

## Clark County Historic Preservation Commission Review Request

The Historic Trust and Marathon Acquisition & Development Inc. are proposing a redevelopment plan of the roughly two acre western portion of the Providence Academy site. Together they are requesting the Clark County Historic Preservation Commission review the proposed redevelopment plan and provide informal feedback prior to formally submitting an application for design review to the City of Vancouver.

Enclosed is a presentation that provides some history of the Academy site and building, explains the Guiding Principles the Trust adopted to guide the redevelopment plan, and explains how the Development Team employed those Guiding Principles in designing the redevelopment plan for the western portion of the site. Also enclosed are the proposed site plan, elevations, and exterior renderings of the redevelopment. Lastly enclosed is a summary of the Public Engagement Process the Development Team is conducting to garner feedback on the proposed redevelopment plan.

The proposed redevelopment plans only apply to the two acre western portion of site and does not include the Academy Building. The portion of the Academy site that is the subject of proposed redevelopment is identified on the enclosed site plan.



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## Memorandum

**To:** Clark County Historic Preservation Commission

**From:** Keith Jones, Senior Planner

**Date:** April 20, 2018

**Subject:** Informal Consultation – New Construction Academy Site - PRJ-156213/PIR-66307

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### Background

The applicant proposes two new buildings on the Academy site. The applicant had a pre-application with the city in December 2017.

### Request

The applicant requests an informal consultation with the Historic Preservation Commission (HPC). An official application has not been submitted.

### Historic Review Process

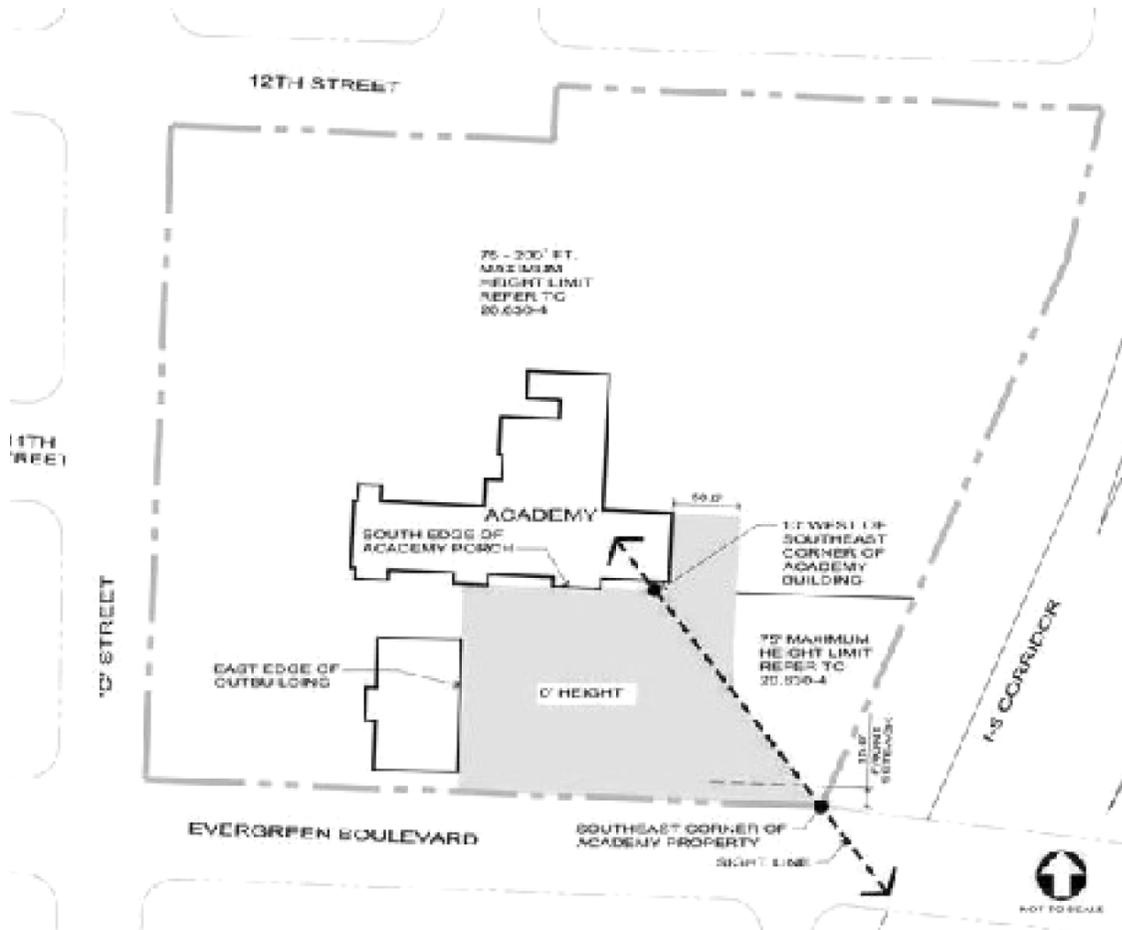
The site is within the City's Heritage Overlay District and some of the buildings are on the state and national historic registers, the site and buildings are not on the Clark County register. Section 20.510 (Heritage Overlay) of the City's Land Use and Development Code states that HPC review is advisory to City staff when new construction is proposed.

### Review Standards (City's Heritage Overlay)

The City's review standards are contained in Section 20.510.020(3) as follows:

- a. *Construction shall not be allowed in the identified (0 ft) height limit area shown and described in the diagram below. New construction in the identified (75 ft) area and the (75 ft - 200 ft) area shall comply with VMC20.630.050 and the standards and guidelines of this section VMC20.510.020.*

*(continued next page)*



- b. A view corridor of 50 feet in width and a 0 foot height limit from approximately 11th Street looking east to the Main Academy building shall be preserved. In addition, there shall be one or two view corridors with a 0 foot height limit looking south from 12th Street into the Academy site which shall be a cumulative total of 50 feet in width.
- c. All new construction shall be similar in materials and texture to that of the main Academy building, and shall be primarily composed of brick facing, similar in color to that of the main building.
- d. No sign shall be installed on the main Academy building above the first story. Free-standing signs on the property shall be limited to directional signs and necessary for parking and traffic control, and a limited number of signs advertising businesses on the premises containing an aggregate signage area of not more than 100 sq ft. No sign or sign structure shall be more than 10 feet in height above the ground level.
- e. New construction shall minimize the removal of existing, mature trees exceeding 30 feet in height, and such construction shall be so located and designed as to preserve views of the main Academy building from East Evergreen Boulevard between the freeway and C Street, and shall preserve a setback from East Evergreen Boulevard of not less than 15 feet for open space and substantial planting, and such setback area shall not be used for parking.

## **Review Criteria (20.510.030)**

*A. New construction. All new construction within a Heritage Overlay District, shall require review by the Planning Official. The standards for such review shall be those standards pertaining to architectural style, design, arrangement, texture, materials, color, and other pertinent factors designated in this section as standards for review of new construction and alterations to buildings within this specific Heritage Overlay District within which such property is located. The Planning Official shall consult with the Clark County Historic Preservation Commission on any new construction project within a Heritage Overlay District.*

### Staff Clarification:

To demonstrate compliance with the approval criteria above, staff in consultation with the HPC will look to the Secretary of the Interior's Standards for Treatment of Historic Properties for guidance. Of the 10 standards for rehabilitation, the #9 standard applies to this proposal as stated below:

- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

## **Providence Academy Redevelopment Public Engagement Process Summary**

The Providence Academy is one of the most historically significant buildings in the Pacific Northwest. The Historic Trust acquired the 7-acre Providence Academy site in 2015 and since that time, a great deal of work has been completed to prepare preservation and development plans. The Trust Board created Guiding Principles to provide a framework to inspire economic vitality around the preservation of the Providence Academy building and guide redevelopment of the site. Redevelopment of the site into a mixed use urban campus will provide economic support preservation of the Providence Academy building.

In an effort to obtain feedback on the redevelopment plans for the site, the Development Team including the Trust and Marathon Development, is engaging the community through stakeholder interviews and a public forum, and seeking advice from the Clark County Historic Preservation Commission (CCHPC).

To date, the community engagement process has included interviews with 17 key community stakeholders, including representatives from the local business community, an Academy tenant, a neighborhood association representative, and others; a public open house, held on April 17, 2018, attended by more than 100 community members; and the formation of an Academy Advisory Team (AAT) and the first AAT meeting.

The AAT was formed to assist the Development Team in proposing design revision recommendations that are based on stakeholder, public, and CCHPC feedback and consistent with and the Guiding Principles. The AAT includes experts and stakeholders that were not involved in creating the currently proposed redevelopment plans so they could lend the Development Team new and different insight. The AAT includes architects, developers, historic preservationists, local business people, community members, an interior designer, and a real estate lawyer.

The outreach process will continue through May 2018 with a second AAT meeting to develop recommendations for redevelopment plan revisions. A second open house is planned for May 31, 2018 to present the revised redevelopment plans prior to formal submittal to the City of Vancouver.