

Pringle Creek Community

Summer Newsletter 2010

Volume 1, Issue 1



Announcing
our Quarterly
Newsletter!

With so much happening at Pringle Creek we thought we should share news, events and ideas with our friends on a regular basis. We hope you enjoy this newsletter and appreciate your comments and suggestions for future issues.

Welcome
New
Neighbors!



Kristen just moved into her Tall House, Jane & Ken are putting finishing touches on their Courtyard Cottage, and Fariborz will be ready for his "Round House" by summer's end! With Barb, Alan & Sue that makes five families!



Welcome
Visitors!

It's always nice to see neighbors and visitors enjoying a walk through the trails, gardens and parks, or bicycling, jogging, dog-walking and roller-blading! It's especially nice to see parents teaching their children how to ride a bicycle on our streets – it all proves that thoughtful design makes a better space for everyone.

Painters Hall
Café is open!



French press, specialty teas and more!



Painters Hall

We are pleased to announce the opening of our newly-restored LEED Platinum community center, Painters Hall. Located at the heart of the neighborhood, it serves as a gathering space, café and event venue. Originally built in the 1930s, we restored this 80-year old building to be a "net-zero energy" community space for friends to meet over coffee, attend workshops, have birthday parties and other social events. There are meeting spaces, a community kitchen, conference room, art space, café and a large "front porch"

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Homes at \$269,000

Courtyard Cottage includes 12 acres of shared open space, a greenroof detached garage, ground-source geo connection and LEED certification.

We find more and more people wanting to simplify their lives with less clutter, lower bills, less yard work, and more time with friends and family. Our 1,010 sqft Courtyard Cottages have a simple and bright floor plan featuring large windows, neighborly porches, and a common courtyard. The combination of an ultra-efficient building envelope and connection to the ground-source geothermal loop provides a remarkably low utility bill. The cottage also has many green features – FSC-lumber, low-VOC, insulated rainscreen walls, fire sprinkler system, and EnergyStar® appliances.

(“Painters Hall” continued)

deck area for relaxing in the sun, working on a laptop or chatting with friends. Restored to LEED Platinum standards, the building is so efficient it consumes a fraction of the energy of conventional new construction. In addition, a 20.2kw rooftop array of Sanyo solar panels produces three times the electricity needed to be “net-zero energy.” Excess electricity offsets the neighborhood’s innovative ground-source geothermal loop — providing an ultra-efficient source of heating and cooling for 70 homes and 7 commercial lots, including Painters Hall.

In addition to reusing the entire building’s shell and trusses, several materials throughout Painters Hall came from buildings deconstructed onsite: front porch decking, trellis, door pulls, furniture, ceiling slats, café bar, stair treads, bike racks, pavers and stepping stones, our conference table, and so on – all made of materials salvaged from the site.

Remarkably the huge wood beams and slabs used to create the finish work and furniture came from the hazard trees and winter blow-downs from the site. We brought in a portable mill and transformed those big trees into big beams and dimensional lumber for a number of unique interior furnishings.

Abundant natural daylighting, non-toxic materials, a natural setting and high indoor air quality all create a healthy and wonderful meeting space. To inquire about using Painters Hall for events, please visit www.pringlecreek.com or call 503-315-1055.



Natural Home ranks Pringle Creek Community in Top 10

Pringle Creek was just listed in Natural Home Magazine's Top 10 of America’s Best Green-Built Neighborhoods. Their favorite planned communities, three of which are in Oregon, “strive for responsible construction and promote sustainable living.” We have a copy of the May/June issue in the Café or visit www.naturalhomemagazine.com



Greenroofs gone Wild!

As you can see from the photo on the left (taken from a garage rooftop) our greenroofs are in full bloom! Benefits of a greenroof include:

- Longer-lasting: the roof membrane is protected from UV degradation (by soil), so it doesn't deteriorate like metal or asphalt shingles.
- Same cost: we did ours for \$5 per square foot.
- Insulation: eight inches of soil act like an insulating blanket, keeping the building cooler in summer and warmer in winter, and reducing the urban heat island effect.
- Habitat: the diverse plant species provide habitat for birds and pollinators, blending the boundaries of ecological systems.
- Stormwater: acting like a giant sponge, the roof absorbs rain as it falls, releasing it slowly over time. That's important for returning water to the aquifer and reducing stormwater pollution.
- Beauty: so colorful, dynamic and interesting!

ODF Magazine, OCT Developer of the Year

The most recent issue of Oregon Department of Forestry's Magazine, *Forests for Oregon* features Pringle Creek Community for our "innovative approach to trees, landscaping, homebuilding" and for designing the neighborhood around the existing tree canopy. "Retaining existing trees on a development site is often more valuable than planting new trees," says ODF's Urban and Community Program Director, Paul Ries. "Mature trees deliver an instant sense of place – as well as a variety of environmental, economic, and social benefits that small trees take many years to provide," he adds.

You can read the whole article at www.oregon.gov/odf or stop by the café.

We were also awarded "Developer of the Year" by Oregon Community Trees, a nonprofit Urban Tree Coalition, last month! For more info please visit www.oregoncommunitytrees.org

Shangri-La Flower Baskets for Sale!

Contact shannon@pringlecreek.com to reserve yours!



Painters Hall Café opens!

Community Coordinator Shannon Stewart has just opened our new coffee shop, Painters Hall Café!

The Café serves specialty brewed organic, fair-trade coffees, French press, loose teas, and iced tea, and will soon offer espresso, organic snacks, fruit and more. Ask Shannon about lunch offerings that can be arranged in advance!

Painters Hall Café also offers Wi-Fi, green-building and lifestyle magazines and books, newspapers and a beautiful front porch with a unique natural setting.

Café hours are Monday through Friday 9am to 2pm.



SANYO® & Renewable Energy at Pringle Creek



SANYO, the manufacturer of the HIT[®] Power Series solar panels covering the roof of Painters Hall, has been an important partner in helping us achieve net-zero energy.

Our 20.2kw system is also an investment in the local economy. SANYO has made a major commitment to Salem's economic development with their new solar ingot factory at Salem Renewable Energy & Technology Park, bringing 200 new jobs in the sustainable industries to Salem.

To read the SANYO Case Study on Pringle Creek, visit www.us.sanyo.com/commercial

Want more information?

Stop by, call us at 503-315-1055 or email

info@pringlecreek.com to RSVP for a Saturday morning tour at 11am. Or check out www.pringlecreek.com

