

Vendage at The Reserve:

————— A community above par —————





hen land developer Dennis Pahlisch of Pahlisch Land first chatted with The

Reserve Vineyards & Golf Club owner Jim Park about developing some land adjacent to the course in 2014, it wasn't necessarily with the idea of placing a luxury home showcase into the most extensive planned community in Oregon's history. And yet, as with many opportunities, timing is everything – including in land development.

"Jim had a special vision for his land and combining that vision with a Street of Dreams fit perfectly," said Dennis Pahlisch. "It's the right location at the right time."

But over time, Pahlisch assembled adjacent farming and country living properties, amassing more than 112 acres into what will become the neighborhood of Rosedale Parks. Pahlisch eventually took on a second development with partner Joe Hanauer named Butternut Creek. These two neighborhoods, and a third developed by Newland Communities, will bring to life Hillsboro's master community-building plan dubbed South Hillsboro.

Slated to be the largest master-planned community in the state, South Hillsboro combines a variety of housing types, sustainability features, thoughtful planning of green spaces, trails, and access to shopping and recreation within easy access to transportation and significant Northwest employers. Overall, the new neighborhood will encompass 1,400 acres of open space, farmland and developed property once principally the historic Ladd-Reed farm. The Pahlisch neighborhoods are Rosedale Parks and the 177-acre Butternut Creek. Newland Communities is building the 463-acre Reeds Crossing neighborhood.

"Hillsboro is a wonderful community, and I'm pleased that the addition of South Hillsboro will provide needed housing – particularly executive housing – in a very walkable, bikeable neighborhood," Hillsboro

Mayor Steve Callaway said.

The 2018 NW Natural Street of Dreams® will serve as the kick-off to this exciting neighborhood development. Overlooking holes 10, 11 and 12 of The Reserve golf course, these six homes are situated in an upscale section of Rosedale Parks called "Vendage at the Reserve" – a 42-acre parcel designated for luxury, custom homes.

"The City of Hillsboro can take pride in having earned the honor of hosting the 2018 NW Natural Street of Dreams®," said Mayor Callaway. "It's a direct reflection of the quality and livability of our great city to host the Street of Dreams for the third time."

South Hillsboro is projected to add about 8,000 residential units, including a range of housing options like single-family homes, townhouses and apartments – a welcome addition to the region's increasingly tight housing market. These new homes will meet the needs of approximately 20,000 residents with a promise to bring together people from all walks of life, and all ages and stages.

The three residential districts encompass carefully planned streets, schools, parks and town centers to make it easy to walk, bike and use public transit. An additional 286 acres of natural areas and open spaces will place every new resident of South Hillsboro a short quarter-mile to a park, trail or recreation facility. The City of Hillsboro has allocated \$450 million in infrastructure improvements to accommodate new commuters and ease traffic. A 15-mile network of bicycle and pedestrian trails will connect South Hillsboro to surrounding areas. A quick 20-minute bike ride will put you at Orenco Station, while a 14-mile drive takes you into downtown Portland.

"We're talking carefully planned, quality-of-life features built into our community. It's a complete, integrated experience that offers everything Portland area buyers love – walkability, outside recreation opportunities, a variety of creative home styles and neighborhood businesses," explained David Brentlinger, VP of Operations for Newland Communities. "It's a community with true Portland character – a place where you can get to know your neighbors."

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ROSEDALE PARKS KEY FEATURES

- Luxury custom home lots adjacent to world-class golf at The Reserve Vineyards and Golf Club
- New 5-acre neighborhood park
- Community center with swimming pool, fitness center, play structures and entertainment amenities
- 565 new single-family homes, townhomes and custom home opportunities

REEDS CROSSING KEY FEATURES

- 463 acres
- Approximately 2,800 single-family homes, up to 930 multifamily units and a
- 36.6-acre Town Center offering commercial, retail, and light industrial uses.
- Community is zoned for an expansive 28-acre greenway, up to four schools, multiple parks, a multi-modal trail system and the 20-acre BPA trail corridor

PHASE 1 PLANNED COMMUNITY AMENITIES:

- Two neighborhood parks
- 28 acres of greenway with multimodal trails, plazas and recreation amenities
- One planned elementary school site
- Town Center with retail, office, dining and spaces for social gathering

BUTTERNUT CREEK KEY FEATURES

- 570 new single-family homes, including townhomes
- A mixed-use village green, trail opportunities and multi-family housing
- New 5-acre neighborhood park featuring a variety of park amenities, including picnic areas.
- The 8-acre greenway will consist of additional future phases with increased recreational features
- Nearby site owned by the Hillsboro Education District for a new school development



Jason Myhre, Senior Director of Marketing for Pahlisch Homes agrees. "From the residential building standpoint, we're excited about creating a community from the ground-up where generations in every stage of homeownership can live within an arm's reach of each other. From first-time homebuyers to growing families and empty nesters, South Hillsboro is creating a signature environment in the Northwest that gives everyone housing opportunities both urban and suburban in feel. It's not just buying a house - it's buying a whole lifestyle."

What might be even more remarkable than the scope of the development is the collaborative efforts of all those involved. "Creating the state's largest master-planned community is possible only through partnerships," Mayor Callaway said. "South Hillsboro will come to fruition through collaboration between developers, government agencies, and our community — all working toward making South Hillsboro the best it can be."

"We have worked closely for several years with the City of Hillsboro, Washington County, Oregon Department of Transportation and our neighbors at Reeds Crossing to bring to life the beautiful vision for this community," said Mike Morse, Developer for Pahlisch Homes. "This could

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—Hillsboro Mayor Steve Callaway

not have occurred without the collaborative and positive spirit that everyone brought to the table."

As for planning the 2018 NW Natural Street of Dreams®, these positive relationships hit a sweet spot.

"If it hadn't been for the City of Hillsboro embracing the idea of hosting the Street of Dreams and the high-level of shared vision between Hillsboro, the Home Builders Association of Metro Portland, and us as the developers, this never would have happened," said Myhre. "It's an exceptional way to introduce this whole project. South Hillsboro will become the signature model for creating these sustainable and thoughtful communities of the future." 