COMMUNITY WALKING TOUR

{1.3 MILES / 20 MINUTES}

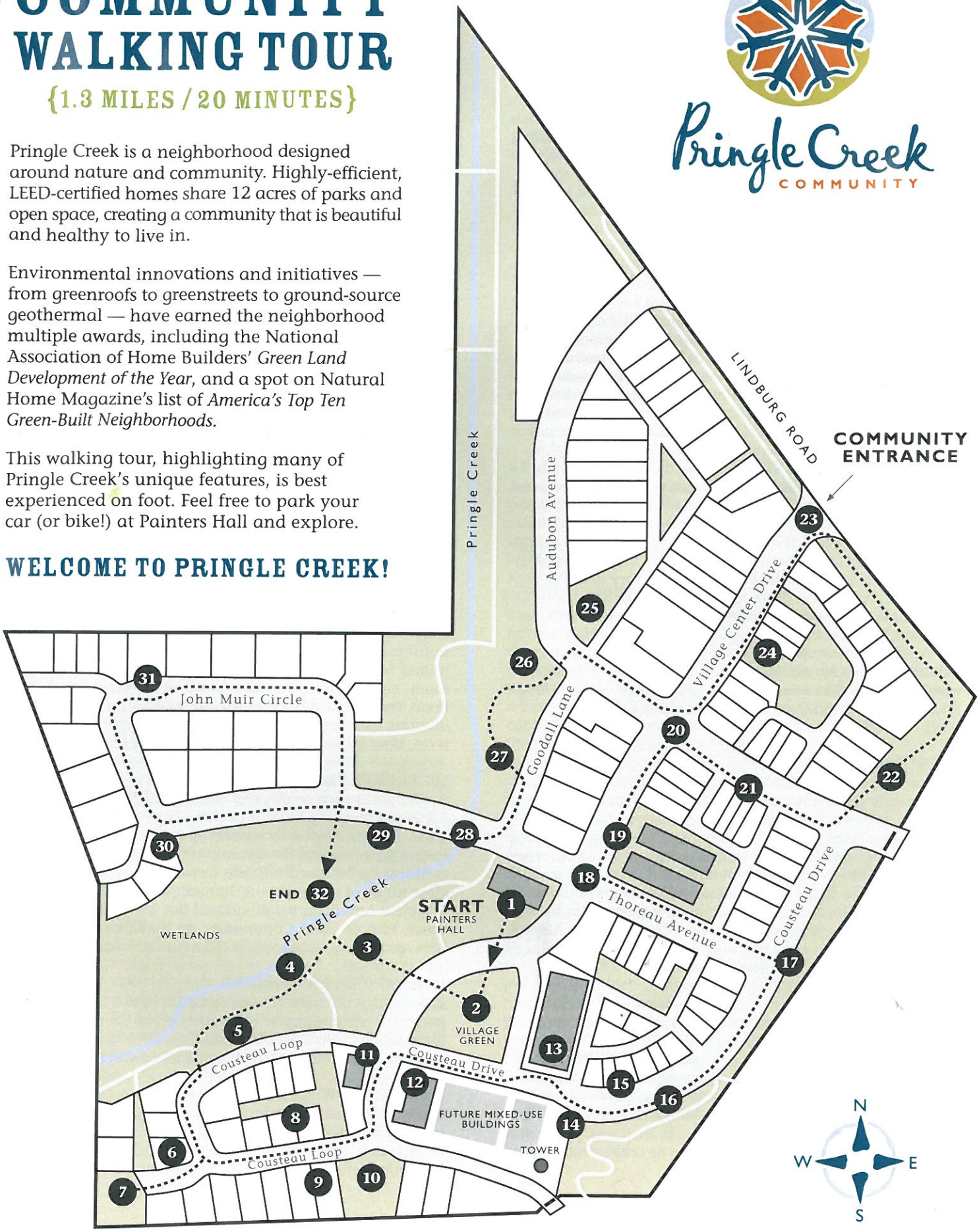
Pringle Creek is a neighborhood designed around nature and community. Highly-efficient, LEED-certified homes share 12 acres of parks and open space, creating a community that is beautiful and healthy to live in.

Environmental innovations and initiatives — from greenroofs to greenstreets to ground-source geothermal — have earned the neighborhood multiple awards, including the National Association of Home Builders' *Green Land Development of the Year*, and a spot on Natural Home Magazine's list of *America's Top Ten Green-Built Neighborhoods.*

This walking tour, highlighting many of Pringle Creek's unique features, is best experienced on foot. Feel free to park your car (or bike!) at Painters Hall and explore.

WELCOME TO PRINGLE CREEK!

Pringle Creek COMMUNITY



1. PAINTERS HALL
Painters Hall is Oregon's first net-zero energy commercial building, serving as community center, café, office, art gallery and event venue. Originally built in the 1930's, the restoration of Painters Hall demonstrates the potential of converting existing building stock into high-performing buildings relevant for the future. Certified LEED Platinum, it features salvaged and recycled-content materials, high-efficiency windows, lighting and HVAC upgrades, Forest Stewardship Council (FSC®) wood products, passive ventilation, rainwater harvesting and dual flush toilets, a "Zero-Waste" operations strategy, real-time energy monitoring, and a 20.2kW rooftop solar system. Painters Hall is not only one of the nation's leading green buildings, it is the central gathering place for Pringle Creek Community friends and neighbors.

2. THE VILLAGE GREEN
The urban planning innovation called Fairview Mixed-Use Zone (FMU) was created specifically for this site by the City of Salem, and it allows for small-scale commercial and retail activity within a neighborhood setting. This is important because having businesses such as coffee shops, restaurants, wine bar, general store, wellness center, and other amenities within walking distance dramatically reduces dependence on cars, while also creating local employment in the neighborhood. The streets within the Village Center are the same color and height as the sidewalks, creating a pedestrian-friendly, plaza atmosphere. The central Village Green lawn, surrounded by crushed granite and Aspen trees, creates a perfect spot for games, picnics, outdoor receptions, entertainment, fairs and markets.

3. PACIFIC YEW TREES
These two trees (*Taxus brevifolia*) are over 1,000 years old. A slow-growing conifer, the Pacific Yew has very dense growth rings. Yew trees of this diameter are very rare, and it is remarkable they have survived all of these years. Yew trees were nearly wiped out in Europe for longbow making, and in the Pacific Northwest because they stood in the way of more valuable timber stands. They were also recently threatened when chemists discovered that the chemotherapy drug Taxol is naturally derived from its bark (Taxol is now made synthetically).

4. PRINGLE CREEK
Pringle Creek is the foundation of the neighborhood. Community groups have worked over the years to replace invasive species with native plants and encourage tree canopy growth, providing shade and protection for insects, fish, and wildlife. Large woody debris in this section of the creek create deep, protective pools for fish habitat — there are actually Cutthroat Trout and Coho Salmon living in this reach of Pringle Creek! The community's innovative green infrastructure and commitment to chemical-free landscaping also helped Pringle Creek become the first neighborhood on the west coast to receive Salmon-Safe® certification.

5. FIR GROVE
Big trees, a clear creek, healthy wetlands, and upland prairie are cornerstones of the landscape at Pringle Creek Community. We set aside 38% of the entire property for parks and open space in order to protect them. In doing so, we saved more than 80% of the trees onsite, including this grove of Douglas Fir, which not only adds real value to the neighborhood, but also provides a shaded refuge alongside the creek for picnics, parties, and gatherings, while serving as critical habitat for an extensive list of birds and wildlife.

6. GUEST COTTAGE
This 1,400 square foot, 2BR/2BA home serves as our Guest Cottage for neighbors who have family or visitors coming in from out of town. The cottage was the first LEED-H Platinum home built in the Pacific Northwest, and the highest scoring LEED-H home in the country. It features natural daylighting, a spacious open floor plan, natural ventilation, an Energy Recovery Ventilator, FSC® sustainable wood products, and local Pacific Madrone hardwood floors. A ground-source heat pump provides ultra-efficient, low-cost heating and cooling, a 2.4kW rooftop solar array covers about 50% of annual electricity use, and a large evacuated-tube solar hot water system supplies free hot water practically year round.

7. GREEN ROOF
This five-car detached garage serves the nearby cluster of homes, and has a greenroof. This greenroof was installed for the same cost as a metal roof, but has double the lifespan; because the roof membrane is buried beneath eight inches of soil, UV light cannot degrade it. Additionally, the greenroof acts as a giant sponge, absorbing stormwater and releasing it slowly over time. The plants and soil help insulate the building from extreme temperatures in winter and summer, and provide habitat for pollinators and insects.

8. COURTYARD COTTAGES
This cluster of small cottage homes share a common backyard greenspace and enjoy a small lot with practically maintenance-free landscaping. Parking is detached from the cottage and accessed through the central courtyard. These homes range from 1,000 to 1,300 square feet. Several architects are represented at Pringle Creek, creating diversity of housing designs yet maintaining a common element of style and green building standards through neighborhood CC&R's.

9. TALLHOUSES
Tallhouses are three-story, 2,400 square foot homes with a small footprint designed for sloped, wooded lots. These homes have a garage and street level entry, mechanical room, bathroom and guest room or office on the ground floor. The second floor has kitchen and living areas with an outdoor patio and terrace. The top floor, at tree canopy level, has bedrooms, bathrooms and balconies.

10. POCKET PARK
Pocket parks such as this one connects open space on adjoining property, building a network of walking trails and parks that will eventually connect all 275 acres of the property. Pocket parks around the community are designed to provide corridors for birds and wildlife, as well as open space within close range of all neighbors' homes, just outside their door. A typical American neighborhood has 3% parks and open space. Pringle Creek Community, on the other hand, has 38%, providing a completely different feel and function.

11. ROOT CELLAR BUILDING
This vintage brick storehouse was built in the 1930's to store potatoes, onions, apples, and other crops year-round. It maintains a constant, cool temperature naturally, and is ideal for community wine storage, parties, and wine tastings.

12. CARPENTRY BUILDING
Built to last, the Carpentry Building has solid concrete walls and big beams overhead supporting a traditional roofline. Oversized windows provide ample natural light, making this unique structure worthy of preservation and renovation.

13. FUEL SHED
Eighty years ago, a railroad spur brought in "hogged fuel" — bark chips and sawdust waste from local mills, named after the hog grinder used to break the material down. This wood byproduct was kept dry under the Fuel Shed canopy before being burned at the base of the smokestack in four large boiler furnaces. The heat produced was used to convert well water into steam, which provided radiant heat and domestic hot water for all of Fairview's buildings. The brick Heating Plant and boiler buildings were deconstructed in 2008 with a 98% recycle rate, and many of the original bricks have been reused onsite in the form of garden pathways. The Fuel Shed may become a year-round covered Farmer's Market, open-air pavilion, or hybrid commercial infill with retail, office space, and lofts.

14. GROUND-SOURCE DISTRICT LOOP
The industrial well once used by the Heating Plant is 400 feet deep, with a pumping capacity of 300 gallons per minute. The well has been repurposed into an innovative neighborhood heating and cooling system serving 77 home sites and commercial lots. Inside this pump house, pipes and pressure tanks supply a district loop with ground-temperature water, which stays a constant 56 degrees year round regardless of weather or outdoor air temperature. Individual heat pumps, using nothing more than a simple compressor, are able to extract heat (in heating mode) or repel it (in cooling mode) to achieve a desired temperature for heating or AC. Homeowners at Pringle Creek have seen a 50–90% reduction in energy bills as a result compared to conventional heating and air-conditioning.

15. LIVE-WORK LOFTS
This area will be the setting for nine unique live-work lofts, where there will be a studio, office, or retail space on the ground level and living space on the second and third floors. These units are ideal for independent professionals, entrepreneurs, and small business owners.

16. RECYCLED CONCRETE SLABS
In an effort to reuse materials, over 100 tons of concrete from deconstructed building slabs and foundations were ground up for road base. Smooth slab pieces were saved, and positioned to provide an edge to this parking area. Neighbors continue to use the smaller pieces for patio walkways or other landscaping highlights.

17. FRUIT TREES
Plums, pears, and blueberries line this section of the street — part of a network of hundreds of other fruit trees planted throughout the neighborhood.

18. RAINGARDENS
Raingardens and bioswales are designed to hold excess stormwater during periods of heavy rainfall. Vegetation in the bioswales break down hydrocarbons and other pollutants, while allowing rainfall to percolate back into the ground as it normally would do in the natural environment. There are more than 100 bioswales throughout the neighborhood, and they not only double as landscaping but also as a critical function of stormwater management, collecting, filtering, and returning rainwater back to the aquifer. The raingardens are planted with sedges, grasses, camas lily, rush, dogwood, iris, and other plants that can tolerate saturated soil.

19. PRINGLE CREEK CONSERVATORY & GARDENS
We are fortunate to have two very rare Lord & Burnham redwood and steel Victorian glass house Conservatories, built in the 1930's. They were restored in 2009 and are used by the community. They will supply year-round produce, winter lettuce greens and herbs, garden starts, greenroof plants, native perennials, flowers, and hanging baskets. A large outdoor garden set on one-half acre is used to demonstrate sustainable urban agriculture, help people — in particular children — learn how to grow their own food, and provide produce for Painters Hall Café.

20. SAFE STREETS
Narrow intersections, on-street parking, changes in surface texture or color and gentle curves naturally slow cars down, creating neighborhood streets that are safer for pedestrians and bicyclists. Walkable, safe streets are a key component of healthy neighborhoods.

21. ROWHOUSES
This area will have two groups of rowhomes facing each other and will feature front porches for sitting and socializing. Car access, parking and garages will be around back in the alleyway. The result of this design is an activated front porch that connects to a beautiful streetscape, creating a vibrant community experience.

22. WALKING TRAILS
A network of trails and pathways connect open spaces and parks throughout the neighborhood. They also connect with adjoining neighborhoods. Walking through beautiful, inspiring places is important for our physical and emotional well-being.

23. GREENSTREETS
Porous street mimic the natural environment by allowing rainwater to filter back into the aquifer. As you may see at the entrance, there is a very subtle difference between conventional asphalt and porous asphalt, yet the benefits are significant. Instead of stormwater running off streets, carrying a toxic concentration of non-point-source pollution, contaminants are captured and filtered in the substrate of the street, where they are held and break down naturally over time. Rainfall is absorbed by the streets, where it is slowly reabsorbed back into the ground and can be released into Pringle Creek during summer periods of drought. As a result of this innovative system, more than 85% of rainfall on the site either infiltrates back to the aquifer or evapotranspirates through trees and plants, with just 15% ending up as surface flow. Typical city streets in conventional neighborhoods have almost the opposite: 70% surface flow runoff, and with it, all types of contaminants and pollutants.

24. SEQUOIA GROVE
This cluster of 50 year-old Sequoias off Village Center Drive provides a hidden refuge and restful place for relaxation, reading, and reflection. Birds love nesting and playing in the protective boughs of these giants.

25. CHILDREN'S PARK
This small park is designed as a kid's play area, and has a "sensory garden" in the back where children can experience and identify different scents of various types of plants.

26. ORCHARDS & COMMUNITY GARDENS
Scattered throughout the neighborhood are over 200 fruit trees — peaches, cherries, pears, apples, and plums — of all different varieties, ripening successively during the growing season. More than two acres of land are set aside just for food production, including this area for community gardening.

27. CREEK RESTORATION
Decades of conventional development and environmental neglect has degraded this section of Pringle Creek, resulting in stream channelization, poor water quality and the proliferation of invasive species. Neighborhood and community groups have recognized the tremendous ecological and social value of a healthy riparian ecosystem, and have spent the last several years working to restore it. Continued efforts will improve the creek's natural ecosystem by increasing native plant, animal, fish and bird populations for everyone to enjoy.

28. REUSED BRIDGE
To span the width of Pringle Creek as well as accommodate heavy trucks and construction equipment, we needed a heavy duty bridge. Instead of pouring all new concrete, we were able to purchase a temporary I-5 overpass bridge sitting in a construction yard, saving a significant amount of money and impact on the environment. Notice the narrowness of the travel lane, and the width of the pedestrian space.

29. BLUEBERRIES & GARDENS
This grouping of blueberries will eventually provide a tremendous amount of fresh fruit. Across the street, there is an area reserved for community gardens, as well as another grouping of orchard trees. Landscaping with plants that are not only beautiful, but functional too — providing food for humans and wildlife — is called edible landscaping. We are fortunate to live in an area where we can surround ourselves with abundant sources of fresh, local, organic food.

30. ROUNDHOUSE
This custom designed, yurt-inspired home features abundant natural light, healthy indoor air, and radiant heated floors. A huge skylight perfect for watching stars or clouds passing overhead, hemlock paneling and trim, and a wall of south-facing windows create a warm, natural, and comfortable home. Designed to maximize views and natural light, the open floor plan with 2BR/2.5BA feels much bigger than 1,600 square feet. It also features ECO countertops made from 75% post consumer glass and ceramics, salvaged hardwood floors, and cedar siding.

31. NET-ZERO ENERGY NEIGHBORHOOD
Almost all of the homes at Pringle Creek have excellent solar exposure — if not, it is usually because of a tree. This side of the creek is designed to have cottage and single-family homes, and is perfectly positioned to take advantage of solar energy with homes producing as much power as they consume on a net annual basis.

32. WETLANDS & FOOTBRIDGE
This old wooden bridge, nestled under the thick canopy over Pringle Creek and set amidst a wild and naturalized wetland area, has been here for decades and is a favorite place to stop and listen to the tranquil waters of the creek.

TEN PRINCIPLES OF PRINGLE CREEK COMMUNITY

1. Mixed-Use Zoning
A variety of live/work opportunities within the neighborhood allow for small shops, grocery, café, restaurants, and other services within easy walking distance. This builds a sense of community by supporting local business development, reducing car use, and creating opportunities for social interaction throughout the day.

2. Diversity of Housing Types
A range of housing choices (single family homes, cottages, live-work studios, row houses, accessory dwelling units) attract people in different stages of their lives, creating a vibrant, intergenerational community.

3. Walkable Neighborhood
A neighborhood with interconnected trails, parks, green corridors and streets designed to calm traffic, creates a safe and friendly environment for walkers, runners, and children.

4. Transportation Options
Providing a variety of transportation choices (municipal bus, community car-share, rail, bicycle, walking) gives greater flexibility, freedom, and easier access to services, schools and employment beyond the boundaries of the neighborhood.

5. Protect Natural Assets and Open Space
Preserving green corridors, natural areas and open space allows the ecological function of natural ecosystems to thrive. Parks and community gardens provide a breath of fresh air in a busy world as a place for neighbors to gather and interact.

6. Integrate with Natural Systems
Working with natural systems, as opposed to against them, builds a healthy co-existence with the natural world. Examples include native plants that filter stormwater and streets that recharge the aquifer which supplies the district ground-source geothermal loop.

7. Protect & Improve the Watershed
Chemical-free landscaping, water conservation, native plant restoration, and onsite stormwater management significantly reduces our impact on the watershed, helping to eliminate stormwater pollution and decrease the demand put on municipal infrastructure.

8. Reuse & Regenerate Existing Resources
Reusing existing resources captures the embodied energy originally invested into a material or structure. This greatly reduces energy consumption and waste, and breathes new life into old materials, oftentimes with the added value of an interesting story.

9. Build Green
Build efficient, compact, innovative structures that use less energy, materials and resources. Use natural light, local materials, good design, and healthy indoor air quality to make buildings that are attractive, comfortable and built to last for generations.

10. Work Collaboratively with Community
Involve community members in the design and development process, host activities that bring community together, and be open and invite the larger Salem community to create an inclusive and collaborative place to live.

For More Information, Please Visit Us At:

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