



# Maple Leaf Neighborhood Advisor

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Visit [www.mapleleafhouse.com](http://www.mapleleafhouse.com)

September 2006

### Why Steve & Roger Should Be Your Agents



Steve Laevastu



Roger Turner

- 1.) Our objective in each and every transaction is to go above and beyond the call of duty for you. The goal is to satisfy you so much that you tell all your friends and neighbors what a great job we did.
- 2.) We work for a premier company in the business.
- 3.) Our track record in Maple Leaf. We list and sell more homes in Maple Leaf than any other agent.
- 4.) Experience. We have over 40 years of combined experience.
- 5.) Top producers. We rank among the top 1% of realtors on a production basis. This means we get results.
- 6.) We are both graduates from the University of Washington. We both have degrees in business administration.
- 7.) Passion for what we do. We love real estate!
- 8.) Nobody will work harder or smarter to market your listing than we will.
- 9.) You have two good experienced agents working for you instead of one.
- 10.) Personal performance written guarantee. If you ever become unsatisfied with our service for any reason we will unconditionally release the listing.

### Steve Laevastu

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

## Sold Homes

The list below are homes that SOLD in our Maple Leaf neighborhood in the month of August. Do you wonder what your home is worth? The decor, features and condition all have a bearing on the price a home will command. We have seen the interiors of most of the homes on this list. If you are considering 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 realistically be expected in today's market.

Address	Bdrm/Bath	Style	Year Built	Sale Price
828 NE 92 St	3/1	1 Story w/Bsmt	1922	\$345,000
115 NE 91st St	2/1.75	1 Story w/Bsmt	1961	\$385,000
9511 15th Ave NE	2/1.75	1 Story w/Bsmt	1950	\$390,000
1240 NE 89th St	3/1	1 Story w/Bsmt	1941	\$394,900
8047 12 Ave NE	5/2.5	2 Story w/Bsmt	1916	\$415,000
7514 9th Ave NE	3/2	1 Story w/Bsmt	1924	\$421,950
1713 NE 88th St	3/2	1 Story w/Bsmt	1941	\$435,000
505 NE 88th St	2/1.75	1 Story w/Bsmt	1946	\$439,950
542 NE 79th St	3/1.75	1.5 Story w/Bsmt	1924	\$465,000
532 NE 90th	2/1	1 Story w/Bsmt	1930	\$480,000
1057 NE 90th St	3/1.75	1 Story w/Bsmt	1947	\$481,000
558 NE 100th St	4/2.5	2 Story	1946	\$486,500
524 NE 94th St	3/2	1 Story w/Bsmt	1940	\$517,000
8112 5th Ave NE	3/1.5	1.5 Story	1930	\$530,000



We also deliver the Neighborhood Advisor Newsletters to the following other neighborhoods:

**Ravenna**  
<http://www.ravennahouse.com>

**Green Lake**  
<http://www.homegreenlake.com>



### The Puyallup Fair September 8 - 24

The Puyallup Fair (officially known as the Western Washington Fair) is the largest single attraction held annually in the state of Washington. The Fair continually ranks in the top ten largest fairs in the world. The Western Washington Fair Association hosts the 17-day Puyallup Fair every September. Situated south of Seattle and east of Tacoma in the shadow of majestic Mount Rainier, the Fairgrounds comprise 169+ acres, with buildings and land valued at more than \$54 million. Over 1,900+ employees are hired each September during the Puyallup Fair.

Take advantage of fun music, comedy and much more at one of the four free stages. The rodeo is non-stop, edge-of-your-seat excitement. Don't miss it during the first weekend of the Fair. Whirl and twirl the day away on Midway or SillyVille rides. There's something for all ages and... stomachs! Stroll through Home Arts, Hobby Hall or the new Agriculture department to enjoy creative exhibits. Enjoy top name entertainment in the Concert Center. Tickets are on sale now for most shows.

#### DO THE PUYALLUP!

##### Address:

110 9th Ave SW  
Puyallup, WA 98371

##### Hours:

Sun - Thu: 10am - 10pm  
Fri & Sat: 10am - 11pm

##### Admission:

Adults: \$10, Youth (6-18): \$7, Seniors: \$7

##### Parking:

Mon - Fri: \$7, Sat & Sun: \$8

**24-Hour Hotline:** 253-841-5045

<http://www.thefair.com>

### Fisherman's Fall Festival September 9th 2006

Join the fun-filled family celebration of the return of our local fishing fleet that homeports at Fishermen's Terminal.

Free admission & Free live entertainment on two stages • Fun for kids with miniature boat building, face painting, clowns, fish art and more • Wild salmon fillet challenge • Oyster "Shuck 'n Shoot" • Barbecue competition • Survival suit team races • J P Patches • Sea Explorer Scouts ships • Model boat demonstrations • Seafood Association exhibits • Outdoor salmon barbecue • Northwest Tasting Garden  
<http://www.seattlefishermensmemorial.org/events.html>

### Fremont Oktoberfest September 23rd-25th

New this year there will be Urban Carnival with classic carnival rides for both adults and children. Long standing Oktoberfest favorites will be returning as well. There will be live music on two stages, the Stranger Microbrew Garden, a wide assortment of local arts and crafts, imported treasures, and festive treats as well as traditional German food. The Fremont Arts Council once again brings us their Annual Texas Chainsaw Pumpkin Carving Contest. The street fair, kids area and music are FREE for everyone to enjoy! Admission to the Stranger Microbrew Garden is \$20. This is a "rain or shine" event.  
<http://www.fremontoktoberfest.com/>

Commute times are slow to improve, but researchers found some encouraging signs in their latest analysis of King County's transportation system and actions being taken to accommodate the region's growth.

Among the positive trends highlighted in the 2005-2006 Transportation issue of the King County Benchmark Report:

- Public transit services in King County notched 109 million passenger boardings in 2005, surpassing their 2000 total.
- Passenger boardings on Sounder Commuter Rail show significant growth on both routes (Tacoma and Seattle, as well as Everett and Seattle).
- Excluding Seattle, close to half (50%) of the county's repavement/rehabilitation needs by lane is expected to be met in 2006 and 2007.
- The average commute time in King County has remained under 30 minutes, averaging 25.8 minutes in 2004. Compared to other major metropolitan counties, that is considered relatively quick (88 of the 236 counties in the survey had longer commutes).

Following the national trend, commute times in King County have increased over the last two decades. Those increases are attributed to several factors, notably increased truck traffic to support more trade activity, and employment recovery, evidenced by growth in the county's population and workforce.

WSDOT estimates statewide congestion totals more than 365,000 hours per weekday representing about \$1.6 billion annually in lost time. "Facing increasing demands on our transportation infrastructure, local and state governments recognize the need for regional and long-term transportation investments in all modes," the authors of the Benchmarks report stated.

Besides measuring commute times, the Metropolitan King County Growth Management Planning Council monitors public transit ridership as part of the area's effort to develop a countywide multi-modal transportation system.

Research shows a correlation between bus ridership and economic cycles. For example, King County Metro added more than 1.7 million passenger boardings from 2004 to 2005. Community Transit and Sound Transit combined to add close to an additional 500,000 bus boardings.

Park and Ride capacity and usage also showed strong growth. Since 1995, there has been a 31 percent increase in park and ride capacity and a 34 percent increase in usage. Of 124 park-and-ride lots, 21 lots were filled to 100 percent capacity or above, and about one-third of them (42 lots) experienced 80 percent or higher utilization rates for the fourth quarter of 2005.

County officials also track use of modes of transportation other than single family vehicles. That indicator shows a steady increase in the proportion of people who work at home or walk to work, and stable rates of carpooling. Data show about 10 percent of people work at home or walk to work, which compares to 6 percent in 1980. During the same time, carpooling has remained stable at about 11 percent.

In 2004, 70 percent of King County residents drove alone to work.

"Another indicator in the Transportation Benchmark report examines commercial traffic mobility. Congestion-related delays impose costs due to lost time for commuters and commercial transporters," the report's authors acknowledge, adding, "They also involve higher vehicle costs because of excess fuel usage, and wear and tear on vehicles from stop-and-go-traffic. The latter have environmental impacts as well."

The report compares 12 commute trips. Nine were found to have traffic speeds at or near free flow, "though maneuverability on the roadways is noticeably restricted."

Of the routes sampled by WSDOT, I-5 near the King-Snohomish County line is the most congested route during both the morning southbound commute and the evening northbound commute.

The growth in commercial truck traffic can be attributed to increased trade activity. Since 1996, the Port of Seattle has seen a 42 percent increase in container volume moving through the seaport.

Several steps are being taken to alleviate congestion and improve safety. They include roadway projects on SR 18 and the addition of an auxiliary lane on northbound I-5 from the NE 175th Street on-ramp to the exit-only lane for NE 205th Street. Also in the works is a freight and congestion relief project on I-5 and SR 509, which is expected to improve service between industrial districts by allowing up to 9,000 trucks per day to bypass I-5, SR 99 and local roads.

All of the reports may be viewed and downloaded at <http://www.metrokc.gov/budget/benchmrk/bench05/index.htm>

## 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 Maple Leaf neighborhood.

**Project Number:** 3004849 **Address:** 8926 Roosevelt Way NE **Zone:** NC2 40'

The proposal is to develop a mixed-use four-story building with 4-6 residential units, 8,975 sq. ft. of retail and/or office space and one level of below-grade parking for 18 vehicles.

**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.

**Project Number:** 3003614 **Address:** 800 NE 94th St **Zone:** SF5000

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.

## 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.

Today, the City Council approved 9-0 the use of the city's Section 108 loan pool for use by the city's Office of Economic Development for a loan totaling \$4,144,000 for the Thornton Place project.

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.

The Section 108 loan pool and BEDI grant are important tools that the city's Office of Economic Development can use for economic development and housing projects in Seattle.

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](http://www.seattle.gov/mayor/newsletter_signup.htm)

## SEATTLE EVENTS CALENDAR

### International Celebrations at The Seattle Center

#### September 9th

##### Korean Cultural Celebration:

Ch'usok, or Harvest Festival Day, gives thanks for a good harvest. Folk songs, dance, Tae Kwon Do demonstrations, film and exhibits depict a cultural evolution over thousands of years. Produced by the Korean-American Art & Cultural Association. More information available at <http://www.koamartists.org>

#### September 16th

**Fiestas Patrias:** Celebrate independence and the broad diversity found within Mexican and Latin American culture with festive mariachi music, salsa and folk dances, authentic food and informative displays and activities. Produced by Seattle Fiestas Patrias. More information available at <http://www.seattlefiestaspatrias.org>

#### September 23rd

**Italian Festival:** It's all about food, family and fun! Mouth-watering aromas, celebrity chef demonstrations, a bevy of Italian food merchants; tenors, sopranos and pop singers; Italian cars, puppet theatre a Grape Stomp and bocce – entertainment for all ages! Produced by Festa Italiana for the 18th year. More information available at <http://www.festaseattle.com>

#### October 8, 2006

**CroatiaFest:** Experience the treasures of Croatia - breathtaking landscapes, music, art, history and folklore during CroatiaFest at Seattle Center. From the cosmopolitan 1000 year old capital of Zagreb, the city of history and legends, to the port city of Split, home of Diocletian's Palace, on the Dalmatian Coast; from the ancient walled city of Dubrovnik, the "Pearl of the Adriatic", a favorite of the rich and famous, to the sixteen Plitvice Lakes, one of the most beautiful natural wonders in the world, CroatiaFest invites you to discover Croatia, one of the last undiscovered treasures on earth.

#### October 21-22

**TurkFest:** For many centuries, Turkey has been a mosaic of cultures and a bridge between Europe and Asia, connecting Eastern and Western cultures, both geographically and historically. From Hittites and Assyrians to Hellenistic, Roman and Byzantine cultures, each civilization has left relics that can be found in many corners of the country and represented in its music, dance and art. The annual Turkish cultural festival presents concerts of classical and contemporary music, folkdancing, films, fashion and carpet shows, workshops and more.

### Seattle Farmers Markets

Fremont - Sundays, 10 a.m.-5 p.m.  
Ballard - Sundays, 10 a.m. - 4 p.m.  
Broadway - Sundays, 11am-3pm  
Columbia City - Wednesdays, 3-7pm  
Lake City - Thursdays, 3-7pm  
Magnolia - Saturdays, 10-2pm  
U. District - Saturdays, 9am-2pm  
West Seattle - Sundays, 10am-2pm

### Computer Help.cc

[www.computerhelp.cc](http://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.

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

Here is what our 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 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.

Sincerely,

Ralph and Bonnie Brice

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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 thank you for what 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

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

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## Home Prices Still Rising in Western Washington, Defying National Trends

Contrary to trends in many parts of the U.S., home prices in Western Washington continue to rise, even in the wake of growing inventory and fewer sales. The latest report from Northwest Multiple Listing Service, which tracks activity in 17 counties, shows prices rose 15.5 percent for July's sales compared to the same month a year ago. That figure -- the sharpest gain for any month so far this year -- includes single family homes and condominiums. For single family homes only, the increase was 14 percent, while prices for condominiums that sold last month jump 20 percent from a year ago.

Pending sales (offers made and accepted, but not yet closed) fell 13.9 percent last month compared to a year ago. Most counties reported double-digit drops. Brokers attribute the slower sales to a combination of factors, including July's heat wave, which brought 12 days of temperatures above 80 degrees in the Seattle area. Vacationing agents, buyers and sellers also contributed to slower activity. Uncertainty about interest rates and inventory shortages in some price ranges were also factors.

In King County, for example, only about 7 percent of the current offerings of single family homes is priced under \$300,000:

"One year ago, King County had only 1.7 months supply of housing inventory available; today we have approximately 2.3 months of available inventory. While this represents an increase, we are still well below the national average of 5 to 6 months. This is especially true in the markets close to the job centers where competition and demand for homes are still strong, causing prices to continue to appreciate at a steady pace," Scott observed.

Eleven of the 17 counties in the NWMLS market area reported price hikes of 15 percent or more when comparing last month's sales to July 2005. In the four-county Puget Sound region, Snohomish County notched the sharpest price increase at 18.2 percent.

July marked a definite change in pace from previous months, according to Northwest MLS director Dick Beeson. While many people took the month off to enjoy the sun, Beeson said the most telling statistic for Pierce County is the surge in inventory, which is up almost 53 percent from a year ago.

"It's like a buyer woke up from a five year nightmare of no presents under the Christmas tree and discovered a tree brimming with choice gifts," said Beeson, the broker at Windermere Real Estate/Commencement Associates in Tacoma. With an abundant selection, buyers are now picking and choosing, he remarked.

Area-wide there are about 9,000 more listings now than at this time a year ago. Five counties (Island, Kitsap, Pierce, Skagit and Thurston) reported inventory increases of 50 percent or more from twelve months ago. At month-end, NWMLS brokers represented 31,910 active listings of single family homes and condominiums; a year ago, there were 22,839 listings.

Beeson is equally optimistic, even though he expects fewer sales in 2006. "My guess is we'll be off about 10 percent from last year, which, when you add it all up, is still one of the top years in recorded history for our region." People are still moving here, he noted, whether relocating for jobs, retirement homes or vacation property.

Economists expect a "soft landing," for the housing boom. A recent government report showed investment in residential construction accounted for about 6.1 percent of the economy -- close to a 50-year high. Even accounting for declining activity, analysts say June's rate of home sales is 40 percent above the 20-year average.

### Active Listings, Single Family Homes King County (as of 8/3/06)

<u>Listing Price Range</u>	<u># units</u>	<u>% of total</u>
\$0 - \$299,999	434	7.21
\$300,000 - \$399,999	1273	21.16
\$400,000 - \$499,999	1106	18.38
\$500,000 - \$599,999	755	12.55
\$600,000 - \$699,999	587	9.76
\$700,000 - \$799,999	420	6.98
\$800,000 - \$899,999	322	5.35
\$900,000 - \$999,999	170	2.83
\$1,000,000 and higher	950	15.79
<b>TOTAL</b>	<b>6,017</b>	<b>100%</b>