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## **Publisher plans 6-story building ; Downtown site would have retail outlets on ground floor**

*JULIA ANDERSON, Columbian staff writer. **Columbian**. Vancouver, Wash.: May 11, 2005. pg. E.1*

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### **Abstract** (Document Summary)

[Scott Campbell] said he decided to go with Gerding Edlen and GBD Architects on the new project because "of their expertise with well- designed commercial office projects." The partnership also allows more flexibility in adjusting to the Columbian's future needs, he said.

Down the road, Campbell expects to build a new press facility on land, west across Esther Street, formerly the site of a Columbia Credit Union branch office. That project is at least seven years away, Campbell said.

Previously: Columbian Publisher Scott Campbell and his wife, [Jody], purchased land south of Esther Short Park in 2003 as the site for new newspaper offices.

### **Full Text** (732 words)

*Copyright Columbian Publishing Company May 11, 2005*

Within a few weeks, Columbian Publisher Scott Campbell expects to announce final plans for a six-story building in downtown Vancouver that will become the new home for his newspaper operations.

The project has been in the works since Campbell and his wife, Jody, bought seven acres at the southwest corner of Columbia and Sixth streets in 2003.

A corner site was sold to the city of Vancouver, where construction of a 226-room, \$73.1 million hotel and conference center is nearing completion.

The rest of the property was cleared last year as planning began for the Columbian project.

Campbell is partnering on the development site, south of Esther Short Park and west of the hotel, with Gerding Edlen Development Co., best known for its work in Portland's Pearl District.

Building design and construction cost negotiations have been under way since fall among Campbell, Gerding Edlen, GBD Architects, a key Pearl District designer, and the Howard S. Wright Co., which has been selected as general contractor.

Building design concepts have been shared by Campbell with the Columbian's 359 employees over the past several months, but this week he said it is still too soon to unveil the final version. Cost is estimated near \$30

million.

"Our goal is to develop a multistory building with retail on the ground level, room for Columbian news and business operations on three floors, with two top floors available as leasable commercial office space," Campbell said.

The building will encompass 114,000 square feet and be the only strictly commercial retail-office building on Esther Short Park, where more than \$200 million worth of redevelopment has already occurred.

If everything goes as planned, final agreement on the project will be reached soon, with construction starting in February. Completion of the building is planned in summer 2007, Campbell said.

The Columbian, Southwest Washington's largest newspaper and among downtown Vancouver's largest employers, has operated one block west of the park, at 701 W. Eighth St., for about 50 years.

"The availability of the downtown property gives us the opportunity to do a project that will be good for downtown as well as for our employees," Campbell said. "We're currently operating in two separate buildings on several levels and in two trailers. It is getting more and more expensive to maintain this facility."

Campbell said he decided to go with Gerding Edlen and GBD Architects on the new project because "of their expertise with well- designed commercial office projects." The partnership also allows more flexibility in adjusting to the Columbian's future needs, he said.

"This is the most important commercial office project on Esther Short Park. It's a big project," he said. "We're not trying to build the Taj Mahal, but we do respect the uniqueness of the location."

The sticking point has been cost. Campbell wants to keep the project's price tag somewhere around \$30 million and has already trimmed a floor off what was envisioned a year ago as a seven-story structure.

"I'm glad we made the decision to stay downtown, but the requirements of the site are more complex," he said. "If we had gone to a site on Grand Boulevard, we could have erected a two-story tilt- up concrete structure for, frankly, a lot less money. We're working, right now, to reduce the cost of the downtown project and still accomplish what we want."

He said he is confident the project will go forward.

"The planning and negotiations are on a pretty much normal track," Campbell said.

A plan calls for moving advertising, newsroom, circulation offices and business administration operations into the new building, but continue to operate the newspaper's press in the existing West Eighth Street structure.

Down the road, Campbell expects to build a new press facility on land, west across Esther Street, formerly the site of a Columbia Credit Union branch office. That project is at least seven years away, Campbell said.

#### Update

Previously: Columbian Publisher Scott Campbell and his wife, Jody, purchased land south of Esther Short Park in 2003 as the site for new newspaper offices.

What's new: In a few weeks, Campbell expects to announce plans for a six-story building at the site.

What's next: An agreement with development partner Gerding Edlen and others is expected soon, with construction starting in the first quarter of 2006.

#### **[Illustration]**

Caption: Scott Campbell - Project would cost about \$30 million Map/ The Columbian \* Columbian site

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