



HELEN V APARTMENTS



COUNTY DOCTOR COMMUNITY HEALTH CLINIC



EDMONDS WATERFRONT CENTER



PATRICIA K APARTMENTS

Since 1970,  
Environmental Works  
has been empowering  
Washington's most  
vulnerable people  
and communities  
to create the spaces  
they need to succeed.

2017  
ANNUAL REPORT

environmental **WORKS**

Community Design Center

PEOPLE AND PLACES *MATTER*



E. WHATCOM REGIONAL RESOURCE CTR. - BLDG. 2



TRILLIUM APARTMENTS



HOWELL ST APTS



NEIGHBORHOOD HOUSE ST ELIZABETH TODDLERS



DREXEL HOUSE II VETERANS HOUSING

## INDEX

3 // Letter from the Executive Director

4 - 5 // A Snapshot of 2017

6 - 17 // Project Highlights

18 - 19 // Statement of Financial Position

20 // Thank You



“HOW DID IT GET SO LATE SO SOON?”  
- DR. SEUSS

Roger Tucker | Executive Director | Environmental Works

Dear Friends and Supporters,

Looking back on 2017 is difficult because we have been so in the moment, and focused on how we can be effective in the context of unsettling and quickly changing times. While it's important to reflect on what we've accomplished, it seems that we all can't move quickly enough to meet the local and national challenges of rapid growth, climate change, disenfranchisement, inequality, and displacement. Thankfully, we partner with many organizations that are also helping move us towards a better future.

I am thankful that we continue to assist organizations with providing responses to the current housing and homelessness issues as we have done for many years. While we're excited to be helping in adding to the number of affordable homes available to underserved communities across the state, we're equally engaged in providing design services for agencies addressing other day-to-day needs such as childcare, food assistance, counseling, health care, and supportive services of many kinds.

Because of the rapid pace of change, we have been learning to adapt and grow. We are so lucky to have a core group of talented staff committed to our mission who have been with us for 5-10 years and longer. We have

also been able to attract new talent from diverse backgrounds who allow us to better serve the organizations with which we engage. You may have already met some of our new staff in our office or through social media, and we are excited to report that you will be meeting more soon.

In addition to our architectural assistance work, throughout our history we have pursued research related to our mission, especially related to environmental issues. We are excited to start a research project from a social sciences perspective, focused on identifying what features of supportive housing enable the residents to thrive. More details about the project and sponsorship opportunities can be found on our website, <http://www.eworks.org>. Stay tuned for next steps and our preliminary report. And if you have the capacity to provide support, please consider a donation to the project.

As always, we hope that you will follow us on social media. And please check out our new website that we think you will find engaging, easy to navigate, and informative.

In Collaboration,

# A SNAPSHOT OF 2017:

WELCOMED TO THE TEAM:

5

STAFF MEMBERS



A GRAPHICS DEPARTMENT

UNDERGOING DESIGN OR CONSTRUCTION, OR COMPLETED:

493

NEW HOUSING UNITS

360

RENOVATED HOUSING UNITS

9

CHILDCARE FACILITIES



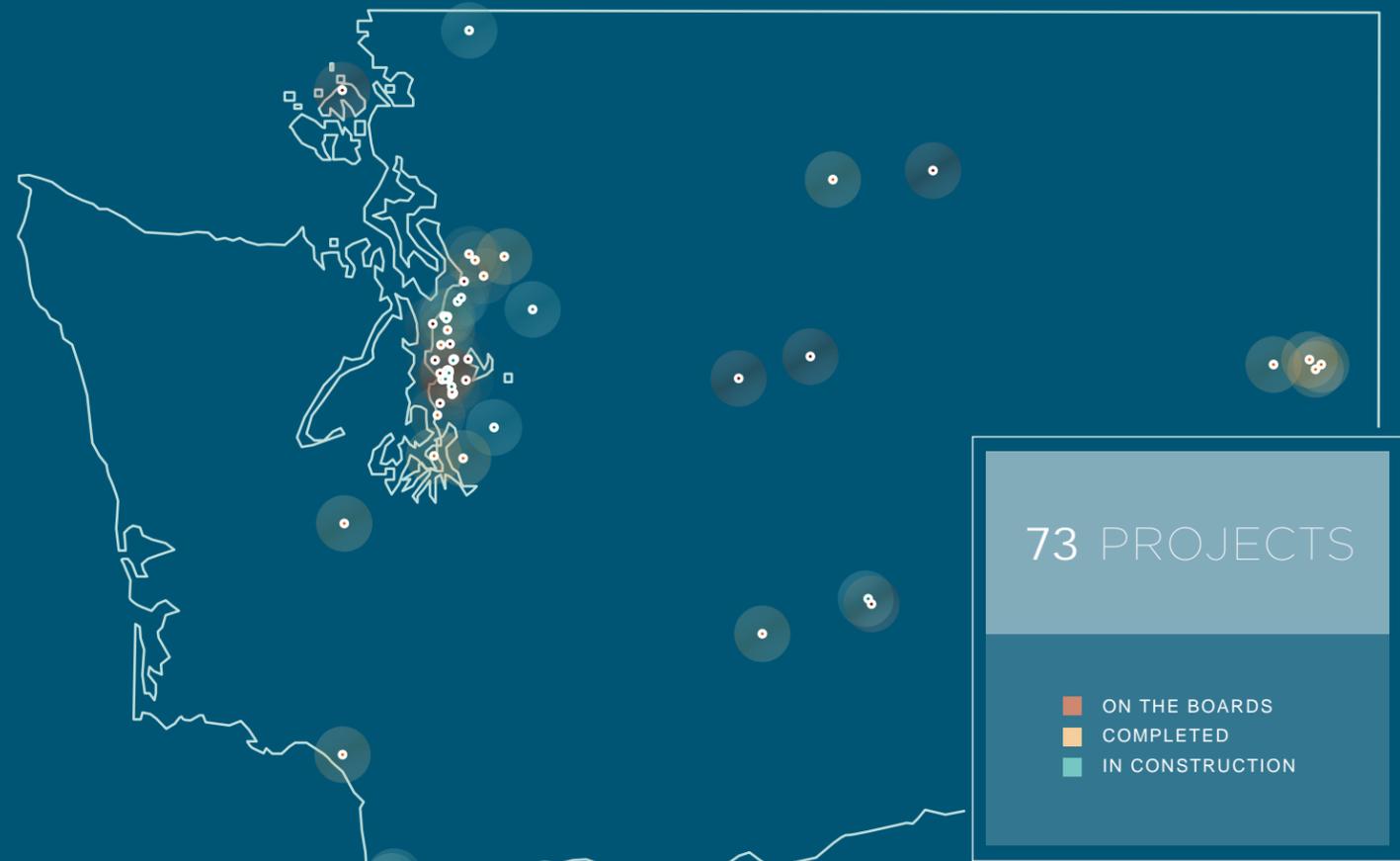
Christina Congdon was promoted! Her title now includes Operations Manager.



Aaron Allan became a licensed architect in the State of Washington!



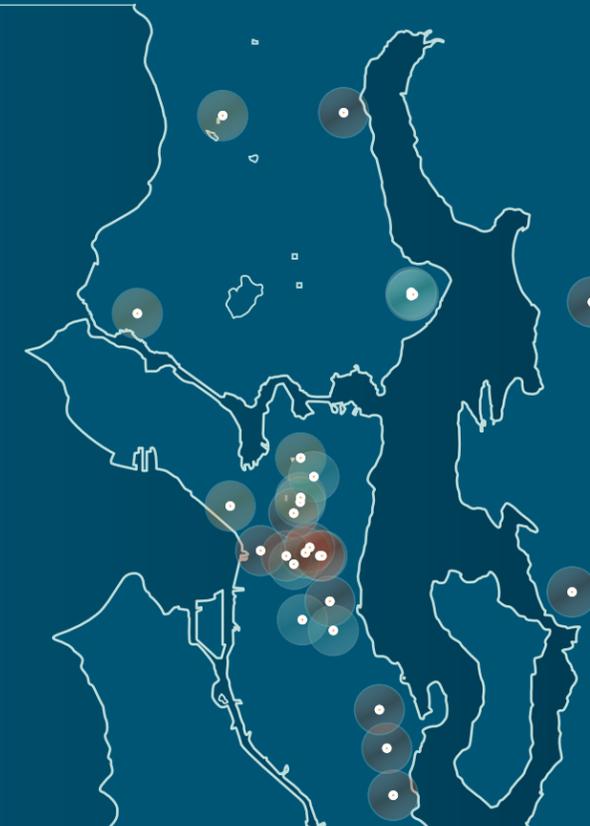
Sally Knodell received a Nonprofit Management Certificate from the University of Washington!



22% NEW



78% REPEAT



PROJECT HIGHLIGHTS



PROJECT HIGHLIGHT

**Mattawa Slope Seasonal Farmworker Housing** | Mattawa, Washington

## Providing Quality Campus Living for Seasonal Farmworkers in Grant County

The Washington Growers League is committed to providing safe, affordable temporary housing for agricultural workers in Grant County, Washington. The four buildings on the Mattawa Slope campus offer to farmworkers within 60 miles 144 beds in four-person rooms, shared bathrooms, common areas, porches with views, and barbecue areas, as well as office space and a manager's apartment. Two upcoming additional building phases will more than triple the current capacity to eventually offer 528 beds in this

proven model of housing that ensures that working people have a safe and stable place to call home.

EW was honored to partner on this project with repeat client Washington Growers League, for whom we designed the Brender Creek Seasonal Farmworker Housing in Cashmere, WA.



“This development really stands apart from most farmworker housing: the building design, choice of materials, site layout, and resulting campus atmosphere all give the development a feeling of high quality and attention to design and detail. I know that much of this is due to your creative vision, and to your technical ability to blend the physical needs of the housing provider and residents with your creative vision and sense of aesthetics.”

**Mike Gempler**

Executive Director,  
Washington Growers League





PROJECT HIGHLIGHT

Denise Louie Education Center at Sandpoint Building 9 | Seattle, Washington

## The Emergence of a Great Community Asset From a Historic Former Naval Air Station Barracks

Local longtime early learning provider Denise Louie Education Center is transforming a portion of a vast former Navy barracks into a spacious child care facility for up to 97 children, ensuring they enter kindergarten prepared and on track to graduate high school. Denise Louie Education Center will offer six classrooms for infants to children age five, an outdoor play area, a gross motor room for rainy days, a socialization room for Early Head Start, and offices. This child care facility will be co-located with 148 units of affordable family housing being

built by Mercy Housing Northwest, and a Neighborcare Health Clinic, with the assistance of Tonkin Architecture and Miller Hiyashi Architects.

After 20 years of disuse, the building was in rough shape. Plywood covered the windows, and rain poured through a decayed roof. The child care center's design showcases large historic skylights that have been rebuilt, and existing terrazzo flooring that's been uncovered during construction in this landmarked building.

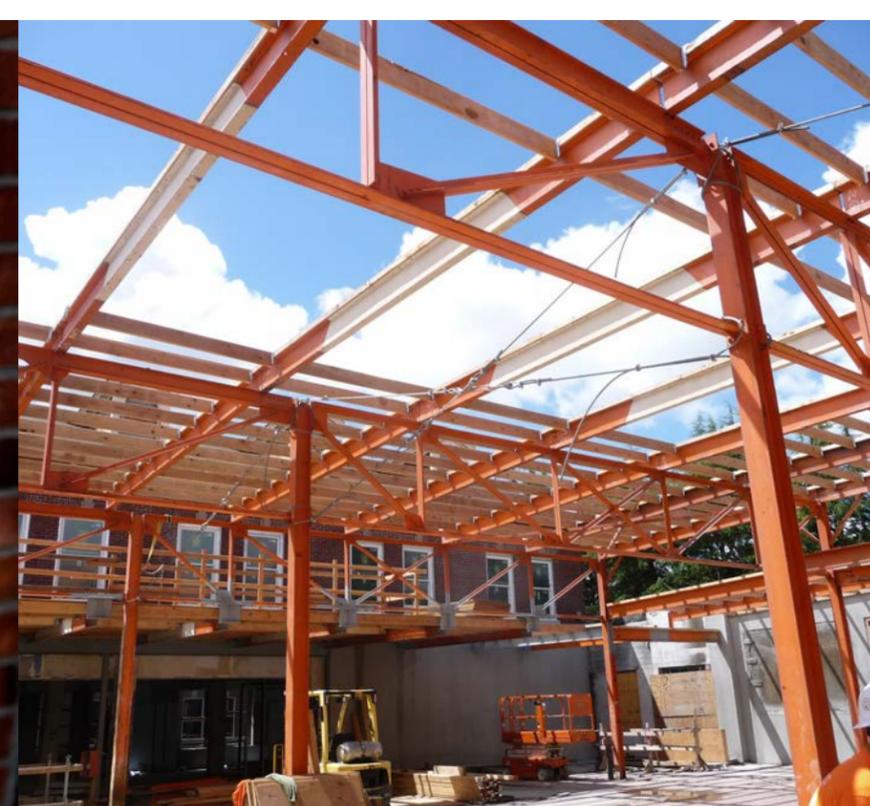


“A great team has been assembled for the large-scale, complicated renovation of the historic former Naval Air Station barracks at Building 9, and we're really excited to be a part of it. We are partnering once again with Denise Louie Education Center, who is creating a child care center for up to 97 infants, toddlers, and preschoolers in 6 classrooms. Denise Louie Education Center provides high-quality multicultural early learning and family support services.

The child care will be located in the former naval mess halls (fitting, for a space to be used by creatively messy young children).”

### Sally Knodell

Senior Architect, Community Facilities Lead,  
Environmental Works





PROJECT HIGHLIGHT

**Everett Safe Streets Supportive Housing** | Everett, Washington

## Addressing a Great Community Need: Net Zero Housing For the Homeless in Everett

Committed to a Housing First response to its opioid epidemic and increasing homelessness, the City of Everett is partnering with Catholic Housing Services to develop this EW-designed 65-unit permanent supportive housing facility for individuals coming out of chronic homelessness. Catholic Community Services will provide on-site case management and residential supports such as treatment for mental health

conditions and addiction recovery. This project was awarded a Washington State Housing Trust Fund Ultra-High Energy Efficient Affordable Housing Demonstration funding, and will incorporate renewable energy systems designed to reach net-zero energy.

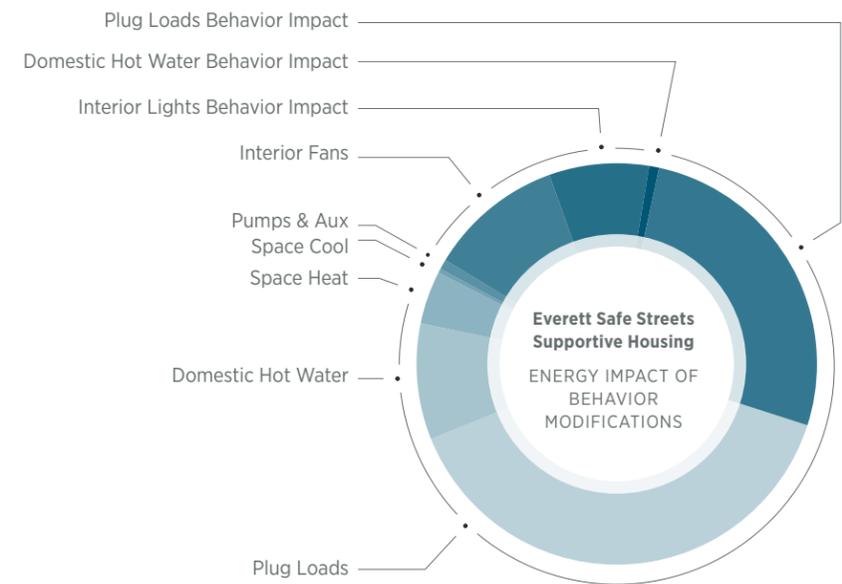
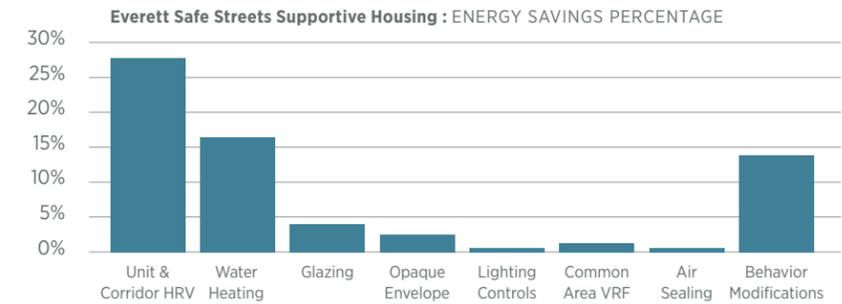


“This will be the first net-zero supportive housing facility in the whole of Washington State. The project team is incorporating a lot of unique design solutions to make the net-zero design happen.

This is one of the first projects developed as part of the City of Everett’s Safe Streets initiative, created to tackle issues such as homelessness, mental health conditions, and substance-abuse disorders within the City. The project will house 70 chronically homeless individuals, many who struggle with mental health issues and addiction. I am proud to be working on a project that will have such a direct impact on providing shelter and services for those in need.”

**Christina Congdon**

Project Manager, Operations Manager, Environmental Works





PROJECT HIGHLIGHT

**The Ethiopian Community Village** | Seattle, Washington

## Preserving Cultural Significance by Incorporating Community Design

The design for the Ethiopian Community Village showcases the powerful influence community involvement can have in the design process. Through interactive hands-on community design workshops, we were able to identify and highlight elements of Ethiopian tradition and culture, and in turn reflect those ideas in the design of the building and spaces. We were delighted to have a high level of participation in community design workshops and review meetings, which provides a sense of ownership in the resulting design.

The intergenerational services housed in the new facility, including social, educational, economic, and health

support services, will provide a seamless safety net across generations. Initial conceptual designs for the community center space include multi-user meeting and event spaces for cultural gatherings, life celebrations, and community meetings; a coffee shop serving traditional Ethiopian coffee, tea and snacks; social service offices to provide culturally competent case management, support, and community referrals; youth programming space to support after-school and summer activities; and a state-of-the-art computer learning center.



“The Ethiopian Community Village project was motivated by our clients’ deep love and respect for family and community. This makes the project extremely inspiring and exciting to collaborate on.

The community recognized the need for affordable housing for its seniors, and ECS’s forward-looking leadership developed this project as a response. The vision for the project is of a space that will be home to a multigenerational community, providing senior housing and an active community center.”

**Scott William Ware Stark**

Project Manager  
Environmental Works



Participants envision different possibilities for the Ethiopian Community Village





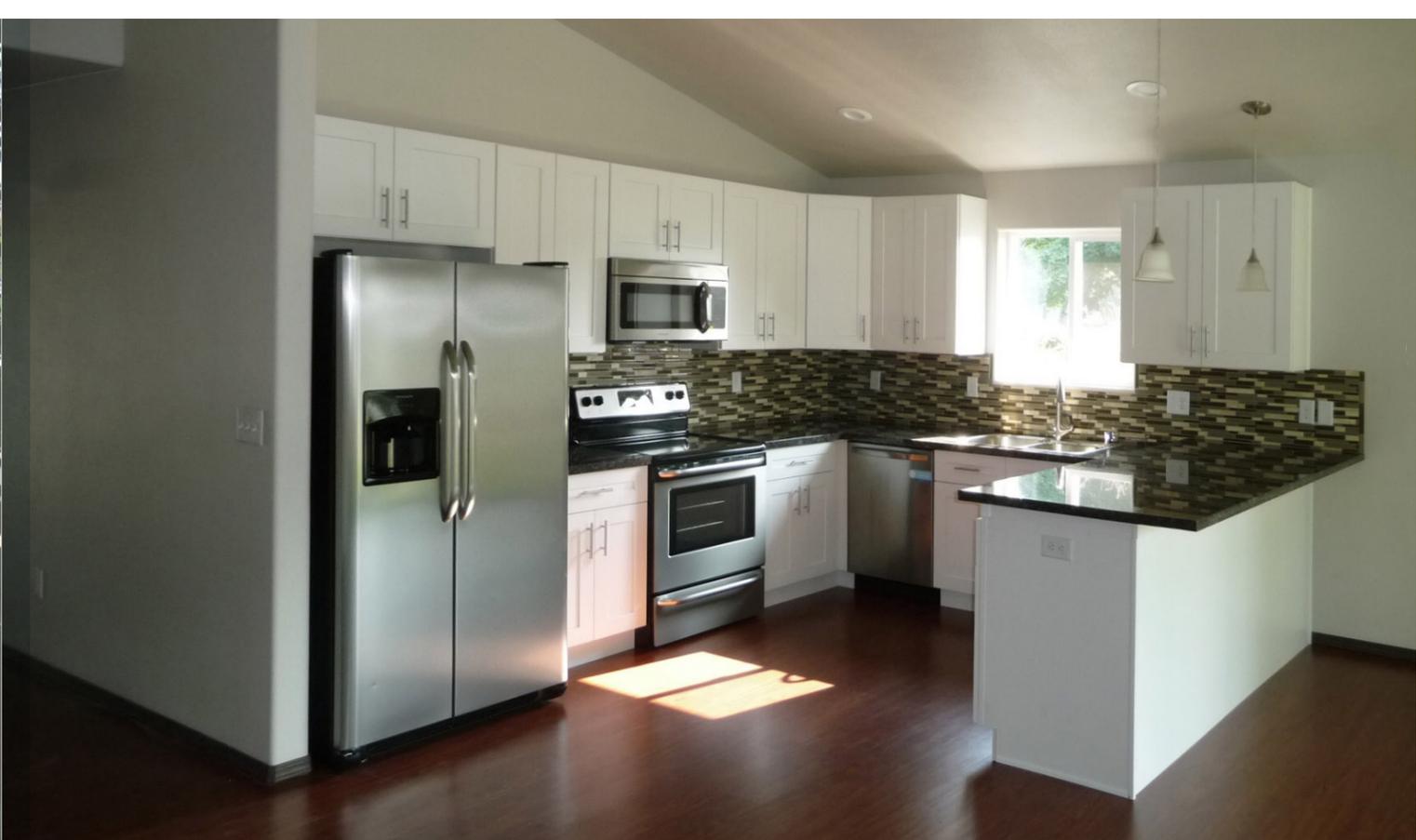
PROJECT HIGHLIGHT

Options for Supportive Housing | Multiple locations across Washington State

## Adapted Homes In The Community for People with Mental and Physical Disabilities

EW has partnered with Options for Supported Housing (formerly Foundation for the Challenged) since 2007 in designing community-based living options for people with developmental disabilities. OSH housing residents frequently also have physical disabilities as well, making adaptive remodeling key to meeting all their needs. In 2017, EW

collaborated on OSH's first projects in eastern Washington: "healthy homes" being renovated with Washington State Housing Trust Fund support to provide affordable, accessible housing to extremely low-income people with co-diagnoses of developmental disabilities and mental health issues.



"Adults with developmental disabilities can face a hard time locating affordable, accessible housing that's integrated within their community. Longtime nonprofit EW partner Options for Supported Housing tackles this challenge through purchasing houses, adapting them to meet the needs of people with developmental disabilities (many of whom also have physical disabilities), and offering them at affordable rents.

We are honored to have completed over 35 projects in the past 11 years with Options for Supported Housing. This longtime collaboration has strengthened our capacity to deploy informed design solutions and durable and attractive materials that improve residents' quality of life."

### Dan Baldner

Senior Architect, Special Projects Lead,  
Environmental Works





SOUTH ELEVATION

EAST ELEVATION

PROJECT HIGHLIGHT

**Kirkland Shelter For Families and Women** | Kirkland, Washington

## Temporary Shelter and On-Site Services for Underserved Women and Families in Kirkland

The Kirkland Shelter will provide emergency shelter for families and women for 4 to 6 months on the site of the existing Salt House Church. The facility will also offer on-site case support services, full kitchen and dining room amenities, laundry services, a day center, and administrative offices. The shelter will be able to accommodate up to 10 families

and beds for up to 48 women. Partners include Catholic Community Services, Catholic Housing Services, the New Bethlehem Project (which helps families with children), The Sophia Way (which supports single, adult women), the Salt House Church, and the City of Kirkland.



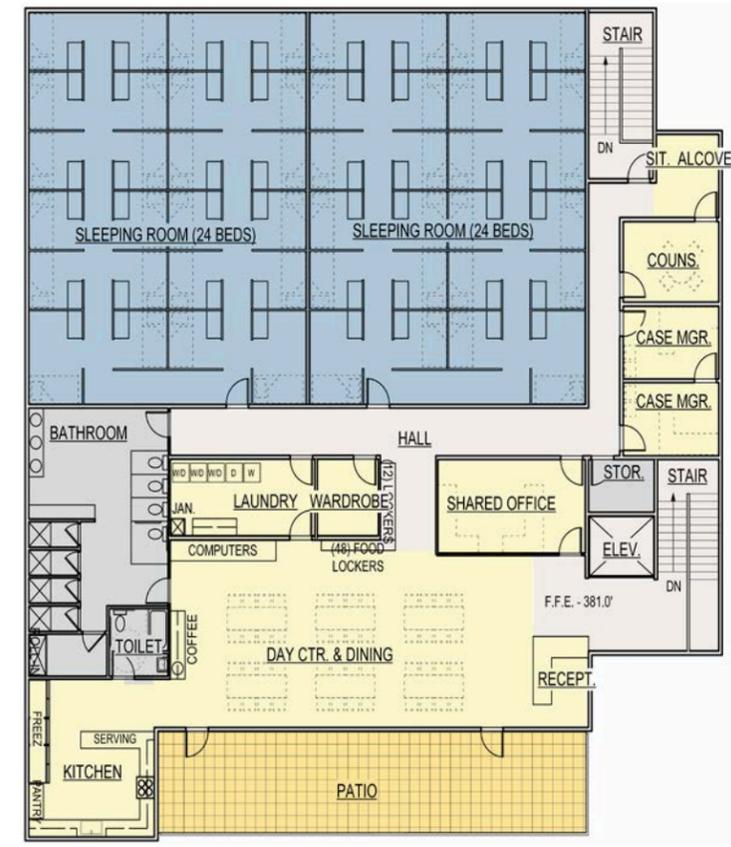
“We are very excited to be partners on the Kirkland Shelter for Families and Women project which will provide emergency shelter and services that are either not provided, or only offered in a limited manner by various facilities on the Eastside, including on-site case management, housing navigation, and access to several service providers. The project is a great example of collaboration of community organizations to address the growing homeless population in East King County.”

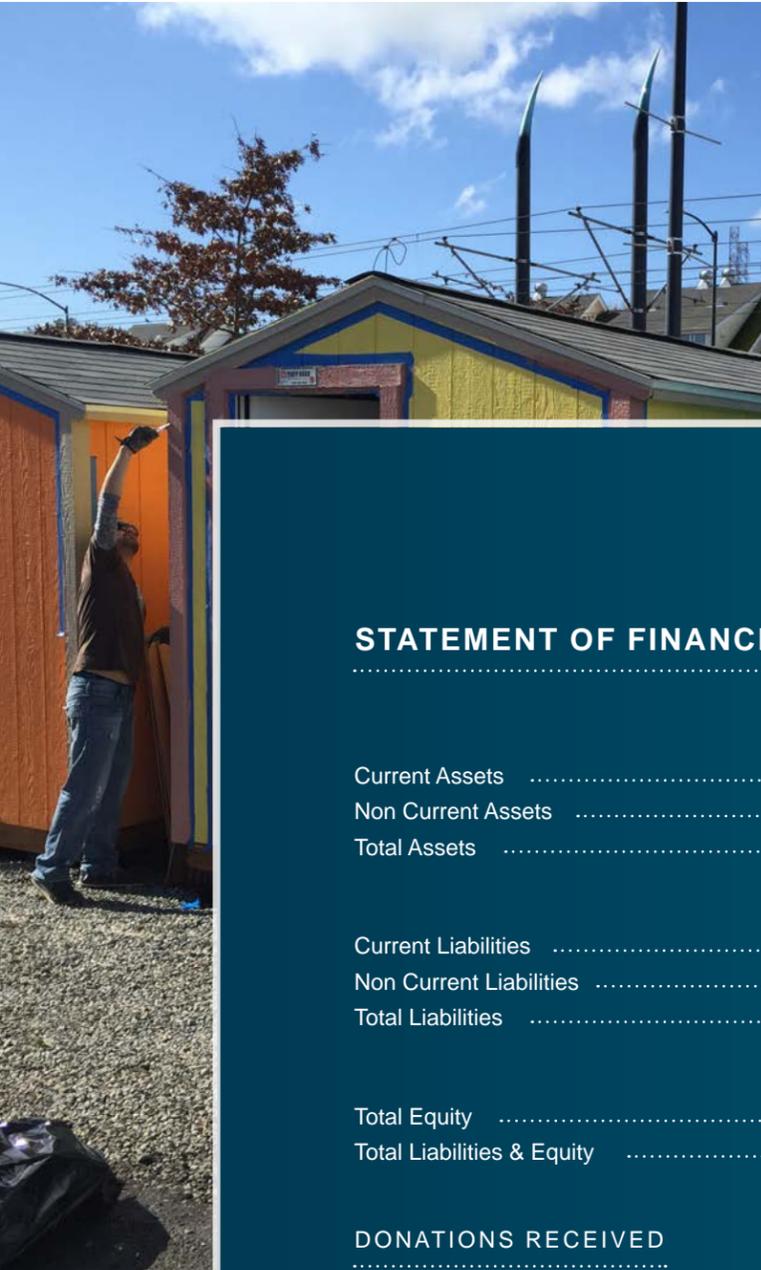
**Bill Singer**  
 Director of Architecture, Housing Lead,  
 Environmental Works

FIRST FLOOR PLAN



SECOND FLOOR PLAN





### STATEMENT OF FINANCIAL POSITION: 2017

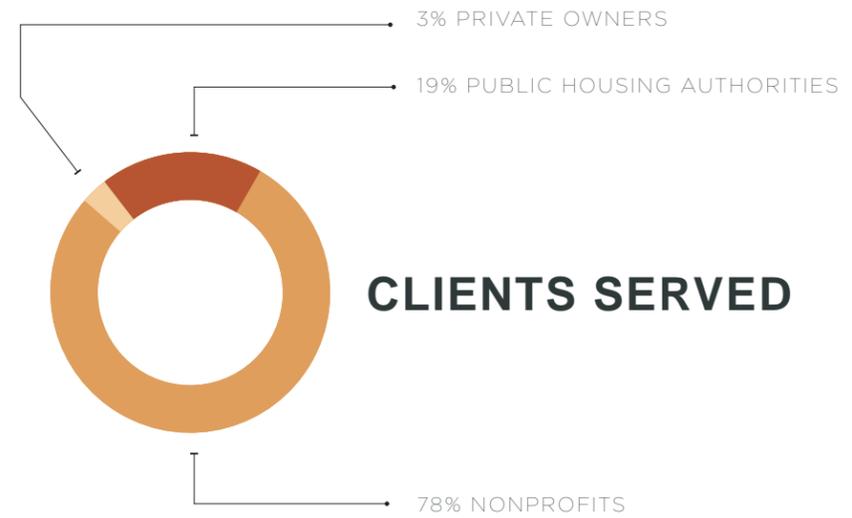
Current Assets .....	\$1,073,810.73
Non Current Assets .....	\$467,235.05
<b>Total Assets .....</b>	<b>\$1,541,045.78</b>
Current Liabilities .....	\$242,055.81
Non Current Liabilities .....	\$0.00
<b>Total Liabilities .....</b>	<b>\$242,055.81</b>
<b>Total Equity .....</b>	<b>\$1,298,989.97</b>
<b>Total Liabilities &amp; Equity .....</b>	<b>\$1,541,045.78</b>

### DONATIONS RECEIVED

Give Big 2017 .....	\$7,970.00
Partner : St. Vincent de Paul Food Bank	
25 Donors	

(N.B. ONLY)  
 26. OPPORTUNITIES FOR COMMUNITY INTERACTION  
 27. LEAVE UNITS ON SUNNY SIDES OF BUILDING / LEAVE TUGGERS WISELY  
 28. NICE MATERIALS  
 29. MULTIPURPOSE SPACE / WELLNESS UNITS

36. NON-SMOKING AREA  
 37. VISUAL & RESID IN NEIGHBORHOOD  
 38. SOCIAL WORKER / NAVIGATOR / TRANS ASSISTANCE  
 39. IN-HOUSE MANAGED RESIDENT  
 40. INCLUSIVE OF R SPECIMEN, ETC.

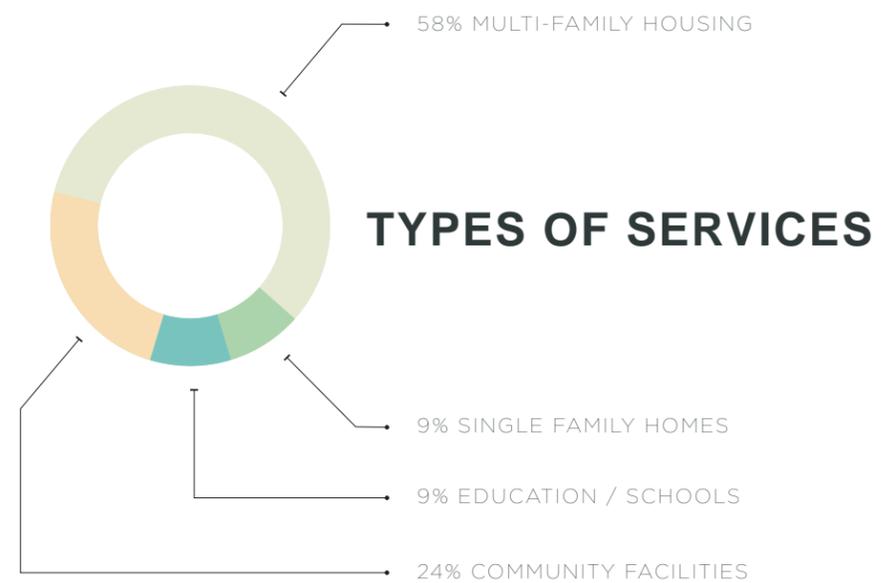


### CLIENTS SERVED

6% FEASIBILITY STUDIES

### SERVICES PROVIDED

94% ARCHITECTURAL



### TYPES OF SERVICES

## STAFF

Aaron Allan  
Alise Kuwahara Day  
Bill Singer  
Christina Congdon  
Chrissie Seilie  
Dan Baldner  
Eileen Krotki  
Freya Johnson  
Gretchen Claire  
Jim Shanahan  
Julie Wilchins  
Markus Barrera-Kolb  
Michael Mackie  
Melissa Mills  
Melissa Schoch  
Robert Drucker  
Roger Tucker  
Ryan Nungester  
Sally Knodell  
Scott Stark  
Sergio Talamoni  
Shannon Carrico

## BOARD OF DIRECTORS

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MERIWETHER PLACE



**THANK YOU FOR SUPPORTING INCLUSIVE DESIGN FOR WASHINGTON NONPROFITS!**

Since 1970,

Environmental Works has empowered underserved communities to develop the facilities they need to succeed. This critical work is accomplished through the support of local governments, companies, foundations, and individual donors like you.

Your donations support work that nonprofits would not be able to fund themselves, including feasibility and pre-development support that enable them to raise construction dollars; and, an innovative post-occupancy research project to assess which design features are most effective in permanent supportive housing.

### **Support socially and environmentally responsible design for nonprofits!**

- Follow us on Instagram, Facebook & Twitter
- Check out our blog postings on [www.eworks.org](http://www.eworks.org)
- Make a donation. All donations are fully tax-deductible.
- Join us for a presentation or event - check our social media for more information.

PEOPLE AND PLACES MATTER