

GREEN LAKE

NEIGHBORHOOD ADVISOR

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Steve Laevastu & Roger Turner are your EXCLUSIVE Green Lake Realtors!

BUILDING PERMITS

\$135,016; Construct 2nd story additions and alterations to existing single family residence, per plan. 1821 N 54th St

\$3,589,874; Construct a five story, 21 unit residential building with 3,248 sq.ft. of retail at ground level. Parking for 31 vehicles will be located on the site. 1400 N 80th St

\$200,000; Construct alterations and second floor addition to existing single family residence, per plans. 2304 N 53rd St

\$65,000; Construct 2nd story addition, with partial new foundation underneath of 1st floor, to existing single family residence per plan. 5126 Keystone PI N

\$144,665; Construct bumpout from basement to 2nd floor with additional living space on 2nd floor; lower floor and build out in basement for new accessory dwelling unit (ADU), with other interior alterations on 1st and 2nd floors, per plans. 6535 Latona Ave NE

\$170,000; Construct 2nd story addition and alterations to existing single family residence, per plan. 2136 N 63rd St

\$53,800; Renovation of kitchen and second floor bath in existing single family residence per STFI. 7714 Bagley Ave N

\$127,477; Second story addition and alterations to existing single family residence, per plan. 2329 N 58th St

LAND USE PERMITS

AREA: NORTH/NORTHWEST ADDRESS: 1506 N 80TH ST | PROJECT: 3008776 ZONE: ARTERIAL WITHIN 100FT, LOW-RISE-2, SCENIC VIEW WITHIN 500 FT.

Land Use Application to subdivide one parcel into seven unit lots. The construction of residential units has been approved under Project #6139793. 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.

Windermere
Windermere Real Estate/ Oak Tree Inc

*Need help buying or selling your home?
Contact Us!*

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What our Clients are saying!

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

[HTTP://WWW.GREENLAKEHOUSE.COM](http://www.greenlakehouse.com)



Steve Laevastu



Roger Turner



SOLD HOMES

The adjacent list is homes that sold in our Green Lake 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.

For an online version of this newsletter, and more community information, check us out online at: <http://www.greenlakehouse.com>



SEATTLE PUBLIC LIBRARY Greenlake Branch

**POETS WEST POETRY EVENT
AT THE GREEN LAKE BRANCH.
| AUG 16TH 4 – 5:30 P.M.
WHERE: GREEN LAKE BRANCH**

Join Poets West for a poetry event and open mike.

**ERIC LIU AND NICK HANAUER
DISCUSS "THE TRUE PATRIOT"
AT GREEN LAKE BRANCH
WEDNESDAY, OCT. 8 | 6:30 – 8 P.M.**
Where: Green Lake Branch
Join co-authors Eric Liu and Nick Hanauer for a conversation about "The True Patriot."

ADDRESS	BED	BATH	LEVELS	YEAR BUILT	SOLD PRICE
7503 5th Ave NE	2	1	1 Story w/Bsmnt.	1908	\$305,000
330 NE 54th	2	1	1 Story w/Bsmnt.	1915	\$370,000
349 NE 51st St	4	1	1 1/2 Story w/Bsmnt	1914	\$375,000
309 NE 56th St	2	1	1 1/2 Story	1906	\$390,000
6828-B Oswego PI NE	3	2.5	Townhouse	2008	\$495,000
7411 4th Ave NE	3	3.25	Townhouse	2008	\$499,000
5308 Wallingford Ave N	2	1	1 Story w/Bsmnt.	1910	\$520,000
2117 N 63rd St	2	1	1 Story w/Bsmnt.	1915	\$575,000
2355 N 63rd St	2	1	1 Story w/Bsmnt.	1925	\$590,000
5546 Canfield PI N	3	1.75	2 Stories w/Bsmnt	1905	\$595,000
7438 Winona Ave N	3	1.5	1 1/2 Story w/Bsmnt	1925	\$600,000
1603 N 55 St	3	2	1 1/2 Story	1905	\$606,000
2149 N 64th St	3	1.75	2 Story	1905	\$670,000
7525 1st NE	3	2	2 Stories w/Bsmnt	1907	\$679,000
7546 1st Ave NE	4	2.75	1 Story w/Bsmnt.	1953	\$725,000
7311 W Green Lake Dr N	3	2.5	2 Stories w/Bsmnt	1926	\$750,000
1148 N 76th St	4	2	2 Stories w/Bsmnt	1927	\$760,000
1610 N 52nd St	4	2.5	2 Stories w/Bsmnt	1911	\$825,000
103 NE 59th St	4	2.5	1 1/2 Story w/Bsmnt	1931	\$875,000

520 BOTTLENECK NWREporter August 2008

A new study that identifies the most congested areas in the country has Seattle on its "10 worst" list and a stretch of Highway 520 as having one of the nation's worst bottlenecks.

According to INRIX National Traffic Scorecard, released in June, traffic congestion across the U.S. increased nearly 2 percent in 2007 over 2006. Researchers concluded there appears to be no relief in sight in 2008, although higher fuel prices and the economy are affecting the rate of growth.

The INRIX Scorecard takes a micro look at traffic problems all across the country – zooming in on the total hours spent in traffic, worst day of the week for commuting, average speeds for the top 100 cities in the U.S., and the worst bottlenecks.

According to the study, one of the worst bottlenecks in the country is a one-third mile stretch of westbound Highway 520 near Bellevue Way, which has an average speed of 9.4 miles per hour when it's congested -- and that happens 29 hours per week. If this route is part of your daily commute, the study's analysts suggest you could conceivably get out and ride your bike faster than your car can transport you, with an average speed of only 9 mph during congested periods.

Another bad traffic area is southbound Interstate 5 at Northeast 45th Street in Seattle, a 1.46-mile stretch that is congested 46 hours per week.

"Inrix is headquartered in Kirkland and the worst traffic bottleneck in our city is directly

Seattle Events Calendar

BRASILFEST

CENTER HOUSE, FISHER PAVILION, MURAL AMPITHEATRE | AUGUST 17

Watch a demonstration of the elegant and powerful capoeira martial arts, see glittering costumes and eat authentic food while learning about this varied culture. Presented by Brazil Center and Show Brazil Productions.

TIBET FEST

SEATTLE CENTER HOUSE, FISHER PAVILION | AUGUST 23-24,

Explore the rituals and traditions of Tibet with handmade arts and crafts, prayer flags, children's activities and traditional food. Symbolic masks, ancient movement and speakers explain the culture's foundation in Buddhism. Presented by the Tibetan Association of Washington.

BUMBERSHOOT FESTIVAL

SEATTLE CENTER | AUGUST 31 - SEPTEMBER 3

Originally funded by the city of Seattle, the year 1971 marked the beginning of the Bumbershoot tradition, known then as The Seattle Arts Festival. In 1980, One Reel, a local non-profit arts and entertainment production organization was invited to produce the Festival. They began ticketing the event in order to invite world-renowned artists along with the finest the Northwest has to offer, and introduce a variety of new artistic outlets to the program. Today, Bumbershoot is one of the largest music and urban arts festivals in the world.

KOREAN CULTURAL CELEBRATION CENTER HOUSE | SEPTEMBER 6

The event includes an elaborate student art competition and exhibit. Presented by the Korean-American Art & Cultural Association of the Pacific Northwest.

SEATTLE FIESTAS PATRIAS CENTER HOUSE, FISHER PAVILION | SEPTEMBER 13-14

At Seattle Fiestas Patrias, Hispanic foods, dance, mariachi music, exhibits and children's activities celebrate these countries' unique cultures as well as their shared language. Presented by the Seattle Fiestas Patrias Committee.

Windermere

Windermere Real Estate / Oak Tree Inc

across from our corporate headquarters -- so we're definitely feeling the pain ourselves, said Bryan Mistele, Inrix Inc. founder and CEO, in a statement. The fallout from heavy traffic congestion hits Americans hard on several different levels, Mistele remarked. With many drivers paying more than \$4 a gallon at the pump and roads clogged with traffic congestion averaging 60 hours a week across the nation's 100 worst bottlenecks, traffic continues to have a major impact on consumers, businesses and the American economy, he noted.

The top 10 most congested metropolitan areas in the U.S. span all regions. Not surprisingly, Los Angeles, New York and Chicago topped the list for having the worst traffic, accounting for more than half the top 1,000 bottlenecks nationwide. Rounding out the top 10 list were: Washington D.C. at #4, followed by Dallas-Fort Worth, San Francisco, Houston, Boston, Seattle (#9) and Atlanta.

The INRIX National Traffic Scorecard also identified unique patterns evolving out of U.S. traffic congestion:

- Worst traffic day: Friday
- Worst weekday Commute: Friday p.m.
- Worst commuting hour: Friday 5-6 p.m.
- Worst morning commute: Wednesday a.m.
- Best weekday for traffic: Monday
- Best weekday commute: Friday a.m.
- Best weekday commuting hour: Friday 6-7 a.m.
- Best weekday afternoon: Monday p.m.

APPRAISER EXPECTS "PENT-UP DEMAND WILL BE UNLEASHED WITH A FLURRY" NWREporter February 2008

There is a lot of pent-up demand for houses and condominiums in the Puget Sound area and the tri-county region will not follow the downward trends found in other parts of the country, concludes local appraiser Philip Pinkstaff.

Pinkstaff, a market analyst and valuation specialist with MCM Group in Seattle, scrutinized trends in the local economy and condominium market, using data from several sources. His analysis (which includes numerous charts accompanied by narrative) shows slumping sales despite job growth, population gains and increases in median incomes.

Paralysis is the culprit for declining sales volume and prices, according to Pinkstaff. The quantity of negative news about the national economy and housing market has had a chilling effect on local activity, he suggests. Consequently, he added, "The local slowdown is likely to persist."

Local residents are bombarded with news articles citing figures about how the average house price in the United States has gone down within the last 12 months, and how many markets have dropped substantially, Pinkstaff notes. Reports of rising unemployment and jumps in foreclosures in other markets are also worrisome, he adds.

"At some point in the not so distant future, if house and condominium prices do not begin to fall, potential buyers in the Puget Sound area will pull the trigger and purchase," Pinkstaff declared in his report. "Given the number of jobs is still increasing, yet house and condo sales are lower than typical, I believe we have pent-up demand that will be unleashed with a flurry."

Among findings Pinkstaff highlights in his 21-page report:

- Between 2004 and 2007 over 175,000 jobs were added in the 3-county area, including King, Pierce and Snohomish Counties.
- There are 52,871 more people employed in the 3-county area in April 2008 than there were one year prior in April 2007.
- Despite a strong local economy; the number of closed house sales during the first 4 months of 2008 is over 4,700 or 32.4% less than during the first 4 months of 2007. Similarly, the number of condominiums sold/closed dropped over 1,600 units or 39% compared to the first 4 months of 2007.
- The average house price in the 3-county area for the first 4 months of 2008 has dropped \$11,700 or 2.6% compared to this same period in 2007. The median house price dropped \$11,900 or 3.1%. The average condominium price in the 3-county area during the first 4 months of 2008 is \$8,285 or 2.7% higher compared to the average price during the first 4 months of 2007. However, the

median condominium price dropped \$4,302 or 1.6%.

- In King County, which represents nearly 70% of the condominiums sold in the 3-county area, the number of new condominium sold/closed during the first 4 months of 2008 is 73 units or 21.5% less than during the first 4 months of 2007. However, the number of resales (of existing condominiums) dropped by 1,121 units or 43.3%.
- Through the first 4 months of 2008, the average condominium price in King County increased \$15,892 or 4.9%. The average price of brand new condominiums increased 9.9%, while the average price of resales increased 2.8%. The median price of new condominiums increased 2.0%, while the average price of resales decreased 2.9%.
- The number of condominiums sold in King County during September, October and November 2007 were slightly less than typical for these months during the previous 4 years. However, since December 2007, the number of condominiums sold has been well below what is typical. For example, during April 2008 there were 469 closed condominium sales. This compares to 862 closed sales in April 2007 and an average of 829 closed sales in April between 2004 and 2007.
- Based upon job growth, it is clear the economy in the Puget Sound area is in good condition. (Unlike many other areas within the United States.) Yet the number of house and condominium sales in the 3-county area have dropped substantially in the last 5 months. Why? Paralysis due to huge quantities of negative news about the national economy.
- Given that the Puget Sound area is still adding jobs, unlike most metropolitan areas of the United States; I believe the number of people moving into the Puget Sound area will increase even further.
- Given the job growth in the Puget Sound area I believe there is a lot of pent-up demand for houses and condominiums. This demand will increase further as more people move into the area.

MAYOR NICKELS ANNOUNCES NEW TOWNHOME REGULATIONS New rules support affordable housing and sustainable building

SEATTLE – Mayor Greg Nickels today announced the first major update to multifamily zoning in Seattle in 20 years. New regulations would improve the character and design of townhouses, and require environmentally sensitive building and landscaping.

"We can grow in ways that enhance and enrich our lives," said Nickels. "These regulations will help us make sure that new multifamily housing is attractive, sensible, and fits in with their neighborhoods, while also supporting affordable housing."

The changes would affect the 10 percent of the city zoned for multifamily construction, from low-rise development throughout the city to high-rise residential towers on First Hill. Design review would be required for all townhouses, providing better oversight of design quality and more flexibility for designers.

All multifamily buildings will be required to use green landscaping, which could include green roofs, trellised walls, or planting strips. Developers wishing to increase height and floor area above current zoning in the city's urban centers, urban villages and areas around light rail stations, will be required to meet LEED Silver or Built Green Four Star sustainable construction standards. Developers would also have to agree to dedicate units for work force housing.

The new rules will reduce required parking in all multifamily areas to one space per unit. In urban centers and areas around light rail stations, there will be no required parking.

"The mayor and I have both heard a lot lately about how growth is affecting our neighborhoods, not all of it is positive," said City Councilmember Sally Clark, who joined Nickels at the announcement. "I look forward to working through these proposals from the mayor to reach a goal we share for smart growth that keeps Seattle on course as a regional center of quality neighborhoods and dynamic business districts."

The proposal is scheduled to go to Council later this summer. New regulations are anticipated in early 2009.

THE 16TH ANNUAL ITALIAN CONCOURS D' ELEGANCE | SUNDAY, AUGUST 31ST 2008 - CITY OF DES MOINES MARINA (11AM - 5PM)

PUBLIC ENTRY: \$5.00 (CHILDREN UNDER 10, FREE)

The Italian Concours prides itself on the featured marque's represented at the show each year. Beginning with the 2002 Concours at Pier 62/63 on the Seattle waterfront, we've featured nearly every Italian Marque. This year featuring the combined marques of: FIAT, Lancia & Abarth. for more information visit our website. www.italianconcours.org

KEXP CONCERTS AT THE MURAL AUGUST 15-16 & 22-23

Seattle Center and KEXP 90.3FM have teamed up to present KEXP Concerts at the Mural, a series of eclectic evening concerts at the Seattle Center Mural Amphitheatre on two of the summer's sultriest weekends, August 15 -16 and 22 - 23, 6:00 p.m. - 8:00 Start Time: 6PM Location: 305 Harrison St. Seattle, WA 98109 Cost: FREE Contact: Seattle Center 206-684-7200 Sponsored by: Seattle Center/ KEXP Website: <http://www.seattlecenter.com>

"Best In Client Satisfaction" As Awarded by Seattle Magazine-



MARINERS HOME GAMES

AUG		
8/21	V.S. OAK	7:10 PM
8/22	V.S. OAK	7:10 PM
8/23	V.S. OAK	7:10 PM
8/24	V.S. OAK	1:10 PM
8/25	V.S. MIN	7:10 PM
8/26	V.S. MIN	7:10 PM
8/27	V.S. MIN	1:40 PM
SEPT		
9/5	V.S. NYY	7:05 PM
9/6	V.S. NYY	7:10 PM
9/7	V.S. NYY	1:10 PM
9/9	V.S. TEX	7:10 PM
9/10	V.S. TEX	1:40 PM

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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.