

# Ravenna Neighborhood Advisor

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

August 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 Ravenna. We list and sell more homes in Ravenna 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.

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### Sold Homes

The following are homes that **SOLD** in the Ravenna neighborhood since July 2006. Do you wonder what your home is worth? The decor, features and condition all have a bearing on the price your home will command. We have seen the interiors of most of the homes on the list. If you are considering selling your home, **please let us help you.** By discussing the details with you, viewing your home and preparing a market analysis, we can provide you with useful information, such as a sale price that might realistically be expected in

Address	Bdrm/Bath	Style	Year Built	Sale Price
2312 NE 88th St	4/1	1 Story w/Bsmnt	1965	\$345,000
8223 17th Ave NE	3/1.5	1 Story	1954	\$395,000
1018 NE 69th St	2/1	1 Story w/Bsmnt	1924	\$400,000
1215 NE 55th St	5/2	2 Story w/Bsmnt	1909	\$425,000
7538 23rd Ave NE	3/1	1 Story w/Bsmnt	1951	\$435,000
1716 NE 80th St	3/2.72	2 Story w/Bsmnt	1926	\$437,000
1212 NE 68th St	3/1.75	1 Story w/Bsmnt	1924	\$446,500
6314 14 Ave NE	2/1	1.5 Story w/Bsmnt	1917	\$449,500
2112 NE 80th St	3/1	1 Story w/Bsmnt	1938	\$462,000
8225 22nd Ave NE	2/1	1 Story	1942	\$464,950
1276 NE 69th St	3/1	1.5 Story w/Bsmnt	1924	\$471,000
7029 21st Ave NE	4/2	1 Story w/Bsmnt	1949	\$475,000
6107 12th Ave NE	3/1.75	1 Story w/Bsmnt	1918	\$477,500
815 NE 65th St	3/1.75	1 Story w/Bsmnt	1923	\$489,950
1019 NE 61st St	4/1	2 Story w/Bsmnt	1911	\$509,000
8217 18th Ave NE	4/2.5	2 Story w/Bsmnt	2001	\$540,000
6847 17th Ave NE	4/1.5	1.5 Story w/Bsmnt	1911	\$565,000

### 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 Ravenna neighborhood.

**Project Number:** 3003464 **Address:** 801 NE 65th St  
**Zone:** NC3-65', NC3-40'

Land Use Application to allow three buildings: one, two-story containing 847 sq. ft. of retail and one residential unit, one, two-story containing 4,768 sq. ft. of retail and one, single story containing 2,907 sq. ft. of retail. Surface parking for 19 vehicles to be provided. Existing structure to be demolished.

**Project Number:** 2407656 **Address:** 7500 Roosevelt Way NE  
**Zone:** NC2-40'

Master Use Permit to establish use for future construction of a four-story building with ground floor retail, 2nd floor administrative office, 3rd and 4th floor apartments (30 units). Parking for 70 vehicles will be located within the structure.

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



Windermere  
 Real Estate

# SEATTLE EVENTS CALENDAR

## Housing Inventory Much Improved Prices in Western Washington Still Rising

### September 2nd - 4th

**Bumbershoot®:** Seattle's Music & Arts Festival is now in its 36th year. Since 1971, Bumbershoot has drawn artists representing the best in music, film, comedy, spoken word, dance, visual, performance, and literary arts to the Seattle Center over Labor Day weekend. North America's largest urban arts festival, Bumbershoot takes place in the heart of the city at the 74-acre **Seattle Center**. 150,000 visitors from near and far spend the weekend reveling in the world of Bumbershoot, experiencing everything from regional favorites to international superstars across all arts disciplines.

### Featured Artists

Blondie • Steve Miller Band • Spoon • The New Pornographers • As I Lay Dying • The Thermals • Rishi Rich Project • Copeland • The Bellrays • Nomo • The Briefs • Decibel Showcase featuring Deadbeat, Lusine and Synthclub • Speaker Speaker • The Transmissionary Six • Mon Frere • Seattle Hip Hop Showcase featuring Macklemore, The Saturday Knights and Abyssinian Creole • The Can't See • PK & What Army? • Kane Hodder • Korby Lenker • Velella Velella • The Like • The Invisible Eyes • The Lonely H • New Fangs • The Hollowpoints • Daylight Basement • Seattle Jazz Showcase featuring Jim Knapp Orchestra, Kelley Johnson Quartet, Floyd Standifer, and John Bishop Group • Cancer Rising • Dub Championz • Go Like Hell • Johanna Kunin • Derby • West Valley Highway • The Swains • Romance • Izabelle • The Lonely Forest • Tor Dietrichson with Mambo Cadillac • Olympic Sound Collective • Randy Oxford Band • Electric Shades of Blue • Po'okela Street Band  
<http://www.bumbershoot.org/>

### International Celebrations at The Seattle Center

#### August 12th

#### Cambodian Heritage Celebration:

Clothing made of handmade silk; sophisticated dances accompanied by gongs and bamboo instruments, and fine crafts made of wood, stone and silver are part of this half-day event.

#### August 20th

**BrasilFest:** Brazil's celebrated martial art and dance style, capoeira, is physically challenging and fascinating to watch. Spectacular costumes, folk and pop music, samba and danceable drum beats keep things hot and happening, rain or shine.

#### August 26th

**TibetFest:** Ritual and tradition are the heart of Seattle's annual TibetFest... where the modern and ancient combine in an effort to preserve Tibet's unique cultural identity. This free festival of performing groups share centuries old stories and legends through song and rhythmic movements, wearing symbolic masks and authentic costumes. A Tibetan-style bazaar with handmade crafts, prayer flags and more. Children's activities and food are available all weekend.

#### 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>

Brokers added 14,541 new listings to the Northwest Multiple Listing Service database during June, boosting inventory to nearly 30,000 properties, but prices are still rising at double-digit rates in most of the 17 counties in its service area. Bidding wars are still happening too, according to the latest report from NWMLS.

Inventory is up almost 26 percent from a year ago, with most counties reporting double-digit increases. With the addition of Okanogan and Whatcom counties, which became part of the MLS system in August 2005, the month-end inventory totaled 29,856 properties. The selection includes 26,364 single family homes and 3,492 condominiums.

"We are starting to get into a rhythm, a beat of even-handedness between inventory and the number of prospective buyers in the market," observed MLS director Dick Beeson, broker at Windermere Real Estate/Commencement Associates in Tacoma. "The inventory continues to be higher than last year, but we've leveled out somewhat and it's not increasing like it was the past few months," he added.

Pending sales (offers made and accepted but not yet closed) for June lagged last year's record-setting pace. Members reported 10,448 pending sales system-wide, a drop of about 8.5 percent from a year ago. In the four-county Puget Sound region, sales were down about 9 percent. King County had the smallest decline (about 6.1 percent), while Pierce County had the biggest decrease (12.4 percent) among the four counties.

Three counties – Grant, Thurston and Kittitas – reported increased volumes of pending sales compared to 12 months ago.

For last month's closed sales of single family homes and condominiums, the median sales price was \$315,000. That's an increase of 15.4 percent compared to year-ago sales. With the exception of Kittitas County, all areas reported double-digit price hikes.

For single family homes (excluding condominiums), the median sales price area-wide was \$330,500, up about 16 percent from a year ago. In King County, the median price for 3,000 sales of single family homes that closed last month was \$434,950. That's almost \$60,000 more than a year ago, an increase of about 16 percent. Nine counties had price jumps of more than 16 percent for completed transactions of single family homes.

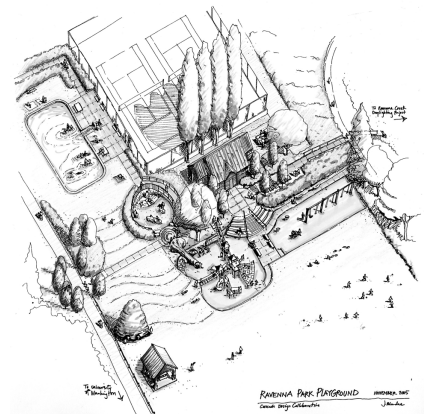
## Neighborhood Matching Funds Project

The Neighborhood Matching fund supports local grassroots action within neighborhoods. Neighborhood groups apply for grants from the fund and match them 1:1 with in-kind services, cash, or volunteer time. Volunteers design and build playgrounds, study and replant natural areas, buy athletic equipment and undertake many other types of community improvement projects.

A required component of the program is its match provision. For most projects, the community is required to donate cash, volunteer labor or donated services or materials at least equal in value to the cash provided by the City. The program has been used to build new playgrounds and parks, plant street trees, restore open space and wetlands, create public art, build traffic circles, develop plans for business districts, and much more. The project listed below is for **Ravenna Park**. More info at <http://www.seattle.gov/parks/projects/nmf/>

### Key Elements of the New Design

- Free play opportunities to meet a wide variety of ages and developmental levels.
- Disabled access throughout the site, into the wading pool, & community room.
- Elimination of current hazards, deterioration, lines-of-sight and traffic safety issues.
- Artistic and environmental education elements to encourage discovery and exploration (e.g., bronze woodland creatures, bronze native leaf path, "fossils" and "hieroglyphics", mudbank wall with root crawl, and more.)
- Farm-issue hand water pump & stepping stones near and in the pool.
- New and separate area for toddler play.
- Exciting equipment, unique to the State of Washington will include: play hammock, trapeze access net, sling-shaped merry-go-round, fallen tree tunnel slide.
- Seamless integration of new and historic features.
- Creation of new and welcoming gathering areas.
- East-West extension of the open meadow as a "communal front lawn".
- Addition of bike racks, picnic & chess tables, and other amenities.



## Fab Family Friday Nights at Ravenna-Eckstein Community Center

Ravenna-Eckstein Community Center, 6535 Ravenna Ave. NE, offers some great Friday night activities in the coming weeks - bring the family and check them out!

**Movie:** "The Parent Trap." Friday, July 28, 7 to 8:30 p.m. This is not the remake, but the 1961 classic, starring Brian Keith, Maureen O'Hara, and Hayley Mills. See these twin girls meet for the first time at summer camp, then pull a fast one on their parents to reunite them. Ages: all. **Cost:** \$2. **Snack:** S'mores. Please note: parents must accompany their children.

**Music in the Park:** Emerald City Jazz Ensemble. Friday, August 11, 7 to 8:30 p.m. Join us for a night of music in the park, rain or shine. If it's nice outside we'll hold the concert in the upper part of the Ravenna-Eckstein Park playground, on the grass field. If it's rainy, we'll move into the community center. Please bring a favorite picnic chair and some munchies. Ages: all. **Cost:** \$5 per person, \$20 per family with five or more members. Please note: parents must accompany their children.

**Movie:** "101 Dalmations." Friday, August 25, 7 to 8:30 p.m. Come and enjoy another 1961 original classic, where we find two lovable Dalmatians and join them on their quest to find their 15 puppies. Along the way watch them meet a few new friends and gain 84 new brothers and sisters. This is a feel good movie for the child in all of us. Ages: all. **Cost:** \$2. **Snack:** Oreos and milk. Please note: parents must accompany their children.  
For more information, please call the center at 206-684-7534.

## Mayor Names "Dirty Dozen" Mean Streets

Mayor Greg Nickels today announced his list of the "Dirty Dozen" bad roads, missing sidewalks, ill-timed traffic signals and faded bike lanes around the city.

Topping the rogues' gallery was Wallingford's notorious 45th Street corridor, which carries an average of 23,700 cars a day. "Last month, I said, 'You find 'em, we'll fix 'em,' and we are going to start right here," Nickels said. "Later this summer, we are going to repave this stretch of road. That's one down and 11 to go."

The mayor worked with the Seattle Department of Transportation (SDOT) to select the projects on the "Dirty Dozen" list. In addition to 45th Street, the city will fix the following trouble spots around the city:

### Paving:

- California Avenue Southwest (between Admiral Way Southwest and Southwest Edmunds Street)
- Northeast 65th Street (between Northeast Ravenna Boulevard and 35th Avenue Northeast)
- South Holgate Street repairs (between 6th Avenue South and Airport Way South)
- Montlake Boulevard East and East Lake Washington Boulevard repairs
- West McGraw Place (between Fifth Avenue West and West McGraw Street)

### Signal Retiming:

- 12th Avenue South (between East Yesler Way and South Weller Street)
- North 46th Street (west of Aurora Avenue North)

### Improving Bike Trails and Cyclist Safety

- Dexter Avenue North will be re-stripped to make it safer for cyclists.
- Chief Sealth Trail improvements
- New signal at North 145th Street and Linden Avenue North

### Sidewalks:

- Building sidewalks 30th Avenue Northeast

The "Dirty Dozen" represent just a small portion of the city's transportation backlog. Currently, one-third of Seattle's bridges need major repair or replacement, and two-thirds of Seattle's primary streets are past their intended life. Furthermore, one-third of city sidewalks are in poor condition, and most of the city's 586 retaining walls are in desperate need of replacement or repair.

## Seattle named America's Smartest City

With the state lagging behind the rest of the nation in education funding, Mayor Greg Nickels today challenged lawmakers and officials in Olympia to increase spending on schools so that Washington will be among "The Top 10 by 2010." Seattle was recently named the smartest big city in the country because of its high concentration of college-educated residents.

"Seattle is proud to be home to so many talented and creative people," said Mayor Nickels. "Unfortunately our state is failing to make the same investment in the kids of Washington State. Washington ranks 42nd in its investment per student in our public schools. Every voter should demand from each state official a pledge, that by 2010, Washington will be in the top ten."

Earlier this week, Bizjournals.com ranked Seattle as the smartest city by analyzing U.S. Census Bureau data. They found that forty-seven percent of Seattle's adults hold bachelor's degrees, the strongest proportion of college-educated residents in any big city. It's nearly double the U.S. average of 24.4 percent. Seattle is second to Washington, D.C., in the share of people with advanced diplomas. Twenty-one percent of Washington's adults have earned graduate or professional degrees, followed by Seattle at 17 percent.

## SEATTLE EVENTS CALENDAR

### International Celebrations at The Seattle Center ...continued

#### 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>

### 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/>

**Seattle Neighborhood Farmers Markets** bring Washington State farmers into the city to sell their farm fresh produce. By providing direct-sale opportunities for local farmers, in-city farmers markets ensure that farmers continue farming our precious rural farmlands, keeping them economically viable and intact.

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

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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.

# Steve Laevastu & Roger Turner are your EXCLUSIVE Ravenna Realtors

Here is what our clients have to say.....

June 5th, 2006

To whom it may concern:

When it came time to sell our ten-year-old condominium, there was no question that Steve Laevastu would be our agent. He had successfully sold two homes for us in the past.

Though our condo was in nice shape, it was in need of some updating. We weren't quite sure about what updating would yield the greatest selling results. Steve led us to the right answers and resources.

The first weekend our condo was on the market we had three competing offers. We didn't necessarily assume that the highest dollar offer would be the best offer in the long run. Steve helped us to discern which offer was the most solid. In the end, we ended up landing the highest ever offer in our hundred-unit complex.

On the buying end, Steve was our agent in purchasing a new construction home. He was adept at taking an offer to a large home developer. Steve even went as far as to deal directly with the vice-president of finance in this large company in order to secure a fair price.

Our greatest assurance in dealing with Steve in both the buying and selling of homes is our confidence in Steve's ability to correctly handle any part of the process. We firmly trust his integrity and expertise.

Sincerely,

J. Scott and Pia Marshall

Dear Roger,

I just wanted to drop you a short letter now that the property has sold. As I told you when we first met, I had never sold any property before and I want to thank you for answering my basic questions and walking me through everything step by step and having it all make sense to me. You certainly knew the area and the local market and expedited things that could have slowed things down. When the interior of the house needed painting you immediately had the names of painters to bid on the job. After the house was inspected a small gas leak was discovered and the roof needed to be replaced; you took care of the gas leak without breaking stride and lined up three bids on the roof and pushed that through in time to meet the fast approaching closing date without a hitch.

The house was empty and the painter did a fantastic job but it did look a little cold and uninviting. I was very impressed with the "extra touch" you provided by bringing in some paintings, a table and chair and some rugs to brighten the place up and give it a little more warmth. In fact, it looked so good that I thought about taking it off the market and keeping it myself (just kidding!)

Once again, thanks for everything. I have several of your cards and will certainly recommend you to anyone I meet that is in need of a real-estate agent.

-Phil

**Need help buying or selling your home?**

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Roger Turner



Steve Laevastu

**When you want to sell a home, we can:**

- Help you establish the best sales price based upon sales information from similar properties that have recently sold (see what buyers are willing to pay for similar properties).
- Aggressively market your property and assure the greatest exposure possible to both real estate agents and prospective buyers (they have to see it to want it).
- Screen prospective buyers, weeding out those who don't qualify.
- Help you in negotiating the contract and handling all the contractual requirements after the sale.
- Assist you in relocating, whether purchasing a new home here or in any other part of the country - We can help!

**When you want to buy a home, we can:**

- Show you homes that meet your needs in every way - location, amenities & price.
- Assist you in finding the right financing for you and your situation.
- Guide you through the negotiations and advise you to the end.
- Be the professionals you deserve to assist you in all your real estate matters!

## More people move to Washington as the economy continues to strengthen

Washington's population increased an estimated 120,000 over the last year, largely due to people lured here by the state's bright employment climate, Theresa Lowe, the state's chief demographer, said recently.

The 2006 population estimate, prepared annually by the Office of Financial Management (OFM), places the Washington population at 6,375,600 as of April 1. OFM always forecasts population change to anticipate forthcoming changes in population-driven budget expenditures. But, it is these annual population determinations—based on actual change in enrollment, housing, voters, drivers, and other indicator data—that validate the forecast expectations, Lowe said.

Population growth based on migration is primarily driven by people seeking or taking new jobs in Washington. Washington's current growth tracks well with the state's economic recovery, which started with improved employment figures in June 2003, and continues to outpace economic gains in nearby states and the nation as a whole. Washington added 77,000 jobs in 2005, a growth rate of 2.8 percent and is on track to add 95,000 jobs in 2006, an increase of 3.4 percent. As Washington's economy improved, annual migration climbed from only 22,000 in 2003, to 51,000 in 2005, and 81,000 in 2006. Annual population growth increased from less than one percent in 2003 to nearly two percent by 2006.

OFM's annual population determinations provide information on growth statewide. The Census 2000 population counts mark the baseline for tracking a new decade of population change for the state's cities and counties. The majority of growth since 2000 remains concentrated in Western Washington, with the largest six-year gains being increases of 98,254 in King County, 72,682 in Pierce County, 65,776 in Snohomish County and 58,262 in Clark County.

The fastest growing counties, in terms of percent change since the 2000 Census, are Franklin County (30.1 percent), Clark County (16.9 percent), Benton County (12.7 percent), and Kittitas County (12.1 percent).

The population of Washington's cities and towns totaled 3,901,886 on April 1 this year, up about 382,336 since the 2000 federal census count. Annexations and incorporations account for about one-third of this increase.

Detailed information on the April 1, 2006, population estimates for cities, towns and counties may be found on the Office of Financial Management web page at <http://www.ofm.wa.gov/pop/april1/default.asp>.