The fest will take place **May 25 - June 18** and includes 19 world premieres, 41 North American and 22 U.S. premieres. Seattle International Film Festival Group celebrates the culture and art of the moving image through filmmaking and filmgoing experiences of exceptional merit and diversity that inform, educate and entertain.

<http://www.seattlefilm.com/index.aspx>

## Fremont Solstice Parade & Fair

Fremont Fair is located in the funky and friendly Fremont neighborhood—Seattle, Washington's own "Center of the Universe." Now in its 35th year, Fremont Fair returns to celebrate the Summer Solstice and the best of our community: art, spirit, sharing, celebration and working together to help each other. The Festivities begin with the Solstice Parade at noon, followed by the Picnic at Gasworks Park at 2:00 pm and the Pageant at 4:00 pm on Saturday, June 17, 2006. The Fremont Summer Solstice Celebration is an outpouring of creativity and community, as summer arrives in Seattle.

**Saturday June 17: 10am - 8pm**

**Sunday June 18: 11am - 7pm**

<http://www.fremontfair.com>

## 30th Annual Lake Union Wooden Boat Festival & Classic Speedboat Show

Located at The Center for Wooden Boats (1010 Valley St.) and South Lake Union Park. The Antique & Classic Boat Society and the Classic Speedboat Show have combined their events into one spectacular festival. You will enjoy live music, food vendors and plenty of classic wooden boats ranging from motorized launches and runabouts to sailboats, rowing craft and large cruisers. The kids will enjoy making their own toy boat and sailing models in the sailing pond. In past years, the festival has exhibited many of the vintage hydroplanes that have raced and won at SEAFAIR.

**July 1st - 4th**

<http://www.seafair.com>

# City of Seattle 2007 & 2008 Budget Prospects

By Dwight Dively - Finance and Budget Committee – March 24, 2006

**1. 2005 and 2006 look to be years of strong economic growth.** Puget Sound area employment grew 3.3% in 2005, although we are still not back to the employment levels of 2000. Seattle's sales tax revenue grew 11.3% in 2005, rivaling the peak growth in the late 1990s. Most forecasts for 2007-2008 project continued local economic growth unless there is a major world crisis or a national recession. A revised revenue forecast will be made in mid-April.



**2.** The City's General Fund ended 2005 with a larger than expected surplus, although the final figures are still being compiled by Central Accounting. City policy requires that actual tax revenues in excess of the last forecast be deposited into the Revenue Stabilization Account ("Rainy Day Fund"). This deposit likely will be \$2-4 million. Some additional amount of under-spending may carry forward to the 2006 and 2007 budgets. We will ensure that at least \$1.1 million of under-spending is available to cover the 1% for Art refund required by the Okeson case. Final 2005 year-end figures will be available in late April.

**3.** Political factors may lead to significant reduction in City General Fund revenues. The State has changed how cities can impose B&O taxes, which may cost Seattle \$15-20 million annually starting in 2008. Potential federal changes to telecommunications taxes could cut \$5-20 million annually in the same time period. We are exploring ways to mitigate some of these losses.

**4.** Community Development Block Grant (CDBG) funds have been used by the City to support economic development, housing, and human services programs. The federal government has already cut CDBG and future cuts of at least 10% per year seem likely. In addition, the City's use of CDBG to support the Rainier Valley Community Development Fund will increase in 2007. This combination means that other uses of CDBG will have to be cut by at least \$3 million in 2007 and an additional amount in 2008. Expenditures: Several specific challenges and some ongoing concerns

**5.** Several operating funds face significant financial challenges in the next biennium: Seattle Center has covered operating losses by property sales in 2005 and 2006. For 2007 and beyond, the Seattle Center Fund will need a new means to cover those losses. The business planning process will produce opportunities to identify revenue increases and/or spending efficiencies. Additional General Fund support for the Center may be needed. Beyond the near-term issues, the Key Arena debt is a concern after 2010. The Parks Levy expires at the end of 2008. This will leave about \$9 million of annual maintenance and programming costs unfunded, necessitating cuts and/or other funding. The City Light and Drainage and Wastewater funds will have significant capital needs for the Alaskan Way project. Existing transportation funding sources are inadequate to even keep up on maintenance and capital replacement needs, let alone begin to reduce significant backlogs. The Mayor has directed staff to develop proposals for new transportation revenues that will be presented to the City Council in May. Some may require voter approval.

**6.** A variety of other cost increases are largely uncontrollable. Health care costs are projected to grow another 10-12% in 2007. Costs for jail beds are likely to increase significantly due to capacity shortages. Space rents in City-owned buildings will rise substantially because subsidies provided by previous private tenant revenues and FFD fund balances have been exhausted.

**7.** Overall, economic growth is likely to help cover higher costs for the 2007 budget, but State and federal mandated tax cuts could create major problems in 2008.

**Additional Seattle City County articles are available at <http://www.ci.seattle.wa.us/council/>**

## The Ravenna Playground begins construction

Ravenna Park is a 50-acre urban woodland located ten blocks north of the University of Washington. The play area services one of Seattle's most densely populated areas, with more than 20,000 people living within a 10 block radius of the site. Also contained within those boundaries are eighteen preschools and two elementary schools serving more than 1,300 children. Within two miles of the park's play area are Seattle Children's Hospital, Boyer Children's Clinic, the Experimental Education Unit/Autism Center and the Center on Human Development and Disability.

Total costs for the Ravenna Park Play Area Renovation project are currently estimated at \$512,000, of which \$432,000 has been raised. We are now working to secure the remaining funds required to completely construct the playground over the summer/fall of 2006.

Ravenna Park's play area is being developed to provide a greater variety of play activities, equipment and settings than traditional play environments. The new play area will be activity based, sensory rich, developmentally appropriate, and flexible. By presenting a diversity of types of play activities, a greater diversity of children will be better able to find play opportunities appropriate to their abilities.

<http://www.ravennaplayground.org/index.html>

## Community Celebrates Ravenna Creek Daylighting

Wastewater improvement project now a walk in the park

This \$1.9 million project was funded by the King County Wastewater Treatment Division, by the voter approved Seattle Pro Parks Levy and the City of Seattle Mayor's Office of Arts & Cultural Affairs. King County also allocated \$2.1 million to lay 2,700 lineal feet of pipe, which allows Ravenna Creek to flow to its natural outfall at Union Bay.

King County's Wastewater Treatment Division began construction on the project in 2003 to fix a problem that began decades earlier when developers diverted a creek that once ran from Green Lake to Lake Washington into a sewer pipe at the south end of Ravenna Park. Clean water from the creek flow eventually ended up being treated unnecessarily at the West Point Treatment Plant in Seattle. The county built a new pipeline system to divert the creek flow back to University Slough in Union Bay, which will reduce sewer system operation costs and make room for wastewater and stormwater within the sewer system.

"The Ravenna Creek Daylighting Project is near and dear to my heart because it's one of those projects that show how we can take some of the mistakes of the past and turn them into treasures for the future" said former King County Councilwoman Cynthia Sullivan, who actively worked to make the project possible.

A partnership with Seattle Parks and the Ravenna Creek Alliance enabled additional restoration projects in the park to move forward, daylighting Ravenna Creek in the south end of Ravenna Park where it had been in an underground pipe for 50 years. The daylighting project includes 650 feet of new streambed, which lengthens the surface creek by twenty percent, and the rehabilitation of 200 additional feet of existing stream, within four acres of native plant restoration.

"This collaborative project offers multiple benefits for residents and ratepayers," said King County Wastewater Treatment Division Director Don Theiler. "In addition to making more effective use of our sewer system, the daylighting project will benefit the community and the environment."

The creek daylighting and other restoration projects will improve drainage, enhance habitat and improve water quality, and offer a more attractive park with amenities that include accessible walkways and public art.

Additional resources and information about these improvements can be found on the Web at:

<http://dnr.metrokc.gov/wtd/projects/ravenna.htm>

<http://www.seattle.gov/parks/proparks/projects/RavennaCreekatRavenna.htm>

<http://home.earthlink.net/~ravennacreek/> [Ravenna Creek Alliance]

Source: <http://www.ci.seattle.wa.us/news/detail.asp?ID=6125&Dept=14>

## Summer Events Continued... July 4th Celebrations

Myrtle Edwards Park ... near Pier 70 at the Waterfront, is home to Seattle's daylong Fourth of Jul-Ivar's celebration. Live Music & Entertainment begins at 12:30, and ends with a great Fireworks Display at 10 PM. 300,000 People have attended this 'popular' 40th annual event in the past ... plus it's free.

Hosting the largest Fireworks Show in the Seattle area, Gasworks Park will light up the beautiful Lake Union district with a 'huge' Pyrotechnic Extravaganza at 10 PM.

## Bite of Seattle

Out of the dozens of festivals and special events held at Seattle Center each year, the Bite of Seattle ranks among the most popular. Food is not the only attraction; you'll also be able to enjoy live music, cooking demonstrations, and family-friendly entertainment.

Visitors to "The Bite" have the opportunity to indulge in tasty treats of all kinds, including entrees, desserts, fruit drinks, microbrews, and wine. You'll be able to sample a variety of different ethnic foods, including Thai, German, Greek, Filipino, French, Russian, and Hawaiian. Many of the food booths offer "\$2.00 Tastes," small portions that allow you to sample different items without busting your stomach, or your wallet. Prices on entrees and combination plates can be up to \$5.00.

July 22 - 24, 2005 at the Seattle Center

<http://www.biteofseattle.com>

## Farmers Markets

Seattle Neighborhood Farmers Markets bring Washington State farmers into the city to sell their farm fresh produce. By providing direct-sale opportunities for local farmers, in-city farmers markets ensure that farmers continue farming our precious rural farmlands, keeping them economically viable and intact.

Fremont - Sundays, 10 a.m.-5 p.m.

Ballard - Sundays, 10 a.m. - 4 p.m.

Broadway - Sundays, 11am-3pm

Columbia City - Wednesdays, 3-7pm

Lake City - Thursdays, 3-7pm

Magnolia - Saturdays, 10-2pm

U. District - Saturdays, 9am-2pm

West Seattle - Sundays, 10am-2pm

<http://www.seattlefarmersmarkets.org>

<http://www.fremontmarket.com>

# Steve Laevastu & Roger Turner are your EXCLUSIVE Ravenna Realtors

Here is what our clients have to say.....

May 4th, 2006

Dear Steve,

Words are so inadequate to express the gratitude that I have for how you handled the sale of my house this past spring.

As you know, I had the house on the market for 3 months with another agent before hiring you. As a result, you went into this with a weight that would have held a lesser agent back – you had a property that had been on the market for sometime with little or no interest.

Yet your enthusiasm and belief was unflagging. When I first met you, I had already interviewed with 4 other agents. It was only because the owner of a staging company I was talking to, urged me to interview you that I called you up. Yet you were there promptly. You had nothing but encouraging words to say at my house. This was so welcome, at a time when I was losing faith in whether I could ever be able to sell the darn thing. Yet you convinced me that not only you could sell the house but you could sell it for the price it was offered at. And it would be a fair price. Even though the house had been on the market for what seemed like an eternity in Seattle's supposedly seller's market.

All of your work, patience paid off in a big way for me. Because even though the house had been on the market for such a long time, you were able to obtain a full price offer from qualified buyers.

Sincerely,

H. Regina Cullen  
Attorney at Law



Mr Roger Turner of Windermere/ Oak Tree Office

I have never written a letter such as this one before but felt the need to express our gratefulness to you for handling the sale of our property on Queen Anne Hill. We have sold quite a lot of properties in our lives but have never met a real estate salesman we felt we could really trust; we even had one forge our signature!!! In this case however, we that you gave us your all. It took you five years-- our neighbor was the fly in the ointment. Your persistence and patience prevailed and you made the sale! Your willingness to continue trying in the face of such adversity impressed us as did your kind and gentle manner. Your dedication convinced us that you were truly a fine person with whom to deal.

We have one request and that is to exact a promise from you that you will remain as trustworthy, helpful, low-pressure and agreeable as you have been when working with us. Just remain the person you are now. Don't let those fast talking, high pressured salespeople with whom you undoubtedly come in contact with you every day influence you. You are just fine as you are.

Most Sincerely,

Dottie & Jim Anderson

## When you want to sell a home, we can:



- Help you establish the best sales price based upon sales information from similar properties that have recently sold (see what buyers are willing to pay for similar properties).
- Aggressively market your property and assure the greatest exposure possible to both real estate agents and prospective buyers (they have to see it to want it).
- Screen prospective buyers, weeding out those who don't qualify.
- Help you in negotiating the contract and handling all the contractual requirements after the sale.
- Assist you in relocating, whether purchasing a new home here or in any other part of the country - We can help!



## When you want to buy a home, we can:

- Show you homes that meet your needs in every way - location, amenities & price.
  - Assist you in finding the right financing for you and your situation.
  - Guide you through the negotiations and advise you to the end.
- Be the professionals you deserve to assist you in all your real estate matters!

## Seattle Shows Housing Strength

Seattle is "one coastal market that remains strong," according to a report in The Wall Street Journal. Upon evaluating fundamental indicators in 18 major real estate markets, reporter James Hagerty and research colleagues uncovered some shifts in the relative strengths of housing markets.

Using data from multiple sources, the newspaper examined inventories, pricing trends and projections of job creation. Houston, Dallas and Atlanta emerged as "robust markets," while Boston, Miami and Los Angeles are "slowing markets." Phoenix, Las Vegas, San Diego and Washington, D.C. have "mixed" indicators. Seattle was one of only five areas with a "very strong" employment outlook, and one of only five areas with upward trending prices. It was the only area with both a gain in inventory and prices combined with expectations of "very strong" job growth.

Citing real estate executives and economists, the report concluded the nation as a whole will experience a "fairly soft landing for the housing market." Exceptions may occur in parts of Southern California, where "prices could fall as much as 5 percent to 10 percent this year." -NWRReporter June 2006

## Need help buying or selling your home?

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(206) 226-5300

sold@windermere.com

www.seattlehomeguy.com

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