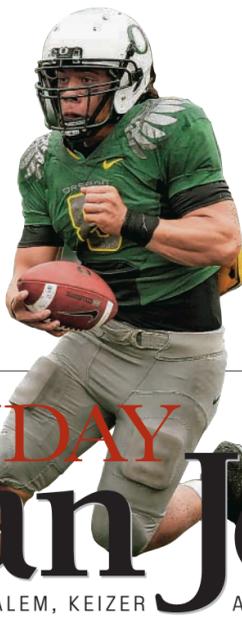




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# SUNDAY Statesman Journal

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## DEMOLITION ISN'T THE END FOR FORMER BUILDING

JANUARY 2008



THOMAS PATTERSON | Statesman Journal

OCTOBER 2009



TIMOTHY J. GONZALEZ | Statesman Journal

A view of the Boise Cascade site before demolition began in earnest (left) and how it appears now (right) as the site begins to take shape into its new future use. As parts of the buildings are demolished, many kinds of materials are being recycled and finding a new life.

By the numbers:	221 tons	380 tons	1,800 tons	14,000 tons	\$250,000-\$300,000	630 tons
Most of the demolition work at the Boise Cascade site in downtown Salem has been completed. Here are the major categories of materials that are being recycled.	Reusable lumber; More than 166,000 board feet	Wood ground for "hog fuel" and used to generate electricity	Metal	Crushed concrete	Estimated value of recyclable materials	Non-recyclable materials sent to landfills

Source: Staton Companies

SJ EXCLUSIVE

First in the Statesman Journal

## DAs raise concerns on early releases

New law can shorten sentences for some with serious offenses

BY ALAN GUSTAFSON  
Statesman Journal

Sex offenders. Arsonists. Escape artists. Wife beaters. Career drug dealers. Prosecutors cringe when they size up the rap sheets of some criminals eligible for reduced sentences under Oregon's expanded early-release program.

"One thing we're seeing is a wide range of offenders and for very significant criminal conduct," Marion County District Attorney Walt Beglau said. "The bottom line is, these are heavy hitters generally." More than 4,100 inmates in Oregon's 14,000-inmate prison system are eligible for enhanced "earned time" reductions — including more than 500 Marion County offenders.

State law previously allowed prisoners who exhibited good behavior to be released after serving 80 percent of their sentences. The 2009 Legislature, seeking to prune prison costs, approved legislation to deduct an additional 10 percent for those prisoners.

Lawmakers projected saving about \$6.5 million in the 2009-11 budget period through reduced lock-up costs, and they allocated the money to other needs in the state's general fund budget.

See Release, 3A

### Online

See this story at [StatesmanJournal.com](http://StatesmanJournal.com) to read previous stories about Oregon's enhanced early-release program for prison inmates. You can also answer today's online poll question: **Should the Legislature reconsider its plan to increase early release time for prison inmates?**

## 96% of material to be reused

### About the property

Wood, glass brick, metal and other parts will get new life, won't go in landfills

BY MICHAEL ROSE  
Statesman Journal

Boise Cascade's downtown mill is gone, but its recycled pieces have a second life.

Staton Companies, a Eugene-based demolition contractor, has flattened the mill's buildings to make way for a mixed-use development.

From the century-old industrial site in downtown Salem, demolition workers have recovered an estimated \$250,000 to \$300,000 worth of materials, such as:

- Old-growth timbers that have been

salvaged will be re-milled, possibly ending up as lumber in upscale homes.

- Glass bricks, a distinguishing feature of the Boise plant, have been snapped up as souvenirs or purchased for home improvement projects.

- Concrete has been ground into bits and used for road construction.

- Chunks of rebar pulled from crushed concrete have been sent to scrap dealers.

"Recycling had been a dream, and

See Recycle, 2A

In 2007, developers Dan Berrey and Larry Tokarski purchased the Boise Cascade site in downtown Salem for \$7.25 million. The mixed-use development proposed for the 13-acre property would include office buildings, shops, restaurants and housing.

SOURCE: Statesman Journal staff reports

## Restoration of Pringle Creek will include path

Removal of concrete structures is large, complex undertaking

BY MICHAEL ROSE  
Statesman Journal

Underneath an ugly concrete slab, Pringle Creek is waiting to see daylight.

A path winding along the banks of Pringle Creek has long been in the plans for the Boise Cascade site's proposed redevelopment. The path is intended to become a signature feature of the downtown Salem development, as well as a connection to pedestrian and bike trails.

"It's designed not to be just a quick sidewalk to get through, but a place where there are places to stop, look at the creek, maybe a few tables and benches. The whole idea is to get people to appreciate that creek," said Tim Gerling, a consultant

### SOUTH WAREHOUSE

The Boise site's transformation into a mixed-use development will begin at a 1960s-era warehouse, according to the group backing the project.

Developers hope to start remodeling the building, known as the south warehouse, for new tenants by spring of 2010, according to Tim Gerling, a consultant for developers.

Several banks are interested in providing construction financing, although a deal has not been finalized, he said.

The south warehouse building has just less than 250,000 square feet of space. About \$16 million to

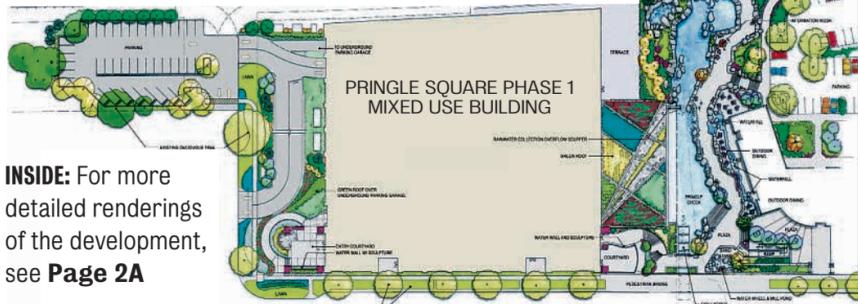
\$18 million worth of improvements have been proposed for the structure, Gerling said.

A full-service health club has considered occupying about 50,000 square feet in the building, and several office tenants and a cafe have approached the developers. Gerling declined to identify the potential tenants.

In addition, the building will include a parking garage.

Developers have discussed building for-rent townhouses on the roof of the building, but that portion of the project will come later, Gerling said.

INSIDE: For more detailed renderings of the development, see Page 2A



Rendering courtesy: Arbuckle Costic Architects, Inc. and AKS Engineering & Forestry

## Capitol Watch

Retailers' share of lottery profits will be decided this month, Page 1C.

For more state government news, and reporter Peter Wong's capital notebook, see Page 3C.



### INSIDE TODAY

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### WHERE DO YOU STAND?

Should the U.S. Census ask if you are a citizen? A controversial amendment is on its way to a showdown in the Senate.

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### Final day of library book sale today

Page 1C

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### San Francisco 1989 earthquake anniversary

Statesman Journal photographer Tim Gonzalez shares the story of his experience with the earthquake and its aftermath as a young photographer in the Bay Area in 1989.

Replacing the Bay Bridge has been more costly than imagined. Also, many public and private buildings have not had the improvements they need.

Page 8A

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# Pringle

Continued from 1A

hired by the Boise site's developers. The path would have a plaza with room for food cart vendors, as well as outdoor seating for a restaurant. It would run under the railroad bridge at the Boise site, as well as under Commercial Street SE, and could become another way to reach Riverfront Park.

But the section of Pringle Creek that cuts across the Boise site hasn't gotten much appreciation for decades. That's because industrial buildings have spanned the waterway, blocking it from view.

Buildings north of Pringle Creek at the Boise site have been leveled. The spot where the structure known as the Old Mill Building once stood is an open expanse of concrete — a

sub-basement that covers Pringle Creek.

The creek has flowed beneath buildings since at least the 1930s and maybe longer, Gerling said. Pringle Creek will stay concealed beneath the sub-basement until developers line up permits from a plethora of state and federal agencies.

"Until we get those permits, we're not going to take that basement slab off the creek, and we're certainly not going to do any work in there," Gerling said.

About 18 groups of federal and state regulators will have a say in how the project proceeds, he said.

Early next year, the developers will begin filing applications to remove the slab and restore the creek. The site's demolition contractor would like to begin the work right away, but Gerling expects the approvals will take more than a year to obtain.

The portion of the creek that flows underneath the slab is now a "wasteland" of rocks heaped around about 70 columns driven into the streambed, he said. Restoration work would include removing the slab and columns, and creating a new creek bank.

On the north bank, the plan is to carve a gentle slope so it's practical to install a path. It's now a sharp, 30-foot drop from street level to the creek.

In addition, a 1 million-gallon water reservoir underneath the sub-basement, which hasn't been used in many years, would be taken out. It's now empty, but it's a large mass of concrete to be removed, Gerling said. Boise probably used the reservoir when paper pulp was made at the location.

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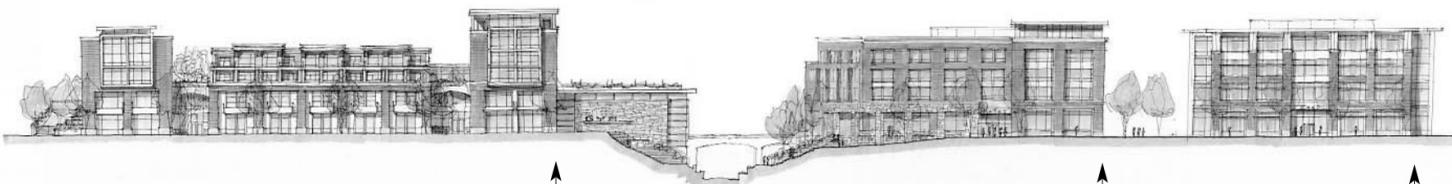
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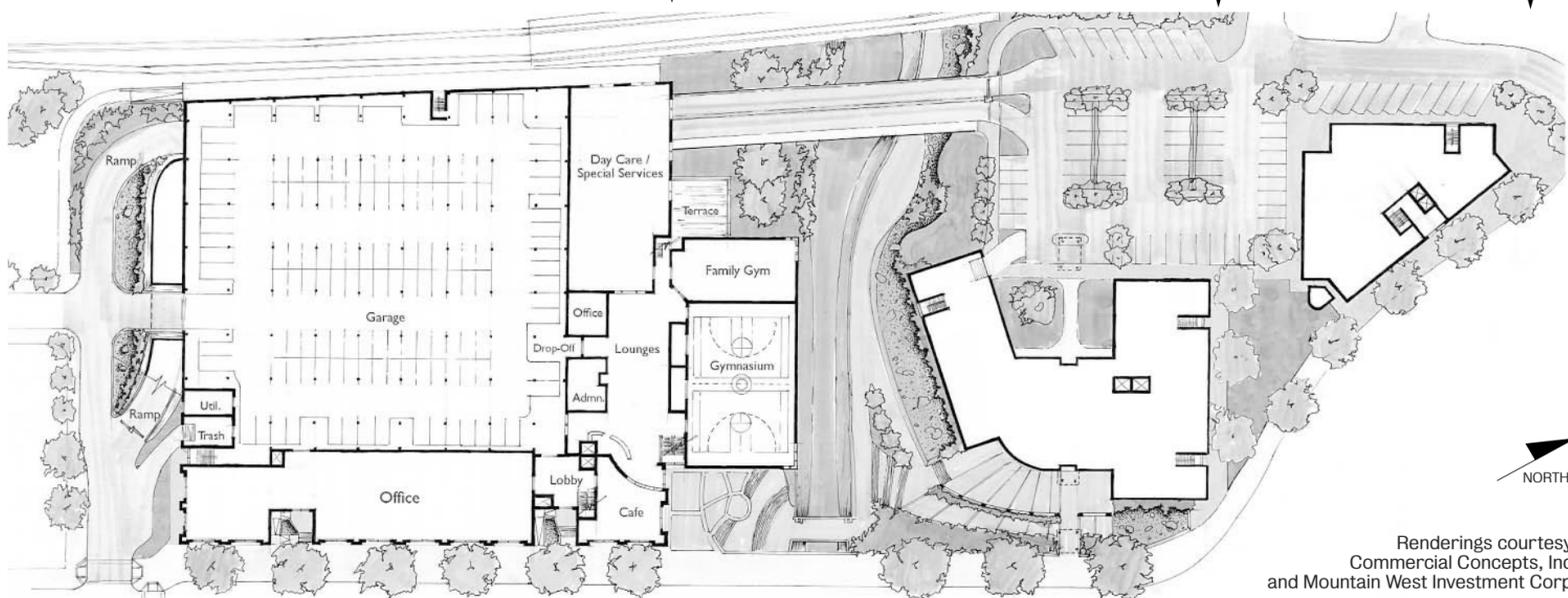
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## EAST ELEVATION (GROUND VIEW)



## SITE PLAN GROUND LEVEL (OVERHEAD VIEW)



Renderings courtesy: Commercial Concepts, Inc. and Mountain West Investment Corp.

# Recycle

Continued from 1A

now it's a reality in about four categories of demolition," said Ron Richey, a partner at Staton Companies, during a recent tour of the Boise site. Viable markets exist for concrete, asphalt, wood debris and metals, he said.

When landfill disposal fees were cheap, recycling wasn't a priority. Richey can remember when it cost \$3 per ton to dispose of demolition debris.

"We even hauled a lot of metal to the landfill," he said.

Today, the cheapest disposal fee is about \$40 per ton. It has become a business imperative to keep as much material as possible out of the dump.

By total tonnage, about 96 percent of the materials from the demolition at the Boise site is being recycled, Richey said.

Demolition is winding down at the Boise site. The only major building left standing, known as the south warehouse, will be redeveloped. Pringle Creek will remain hidden from view until developers obtain permits to remove a concrete sub-basement, the remains of a demolished structure, that covers the creek.

Piles of broken concrete, heaps of twisted metal and stacks of timbers are distributed across the 13-acre Boise site in various stages of being prepared for recycling. Backhoes outfitted with jaw-like, pneumatic attachments turn big chunks of concrete into smaller chunks and extract rebar.

Another machine makes quick work of steel beams, shearing them into four-foot lengths. The heavy steel, known as "No. 1 prepared metal," is the most valuable material recovered by demolition workers.

Steel has been sent to Cascade

Steel Rolling Mills, as well as scrap dealers Metro Metals Northwest and Schnitzer Steel Industries. A large share of scrap steel, which has recently been selling for \$150 to \$200 per ton, is exported. Metal from the Boise Plant might ultimately become a part for a Japanese car.

Glass bricks are among the most requested items by people familiar with Boise's plant. The demolition contractor advertised the bricks on Craigslist. One buyer bought about 200 of the bricks to install in a greenhouse.

"You can buy new ones today, but they aren't like these old ones," said Richey as he stood by pallets of the gleaming recyclables. "The old ones are truly made like bricks."

Tim Gerling, a consultant hired by the Boise site's developers, said timbers from demolished buildings might be incorporated into the site's new construction.

"It's a great nod to the historical past," Gerling said, and the wood is "absolutely gorgeous."

For example, some of the old wood might be used for framing around entryways. A set of spiral staircases was also set aside for possible re-use in the mixed-use development.

Office furniture, interior doors, windows, a few air conditioners and other reusable items abandoned by Boise have been donated to nonprofit groups.

There were some items that nobody wanted, such as roofing, insulation and gypsum wall-board. Recyclers interested in taking such materials are scarce, Richey said. In all, about 630 tons of material couldn't be recycled.

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MATT GILLIS | Statesman Journal

Piles of materials are sorted to recycle from the demolition of the Boise Cascade site.



Ron Richey points out the glass blocks from the demolition of the Boise Cascade site in Salem. They will resell these glass blocks as part of the recycling efforts.

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**President and Publisher:** Steve Silberman, (503) 399-6689; ssilberman@StatesmanJournal.com

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**Controller:** Jerry Scobie, (503) 399-6763; jscobie@StatesmanJournal.com

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