



Church Property: Turning Burdens into Blessings

Diocesan Convention 2022

St. Luke's, Seattle

Agenda

- I. Introductions
- II. Developing Vision for Church Property
- III. Getting the Congregation and Diocese on Board
- IV. Finding Partners for Development
- IV. What is St. Luke's, Ballard doing?
- IV. Questions

Visioning Process

Congregational Development Consultant

Choose a method: Appreciative Inquiry, World Cafe, Strategic Planning Process, Focus Groups

Involve as many different groups that interact with the congregation including tenants, neighbors, business community, neighboring churches, etc.

St. Luke's Vision Statement



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

St. Luke's 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.

Core Values - Beloved Community



Core Values - Loving Service



Core Values - Sacred Space



Core Values - Sacred Space



Core Values - Sustainability



Professional Partners

- Determine square footage & zoning
- Real Estate professional: Broker vs Consultant
- Potential Tenants & Property Tax Implications
- Owner's Representative/Construction Manager
- Legal Representation
- Architect
- Contractor

Vetting Professionals

Preliminary Research

Competitive Process

Find those who align with your vision and mission

Look for experience with similar projects

RFP when possible

Check professional references, strength/weakness

Don't get too attached-OK to choose ones you like as long as that's not the first or second reason



Affordable Family Housing at St. Luke's



84 Affordable Family Units at 30-60% AMI

Seattle 60% AMI for family of four is \$77,650. This includes nursing aides, janitors, baristas, retail clerks and their families. Permanently affordable.

40 Multi-Family Tax Exempt units at 60-80% AMI

Seattle 80% AMI for an individual is \$72,480. This includes teachers, social workers, bookkeepers. Part of Security Properties building for 12 years.



New St. Luke's Condo and Mixed Income Apartments

- 13,700 square feet of space, mostly multi-purpose
- All on one level, ADA accessible and environmentally up to date
- Monthly fees to Condo Association takes care of all building maintenance
- Prime corner, double height ceilings, church can grow and shrink
- About 206 mixed income apartments with an emphasis on larger units
- Saved a grove of trees in a 30' wide swath of green along the sidewalk
- Secure bike storage and near transit



Project Timeline

Property Stewardship Team Meets	May 2017
Approval granted to Lead Re-Development	Sept 2018
Visioning Process Presented to Congregation	Jan 2019
Presentation to Board of Directors	April 2020
Presentation to Diocesan Council	July 2020
Marketing the Property	Jan-May 2021
Letter of intent	May-July 2021
Feasibility and Transaction	July 2021-Sept 2022
Permitting and Design	Nov. 2021-Fall 2023
Construction	Fall 2023-Sept. 2025
Consecration Alleluia!	Oct 2025

