

Hello Friends,

This fall marks seven years of La Union Studio—a milestone that has us both humbled and energized. What began as a small dream rooted in community and culture has grown into a thriving practice shaped by the people, places, and partnerships that have believed in us from day one. Growth in a design studio isn't just about bigger projects or new milestones—it's about learning to balance vision with responsibility, creativity with care, and ambition with integrity.

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form of creativity, and that the real success of our work is measured in trust—the kind built slowly, project by project, conversation by conversation.

To our clients, collaborators, and community: thank you for helping us build something far greater than a portfolio. You've helped us create a practice that reflects who we are and what we stand for—a belief that design can be both beautiful and transformative, personal and collective.

Here's to the next chapter—and to the shared stories, risks, and revelations that will continue to shape it.

Warmly,

**Sonia-Lynn + Sergio Max**

Founders of La Union Studio

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## CLIENT SPOTLIGHTS

### Comcast RISE Grant Recipient

La Union Studio has been named a recipient of the 2025 [Comcast RISE Grant!](#)

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Joining a cohort of small businesses across King County recognized for their impact and potential for growth, this award will provide us with a powerful suite of resources—including business consultation, technology upgrades, creative media production, and tailored educational tools. This will help us strengthen our operations, expand our reach, and continue building capacity for design services in our region.

We're deeply grateful for this opportunity to level up our systems and storytelling as we enter our next chapter of growth.

Now in its fifth year, Comcast RISE is part of Project Up, the company's \$1 billion initiative to connect people to the internet, provide digital opportunity, and build a future of Unlimited Possibilities. To date, RISE has provided a total of \$160 million in monetary, marketing, and technology resources to 14,500 small businesses nationwide — underscoring Comcast's belief that when small businesses thrive, communities thrive.

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## CLIENT SPOTLIGHTS

### Kaffa Coffee & Wine Bar

Known for traditional Ethiopian dishes, expertly roasted coffee, and a hand-picked wine list, **Kaffa Coffee & Wine Bar** has always been more than a café. Founded by Milen and Bisrat Gebreselassie, it's a space where tradition and community meet—welcoming everyone with the warmth of true hospitality.





After weathering the pandemic and the challenges of sustaining a family-owned business, Kaffa is stepping into a new chapter. With support from Seattle Office of Economic Development, our team collaborated with them to thoughtfully refresh their space—upgrading the kitchen for smoother operations, opening up the dining areas for comfort, and breathing new life into the design while keeping the heart of Kaffa Coffee intact.

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Now reopened to the community, Kaffa invites you to linger over a cup, order an extra plate, and stay awhile because spaces like this aren't just built, they're nurtured. So tell us, are you **team coffee** or **team wine**?



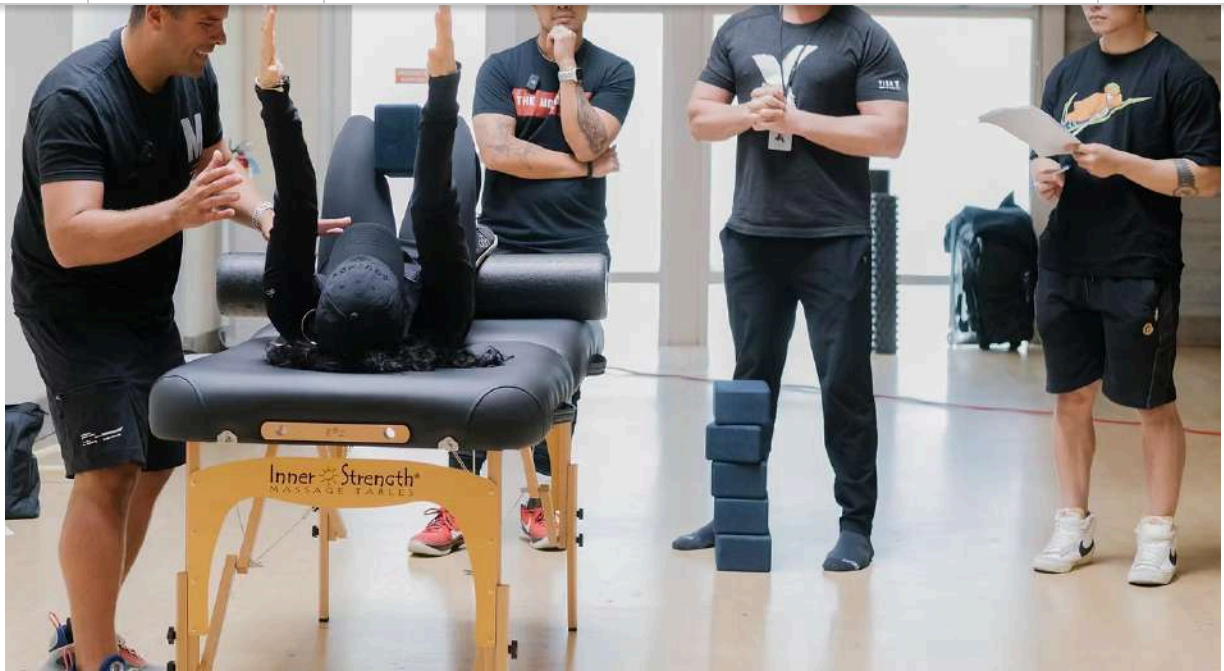


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## PROJECT SPOTLIGHTS

### Progressive Motion Physical Therapy

After years of grit, growth, and garage sessions, [Progressive Motion Physical Therapy](#) is finally building the space they've always envisioned. A true home for healing, movement, and care under one roof.

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From humble beginnings, their journey mirrors the same dedication and perseverance they bring to every client. The new headquarters is designed to support both physical wellness and community connection, featuring open, flexible treatment areas, light-filled studios, and thoughtful details that inspire calm and focus.





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Construction is well underway, and we can't wait to share more as the space comes to life.

Take a peek at a few of the renderings below, An early glimpses of what will soon become a vibrant hub for movement, recovery, and care.





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## IN THE COMMUNITY

### Hillman Hub Community Visioning

Last month, we continued the co-creation process for **Hillman Hub** with our neighbors, partners, and local creatives. Through visioning workshops, we explored ideas that will transform the Hub into a vibrant center for culture, collaboration, and community legacy.



The energy in the room was inspiring, voices across generations came together to dream boldly about what Hillman City deserves. These gatherings remind us that design is most powerful when it is rooted in collective vision and lived experience.



## Future Collaborations in the Works with HVAC Double Check

We caught up with our friends at HVAC Double Check over coffee to talk design, collaboration, and what's ahead for future projects.

These small but meaningful moments remind us that great design begins long before the first drawing it starts with shared values, vision, and curiosity. We're always grateful for partners who approach their craft with the same creativity and care that drive our own work.

Here's to the conversations that keep us inspired and the collaborations still to come.



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# Engage with Mount Baker Station Redevelopment Project

Next month, we'll be joining neighbors, partners, and local leaders for an inspiring community update on the **Mt. Baker Station Redevelopment Project**—a transformative, community-led effort shaping the future of South Seattle.

Led by **El Centro de la Raza** and **Mercy Housing Northwest**, the redevelopment will bring **438 new units of affordable housing**, a **UW-owned Early Learning Center**, and vibrant public spaces designed to celebrate culture and connection. The project continues to stand as a testament to what's possible when design and development are rooted in equity, collaboration, and local voices.



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People of All Races

# COMMUNITY MEETING

## MT BAKER STATION REDEVELOPMENT PROJECT

### WED NOV 5TH 6PM-8PM

ALLEN FAMILY CENTER (MLK JR WY S. & S. HANFORD STREET)



Language Interpretation Available

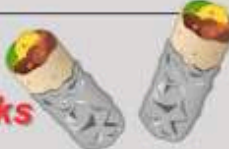
Join us to learn about the Mt Baker Station Redevelopment Project.

A partnership between El Centro de la Raza and Mercy Housing, this project envisions 438 units of affordable housing with enhanced public spaces and centers economic opportunities for residents and local businesses.

This is an in person event and all are encouraged to attend.

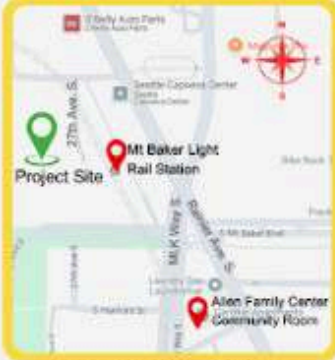
### Event Includes

- **Free Food & Drinks**
- Project Updates
- In language interpretation available




## Wed Nov 5th | 6pm-8pm


ALLEN FAMILY CENTER COMMUNITY ROOM  
3190 MARTIN LUTHER KING JR WAY S.



REGISTER HERE



or email [MBTODinfo@elcentrodelaraza.org](mailto:MBTODinfo@elcentrodelaraza.org)



The evening will include meaningful dialogue, the reveal of the final design, and opportunities to connect directly with project partners including **Runberg Architecture Group**, **7 Directions**, and **Beacon Development**. It will be a chance to learn how this project is shaping a more inclusive and vibrant future for the Mt. Baker community.

📍 **Allen Family Center – 3190 Martin Luther King Jr Way S, Seattle, WA 98144**

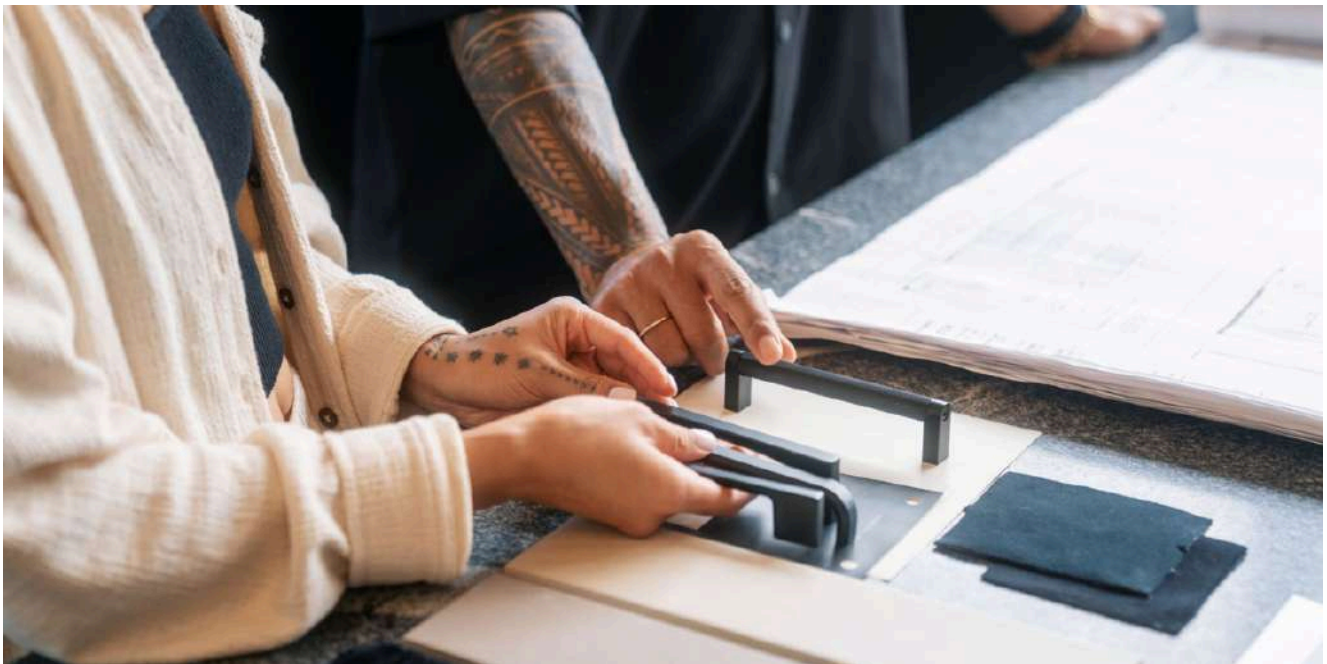
🕒 **6:00–8:00 PM**

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Visit us to learn more about this transformative effort and explore the full project story of Mt. Baker Redevelopment Projects.

[Learn More](#)

## CONNECT WITH US



## Connect With Us!

Let's keep building together. Follow our journey, share your ideas, or reach out if you're ready to start a project.

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