



EDMONDS WATERFRONT CENTER GOES FOR LEED GOLD, OCT. 2019



COMPASS HEALTH TOPPING OFF CEREMONY, SEPT. 2020

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

**PEOPLE AND PLACES  
MATTER**



ART INSTALLATIONS BY SEATTLE ARTIST KEMBA OPIO AT JACKSON HEIGHTS



BOARD & STAFF VOLUNTEERS @ UNIVERSITY FOOD BANK



EW STAFF VISITS PATRICIA K APARTMENTS & JUDKINS JUNCTION



STAFF VISIT NEWLY COMPLETED KIRKLAND SHELTER FOR WOMEN & FAMILIES



ELDRIDGE AWARDED SEATTLE OFFICE OF HOUSING FUNDING

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Last year seems more than long ago and far away. From the vantage point of 2020, it is no exaggeration to say that the world was a different place in 2019! I now appreciate all the more our solid foundation, and the progress we have made since our 1970 founding.

In brief, in 2019:

We were happy to add landscape architecture to our services to support one of our organizational goals “to preserve and protect the natural environment for the benefit of the public and to further the conservation, preservation, enhancement and restoration of parks, parks’ facilities, recreation areas, and open spaces in communities.” Nic Morin, Peter Cromwell, and Derek Hevel add a holistic approach to the design services we provide to nonprofit organizations statewide, and it is a pleasure to work with them.

We continued to assist nonprofit organizations that provide affordable housing and community facilities, working on projects ranging from our largest mixed-use buildings to date (for Community House Mental Health agency) to a community center for Everett’s Casino Road neighborhood that was shaped by a powerful neighborhood engagement process.

We developed funding to add a third supportive housing project to our post-occupancy research study, which is examining which elements make this housing type succeed. We look forward to publishing the results soon.

Our staff continues to be involved in the community through their engagement in activities such as the UW’s Professional Advisory Council, Seattle’s Landmarks Preservation Board, HDC Leadership Development Survey Course, and the Housing Consortium of Everett and Snohomish County. Our internal Social Justice Committee works with staff and board to ensure continuing improvement in the way we build equity internally and with the organizations and communities we serve.

We continued to add talented and committed staff to serve our mission, and carved out additional space in our building to make room for those staff and office-wide meetings. Serendipitously, before the pandemic hit, we had already begun setting up our work environment to allow people to work from home.

Please read on to learn more about the services we provided and the organizations we worked with in 2019.

Lastly – as many of you know – after 10 years as Executive Director, I will be handing over the reins and this annual report to our next Executive Director, Jess Zimbabwe! Jess’s background in design, planning, community engagement, and nonprofit management makes her well suited to lead Environmental Works into the next decade. I will continue working with EW as a Senior Architect in 2021. I would like to thank the Board of Directors for their years of active support and guidance. And I thank you all for the wonderful relationships we have formed, and for your support for the Environmental Works staff and mission.

Warmly,

Roger Tucker  
Executive Director  
Environmental Works

# A SNAPSHOT OF 2019:

WELCOMED TO THE TEAM:

6

STAFF MEMBERS



Derek Hevel



Lynda Jacobs



Mariana Gutheim



Nicolas Morin



Peter Cromwell



Brian Johnson

2019 CLIENTS SERVED

69

NON PROFITS



NEW LANDSCAPE STUDIO

2019 CLIENTS SERVED

5

PRIVATE OWNERS

RECEIVED JUST CERTIFICATION FROM THE LIVING FUTURE INSTITUTE



2019 CLIENTS SERVED

6

GOVERNMENT AGENCIES

Melissa Schoch became a licensed architect in the State of Washington!



KIRKLAND SHELTER GROUNDBREAKING



EW STAFF CELEBRATES INTERNATIONAL CLASH DAY!



EW PRESENTS TO HIGH SCHOOL STUDENTS AT WA-BLOC (BUILDING LEADERS OF CHANGE)



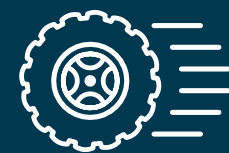
COMMUNITY MEMBERS CONTRIBUTE DESIGN IDEAS AT EARLY VISIONING MEETINGS FOR THIS NEW LGBTQ+ SENIOR HOUSING PROJECT

## LGBTQ+ Affirming Affordable Senior Housing in the heart of Seattle's Capitol Hill

### ELDRIDGE SENIOR HOUSING, SEATTLE, WASHINGTON

LGBTQIA+ seniors face unique needs, including lower earnings than their straight peers and health issues that may not have been addressed due to the historic lack of culturally responsive care. In response, Community Roots Housing is partnering with social service agency GenPRIDE and other groups serving LGBTQIA+ seniors to develop an eight-story mixed-use building on Broadway between Pike and Pine. The building will honor its residents' identities by integrating several design elements that break with convention and celebrate differences, such as randomly arranged windows and different-colored window trims that evoke the Pride flag.

The ground floor will house an LGBTQIA+ senior health services and community center to be operated by GenPRIDE, a living room for residents, and commercial retail space in one of the landmarked one-story stucco buildings being preserved in the development (formerly the Eldridge Tire Company). The seven floors above will hold 118 housing units for people ages 55+ who are earning 30-60% of area median income. Construction is expected to begin in 2021, and to be completed in 2022.



THE FACADE OF THE 1925  
AUTO-ROW ELDRIDGE  
TIRE COMPANY WILL BE  
PRESERVED IN THE NEW  
CONSTRUCTION

**\$8.6m**

THE OFFICE OF HOUSING  
AWARDED \$8.6 MILLION  
TO SUPPORT SEATTLE'S  
FIRST LGBTQ+ AFFIRMING  
SENIOR HOUSING

**118**

THE PROJECT WILL PROVIDE  
118 UNITS OF STUDIO AND  
1-BEDROOM UNITS TO LOW  
INCOME LGBTQ+ SENIORS



NONPROFIT AGENCY GENPRIDE  
WILL OFFER GROUND-FLOOR  
SERVICES CENTERED AROUND  
HEALTH FOR LGBTQ+ SENIORS





## Housing First in Everett

### COMPASS HEALTH'S PERMANENT SUPPORTIVE HOUSING

While Compass Health was founded in 1997, its predecessors have served area communities since 1902. It provides a full continuum of care to people with behavioral health needs, including housing and substance use treatment as well as counseling, medication management, and crisis services.

Compass Health is a key partner in the City of Everett's comprehensive Safe Streets Plan to move people out of homelessness, provide supportive services to people with mental illness or substance use issues, and reduce street crime. Phase I of Compass Health's 3-phase Broadway Campus Redevelopment addresses the top priority in the Housing First model: construction of 82 units of permanent supportive housing so that people are safely housed and provided services to address other critical health and economic concerns.

To maximize the building's therapeutic benefits, the floor plan provides views into the landscape from all community common spaces; a variety of areas for private, semi-private, and public interactions; windows positioned to heighten connection to nature; an outdoor patio off the dining area; and a special outdoor space for pets.

Partners on the project included Lotus Development Partners, BNBuilders, and our valued consultants: Swenson Say Faget, Sider & Byers, Thomas Rengstorf & Associates, and Harmsen and Associates. The team broke ground in February of 2020, and construction will be completed by April of 2021.



A PORTION OF UNITS WILL BE SET ASIDE FOR MILITARY VETERANS & INDIVIDUALS TRANSITIONING FROM WESTERN STATE HOSPITAL.



THE NEW PROJECT WILL DOUBLE COMPASS HEALTH'S HOUSING CAPACITY IN SNOHOMISH COUNTY.

# 82

THE PROJECT WILL PROVIDE 82 HOUSING UNITS TO LOW-INCOME INDIVIDUALS WITH CHRONIC BEHAVIORAL HEALTH CHALLENGES



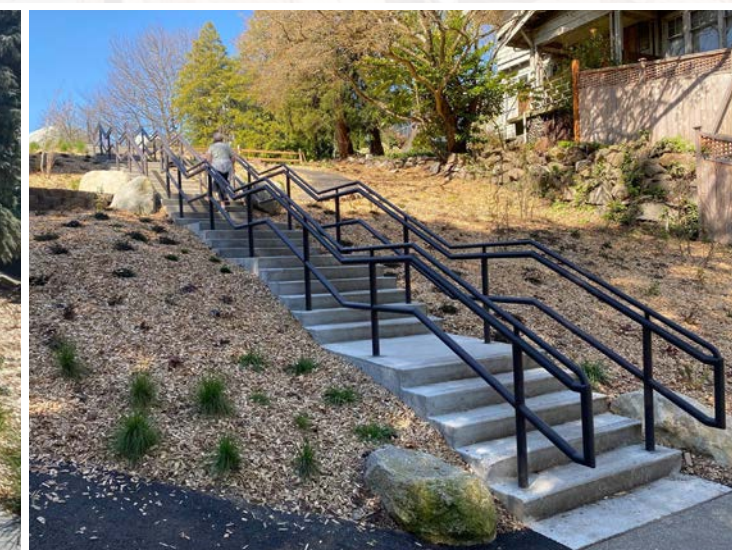
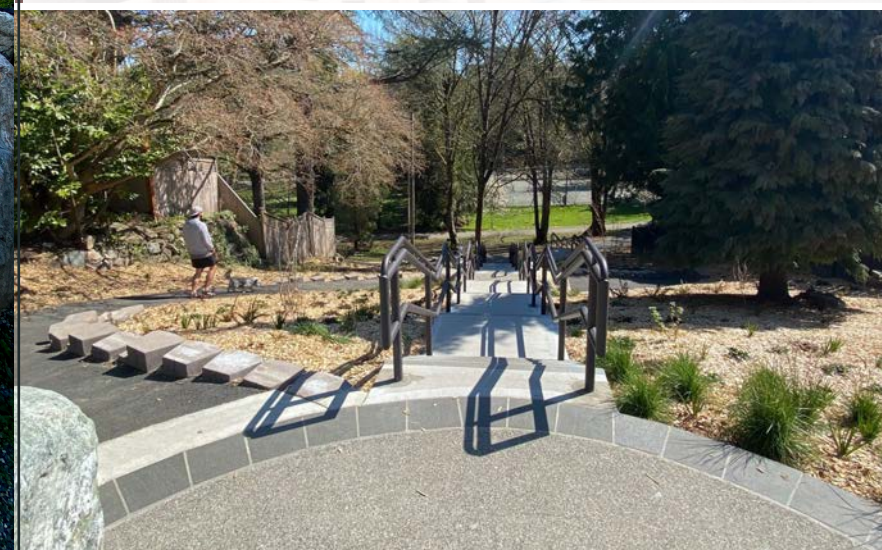
COMMUNITY-BASED CARE DIVERTS PATIENTS FROM INPATIENT SETTINGS & EASES THE BURDEN ON HOSPITALS, LAW ENFORCEMENT, AND HOMELESS SERVICES.



GOVERNOR JAY INSLEE AWARDS COMPASS HEALTH CEO TOM SEBASTIAN "WASHINGTONIAN OF THE DAY" AT THE COMPASS HEALTH GROUNDBREAKING CEREMONY



VOLUNTEERS, INCLUDING SOME EW STAFF, PITCHED IN TO RESTORE THE ENTIRE HILLSIDE FOR SAFE ACCESS TO HISTORIC MT. BAKER PARK



## Natural Outdoor Play Features Help Children Learn and Discover Nature

### REFUGEE WOMEN'S ALLIANCE (REWA), SEATTLE, WASHINGTON

Refugee Women's Alliance (ReWA) is an award-winning, nationally recognized nonprofit that provides holistic services to help refugee and immigrant women and families thrive. CAST Architecture approached Barker Landscape Architects (now with Environmental Works) to design three outdoor learning and play spaces for new early learning classrooms at their expanded headquarters in the Rainier Valley neighborhood of Seattle. The design creatively

optimizes every square inch of exterior space, incorporating new and repurposed natural materials, rain gardens, all-weather play surfacing, a tricycle track, and a pervious entry plaza. These natural outdoor play elements help children learn and discover nature. An improved accessible route to the building meanders through the entry plaza. A reconfigured portion of the parking lot will feature an improved pick-up/drop-off area.

## Green Transformation from Community Volunteer Effort

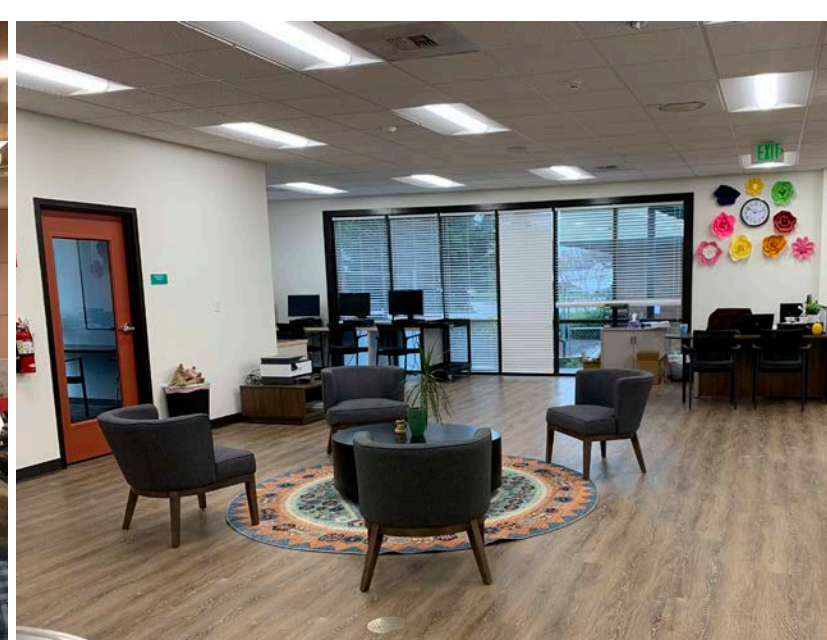
### MT. BAKER SAFE ACCESS, SEATTLE, WASHINGTON

A group of neighbors came together to transform a dilapidated gravel trail into a safe entrance to Seattle's historic Mt. Baker Park. The development of a new staircase and switchback trail was made possible through a community-led effort, coordination with primary land owner Seattle DOT, the Friends of Olmstead, and the Seattle Parks Department. Two Department of Neighborhoods grants, capital improvement/maintenance funds from SDOT, and

community matching funds covered costs. Dozens of enthusiastic volunteers, including some Environmental Works staff, pitched in to restore the entire hillside with native plants. Community and fiscal sponsorship was provided by the Seattle Parks Foundation. This project was designed by Barker Landscape Architects (now with Environmental Works)



COMMUNITY MEMBERS CONTRIBUTE DESIGN IDEAS FOR THE VILLAGE ON CASINO ROAD



## Creating “A Safe, Connected Community Where Everyone Thrives and Reaches Their Full Potential”

### THE VILLAGE ON CASINO ROAD, EVERETT, WASHINGTON

The Casino Road neighborhood of South Everett is extremely diverse, as well as the highest poverty community in Snohomish County. To increase Casino Road’s families’ access to educational, economic, and social opportunities, numerous private and public Casino Road stakeholders joined together to form Connect Casino Road (CCR).

EW collaborated with CCR on its Village on Casino Road community hub project. The Village is a renovation of an existing 4,600 square foot building and exterior courtyard, with the goal of creating a dynamic space where families can

socialize and access education, employment, economic, and cultural resources and programs.

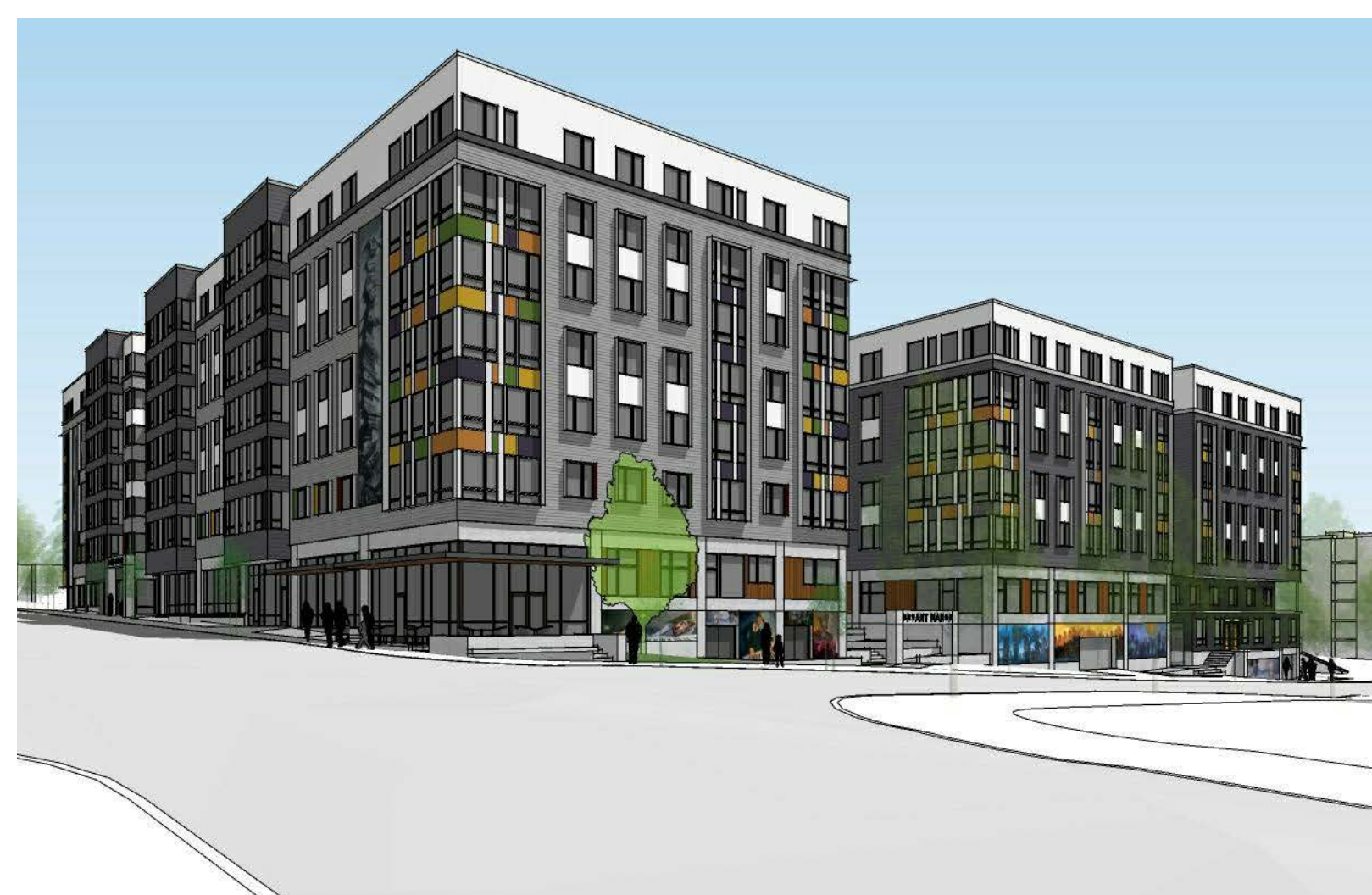
EW participated in a collaborative design workshop that, within a single day, integrated community input gathered at previous Pomegranate community engagement sessions to develop both a project direction and a schematic design. EW also provided architectural design and permitting services. Convene, together with Fivedot, developed the courtyard design and permitting documents.

## Culturally Responsive Services for Immigrant and Refugee Families

### VOICES OF TOMORROW CHILD CARE CENTER, BURIEN, WASHINGTON

EW staff first learned about the Voices of Tomorrow team from an inspiring 2016 Seattle Times profile. This group of young Somali women had been working tirelessly to bridge the gap between East African home child care providers and the Department of Early Learning (now the Department of Children, Youth & Families), so scores of child care programs could comply with stricter child care regulations and stay open. Voices of Tomorrow pioneered a community-driven nonprofit model that translated state training materials and concepts, while also educating the state on Somali culture and how to effectively collaborate with Somali providers.

We partnered with Voices of Tomorrow to design two preschool classrooms with support spaces and enhanced accessibility in an existing building, and are currently providing design assistance to transform an asphalt parking lot into a dedicated outdoor play area. Patterns from traditional Somali textiles and art will adorn a trike track and hopscotch area. A sheltered sandbox, a culturally relevant dramatic play structure, drums for music activities, and natural play elements will round out the learning-through-play enhancements so high-quality early learning happens both indoors and out.



COMMUNITY MEMBERS SHARE IDEAS FOR WHAT THEY WANT TO SEE AT THE REDEVELOPMENT OF BRYANT MANOR

## Expanding Affordable Housing Options for Families in the Heart of Seattle's Central District

### BRYANT MANOR HOUSING REDEVELOPMENT, SEATTLE, WASHINGTON

Environmental Works has partnered with First A.M.E. Housing Association for the redevelopment of Bryant Manor, which will replace the underutilized existing 6-building, 58-unit complex with two new buildings totaling 246 units. In an effort to minimize displacement of the current residents, the project is being phased, allowing 30 families to remain on site during construction of the Phase I Building. Unit sizes range from 1-bedrooms to larger family-sized 2, 3, and 4-bedrooms reflecting the owner's goal of serving families in the black community who have been displaced and/or relocated due to gentrification and rising housing costs in the Central District over the past

several decades. An early community visioning meeting was held to gather ideas from potential residents and community members, as well as multiple presentations to the Central Area Land Use Review Committee (LURC) to contribute design ideas for this new family housing project. Program outcomes from the community engagement include ground floor retail and common spaces along the E Yesler Way street frontage, internal courtyards with children's play areas, and connections to adjacent Pratt Park, and future affordable childcare is also planned for the site.

# 246

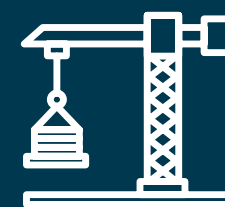


FAME WILL EXPAND CAPACITY BY MORE THAN 4X TO SERVE FAMILIES AND SENIORS AT BRYANT MANOR, INCREASING THE NUMBER OF UNITS FROM THE CURRENT 58 TO 246

BRYANT MANOR'S 3- AND 4-BEDROOM UNITS WILL ADDRESS THE NEED FOR SAFE, AFFORDABLE FAMILY HOUSING IN THE CENTRAL DISTRICT



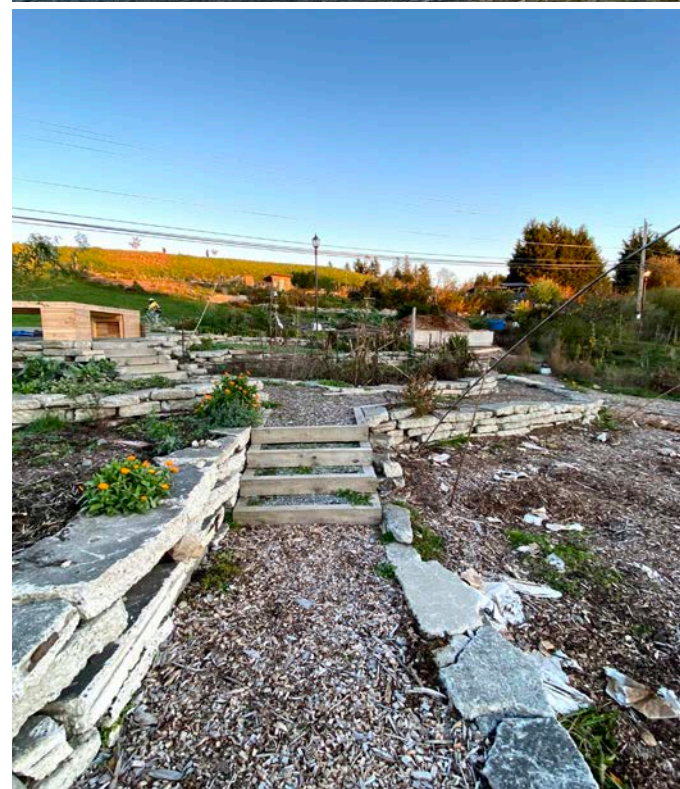
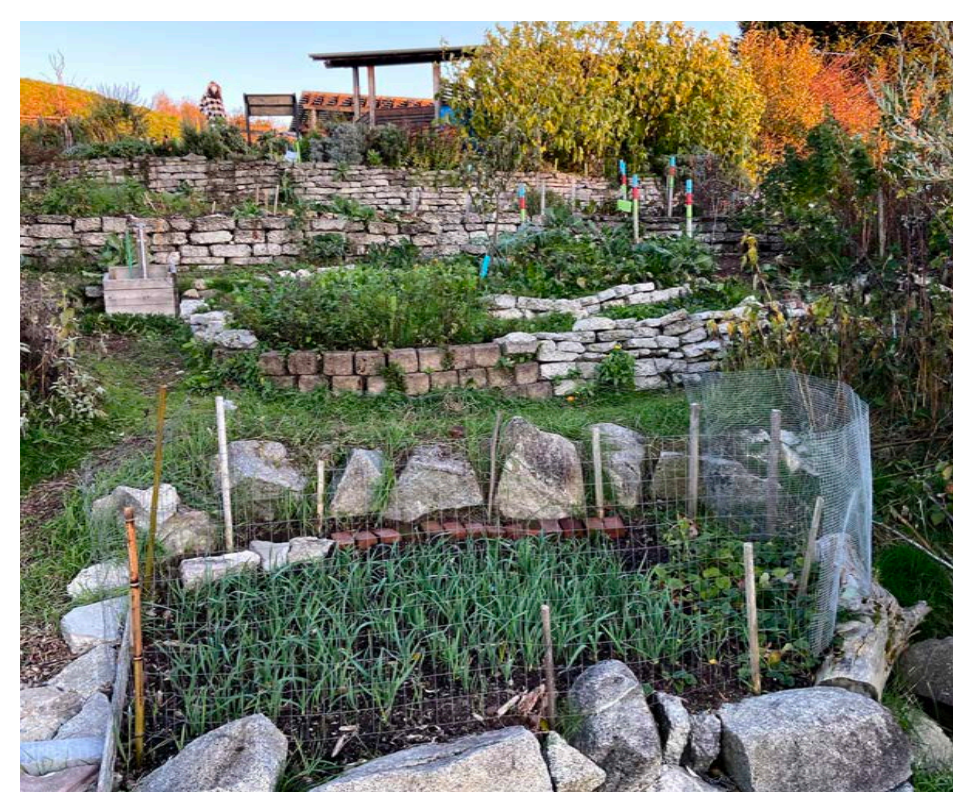
THE PROPOSED PLAN WILL INCLUDE GROUND-FLOOR RETAIL AND AN ON-SITE AFFORDABLE CHILD CARE CENTER



THIS 246-UNIT DEVELOPMENT WILL OCCUR IN TWO PHASES TO AVOID DISPLACEMENT OF CURRENT RESIDENTS







## Urban Farming & Gleaning Builds Community Sustainability

### BEACON FOOD FOREST, SEATTLE, WA

Launched in 2009, the Beacon Food Forest has re-imagined Seattle Public Utilities land on the west-facing slope of Beacon Hill's Jefferson Park as a community-powered space fostering a permaculture approach to urban farming and land stewardship. One of the largest public spaces that encourages gleaning of edible plants and fruits, the Food Forest aims to bring the community together around sharing food and carbon-neutral agriculture. The first phase of 1.75 acres has been built and continues to be maintained through the donation of thousands of volunteer hours. Barker Landscape Architects (now with Environmental Works) assisted in the design of Phase II of the 5-acre site, which doubles the size of the garden; adds additional P-Patch plots, food forest permaculture areas, a new storage shed, and irrigation; and improves accessibility. Much of the heavy lifting for the Phase II build was accomplished by the Conservation Corps, supplemented with multiple weekend work parties.



## Expanding Services to a Larger Community in East Whatcom County

### EAST WHATCOM COUNTY REGIONAL RESOURCE CENTER BUILDING 2 IN MAPLE FALLS

Vast stretches of eastern Whatcom County are classified as a food desert by the USDA: a substantial share of residents are low-income, and lack easy access to a supermarket. This lack of access to healthy food was making many in the community sick. As one example, a fire chief reported responding to an emergency call for a man who had gone into diabetic shock: he had been unable to eat for days because of lack of money and inability to access emergency food providers.

A broad cross-section of residents, farmers, nonprofits, and government agencies came together to figure out how to ensure their neighbors could access healthy food. They held a series of community listening sessions that led to the 2014 Foothills Food Summit. The summit gave rise to a plan to create a new food bank to serve East Whatcom County, which evolved into the East Whatcom Regional Resource Center Building 2. Nonprofit Community Action Center Opportunity Council held a community design workshop

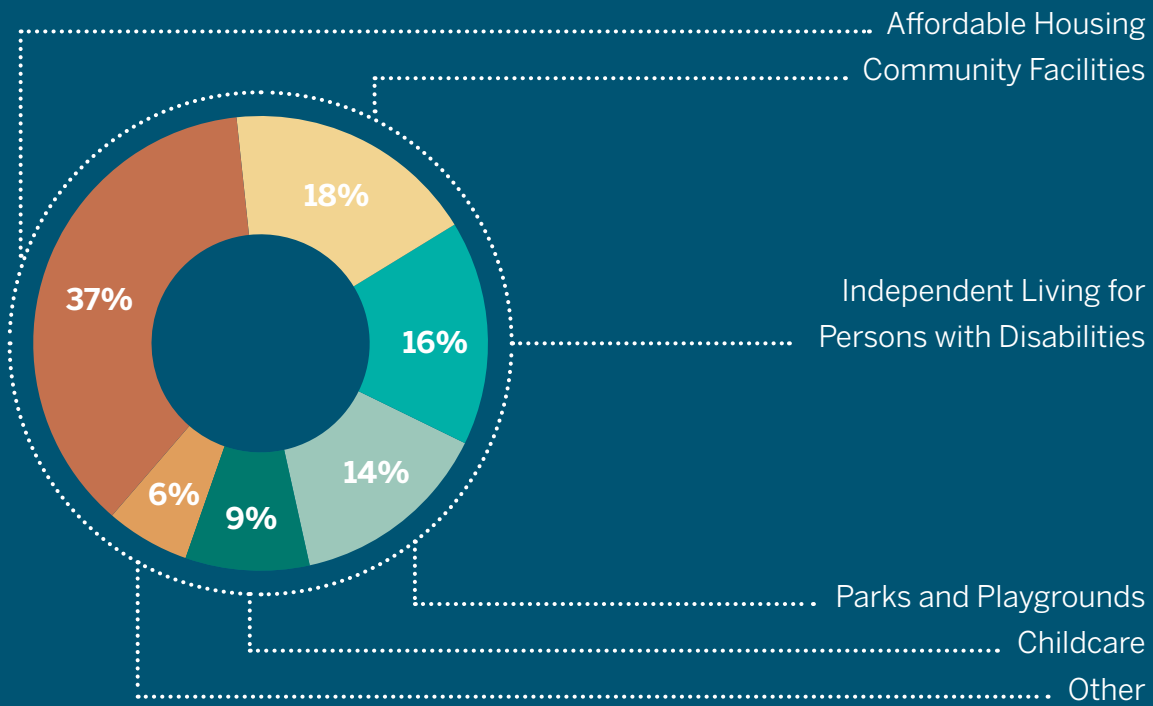
that elicited additional ideas for the new facility. Opportunity Council honored community members' knowledge, revising the project and obtaining funding to execute what the community identified as its greatest needs.

The result is a 4,875 square foot building that houses the Foothills Food Bank and two community meeting spaces (one of which also serves as the distribution room for the grocery-store/client choice model food bank). Its walk-in cooler and freezer allow food to be stored at scale. Working closely with Foothills Food Bank personnel, EW developed a layout that maximizes efficient flows of both people and food, from delivery to sorting to packaging to distribution. The flow of food includes produce grown by the community in the adjacent community garden, rinsed in the stainless steel gleaning sink donated by EW and fabricated by a local metal worker. Future photovoltaic panels will reduce electricity bills, so these nonprofit partners can focus their limited resources on healthy food access.

**2019 INCOME STATEMENT**

<b>Revenue and Support</b> .....	\$4,267,705
<b>Expenses</b>	
Program Services .....	\$3,428,199
Management and General .....	\$570,104
Fundraising .....	\$15,084
<b>TOTAL EXPENSES</b> .....	<b>\$ 4,013,387</b>

**PROJECT DISTRIBUTION**



EW STAFF PARTICIPATED IN THE MARCH OF SILENCE, JUNE 2020

OUR MORNING STAFF MEETING WAS INTERRUPTED! YOU'VE GOAT TO BE KIDDING!



STAFF ENJOYS A BACKYARD FIRE PIT! JANUARY, 2020

Thank You to Our Amazing Supporters!

Anonymous (3)  
 Robert Adelman  
 David Barlow  
 Ann Marie Borys  
 Jeanne Marie Coronado  
 Robert Fish  
 Lawrence Hard

Steve Hatzenbeler  
 Brian Johnson  
 Linda Josephson  
 Sally Knodell  
 Harold Bruce Marvin  
 Terry E. Miller  
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 Annette Strand  
 Karen Stuhldreher  
 Roger Tucker & Becky Barnett  
 Deborah Vaught  
 Julie Wilchins



ETHIOPIAN VILLAGE RECEIVES SEATTLE OFFICE OF HOUSING FUNDING



EW PRESENTS CLARE'S PLACE SUPPORTIVE HOUSING AT HOUSING WASHINGTON, OCTOBER, 2019

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.

Thank you for supporting inclusive design for Washington nonprofits!

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



STAFF TAKES ADVANTAGE OF A SNOWFALL ON CAPITOL HILL! JAN 2020



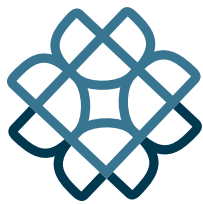
EW BOOTH AT HOUSING WASHINGTON, OCTOBER, 2019

#### STAFF

- Aaron Allan
- Alexis DeJarlais
- Alise Kuwahara Day
- Bill Singer
- Brian Johnson
- Chrissie Seilie
- Christina Congdon
- Christopher Wilton
- Derek Hevel
- Eileen Krotki
- Emma Johnston
- Freya Johnson
- Gretchen Claire
- Jess Zimbabwe
- Jim Shanahan
- Julie Wilchins
- Laura Gardner
- Lynda Jacobs
- Mariana Gutheim
- Markus Barrera-Kolb
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COMMUNITY DESIGN CENTER