



Licton Springs Real Estate Journal

October 2006



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 Licton Springs neighborhood.

Project Number: 3005169 Address: 9600 Roosevelt Way NE Zone: L2

Land Use Application to subdivide one parcel into six unit lots. The construction of townhouses has been approved under Projects #6070941 and 6070947. 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 Number: 3003614 Address: 800 NE 94th St
Land Use Application to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 4,305 sq. ft. and B) 4,305 sq. ft. Existing house to be removed

Project Number: 3005525 Address: 8410 8th Ave NE Zone: SF5000

Land Use Application to allow a three-story, 3,310 sq. ft. single family residence with attached garage. Existing structures to be removed.

Investing in Northgate's Thornton Place Project

Mayor Nickels praised the City Council today for approving his proposal to help fund long-sought redevelopment of the Northgate South Lot for housing and retail.

"Today we invest in Northgate to help turn a parking lot into a vibrant location of new shops and housing," said Mayor Nickels. "The city is pleased to partner with the Northgate community as they continue to make the neighborhood a great place to work, play, live, shop, walk and hop a bus."

The mayor sent legislation to the City Council to approve a loan totaling \$4,144,000 for the Thornton Place project, which will be developed by Lorig Associates, LLC, and Stellar Holdings.

The developer will use the funds to help finance the construction of new retail space for the Thornton Place project. The project will include 278 rental housing units, 109 for-sale condominium housing units, 50,150 square feet of retail space and a multi-screen movie theater.

The Thornton Place project is a critical piece in achieving the neighborhood's vision of a vital urban center providing new jobs, housing, open spaces and valued public places, surrounded by healthy single-family neighborhoods.

Additional public investments in the Northgate neighborhood include a new Northgate Library, Park and Community Center, 5th Avenue NE Streetscape Improvements, Thornton Creek Water Quality Channel, the new 3rd Avenue NE Street extension, acquisition of a new park site at NE 112th Street and 5th Avenue NE, and other pedestrian and street improvements.

The city has a successful track record in using the Section 108/BEDI program. Since 2002, the city has provided almost \$12 million in Section 108/BEDI funds for five projects in Pioneer Square:

- Cadillac Hotel
- 211 First Avenue South
- Buttnick Building (200-204 First Avenue South)
- City Loan Building (206 First Avenue South)
- Compass Center (210 Alaskan Way)

The Thornton Place project will be the sixth and final project under the city's original Section 108 loan fund.

The federal government has granted the City of Seattle the use of a new \$10 million Section 108 loan pool and companion \$2 million BEDI Grant. Two projects in the International District, the Alps Hotel and the Hong Kong Building, were approved in June as the first two projects to tap a new \$12 million loan pool and federal grant.

For more information visit the mayor's web site at <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 http://www.seattle.gov/mayor/newsletter_signup.htm

I hope you enjoy your pumpkin!

-Roger



This Newsletter is brought to you by:



Roger Turner

WHETHER SELLING OR BUYING
- I CAN HELP!

I AM DEDICATED TO GIVING YOU
THE BEST POSSIBLE SERVICE.

CALL ME!

Roger Turner

206-999-6937 • 206-527-5250 ext. 217 • rjturner@windermere.com

Windermere Real Estate/Oak Tree, Inc. 10004 Aurora Ave N #10 Seattle, WA 98133

September Events Calendar

Seattle Center Cultural Events

TurkFest

October 21st - 22nd

Turkey has long been the link between East and West, from Hittites and Assyrians, to Hellenistic, Roman and Byzantine. Throughout the weekend, visitors can observe the many elements of a rich and colorful mosaic that includes Turkish hospitality—the foundation of Turkish culture. Start with delicious, specially made Turkish coffee, indulge in some baklava, then take in a musical performance, a dance performance, or perhaps, some shadow puppet theatre. Produced by the Turkish American Cultural Association of Washington.

Dia del Muerto:

**A Celebration of Latino Culture
October 28th**

Life and the lives of those departed are celebrated in this important Mexican tradition, now in its third year at Seattle Center. Community altars, sugar skulls, special foods, candles, music, dance and art are both honoring and life-affirming. Produced by La Casa de Artes.

Hmong New Year Celebration November 4th

From the mountains of Laos and Thailand, Hmong people preserved their stories and language through intricate embroidery, music and unusual communication techniques. Demonstrations, exhibits and performance highlight this highland culture. Produced by the Hmong Association of Washington.

Winterfest Worldfest November 24th - 26th

A celebration of the community's cultural riches opens Winterfest at Seattle Center as Winter Worldfest; a three day showcase of dazzling cultural holiday traditions from around the world. Winter Worldfest is a free presentation of some of the region's best ethnic entertainment in music and dance performances including Irish Dance, Japanese classical dance, Tlingit Songs and Dances of Southeast Alaska, Folk & Tribal dances from Mid-East & North Africa, Croatian Dance and many more. Come celebrate the holidays with over 300 musicians and performers from nearly every continent.

More information on these events available at <http://www.seattlecenter.com/events>.



HAPPY
HALLOWEEN!

Foundation releases report on King County quality of life

The Seattle Foundation's first comprehensive report on the quality of life in King County, released in June, shows many households in King County are struggling, with more than 22 percent of residents earning less than a living wage.

The report shows that affordable housing is a significant driver of regional quality of life. Location affects access to basic needs, medical care, cultural activities and recreational areas for residents. Affordable housing in South King County appears to be a major magnet for working families. By making this public, the Foundation hopes to guide local charitable giving as well as spark community dialogue.

"Nobody can make a difference unless we know where to begin," said Foundation CEO Phyllis Campbell. "This report is designed to engage our community - the donors, the doers and the dreamers all have a role in making King County better for people."

The report entitled *A Healthy Community: What You Need to Know to Give Strategically*, measures King County quality of life in seven areas: basic needs, health and wellness, education, economy, arts and culture, neighborhoods and communities, and the environment. It highlights regional disparities within King County as well as ways that philanthropic investments can address these differences.

The report also provides a glance at how Seattle, North Seattle, East and South King communities stack up against countywide averages on education, income, race, age, gender and sexual orientation.

This year marks the 60th Anniversary of the Foundation, the region's largest grantmaker. Last year the Foundation provided more than \$46 million in grants. The report is part of the Foundation's commitment to growing a healthy community and mission to put their donors in the driver's seat.

"We approach philanthropy from an integrated approach to giving that brings a balance to people's lives," said Stewart Landefeld, chair of the Foundation's board of trustees. "That's why we're making arts and the environment an important indicator on the health of a community."

Copies of the report may be downloaded at
<http://www.seattlefoundation.org>

EXCERPTS FROM REPORT:

Making Ends Meet: Soaring Housing Costs, Lagging Income Threaten Stability

King County is one of the wealthiest counties in the United States, but more than 100,000 of its children visit food banks every year. The county is home to some of the nation's most successful companies, but many households struggle to afford rent and other basic expenses. Residents pride themselves on civility, but discrimination affects residents across King County, with those who are younger, non-white and lower-income most likely to report an incident. Over one-quarter of King County adults say they experience discrimination, with the most common incidents based on age, gender, social class and race.

Many households are struggling in King County. By one estimate, a single-parent family needs to earn nearly \$53,000 a year to cover essentials, but almost half of King County households live on less. Meanwhile housing prices are soaring, and many affordable options are concentrated in areas far away from job centers. Higher housing costs crowd out budgets for other essentials, such as medicine or food: More than 300,000 people visit King County food banks each year, and some simply go hungry. Even a modest illness or short-term job layoff can tip a low-income household into chaos or homelessness.

These problems aren't unique to King County; they affect every large metropolitan area in the U.S. But increasingly it is local and state governments, as well as nonprofits, that are left to address them. That's because the federal government—historically the source of most public aid—has in recent years tightened the eligibility requirements or reduced funding for such programs as food stamps, housing subsidies and reduced-price school lunches.

Helping people gain stability and self-sufficiency requires investment in a variety of community supports—in schools, social services and cultural institutions—all of which improve opportunities for success. For example, parents with dependable shelter can concentrate on working and taking care of their families. Children with full stomachs pay more attention in school. And people with adequate income are free to pursue healthy lifestyles.

Roger Turner

206-999-6937 • 206-527-5250 ext. 217 • rjturner@windermere.com

Windermere Real Estate/Oak Tree, Inc. 10004 Aurora Ave N #10 Seattle, WA 98133

The First Annual Northgate "Old Country Fair"

October 17 - 21, 2006

Tuesday, October 17

Enjoy the old fashioned way of baking pies as well as learning the basics of handwork, including sewing, quilting, knitting and spinning. See pages 6 & 14.

Wednesday, October 18

1st Annual Cook Off

Show off your skills as a pastry chef—contests for all ages. Bring back the lost art of canning and preserves. Stew, soup and goulash—how do you compare to others? Here's your chance to show all of Northgate.

Thursday, October 19 - Saturday, October 21

Thursday/Friday 6 - 8 p.m.

Saturday 10 a.m. - 3 p.m.

Arts and Crafts Exhibition and Sale. If you are interested in renting a table, please call the Northgate Community Center at 386-4283.

Friday, October 20

Our 1st Annual Country/Bluegrass Band Extravaganza. If you are interested in taking part in the extravaganza please contact the Northgate Community Center for more information.

HOUSING & HOMELESSNESS:

Home Prices Soar; People Left With Fewer Choices

People with lower incomes have fewer and fewer choices for affordable housing because of soaring home prices. Many low-wage families end up paying too much for housing—sometimes more than 30 percent of total income—and then struggle to pay for other essentials such as food, heat or medical care.

A single unexpected bill can force a family into homelessness, which significantly exacerbates existing problems with employment, money management or illness. Others become homeless because of domestic violence, or suffer chronic homelessness because of substance abuse or other physical and mental health problems. Without help building their financial and personal stability, homeless people face enormous difficulty regaining shelter. Meanwhile, support services, transitional programs and homeless shelters are overwhelmed, with many shelters turning away several people for every one taken in.

22.6%
22.6 of Seattle residents earn less than a living wage.

8,200
An estimated 8,200 people are homeless on any given night in King County.
One QUARTER of them are children.
One QUARTER have been homeless for more than 2 years.

Go Green with Office Products and Take it Back Network

Looking for environmentally responsible office products at competitive prices? Check out Sustainable Group at www.sustainablegroup.net. Got broken or unwanted electronic devices? Dispose of them at a Take it Back Network member location.

Based in Ballard, Sustainable Group strives to use materials that "close the loop on recycling while not sacrificing quality or durability." Among its functional and durable products are recycled binders, recycled portfolios, cardboard binders and paper binders.

All products from Sustainable Group are manufactured locally and made from high-content recycled material. Co-op America, a not-for-profit organization that focuses on economic strategies to solve social and environmental programs, recognizes this innovative company as a socially and environmentally responsible business.

The Take it back Network is a group of retailers, repair shops, non-profit organizations, waste haulers and recyclers that accept used electronic equipment for reuse or recycling. These members agree to recycle these materials in an environmentally sound manner, thereby saving resources and reducing the amount of harmful contaminants that enter the environment.

For details on what items are not accepted at transfer stations or in garbage bins, and to find Take it Back members in King and Snohomish counties, visit <http://www.metrokc.gov/dnrp/swd/electronics/partners.asp>.

September Events Calendar

Qwest Field Exhibition Center Event- Seattle Home Show 2 October 12th - 15th

Nearly 500 exhibits displaying everything for the home and garden from interior design & remodeling to landscaping and outdoor entertaining. Special Built Green exhibit area. Antiques & collectibles. Daily home improvement seminars and cooking demonstrations. For more information, visit <http://www.SeattleHomeShow.com>.

Thursday-Saturday 10:00am-8:30pm,
Sunday 10:00am-6:00pm
Admission: \$9/Adults, \$6/Seniors, \$3/Children 7-15, Free/Children 7 and under
1000 Occidental Avenue South, Seattle
(206) 381-8000
stephene@vwn.com
<http://www.qwestfield.com>

Sports; Home Team - Home Games

Seattle Seahawks vs. Minnesota Vikings
Sunday, October 22nd at 1pm

Seattle SuperSonics vs. Sacramento Kings
Wednesday, October 25th at 7pm

Seattle Thunderbirds vs. Tri-City Americans
Sunday, October 29th at 5:05pm

UW Huskies vs. Arizona State
Saturday, October 28th at 12:30pm

Would you like to see homes for sale and sold in North Seattle neighborhoods?

For Green Lake

<http://www.HomeGreenLake.com>

For Ravenna

<http://www.RavennaHouse.com>

For Maple Leaf

<http://www.MapleLeafHouse.com>

Computer Help.cc
www.computerhelp.cc
206.650.0768
Ryan Gaffney
ryan@computerhelp.cc

Computer Help is a freelance technical support company, specializing in IT consulting for SOHO (small office/home office) businesses. Computers and Internet connectivity are one of the most valuable assets of any modern business. Don't neglect these important resources. Call for Computer Help today.

Roger Turner

206-999-6937 • 206-527-5250 ext. 217 • rjturner@windermere.com

Windermere Real Estate/Oak Tree, Inc. 10004 Aurora Ave N #10 Seattle, WA 98133

Roger J Turner is your exclusive Licton Springs Realtor

Unmarried Female Home Buyers Represent Growth Opportunities

With home purchases over a three-year period totaling more than \$550 billion, unmarried women represent a growing, yet sometimes overlooked, segment of the home buying population.

Real estate industry professionals who focus their energies solely on married couples are ignoring an opportunity to capture clientele who have increasing clout and who are highly loyal to professionals who help them. Considering there are about a million home buyers annually in this segment, unmarried women represent a significant market potential.

A recent report from Harvard University's Joint Center for Housing Studies examines this distinct group and their purchasing behavior. The findings are "striking," according to research analyst Rachel Bogardus Drew, the author of "Buying for Themselves: An Analysis of Unmarried Female Home Buyers."

The role of unmarried women in home buying is clearly strong and shows signs of continued growth and expansion, Drew reported. "Not only are unmarried women a large segment of the home buying population, but they are fast-growing, too, increasing their share of home buyers by 50 percent in eight years," she stated.

Along with looking at the characteristics of unmarried women relative to other buyers, the researcher analyzed home purchasing behavior and preferences and identified four subsets of this diverse and highly segmented group.

Of 18 million home buyers in the study (defined as purchasing their home in 2000-2003), 3.7 million (about 20 percent) are identified as being headed by an unmarried female. Of these, about 1.5 million purchased their first home.

Challenges of Affordability

The unmarried female buyer segment experiences much greater incidences of housing affordability problems, researchers note. Such problems may be the outgrowth of various demographic circumstances, including the fact that unmarried female buyers tend to be older than married and unmarried male buyers. Also, this group has relatively higher shares of minority buyers and purchasers with lower incomes.

Unmarried women buyers are far from homogeneous, Drew emphasized. The segment encompasses women of all ages and races, single mothers, widows, divorcees, women living alone and those living with other adults.

Nearly half live alone and another 30 percent are single mothers. One quarter of female buyers are minorities. Previously married women account for about two-thirds of unmarried female buyers.

Housing Needs Vary

Not surprisingly, housing needs vary with different living situations, financial resources and preferences.

"Relative to married couples, unmarried male and female buyers are more likely to purchase in central cities than in suburban areas," Drew stated.

Fifteen percent purchased a condo, slightly more than the 12 percent of unmarried men who chose this property type.

Choice of location also reveals noteworthy distinctions. Unmarried women are more likely than other buyers to choose their location based on proximity to friends and family and less likely to do so because of proximity to work or school. Drew said they are also more likely to compromise on the size and cost of their home in order to get the attributes most important to them, and less likely to compromise on location or neighborhood quality.

The full 27-page report may be viewed and downloaded at <http://www.jchs.harvard.edu>.

WHETHER SELLING OR BUYING
- I CAN HELP!

I AM DEDICATED TO GIVING YOU
THE BEST POSSIBLE SERVICE.

CALL ME!



Roger Turner

Hear what his clients have to Say:

Mr Roger Turner of Windermere/ Oak Tree Office

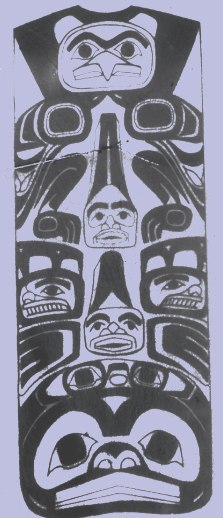
I have never written a letter such as this one before but I felt the need to express our gratefulness to you for handling the sale of our property on Queen Anne Hill. We have sold quite a lot of properties in our lives but have never met a real estate salesman we felt we could really trust; we even had 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



Roger Turner

206-999-6937 • 206-527-5250 ext. 217 • rjturner@windermere.com

Windermere Real Estate/Oak Tree, Inc. 10004 Aurora Ave N #10 Seattle, WA 98133