

Project: 5701 22nd Avenue NW; Seattle 98107

Project Number: 004957-21A

Early Community Outreach for Design Review
OUTREACH PLAN SUMMARY FOR ST. LUKES HOUSING
10/29/2021

The project team completed the following outreach methods as part of our outreach plan, consistent with Section II.A in the Director's Rule. This site is not in an equitable area.

You will note that community engagement is still on-going, as it will be throughout the entire project as part of the affordable housing component and a commitment by all partners, including St. Luke's Episcopal Church.

PROJECT DESCRIPTION FOR DON POSTED ON 10/4/2021

Project Address: 5701 22nd Avenue NW; Seattle 98107

Project Description:

St. Luke's Episcopal Church is partnering with Security Properties and BRIDGE Housing to develop 80 affordable and approximately 200 market rate apartment homes. The market rate component will also have 20% of the homes affordable, through the City of Seattle Multifamily Tax Exemption (MFTE) program. MFTE units are income restricted for individuals and families earning 60%-80% Area Median Income (AMI). For an individual, 80% AMI is an annual income of \$63,350.

Applicant: Security Properties, BRIDGE Housing

Contact: spstlukeshousing.com

Project Number: 004957-21A

Type of building: Mixed-Use, Multi-Family

Neighborhood: Ballard

In Equity area: No

RE: Plan for Review



DON_DREarlyOutreach <DREarlyOutreach@seattle.gov>

To: Kym Michela

Cc: DON_DREarlyOutreach

! You forwarded this message on 10/4/2021 3:19 PM.



10/4/2021

Kym,

Your project has been posted to the blog and can be viewed by clicking on the link below.

[5701 22nd Avenue NW \(seattle.gov\)](http://seattle.gov/570122ndAvenueNW)

Thanks,

Tom

Tom Van Bronkhorst

Strategic Advisor

Cell: 206.475.4247

seattle.gov/neighborhoods



COVID Resources



Get Vaccinated



**Seattle
Neighborhoods**
OUTREACH & ENGAGEMENT

[Blog](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

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Display Settings



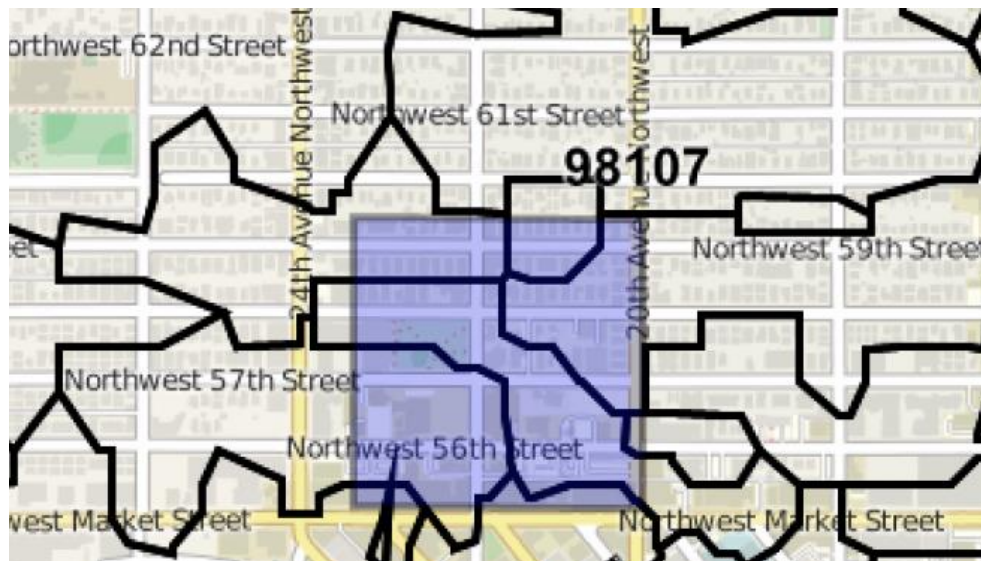
PRINTED OUTREACH

Mailing (High Impact Method)

We had two direct mailings to residences and businesses within a 600 ft radius of the proposed site. We have added 100 feet to include the full block to the west.

On September 3rd BRIDGE Housing mailed to the list, per outreach requirements by the Office of Housing, for an affordable housing loan application.

On October 1st, a second mailing went out from the full project team, also informing neighbors about the interactive, project website.





BRIDGE HOUSING
CORPORATION

BRIDGE PROPERTY
MANAGEMENT COMPANY

BAY AREA SENIOR SERVICES, INC.

BRIDGE ECONOMIC
DEVELOPMENT CORPORATION

September 3rd, 2021

Dear Neighbor,

We are writing to inform you that BRIDGE Housing is working to partner with St. Luke's Episcopal Church to propose the development of 15,000 square feet of the eastern most part of their property into approximately 80 affordable apartments for families.

BRIDGE has a 38-year track record of building affordable and mixed-income housing in Seattle and throughout the West Coast. We are very excited to be part of St. Luke's vision and recognize that the parish has been a long-standing neighbor and spiritual anchor to the Ballard community.

Although our conversations with St. Luke's Church are still conceptual, as a non-profit housing provider, we must apply for loans and grants very early in the pre-design process to secure funding by the time we start to seek planning and land-use approvals.

We wanted to share that we will be submitting affordable housing loan applications to both the City of Seattle's Department of Housing and Washington State Department of Commerce Housing Trust Fund. The loans are specifically for the production and preservation of affordable rental housing. The applications for both loans are due on September 15, 2021.

For more information, please visit our landing page at: www.bridgehousing.com/StLukes-Affordable

Sincerely,

A handwritten signature in dark ink, appearing to read "Alison Lorig", with a stylized flourish at the end.

Alison Lorig, Senior Vice President

BRIDGE Housing

The following letter was mailed on October 1st to the same list.

October 1, 2021

Dear Ballard Neighbor,

I am writing to inform you that Security Properties, along with BRIDGE Housing, is working in partnership with St. Luke's Episcopal Church to propose the development of two integrated but separate housing projects, along with a new church for St. Luke's.

The full development will be located on St. Luke's property which is approximately 55,000 square feet. For the sake of cohesion, both apartment buildings will be developed with the same design and construction team under one City of Seattle project number.

It is very early in the design process but I wanted to share the project vision. A project website (spstlukeshousing.com) will be routinely updated with current information throughout the full development process, so that neighbors can stay informed. The website also allows you to ask questions of the project team at any time.

City of Seattle Project Number:	004957-21A
Project Landing Page:	spstlukeshousing.com
City URL to check the status of a project:	https://www.seattle.gov/sdci
Project Address:	5701 22 nd Avenue NW; Seattle 98107
Development Team:	Security Properties, BRIDGE Housing
Type of Development:	Mixed-Use, Multi-Family
Project Description:	

St. Luke's Episcopal Church is partnering with Security Properties and BRIDGE Housing to develop 80 affordable and approximately 200 market rate apartment homes. The market rate component will also have 20% of the homes affordable through the City of Seattle Multifamily Tax Exemption (MFTE) program. MFTE units are income restricted for individuals and families earning 60%-80% Area Median Income (AMI). For an individual, 80% AMI is an annual income of \$63,350.

The affordable apartment component will serve families at or below 60% of AMI, which for a family of four is \$69,420. If subsidies can be secured, some units will be rented at 30% and 50% of AMI.

The project includes ground-level space for a new church, located at the corner of 22nd Avenue NW and NW 57th Street. There will be an underground parking garage with an estimated 165 parking stalls. No commercial or retail spaces are planned.

A few weeks ago, BRIDGE Housing sent a letter about the affordable housing project to the same group of neighbors receiving this letter. This is the same project now coordinated with one project number. This collaborative approach is intended to make it easier for neighbors to engage with the full development team.

Please visit the website and don't hesitate to send any questions. Over the next few months, we will gather questions and post answers on a FAQ page on the website.

Sincerely,
John Marasco, Chief Development Officer
Security Properties
www.securityproperties.com

We received two comments

***New submission from St. Luke's Episcopal Church Redevelopment



St. Luke's Episcopal Church Redevelopment <kym@micelacom.c
To kym@micelacom.com



10/6/2021

You forwarded this message on 10/6/2021 3:03 PM.

Name
Gary Dossantos
Email Address
Gary.dossantos@icloud.com
Message
This is a great project and I hope it succeeds. Thank you and God bless.

From: contactform=bridgehousing.com@mg.bridgehousing.com
<contactform=bridgehousing.com@mg.bridgehousing.com> On Behalf Of Claire McDaniel
Sent: Thursday, September 09, 2021 5:39 PM
To: Erick Cruz <ecruz@bridgehousing.com>
Subject: BRIDGE Contact Form: Affordable Housing

From: Claire McDaniel
Email: cmac324@comcast.net
Subject: Affordable Housing

Message:

1. Is this going to destroy the P-Patch?
2. Why not buy an existing building instead of destroying more green space?
3. What about housing for the homeless living in Commons Park so that we can use the park again?

--

This e-mail was sent to you via a contact form on the BRIDGE Housing website

From: 73.42.206.177

Using: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko)

Chrome/93.0.4577.63 Safari/537.36

DIRECT COMMUNITY OUTREACH

Direct Outreach and Meetings (High Impact)

Given that there are still public health concerns with the pandemic, we will reach out to each of the following stakeholder groups and ask to meet with them per their meeting protocols. This will be in addition to the mailing and interactive website.

St. Luke's Parish Newsletter

Posted on Parish Website: [October 15, 2021](#) | [This Week at St. Luke's \(mailchi.mp\)](#)



Let's Build a House Together

Exciting things are happening for the changes coming to St. Luke's property!

Although nothing is final, the affordable family housing and the market rate housing developers are working diligently on the details of the development deal. We expect this will be completed in the next few months. In the meantime, both BRIDGE Housing, the affordable developer, and Security Properties, the developer of the market rate housing that includes St. Luke's space, are beginning design work.

Both developers have sent letters to our immediate neighbors to provide notice of the possible developments. Copies of those letters are attached at the bottom of this article. There are also websites by each developer, which will be updated regularly. Use these links:

<http://www.spstlukeshousing.com>

<https://bridgehousing.com/stlukes-affordable/>

A virtual community meeting will be scheduled in November or December to comment on plans for the development, including an opportunity to provide feedback on a preferred plan. St. Luke's will announce the date as soon as we know it so you can plan to attend. One possibility saves some trees and green space on 58th Street, rather than have buildings closer to the sidewalk all the way around. That's in keeping with St. Luke's care for creation (one of our core

values) and a desire to have trees and greenery still thrive on the property.

Meetings are also beginning between BRIDGE Housing and St. Luke's to explore ways in which we might share space and programs. Exploring new ministries for St. Luke's that serve those in need and help build Beloved Community (two of our core values) provides a glimpse of our future ministries.

Worship space won't be designed in any detail until the real estate deals are completed and we know our space size and configuration. We look forward to sharing that with you as this work continues.

Please keep St. Luke's your Property Stewardship Team and all our partners in prayer as we build a house together for St. Luke's next 100 years.

Note: BRIDGE Housing is not related to Bridge (a ministry of Quest Church) currently serving the unsheltered on our property.

[Ballard Alliance](#)

The project team meet with the Ballard Alliance on October 28, 2021



Comments from the Meeting:

- Like the design and collaborative process of the Commons at Ballard
- Would like to see some reuse of materials from the former church
- Design team should look at the Design Guidelines for Market Street
- Want to see “eyes” on the park and like the balconies
- Support preserving the grove of trees along 58th street
- Would like to remain involved in the design process

From: Mike Stewart

Sent: Thursday, October 28, 2021 2:29 PM

Subject: Re: Follow-up

Thank you, Kym! Really appreciate you and the team making time to present yesterday. Very excited about the project!

Best,

Mike Stewart, Executive Director
Ballard Alliance



Scheduled Community Outreach Zoom Meetings

[Rotary Club of Ballard](#)

Scheduled Zoom Call on 11/23/2021 at 5:30 p.m.

From: Rice, David R <David.R.Rice
Sent: Monday, October 18, 2021 4:37 PM
Subject: RE: 11/23 Program

Kym, I think that sounds great. We are very committed to St. Lukes and I'm sure we will be happy to give you feedback on 11/23.

David R. Rice
From:

Ballard District Council

Scheduled Zoom Meeting on 12/8/2021 at 7:00 p.m.

From: Angela Gerrald |
Sent: Friday, October 29, 2021 11:14 AM
To: Kym Michela <kym@michelacom.com>
Cc: 'BDC President' <president@ballarddistrict.org>
Subject: Re: Affordable and Market Rate Housing with New St. Luke's



Hi Kym,

Thank you so much for this information. Will anyone from St Luke's Church be able to attend, as I anticipate some questions will come up that flow into their realm.

We will be in touch to firm up the agenda details and provide zoom link in the coming weeks.

Thanks for helping get this on the calendar for Wed, Dec 8, 7-8:30pm. We plan to have this on the first portion of the agenda (approx. 7:05-7:25pm).

Have a good weekend,
Angie Gerrald

 Display Settings   —  + 100%

BALLARD DIGITAL NEWS BLOGS

Media Direct Outreach (High Impact)

The following Ballard community news organizations were sent the October 1st letter and a media contact person for any follow-up information.

A press release with the massing study was sent to the local media and real estate reporters, as well as My Ballard and Westside Seattle. A Screen shot of the email sent and list of reporters is included. The release and image are on the following page.

[My Ballard: tips@myballard.com](mailto:tips@myballard.com)

[Westside Seattle: kevin@robinsonnews.com](mailto:kevin@robinsonnews.com)

St. Lukes Episcopal Church Announces Mission-Based Development in Ballard



Kym Michela <kym@micelacom.com>

To: [Kym michela](mailto:kym@micelacom.com)

Bcc: 'editor@dj.com'; 'brian.miller@dj.com'; 'Marc Stiles'; 'letters@theregistryps.com'; 'hgroover@seattletimes.com'; 'tips@myballard.com'; 'kenr@robinsonnews.com'

Reply

Reply All

Forward



Tue 10/26/2021 10:07 AM



For Immediate Release

Media Contact: Kym Michela
206-240-1725 kym@micelacom.com

Rendering Attribution: VIA

St. Lukes Episcopal Church Announces Mission-Based Development in Ballard *Partnership Aimed at Building Family Affordable and Mixed-Income Housing along with a new Church*

Seattle, WA. – October 26, 2021- St. Luke's Episcopal Church today announced its redevelopment partnership for its property located at 5710 – 22nd Avenue NW in Ballard.

The mission-based development brings BRIDGE Housing and Security Properties together to develop approximately 86 family affordable and 200 mixed-income apartment homes. Both the affordable and market rate buildings are focused on providing quality housing for long-term residents and families. The homes in both projects are primarily one, two and three-bedroom units, with a limited number of studios.

For Immediate Release

Media Contact: Kym Michela
206-240-1725 kym@michelacom.com

St. Lukes Episcopal Church Announces Mission-Based Development in Ballard
Partnership Aimed at Building Family Affordable and Mixed-Income Housing along with a new Church

Seattle, WA. – October 26, 2021- St. Luke’s Episcopal Church today announced its redevelopment partnership for its property located at 5710 – 22nd Avenue NW in Ballard.

The mission-based development brings BRIDGE Housing and Security Properties together to develop approximately 86 family affordable and 200 mixed-income apartment homes. Both the affordable and market rate buildings are focused on providing quality housing for long-term residents and families. The homes in both projects are primarily one, two and three-bedroom units, with a limited number of studios.

The affordable apartment residence will be built and managed by BRIDGE Housing with the aim to serve families at or below 60% of AMI, which for a family of four is an annual income of \$69,420.

The market rate apartment building, developed by Security Properties, will be mixed-income with 20% of the market rate homes restricted for individuals and families earning 60%-85% AMI. That building will also include ground-level space for a new Church, located at the corner of 22nd Avenue NW and NW 57th.

There will be a shared underground parking garage with approximately 165 parking spaces. No commercial or retail spaces are planned. The development is the first affordable family housing project of its kind in Ballard and has been a planning priority for St. Luke’s for several years with substantial community engagement.

The proposed project is still in the early design phase but renderings of the preferred massing option depict how it will connect to Ballard Commons Park and preserve a grove of existing and exceptional trees along NW 58th Street. The pedestrian experience will be an important design feature given the site’s proximity to Ballard Commons and the Ballard Library.

For design continuity, both buildings are being designed by VIA Architects and will be built by one general contractor and cohesive project team. The interiors of St. Luke’s spaces will be designed by Olson Kundig. No Early Design Guidance meeting has been scheduled to date.

About Security Properties

Security Properties approaches new projects with a long-term perspective. With current target markets in the greater Seattle metropolitan area and Portland, the group focuses on urban mixed-use buildings in key “town center” locations that emphasize walkability, sustainability and public art. The result is creation of a unique sense of place and unity among residents, retail partners and the greater community. www.securityproperties.com

About BRIDGE Housing

As a mission-driven nonprofit, BRIDGE’s goal is to strengthen communities and improve people’s lives, beginning--but not ending--with affordable housing. Since it was founded in 1983, BRIDGE has participated in the development of more than 18,000 homes in California, Oregon and Washington. For more information, visit www.bridgehousing.com.

Bridge joins redevelopment team for St. **Luke's** in Ballard *Plans call for new church, plus about 286 mixed-income apartments.*



Rendering by VIA Architecture [\[enlarge\]](#)

St. **Luke's** Episcopal Church began planning circa 2013 to redevelop its property at [5710 22nd Ave. N.W. in Ballard](#). The basic notion is a new church, plus about 286 mixed-income apartments. Security Properties and VIA Architecture joined the effort this summer.

Last week the church announced that Bridge Housing will run the affordable component of the project. That east site, at 2031 N.W. 58th St., will apparently be the second of two separate midrise buildings over a shared garage.

St. **Luke's** has about an acre immediately east of Ballard Commons Park and north of the library; it extends from Northwest 58th to 57th streets. There's some split zoning on the multiple parcels, but a contract rezone is possible. The project hasn't yet entered design review, so details are scant. Family friendly units are a design mandate; most would be one- to three-bedroom units.

For now, VIA's west building design looks to be a seven-story structure. But the architect is also contemplating a taller eight-story scheme; extra floor area would be allowed in exchange for preserving exceptional trees.

Security Properties' 200-unit west building would be divided as 160 market-rate apartments; and 40 apartments affordable to those earning 60% to 85% of area median income. For now, 165 underground parking stalls are planned. The church will have 15,000 square feet in the west building, with its entry on the corner of 57th. No commercial space is planned in a building with about 200,000 square feet above grade.

Bridge's east building is programmed to have 86 permanently affordable units, with rents manageable for those earning 60% or less than AMI. VIA lists the project size there at 75,000 feet. But it, too, could rise to eight stories — recently amended city codes allow extra floor area for religious institutions seeking to create affordable housing.

The team also includes Communita Atelier, landscape architect; KPFF, civil engineer; Heartland, the church's advisor; and Olson Kundig, which will design the new church's interiors. One contractor, not yet selected, will build both components. VIA expects the project to proceed all at once, not in phases. No start date is indicated.

The church now has multiple old buildings to be removed, including the familiar red shingled church itself, which dates to 1923.

Bridge is meanwhile working with Community Roots Housing on 232 affordable units at Northgate Station.

ELECTRONIC / DIGITAL OUTREACH

Interactive Project Website (High Impact Method)

We launched an interactive website on September 30th, allowing for community members to send questions and comments. The website includes information about the site location, a brief description of the project, and information about how to find further details about the project on the Seattle Services Portal. www.spstlukeshousing.com

We also have an interactive website on the BRIDGE site just for the affordable housing part of the project. www.bridghousing.com/StLukes-Affordable

Both sites will be updated and remain active until the completion of the project. We have received two comments from the site, also copied in the mailing section of this report summary.

From: contactform=bridgehousing.com@mg.bridgehousing.com
<contactform=bridgehousing.com@mg.bridgehousing.com> On Behalf Of Claire McDaniel
Sent: Thursday, September 09, 2021 5:39 PM
To: Erick Cruz <ecruz@bridgehousing.com>
Subject: BRIDGE Contact Form: Affordable Housing

From: Claire McDaniel
Email: cmac324@comcast.net
Subject: Affordable Housing

Message:
1. Is this going to destroy the P-Patch?
2. Why not buy an existing building instead of destroying more green space?
3. What about housing for the homeless living in Commons Park so that we can use the park again?

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This e-mail was sent to you via a contact form on the BRIDGE Housing website
From: 73.42.206.177
Using: Mozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/93.0.4577.63 Safari/537.36

***New submission from St. Luke's Episcopal Church Redevelopment



St. Luke's Episcopal Church Redevelopment <kym@michelacom.com>
To: kym@michelacom.com



1:15 PM

 You forwarded this message on 10/6/2021 3:03 PM.

Name
Gary Dossantos
Email Address
Gary.dossantos@icloud.com
Message
This is a great project and I hope it succeeds. Thank you and God bless.



Welcome

Thank you for visiting this website to learn more about a proposed public/private development by St. Luke's Episcopal Church, BRIDGE Housing and Security Properties. The project is still very early in the design process and we are committed to keeping the community updated through the design, entitlement and construction phases.

Project Address

3701 32nd Avenue NW, Seattle 98107

The Site

The full development will be located on St. Luke's property which is approximately 33,000 square feet. Two buildings will be developed under one City of Seattle project number and with the same design and construction team. We hope that this cohesive approach makes it easier for the community to follow the project and ask questions.



Only design concept, subject to revision

The Proposed Project

St. Luke's Episcopal Church is partnering with BRIDGE Housing and Security Properties to develop 30 affordable and approximately 200 market rate apartment homes. The proposed development is comprised of two integrated but separate buildings, along with a new church for St. Luke's.

The market rate component will also have 20% of the homes affordable, through the City of Seattle Multifamily Tax Exemption (MITE) program. MITE units are income restricted for individuals and families earning 80%/90% Area Median Income (AMI). For an individual, 80% AMI is an annual income of \$52,200.

The affordable apartment home component will serve families at or below 60% of AMI, which for a family of four is \$45,000. If subsidies can be secured, some units will be rented at 20% and 30% of AMI.

The project includes ground-level space for a new church, located at the corner of 32nd Avenue NW and NW 57th Street. The market rate and MITE apartments will be above the new church.

There will be an underground parking garage with an estimated 160 parking stalls. No commercial or retail spaces are planned.

City of Seattle Project Number: 20030701A

City URL to Check Project Status: <https://www.seattle.gov/ido>

Development Team: Security Properties, BRIDGE Housing

Type of Development: Mixed-Use, Multi-Family

St. Luke's Episcopal Church

Welcome

Contact

Contact Us

Please note that all comments submitted via this website can be made public by the City of Seattle as part of the Design Review public process. Please use the contact form below to contact us at any time. We look forward to hearing from you!

Name*

Email*

Message*

Submit