



Community Design Charrette for Pride Place LGBTQ Senior Housing



EW Staff at Compass Health groundbreaking ceremony

Environmental Works,
a nonprofit **Community Design Center,** engages with **Washington communities** to create the spaces they need to succeed.

People and Places Matter



Ethiopian Village receives city funds from Seattle's Office of Housing

2020

ANNUAL REPORT

A Fresh Look

NEW LOGO HONORING PAST, PRESENT, FUTURE

Environmental Works board and staff, in a year-long collaborative and iterative design process, thoughtfully weighed in on the message they wanted represented in the logo. We feel this new design illustrates strength in collaboration and the community design process. Visualized in the new design is a public plaza, or city center - a place where all gather together, new ideas grow, and everyone thrives. The connecting lines represent strength in collaboration: Environmental Works cannot be complete without our nonprofit partners.

The logo also echoes the design of a decorative garden wall, representing a marriage between physical space and green earth. Larry Goetz, a founding member of Environmental Works and current board member, notes that the new design also evokes the daffodils that students handed out to commemorate the opening of Seattle's new community design center on the first Earth Day in 1970.



2019 - 1998 1998 - 1993 1993 - 1971



WELCOME TO THE TEAM

In 2020, we welcomed a new executive director and four new team members.



Jess Zimbabwe
Executive Director



Laura Gardner
Senior Architect



Emma Johnston
Emerging Professional



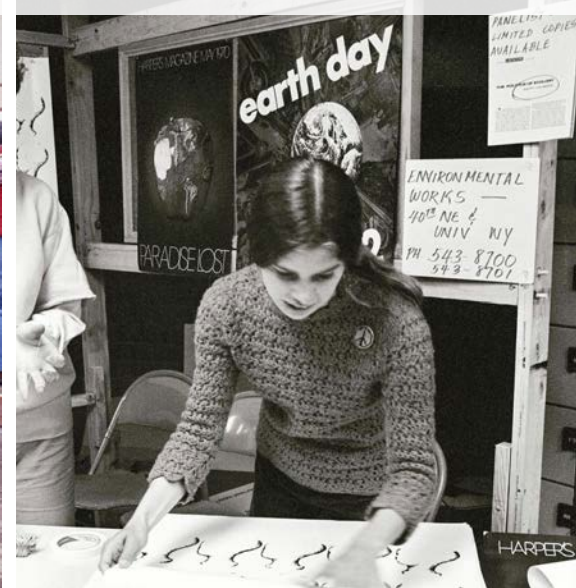
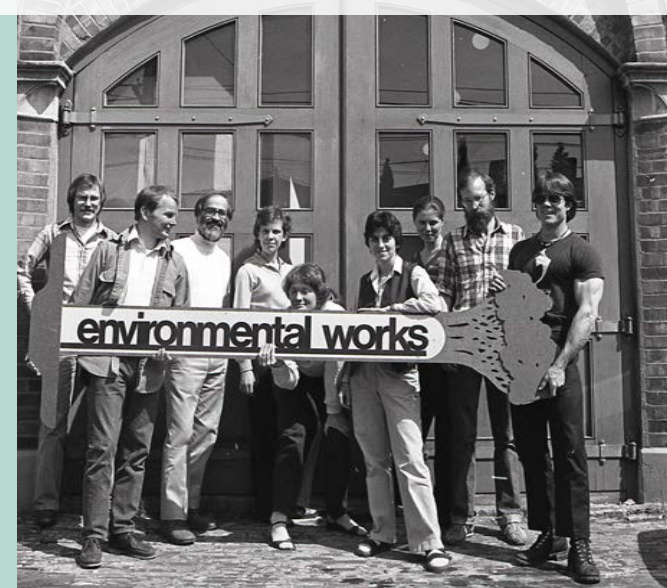
Alexis DeJarlais
Emerging Professional



Christopher Wilton
Financial Advisor

LICENSURE

Markus Barrera-Kolb became a licensed architect in the State of Washington!



CCS Federal Way Outdoor Space

TRANSFORMING AN UNDERUSED LOT INTO A WELCOMING GATHERING SPACE

Catholic Community Services' Federal Way Day Center offers showers, laundry, computers, phones, mail reception, space for meal preparation, and health care and social services to people experiencing housing instability. In late 2020, federal CARES Act funding allowed CCS to initiate a much-needed upgrade to the day center's outdoor space, all the more valuable during the pandemic.

The narrow side yard of approximately 2,000 square feet was re-imagined as four small outdoor rooms, each of which can accommodate up to four people spaced six feet apart; plus one large outdoor room for up to 12 people. The

small outdoor rooms can each hold a 10' x 10' popup tent, for rain protection in winter and shade in summer. (The large outdoor room can hold a 10' x 20' tent.) The central large outdoor room visually and functionally mirrors the adjacent communal room inside the building.

The building's 4-foot overhang was transformed into an outdoor hallway, with seating along its length. Thoughtfully positioned planters make the most of the sloping space, while providing additional informal seating along their ledges.



THIS WAS THE LANDSCAPE TEAM'S FASTEST PROJECT YET: THE FUNDING, WHICH CAME IN ON DECEMBER 1, 2020, REQUIRED CONSTRUCTION TO BE COMPLETED BY DECEMBER 31.



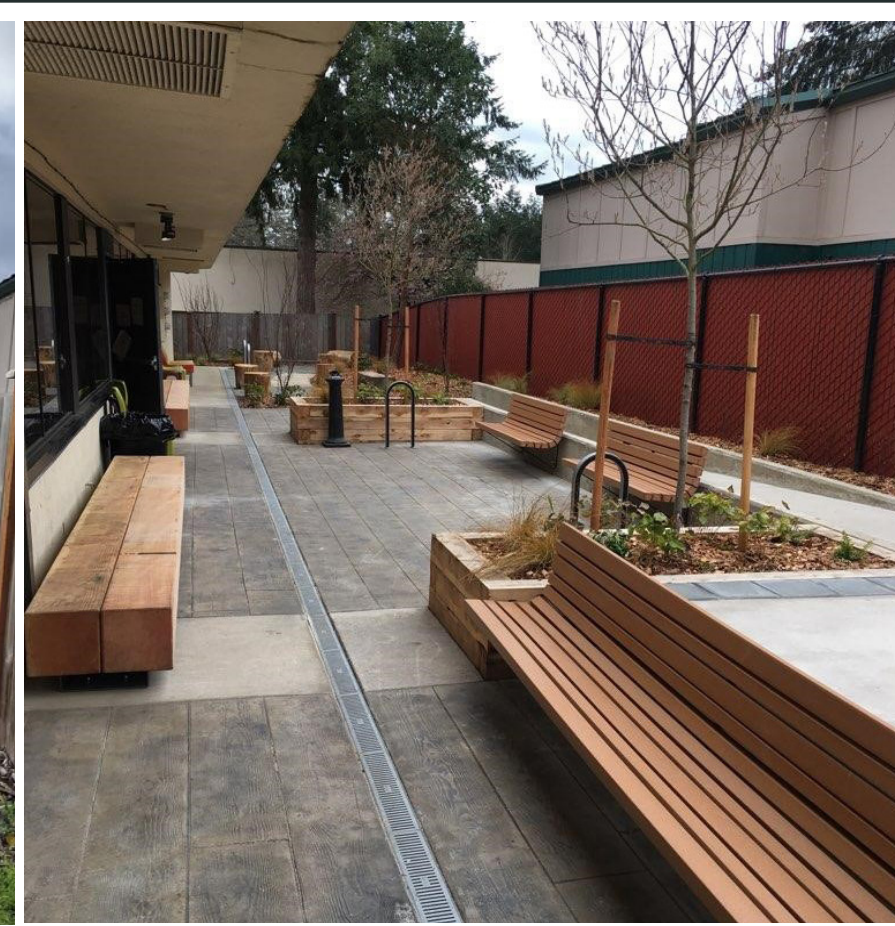
THE LIGHTNING SPEED OF THIS PROJECT WAS MADE POSSIBLE THANKS TO GREAT COMMUNICATION AND COLLABORATION WITH PARTNERS CCSWW, HIGHMARK CONSTRUCTION, GREEN SLATE CONSTRUCTION, AND ROBERT KNOX CONSTRUCTION MANAGEMENT.



BENCHES, SEATING MADE OF FINISHED TREE SECTIONS, AND COLORFUL MODULAR CHAIRS ALLOW FOR DOZENS OF SEATING PERMUTATIONS.



BEFORE



El Nor Residents' Garden

GROWING & GATHERING SPACE FOR RESIDENTS OF SEATTLE'S EL NOR APARTMENTS

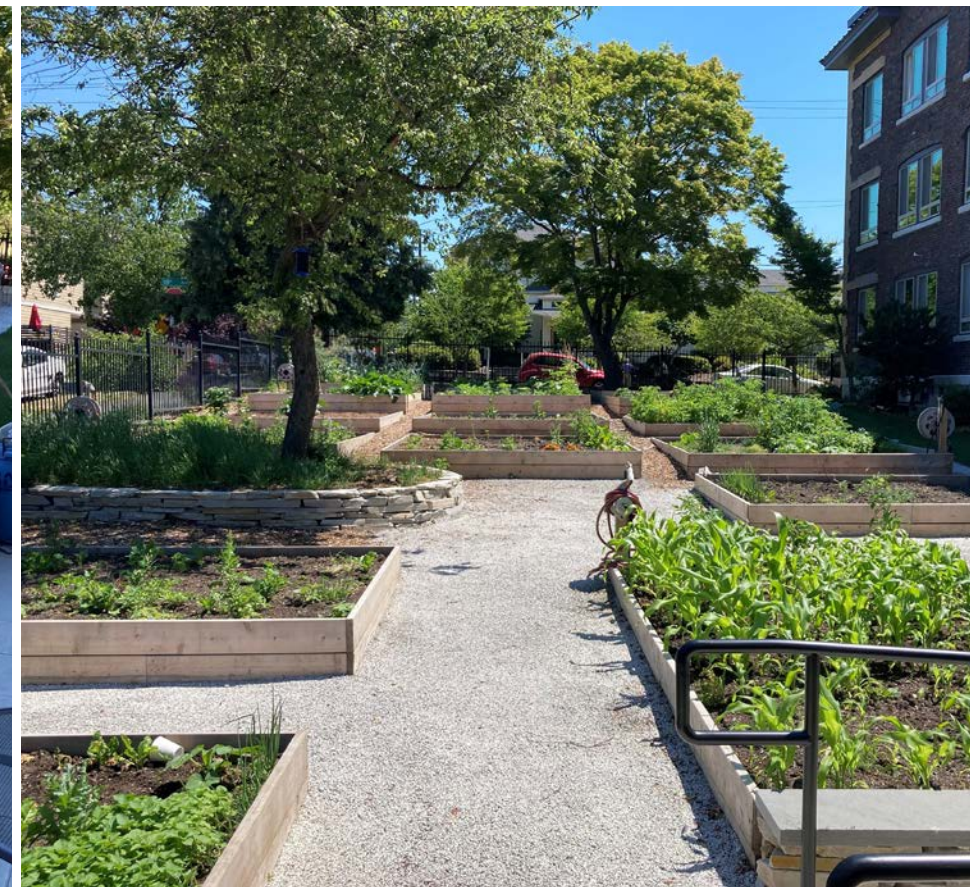
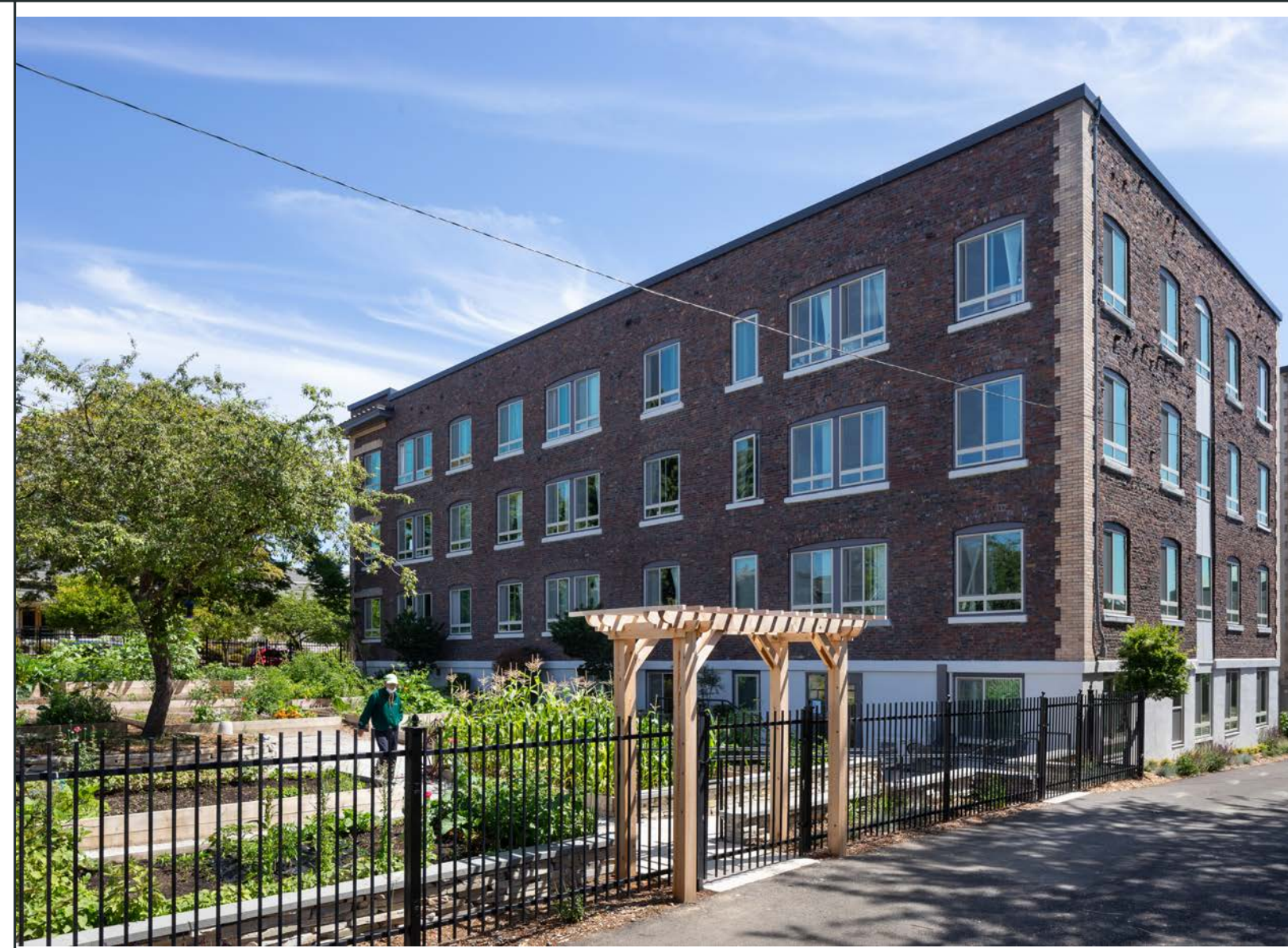
In 2020, Community Roots Housing fully renovated the 100+-year-old El Nor Apartments, which provide 55 affordable one-bedroom units for older adults on a quiet street in the Central District. The renovation required demolition of the existing adjacent garden, which offered a great opportunity to improve this shared outdoor space. The new garden beds are flat on one side, in response to gardeners' preferences; and raised on the other, to maximize garden space on this diagonally-sloped property. A mature fruit tree was preserved, and is now surrounded by a natural stone wall with a wide ledge that invites users to sit in the shade and visit.

The garden's renovation increases accessibility, while linking the garden to the building's accessibility

improvements. A patio adjacent to the basement is accessible by ramp. Raised beds alongside the garden may be gardened by individuals in wheelchairs, as well as from sitting on wide raised walls.

Previously, gardeners had to carry buckets of water from a spigot on the building. Now, multiple new hose bibs (including three accessible ones) are placed throughout the garden.

A new rectilinear cedar arbor welcomes visitors, and will eventually be graced with trailing vines.



EL NOR WAS BUILT IN 1907 AND WAS CONSTRUCTED AS TWO SEPARATE BUILDINGS: THE ELEANOR, AND NORTHERN APARTMENTS. THE TWO WERE COMBINED DURING RENOVATION IN THE 1970S.

THE RENOVATION ADDS 5 HOSE BIBS, INCLUDING 3 ACCESSIBLE ONES.

THE NEW OUTDOOR SPACE INTEGRATES FLOWERING ORNAMENTALS ALONG AND OUTSIDE THE PERIMETER FENCE, PLUS IRRIGATION TO SIMPLIFY UPKEEP.

Puyallup Tiny House Village

SERVING UP TO 35 TRIBAL MEMBERS IN TACOMA

COVID-19 and attendant massive unemployment aggravated housing instability for many Puyallup Tribal members. In response, the Tribe decided to create a tiny house village to bring Tribal members experiencing homelessness back into a community supporting health and well-being. The Puyallup Tribe partnered with the Low Income Housing Institute to develop a village of 30 tiny houses on Tribal Trust property in Tacoma. ʔaʔgwasilali (Place of Transformation) can serve up to 35 Tribal members ages 18 years and older, including individuals, couples, veterans, seniors, students, and people with pets. Case managers work with residents to help them

find permanent housing, health care, child care, and other services.

The homes are arranged in a circle that represents the community bringing its members together. Community gathering tents occupy the center of the circle. Each home bear a Twulshootseed name based on a traditional teaching. EW provided permit support, abbreviated community design, site planning, presentation support for the Tribal Council and Tribal Heritage Committee, and construction layout.



THIS IS THE FIRST TINY HOUSE VILLAGE DESIGN LED BY EW'S LANDSCAPE ARCHITECTURE TEAM.



THE VILLAGE WAS DESIGNED WITH CRITICAL INPUT FROM THE CULTURE, LANGUAGE, AND HISTORIC PRESERVATION DEPARTMENTS, TO ENSURE IT ALIGNS WITH TRIBAL VALUES.



EACH TINY HOUSE IS 8X12 FEET, WITH HEAT, ELECTRICITY, INSULATION, AND A LOCKING DOOR.



Marra Desimone Park

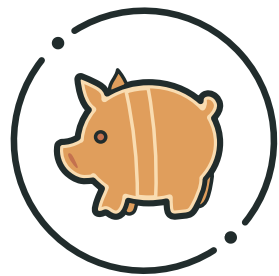
DESIGN INFORMED BY COMMUNITY ENGAGEMENT

Marra-Desimone Park, like much of South Park, offers a multi-faceted connection to Seattle's heritage. Surrounded by industrial and residential areas, Marra continues to support a lineage of immigrant farmers now represented by tight-knit Latino and Mien communities. Its experimental learning garden engages nearby Concord International School. Its Lettuce Link garden provides fresh produce for the South Park and Beacon Hill food banks.

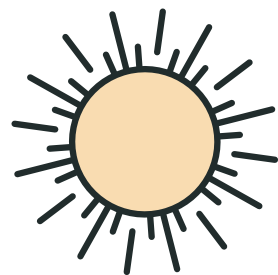
Improvement of Marra-Desimone Park will build on this agricultural heritage through garden expansion and artful design, while substantially increasing accessible open space in this area of western South Park cut off from east side amenities.

New picnic and gathering areas will respond to the common request we heard throughout our 2014 South Park Green Space Vision Plan process: "More room to play, and more areas to gather with family!"

The design, informed by a community engagement process, is inspired by the park's culture, history, and ecology. The redesigned park will integrate areas for outdoor learning and natural discovery along the lost fork of Hamm Creek, supporting the Concord International School's curriculum and expanding field trip opportunities.



THE MARRA FAMILY BOUGHT THE LAND IN 1920 FROM JOE DESIMONE, A SUCCESSFUL SOUTH PARK FARMER WHO LATER RAN THE PIKE PLACE MARKET



THE PROJECT INCORPORATES A NEW IRRIGATION SYSTEM WITH SOLAR POWERED CONTROL SYSTEM, AND 80+ TREES AND GRASS PLANTINGS



MARRA FARM, INCLUDED IN MARRA DESIMONE PARK, IS SEATTLE'S LARGEST SITE FOR URBAN GARDENING

April's Grove

AFFORDABLE RENTAL HOUSING FOR THE EASTSOUND COMMUNITY

OPAL Community Land Trust's April's Grove is the first major affordable rental housing project to be built in San Juan County in nearly 30 years. Its 45 affordable townhouses (studios, 1-, 2-, and 3-bedrooms) are within walking distance of Eastsound's amenities. April's Grove also includes a shared laundry facility, and two offices.

Households to be served include those with people with income below 50-60% of the area median income; people emerging from homelessness; and individuals with mental or physical disabilities. The project design was informed by listening sessions at community meetings and an interactive design charrette, which zeroed in on people's greatest needs and design preferences. Construction was

completed during the pandemic, which also substantially increased the demand for affordable housing.

The site design preserved as many of the area's original trees as was possible, including several beautiful madronas. Local volunteers planted 96 trees and hundreds of shrubs, some of which had been temporarily moved out of harm's way before construction.

"It's the people who bring a new neighborhood to life - who turn houses into homes. It's such a joy to pass by April's Grove and see signs of people creating their personal space - lights in the windows, bikes in the bike racks, potted plants on front porches." - OPAL Executive Director Lisa Byers



THE PROJECT IS NAMED AFTER APRIL THE COW, WHO SERVED AS EASTSOUND'S MAYOR FROM 2011 TO 2012, AND LIVED IN A FIELD NEXT TO THE PROJECT SITE!



THE FORESTED SITE IS HOME TO BEAUTIFUL MADRONA TREES, MANY OF WHICH WERE PRESERVED DURING CONSTRUCTION



Elizabeth Thomas Homes

A PROJECT TO REFLECT & SERVE SEATTLE'S LONGTIME BLACK COMMUNITITES

FAME – Equity Alliance of Washington works to construct affordable housing; provide sacred living spaces; advocate for change; build community; and overcome social injustice for the Black community in Seattle. FAME-EAW and Catholic Housing Services are collaborating on development of the Elizabeth Thomas Homes in Rainier Beach; a 119-unit mixed-use project one block from the light rail station.

ETH includes a mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom units, with almost 50% of the units sized for families in 2- and 3-bedroom configurations. A street-level courtyard patio will serve as the shared heart of the project, where residents can gather in a safe and secure environment and watch their children play. Several ground-floor live/work units will provide opportunities for entrepreneurship. The courtyard patio space opens up

to the vibrant streetscape of S. Henderson St., a gateway from the light rail station to the Rainier Beach retail district. Street-facing retail space and a multi-purpose room create further opportunities to engage with the surrounding neighborhood. On-site property management and support services will promote residents' well-being.

This project reflects the culturally rich history of the Black community that has traditionally lived in this neighborhood. Community artists will be engaged to celebrate the neighborhood's Black culture throughout the project. It is named for Elizabeth Thomas, a nurse practitioner, teacher, and advisor who surmounted decades of racism to become a pillar of Seattle's health care and child development communities.



119

ETH AIMS TO COMBAT GENTRIFICATION WITHIN RAINIER BEACH WITH AFFORDABLE UNITS, AND SPACES FOR EDUCATION AND CAREER ADVANCEMENT TO EMPOWER THE AREA'S BLACK COMMUNITY TO PROSPER IN PLACE

THE PROJECT'S NAMESAKE, ELIZABETH THOMAS, MADE HISTORY AS THE FIRST BLACK AMERICAN TO COMPLETE THE PEDIATRIC NURSE PRACTITIONER PROGRAM AT THE UNIVERSITY OF WASHINGTON SCHOOL OF NURSING

119 HOUSEHOLD UNITS, 50% OF WHICH ARE SIZED FOR FAMILIES WITH 2 AND 3-BEDROOM UNITS

Mountainview Housing

TRANSFORMING AN UNDERUSED ORCHARD INTO AFFORDABLE RENTAL HOUSING

Many new residents are moving to the Wenatchee Valley, attracted by great employment opportunities in orchards, vineyards, and health care. Yet affordable rental housing, especially for farmworkers and families, has been in short supply.

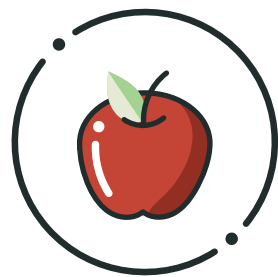
More than five years ago, the Housing Authority of Chelan County and the City of Wenatchee, with the Office of Rural and Farmworker Housing and Environmental Works, began looking for properties in the Entiat area to develop in response. An under-used orchard became available near the town center of Entiat, a growing community at the confluence of the Columbia and Entiat Rivers. It was secured for a new affordable family housing development designed for healthy living.

Several two-story buildings will provide homes for 66 families in 1-, 2-, 3, and 4-bedroom units. Three-quarters of units will be reserved for farmworkers. Each home's back patio will open to shared outdoor spaces for socializing and play. A larger open space at the bottom of the site's slope, large enough for a soccer field, invites more informal recreation. Mountainview Housing's residents will have easy access to Entiat's hub, with a library, ranger station, grocery store, and park, just a half-mile away.

The site's rural location and topography increased the costs and challenges of site infrastructure and mitigation. The development team, design team, and contractor worked closely together throughout the development process to overcome these challenges, and sustain the clients' vision of a place for healthy community living.



THE MOUNTAINVIEW SITE IS ADJACENT TO THE COLUMBIA RIVER, WITH A BEAUTIFUL VIEW OF THE WENATCHEE MOUNTAINS



THE SITE IS BUILT ON LAND FORMERLY USED AS AN APPLE ORCHARD. SOIL REMEDIATION IS PLANNED TO CREATE A HEALTHY ENVIRONMENT FOR RESIDENTS



BACK PORCHES LOOKING OUT TO LARGE FIELDS, GATHERING SPACE, AND COMMUNITY GARDENS ENCOURAGE COMMUNITY CONNECTION FOR RESIDENTS

Ethiopian Village

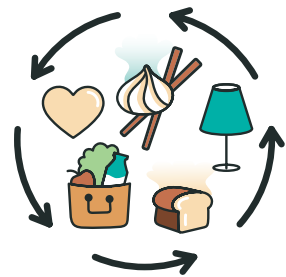
A CULTURALLY RESPONSIVE FACILITY TO SERVE SEATTLE'S ETHIOPIAN COMMUNITY

Since 1987, Ethiopian Community in Seattle (ECS), a community-based nonprofit in Southeast Seattle's Rainier Beach neighborhood, has provided social, emotional, and economic support services to Ethiopian and other East African families. As local housing prices skyrocketed and more and more community members were displaced, ECS pledged to develop housing for older community members while also enlarging its community center.

ECS sought to develop a culturally responsive facility that would feel welcoming to everyone. To that end, EW partnered with ECS on a series of design and programming workshops: a series of hands-on, large group meetings. This robust community engagement process gave rise to a thoughtful design, with housing and a community center

arrayed around an exterior plaza. The enlarged community center will accommodate larger gatherings and a broader range of services. The 90 units of senior housing on site will prevent both elders' displacement, and isolation. The existing building will also undergo extensive renovations to improve safety and programs.

Our stellar project team includes Beacon Development Group, HumanGood, and Walsh Construction. Key funding support has come from the City of Seattle's Office of Housing and Equitable Development Initiative, Washington State Department of Commerce and Housing Trust Fund, the Displaced Tenants Fund, and private donors. Construction will begin in the summer of 2021.



THE EXISTING ECS BUILDING, WHICH THIS PROJECT WILL RENOVATE AND EXPAND, HAD MANY LIVES: FIRST AS THE RAINIER FOODLINER GROCERY, THEN A THRIFTWAY, A VAN DE KAMP BAKERY, A CANTONESE RESTAURANT, AND A CHURCH



AS SEATTLE COFFEE LOVERS MAY KNOW, ETHIOPIA WAS THE BIRTHPLACE OF COFFEE. COFFEE AND COFFEE CEREMONIES ARE CENTRAL TO ETHIOPIAN CULTURE. A COFFEESHOP WILL ANCHOR THE EXPANDED FIRST FLOOR



THE UNIQUE BUILDINGS OF LALIBELA, ETHIOPIA, THAT ARE CARVED INTO SOLID ROCK INSPIRE THE OPEN CENTER CARVED INTO THE NEW BUILDING, WHICH CREATES A CENTRAL ENTRY PLAZA FOR MULTIPLE USES

Primm ABC Child Care Remodel and Expansion

“EASY AS ONE, TWO, THREE”? - **NOT** WHEN IT'S A CHALLENGING REMO!

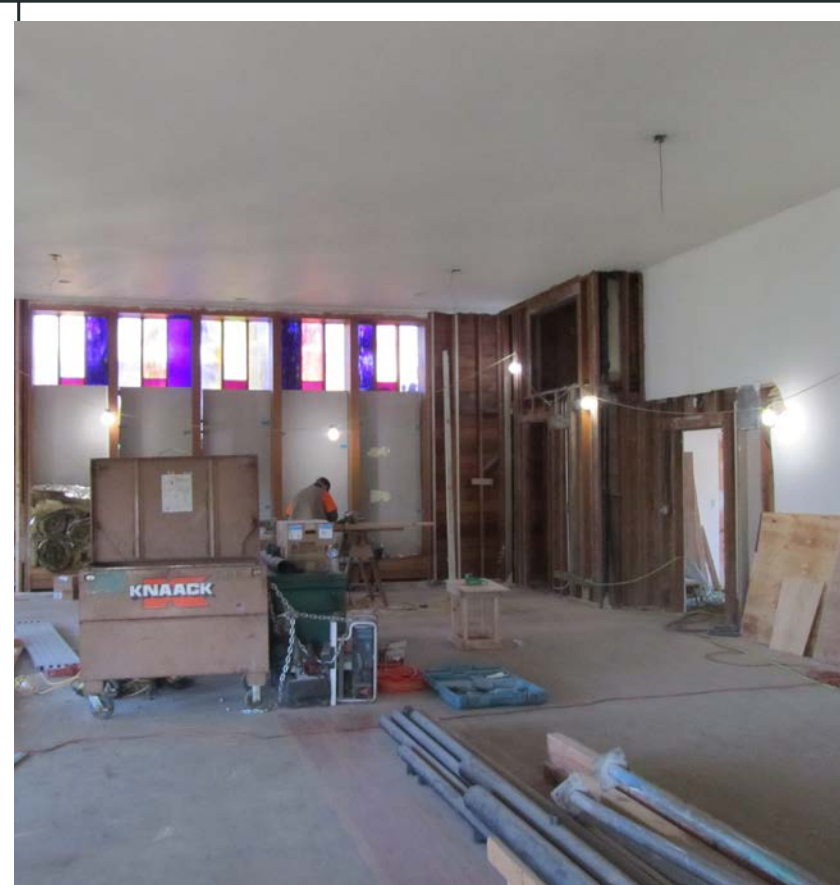
Founded in 1970, Primm ABC Child Care has operated in the basement of the Primm Tabernacle A.M.E. Church in Hillman City since 1977. The church recently moved south to stay close to its congregants, making the sanctuary available for transformation into more child care space.

EW is working with Primm to remodel its existing classrooms, add new classrooms, and remodel and expand the outdoor play space. This project will more than double Primm's licensed capacity, from 45 children to 102 children. It will extend the life of this community space through upgrades to structural and seismic systems, and installation of durable materials and energy efficiency features. The project will retain the sanctuary's lovely stained-glass windows.

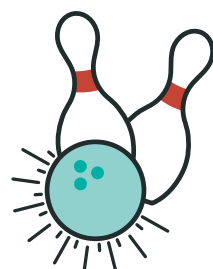
The reimagining of the church sanctuary will support and

enhance the ways in which Primm ABC Child Care already serves the community for both early learning and other functions. A movable partition between two of the new classrooms in the former sanctuary will open up to create a larger space for graduations and holiday parties. The upper-level classrooms will also host other community programs in the late afternoon and evening, such as first aid and CPR classes, homework help, and speakers.

The building's age, coupled with structural and plumbing snags that have come to light throughout construction, have made this project especially challenging to fund, design, and construct. Overcoming these extraordinary challenges has been possible thanks to the tremendous collaboration of the team, including Primm ABC Child Care, Ally Community Development and CDK Construction Services.



BABIES AND KIDS KNOW HOW TO PARTY! BABIES AND KIDS CAN LAUGH UP TO 300 TIMES PER DAY. ADULTS TYPICALLY LAUGH AT MOST 20 TIMES A DAY.



ONE OF THE PRIMM ABC CHILD CARE TEAM MEMBERS COMPETED IN THE 2021 US BOWLING CHAMPIONSHIP IN LAS VEGAS!



Voices of Tomorrow Child Care Center

THESE PEOPLE ARE GOING PLACES!

Less than ten years old, Voices of Tomorrow was founded to support culturally responsive, high-quality early learning for children from East African and other immigrant and refugee families. It supports Somali-speaking family child care providers in providing high-quality licensed care, while also running a dual-language Child Care Center in South Seattle and a home visiting program.

Environmental Works worked with Voices of Tomorrow to reimagine and expand the classroom areas in order to provide licensed early learning for more children. The small, older office building now has a new life, serving 40 children in two bright, beautiful preschool classrooms. The budget was tight, due to grant funding conditions and no access to other financial resources. Our team, including the generous

CDK Construction Services, worked together every step of the way, re-using every possible fixture, addressing each of the many unexpected system challenges that arose, and donating time and funds to ensure this project was successfully completed.

VOT's commitment to learning about the development and construction processes matches its immense dedication to "preserve Immigrant & Refugee children's identity through culturally responsive child-focused programs." We expect there are more facility projects in their future. And in the meantime, 40 more children are participating in high-quality, culturally responsive, dual-language early learning in a great new space!



ONE DAY WHILE VISITING THE SITE, THE CHILDREN EXCITEDLY TOLD US, "WE'RE WORKING ON THE NUMBER 4!!"



ONE ENTIRE WALL IN EACH CLASSROOM IS COVERED WITH WHITE BOARD PAINT FOR LOTS OF TEACHING AND ART OPPORTUNITIES



Recently Completed Projects

KIRKLAND SHELTER

Kirkland Shelter was developed through a public-private partnership, with funding contributed by several Eastside cities, King County, the state, and donations raised by Catholic Community Services and The Sophia Way.

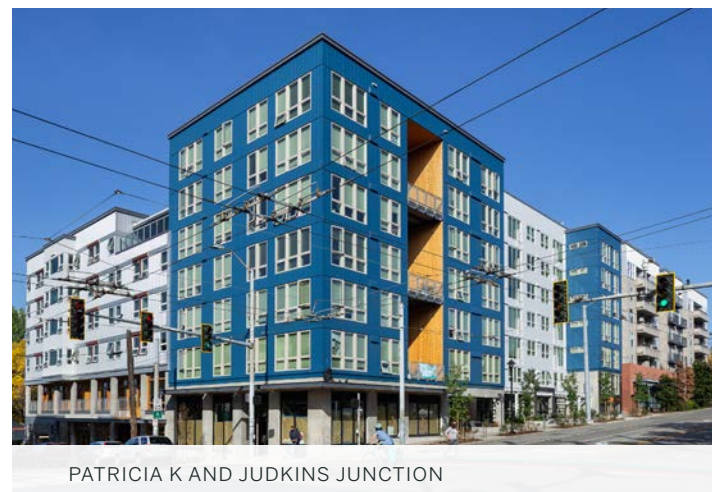
Groundbreaking for the site took place on April 10, 2019; and the project was completed in August of 2020.



PATRICIA K AND JUDKINS JUNCTION

Judkins Junction provides 74 units of affordable workforce and family housing, with half of the units reserved for people displaced from Seattle's Central District – who can demonstrate they lived in the CD prior to 2000. Patricia K Apartments offers permanent supportive housing for 52 people with mental illness.

Patricia K Apartments and Judkins Junction opened in March 2020.



EDMONDS EWC & EWRP



LEED GOLD-CERTIFIED

SOFT SHORELINE STABILIZATION
WITH ANCHORED LOGS SUPPORT
ANIMAL HABITAT AND BEACH HEALTH

RECEIVED AWARD OF MERIT
BY THE WASHINGTON CHAPTER OF THE
AMERICAN SOCIETY OF LANDSCAPE
ARCHITECTS

EDMONDS EWC & EWRP

The beautiful new LEED Gold-certified Edmonds Waterfront Center, completed in January of 2021, offers programming for older adults during weekdays, and for the whole community at other times, making it a truly multi-functional and multi-generational gathering space. A 100 kWh photovoltaic array generates renewable energy on-site.

The adjacent Edmonds Waterfront Redevelopment removed a creosote-soaked bulkhead and fill, replacing them with two new beach staircases, an accessible ramp for hand-boat launching, and clean sand and boulders.

Financials

2020 INCOME STATEMENT

Current Assets	\$1,968,131
Fixed Assets	\$1,397,930
Other Assets	\$66,475
TOTAL ASSETS	\$3,432,536

Current Liabilities	\$779,646
Long Term Liabilities	\$1,153,964
TOTAL LIABILITIES	\$1,933,610

Net Assets Without Donor Restrictions	\$1,498,926
Net Assets With Donor Restrictions	\$0
TOTAL NET ASSETS	\$1,498,926

TOTAL LIABILITIES & NET ASSETS	\$3,432,536
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EW staff join volunteer effort at the Mt. Baker Staircase landscaping event!



EW staff visit Patricia K Apartments & Jackson Heights



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
 Margot Painter

Sider + Byers Associates, Inc.
 Tim Spelman
 Annette Strand
 Karen Stuhldreher
 Roger Tucker & Becky Barnett
 Deborah Vaught
 Julie Wilchins



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
- 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.

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