

# Steve Laevastu & Roger Turner are your EXCLUSIVE Maple Leaf Realtors

continued City Light

"The cost of purchasing offsets is about \$2 a year per customer," said Carrasco. "It's a small amount to pay for the reduction of climate-altering emissions. This utility is 90 percent hydroelectric generation. If the climate does change, and we have less water available for City Light's reservoirs, our customers will spend much more for electricity generated by more expensive means."

For additional information about Seattle City Light's programs to maintain a net-zero greenhouse gas emission status, contact Lynn Best, (206) 386-4586.

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 [www.seattle.gov/mayor/newsletter\\_signup.htm](http://www.seattle.gov/mayor/newsletter_signup.htm).

## SEATTLE CLIMATE ACTION NOW

Seattle is taking action to prevent one of the biggest threats to the future our city and the planet - global warming. Through Seattle Climate Action Now, we are committed to leading by example and helping everyone in the city take steps today to reduce climate-changing pollution in their homes, at work and on the road.

Working together we are making a difference. Today, people in neighborhoods across the city are joining the effort through Seattle Climate Action Now. And now mayors from 700 cities, representing 74 million Americans, have joined with Seattle in pledging to reduce harmful carbon dioxide emissions in their communities and urging the federal government to act.

Get involved in Seattle Climate Action Now by visiting [www.seattleCAN.org](http://www.seattleCAN.org). You'll find tips for reducing your emissions; climate-related events in your neighborhood; and a community of people and organizations across the street and across the city ready to help.

From Puget Sound to the snow-capped Cascade Mountains, we are lucky to live in one of the most beautiful places on the planet. We have an obligation to leave our city and our world a better place for our children and their children.

With your help, we will.

## WHAT ARE CLIENTS HAVE TO SAY

Dear Steve,

Going to the heart of the matter, we would simply say that anyone selling or buying a home needs you as their Realtor. If they work with anyone else, they are seriously shortchanging themselves.

Our experience has been that selling and buying a home constitutes a series of highly compressed and stressful decisions. Throughout this process, you were always available to offer guidance and advice. You eased our way from the initial consideration of selecting the correct selling price, to understanding lengthy documents, to the costly concerns of selecting the right people to perform necessary repair work.

We have never seen a professional person work with the high degree of expertise, honesty, optimism, diligence, and plain common sense that you exhibited throughout the sale of our former home, and the purchase of our new one. Beyond that, you are a pleasure as a person.

It is customary to wish a friend good luck, but you are one of the few who know how to work around a problem when luck sometimes appears to run out. So instead, we will wish you all the good fortune and success. We also leave you certain in the knowledge that those who are fortunate enough to work with you in selling or buying a home, will come to know exactly what we are describing in this letter.

With our warmest regards,

Sincerely

Ralph and Bonnie Brice.

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



October 2008  
**MAPLE LEAF**  
 NEIGHBORHOOD ADVISOR  
 IN THIS ISSUE  
 SOLD HOMES | BUILDING PERMITS  
 CALENDAR OF EVENTS  
 JOB GROWTH AND HOUSING

## SOLD HOMES

The adjacent list is 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. 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.

ADDRESS	BED	BATH	LEVELS	YEAR BUILT	SOLD PRICE
535 NE 84th St	5	1.5	1 1/2 Stry w/Bsmt	1926	\$350,000
9721 19th Ave NE	2	1.75	2 Story	1984	\$375,000
118 NE 85th St	4	1.75	1 1/2 Stry w/Bsmt	1927	\$380,000
558 NE 80th St	2	1.5	1 1/2 Stry w/Bsmt	1908	\$445,000
816 NE 81st St	3	2	1 1/2 Stry w/Bsmt	1927	\$635,000
340 NE 91st St	4	3.5	2 Stories w/Bsmnt	2005	\$745,000
1221 NE 90th St	5	3.5	2 Stories w/Bsmnt	2008	\$995,000

Additional Community and Real Estate information for the Maple Leaf Neighborhood is available online at <http://www.MapleLeafHouse.com>

## CITY LIGHT IS CLIMATE NEUTRAL FOR SECOND STRAIGHT YEAR First Electric Utility in the U.S. to Reach Emission Standard

SEATTLE - As part of Mayor Greg Nickels' efforts to make Seattle a leader in the effort to reduce greenhouse gas pollution, City Light has achieved "net zero" greenhouse-gas emissions for second year in a row.

"We are not just talking the talk, we are walking the walk," Nickels said. "Along with 284 other cities across the country, we are taking real steps to combat climate disruption."

On Feb. 16, 2005, the day the Kyoto Treaty became law in 141 countries, Nickels challenged his mayoral colleagues to commit each of their cities to achieving the treaty's target of bringing carbon emissions to 7 percent below 1990 levels by 2012. To date, 284 mayors have joined him.

Seattle is already doing its part. For the second consecutive year, Seattle City Light has met the high standard of providing energy that is climate neutral. This means the utility has reduced emissions of greenhouse gas to the extent possible, and has purchased offsets for any remaining emissions.

"We knew we could take a leadership role in reducing greenhouse gas pollution," said Jorge Carrasco, superintendent of Seattle City Light. "The Utility achieved this goal in several ways. First, it avoids producing greenhouse-gas emissions wherever possible through conservation programs and by using renewable resources such as hydro and wind-powered electric generation. We do emit some greenhouse gas as a result of power purchases and operations, such as vehicles used to maintain the electrical system. To offset these emissions, the Utility buys greenhouse-gas emission offset credits from organizations that have reduced their own emissions," Carrasco added.

Customer support for conservation and renewable energy programs helps City Light keep its emission down. This year, City Light estimates that its greenhouse gas emissions will be about 100,000 metric tons. City Light purchased 300,000 metric tons of offsets, to cover 2006 and to apply to future years. These offsets result from the capture and destruction of a potent greenhouse gas. These offsets are monitored and verified by a third party.

City Light has purchased offsets from many types of projects. City Light funds the use of biodiesel (which has a much lower emission rate than petroleum diesel) in City vehicles, Seattle Public Utilities solid-waste trucks, and King County Metro buses; provides cruise ships with shore power so they can shut down their diesel engines while in port; and supports the use of cement substitute materials, which both reduce greenhouse-gas emissions and solid waste.



Steve Laevastu



Roger Turner

Need help buying or selling your home?  
 Contact Us!

Steve Laevastu

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# Seattle Events Calendar

**S'ABADEB—THE GIFTS: PACIFIC COAST SALISH ART & ARTISTS**  
OCT24 –JAN 11, 2009 | SAM SIMONYI  
SPECIAL EXHIBITION GALLERIES

S'abadeb—The Gifts: Pacific Coast Salish Art and Artists is a major exhibition that explores the unique artistry and culture of Salish First Peoples of Washington State and British Columbia. The exhibition features more than 175 works of art from national and international collections that offer a glimpse into the daily and ceremonial lives of the 39 sovereign Salish Nations. Many of the works have never before been on view and are, for the first time, interpreted by Native voices. For tickets or more information, visit us online at: <http://www.seattleartmuseum.org>

**DIA DE MUERTOS: A MEXICAN REMEMBRANCE | SEATTLE CENTER**  
NOVEMBER 1-2, 2008

This event highlights the life-affirming creativity of the Mexican people with traditional crafts and a procession to remember lost loved ones. Presented by Taller Mexicano Para Las Artes.

**HONG NEW YEAR CELEBRATION**  
SEATTLE CENTER NOVEMBER 8, 2008

The Hmong New Year Celebration helps preserve the unique culture of this Southeast Asian highland culture that originates in the mountains of China, Laos and Thailand. Dance, internationally-known music, historical exhibits and the traditional courtship ritual of ball tossing demonstrate this culture's enduring legacy. Presented by the Hmong Association of Washington.

**NOVEMBER 5, 2008**  
**SUSTAINABLE INDUSTRIES ECONOMIC FORUM - W SEATTLE HOTEL**

In an unprecedented economic climate, businesses large and small are achieving economic advantage through ambitious environmental innovation and social responsibility. The West Coast -- Portland, Seattle and San Francisco in particular -- is home to successful business thought leaders who have long understood the economic potential of sustainability. Still, real economic data and tough viability questions are sorely lacking, as are authentic events that capture the true opportunity. Sustainable Industries helps address this need with our annual, reputable Sustainable Industries Economic Forums. Contact: <http://www.wacleantech.org> for details

  
**Windermere**

Windermere Real Estate / Oak Tree Inc

## MAYOR NICKELS CALLS FOR PLAN TO CREATE MORE WORKFORCE HOUSING ANOTHER IMPORTANT STEP TO INCREASE AFFORDABLE HOUSING

SEATTLE – Mayor Greg Nickels today sent legislation to the City Council to increase the supply of affordable, workforce housing in Seattle. The legislation is modeled after successful programs downtown and requires developers to provide for new affordable housing units, in exchange for permission to build larger buildings.

“For most of us, housing is our biggest expense. This is another important step to make sure Seattle has housing available that’s affordable to our firefighters, bus drivers, grocery clerks, teachers and nurses,” said Nickels.

The Workforce Housing Incentive establishes a framework for land use regulations, but the proposal by itself does not change existing neighborhood zoning. Any increase in height or density would require separate review and extensive public input.

Similar to the long-time downtown programs, commercial and residential developers requesting increased heights and greater floor area would have to commit 11% of the increased space to workforce housing on site, contribute to a city housing fund to create affordable housing, or provide other community amenities such as open space.

For renters, the new housing would have to be affordable to those making up to 80% of median income--\$45,600 for individuals and \$52,000 for two-person households. For home buyers, the housing would have to be affordable to those earning below area median income, approximately \$57,000 for individuals and \$65,000 for two-person households. Both rental and homeownership units must remain affordable for 50 years.

The downtown incentive programs have been in place for commercial development for more than 20 years, and in 2006 were expanded to include residential development downtown. To date, the programs have generated nearly \$42 million for affordable housing, plus contributions to open space, performing arts theaters, child care, and landmarks.

The Workforce Housing Incentive would help ensure that the city's current and future workforce can live in the city, close to jobs and transit. Increased development rights are currently being considered in south downtown, including Pioneer Square and the Chinatown/International District, South Lake Union, the West Dravus neighborhood, Northgate and the more dense multi-family zones located in urban centers, station areas and most urban villages. The program could be applied to future increases in development rights proposed elsewhere in the city.

With livable neighborhoods and strong job growth, Seattle continues to attract more people. Rising housing prices have put pressure not only on low-income earners, but also on moderate-income workers who don't qualify for subsidized housing.

This proposal complements the city of Seattle's long history of addressing the housing needs of poor or low-income earners. During the past 20 years, the Housing Levy and other programs have created more than 11,000 homes for those earning between zero and \$45,000 a year.

The city invests approximately \$40 million annually to develop and provide operating subsidies for rental housing for people who are homeless and low income; provide down payment assistance for first-time homebuyers who earn less than \$44,000 a year; provide direct rental assistance to low-income households in danger of being evicted from their apartments; and provide low-interest or no-interest loans to homeowners who cannot afford life safety repairs to their homes.

### BUILDING PERMITS

\$60,000; Construct 2nd floor and roof alterations to existing single family residence per plan. 539 NE 90th St

\$60,000; Construct 1st floor and basement additions with new attached deck to single family dwelling, per plan. 1032 NE 95th St



## COUNCIL SETS IN MOTION UPDATE OF NEIGHBORHOOD PLANS

*One-year assessment kicks off city-wide work while three high-priority areas jump immediately into planning*

SEATTLE — City Council today authorized an update of neighborhood plans across the city. Councilmember Sally J. Clark, the chair of the Planning, Land Use and Neighborhoods Committee, said, “Ultimately, updating the neighborhood plans is an opportunity for us all to recommit to the vision of safe, affordable, sustainable neighborhoods for today and tomorrow.”

In 1999, nearly 20,000 citizens collaborated with city staff and consultants to produce 38 neighborhood plans for urban villages and urban centers in Seattle. The plans identify actions needed to ensure that each neighborhood thrives as Seattle grows over time. The original plans had 20-year horizons. The update process approved today provides the chance for a mid-life tune-up.

The process to update neighborhood plans will begin this fall in three changing neighborhoods and with a planning area status review throughout the city. City staff will work with neighborhood residents and business people to gather information to create snapshots of each neighborhood compared to 10 years ago, including demographic shifts, zoning, housing units and affordability, transportation upgrades in the past 10 years, new parks, and a neighborhood plan implementation report. The status reports will help neighborhood advocates and the city recognize gaps and inform decisions about whether or how to update particular plans. A Neighborhood Planning Advisory Committee, made of citizens appointed by the Mayor, Council and Neighborhood District Councils, will provide guidance to the updating process.

While the triage and reporting phase proceeds through 2009, light rail will start rolling through Rainier Valley and Beacon Hill to Downtown. Three neighborhoods in Southeast Seattle with light rail stations and significant multi-family and commercial area around them are about to become very popular, very fast -- Beacon Hill, McClellan and Othello. Updates of the plans for these three areas would get under way immediately.

Councilmember Clark said, “My goal is to ensure an update process that carries forward the best elements of citizen engagement and partnership from the city-wide, national model planning effort of 10 years ago while bringing new voices into the mix. This is a great opportunity for neighborhoods to look at where they are and what they want to be in the future.”

### PARKING ON THESE STREETS

Inrix, which provides traffic information to various customers such as MapQuest and Microsoft, ranked the nation's most 100 congested cities and determined that the Seattle metropolitan area's traffic is the ninth worst in the U.S. The nation's most congested city is in Los Angeles, followed by New York, Chicago, Washington, DC, Dallas-Fort Worth, San Francisco, Houston and Boston. According to the study, one of the worst bottlenecks in the country is a one-third mile stretch of westbound SR 520 near Bellevue Way in Bellevue, which has an average speed of 9.4 miles per hour when it's congested, and that occurs 29 hours per week. Another bad stretch is southbound I-5 at NE 45th Street in Seattle, a 1.46 mile stretch that is congested 46 hours per week.

**NOVEMBER 12, 2008**  
**THE GREEN BUSINESS SUMMIT: PRESENTED BY PUGET SOUND BUSINESS JOURNAL | 7:00 A.M. - 12:00 P.M.**  
**GRAND HYATT SEATTLE | 721 PINE ST.**  
The Puget Sound Business Journal's first-ever Green Business Summit in November 2008 - which is tied to PSBJ's extremely popular, quarterly Green Reports - will explore important topics such as green business development and operating green. You won't want to miss it! Contact: <http://www.wacleantech.org> for details

**REMLINGER FARMS**  
**FALL HARVEST FESTIVAL**  
**SEPT 27TH - OCT 31ST (WEEKENDS)**  
**10:00 AM - 6:00 PM**  
Weekday Tours Available - Guided, Self-Guided and Educational Corn Maze Tours available by reservation ONLY.

Friday Night Flashlight Corn Maze - October 10th, 17th & 24th - 5:30 PM - 8:30 PM

Family Fun Park - Our traditional fall them park designed for the 12 and under kids includes our Steam Train (a Remlinger Family Fun Park exclusive) and multiple mechanical rides (Mini Roller Coaster, Model "T" Electric Cars, Flying Pumpkins, Spinning Barrels, Mini Ferris Wheel and Mini Horse Carousel). Let the little ones cruise the Mini Canoe Adventure while the bigger kids race around the track on the Pedal Go-Carts. Kids and grown-ups will enjoy our 4-H Petting Zoo, see and touch the traditional farm animals that we all love. For more details visit us online at: <http://www.remlingerfarms.com>

### SEAHAWKS SCHEDULE

@Tampa Bay	Oct19	5:15pm
@San Francisco	Oct26	1:15pm
vs. Philadelphia	Nov 2	1:15pm
@ Miami	Nov9	10:00am

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