



FREQUENTLY ASKED QUESTIONS

General

Q: What is a mixed-use, master-planned community?

A: Put simply, it means “complete.” Thoughtfully designed with most everything you need built right into the community. From shopping and dining to recreation opportunities close to or even right outside your front door, Reed’s Crossing is planned to offer you a completely integrated lifestyle that feels like you’re staying in when you’re going out.

Q: Who is developing Reed’s Crossing?

A: [Newland](#) is developing Reed’s Crossing and is the largest private developer of planned residential and urban mixed-use, master-planned communities in the United States. With 50 years of experience, Newland is currently developing more than 27 active communities in 12 states across the country. [Brookfield Properties](#) acquired Newland and its entire portfolio of communities in June 2021, adding to the 75 mixed-use residential properties that Brookfield is developing in the United States. Brookfield Properties develops and operates real estate investments on behalf of Brookfield Asset Management — one of the largest alternative asset managers in the world. From office to retail, logistics to multifamily, and hospitality to development, Brookfield works across sectors to bring high-quality, sustainable real estate to life around the globe every day.

Q: How is Newland different from other developers?

A: Newland begins planning their communities by answering two questions; who will live there and how will they live? Newland creates mixed-use communities for people who care as much as we do about the connection of work, live, shop and play. We envision our communities from the ground up and bring our values of integrity, vision, commitment, and caring to our many partners and neighbors. The way people live in (and out!) of their homes is changing and we keep our designs at the forefront of what that looks like, which is what truly sets Newland communities apart from others.

Q: Does Newland build the homes as well?



A: Newland develops the overall plan for the community, the infrastructure and the green spaces, then sells lots to builders who then own the lot until they build a home on it and sell it to a new resident. Newland also sets the design guidelines builders must follow regarding varied elevations, structural aesthetics, and colors to ensure that our community is as beautiful and diverse as the people and pets that call Reed's Crossing "home". Currently, we have five builder partners here: Stone Bridge Homes NW, Ichijo USA, Lennar, David Weekley Homes and Richmond American Homes. There are also apartment home rentals in Reed's Crossing called Zera Apartments, owned by MG Properties.

Community Facts

Q: What types of homes will be offered?

A: A wide variety of home styles will be available, including single-family homes, townhomes, paired homes, condos and apartments to fit residents across all lifestyles and at a range of income levels. Our first phase offers single-family detached homes, paired homes, townhomes and apartment living. All of our builders have floor plan options with the owner's suite on the first floor and many of our builders offer customizations.

Q: Are there any single-level homes available?

A: There are no single-level homes at Reed's Crossing, but there are many floor plans that offer bedrooms on the main floor.

Q: What is the range of home prices?

A: Currently, prices range from approximately the high \$300ks to the high \$800ks.

Q: What is the range in home square footage?

A: Homes sizes will range from 1,250 square feet to 3,100 square feet.

Q: How many acres is Reed's Crossing?

A: Reed's Crossing is 463 acres.

Q: How many homes will be built once all phases are complete?

A: It's anticipated that, when completed, Reed's Crossing will have approximately 2,482 single-family homes and up to 1,414 multifamily units (including multifamily units in the Town Center), as well as a 34 acre Town Center offering commercial, retail, and entertainment uses.



Q: What kinds of people are going to live at Reed's Crossing?

A: There are a variety of homebuyers living at Reed's Crossing. Singles, couples, young families, growing families, active adults, and more. [The community](#) offers amenities for all ages and life stages, from families nurturing growing children to single professionals purchasing their first townhome and mature people taking advantage of more free time.

Q: Will more parking be added?

A: Yes, additional on and off-street parking will be added in each phase. As Reed's Crossing develops, we ensure that our parking standards meet the guidelines set forth by the City of Hillsboro.

Model Home Village

Q: What are the hours of the Model Home Village?

A: We are open seven days a week from 10am to 5pm. You can drop by any time during those hours or schedule an appointment with a sales agent on the [website](#).

Q: How many models does Reed's Crossing offer?

A: We currently have 10 models that you can tour, but each builder offers a variety of elevations and floor plans from which to choose.

Q: Will there be any more models built?

A: Currently all our models are located in the Reed's Crossing community, with most of them being within the Model Home Village, however as new builders or plans are introduced, or new phases are added, more model homes will be built.

Q: Can a homeowner who purchases a model home keep the garage as an office or additional living space after closing?

A: The builder of the model home will convert any garage space used for sales space back into a useable garage. However, the Architectural Review Committee (ARC) says: "No carport or garage shall be converted to finished space for use as an apartment or other integral part of the living area on any Unit without prior ARC approval, pursuant to the Declaration." Homeowners are advised to apply to the ARC to keep the garage as additional living space and achieve an approval letter.



Virtual Tours

Q: What is a “virtual” home tour:

A: Virtual tours offer home buyers a remote, video-enabled walk-through of a property that will give them the sensation that they're actually there—or at least pretty, darn close. You can check out every room and corner with a few mouse clicks. Compared to photos and videos, this technology offers a more accurate and realistic experience.

Real estate agents used virtual tours before COVID-19 as a unique marketing tool. Now, online tours are more popular than ever, since they're often the only easy way for buyers to check out a home without physically entering the property. Virtual tours are [recommended](#) by the National Association of Realtors as the safest way to avoid face-to-face contact while shopping for a home during the coronavirus crisis.

Q: Can I complete the entire home buying process online?

A: Most builders now offer homebuyers the ability to purchase their home online. Be sure and check with your builder for their process. We have even written a blog post, [11 Tips for Buying a Home Online](#), where we walk you through each step.

Parks and Recreation

Q: Are there any parks in the Community?

A: Phase 1 has three parks (Tamarack Park, Oak Grove Park and Dobbin Park), as well as the Greenway, which consists of 23 acres of trails and green space. You can learn more about the parks at Reed’s Crossing [here](#) and more parks will come online as future phases are opened.

Q: How many miles of paths are available?

A: We currently have over 3.5 miles of paths throughout Reed’s Crossing with more coming online in each phase.

Q: Will trails connect to other local trails or parks?



A: Yes, there are two regional trails that traverse Reed's Crossing from north to south which will ultimately connect to the future Hillsboro regional park located south of Butternut Creek.

Q: Are there plans for a golf course?

A: There will not be a golf course within Reed's Crossing. However, the Reserves Vineyard and Golf Club, a top-notch facility, is located directly to the west on 67th.

Q: Will there be an RV and Boat parking lot?

A: No. However, there are numerous facilities in the area that provide that service.

Shopping and Dining

Q: Will there be any commercial or retail space at Reed's Crossing?

A: The proposed [Town Center](#) will feature retail shops, restaurants, and office space as well as plazas to gather and socialize. The Town Center is currently being designed and once plans are approved, we will release information via our email newsletter so be sure to sign up on our website to receive email updates.

Q: Where is the nearest shopping mall?

A: Washington Square Mall is located in Tigard, Oregon, approximately eight miles from Reed's Crossing. The Mall is anchored by Macy's, Nordstrom, JCPenney, Sears, and Dick's Sporting Goods, plus over 150 shops and restaurants. There are nearby shopping centers that include stores like Kohl's, Bed Bath & Beyond, and more.

Closer to Reed's Crossing, The Streets at Tanasbourne is a smaller, outdoor mall consisting of a Macy's, REI, smaller retail stores, and several restaurants. There is a Fred Meyer, Target, Home Depot, Lowe's, and more within a very short driving distance from Reed's Crossing. Visit our website for an interactive map of nearby conveniences and services.

Driving Distances

Q: How long does it take to get to downtown Portland from Reed's Crossing?

A: Downtown Portland is approximately 12 miles from Reed's Crossing.



Q: How far away is Portland International Airport and how long does it take to get there?

A: Portland International Airport (PDX) is located approximately 24.5 miles from Reed's Crossing.

Q: How long does it take to get to Mount Hood recreational area and the Oregon Coast?

A: Mount Hood is a short 70 miles away from Reed's Crossing. The beautiful Oregon Coast is 65 miles to the west. Highway 26 leads to Seaside and Cannon Beach and Highway 6 leads to Tillamook. Astoria is 78 miles from Reed's Crossing. Oregon and Washington both offer interesting and entertaining road trips.

Schools

Q: What is the school district for Reed's Crossing?

A: We're located within the Hillsboro School District. In fact, the Hillsboro School District owns 40 acres in Reed's Crossing and is planning to build two or three elementary schools and one middle school. The first proposed elementary school is anticipated to be completed within the next few years.

Q: Where are the nearest elementary, middle, and high schools?

A: Until the elementary school is built inside Reed's Crossing, the public schools include;
Elementary School: Rosedale
Middle School: South Meadows
High School: Hillsboro High

Q: Are there any private schools in the area?

A: There are several private schools in or near Hillsboro, including faith-based, Montessori, and language immersion. If you visit reedscrossing.com there is a section about [schools](#) in around Reed's Crossing.

Homeowners' Association

Q: How much are the monthly HOA dues?

A: \$99.24 for a single-family detached home and \$264.94 for attached homes.



Q: What do the HOA fees include?

A: Common area landscape, roads, paths, trails, and parks, but here at Reed's Crossing it also covers front yard mowing and weed abatement – a \$500-\$700 per year benefit!

Q: Will the HOA fee ever go up?

A: A budget is developed annually, and the fees could adjust.

Q: Are there other monthly dues on top of the HOA?

A: No.

Traffic

Q: How will Reed's Crossing impact local traffic?

A: Newland has partnered with Washington County and the City of Hillsboro on several projects to improve traffic. Cornelius Pass has been extended south from Tualatin Valley Highway to Blanton, and Blanton from 209th to 67th, has been extended providing three entrances to the Community.

In future phases, proposed plans include extending Kinnaman, parallel to Blanton, and Cornelius Pass will be extended to the southern border of the property. These roads will provide east-west and north-south access through the Community and connect with neighboring communities. There have been several improvements to signals, road widening, and turn lane additions as well.

Q: How many entrances are there at Reed's Crossing?

A: At the opening of Phase 1, there will be three entrances: Cornelius Pass and Tualatin Valley Highway, 209th and Blanton, and 67th and Blanton. In the future, there will be three more entrances: Cornelius Pass traveling south through Butternut, Kinnaman at 209th, and Kinnaman at 67th.

Q: Who owns the arterial and local access roads and alleys?

A: All arterial, collector, and local access roads are owned and maintained by either the City of Hillsboro or Washington County.

Reed's Crossing History



Q: Why is the Community called Reed's Crossing?

A: Simeon and Amanda Reed were early Oregon settlers. Simeon was heavily involved in the Oregon Steam Navigation Company (later the Oregon Railway and Navigation Company).

In the 1860s, Simeon and Amanda settled 5,000 acres in an area called Reedville, which covered parts of what is now Aloha and Hillsboro. In later years, Simeon and Amanda operated a hobby farm, raising livestock and holding harness races.

The "Crossing" of the Community's name is a nod to Simeon's railroad and shipping business interests, as well as the Portland & Western Railroad that runs along the northern edge of the Community.

Hillsboro, Oregon

Q: What is the difference between Hillsboro and South Hillsboro?

A: The City of Hillsboro annexed 1,400 acres of open spaces, farmland, and developed properties, and petitioned to have those acres brought into the Portland Metro Urban Growth Boundary. In order to create a distinct community within Hillsboro, the City decided to name the area "South Hillsboro."

Q: Why do the streets jump from 209th to 67th?

A: Hillsboro recently developed its own street naming conventions, separate from the metropolitan Portland Area. 209th is under the Portland naming convention and 67th is under the Hillsboro convention. Within Reed's Crossing, the north-south streets will be numbered starting at 69th, moving east until the streets meet with the eastern edge of the Community.

Fire, Life, and Safety

Q: How far is the nearest Hillsboro or Washington County law enforcement station?

A: The Hillsboro Police Department has two stations: downtown Hillsboro and Tanasbourne. The Washington County Sheriff's Department has two stations close to Reed's Crossing: one in downtown Hillsboro and the other in downtown Beaverton.



Q: How far is the nearest Tualatin Valley Fire & Rescue station.

A: The Tualatin Valley Fire Department's Fire Station 62 is located at 3608 SW 209th in Aloha, Oregon. This location is on the eastern edge of Reed's Crossing at the intersection of 209th and Blanton.

Q: Where is the nearest Medical Facility?

A: There are several excellent hospitals in the area, including, Kaiser Permanente and Providence St. Vincent's. There are several Urgent Care facilities nearby as well, including, Legacy Go-Health, Tuality Urgent Care, and Providence Immediate Care.

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