



South Hillsboro Community Update – “Area 2”
April 29, 2022



Agenda

Introductions

South Hillsboro Overview

South Hillsboro Transportation and Finance Plan

Cornelius Pass Road Extension and Butternut Creek bridge

Question and Answer period



Hillsboro

**South
Hillsboro**



South Hillsboro

Century Blvd

TV Highway

229th Ave

Rosedale Rd

209th Ave

Farmington Rd

South Hillsboro Overview



COMPLETE

CONNECTED

GREEN

South Hillsboro

COMPLETE CONNECTED GREEN

- 1400 acres
- Dwelling units:
 - 8,755 maximum
 - **8,017 Reasonable build out**
- Population
 - 19,800
 - 14.1 people/acre
- Town Center/Core = 55/30 acres
- Village Center = 20 acres
- 286 acres open space and parks
- 15 miles of trails

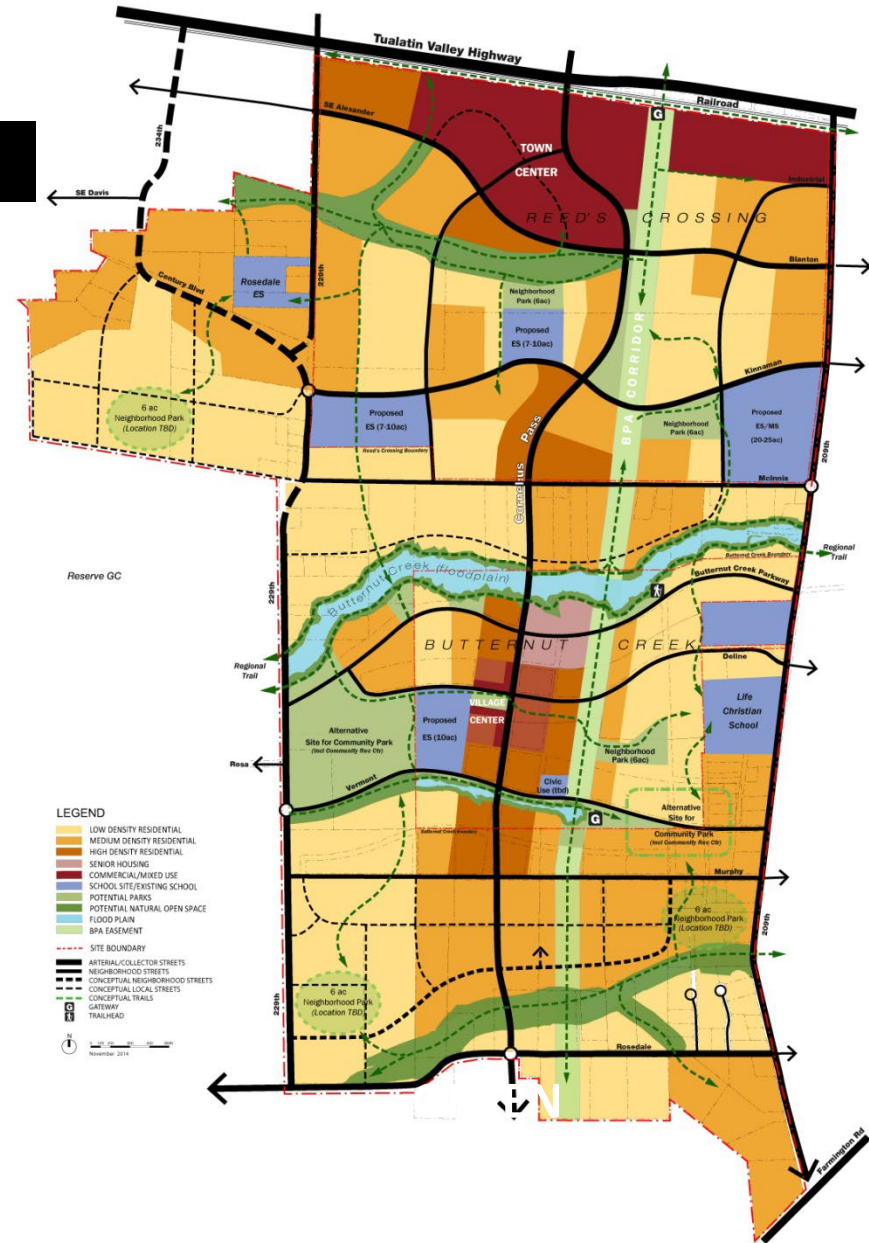
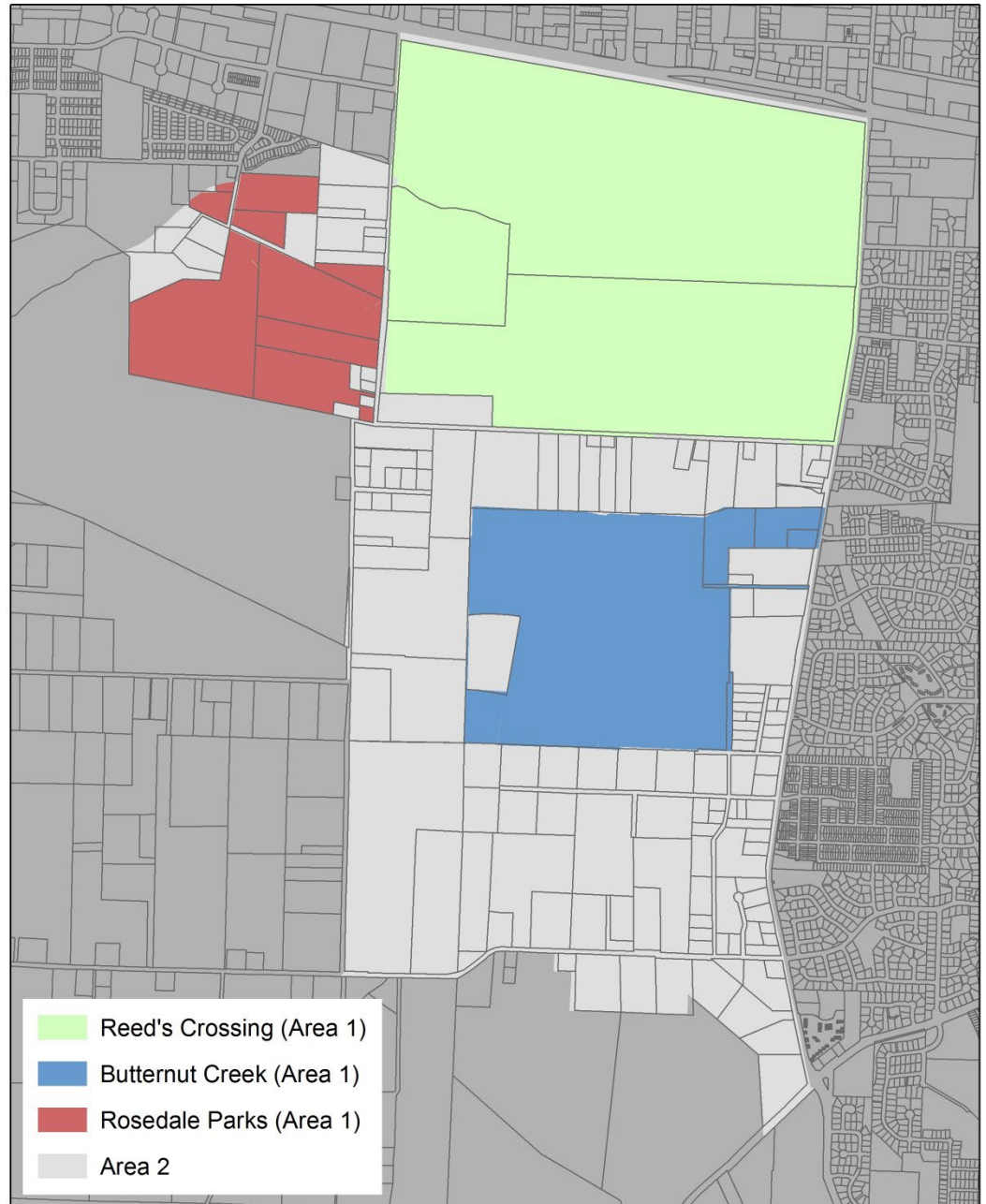
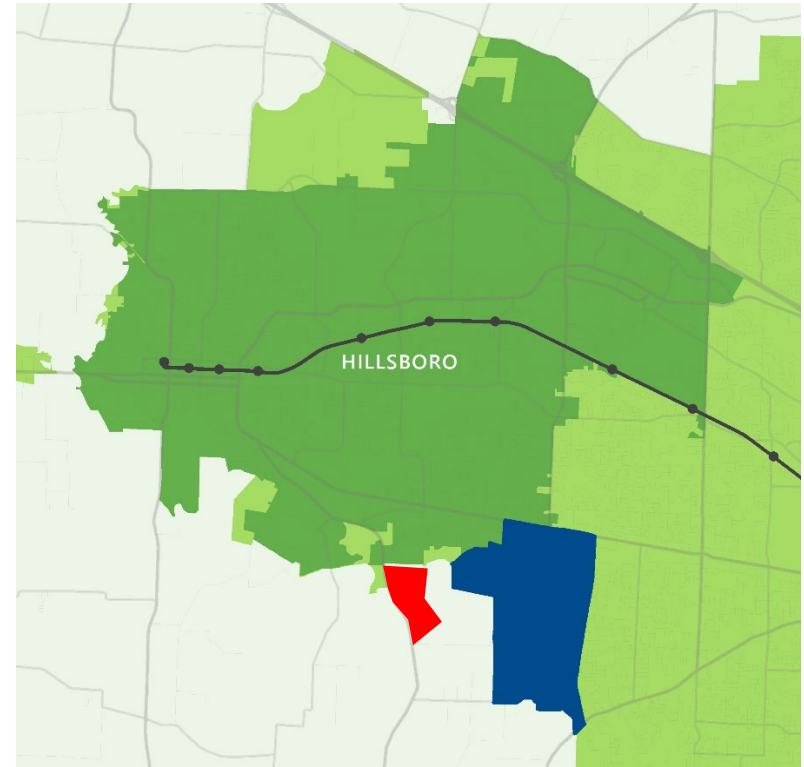


Exhibit A

Property Owners who elected to join the Local Improvement District

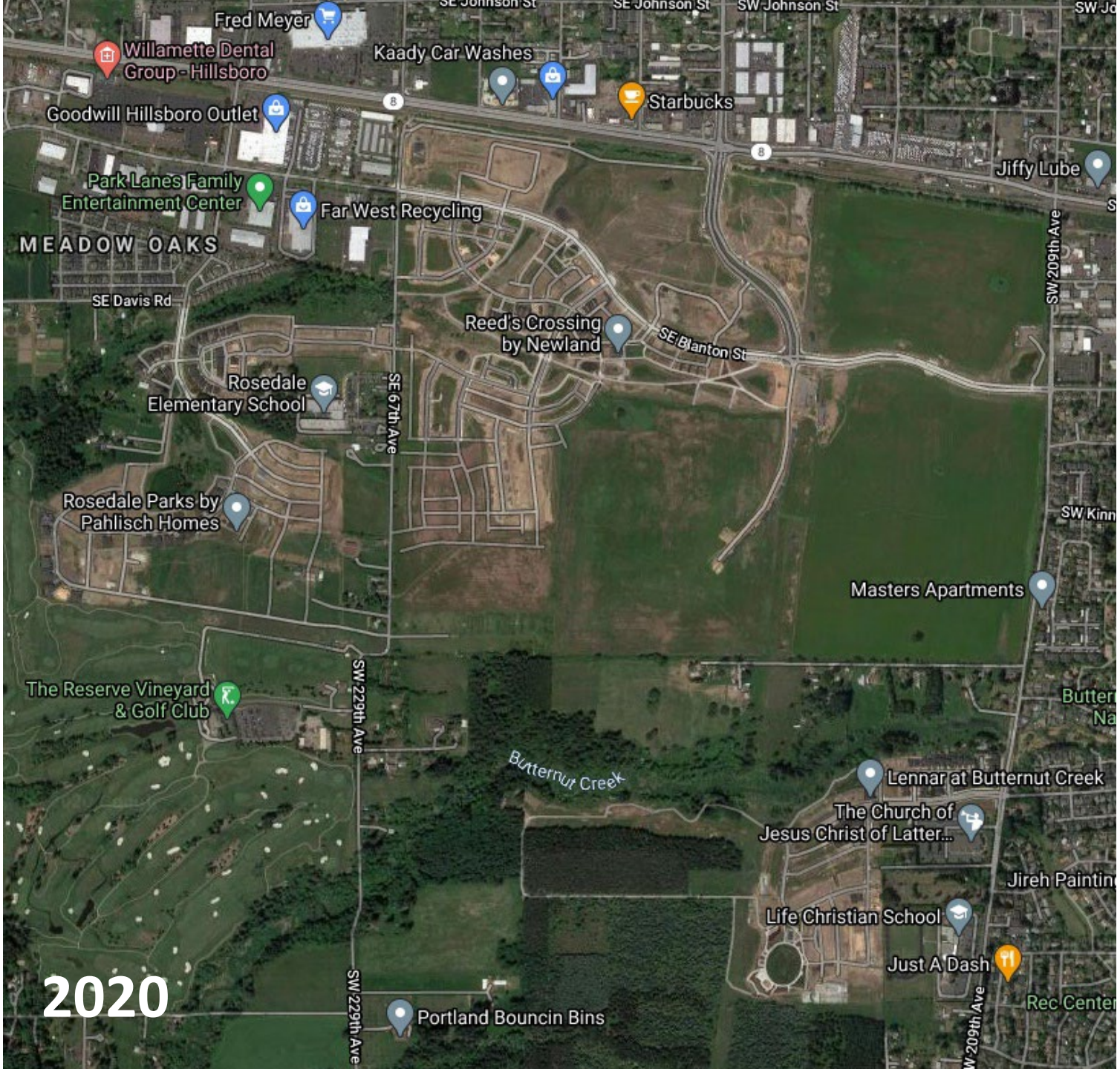


South Hillsboro





2016



2020

Willamette Dental Group - Hillsboro

Fred Meyer

Kaady Car Washes

Starbucks

Goodwill Hillsboro Outlet

Park Lanes Family Entertainment Center

Far West Recycling

MEADOW OAKS

SE Davis Rd

Rosedale Elementary School

Reed's Crossing by Newland

SE Blanton St

Rosedale Parks by Pahlisch Homes

Masters Apartments

The Reserve Vineyard & Golf Club

SW 229th Ave

Butternut Creek

Lennar at Butternut Creek

The Church of Jesus Christ of Latter...

Jireh Paintin

Life Christian School

Just A Dash

SW 229th Ave

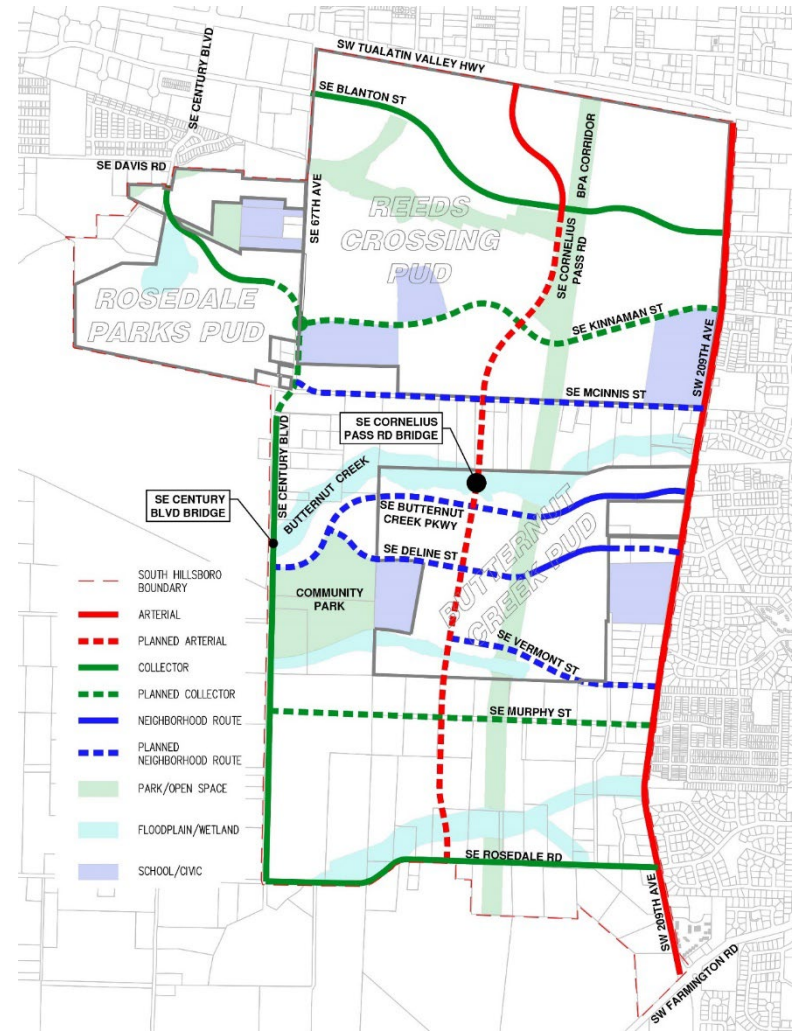
Portland Bouncin Bins

W 209th Ave

Rec Center

South Hillsboro

- ❖ Land development continues at a record pace, still one of the top growth areas in the state
- ❖ Over 1,600 residential building permits (houses, condos, apartments) issued over the last 3 years
- ❖ The Transportation System Development Charge (TSDC) project list update is underway
- ❖ Major intersection improvement at TV Highway and SW 209th Avenue scheduled to begin in 2022

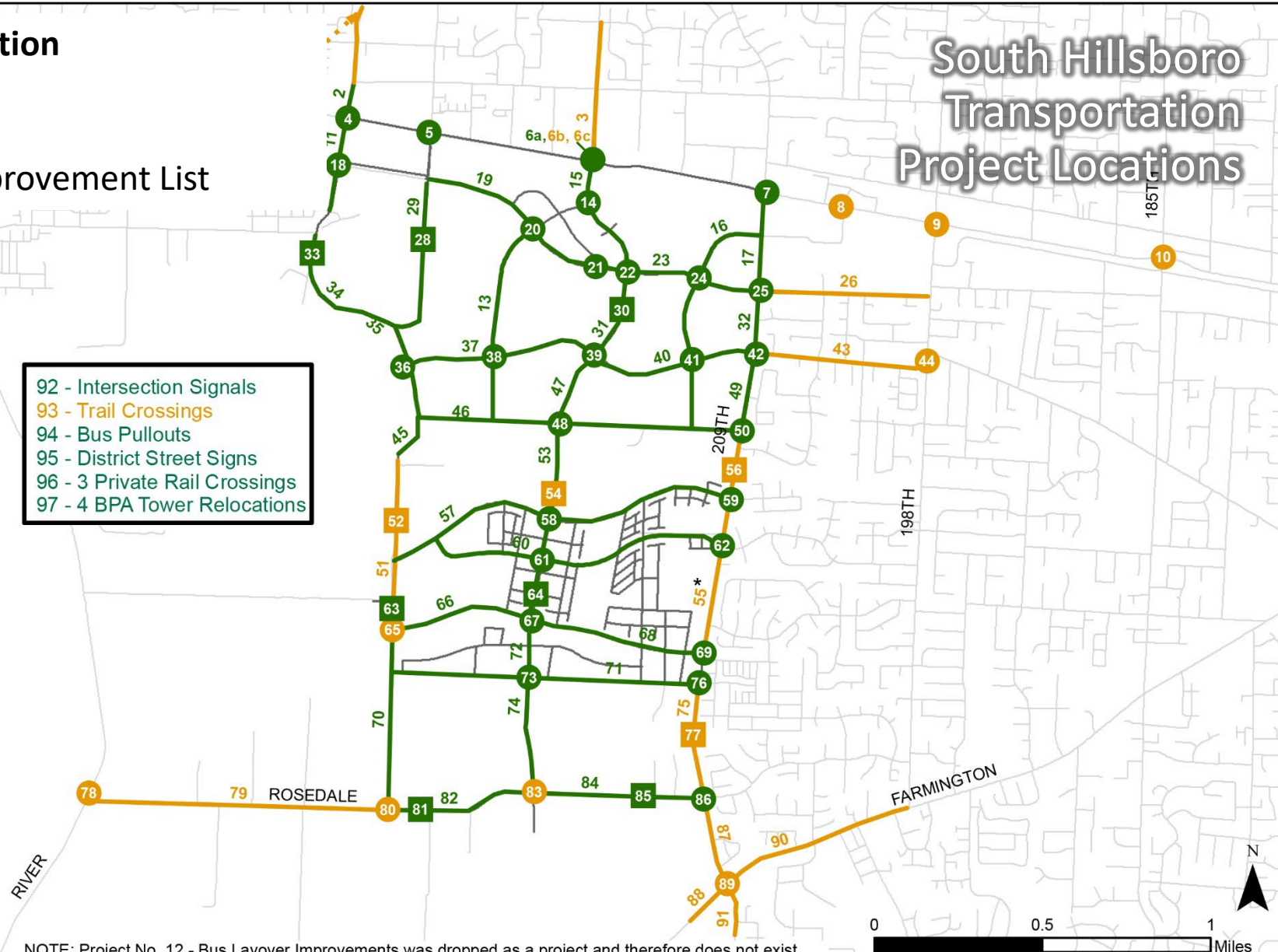


Transportation Item #3:

Capital Improvement List

South Hillsboro Transportation Project Locations

- 92 - Intersection Signals
- 93 - Trail Crossings
- 94 - Bus Pullouts
- 95 - District Street Signs
- 96 - 3 Private Rail Crossings
- 97 - 4 BPA Tower Relocations



NOTE: Project No. 12 - Bus Layover Improvements was dropped as a project and therefore does not exist.



Private Delivery

- Intersection Project
- Drainage Corridor Crossing
- Roadway Project

Public Delivery

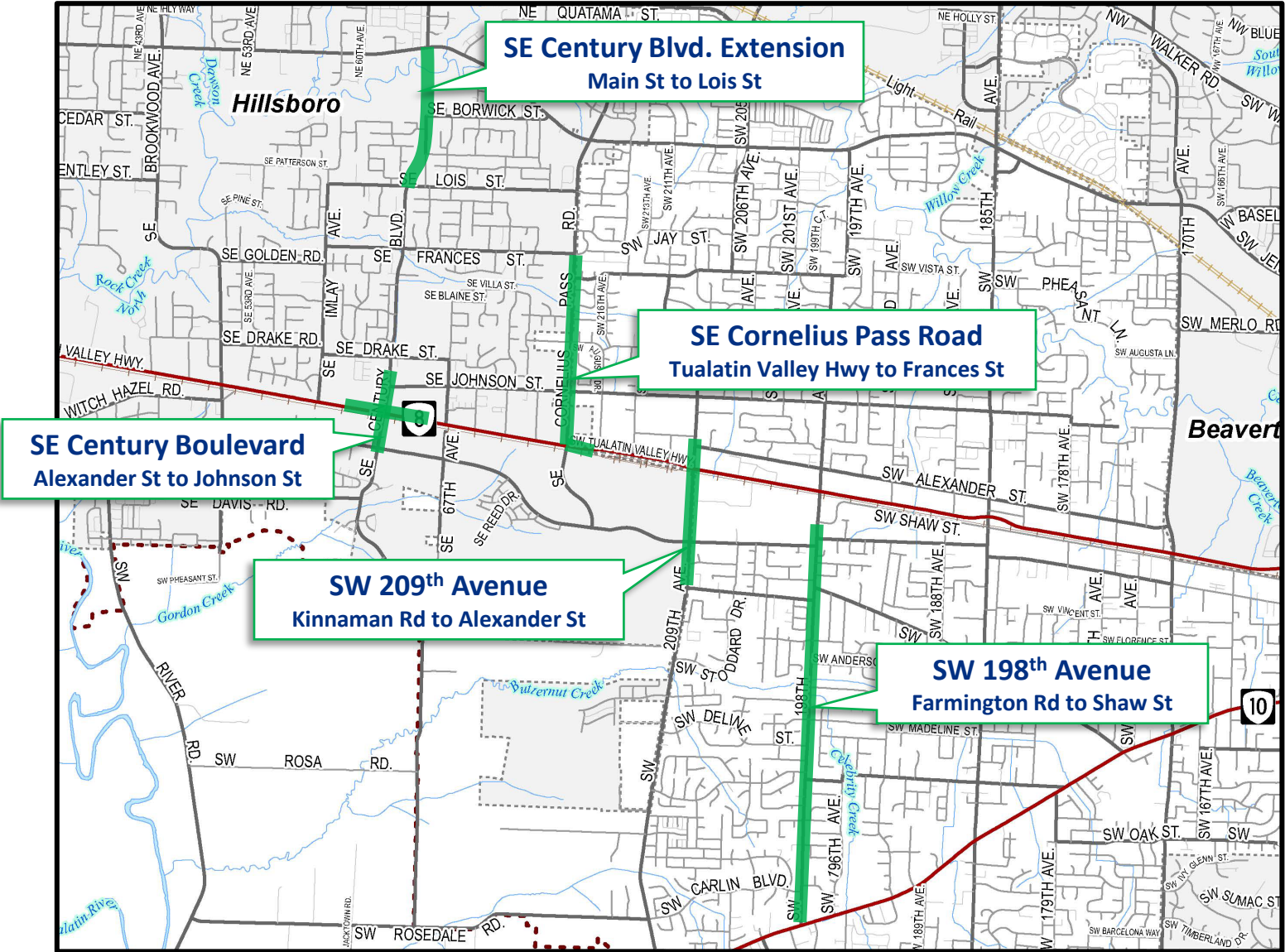
- Intersection Project
- Drainage Corridor Crossing
- Roadway Project

Base Map

- Future Streets
- Existing Streets

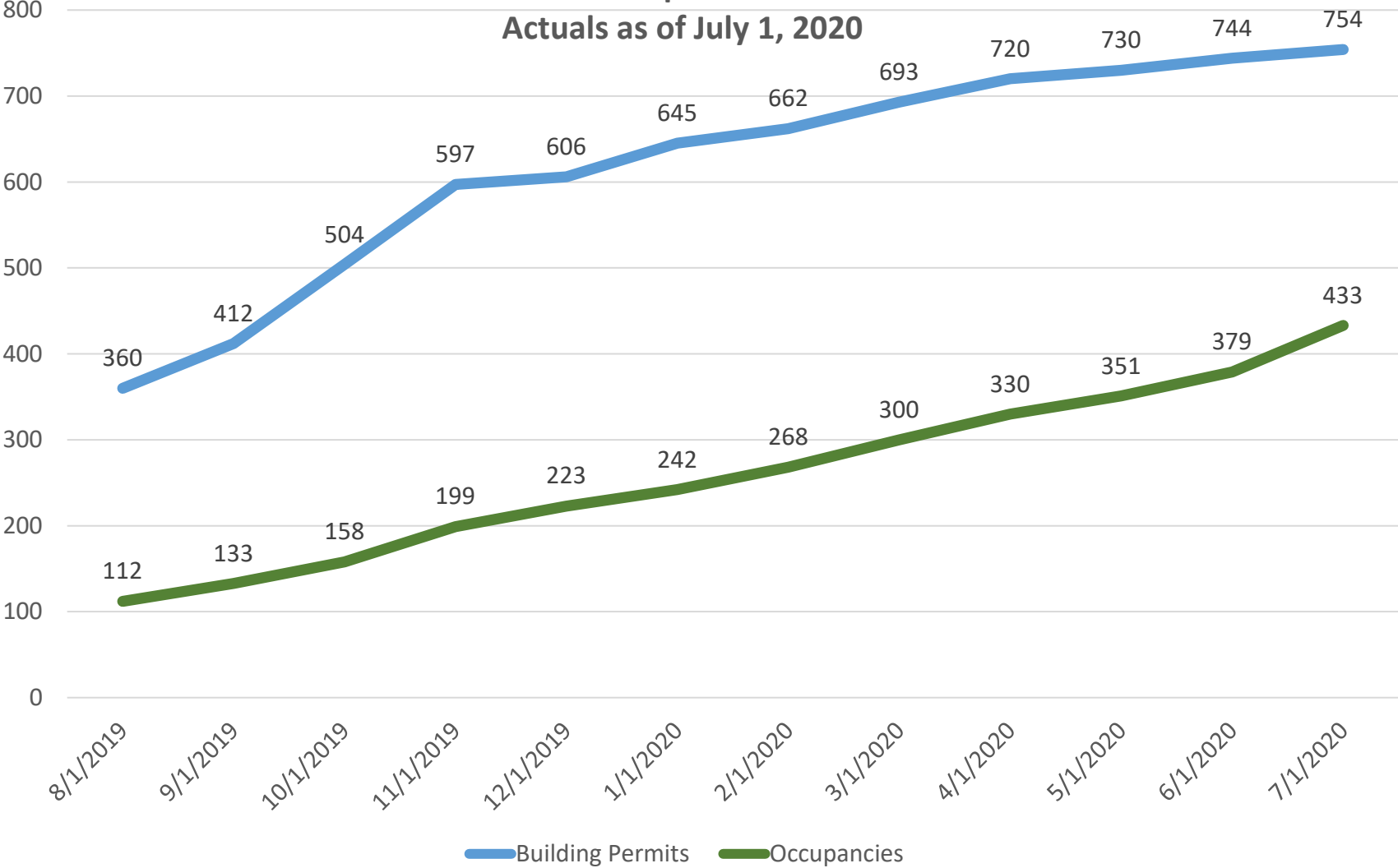
* West side frontage includes privately constructed frontage costs from south end of Butternut Creek Bridge to Deline.

SoHi Area Projects

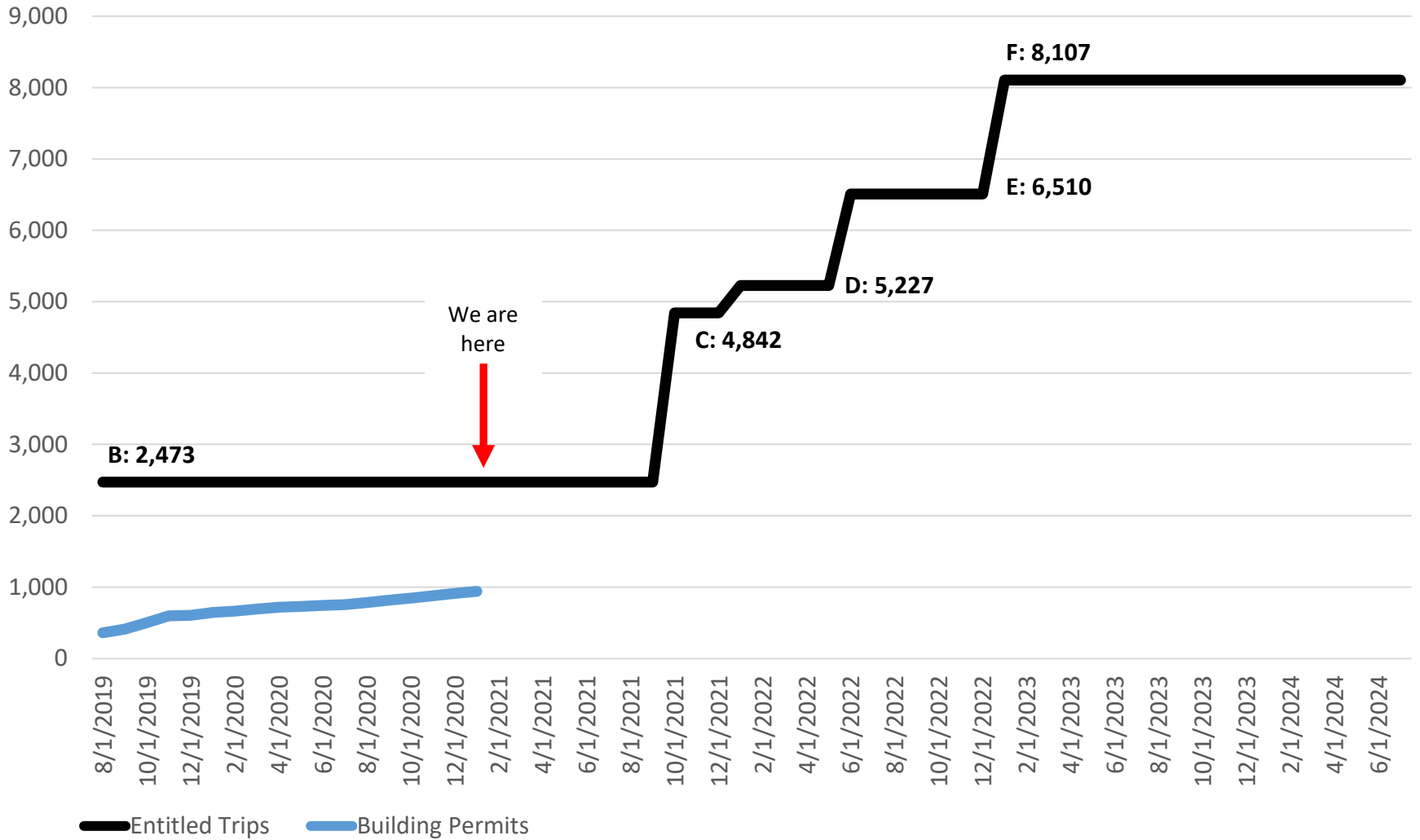


South Hillsboro Trips Measured via Building Permits and Certificates of Occupancies

Actuals as of July 1, 2020



South Hillsboro Entitled Trips



Land Entitlement Timeline



SOUTH HILLSBORO PERMITTING TIMELINE PROPERTIES OUTSIDE OF CITY LIMITS

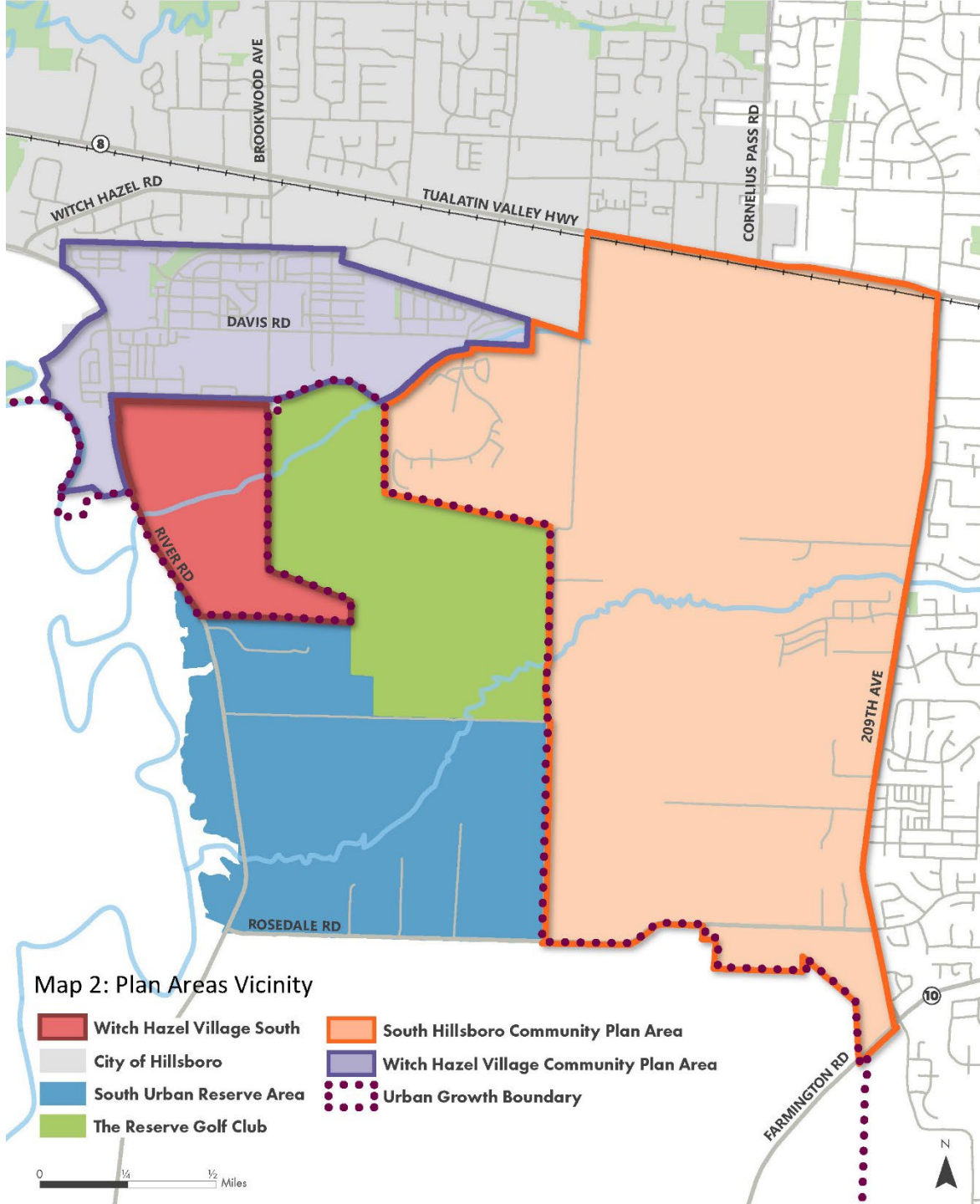
	Month 1	Month 2	Month 3	Month 4	Month 5	Month 6	Month 7	Month 8	Month 9	Month 10	Month 11	Month 12	Month 13	Month 14	Month 15	Month 16	Month 17	Month 18	Month 19		
Transportation Study including City Scoping and Review	Developer	Developer	Developer																		
Annexation Agreement			Developer	Developer	Developer																
Annexation and Zone Change Applications					City of Hillsboro	City of Hillsboro	City of Hillsboro	City of Hillsboro													
Development Agreement							Developer	Developer													
Planned Unit Development (PUD) or Subdivision Application (Type III)									City of Hillsboro	City of Hillsboro	City of Hillsboro	City of Hillsboro	City of Hillsboro								
Preparation of Engineering Permits											Hashed										
Grading and Erosion Control Permit (EC)*												City of Hillsboro	City of Hillsboro	Clean Water Services							
Public Infrastructure Permit (PIP)*												City of Hillsboro	City of Hillsboro	Clean Water Services							
Private Utility Permit (PUP)*												City of Hillsboro	City of Hillsboro	Clean Water Services							
DEQ 1200C Permit (required for projects >5 acres)*													DEQ	DEQ							
Site Development (required public improvements)															Developer	Developer	Developer	Developer	Developer	Developer	
Final Plat (Type I or II) Land Use Application																City of Hillsboro	City of Hillsboro				
Recordation of Plat with Washington County																	Washington County	Washington County	Washington County		
LID Apportionment (if needed)																		Washington County			
Model Home Agreement and Permit Submittal																			City of Hillsboro		
Building Permit Authorization																				City of Hillsboro	
Building Permit																					City of Hillsboro

LEAD AGENCY

- Developer
- City of Hillsboro
- Clean Water Services
- DEQ
- Washington County

NOTES

- These timeframes do not take into account any time necessary for the applicant/developer to prepare application materials and respond to corrections needed during permitting. This timeline is meant to represent permitting timelines and does not reflect delays caused by applicant during process.
- As shown by the hashed box representing preparation of engineering permits, there is no time accounted for any work by the applicant necessary to prepare permits and respond to Land Use Conditions.
- All permits (Land Use, EC, PIP, PUP and Building Permits) have a 2-week initial review cycle once the applications are complete and routed. Any needed subsequent review cycles are review in 1-week cycles from resubmittal.
- The permits with an asterisk must all be in an approved/ready to issue status before all are issued together and site work can begin.
- Once the PIP, PUP and EC are approved by Hillsboro Public Works, they are route to Clean Water Services for a Storm Water Connection Permit Authorization (SWCPA). The SWCPA must be issued to the City prior to the City allowing issuance of the PUP & PIP.



Map 2: Plan Areas Vicinity

- | | |
|---|---|
|  Witch Hazel Village South |  South Hillsboro Community Plan Area |
|  City of Hillsboro |  Witch Hazel Village Community Plan Area |
|  South Urban Reserve Area |  Urban Growth Boundary |
|  The Reserve Golf Club | |

0 1/4 1/2 Miles

Transportation

Item #1: SW McInnis Lane

Three intersections to connect SW McInnis to SE Century Blvd, Cornelius Pass Road and SW 209th Avenue

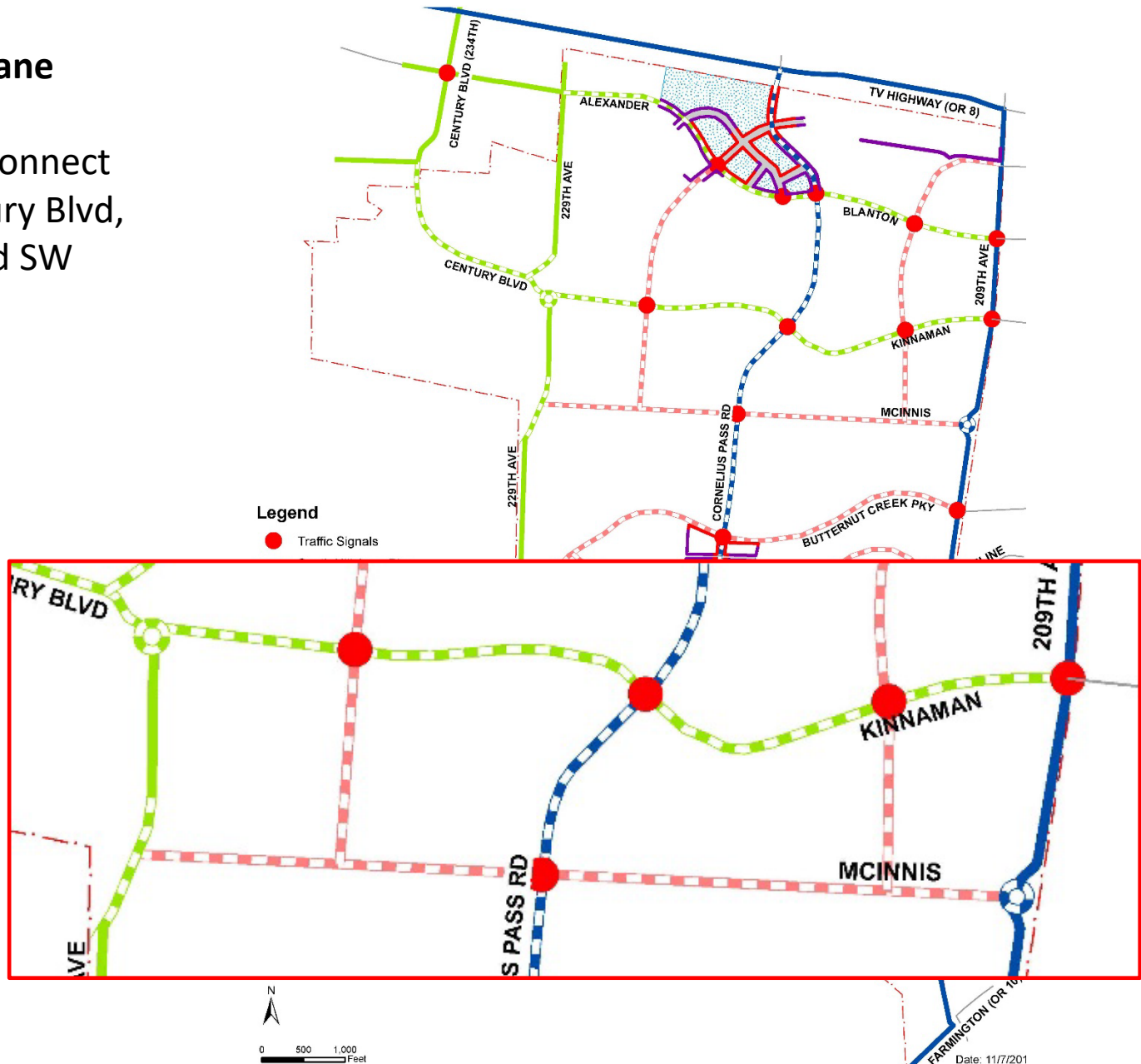
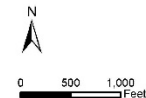
Legend

-  Traffic Signals
-  South Hillsboro Plan District Boundary
-  Arterial
-  Planned Arterial
-  Collector
-  Planned Collector
-  Neighborhood Route
-  Planned Neighborhood Route
-  Town and Village Center Core Areas
-  Active Use Overlay, Type 1
-  Active Use Overlay, Type 2
-  Roundabout

Note: All future alignments to be established through project level design

Legend

-  Traffic Signals



Transportation

Item #2:

Next Extension of Cornelius

Pass Road



Questions

**“What’s the Plan for Mass Transit
in South Hillsboro?”**

Questions

**“What’s the Plan for SW 209th
Avenue south of SE Kinnaman
Road?”**

Questions

“What’s the Plan for bike and pedestrian connections between Reed’s Crossing and Butternut Creek?”

Questions

“What’s the Plan for integrating properties along SW McInnis Lane into South Hillsboro?”

Questions

“Is the City planning to expand South Hillsboro to the east by bringing in unincorporated areas of Aloha into the City?”

Questions

“What’s the Plan for fixing the dual 90 degree turns on SW 229th Avenue just north of the golf course?”

Questions

“What’s the Plan and timeline for the future traffic light at SE Blanton and SE Reed Drive?”