



"WE'VE BEEN LUCKY TO HAVE SEVERAL PUBLICLY FUNDED PROJECTS WHILE OTHER FIRMS WERE SLOWING DOWN. IT HASN'T MADE US IMMUNE TO THE RECESSION, BUT IT HAS DELAYED ITS EFFECTS." — ROGER TUCKER, ENVIRONMENTAL WORKS

In Federal Way, a sustainable home for seniors helps sustain area businesses, too.

When Roger Tucker looks at the new Senior City apartment building in Federal Way, he sees a number of things: Affordable, accessible senior housing; sustainable and universal design; and, most of all, the results of a team effort.

"From the beginning, there was a collaborative aspect to this project," says Roger. He's the director of architecture for Environmental Works, a Seattle nonprofit that specializes in design and planning services for community-based organizations. "The client, the developer, the contractor, the engineers, the city, and several residents—we all did a lot of good, up-front thinking, especially about sustainability."

Sponsored by the Tacoma-based Korean Women's Association, Senior City is a 62-unit building for low-income people age 62 and over. Located next to the Federal Way Transit Center, it's a prime example of "transit-oriented development," an emerging trend. Other sustainable aspects include a "green roof" that also serves as a courtyard garden, a bio-swale that filters and retains runoff, and heat pumps that will cut energy costs in nearly half the apartments by almost 40 percent.

Developed at a cost of \$17.2 million, Senior City was financed in part through the Commission's multi-family bond program, and with tax credits administered by the Commission.

For Environmental Works, the project provided work for between three and four of its 18 employees. It also employed six engineers and about 424 construction workers, including project managers and administrative staff.

Shirley Bekins of nonprofit developer Common Ground says the project supported more than four full-time employees among her firm's staff of 25; between 2006 and 2010, the project accounted for 10 percent of the firm's revenue.

"It was certainly nice to have a project of this scale in the office," says Environmental Works' Roger Tucker, "and even better to help create a building where residents really can age gracefully."

FROM LEFT: Sam Upton, Roger Tucker, and Emily Linderman at Environmental Works, the Seattle firm that led the design of Federal Way's Senior City.



Eul Seuh lives next door to her sister at Federal Way's Senior City. She and other Senior City residents are familiar faces at nearby stores.

BUILDING A COMMUNITY AND BUOYING THE ECONOMY.



What does Eul Seuh (facing page) like best about living at Senior City apartments in Federal Way? "Convenience," she says. "My apartment is within walking distance to many stores. It is close to health care and buses and close to my family. It's a nice place to live." Others agree: Senior City filled its 62 units almost immediately after opening and has a long waiting list.

At nearby Pal-Do Market, Senior City residents are regular customers and get extra-attentive service from the store's employees. "We wanted our building to be within walking distance to things like stores and health care," says SulJa Warnick, chair of the Korean Women's Association. "We knew that would be good for our residents and good for the community."

PICTURED BELOW: 1 Peter Ansara, Executive Director, KWA 2 Shirley Bekins & Matthew Horwitz, Development consultants, Common Ground 3 John Barker, Landscape architect 4 From Left: Dori Synn, SulJa Warnick, & Sugin Crow, members of the Korean Women's Association Board

PROJECT Senior City, Federal Way
UNITS 62 apartments for low-income seniors
EXPENDITURES \$17.2 million, financed in part through the Commission's Nonprofit Housing Program
PEOPLE EMPLOYED 424 construction workers, four architects, four development consultants, several engineers, one building manager, and more

