

Steve Laevastu & Roger Turner are your EXCLUSIVE Ravenna Realtors

Here is what our clients have to say

6/5/07
Dear Steve,

Thank you so much for the incredible work you did, helping us to sell our house and buy another one. You really went above and beyond, exceeding our expectations every step of the way. We are so pleased to be settled in our new home and be able to focus on getting ready for the baby, who we just found out will be a girl!

Please know that we will recommend you in a heartbeat to any of our friends looking for an agent. You made the process smooth and clear the whole way.

Have a great summer!

-Leah + Michele



Mr Roger Turner of Windermere/ Oak Tree Office

I have never written a letter such as this one before but 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 think that 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 pressure salespeople with whom you undoubtedly come in contact every day influence you. You are just fine as you are.

Most Sincerely,

Dottie & Jim Anderson

Need help buying or selling your home?

Contact Us!



Steve Laevastu
(206) 226-5300
sold@windermere.com
www.seattlehomeguy.com

Roger Turner
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rjturner@windermere.com
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MAYOR EXPANDS EFFORT TO CREATE MORE HOMES

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Under the program, developers who take advantage of an increase to height and density limits would be required to either build affordable units as part of their residential project, or pay into a fund to create housing affordable for working families and other neighborhood amenities, such as parks and open space.

The proposal, sent to the City Council this week, is the second element of Nickels' "Homes Within Reach" strategy, launched in July. The efforts aim to create new opportunities for teachers, nurses, grocery clerks, hotel workers, firefighters and other moderate-wage earners to find homes they can afford in the city.

Rents on apartments built under the plan would be affordable to households making up to approximately \$50,000, while the sale price of condominiums would be affordable to households earning up to about \$63,489 a year. Both rental and homeownership units must remain affordable for 50 years.

Similar zoning incentives for affordable housing were adopted in early 2006 for Seattle's Center City - the downtown central office core and adjoining areas, including the Denny Triangle and a portion of Belltown.

As construction costs soar, developers have been looking for ways to make housing affordable to a wider group of people. "We commend the mayor for taking steps that will provide the flexibility to meet our needs as developers while giving us the opportunity to contribute to, or even directly provide, much needed housing for Seattle's moderate-wage workers," said Hal Ferris, principal with Lorig Associates LLC.

"Zoning incentives for affordable housing are an important tool to provide homes for working people, such as nurses and teachers, who may not qualify for the city's subsidy programs yet who are having difficulty finding housing within the city limits," said Adrienne Quinn, director of Seattle's Office of Housing.

In July, the mayor announced part one of his Seattle "Homes Within Reach" plan, which would extend the existing multifamily incentive program to all urban villages to help a broader range of people find affordable apartments or condos in more neighborhoods across Seattle.

In part one, which the City Council is currently reviewing, the program will provide a 12-year tax exemption on the residential portion of any new apartment building in which 20 to 25 percent of the units are set aside for individuals earning up to \$49,000 or families earning up to \$62,300.

Seattle has a long history of meeting the housing needs of the poor or low-income earners. During the past 20 years, the Housing Levy and other programs have created nearly 10,000 homes for those earning between zero and \$45,000 a year.

In recent years, as housing prices climb, the new challenge has become trying to provide opportunities for those who don't qualify as low-income earners, but who are increasingly priced out of the market with few places to turn. The median price of new condos now exceeds \$350,000, requiring an annual income of more than \$74,000. Median-priced single-family homes now require an annual income of more than \$100,000.

Get the mayor's inside view on initiatives 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.



November 2007

Ravenna Neighborhood Advisor

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Why Steve & Roger should be your agents



Steve Laevastu



Roger Turner

- 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.
- We work for the premier company in the business.
- We list and sell more homes in the Ravenna neighborhood than any other agent.
- Experience. We have over 40 years of combined experience.
- Top producers. We rank among the top 1% of realtors on a production basis. This means we get results.
- We are both graduates from the University of Washington. We both have degrees in business administration.
- Passion for what we do. We love real estate!
- Nobody will work harder or smarter to market your listing than we will. You have two good, experienced, agents working for you instead of just one.
- Personal performance written guarantee. If you ever become unsatisfied with our service for any reason we will unconditionally release the listing.

SIGN UP NOW TO RECEIVE A MONTHLY UPDATE OF THE HOMES THAT HAVE SOLD IN YOUR NEIGHBORHOOD.

If you would like to receive emailed pictures and a write up of the homes that sold in our Ravenna neighborhood, just send an email to sold@windermere.com. Just type us a quick message stating that you want to get Ravenna home sales emailed to you.

Then, once a month, we will email you all of the homes that sold in our Ravenna neighborhood. This email will usually have a picture of the home along with the description and some remarks about the home. We think you will find this information interesting!

We will not release your email address to anybody else. It will only be used for emailing you the Ravenna home sales

SOLD HOMES

The list below is homes that Sold in our Ravenna neighborhood over the last month. Do you wonder what your home is worth? The Décor, the 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 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	Detail	Year	Price
6226 Ravenna Ave NE	5/1.5	1 1/2 Stry w/Bsmt	1923	\$601,500
6523 20th Ave NE	3/1.75	1 Story w/Bsmnt.	1925	\$545,000
2106 NE Park Rd	3/2.5	2 Stories w/Bsmnt	1926	\$790,000
7558 14th Ave NE	4/1.5	2 Stories w/Bsmnt	1927	\$620,000
7724 20 Ave NE	3/1.75	1 Story w/Bsmnt.	1937	\$560,000
7044 25th Ave NE	3/2	1 Story	1970	\$445,000



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



LAND USE NOTICES:

ADDRESS: 8612 RAVENNA AVE NE
PROJECT: 3006440 ZONE: SF5000
Land Use Application to subdivide two parcels into four parcels of land in an environmentally critical area. Proposed Parcel sizes are: A) 5,191.7 sq. ft., B) 5,159.5 sq. ft., C) 5,091.9 sq. ft.; and D) 5,031.6 sq. ft. Existing structures on proposed Parcel C and D to be demolished.

Seattle Events Calendar

THE NORTH END ARTS TOUR (NEAT)
NOVEMBER 30 - DECEMBER 1 & 2

SEATTLE – The North End Arts Tour (NEAT), Friday November 30 (3-7 PM), Saturday and Sunday December 1&2 (10-5) is a fusion of artworks and fine crafts. The free tour showcases the work of 20 artists working in a variety of media at four locations in North Seattle just minutes apart. You will find Jewelry, designer scarves, glass art, contemporary baskets, textile art, handwoven rugs, artisan chocolates, collage, tiles, contemporary rugs, designer hats and more. To see examples of the artists' work and maps to the locations, visit: <http://www.exclusivethreads.com/NEAT/> or contact Barbara Zander, Barbara.zander@gmail.com

WINTERFEST 2007

NOVEMBER 23, 2007 - JANUARY 1, 2008
SEATTLE CENTER - DOWNTOWN SEATTLE

Now in its 20th year, Seattle Winterfest is a wonderful celebration of Holiday Season traditions offering classic Holiday Foods, Family Activities, Free Concerts, holiday - themed Exhibits & beautiful Seasonal Decor throughout a 5-Week period. Winterfest 2007 starts the day after Thanksgiving and ends on New Year's Eve with a 'spectacular' fireworks display at the Space Needle.

TREE LIGHTING CELEBRATION & HOLIDAY PARADE

NOVEMBER 23, 2007 - WESTLAKE CENTER
This holiday tradition is held in downtown Seattle every year ... and features a full-day of Holiday Fun. You'll have the Downtown Holiday Parade beginning at 8:45 AM, then the official lighting of Westlake Center's Holiday Tree and Macy's Star at 5 PM... all in conjunction with a really spectacular fireworks display. Seattle's Downtown Holiday Parade will begin at 7th Avenue heading west on Pine Street... then turns left onto 5th Avenue to University Street... west to 4th Avenue... and north to Macy's.

SEATTLE MARATHON & HALF MARATHON

NOVEMBER 25, 2007 - SEATTLE CENTER
Ran the first Sunday after Thanksgiving, the Seattle Marathon & Half-Marathon has become one of the Top 25 Races in the Country. The Seattle Marathon (26.2 miles) and Half-Marathon (13.1 miles) both start at 5th Avenue & Broad Street near Seattle Center and goes through Downtown Seattle, making their way to Memorial Stadium for the exciting finish. With over 10,000 People participating, the Seattle Marathon makes a 'great excuse' to Get-Away for a couple of days. Holiday Shopping Specials abound and Seattle Hotels are offering really great discounts. Why not 'come-on-down' for a few days & celebrate this Holiday Season ... 'Seattle-Style!' - Start Times: Half Marathon: 7:30 AM; Full Marathon: 8:15 AM.

 Windermere

Windermere Real Estate / Oak Tree Inc

SEATTLE NEIGHBORHOODS: RAVENNA & ROOSEVELT THUMBNAIL HISTORY

The Ravenna and Roosevelt neighborhoods of Seattle, also known as Ravenna-Bryant and Roosevelt-Fairview, extend north from the University of Washington, from Union Bay to Interstate 5 and Lake City Way NE. Ravenna originated before the university moved into the area and Roosevelt developed after the automobile. Both were heavily influenced by the university community and each reflects that in different ways.

Before the arrival of settlers from the United States, the principal feature of Ravenna and Roosevelt was the creek that drained Green Lake and emptied into Union Bay. The land was covered with tall stands of Douglas Fir hundreds of years old. Native Americans lived in a village on the western shore of Union Bay at about where the University of Washington Power Plant was later built. They lived in family groups in permanent cedar longhouses during the winter. Summers, the groups would scatter to fish, hunt, trap, and dig edible roots. The creek started relatively shallow and deepened to a steep ravine.

The earliest landowner was William N. Bell (1817-1887) who, in the name of his wife Sarah Ann (1815-1856), established ownership of the lower end of the creek. The property gained value in the mid 1880s when the Seattle, Lake Shore & Eastern Railroad was extended from Seattle up the western shore of Lake Washington. By 1887, ownership of the land changed hands several times until George and Otilde Dorffel held title. That year they platted Ravenna Springs Park, linking the Italian seaport city with the sulfur spring along the creek. They set aside the steep ravine as a park because of its beauty and perhaps because the topography precluded use as building sites. The creek had been ignored by loggers and farmers and still possessed its old-growth timber. Ravenna became a stop on the new railroad.

The following year, William W. Beck, a Presbyterian minister from Kentucky, and his wife Louise purchased 400 acres on Union Bay. They developed the property around Ravenna station into town lots. Ten acres were set aside for the Seattle Female College which, by 1890, boasted 40 students studying music and art, five years before the University of Washington moved in nearby. The college folded following the Panic of 1893. Beck also opened the Ravenna Flouring Co., which he claimed was the only grist mill in King County.

BUILD A PARK AND THEY WILL COME

The Becks fenced the ravine between what would become 15th Avenue NE and 20th Avenue NE and opened Ravenna Park. They imported exotic plants and built paths and picnic shelters. In 1891, David Denny's Rainier Power and Railway Co. completed a streetcar line from Seattle by way of a bridge across Portage Bay (the Latona Bridge crossed at the location of the present Interstate-5 bridge). The tracks went up 15th Avenue NE to the park, then followed the southern boundary to Ravenna. Ravenna Park became a popular destination for Seattle residents, who were willing to pay 25 cents apiece to visit it. Annual passes were \$5.

Ravenna Park's most sublime attractions were its big trees. When the Alaska-Yukon-Pacific Exposition was planned nearby at the University of Washington, in 1908, the Becks allowed local clubs to name the largest trees. The Becks called one Paderewsky after the Polish pianist who was a friend of Mrs. Beck. The tallest fir -- a spectacular giant that rose nearly 400 feet to about two-thirds the height of the Space Needle -- was named Robert E. Lee by the United Daughters of the Confederacy. Mrs. Beck named the tree with the largest girth Theodore Roosevelt (1858-1919), the president who visited the park and whispered his approval.

The Roman Catholic Bishop of Nisqually for the Territory of Washington selected Ravenna for its cemetery in Seattle. Forty acres on a hillside was consecrated in 1889, making it ready to accept burials. In 1904 the land was officially platted as a cemetery. Caskets and mourners traveled by train to Ravenna Station on the Seattle, Lake Shore & Eastern.

TREES? WHAT TREES?

The Becks had offered to sell Ravenna Park to the city of Seattle several times, but the city council balked at the \$150,000 price tag. In 1911, the city condemned the land and a court set the price at \$144,920. Once the park became city property, the great trees began to disappear. In 1913, the Seattle Federation of Women's Clubs complained to Park Superintendent J. W. Thompson that the Roosevelt Tree had been cut down. Thompson said that the tree was rotten and was a "threat to public safety" (Sherwood). The wood was sold as fuel to defray the cost of removal. In 1920, Thompson was pressured to resign for abuse of office and intoxication.

In 1926, the Seattle Parks Board contracted to have the last of the giants felled because they were "rotten at the heart and for safety reasons had to be removed" (The Seattle Times). Targeted for removal were the Robert E. Lee, the Paderewski, and the McDowell. This brought protests from the community and from former owner William Beck. Park engineer L. Glenn Hall assured the community that only dead trees would be felled. Hall promised to leave stumps at least 20 feet tall to avoid bare spots. Soon,

all the great trees were gone.

In 1891, Seattle annexed the area around the University of Washington and Green Lake, including the Roosevelt District. The Town of Ravenna, an L shaped area north and east of 15th Avenue NE and NE 55th Street, passed out of existence in 1907 when Seattle annexed it as well. During those years, Seattle city engineers diverted Ravenna Creek from Green Lake into a sewer that discharged into Union Bay. The stream became a brook. Ravenna Boulevard was constructed between Green Lake and Ravenna Park along the stream, following a recommendation in the Olmsted Plan of 1903.

Developer Charles Cowan acquired the upper end of the Ravenna ravine, west of 15th Avenue NE, in 1906. He set aside eight acres there for Cowan Park and donated it to the city of Seattle the following year. The development of transportation for A-Y-P visitors sparked the development of northeast Seattle.

Roosevelt High School was an example of the rapid growth of the neighborhood. In 1920, the Seattle School Board proposed a \$3 million building for the Ravenna area, but vocal opponents complained that it was "Too far out," "Too big," and "Too Expensive" (Seattle School Histories). The board had the support of two of Seattle daily newspapers, though, and construction of the building was ready for the 1922 school year. Within five years, the school had exceeded its capacity and 11 more classrooms were added.

NOT IN MY BACK YARD

Residents of Ravenna have always been fiercely resistant to changes in the environmental quality of the neighborhood. This is possibly because so many faculty and staff at the University of Washington made the area their home.

In 1948, the community battled the City Engineer over efforts to divert Ravenna Creek into sewers. In 1983, protests against the spraying of the pesticide carbaryl by the state Department of Agriculture to combat an infestation of gypsy moths resulted in a switch to a different compound. The alternative spray was successful. In 1991, the community blocked a city plan to dig up the park for a new sewer.

OLD ROUGH 'N' READY REMEMBERED

When Theodore Roosevelt died in 1919, citizens showered the city with his memory. The new high school bore his name and 10th Avenue NE became Roosevelt Way NE. The area between Ravenna Boulevard and Lake City Way NE became the Roosevelt District after a naming contest sponsored by the Commercial Club in 1927. Roosevelt Way connected with Lake City Way NE (also called Bothell Road and Victory Way) and became part of the Pacific Highway between Mexico and Canada.

The construction of Interstate 5 in the early 1960s redefined the western boundary of the district. From 1919 to 1931, Ravenna Park was named Roosevelt Park, but residents lobbied the Parks Board to restore the original designation.

In 1911, 10th Avenue NE was an unpaved country road. In the 1920s, a thriving commercial district sprung up along Roosevelt Way NE as the automobile transformed America. On January 1, 1928, Sears, Roebuck & Co. opened its North Seattle store at NE 65th Street. The giant retailer closed that store in January 1980, and the building was turned into Roosevelt Square shopping arcade.

The growth in the University of Washington after 1950 meant that many faculty, staff, and students made their homes in the district. In 1945, there were 7,000 students. That number tripled over the next 15 years and almost doubled five years after that. That diverse cultural influence resulted at the end of the century in a "Metaphysical Belt ... including an institute of Chinese medicine, Ananda yoga and meditation, acupuncture, various types of massage, reflexology and other alternative disciplines. It also has three major esoteric bookstores that complement each other" (Seattle P-I).

MAYOR EXPANDS EFFORT TO CREATE MORE HOMES FOR WORKING FAMILIES

PROPOSAL BUILDS ON "HOMES WITHIN REACH" AS NEIGHBORHOODS GROW

SEATTLE - AS A SECOND PART OF HIS "HOMES WITHIN REACH" STRATEGY, MAYOR GREG NICKELS Today announced a proposal to extend to other neighborhoods throughout the city a successful program that is creating hundreds of affordable homes in the downtown area.

"The troubling fact is that today's housing market is rising beyond the reach of too many people and we need new tools to keep Seattle an affordable place to live, work and raise families," Nickels said. "What I'm proposing today will help create more needed homes for working families and ensure that the neighborhoods that accept growth also benefit from the growth."

The mayor's proposal doesn't change any existing neighborhood zoning, but would be incorporated whenever a significant zoning change is adopted in the future. If approved, the program would become part of zoning changes now under consideration for the south downtown, South Lake Union and Dravus areas. (Continued on back)

THANKSGIVING BUFFET WOODLAND PARK ZOO NOVEMBER 22, 2007

First seating Starts at 10:30 a.m.-12:30 p.m. (arrive by 11:30) Visit online for details. Feast among the beasts with a traditional Thanksgiving dinner at the zoo's Rain Forest Food Pavilion! Tear into a feast of carved turkey and ham with all the traditional fixins' and a dessert buffet. There will also be a cash bar. Also, enjoy an up-close visit with a raptor! Cost for members: \$21.95 for adults; \$12.95 for children ages 3-10; free for children ages 2 and under. Cost for non-members: \$26.95 for adults; \$16.45 for children ages 3-10; free for children ages 2 and under. Prices include zoo admission! Price does not include service charge, tax or parking. Advance reservations and pre-payment required. For more information and reservations, call 206.684.4825.

ARGOSY 2007 CHRISTMAS SHIP™ FESTIVAL

The Argosy Christmas Ship™ festival is a holiday celebration that has been a Northwest tradition for 58 years. Each night, from December 1st through 23rd, the Argosy Christmas Ship™ sails to different Puget Sound waterfront communities, while Choirs onboard sing 20-minute performances to these communities, all broadcast via a state-of-the-art speaker system. For more details, Visit us online: <http://www.argosycruises.com/themecruises/xmasSchedule.cfm>

PACIFIC NORTHWEST BALLET'S NUTCRACKER NOVEMBER 23-DECEMBER 29, 2007

MARION OLIVER MCCAW HALL
Nutcracker, the Northwest's favorite family holiday tradition, has been dazzling the young and the young-at-heart each holiday season for 24 years. Treat your family and friends to the memories and magic of Pacific Northwest Ballet's inimitable Nutcracker—only at McCaw Hall! Created by PNB Founding Artistic Director Kent Stowell and world-famous children's author and illustrator Maurice Sendak (Where The Wild Things Are), Nutcracker's brilliant blend of costumes, sets and choreography creates a magical storybook world enjoyed by children and adults alike. PNB's masterful holiday production is the highlight of the holidays!

Seahawks home games

DATE	GAME	TIME (PT)
11/18	Chicago Bears	5:00 pm
12/09	Cardinals	10:00 am
12/23	Ravens	1:00 pm

UW Huskies home games

DATE	GAME	TIME (PT)
11/24	Washington State	TBA

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