

## STEVE LAEVASTU & ROGER TURNER ARE YOUR RAVENNA REALTORS

ban utility, providing reliable, renewable and environmentally responsible power to nearly 1 million Seattle area residents.

### CITY TO COMPLETE ADDITIONAL ENVIRONMENTAL ANALYSIS OF "MISSING LINK" ADDRESSES RECENT RULING ON BURKE-GILMAN TRAIL'S FUTURE ALIGNMENT

SEATTLE – In response to a recent ruling by the King County Superior Court, the Seattle Department of Transportation (SDOT) announced today that it will conduct an environmental review of the Burke-Gilman Trail's future alignment along Shilshole Avenue NW. As the Superior Court's ruling was a significant victory for the city of Seattle, upholding eight of the nine issues regarding the existing environmental assessment, the department opted to complete the additional evaluation instead of appealing the decision.

The city seeks to complete the Burke-Gilman by building a trail segment, known as the "Missing Link," from 11th Ave NW to the Hiram M. Chittenden (Ballard) Locks. Though SDOT had previously reviewed the environmental impact of an interim alignment along Ballard Ave NW, the court ruled that the department also needed to study the future alignment on Shilshole Ave NW from 17th Ave NW to NW Vernon Pl. This additional work is estimated to take up to six months and its final form will be determined once the environmental review is underway. While this will provide the city with additional information about the future alignment, no decision has been made about whether to construct the future trail segment at this time.

Once completed, the trail will create a regional trail system running unobstructed through Seattle, to Issaquah via the Sammamish River Trail and the East Lake Sammamish Trail. It is the city's top-rated trail priority as identified by the Bicycle Master Plan, and supports the plan's goals of tripling the amount of cycling and reducing the rate of bicycle collisions by a third.

#### LAND USE NOTICE

**ADDRESS: 836 NE 67TH ST**  
**PROJECT: 3009972 ZONE: SINGLE FAMILY 5000, URBAN VILLAGE OVERLAY**

Land Use Application to allow one parking space in the required front yard with less than the minimum required parking space depth.

**ADDRESS: 7750 15TH AVE NE**  
**PROJECT: 3010330 ZONE: ARTERIAL WITHIN 100 FT., NEIGHBORHOOD COMMERCIAL 2-40', SCENIC VIEW WITHIN 500 FT.**

Land Use Application to allow a minor communications utility consisting of three panel antennas, two microwave dishes and one equipment cabinet all to be mounted on the rooftop of an existing building (Clearwire).

**ADDRESS: 8910 LAKE CITY WAY NE**  
**PROJECT: 3010155 ZONE: ARTERIAL WITHIN 100FT, COMMERCIAL1-65, LIQUEFACTION PRONE SOILS, LOWRISE-2, SALMON WATERSHED, SPECIAL GRADING REQUIREMENT**

Land Use Application to allow a 30 ft. by 19 ft. vinyl mesh wall sign mounted to an existing building. (Billboard).

**ADDRESS: 8000 25TH AVE NE**  
**PROJECT: 3010844 ZONE: ARTERIAL WITHIN 100 FT., LIQUEFACTION PRONE SOILS, PEAT SETTLEMENT PRONE, SALMON WATERSHED, SINGLE FAMILY 5000, SPECIAL GRADING REQUIREMENT**

Land Use Application to allow a 2,867 sq. ft. addition to an existing institution (University Prep). Project includes a second-story expansion (classroom) over the existing gymnasium and renovations to the existing locker rooms. No change in parking.

#### TESTIMONIALS

Dear Steve,

We just wanted to write to say thank you very much. Your attitude, eagerness to please, and your wisdom of real estate are amazing. We couldn't imagine doing this again with any other agent.

Thank you for holding our hand through this stressful time and going to bat for us. It was above and beyond the call of duty. We will miss the "Any questions or concerns?"

Thank you so very much!  
Steve and Midori

Service that exceeds normal expectations 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.ravennahouse.com>

*Need help buying or selling your home?*

*Contact Us!*



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Stairway into Ravenna Trails

SOLD HOMES

The following is a list of the homes that sold in our Ravenna 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	Year	Style	Price
7607 15th Ave NE	3	1.5	1927	1 1/2 Stry w/Bsmnt	\$364,888
7020 16th Ave NE	2	1	1950	1 Story w/Bsmnt	\$425,000
7330 18th Ave NE	3	1.75	1915	1 Story w/Bsmnt	\$428,000
5338 7th Ave NE	4	2	1918	1 Story w/Bsmnt	\$437,000
8025 Ravenna Ave NE	3	1.75	1942	1 1/2 Story	\$501,000
5744 Twin Maple Ln NE	3	1.5	1926	2 Stories w/Bsmnt	\$560,000
7516 19th Ave NE	3	2	1927	1 1/2 Stry w/Bsmnt	\$587,564
7557 18th Ave NE	3	2.5	1927	2 Stories w/Bsmnt	\$608,200

#### RAVENNA MONTHLY HOME SALES E-MAILED DIRECTLY TO YOU!

Sign up now for a free monthly service. You can have Ravenna home sales e-mailed to you every month. The e-mail will contain all of the homes that sold in Ravenna for that month. With this e-mail you can see interior pictures of the homes that sold as well as get data on each home such as the price it sold for, BR, BTH, SQ FOOTAGE, ETC.

You will not receive any other junk e-mail. And your e-mail address will NOT be given to anybody else.

To sign up for this free service just send an e-mail to Steve Laevastu stating that you want to get Ravenna home sales e-mailed to you.. Steve's e-mail address is sold@windermere.com

This service has been very popular and received numerous compliments from a number of Ravenna residents.

#### NE 45TH STREET VIADUCT PROJECT - WEST APPROACH REPLACEMENT

- Pre-construction work will begin on the NE 45th Street Viaduct in April 2010.
- The viaduct will be completely closed from late June 2010 until mid September 2010.

#### PROJECT DESCRIPTION

The NE 45th Street Viaduct's existing west approach is nearing the end of its structural life and needs to be replaced to maintain a safe and efficient travel corridor for vehicles, pedestrians and bicycles. The viaduct was originally constructed in 1938 and portions of the existing structure are nearly 70 years old.

The NE 45th Street Viaduct is a major thoroughfare in Northeast Seattle. It connects I-5 and the University District to the Northeast Seattle neighborhoods, the University Village, the University of Washington's Husky Stadium, Seattle Children's Hospital, and businesses along Sand Point Way NE.

#### CONSTRUCTION SCHEDULE

The project was advertised for competitive bids in late February 2010. SDOT hopes to have



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# Seattle Events Calendar

## SEATTLE INTERNATIONAL FILM FESTIVAL THROUGH JUNE 13, 2010 - VARIOUS LOCATIONS THROUGHOUT SEATTLE

The 36th Annual Seattle Film Festival promises to be an exciting Viewing Event. Experience 25 Days of intense film viewing, where you can indulge in every type of cinema from the US & around the world. From famous Directors to Independent Filmmakers, more than 300 Works will showcase this popular screening event.

## SEAFAIR 2010 JUNE 26 - AUGUST 8, 2010

For over a 1/2 Century in Seattle ... Seafair Seattle has been an annual tradition for both locals & visitors alike. Celebrated for just about a month ... usually until the first Sun in August, Seafair Seattle is the largest Festival in the Northwest and is rated one of the Top 10 Events in the Country.

## SEATTLE PRIDE FESTIVAL JUNE 27, 2010 - SEATTLE CENTER

On June 27, 2010... over 200,000 people will gather in Seattle, for the annual Seattle Pride Celebration.

Over the years, the Seattle Pride Celebration has become one of the city's ' largest ' Annual Events. In 2008, nearly 152 Contingents Marched, as Seattle Pride drew an estimated 230,000 Spectators to the Parade ... Rally and fun vendor areas at Seattle Center. Participants come from the greater Seattle area, around the State and beyond.

## GREENWOOD CAR SHOW JUN 26: 68TH - 90TH ON GREENWOOD AVE. N - FREE ADMISSION

The Greenwood Car Show is back for its 18th year, celebrating fantastic cars and memories. This year is shaping up to be the best GCS ever and we're looking forward to having you out! Over 700 cars at this 20-block event. Hosted by Lance Lambert, Kids Zone, 70 vendors and live music. All proceeds go to local Greenwood charities. for more info visit: [www.greenwoodcarshow.com](http://www.greenwoodcarshow.com)

## ROCK 'N' ROLL SEATTLE MARATHON & 1/2 MARATHON, A SEAFAIR SANCTIONED EVENT JUNE 26, 2010

The Competitor Group has partnered with Seafair to create a marathon through greater Seattle. The race is set to kick off the city's annual Seafair summer celebration. Web site: [www.seattle.competitor.com/](http://www.seattle.competitor.com/)

a contractor on board by mid-March, and work to begin on site in late April. The viaduct will be completely closed to all traffic, bicycles, and pedestrians from late June to mid September 2010.

### WHAT YOU CAN EXPECT DURING CONSTRUCTION WORK HOURS

The construction crews will work 7 am to 11 pm, 7 days a week from April to September, while daytime wrap-up work will be ongoing until November. Also, some nighttime work (after 11 pm) may be done periodically in order to complete the project within the designated closure period.

### TRAFFIC IMPACTS

- Pre-Closure & Wrap-Up: Single lane closure and periodic sidewalk closures
- Closure: Viaduct completely closed to all traffic, bicycles, and pedestrians
- Increased truck traffic around the project vicinity from April until November

### HOW WE WILL KEEP YOU SAFE AND MOVING DURING THE VIADUCT CLOSURE

#### EARLY ACTION PROJECTS PRIOR TO VIADUCT CLOSURE

- Temporary traffic revisions at the intersection of NE 55th St, NE Ravenna Blvd, and 22nd Ave NE
- Improve truck signage along NE Ravenna Blvd
- Conduct a warrant and speed study for potential improvements at NE 54th St and 20th Ave NE
- Improve visibility and maintenance of lighting along the pedestrian detour route
- Install priority signalization for emergency vehicles

#### DURING THE VIADUCT CLOSURE

- Uniformed Police Officers at key intersections
- Local Access Only signs near construction zone
- Dynamic Message Signs at key intersections
- Signal timing modifications
- Limited parking restrictions along detour route

### WHAT WILL THE BRIDGE LOOK LIKE AFTER IT IS REPLACED?

The cross section of the roadway will stay the same, with two westbound lanes, one eastbound lane and a designated pedestrian pathway. An initial traffic analysis indicated that a major widening of the viaduct was not necessary. Current and future traffic congestion is caused by nearby intersections, not the number of lanes on the existing viaduct.

The west approach will be replaced with a new structure that uses a Mechanically Stabilized Flowable Fill (MSFF) technology. The design consists of pre-made concrete panels used to create the solid outer walls of the structure, and backfill material between the new walls to support a new road surface.

### PROJECT FUNDING

The project is funded by Bridging the Gap, a nine-year levy for transportation maintenance and improvements. The \$365 million levy was passed by Seattle voters in November 2006. The goal of the program is to create a strong foundation for Seattle's transportation future by reducing the infrastructure backlog and investing in major transportation projects. The NE 45th Street Viaduct Project is currently budgeted to cost \$30 million.

### BRYANT ELEMENTARY RECEIVES \$5,000 GRANT FROM WINDERMERE REAL ESTATE COMPANY'S FOUNDATION FUND

Greetings from the Windermere Foundation, The Windermere Real Estate Company, recently donated \$5,000 to Bryant Elementary's Families In Need Fund. The goal for this fund is to provide students with a rich elementary school experience so they may feel a part of the school community and receive the "extras" that most students at Bryant enjoy.

Things like a Bryant t-shirt, year book, school pictures, camp supplies, socks, underwear and winter coats are all considered extras. In addition, this fund will also help provide grocery gift cards for families who are dependent upon the school breakfast and lunch program and cannot afford food during school breaks.

Bryant families are also given the opportunity to give directly to the Families In Need budget, which helps offset the costs of music programs, 5th grade camp, drama club and chess club, etc. – in an effort to allow its own community to sup-

port Bryant students who need the additional financial help.

Unfortunately, the need this year is far greater than anticipated and Bryant simply does not have the funds to cover some of the basics. This grant from the Windermere Foundation will help ensure students come to school feeling good about themselves and also have the basic needs of a hot breakfast and lunch during school breaks. Now that's important!

### NE SEATTLE FOOD BANK NEEDS YOUR HELP POSTED BY MIKE ON MARCH 17TH, 2010

The NE Seattle food bank desperately needs your help! North Helpline, the food bank that helps people in the northeast corner of King County, is running out of food. They would appreciate any food donations you could make. And they are especially looking for businesses that could host a food barrel for donations.

This is not the "usual" seasonal request from a food bank. North Helpline had to order food from a wholesaler last week. "You would be shocked to see how empty the middle of the room is."

It's not that people aren't giving. Donations to the food bank are up 15 percent over last year. The problem is that clients using the food bank are up over 37 percent. "So it's going out faster than it's coming in,"

The food bank, which is across the street from the Fred Meyer on Lake City Way Northeast, serves 700 families a week. North Helpline is trying to put more donation barrels out in the community. Wedgwood, View Ridge, Maple Leaf, and Ravenna residents can drop off donations at:

- Meadowbrook Community Center, 10517 35th Ave. N.E.
- Cloud City Coffee, on Roosevelt Way Northeast at 88th Avenue Northeast
- Maple Leaf Cafe Javasti, at Fifth Avenue Northeast and Northeast 84th Street
- All That Dance, at 35th Avenue NE and NE 85th Street

### STANDARD & POOR'S AFFIRMS CITY LIGHT BOND RATING RATING AGENCY GIVES A "STABLE" OUTLOOK

SEATTLE – Mayor Mike McGinn announced today that Standard & Poor's (S&P) has affirmed Seattle City Light's bond rating as AA- and a stable outlook. This rating is good news for ratepayers and independent validation that City Light is in good financial condition.

"Maintaining an AA- bond rating is essential for Seattle City Light to continue providing excellent service for residents of our city," said McGinn. "But we aren't out of the woods yet. Seattle City Light is facing serious challenges, including a shortfall in revenues due to a far below average snowpack. As chair of the Energy, Technology and Civil Rights Committee, Councilmember Bruce Harrell has played a key role in facing these challenges. I thank him for his hard work and I look forward to continuing my work with him. I know that we are both committed to a sustainable path for Seattle City Light to ensure that the utility remains a national leader."

The bond rating for City Light was reduced several times after the on-set of the West Coast energy crisis in 2000. In January 2001, City Light received an AA-/Negative rating. By July, 2003, the rating had dropped to A/Negative. The turnaround began in December, 2004 with an A/Positive rating. In 2008 City Light was up-graded to AA-.

"Our decision to create a Rate Stabilization Account and develop best practices for our financial policies and risk management efforts, all lead to a rating that will benefit our residents, low income customers, and businesses, both small and large. We will be able to invest in our infrastructure and maintain our commitment for low, competitive rates," said Councilmember Bruce Harrell, Chair of the Energy, Technology and Civil Rights Committee.

Superintendent Carrasco was pleased with the vote of confidence from S&P. "Given the current economy, this is great news. City Light has worked hard to control costs, pay down debt, and together with the City Council, have put into place new financial policies that have strengthened our financial position," he said. "These steps are paying off and ultimately, our customers benefit."

### ABOUT SEATTLE CITY LIGHT

Seattle City Light is the ninth largest public electric utility in the United States and was the first electric utility in 2005 to be greenhouse gas neutral and remains net zero today. City Light has the lowest cost customer rates of any ur-

## SEATTLE CENTER FESTIVALS PAGDIRIWANG PHILIPPINE FESTIVAL JUNE 5-6, 2010

Celebrate Filipino independence at this annual celebration of the arts and culture of the Philippines. Pagdiriwang commemorates the end of Spanish rule in 1898 and highlights the beauty of the country and its people with pageantry, music, dance, food, children's activities, drill teams, rock bands, Filipino literature, exhibits and martial arts. Presented by the Filipino Cultural Heritage Society of Washington.

## FESTIVAL SUNDIATA: AFRICAN-AMERICAN CELEBRATION JUNE 12-13, 2010

What's up, Hi, What ya doin', head nod Music and dance set a rhythmic tone for a weekend filled with continuous live entertainment. This lively festival celebrates art, entertainment and education about the people of African descent, where participants and visitors from all communities may have an opportunity to peak into the window and experience the richness of Black culture. Presented by the Sundiata African-American Cultural Association.

## IRANIAN FESTIVAL JUNE 19, 2010

The region's premier Iranian cultural event celebrates one of the most hospitable cultures in the world. The festival offers a melting pot of new experiences as it unites a multifaceted community – young and old from all walks of life. Music and dance performances, Rumi poetry, food and libations, puppet shows and face painting provide a glimpse into this rich and diverse culture. Presented by the Iranian American Community Alliance.

## SEATTLE SPORTS SCHEDULE

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### MARINERS MLB HOME GAME

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

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6/1	7:10PM	V.S. MIN
6/2	7:10PM	V.S. MIN
6/3	7:10PM	V.S. MIN
6/4	7:10PM	V.S. LAA
6/5	1:10PM	V.S. LAA
6/6	1:10PM	V.S. LAA
6/18	7:10PM	V.S. CIN
6/19	7:10PM	V.S. CIN
6/20	1:10PM	V.S. CIN
6/22	7:10PM	V.S. CHC
6/23	7:10PM	V.S. CHC
6/24	12:40PM	V.S. CHC

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### SOUNDERS FC HOME GAME

<http://www.soundersfc.com/>

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6/5	7:00PM	VS. REVOLUTION
6/10	7:30PM	VS. D.C. UNITED