



# REED'S CROSSING

## Master Plan Package

May 2, 2014







# TABLE OF CONTENTS

## Master Plan

Preliminary Land Use Plan ..... 5

## Town Center

Town Center - Core

    Master Plan of Town Center ..... 8

    View Looking West from Cornelius Pass ..... 9

    View Looking South from Cornelius Pass ..... 10

    View Looking West Down Main Street ..... 11

    Streetscape Cross-sections ..... 12-13

Town Center - Cornelius Pass Corridor

    Concept Diagram ..... 14

    Streetscape Character ..... 15

    Streetscape Cross-sections ..... 16

Town Center - Alexander Corridor

    Concept Diagram ..... 17

    Streetscape Character ..... 18

    Streetscape Cross-sections ..... 19-20

## Community Vision

Neighborhood Concepts

    Parks and Open Space ..... 22

    Diverse Communities ..... 23

    Circulation ..... 24

    BPA Corridor Trail ..... 25

Community Streets Cross-sections ..... 26-29

Open Space and Parks Framework ..... 30-34

Wetlands/Stormwater

    Wetland/Stormwater Vision ..... 35-36

    Sustainable Strategies ..... 37-39

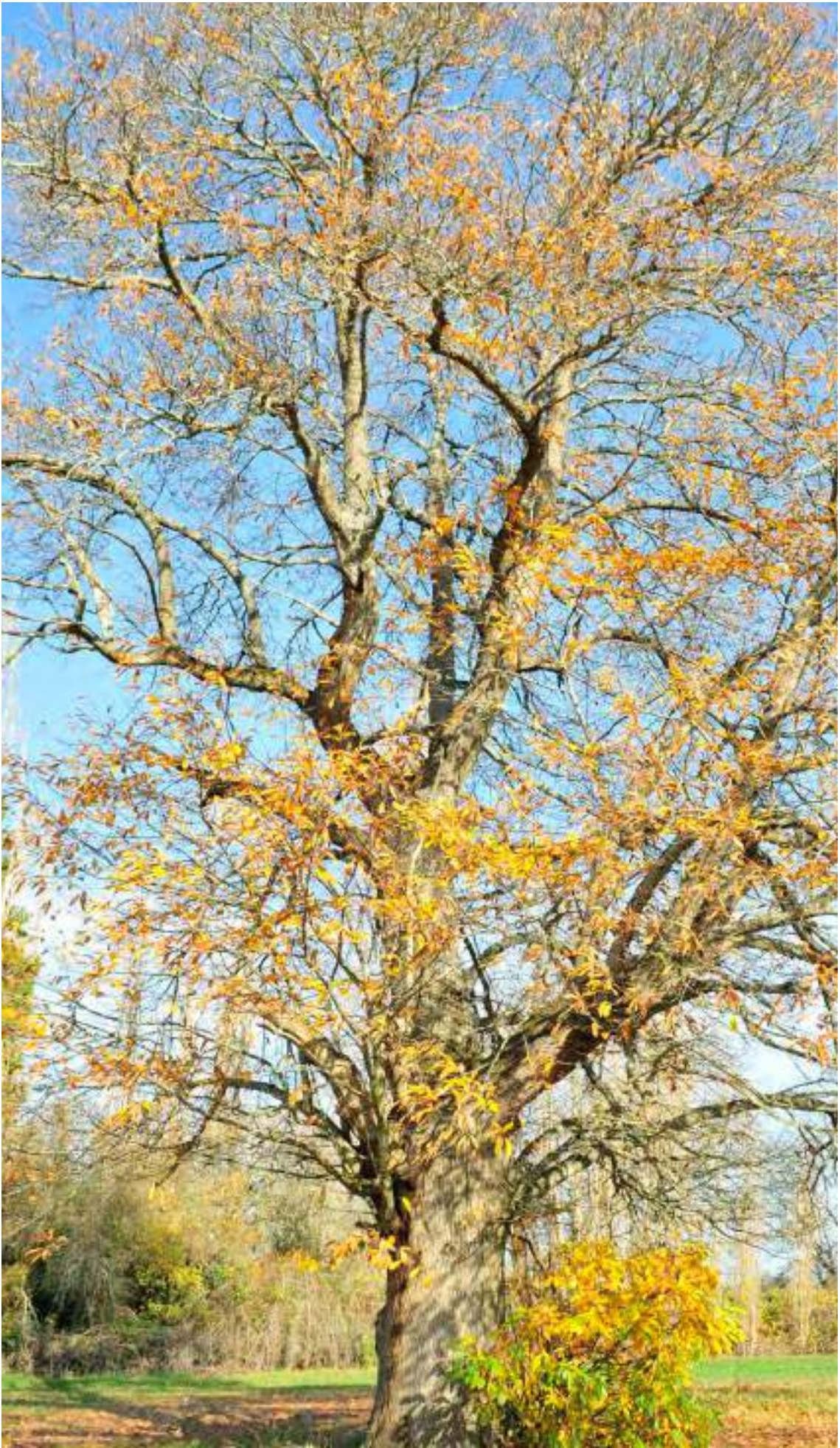
    Natural Corridor Cross-section ..... 40

## Technical Documents

Transportation Exhibit ..... 42

Sanitary Exhibit ..... 43

Water Exhibit ..... 44









# MASTER PLAN

The attached exhibits comprise the preliminary Master Plan for Reed's Crossing.

The South Hillsboro Community Plan was completed in 2008, and then revised and officially adopted by the city in September 2012. Since then (as well as in the years leading up to its adoption), Newland has worked closely with city staff, its consultants and many other stakeholders to prepare a master plan that is consistent with and implements the vision and design policies set out in the community plan.

The agreed-upon goal is to have Reed's Crossing "development-ready" by the end of 2014. The Master Plan presented here can be characterized as being at a 50% design level. It sets the framework for development. In the coming months, Newland will coordinate with the city as it refines and finalizes the Master Plan, and then begins its implementation through land-use and development applications.

Newland, which has owned the site since 2000, will be its primary developer. Since 1974, Newland's business has been designing, developing and managing large master-planned communities like Reed's Crossing. Newland has created more than 60 such communities in 14 states.

Encompassing 463 acres, Reed's Crossing will be the gateway to the development of the entire 1,400-acre South Hillsboro planning area.

Reed's Crossing will include a town center and main street. It is projected to have up to 350,000 square feet of commercial and office uses. At build-out, the community is projected to accommodate approximately 4,000 housing units in a wide range of product types and price points.

The Hillsboro School District already owns 40 acres in Reed's Crossing and is planning to build two or three elementary schools and one middle school. The locations of the schools will be decided by the school district, the city and Newland as the project develops.

## COMPLETE, CONNECTED AND GREEN

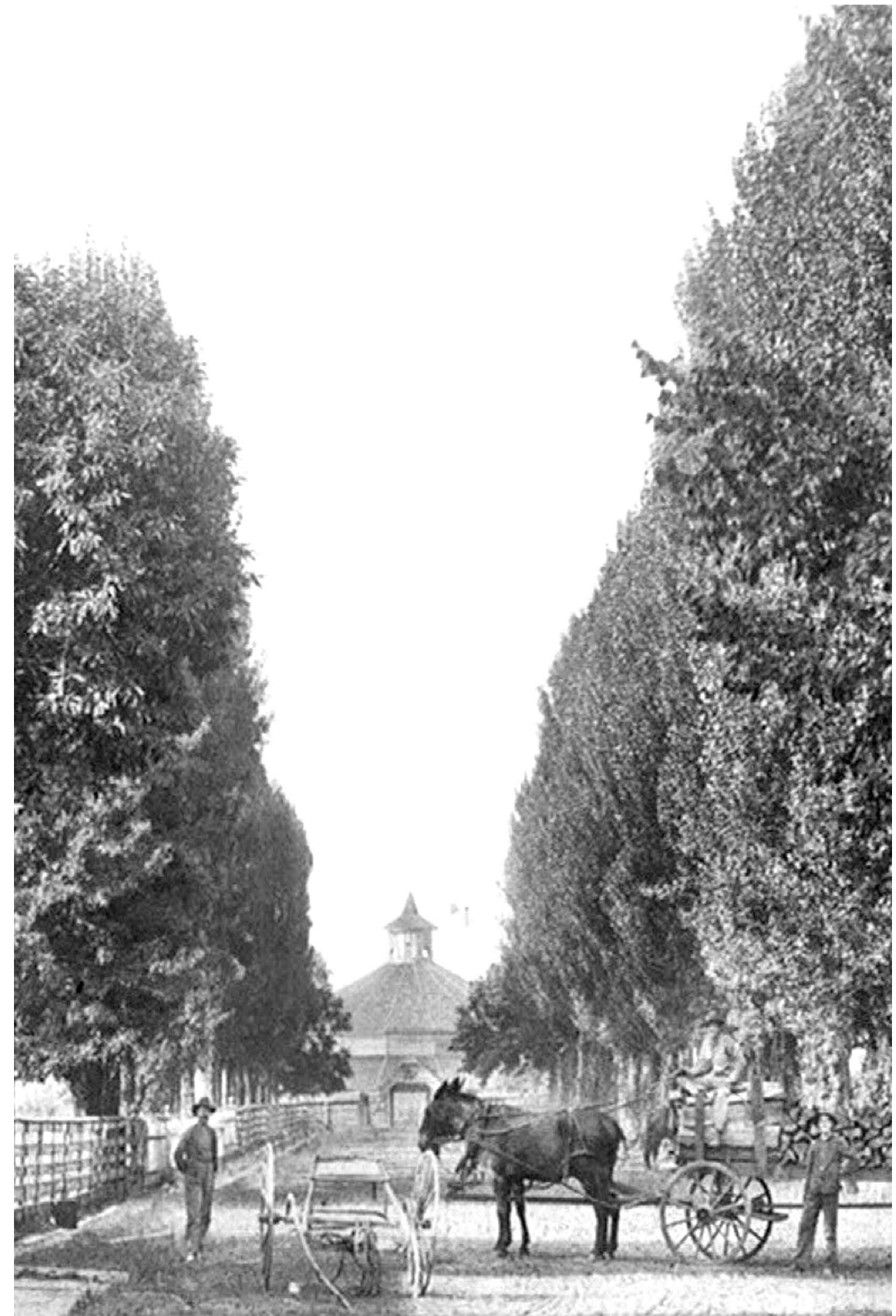
Complete, connected and green is cornerstone of the vision for South Hillsboro described in the Community Plan. The Reed's Crossing Master Plan incorporates and builds upon those design principles.

**COMPLETE:** Reed's Crossing will be designed to create a strong sense of place, integrating the natural and built amenities with the people who will live, shop and play in the community. There will be opportunities to create third places in the town center and elsewhere that will serve as community gathering places. The schools, parks and open spaces will make Reed's Crossing a complete lifestyle community.

**CONNECTED:** A robust and diverse network of trails and pathways will link all the areas and neighborhoods. Newland's goal is to design the community so that all housing will be within a two-minute walk to a pathway providing pedestrian and bike access to the entire community.

The major road network, starting with the southern extension of Cornelius Pass Road and the east-west extension of Alexander Street and Blanton Street, will be integrated into an overall system of bike lanes, sidewalks, local streets, and an off-road green space circulation system of trails, corridors and pathways.

**GREEN:** Reed's Crossing will be a green sustainable community incorporating a well-designed hierarchy of public and private parks, trails and open spaces that provide opportunities for recreation, wildlife habitat, and access; as well as utilizing green home building standards and LEED standard community buildings and by encouraging sustainability best practices throughout the project.



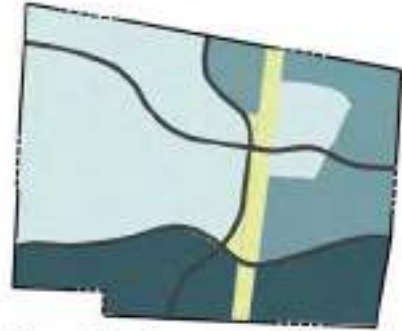






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## PHASING KEY



- Phase 1
- Phase 2
- Phase 3

## KEY

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mid-Rise Density
- Mixed Use

\* All acreages are estimated projections only

- Focal Points
- Connections
- Major Trail
- Future Regional Trail

- S1 Elementary School Approximate Location
- S2 Elementary/Middle School Approximate Location
- P Park Approximate Location



For illustration purposes only, based upon current development concepts, which are subject to change without notice. No guarantee is made that the features depicted will be built, or, if built, will be as depicted.







# TOWN CENTER

The Town Center at Reeds Crossing is an approximately 30-acre area centered on the intersection of Main Street and “A” and “B” Streets. It is envisioned as the regional focal point for South Hillsboro and the gateway to the Reed’s Crossing community.

A critical component to the success of Reed’s Crossing will be Newland’s success in creating a mixed-use town center that is vibrant, pedestrian-oriented and responsive to market demand.

The Town Center will grow and evolve as the surrounding residential community develops. The Master Plan anticipates a phased development in the Town Center starting with the core two blocks of Main Street.

Main Street will be a primary retail hub with specialty shops, restaurants and several public plazas. The streetscape will be similar to a small-town format: large tree-lined sidewalks with retail and restaurant seating spilling from storefronts. Along Main Street, the fronts of buildings will be primarily glass. There will be on-street parking, and the off-street parking will be tucked behind.

The plazas along Main Street will be multi-purpose amenities: they will provide public gathering locations, “extra” retail corners, and comfortable and inviting connections between the retail uses and parking behind the buildings. The design of the street and sidewalk will feel like extensions of the plazas.

The western half of Main Street is likely to become the location that could be shut down to support street fairs or other types of community events.

The scale will generally be two stories in height, but the private market is not likely to support second-story office or residential uses on Main Street.

As Main Street builds out and extends south of Alexander Street it will be a gateway to the residential neighborhoods developing to the south and west. It will establish the identity of the Town Center and create a sense of urban momentum, which, in turn, should provide opportunities for more urban-style commercial development, including two-story active mixed-use buildings, as the remaining phases of the Town Center are developed.

The next phases of development in the Town Center could include townhouses along the south-western edge, creating a “promenade” along that section of Alexander Street.

Given the visibility of “A” Street from TV Highway and its access to Main Street, future phases in this area are envisioned as larger commercial/office buildings and retail/entertainment venues such as theaters and restaurants.

The Master Plan identifies key focal points along Cornelius Pass Road and its intersections with Main Street and Alexander/Blanton Streets. These are areas where the design elements and architecture will receive heightened scrutiny.





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## TOWN CENTER Master Plan

Reed's Crossing  
May 02, 2014





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TOWN CENTER  
View West

Reed's Crossing  
May 02, 2014

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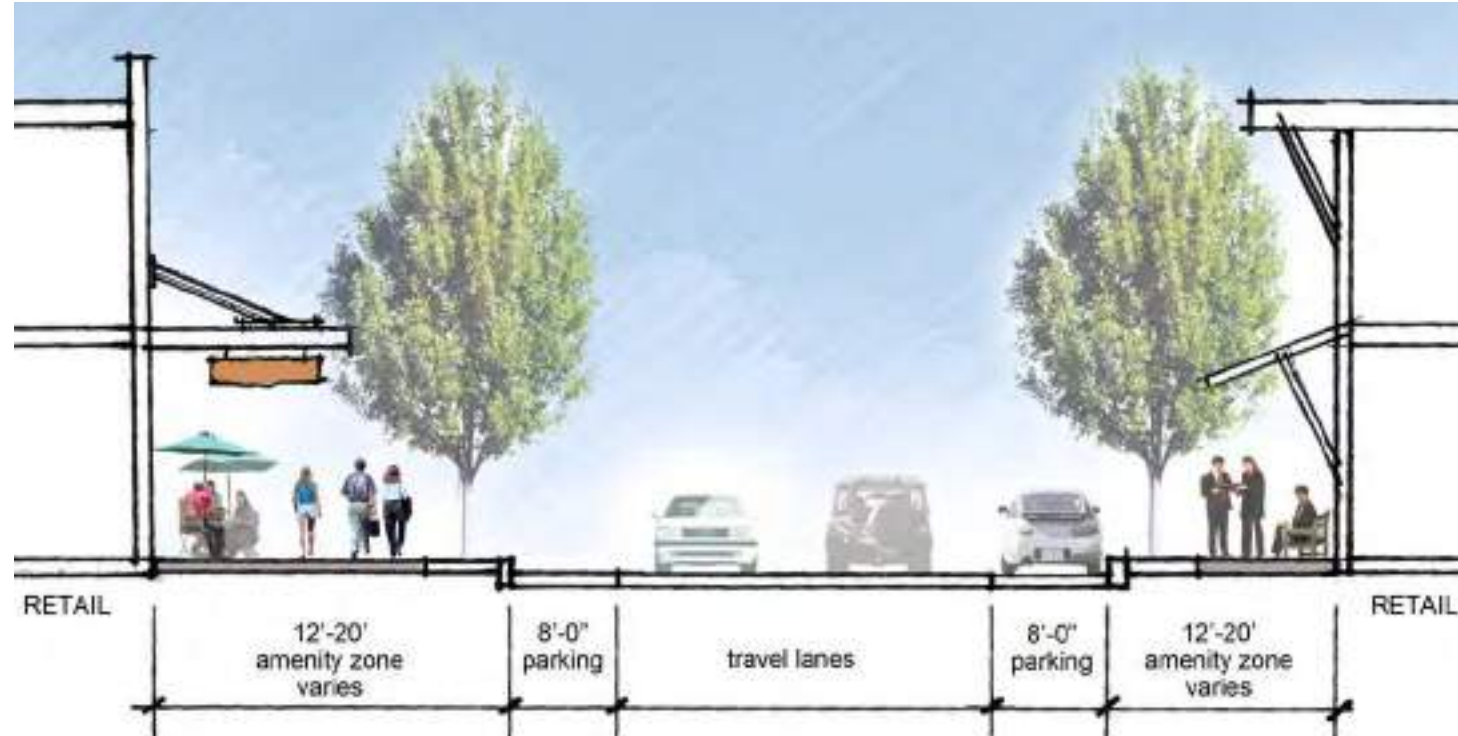
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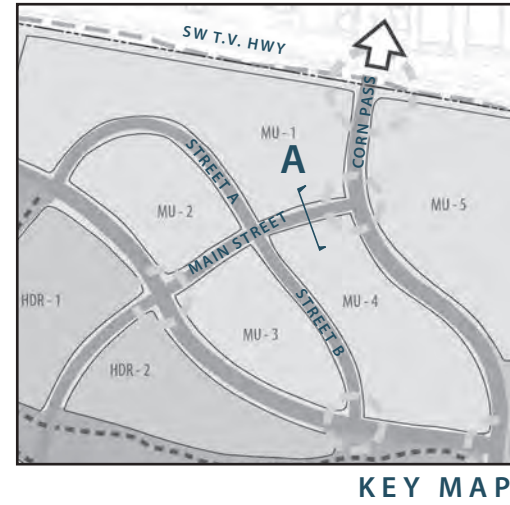
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## TOWN CENTER Main Street

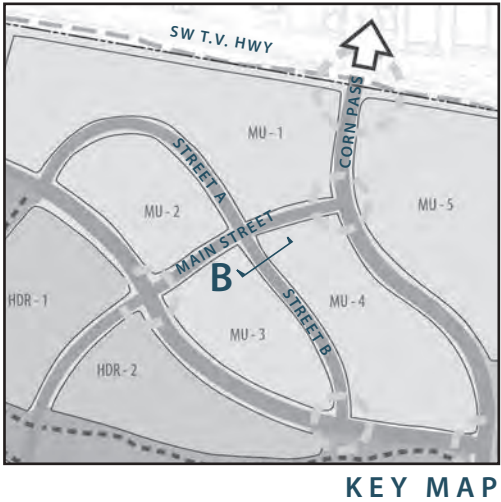
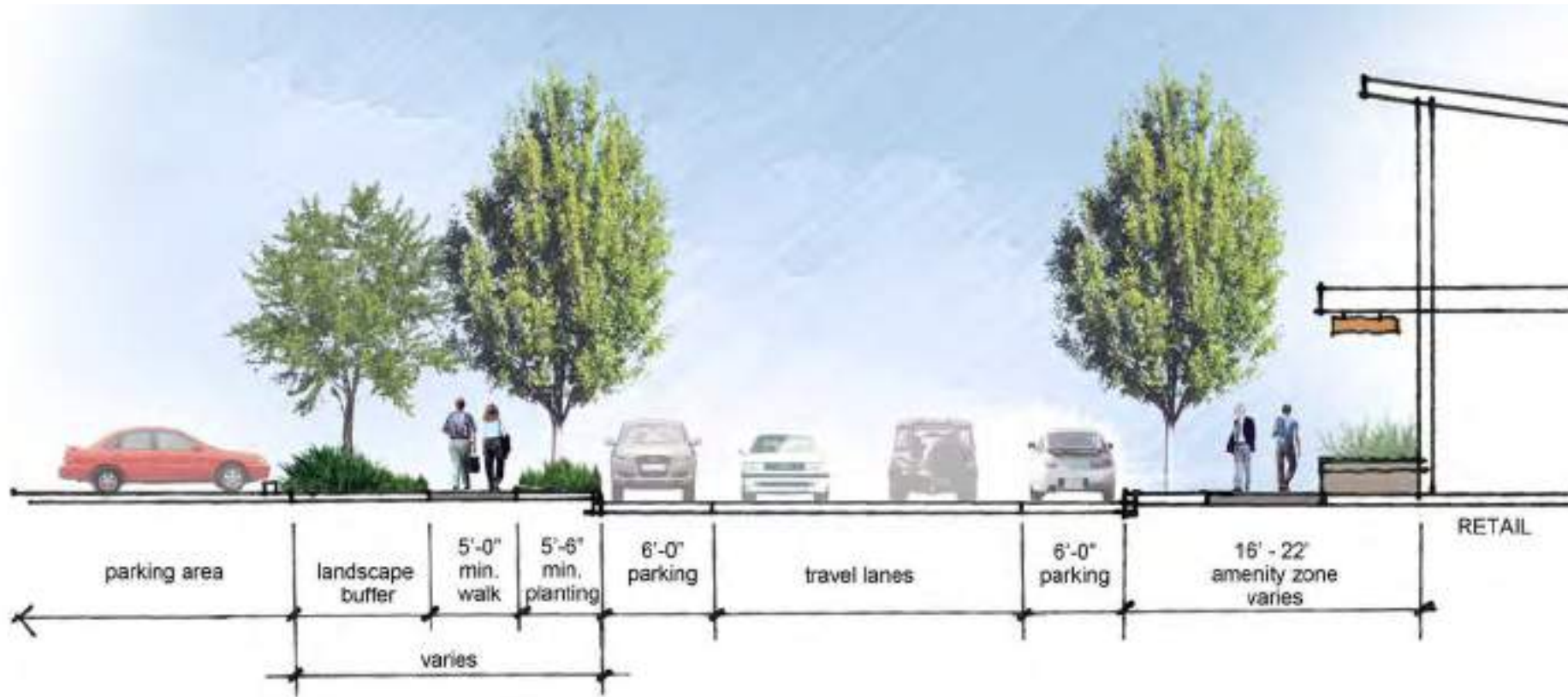
Reed's Crossing  
May 02, 2014



**A**  
**MAIN STREET**







B

TOWN CENTER LOCAL ACCESS



RAISED PATIO AREAS SETBACK FROM STREET  
CREATE DIVERSE STREETSCAPES



ENHANCED WALKWAYS AT PARKING AREAS CREATE  
SAFE, COMFORTABLE PEDESTRIAN AREAS



LANDSCAPED ISLANDS AND SUSTAINABLE STORM-  
WATER STRATEGIES AT PARKING AREAS



WIDE SIDEWALKS AND LANDSCAPED EDGES  
DEFINE RETAIL AREAS ADJACENT TO PARKING

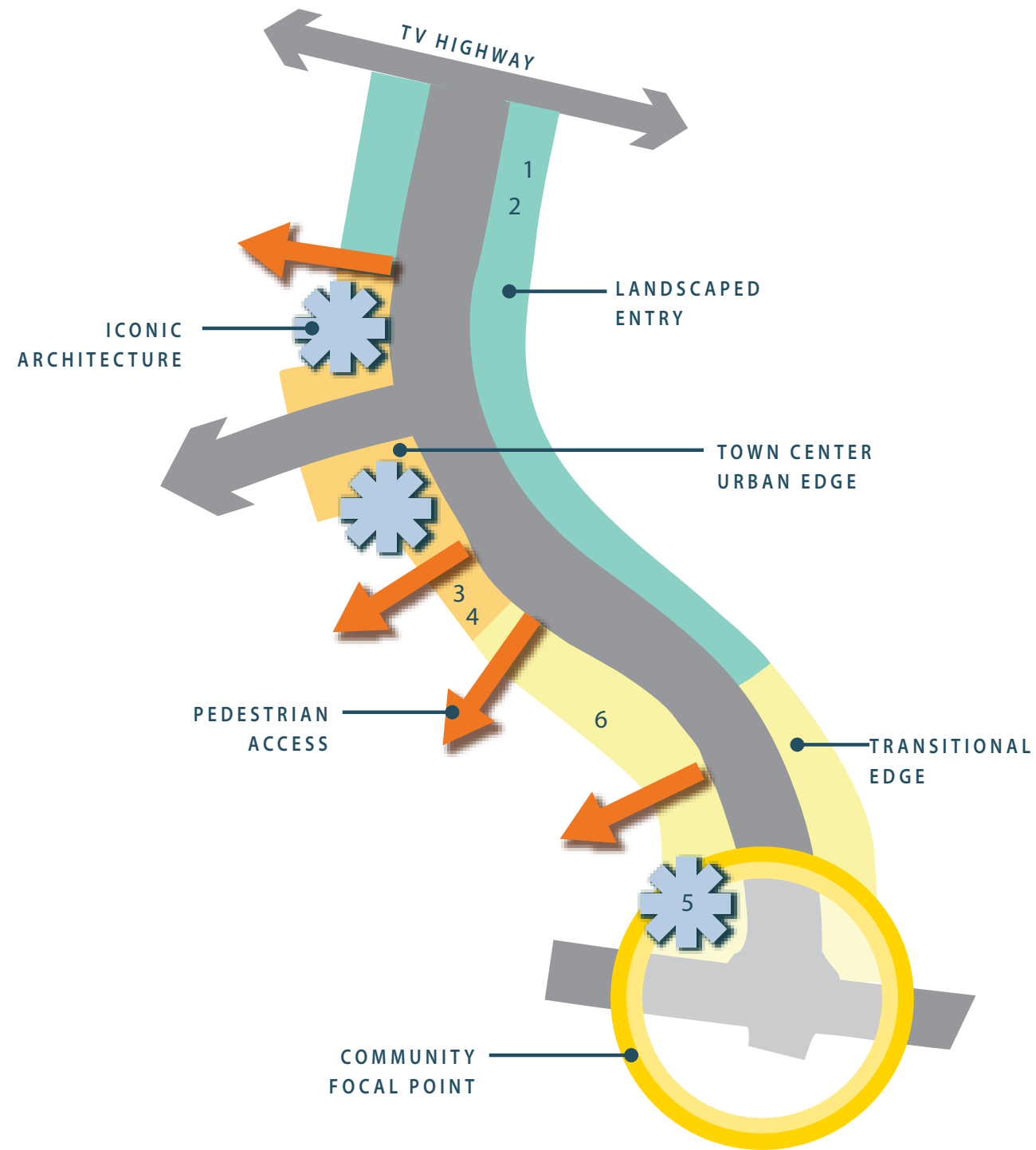
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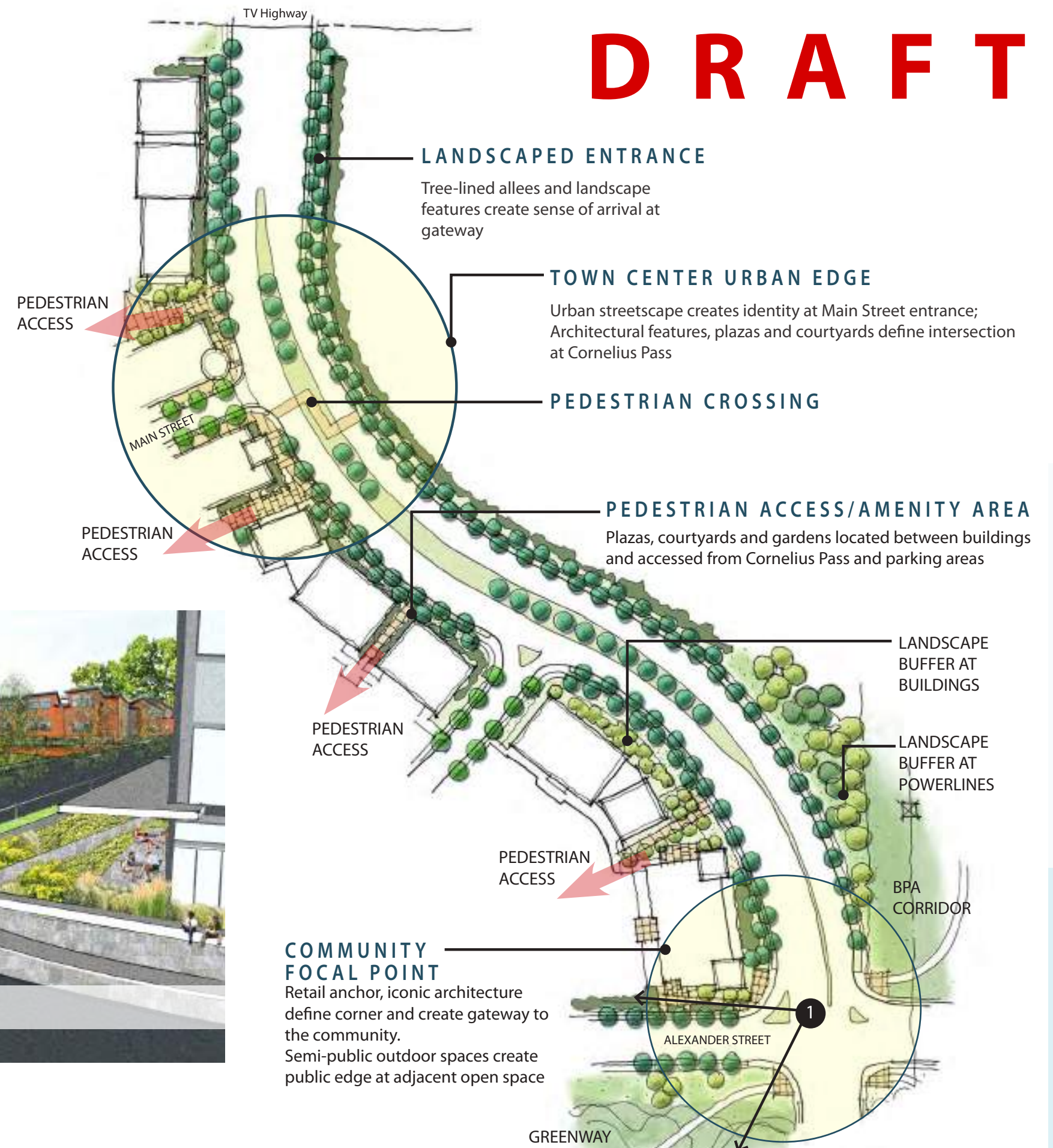
## CORNELIUS PASS Concept Diagram

Reed's Crossing  
May 02, 2014





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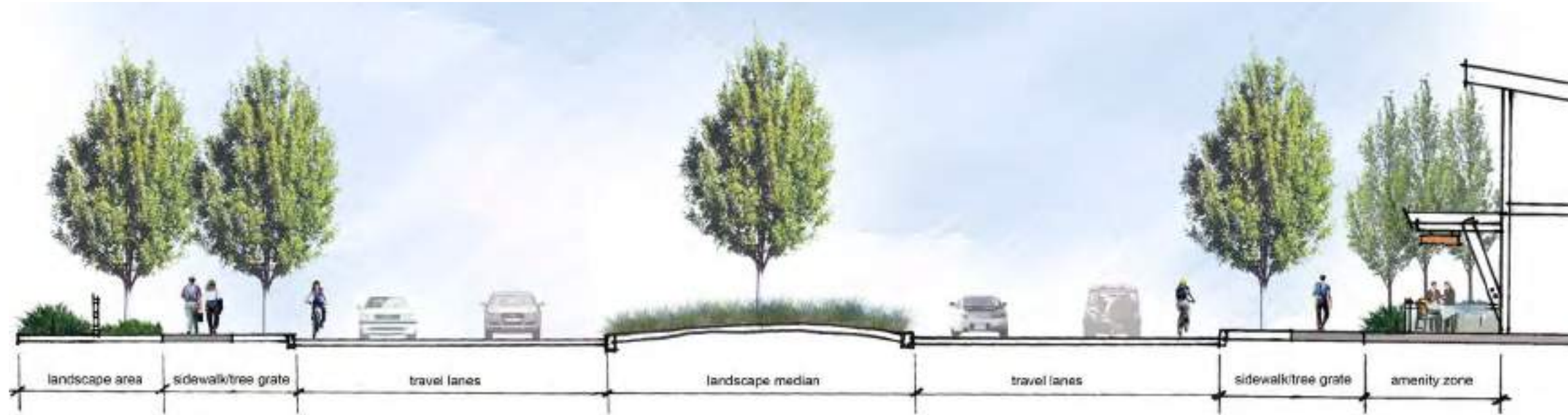


**1** COMMUNITY FOCAL POINT AT CORNELIUS PASS AND ALEXANDER

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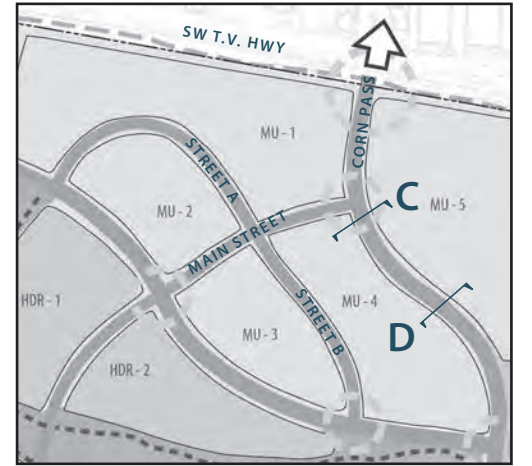


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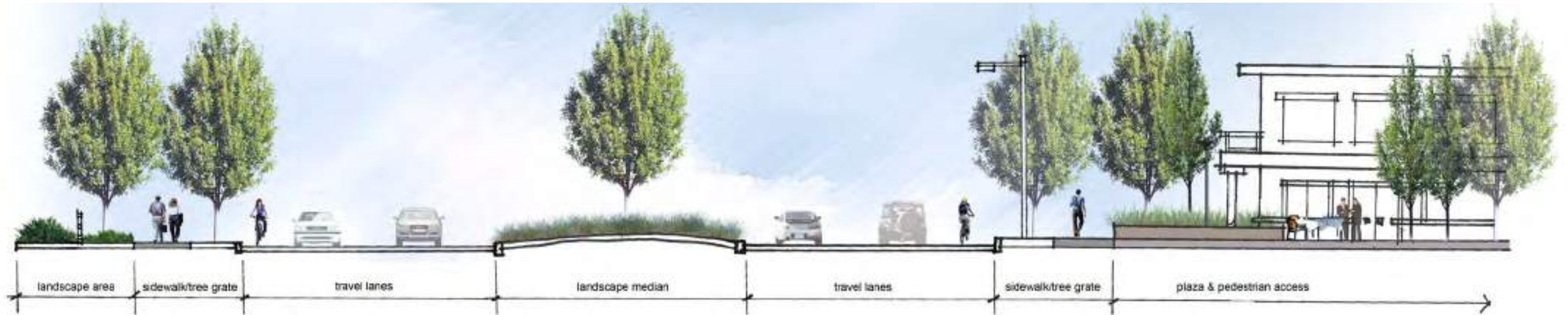


C

CORNELIUS PASS AT MAIN STREET



KEY MAP



D

CORNELIUS PASS AT PEDESTRIAN ACCESS / AMENITY AREA



## PROMENADE



PUBLIC EDGES CREATE TRANSITION FROM STREETScape TO PARKS



BROAD LANDSCAPED PROMENADES CONNECT TOWN CENTER TO KEY PARK AREAS



RESIDENTIAL USES FRONT ON THE STREET, CREATING AN ACTIVE STREET

# DRAFT

## THE PROMENADE:

Alexander is an East West Corridor connecting Town Center, Neighborhoods, Parks and Open Space

### KEY



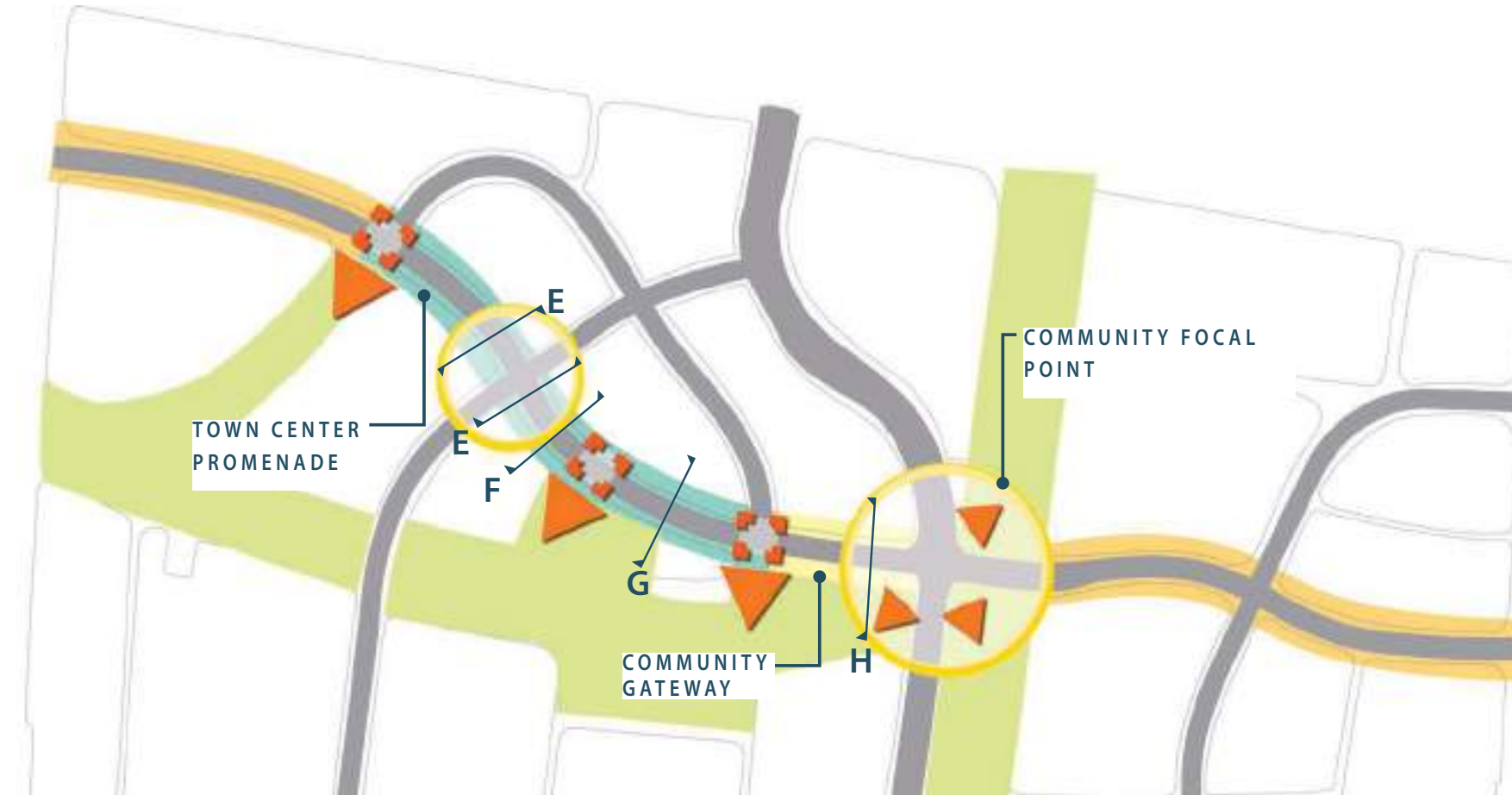
ACCESS TO OPEN SPACE



COMMUNITY FOCAL POINT



OPEN SPACE



ALEXANDER  
Concept Diagram

Reed's Crossing  
May 02, 2014

## COMMUNITY FOCAL POINT

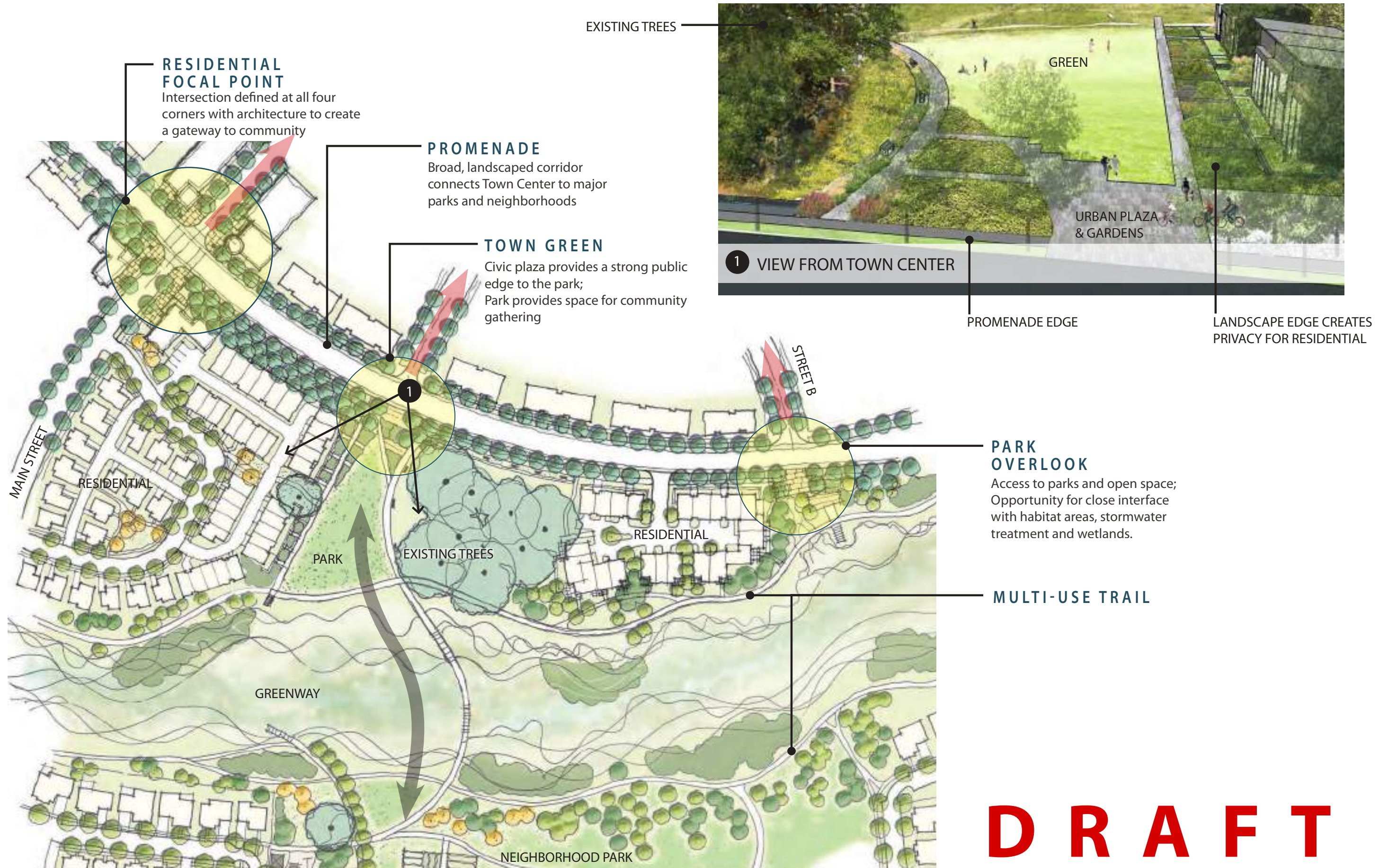


LARGE EXISTING TREES ARE PRESERVED AND BECOME INTEGRAL TO NEW PARK SPACES



MULTIPLE ACCESS POINTS INTO THE LINEAR OPEN SPACE ARE PROVIDED

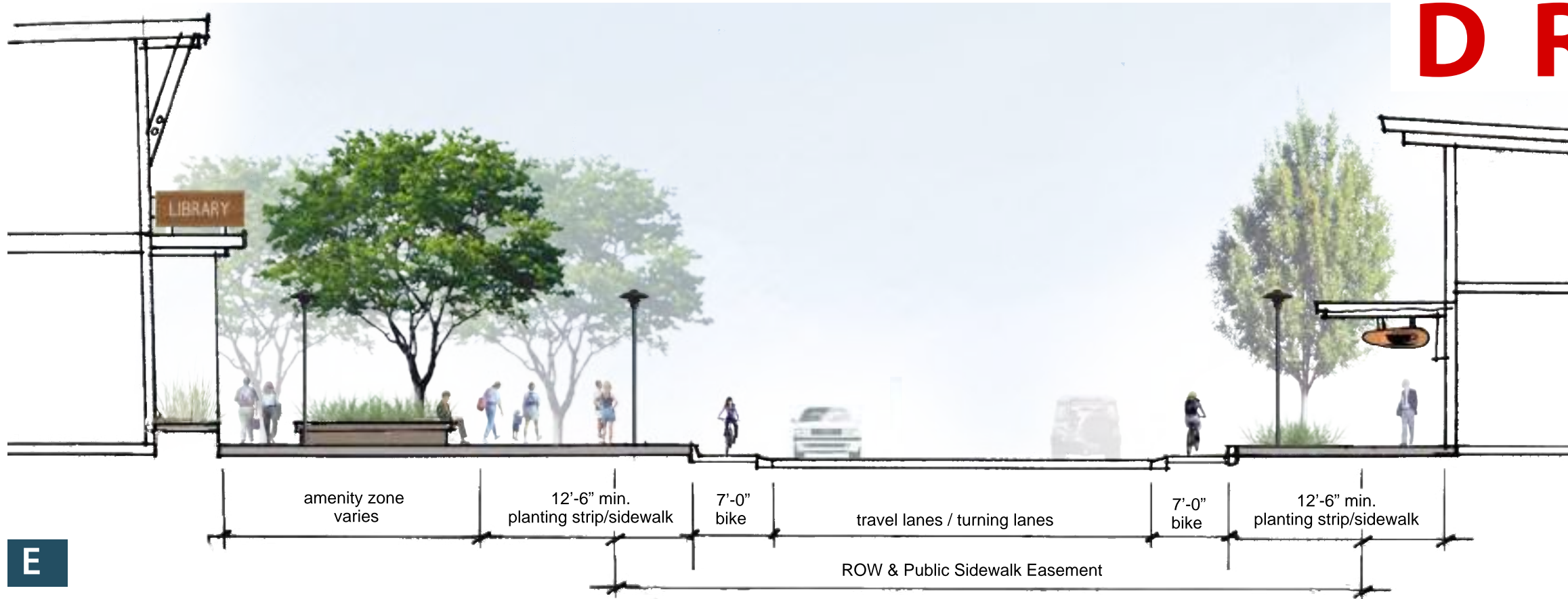




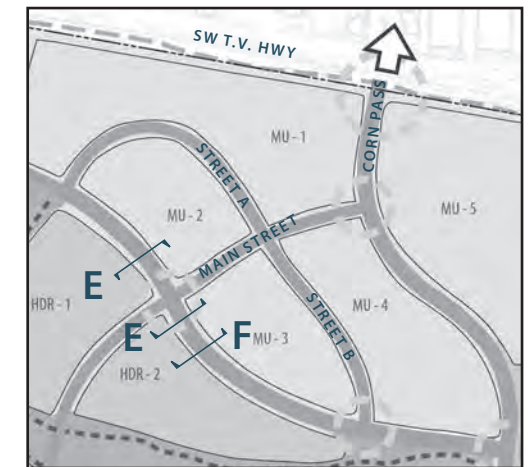
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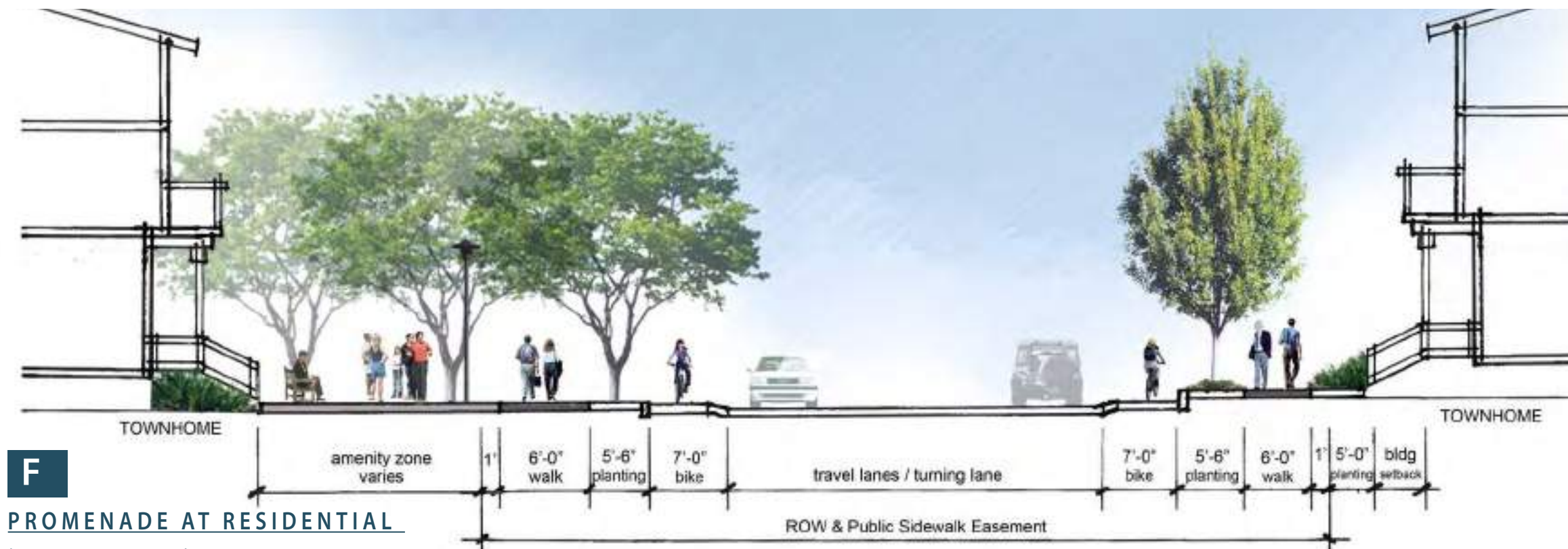
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**E**  
**PROMENADE AT GATEWAY TO RESIDENTIAL**  
(COLLECTOR ROAD)



**KEY MAP**  
\*See page 17 for more detail

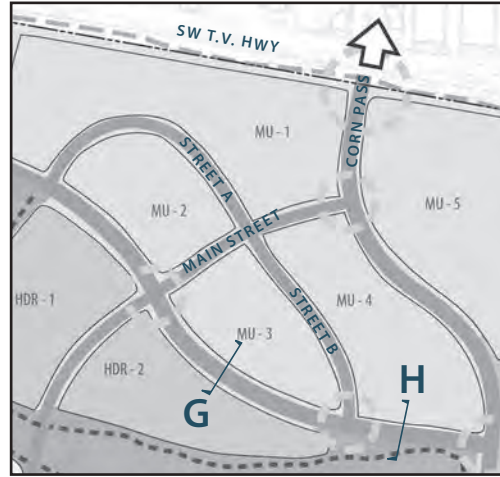


**F**  
**PROMENADE AT RESIDENTIAL**  
(COLLECTOR ROAD)

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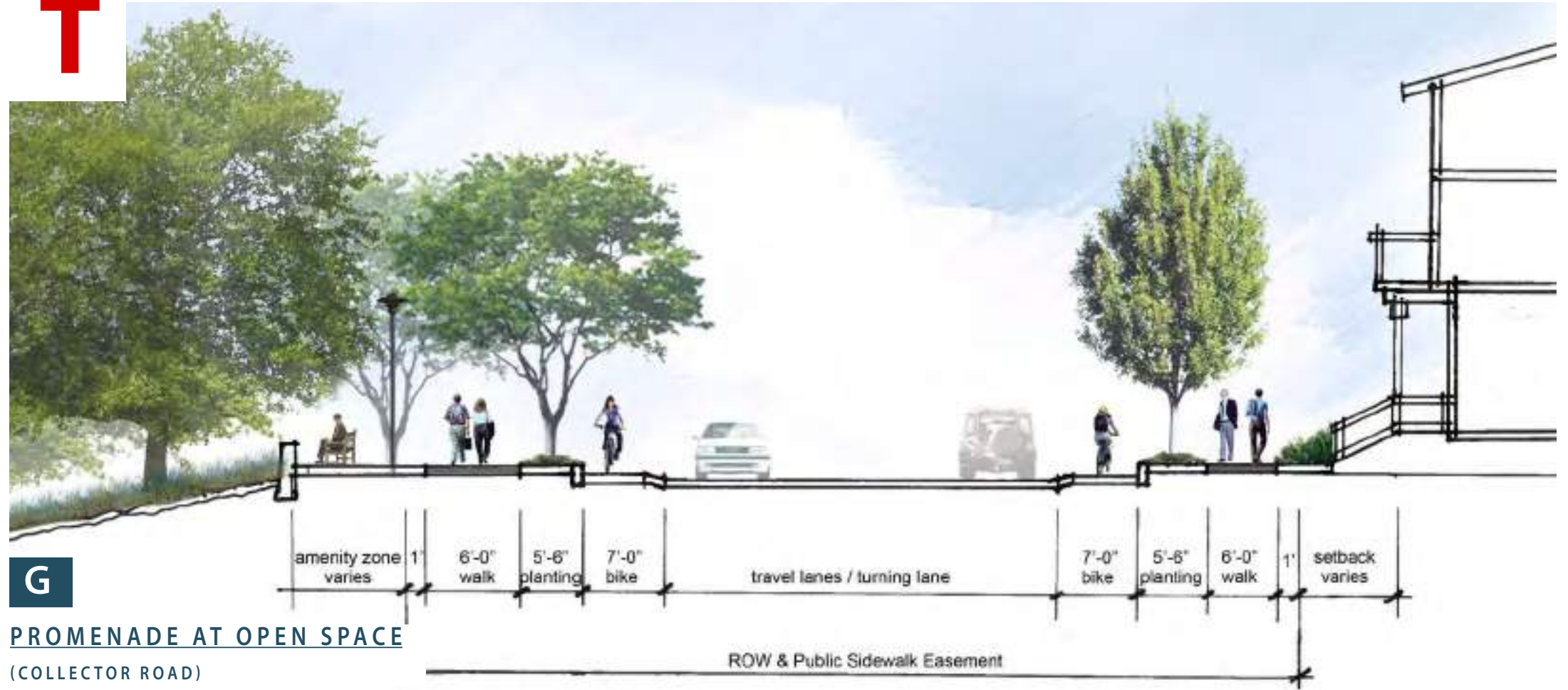


KEY MAP

\*See page 17 for more detail

**G**

## PROMENADE AT OPEN SPACE (COLLECTOR ROAD)

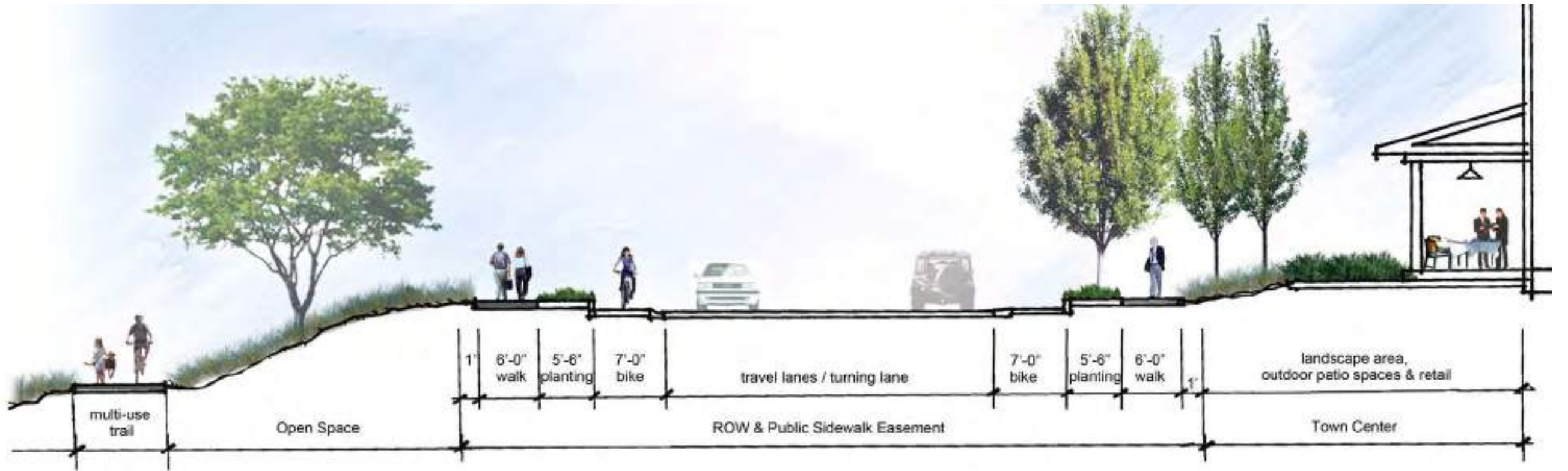


ALEXANDER  
Cross-sections

Reed's Crossing  
May 02, 2014

**H**

## COMMUNITY FOCAL POINT (ALEXANDER AT CORNELIUS PASS)





# COMMUNITY VISION

The detailed design features illustrated in the following set of exhibits provide the look and feel of the community Newland intends to build. As the Master Plan is finalized – in-depth research into market demand and consumer-preference specific to Reed’s Crossing is one important task that remains to be done – the ultimate identity or “branding” of the project will take shape.

The complete-connected-green design principles established in the SoHi Community Plan are reflected throughout the Reed’s Crossing Master Plan. As well, Newland’s own vision statement and guiding principles have shaped the planning for Reed’s Crossing and will continue to be an important touchstone as the Master Plan is completed and the community develops over the next decade.

## NEWLAND’S VISION STATEMENT:

Our communities respect the individual, the land and the environment, the unique influences of the local market, and provide those who live and work here with opportunity, balance and sustainable connections for a meaningful life.

## NEWLAND’S GUIDING PRINCIPLES:

- Master Planning
- Connectivity
- House Siting
- Holistic Landscaping & Lighting
- Enriched Intermediate Spaces between Public & Private Spaces
- Multi-Generational Space
- Resident Education in Landscaping, Habitat & Healthy Living
- Green Homes & Community Buildings
- Reduced Water & Energy Consumption
- Protecting Natural Resources





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## PARKS AND OPEN SPACE

Reed's Crossing  
May 02, 2014





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PARK AS COMMUNITY FOCAL POINT



PEDESTRIAN FRIENDLY STREETS



DIVERSE POPULATION - SENIOR HOUSING



VARIETY OF ARCHITECTURE



DIVERSITY OF COLOR



VARIED STREETScape



VARIED SETBACKS

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# DRAFT

## CIRCULATION

Reed's Crossing  
May 02, 2014



SHARROWS



ALLEYS



SETBACKS ALONG COLLECTORS



INTERNAL SIDEWALKS



RESIDENTIAL BULB OUTS



BULB OUTS AT MAJOR INTERSECTIONS





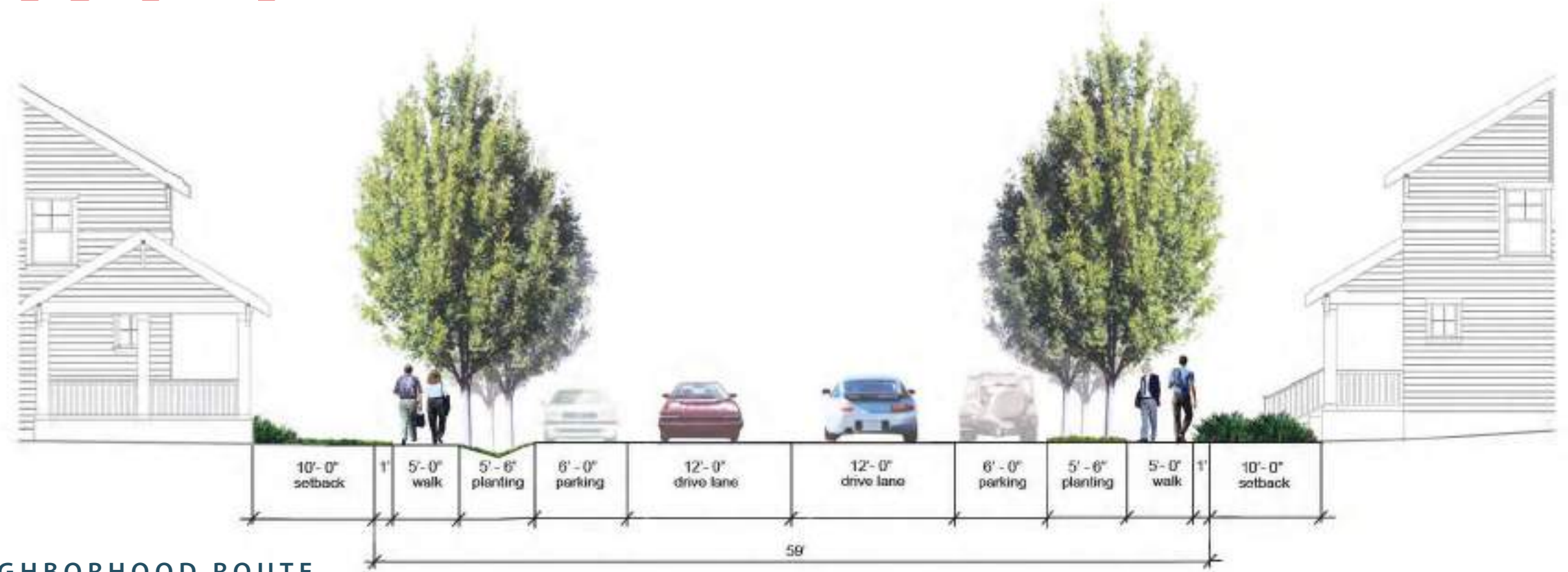
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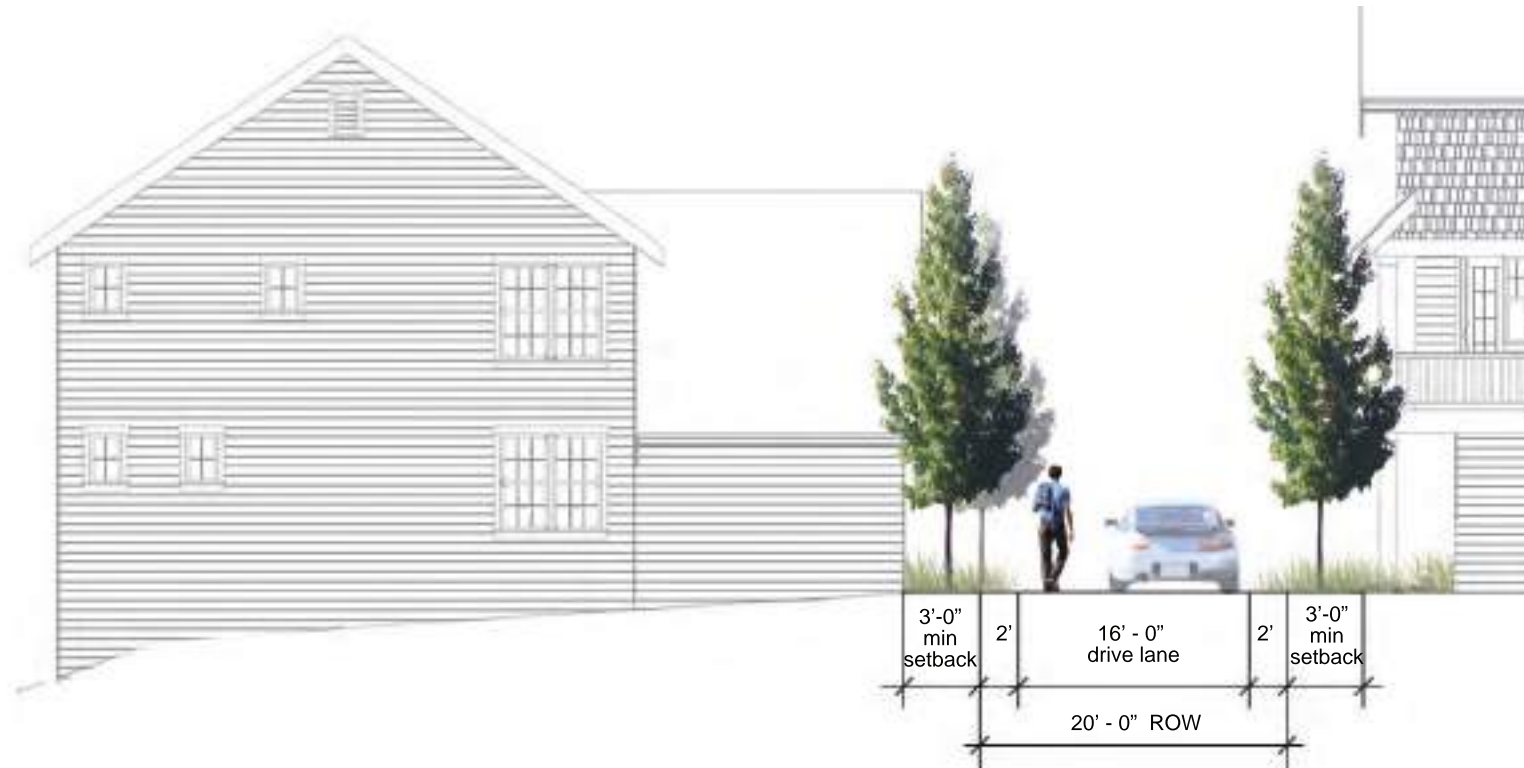
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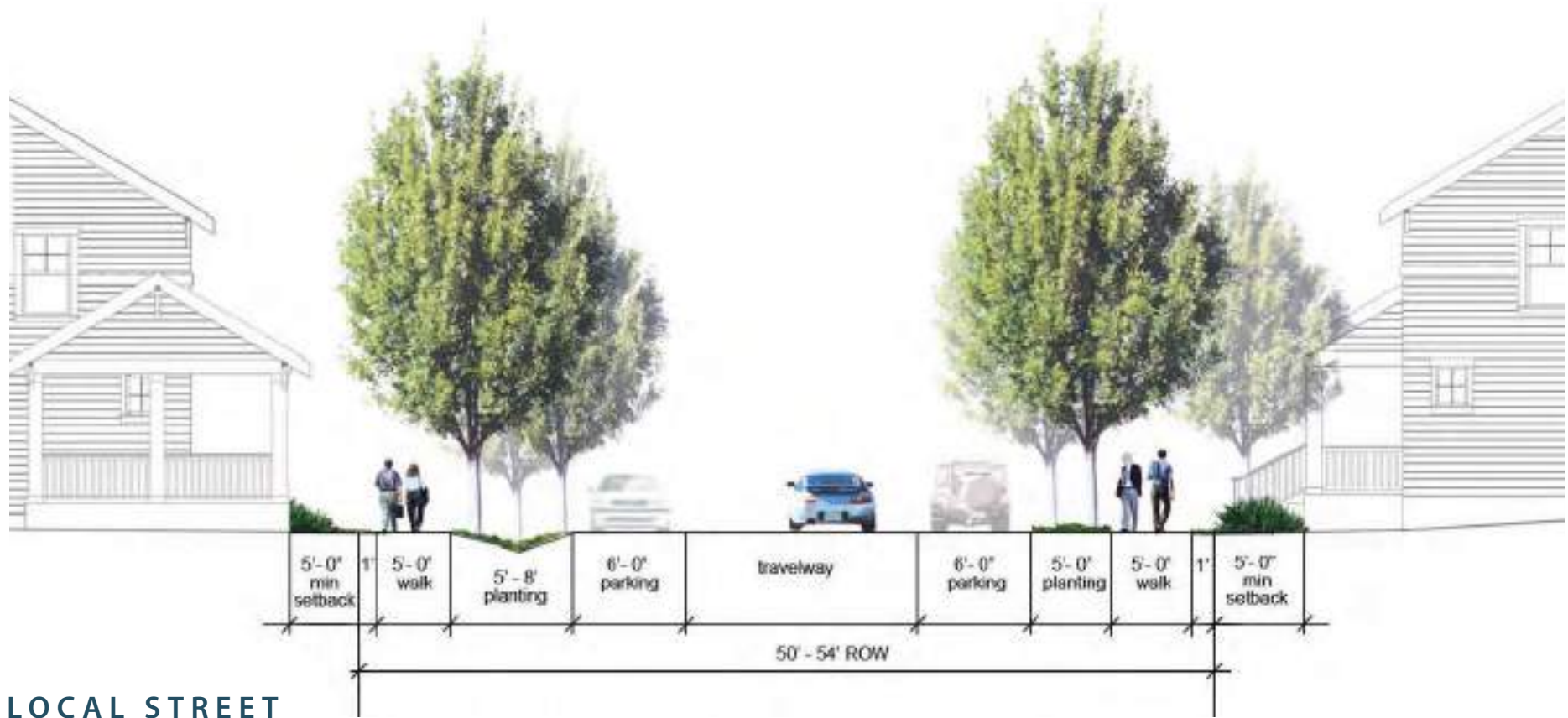
NEIGHBORHOOD ROUTE



ALLEY



DRAFT



LOCAL STREET

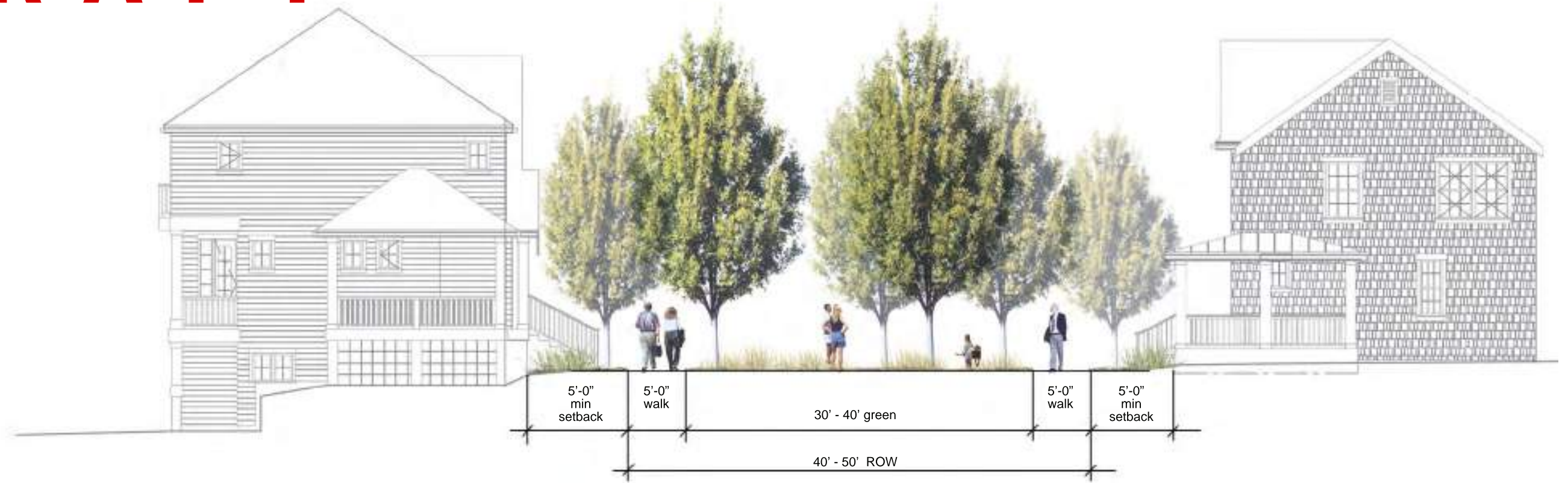


WOONERF

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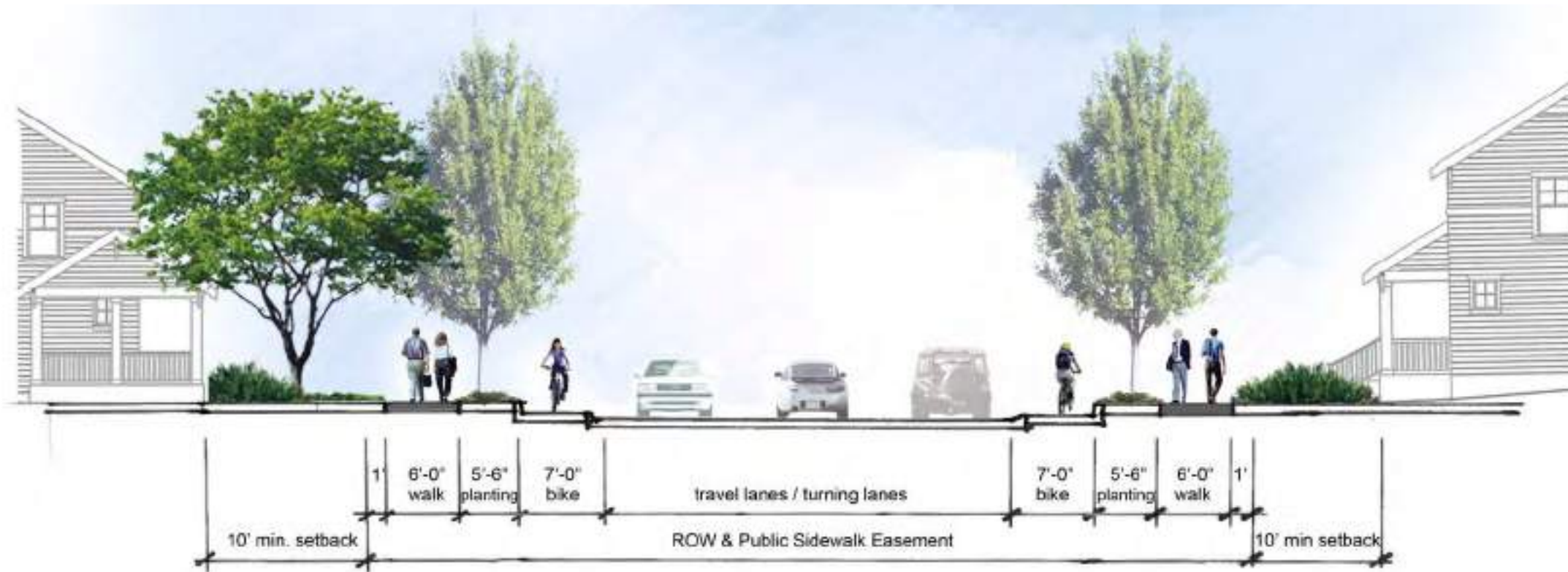
PEDESTRIAN GREEN STREET



PEDESTRIAN LANE



# DRAFT



## RESIDENTIAL COLLECTOR ROAD

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# DRAFT

## "PUBLIC" PARKS & OPEN SPACE (Approx. 60-70 Acres)

- CENTRAL OPEN SPACE CORRIDOR
- GREENWAY PARK
- NEIGHBORHOOD PARK

## "PRIVATE" PARKS & OPEN SPACE (Approx. 12-18 Acres)

- INCLUDES:
- POCKET PARKS
  - COURTYARDS
  - NEIGHBORHOOD TRAIL CORRIDORS
  - URBAN PLAZAS


\*Acreage estimates based on a typical calculation balancing Parks & Open Space with development acres of "private" open space





CENTRAL OPEN SPACE CORRIDOR



LOCATION	PURPOSE	FEATURES	RESPONSIBILITY
<ul style="list-style-type: none"><li>Trail Corridors</li><li>Utility corridors</li><li>Centralized pedestrian circulation areas</li></ul> 	<ul style="list-style-type: none"><li>Minimize interrupted pedestrian access</li><li>Provide trail related recreational opportunities</li><li>Stormwater and water quality management</li></ul> 	<ul style="list-style-type: none"><li>Regional, multi-use or pedestrian trail</li><li>Site furnishings</li><li>Interpretive program</li><li>Viewing, picnic areas</li><li>Large grass fields</li></ul> 	<ul style="list-style-type: none"><li>Easement owner or Public agency</li></ul> 






GREENWAY



<ul style="list-style-type: none"><li>Centrally located to residential and retail areas</li><li>Size varies from 6 to 20+ acres</li><li>Serves area within 1/2 to 1 mile walking distance (about a 10 to 20 mins)</li></ul> 	<ul style="list-style-type: none"><li>Provides community identity</li><li>Provides space for civic gathering</li><li>Passive and recreational opportunities</li><li>Stormwater and water quality management</li><li>Trail connections</li></ul> 	<ul style="list-style-type: none"><li>Multi-use and pedestrian trails</li><li>Flexible open space area</li><li>Overlooks</li><li>Interpretive programs</li></ul> 	<ul style="list-style-type: none"><li>Reed's Crossing Homeowners Association (HOA) or City of Hillsboro</li></ul> 
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NEIGHBORHOOD PARKS



<ul style="list-style-type: none"><li>Located in predominantly residential areas</li><li>Size varies from 4 to 6 acres</li><li>Serves area within 1/4 to 1/2 mile walking distance (about 5 to 10 mins)</li><li>Located near schools</li></ul> 	<ul style="list-style-type: none"><li>Provides neighborhood identity</li><li>Hub for neighborhood gathering</li><li>Passive and recreational opportunities</li></ul> 	<ul style="list-style-type: none"><li>Playgrounds</li><li>Basketball</li><li>Flexible fields</li><li>Community gardens</li><li>Skate Spot</li></ul> 	<ul style="list-style-type: none"><li>Reed's Crossing Homeowners Association (HOA) or City of Hillsboro</li></ul>  
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# DRAFT

## POCKET PARK



- Located in residential areas
- Size varies from 0.25 to 2 acres
- Serves area within 1/8 to 1/4 walking distance (about 2.5 to 5 mins)



- Provides community focal point
- Provides flexible play / recreational area
- Homes front on park



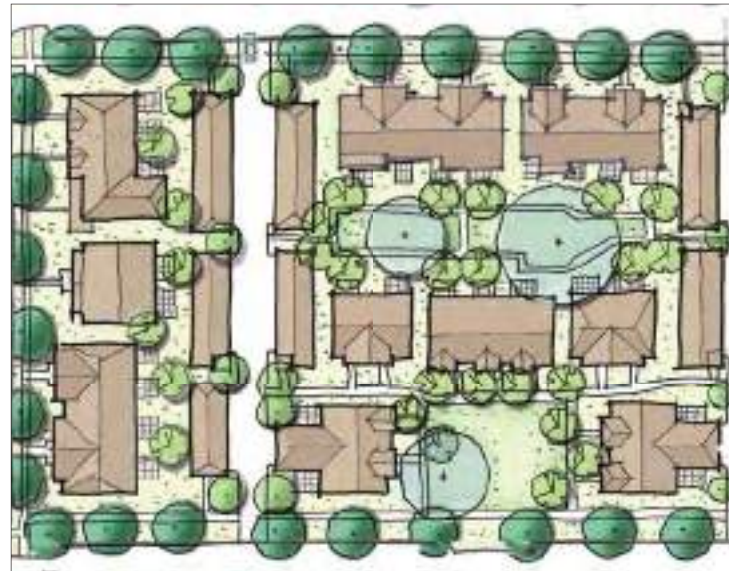
- Playground
- 1/2 basketball court
- Site furnishings
- Landscape and plaza areas
- Turf areas
- Pathways



- Reed's Crossing Homeowners Association (HOA) or City of Hillsboro



## COURTYARD



- Interspersed in residential areas
- Size varies, up to .5 acres
- Serves immediate area - about 1 to 2 min walking distance



- Reinforces sense of community
- Provides flexible play / recreational area
- Community gathering spot



- Site furnishings
- Landscape and plaza areas
- Pathways







- Reed's Crossing Homeowners Association (HOA) or City of Hillsboro








TRAIL CORRIDORS



LOCATION	PURPOSE	FEATURES	RESPONSIBILITY
<ul style="list-style-type: none"><li>Located within 2 min walk from most residences</li></ul>   	<ul style="list-style-type: none"><li>Provides safe pedestrian access between community destinations</li></ul>	<ul style="list-style-type: none"><li>Site furnishings</li><li>Signage</li><li>Landscape areas</li></ul> 	<ul style="list-style-type: none"><li>Reed's Crossing Homeowners Association (HOA) or City of Hillsboro</li></ul>

URBAN PLAZAS



<ul style="list-style-type: none"><li>Located in retail areas</li><li>Positioned at key pedestrian "crossroads"</li><li>Adjacent to key retail anchors or community facilities</li><li>Interspersed along streetscape in high density residential areas</li></ul> 	<ul style="list-style-type: none"><li>Provides community and neighborhood identity</li><li>Civic gathering / events</li></ul>	<ul style="list-style-type: none"><li>Site furnishings</li><li>Signage</li><li>Landscape and plaza areas</li><li>Lighting</li><li>Water feature</li></ul> 	<ul style="list-style-type: none"><li>Reed's Crossing Commercial Association</li></ul> 
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# DRAFT



EAGLE RIDGE OPEN SPACE - Spokane, WA



POWERLINE CORRIDOR - Kennewick, WA



TEHALEH - SPROUT'S HOLLAR



TEHALEH - THE EDGE - Bonney Lake, WA



TEHALEH - THE POST



TEHALEH - SPROUT'S HOLLAR



TEHALEH - STICKS N STONES



TEHALEH - NORTH FOREST PARK







LOW SHALLOW WETLAND POOLS FOR SUSTAINABLE STORMWATER STORAGE



FORMAL GEOMETRY OF WETLAND POOLS, WEIR WALLS & CIRCULATION BALANCED WITH NATURAL SYSTEM



LOW WEIR WALLS CREATE LANDMARKS AND FOSTER COMMUNITY IDENTITY



CONNECT WEIR WALLS WITH CIRCULATION AND PROSPECT

WETLAND/  
STORMWATER VISION

Reed's Crossing

May 02, 2014



# DRAFT



INFORMAL PATHS



RIPARIAN ZONE FRAMES VISTAS



EMERGENT WETLAND RETAINS VEGETATION IN DRY SEASON



LOW SHALLOW POOLS FOR SUSTAINABLE STORMWATER STORAGE





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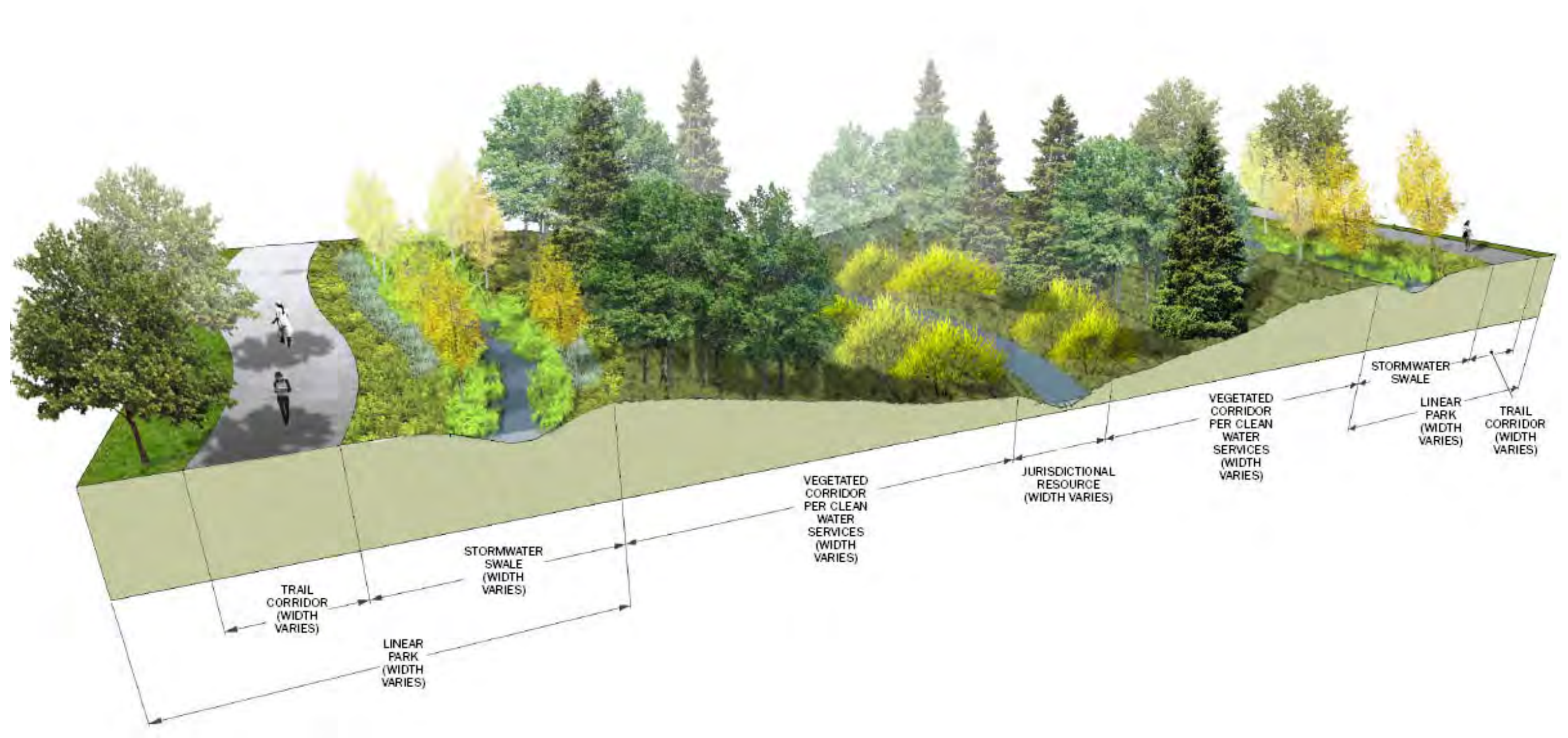
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## TYPICAL NATURAL CORRIDOR SECTION

Reed's Crossing  
May 02, 2014



CWS Jurisdictional Resource, Vegetated Corridor,  
Stormwater Swale and Trail



# TECHNICAL DOCUMENTS

Proposed water and sanitary sewer connections for the Reed's Crossing development will be serviced by existing mains located within SW 229th Avenue along the site's western boundary. Sewer service for development south of Kinnaman Street, which will be the last phases to develop, will utilize the proposed future Butternut Creek pump station.

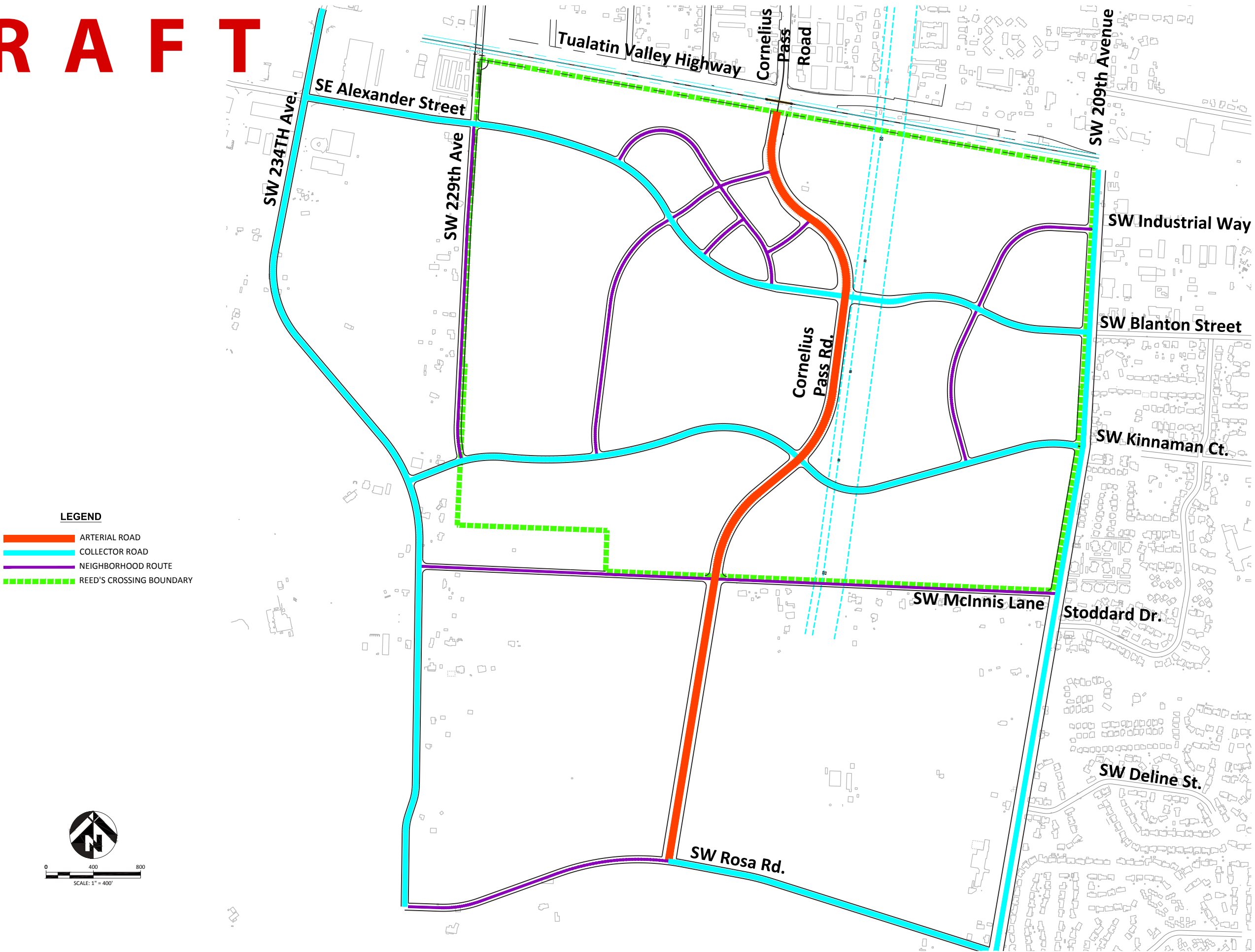
The projected size and location of the sanitary sewer and water lines within and adjacent to the proposed development are shown on the following utility Master Plan exhibits.

Newland is expected to build as part of its initial phase of development the full "gateway road network," which will open up development opportunities, not only for Reed's Crossing, but other areas in South Hillsboro as well. The gateway improvements include: the extension of Cornelius Pass Road across TV Highway and the railroad tracks to the intersection with Alexander and Blanton Streets; the extension of Alexander and Blanton Streets from 229th Avenue to 209th Avenue; and, the closing of the 229th Avenue intersection at TV Highway. The future road classifications of these and surrounding roads to the development are shown on the following Transportation Master Plan exhibit.





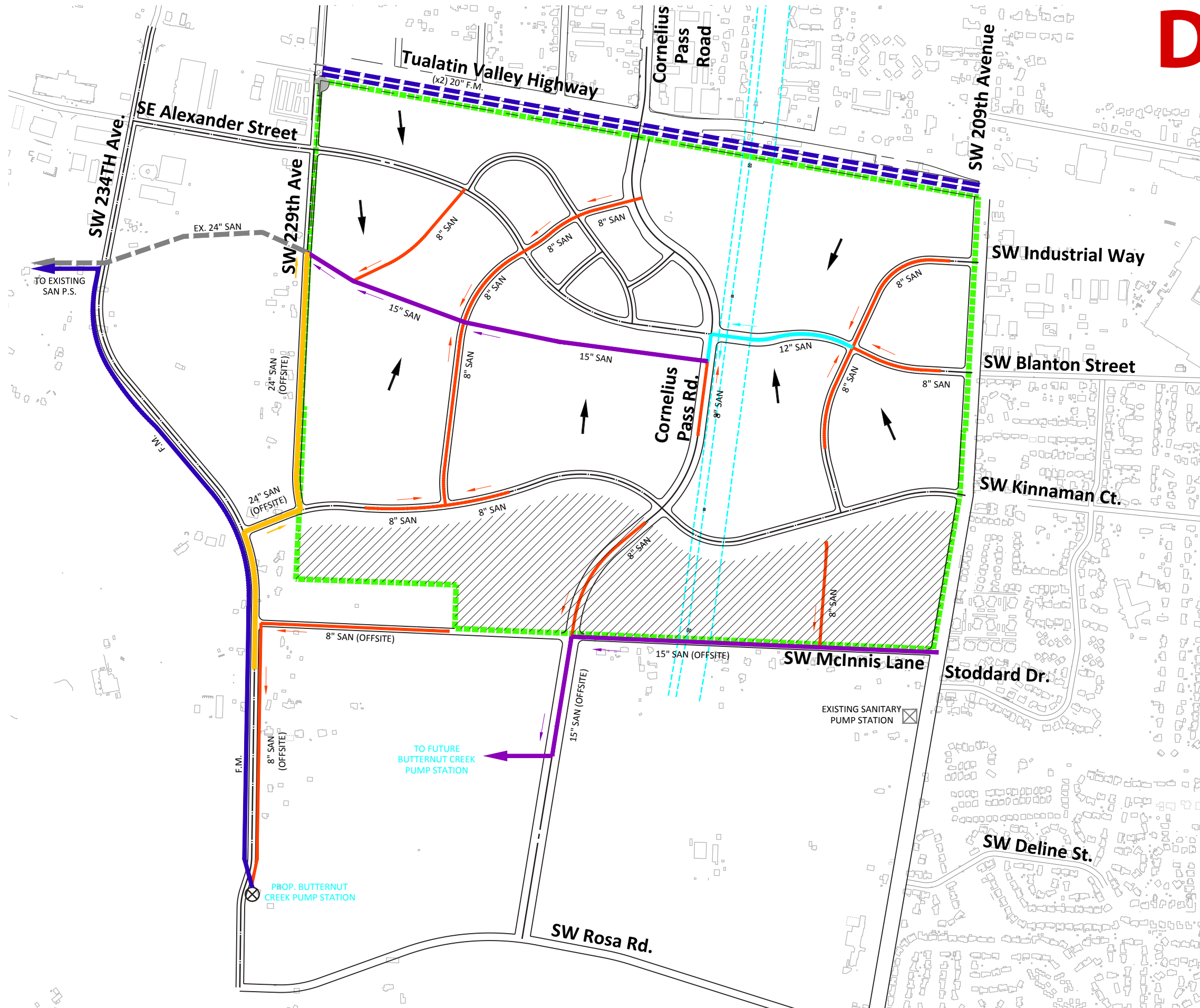
DRAFT



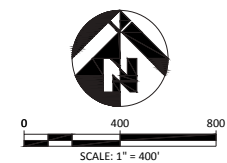
For illustration purposes only, based upon current development concepts, which are subject to change without notice. No guarantee is made that the features depicted will be built, or, if built, will be as depicted.



# DRAFT



- LEGEND**
- 24" SAN TRUNK
  - 15" SAN TRUNK
  - 12" SAN TRUNK
  - 8" SAN
  - FORCE MAIN
  - ⊗ PROP / FUTURE PUMP STATION
  - ⊗ EXISTING SANITARY PUMP STATION
  - REED'S CROSSING BOUNDARY
  - EXISTING SAN FORCE MAIN
  - EXISTING 24" SAN
  - ⊗ EXISTING SANITARY PUMP STATION
  - ▨ AREA TRIBUTARY TO FUTURE BUTTERNUT PUMP STATION
  - FLOW ARROW



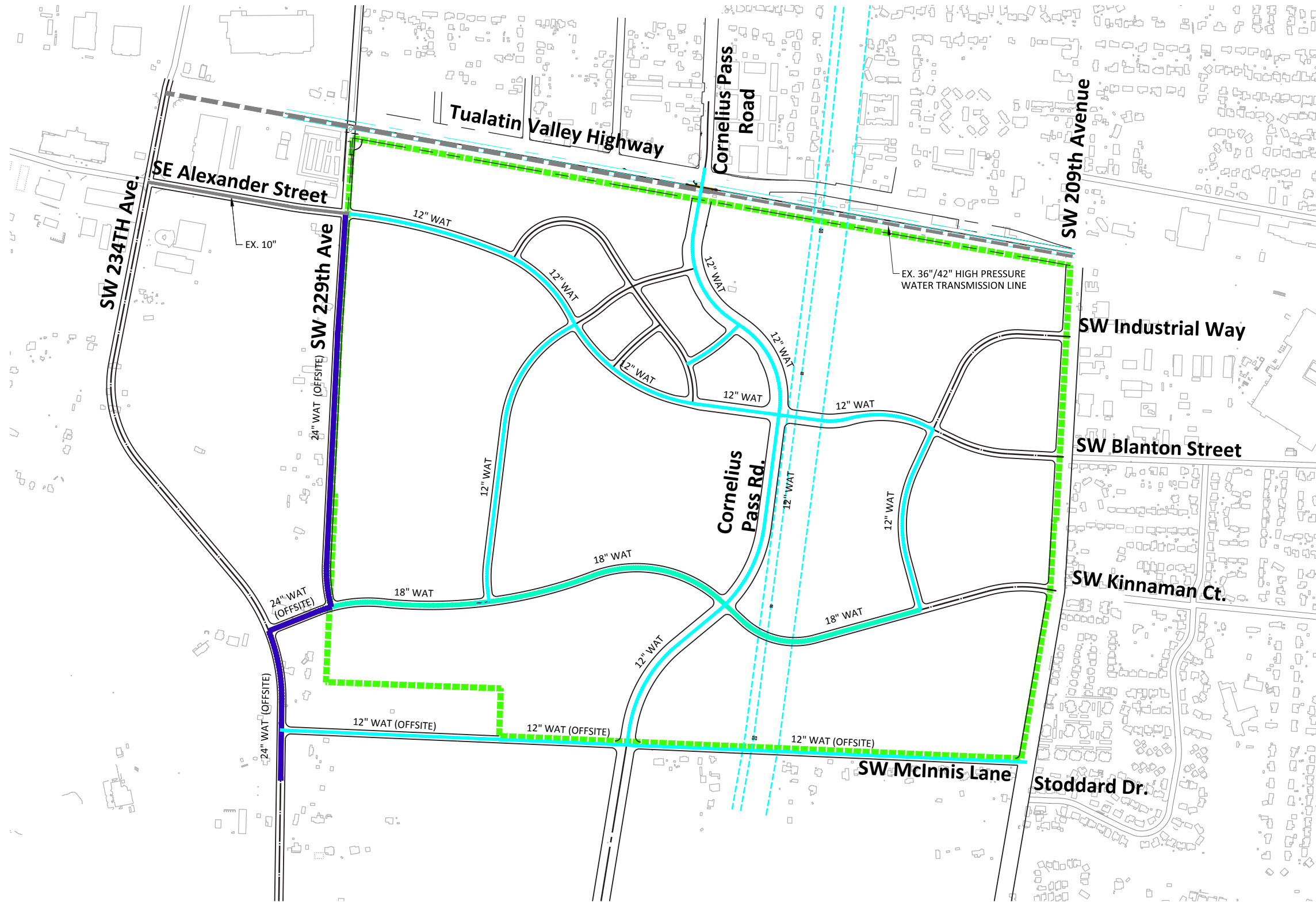
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# DRAFT

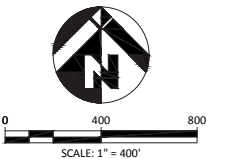
## WATER IMPROVEMENTS

Reed's Crossing  
May 02, 2014



### LEGEND

- 24" WATER TRUNK
- 18" WATER TRUNK
- 12" WATER TRUNK
- REED'S CROSSING BOUNDARY
- EXISTING WATER TRANSMISSION MAIN











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