



Potential Site Purchase for Catalytic Redevelopment Analysis
Missing Middle Housing Fund
221 SE Ankeny St
Autodesk PIE Space
Portland, OR 97214

May 6, 2025

To City Manager Brandon Hammond

Executive Summary

Scope:

The City of Boardman has engaged the Missing Middle Housing Fund to create a development concept and perform an economic development analysis to inform the City's decision on whether to purchase a land parcel for future development.

Property:

The subject property is an approximate 17 acre site to the west of the Sage Center. It is currently composed of 14.92 acres, zoned residential in the multi-family subdistrict and 3.22 acres zoned light industrial. The city is also contributing 1.15 city owned acres. The property is adjacent to the Sage Center with Olson Road frontage. The city is contemplating a purchase, installation of infrastructure (water, sewer and roads), and selling to a developer(s) once completed. The estimated city funded costs of these improvements are \$3 million and anticipated to be covered by urban renewal funds. The city anticipates that if they do purchase the property that the infrastructure would be completed by fall of 2026. MMHF has developed a concept with sales pricing recommendations that would advance community goals, and be attractive investment opportunity for investors and developers.

The concept as presented includes:

- (18) 40' x 100' residential lots which could feature 2/3/4 plexes, homes with ADU's or cottage cluster development
- A large multi-family parcel which the yield studies indicate could include 312 units (26 buildings) of 3 story walk up apartments featuring 1/2/3 bedroom units. These could be for rent or for sale
- A light industrial site of approximately 3 acres, likely rezoned to commercial for the best use of small footprint retail, services and creative uses



Bulk purchase price:

\$4/Sqft equal to \$3,068,000

Sales:

The property is scheduled to be improved with new utilities and streets in the Fall of 2026. The table below illustrates estimated price ranges based on future market conditions.

DESCRIPTION	PRICE RANGES		QUANTITY	SUBTOTALS	
40' x 100' lots- 2/3/4 plex options	\$46,000	\$60,000	18 lots	\$828,000	\$1,080,000
Large multi-family parcel- 312 units	\$200,000	\$250,000	11.79 acres	\$2,358,000	\$2,947,500
Light industrial if rezoned to commercial	\$4.00	\$5.20	126,000 Sqft	\$504,000	\$655,200
			TOTALS	\$3,690,000	\$4,682,700

Conclusion:

After deep analysis and in consultation with our network of developers and investors across the region and state, considering the growth projections for Boardman and the willingness of the city to collaborate with a future developer we would recommend purchasing the property. While there is no way to eliminate risk, it is more likely than not that the city would not lose money in a worst case scenario. In a best case scenario, a vibrant new sub-district is created and the city makes solid returns on its investment.

I am available for any questions or clarifications you may need. We appreciate the opportunity to serve you and look forward to assisting in creating a thriving community in Boardman.

Sincerely,

Ryan Olsen
 Real Estate Development Lead
 Missing Middle Housing Fund

Disclaimer:

This analysis may not reflect all recent zoning, permitting, market information, or any/all other factors that could influence the land in question's purchase price, subsequent sales price(s), or any proposed real estate transactions. The City should consult with qualified legal counsel before acting on any aspect of this real estate analysis. This is a point in time analysis to help guide the City, and should not be construed as definitive in any way.

Current Ownership:

Suzanne Fredrickson
222 E Main Street
Hermiston, OR 97838-1840

Location:

The subject property is composed of three parcels, fronts Olson Road and is across the street from the Sage Center.

Parcel 1:

Partition Plat 2000-19, Parcel 1
Size: 3.22 Acres
Zoning: Light Industrial

Parcel 2:

Partition Plat 2000-19, Parcel 2
Size: 10.47 Acres
Zoning: Residential, multi-family subdistrict

Parcel 3:

Partition Plat 2000-19, Parcel 3
Size: 3.92 Acres
Zoning: Residential, multi-family sub district

Overview:

Analyze an approximate 17 acre site for new multi-family development.

Narrative:

The City of Boardman is considering a sales price from the owner of \$4.00 per square foot equal to \$3,068,366.00. The city is proposing to fund and install infrastructure as follows: extend Boardman Ave to Olson Road, extend Fourth Ave to Boardman Ave and extend Third Street to NE Front Ave. The public improvements would include a 60' ROW, paved with shoulder, water and sewer to the future development sites. This would be funded by the city. MMHF has designed concepts with the intention of creating a vibrant new community for Boardman. The analysis proposes after-improvement value ranges attractive to multi-family and light industrial developers. The timeline for shovel ready and infrastructure served development sites is estimated to be late fall of 2026.

Vision for the site:

To arrive at the best use of any property it is important to look at it in a larger context, not as an isolated parcel, but as part of a larger vision. This is especially true of the 17 acre subject property on Olson Road, immediately west of the Sage Center and in proximity to the future hotel. Significant investment has been made for this area as a destination for both locals and travelers. The site should only be thought of as an important piece of a larger vision.

It's the larger vision we wanted to illustrate in the colored, freehand concept sketch. We see the Sage Center anchoring the east end of a mixed use sub district. Composed of civic, commercial and a mix of residential types, woven together by pedestrian connections and community open space. By bringing the mix of uses into a direct connection with the Sage Center, a "place" can result. It is the connections between varied spaces that often becomes the attraction, and are ultimately how a community defines itself.

The sketch is illustrating one way to begin building a place-making district that not only enhances the Sage Center, but uses that synergy to attract retail and other commercial activity. The larger portion of the 17 acres is then the perfect place to establish a new residential neighborhood, and the Sage Center is enhanced as a public amenity for locals and visitors. The vision includes small courtyards, plazas and a west facing amphitheater. Between scheduled events, the steps of the amphitheater are a great place to sit and have lunch, lounge, for groups to meet, and a place to congregate to watch the sunset. All told this vibrant sub district, perhaps to be known as the "Sage District" becomes the central place in North Boardman that people see as the center. The best uses will enhance community livability, create desire to live there, and drive property values.

Development Concept:

Based on the vision for the site, MMHF has prepared a preliminary site concept as follows:

1. 18 small multi-family lots for that could be utilized for 2/3/4 plexes, small homes with ADU's or cottage clusters.
2. On the large multi-family site, a yield study indicated that a project composed of 25, three story walk-up apartments building could yield 312 units. These would be a mix of 1,2 and three bedroom units.
3. The light industrial parcel, could be composed of small retail shops and work spaces, and create a connection from the Sage Center to the village square at the center of the multi-family development. The highest use of this site may be rezoning to commercial for retail uses.

The MMHF recommends a mix of rental and home ownership, based on feedback from the community over the past year.

Valuation:

The post improvement values, once infrastructure is completed in the fall of 2026 are affected by many factors such as:

- Projected employment growth
- Banking and interest rate climate
- Market demand- desire of those employed in Boardman to live in Boardman
- New retail services- grocery store, shopping, dining, etc.
- Recreational opportunities

A developer analyzing the properties today is typically forecasting 3 years out for the first completed and leased up units. For the success of a project of this scale it will likely require a deep public/private partnership. This could include long term ground leases, expedited permitting and flexible closings.

It is expected that for the large multi-family parcel to attract a qualified developer and investors that it would be necessary for long term master unit leases of a portion of the units from local employers to de-risk the investment. This is especially true of the first buildings. The proposed 40' x 100 lots, could host 2/3/4 plexes. This equates to a range of \$11,500 to \$15,000 of land cost per door if developed as 4 plexes. The proposed site concept for the large multi-family parcel is based on 1.75 parking spaces per unit and a not maximum density unit count for livability, resulting in 312 units. This equates to a range of \$6865.00 to \$8581.00 land cost per door. The theoretical maximum density for the large multi-family site, with 1.5 parking spaces per unit is 360 units and potentially reduced livability. The light industrial values are based on rezoning to commercial to allow retail and services.

Should the City have doubts about the project's ability to deliver unit counts in the ranges described above (for any reason), the risk of recouping the purchase price through subsequent land sales or leases increases.

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The low end of the price range reflects Boardman staying largely as it is today- lacking the services that compel local employees to live there. The high end of the range reflects new services be operational and a best case market scenario.

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RIVERVIEW
CEMETERY

BOARDMAN
POOL

PROJECT SITE

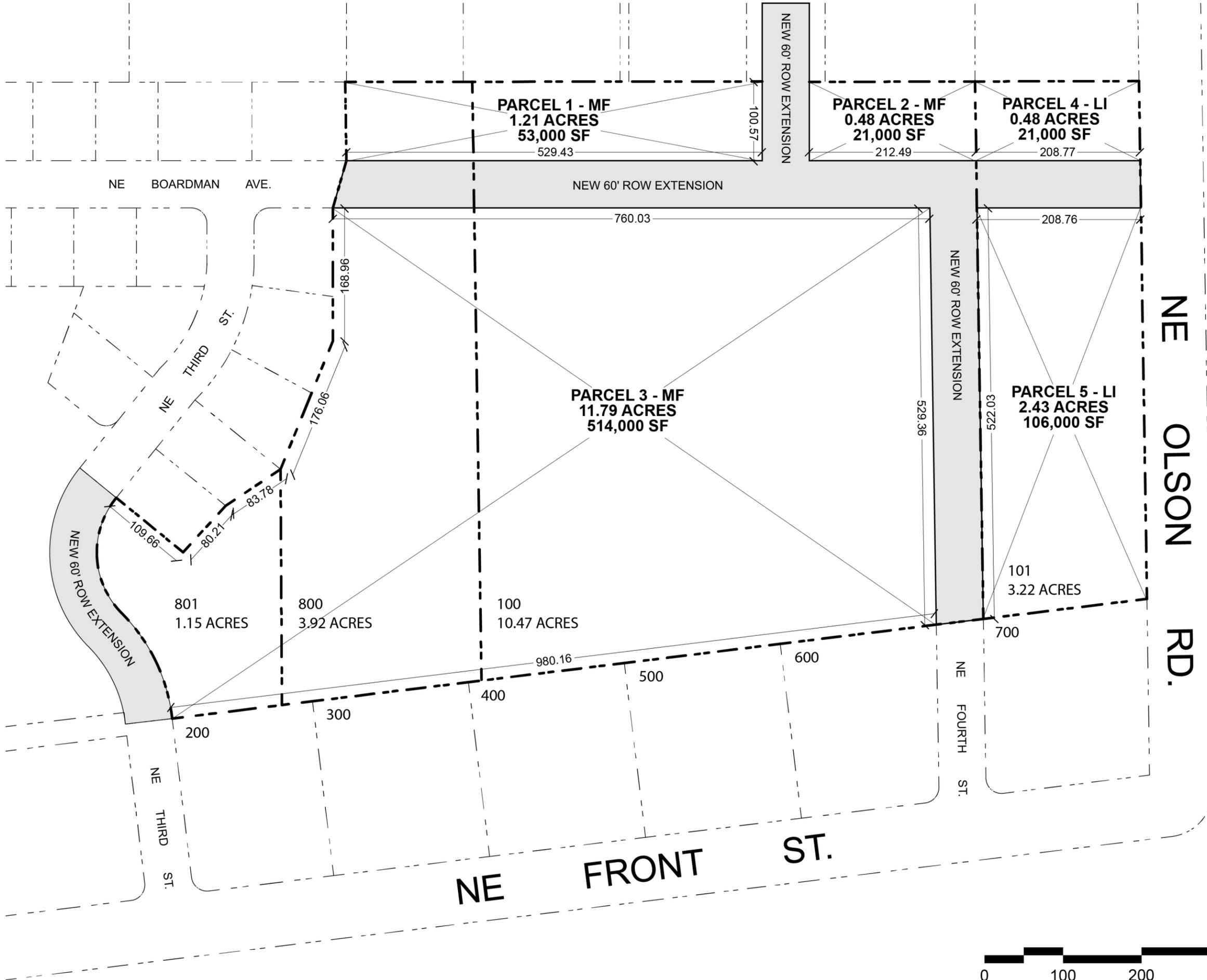
18.75 ACRES
815,000 SF
R-MF / LI

SAGE
CENTER

FRONT
STREET PARK

VIETNAM VETERANS MEMORIAL HIGHWAY / I-84

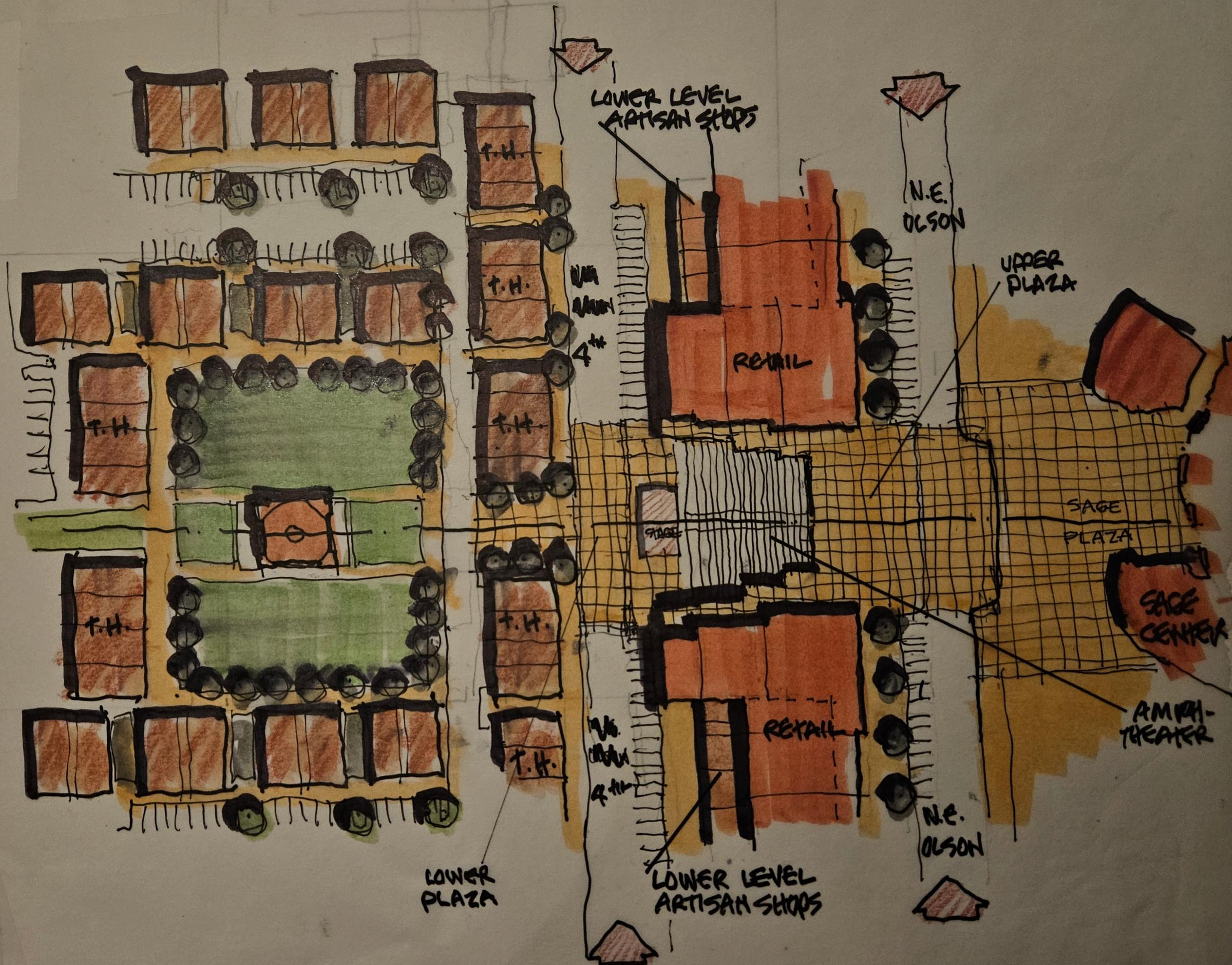
EXISTING SITE WITH ROW ADDITIONS



60 FOOT ROW TO BE CONSTRUCTED CONNECTING:

- BOARDMAN TO OLSON**
- FOURTH TO BOARDMAN**
- FOURTH TO COLUMBIA**
- THIRD TO THIRD**





LOWER LEVEL ARTISAN SHOPS

N.E. OLSON

UPPER PLAZA

RETAIL

SAGE PLAZA

SAGE CENTER

AMPH-THEATER

STAGE

RETAIL

N.E. OLSON

LOWER PLAZA

LOWER LEVEL ARTISAN SHOPS

BOARDMAN CITY CENTER CONCEPT

APRIL 30 2025

PROPOSED DEVELOPMENT

LOTS 100, 101, 800, & 801
18.75 ACRES
815,000 SF
ZONES: R-MF, LI

- 312 MIXED MF UNITS
78,000 SF
- 14 TOWNHOME UNITS
20,000 SF
- 16 LIVE / WORK UNITS
16,000 SF
- MIXED RETAIL
70,000 SF

