

Pringle Square plans unveiled

By Timm Collins

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Developers of the former Boise Cascade site have crafted the first phase of the project, a 107-unit apartment complex that also will have room for retail space.

The plans go before the Salem Planning Commission on Tuesday.

Pringle Square, as the project is being called, includes an open courtyard, views of Pringle Creek and the Willamette River, and easy access to downtown shopping and entertainment.

"We are thrilled at where we are with this," said Jason Tokarski of Mountain West Investment Corp. "It won't be done without overcoming a few hurdles, but if everything goes as planned, 12 months from now it will look completely different."

On Tuesday, the Planning Commission will act on the preliminary design of Pringle Square. Salem staffers have recommended approval with a number of conditions, such as improvements to pedestrian access and the addition of bicycle parking.

Tokarski said residential units will range from 648 square feet on the small end to 1,329 for the larger apartments with two bedrooms, two bathrooms and a den. Monthly rents will be set at about \$1.10 per square foot — \$700 to \$1,450 — which is a little higher than other options downtown.

"With all that we are offering, we feel these prices are achievable," Tokarski said.

The planning commission can make a number of choices after receiving the plans, said Amy Dixon, a planner for the city.

Commissioners could approve the plans, finding that they meet the design guidelines for development in the South Waterfront Mixed Use zone; make additional changes; or reject the plans altogether.

Dixon said if approved, she anticipates the plan will go to city council on Jan. 23.

"We are very interested in the project. We are glad that something is finally being being done



PRINGLE SQUARE APARTMENTS COURTYARD VIEW



Kobbi R. Blair / Statesman Journal

A Boise Cascade building sits where Pringle Square Apartments, featuring an open courtyard and river views, are proposed to be built.

If you go

What: Salem Planning Commission Meeting

When: 5:30 pm., Tuesday

Where: Room 240, Salem City Hall, 555 Liberty St. SE

Information: www.cityofsalem.net or (503) 588-6255

with that space," Dixon said.

Boise Cascade closed its paper converting operation in 2007. Boise and its predecessor ran the converting operation, which converted large rolls of paper into other products, on the property since in 1962. Earlier users date to the 1860s.

In December 2007, developers Dan Berrey and Larry Tokarski purchased the 13-acre property for \$7.25 million.

Jason Tokarski said he is optimistic the plan will be approved by both the planning commission and the council. If so, construction would begin in early March.

When the permits are approved, development will start with demolition and seismic work that takes about 60 days, Tokarski said. "Then we start vertical construction, which will take between nine and 12 months."

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