

FOR IMMEDIATE RELEASE

Contact: Alex Rhoten, Coldwell Banker Commercial Mountain West Real Estate
503-588-3508, arhoten@cbcre.com

LOCAL GROUP SEEKS TO SAVE HISTORIC BUILDINGS – CREATE JOBS

Salem, OR (Oct. 7, 2016) - Famous as the location for the filming of “*One Flew Over the Cuckoo’s Nest*,” the Oregon State Hospital site, has gone through many changes. For years, Salem citizens have wondered what the State of Oregon will do with the Oregon State Hospital’s North Campus on Center Street NE between 23rd and Park Avenue NE in Salem. A group of 14 Willamette Valley business people have submitted a proposal to save four historic buildings on the register. They also want to redevelop the land in order to provide living wage jobs and to restore property to the City of Salem tax rolls.

The local group wants to:

- Save 400,000 square feet of historic buildings on Oregon State Hospital North Campus
- Save the State of Oregon \$8.3 million from demolition of those buildings
- Create hundreds of new jobs
- Put over \$150 million of new structures on the property tax rolls, which will benefit all taxing districts in the Salem-Keizer area
- Be an “incubator,” enabling economic development.

The group’s proposal is for 47 acres of the property including buildings known as “The Dome” and “Yaquina Hall.” Analysis indicates that the buildings are structurally sound and are suitable for office/classroom/apartment space. A number of potential tenants have expressed interest in the redesigned space.

The Oregon Department of Administrative Services (DAS) has been considering plans for the property, most regrettably including demolition of the site. The group believes this isn’t necessary and wants to encourage political officials to consider an alternative plan. Their plan would include preservation of historic buildings, while creating new housing, stimulating educational programs and enabling new retail space.

Alex Rhoten, commercial real estate broker with Coldwell Banker Mountain West Real Estate sees the project as an economic development opportunity for Salem and the Valley. “The chance for Salem and the surrounding areas to provide hundreds of new jobs as well as much needed housing is something that can’t be missed. To demolish the current structures for some limited, low income housing doesn’t provide nearly the value and is extraordinarily shortsighted,” said Rhoten.

According to engineers and architects, the site has over 500,000 square feet of structurally sound buildings, of which a significant percentage can be put into productive use in about one year. Additional new buildings totaling over 600,000 square feet will also be built.

Rhoten added that few development opportunities, regardless of the location, would provide Salem with economic development, new jobs, new affordable housing options, recreational areas and desirable retail space as fast as this North Campus project could produce. This will be the largest development project in Salem since the Lancaster Mall was built in 1971.

###