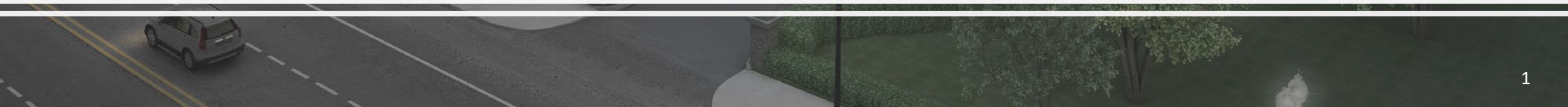




PROVIDENCE ACADEMY REDEVELOPMENT



A large, multi-story brick building with a prominent red and white cupola on top. The building features multiple levels of balconies with white railings. The scene is set outdoors with trees and a lawn in the foreground.

HISTORY

HOUSE OF PROVIDENCE

Heritage



1856

Mother Joseph of the Sacred Heart and four other Sisters of Providence depart Canada and travel by land and sea to New York City, Jamaica, Panama, and San Francisco, arriving at Fort Vancouver a month later, on December 8, 1856.



1857

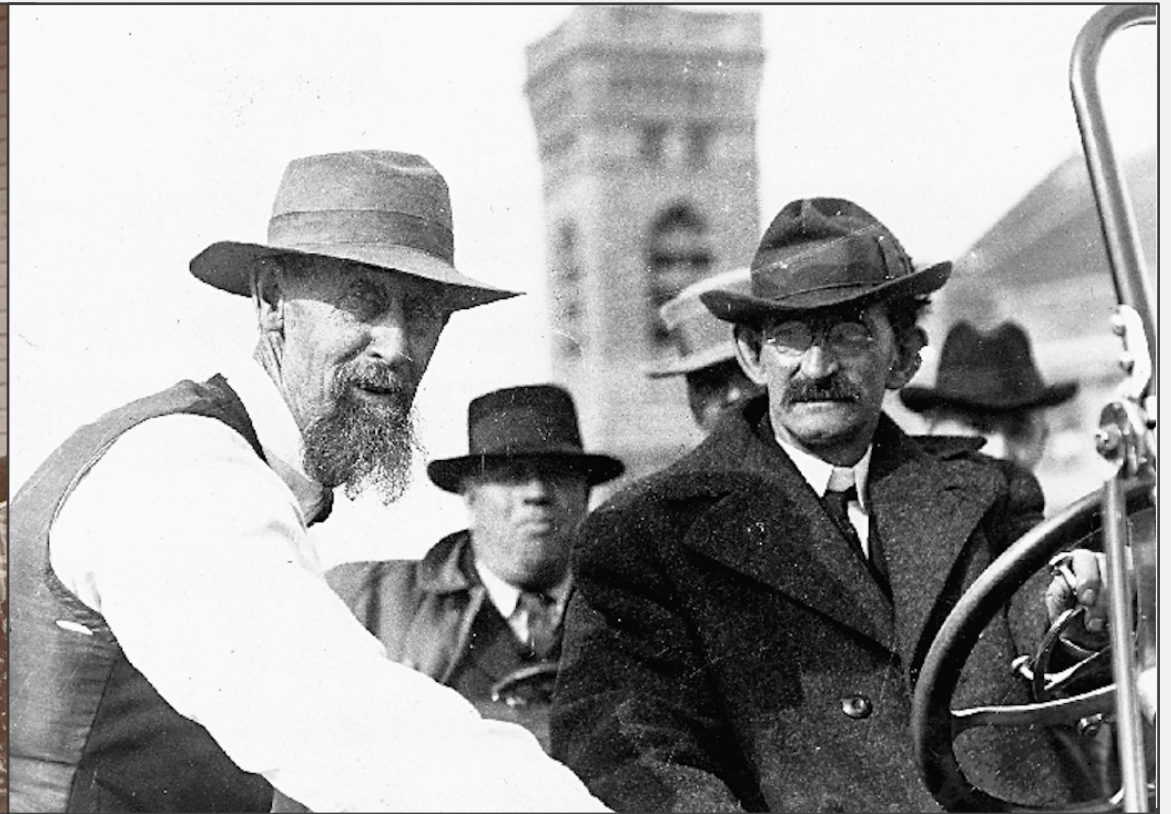
The first structure in which the Sisters of Providence conduct their mission is a one-room cabin at Fort Vancouver. It quickly becomes evident their services will require a more substantial base of operations.

Heritage



1870s

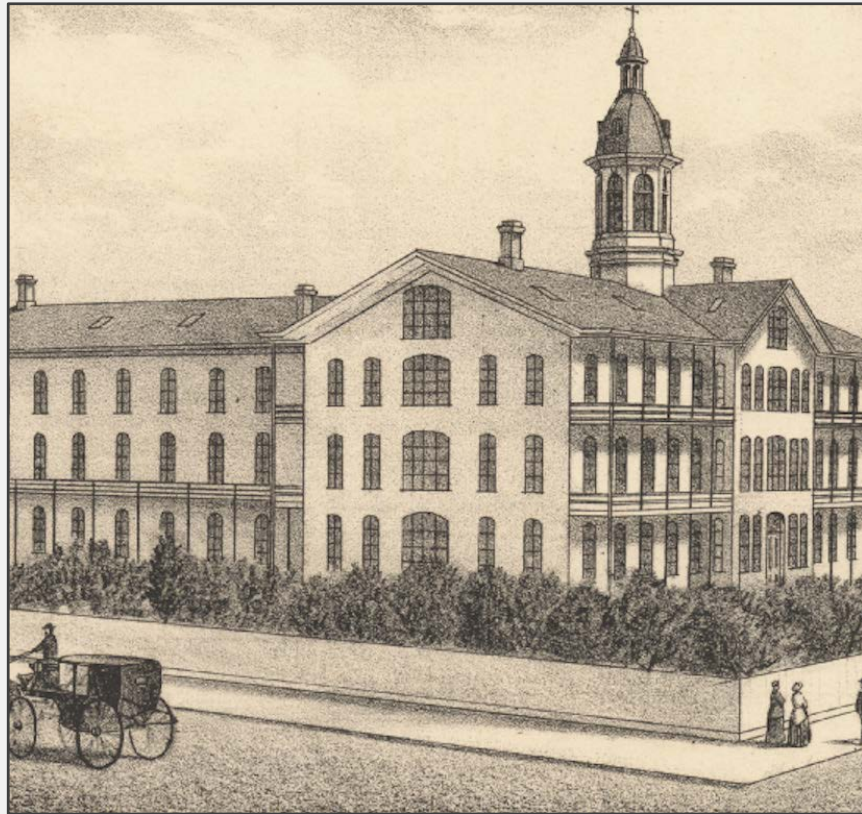
The pioneer sisters take lengthy, dangerous trips by horseback, stage coach, wagon and river boat to the communities, mines and lumber camps in Idaho, Montana, Oregon, and the Caribou Country in British Columbia. They beg for donations, provisions, and the precious dust and nuggets essential to the support of their works of charity.



1871

The name Hidden has been prominent in Vancouver since the city was a fledging village in the 1860s. Mother Joseph commissions L.M. Hidden to produce all the bricks for the Providence Academy. It would be one of the many significant buildings in Vancouver to be built with Hidden bricks.

Heritage



1873

The Academy is dedicated as the House of Providence and becomes the permanent home of the convent, school, and orphanage. It receives recognition as the largest brick building north of San Francisco, and serves as the seat of governance of all the Sisters' ministries in the Northwest.



1902

After a prolonged illness, Mother Joseph dies on January 19, 1902 at the Academy, surrounded by the Sisters of Providence. She is buried in the St. James Cemetery (now the Mother Joseph Cemetery).



1924

The Sisters of Providence move their governance to Seattle, but the Academy continues to serve the community as a highly respected school for girls and boys.

Heritage



1966

Providence Academy closes after 110 years of service, with the graduating class of 1966. The building is purchased by the Hidden Family, who supplied the original bricks.



1978

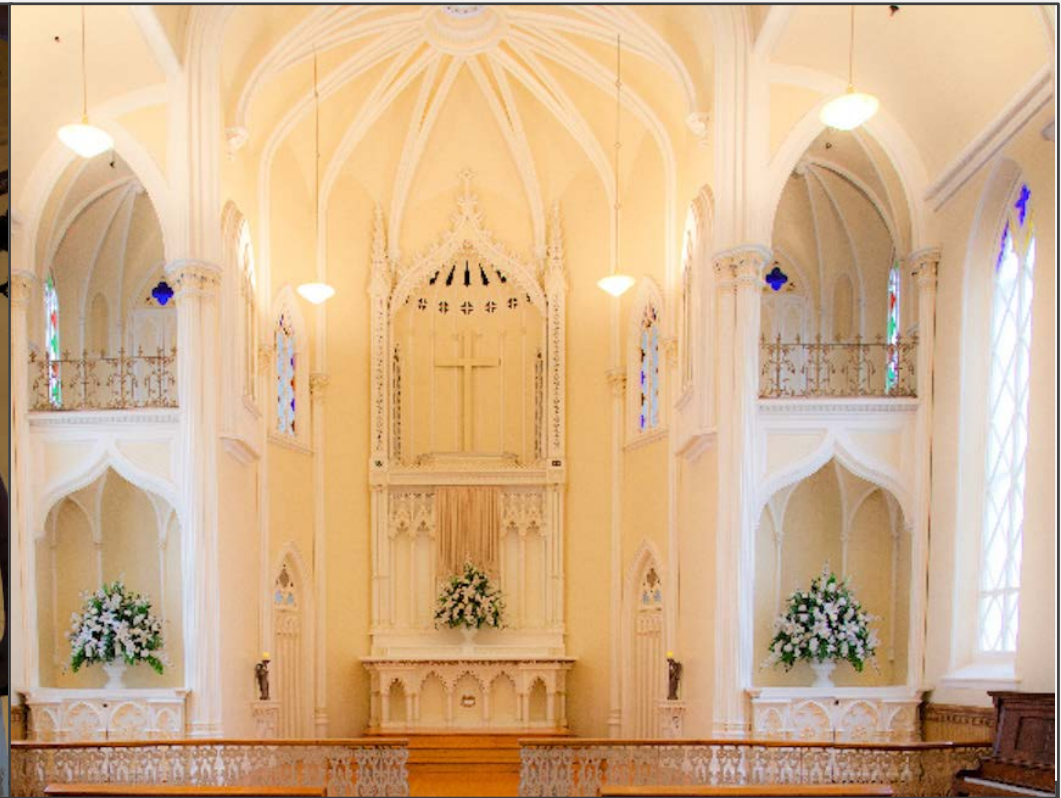
The Providence Academy is listed on the National Register of Historic Places and gains recognition as a treasure of and inspiration for the opening of the Pacific Northwest.

Heritage



2012

Local citizens, stewarded by the Historic Trust, begin a philanthropic campaign to purchase the Providence Academy to preserve the building and ring in a new life at this historic site – just as the Academy bell found its home, again, after an absence of nearly a decade.



2016

The Providence Academy is dedicated to the humility and service of the founding Sisters, whose mission and values are carried forward by Providence Health & Services, with healthcare, social services, and education ministries in five Western states.



VISION

The Providence Academy building is preserved and enhanced as a place of commerce and year-round center of activity for the community.



OBJECTIVE

Create a mixed-use urban campus that makes preservation of the Academy economically viable.

Economics of Preserving the Academy

Uses of Funds	
Providence Academy	
Purchase	\$5,000,000
Improvements	~\$15,000,000
	\$20,000,000
Undeveloped Property	
Purchase	\$4,309,000
Improvements	~\$6,000,000
	\$10,309,000
<i>Total</i>	<i>\$30,309,000</i>

Sources of Funds	
Providence Academy	
<i>To Date:</i>	<ul style="list-style-type: none"> • Community donations and grants. • \$1MM WA grant, \$1.1MM donations, and operational funds.
<i>Planned:</i>	<ul style="list-style-type: none"> • Proceeds from the sale of the Northeast portion of the Undeveloped Property for Phase II (approx. \$3MM). • Grants, fundraisers, and operational income.
Undeveloped Property	
<i>Planned:</i>	<ul style="list-style-type: none"> • Proceeds from the sale of the Western portion of the site for the Aegis development (\$5.4MM). • The Aegis development and Phase II development will improve the Undeveloped Property.

Mixed-Use Urban Campus

Academy & Aegis – A center of activity where modern-day uses merge with history



Providence Academy

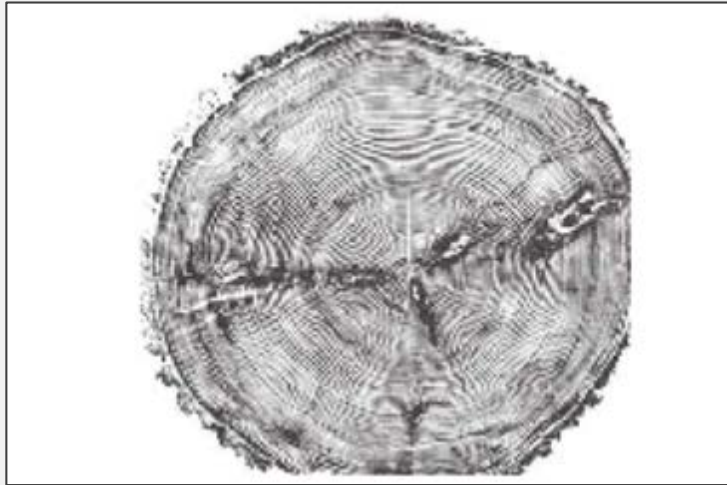
A restored landmark and public museum that operates as a self-sustaining office building and event center



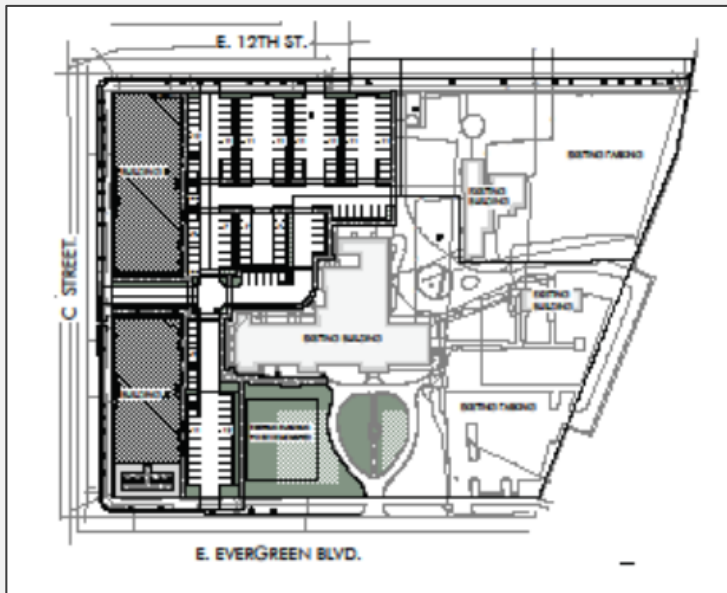
Aegis

A new mixed-use urban development representing Guardianship of the Community

The heart of the tree represents the heart of the site – the Academy Building.



'ējis/
The protection, backing, or support of a particular person or organization



The logo incorporates the shape of the site and the heart of the tree.

Aegis Development Stats

Development Statistics

- 2.21 acres
- Two buildings
- 162,854 sf total
- 140 Apartments
- 12,808 sf ground floor retail space
- Southern-most retail space connected to 5,000 sf public plaza
- 28 studio units averaging 549 sf
- 71 one-bedroom units averaging 670 sf
- 41 two-bedroom units averaging 965 sf
- 151 surface parking spaces

Building Amenities

- Lobby, coffee bar, mail room, and package receiving system
- Leasing office in the North building
- 5,600 sf rooftop terrace on the South building - outdoor kitchen, community dining tables, fireplaces, landscaping, and outdoor theater and yoga area
- 1,250 sf community room in the South building connected to the rooftop terrace - gourmet kitchen, theater room, and gaming area
- 1,275 sf fitness center in the North building
- Indoor secure bike storage room in both buildings
- Self-service bike repair shops with bike stands, tools, and a bike wash in both buildings
- Separate trash and recycling chutes

Apartment Amenities

- Balconies for 46% of the units
- Large windows
- 10 ft tall ceilings
- Hardwood floors
- Tile bathroom floors and showers with frameless glass doors
- Air conditioning
- Full size front loading stacked washer and dryer
- Frameless cabinets
- Slab quartz countertops
- Stainless steel appliances
- Gas stoves, garbage disposals, and undermount sinks
- High-end Grohe plumbing fixtures

Aegis Public Benefits

PUBLIC OPEN SPACE The Development will create a new 5,026 square foot public plaza at the corner of East Evergreen Boulevard and C Street. The new plaza, with adjacent retail/restaurant space in the new South building, will activate the intersection and serve as a pedestrian gateway from downtown into the new mixed-use urban campus. The new plaza will have seating, landscaping, and a canopy to provide cover. The new plaza will be connected with a crosswalk and curbside parking to the hardscape and landscaping on the Academy Building's property.

DEMOLITION OF THE NON-HISTORIC RESTAURANT In connection with construction of the Development the non-historic restaurant building in front of the Academy Building will be demolished. Demolishing the restaurant building will improve the view to the Academy and reconnect the Academy to the Evergreen Boulevard streetscape making the Academy Building more inviting to the public.

PUBLIC ART The Development will provide public art in the form of historical informative and historical abstract interpretive art to communicate Providence Academy's history to the public. The public art will connect the new buildings to the historical site while providing valuable historical context and information to the public.

GREEN CERTIFICATION The Development will be LEED certified.

IMPROVED PEDESTRIAN ACCESS The Development will vastly improve pedestrian safety and access to and through the site and to the Academy Building from the East Evergreen Boulevard, C Street, and 12th Street frontages.

AUTOMOBILE ACCESS The Development will improve automobile access drives and onsite drive lanes which will in turn improve pedestrian safety and storm water quality.

PROMOTION OF BICYCLE COMMUTING The Development will promote bicycle commuting with enhanced bike amenities including indoor secure horizontal bike parking with a ratio of one rack per apartment, lockers for the tenants with a ratio of one locker per apartment, bike stands with tools, and bike washes.

REMOVAL OF UNATTRACTIVE ATTRIBUTES The Development will move all onsite utilities underground which will help convert an uninviting unattractive site into a welcoming campus.

ACTIVATION OF AN UNDERUTILIZED SITE The Development will convert and activate the underutilized large downtown Academy Site and its streetscapes into a mixed-use urban campus with residential, retail, restaurant, office, event and public museum uses while providing the patrons thereof and the public generally an opportunity to engage the history of Providence Academy.

REGIONAL ATTRACTOR The Development will transform the Academy site into a mixed-use campus that could connect the Academy Building, Vancouver Public Library, Main Street, and Fort Vancouver into a multiple public attractor of regional significance. Revitalizing the Academy Site will reestablish the historic gateway from Downtown to Fort Vancouver that I-5 severed.

PROMOTION OF THE VANCOUVER PUBLIC LIBRARY Drawing residents, employees, and patrons to the new mixed use urban campus will provide exposure for the Public Library.

AEGIS DESIGN GUIDELINES

- Preservation and Possibility
- Compatibility



Aegis Design Guideline

Preservation and Possibility

Give a historic site new life while embracing its architecture, spirit and history.



Aegis Design Guideline

Compatibility

Create a compatible juxtaposition of old and new; employing modern design techniques to accommodate modern needs while incorporating traditional architectural elements to showcase the Academy's inspired history.



Existing



Providence Academy

1000 Seattle

Proposed



Site Rendering | Southeast Aerial Perspective



Site Rendering | Southeast Pedestrian Perspective



Site Rendering | South Aerial Perspective



Site Rendering | South Pedestrian Perspective



Site Rendering | Pedestrian Perspective from the Intersection of C Street and Evergreen



Site Rendering | Southwest Pedestrian Perspective



Site Rendering | View from West of West Façade



Site Rendering | West Aerial Perspective



Site Rendering | West Pedestrian Perspective



Public Art / Overview

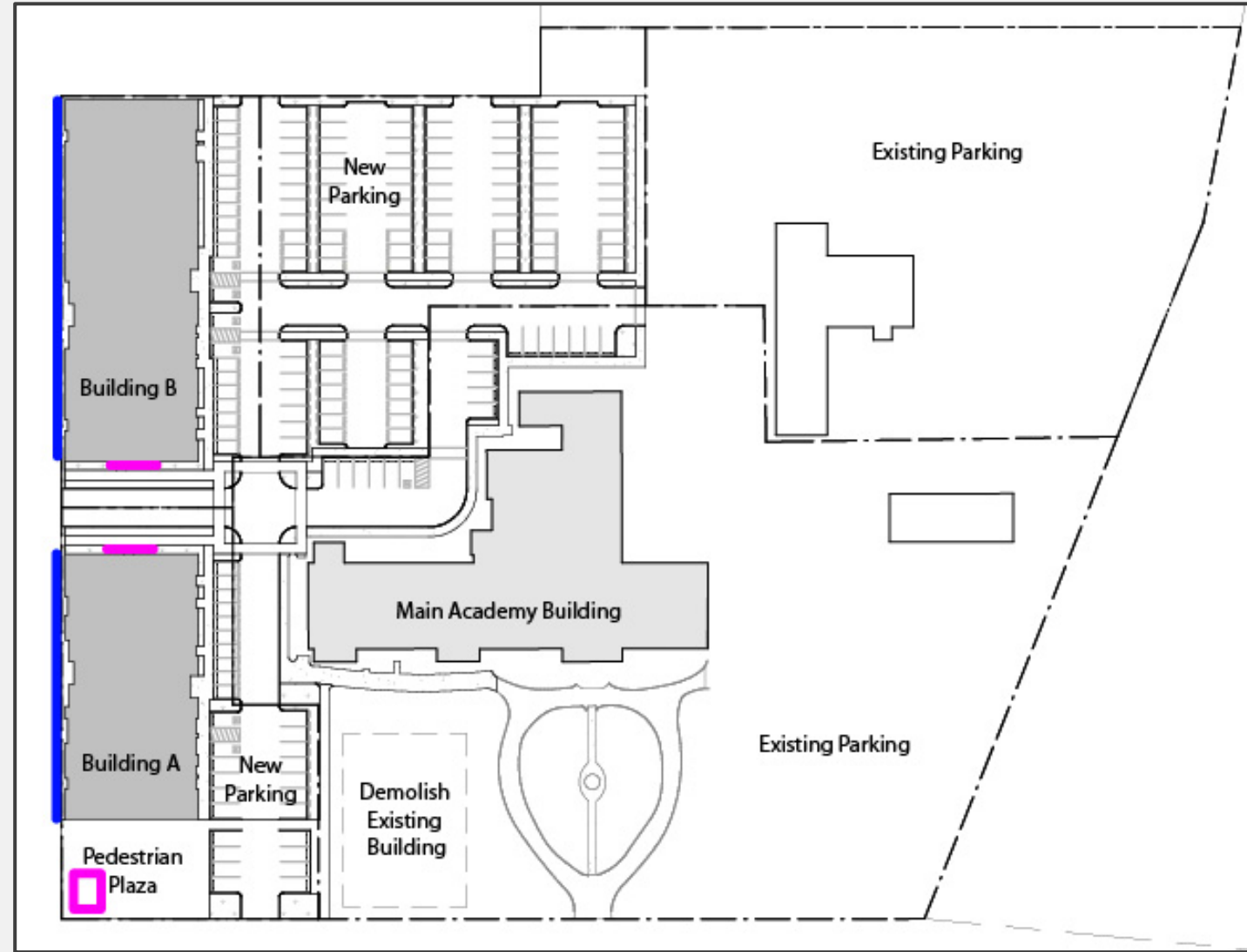
Aegis will provide public art to connect to the Academy and the historical site while providing valuable historical context and information to the public. The overall art budget is \$150,000 and will be split among the art installations described below.

- **Informative Art** – Along the C Street sidewalk frontage of Aegis, gallery-inspired plaques will convey historical information about the Academy. The plaques will provide visitors to the site and pedestrians walking past the site historical context. The Historic Trust will curate the information that will be conveyed to the public.
- **Abstract Art – Murals** – At the C Street entrance into the site at 11th Street there will be three dimensional sculptures protruding from the walls. These will serve as a “gateway” into the site. The subject and details of the murals is undefined but they will connect to the history of the site. The Historic Trust will be consulted in determining the subject and details of the murals.
- **Abstract Art – Plaza Sculpture** – In the 5,000 SF public plaza at the corner of C Street and Evergreen Boulevard will be an abstract sculpture representing Mother Joseph. The sculpture will be a celebration of her life and contributions to the community. The Historic Trust will be consulted in determining the details of the sculpture.

The public art pieces incorporated into Aegis will connect the community to the site’s history. The combination of informative and abstract art will provide both historical context and aesthetic value to the site.

Public Art | Site Location

-  Informative Art
-  Abstract Art



Public Art | Informative Art

Plaques, historic photos, maps, etc. displayed in an artistic narrative along the length of the west façades.



ART INSPIRATION

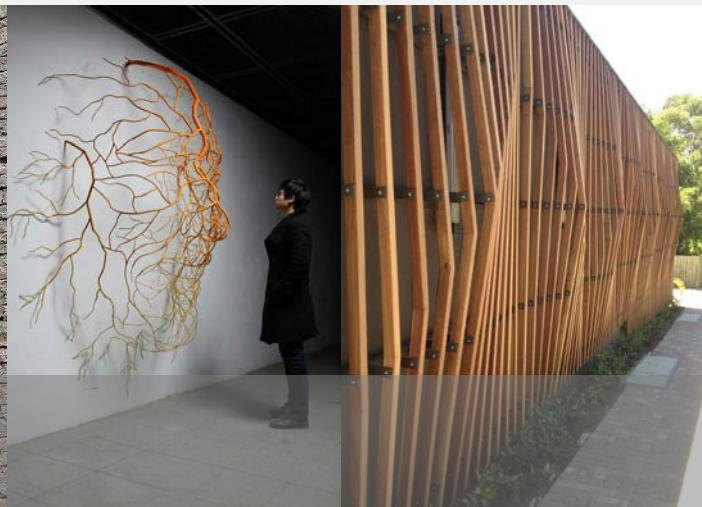
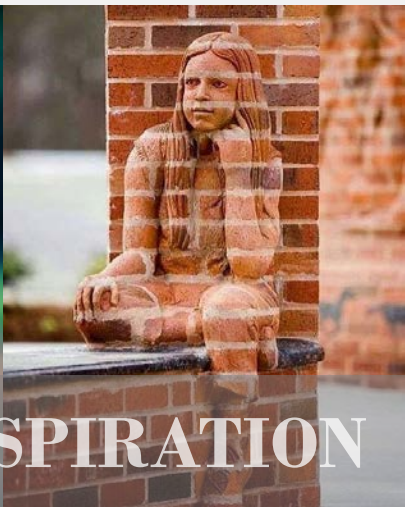
Public Art | Informative Art Locations



Public Art | Abstract Art (Murals)

Three dimensional sculptures designed to protrude from the brick walls that frame the East/West entrance off C Street at 11th Street. Materiality will be brick, wood, and/or metal.

These sculptures could represent the Sisters of Providence, children of the Academy, and/or simply be an abstract art serving as a gateway into the site.



ART INSPIRATION

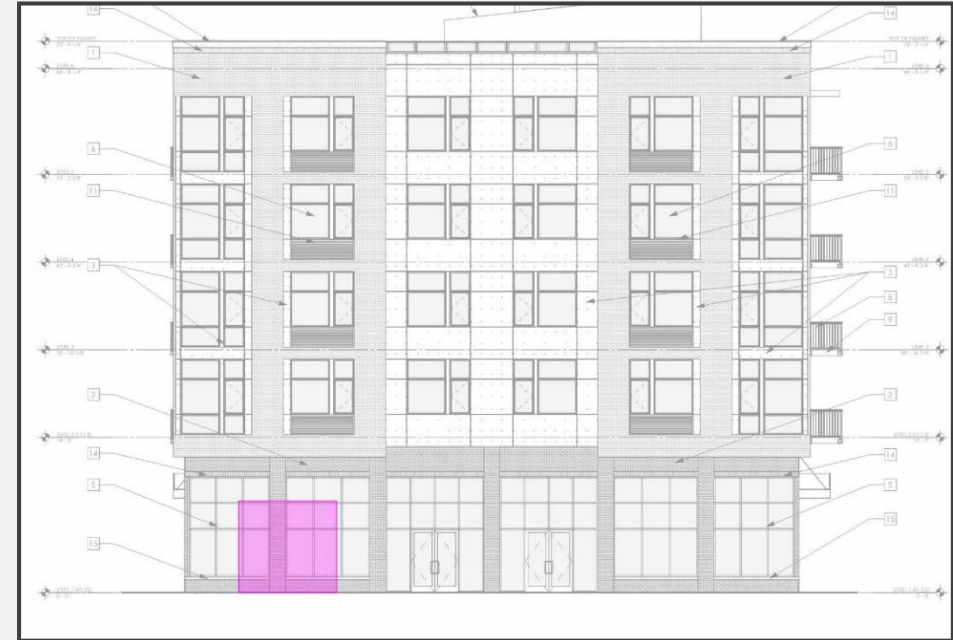
Public Art | Abstract Art (Murals) Locations



Public Art | Abstract Art (Plaza Sculpture)

A larger-than-human scaled abstract sculpture representing Mother Joseph.

Materiality can be metal or heavy-duty plastic.



Public Art | Abstract Art (Plaza Sculpture) Location



Public Engagement Summary & Design Revisions

After acquiring the 7-acre Providence Academy in 2015, the Historic Trust prepared a preservation and development plan for the site. The goal of the Historic Trust is to revitalize the site through renovation, activation, and vibrant redevelopment, while preserving the existing historic building. After a multi-year process of identifying the best use and best developer, Marathon Acquisition & Development was selected to develop the unimproved portion of the site. The plan aligned with the Trust's Guiding Principles and will transform the site into a mixed-use urban campus with multi-family, retail, office, event, public museum, and public outdoor gather space.

The Development Team 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:

1. Stakeholder interviews
2. Two public open houses
3. Public online comments
4. Clark county historic preservations commission informal feedback
5. City Planning staff informal feedback

The Development Team also established an Academy Advisory Team (AAT) to assist the Development Team in formulating design revision recommendations based on the community feedback. AAT members were carefully selected based on their diverse experience and expertise. Together they digested and discussed the comments and feedback and formulated design recommendations for the Development team in consideration of the Guiding Principles.

The Development Team held a final public open house to present the community all the design revisions made based on their feedback.

**See full Public Engagement Summary and Design Revision Documentation as attachments to this presentation*

Major Design Revisions

REVISION

Shrunk the southern end of Building A by 16 feet.

REASON

Increased the view of the Academy from the intersection of C Street and Evergreen.



Major Design Revisions

REVISION

Added a sixth floor to Building B.

REASON

To maintain economic feasibility by making up for the square footage lost from shrinking Building A.



Major Design Revisions

REVISION

Increased the public plaza by roughly 1,300 SF.

REASON

Provide more public open space and make the plaza a more inviting gateway into the site.



Major Design Revisions

REVISION

Changed the balcony railing material from glass to black vertical steel pickets.

REASON

The picket railings are more traditional than glass, and with the black grills creates horizontality that grounds the buildings



Major Design Revisions

REVISION

Arched the entrance awnings at all four lobby entrances.

REASON

This architectural element mimics the Academy's arched windows.



Major Design Revisions

REVISION

Arched the plaza canopy.

REASON

This architectural element mimics the Academy's arched windows.



Major Design Revisions

REVISION

Aligned the ground floor columns with the vertical bands of structure above. Moved the ground floor corner columns to align vertical bands of glass on the corner of the buildings.

REASON

Creates a more symmetrical, architecturally traditional and uncomplicated façade.



Major Design Revisions

REVISION

Changed the material to red brick and set back the top floor of the East elevation of Building A above the lobby entrance.

REASON

Creates more consistency in the facades above the lobby entrances and adds more red brick on the upper façades.



Major Design Revisions

REVISION

Added precast concrete sills to the storefront windows.

REASON

This element mimics the Academy's stone window sills and makes the facade more traditional. It also breaks up the continuous red brick along C Street.



Major Design Revisions

REVISION

Added precast concrete parapet cap.

REASON

This element mimics the Academy's stone sills and makes the façade more traditional.



Major Design Revisions

REVISION

Changed the parking between the two sites to curbside parking with brick pavers.

REASON

To improve connectivity between the new plaza at the corner of C Street and Evergreen to the Academy site.



Major Design Revisions

REVISION

Incorporated brick elements into walkways along the Evergreen frontage, C Street access at 11th Street, and the crosswalks at the on-site intersection of vacated 11th Street and the North/South drive isle.

REASON

To improve compatibility between the hardscapes and the Academy building.



Major Design Revisions

REVISION

Created blank brick walls for interpretive art on the ground floor.

REASON

To give historical context to the site and add interest to the view corridors.



Major Design Revisions

REVISION

Refined the landscaping plan along Evergreen.

REASON

To ensure compatibility between the two sites.

