Overview

The studio will program and design development of the 3.79 acre Waterfront Block of the former Boise Cascade site in Salem to integrate – physically, ecologically, and programmatically – with Riverfront Park. Groups of students will develop a program for the site that responds to the riverfront location, the confluence of Pringle Creek and the Willamette River, and integrates with the existing park. The site has an existing development prospectus for high-density residential use, which students will use as the basis of designs that integrate ecological, social, and recreational functions. A primary focus of the studio will be to apply the concept of eco-districts to a current development project.

Key Issues

The studio is part of the Sustainable Cities Year in Salem. Students will work city staff, property owners, and interested parties to provide development alternatives that address key city concerns:

- There is a 3.79 acre parcel separated from the remainder of the 13 acre former Boise Cascade mill site by an active railroad line. The developer intent for the 3.79 acre parcel is high density residential within six years. Riverfront Park shares the western boundary of the parcel and the public parking lot supporting the park and Carousel is on the northern boundary of the parcel. The 3.79 acre parcel is in the South Waterfront Urban Renewal Area.

- South Waterfront Mixed Use Zone speaks to integration with Park, view corridors to the River, public access and connections to Pringle Creek and the River.

- The City has agreed with ODOT Rail and the development team to close the existing State Street access to the park and Carousel and create a new access to serve both the private development and the public uses which will cross the 3.79 acre parcel in some way and include 30 additional parking spaces for the public uses.