



# Rainier & Genesee

## 4208 Rainier Avenue South

# Community Outreach Report

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THE PROJECTS IMPLEMENTED THE FOLLOWING COMMUNITY OUTREACH PLAN;  
PLEASE REFER TO APPENDIX FOR MORE DETAIL

Printed Outreach [High Impact]:

- Direct mailings were sent to residencies and businesses within a 500ft radius of the proposed site. Letters were translated in the languages of Vietnamese and Somali.
- The following information was included in the printed outreach material:
  - A brief summary of the proposal
  - The address of the project/property and the SDCI project number
  - A contact person for the project
  - An email address, survey link and phone number for providing feedback on the project
  - Location where any additional information about the project can be found (such as the Seattle Services Portal)
  - A statement informing the public that any information collected may be made public.

Digital Outreach [High Impact]:

- Project hotline (information & voicemail) project info added to DON’s “Early Outreach for Design Review Blog”.
- Recorded information included all meeting dates, time, locations (or alternative digital survey information), and understandable project information. It was translated in Vietnamese and Somali.
- Email was sent to the neighborhood/community-based organizations listed on the neighborhood snapshot provided by the city of Seattle and noted that outreach can be used for Washington Public Records.

In Person Outreach [High Impact]:

Please note that in-person outreach was not possible due to social distancing guidelines, so the following alternative high impact digital outreach was implemented:

Alternative Digital Outreach [High Impact]:

- Project online survey was made publicly available for a minimum of 21 days
- Survey link was included in email communication with neighborhood/community-based organizations listed on the neighborhood snapshot provided by the city of Seattle and noted that outreach can be used for Washington Public Records.
- Survey was translated and posted in the languages of Vietnamese and Somali
- The following information was included in the digital outreach material:
  - A brief summary of the proposal
  - The address of the project/property and the SDCI project number
  - A contact person for the project
  - An email address, survey link and phone number for providing feedback on the project
  - Location where any additional information about the project can be found (such as the Seattle Services Portal)
  - Direct mailing/flyer used for the printed outreach method
  - A statement informing the public that any information collected may be made public

COMMUNITY SURVEY RESULTS

The project successfully implements community feedback

Responses from the 88% of people surveyed live or work within a 1/2 mile radius of the project:

Most residents have lived or worked in the neighborhood for 1 – 5 years.  
About a 1/3 have been residents for 5 – 10 years and the other 1/3 for over 10 years.

Most residents live in a 2-person household.

Most residents commute via light rail.

Most residents consider shopping and play to be the most important interaction with the project.  
Many want to be engaged in the process.

Most residents say that **building design** is the most important consideration for a new project, followed be **landscaping, public art**, and open space amenities.

Other ways residents would like the proposal to contribute to the community:

More **grocery** / dining, entertainment, and job opportunities within walking distance for residents.

Provide a **better pedestrian environment** along Rainier, Genesee, and 36th. Provide space for bicycles as well as pedestrians next to Rainier. **Preserve existing trees**. Make retail space available to locally owned businesses rather than chain stores.

This neighborhood needs more **ground level retail**! Very happy to see so much **affordable housing**, please build this ASAP!

Be **a positive hub for communities** and neighbors to gather, have meals, coffee, etc.

Helping to reduce vehicular traffic. Having the **retail engage the street side**

Public spaces

**Business / Retail that the community in this neighborhood would benefit from:** Trader Joe’s, Ice-Cream shop, local cafe / Independent coffee shop, Independent Bookstore.

Creating a corridor to the light rail that feels orderly and safe.

Consider traffic implications, support better public transit and **improved safety** for cars, bikes, and pedestrians along Rainier Avenue.

Maximize Size and number of units. We need **more housing**. Minimal parking please.

**Our proposal thoughtfully addresses the public comments in a number of ways. The proposed distributed modulation and articulation is a curated approach to the massing and building appearance. The 32,000sf dedicated to retail that fronts all 3 streets speaks directly to many of the comments. Our proposed loading departure will enhance the engagement of the side streets. With 228 units of housing, 30% of which are affordable, we are certainly addressing the desire for more/affordable housing. The minimal parking will add a level of convenience and accessibility, but it is a modest amount and accessed from 36th.**

Community Outreach Plan: final plan approved by DON and included their comments

Project Name: Rainier & Genesee  
Community Engagement Plan

Project Address: 4208 Rainier Ave South

Permit Numbers: 3036324-LU, 6777646-CN & 3036199-LU, 6773622-CN

**Brief Project Description (2-3 sentences Max):** The "Rainier & Genesee" projects are two adjacent buildings being developed by Mount Baker Housing and Lake Union Partners, located at 4208 Rainier Ave S. The project consists of approximately 381 mixed-income and affordable housing units with large-scale commercial retail on the ground floor of the southernmost Lake Union Partners building. There will be amenity space included in both buildings' ground floor and courtyard rooftops.

Type of building: Mixed use

Neighborhood: Columbia City

Printed Outreach [High Impact]:

- Direct mailings to the residencies and business within a 500ft radius of proposed site. These letters will be translated in the languages of Vietnamese and Somali.
- We will include the following information in the printed outreach material:
  - A brief summary of the proposal
  - The address of the project/property and the SDCI project number
  - A contact person for the project
  - An email address, survey link and phone number for providing feedback on the project
  - Location where any additional information about the project can be found (such as the Seattle Services Portal)
  - A statement informing the public that any information collected may be made public.

Digital Outreach [High Impact]:

- Project hotline (information & voicemail) project info added to DON's "Early Outreach for Design Review Blog.
- Recorded information will include all meeting dates, time, locations (or alternative digital survey information), and understandable project information. It will be translated in Vietnamese and Somali.

- We will email the neighborhood/community-based organizations listed on the neighborhood snapshot provided by the city of Seattle and note that outreach can be used for Washington Public Records

In Person Outreach [High Impact]:

- Hosting or Co-hosting a community meeting of at least one hour of presentation/discussion of project
- Translators of certain neighborhood languages will be present during community meeting to help neighbors truly understand the proposed project and be able to ask good and meaningful questions and voice concerns. Those languages in accordance with the neighborhood snapshots provided by DON will be Vietnamese and Somali.

Please note that in the event in-person outreach is not possible due to social distancing guidelines, we propose the following alternative high impact digital outreach:

Alternative Digital Outreach [High Impact]:

- Project online survey will be publicly available for a minimum of 21 days
- Survey link will be included in emails communication with neighborhood/community-based organizations listed on the neighborhood snapshot provided by the city of Seattle and note that outreach can be used for Washington Public Records.
- Survey will be translated and posted in the languages of Vietnamese and Somali.
- We will include the following information in the digital outreach material:
  - A brief summary of the proposal
  - The address of the project/property and the SDCI project number
  - A contact person for the project
  - An email address, survey link and phone number for providing feedback on the project
  - Location where any additional information about the project can be found (such as the Seattle Services Portal)
  - Direct mailing/flyer used for the printed outreach method
  - A statement informing the public that any information collected may be made public.

Rainier & Genesee Development - Community Input Survey

Project Background

Mt. Baker Housing Association (MBH) is a local community-based organization whose mission is to provide affordable housing options for our South East Seattle community. We are partnering with Lake Union Partners (LUP), a local Seattle firm, on the acquisition of land located at 4208 Rainier Ave South around the intersection of Rainier Ave S and S Genesee St. to develop a new transit-focused multifamily apartment community.

Mt. Baker Housing intends to provide approximately 171 multifamily apartment units serving families earning up to 80% of Area Median Income in King County. Lake Union Partners will develop approximately 228 units of market rate and affordable mixed income apartment housing with 32,628 SF of ground floor retail. As the property is located half a mile from the Columbia City light rail station, we anticipate that this development will be a community served by transit in addition to other local services. We hope to build a place to live, work and build family and thrive as a mixed-income community.

We are in the permitting process and we welcome and appreciate neighborhood input and engagement. You can review project documents at the [Seattle Services Portal](#) website, Project #3036281-EG for MBH’s building, and Project # 3036272-EG for LUP’s building.

You can provide feedbacks through this online survey by July 1, 2020. Please note that any information collected may be made public.

Thank you!

1. Do you live and/or work within 0.5 mile of Rainier and Genesee intersection in Columbia City?

- ☐ Yes
- ☐ No

2. If you replied “yes” to Question 1, how long have you lived or worked within 0.5 mile of Rainier and Genesee?

- ☐ Less than 1 year
- ☐ 1 to 5 years
- ☐ 5 to 10 years
- ☐ Over 10 years

3. How many people are in your household?

- |                            |                                    |
|----------------------------|------------------------------------|
| <input type="checkbox"/> 1 | <input type="checkbox"/> 4         |
| <input type="checkbox"/> 2 | <input type="checkbox"/> 5 or over |

4. How do you typically commute?

- |                            |                                   |
|----------------------------|-----------------------------------|
| <input type="radio"/> Walk | <input type="radio"/> Light rail  |
| <input type="radio"/> Bike | <input type="radio"/> Drive alone |
| <input type="radio"/> Bus  | <input type="radio"/> Carpool     |

5. As a neighbor, how might you interact with the new project?

- ☐ I want to live there
- ☐ I want to shop/play there
- ☐ I want to be engaged in the process
- ☐ I don’t want to interact with the project

Other (please specify)

6. What considerations for the new project are most important to you?

- ☐ Building design
- ☐ Landscaping
- ☐ Public art
- ☐ Amenities such as open space
- ☐ Security/safety

Other (please specify)

7. What are other ways the proposal can contribute to the community?

- ☐
- ☐
- ☐

Rainier & Genesee Development - Khảo sát Ý kiến của Cộng đồng

Mt. Baker Housing Association (MBH) là tổ chức cộng đồng địa phương của bạn có nhiệm vụ đem đến các lựa chọn nhà ở giá phải chăng cho Cộng đồng Đông Nam Seattle. Chúng tôi đang hợp tác với Lake Union Partners (LUP), một công ty địa phương ở Seattle, về việc mua lại đất tại địa chỉ 4208 Rainier Ave South xung quanh giao lộ Rainier Ave S và S Genesee St. để phát triển một cộng đồng căn hộ đa gia đình chú trọng đến chuyển tiếp mới.

Mt. Baker Housing dự định cung cấp khoảng 171 căn hộ đa gia đình phục vụ các gia đình có thu nhập tới 80% Thu nhập Trung bình của Khu vực tại Quận King; Lake Union Partners sẽ phát triển khoảng 228 căn hộ có giá thị trường và nhà ở chung cư có thu nhập hỗn hợp phải chăng với 32.628 SF bán lẻ tầng trệt. Vì bất động sản nằm cách ga đường sắt nhẹ Columbia City nửa dặm, chúng tôi thấy rằng công trình xây dựng này sẽ là một cộng đồng được phục vụ bằng chuyển tiếp ngoài các dịch vụ khác tại địa phương. Chúng tôi kỳ vọng sẽ kiến thiết một nơi để mọi người sống, làm việc và xây dựng gia đình và phát triển như một cộng đồng có thu nhập hỗn hợp.

Chúng tôi đang trong quá trình xin cấp phép và chúng tôi hoan nghênh và đánh giá cao sự tham gia và ý kiến của người dân trong khu vực. Bạn có thể xem các tài liệu của dự án tại trang web Cổng Thông tin Dịch vụ Seattle, Dự án # 3036281-EG cho tòa nhà của MBH và Dự án # 3036272-EG cho tòa nhà của LUP.

Bạn có thể cung cấp phản hồi thông qua khảo sát trực tuyến này trước ngày 1 tháng 7 năm 2020. Xin lưu ý rằng bất kỳ thông tin thu thập có thể được công khai.

Xin cảm ơn bạn!

Bạn có sống và/hoặc làm việc trong vòng 0,5 dặm của ngã tư Rainier và Genesee ở Thành phố Columbia không?

☐ Có

☐ Không

Bạn đã sống hoặc làm việc được bao lâu trong vòng 0,5 dặm của Rainier và Genesee?

☐ Dưới 1 năm

☐ 1-5 năm

☐ 5 đến 10 năm

☐ Hơn 10 năm

Có bao nhiêu người trong hộ gia đình bạn?

☐ 1

☐ 2

☐ 3

☐ 4

☐ 5 người trở lên

Bạn thường đi lại bằng cách nào?

☐ Đi bộ

☐ Xe đạp

☐ Xe buýt

☐ Tuyến đường sắt nhẹ

☐ Lái xe một mình

☐ Đi chung xe

Là hàng xóm, bạn có thể tương tác với dự án mới như thế nào?

☐ Tôi muốn sống ở đó

☐ Tôi muốn mua sắm/vui chơi ở đó

☐ Tôi muốn được tham gia vào quy trình

☐ Tôi không muốn tương tác với dự án

☐ Khác, vui lòng nêu rõ

Những cân nhắc nào cho dự án mới là quan trọng nhất đối với bạn?

☐ Thiết kế tòa nhà

☐ Cảnh quan

☐ Nghệ thuật công cộng

☐ Các tiện nghi như không gian mở

☐ An toàn/an ninh

☐ Khác, vui lòng nêu rõ

Những cách khác mà đề xuất có thể đóng góp cho cộng đồng là gì?

Rainier & Genesee Development – Rayi’uruurinta Fikirka Bulshada

Mt. Baker Housing Association (MBH) (Ururka Guriyeenta ee Mt. Baker) waa hay’ad ku saleysan bulshada maxalliga ah oo hadafkeedu yahay inay siiyaan khiyaaro guryeyn oo la awoodi karo bulshada South East Seattle (koonfurta bari ee Seattle). Waxaan iskaashi la sameynaynaa Lake Union Partners (LUP), shirkad Seattle ku taala oo maxalli ah, si aan u iibsano dhul ku yaala 4208 Rainier Ave South agagaarka isgoyska Rainier Ave S iyo S Genesee St. si aan uga dhisno guryo-qoysas bulshadeed oo cusub oo dabaqyo ah oo ku saleysan saldhig tareen.

Mt. Baker Housing waxay damacsantahay inay siiso 171 guryo-qoysas oo dabaqyo ah oo u adeega qoysaska dakhligoodu yahay boqolkiiba 80 (80%) ee Dakhliga dhexdhexaadka ee Deegaanka ee degmada King. Lake Union Partners ayaa dhisi doona qiyaastii 228 guri oo sicirka suuqa ah iyo guryo dabaq ah oo la awoodi karo / dakhliga isku-jirka ah oo leh masaaxad 32,628 SF oo ganacsiga tafaariiqda ee dabaqa hoose ah. Maaddaama hantida dhismaha ay ku taalo meel u jirta nus-mayl saldhigga tareenka ee Columbia City, waxaan rajeyneynaa in dhismahan uu noqon doono bulsho oo uu u adeego gaadiidka marka lagu daro adeegyada kale ee maxalliga ah. Waxaan rajeyneynaa inaan dhisno meel lagu noolaado, laga shaqeysto oo lagu dhiso qoys iyo ay u horumarto si ah meel bulsho dhakhli isku-jir leh.

Waxaan ku jirnaa hawlqabadka helida ogolaanshaha oo waxaan soo dhaweyneynaa oo aan u mahadnaqaynaa fikirka iyo ka qeybqaadashada xaafadaha. Waxaad ka eegi kartaa dukumintiga mashruuca websaydka Bortalka Adeegyada Seattle (Seattle Services Portal), Mashruuca lambarkiisu yahay 3036281-EG ee dhismaha MBH, iyo Mashruuca lambarkiisu yahay 3036272-EG ee dhismaha LUP.

Waxaad awoodi kartaa inaad ku bixiso rayi-celintaada adigoo u maraya rayi’uruurintan internet-ka ah ilaa iyo Luulyo 1, 2020. Fadlan la soco wixii macluumaad ah oo la soo uruuriyo in laga yaabo in loo soo bandhigo dadweynaha.

Mahadsanid!

Miyaad ku nooshahay iyo/ama ka shaqeysaa meel u jirta 0.5 mayl isgoyska Rainier iyo Genesee ee gudaha Magaalada Columbia?

☒ Haa

☐ Maya

Muddo intee la’eg ayaad ku noolayd ama ka shaqaysay meel u jirta 0.5 mayl Rainier iyo Genesee?

☐ Wax ka yar 1 sano

☐ 1 ilaa 5 sanadood

☐ 5 ilaa 10 sanadood

☐ In ka badan 10 sanadood

Immisa qof ayuu ka kooban yahay qoyskaagu?

☐ 1

☐ 2

☐ 3

☐ 4

☐ 5 ama ka badan

Sidee caadi ahaan u socdaashaa/dhaqdhaqadaa?

☐ Socod

☐ Baaskiil

☐ Bas

☐ Tareenka-qafiifka ah

☐ Kaxeysto gaari kali ahaan

☐ Gaari wadaagid

Adigoo ah daris, sideed baa laga yaabaa inaad ula macaamisho mashruuca cusub?

☐ Waxaan rabaa inaan halkaas ku noolaado

☐ Waxaan rabaa inaan halkaas ka soo adeegto/ku cuyaaro

☐ Waxaan rabaa inaan ka hawlgalo hab-waxqabadka

☐ Ma rabo inaan la macaamilo mashruuca

☐ Wax kale, fadlan sharax

Waa maxay tixgalinada mashruuca cusub ee adiga kuugu muhiimsan?

☐ Qaab-dhismeedka dhismaha

☐ Dhirta ku hareersan (landscaping)

☐ Farshaxanka dadweyne (Public art)

☐ Waxyaabo faa’iido leh sida meelo banaanka ah oo furan

☐ Amniga/nabadgelyada

☐ Wax kale, fadlan sharax

Waa maxay qaabab kale oo ay soo jeedintu awoodi kartaa inay wax ku soo kordhis bulshada?



EARLY OUTREACH SURVEY RESULTS

1. Do you live and/or work within 0.5 mile of Rainier and Genesee intersection in Columbia City?  
88% YES

2. How long have you lived or worked within 0.5 mile of Rainier and Genesee?  
1 - 5: 42%  
5 - 10: 29%  
10+: 29%

3. How many people are in your household?  
1: 3%  
2: 53%  
3: 20%  
4: 7%  
5+: 7%

4. How do you typically commute?  
Walk: 5  
Bike: 6  
Bus: 6  
Light rail: 10  
Drive alone: 2  
Carpool: 2

5. As a neighbor, how might you interact with the new project?  
I want to live there: 0  
I want to shop/play there: 14  
I want to be engaged in the process: 12  
I don't want to interact with the project: 0  
Other, please specify;  
I expect to walk and bicycle past the project frequently, so protecting pedestrians and bicyclists from traffic leaving the buildings is a concern.

6. What considerations for the new project are most important to you?  
Building design: 11  
Landscaping: 8  
Public art: 7  
Open space amenities: 7  
Security & safety: 5  
Other, please specify;  
- large trees and public green space  
- desired presence for retail, restaurants, eateries, personal services  
- type of retail (big-box-retail or mom-n-pop?), and type of parking (surface or underground?)

7. What are other ways the proposal can contribute to the community?

More grocery/dining, entertainment, and job opportunities within walking distance for residents.

Provide a better pedestrian environment along Rainier, Genesee, and 36th provide space for bicycles as well as pedestrians next to Rainier preserve existing trees. Make retail space available to locally owned businesses rather than chain stores.

This neighborhood needs more ground level retail! Very happy to see so much affordable housing, please build this ASAP!

Be a positive hub for communities and neighbors to gather, have meals, coffee, etc.

Helping to reduce vehicular traffic. having the retail engage the street side, as opposed to looking like a fortress

If they must be separate buildings, don't do something classist like make the entrances to each building be on the other side of the block

Public spaces

Business/Retail that the community in this neighborhood would benefit from: Trader Joe's, Ice-Cream shop, local cafe/Independent coffee shop, Independent Bookstore

Creating a corridor to the light rail that feels orderly and safe



Consider traffic implications, support better public transit and improved safety for cars, bikes, and pedestrians along Rainier Avenue.

Maximize Size and number of units. We need more housing. Minimal parking please.

COMMUNITY OUTREACH MAILERS

500 ft radius addresses: sent out hard copy mailers in English, Somali, and Vietnamese to residents and businesses within 500 feet of the site.

MAILER: ENGLISH



June 10, 2020

To Our Neighbors:

Mt. Baker Housing Association (MBH) is a local community based organization whose mission is to provide affordable housing options for our South East Seattle community. We are partnering with Lake Union Partners (LUP), a local Seattle firm, on the acquisition of land located at **4208 Rainier Ave South** around the intersection of Rainier Ave S and S Genesee St. to develop a new transit-focused multifamily apartment community.

Mt. Baker Housing intends to provide approximately 171 multifamily apartment units serving families earning up to 80% of Area Median Income in King County. Lake Union Partners will develop approximately 228 units of market rate and affordable mixed income apartment housing with 32,628 SF of ground floor retail. As the property is located half a mile from the Columbia City light rail station, we anticipate that this development will be a community served by transit in addition to other local services. We hope to build a place to live, work and build family and thrive as a mixed-income community.

The existing building on the site will be demolished and fenced to prepare for the development.

We are in the permitting process and we are notifying you as a requirement of that application. We welcome and appreciate neighborhood input and engagement. You can review project documents at the [Seattle Services Portal](#) website, **Project # 3036281-EG** for MBH's building, and **Project # 3036272-EG** for LUP's building. You can seek project information at the Project Hotline: 206-487-5112



You can provide feedbacks through our online survey by July 1, 2020 here: <https://chkmkt.com/RainierGenesee>

You can also contact the project managers for these two proposed buildings listed at the end of this letter.

Please note that any information collected may be made public.

Mt. Baker Housing Association 2916 S. McClellan St., Seattle WA 98144 206.725.4152 office 206.725.2039 fax  
Lake Union Partners 2030 Dexter Ave North, Suite 100 Seattle, WA 98109 / 206.829.9452 phone 206.299.9614 fax

MAILER: VIETNAMESE



Ngày 10 tháng 6 năm 2020

Kính gửi các cư dân:

Mt. Baker Housing Association (MBH) là tổ chức cộng đồng địa phương của bạn có nhiệm vụ đem đến các lựa chọn nhà ở giá phải chăng cho Cộng đồng Đông Nam Seattle. Chúng tôi đang hợp tác với Lake Union Partners (LUP), một công ty địa phương ở Seattle, về việc mua lại đất tại địa chỉ **4208 Rainier Ave South** xung quanh giao lộ Rainier Ave S và S Genesee St. để phát triển một cộng đồng căn hộ đa gia đình chú trọng đến chuyển tiếp mới.

Mt. Baker Housing dự định cung cấp khoảng 171 căn hộ đa gia đình phục vụ các gia đình có thu nhập tới 80% Thu nhập Trung bình của Khu vực tại Quận King; Lake Union Partners sẽ phát triển khoảng 228 căn hộ có giá thị trường và nhà ở chung cư có thu nhập hỗn hợp phải chăng với 32.628 SF bán lẻ tầng trệt. Vì bất động sản nằm cách ga đường sắt nhẹ Columbia City nửa dặm, chúng tôi thấy rằng công trình xây dựng này sẽ là một cộng đồng được phục vụ bằng chuyển tiếp ngoài các dịch vụ khác tại địa phương. Chúng tôi kỳ vọng sẽ kiến thiết một nơi để mọi người sống, làm việc và xây dựng gia đình và phát triển như một cộng đồng có thu nhập hỗn hợp.

Tòa nhà hiện nằm trên khu đất sẽ được dỡ bỏ và rào lại để chuẩn bị cho xây dựng.

Chúng tôi đang trong quá trình xin cấp phép và chúng tôi thông báo cho bạn vì đây là một yêu cầu của hồ sơ đăng ký đó. Chúng tôi hoan nghênh và đánh giá cao thông tin đầu vào và sự tham gia của các cư dân. Bạn có thể xem lại tài liệu dự án tại trang web [Cổng thông tin Dịch vụ Seattle](#), **Dự án # 3036281-EG** cho tòa nhà của MBH và **Dự án # 3036272-EG** cho tòa nhà của LUP. Bạn có thể tìm kiếm thông tin về dự án theo Đường dây nóng Dự án: 206-487-5112



Bạn có thể cung cấp thông tin phản hồi thông qua khảo sát trực tuyến của chúng tôi trước ngày 1 tháng 7 năm 2020 tại đây: <https://chkmkt.com/RainierGenesee>

Bạn cũng có thể liên hệ với người quản lý dự án của hai tòa nhà được đề xuất này được ghi ở cuối thư này.

Xin lưu ý rằng bất kỳ thông tin thu thập có thể được công khai.

Mt. Baker Housing Association 2916 S. McClellan St., Seattle WA 98144 206.725.4152 office 206.725.2039 fax  
Lake Union Partners 2030 Dexter Ave North, Suite 100 Seattle, WA 98109 / 206.829.9452 phone 206.299.9614 fax

MAILER: SOMALI



Jun 10, 2020

Ku Socda Xaafadaheena:

Mt. Baker Housing Association (MBH) (Ururka Guriyeenta ee Mt. Baker) waa hay'ad ku saleysan bulshada maxalliga ah oo hadafkeedu yahay inay siiyaan khiyaaro gureyn oo la awoodi karo bulshada South East Seattle (koonfurta bari ee Seattle). Waxaan iskaashi la sameynaynaa Lake Union Partners (LUP), shirkad Seattle ku taala oo maxalli ah, si aan u iibsano dhul ku yaala **4208 Rainier Ave South** agagaarka isgoyska Rainier Ave S iyo S Genesee St. si aan uga dhiso guryo-qoysas bulshadeed oo cusub oo dabaqyo ah oo ku saleysan saldhig tareen.

Mt. Baker Housing waxay damacsantahay inay siiso 171 guryo-qoysas oo dabaqyo ah oo u adeega qoysaska dakhligoodu yahay boqolkiiba 80 (80%) ee Dakhliga dhexdhexaadka ee Deegaanka ee degmada King. Lake Union Partners ayaa dhisi doona qiyaastii 228 guri oo sicirka suuqa ah iyo guryo dabaq ah oo la awoodi karo / dakhliga isku-jirka ah oo leh masaaxad 32,628 SF oo ganacsiga tafaariqda ee dabaqa hoose ah. Maaddaama hantida dhismaha ay ku taalo meel u jirta nus-mayl saldhigga tareenka ee Columbia City, waxaan rajeyneynaa in dhismahan uu noqon doono bulsho oo uu u adeego gaadiidka marka lagu daro adeegyada kale ee maxalliga ah. Waxaan rajeyneynaa inaan dhiso meel lagu noolaado, laga shaqeysto oo lagu dhiso qoys iyo ay u horumarto si ah meel bulsho dhakhli isku-jir leh.

Dhismaha hadda ku yaala goobta waa la dumin doonaa iyo lagu xiri doonaa wareeg si loogu diyaariyo dhisida.

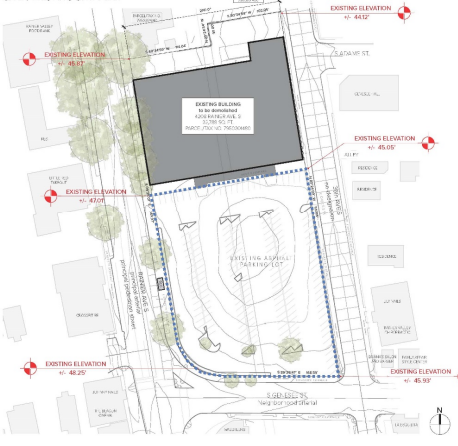
Waxaan ku jirnaa hawlaabadka helida ogolaanshaha waxaan ku ogeysiinaynaa iyadoo ah wax looga baahan yahay cudsiga. Waxaan soo dhaweyneynaa oo aan u mahadnaqaynaa fikirka iyo ka qeybqaadashada xaafadaha. Waxaad ka eegi kartaa dukumentiga mashruuca websaydka [Bortalka Adeegyada Seattle \(Seattle Services Portal\)](#), **Mashruuca lambarkiisu yahay 3036281-EG** ee dhismaha MBH, iyo **Mashruuca lambarkiisu yahay 3036272-EG** ee dhismaha LUP. Waxaad ka raadin kartaa macluumaadka mashruuca adigoo wacaya khadka kulul ee mashruuca: 206-487-5112

Waxaad ku bixin kartaa ra'yi-celin adigoo u maraya rayi'uruurinteenaa internet-ka illaa iyo **Luuliyo 1, 2020** halkan: <https://chkmkt.com/RainierGenesee>

Waxaad sidoo kale la xiriiri kartaa maareeyaasha mashruuca ee labadan dhisme ee la soo jeediyey ee ku qoran xagga hoose ee warqaddan.

Fadlan la soco in wixii macluumaad ah oo la soo uruuriyo laga yaabo in loo soo bandhigo dadweynaha.

Mt. Baker Housing Association 2916 S. McClellan St., Seattle WA 98144 206.725.4152 office 206.725.2039 fax  
Lake Union Partners 2030 Dexter Ave North, Suite 100 Seattle, WA 98109 / 206.829.9452 phone 206.299.9614 fax



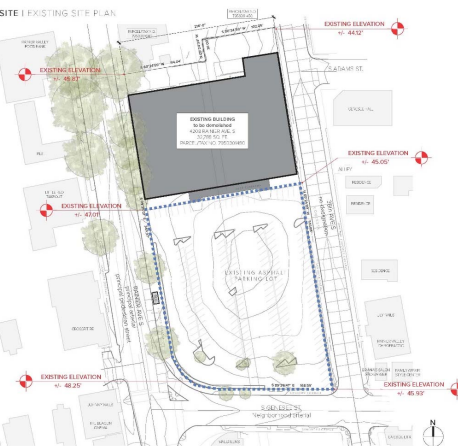
We are thankful to engage in another opportunity to bring affordable housing to a transit location giving residents access to transportation, services, walkability, and economic opportunity. In the meantime, please contact me if you have any questions about this development. We look forward to connecting with you!

Sincerely,

**Quanlin Hu**  
Development Manager  
Mt Baker Housing Association  
[quanlin@mtbakerhousing.org](mailto:quanlin@mtbakerhousing.org)  
206.279.3542

**Norah Potter**  
Project Manager  
Lake Union Partners  
[norah@lakeunionpartners.com](mailto:norah@lakeunionpartners.com)  
360.713.820

Mt. Baker Housing Association 2916 S. McClellan St., Seattle WA 98144 206.725.4152 office 206.725.2039 fax  
Lake Union Partners 2030 Dexter Ave North, Suite 100 Seattle, WA 98109 / 206.829.9452 phone 206.299.9614 fax



Chúng tôi rất cảm kích được tham gia vào một cơ hội khác để đưa nhà ở giá phải chăng đến một địa điểm chuyển tiếp cho phép cư dân tiếp cận với giao thông, dịch vụ, cơ hội có thể đi bộ và cơ hội kinh tế. Trong lúc này, xin vui lòng liên hệ với tôi nếu bạn có câu hỏi nào về công trình xây dựng này. Chúng tôi mong muốn được kết nối với bạn!

Trân trọng,

**Quanlin Hu**  
Giám lý Dự án  
Mt Baker Housing Association  
[quanlin@mtbakerhousing.org](mailto:quanlin@mtbakerhousing.org)  
206.279.3542

**Norah Potter**  
Quản lý Dự án  
Lake Union Partners  
[norah@lakeunionpartners.com](mailto:norah@lakeunionpartners.com)  
360.713.820

Mt. Baker Housing Association 2916 S. McClellan St., Seattle WA 98144 206.725.4152 office 206.725.2039 fax  
Lake Union Partners 2030 Dexter Ave North, Suite 100 Seattle, WA 98109 / 206.829.9452 phone 206.299.9614 fax



Waxaan ku mahadcelineenaa in aan ku hawlgalno fursad kale ee ah si aan u keeno guryo la awoodi karo goob saldhig tareen oo sinaya deggenayaasha helida gaadiidka, adeegyo, meel lagu socsoco, iyo fursad dhaqaale. Sida kale, fadlan ila soo xiriir haddii aad wax su'aalo ah ka qabtid dhismahan. Waxaan diyaar u nahay inaan kula xiriirno!

Daacad kuu ah,

**Quanlin Hu**  
Development Manager  
Mt Baker Housing Association  
[quanlin@mtbakerhousing.org](mailto:quanlin@mtbakerhousing.org)  
206.279.3542

**Norah Potter**  
Project Manager  
Lake Union Partners  
[norah@lakeunionpartners.com](mailto:norah@lakeunionpartners.com)  
360.713.8206

Mt. Baker Housing Association 2916 S. McClellan St., Seattle WA 98144 206.725.4152 office 206.725.2039 fax  
Lake Union Partners 2030 Dexter Ave North, Suite 100 Seattle, WA 98109 / 206.829.9452 phone 206.299.9614 fax



HOTLINE SCRIPT: ENGLISH

For English, stay on the line.  
For Vietnamese, please press 1.  
For Somali, please press 2.

You have reached the project information hotline for the future development Rainier & Genesee at 4208 Rainier Ave South Seattle WA 98118. Rainier & Genesee is a partnership between Mt. Baker Housing and Lake Union Partners, a local Seattle firm. Mt. Baker Housing intends to provide 171 multifamily apartment units serving families earning up to 80% of Area Median Income in King County. Lake Union Partners will develop approximately 228 units of market rate and affordable/ mixed income apartment housing with 32,628 SF of ground floor retail.

We are committed to providing affordable housing as well as healthy environmental living spaces in southeast Seattle. We welcome and appreciate neighborhood input and engagement. An online survey is available till July 1, 2020 to collect feedback. Please note that any information collected may be made public.

Please feel free to leave a message at the tone with your project comments. If you would like to reach us, please email [quanlin@mtbakerhousing.org](mailto:quanlin@mtbakerhousing.org) or call 206-279-3542 for Mt Baker Housing building, or email [norah@lakeunionpartners.com](mailto:norah@lakeunionpartners.com) or call 360-713-8206 for Lake Union Partners' building.

Thank you.

HOTLINE SCRIPT: VIETNAMESE

Để nghe tiếng Anh, hãy tiếp tục giữ máy.  
Để nghe tiếng Việt, hãy nhấn phím 1.  
Để nghe tiếng Somali, hãy nhấn phím 2.

Bạn đã gọi điện cho đường dây nóng thông tin dự án của công trình trong tương lai Rainier & Genesee tại 4208 Rainier Ave South Seattle WA 98118. Rainier & Genesee là dự án hợp tác giữa Mt. Baker Housing và Lake Union Partners, một công ty địa phương ở Seattle. Mt. Baker Housing dự định cung cấp 171 căn hộ đa gia đình phục vụ các gia đình có thu nhập tới 80% Thu nhập Trung bình của Khu vực tại Quận King. Lake Union Partners sẽ phát triển khoảng 228 căn hộ có giá thị trường và nhà ở chung cư có thu nhập hỗn hợp/giá phải chăng với 32.628 SF bán lẻ tầng trệt.

Chúng tôi vẫn cam kết cung cấp nhà ở giá phải chăng cũng như không gian sống có môi trường lành mạnh ở phía đông nam Seattle. Chúng tôi hoan nghênh và đánh giá cao thông tin đầu vào và sự tham gia của các cư dân. Có một cuộc khảo sát trực tuyến cho đến ngày 1 tháng 7 năm 2020 để thu thập phản hồi. Xin lưu ý rằng bất kỳ thông tin thu thập có thể được công khai.

Xin vui lòng để lại tin nhắn khi bạn nghe thấy tiếng bíp để cung cấp ý kiến về dự án. Nếu bạn muốn liên hệ với chúng tôi, vui lòng gửi email đến [quanlin@mtbakerhousing.org](mailto:quanlin@mtbakerhousing.org) hoặc gọi số 206-279-3542 của tòa nhà Mt Baker, hoặc gửi email tới [norah@lakeunionpartners.com](mailto:norah@lakeunionpartners.com) hoặc gọi số 360-713-8206 của tòa nhà của Lake Union Partners.

Xin cảm ơn bạn.

HOTLINE SCRIPT: SOMALI

For English, stay on the line.  
For Vietnamese, please press 1.  
Afka Soomaaliga, fadlan riix 2.

Waxaad la hadlaysaa khadka degdega ah ee macluumaadka mashruuca horumarka mustaqbalka ee Rainier & Genesee ee ku yaala 4208 Rainier Ave South Seattle WA 98118. Rainier & Genesee waa iskaashi ka dhexeeya Mt. Baker Housing iyo Lake Union Partners, oo ah shirkad Seattle ku taala oo maxalli ah. Mt. Baker Housing waxay damacsantahay inay siiso 171 guryo-qoysas oo dabaqyo ah oo u adeega qoysaska dakhligoodu yahay boqolkiiba 80 ee Dakhliga dhexdhexaadka ee Deegaanka ee degmada King. Lake Union Partners ayaa dhisi doona qiyaastii 228 guri oo sicirka suuqa ah iyo guryo dabaq ah oo la awoodi karo / dakhliga isku-jirka ah oo leh masaaxad 32,628 SF oo ganacsiga tafaariiqda ee dabaqa hoose ah.

Waxaa naga go'an ah inaan bixinno guryo la awoodi karo iyo sidoo kale meel nooleed oo caafimaad leh gudaha deegaanka koonfurta bari ee Seattle. Waxaan soo dhaweyneynaa oo aan u mahadnaqaynaa fikirka iyo ka qeybqaadashada xaafadaha. Rayi-uruurinta internet-ka ah ayaa la heli karaa ilaa iyo Luulyo 1, 2020 si loo soo ururiyo ra'yi-celin. Fadlan la soco wixii macluumaad ah oo la soo uruuriyo in laga yaabo in loo soo bandhigo dadweynaha.

Fadlan xor u noqo inaad dhaafto farriin ah faallooyinkaaga ee ku saabsan mashruuca marka aad dhawaaq maqasho. Haddii aad jeclaan lahayd inaad nala soo xiriirto, fadlan u soo dir imayl [quanlin@mtbakerhousing.org](mailto:quanlin@mtbakerhousing.org) ama ka wac lambarka 206-279-3542 dhismaha Mt Baker Housing, ama u soo dir imayl [norah@lakeunionpartners.com](mailto:norah@lakeunionpartners.com) ama ka wac lamabarka 360-713-8206 dhismaha Lake Union Partners.

Quanlin Hu

**From:** Quanlin Hu  
**Sent:** Thursday, June 11, 2020 12:19 PM  
**To:** Quanlin Hu  
**Cc:** Norah Potter  
**Subject:** Future development at Rainier and Genesee  
**Attachments:** RG 500ft\_Somali Final.pdf; RG 500ft\_Vietnamese Final.pdf

To Our Neighbors:

Mt. Baker Housing Association (MBH) is a local community based organization whose mission is to provide affordable housing options for our South East Seattle community. We are partnering with Lake Union Partners (LUP), a local Seattle firm, on the acquisition of land located at **4208 Rainier Ave South** around the intersection of Rainier Ave S and S Genesee St. to develop a new transit-focused multifamily apartment community.

Mt. Baker Housing intends to provide approximately 171 multifamily apartment units serving families earning up to 80% of Area Median Income in King County. Lake Union Partners will develop approximately 228 units of market rate and affordable mixed income apartment housing with 32,628 SF of ground floor retail. As the property is located half a mile from the Columbia City light rail station, we anticipate that this development will be a community served by transit in addition to other local services. We hope to build a place to live, work and build family and thrive as a mixed-income community.

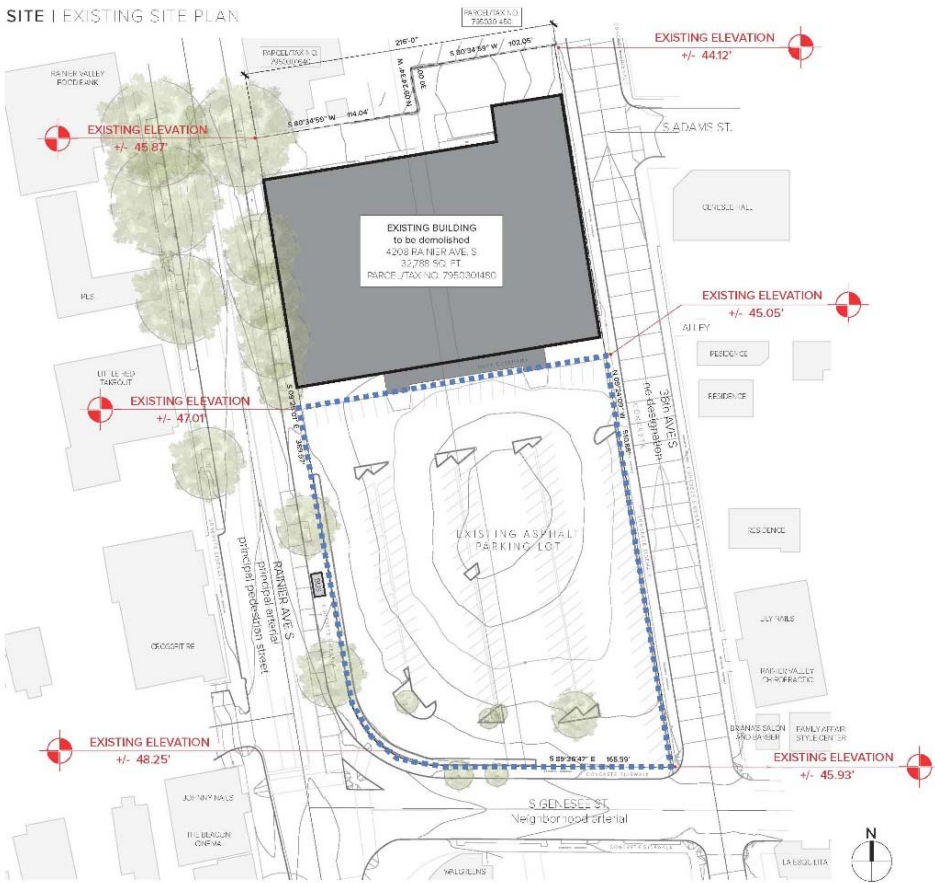
The existing building on the site will be demolished and fenced to prepare for the development.

We are in the permitting process and we are notifying you as a requirement of that application. We welcome and appreciate neighborhood input and engagement. You can review project documents at the [Seattle Services Portal](#) website, **Project # 3036281-EG** for MBH’s building, and **Project # 3036272-EG** for LUP’s building. You can seek project information at the Project Hotline: 206-487-5112

You can provide feedbacks through our online survey by July 1, 2020 here: <https://chkmkt.com/RainierGenesee>. The survey is available in English, Vietnamese and Somali.

You can also contact the project managers for these two proposed buildings listed at the end of this letter.

Please note that any information collected may be made public.



We are thankful to engage in another opportunity to bring affordable housing to a transit location giving residents access to transportation, services, walkability, and economic opportunity. In the meantime, please contact me if you have any questions about this development. We look forward to connecting with you!

Sincerely,

**Quanlin Hu**  
Development Manager  
Mt Baker Housing Association  
[quanlin@mtbakerhousing.org](mailto:quanlin@mtbakerhousing.org)  
206.279.3542

**Norah Potter**  
Project Manager  
Lake Union Partners  
[norah@lakeunionpartners.com](mailto:norah@lakeunionpartners.com)  
360.713.820


COMMUNITY ORGANIZATION EMAILS

**Community Organization Emails:** a list of community organization emails provided by DON for the Columbia City Neighborhood. Mailer sent via email.


Org/Group Name	Area of Expertise	On neighborhood snapshot?	Contact Name	Email	Phone	Address
Columbia City Landmark District	Community Based Organizations	Y	Rebecca Frestedt	<a href="mailto:rebecca.frestedt@seattle.gov">rebecca.frestedt@seattle.gov</a>	(206) 684-0226	
Consejo	Community Based Organizations	Y		<a href="mailto:consejoseattle@gmail.com">consejoseattle@gmail.com</a>	(206) 461-4880	3808 S Angeline St Seattle WA, 98118
Hillman City Neighborhood Association	Community Based Organizations	Y		<a href="mailto:hcna98118@gmail.com">hcna98118@gmail.com</a>		
HomeSight	Community Based Organizations	Y	Patty Cokus	<a href="mailto:patty@homesightwa.org">patty@homesightwa.org</a>	(206) 723-4355	5117 Rainier Avenue S Seattle, WA 98118
Horn of Africa Services	Community Based Organizations	Y		<a href="mailto:tsegayeg@hoas.org">tsegayeg@hoas.org</a>	(206) 760-0550	5303 Rainier Ave S Suite D Seattle, WA 98118
Rainier Valley Comm Development Fund	Community Based Organizations	Y	Nancy Ng	<a href="mailto:nng@rvcdf.org">nng@rvcdf.org</a>	206.722.5280	6951 Martin Luther King Jr Way S Suite 225 Seattle, WA 98118
Rainier Valley Historical Society	Community Based Organizations	Y		<a href="mailto:office@rainiervalleyhistory.org">office@rainiervalleyhistory.org</a>	206-723-1663	3710 S Ferdinand St Seattle, WA 98118
Rainier Valley Rotary	Community Based Organizations	Y		<a href="mailto:info@rainiervalleyrotary.org">info@rainiervalleyrotary.org</a>		
Seattle Housing Authority - Rainier Vista Community Builder	Community Based Organizations	Y	Jeniffer Calleja	<a href="mailto:jeniffer.calleja@seattlehousing.org">jeniffer.calleja@seattlehousing.org</a>	206.722.4010 x12	
Puget Sound Sage	Community Based Organizations	Y	Khristine Cancio	<a href="mailto:khristine@pugetsoundsage.org">khristine@pugetsoundsage.org</a>	(206) 568-5000	414 Maynard Ave S. Seattle, WA 98104
SouthEast Effective Develop (SEED)	Community Based Organizations	Y		<a href="mailto:info@seedseattle.org">info@seedseattle.org</a>	(206) 723-7333	5117 Rainier Ave. S Seattle, WA 98118
Southeast Seattle Education Coalition	Community Based Organizations	Y		<a href="mailto:info@allfivesinfive.org">info@allfivesinfive.org</a>	(425) 243-7079	3829 B S Edmunds St, Box 9, Seattle, WA 98118
Southeast Youth and Family Services	Community Based Organizations	Y		<a href="mailto:info@seyfs.org">info@seyfs.org</a>	(206) 721-5542	3722 S Hudson St Seattle, WA 98118
kandelial/Vietnamese Friendship Association	Community Based Organizations	Y		<a href="mailto:info@kandelial.org">info@kandelial.org</a>	206-760-1573	3829B S Edmunds St Box 9 Seattle, WA 98118
Columbia City Business Association	Business	Y		<a href="mailto:info@columbiacityseattle.com">info@columbiacityseattle.com</a>		
Columbia City Farmers Market	Business	Y		<a href="mailto:nfma@seattlefarmersmarkets.org">nfma@seattlefarmersmarkets.org</a>	206-632-5234	
East African Business Association	Business	Y		<a href="mailto:info@eabc-online.com">info@eabc-online.com</a>		
Hillman City Business Assocition	Business	Y		<a href="mailto:info@hillmancity.com">info@hillmancity.com</a>		
Rainier Chamber of Commerce	Business	Y		<a href="mailto:Mail@RainierChamber.com">Mail@RainierChamber.com</a>	206.725.2010	5290 Rainier Ave S Seattle, WA 98118
Bike Works	Transportation	Y		<a href="mailto:info@bikeworks.org">info@bikeworks.org</a>	206-725-8867	3709 S Ferdinand St, Seattle, WA 98118
Rainier Valley Greenways	Environment	Y	Deb Salls	<a href="mailto:deb@bikeworks.org">deb@bikeworks.org</a>	206-695-2522	
South Precinct Advisory Council	Public Safety	Y		<a href="mailto:info@sodoseattle.org">info@sodoseattle.org</a>		
South Seattle Crime Prevention Council	Public Safety	Y		<a href="mailto:sscpc@southcpc.org">sscpc@southcpc.org</a>	206.478.9038	
Emergency Hubs & Block Watches	Public Safety	Y		<a href="mailto:info@seattleemergencyhubs.org">info@seattleemergencyhubs.org</a>	206-933-6968	




PROJECT #3036281-EG & PROJECT #3036272-EG



Charlotte Zackery <charlotte\_zackery@yahoo.com>

To  quanlin@mtbakerhousing.org

Cc  Norah Potter

I tried sending my feedback through the on line survey link but received the message that ACCESS NOT ALLOWED. So I am sending my comments to you, please share.

My name is Charlotte Zackery and I have lived at 4052 Courtland Place South for 44 years. My property is on the East side of Courtland Place South across from Darigold’s large production plant, maintenance operation, and a large number of tractors, trailers, and refrigerated units.

First I am concerned about where all of the extra cars are going to park for the 228 unit residents. Courtland Place South lies between South Dakota Street on the south end, with Andover Street South on the North end of the block. Currently there are no parking restrictions. My area is surrounded by trailers, vans, and broken down RV’s with people living in them.

I would like the street to have 2hr signs or paid parking meters installed to prevent the trashy vehicles from moving across the street from me when the demolition begins. Residents, like myself, should receive a residential parking exemption that we can affix to our vehicle. Parking in areas having multi family units are horrendous, bumper to bumper cars forcing residents to hunt for a space near their residence.

What are the plans to handle the additional traffic congestion adding to Darigold’s 24/7 operation with their large trucks coming and going constantly? Genesee Hall is located directly across the street from where the development is planned, It is an eyesore that prior to COVID-19 rented the building out for loud parties that played loud music (I use the term loosely) til 2 AM and sometimes later.

Traffic has increased since Rainier Avenue underwent lane reductions. People are bypassing Rainier and using Courtland Place South as an alternative to avoid the congestion.

Feel free to contact me should you require any clarification.

Thank You

Charlotte Zackery  
206-722-1052