



# BUILDING A PLACE WHERE LOVE DWELLS

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ST. LUKE'S EPISCOPAL CHURCH  
CAPITAL CAMPAIGN 2024 - 2026



# WELCOME MESSAGE

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The redevelopment of St. Luke's campus to serve our neighbors over the next one hundred years is the culmination of a long-term vision. This plan was developed in collaboration with neighbors, the business community, City and State government and the Diocese of Olympia. We are excited to invite your participation in this unique opportunity which meets our goal of providing affordable housing and childcare on church-owned land. The Episcopal Church in Western Washington has been serving the Ballard community since 1891 and will continue to do so because of your support.

In faith, hope, and love,  
The Rev. Canon Britt Olson, Vicar of St. Luke's  
The Most Rev. Melissa Skelton, Bishop Provisional  
of the Episcopal Diocese of Olympia

As co-chairs of the St. Luke's portion of the Capital Campaign, we are pleased and proud to be teaming up with the Episcopal Diocese and Ballard community to complete this project.

We're excited that this redevelopment creates 124 units of affordable housing. We're thrilled about building two sustainable buildings that will be better for the environment and allow us to invest in our mission to feed people in body, mind, and spirit. We're fired up about space for affordable childcare during the week and children's programs on the weekends. We're looking forward to having space that serves the church on Sundays and the community the rest of the week for gatherings and events. We're eager to build on the shoulders of those who came before during our 130 year history, and be the shoulders for those who will find ways to bless Ballard long after we've gone.

The small congregation of St. Luke's is all in! **We have 42 pledges of support for a total of \$970,000!** Two-thirds of our campaign is secured, and we will continue to receive pledges and gifts through the end of our campaign in 2026.

Please join us as we come together to *build a place where love dwells*.

Sincerely,  
Paige Lowe and Barbara Wilson  
Co-Chairs Capital Campaign



## OUR VISION

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

## OUR MISSION

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 CORE VALUES

Beloved Community + Loving Service + Sacred Space + Spirit Filled + Sustainability

# ONE PROJECT, TWO BUILDINGS, MULTIPLE USES

## Affordable Housing

St. Luke's is partnering with BRIDGE Housing to provide 84 units of family-focused, affordable housing—the first in Ballard in over 25 years. Generations of families will have stable housing in the many 2 & 3 bedroom units. This building serves people at 30–60% of Area Median Income such as nurse's aides, janitors, and baristas. Rooftop gardens and play spaces along with community space and 21 parking spots will be provided. An additional 40 units of workforce housing will be included in the mixed use building. At 60–80% Area Median Income, these residents could be early career teachers, bookkeepers, or tradespeople. Together, that's 124 new affordable homes next to a park, public library, and community services.

## Affordable Childcare

In order to provide critical childcare for low-income residents, St. Luke's Church will provide three classrooms along with storage, an office, and a kitchen. There will be space for 72 toddlers and preschoolers who will have the advantage of early childhood education and access to the new playground across the street in Ballard Commons Park.

## Community Event Space

St. Luke's is creating affordable community space, which is hard to find in Ballard. Our gathering space is designed to be multi-use: worship space on Sundays and community events the rest of the week. Concerts, performances, neighborhood meetings, children's events, fundraisers, and other local events will flourish for decades to come.

## Project Timeline

|               |   |
|---------------|---|
| 2023          | St. Luke's Capital Campaign raises \$970,000 in gifts and pledges |
| 2024 (Spring) | Groundbreaking for family-focused affordable housing              |
| 2024–2025     | Groundbreaking for mixed-income apartments and new church space   |
| 2025          | Residents begin moving into affordable housing                    |
| 2026          | The St. Luke's community moves into its new church space          |
| 2026 – 2027   | Build-out of child care space is complete and ready for use       |

St. Luke's Episcopal Church has been in the neighborhood since 1891. Over the years the congregation bought contiguous land whenever possible, expanding the property footprint to a total of 55,000sf. During our history we have served the community by feeding people Monday through Friday at Edible Hope Kitchen, housing recently incarcerated persons and student interns, growing an urban garden, operating a shelter, hosting a clothing closet and day center, and welcoming parishioners from every walk of life. In 2017 the congregation embarked on a redevelopment plan to re-vision the land in service to the greater community. The current Vicar, Rev. Britt Olson, is the first woman to lead at St. Luke's and the first to officiate a same-sex marriage for members of the congregation. We seek to be beloved community, a fully inclusive congregation that welcomes and nurtures LGBTQ+ and BIPOC persons and families.





An 8-story building developed by nonprofit BRIDGE Housing provides 84 affordable homes. Nearly half are 2-3 bedroom units for families, the remainder are 1 bedroom and studio units. This is housing for people making 30-60% of the Area Median Income. Family Works will be on site to connect residents with support services.

There will be 206 units of housing above the new St. Luke's, 20% of which is workforce housing for those earning 60-80% Area Median Income. The church space will occupy 14,000 sq ft of the ground floor on the corner of 57th & 22nd.



Intentional landscaping will continue St. Luke's tradition of creating beautiful gardens with year-round interest and native species around the building and sidewalks.



Our multi-use, flexible sanctuary space allows for worship and church programs as well as community events, meals, concerts and neighborhood programs. Adjacent to the large gathering space a coffee bar welcomes conversation and connection.



The floor plan is all on one level with 20 underground parking spaces. Ceiling heights are double in the chapel, gathering space and sanctuary. A large kitchen, storage space and classrooms are available for both church use and affordable childcare.



# YOUR GIFT MAKES THIS VISION POSSIBLE!

St. Luke's sits on valuable land in the civic core of Ballard, a rapidly developing Seattle neighborhood. With the Diocese of Olympia, the congregation is using this resource to create affordable housing, sustainable community space, and an income stream for the next 100 years.

We've invested \$3M of land value in partnership with BRIDGE Housing to offer 84 units of family-focused, affordable homes. The City of Seattle and State of Washington have provided over \$40M in grants to support this work.

Our church will return to the corner at 57th & 22nd. We are working with Security Properties to build 206 units of housing above the new multi-use St. Luke's space, 20% of which is workforce housing. Security Properties will pay rent for use of the land over the next 99 years, at which time the church and diocese retain both the land and the buildings for future use.

In the past seven years the St. Luke's Property Stewardship Team has secured grants of \$350,000 from Trinity Church Wall Street and Enterprise Housing to assist in funding the development plans. With the nearly \$1M raised from the congregation and the funds from development, the construction loan will amount to \$5M. In order to complete this exciting project and reduce the loan, we are raising an additional \$1.5M in gifts and grants.

We invite you to join us as we *Build a Place Where Love Dwells*. To give, you may send a check to St. Luke's directly, or give electronically on our website. Please identify the gift as "Redevelopment." If you have any questions or want an in-person visit, please contact us at [info@stlukesseattle.org](mailto:info@stlukesseattle.org). To stay up to date on the project, visit the Redevelopment page at [www.stlukesseattle.org](http://www.stlukesseattle.org).

## 2024-2026 CAMPAIGN GIFTS CHART

| # of Gifts  | Amount          | Total     | Cumulative Total   |
|-------------|-----------------|-----------|--------------------|
| 1           | \$150,000       | \$150,000 | \$150,000          |
| 2           | \$100,000       | \$200,000 | \$350,000          |
| 3           | \$75,000        | \$225,000 | \$575,000          |
| 4           | \$50,000        | \$200,000 | \$775,000          |
| 6           | \$30,000        | \$180,000 | \$955,000          |
| 10          | \$15,000        | \$150,000 | \$1,105,000        |
| 14          | \$9,000         | \$126,000 | \$1,231,000        |
| 20          | \$6,000         | \$120,000 | \$1,351,000        |
| 30          | \$3,000         | \$90,000  | \$1,441,000        |
| Many Gifts  | \$300 - \$1,800 | \$59,000  | \$1,500,000        |
|             |                 |           |                    |
| <b>100+</b> |                 |           | <b>\$1,500,000</b> |

# CREATIVE GIFT PLANNING

*Many of us are experienced at giving to causes and ministries that align with our passions, and most of us give from our current resources (checking and savings) to support them.*

*Often we think, “The need is great. If only I could do more . . . but how . . .?”*

*As you read these brief descriptions, you may find a perfect fit for supporting the campaign. Perhaps there’s something that helps you think outside the traditional box.*

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## GIFTS OF APPRECIATED INVESTMENTS

Donations of appreciated long-term stocks, mutual funds, or other investments are an excellent way to support our church. When you donate appreciated investments, you do not pay capital gains tax on your gain and you receive a charitable deduction for the full fair market value on the date of the donation.

A true win/win!

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## GIFTING FROM AN IRA

If you are age 70 ½ or older, you can make a tax free charitable contribution to the church from your IRA. The contribution must be made directly from your IRA to the church and, if you are 73 or older it may be applied to your Required Minimum Distribution.

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## LIFE INSURANCE

Do you have a life insurance policy that you no longer need? You may consider giving existing life insurance by making the church both the owner and the beneficiary of the policy.

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## REAL PROPERTY AS A CHARITABLE GIFT

There are two main methods for real estate to be given as a charitable gift. The first is an outright gift of the property. This is the simplest, most direct method resulting in the most immediate tax benefit. The second method involves bequests either through one’s will, establishment of trusts or annuities. For the latter there are various tax benefits depending upon the specifics of the bequest and upon the individual’s life circumstances and desires.



*Note: St. Luke’s Episcopal Church cannot give legal advice.*

*You are encouraged to consult your professional advisor before implementing any of the above plans.*





## ST. LUKE'S EPISCOPAL CHURCH

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