

St. Luke's Episcopal Church

Seattle, Washington

BACKGROUND

Address: 5710 22nd Ave. NW Seattle, WA

Site Area: 55,000 sq ft over 9 parcels

Current Zoning: Recently upzoned: Urban Village. Large parcels at NC-75, smaller parcels at Mid-rise. Potential for up to 7 stories with commercial and retail at ground level.

Current Use: 7 low-rise under-utilized and poor condition buildings; two worship spaces;

seminarian/sexton housing; community garden

Potential Use: 2-3 eight-story buildings with affordable & market rate housing, commercial/retail, day care, flexible worship/ministry space, and open/green space

Maximum Buildable Area: Massing Study Update

Congregation Size: 98

Local Population: 25,000 in Ballard neighborhood

Current Team Members: The Rev. Canon Britt Olson; The Rev. Dr. Dennis Tierney (Diocesan Property Manager); Barbara Wilson (Property Stewardship Chair); Mike Bigelow (Senior Warden), Jane Frol (Treasurer), Bill Hoey, Christopher Mosier (Architect-parishioner), Susan Young

Project Budget: \$150-\$200M, developer-led
\$ 9.5 M, St. Luke's portion

Development Stage: Preparation

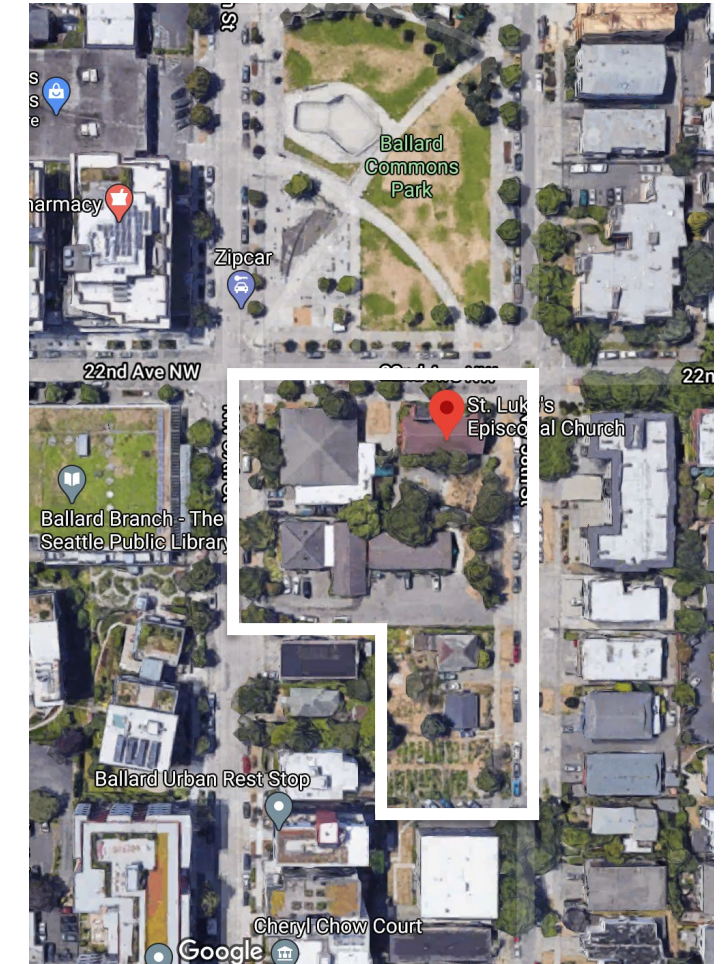
NEIGHBORHOOD CONTEXT

St. Luke's is located in the Ballard neighborhood of Seattle at the juncture between a historic commercial zone and a single-family residence zone. This area has gentrified significantly in the past 10 years with a focus on studio and one-bedroom apartments and condos as well as townhouses.

St. Luke's is characterized by radical devotion in service to the poor. Recent gentrification in Ballard is in contrast with a history of modest, working class homes and the presence of seasonal workers who often ran out of money while in port. Poverty, homelessness, addiction and mental illness are not new to the neighborhood and have accelerated in the past decade.

Our property has the potential to create, support and sustain community and connection for a diverse population. We envision a gathering space for worship that is multi-purpose and flexible. We anticipate a diverse economic community with affordable housing on site, where you can find children and elders, rich and poor, housed and unhoused, church and unchurched. We want the development to interact with Ballard Commons Park, the library, businesses and residents as a transitional space located between the business core and a residential neighborhood.

LOCATION MAP



St. Luke's Episcopal Church

Seattle, Washington

MISSIONAL FOCUS

Vision Statement

We seek to form Beloved Community, which is welcoming and diverse, with Christian worship and service at the heart.

Mission Statement

We feed people in body, mind and spirit with the love of God, in the name of Jesus, and by the power of the Holy Spirit.

Our Edible Hope Kitchen provides a hearty meal five days a week/52 weeks a year, even holidays. Before the pandemic, we were feeding over 200 people per day. We partner with others on our property who provide clothing, employment help and outreach services.

Our commitment to caring for creation and sustainability is part of our vision. We love our "front yard," the SLUG (St. Luke's Urban Garden) where we gather to work together, celebrate and connect with neighbors. We are so pleased with our beehives, chickens, mature trees and Rainwise project and would love to continue them in a new development.

Our residents from the Seattle School for Theology and Psychology learn and work in the community while completing their advanced degrees.

PROJECT OVERVIEW

The last effort to redevelop the property ended in 2013. Our current Property Stewardship Team began meeting in May 2017, received the Bishop's approval to explore options in September 2018, completed a visioning process using Appreciative Inquiry in 2019, received Diocesan Board approval and preliminary funds in 2020, and hired professionals to partner with us through to development transaction in 2020.

Heartland Real Estate is leading our RFP. Interbay has contracted to serve as our construction consultants (Owner's Rep) and Hillis-Clark as our attorneys. A parishioner is serving pro bono as our architect for the initial stages of development planning.

Our plan is to situate St. Luke's on a ground level corner with commercial tenants occupying other ground level spaces and market rate housing on eight of our eleven lots. Affordable family housing at 30-60% of median income will use the other three lots, most likely in a sale of the land.

We have been in conversation with the Seattle Office of Housing and Planning through our City Council member in order to explore affordable housing on our site. Heartland has had encouraging "soft" contact with affordable and market rate housing developers.

SITE PHOTOS

