

ment demonstrated at each match by our soccer fans has taken the nation by storm.”

In its first Major League Soccer season, Seattle Sounders FC has broken records for season attendance and merchandise sales. Seattle’s bid also highlights the city’s athletic facilities, the region’s new light rail system and a supportive corporate community, along with vibrant hospitality and tourism industries. The proposal notes the city’s experience hosting many national and international events such as Major League Baseball All-Star games, the NCAA Men’s Final Four Competitions and the 1990 Goodwill Games.

Seattle will now submit more detailed information and in May 2010, the USA Bid Committee is expected to determine 18 final cities for consideration as part of its bid submission to the FIFA World Cup™. In December 2010, FIFA will award the host nation for both 2018 and 2022. FIFA and the local organizing committee will then make a final decision, typically selecting several host cities for the selected country about five years prior to the event (2013 or 2017).

The FIFA World Cup™ championship is awarded every four years. The tournament consists of 64 matches, with 32 teams competing for the title over a period of about a month in June and July. The games are played in 10 to 14 venues, with most venues used for a two-to three-week period. The World Cup is one of the most widely viewed sporting events in the world and the 1994 FIFA World Cup™ held in the U.S. reported approximately \$4 billion in economic impact.

Get the Nickels Newsletter and the mayor’s inside view on transportation, public safety, economic opportunity and healthy communities at mayor.seattle.gov

About Roger Turner

Buying or selling a home is one of the most important decisions you will make. You deserve the best representation possible. Roger Turner is an experienced, well educated real estate agent with natural people skills and a proven track record. He is one of the most successful and respected realtors in the area. Born and raised in Seattle, Roger knows all of the city neighborhoods extremely well. He began his career in real estate shortly after graduating from the University of Washington with a degree in Business Administration. He is also a CPA. After over 20 years as a realtor Roger enjoys working with people and has a real interest in homes - how they are built, the different styles, the way they are decorated.

Roger has also earned awards and certificates for top production. Roger credits the Windermere organization as a big part of his success and longevity in the business. “They have a large network of offices through out the area.” This is very helpful in getting exposure for a home that is for sale. They also demand the highest level of integrity. It’s a great place to work.”

Roger is famous for “going the extra mile” in order to help his clients. He currently lives in north Seattle with his wife and two children. “Seattle’s always been my home. I grew up in South Seattle near Lake Washington where I often visited Seward Park. Growing up there was a wonderful experience and this area of Seattle has become one of the prime areas for affordable housing. Later I moved to North Seattle to attend the University of Washington where I received my BA in Business Administration with a concentration in marketing and in accounting. After graduation, I found North Seattle to be a well established and pleasant neighborhood.

It was here in North Seattle, in the Maple Leaf community that my wife and I chose to begin our family. We now have a beautiful son, Benjamin Roger, and a wonderful daughter, Marie Katherine. Since the arrival of these two gems, we’ve been extremely involved in children’s activities; members of the Children’s Museum, frequent attendees of the Seattle Science Center and the Woodland Park Zoo.”



Roger Turner

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**When you want to SELL a home,
I CAN HELP**

I can help you establish the best sales price based upon sales information from similar properties that have recently sold, indicating what buyers are willing to pay for similar properties.

I will aggressively market your property and assure the greatest exposure possible to both, real estate agents, and prospective buyers (weeding out those who don’t qualify).

I can help you in negotiating the contract and handling all the contractual requirements after the sale. Assist you in relocating, whether purchasing a new home, condo, investment, or vacation property here, or in any other part of the country. – I can help!

**When you want to BUY a home,
I CAN HELP**

Show you homes that meet your needs in every way/location, amenities and price. Assist you in finding the right financing for you and your situations. Guide you through the negotiations and advise you to the end. Be professional!



Windermere Real Estate/ Oak Tree Inc

This Newsletter is brought to you by:
[HTTP://WWW.ROGERJTURNER.COM](http://www.rogerjturner.com)

Roger Turner

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SEPTEMBER 2009
MAPLE LEAF
REAL ESTATE JOURNAL

SOLD HOMES
LAND USE/BUILDING PERMITS
EVENTS CALENDAR
CHILDREN’S REQUEST FOR EXPANSION
NEW TREE PROTECTION GUIDELINES
CITY PROPOSES FURLOUGHS TO ADDRESS
ECONOMIC DOWNTURN

SOLD HOMES

The following is a list of homes that sold in our Maple Leaf 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. 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.



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WHETHER SELLING OR BUYING
- I CAN HELP!

I AM DEDICATED TO GIVING YOU
THE BEST POSSIBLE SERVICE.

CALL ME!

Qualifications

- University of Washington Bachelor of Arts in Business Administration.
- Realtor, John L.Scott Real Estate - Certified Relocation Specialist 6/83.
- Awarded certificate of achievement in principles of Real Estate 6/83.
- Realtor, Century 21 VanZee Realty 2/84 tp 3/90.
- Realtor, Coldwell Banker Real Estate. I received the professional achievement award.
- Member of the Circle of Honor 100% Sales club through 5/91.
- Top performer, Seattle Metro Office 11/90, 1/92, 2/92.
- Successfully completed technical Skills and Faststart training 3/90 tp 6/91.
- Currently, a Realtor with Windermere Real Estate/Oak Tree - selling & marketing residential & commercial real estate in an office of over 60 agents.
- In 1991, I ranked among the top three agents in sales and listing production and since then I have been in the top ten percent.
- Certificate of completion - How to List Residential Real Estate, Barb Schwarz 4/91.

ADDRESS	BED	BATH	AGE	STYLE	SOLD PRICE
1802 NE 96th St	2	1	1944	1 Story w/Bsmnt.	\$232,000
1221 NE 102nd St	2	1	1926	1 Story w/Bsmnt.	\$320,000
518-A NE 91st St	3	1	1924	1 Story	\$342,500
1240 NE 95 St	3	2	1942	1 Story	\$356,000
1245 NE 92nd St	2	1.5	1951	1 Story	\$395,000
8045 Brooklyn Ave NE	4	1.75	1923	1 Story w/Bsmnt.	\$449,000
9017 Latona Ave NE	3	2.5	1977	Multi Level	\$460,000
1652 NE 86th St	2	1.75	1941	1 Story	\$463,000
1535 NE 103rd St	3	2.5	1983	2 Story	\$465,000
1014 NE 88th	3	2	1926	2 Story	\$473,000
7916 Roosevelt Way NE	4	2.75	1925	1 1/2 Stry w/Bsmt	\$510,000
8801 Latona Ave NE	4	2.5	1997	2 Story	\$589,000

HEARING EXAMINER HAS PROVIDED RECOMMENDATIONS TO COUNCIL ON CHILDREN’S REQUEST FOR EXPANSION

SEATTLE – Today, the Seattle City Council received scores of calls from constituents regarding the recent recommendation by the city’s Hearing Examiner on Seattle Children’s Hospital’s request for its master plan. It’s critical the public understand the process and the involvement of the City Council.

The process started when Seattle Children’s Hospital made a request for approval of a new Major Institution Master Plan (MIMP) to guide a proposed expansion of its buildings and campus. Master plan approvals are subject to the city’s quasi-judicial rules and the state’s Appearance of Fairness Doctrine (RCW 42.36). Under these rules, the Council members cannot hear directly from the public about the merits of the Hearing Examiner’s recommendation, Children’s proposed expansion, comments or objections to the expansion.

A quasi-judicial decision means that the Council are acting as judges rather than legislators as they are responsible for determining the legal rights, duties or privileges of specific parties. In this case, the specific party is Seattle Children’s Hospital. The Appearance of Fairness Doctrine is intended to ensure that legislators sitting in a quasi-judicial capacity are not subject to the undue influence of proponents or opponents of a land use proposal. In essence, the quasi-judicial process is designed to ensure that Council members remain unbiased as decision makers.

The Council’s decision on Seattle Children’s Hospital requested expansion will be based on the Hearing Examiner’s record. This record includes public testimony provided at the hearing as well as exhibits submitted by the proponents and

Roger Turner

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Seattle Events Calendar

ITALIAN FESTIVAL SEPTEMBER 26-27, 2009 SEATTLE CENTER

Celebrating 22 Years... presented by Festa Italiana... the Italian Festival Seattle is the second largest Ethnic Festival in Seattle and celebrates Italy & Italian Culture with authentic presentations of Art, great Food and Live Entertainment. Other festival highlights include the Bolla Grape Stomp, Kid's Pizza Toss, and Bocce Tournament.

The Italian Festival is free and will take place at Seattle Center. Festival Hours are: Saturday 11 AM - 8 PM; Sunday 11 AM - 7 PM.

8TH ANNUAL RUN FOR CHILDREN'S SEPTEMBER 30, 2007 - MAGNUSON PARK

Taking place on the Sand Point Peninsula overlooking beautiful Lake Washington at Sand Point Magnuson Park, the 8th Annual Run for Children's run & walk is great energizing fun for the entire family. Events include a 5K run and walk, children's dash, awards ceremony, food, fun and prizes. It's a wonderful way to spend the day plus, all proceeds go to benefit the Children's Hospital & Regional Medical Center.

Race registration begins at 7 AM, with the 5k run/walk starting at 9:30 AM. Please call 206-987-4827 for additional information.

FREMONT OKTOBERFEST WWW.FREMONTOKTOBERFEST.COM SEPT: 18-20TH 2009

The Fremont Oktoberfest is your fall kick-off celebration in the "Center of the Universe" Fremont, Washington. Voted by USA Today and Orbitz.com as one of the top places to toast Oktoberfest, the three-day event has an activity for kids and adults of all ages!

FALL SALE: SEPTEMBER 25 - 27, 2009

The Friends holds two major book sales every year, in Spring and Fall. At each sale, over 200,000 books and other items are offered to the general public. Proceeds go to benefit The Seattle Public Library.

Location: Magnuson Park, Hangar in Building #30, 7400 Sand Point Way NE, Seattle, 98115. The park may be reached by Metro bus routes 30, 74, and 75. Free parking is available.

Hours: Friday, September 25: 6:30- 9:30 p.m. Member preview sale. Members may purchase up to 25 items. Memberships \$10 in advance; \$30 at the door. Saturday, September 26: 9 a.m.- 5 p.m. Sunday, September 27: 11 a.m.- 4 p.m.

opponents at the time of the Hearing Examiner's hearing on the proposed expansion. The Council cannot consider information outside of this record, unless a valid appeal is submitted with a request for additional information. No public comment outside of the Hearing Examiner's record or appeal process can be considered.

The Hearing Examiner provides a recommendation only. The Council will review the record and consider the merits of Seattle Children's proposal late this year or early next year. During the review process the Council may hear appeals that are submitted in accordance to Council rules. The Council has the final decision on whether to allow Children's to expand.

CITY PROPOSES FURLOUGHS TO ADDRESS ECONOMIC DOWNTURN

UNIONS DISCUSSING PROPOSAL WITH MEMBERSHIP

SEATTLE – The city of Seattle has proposed to the Coalition of City Unions a 10-day furlough program aimed at reducing the number of layoffs required in 2010. If approved by union membership, the city would extend the same program to non-represented city employees.

"Over the past several months, we have worked together with our unions and I appreciate their cooperation in these difficult budget times," said Mayor Greg Nickels.

Under the proposal, approximately 6,700 workers, including coalition union members whose bargaining units ratify the agreement and non-represented employees, would take 10 furlough days spread across the year. Uniformed police and fire personnel, and employees represented by IBEW 77 are not part of this furlough proposal at this time.

The city has seen a continued drop in sales tax and business and occupation tax revenues, and a revised revenue forecast used for planning the 2010 budget will be available by the end of the month. The furlough plan would help preserve services for city residents by reducing the number of city employees who would be laid off in 2010 due to the recession. This plan would save approximately \$8 million from the general fund and a total of up to \$20 million from the entire city budget.

The proposal is being discussed with the 20 unions that make up the coalition. Under the plan, furlough schedules would be assigned so that most city services would remain open to the public. Some exceptions to the furloughs would be allowed, such as for employees whose departments have minimum staffing and operational requirements, and for employees earning less than \$18 an hour.

In May, the mayor made \$13.3 million in mid-year cuts from the general fund budget while preserving funding for public safety and direct human services. To reduce the number of layoffs in 2009, full-time employees at the Seattle Public Utilities call center went to a 38-hour-a-week schedule, and employees at Seattle Public Libraries will take a one-week furlough this month. In 2009, the mayor also implemented furloughs for professional staff in several departments and rolled back salaries for 100 senior managers to 2008 levels. In 2010, those salaries will remain at 2008 levels.

COUNCIL APPROVES NEW TREE PROTECTION GUIDELINES IMPLEMENTATION BEGINS IN 2010, ESTABLISHES AN URBAN FORESTRY COMMISSION

SEATTLE - The City Council today unanimously passed two measures to improve the management of the city's trees and strengthen protections to ensure the health, quality, and overall coverage of Seattle's tree canopy.

Resolution 31138 asks the Department of Planning and Development to write a new tree protection ordinance. It outlines specific policy initiatives that the Council believes critical to successful urban forest management. Council Bill 116557 establishes a nine-member Urban Forestry Commission to advise the mayor and Council and help educate the public on urban forestry issues.

"Our urban trees are an incredibly valuable resource -- and we must act if we want to keep them," said Council President Richard Conlin. "The review by the City Auditor told us that the city must improve our system for protecting and managing trees. We need updated code that recognizes the economic, environmental, and

social values that trees offer."

Both measures are in response to a dramatic 50 percent loss of tree cover over the last forty years. The city continues to lose mature trees that provide cooling shade, improve air quality, provide wildlife habitat, sequester climate changing carbon, help with drainage issues by retaining water and improve property value.

"The Urban Forestry Commission will provide well-rounded expertise to assist the city in protecting and expanding our tree canopy while accommodating growth," added Councilmember Nick Licata.

A report by the City Auditor in 2009 highlighted that most of the implementation work outlined in the Urban Forest Management Plan has not been completed.

Resolution 31138 requests that DPD write new regulations that consider preventing tree removal in required yards and setbacks, create a permitting system and fines for non-permitted tree removal, provide clearer direction for tree relocation and develop incentives for retention. It also asks DPD to consider Transfer Development Rights to developers, giving them more flexibility for creative solutions to Seattle's urban canopy crisis.

The Urban Forestry Commission will include a community group representative, experts with technical backgrounds in wildlife biology, arboriculture, landscape architecture, and a representative of the development community. It will be staffed by the Office of Sustainability and Environment.

SEATTLE SELECTED AS POTENTIAL HOST CITY FOR WORLD CUP 27 CITIES ADVANCE TO NEXT ROUND OF CONSIDERATION

SEATTLE – The USA Bid Committee announced today that Seattle is one of 27 cities advancing to the next round of consideration as a host city for the FIFA World Cup™ in 2018 or 2022.

"All of us have seen the excitement and energy the Sounders FC has brought to Seattle in its first year. Being a host city for the World Cup would be an extraordinary opportunity for our residents, businesses and our enthusiastic Seattle soccer fans," said Mayor Greg Nickels.

The USA Bid Committee is seeking to be a World Cup Host Nation and invited 39 cities to submit proposals. The city of Seattle submitted a proposal in July, working closely with local government agencies, companies and organizations including the University of Washington, Seattle Sports Commission and Vulcan Sports and Entertainment.

"As a strong, viable partner with the city of Seattle, the Seattle Seahawks and Sounders FC, we are thrilled that Seattle is being considered as a site for the world's largest single-sport athletic event – the FIFA World Cup™," said University of Washington Athletic Director Scott Woodward. "We look forward to showing the bid committee that Husky Stadium and Qwest Field are uniquely situated to showcase the Northwest community's unparalleled enthusiasm for international soccer."

"Seattle is eager to be a part of the United States' bid for the FIFA World Cup™ in 2018 or 2022. It would have a huge economic impact on our community and bring priceless media exposure promoting our region as a premier destination for sports, tourism and business," said Ralph Morton, executive director of the Seattle Sports Commission.

The mayor will send a resolution to City Council to set up a process for examining the fiscal impact of hosting such an event. Seattle's proposal identified both Qwest Field (67,000 seats) and Husky Stadium (72,500 seats) as potential venues, as well as four training sites: University of Washington soccer stadium, Seattle University soccer stadium, Starfire Sports Complex, Virginia Mason Athletic Center (Seahawks' training facility).

"We believe Seattle has the infrastructure, facilities and community support outlined by the bid committee to host this prestigious event," said Vulcan Sports and Entertainment CEO Tod Leiweke. "More importantly, the passion and commit-

DJANGOFEST NORTHWEST 2009 SEPTEMBER 23-27

The excitement is beginning to build as we gear up for DjangoFest Northwest 2009. Now celebrating its ninth year of bringing Gypsy Jazz performers to Whidbey Island Center for the Arts, DjangoFest Northwest has proven to be the premier showcase of gypsy jazz in North America, presenting some of the biggest names in the genre to thousands of enthusiastic fans. For more information visit us online: <http://www.djangofest.com/nw/home.htm>

SEATTLE CENTER NEWS STAR WARS: IN CONCERT OCT. 13, 7:30PM

KEYARENA AT SEATTLE CENTER

Attention Star Wars fans! Hear, see and experience Star Wars from a unique multi-media perspective. Slices of scenes from the six Star Wars episodes will come to life on a colossal LED screen, while Anthony Daniels (the actor who portrayed C-3PO in all six films) narrates the epic Star Wars tale, all accompanied by John William's iconic music performed on stage by a full symphony orchestra and chorus. Tickets are now on sale. http://www.seattlecenter.com/news/detail.asp?me_medianum=1542

SEATTLE FIESTAS PATRIAS SEPTEMBER 19-20, 2009

CENTER HOUSE, FISHER PAVILION

Revel in the independence of countries in Central and South America at Seattle Fiestas Patrias, which recognizes diversity and the Latino culture in Western Washington. For more information, Visit us online: http://seattlecenter.com/events/festivals/festal/detail.asp?EV_EventNum=15

SEATTLE SPORTS SCHEDULE

SOUNDERS FC HOME GAMES

<http://www.soundersfc.com>

FC DALLAS 10/24 7:30PM

MARINERS MLB HOME GAME

<http://seattle.mariners.mlb.com>

v.s. CWS 9/15 7:10PM

v.s. CWS 9/16 7:10PM

v.s. CWS 9/17 3:40PM

v.s. NYY 9/18 7:10PM

v.s. NYY 9/19 7:10PM

v.s. NYY 9/20 1:10PM

v.s. OAK 9/29 7:10PM

v.s. OAK 9/30 7:10PM

v.s. OAK 10/1 7:10PM

v.s. TEX 10/2 7:10PM

v.s. TEX 10/3 TBD

v.s. TEX 10/4 1:10PM