

Providence Academy Redevelopment Public Engagement 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 for the site. The Historic 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.

The Historic Trust is revitalizing the Providence Academy site through renovation, activation, and vibrant redevelopment. The purchase and renovation of the Academy Building and its directly adjacent grounds requires an investment in excess of \$30,000,000. After years of due diligence, the Trust concluded the sale and development of the unimproved property adjacent to the Academy is the best option to retire the site's debt and enable preservation of the Providence Academy.

The Historic Trust went through an extensive multi-year process to identify the best use and the best developer to redevelop the unimproved portion of the site. Prospective developers represented development concepts ranging from commercial, residential, hospitality, senior living, and more. In the end the Historic Trust selected Marathon Acquisition & Development, Inc. based on Marathon's experience and proposed development plan. The plan aligned with the Trust's Guiding Principles and will transform the site into mixed-use urban campus with multi-family, retail, office, event, public museum, and public outdoor gathering uses.

The Development Team tasked with transforming the site consists of representatives from the Trust and Marathon Acquisition & Development, and their professional consultants. In an effort to obtain feedback on the redevelopment plans for the site, the Development Team engaged the community through stakeholder interviews, two public open houses, and public online comment, and informally sought advice from the Clark County Historic Preservation Commission (CCHPC) and City of Vancouver planning staff. The Development Team also established an Academy Advisory Team to assist the Development Team in formulating design revision recommendations based on stakeholder, public, CCHPC, and planning staff feedback.

The Guiding Principles

The Historic Trust Board created Guiding Principles to guide redevelopment of the site. The Guiding Principles are as follows:

- **Preservation.** Preserve the Providence Academy building and landscape within a viable mixed-use urban campus.
- **Compatibility.** New construction and additions should be compatible while differentiated from the historic Providence Academy building.
- **Fiscal Sustainability.** Redevelopment and improvements on the Providence Academy site should be fiscally self-supporting.
- **Safety and Code Compliance.** Preservation and redevelopment shall seek to enhance the safety and code compliant elements of the buildings and site.
- **Stakeholders and Public Benefit.** Redevelopment and improvements will consider community, tenant, donor and stakeholder input, and provide for public benefits.

Stakeholder Interviews and Engagement

To solicit input on the proposed redevelopment plan, one of the Development Team's consultants, BergerABAM, conducted a series of stakeholder interviews. A list of the interviewed Stakeholders is attached hereto as Exhibit A. Interviews were conducted as informal conversations intended to

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understand individual and organizational perspectives. At the beginning of each interview, stakeholders were provided with a brief introduction, including a review of the Guiding Principles and redevelopment plans. Following the introduction, discussion topics generally covered:

- Stakeholders' knowledge of the Academy site (past and present).
- Relationship of the site within the current and future fabric of downtown.
- Opportunities and constraints related to redevelopment.
- Specific feedback on the current development plans.

Candid responses were encouraged and feedback was not attributed to specific individuals. The feedback was later incorporated into a categorized list of feedback which is summarized in the chart on Exhibit B attached hereto.

The Development team also presented the Guiding Principles and plans for redevelopment to the Chamber of Commerce, Esther Short Neighborhood Association, Rotary groups, local organization and community leaders. That feedback was also incorporated into the categorized list of feedback.

Public Open House – Public Feedback

The Development Team held a public open house on April 17, 2018 which was attended by more than 150 community members. The open house, through visual boards, presented a brief history of the Academy, the Trust's Guiding Principles, the redevelopment plans, and an explanation of the design philosophy and design process for the new buildings. The visual boards also explained how the new buildings are compatible with the Academy and will create a cohesive vibrant mixed-use site. The dozens of visual boards included photos, plans, renderings of the site and proposed redevelopment, and renderings of specific design elements. The Development Team made themselves available to the public to answer questions during the open house.

The public was encouraged to provide feedback directly on the visual boards with sticky notes and on a comment card. The comment card posed six questions ranging from general issues about transforming the underutilized site to specifics about the site design and architectural design. Renderings were also presented to the public on the Trust's website where the public was asked the same questions. The public provided hundreds of comments. BergerABAM consolidated the comments into a categorized list of feedback which is summarized in the chart on Exhibit B attached hereto.

Clark County Historic Preservation Commission Informal Feedback

The Development Team also presented the redevelopment plans to Clark County Historic Preservation Commission to obtain informal feedback. That presentation explained the Trust's Guiding Principles and intent of preserving the Academy. It also explained the design philosophy and design process for the new buildings, and how the new buildings are compatible with the Academy and will create a cohesive mixed-use site. The CCHPC's feedback was also incorporated into the categorized list of feedback.

Planning Staff Informal Feedback

The Development Team has met with City staff on several occasions. One meeting with planning and community development staff was devoted solely to reviewing the redevelopment plans and obtaining informal feedback. Staff's feedback was also incorporated into the categorized list of feedback which is summarized in the chart on Exhibit B attached hereto.

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Academy Advisory Team

The Development Team also established an Academy Advisory Team (AAT) to assist the Development Team in formulating design revision recommendations based on stakeholder, public, CCHPC, and planning staff feedback. AAT members were carefully selected based on their diverse experience and expertise. AAT members included the following:

- Steven Ehlbeck, Architect, SERA Architects
- Stefani Randall, Architect, LSW Architects
- Jessica Engeman, Historic Preservationist, Venerable Properties
- Holly Chamberlain, Historic Preservationist, Washington Trust for Historic Preservation
- Katie Atkins-Castilo, Academy Tenant, Life Pilates
- Terry Murphy, Interior Designer, Terry Murphy Interiors
- Elie Kassab, Real Estate Developer, Prestige Development
- Mark Feichtinger, Real Estate Attorney, Academy Properties Committee

The AAT digested and discussed the comments and feedback, and formulated design recommendations for the Development Team based on their areas of expertise and in consideration of the Guiding Principles. The chart attached as Exhibit B summarizes the feedback received, AAT discussions, AAT design revision recommendations, and the ultimate design revisions.

Public Open House – Revised Design Release

The Development Team held another public open house on May 31, 2018 to show and present the design revisions to the public. The Development Team provided visual boards showing the revised renderings. The Development Team conducted a presentation that reviewed the feedback received and showed all of the development plan design revisions. The Development Team also made themselves available to answer questions after the presentation.

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Exhibit A to Public Engagement Summary**

Ron Arp (Identity Clark County)
Katie Atkins-Castillo (Academy tenant – Life Pilates)
Steve Becker (Vancouver Downtown Association)
Colleen Boccia (Columbia Credit Union)
Mike Bomar (Columbia River Economic Development Council)
Carmen Caraballo (Esther Short Neighborhood Association)
Holly Chamberlain (formerly with Architectural Heritage Center; current Washington Trust for Historic Preservation)
Scott Horenstein (Identity Clark County)
Steve Kenny (Columbia Credit Union)
Michael Lynch (Lynch Foundation)
John McDonagh (Greater Vancouver Chamber of Commerce/Vancouver Business Journal)
Maureen Montague (Vancouver Cultural Plan Committee member)
Terry Murphy (Officer Row tenant – Terry Murphy Interiors)
Linda Reid (Vancouver Downtown Association)
Amelia Shelley (Fort Vancouver Regional Library)
Steve Valenta (Mighty Bowl)
Casey Wycoff (CREDC/LSW Architects)

**Providence Academy Redevelopment
Public Engagement Summary
Exhibit B - Design Feedback and Revision Summary**

BUILDING DESIGN			
Feedback	AAT Discussion Summary	AAT Revision Recommendation	Design Revisions
Improve the view corridor from Evergreen Boulevard & C Street Intersection.	AAT discussed trading density from Building A to Building B to reduce the scale and mass of Building A. AAT discussed whether moving the Southern façade of Building A further North to improve the view corridor from Evergreen and C Street intersection and reduce the mass of Building A would be worth adding mass to Building B. AAT concluded that moving Building A 15 feet North would significantly improve the view corridor and that the ancillary benefit of increasing the Evergreen and C Street plaza by 1,300 SF was worth adding a sixth floor to Building B.	If feasible, move the Southern façade of Building A 15 feet further North and add a sixth floor to Building B to maintain economic feasibility.	Moved the Southern façade of Building A 16 feet further North and added a floor to Building B. Increased the plaza by roughly 1,300 SF.
Reduce the scale and mass of the buildings.	AAT discussed stepping down the Southernmost 20-40' of Building A by one or two stories to reduce the scale of the Building A instead of pushing the Southern façade further North as discussed above. AAT concluded stepping Building A would result in disjointed architecture and the benefit of improving the view corridor as discussed above would be more beneficial for the site than stepping the building.	Do not step down the Southern façade of Building A.	Did not step Building A.
Consider reducing the parapet height to reduce the height of the buildings.	AAT discussed that reducing the parapet by 3 feet would slightly decrease the scale of the buildings but it would require a guardrail around the Southern end of Building A for the rooftop terrace. AAT discussed that an exposed guardrail on the Southern end of Building A would create an architectural distraction and eyesore and the slight reduction in scale would be imperceptible from the pedestrian perspective.	Keep the parapet at the current height so a rooftop guardrail is unnecessary on the Southern Building. Also keep the parapet height consistent on both buildings.	No change to the parapet heights
Change the material of the balcony railings.	AAT discussed the pros and cons of glass railings versus steel pickets architecturally and from the tenants' perspectives.	Change the glass railings to black vertical metal pickets.	Changed the railing to black vertical steel pickets.
Consider creating horizontality in the building facades.	AAT discussed that emphasizing horizontal elements would help ground the new buildings. AAT discussed how changing the railings to steel and the railing color to black would combine with the black metal grills to create an appealing horizontal band at each floor.	Change the glass railings to black vertical metal pickets.	Changed the railing to black vertical steel pickets.
Include more variation and articulation on the east façades of the buildings.	AAT discussed that further articulation of the building facades and more variation could detract from the Academy.	Consider different architectural treatment to separate the top floor to emphasize horizontality.	Did not change treatment to the top floors because the top floors no longer align between the two buildings.

**Providence Academy Redevelopment
Public Engagement Summary
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BUILDING DESIGN			
Feedback	AAT Discussion Summary	AAT Revision Recommendation	Design Revisions
Recess the balconies on the East façade further into the building so they project less.	AAT discussed different balcony configurations, including recessing the balconies on the east façades and moving balconies to the corners of the buildings. AAT concluded the current configuration of the balconies created appealing articulation in the building.	Keep balconies as currently designed with changes to railings addressed above.	No change to the balcony configurations.
Incorporate architectural features from the library.	AAT considered curtain wall glass on the ground floor and other elements to mimic the library. AAT indicated the library is an interpretation of the Academy and the new buildings should not be an interpretation of an interpretation. Consensus that the design should consider the view from the library but not mimic the library. AAT discussed that the rooftop terrace on the Southern side of Building A helps soften the view from the library.	Do not incorporate or mimic design elements of the library.	Did not incorporate design elements from the library.
Change window color from black to white.	AAT discussed whether to change the windows from black to white to better match the Academy windows. White would be less modern and mimic the Academy. AAT came to consensus that white mullions would contrast and draw too much focus to the windows and distract from the Academy.	Keep black mullions and current design of windows.	No change to the black windows.
Change window mullion configuration to better mimic the Academy's window mullions.	AAT discussed whether mimicking the mullion configuration of the windows was feasible, would obstruct the view from the interior, and would make the windows too busy and distract from the Academy. AAT concluded that mimicking the mullions would seem too faux, clash with the architecture, and distract from the Academy rather than complement the Academy.	Do not change the window mullions.	No change to the mullion configuration.
Incorporate arched windows from Academy.	AAT discussed that incorporating arched windows in the residential windows was infeasible from a constructability standpoint given the size of the windows. AAT discussed whether arching the storefront windows was feasible and appropriate and whether arched elements could be incorporated in site features or a subtle arch in entry awnings.	Do not incorporate arches in residential windows or storefront windows. Explore arches in other design features, including ground floor entry awnings and plaza trellis.	Arched all four lobby entrance awnings and arched the plaza canopy.
Incorporate pitched roofs.	AAT discussed incorporating gables and pitched roofs. AAT came to the consensus that a pitched roof would detract from the Academy and unnecessarily increase the height of the buildings.	Do not incorporate pitched roofs. Consider brick detailing and site features with arches or gables.	Maintained flat roofs.

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BUILDING DESIGN			
Feedback	AAT Discussion Summary	AAT Revision Recommendation	Design Revisions
Incorporate gable shapes from the Academy.	AAT discussed incorporating gable shapes as chevrons in the brick detailing features.	Explore incorporating gable shapes as chevrons.	Did not incorporate chevrons in the brick detailing. The design team could not find an appropriate location for chevrons without jumbling the façade.
Align the ground floor columns with the vertical bands of structure above.	AAT discussed creating more symmetry in the structure and windows between the ground floor and upper floors by aligning the ground floor columns with the vertical bands of structure (rather than windows) above.	Align the ground floor columns with the vertical bands of structure above.	Aligned the ground floor columns with the vertical bands of structure above.
Move ground floor corner columns.	AAT discussed moving the ground floor corner columns so there is minimal structure at the corners of the buildings at the ground floor to mimic minimal structure at the corner windows on floors above.	Move the ground floor corner columns	Moved the ground floor corner columns
Consider more brick details.	AAT indicated more brick detailing might make the buildings more traditional. AAT expressed concern of adding too much detailing and jumbling the façade.	Consider additional brick detailing	Added a precast concrete parapet cap. Kept the current brick detailing of pilasters and soldier courses.
Include more decorative elements on façades.	AAT expressed concerns with adding too many decorative features to the facades. As previously discussed, some brick detailing might be appropriate.	Do not incorporate decorative elements to facades with the exception of some brick detailing.	Did not add decorative elements. Kept the current brick detailing of pilasters and soldier courses.
Change the material to red brick on the top floor of the East elevation of Building A above the lobby entrance.	AAT discussed changing the material to red brick at the top floor in this one location would create more consistency with the red brick above the other lobby entrances.	Change the material to red brick at the top floor in this location.	Changed the material to red brick on the top floor of the East elevation of Building A above the lobby entrance
Set back the top floor façade in line with the floors below on the East elevation of Building A above the lobby entrance.	AAT discussed setting back the façade in this location would create consistency with the facades.	Set back the top floor façade in line with the floors below on the East elevation of Building A above the lobby entrance.	Set back the top floor façade in line with the floors below on the East elevation of Building A above the lobby entrance.
Include more red brick on upper façades.	AAT discussed the amount of brick generally and red brick specifically. AAT concluded that the current amount of red brick was appropriate and that the mix of lighter color brick on the upper floors is compatible with the Academy. AAT also concluded that the red brick on the ground floor provided a compatible feel of red brick from the pedestrian perspective.	Do not include more red brick on upper facades.	Did not include more red brick on upper facades other than stated above.

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BUILDING DESIGN			
Feedback	AAT Discussion Summary	AAT Revision Recommendation	Design Revisions
Consider more color and material variation to break down flat façades.	AAT indicated that the addition of more colors or materials was unappealing and risked creating a jumbled façade or detracting from the Academy.	Do not add more colors or materials to the facades.	Did not add more colors or materials to the facades.
Mimic more lines of the Academy.	AAT discussed adding more horizontality to the facades to mimic the roof line of the Academy.	Include pickets on balcony railings to emphasize horizontality with the sheet metal grills.	Change the railing to black vertical steel pickets so that the railings combined with the black metal grills create horizontal banding.
Change balcony deck material.	AAT discussed changing the balconies to wood framing with black sheet metal wraps. The ATT discussed that the existing concrete design mimics the sills of the Academy and was preferred for compatibility	Keep the material of the balcony decks concrete.	Did not change the material of the decks.
Stain the concrete decks.	The ATT discussed that the existing concrete design mimics the sills of the Academy and was preferred for compatibility	Do not stain concrete decks.	Did not change the color of the concrete decks
Include stone base below red brick at ground floors.	AAT discussed a variety of treatments to “ground” the buildings, including a stone veneer and leaving the concrete stem wall exposed. AAT came to consensus that the brick should remain on the ground floor.	Do not incorporate a material change to the stem walls at the ground floor.	Did not change the material of the stem walls at the ground floor.
Add concrete sills to the storefront windows.	AAT discussed adding precast concrete sills to the storefront windows to mimic the Academy’s stone sills and to make the façade more traditional.	Add precast concrete sills to the storefront windows.	Added precast concrete sills to the storefront windows and to the parapet caps.
Consider breaking up continuous red brick on the ground floor along C Street.	AAT discussed leaving the concrete stem wall exposed. AAT concluded that adding concrete sills to the storefront windows would break up the red brick along C Street.	Add precast concrete sills to the storefront windows.	Added precast concrete sills to all of the storefront windows and to the parapet caps.

SITE DESIGN			
The Feedback	AAT Discussion Summary	AAT Revision Recommendation	Design Revisions
Eliminate auto access from Evergreen as it’s a barrier between the Academy and the new buildings.	AAT indicated a preference for keeping the access from Evergreen for auto connectivity through the site and to the Academy.	Do not eliminate access from Evergreen.	Did not eliminate access from Evergreen.

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SITE DESIGN			
The Feedback	AAT Discussion Summary	AAT Revision Recommendation	Design Revisions
Improve connectivity between the new plaza at the corner of C Street and Evergreen to the Academy site.	AAT discussed options for making the parking along Evergreen less of an impediment to connectivity between the two sites.	Change the parking between the two sites to a flush curbsless parking lot with brick pavers	Changed the parking between the two sites to curbsless parking with brick pavers
Detail the design of the plaza on the Academy site and move it closer to Evergreen.	AAT discussed expanding the Academy plaza to the south and further detailing the design of the Academy plaza.	Further detail the design of the Academy plaza and extend it south	Further detailed the design of the plaza on the Academy site and extend it south to connect with Evergreen and the brick paver flush parking lot.
Improve compatibility of hardscape between the new building sites and the Academy site.	AAT discussed incorporating brick elements into the walkways and planters.	Incorporate brick elements into walkways	Incorporated brick elements into walkways along the Evergreen frontage, C Street access at 11st Street and the crosswalks at the onsite intersection of vacated 11 th and the North/South drive isle
Further define the landscaping in the front of the Academy building.	AAT discussed the need for ensuring consistent landscaping throughout the site and more specifically along the Evergreen frontage.	Further define the landscaping on the Academy site to ensure compatibility between the two sites.	Detailed the landscaping on the Academy site and ensured the landscaping is consistent
Increase the plaza planter sizes to allow for mature landscaping that matches the Academy.	AAT indicated the planters on the south façade are large enough to accommodate mature vegetation. AAT added that the design team will need to consider the size of the mature trees, as large trees could block the view of the Academy.	No changes required – planter sizes in current design will accommodate mature landscaping.	No changes to the size of the planters.
Identify locations for interpretative art.	AAT discussed whether it was necessary at this stage in the design process to identify the type of art and where on the site it will be located.	Identify the type of art and where on the site the art will be located.	Identified the type of art (informative or abstract) and where on the site the art will be located.
Create blank brick walls for interpretive art on the ground floor.	AAT discussed the need for identifying blank walls for art.	Create blank brick walls for interpretive art on the ground floor	Created blank brick walls for interpretive art on the ground floor along the 11st Street entrance.
Make C Street view corridor more attractive.	AAT discussed adding interpretative art elements in this view corridor, reducing the landscaping height to improve the view, and changing the pathways to red brick.	Add interpretative art elements in this view corridor, reduce the landscaping	Added interpretative art elements in this view corridor, reduced the

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		height, and change the pathways to red brick.	landscaping height, and changed the pathways to red brick
Consider more pedestrian connections from C Street to Academy.	AAT discussed whether more pedestrian connections from C Street were necessary and concluded more connections from C Street are infeasible.	More pedestrian connections from C Street are infeasible	Did not add pedestrian connections from C Street but enhanced the pedestrian connections with brick pavers and expanded the size of the plaza on the corner of C Street and Evergreen
Incorporate living wall/create more garden area to soften appearance.	AAT discussed the need for an abundance of landscaping throughout the site that will add more interest and soften the appearance of the project	Incorporate additional landscaping and consistent landscape materials throughout the site.	Add green live walls along portions of eastern ground floor facades.
Incorporate gable and arch shapes from the Academy into site features.	AAT discussed incorporating arch features into entryways, art installations or other features.	Incorporate arch shape into site features.	Arched the large canopy in the plaza at the corner of Evergreen and C Street.