

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



TOUR OF CLARE'S PLACE, SEPTEMBER 2018



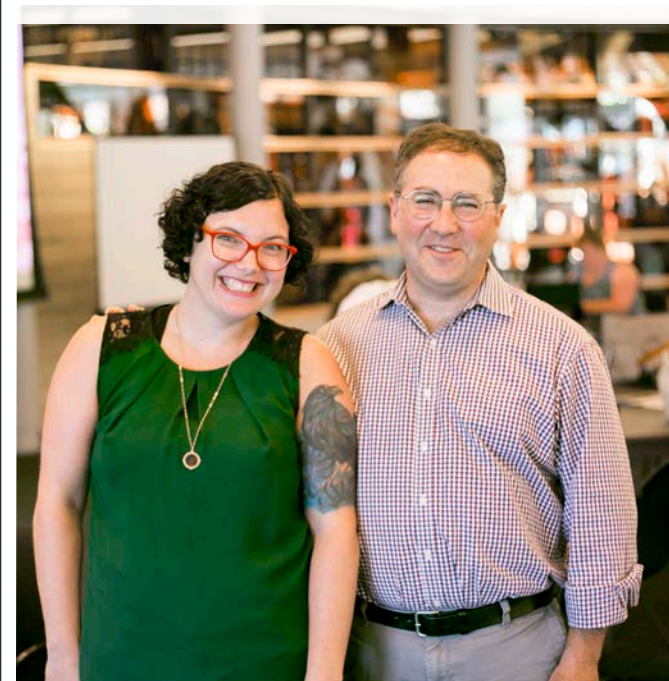
2018

ANNUAL REPORT

environmental WORKS

Community Design Center

PEOPLE AND PLACES MATTER



DESIGNING FOR SPECIAL POPULATIONS PRESENTATION, JULY 2018



EW/BOARD & VELLUM HOST A COMMUNITY WORKSHOP FOR 15TH AVE E, APRIL 2018



AFFORDABLE HOUSING WEEK PRESENTATION WITH EVELYN THOMAS ALLEN, MAY 2018



MATTAWA SLOPE FARMWORKER HOUSING RIBBON CUTTING, JUNE 2018

INDEX

- 3 // Letter from the Executive Director
- 4 - 5 // A Snapshot of 2018
- 6 - 17 // Project Highlights
- 18 - 19 // Statement of Financial Position
- 20 - 21 // Towards the Next 50 Years
- 22 - 23 // Thank You

According to census data, Washington State added 110,000 residents in 2018, growing by approximately 1.5%. Many larger counties, including Benton, Clark, Cowlitz, King, Kitsap, Pierce, Skagit, Snohomish, Spokane, Thurston and Whatcom, all contributed to that growth with some, including Thurston and Cowlitz, growing by 2% or more.

On the ground, we can all feel and see this growth, and the rate of change and displacement that seems to come with it. It can be destabilizing for individuals and groups of people. As you will see in the report that follows, we are honored to be working with organizations that are addressing critical needs during these changing times – including health services, supportive housing services, community gathering places, and affordable housing. Partners such as Community House Mental Health Agency and others highlighted in this report help to ensure that people and businesses are not left behind in a time of rapid growth.

In response to growing and evolving needs, Environmental Works itself has been growing and evolving. Ten capable new staff with varied experience joined us in 2018. They have immeasurably increased our capacity to provide high-quality services to a broad range of communities and nonprofits.

In addition to supporting nonprofits through architectural services, we are pleased to engage other aspects of our nonprofit work – including community visioning and planning work with our own 15th Avenue East neighborhood (featured in the report) as well community design sessions with the Ethiopian Community in Seattle, the LGBTQ community on Capitol Hill, the Casino Road community in Everett, and the White Center community – to name a few. This kind of community engagement allows people and neighborhoods to have a voice in their futures, and helps to offset the impacts of rapid surrounding development.

We are continuing the educational/research aspects of our mission by presenting lessons learned from the recently completed Clare's Place – a net zero supportive housing project – at multiple venues. We also launched a post occupancy study of successful permanent supportive housing models in partnership with Catholic Housing Services of Western Washington, Low Income Housing Institute, and Community House Mental Health Agency. Thank you to Hunt Engineering Services and Buchanan General Contracting Company for their generous donations to make this research possible! The results from this study will be available soon. If you would like to see the research findings, please follow us on social media.

Lastly - we are moving towards our 50th anniversary next year and we are planning a celebration. Stay tuned for more information. We hope you can join us!!

In Collaboration,



Roger Tucker
Executive Director
Environmental Works

A SNAPSHOT OF 2018:

WELCOMED TO THE TEAM:

10

STAFF MEMBERS

2

SUMMER INTERNS

Sally Knodell was promoted!
Her title now includes
Director of Architecture.



IN DESIGN, UNDER CONSTRUCTION, OR COMPLETED:

422

RENOVATED HOUSING UNITS

1150

NEW HOUSING UNITS

26

COMMUNITY FACILITIES

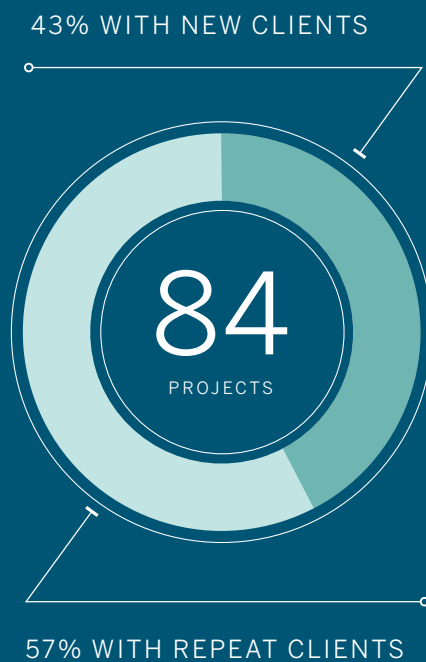
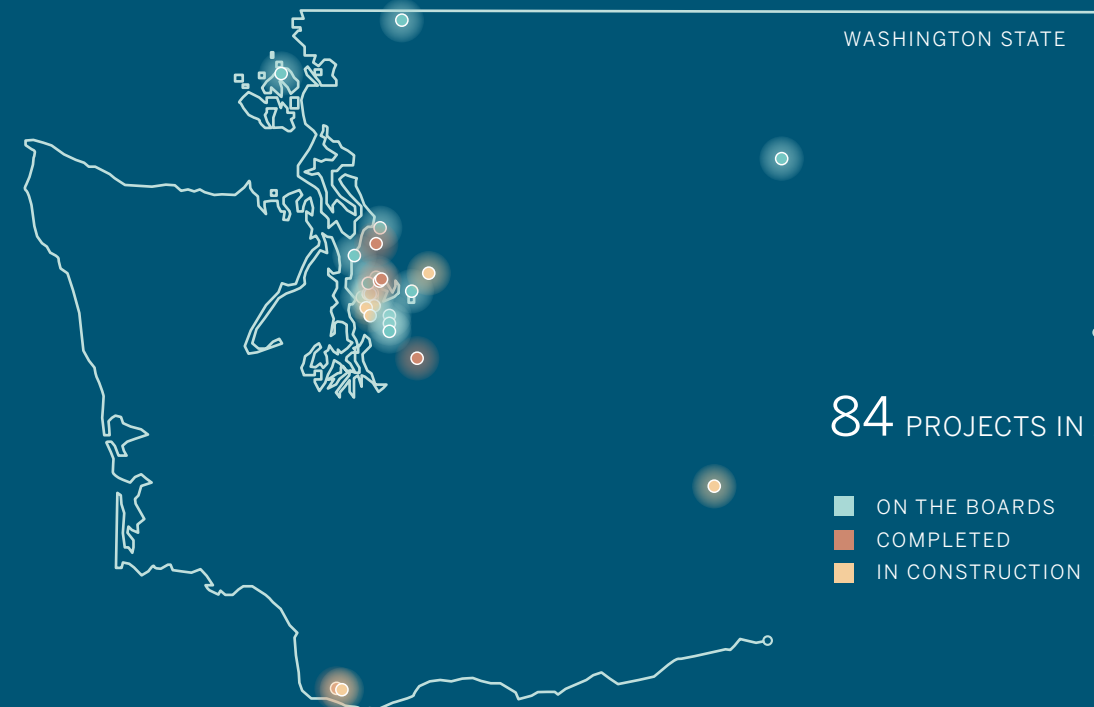


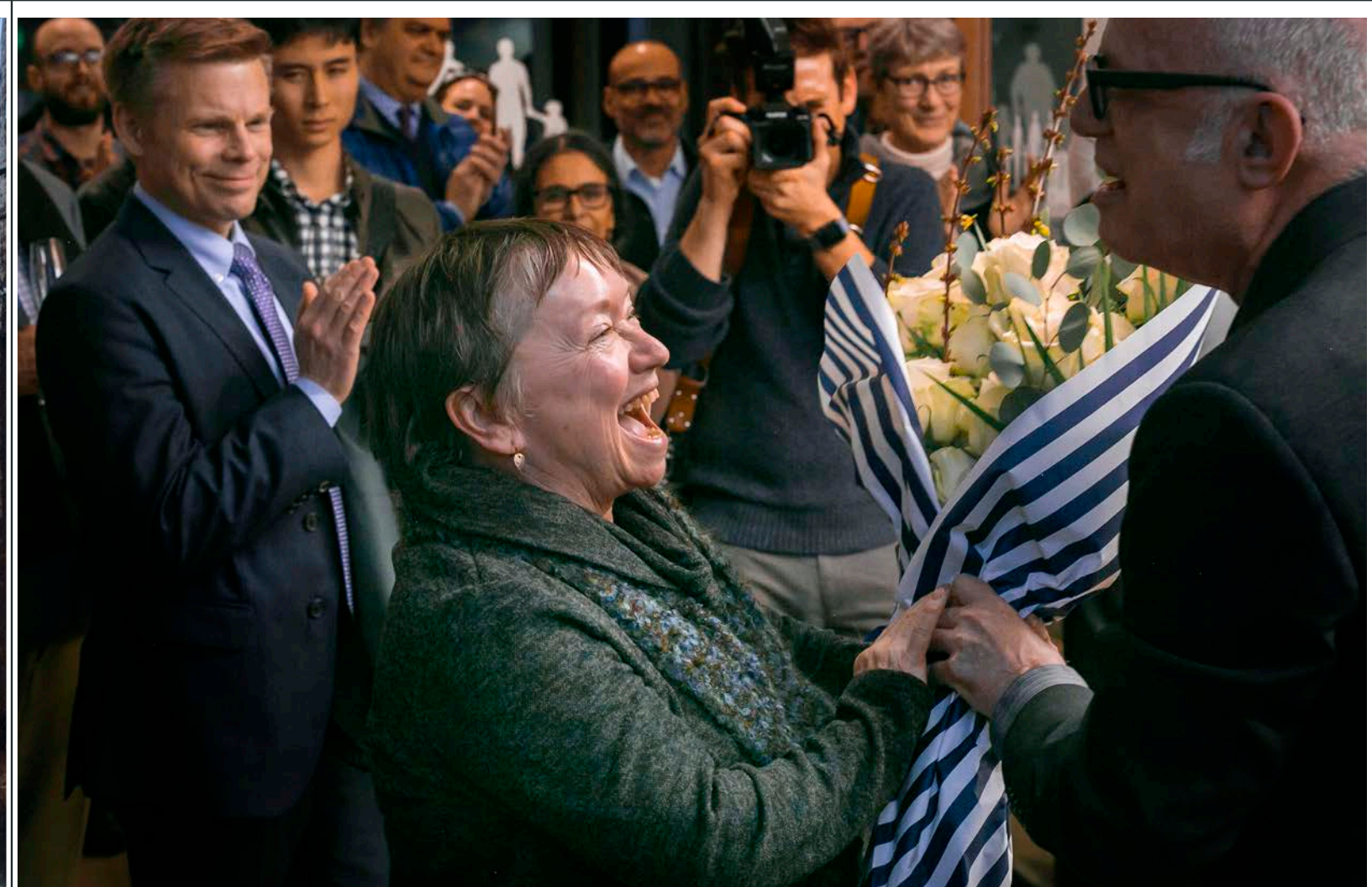
LAUNCHED A NEW WEBSITE

We celebrated Senior
Architect & Special Projects
Lead Dan Baldner's retirement!



Shannon Carrico became a
licensed architect in the
State of Washington!





Dental Care, Health Services, and Case Management for Underserved Communities

COUNTRY DOCTOR COMMUNITY HEALTH CLINIC

“Country Doctor’s mission is to improve the health of its community by providing high quality, caring, culturally appropriate primary health care that addresses the needs of people, regardless of their ability to pay. Country Doctor sees dental care as being an integral part of a patient’s overall health (a healthy mouth = better overall health). Many people living in poverty go years without seeing a dentist, creating issues that can elevate the risk of experiencing other life-threatening health problems.

Since 1971, Country Doctor has provided primary care services in their existing community clinic next door to this

project. With completion of this project, patients can now receive their medical and dental care in the same place. Primary care physicians and the dental team can easily communicate with each other about the overall health of their patients.”

Michael Mackie
Senior Project Manager, Quality Control Lead
Environmental Works

8

EIGHT MARKET RATE APARTMENT UNITS WILL PROVIDE ONGOING MONETARY SUPPORT FOR CLINIC OPERATIONS



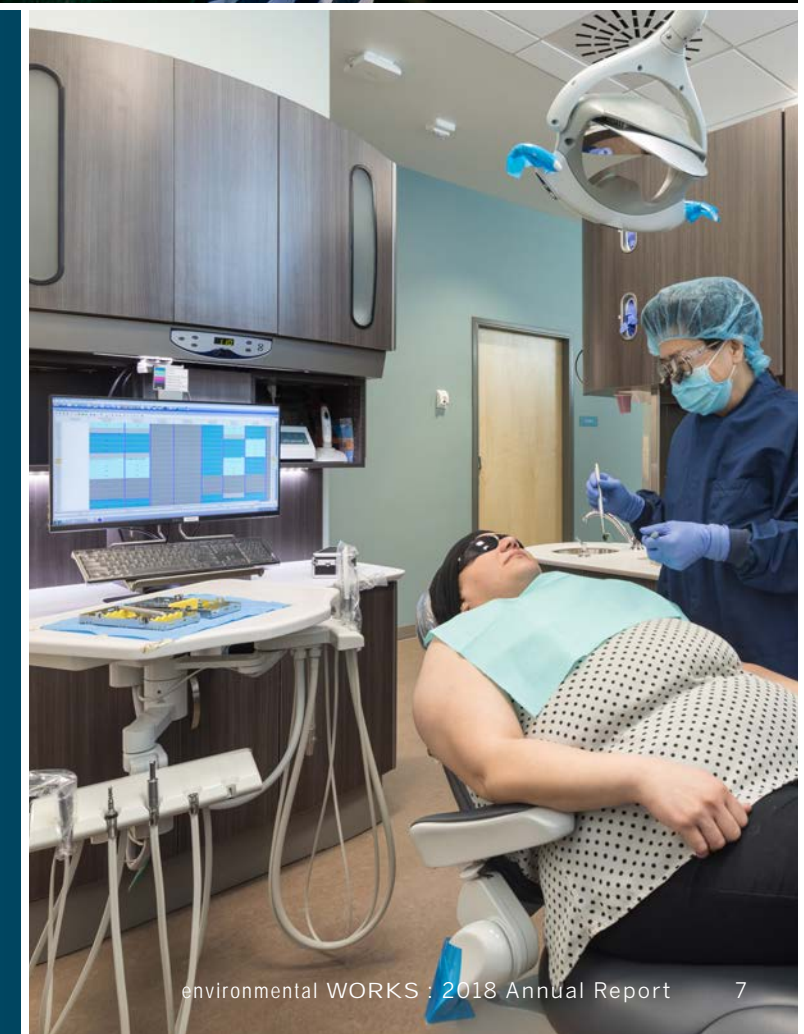
SERVICES INCLUDE X-RAYS, CLEANINGS, SEALANTS, FLUORIDE TREATMENTS, FILLINGS, CROWNS, DENTURES, & EXTRACTIONS

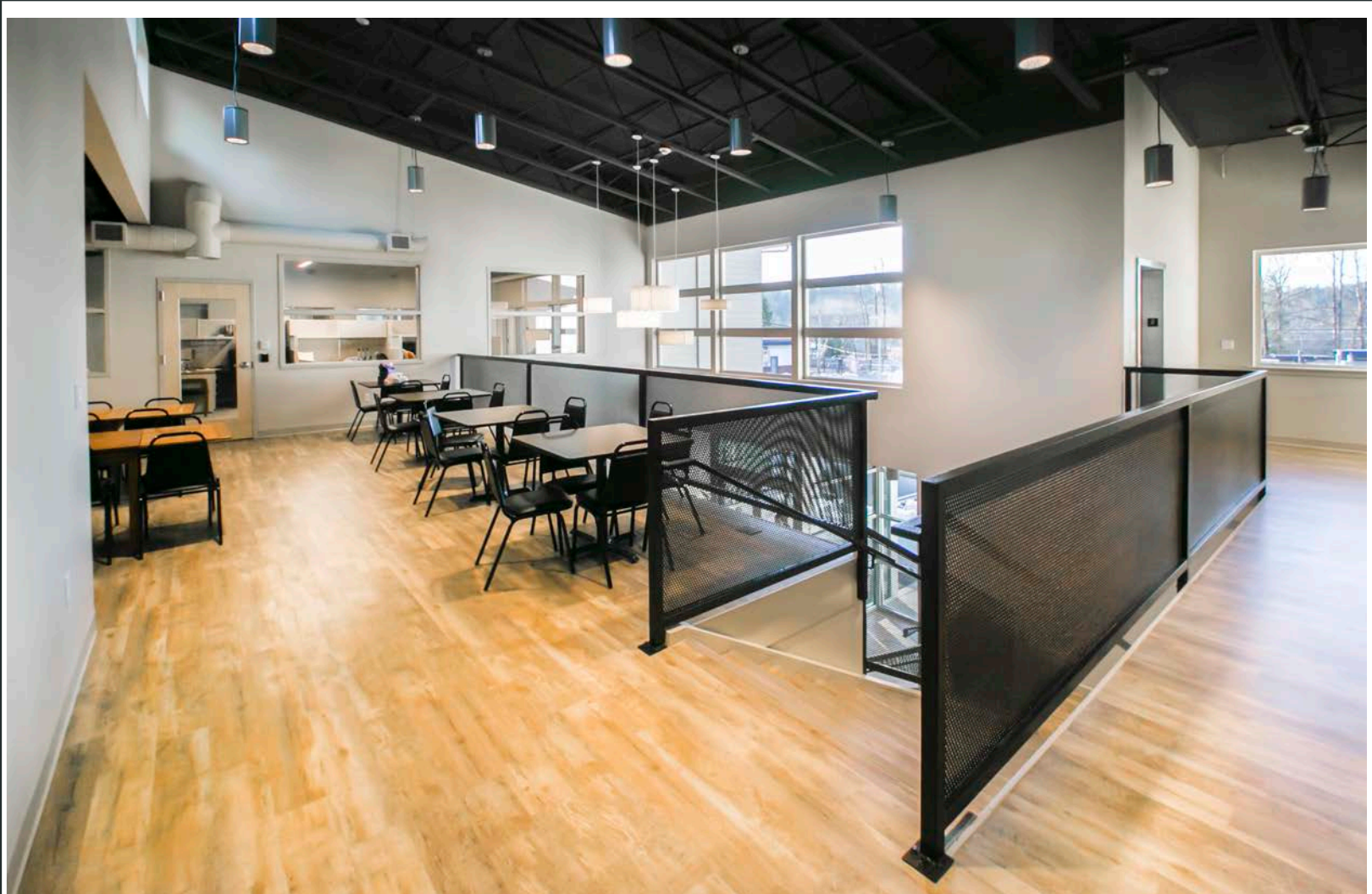


ON-SITE ORAL HEALTH EDUCATION WILL BE PROVIDED FOR PATIENTS

100

UP TO 100 PATIENTS CAN BE SEEN PER DAY IN 8 DENTAL CHAIRS AT THE NEW CLINIC





Providing Help and Hope to Families Facing Homelessness in Maple Valley

VINE MAPLE PLACE'S FAMILY HOPE CENTER

Seeing too many homeless families in the Maple Valley community, Vine Maple Place formed as a nonprofit dedicated to helping homeless families build lives of hope and stability. Environmental Works teamed up with Vine Maple Place to build a new Family Hope Center to provide services to the ever greater numbers of families in need. The Family Hope Center welcomes families into a warm, supportive environment that offers financial literacy training, employment and livable-wage development, child

care and advocacy, life skills development, and housing assistance. The facility design maximizes the use of the site in order to maximize the number of families that can be helped. Exposed structure and building systems minimize operating costs and abundant natural light creates an uplifting environment that speaks to the value of every family. Services included coordinating with the team to maximize donated construction materials and labor.

75%



FAMILY HOPE CENTER PROVIDES SPACES FOR COUNSELING, THERAPY, & FINANCIAL TRAINING TO HELP REDUCE THE COST OF HELPING FAMILIES FACING HOMELESSNESS BY CLOSE TO 75%

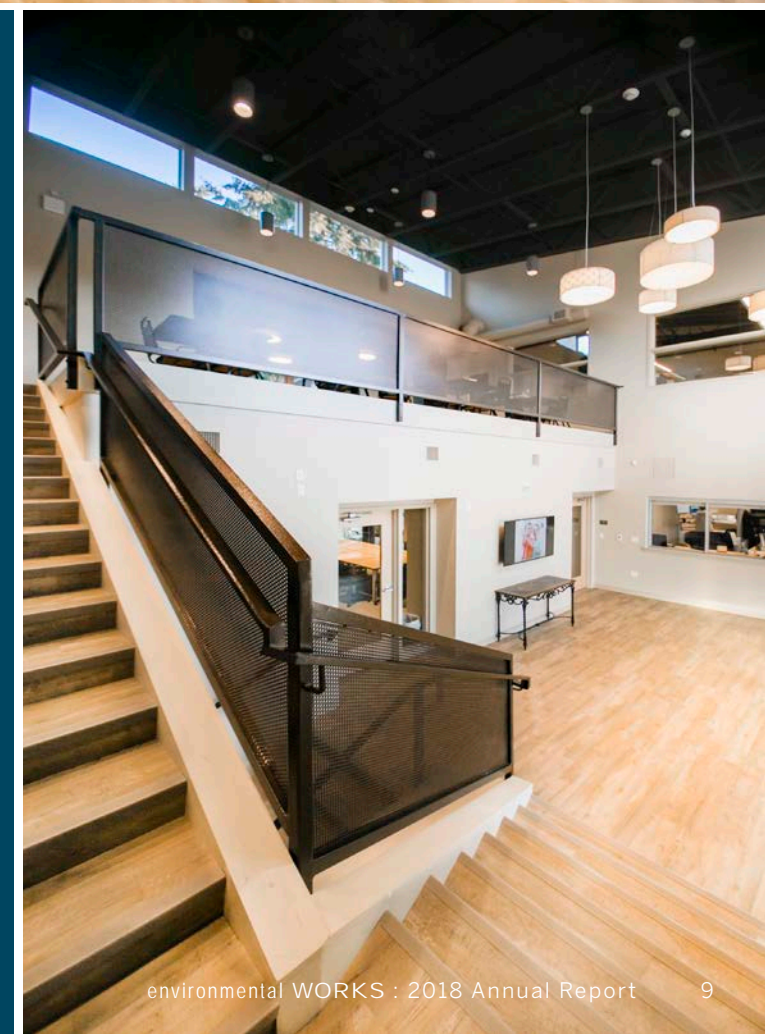
SINGLE PARENTS CAN TAKE CLASSES AT FAMILY HOPE CENTER TO LEARN HOW TO EFFECTIVELY ESTABLISH BANK ACCOUNTS, REDUCE DEBT, BUDGET, & IMPROVE THEIR CREDIT SCORE



450

FAMILY HOPE CENTER ACTS AS A SAFE PLACE & VALUABLE RESOURCE FOR CHILDREN FACING HOMELESSNESS WHO CAN BENEFIT FROM ACADEMIC AND SOCIAL SUPPORT

AS MANY AS 450 SINGLE-PARENT FAMILIES EACH YEAR WILL GAIN INVALUABLE KNOWLEDGE TO BECOME BETTER PROVIDERS AND EMPLOYEES





Supportive Housing in Vancouver, WA, Transforms Lives of 30 Residents

MERIWETHER PLACE

“Meriwether Place provides 30 units of permanent supportive housing for residents who had previously experienced homelessness or were on the verge of becoming homeless. Two on-site social service providers occupy the first-floor office space, and provide services to residents of Meriwether Place as well as to clients from the broader community. While this was not EW’s first permanent supportive housing project, it was the first time EW worked with the Vancouver Housing Authority, and, to my knowledge, our first project in the City of Vancouver.

This posed some challenges in navigating their permitting process, including a unique online submittal system. Working with a local civil engineer (which we always try to do when possible), and the client’s familiarity with the jurisdiction, were helpful in getting us up to speed.”

Aaron Allan
Project Architect
Environmental Works

MERIWETHER PLACE GRAND OPENING CEREMONY, AUGUST 2018



35%

RESIDENTS EARNING AT OR BELOW 30% THE AREA MEDIUM INCOME PAY 35% OF THEIR HOUSEHOLD INCOMES TO LIVE AT MERIWETHER PLACE



RESIDENTS LIVING AT MERIWETHER PLACE WILL RECEIVE ON-SITE MENTAL HEALTH SERVICES AND TREATMENT FOR SUBSTANCE ABUSE



A TIGHT BUILDING ENVELOPE WILL KEEP UTILITY COSTS LOW, AND ALL STORM WATER IS DETAINED AND TREATED ON SITE

30

MERIWETHER PLACE CAN HOUSE 30 RESIDENTS AND/OR COUPLES COMING OUT OF HOMELESSNESS IN VANCOUVER, WASHINGTON



Affordable Workforce & Supportive Housing in Seattle's Central District

PATRICIA K APARTMENTS & JUDKINS JUNCTION

The Patricia K Apartments will add 52 affordable housing units to Seattle's Central District for individuals with chronic mental illness who are exiting homelessness. Patricia K will also include intensive on-site support services, and a day center serving non-residential Community House clients with a meals program, case management, and mental health and medical services. The second floor will house the administrative offices for Community House Mental Health Agency. Patricia K will be adjacent to Judkins Junction, a 74-unit building providing affordable workforce housing. Both buildings are anticipated to be completed in 2019.

Judkins Junction is at the intersection of 23rd and Jackson in Seattle's Central District, which features bicycle lanes, a very active pedestrian presence, easy transit access, and vehicular connections to surrounding neighborhoods. Judkins Junction will support all of those forms of access and use through providing transparency, encouraging pedestrian activity at street level, and offering car and bicycle parking that exceed code requirements and current facilities. The building will include ground-floor retail to preserve a current site use, and 74 units of affordable workforce housing.

74

JUDKINS JUNCTION WILL FEATURE STUDIO, 1 AND 2 BEDROOM UNITS FOR 74 LOW-WAGE WORKERS AND FAMILIES



THE SECOND FLOOR WILL HOUSE ADMINISTRATIVE OFFICES FOR COMMUNITY HOUSE MENTAL HEALTH AGENCY



THE GROUND FLOOR OF JUDKINS JUNCTION WILL FEATURE 4,800 SQUARE FEET OF AFFORDABLE RETAIL SPACE

52

PATRICIA K APARTMENTS WILL PROVIDE HOUSING, MENTAL HEALTH SERVICES, AN ON-SITE MEAL PROGRAM, & DAY CENTER FOR 52 PEOPLE





GROUNDBREAKING CEREMONY FOR THE NEW EDMONDS WATERFRONT CENTER (OLD SENIOR CENTER UNDER DEMOLITION IN BACKGROUND)



A RESTORED WATERFRONT WILL PROVIDE THE FINAL LINK IN A PEDESTRIAN ESPLANADE CONNECTING A SERIES OF PARKS ALONG EDMOND'S COASTLINE

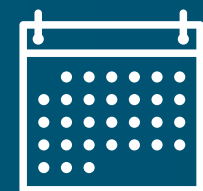
Bringing Generations Together with a State-of-the-Art Community Facility on Edmonds' Scenic Waterfront

EDMONDS WATERFRONT CENTER

"Working with the Environmental Works team has been a true pleasure. Rather than a traditional owner/architect relationship, it has felt more like a partnership at every turn. Sally and her crew gracefully managed our everchanging timeline and large number of stakeholders who wanted to be included in the process. Their team expertly guided us through the various design phases to determine the right design to accommodate an expanded, innovative program to include people of all ages — a program that does not yet

exist. And they helped us understand the decisions and tradeoffs necessary to stay within our budget. All of this was done with professionalism, positive spirit, and good humor — five stars!"

Daniel Johnson
Campaign Director & Project Manager
Edmonds Senior Center



DURING WEEKDAYS, THE EDMONDS SENIOR CENTER WILL PROVIDE DYNAMIC AND ENGAGING PROGRAMS, SERVICES, & ACTIVITIES FOR SENIORS



THIS NEW PORTION OF EDMONDS' MARINE WALKWAY WILL RESTORE THE EXISTING BEACH & WILL COMPLETE A VIBRANT PUBLIC WATERFRONT THAT LINKS PARKS BY A PEDESTRIAN ESPLANADE



THE SITE OF THE NEW WATERFRONT CENTER WILL PRESERVE THIS VALUABLE COASTLINE FOR PUBLIC USE



AMENITIES WILL INCLUDE A THRIFT STORE ON THE GROUND FLOOR, RENTAL FACILITIES, AND AN ESPRESSO BAR!

EDMONDS WATERFRONT CENTER INTEGRATED DESIGN WORKSHOP





AERIAL VIEW OF 15TH AVENUE EAST SHOWS UPCOMING DEVELOPMENT

EW'S SHANNON CARRICO FACILITATES THE MEETING, APRIL 2018

Work, Live, & Play: Giving 15th Avenue East a Positive Voice in the Face of Change

A COLLABORATIVE EFFORT WITH BOARD & VELLUM IN SEATTLE, WA

Capitol Hill's 15th Avenue East has been home to a neighborhood-scale commercial district for nearly a century. The district's current mix of shops mirrors early small businesses such as grocers and book stores, maintaining the local character of the corridor. Recently proposed development has challenged the community's long established identity, and residents lacked a means to contribute to the plans shaping the future of their neighborhood. Spurred by the need for a unified voice, Environmental Works and Board & Vellum, an architecture firm on 15th Avenue East, engaged the neighborhood in a conversation about their hopes and dreams for 15th

Avenue East, culminating in a community event attended by 85 people. We asked the community, **"What are your best ideas for the future of 15th Avenue East?"** and together with attendees, we identified challenges, opportunities and goals to establish a community vision. The workshop findings were documented in three reports with the goal of facilitating feedback between community members, developers, and the City. Our pro bono effort has unified the voices of 15th Avenue East and provided tools the community continues to build upon. Parts 1, 2, and 3 are available for download on our website, eworks.org/community-workshop-on-15th



Financials

STATEMENT OF FINANCIAL POSITION: 2018

Current Assets	\$996,652
Fixed Assets	\$1,396,692
Other Assets	\$89,256
Total Assets	\$2,482,600
Current Liabilities	\$255,111
Long Term Liabilities	\$783,834
Total Liabilities	\$1,038,945
Net Assets Without Donor Restrictions	\$1,428,520
Net Assets With Donor Restrictions	\$15,135
Total Net Assets	\$1,443,655
Total Liabilities & Net Assets	\$2,482,600

DONATIONS & SPONSORSHIP RECEIVED

Donations:	
Give Big 2018: Purpose: Post Occupancy Research Study	\$4,007.45
Sponsorship:	
Buchanan General Contracting: Post Occupancy Research Study	\$1,500
Hunt Engineering Services: Post Occupancy Research Study	\$5,000
Total Donations & Sponsorship	\$10,507.45

OUR OFFICE GETS A FACELIFT! SUMMER 2018



EW CELEBRATES INTERNATIONAL CLASH DAY!



AARON ALLAN & BILL SINGER AT IMAGINE AFRICATOWN, JULY 2018





Towards the Next 50 Years

TO BETTER SERVE OUR CLIENTS...

At the start of 2019, Environmental Works announced that Barker Landscape Architects (BLA) would join the EW team. BLA has partnered with EW on dozens of projects over the past 20 years, and shares in the commitment to community engagement and responsive, inclusive design. Some of our current collaborations include the Edmonds Waterfront Center and Waterfront Redevelopment, East Whatcom Regional Resource Center Building #2, Mercer Slough Blueberry Farm Retail Building and Heritage Trail Extension, Everett Safe Streets Supportive Housing, and a new affordable family housing development in Omak.

Founder John Barker launched BLA in 1990, after several years as a park planner with the City of Bellevue. His career in the public sector strengthened his commitment to open space projects, expansive accessibility, and the meaningful involvement of end users in the design process. These principles have guided BLA in the design and creation of dozens of beautiful outdoor spaces, from community gardens, to waterfront parks, to playgrounds,

to environmental education areas, to trail systems. A sampling of their projects includes the Carkeek Park Playground in Seattle (featuring an iconic salmon slide), Mukilteo Lighthouse Park, Kirkland's Heritage Park, Sail River Heights in Neah Bay, multiple parks along the Edmonds Waterfront, Seattle's Bradner Gardens, and Bellevue's Mercer Slough Nature Park.

As John reflected on the next chapter for his practice, he realized that longtime partner Environmental Works would be an ideal home for his colleagues and projects. Recognizing the value that enhanced in-house services would provide our clients and the collaborative community spirit that BLA brings to the design process, EW enthusiastically agreed. It is a pleasure to closely collaborate with this creative, responsive, and thoughtful crew in fully integrating gardens, outdoor gathering spaces, and all the site features that contribute to the beauty, functionality, and sustainability of our nonprofit clients' projects.



MATTAWA SLOPE FARMWORKER HOUSING



WOODARD BAY NATURAL CONSERVATION AREA



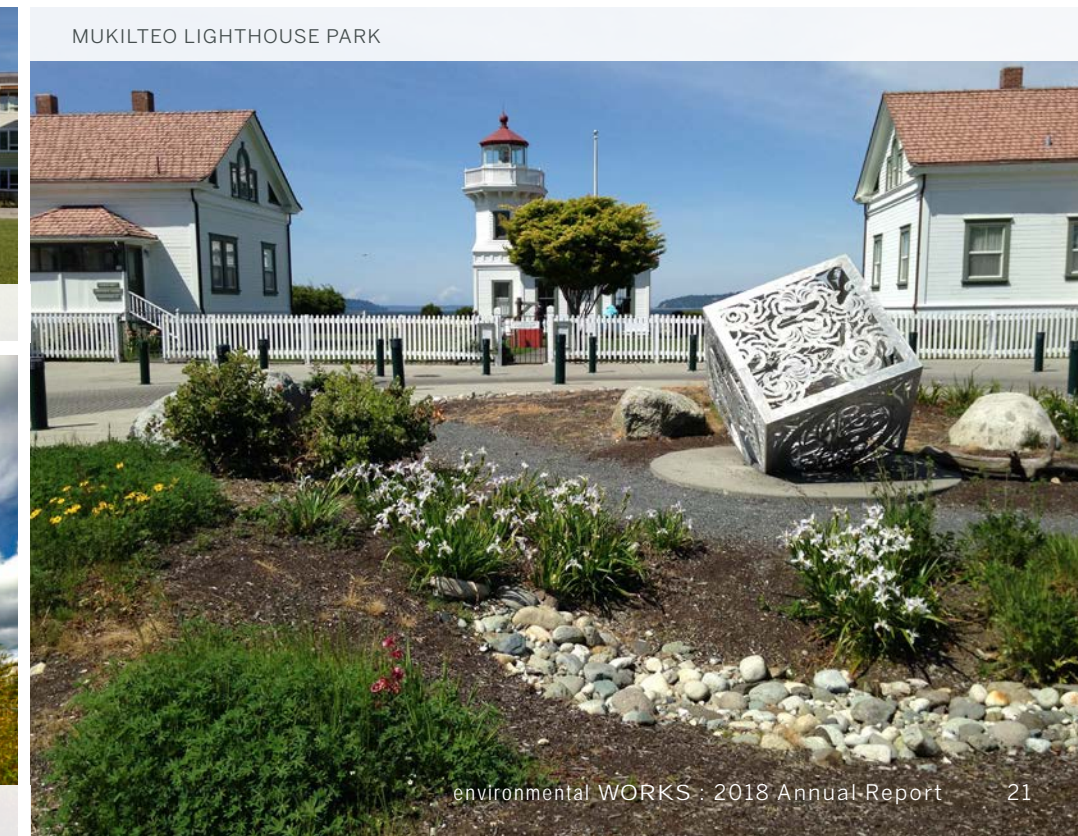
CARKEEK PARK SALMON SLIDE



SAIL RIVER HEIGHTS LONGHOUSE APARTMENTS



THE PEARL ON OYSTER BAY



MUKILTEO LIGHTHOUSE PARK



SENIOR CITY & KWA OFFICES



LEFT TO RIGHT: MIKE MACKIE, RALEIGH WATTS, AND BILL SINGER AT COUNTRY DOCTOR'S COMMUNITY DENTAL CLINIC GRAND OPENING



EW AT HOUSING WASHINGTON, OCTOBER 2018 (PHOTO CREDIT ALEC MILLER)

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. Thank you for supporting inclusive design for Washington nonprofits!

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



SHOWCASING ON-THE-BOARDS WORK AT UW'S HEADLINES, APRIL 2018



EW STAFF VOLUNTEER AT THE CAROLINE W. APARTMENTS TO SERVE A HOLIDAY MEAL TO RESIDENTS

STAFF

Roger Tucker
Executive Director

Bill Singer
Director of Architecture,
Housing Lead

Sally Knodell
Director of Architecture,
Community Facilities Lead

Nicolas Morin
Director of Landscape Architecture

Aaron Allan
Facilities Lead

Christina Congdon
Operations Manager

Eileen Krotki
Controller

Freya Johnson
Technology Lead

Lynda Jacobs
Human Resources

Robert Drucker
Quality Control & Standards

Shannon Carrico
Community Relations Lead

Alise Kuwahara Day

Brian Johnson

Chrissie Seille

Derek Hevel

Eileen Krotki

Gretchen Claire

Jim Shanahan

Julie Wilchins

Lori Payne

Mariana Gutheim

Markus Barrera-Kolb

Melissa Schoch

Peter Cromwell

Ryan Nungester

Scott William Ware Stark

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ENVIRONMENTAL WORKS

Community Design Center

2018 Annual Report

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