

Roger J Turner is your exclusive Licton Springs Realtor

LAND USE NOTICES

Application Number: 3012209
Applicant Name: Brian Palidar
Address of Proposal: 10201 Greenwood Ave North

SUMMARY OF PROPOSED ACTIONS

Land Use Application to allow a 263-units in three, three to four story structures with a common below grade garage for 212 vehicles, six live/work units and 3,910 square feet of commercial space.

The following approvals are required: Design Review - Seattle Municipal Code (SMC) Section 23.41

PROJECT DESCRIPTION

The applicant proposes to design and construct a three to four story mixed use building with 263 residential units, approximately 4,250 square foot of commercial space, six live/work units and a below grade parking garage sheltering 212 parking stalls. Three 3 to 4-story towers would rise above a common garage. Access would occur from both North 103rd Street and Greenwood Avenue North.

Project: 3012251
Address: 840 NE 125TH ST
Area: Northeast
Zone: Arterial within 100 ft, neighborhood commercial 2-40, Northgate overlay district, salmon watershed, special grading requirement, zoning special St within 100ft
Contact: TIFFANY MCCLURG
Contact phone: (206)719-1639
Planner: Gerald Suder



Windermere



Licton Springs Real Estate Journal

FEBRUARY 2012



LICTON SPRINGS NEIGHBORHOOD HOMES SOLD

The following is a list of homes that sold in our Licton Springs Neighborhood over the last month.

Do you wonder what your home is worth? The décor, the features and condition all have a bearing on the price a home will command. I have seen the interiors of most of the homes in this list. If you are selling your home, please let me help you. I would be happy to view your home, prepare a market analysis and discuss the details with you. I can provide you with useful information, such as a sales price that might be realistically expected in today's market.

House #	Address	List/Sell \$	Beds	Baths	SF	SOLD DATE
9001	Meridian Ave N	\$219,000	3	2	1,600	01/16/2012
9243	Interlake Ave N #B	\$227,000	3	2.5	1,120	12/22/2011
9206	Interlake Ave N #B	\$267,000	3	3.25	1,570	12/27/2011
9732	Wallingford Ave N	\$225,000	3	1.75	1,540	01/16/2012

LICTON SPRINGS MONTHLY HOME SALES E-MAILED DIRECTLY TO YOU!

Sign up now for a free monthly service. You can have Licton Springs home sales e-mailed to you every month. The e-mail will contain all of the homes that sold in Licton Springs 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 Roger Turner stating that you want to get Licton Springs home sales e-mailed to you. Roger's e-mail address is : rjturner@windermere.com

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

In This Issue

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This Newsletter is brought to you by:



Roger Turner
ROGER TURNER
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WHETHER SELLING OR BUYING
- I CAN HELP!
CALL ME!

TESTIMONIAL

Dear Roger,

My mother and I want to thank you for all of the hard work you did to help get the house ready for sale. I let you know that living in Kirkland it was hard for me to get to Seattle on a daily basis to interview, meet with and choose contractors. You made the process so easy by having a group of professionals that you have worked with for years. You met with most of them on my behalf and sent the bids to me and bam... done. If it was a sink or a floor that needed to be refinished you just made the call and got it done. To stage our home you let us use (at no cost) a whole house full of furniture you have for your clients. You even went over to the house on the day of closing to read the electric and water meters for me! WOW! Thank you also for your great advice throughout the process. Great communication by phone, in person and by email. You always checked in to see if there was anything that you could do, and always with a smile on your face and a great attitude.

The house sold in under a week. In this market that has to be close to a miracle. Thank you for all of your prep work in comps, listing, flyers, open house and everything that you do to make a deal happen. The buyers were A1 with no complications but most of all a young couple going to start a family. That meant the most to my mom. She really wanted a family to grow and enjoy the house like we all did.

Roger you are a great real estate professional. You went way above and beyond to help us. But most of all I found you to be a genuine and caring individual and we wish you all of the best in the future.

All of our thanks,
Lori Sonntag
Myrtle Eriksson

I AM DEDICATED TO GIVING YOU
THE BEST POSSIBLE SERVICE.

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SEATTLE CALENDAR

2012 SEATTLE HOME SHOW FEBRUARY 18-26, 2012

CenturyLink Field and Event
Center - Downtown Seattle

The 68th annual Seattle Home Show will feature over 500 displays of home and garden products, fully furnished and landscaped model homes open for tours; free seminars on home improvement topics; more than 50 model kitchens and bath vignettes. Plus, lots of arts & crafts and other great home decorating ideas.

Tickets to the show are \$10 for adults; \$3 for children 7-15; children under 7 are free.

NORTHWEST WOMEN'S SHOW

March 2-4, 2012 -
CenturyLink Field and Event
Center - Downtown Seattle

This 3-day Women's Show will feature seminars on health, wellness & finance; fashion shows; cooking demonstrations. Past celebrity appearances featured the world-famous Richard Simmons ... Anne Rule ... Susan Powter ... and Martin Yan.

Additional show activities include demos on faux painting, home repair and tools just for women.

ROBOTICS COMPETITION

CenturyLink Field and
Event Center

March 23, 2012

Welcome to the FIRST Robotics Competition "The varsity Sport for the Mind," FRC combines the excitement of sport with the rigors of science and technology. Under strict rules, limited resources, and time limits, teams of 25 students or more are challenged to raise funds, design a team "brand," hone teamwork skills, and build and program robots to perform prescribed tasks against a field of competitors. It's as close to "real-world engineering" as a student can get. Volunteer professional mentors lend their time and talents to guide each team.

THE U.S. ECONOMY WILL GROW FASTER IN 2012

— if it isn't knocked off track by upheavals in Europe, according to an Associated Press survey of leading economists.

Unemployment will barely fall from the current 8.6 percent rate, though, by the time President Barack Obama runs for re-election in November, the economists say. The three dozen private, corporate and academic economists expect the economy to grow 2.4 percent next year. In 2011, it likely grew less than 2 percent. The year is ending on an upswing. The economy has generated at least 100,000 new jobs for five months in a row — the longest such streak since 2006. The number of people applying for unemployment benefits has dropped to the lowest level since April 2008. The trend suggests that layoffs have all but stopped and hiring could pick up.

And the economy avoided a setback when President Barack Obama signed legislation extending a Social Security tax cut that was to expire at year's end. But Congress could agree only on a two-month extension.

The economists surveyed Dec. 14-20 expect the country to create 177,000 jobs a month through Election Day 2012. That would be up from an average 132,000 jobs a month so far in 2011.

Dean Maki, chief U.S. economist at Barclays Capital, says the U.S. economy remains vulnerable to an outside shock. A big threat is the risk that Europe's debt crisis will trigger a worldwide credit freeze like the one that hit Wall Street in late 2008. A shock to the U.S. economy, he says, might not be as dangerous if it were growing at a healthier 4 percent to 5 percent annual pace. But when growth is stuck at 2 percent or 3 percent, a major global crisis could stall job creation and raise unemployment.

Beyond Europe, troubles in other areas could also upset the U.S. economy next year, the economists say. Congressional gridlock ahead of the 2012 elections and unforeseen global events, like this year's Arab Spring protests, could slow the U.S. economy. Three economists said rising nuclear tensions with Iran are a concern.

Even without an outside jolt, the economists expect barely enough job creation in 2012 to stay ahead of population growth and the return of discouraged workers into the labor force.

"I just don't know if it's going to be enough to bring the unemployment rate down," says Chad Moutray, chief economist for the National Association of Manufacturers. The AP economists expect the unemployment rate to be stuck at a recession-level 8.4 percent when voters go to the polls in November. Unemployment was 8.6 percent in November.

A majority (56 percent) of the economists say the economy will get a lift from Federal Reserve policies. The Fed has said it plans to keep short-term interest rates near zero through at least mid-2013 if the economy remains weak. The central bank also has begun a campaign to try to push down mortgage rates and other long-term interest rates through next June.

Those surveyed also think the economy is strong enough to withstand higher oil prices. At near \$100 a barrel, oil prices are up 10 percent from a year ago. But only two of the economists AP surveyed expect the higher prices to slow the economy "a lot."

The economists expect the European economy to shrink 0.5 percent in 2011 — and fall into a recession. Europe is slowing as heavily indebted countries slash spending and banks exposed to government debt curtain lending.

Among the gravest fears is that a major country like Italy will default on its debt, wiping out some banks with large holdings of European government bonds. A worldwide credit crunch like the one that followed the 2008 failure of Lehman Bros could follow.

Twenty-one of the economists listed Europe as a threat to the U.S. economy next year.

"If it were a big enough downturn, given the size of Europe, it could bring the world economy down into recession," says Allen Sinai, president of Decision Economics.

But overall, the economists see only an 18 percent chance that Europe's debt troubles will cause a recession in the United States.

The economists are divided over which one step European policymakers should take now to bolster the 17-country eurozone.

More than one-fourth say the European Central Bank should aggressively try to lower the borrowing costs of the Italian and Spanish governments by buying their bonds.

Nearly one-fifth say European countries should jointly issue "Eurobonds" to help finance weaker countries.

And 17 percent say European governments should slash spending. Still, the economists expect European policymakers to find a way to prevent the crisis from escalating into a global financial panic.

If Europe can stabilize its economies, the U.S. stock markets would rally sharply, economists say, and prospects for U.S. economic growth would brighten. "Europe appears to be the only real impediment to keeping this recovery from happening," said Joel Naroff, president of Naroff Economics.

ROGER'S LISTINGS

House #	Address	List/Sell \$	Beds	Baths	SF	Sold Date
12075	206th Place SE	\$575,000	5	2.75	5,250	12/01/2011
8809	Burke Ave N	\$689,950	3	2.5	2,318	12/02/2011
1039	NE 97th St	\$259,000	3	1.75	2,060	11/30/2011
225	NE 90th St	\$635,000	4	2.5	3,684	01/09/2012
8915	Latona Ave NE	\$400,000	4	2.75	2,210	01/03/2012
1218	NE 90th St	\$416,500	4	1.75	1,600	10/28/2011

SEATTLE'S WILD PARROTS: MITRED CONURES OF MAPLE LEAF

The mild weather this winter here in Seattle apparently has been a boon to Seattle's wild Mitred Conure parrots, as well as Seattle bird watchers. Several sightings of Seattle's wild Mitred Conures have been confirmed, and some really nice photos posted as well. This blog reported a sighting of the Golden Gardens parrots in Seattle's Ballard neighborhood back in September, 2011. Recently, sightings of the Maple Leaf/Shoreline parrots have been confirmed.

The Shoreline, Washington blog Of Paramount Importance, reported that three Mitred Conures (incorrectly identified as Scarlet Fronted Parakeets), were spotted foraging in the Maple Leaf neighborhood of Northeast Seattle, in the vicinity of 12 Avenue NE and NE 90th Street, on December 12, 2011. These Mitred Conures winter in the Maple Leaf/Shoreline area and return to Seattle's Seward Park for the summer. The Conures are known to venture as far north as the Ridgecrest neighborhood in Shoreline.

People typically report hearing the parrots prior to ever seeing them. Possibly the same three Mitred Conures were reported by the Maple Leaf Life blog in the same Maple Leaf area on September 24, 2010.

The Shoreline Area News blog published terrific photos of Mitred Conures on January 9, 2012, foraging in Hawthorne trees in the Ridgecrest neighborhood.

WE'LL SEE YOU ON ST. PATRICK'S DAY! SATURDAY MARCH 17, 2012

Run, Walk, Jog or Crawl! To Celebrate the Arrival of Spring and the Irish in us all!

It began 27 years ago as a race between bars and as a training event for an Irish Olympian. Now it's Seattle's largest single-distance run/walk, jog or crawl where the winners cross the finish before the last person starts. The Dash covers nearly 4 miles of city streets with a 15,000 person ribbon of green.

The F5 St. Patrick's Day Dash benefits the Detlef Schrempf Foundation in support of Northwest children's charities. In 2011, we contributed over \$200,000 to our non-profit partners. In 2012, we are directing funds to four worthy organizations: Camp Fire USA Puget Sound Council, Seattle Children's Autism Center, Rise n' Shine, and the Healing Center.

The F5 St. Patrick's Day Dash is a family event with something for everyone. There are young athletes racing to be the first across the Finish Line, and the middle-age, former jocks racing to be the first in the beer garden. The Dash is filled with plenty of people who started as kids, Dashing down the Viaduct to the Kingdome. They're still running or walking with mom or dad, and now, are pushing strollers as part of three generations of St. Patrick's Day Dash participants. To continue interest by young Dashers, we start the morning with the Leprechaun Lap for wee lads and lassies (10 & under).

The course has changed to an out-and-back route under the shadow of the Space Needle at Seattle Center. Runners and walkers have plenty of opportunity to see the field and high-five friends along Highway 99 on the way to and from the Aurora Bridge.