



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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January 7, 2010



TO: Land Conservation and Development Commission

FROM: Steve Oulman, AICP, Regional Representative
Angela Lazarean, Urban Planner

SUBJECT: **Agenda Item 2, January 20-22, 2010, LCDC Meeting**

PRINGLE CREEK COMMUNITY PRESENTATION AND TOUR

I. AGENDA ITEM SUMMARY

The commission will receive a presentation about the Pringle Creek Community from project developers and staff of the Salem Community Development Department. The Pringle Creek Community is an emerging sustainable development on the grounds of the former Fairview Training Center in Salem.

For additional information, contact Angela Lazarean at (503) 373-0050 ext. 286 or angela.lazarean@state.or.us.

II. RECOMMENDED ACTION

This is an information-only item.

III. BACKGROUND

In 1998, the Department of Administrative Services (DAS) initiated a master planning process for reuse of the Fairview Training Center, a State-operated institution for the mentally and physically disabled, which was closed and declared surplus property. The Transportation and Growth Management (TGM) program, a joint program of the department and the Department of Transportation, assisted DAS by retaining a consultant team that developed the master plan.

The master planning process resulted in a concept plan for the site and an implementation strategy for state and local partners. The State of Oregon selected a developer for the site and the City of Salem adopted new land use regulations to govern development according to sustainable principles. Development on roughly 32 acres is underway.

While development at Pringle Creek emphasizes renewable energy and green building practices, the project implements other sustainable development principles –

- **Green Streets** – porous pavement eliminates the need for curbs and storm drains;
- **Water Quality and Conservation** – numerous small bio-swales, rainwater harvesting, green roofs and native landscaping treat stormwater runoff and reduce the need for additional watering;
- **Housing Diversity and Choice** – a mix of lot sizes, house sizes, and housing types make housing available and affordable;
- **Transportation** – mixed-use zoning creates the opportunity for walkable destinations, car-sharing and bike-sharing are planned, transit is nearby;
- **Open Space, Parks and Trails** – natural amenities are preserved and enhanced, providing a strong connection to nature while promoting healthy lifestyles;
- **Local Food** – community gardens, greenhouses and orchards provide residents and visitors with local food.

The Pringle Creek Community has received numerous awards and accolades, including “Green Land Development of the Year” from the National Association of Homebuilders.

The showcase home was the first LEED-H Platinum home in the Pacific Northwest. Painter’s Hall is net-zero and LEED Platinum, with a grid-tied solar PV array that provides three times the power needed for the structure to achieve carbon neutrality.

Representatives of the development team and the City of Salem Community Development Department will give an overview the site followed by a guided walking tour.

www.pringlecreek.com



RESIDENTIAL LOTS

Updated: JAN 2009

Pringle Creek Community is a place that allows you to live, work and thrive in a lifestyle that is environmentally honest and culturally active. pringlecreek.com

COMMUNITY OFFICE:
 2110 Strong Road SE
 Salem, Oregon 97305

LOT SALES AND
 COMMUNITY INFORMATION:
 ph: 503 930-4541
info@pringlecreek.com

-  COMMUNITY LAND & GREEN SPACE
-  PRINGLE CREEK PRESERVE & WATERSHED AREA
-  PAVED GREEN STREETS
-  RESTORED COMMUNITY & MIXED-USE BUILDINGS
-  DENOTES PENDING LOT SALE
-  DENOTES MODEL HOME LOT
-  PATHS & TRAIL (PROPOSED)

