

2022

COMMUNITY IMPACT REPORT



TURNING SPACES INTO PLACES

LETTER FROM THE EXEC TEAM

As a vertically integrated organization representing real estate development, general contracting, and property management, we are deeply aware of the positive impact we make on the communities we build and subsequently live in. Over the years, we have taken the extra step to think bigger and be a leader with our community outreach efforts and charitable, equitable, and environmental contributions. Therefore we are very excited to be able now to showcase these contributions in our inaugural Community Impact Report.

From supporting local charities and organizations, to investing in educational programs and initiatives, to providing volunteer opportunities for our team members, we have remained steadfast in our commitment to making a positive impact. We are proud of the progress we have made, but we also know that there is always more work to be done. We are grateful for the support of our community, and we look forward to continuing to work together to create a brighter, more sustainable future for all.



Kelly Price
MainStreet President
GenCap CEO
Insite CEO



Jackie Hizey
MainStreet CFO & SVP




Kim Faust
MainStreet SVP of Development



Molly Lambright
VP of People & Culture



Rob Warnaca
GenCap President



Matt Smith
GenCap VP of Operations



Chantel Emery
Insite President

2022 YEAR IN REVIEW

\$80K
IN CHARITABLE
CONTRIBUTIONS

1,108+
GIVEBACK
HOURS

14
GIVEBACK
PARTNERSHIPS

60
GIVEBACK
SPONSORS

TURNING SPACES INTO PLACES

OUR PURPOSE

Our family of companies **develops, constructs, and operates** amazing places – all to delight our customers and make the community around us more enjoyable now and in the future.

To do that, we are committed to thinking a little differently. We are curious. We ask questions. We value creative innovation, unique perspective, and thoughtful sustainability, which result in remarkable customer experiences.

We work with talented people who create better, long-lasting living and working environments. We think it's essential to have fun along the way while making everything we touch a little better.



DEVELOPS



MainStreet Property Group

MainStreet is committed to forming lasting partnerships in the Cities we develop. For each project, we partner with a top consultant team of experts and local city planners to create unique communities in emerging suburban metropolitan neighborhoods.



CONSTRUCTS



GenCap Construction Corp.

GenCap is a commercial general contractor specializing in design-assist and design-build delivery. Fueling our approach is our team of industry professionals with a depth and breadth of experience in all kinds of commercial construction.



OPERATES



Insite Property Solutions

Insite creates vibrant communities designed to build connections, foster innovation, and encourage authenticity because we understand that investing in people leads to better opportunities for all.

OUR GUIDING PRINCIPLES



We relentlessly deliver value to our customers

We believe that customers' expectations are constantly rising, and it's our job to stay ahead of them. Everything we do should begin and end with the customer in mind.



We favor speed and action

We respond rapidly, make quick decisions, and iterate the results to improve our team's performance and engagement.



We choose culture over strategy

We curate our culture and believe that a deeply rooted culture among our people will enable our strategies to flourish.



We prioritize protecting our environment

We utilize the more sustainable and environmentally sensitive approach to delivering value.



We promote diversity, equity and inclusion

We honor unique perspectives and are welcoming to all. We seek opportunities to give back to our community.



We are stewards of our community

We give back and improve the communities that we serve.



We help each other thrive

We treat each other as our most important customers.



We foster a learning and growth mindset

We treat each other as our most important customers.



We hire and develop brilliant people

We consistently raise the bar, and we recognize exceptional talent. Leaders develop leaders, and they take their role in coaching others seriously.



We are empowered

We consistently raise the bar, and we recognize exceptional talent. Leaders develop leaders, and they take their role in coaching others seriously.



We think BIG!

We encourage and support bold ideas.

TURNING SPACES INTO PLACES





STEWARDSHIP & CHARITY

TURNING SPACES INTO PLACES

GIVING BACK TO OUR COMMUNITY

Our organization firmly believes that we have a responsibility to uplift and strengthen the communities that support us. As a result, we are committed to being stewards of our community by giving back and improving the places where we live and work.

To lead and coordinate our charitable efforts, our **Charitable Committee** is dedicated to facilitating activities that align with our charitable goals and encourage engagement that celebrates our team members' passions.



We Are Stewards Of Our Community

We give back and improve the communities that we serve.

COMMITTEE GOALS

- *Coordinate organization-wide charitable events and plan an event each quarter where team members can volunteer their time*
- *To act as a conduit for team members' passions, spotlight one charity or cause per quarter*
- *Increase participation in our Mars Shot/Fred Hutch partnership supporting cures for all forms of cancer*
- *Increase awareness of the company charitable match benefit and streamline this process*



GIVEBACK DAYS

We are committed to making our community a better place not only through our places, but also through our annual Giveback Days. This paid volunteer time enables us to have hands-on impact supporting our neighbors.



20
HOURS
Volunteered

100+
PACKETS
Created

CHILD HAVEN

We assembled hundreds of activity packets for children and families. These multi-lingual activity packets will be used for developmental promotion at pediatric well-child visits at their partner clinics.

Child Haven partners with parents and community to strengthen families, prevent childhood trauma and its damaging effects, and prepare children for a lifetime of well-being.



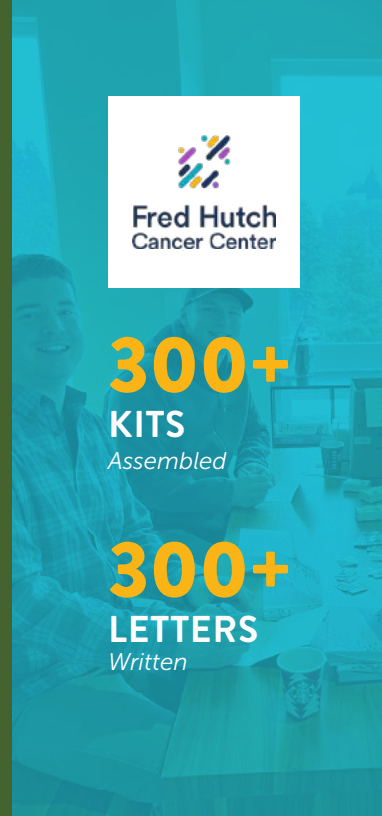
96
HOURS
Volunteered

20K+
POUNDS
Food Sorted

FOOD LIFELINE

We volunteer our time to help sort and pack thousands of pounds of food every year to help Food Lifeline distribute nutritious food to those in need in our community.

Food Lifeline is on a mission to end hunger in Washington, they provide nutritious food to over 1.37million people facing hunger. They distribute through a network of 350 food banks, shelters, and meal programs.



300+
KITS
Assembled

300+
LETTERS
Written

FRED HUTCH

We are committed to supporting Fred Hutch in their battle to find a cure for cancer. Every year we come together during the holidays to put together health kits and letters of encouragement.

Fred Hutch unites innovative research and compassionate care to prevent and eliminate cancer and infectious disease. They are driven by the urgency of their patients, the hope of our community, and the passion for discovery to pursue scientific breakthroughs.



GIVEBACK FUND

Our family of companies established a Holiday Giveback Fund to help support the tremendous needs in our community and helps assist our team members, families, or friends who may be facing hardship this holiday season.

This fund is designed to provide financial support for food, shelter, clothing and/or safety expenses.

\$16K+
FUNDED
Grant Support

HOLIDAY GIVING

Each year around the holidays, we present a celebratory “5 Days of Giving” back to our teams and also partner with a local non-profit to support families who need a little extra help during the holiday season.



FOOD DRIVE

We partnered with Hopelink to place food drive collection boxes at each of our corporate offices, construction, and property sites to help donate food to those in need over the holidays.

Hopelink is working to end poverty in our community. Each year they help people through programs that provide stability and the skills and knowledge needed to exit poverty.

750+
POUNDS
Food Donated



TOY DRIVE

We partnered with Mary's Place to create giving trees and toy drive collection boxes at each of our corporate offices, construction, and property sites to donate toys and fulfill a child's holiday wish!

Mary's Place helps ensure that no child sleeps outside by centering equity and opportunity for women and families.

300+
GIFTS
Toys Donated

OUR MARS SHOT TO FIGHTING CANCER

Our organization is shooting beyond the Moon for cancer research! We have worked with Fred Hutch to create **Mars Shot**, our one-of-a-kind fundraising partnership for our team members to help in the effort to finding a cure for pediatric cancer.

All team members can help in our joint mission, with a portion of contributions to this cause being matched by our organization.



MARS SHOT

Mars Shot is a joint partnership between our organization & Fred Hutchinson Cancer Center.

\$50K+
RAISED
(Over past 5 years)

70+
DONORS
(Over past 5 years)

Our organization offers an annual match of up to \$250 to any non-profit any team member supports, but by default all Mars Shot contributions are automatically matched if another cause is not selected.

Fred Hutch unites innovative research and compassionate care to prevent and eliminate cancer and infectious disease. They are driven by the urgency of their patients, the hope of our community, and the passion for discovery to pursue scientific breakthroughs.



SUPPORTING SCHOOLS & EDUCATION



SCHOLARSHIP FUND

We contribute to the Scholarship Foundation of Northshore because we believe in the importance of education and supporting local youth in our community.

Through our contribution, we hope to inspire and empower the next generation of leaders in the Northshore area.

The Scholarship Foundation of Northshore has been providing annual scholarships to graduates of Northshore high schools for over 35 years, and has distributed over \$3 million in scholarships to more than 2,000 students since 1984.

\$7K
FUNDED
For Scholarships



75
BACKPACKS
*Donated Stuffed
With Supplies*

SCHOOL SUPPLY DRIVE

We supported the Woodinville YMCA, one of our community partners at The Schoolhouse District, on their school supply drive and provided materials and resources for over 150 local students.

With these necessary school supplies we hope to help remove barriers to learning.

The Northshore YMCA has grown into a thriving community hub, engaging families and individuals in a broad array of activities that encourage health, growth, and adventure. The Woodinville location is home to a new Early Education center as well as youth sports at the Carol Edwards Center.



HOSTING CHARITY EVENTS



ROCK & BOWL

We hosted our inaugural charity bowling event to show our appreciation to our clients, design partners, and investors.

Money raised through sponsorships & raffles during the event went to Fred Hutch, Food Lifeline, and Community Roots Housing.



\$15K
RAISED
For Causes

25
SPONSORS
Participated



NAIL DRIVER CLASSIC

To show our appreciation to our clients, partners, and subcontractors, we hosted our 2nd annual charity golf event.

On top of competitive rounds of golf and fun prizes, this year we helped raise money to help support Mary's Place and their cause.



\$20K
RAISED
For Mary's Place

47
SPONSORS
Participated



THANK YOU TO OUR EVENT SPONSORS

The partnerships we form across our clients, partners, investors, subcontractors, and friends mean the world to us. Thank you to all of our sponsors for your participation and your contributions to our community.

AESI Geotech
Axis Survey and Mapping
Barrier Technologies Inc
BEE Consulting
Cairncross & Hempelmann
CBIZ Berntson Porter
Chicago Title NCS Seattle
Chinook Roofing
Dahlin Group
DaySpring Construction, Inc.
DCI Engineers
DE-EL Enterprises, Inc.
Emerald Aire, Inc.
Enterprise Fleet
Exterior Wall Systems (EWS)
Farmers Electric Design and Construction
Fikso Kretschmer Smith Dixon Ormseth
First Western Properties
Foster Bray Co, Inc.
Foster Garvey
Frontier Door and Cabinet LLC
Gale Contractor Services
Gensler
GM Fleet / Chuck Olson Chevy

Graphite Design Group
Greater Seattle Concrete
Grosvenor Americas
Grousemont Associates, LLC (Space Needle Corp)
HAL Real Estate
Hess Painting, LLC
Hole in One
HV Engineering
Intact
IPA
Janes Gypsum Floors Inc
JB Power Wash Solutions
JD Plumbing & Fire Protection
JLL
Kulchin
Lockton Companies
Mary's Place
McGregor Door & Hardware LLC / Access
PCS Structural Solutions
Prime Electric, LLC
Propel Insurance
Schindler Elevator Corporation
Smith Fire
Snyder Roofing

Superior Sole Welding and Fabrication, Inc.
Superior Structures, Inc.
Teufel Landscape
Tiscareno Associates
Tri-State Plumbing, Inc.
TruTeam
United Rentals
USI/ Gale Contractor Services
West Coast Precision Drywall
Whirlpool Corporation
Wideformat
Wizard Electric, Inc.

GIVEBACK PARTNERSHIPS

In 2022, our organization's impact resulted in nearly **\$80,000 charitable contributions** across **14 different partners and organizations**, with the help of **60 sponsors**, and over **1,108 hours contributed** to giveback efforts.



TURNING SPACES INTO PLACES





SUSTAINABILITY & INNOVATION

TURNING SPACES INTO PLACES

PRIORITIZING OUR ENVIRONMENT

Reducing our environmental impact to protect our planet is a top priority to ensure we sustain the communities we live and work in for years to come. To do this, we consciously choose the more sustainable approach in everything we do.

To continue driving our sustainability goals, our **Sustainability & Innovation Committee** is committed to researching and implementing new ideas to address and exceed the rapidly-advancing expectations that impact how we develop, construct, and operate, as well as promote methods to be sustainable in our day-to-day lives.

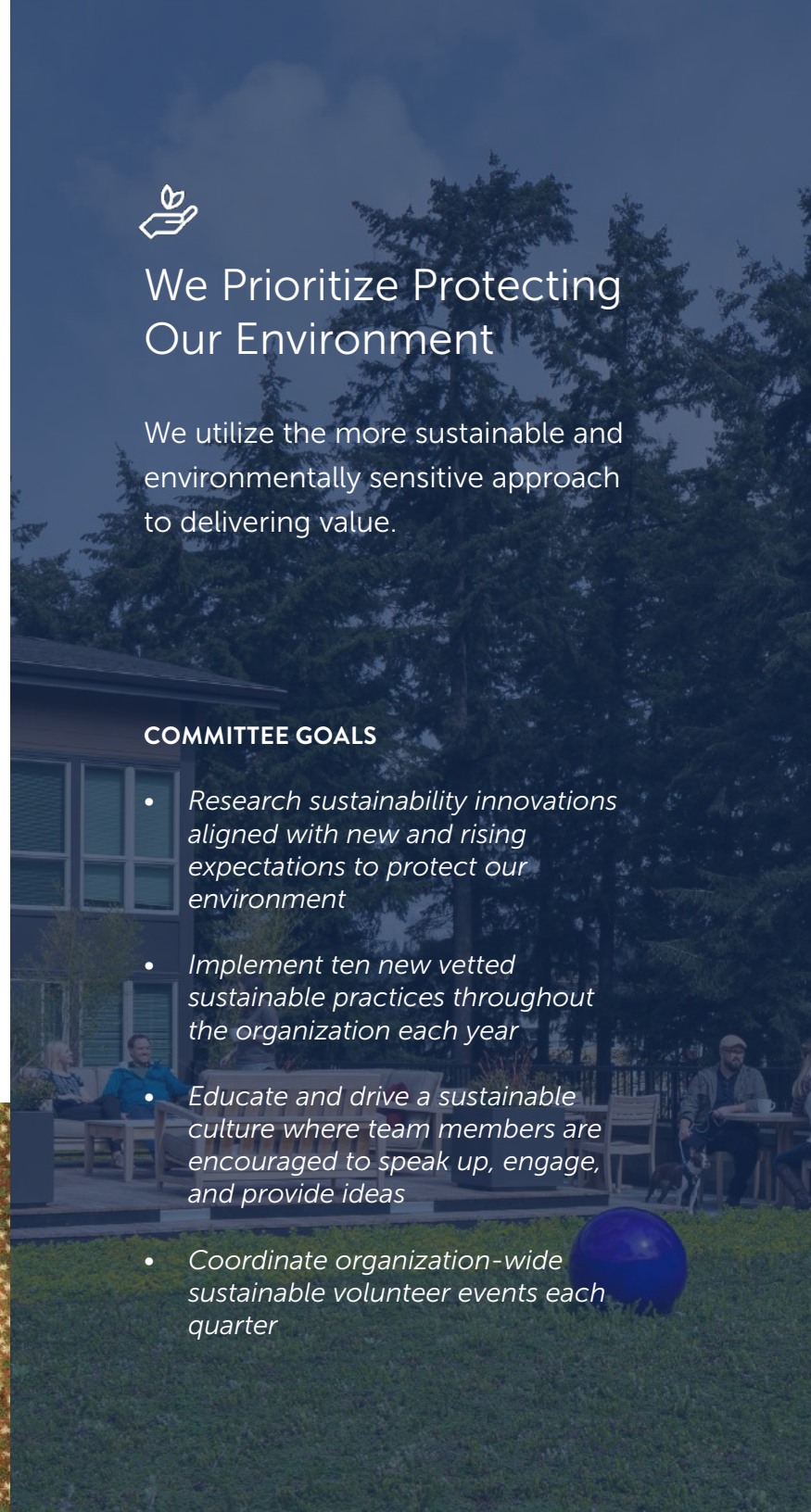


We Prioritize Protecting Our Environment

We utilize the more sustainable and environmentally sensitive approach to delivering value.

COMMITTEE GOALS

- *Research sustainability innovations aligned with new and rising expectations to protect our environment*
- *Implement ten new vetted sustainable practices throughout the organization each year*
- *Educate and drive a sustainable culture where team members are encouraged to speak up, engage, and provide ideas*
- *Coordinate organization-wide sustainable volunteer events each quarter*



SUSTAINABILITY & WELLNESS CERTIFICATIONS



LEED

PLATINUM

3 Certified / 4 Expected

*Swyft - Kirkland**
*Eastrail Flats - Woodinville**
*The Spark - Redmond**
*Siteline - Seattle**
Porch + Park - Redmond
The Bond - Redmond
Heron - Redmond

GOLD

7 Certified / 1 Expected

*Swyft - Kirkland**
*Eastrail Flats - Woodinville**
*The Spark - Redmond**
*Siteline - Seattle**
Porch + Park - Redmond
The Bond - Redmond
Heron - Redmond

LEED is a globally recognized symbol of sustainability achievement, providing a framework for healthy, efficient, carbon, and cost-saving green buildings.



FITWEL

1 Certified / 4 Expected

*Swyft - Kirkland**
*Eastrail Flats - Woodinville**
*The Spark - Redmond**
*Siteline - Seattle**
Porch + Park - Redmond

Fitwel is the pioneering real estate platform striving for a healthier future where every building is enhanced to support the well-being of its occupants and support healthy communities.



SALMON-SAFE

2 Expected

*Swyft - Kirkland**
*Siteline - Seattle**

Salmon-Safe is a leading nation-wide ecolabel linking site development and land management practices with the protection of agricultural and urban watersheds.



DIVERSITY, EQUITY & INCLUSION

TURNING SPACES INTO PLACES

HONORING OUR UNIQUE PERSPECTIVES

We strive to develop, promote and advance strategies and best practices within the realms of racial, social, sexual, and gender diversity to ensure that the places we create are always inclusive and welcoming to all.

To spearhead advancements in diversity, equity, and inclusion (DEI) in our organization, our **DEI Committee** is devoted to honoring our people's unique perspectives knowing that promoting our collective DEI ideals will help us enhance social equity for our team members and community as a whole.

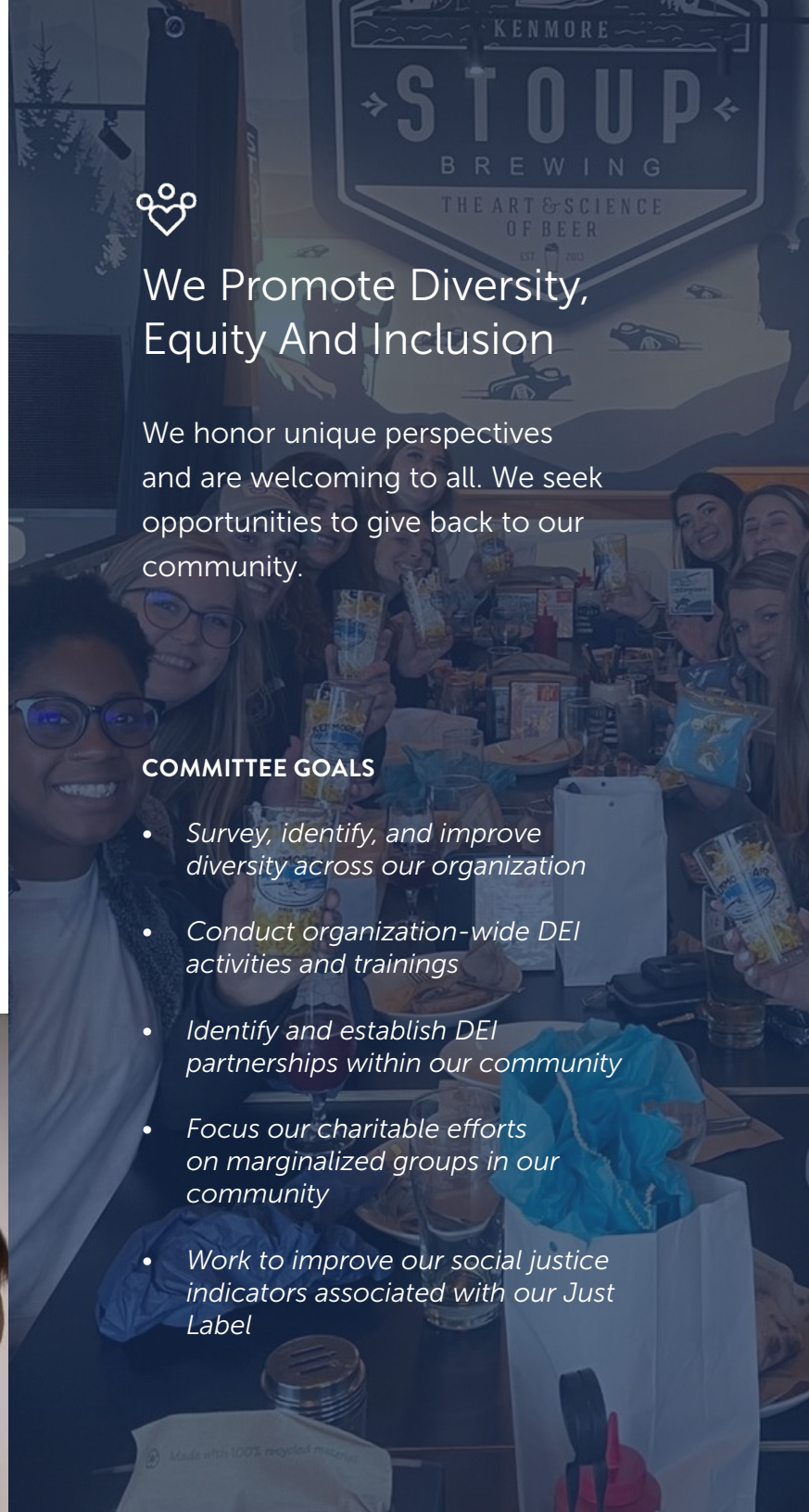


We Promote Diversity, Equity And Inclusion

We honor unique perspectives and are welcoming to all. We seek opportunities to give back to our community.

COMMITTEE GOALS

- Survey, identify, and improve diversity across our organization
- Conduct organization-wide DEI activities and trainings
- Identify and establish DEI partnerships within our community
- Focus our charitable efforts on marginalized groups in our community
- Work to improve our social justice indicators associated with our Just Label



OUR JUST LABEL FOR TRANSPARENCY



Just is a nutrition label for socially just and equitable organizations. It is a transparency platform for organizations to disclose their operations, including how they treat their team members and where they make financial and community investments.

Each organizational and team member-related indicator outlines measurable accountabilities recognized at four levels of performance.

Just.™

Organization Name: MainStreet Property Group, GenCap Construction Corp, Insite Property Solutions

Organization Type: Real Estate Development & Construction

Headquarters: Kirkland, Washington

Number of Employees: 97

Social Justice Indicators:

Diversity & Inclusion

- Gender Diversity
- Ethnic Diversity
- Inclusion
- Engagement

Employee Benefits

- Health Care
- Retirement Provision
- Family/Medical Leave
- Training/Education

Equity

- Full-Time Employment
- Pay-Scale Equity
- Freedom of Association
- Living Wage
- Gender Pay Equity

Stewardship

- Local Communities
- Volunteering
- Animal Welfare
- Charitable Giving
- Positive Products

Employee Health

- Physical Health
- Well-Being

Purchasing & Supply Chain

- Equitable Purchasing
- Supply Chain

THE SOCIAL JUSTICE LABEL 2.0

MSP-001

EXP. 08/01/2023

INTERNATIONAL LIVING FUTURE INSTITUTE™



INCLUSIONARY HOUSING

Our organization strives to provide inclusionary housing options by creating affordable housing for lower income families.

We understand that it is critical for residents to have affordable options to live close to where they work and we are proud to partner with **A Regional Coalition for Housing (ARCH)** program at many of our communities. And in cities, such as Kenmore, where ARCH was not present at the time, we have spearheaded creating our own affordability program.

Offering these subsidized housing options to residents allows for increased access to newly constructed homes to all members of the community. Our ARCH unit rental rates range from **50%-85% of market rate units**.





MAINSTREET
PROPERTY GROUP LLC

GENCAP
CONSTRUCTION CORP.

Insite
PROPERTY SOLUTIONS

TURNING SPACES INTO PLACES

