

A.1

APPENDICES

- A. Community Engagement Record
- B. Supporting Documents and Records
- C. Facility Inventory
- D. Integrated Market Assessment with Community Profile
- E. Community Needs Summary (Site Specific)
- F. Level of Service Analysis
- G. Park Planning Checklist
- H. Operations Assessment and O&M Tools
 - 1. Operations Assessment
 - 2. Site Maintenance Challenges & Best Practices
 - 3. Integrated Maintenance Matrix
 - 4. Staffing Equivalents Multipliers and Worksheets
 - 5. Sample Job Description
 - 6. Case Study: Northern Wasco County Parks & Recreation District Budget
- I. Capital Improvement Plan (CIP)
 - 1. CIP Overview and Cost Basis
 - 2. System-Wide CIP
 - 3. Boardman Park & Recreation District CIP
 - 4. City of Boardman CIP
- J. Funding Strategies
- 7. Key Inputs from the Assessment for System Development Charges (SDC) Development
- 8. Cost Accounting Framework Example



APPENDIX A: COMMUNITY ENGAGEMENT RECORD

1. Survey Summary
2. Community Meeting Summaries
3. Public Advisory Meeting Summaries
4. Stakeholder Meeting Summaries

SUMMARY

Community Survey #1: Needs Assessment

DATE RANGE: January 29, 2025 through February 21, 2025

OVERVIEW

From **January 29 to February 18, 2025**, a community survey was conducted to gather feedback from individuals who live or work in Boardman to help shape the future of the city's parks and recreation system. The survey aimed to understand community needs, priorities, and preferences, ensuring that improvements align with local interests.

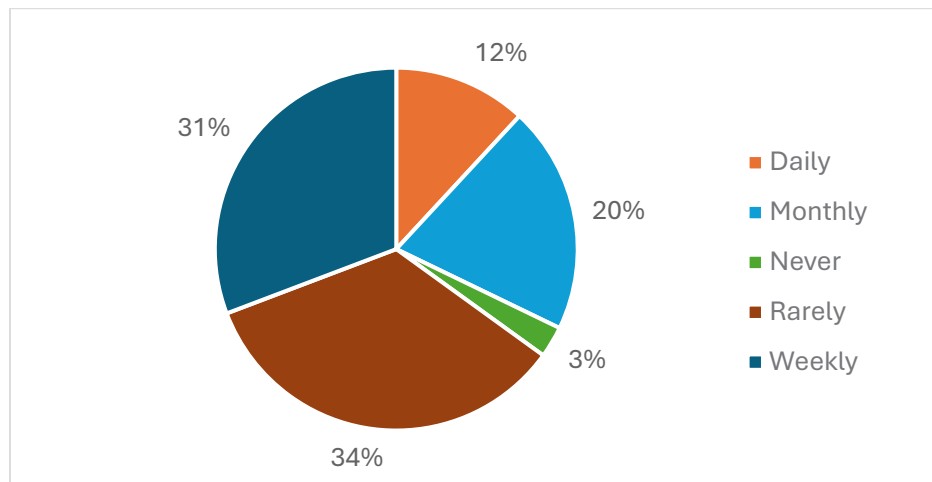
The survey consisted of **27 questions**, 19 of which were mandatory, while the remaining questions were optional. It was made available in both English and Spanish, with digital access as the primary distribution method and paper copies provided upon request. Outreach efforts included flyer postings, email blasts, and promotion through project stakeholders to maximize participation. A total of **144 respondents** contributed their insights, offering valuable perspectives on how Boardman's parks and recreational spaces can better serve the community.

This summary highlights key findings from the survey, providing a foundation for future planning and decision-making.

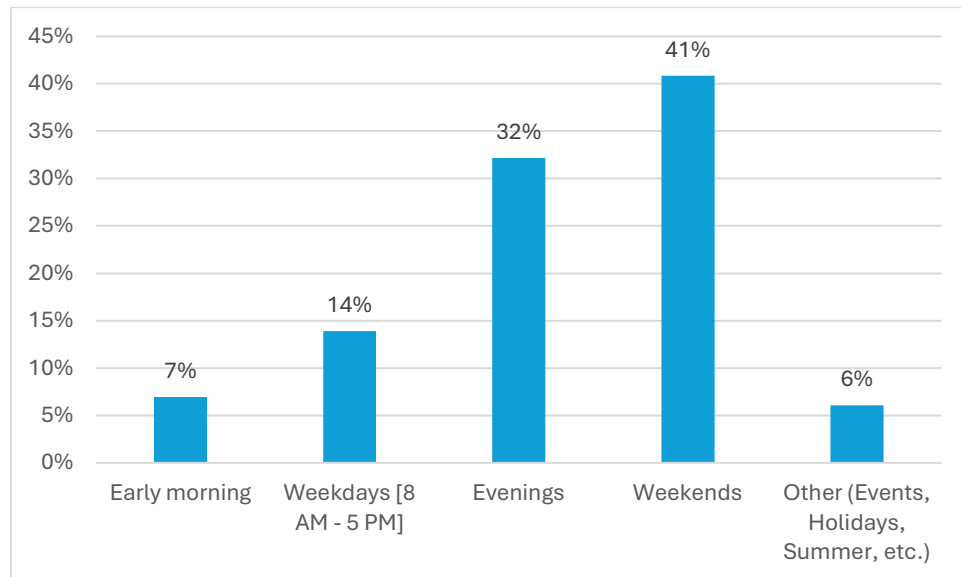
SURVEY QUESTIONS

General Park Usage & Satisfaction

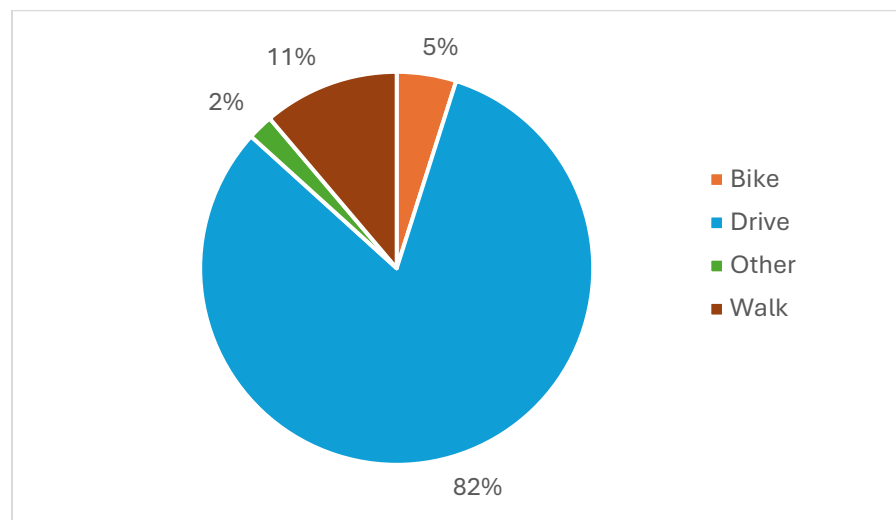
1. How often do you or your family visit Boardman parks?



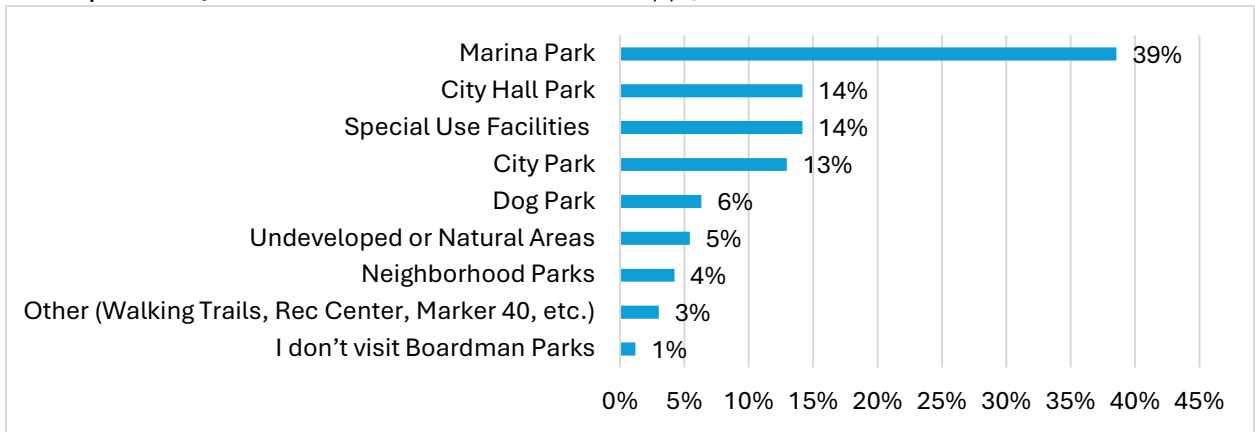
2. When do you or your family usually visit parks? *(Select all that apply)*



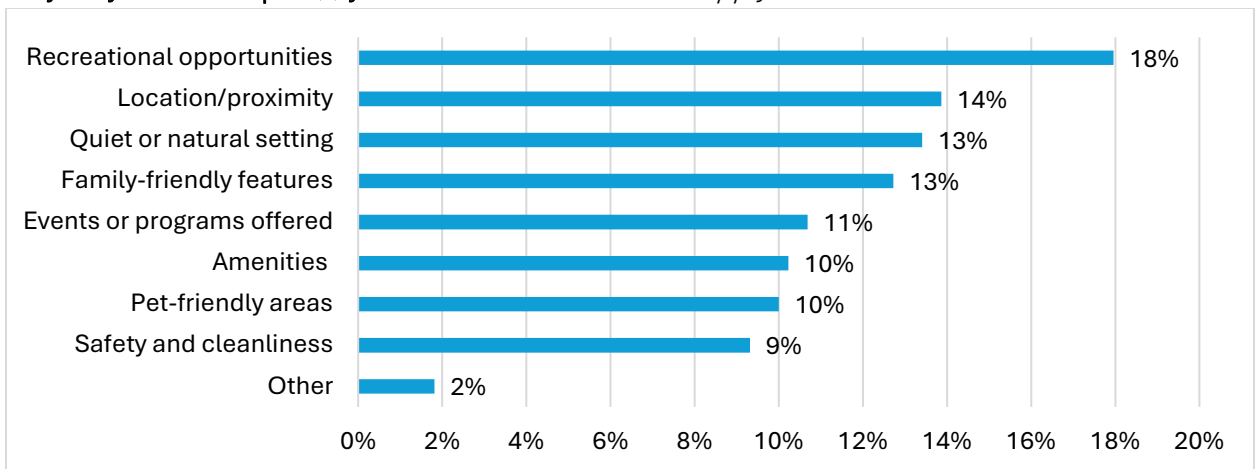
3. What is your primary way of getting to parks?



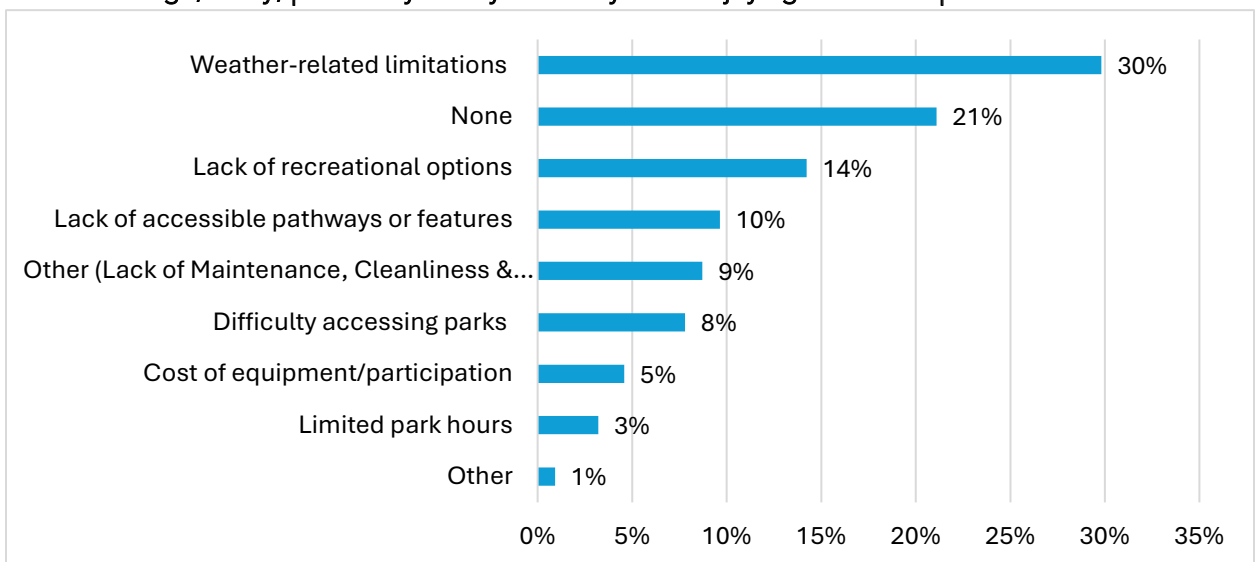
4. Which parks do you visit most often? *(Select all that apply)*



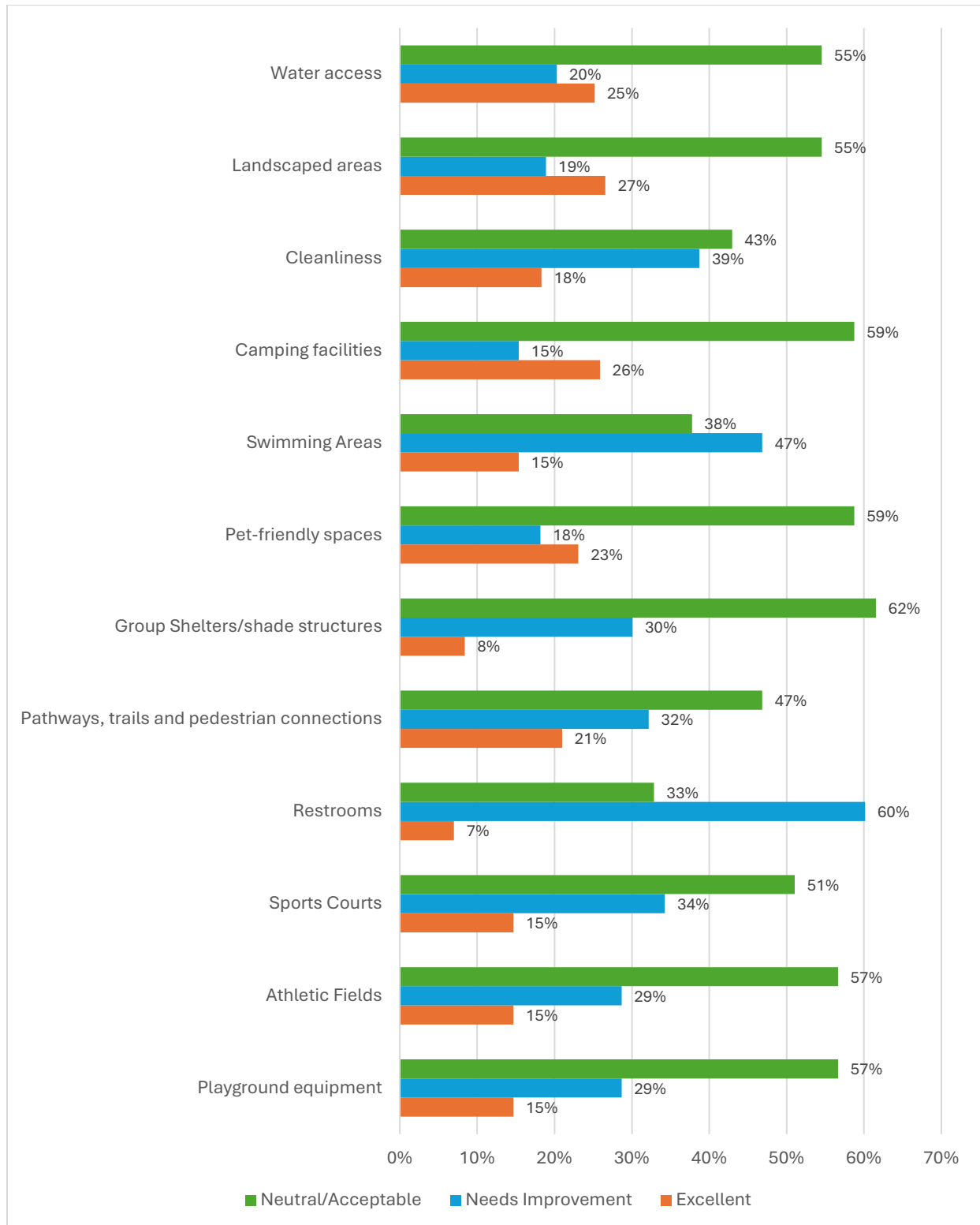
5. Why do you visit the park(s) you selected? *(Select all that apply)*



6. What challenge, if any, prevents you or your family from enjoying Boardman parks?



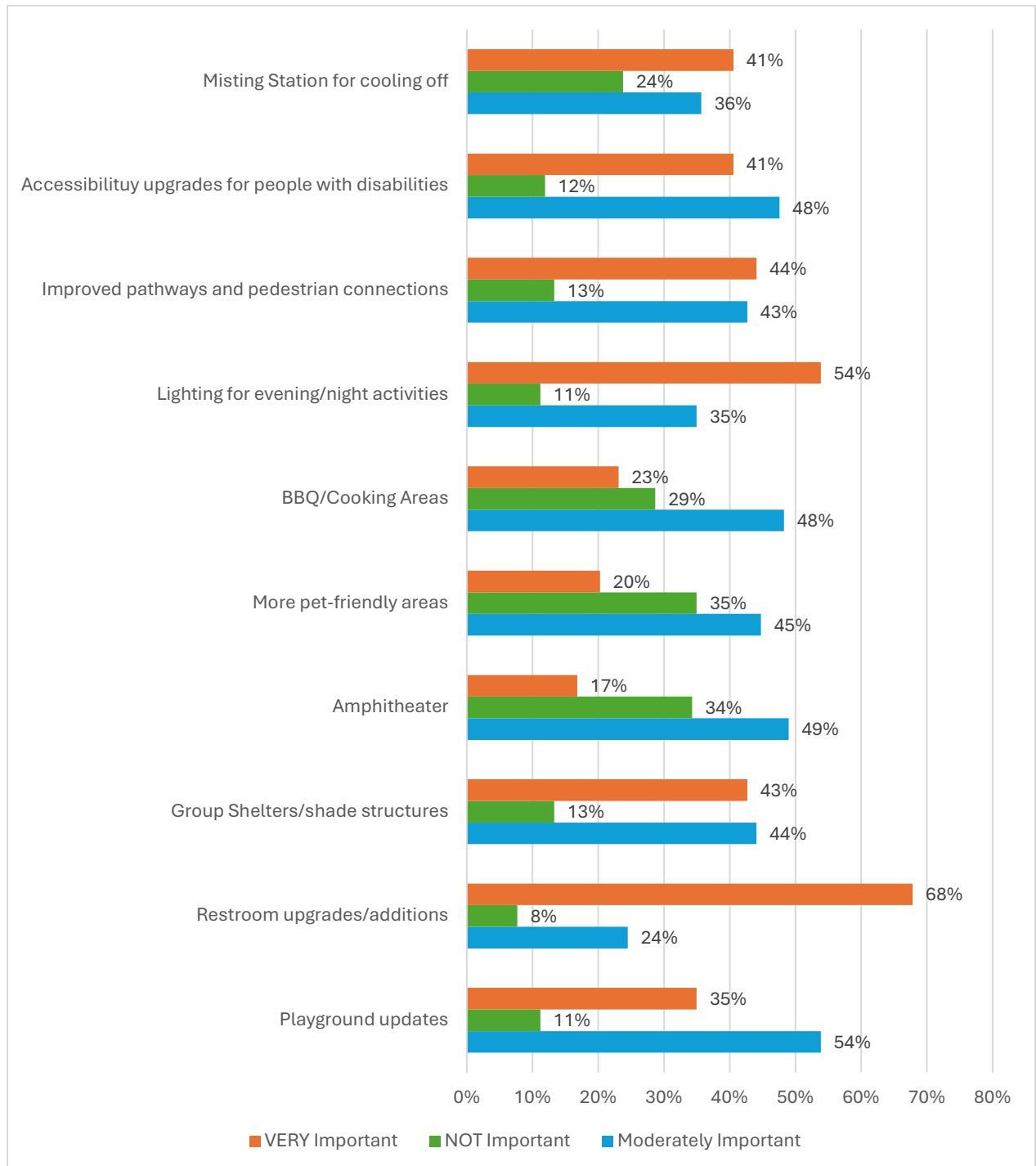
7. How satisfied are you with the following features of Boardman parks?



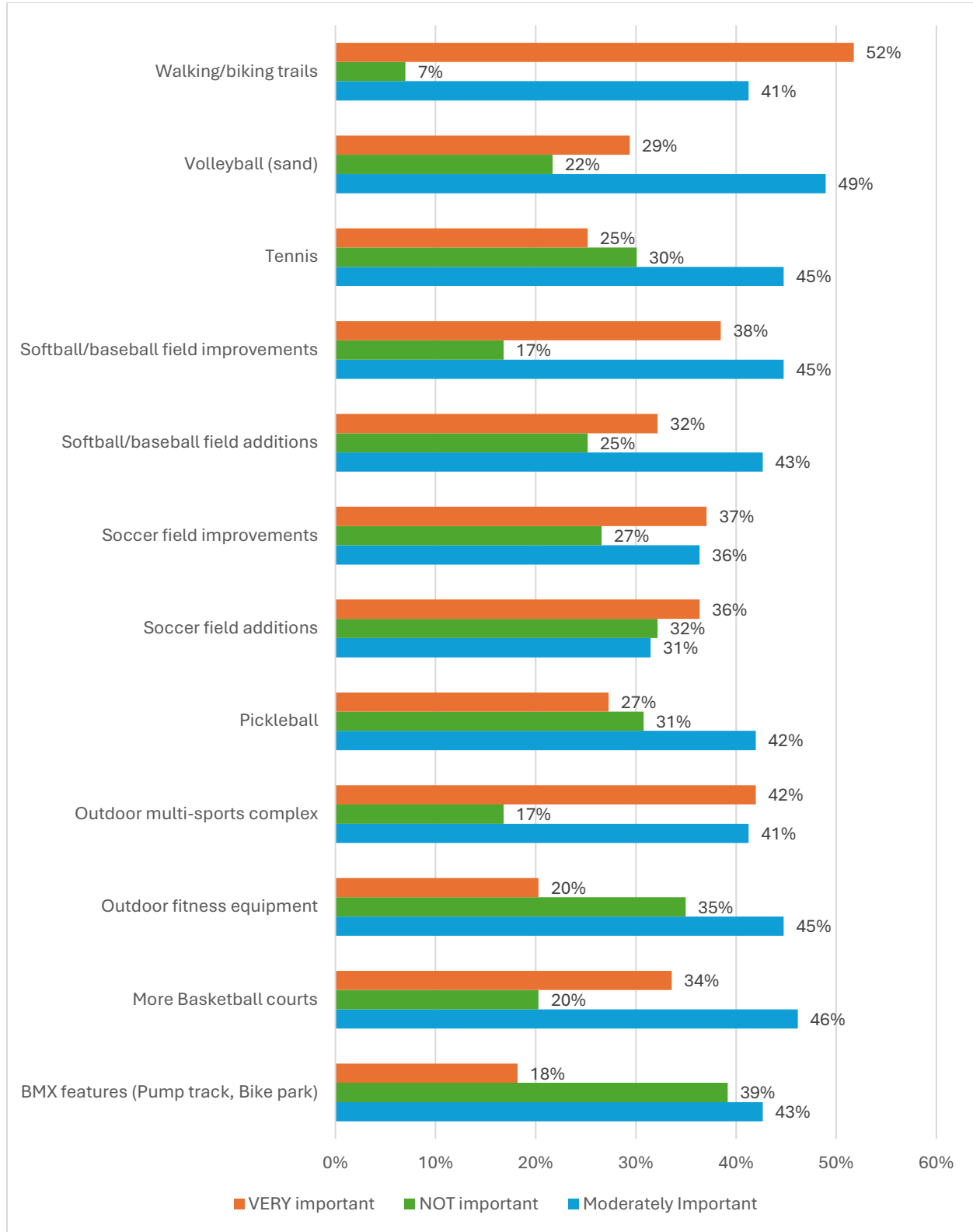
OUTDOOR Recreational Needs & Priorities

8. What improvements would you like to see in Boardman Parks?

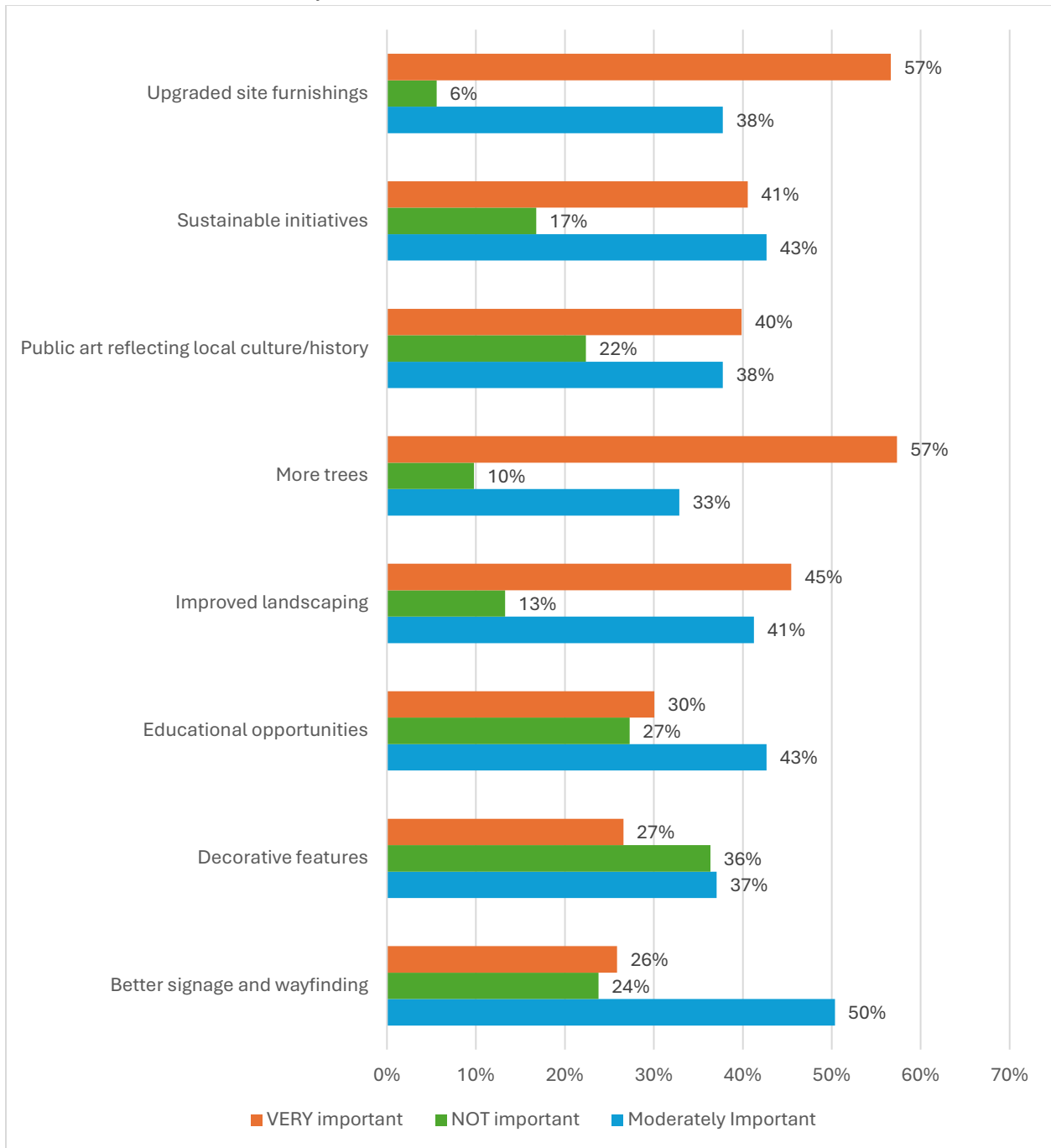
A. General Amenities



B. Recreation and Sports Facilities



C. Park Beautification Projects



9. What other improvements would you like to see in Boardman Parks?

Response Summary * (64 Responses)	#
Maintenance & Cleanliness (better park upkeep and waste management including trash pickup, addressing geese droppings and dog waste issues, bird deterrent strategies, maintaining cleaner restrooms and pavilions, improving swim areas and docks, upgrading long-term moorage boat docks, pathway repairs, better maintenance of sports fields including youth baseball and softball fields and dugouts, and better enforcement of cleanliness and park rules)	21
Trails & Pathways: Improved walking paths (repair root damage), safer access points to the river walking path, wider walking paths, dedicated bike paths, family-friendly walking trails, and trail exercise equipment.	11
Multi-Sports & Recreation Facilities (Softball/baseball fields for juniors and above, Little League fields, fenced outdoor sports complexes, golf driving range (indoor preferred), mini-golf course return, skate park upgrades, tennis courts, wall ball courts, and a large pond with fishing and duck hunting spots.)	9
Play & Water Features (new playground requested in River Ridge, community-driven project for a large play structure and covered area, more play structures or interactive play areas, shade covers for playground equipment, expanding the splash pad, large water spray park similar to Hermiston's)	7
Marina Recreation & Amenities (more RV spaces and a group campfire pit, relocating horseshoe pits, expanded cement area for dance floor, kayak and stand-up paddleboard rentals, small paddle boat, rental places for paddle boards and kayaks, and food & concessions (snow cone and drink sales, snack bar or ice cream truck by the Marina).	7
Shade & Weather Accommodations: Misting stations, accommodations for extreme weather, increased shade along trails (especially by the marina to River Lodge and the Port of Morrow), general shade improvements, better seating and shade at ballparks.	5
Park Amenities (clean drinking water fountains for people and dogs, more drinking fountains along walking paths, additional trash cans for better waste disposal more seating along paths)	5
Lighting & Security (improved park lighting, enhanced security lighting for safety, better overall illumination in public spaces)	4
Safety & Fencing (Fenced-in areas for small children's play spaces near water, roads, and other hazards; playground fencing to prevent children from running toward the river; general fencing improvements for safety.)	3
Skatepark (existing skatepark with interest in expansion, noting that Irrigon has a well-developed skatepark as a reference)	2
Indoor & Youth Spaces (more indoor complexes, places for kids and teens to hang out)	2
Gardens & Natural Spaces (community gardens, more trees, walking path through a wildlife refuge similar to McNary Nature Area, shaded walking areas near the marina and water, increased natural and secluded spaces for relaxation and outdoor experiences)	2
New/Improved Park Development (suggestion for a park on the Southside of town near new developments, more parks throughout town with playgrounds, restrooms, and walking paths with benches to benefit seniors and provide resting areas)	2
Signage & Education: Historical signage about "Old Boardman" and its remnants, educational plaques, and improved signage for pet waste disposal.	2
Bike Pump Track	1
Amphitheater	1
Marker 40 (concerns about housing being too close to park areas with suggestion for better separation or seclusion between the two, desire for more activities.	1
Large pavillion (for parties of 400-500 people)	1

* Comments have been summarized and categorized. See complete list of responses at end of document

OUTDOOR Recreational Improvements (Site-Specific)

10. The City is working to acquire land beneath the BPA power lines, extending from Olson Road to SW Faler Rd, to create new recreational spaces and community amenities. The existing Dog Park will be relocated to this area, and the City is exploring other potential features. What other features would you like to see developed here?

Response Summary * (52 Responses)	#
Trails & Pathways (multi-use trails (walking, biking, rollerblading), biking/BMX trails, nature trails, looping network to allow events like 5K/10K walks, lighting for nighttime safety)	16
Play Areas & Structures (play place for children, playgrounds (McDonald's-style suggestion), natural playscapes for kids/teens, swings)	8
Sports Facilities (outdoor basketball courts (4), soccer fields (2), tennis courts (2), badminton court, pickleball court (2), volleyball court, golf driving range.	8
Park Amenities (benches placed throughout, drinking stations/fountains, trash cans for waste management and cleanliness)	7
Multi-Sports Facility (multiple soccer fields with parking lot and restrooms (1), concession stand and equipment storage area, sports courts, baseball fields, walking trail around the outer part of the sports field area)	6
Dog Park & Pet Amenities (dog park area for wet and dry weather, larger dog park with more separation for different dog sizes and temperaments, additional amenities for pets, mixed opinions on the necessity of a dog park—some suggest removal in favor of other park features)	5
Gardens (flower garden park, community garden/orchard, general garden spaces)	3
Green Space & Parks (more parks, open green space, peaceful green space)	3
Restroom	2
Traveler Amenities (eating area for people passing through, easily accessible from the main road for travelers to stop and relax, EV chargers, proximity to stores or food pods to encourage spending)	2
Cooling & Water Features (water fountains, decorative water features, misters for summer use)	2
Public Art (murals, statues, cultural and art installations)	2
Outdoor Events & Community Spaces (structures for outdoor events such as community yard sales and farmers markets, seasonal shaded picnic areas)	1
Indoor Sports Facilities (indoor soccer field)	1
Water Play (splash pad with a preferred location different from the existing one)	1

* Comments have been summarized and categorized. See complete list of responses at end of document

11. The City plans to relocate the Skate Park to the Marina area. What other improvements would you like to see at parks along the waterfront?

Response Summary * (72 Responses)	Count
Maintenance & Upkeep (cleaner swimming area (sand cleanup, removal of glass bottles and trash), better restroom cleanliness and upkeep, restroom repairs (boards coming off walls, bugs, spider webs), improvements for baseball and softball fields, trail repairs (uneven pavement, tree roots, cracks, potholes), and trimming bushes near the hotel)	14
Recreation & Activities (Free boating and swimming lessons, more recreational activities (including pet-friendly options), boat rentals (paddleboards, kayaks, small engine boats,	8

<i>and possibly larger boats), expanded kayak options, separate access for kayakers, kayak launch ramp, fishing docks in the marina, water sports and recreation, and improvements to the swim area (including more sand and addressing stagnant water like Arlington).</i>	
Trail Maintenance <i>(repaving existing trails to address uneven pavement, tree roots, and tripping hazards, filling potholes, root removal, and trimming overgrown bushes near the hotel and along trails)</i>	6
Play Areas & Safety <i>(bigger slides, fenced playground section, fencing around the park to prevent kids from running to the water, more playground space, more play equipment for younger kids)</i>	5
Cooling & Water Features <i>(water mister, outdoor swimming pool, water park, water slide, splash pad at the marina – outdoor water park like Pendleton/Hermiston pool)</i>	5
Shade <i>(shaded picnic areas and more shade for families and tables)</i>	4
New & Expanded Trails & Pathways <i>(circular pathway like Oxbow in Hermiston for walking and biking, sidewalk/walking path from the fish washing station to the main marina park area, new and improved walking paths, wider paths)</i>	4
Lighting <i>(solar path lights for better visibility in winter/evening hours, more lighting along paths and parking areas, sustainable area lighting in parking areas (solar))</i>	3
Amphitheater & Event Space <i>(amphitheater for groups to play on celebrations/holidays)</i>	2
Park Amenities & Enhancements <i>(better trash cans and dog trash cans, more BBQ grills with picnic tables nearby, drinking fountains, pinata hanging station at the Pavilion (to replace the large tree) and other gazebos, more benches and seating areas)</i>	
Fitness & Recreation <i>(exercise and stretch stations, exercise equipment)</i>	2
Restroom Facilities <i>(bathroom closer to the baseball and softball fields, better restrooms)</i>	2
Concessions & Food Services <i>(availability of concessionaires, updated concession stand at the softball field)</i>	2
Landscaping & Aesthetics <i>(keep it natural/nature-looking, more landscaping, defined spaces for seating and enjoying the river view)</i>	2
Parking & RV Management <i>(reduce or expand RV overflow camping at the Marina to improve visitor experience, more parking for regular cars—not just truck and trailer spots)</i>	2
Pest & Animal Control <i>(bug repellent, goose population control to address mess at Marina Park)</i>	2
Safety <i>(safety buttons like on campuses, safety improvements for the railroad track and sidewalks, security cameras)</i>	3
Educational & Interpretive Signage <i>(historical signage near the "old Boardman" town site, wildlife educational boards, more educational plaques about the area and the trail)</i>	
Sports Facilities	
Bikes <i>(pump track, pump track with a bowl, young children's bike trails, bike-friendly amenities)</i>	4
Basketball <i>(More courts)</i>	1
Golf <i>(golf driving range, relocation and improved access for mini golf)</i>	2
Pickleball <i>(pickleball courts)</i>	2
Tennis <i>(tennis courts)</i>	3
Volleyball <i>(sand volleyball court)</i>	2
Skatepark <i>(expand skatepark, ensure it is smooth and weed-free for rollerskating, concerns about safety and potential issues, suggestion to fence it off from the playground area)</i>	6
Soccer <i>(Soccer Field)</i>	1
Multi Sports Complex	1

** Comments have been summarized and categorized. See complete list of responses at end of document*

12. Hillview Park, between Mount Adams Avenue and Paul Smith Road, is currently undeveloped.

What improvements would you like to see here?

Response Summary * (61 Responses)	Count
Play Areas & Equipment: <i>Requests for playgrounds with separate toddler and older kids' play areas, shaded playgrounds with walking paths, large and interactive play structures, swings, slides, more options for younger children, benches and sidewalks suitable for bikes and scooters. Includes interest in splash pads for hot months.</i>	17
Trails & Pathways (accessible sidewalks and trails, nature walking paths, walking trails with differing slopes, BMX/quad trails, bike trails, biking/walking paths, additional sidewalks)	11
Sports Facilities	
Multi Sports Complex <i>(General interest in a large multi-sport facility that includes practice facilities like batting cages, soccer goals with backstops, basketball hoops with redirect rims, tennis court walls; sports courts and fields, concession stands, and gear storage areas)</i>	6
Workout Equipment (since its more in town)	1
Golf (driving range for golfers young and old, mini golf)	2
Basketball (concrete court)	7
Pickleball (pickleball courts)	2
Tennis (tennis courts and tennis court walls)	3
Volleyball (volleyball court)	2
Soccer (including soccer goals with backstops)	1
Skating (skating rim)	1
Baseball/softball fields	4
Park Amenities: <i>Addition of gazebos and shade protection, picnic tables, drinking fountains, benches, and seasonal snow sledding hill if hill present.</i>	4
Restroom Facilities <i>(bathroom closer to the baseball and softball fields, better restrooms)</i>	4
Landscaping & Natural Areas: <i>Addition of a botanical garden, landscaping, development of a nature park with native plants to support biodiversity, increased tree planting (including flowering bushes), and enhanced shaded areas.</i>	8
Housing & Development: Interest in additional housing options, including single-family homes (no rentals), lower-income housing, and potential separation between neighborhoods to maintain property values. Some suggestions for community areas as an alternative to housing development	7
Outdoor Amphitheater	2
Lighting & Safety: Increased street lighting in dark areas to improve visibility and safety.	2
Public Art & Features: <i>Interest in colorful, large-scale ("bulk size") art sculptures and/or water feature</i>	2
Common Areas <i>(for the community, including gardens; making neighborhoods more pedestrian- and bike-friendly to reduce car dependency)</i>	1

* Comments have been summarized and categorized. See complete list of responses at end of document

13. Are there any improvements you'd like to see at a specific park in Boardman?

(Please identify the park(s) you are referring to and describe the improvements you'd like to see.)

Response Summary * (65 Responses)	#
<p>City Hall Park: City Hall Park needs various safety, recreation, and aesthetic upgrades to improve its usability and appeal. Key concerns include better fencing for child safety, expanded playground and park amenities, and general park maintenance.</p> <ul style="list-style-type: none"> • Safety & Maintenance (barrier between the road and park to slow kids from running into the street/traffic, address worn-out park areas, general park cleaning and upkeep) • Playground & Recreation (new swings, expanded and improved play structure to better match available space, wall ball court, sunshade over playground) • Amenities & Landscaping (covered picnic area with tables, water fountains, and BBQs, more trees and landscaping especially around the edges, transform the park into a more inviting space beyond just a grassy area with a toddler playground) 	10
<p>City Park: City Park has been identified as needing significant improvements to its play areas, sports facilities, maintenance, and amenities. Community feedback highlights the need for upgraded playgrounds, sports fields, better park maintenance, and enhanced accessibility. Concerns were also raised regarding restroom conditions, safety, and cleanliness.</p> <ul style="list-style-type: none"> • Playground & Recreation (new play equipment, additional playground equipment) • Sports Facilities (upgraded baseball fields, add tennis courts, repaired soccer field including fixing holes, mowing grass, and replacing goalie nets, add bright and welcoming sports courts with lighting) • Maintenance & Cleanliness (regular cleaning of park premises, leveling the park, cleaned and maintained grass especially for little league season, better upkeep of bathrooms, addressing homelessness concerns) • Amenities (add bleachers for baseball fields, a flag at the baseball area) 	11
<p>Marina Park: Community feedback highlights the need for enhanced amenities, improved cleanliness, and better recreational opportunities at Marina Park. Specific requests focus on upgrading restrooms, increasing shade, improving accessibility, and maintaining walking trails</p> <ul style="list-style-type: none"> • Restrooms & Cleanliness (improved restrooms and drinking water fountains, better bathroom maintenance, overall park cleanliness) • Amenities & Concessions (add concessions, rental location, and more recreational opportunities) • Shade & Comfort (shade over playground, add misting stations, add flowers and trees for improved shade) • Trails & Accessibility (cleaner walking trails, west end upkeep and accessibility improvements) • Landscaping & Maintenance (thinning trees like the old locusts, improve general upkeep) • Recreation & Sports (add bright and welcoming sports courts surfacing with lighting, Improvements baseball/softball fields.) 	13
<p>Boardman Pool & Recreation Center: Add sauna.</p>	2
<p>Special Use Facilities:</p>	

- **Splash Pad, Dog Park, Skate Park & Soccer Field:** drinking water stations, cooling stations, and additional shade at the dog park, splash pad, skate park, and soccer field.
- **OPI Soccer Field:** Add restroom facility
- **Soccer Fields:** Better attendance and maintenance needed
- **Water Play & Splash Pads** (maintain a spray park; enhance the new splash pad with a greater variety of water features, including a slide, water toys for smaller children, and activities for middle schoolers)

System-wide: Community members expressed a strong interest in enhancing parks and recreational facilities across the system to create inviting, functional, and safer spaces. Key themes include improved sports facilities, enhanced park infrastructure, increased security, better maintenance, and expanded amenities for all ages. 20

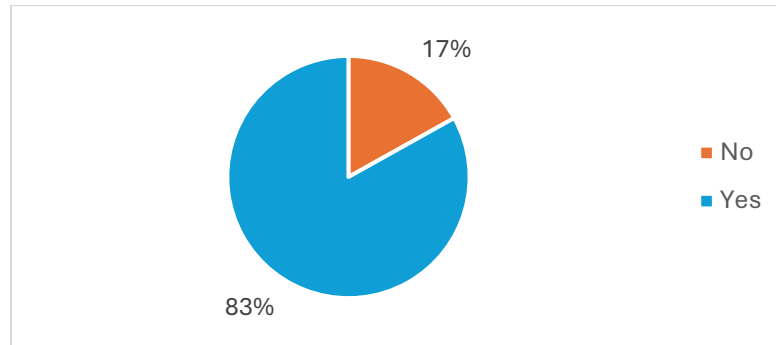
- **Sports Facilities & Courts** (add more basketball hoops and volleyball courts. Add to the park system: tennis courts, pickleball courts, sand volleyball courts, amphitheater, pump track, covered basketball/football court, driving range (Arlington doesn't have one and closest is Umatilla; growing high school team could also use), turf fields with covered seating, more shade trees and seating around sports facilities)
- **Park Infrastructure:** (need better and larger play structures, covered picnic and play areas, additional BBQ stations, more seating areas and water stations, improved bathrooms and basketball courts,
- **Maintenance:** cleaning scribbling from playgrounds), removal of geese droppings, addressing uneven and hole-filled grassy areas to improve playability.
- **Nature & Landscaping** (more trees and flowers; more shade trees at sports fields)
- **Safety & Security** (increased security and enforcement like at city park and mile marker 40, ensuring parks remain accessible first come first serve, but not open 24/7 to deter unauthorized use and homeless encampments)
- **Connectivity & Accessibility** (a lighted walking path connecting main parks to the recreation center)
- **Youth & Family Amenities** (more playground equipment for kids under age 5, nicer and bigger playgrounds)
- **Outdoor Recreation & Activities** (fishing and hunting spots, equipment rentals)

Trails & Pathways (more walking and bike paths, additional trash cans and water fountains along trails, specifically between Marina Park, Sailboard Beach, and Marker 41)

Zuzu Park Improvements (playground installation, land leveling with grass, shade structures with picnic tables, a better dog trash can, and overall improvements to create a positive recreational space for families and children)

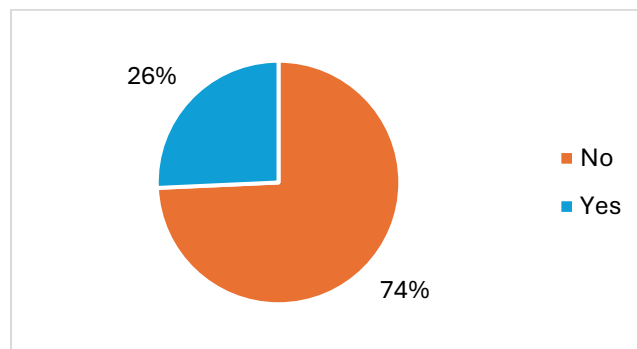
** Comments have been summarized and categorized. See complete list of responses at end of document*

14. Would you support the City Cleanup day(s) to improve park appearance?



INDOOR Recreation Needs

15. Are there enough indoor recreational spaces in Boardman?

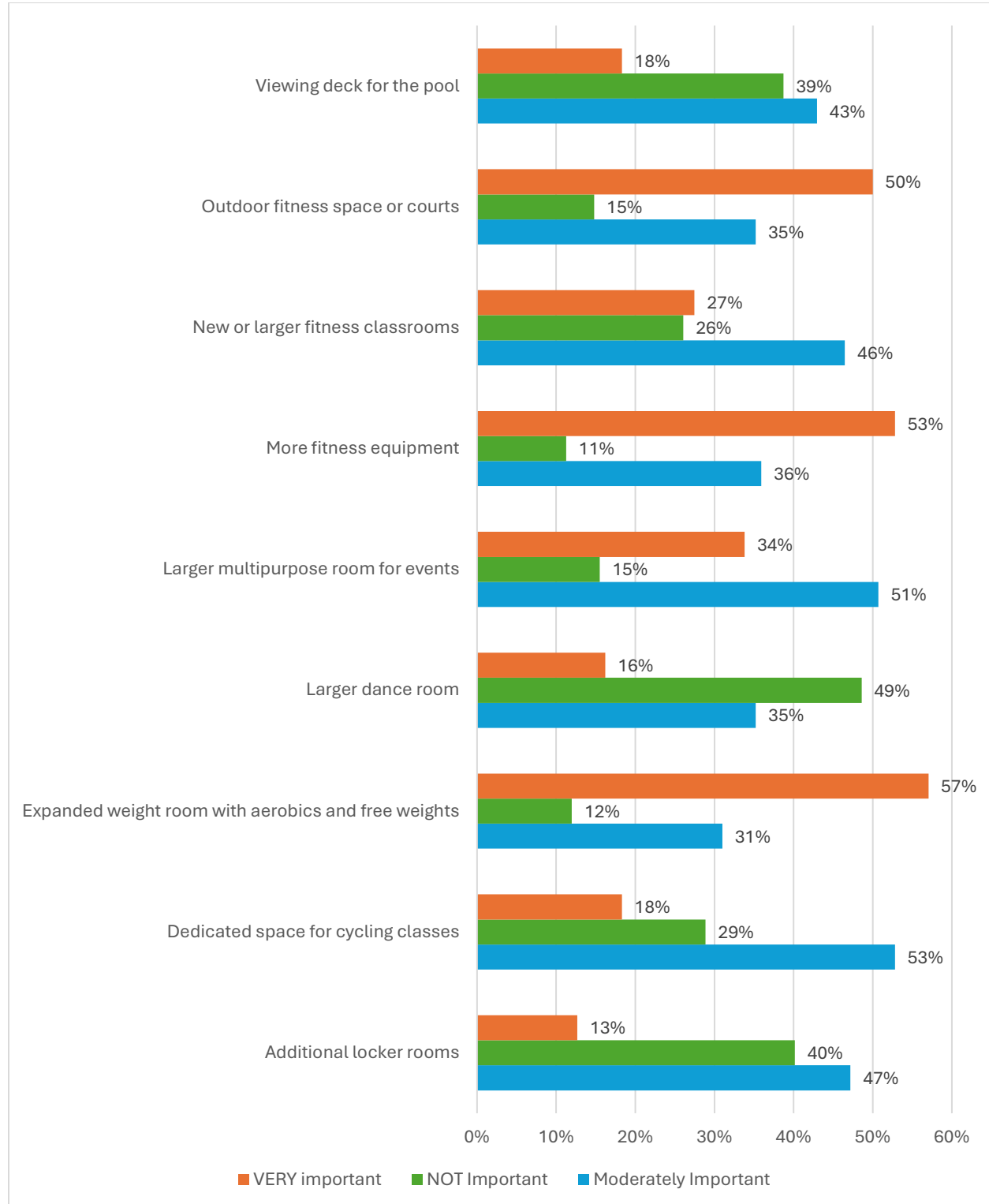


16. What indoor recreational improvements should Boardman prioritize?

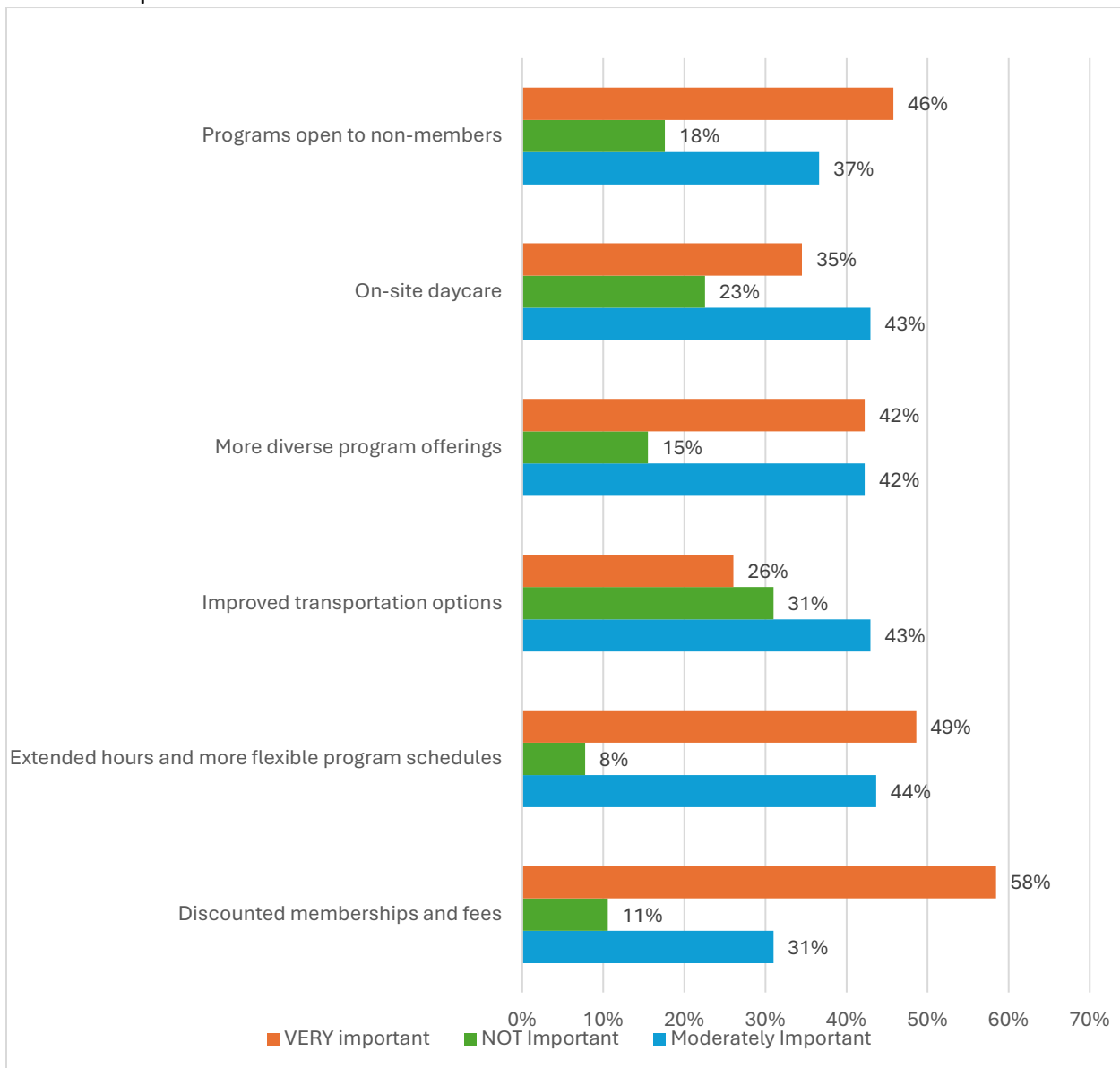
(Rank from 1 = Most Important to 4 = least important, select one per column)

	Average Rank	Final Rank
Expanded Boardman Pool & Recreation Center	2.32	1
New Indoor sports complex	2.49	2
Creating more community gathering spaces	2.56	3
Updated Field House at City Hall Park	2.63	4

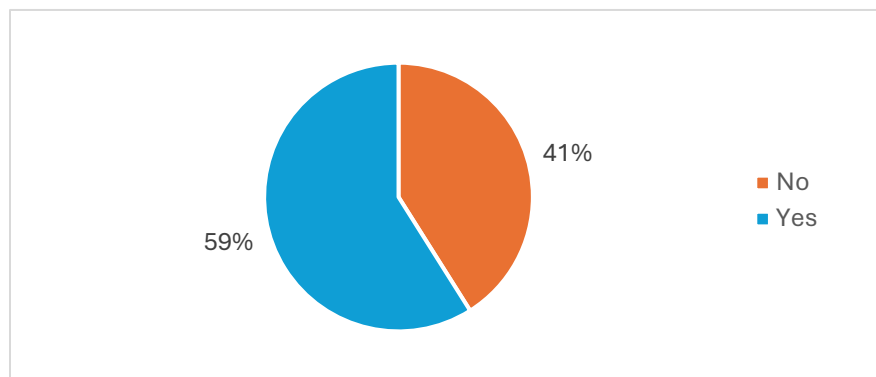
17. The District is considering expanding the Recreation Center. How important are the following potential improvements?



18. What improvements would make the Recreation Center more accessible?



19. Would you be willing to help support the desired improvements by supporting a small increase in the district's tax base?



Open Feedback (optional)

20. Do you have any other suggestions for improving Boardman's parks and recreation system?

Response Summary *	#
<p>Boardman Recreation Center: Community members have expressed a need for improvements and expanded offerings at the Boardman Recreation Center. Suggestions include adjustments to membership pricing, better accessibility, additional classes, and facility upgrades to better serve residents. There is also interest in making the Rec Center more profitable while ensuring fair pricing for Boardman taxpayers.</p> <ul style="list-style-type: none">• Membership & Pricing: lower gym membership prices, better discounts for Boardman residents, introduction of a "Gym Specific" pass for \$25/month, lower or free memberships for student-athletes, expansion of membership access to those outside Boardman, additional fees for non-taxpayers to make the center profitable.• Facility & Equipment Upgrades: expanding and improving the weight room, adding more exercise rooms for simultaneous classes, creating separate locker rooms for gym and pool users, installing a sauna, building two additional basketball courts)• Classes & Program Expansion: more instructors, additional classes including dance, tumbling, martial arts, cheer, and gymnastics, better accessibility and sign-ups for swimming lessons and pool classes, offering youth-focused activities.• Hours & Accessibility: extending gym hours for minors until 10 PM with adult supervision, opening on Sundays, making pool class schedules easier to navigate online.• Community Outreach & Inclusivity: allowing places like CCS to purchase monthly passes for staff and clients to improve mental health, enhancing customer service with additional staff, making the Rec Center website more user-friendly for accessibility.	19
<p>Community Events & Programming: Residents have expressed interest in expanding community events and programs in Boardman's parks and recreational spaces. Suggestions include increasing event variety, improving promotion, making activities more accessible, and enhancing logistical support for existing events like Music in the Parks.</p> <ul style="list-style-type: none">• Expanded & New Events (more Spring/Summer/Fall events with increased advertising and promotion, Fishing Guide weekend, highlighting free fishing days, "Get Outside!" community days with simple activities and educational signage, encouraging groups to use parks for activities such as model rockets, RC cars/planes, and drones)• Sports & Recreation Activities (supporting flag football, adding more community-based recreational activities)• Event Logistics & Accessibility (improving setup for Music in the Parks at Marina Park by addressing heavy table placement and litter issues, ensuring future programs are free or low-cost)	5

System Wide Improvements

8

- **Recreational Facilities:** Diverse park features can provide wider opportunities and greater interest to people. Suggested improvements include expanding fishing and hunting areas, adding more basketball courts, tennis courts, and outdoor pickleball courts at multiple sites.
- **Signage & Wayfinding:** adding more signage to help people locate parks, as some parks are currently obscure and underutilized.
- **Restrooms:** improve and add more public restrooms and ensure they are available year-round,
- **Wifi Service:** provide fast internet services and public WiFi access.
- **Accessibility & Safety Enhancements:** Improving infrastructure to ensure safe and convenient access to parks for all residents, particularly low-income families without reliable transportation. Suggestions include expanding lighted sidewalks throughout town to provide safer routes, implementing sustainable and eco-friendly lighting, and installing street lamps to create safe pedestrian areas away from roads and fields.
- **Maintenance:** Ongoing upkeep and improvements are needed to maintain parks, sports fields, and marina facilities. Suggestions include increased support for park and sports field maintenance, regular upkeep, improved marina restrooms, and water cleanup efforts to remove glass, trash, and algae.

Indoor & Community Recreation Facilities: Expanding indoor recreational options would provide year-round activity spaces for the community. Suggestions include an indoor turf field for soccer and a separate one for football, a trampoline park, a dance studio, and a dedicated teen center. 4

Camping & Outdoor Lodging: There is interest in adding more tent camping near the river, with trees to provide a more secluded experience for each site. 1

* Comments have been summarized and categorized. See complete list of responses at end of document

Tell Us About Yourself (optional)

21. What is your age? (142 Respondents)

	Under 18	18-34	35-54	55+
Count	49	36	35	22
%	35%	25%	25%	15%

22. Which of the following best describes your race or ethnicity? *Select all that apply.* (143 Respondents)

	Count	Percentage
Asian	2	1.4%
Black or African American	1	.7%
Hispanic or Latino	52	37.4%
White	66	47.5%
I don't know	2	1.4%
Other	20	11.5%

23. How many people are in your household? (141 Respondents)

	1	2-3	4-5	6+
Count	5	59	61	16
%	4%	42%	43%	11%

24. Select all of the following that describe your living/family situation. (134 Respondents)

	Count	Percentage
I have kids	51	38%
I live with a partner/spouse	66	49%
I have multiple generations living in the same household	15	11%
I live alone	5	4%
I live with roommates	3	2%
I own my house	68	51%
I rent my house	10	7%
Other (I live with my Family/Parents)	31	23%

25. If you have kids in your household, how many do you have? (74 Respondents)

	1	2	3	4	5	6	9
Count	19	25	20	5	3	1	1
%	26%	34%	27%	7%	4%	1%	1%

26. Do you or a member of your household have a disability or mobility challenge that impacts park use? (137 Respondents)

	Yes	No
Count	12	125
%	9%	91%

27. Enter your email to sign up for project updates: *List provided separately.*

SUMMARY

Community Survey #2: Park Naming Competition

DATE RANGE: May 14 to June 3, 2025

OVERVIEW

From **May 13 to June 3, 2025**, the City of Boardman invited community members to help name several parks through a public naming competition. The survey was part of the Boardman Park Plan 2035 and aimed to engage residents in shaping the identity of local parks through meaningful and creative names.

A total of **44 submissions** were received.

The survey invited participants to propose names for the following parks:

- **City Hall Park**
- **Hillview Park**
- **Park Blocks** (located under the BPA power lines between Paul Smith Road and Laurel Lane)
- **River Ridge Subdivision Parks (3 to 4 parks total)**
- **Any Park** – for those whose name ideas were not tied to a specific location

The survey invited community members to suggest park names aligned with the following themes:

- Local history (historical figures, events, or traditions)
- Natural environment (native plants, wildlife, or geographical features)
- Community spirit (themes of unity, recreation, or shared experiences)
- Indigenous or Multicultural Influences (respecting Boardman's diverse heritage)

The survey was offered in both English and Spanish and promoted widely to ensure diverse participation. Outreach efforts included:

- City of Boardman email and text message blasts
- Distribution through principals at three local schools
- On-site promotion at Community Meeting #2 via flyers and QR code
- Direct outreach to prior contacts, including local daycares, Amazon, Boardman Foods, BCDA, and Chamber of Commerce
- In-person visits to local businesses, with flyers posted at the library, Recreation Center, local daycares, and Blue Mountain Community College

Participants were asked to select a park (or choose "Any Park"), propose a name, and provide a short explanation of its significance. Contact information was optional for recognition purposes if selected.

Finalists will be selected by the Parks Master Plan Public Advisory Committee, with final decisions to be made by the City Council. Winning names will be publicly recognized at a future Council meeting.

The following sections summarize responses organized by park, including all name suggestions and explanations provided by participants.

SURVEY SUMMARY

PROPOSED PARK NAME	WHY DID YOU CHOOSE THIS NAME?
Any Park (Location doesn't matter)	
Blayden Park	C. G. Blayden was the first permanent settler in Boardman in 1915 after Samuel Boardman homesteaded the land in 1903. A Quetzal is the national bird of Guatemala. It would help our neighbors feel more included and welcomed into the community.
Quetzal Park	While I understand and appreciate the work that Karen did with the city, having a park that the majority of the population can't pronounce won't make the space inviting. A potential compromise could be "KP Park" and have an informational about Karen.
Wayiilet Winds Park (pronounced Way-yee-let)	Wayiilet means "welcome" in the Umatilla language. A strong symbol to honor the indigenous people and language of Morrow County
Parque de Todos	The majority of our community speaks Spanish as their first language. They deserve to have our parks reflect that! This name would embrace the community feel Boardman wants to continue growing. This would best be used on a park close to the main town area.
Wagon Wheel Park	Honoring the pioneers who migrated through the area
Parque Puente Cultural	Meant to reflect on the connection and mutual respect we should have for all cultures.
Boardman Sprout Park	Just names I came up with
Little Columbia Playland	
Riverbend Romp	
Happy Trails Park	
Kiddie Cove	Beavers are along the Columbia river and the state animal.
Beaver Landing Park	
Eagle Landing Meadows	
Docken Landing Park	
Parque de Los Ninos	Hispanic name for childrens park given we are 70 percent latino
Unity Meadows	Unity between cultures and generations
Heritage Park	Have some story boards or pavilion showcasing the history Indians Lewis and clark oregon trail. Dams. Agriculture
Central Park	I choose this name because it was like a good name and so thats why.
Parky McParkface	For the lolz.
Cartman Park, Windsor-Laurent	Hounouring my big brother Owen Carmen, and cuz

PROPOSED PARK NAME	WHY DID YOU CHOOSE THIS NAME?
City Hall Park	
Samual H. Boardman Park	He helped established state parks and homesteaded Boardman Oregon.
Weyiilet Winds Park (pronounced Way-yee-let)	Weyiilet means "welcome" from the Umatilla language. This name recognizes and history of the indigenous people and language of our area.
Heritage Way Park	Meant to honor the different cultures and histories and heritages, and the different paths we have all taken that have led us here.
Tatone Park	
Roundabout Park	When I think about this area I always think about how fun it is to drive around the roundabout to get to the park.
Pettigrew Park	Karen Pettigrew is a founding mother of Boardman and very influential to the support for our city's park.
Boardman playfield	because its good
Blaydon Park	According to Time Web, C.G. Blaydon, was the first settler to Boardman. Because Sam Boardman is honored in so many other ways, I thought Blaydon Park would be a nice alternative especially since the park is near City Hall and City Center Circle highlighting the surrounding business & residential community.
Hillview Park	
C.G. Blayden Park	He was the The first permanent settler in Boardman OR in 1915
Elemental Park	This is a sleek and modern name hinting at the wind, water, sun, and earth resources we have in Morrow County
Harvest View Park	To remember the strong agricultural roots that have made this community strong for so long.
Hillview Park	The existing name is fine.
Park Blocks	
Ryan Neal Memorial Park	In honor of the late Ryan Neal, former executive director of the Port of morrow
Watt Field Park	Watt Field Park is an ode to the powerlines overhead without being too obvious.
Blayden Park	CG Blayden was the first permanent settler of Boardman OR in 1915
Power Trail Park	
Columbia Park	For the Columbia river
Walk the Line Park	In 1964, I was 12 years old and my family moved to Boardman so my father could work on the new interstate being built along the Columbia River. We lived, in what then was, McKenzie Trailer Court, on Wilson Road. When we would walk into Boardman (city) we would walk under the old powerlines and always say to our friends, "let's walk the line." Powerlines have long been significant to Boardman and the surrounding area because of their economic impact for job creation, and agriculture & business development. And we could hear the lines buzzing and know we could follow that line home.

PROPOSED PARK NAME

River Ridge Subdivision Parks (3 to 4 parks total)

Seven Drums Park	Inspired by the Seven Drums religion practiced by many plateau tribes, symbolizing spirituality and community
Willow Bend Park	It's a beautiful name coming from a tree found in this area, and drawing attention to the river as well and all the bends in the waterway.
Pájaro Azúl Park	River Ridge Estates is full of streets all with bird names. This name pulls on that similarity, and also connects the community due to the name being in Spanish rather than English, reflecting on the fact that for the majority of our community, Spanish is the first language.
Willow y Cielo Park	Invokes a beautiful nature image while convincing English and Spanish to symbolize unity between our cultures
Hawk Park	River Ridge Subdivision Park 1 - to keep in line with the names of the streets
River Ridge Park	River Ridge Subdivision Park 2
Greenview Park	River Ridge Subdivision Park 3
Morrow Park	River Ridge Subdivision Park 4
Meadowlark park.	It's oregon's state bird! And alot of bird named roads are around as well. Just thought it fit. Thank you.
Snow Geese Park	Boardman has always been known for the abundance of water fowl along the river & marshes. I remember walking along Wilson Lane near where the entrance to River Ridge development is now and seeing huge flocks of Snow Geese resting in the fields on the south side of the road. The ground seemed as though it was covered in white cotton, shiny in the sunlight, deep gray in the winter when the sun light faded at 4:30 pm. But then in fog, if something set them off, there would be this eery rising of honking and wings flapping, growing stronger & louder as they left the safety of those open fields. Snow Geese Park just seems fitting and respectful to the land, the birds who still find rest and protection around the area of the development.

SUPPORTING MATERIALS

The following materials are included as attachments to this summary:

- **City Council Letter** – Describes the purpose of the Park Naming Competition and outlines the decision-making process for final name selection.
- **Paper Survey (English & Spanish)** – Copies of the bilingual survey distributed to the community.
- **Promotional Flyer (English & Spanish)** – Used for outreach and posted at local businesses, community centers, and public facilities to encourage participation
- **Contact Information** – Contact information for those who submitted names for the competition.

SUMMARY



Boardman Park Plan 2035

Community Open House

DATE: January 29, 2025

TIME: 6:00 PM – 8:00 PM

LOCATION: City Hall

VIRTUAL RECORDING LINK: NA

ATTENDEES & MEETING FORMAT

The City Hall Open House was held in collaboration with the Transportation System Plan (TSP) Update consultant team and drew approximately 35 community members. The event was structured with the Parks Planning component set up in the Council Chambers and the TSP project in the lobby.

As attendees arrived at the Parks Master Plan area, they were first presented with concept imagery of various park amenities and features to generate ideas and spark discussion. From there, participants moved through a series of interactive stations focused on park planning and improvements. Stations included:

- All Parks & Facilities
- BPA Easement (Park Blocks)
- City Parks
- Neighborhood Parks
- Waterfront Parks
- Special Use Facilities

Two City staff members and two consultant team members moved between stations, engaging with participants and facilitating discussions. Attendees placed numbered dots on plan exhibits corresponding to written comments about likes, dislikes, and suggested park improvements. Some comments were tied to specific locations, while others provided broader feedback on park and facility needs.

A Kids' Activity Table offered an interactive opportunity for younger participants to engage in park planning. The table featured:

- "Draw/Design Your Dream Park" writing and drawing activity
- Shape cutouts, glue sticks, and drawing supplies to illustrate park ideas

Public: Approximately 35 community members attended the meeting; The sign-in sheet was misplaced and is unavailable for reference. However, a list of attendees, based on the City's recollection, is included at the end of this document.

Consultant Team & City/District Representative(s): Jessel Champoux (Shapiro Didway), Noelia Ruiz (Bridging Languages), Carla McLane, Stephanie Case, Norma Ayala, Arely Cambero, Brandon Hammond (City of Boardman), and George Shrimmer (Boardman Parks & Recreation District).

DISCUSSION

Overall Park & Facilities Feedback

Map Key:

1. I-84 (traveling east) exit - never turn left off the exit ramp because it is very unsafe and cannot see;
2. Land between Hwy 84 and BPA Easement Area, west of Main Street at the end of Front St. SW (behind the house): Existing Pond on Army/BLM lands; there were plans to develop a dock at the pond; explore connecting to the BPA lands with nature trails; work with Wildlife Refuge to provide access across their land.
3. Connect the waterfront trail from Day Use Park to Marker 40 (infilling gaps like in front of the Marina), crossing the highway at Main Street, running along the Park Blocks and connecting back to the waterfront over/under the highway on the west end of town.
4. Other Hwy 84 crossings discussed included the existing underpass at Laurel Lane, but this is considered dangerous for pedestrians as it is not controlled and too much semi traffic
5. There are a lot of kids in this neighborhood south of park that would service the park.

Other Comments:

- Longer looping trail network for fitness and distance running, walking and biking;
- Splash Pad (relocated): Do not like splash pad at City Hall Park, feels once the Park Blocks are developed, it will not be used; do not want it at the Marina (mosquitos); if sports complex is developed, prefer the sports fields at City Park get relocated to complex and it go at City Park (first choice) or Sports Complex.
- Path connections - infill missing segments in sidewalks to create more path connections.
- Weather resistant games (Walla Walla Pioneer Park)
- Like nature play for kids (sand, build forts)
- Sports Field concerns/comments
 - dirt and weeds;
 - Marina has very hard dirt.
 - Softball fields at schools - maintenance includes importing clay several times per year for better fields, this is not done as frequently as City/District sports fields, likely causing the issues.
 - Turf makes sense for an indoor sports complex, but in Boardman there is so much wind that dirt migrates and fills up even the rockscaping in town.

BPA Easement (Park Blocks) Feedback

Map Key:

1. Road connection between Olson and Main Street - extend the Oregon Trail
2. Nature Trails
3. Pump track and bike trails
4. Nature play, play structure, rock wall
5. Indoor Soccer Facility
6. Skate Park
7. Crosswalk across Main Street
8. Rifle and handgun range
9. Archery range

Other Comments:

- Currently used by dirt bikes (a nuisance) and informal trails.

City Parks Feedback

City Park

Map Key:

1. Shade on Boardman Ave. edge

Other Comments:

- Ball Field Use: Youth use the fields for T-ball, coach pitch, but not older kids and adults
- Shade / Shade by sports field
- Lighting for evening activities
- Splash pad
- Better lighting (every day see 10-20 people playing soccer)
- Trees

City Hall Park

Map Key:

1. Vacant green space east of Senior Center for splash pad
2. Overnight dog kennel at Northside of Field House building
3. Racquetball courts

Other Comments:

- Like the shaded picnic tables;
- Splash Pad Comments
 - Do not like the splash pad here, want it closer to a multipurpose site.
 - Don't like that splash pad will force people to come to City Hall.
 - Hillside may be problematic.
- Shade
- Dog park
- Swings
- Ping pong table

Hillview Park

- Sports complex (multisport – baseball, softball, soccer, basketball, pickleball)
- Playground
- Better Lighting
- Teen area
- Dog park
- Walking trails
- Shaded areas / shade
- Splash pad
- Bike trails
- Bike skills park
- Walking Trails
- Skate Park
- Mini golf
- Soccer facility

- Sports Complex/AKA “One Stop Shop:” playfield, play structures, splash pad within walking distance of a large residential neighborhood; Site has river views and beautiful sunsets. Adult softball is very popular and would provide tournament potential.
- Comment about park use: Not sure land should be used as a park or that the City has committed to this. The property was originally platted as a subdivision, which the City did not approve because the lot sizes were too small; intended to re-platt with larger lot sizes, not make into a park.

Neighborhood Parks Feedback

General Feedback:

- Need basic park amenities including play structures, benches, open green space
- Feel overall neighborhood park sizes are adequate but would have preferred one larger park vs. (2) smaller parks like at River Ridge Subdivision.
- More trees

Tuscany Park

- Needs playground
- Shaded seating area
- Drinking fountain
- Misters
- Pickleball and tennis court
- Dog area
- Water fountain

River Ridge #1

- Playground (bunch of swings, big slide)
- Shade
- Bench
- Dog park
- Pavillion

River Ridge #2

- Playground
- Shaded seating
- Drinking fountain
- Misters

Zuzu Park

- Playground
- Shaded seating
- Drinking fountain
- Misters
- Better lighting and safety nearby
- Benches
- Bike skills
- Nature play

- Volleyball
- Small basketball court

Waterfront Parks Feedback

Map Key:

1. Kayaking and paddleboarding would be fun!
2. Pump Track with barrier on West side to block wind. Thin out wooded area, but leave enough trees to provide shade and wind protection
3. Skatepark
4. Path Connections: Infill path connection in front of Marina
5. Youth Complex (no longer desired/viable): This area was previously planned for a Youth Complex, which the City has a design for, but encountered challenges with the Army Corp and BIA, so never developed. Plan included reorienting Marine Drive, which is no longer possible due to recent infrastructure improvements. Feel a better use of this space would be to expand the RV Park and campground.
6. RV Park & Campground Expansion
7. Expand Marker 40 to cabins: boats use park to beach and the meet up with others; very popular beach, gets crowded in the summer; intense heat, could use additional shade structures.
8. "Point of Interest:" develop with a historical marker of some interpretation for "Old Boardman." Old Boardman area is very shallow and not allow boat access; could be a great place for more passive water use like SUP
9. "Hidden Gem Beach:" could be a great spot to launch paddleboards and go tour Old Boardman;
10. Fishing Platforms
11. Dock, shade, pergolas/gazebo, more seating
12. Rentals: paddleboards/rowboats, pedal-boats, bikes, e-scooters
13. Additional seating covered benches.
14. Concessions, BBQ, ice cream like across the river at Crow Butte
15. Marker 40 Beach is dirty, beach overgrown with debris; could be improved with corn hole, horseshoes; MORE shade structures
16. "Old Boardman" – shallow and not good boat access
17. Sailboard Beach - more natural setting, people will go there and watch the sunset and BBQ; this is a pretty rocky beach and difficult to access by boat; sometimes see people anchor offshore; consider fishing platforms like at Lost Lake or Celilo Falls.
18. Disc Golf Area: nicknamed "goat golf" because of all the Goat weed. Lane designed intentionally narrow; the front 9 is a more challenging course, the back nine is more open and easier

Other Comments:

- River Use: Jet skis, kayaks, boats

Special Use Facilities

Splash Pad Relocation Feedback

City Hall Park

- Likes:
 - Vacant green space available east of the Senior Center.
 - Existing shaded picnic tables.
- Dislikes:
 - Not preferred as a splash pad location – attendees feel it should be closer to a multipurpose site.
 - Concerns that placing it here would force people to visit City Hall, which is not an ideal recreational destination.
 - The hillside may pose challenges for installation and usability.

City Park (Preferred Location)

- Likes:
 - Several consider this the best location for a splash pad if the sports complex is developed and the existing sports fields are relocated.
 - Already a popular recreation area with families.
 - Potential to integrate with other park amenities such as shaded areas and playgrounds.
- Dislikes:
 - None specifically mentioned.

Sports Complex (Alternative Preferred Location)

- Likes:
 - If developed, it could be a great alternative to City Park for placing the splash pad.
 - Would allow for a comprehensive recreation area with multiple sports and play amenities.
- Dislikes:
 - Currently not developed, so it is not an immediate option.

Marina

- Likes:
 - No specific positive comments about placing a splash pad here.
- Dislikes:
 - Mosquitoes are a major concern, making it an undesirable location.

Hillview Park (Potential Location)

- Likes:
 - It could be part of a multisport complex, making it a "one-stop shop" for recreation.
 - Located within walking distance of a large residential neighborhood, increasing accessibility.
 - Offers beautiful river views and sunsets, making it an attractive family destination.
- Dislikes:
 - Some community members are uncertain if this site should be a park, as it was originally platted for a subdivision with larger lot sizes.

Skate Park

- Youth like it relocated to marina, but adults feel it takes up valuable space that could be used for other things
- Need better skate park and teen area

New Soccer Field Park

- Shade
- Trees
- Restrooms
- Bleachers
- Several people mentioned they did not like the idea of a field here.
- Better lighting

Dog Park

- Existing location has pulled many people into Boardman because of visibility from the street; it will be hard to see in the Park Blocks; City should consider adding a digital reader board over highway to promote things like the relocated dog park

OPI Fields

- Air Dome with large play field with turf (used at universities year round, can split-full size soccer field and mod. Fields, gyms on ends, stand on sides (spectators); concessions, front face brick and mortar.
- Asphalt driveway and parking
- Soccer Complex or Sports Complex;
- People would go anywhere for indoor soccer.
- Play Structure
- Mister
- Shaded Seating
- Bathrooms
- Water Fountain
- High School does not use these fields anymore; used by adult leagues

Wayside Parks

Map Key:

1. Transit Stop at Front & Main (SW park)
2. Add parking lot like at south Front; tire air station, water station, family friendly restrooms with possible showers (North & South)
3. North parks (both sides): Sidewalks and lighting

Indoor Facilities

General Comments

- See additional comments under OPI Fields and Rec Center
- Indoor soccer
 - Need a facility for indoor soccer ASAP
 - Indoor soccer found at existing school gyms already
- Consider relocating rock wall at Rec Center to another facility that is more activity focused and to allow expansion of other Rec Center features
- Consider things that make money - indoor mini golf, trampoline park
- The city needs a bigger event facility.

Boardman Pool & Recreation Center

Other comments:

- Cleanliness / cleaning staff
- lack of equipment
- poor customer service / train staff better
- Consider relocating rock wall at Rec Center to another facility that is more activity focused and to allow expansion of other Rec Center features
- More senior and aging options - exclusive to seniors so it is more comfortable in facility without kids for set times
- Outdoor shaded exercise area
- More indoor pool features
- Expansion to include a trampoline park
- Weight room expansion
- Expansion with trampoline park;
- Pickleball can be played at the basketball courts already.
- Racquetball courts

Field House

- Available for public use and needs to be better advertised and managed so used by the public
- Used for school district to practice indoors
- Phone number on door that a community member can call and gain access
- Turf, so must be used for very specific activities
- Received CDA (?) funding to build field house because there were not indoor facilities available that were not tied to schools (off hours and off season)

SUMMARY



Boardman Park Plan 2035

Community Open House #2

DATE: May 13, 2025

TIME: 4:00 PM – 7:00 PM

LOCATION: Community Development Conference Room at City Hall

VIRTUAL RECORDING LINK: NA

ATTENDEES & MEETING FORMAT

The meeting was supposed to be hosted at City Hall Park, but due to high winds, the meeting was moved indoors to the Community Development Conference Room at the south end of the building. The intent was to make the meeting fun and welcoming to families. The meeting was structured as an open house, allowing participants to come and go within the three-hour time frame. Ice cream was served and goody bags and stickers handed out to children in attendance. City staff, District Staff and two members of the consultant team were available to provide directions, answer questions and interpretation of meeting displays into Spanish as needed.

Public: Approximately 100 community members were engaged at the event. This included about 55 adults, 22 children and 23 people at the Sol Azteca Mecian store/restaurant adjacent to the park. A list of attendees is included at the end of this document. Not all attendees signed in.

Consultant Team & City/District Representative(s): Jessel Champoux (Shapiro Didway), Noelia Ruiz (Bridging Languages), Arely Cambero, Carla McLane, Brandon Hammond (City of Boardman), and George Shrimmer (Boardman Parks & Recreation District).

DISCUSSION

Participants were encourage to sign in upon arrival and then circulate around the room. A small display of play features was mounted to the wall at eye level for children to engage with. Children were excited to look at the imagery, share their preferences with facilitators, and participate by placing stickers on their “favorite” play features. In many instances, children accompanied their parents around the table displays and, in several cases, even placed their dots on preferred park projects. This allowed them to have a direct hand in shaping the park improvements while working together with their parents or facilitators.

Adults were directed to 14 park panels placed on a tables in a circular shape. Displays were organized by City, District and the System as a whole. The panels featured a map exhibit of the park sites, improvement ideas keyed to the aerial map (where appropriate), a bulleted list of “other requested improvements,” a bulleted list of “Prioritization/Comments” and itemized into potential “projects” under each park facility. Facility displays included:

1. System & Heritage Trail Projects
2. City Park

3. City Hall Park
4. Hillview Park
5. River Ridge Subdivision Parks #1 & #2
6. Zuzu Park
7. Park Blocks
8. Wayside Park (4 total: East & West Bound)
9. Day Use Park
10. Marina Park
11. RV Park & Campground
12. Sailboard Beach & Disc Golf Course
13. Boardman Recreation Center & Pool
14. Oregon Potato Soccer Field

Two additional displays highlighted:

- Overall park system to help orient and locate park facilities.
- Core Values, Mission and Goals and Objectives that have been identified for the project.

Attendees were given 6 dots to place next to park improvements they felt were most important. Many opted to review all the displays and then return to place their dots. The dot exercise was NOT intended as a "voting" exercise, but rather to understand community preference for prioritization. Participants could add ideas they felt were not represented and ask questions. Some language on the panels was modified by facilitators during discussions with participants to clarify the intent. Two main examples included the following:

- **Hillview Park:** The text on Hillview Park was modified to clarify that the future design of the park would "evaluate" the potential for housing. This clarification stemmed from prior public input suggesting housing could be part of the park's development. Most attendees expressed a preference for exclusive park use, so the intent of the discussion was to keep the process transparent, consider the community's input, and explore the feasibility of a mixed-use park and housing area, rather than committing to a specific outcome at this stage.
- **Oregon Potato Fields:** Facilitators clarified that the proposal for an indoor multi use facility was intended for the practice field location, not the main regulation soccer field. Additionally, before this site could be considered for such development, it would need to be acquired by the District, followed by a community design process and the implementation of improvements.

Specific Feedback

Several ideas were raised in discussion or added to the displays during the meeting:

- **Bike Skills Park:** A bike skills park similar to Family Man in Hood River was suggested as a valuable addition.
- **BPA Park Blocks:** Participants expressed interest in soft surface trails in addition to a paved path, with potential bike skills features along the route.

- **Toddler and Preteen/Teen Recreation:** There is a noted deficit in park infrastructure for toddlers and preteens/teenagers. A strong desire was voiced for outdoor spaces to keep children active and safe.
- **Youth Sports Progression:** Several participants highlighted the need for facilities that support youth progression in sports, particularly baseball and softball. It was noted that the Field House, as an existing asset, could be used more fully by the community to help children progress in these sports. Without proper facilities for progression at younger ages, children are unable to advance and play competitively in club sports. This year marked the first time in several years that the school could field a JV baseball team.
- **Field House Access:** Several participants expressed concerns that the Field House does not feel fully accessible to the community. One participant mentioned that it feels "selective," while another felt it doesn't seem like the facility is for the public. It was noted that the Field House is primarily used for practice sessions, but typically only for a couple of weeks before transitioning activities outside. There is a desire for year-round access and more equitable use for the community as a whole.
- **Support for Soccer:** A strong need for soccer facilities was expressed, particularly to support the adult soccer leagues. With the removal of the soccer field on Front Street, only the OPI field remains, which one participant referred to as the "best" field available in Boardman. Additionally, there are small kids' fields at City Park and the schools, but they are not adequate for broader community needs. It was recommended to reach out to the Adult Soccer League to engage more fully with this community and identify specific needs.
- **Hillview Park:** There was a strong voice in support of exclusive park use for Hillview Park, which was clearly demonstrated during the dot activity. Participants added three additional lines to the display, labeled "Park Master Plan - No Housing - deed restriction by county," "Housing? - No," and "Public Park - Yes," all of which received strong support. Many participants expressed that the site should be used for a multisport complex, and they noted that the deed restriction actually supports this type of use. If the site were to be used for housing, some participants believed that ownership would need to be returned to the County, in accordance with the deed restriction. Consultant team to acquire deed if feasible and include in Master Plan documentation.

Community Needs

Several community needs were identified in discussions with staff and the consultant team. These included:

- **Better communication with the public:** Participants expressed a desire for more timely and effective communication with the community about upcoming meetings and initiatives.
- **Meeting postings:** It was suggested that meetings be posted on the city calendar with as much notice as possible to ensure better community engagement.
- **Desire for neutral meeting venues:** Some community members indicated that hosting meetings on more neutral ground, like City Hall Park, is preferred as it offers a more welcoming environment. It was mentioned that City Hall does not always feel safe or welcoming to all.
- **Transparency in decision-making:** Several voiced a need for transparency in the planning and decision-making processes. Community members want to contribute meaningfully to city improvements and be assured that their feedback is considered and acted upon.

- **Improved access to the Field House:** Concerns were raised about the Field House feeling "exclusive" and not open to the community at large. Participants would like to see improvements in access to make the facility more inclusive.
- **Broader community engagement methods:** Suggestions were made to reach out to the Adult Soccer League leadership and engage with parents, aiming to reach a broader section of the community.
- **Improved event navigation:** Some participants noted challenges with finding the event location. They mentioned driving by and not seeing anyone at the park, which almost led them to leave. Upon arriving at the facility, they tried the main entrance, which was locked, and there were no clear signs to direct them inside. A sign at the entrance would help guide attendees more effectively in future events.
- **RV Park Expansion and Property Acquisition:** The need for RV park expansion in Boardman, was raised in conversation with a local property owner after referring to a meeting exhibit showing a potential acquisition site. It was clarified that the City and District are actively pursuing property for RV park expansion and are considering several options, including potential collaborations with local property owners.

Summary of Dot Exercise Input

The dot exercise allowed participants to express their preferences for various park projects. It is important to note that this was not a voting exercise, but rather a way to understand community priorities and gauge which projects resonated most with attendees. The scanned meeting exhibits, which capture these dot placements, are available for further reference. The following reflects the key community priorities based on the feedback received.

Key Priorities

These projects received the most community support and feedback, indicating strong public interest:

- **Hillview Park:** Received the most feedback, with a strong focus on exclusive park use, no housing, and the development of a multisports complex. The community clearly opposed housing development as demonstrated by text revisions and the high number of dots placed next to "No Housing" and "Public Park - Yes."
- **City Park:** Strong support for Phase 1 improvements, including a splash pad, toddler play areas, sidewalk connections, and ADA compliance.
- **Recreation Center Renovation & Expansion:** Clearly a community priority, with strong support for renovating and expanding the Recreation Center.
- **Day Use Park:** The most significant focus was on maintenance, followed by requests for bathroom facilities, a rinse pad, and enhancements to cultural displays.

Other Notable Areas of Interest

While these projects received less feedback compared to the key priorities, they still represent important areas of interest for the community:

- **Marina Park:** Support for the inclusion of a skatepark.

- **Oregon Potato Field:** Indicated community interest in potential investment and acquisition of the property.
- **City Hall Park:** Focus on adding a large shade structure, trees, and toddler play features.
- **Park Blocks:** Support for relocated dog park with restroom and parking, as well as the addition of a trail.
- **River Ridge Subdivision Park #1:** Community feedback highlighted interest in adding a play structure and improving park amenities, such as benches, shaded picnic tables, and other basic infrastructure.
- **RV Park & Campground:** Expansion of the campground at Sailboard Beach and Day Use Park and adding rental facilities for watercrafts and fishing gear.

Play Display Input

Children of all ages participated in the dot exercise, highlighting the desire for a diverse range of play experiences, including:

- Skatepark and pump track: confirming skating is a current trend (questioned in past outreach efforts) and showing strong support for bike facilities.
- Splash pad: received the most support, emphasizing a desire for engaging water play.
- Play structures, adventure play, themed play, mini golf and outdoor games (interest in various play types)

This feedback reinforces the need for a variety of play options to engage children of all ages.

Conclusion

The feedback from the dot exercise clearly highlights community priorities, particularly for Hillview Park, City Park, Day Use Park, and the Recreation Center renovation. Based on this input, the City, District, and Public Advisory Committee may consider adjusting project timelines and funding allocations, especially for projects that received less support. For example, Zuzu Park, while included in the city's design plans for this year, did not receive as much attention in the dot exercise. Given the strong support for other projects, it may be worth considering whether resources should be directed more toward higher-priority areas or if the design process for Zuzu Park should be reevaluated based on this feedback.

Attachments

- Meeting Displays with community markups and dot exercise
- Sign in Sheet
- Hillview Park Bargain & Sale Deed



SUMMARY

Public Advisory Committee Meeting #1

DATE: November 20, 2024

TIME: 5 PM – 7 PM

LOCATION: Boardman City Hall | 200 City Center Dr, Boardman, Oregon, 97818

VIRTUAL RECORDING LINK: <https://youtu.be/DLL3449ngc4>

ATTENDEES

Public Advisory Committee: Michael Connell (Boardman Planning Commission), Luis Campos (BPRD Board Member), Norma Ayala (BPRD Board Member), Taylor Whiteman (Citizen), Lisa Mittelsdorf (Port of Morrow), John Christy (Morrow County School District), Mayte Cisneros (Student, Morrow County School District), George Shimer (Boardman Parks and Rec District CEO), Carla McLane (Boardman Planning Official), Jessica Calderon (Morrow County Public Health), Dawn Hert (DLCD)

Consultant Team: Jessel Champoux (Shapiro Didway), Nate Otani (Shapiro Didway), Mario Martin (Shapiro Didway), Aaron West (Shapiro Didway), Bonnie Gee Yosick (ECONorthwest)

Public: Robin Canaday (Morrow County Public Health)

DISCUSSION

Welcome & Introductions

Carla welcomed everyone to the meeting and expressed gratitude for their participation. She also provided context on what led up to the initiation of this project.

The consultant team and Public Advisory Committee members introduced themselves, sharing one thing they valued most about their community. These included:

1. Hometown feel and pride
2. Willingness to serve community
3. Consistency
4. Commitment to community
5. Dedication/cooperation of community
6. Active lifestyle, health & wellness
7. Growth, diversity, welcoming
8. Welcome change, progressive
9. Small town feeling and willingness to grow
10. Sense of community

Meeting Purpose & Agenda Review

The purpose of the meeting was to introduce committee members to the project, clarify their roles, gather input on public outreach efforts, and begin discussing key project details. The agenda was reviewed, outlining the topics to be covered during the session.

Committee Roles & Responsibilities

The committee's roles and responsibilities were reviewed, with an emphasis on ensuring community representation, providing advisory input, and supporting public engagement efforts. Meeting guidelines were also outlined, focusing on collaboration, respect, and constructive communication. Committee members were encouraged to advocate for diverse community needs and serve as ambassadors for the project.

Project Schedule

The project is divided into four phases, spanning 9 months from November 2023 to July 2024. One Public Advisory Committee Meeting will be held during each phase, totaling four meetings. Additionally, two community meetings are planned to gather public input. We encourage committee members to attend all six meetings, if possible, and to actively advocate for community involvement throughout the process.

Input received on preferred meeting times:

- **Public Advisory Committee Meeting:** Carla will gather suggestions from the group, and a Doodle poll will be sent out to select the most preferred time.
- **Community Meetings:** 6-8pm

Community Engagement Plan

We discussed community engagement strategies and requested input on a compiled list of focus groups we had prepared. Participants were asked to consider key groups to engage in the focus group discussions, with a particular emphasis on youth, the workforce, and the Spanish-speaking community. Suggestions for potential focus groups included:

1. Churches
2. Boardman Community Development Association (BCDA)
3. Youth
 - a. Key Club
 - b. Associated School Body (ASB)
 - c. Future Farmers of America (FFA)
 - d. 4H
 - e. Other Youth Leadership
4. Nana's Baby Sitting
5. Woman, Infants and Children Program (WIC)
6. Food Pantry
7. Law Enforcement
8. Chamber of Commerce
9. Library
10. Workforce
 - a. Port Workforce Development
 - b. "In-communities" Team at Amazon
11. SAGE Center Groups
12. Chamber of Commerce
13. Events/Assemblies – Distribute Flyer

Breakout Sessions

The larger group was introduced to three key topics, which were highlighted at the beginning of the session. Afterward, participants were divided into three smaller groups, each consisting of 3-5 people. The facilitator spent approximately 20 minutes with each group before rotating between them to ensure everyone had the opportunity to engage with the content. Key findings are highlighted below.

Breakout Group #1: Recreational Market

The purpose of this group was to discuss and better understand the demographics, economics, and preferences of the local and regional users and visitors to Boardman Parks to inform potential programmatic recreation and asset-development opportunities.

Key themes from recreation-market breakouts included:

Desired uses:

- Improve access to the river.
- Activate the waterfront by increasing activities and amenities for locals.
- Provide recreation opportunities for all residents, including indoor youth/adult soccer.
- Ensure good geographic distribution of parks and park experiences.
- Expand and diversify recreational facilities (e.g., more soccer, pickleball, adventure parks).
- Address operational challenges and improve utilization of the recreation center.
- Enhance community spaces with landscaping and flexible use spaces.
- More parking with flex to address peak periods of parking demand.
- Increase pavilion capacity.
- Multi-Use Sports Complex.
- Balance local and tourist needs.
- Amphitheater/outdoor venue
- "Funland" playground, complete with seating areas and places to walk.
- More adult programming (with a range of staff intensities, from unstaffed walking groups, all the way to certifications/programs).
- Water recreation gear rental.
- Improve shaded areas (for example sunshades over play areas).
- Better transportation infrastructure for pedestrian safety.
- Develop improved access and signage (wayfinding signs, interpretive signs, provision of trail maps, etc.).

Key Boardman-specific assets to leverage

- Leverage riverfront areas
- Leverage I-84 access

Market segments

Desire to provide a positive experience for visitors, but primary focus should be on city and regional residents. (Note: check to see who is considered "in-district" for the parks district.)

- "Local" – City of Boardman
- "Regional" – Morrow County, Gillam, Wheeler, Sherman counties, part of Umatilla County
- "Visitors" – all others
 - Passing-through visitors

- Visitors with Boardman area as a destination

A detailed summary of discussion topics has been listed below.

Local Uses/Activities (Existing):

- Hiking, fishing, cycling, Marina
- Soccer is a popular activity:
 - Active youth soccer community: local (High School) team is at state-level competition.
 - Youth indoor soccer takes place in (2) local elementary schools one day a week (competition with basketball programs); more space is needed.
 - Adult leagues are popular, too (male and female).
 - Indoor soccer facility logistics: supported by the Boardman District in partnership with school facilities.
 - Schools do not charge rent.
 - Boardman Recreation District provides insurance.
 - League fees are an equity issue.
 - Recently started charging \$20/person to support local church.
 - Not all residents can afford to provide fee/fees (i.e., multiple children).
- Main **youth** activity is going out and getting food.
- **High school students** often travel outside the area for activities but enjoy fishing locally
- Limited local recreational opportunities/activities - Travel is necessary to access more diverse activities.

Regional Uses/Activities (Existing):

- Bird watching (Irrigon, Umatilla Wildlife Refuge).
- Marina - Locals do not use the marina as frequently as regional visitors.
- Visitors use trails more than locals; however, local trail usage has recently increased.

Overall Goal:

- Rethink the approach to local and regional parks and recreational systems.
- Balance local and tourist needs.
- Attract more businesses

Boardman:

- Boardman is a hidden gem
- Best RV Park on the river.
- Boardman is centrally located between Spokane and Portland.
- Not a tourist town, take care of the ones who take care of this town, want more activity/recreation.
- Financial constraints limits access to recreational opportunities.

Infrastructure Challenges:

- Wilson Road is unsafe for pedestrian circulation.
- No pedestrian access to the main parks or splash pad.

Public Engagement:

- Use social media to increase awareness and connect with community partners.

Recreational Activity Needs

- More recreational opportunities/activities, components and destinations to make Boardman a tourist-friendly town.
- Water sports activities.
- Promote healthy lifestyles
 - Ensure residents have opportunities to stay active and healthy.
 - Introduce organized adult activities (e.g., early morning swim groups, walking groups).
 - Address gaps in programs (i.e., cycling groups).
 - Provide levels of intensity for these groups
- Need to provide amenities found in nearby waterfront cities, such as:
 - Water sports activities.
 - Waterfront restaurant/retail.
 - Dog park.
 - Green space.

Outdoor Improvements Needs:

- Existing Amenities/Facilities
 - Clean restrooms and facilities.
 - Better definition of what our parks are intended to be used.
 - Enhance amenities for locals and tourists. For example, landscaping enhancements would improve aesthetics and experience at parks.
- Need more recreational destinations
- Need shade protection (outdoor play, at waterfront)
- Need major park(s) evenly dispersed; only one near City Hall on south side of I-84.
- Additional picnic pavilions; not enough pavilions to meet group reservation needs and capacity.
- More soccer fields.
- Parking
 - Future Main Street changes will help with parking but need lots more.
 - Increase parking capacity
 - Lack of parking at City parks.
- Outdoor amphitheater
- Trails - Locals want more hiking trails
- Waterfront
 - Waterfront connectivity is an issue; must use a vehicle to access.
 - Increase access and capacity to the river; current access points are too small and fill up early; capacity full by 9am.
 - Create a connected waterfront experience with activities.
 - Work with local businesses to be catalyst for activated waterfront.
 - Recreational amenities (e.g., paddleboards, jet skis) are costly for residents; need access to rentable equipment for limited capital investment
 - Marina – Add pickleball courts pending land acquisition/land use agreement of development area.
- Improve access, signage and wayfinding
 - Parks lack signage, wayfinding, and proper pedestrian connectivity.

- Hierarchical signage and improved wayfinding systems critically needed, especially for tourists and hotel guests.
- Many assets spread out without pedestrian wayfinding to navigate to and from.

Indoor Improvement Needs:

- Need more indoor space for soccer, futsal and pickleball.
- Recreation Center
 - Expand the recreation center and streamline operations (e.g., lifeguard staffing for pools) to serve residents better.
 - Utilize existing spaces more efficiently for classes and activities.
 - Recreation center operations need refinement and better resource utilization.
 - Difficult to operate Rec. Center pool without lifeguards.
 - Day-use drop-in fees are available at the recreation center.
- Funland type “adventure park” (Similar to Hermiston)
 - More diverse than a traditional recreation center.
 - Provides activities for youth.
 - Allows seating and walking opportunities for adults to watch children.
- Multi-Use Sports Complex
 - Is a priority and would attract many people.
 - Would potentially remove the grass soccer field divided into multiple small youth fields.

Breakout Group #2: Evaluate Policies

Several key policy issues were presented to the consultant team during the project scoping phase. Participants were asked to confirm whether these issues are relevant to their community and should be included in the planning process, and to provide feedback on each issue. Key feedback for each category is summarized below.

Sustainable, Environmental, and Resiliency Practices

- Lots of trees for shade and beauty
- Draw people outside for health and wellness
- Seating with shade
- Water is cheap, the city likes their lawn
- Plant attractive landscaping.

Integration of Electric Recreation Mobility Devices

- Least concerned with this policy.
- Wide paths to allow for e-mobility.
- Fencing for children
- Plan for the growing trend
- Continuous connectivity to parks; concern with driving on roadways
- Need a dedicated path
- Young people are attracted to e-bikes
- The overpass is a huge safety concern, not safe for kids.
- Need to plan for the use of the devices
- Would support an e-scooter program

- Currently the devices don't feel safe

Enhancement of BPA Park Blocks and Preservation Zones

- Park blocks are an asset
- Bike pedestrian use and enhance natural area
- Wayfinding
- Several informal paths exist and are used as cut-throughs
- Hermiston walking path with waking route options
- Keep natural
- Distance markers
- Pave the paths for the maintenance.
- Wildlife refuges have amenities along paths such as gazebos and water fountains.

Hours of Operation and Lighting in Special Use and Community Park Facilities

- Safety is important
- Need lighting for walking
- Lights needed specifically at Zuzu Park
- Most parks to be day use only, lighting could extend the hours of use and help avoid the heat of the day
- Need to light sidewalks
- City Parks need lighting
- More river access

Accessibility and ADA Compliance

- Lack of access at all parks
- ADA dock
- Safe platforms to fish and safe trail to access platforms
- Very important seek money from available grants
- Encourages everyone to get outdoors and be active
- Reduces barriers to get to playground / park features (for example - playground edging, raised courts, no pathway connections)
- Accessible play features
- Replace/repair pedestrian bridge on walking trail at road split
- Surfacing strollers and wheelchairs
- Safe pedestrian and bike connections

Park Design and Renovation Compliance

- Pet friendly spaces
- Consistent signage
- A place to run
- Accommodate different age groups,
- Park names
- Need clear & objective development standards
- Need play amenities, kids play in streets,

- Uses cross country, volleyball, fishing, soccer.
- Underdeveloped green space.
- More things for teenagers to do.
- Develop sites not just leave open space.
- Adult use and exercise.
- Large population of children on southside of freeway with no play areas in walking distance other than city hall park.
- Riverside Park (Hermiston)

Breakout Group #3: Existing Park Infrastructure & Community Needs

Participants were asked to provide both site-specific and system-wide feedback, focusing on desired park improvements, including amenities and attractions. They also identified site assets, challenges, and maintenance and safety repair needs. Successive groups built on the list from earlier discussions, with some using sticky dots to emphasize the importance of specific line items. Note, the use of dots does not reflect the collective priorities of the entire group.

System Wide

- Park purpose better defined (1)
- Toddler friendly area (1)
- Better parking (2)
- More waterfront access – only one swim area
- Shaded area – particularly at play locations
- Added shade – general
- Tree canopy decreased several years ago when big windstorm took out many large trees (1)
- Added temporary restrooms during events
- Combo dog park with adjacent children's play

Site Specific

- Marker 40 – limited shaded areas, if a user is not one of first 50 people to show up on a given day, there won't be shaded spot to use. The site gets overcrowded quickly. Provide added pergola cover for shade from sun and added cover for rain protection (2). Added benches. Added temporary restrooms for events.
- BPA Parks - Lighting for walking paths (1)
- City Park – Added seating, lights, added restrooms (1) or added temporary restrooms for events, added pavilion (1)
- Marina Park – Upgrade swim area (reference made that sand is swept only a few times per year)
- Hillview Park – Sports complex and day use park (2)
- Sailboard Beach – Added restrooms
- Zuzu Park – Nothing there, provide BBQ amenity (1), better parking (1)
- River Ridge Subdivision #1 – Electrical outlets, covered space. Need to name and add amenities (1)

Maintenance/Safety

- Fencing to provide boundaries – generally and especially at Marina (1)
- Lack of sidewalks. For example - Boardman Ave and Frontage Rd leading to splash pad (1)

- Trail paving uplifted by adjacent tree roots – root heaves (1)
- Uneven ground in grass areas
- Lighting
- Resident geese - especially at Marina

Amenities/Attractions

- Sports Complex (reference made to a complex in Tri-Cities) (3)
- Indoor Soccer Facility (1)
- Lighting for Walking paths (1)
- Drinking fountains with bottle filler
- Funland style play park (Reference made to similar park currently in Hermiston)
- Amphitheater
- Pickleball Courts – question of location
- Added trash receptacles
- Doggy stations with poop container
- Community Multi-purpose Building (Reference made to Senior Center which is restricted to use by seniors only)
- Provide cover for shade from sun and cover for rain protection

Site Assets

- Water connection at Marina
- Mature trees at Zuzu and City Park



Boardman Park Plan 2035

SUMMARY

Public Advisory Committee Meeting #2

DATE: February 26, 2025

TIME: 5:00 – 7:00 PM

LOCATION: Virtual Team Meeting

ATTENDEES

Public Advisory Committee: Norma Ayala (BPRD Board Member), George Shimer (Boardman Parks and Rec District CEO), Carla McLane (Boardman Planning Official), Jessica Calderon (Morrow County Public Health), Ethan Salata (Boardman City Council) Torrie Griggs (Chamber of Commerce), Michael Connell (Boardman Planning Commission)

Consultant Team: Jessel Champoux (Shapiro Didway), Mario Martin (Shapiro Didway), Aaron West (Shapiro Didway)

DISCUSSION

Welcome & Introductions

Carla welcomed everyone to the meeting and introduced both in-person and online participants. She provided a brief update on the project's status and expressed appreciation for the progress made so far.

Meeting Purpose & Agenda Review

The purpose of the meeting was to present community survey findings and a high-level summary of community needs, make key project decisions—including recommended park facility relocations and community/student competitions—and review draft goals and objectives while compiling a list of actionable strategies to achieve them. Due to time constraints, a comprehensive review of project goals and objectives was not completed and will be addressed in a follow-up meeting.

Review of DRAFT Community Survey Results & Community Needs

The findings were introduced with an explanation that the graphs and tables in the presentation reflect responses to the multiple-choice survey questions. The written feedback was incorporated into a high-level summary of community needs, capturing input from focus group discussions, the first PAC meeting, Community Open House, the consultant team's site visit, and meetings with City and District staff, as well as other stakeholder discussions held to date. The information presented provided an overview rather than an exhaustive account, as feedback is still being processed. A composite summary will be provided at a future date. Feedback for each park facility was summarized, with key insights referenced on an aerial map where appropriate. Additional feedback was presented in a bulleted list.

Multiple Choice Survey Feedback:

- **Hispanic Participation:** The percentage of Hispanic respondents was notably high compared to past surveys, even though not representative of community demographic.

- **Survey Accessibility & Mandatory Questions:** The survey was shared on Facebook, but some respondents experienced frustration with mandatory questions. In some cases, they chose not to complete the survey because they could not answer questions in their preferred way. Consider allowing optional responses in future surveys.
- **District Tax Support:** There was appreciation that respondents found the added District taxes acceptable. Takes 50 + 1 to pass bond.
- **Draft Summary Review:** The draft summary provided in the packet contained some inconsistencies and missing information. Issues included:
 - o Percentages missing at the end of bar charts
 - o Some charts not displaying all response options (#5 Why Visit Parks)
 - o Inconsistent bar chart colors
 - o These items should be reviewed and updated accordingly.
- **Presentation Issue:** Question #16 was missing from the presentation.

Park Development Comments:

- **Pond Area:** The landowner has historically been difficult to work with, making development in this area and connections to the BPA easement potentially unfeasible. To manage expectations, the final master plan document should avoid creating false hope regarding its development.
- **Marina Park:** Some proposed development may not be feasible due to land ownership or other constraints. However, all community feedback should still be considered before prioritizing and determining which ideas may need to be eliminated in the final report.
- **Sailboard Beach:** The water remains shallow for approximately **300 yards** before reaching chest depth, making it an unsuitable fishing spot; Celilo Falls is currently under water but the fishing platforms are still there;
- **City Hall Park:** Feedback included an overnight dog kennel; this was not intended as a dog daycare facility, it is for animal control, so that can store a dog overnight. Clarification may be needed in summary.
- **City Park:** Youth soccer will no longer be held at City Park, as it is moving back to Sam Boardman. The existing soccer field could be repurposed as a multi-use facility to accommodate pickup games, as it remains a well-used space. City Park is also the preferred location for the splash pad.
- **Hillview:** There is uncertainty about whether the site can be used for housing or recreation. The City should clarify the intended use for this site and if housing is even an option.
- **Tuscany:** Pickleball may be undesirable due to noise concerns. Additionally, Tuscany Park will not be acquired by the City, so will not be included in the master plan.
- **River Ridge:** no comments.
- **Zuzu:** no comment
- **Pool & Recreation Center:** no comment
- **Field House at City Hall:** no comment
- **Other Indoor Suggestions:** no comment
- **Oregon Potato (OPI):** OPI owns the land but District maintains.
- **Wayside Parks:** The covered wagon has deteriorated beyond repair and has been removed. Additional parking will be added to the southwest side within the next year. The City can share plans. SE parking is brand new. There are no plans for parking improvements on the North side.
- **BPA Blocks:** City is acquiring land here, so the limiting factor is not ownership, but what can or cannot be built because of utility use.

Other Comments:

- The group discussed the importance of reviewing community desires to determine which projects are feasible based on land ownership and other factors. If the community expresses interest in improvements on land not owned or controlled by the City/District, the report could

frame these as opportunities to engage and demonstrate public support to entities like the BLM and Army Corps. Master Plan should make a clear delineation what lands are public lands vs. City/District. There are 5 native American treaties that public agencies have to deal with.

- **BPA Easement:** The underlying landowner is private, but over time, the City aims to acquire ownership. Only one section, located to the west, is owned by the Army Corps of Engineers. Coordination with BPA is still required to determine allowable uses.
- Ensuring that the public feels heard throughout the process was emphasized.
- The number of survey responses was considered strong. Recommendation to continue public engagement efforts with Hispanic community to increase participation for future phases of this project and future projects.
- There was agreement that the public has provided valuable input on their needs and preferences, which should be shared.

Relocated Park Facilities

Splash Pad

The group considered multiple potential locations for the splash pad, including BPA Park Blocks, the Recreation Center, Senior Citizen Greenspace, City Park, City Hall Park, Cemetery Property, the greenspace between the SAGE Center and Recreation Center, Marina Park, and the future Sports Complex at Hillview Park. After discussion, **City Park emerged as the preferred location and will be recommended by the PAC.**

Feedback from participants:

- **Marina Park:** While the adjacency to water was appealing, the community did not prefer this location due to concerns about bugs.
- **BPA Park Blocks:** Not a viable option, as there is no water beneath power lines.
- **City Hall Park:** Located near the elementary school and includes other park features, but it was generally not the community's preferred location.
- **City Park:** Considered an ideal location due to its existing amenities, including restrooms, a play structure, a covered structure, and sports fields. The space between the play structure and restrooms was identified as a potential placement area.
- **Greenspace Between SAGE Center and Learning Center:** This area has multiple utilities and stormwater infrastructure, making it less suitable.
- **Cemetery Property:** Offers ample open space, but lacks other park amenities, making it a less desirable option.
- **Restroom Considerations:** If the splash pad is placed in a location without an existing restroom, there will be added costs to provide these amenities.
- **Integration with Skatepark:** If the current skatepark is relocated, the splash pad could potentially be placed in its former location. However, there was concern about ensuring the skatepark is not relocated multiple times once a final location is chosen.

Skatepark

The group considered whether relocating the skatepark was necessary based on community feedback, particularly given that local youth expressed skateboarding is not a widely practiced hobby in the area. Ultimately, the group agreed that a new, improved skatepark in Boardman is desirable and that if a better location and upgraded facility were provided, it could become a valuable recreational amenity for preteens and teens.

- **Relocation Necessity:** The group discussed whether relocating the skatepark was necessary. Several mentioned that they rarely see people using the current skatepark, while others pointed out that there is typically someone using it. The group questioned whether the issue lies with the

current location or with skateboarding as a hobby. Participants suggested that a better skatepark might attract more people interested in learning and using it.

- **Location Considerations:** City Park was suggested as a good location for smaller-use venues like a splash pad, skatepark, and picnic areas. However, there was concern that a splash pad and skatepark might not be compatible next to each other, so the skatepark should be located elsewhere.
- **Comparable Examples:** The group referenced the Tri-Cities sports complex as a good example of what could be scaled down for Boardman, incorporating facilities like sports fields and a skatepark.
- **Preferred Location:** Future multisports complex at Hillview Park.

Dog Park

The group was informed that the dog park will be relocated to the East side of Main Street in the Park blocks.

Student Competitions - Site Selection

Naming Competition Site:

- **Potential Sites:** The sites presented for the naming competition included ZuZu Park, (3-4) River Ridge Subdivision Parks, Hillview Park, and City Park. Participants were asked if additional parks should be included, but none were suggested.
- **City Hall Park:** It was noted that City Hall Park may already have a name, Pettigrew Park. The City will confirm before including it in the competition.

Park Design Competition – Site Selection

- **Potential Sites:** The group reviewed potential sites for the Park Design Competition, which included ZuZu Park, the four River Ridge Subdivision Parks, Hillview Park, and City Park.
- **Zuzu Park:** After discussion, ZuZu Park emerged as the preferred site due to its status as a blank slate, offering flexibility for creative design solutions.

Project Goals & Objectives

Due to time constraints, the group was unable to fully discuss the project goals, objectives, and strategies. The goals and objectives will be shared with the PAC for review, allowing them to brainstorm key strategies and ensure the goals are comprehensive and inclusive. This topic will be revisited in a future meeting.



Boardman Park Plan 2035

SUMMARY

Public Advisory Committee Meeting #3

DATE: April 15, 2025

TIME: 5:00 – 7:00 PM

LOCATION: Boardman City Hall | 200 City Center Dr, Boardman, Oregon, 97818

VIRTUAL RECORDING LINK: <https://www.youtube.com/watch?v=CDuqhyTX7RI>

ATTENDEES

Public Advisory Committee: Norma Ayala (BPRD Board Member), George Shimer (Boardman Parks and Rec District CEO), Carla McLane (Boardman Planning Official), Jessica Calderon (Morrow County Public Health), Ethan Salata (Boardman City Council), Michael Connell (Boardman Planning Commission), Luis Campos (BPRD Board Member), Lisa Mittelsdorf (Port of Morrow).

Consultant Team: Jessel Champoux (Shapiro Didway)

MEETING OVERVIEW

The third Parks Advisory Committee (PAC) meeting focused on reviewing project updates and rotating through three discussion topics. The first topic (Goals and Objectives) was discussed collectively, after which the group divided into smaller groups to review District and City Park projects. To allow more time for project discussions and prioritization, the final two agenda items—group report-outs and large group prioritization—were omitted. Follow-ups with City and District facilitators were made to confirm that the collective feedback summarized here accurately reflects the meeting discussions.

DISCUSSION

Welcome & Framing

- The meeting opened with remarks emphasizing the rapid progress of the Parks Master Plan project.
- It was acknowledged that Boardman has many parks and a variety of other places that serve park functions. An inventory of recreational assets was conducted to capture this broader range of spaces.
- Attendees were reminded that the project is scheduled to conclude in July, followed by an adoption process.
- A packet was provided to all participants, which included the draft goals, objectives, and strategies, as well as a consolidated summary of all public input received to date.
- The purpose of the meeting was outlined:

- Review a preliminary list of projects vetted by City and District Staff and Torrie with the Chamber/BCDA.
- To confirm seven goals, objectives and strategies are in line with expectations and community values
- For each District or City Asset: prioritize projects (near, mid, long-term), confirm that the right projects have been identified, and determine if any important elements are missing. Attendees were asked to consider feasibility and priority during discussions.
- Removal of project sites not under ownership/management of District or City
 - Field House
 - Tuscany Park
 - Marker 40
 - Veterans Park
- Features from removed parks that will be relocated:
 - Dog Park (to move to east side of Main Street in park blocks)
 - New splash pad (to be located at City Park, planned to become a family friendly park)
 - Skatepark – new skate park is planned but location TBD; bike skills park prioritized over skate park based on community feedback; comments about issues in Irrigon with cusing and it influences adjacent park use negatively.
- Updates on concurrent initiatives, including:
 - A Park Naming Competition for City parks including River Ridge Parks, Hillview Park, City Hall Park and others. This will be launched to the whole community as part of this project.
 - Student-led design involvement for Zuzu Park master planning will be launched later (in the coming budget year) with park specific design efforts.

Topic Rotation #1: Goals & Objectives (Full Group Discussion)

A display was shared with the group highlighting goals and objectives that were created for the project based on a list of core values created from past engagement with the Public Advisory Committee and findings from the community engagement. (See graphics in attachments).

Review of Community Core Values

- 10 core values were presented
- The group confirmed that these values remain representative of community sentiment and local experience.

Vision Statement Review

- The draft Vision for the park system was presented
- Minor correction noted: "play" should replace "plan" (typographical error).
- The Vision was well received as generally inclusive and reflective of Boardman's values.

Goals & Objectives Review

Attention was directed to the 7 goals and objectives on the meeting graphic. PAC members were asked to refer to their meeting packets for strategies under each. The following prompt questions were asked:

- Does this goal reflect what you've heard or experienced in the community?

- Is anything important missing here?
- Are any strategies unclear or too similar to others?
- Do any words or phrases stand out in a good or bad way?

Highlights of feedback included:

- **Goal 2: Enhance Recreation and Active Lifestyles**
 - Strong support for expanding diverse recreation options beyond sports fields, “something everyone can do” (e.g., walking paths, bike trails, fitness stations).
 - Suggested adding language to accommodate a range of abilities (not just activities) in the strategies.
- **Goal 3: Preserve Boardman’s History, Culture, and Community Identity**
 - Strong interest in integrating local history into parks, including ideas for:
 - Interpretive signage near Old Boardman sites at Marina; market paddleboarding access
 - Wayfinding systems highlighting historical and cultural locations.
 - Wayfinding master plan that incorporates interpretive panels, Old boardman, how many times has the city and highway has moved, etc.
 - Art Master Plan to showcase history, culture and identity moving forward; discussion of “Basketball Courts in the World” Facebook page showcases fun basketball courts); can integrate art into furnishings, surfacing, and other park features; BCDA planning a mural on side of car wash;
 - Discussion regarding the loss of history and lack of relevance in the community; comments indicated in the past, history was more relevant in the community and old parts of town were more visible (i.e. near old cemetery) but today only history they know is from old photos on café wall; Other sources of history mentioned included the SAGE Center and “Higher Ground” CD.
 - Precedents that exhibit history well: Baker City, Kellogg, Idaho; Pendleton (Underground tour); Arlington
- **Goal 5: Improve Park Infrastructure, Safety, and Connectivity**
 - Emphasized safety issues of the walking path caused by root heaving.
 - Trees and Shade Structures: Discussion included the need for some level of shade when installing new infrastructure and balancing the use of trees on a site with the potential for pavement damage and safety hazards. Some preferred shade structures over trees, while others expressed support for trees. Emphasis was placed on selecting the right tree species for the right space, considering tree size, scale, proximity to paving, and soil type (noting that blow sand causes shallow roots). Deep watering systems were suggested as a management system to encourage deeper root growth.
 - River Ridge Parks: Comments noted that some spaces, particularly at River Ridge, may be too small to accommodate many trees
 - Need for fencing and safer crossings between closely located parks.
 - Shade structures should accompany newly installed park features while trees mature, due to challenges with tree growth in sandy soils.
 - Emphasized the importance of safe connections and infrastructure between parks (sidewalks, crosswalks, pedestrian actuated Rectangular Rapid Flashing Beacon

(RRFB) as needed), for example two River Ridge Parks at North end and future two parks at South end need articulated crosswalks.

- Add to third bullet “infrastructure”
- **Goal 6: Ensure Fiscal Responsibility and Long-term Sustainability**
 - Parkland Dedication and Preservation: Discussion highlighted the need for the City to identify where parkland is needed and secure its dedication to prevent the loss of recreational assets to future development.
 - Hillview Estates: Concerns were expressed about the site, which has deed restrictions for park use, but where there is still discussion about allowing future housing; some conversation focused on potentially using the southern end of the site to balance nearby plats, but several PAC members did not support this idea; it was noted this remains a conversation, not a decision.
 - Subdivision Parks and Dedication Standards: The Master Plan should support updates to SDCs and subdivision code requirements, including establishing clear parkland dedication standards and minimum amenity requirements. As part of the Master Plan process, subdivision standards will be evaluated, as current standards are unclear. Discussion included the amount of parkland that should be dedicated, whether it should be deeded to the City or retained by a subdivision, the City's fiscal ability to maintain new parks, and whether amenities should be required as part of dedication. It was emphasized that if park space is part of development approval, it must remain/get replaced as parkland even if ownership or development changes occur in the future.
 - Existing Park assets being dissolved: how do we protect parks in the future
 - Ownership and Investment: Concern was expressed about investing in parks that remain privately owned. Example of Front Street – park features built on private lands and now being removed to build a hotel.
 - Discussion of Tuscany Park transfer from HOA to City: City is not opposed to accepting park, but HOA must make the request.
 - SDC Charges Framework: Current SDC's do not account for streets or parks; need an improvement plan for parks to build cost structure for SDCs. City to help develop a bullet to this end in strategies.
- **Goal 7: Support Economic Growth, Tourism, and Workforce Development**
 - Consider integrating Strategies 3 and 4, seem redundant
 - Recognition that parks contribute to economic development through tourism, visitor attraction, and youth employment opportunities.

Key Takeaways from Goals and Objectives Discussion

- Consensus that the draft Goals and Objectives align well with community input and needs.
- Minor revisions to strategies were recommended to strengthen references to safety, historical interpretation, park dedication and preservation.
- Ideas for future projects (e.g., wayfinding plan, historical trail connections) emerged during discussions on cultural identity.

Topic Rotation #2: District Projects Discussion Summary

PAC members and staff discussed District-managed parks and facilities, focusing primarily on Marina Park, RV Park & Campground, Sailboard Beach, Recreation Center, OPI Fields and the Heritage Trail. The conversation centered around maintenance needs, facility improvements, expansion ideas, and long-term visioning. Key points are summarized below. Projects added to and prioritized during discussions have been identified in the attached.

Heritage Trail

- The trail condition is poor in several sections, especially near the campground and T-area.
- Priorities identified:
 - Resurfacing of damaged areas.
 - Rest areas with shade structures
 - Consider elevated trail segments or small bridges to minimize root damage instead of removing roots which would kill large trees.
- Improving trail safety and surfacing was emphasized as a major funding need.
- See discussion under Day Use and Marina about trail expansion.

Recreation Center Expansion

- Concepts discussed for future expansion of the Recreation Center include:
 - Adding a second aerobics room and expanding the weight room.
 - Relocate the indoor climbing wall to enlarge the party room (current space is inadequate for demand).
 - Relocated climbing wall – potential location in cycling room; potential with fold-up mats for flexible use).
- POM are pursuing the possibility of acquiring adjacent Lamb Weston property for expanded parking and facility growth; could partner with Rec Center.
- Potential to add parking in front of center; comments in support of maintaining the front lawn area as open green space was supported for aesthetics and representation of recreation.
- Childcare facility needed.

Marina Park Improvements

- Trail completion through Marina Park (south side of Marine Drive) to ensure a continuous pathway is a priority; to connect better with the City's future bridge widening project (bike lane and sidewalk); trail to end at existing crosswalk
- Dock improvements:
 - Plan to install a new ADA-accessible fishing dock/platform.
 - State Marine Board funding to be pursued.
 - Proposal to remove locked private docks (posed by State Marine Board) was discussed but concerns about losing secure moorage were raised.
- Expanded parking and boat storage proposed near the burn pile area
- Pump Track for bikes, skateboards, and RC cars
- Skate Park in triangle area; questioned whether existing park being used and discussion with local youth confirm use

- Pickleball Courts: Priority project to install courts west of the basketball courts. Example in Irrigon near baseball fields.
- Concerns expressed over building on lands not public; clarification that funding and final installation timing dependent on tribal lease resolution; concern over length of time needed to make transfer of lands; at beginning of conversation with BIA.
- Existing Derby Sign: Posts already approved, so why not put a different sign/feature there? This could become a photo point; possibly showcase a big map of the park or mural; could be lowered, or the bottom filled in, leaving footings in place.
- Parking lot expansion: Additional parking areas planned, using existing underutilized space.
- Request to add a shaded picnic table at the nose that wraps the west side of the Marina.

Day Use Park

- Potential for a paddleboard launch site in the marina area to promote water recreation and tie into heritage interpretation of Old Boardman; public interest in locating just west of ball fields, but insurance issues with this location.
- Access to west end of site: Build pathway with lighting along edge; vegetation is too thick; add Old Boardman Interpretation
- Upgrade play features
- Goose management remains a maintenance challenge; plans to coordinate with ODFW for population control during non-flying season (take young geese to Klamath Falls)
- Need field improvements: battling puncture vine; discussion of mitigation efforts including: sterilization, fire and puncture vine beetle (multiply until out of food); weed is pervasive
- Little League: District board considering taking back over due to management issues.
- Interest in enhancing tribal and cultural displays near existing monuments this summer; recommendation to discuss with The Confederated Tribes of the Umatilla Indian Reservation (CTUIR)
- Discussion of hosting a future Pow wow event to celebrate local indigenous culture.
- Algae in area really bad in summer, needs to be cleaned up.
-

RV Park Improvements

- Expand campground toward Sailboard beach (east) and to west of Day Use Park in tree area
 - Improved tent and RV camping amenities.
 - Group camping area with central firepit, new bathrooms, and showers.
 - Small dog park: proposed addition within the park for campground visitors.
 - Add rental facility for paddleboards (rent out of Hardware store and offer lessons); District wants to train staff to paddleboard and kayak
 - Ongoing maintenance:
 - Replacing old picnic tables and dog waste stations.
 - Improving ADA accessibility across campsites (goal is 10%)
 - Replace existing bathrooms with modernized, ADA-accessible facilities.
 - Plans for a bond measure to support future recreation center expansion and campground expansion improvements.
-

Oregon Potato Fields

- District has contract with OPI to mow (they water)
 - Ideas for a multi-purpose soccer facility were discussed, if land can be secured; discuss with OPI and potential conflicts with parking and potato storage; no place for celebrations or large gatherings; Port does not allow Quinceañera or similar large celebration. Prioritized at 5-10 years.
-

Other Comments

- Discussion of past plans for Multisport Complex at waterfront – softball fields, soccer fields, tennis, day use park, Amphitheater, etc.
- Field House – exclusive for baseball and softball
- Potential to add a ADA compliant toilet at Sailboard Beach

Topic Rotation #3: City Projects Discussion Summary

PAC members and staff discussed projects related to City-owned parks and facilities. The conversation covered short-term priorities, future visions for new and existing parks, coordination with ongoing development, and potential funding strategies. Key points are summarized below:

Zuzu Park

Current condition:

- Large open space with mature trees; no current amenities.
- Surrounded by Bailey Park Subdivision, phase 2 will begin soon and grow;

Short-term priorities (1–5 years):

- Fence installation (north and east edges) to define park boundaries; dependent on development
- Lighting improvements for safety and visibility.
- Initial parking improvements: create turnaround and small, head-in angled parking along road

Longer-term improvements:

- Nature play area (logs, boulders, natural elements, large sandbox or sand play area)
- Sand volleyball court
- Other improvements: Shaded seating areas, picnic tables, benches, barbecue areas, drinking fountains, and misters, dog waste station

Considerations:

- Park will primarily serve the Bailey Park subdivision and nearby neighborhoods including Anderson; only one other landowner adjacent to park;
 - Future expansion and amenity development will occur alongside residential growth; currently serving a small neighborhood
-

Wayside Park

- Four areas adjacent to 84 interchange
- Planned Improvements
 - Road Project: Rebuild Front Street and 1st and Oregon Trail back to Main; South Main Street being rebuilt back to Wilson

- SE Quadrant:
 - Completed: rebuilt Front Street; enhanced parking; added truck parking
 - Add picnic tables and possibly small, covered seating areas; greenspace used by people visiting food pods
 - Potential to add Wayfinding Signage
 - Make improvements to historic gazebo
- SW Quadrant:
 - Thinning trees, shorten up site and reconfigure parking (car parking only — not enough room to stripe for trucks).
 - Approved Development: Convenient Store (Circle K) and Burger King planned for this area, so it is likely to be use for car parking (16 spaces planned, 8 both sides)
 - Used as a park and ride for waste management (need to continue to manage this)
 - Potential to add Wayfinding Signage (here or SE?)
 - Maintenance and repairs to the existing gazebo.
 - One picnic table there; add a covered picnic table(s)
- NE Quadrant (this year)
 - Next year: Front Street improvements planned; plan to install parking and sidewalk improvements with upgraded amenities (benches, picnic seating).
 - Site undeveloped on north side of street.
 - Eliminate truck parking as much as possible on north side of 84; desire to eliminate right in and right out; get rid of open lot and make private to mitigate truck parking; C&D, Chevron & Sinclair impacted.
- NW Quadrant – not sure where this fits in timeline; discouraged truck parking on North side of 84 to avoid right in, right out.
- Improved wayfinding signage to better direct visitors to restaurants and services at all locations.
- Challenges: Careful coordination needed to manage truck traffic and circulation.

Park Blocks (BPA Corridor Parks)

- City desires ownership or management authority of all lands from Laurel Lane to Paul Smith Road;
- Planned Street Improvements / Other Development
 - Oregon Trail Blvd. already extends from Main Street to Bailey Park; plans are to extend from Laurel Lane to at least Faler and possibly to Paul Smith Road. Expansion east to Miller Road appears feasible with planned development, then work with land owner (Allen) to get from Miller to Laurel.
 - Craig Street Extension just north side of BPA power lines and south of Car Wash (Main west); Pond Area connection planned/desired across
 - Parking lot and striping
 - Amazon potentially funding the development of an RV Park;
 - Chaparral Development – question if moving forward; intent is to dedicate land under BPA to City come; access development using Kinkade to Chaparral (65 lots with single family lots; similar to Tuscany/river ridge.

- New Dog Park (relocated) – To be located just east of First Street, under the BPA line.
- Green + natural area with nature trails
- Relocate Splash pad restrooms to be relocated to Park Blocks site near new dog park.
- Heritage Trail connection: Long-term vision for trail realignment from Irrigon, down Main, then west under BPA lines all the way out to Town Road (will have to work with private property ownership and circles)

River Ridge Subdivision Parks (Parks 1, 2, and future 3/4)

- Current condition:
 - Parks 1 and 2 have grass, irrigation, and perimeter sidewalks installed.
 - Getting ready to begin phase 6; City needs to engage with developer about park
- Crosswalks needed to improve pedestrian access between park sites.
- Park #1 on River Ridge:
 - Install play structures and toddler play areas.
 - Add picnic tables with shade structures, basketball court, benches, dog waste receptacles, and drinking fountain.
 - Build meandering internal sidewalks through park.
 - Add fencing along River Ridge if toddler play is installed (River Ridge Park #1); two rail ranch fence, full vinyl, full wood; asked developer to put in additional fence
 - Suggested the name "Olsen Park" for one of the parks
- River Ridge Park #2:
 - Manage site, add a couple of trees and benches until budget allows more
 - Bench, dog waste, sidewalk through park, shaded picnic table, open green space (5-10)
- River Ridge #3/4 (Future)
 - To be located about a block off of Kunze at south side of development
 - Potential to combining future Parks 3 and 4 into one larger park
 - Need in community for areas for seniors
 - Discussion of restroom and costs (150K)
 - Will likely be developed as a larger neighborhood or small community park, possibly with a restroom, depending on growth and need.
 - Prioritization will be dictated by development. May develop this site before #2 if this makes sense and there is a need to balance park space in the community.

Hillview Park

- Concept is for a multi-sport complex
- The conversation about housing is from both the city and community; controversy over use for housing from PAC members, with the comment: "City should invest in its people" and protect parkland.
- Design and public engagement process needed to determine facility mix and layout.
 - Is it a baseball complex, soccer complex or soccer/baseball complex?
 - Is there a housing component?
 - Precedents discussed was of Kennewick, WA, though site is much larger. Mentioned "Canal" as a smaller example, Southridge Sports and Events Complex and Funland

- Suggested layout of four diamonds with concessions in middle with soccer fields on edge; there is an area that is wet, could accommodate walking trails
 - It could also include walking trails, play structure, picnic areas, and potentially a splash pad.
 - Site constraints include wet area
-

City Park

- Priorities:
 - Shift park focus to youth and family amenities (ages 0–10).
 - Is this an opportunity for Boardman’s version of Funland?
 - Proposed improvements:
 - New splash pad (to replace the existing one).
 - Toddler play structure.
 - Public art (murals on basketball courts).
 - Story walk panels along internal trails.
 - Address significant ADA accessibility upgrades throughout the park.
 - Need to update restrooms
-

Conclusion

- PAC members inquired whether there would be additional opportunities for similar in-depth discussions. Staff and the consultant team clarified that one final PAC meeting is planned to review the Draft Parks Master Plan, and that the next and final opportunity for broader public input will take place at the upcoming Community Meeting scheduled for Tuesday, May 13.
- It was noted that this date overlaps with the City’s budgeting meeting and Urban Renewal (7–9 PM). To accommodate this conflict, the public meeting will be held before (tentative time: 5-7 PM).
- A request was made for a flyer to promote the public meeting to be distributed at the Elementary School concert on Thursday, April 17. Staff will aim to provide this promotional material in time for the event.

Next Steps

- Consultant team to revise Goals and Objectives based on PAC feedback.
- Prepare for community feedback on project prioritization at the next and final community meeting.

Attachments

- Goals & Objectives presentation board
- Scanned Project List with PAC and Staff Annotations



Boardman Park Plan 2035

SUMMARY

Public Advisory Committee Meeting #4

DATE: June 25, 2025

TIME: 5:00 – 7:00 PM

LOCATION: Boardman City Hall | 200 City Center Dr, Boardman, Oregon, 97818

VIRTUAL RECORDING LINK: <https://youtu.be/gVVLITfopHk?si=-DsdLzD3jGpG55LC>

ATTENDEES

Public Advisory Committee: Norma Ayala (BPRD Board Member), George Shimer (Boardman Parks and Rec District CEO), Carla McLane (Boardman Planning Official), Jessica Calderon (Morrow County Public Health), Michael Connell (Boardman Planning Commission), Torrie Griggs (Chamber of Commerce), Stephanie Case (Boardman Principal Planner)

Consultant Team: Jessel Champoux (Shapiro Didway)

MEETING OVERVIEW

The meeting opened with a brief welcome and project update. Key objectives were to finalize recommendations from the Park Naming Competition, provide feedback on draft systemwide recommendations, and review/prioritize select site-specific capital improvement projects (ZuZu Park, Hillview Park, OPI Field, City Hall Park, and the Recreation Center).

DISCUSSION

Park Naming Competition Results

A total of 44 name submissions were received over a three-week survey period. The Public Advisory Committee (PAC) reviewed all entries based on the competition's stated themes—local history, natural environment, community spirit, and indigenous or multicultural influences—as well as rules such as: no names of living individuals, ease of pronunciation, originality, respectful tone, and no close resemblance to existing park, street, or public space names in the region. The PAC aimed to advance two or three names per park to City Council for final decision-making; however, in some instances, a single name was selected by consensus due to strong agreement among committee members.

The following names were recommended by the PAC for City Council consideration:

City Hall Park

- **Tatone Park**

Named for nearby Tatone Street and the Tatone family, who were instrumental in shaping the community in the 1960s–70s. The name is locally meaningful and widely recognized.

Hillview Park (Sports Complex)

- **Parque Cultural (revised from *Parque Puente Cultural*)**

PAC members supported the name based on its explanation—meant to reflect the connection

and mutual respect we should have for all cultures, and the value of respect taught through sports. The original name was simplified for clarity and ease of use.

- **Ryan Neil Memorial Parque Cultural**

This name blends two suggested names—Ryan Neil Memorial Park (initially recommended for the Park Blocks) and Parque Cultural (see above). Ryan Neil was a Boardman native recognized for his contributions to youth sports and scholarships. The name was considered fitting, as the site is planned as a future sports complex. PAC members also noted that the site could be master planned to incorporate cultural elements alongside athletic facilities.

Some PAC members expressed concern about naming a park after an individual who is already widely recognized through other local initiatives—such as the Ryan Neil Memorial Golf Tournament and Neil Learning Center—and noted that many other long-serving community members have not been similarly recognized.

- **Hillview Park**

Retains the existing subdivision name and was supported by some PAC members as a straightforward, recognizable option.

Park Blocks (BPA Easement Corridor)

- **Heritage Park Blocks**

The name reflects and reinforces the planned alignment of the Morrow County Heritage Trail, which is set to run directly through the corridor west of Main Street—routing the Heritage Trail through the Heritage Park Blocks by both name and route. There is also potential to extend the trail east toward Laurel Lane, under the highway, through the Port, and loop back, creating a continuous pedestrian loop. The name reflects the community's desire to celebrate local history through interpretive features and supports a cohesive master plan vision. Each block could serve as a distinct element within a unified heritage corridor.

River Ridge Subdivision Parks (3 or 4 total)

- **Blayden Park**

Honors a community-nominated individual (deceased) recognized as the first permanent settler in Boardman in 1915, following Samuel Boardman's original homesteading of the land in 1903. Suggested for use if interpretive context can be provided, as some community members may not be familiar with the name's significance.

- **Parque Los Niños (modified from Parque de Los Niños)**

Originally submitted in Spanish, this name—meaning "Children's Park"—was revised to a simplified bilingual form. It was favored for one of the River Ridge neighborhood parks and reflects the community's desire for a park geared toward children.

- **Pájaro Azúl Park**

Means "Bluebird Park" in Spanish. The name aligns with the bird-themed street names in the neighborhood and was appreciated for contributing Spanish-language representation.

- **Meadowlark Park**

Named after Oregon's state bird, this name was supported for its local symbolism—especially given the bird-themed street names in the neighborhood—though some felt it was a little wordy.

Overview of Dismissed Names

As part of the naming competition review, the PAC carefully evaluated all 44 name submissions received from the community. Several names were respectfully removed from consideration due to one or more of the following reasons:

- **Referenced living individuals**, which is not allowed per competition guidelines (e.g., Karen Pettigrew, Pam and Lee Docken, Cartman, and Windsor-Laurent).
- **Duplicated or closely resembled existing park, street, or public space names in Boardman or surrounding areas, which could cause confusion. For example:**
 - “*Sam Boardman*” is already the name of an elementary school and widely used throughout the region, including at state parks.
 - “*Unity Meadows*” was considered too like **Unity Loop**, a street within a manufactured home park in development that will include its own internal playground.
 - “*Quetzal Park*” was noted as too similar to **Quesnel Park**, a federal recreation site in the nearby Three Mile area.
 - *Wagon Wheel* is a subdivision name already in use in Irrigon and could cause confusion if used for a park.
 - “*Harvest View Park*” shares a name with Harvest Foods, a local grocery
- **Lacked originality or distinctiveness**, with names like *Central Park* or *Morrow Park* dismissed for being too common and widely used elsewhere, without a specific tie to Boardman.
- **Contained informal or unserious tone**, not aligned with the intent of the competition (e.g., “*Parky McParkface*”).
- **Did not fit the intended themes or park contexts**, such as names implying waterfront access for inland parks (e.g., “*Beaver Landing*,” “*Eagle Landing Meadows*”).
- **Creative names with thematic appeal**—such as *Boardman Sprout Park*, *Little Columbia Playland*, *Riverbend Romp*, *Happy Trails Park*, and *Kiddie Cove*—were appreciated for their playfulness and imagination. While not advanced as full park names, the PAC noted that many of these could be excellent names for features within larger parks, such as splash pads, trails, or play areas. These types of names may be reconsidered during site master planning, provided they do not conflict with potential fundraising opportunities. The City and District may wish to reserve naming rights for key amenities or facilities as a strategy to attract corporate or foundation sponsorships.
- **Names with limited relevance to local context** were also set aside. For example, *Wayiilet Winds Park* was dismissed based on comments that the community does not have a strong Native cultural presence.

Systemwide Recommendations (Review Only)

The PAC was presented with 13 major systemwide planning themes that emerged from community input, site analysis, and agency coordination. Committee members were asked to reflect on whether these themes reflected community needs and priorities. There was general consensus that the topics were comprehensive and aligned with the feedback received throughout the planning process. Members were encouraged to review the full text in the meeting packet and provide any additional comments by email. A summary of the systemwide themes is provided below:

1. **Trail Master Plan** - Advance a long-term vision for a cohesive trail system with a looped, long-distance route, east-west and a second underpass under the highway.

2. **Wayfinding and Signage System** - Create a consistent, user-friendly signage network; work with BCDA and chamber to use the signage foundation established already.
3. **Public Art and Cultural Identity Master Plan** - Celebrate local culture and identity through accessible, inclusive public art. PAC was encouraged to read callout box and see ways to elevate Boardmans history, culture and connection to nature.
4. **Sports and Active Recreation Facilities** - Improve field conditions and expand recreation amenities to meet growing demand. PAC comments recommended splitting into two parts:
 - o Hillview Park as a Dedicated Sports Complex - PAC members identified Hillview Park as the primary location for a future sports complex. Planning and investment at this site should prioritize long-term field improvements, multi-sport use, and public access.
 - o Distributed Sports Opportunities Across Town – Beyond Hillview, community feedback emphasized the need for maintenance of existing sport fields and additional sports fields—especially soccer and baseball—throughout the city. Public comment stated that OPI fields are the only site currently meeting quality standards for adult league use. Once the Front Street field is lost, a major shortfall in soccer fields is expected.
 - The City is exploring ways to expedite development of a new soccer field on the Catholic church property on Front Street, including using fill material from a nearby road project. However, the field would be located on private property, raising concerns among PAC members about investing public funds into non-publicly owned land. While OPI has shown a strong commitment to maintaining the space, it is also privately owned. Both sites may be at risk of future sale, making the long-term viability of any improvements uncertain
 - PAC members recommended prioritizing sports field investments on park-dedicated public lands over the next 10 years to ensure lasting community benefit
5. **Indoor Facilities and Recreation Access** - Expand and improve access to year-round indoor recreation. For example, access to the Field House. REMOVE any reference to Oregon Potato, this site will be removed from master plan. Add a priority to identify a location for an indoor soccer/multi-use facility.
6. **Campground and RV Park Expansion** - Expand capacity to meet growing demand for tourism and workforce housing. This includes planned expansion along the waterfront and new RV Campground land acquisition (200 space capacity).
7. **Parkland Acquisition and Equitable Distribution** - Expand access by developing existing (park dedicated) sites such as maintained open greenspace and acquiring land where underserved; Several land acquisitions are in progress, including multiple lots of the Park Blocks.
8. **Play Area Improvements** - Safe, inclusive, and engaging play for all ages and abilities. More accessible surfacing, distribute age-appropriate play throughout the community (i.e. toddler play).
9. **Park Furnishings and Site Amenities** - Create a cohesive, comfortable, and inclusive experience through unified furnishings. Most parks have an eclectic mix of site furnishings, so a standard is needed.
10. **Technology and Amenities for Events** - Improve infrastructure to support community events and seasonal programming. For example, access to water and wifi.
11. **Climate Resilience, Tree Planting, and Shade Infrastructure** - Expand shade and cooling to support year-round comfort and sustainability.
12. **Safety, Lighting & After-Hours Access** - Enhance visibility, security, and evening access across the park system. This will accommodate early morning or late evening use.
13. **ADA Upgrades and Inclusive Design** - Advance accessibility and inclusion system-wide. For example, remove barriers to accessibility.
14. **Maintenance** - Add category with checklist for maintenance items.

Committee members expressed support for all 13 themes and agreed that they collectively addressed the core priorities heard throughout the process. A “maintenance” category was suggested as an addition. Carla, as the City representative noted the scope of work, further planning and funding needed to implement these ideas was significant, and urged a realistic approach.

To support implementation, the PAC recommended organizing the list into two categories:

- Capital Projects – improvements that require significant planning and investment (e.g., trail construction, RV park expansion, master planning efforts).
- Systemwide Guidelines or Checklists – criteria that should be applied during any park upgrade or new development (e.g., ADA improvements, signage consistency, inclusive furnishings and added maintenance).

SD will coordinate with the City to categorize each recommendation accordingly and develop a checklist to guide future planning and project implementation.

Recommendations – Site Specific

Prioritization of Hillview vs. Zuzu Park

The City currently has funds allocated for two park design and development efforts in the upcoming year. While funding is earmarked for Zuzu Park and City Park, strong community interest has also been expressed in prioritizing Hillview Park. The PAC was asked to provide input on which project—Hillview or Zuzu—should be prioritized.

- Overview of Planning Context:
 - Hillview Park: No improvements are currently planned within the next 10 years. The primary focus would be initiating master planning and bringing infrastructure to the site. It was noted that a previous ORPD grant was awarded for a sports complex at the waterfront. PAC members agreed that starting the design process could help catalyze new funding opportunities, including a strong community-led grant application.
 - Zuzu Park: Improvements could include fencing, lighting, parking, play areas, sand volleyball, and site furnishings. Many of these features could be implemented internally by the City’s public works crew, given the existing budget capacity for minor upgrades.
- PAC Discussion and Priorities:
 - Hillview Park: There was clear consensus that Hillview Park should be the top priority. Members noted it would serve broader community needs and could fill the identified gap in sports field access, particularly for soccer. In contrast, Zuzu Park was viewed as a neighborhood-serving park for the Anderson and Bailey Park area.
 - City Park: PAC members supported the City’s intent to prioritize City Park, which includes relocating the splash pad and improving central amenities.
 - Zuzu Park: While not selected as the top priority for design, PAC members supported incremental improvements at Zuzu through smaller-scale City-led efforts. Recommended improvements included: parking, lighting, security fencing, picnic tables (not covered), benches, dog waste stations, trash receptacles, a play structure, and volleyball (sand or grass TBD).

Note: BBQs were discussed but not recommended for inclusion. Members felt they were

unnecessary for this site since residents often bring their own grills to parks like City Park. While BBQs are well-used at larger gathering places (e.g., Day Use Park or McNary Beach), they were not viewed as a priority for ZuZu.

New information

- **Recreation Center** – updates no longer relevant; ideas of pickleball courts, fill along eastern edge and land acquisition to west to be removed from master plan document.
- **OPI Fields** – parking and indoor complex concepts are no longer part of the master plan for this site. This site should be removed completely from the master plan document. The community expressed desire for a multipurpose indoor soccer facility should remain a general plan priority rather than be designated at the OPI fields. A separate location should be identified to meet this need. Hillview Park was mentioned as a possible site, but concerns were raised about limited space—especially given the need to separate softball and baseball areas (cannot cross use) and accommodate soccer fields sized for different age groups.
- **City Hall Park** – The existing basketball court will be relocated to accommodate a planned Police Department expansion. The limits of City Hall Park will extend along the south side of the Field House building. The City is in the process of acquiring two of the three adjacent properties to the west of City Hall, creating potential for future park expansion; however, this area will not be included in the current master plan.

Other PAC Questions

- The PAC was asked if they had any questions about CIP projects in packets, no questions were asked.

Next Steps

- The City will advance the recommended park names to the City Council for final selection.
- A fifth PAC meeting will be scheduled for **Thursday, September 4, 2025 at 5:30** (90 minute duration), to review the full draft master plan document and gather final feedback. Draft to be shared with PAC members a week or two before the meeting.

Attachments

- Sign in Sheet
- Meeting Presentation
- Meeting Agenda
- Meeting Packet



Boardman Park Plan 2035

SUMMARY

Public Advisory Committee Meeting #5

DATE: September 25, 2025

TIME: 5:30 – 7:30 PM

LOCATION: Boardman City Hall | 200 City Center Dr, Boardman, Oregon, 97818

VIRTUAL RECORDING LINK: <https://youtu.be/nE0lYo9-81E>

ATTENDEES

Public Advisory Committee: Norma Ayala (former BPRD Board Member), George Shimer (Boardman Parks and Rec District CEO), Carla McLane (Boardman Planning Official), Stephanie Case (Boardman Principal Planner), Ethan Salata (Boardman City Council), Taylor Wightman (Citizen), and Brandon Hammond (City Manager).

Consultant Team: Jessel Champoux (Shapiro Didway), Bonnie Yosick (ECONorthwest)

MEETING OVERVIEW

The fifth Parks Advisory Committee (PAC) meeting centered on two main tasks: revisiting park naming recommendations and providing feedback on the Draft Master Plan. The meeting began with a project status update and review of the agenda. During the first portion, the committee revisited names advanced through the community naming competition, along with City Council's request for additional PAC review, and discussed options for City Hall Park, Hillview Park, the Park Blocks, and River Ridge subdivision parks.

The second portion of the meeting began with an open invitation for committee members to share comments or input on the draft plan. The group then worked through consultant-led topics requiring PAC direction, including photo and image needs, **new site-specific recommendations not previously reviewed by the committee**, park classification, equity and service gaps, and draft policy strategies. Input gathered during the meeting will be used to refine the plan for delivery to the Planning Commission, followed by City Council review. Revised park naming recommendations will also be forwarded to City Council for consideration at their next meeting.

DISCUSSION

Park Naming Discussion

The committee revisited park naming recommendations in response to City Council's request for further PAC input. Council had provided feedback on several options and asked the PAC to refine recommendations and provide additional direction.

- **City Hall Park:** The PAC confirmed that *Tatone Park* should be forwarded to City Council as the recommended name.
- **Hillview Park:** Council feedback indicated they were comfortable retaining *Hillview Park* (with "Sports Complex" omitted to avoid premature commitments). The PAC revisited alternatives and confirmed

that use of “Ryan Neal” was not preferred by either Council or PAC. While Hillview Park aligns with the subdivision name, it was not strongly favored by the PAC. Instead, the committee unanimously recommended forwarding *Sunset Park* for Council consideration, citing the site’s prominent sunset views and the presence of a sunset in the City’s logo as strong connections to community identity.

- **Park Blocks (BPA Easement Corridor):** Council expressed that “Heritage Park Blocks” was not a preferred choice. The PAC discussed how Main Street serves as a natural east–west divider for the linear park system and recommended selecting two names to reflect this distinction. After reviewing community submissions again, the PAC recommended *Power Trail Park* (east) and *Parque Cultural* (west). Members initially hesitated to recommend Parque Cultural due to concerns about easement limitations, but it was clarified that interpretive signage, site furnishings, and other features can be incorporated. The connection to the County Heritage Trail and the potential for additional City acquisitions adjacent to the corridor further strengthened support for this name.
- **River Ridge Subdivision Parks:** Council requested that names be ranked and assigned to specific park sites where possible. The PAC favored bird-related names that align with subdivision street names, while also recommending *Parque Los Niños* for the park intended to serve younger children. The following assignments were agreed upon:
 - *River Ridge Park 1 (River Ridge Drive):* **Parque Los Niños**
 - *River Ridge Park 2 (Goldfinch Drive):* **Meadowlark Park**
 - *River Ridge Park 3 (Future):* **Pájaro Azul**

These revised recommendations will be forwarded to City Council for consideration at their October meeting.

Draft Park Master Plan Review

The second portion of the meeting began with a consultant-led overview of each chapter in the Draft Master Plan. This walkthrough highlighted the plan’s structure and key content areas:

- **Chapter 1–2:** Introduction and planning foundation; community profile of who lives, works, and visits Boardman.
- **Chapter 3–4:** Inventory of City and District assets; park classification framework; overview of other public, private, and regional recreation providers.
- **Chapter 5–6:** Community needs assessment; survey results; vision, core values, goals, and objectives.
- **Chapter 7–8:** System-wide and site-specific recommendations, including trails, signage, cultural identity, and project checklists.
- **Chapter 9–11:** Implementation strategies, operations and maintenance, and draft planning policies.

Following this overview, committee members were invited to share initial comments on the plan, then worked through consultant-led topics requiring PAC input.

Key discussion highlights included the following.

Photo and Image Needs

The plan requires higher-resolution photos and drone imagery to better illustrate existing conditions and community use. Specific requests included: precedent photos, park maintenance (e.g., cleanup day), local murals and art, parks in use (e.g. playgrounds, splash pads), sports activity, programmed activity, River Trail

use, sunset views, and some existing facilities (e.g. Sage Center playground, Marker 40, Multifamily housing open space, highway overpass, railroad)

Park Classification

The PAC reviewed the draft park classification framework and discussed whether certain sites were appropriately categorized. The discussion focused on two related questions: (1) whether to continue with the model of small subdivision parks, such as those in River Ridge and Tuscan (classified as pocket parks), or to move toward fewer, larger neighborhood-scale parks; and (2) how to distinguish between neighborhood and community parks using City Hall Park and City Park as examples.

It was presented that River Ridge and Tuscan subdivision parks are very small (0.4–0.7 acres each) and function only as pocket parks with limited amenities for homes in the immediate vicinity. In contrast, ZuZu Park, just over 1 acre, was presented as a more viable candidate for a neighborhood park, particularly as adjacent development could allow it to expand and support additional amenities.

The committee confirmed that larger neighborhood-scale parks are more desirable than pocket parks, as these serve more of a purpose and are easier to maintain than multiple smaller parks.

The discussion then turned to City Hall Park (Tatone Park), which has been reduced to just over 1 acre due to land reserved for future Police Department expansion. This limits its ability to function as a true community park when compared with City Park, which is over 4 acres and provides a full range of community-serving amenities.

The basketball court is planned for relocation, and the PAC discussed possible sites. Options included the flat area adjacent to the Field House (outside the park boundary) and greenspace near the road frontage. Some members favored the road frontage site because it is visible and accessible, while others preferred to keep the area open for pet use.

The group also discussed features that would strengthen City Hall Park's role as a community park. Suggested additions included shaded seating areas, benches around the existing tree, and activity features such as a large chess or checkerboard, a permanent table with chairs, or ping pong tables (as seen at Pioneer Park in Walla Walla).

Recommendation: The PAC emphasized that the Master Plan should recommend expansion of City Hall Park as adjacent development occurs so it can grow beyond its current size and more fully meet community-scale needs.

Existing Facility Use, Programs and Events

The PAC also provided input on how existing facilities and programs are currently being used across the system. Comments included:

- **School Gym:** Hosts activities such as mini cheer programs.
- **Outdoor Fields:** Used for youth soccer camps.
- **Jiu-Jitsu:** Noted as another program making use of local facilities.

- **Golf Course:** Hosts golf tournaments, which are coordinated in part with the Chamber and contribute to the broader system of recreation opportunities.
- **Riverside High School:** Outdoor field used for soccer

The District will review these items and provide further comments following the meeting to ensure all ongoing uses and programs are accurately reflected in the Master Plan.

Park Supply

The PAC reviewed the current and projected supply of parkland compared to level-of-service benchmarks. Boardman maintains 112.0 acres of developed, publicly owned parkland, which equates to **16.3 acres per 1,000 residents when measured against the weighted service population of 6,890, and 19.5 acres per 1,000 residents based on the 2024 residential population of 5,749**. Both figures fall within NRPA’s benchmark range for peer communities under 20,000 residents (12.9–22.0 acres per 1,000 residents), indicating that Boardman currently has a good overall supply of parkland. Projections also show that the system can continue to meet benchmarks through 2035, provided that planned acquisitions and dedications are secured.

In addition to meeting acreage standards, Boardman offers a diverse range of park assets not typically seen among peer communities of this size, including splash pad, Rec Center, Disc Golf, dog park, and fitness circuit.

System Gaps

The committee reviewed identified system gaps in amenities, park quality, and access (¼- and ½-mile walk radius) across the park system. Discussion highlighted unmet needs in facilities such as soccer fields (4 needed), inclusive and toddler play areas, shaded gathering spaces, camping capacity, accessibility, youth recreation, and restroom quality.

Mapping also showed that geographic gaps overlap with some of the densest neighborhoods in Boardman, including areas with RV parks, mobile home parks, and multifamily housing. Additional neighborhood- or community-scale parks are needed now and to serve future growth.

- **Northeast Boardman:** Although much of the land is industrial, it also contains significant multifamily housing, underscoring the need for improved park access.
- **South Boardman:** A large service gap exists, though much of the affected area lies outside current city limits. While the City can only build parks within its boundaries, this gap highlights the importance of planning for future parkland acquisitions as the city grows.

New Recommendations

The PAC also reviewed new recommendations to address identified service gaps and strengthen the overall park system. Consultant-led discussion introduced proposals not previously seen by the committee, and PAC feedback was recorded for refinement in the next draft.

- **Park Blocks Corridor:** Advance the vision of a continuous linear park and trail system by securing minimum 30’ easement between Skoubo and Laurel Lane. Relocated dog park is listed as “existing” in park plan given its imminent installation. The PAC also discussed the strategy of acquiring adjacent lands to allow for additional amenities and noted that the City is pursuing park dedications with subdivision development, including parcels at Chaparral and Bailey Park.

- **Northeast Boardman:** Dedicate at least one acre of newly acquired City parcels for a neighborhood park. This will help offset the future loss of nearby facilities (soccer field, skate park, and splash pad) and provide park access in an area with growing multifamily housing. In addition to this near-term action, a future community-serving park in Northeast Boardman is needed to meet long-term demand.
- **River Ridge Parks #3 and #4 (South Boardman):** Negotiate consolidation into a single 0.75–1 acre neighborhood park with improved amenities. While this would address immediate neighborhood needs in South Boardman, a true community-scale park will still be required in the long term as the area develops.

Future Amenities Requiring Siting

The PAC reviewed facilities identified through public input and technical analysis that do not yet have designated locations. These include:

- Bike Skills Park
- Pump Track
- Skate Park (replacement)
- Pickleball Courts
- Soccer Fields – To meet median benchmarks, at least two fields are needed in the near term, with expansion to four fields within the next ten years to support league and tournament play. Potential location is Hillview Park.
- Diamond Fields (Softball/Baseball) – While current benchmarks are met, two additional fields will be needed by 2035 to accommodate demand. Potential location is Hillview Park.

System Overview

The PAC reviewed anticipated City and District system growth through the horizon year of 2035. Planned acquisitions, dedications, and capital projects will expand both the scale and diversity of facilities.

City of Boardman

- Parkland is projected to increase fivefold by 2035.
- Confirmed growth includes +2 diamond fields and +2 soccer fields at Sunset Park (Hillview Park).
- Planned investments also include:
 - New neighborhood parks in growth areas.
 - Upgraded play areas (inclusive and toddler-focused).
 - Relocated and expanded basketball courts.
 - New bike skills park.
 - Expanded pathways and trail connections.
- This projection **excludes** pending dedications and acquisitions at Chaparral Park, Bailey Park, Tuscany Park, Northeast Boardman Park, and River Ridge #3.
- skate park replacement, and long-term improvements to the recreation center.

Boardman Park and Recreation District

- Plan calls to triple camping zones and grow overall campground capacity.
- Additions include a dog park, pump track, and skate park replacement.
- Planned expansion of the Recreation Center.
- New boat storage building, accessible boat launch, and accessible fishing pier.

- Reconfiguration of the dock system to improve usability and safety.

2035 Outlook

The PAC reviewed projections for system growth through 2035, including confirmed improvements by both the City and the District. By that time, Boardman is expected to maintain a **healthy parkland ratio within NRPA benchmarks**, with **17.1 acres per 1,000 residents (2035 population = 9,039)** and **14.8 acres per 1,000 residents (2035 weighted service population = 10,450)**.

Growth will be driven by the City's planned fivefold increase in parkland, new neighborhood parks, expanded sports facilities, and improved play distribution, alongside the District's campground expansion, recreation center upgrades, and new waterfront amenities. A map showing improved park access was shared with the committee, illustrating how new sites (e.g., River Ridge and Hillview) will reduce service gaps and expand coverage, particularly south of I-84.

While these gains represent important successes, the PAC also acknowledged that several **deficiencies will persist into the next decade**. Even with new development, the trail system will remain at the low end of benchmark standards, and soccer fields will continue to be the most significant unmet need. Diamond fields are projected to fall below benchmark ratios, requiring modernization and additional fields over time. Indoor recreation space will also remain constrained, with current scheduling conflicts demonstrating the need for more flexible multi-use facilities.

Other gaps include the absence of tennis courts, limited camping capacity despite planned expansions, and the need for more youth-oriented spaces. Equity concerns also remain, particularly in South and Northeast Boardman, where mobile home and multifamily neighborhoods will continue to face limited walkable access without new community-serving parks. The PAC confirmed that land acquisition in these areas should remain a priority for long-term service equity.

Staffing

Skipped over and deferred as a follow up item with the District.

Policy Strategies (Chapter 11)

The PAC's policy discussion centered on **parkland supply** and how new acquisitions and designs can better reflect community needs. Members emphasized the importance of looking at what is most used in existing parks and ensuring those elements are incorporated into future sites — a point the group agreed should be added to the planning checklist in the Master Plan.

At the same time, members noted that use patterns often reflect what is available rather than true preference. To foster greater diversity in recreation, the City will need to ensure that new parks provide a broader range of opportunities, supporting both youth progression in sports and inclusive, multi-generational amenities.

Next Steps

The consultant team will incorporate PAC feedback into the next draft of the Master Plan, refining recommendations, classifications, and policy strategies. The following milestones were highlighted:

- **Planning Commission:** The revised draft will be presented for review at the November 20th meeting (public hearing); Draft PMP + Appendices due October 15th for DLCD Department of land conservation and development; planning commission meeting 11/10-13th. Includes a staff report from Carla + draft PMP.
- **City Council Adoption:** Targeted public hearing in January for adoption.
- **Possible Joint City–District Meeting:** The PAC emphasized the importance of the City and District adopting the plan concurrently. A joint meeting in January was proposed to support this coordination, as the District does not meet in December and its next meetings are scheduled for the end of November and January. If not feasible, both boards will adopt separately in January.
- **Comprehensive Plan Alignment:** The Parks Master Plan will also inform Goal 8 (Recreational Needs) in the City’s Comprehensive Plan update.
- **Follow-Up Items:** Staffing analysis and facility siting details will be coordinated with the Boardman Park and Recreation District and City outside of the PAC process.

Attachments

- Sign in Sheet
- Meeting Presentation
- Meeting Agenda
- PMP Park Naming Memo 9.25.25

SUMMARY



Boardman Park Plan 2035

Focus Group Meeting - Pool & Recreation Center

DATE: January 29, 2025

TIME: 4:00 PM – 5:15 PM

LOCATION: Boardman Pool & Recreation Center

VIRTUAL RECORDING LINK: NA

ATTENDEES & MEETING FORMAT

We visited the Boardman Pool & Recreation Center and Marina Day Use Park and informally engaged with staff and facility/park users. At the Recreation Center, discussions were held with seven staff members and 12 facility users, including basketball players, two Pendleton Swim Team coaches, three pool users, and two other community members. Additional conversations occurred with three families using Marina Park. Participants provided feedback on facility needs, park programming, and trail connectivity while also being encouraged to participate in the community survey.

Consultant Team & City/District Representative(s): Jessel Champoux (Shapiro Didway) and Noelia Ruiz (Bridging Languages)

DISCUSSION

Recreation Center Facility & Use

- Basketball players who use the gym after work mentioned that when youth basketball teams have practice, the court is closed to the public, limiting access.
- Basketball players mentioned the need for better hoops, as foam is coming off the current ones.
- Weight room users requested additional workout machines to expand capacity.
- Gym users noted a shortage of fitness equipment, including workout machines and weights, resulting in long wait times during peak hours.
- The gym space is not large enough to accommodate evening demand.
- Several people requested the addition of a sauna at the facility.
- Pool users suggested adding a diving area, making part of the pool deeper and adding more lanes.

Potential Use & Programming

- Interest in more family-friendly events and activities, including:
 - “Kids in the Park” events.
 - Scavenger hunts for children and families.
 - Concerts and movies in the park.
 - “Fantastic Kids” programming.
 - Fourth of July Festival with food trucks.

- Two Pendleton Swim Team coaches expressed interest in using the pool for competitions and suggested adding more lanes to accommodate events.

Trails & Pedestrian Connections Feedback

- More trails are needed for running, and surface type (soft or hard) was not a major concern for users.
- BMX and bike trails are not a high priority, but some participants like the idea of jumps and features for riders.

Marina Park Feedback

- Marina Park is a popular destination for families, with users enjoying the space with their children and dogs.
- Love the park for its natural setting and accessibility, making it a great spot for recreation.
- Walking trail along the river is appreciated, but tree roots have made the surface uneven, creating challenges for walkers and runners.
- Lighting along the trail is needed, both for safety and to create a scenic nighttime reflection off the water.
- Add a carousel

SUMMARY



Boardman Park Plan 2035

Focus Group Meeting - Riverside High School

DATE: January 29, 2025

TIME: 2:30 PM – 4:30 PM

LOCATION: Riverside High School Library & Lobby

VIRTUAL RECORDING LINK: NA

ATTENDEES & MEETING FORMAT

Library Session: 12 students participated in a 30-minute discussion, which included a brief introduction, followed by students gathering at two tables to review inspiration imagery, park system maps, and aerial views of existing parks. Students provided verbal and written feedback. See sign-in sheet for participating students.

Dismissal Engagement: Additional feedback was gathered from 12 students, one teacher, and Principal John Christy during student dismissal. Survey promotional were posted to the school information board located in the lobby.

Consultant Team & City/District Representative(s): Jessel Champoux (Shapiro Didway), Noelia Ruiz (Bridging Languages), Brandon Hammonds (City of Boardman), and George Shrimmer (Boardman Parks & Recreation District).

DISCUSSION

Current Park Use & General Feedback

- Better lighting is needed in parks.
- Parks need water fountains that work.
- Grass quality of sports fields should be improved—current fields have uneven surfaces, weeds, rocks and hard dirt.
- Goatheads, also referred to by students as "pockie weed" is a pervasive weed and a nuisance.
- Students dislike mosquitoes and bugs.
- More shade is needed, as many areas are exposed.
- Pavilions fill with leaves and get dirty and require more frequent maintenance.
- Better and more seating is needed, including picnic tables and benches.
- Play areas should have more play variety and more engaging equipment, such as disc swings and thematic play structures (e.g., students liked Funland's castle theme but noted it is now rundown).
- Need more play options for little kids.
- More swings should be added to parks.

- Better public restrooms are needed and should be well-maintained—students noted that restroom conditions are unpredictable.
- Interest in adding mural art, with public restrooms suggested as a potential location.
- More shelters needed, such as gazebo-style structures with roofs but no walls so debris is not collected.
- Misting stations would provide relief during hot weather.
- More trees needed throughout parks to increase shade and improve the landscape.
- Interest in adding a tennis court.

Potential Use & Programming

- Cross Country team does not have home meets due to a lack of long-distance trails—interest in 10-20 mile trails for running and biking.
- More youth programs and activities should be offered by Parks & Recreation.

Waterfront Park Feedback

Marina Park

- Pavement is uneven and needs resurfacing—tree roots have caused bumps and cracks.
- Walking trails should have picnic tables along them.
- Marina baseball fields need upgrades, as students said they "suck." Concerns included uneven areas, weeds, hard dirt.
- Volleyball and basketball courts need "to be fixed."
- Outdoor workout machines are not used and should be removed.
- More swings and better play equipment are needed.
- Interest in a dog park at Marina Park.
- Need better access to fishing areas.

Sailboard Beach

- Students like the quiet, natural setting and want it to remain that way.
- Paved access to the water would improve accessibility.

Marker 40

- Interest in adding a volleyball court.

Special Use Facilities

Sports Complex

- A multi-field sports complex is needed to allow for more teams to practice and play without waiting for school fields to be available.
- Grass on sports fields should be leveled for better playability.

Splash Pad

- Support for relocating to Marina Park as its current location is "in the middle of the road." The splash pad should be improved with relocation.
- A second splash pad is unnecessary, as one is sufficient.

OPI Fields

- Need cleanup and seating for spectators.

Skate Park

- Most students feel the skate park is not widely used and not a local youth hobby so relocating it is unnecessary.

Indoor Facilities

- Field House is currently used for police training and baseball.
- Interest in an indoor track.
- Indoor soccer is popular, though students currently play at the elementary school.

Trails & Pedestrian Connections

- Mile markers should be added to trails for better tracking of distances.
- Cross Country team does not have home meets due to a lack of long-distance trails—interest in 10-20 mile trails for running and biking.
- A safe pedestrian crossing is needed on the west side of town.

Student Engagement & Competitions

During the discussion, students were asked if they would be interested in participating in a competition. Three options were presented:

1. **Park Design Challenge** – Students would create their own park concepts, addressing themes such as sustainability, accessibility, or community engagement. They could apply these ideas to one or more parks in the city based on community needs.
2. **Art Competition** – Students would create original artworks celebrating cultural and community values. Winning pieces could be showcased in public spaces such as light pole banners, benches, trash bins, murals, event banners, or posters.
3. **Park Naming Competition** – Students would propose meaningful, creative names for new or existing city parks, incorporating local history, culture, environment, or community values.

Students expressed interest in participating in the Park Design Challenge and Park Naming Competition (options 1 and 3). For the park design competition, students felt that focusing on designing one park would be the best approach.

SUMMARY



Boardman Park Plan 2035

Focus Group Meeting – Sam Boardman Elementary

DATE: January 29, 2025

TIME: 11:15 AM – 1:00 PM

LOCATION: Sam Boardman Elementary School Teachers Lounge

VIRTUAL RECORDING LINK: NA

ATTENDEES & MEETING FORMAT

The meeting took place in the teachers' lounge during staff break times and lunch. Conversations were casual and informal, engaging teachers and staff while they ate and took breaks. The TSP planning team also attended and participated in discussions. Approximately 20 school staff members, including the principal, custodial staff, teachers, and educational assistants, provided input. Survey promotional flyers were posted to the school information board located in the lobby.

Consultant Team & City/District Representative(s): Jessel Champoux (Shapiro Didway), Noelia Ruiz (Bridging Languages), Brandon Hammonds (City of Boardman), (4) members of Transportation System Plan Consultant Team

DISCUSSION

General Feedback

Current Park Use & General Feedback

- Most participants frequent Marina Park and City Hall Park for recreation.
- Shade and weather protection are needed throughout Boardman.
- Existing play structures lack variety—children climb up, slide down, and lose interest. There is a desire for more engaging, creative, and educational play elements, like the new STEM-focused school playground that incorporates lifecycles (salmon, bee), sounds, and tactile features which is successful because it's tied into the curriculum.
- Parks need more trees, especially after the recent windstorm caused significant tree loss.
- Pavilions are frequently used for gatherings and parties.
- Sidewalk improvements are needed for safer pedestrian access to parks.

Potential Use & Programming

- Interest in student-led garbage cleanup activities as educational opportunities.
- A demonstration garden would provide hands-on learning and community engagement.
- The school takes walking field trips to the Library and City Hall Park—a splash pad at City Hall Park would be a valuable addition for field trips.

City Parks Feedback

City Park

- Needs a paved path.
- Needs shade during the hot summer months.
- Needs benches at soccer fields.
- Needs maintenance on a regular basis.
- Needs more trees.

City Hall Park

- A splash pad at City Hall Park would be within walking distance from the school and centrally located.

Waterfront Park Feedback

Marina Park

- Could benefit from an art/mural area to create a popular photo spot.
- Used for walking, walking dogs, biking, jogging, and basketball.
- Play structure needs upgrades to provide better play options.
- Maintenance issues—the park is often unclean, with dog feces being a recurring issue.
- Trail needs improvement and the current path is too short.
- Paths are narrow and uneven.
- The campground area is well-maintained, offers good shade, and attracts visitors.
- The disc golf course needs more grassy areas; sagebrush makes it difficult to find lost discs.
- Waterfront parks need more picnic tables and pavilions, as they are always in use.
- Some participants previously enjoyed Marker 40, but new residential development has made it less desirable.

Special Use Facilities Feedback

Dog Park

- The current two enclosures are not enough, as some dogs do not get along.
- Participants want multiple enclosed areas, such as open fields, agility spaces, and walking paths (like Salem's dog park).
- More benches and spectator seating are needed.

Indoor Facilities

- Some participants travel from Hermiston to use the Rec Center pool because it is less crowded than other options.

Trails & Pedestrian Connections

Crossing Interstate 84

- The only safe crossing is at Main Street. The underpass at the port is unsafe for pedestrians due to heavy semi-truck traffic.
- Olsen Road is a better location for an over/underpass compared to Laurel, which lacks traffic control and is not safe for pedestrians.
- There was a plan to convert the Laurel intersection into a roundabout, but concerns remain about pedestrian safety.

Biking & Trail Needs

- Biking in Boardman is challenging due to unsafe roads and goathead thorns, which frequently cause flat tires.
- Some participants do not use parks regularly because there are limited biking and walking options.
- The Marina trail is too short (only 6 miles down and back)—there is strong interest in longer trails (10-20 miles) for walking and biking.

Sidewalks & Pedestrian Connections

- Lighting and sidewalks needed at Anderson
- People like flashing light at Wilson & Tatone
- Sidewalks leading to parks are not safe or well-connected.

Follow up & Next Steps

- Parent-Teacher Conferences in late March/early April present a good opportunity for outreach, such as a project information table.
- Interest in student engagement, including a “Design Your Own Park” activity.
- Follow-up Contacts
 - Lisa Connell (3rd Grade Teacher) – lisa.connell@morrowsd.org (send activity packet).
 - Jami Carbray (Principal) – jami.carbray@morrowsd.org.

SUMMARY



Boardman Park Plan 2035

Focus Group Meeting - Boardman Foods

DATE: January 30, 2025

TIME: 11:00 AM – 12:00 PM

LOCATION: Boardman Foods

VIRTUAL RECORDING LINK: NA

ATTENDEES & MEETING FORMAT

A meeting was held at Boardman Foods, where seven staff members participated in discussions about the Boardman Park Plan 2035. Three staff members joined via teams, and four participated in person. The meeting included a tour of the facility and a discussion in the conference room. Concept imagery and the overall park plan showing existing parks were shared, followed by an open discussion about park improvements and community needs.

Consultant Team & City/District Representative(s): Jessel Champoux (Shapiro Didway), Noelia Ruiz (Bridging Languages)

DISCUSSION

General Feedback

- Parks should promote gathering spaces for family and community events.
- Parks should include outdoor exercise opportunities, such as walking trails and outdoor fitness.
- Shade and shelter are needed throughout parks for comfort and usability.
- Introduce more public art, such as murals and decorative elements. Suggestions included:
 - Incorporate decorative and interactive elements at the new splash pad park to make it more visually engaging and entertaining.
 - Add murals to community spaces, such as the car wash or library, featuring designs that youth can connect with and will remember.
- Park maintenance concerns:
 - Restroom cleanliness needs improvement—lack of maintenance and supplies make them uncomfortable to use.
 - Pavilions need better upkeep, including removal of spider webs and debris.

Playground & Recreation Enhancements

- Outdoor Obstacle Challenge & Fitness concept image was seen as an "amazing idea", with interest in bar climbs, climbing nets, and other outdoor fitness components. Suggestion to present ideas at a future meeting.
- Interest in rock climbing but with caution about injury risks for small children.
- Positive response to outdoor games like ping-pong.

- Suggested adding volleyball courts to additional parks.

City Parks Feedback

City Park

- Needs BBQ areas
- Suggested location for splash pad relocation.

City Hall Park

- Splash pad relocation here would be okay, but concerns exist over lack of shelter.

Special Use Facilities Feedback

Skatepark

- Underutilized in its current location.
- If moved, it would take up significant space, and the Marina might be a better location than city parks.

Splash Pad

- Current location is important due to visibility to travelers.
- Suggested relocation options:
 - City Park
 - Marina Park
 - City Hall Park (though lack of shelter is a concern).
 - If moved, promotion via social media should be used to inform travelers and residents.
 - It is important to locate near other park amenities.

Dog Park

- Too hidden in its current location and lacks visibility.
- Suggested relocating the dog park to:
 - Near the Marina
 - Near new apartments
 - Closer to city center
 - Near the highway
 - When selecting location, first confirm who the primary user is and what their needs are (travelers vs. locals).

Waterfront Parks Feedback

Sailboard Beach

- Considered a great viewpoint and an alternative location when other areas are crowded.
- Need tables, benches, BBQ area
- Consider adding a restroom
- Liked the concept of improved water access with boulders along the shoreline and shallow water for children to play.

- Suggested adding a simple shelter with a bench for people exiting the water to rest and place their belongings without putting them on the sand.
- Boating activity is high in this area.

Marina Park

- Participants like to use the frisbee course, gazebo and occasional benches
- The sand volleyball court needs maintenance.
- Riverfront trail is well liked.
- The park needs more benches.
- The park needs more covered shelter.

Indoor Recreational Facilities Feedback

Indoor Recreational Needed/Desires

- Residents enjoy playing soccer during the summer but don't do anything during the winter, having indoor soccer fields would be nice.
- Need opportunity for indoor soccer and multi-use spaces, such as wall tennis or other flexible activities.
- Add an arcade facility near schools so kids have a place to go and hang out with each other.
- An indoor facility would help build community by drawing people together and keeping youth out of trouble.

Rec Center Gym

- The gym is always crowded, and the space is not large enough to accommodate demand.
- Not enough exercise equipment or weights—requests for more stair masters.
- Expansion of the facility is needed.
- Gym space is shared between volleyball and basketball, which creates discomfort and scheduling challenges.

Field House

- Could this be used for multiple sports year-round?
- Could a gym component be added?
- Could this be used for indoor soccer?

Trails & Pedestrian Connections Feedback

- Marina Park trail is well liked.
- Residents must drive to waterfront parks and would like a walking option.
- More walking trails are needed, especially ones that provide a nature-focused experience.

Follow up & Next Steps

- NA

SUMMARY



Boardman Park Plan 2035

Focus Group Meeting - Childcare

DATE: January 30, 2025

TIME: 7:30 AM – 8:30 AM

LOCATION: Families First Childcare Center & Umatilla-Morrow Head Start (UMCHS)

VIRTUAL RECORDING LINK: NA

ATTENDEES & MEETING FORMAT

This tabling event took place at Families First Childcare Center and Umatilla-Morrow Head Start (UMCHS) during morning drop-off hours to engage with parents as they dropped off their children before work. The event provided an opportunity to gather informal feedback from four parents while promoting the community survey to additional attendees. Staff members, including directors from both childcare facilities, also participated in discussions.

A static display featuring concept imagery of parks, an overall Park System map, and bilingual (Spanish and English) flyers promoting the Community Survey was set up and left at each daycare center for continued outreach.

Consultant Team & City/District Representative(s): Jessel Champoux (Shapiro Didway) and Noelia Ruiz (Bridging Languages)

DISCUSSION

General Feedback

- Sage Center – Noted as an important community asset.
- Parking Needed – Families with small children will rotate between different parks to maintain variety, so adequate parking is necessary.
- Planning for a new library (Oregon Trail Blvd. Street Continuation) is underway. Contact Kathy Street.

Playground & Recreation Enhancements

- Interest in nature-based play areas.
- More play opportunities for little ones. Lil Tots playground is the only one.
- If north of Main Street is developed with housing, a playground is needed to serve families in the area.
- Limited play opportunities for kids aged 9 and up—a bike skills park, improved skate park, sand volleyball courts, mini golf, and a free-access rock climbing wall (not requiring Rec Center admission) were ideas that could help fill this gap.

Potential Use & Programming

Expanded Youth Programming

- More activities for school-age to older children, especially during breaks and summer.
- Friday programming at the Rec Center (since school runs Monday–Thursday), like Kidscape, which provided crafts, snacks, and activities.
- Some activities like Kidscape is cost-prohibitive for some families; consider a sliding scale or scholarship program for program accessibility.

City Parks Feedback

City Hall Park

- Parents expressed safety concerns due to adults lingering in the children’s area.
- Little Tots playground needs to be fenced to keep children out of road at grocery store; some kids are runners.
- Lil Tots playground is the only play for little ones; it needs a bucket swing.

City Park

- Play area needs to get revamped.
- South of Main Street this is the only developed park with old fashion swings;
- T-ball diamond is used for younger youth.

River Ridge Estates

- Some prefer using the open grassy field for dogs over the existing dog park.

Zuzu Park

- Add nature play, a skills park, a baseball field, and sand volleyball.

Hillview Park

- Pump track and bike skills park suggested.

Trails & Pedestrian Connections Feedback

- More trails are needed – Runners and walkers would like additional options.

Special Use Facilities

Dog Park

- Users love the agility course but wish it were available on both sides of the fenced area since not all dogs are friendly.

Skatepark

- Considered too hidden, with a suggestion to relocate it to the west end of the Park Blocks.

Splash Pad Relocation Considerations

- Used to have produce stand at the Skatepark area (Jim Young)

- Existing splash pad location is valued as a quiet, safe stop-off area for families traveling on the freeway. If the surrounding area is developed with housing, the location remains logical.
- Support for relocating the splash pad to City Hall Park.
- Alternative locations suggested:
 - Front of the Rec Center at the corner of Olson & Columbia
 - Marina Park near the water (similar to the Tri-Cities splash pad in Hermiston).

Waterfront Parks Feedback

Marker 40

- Mentioned as a valued recreation space.

Marina Park

- Frequently used and appreciated for its trail and play structure.
- Interest in kayaking and paddleboarding, with free equipment rentals available for public use.

Indoor Facilities & Recreation Center Feedback

Indoor Play Options Needed

- Trampoline park with party room and dramatic play area (to keep kids entertained if finished with the trampoline area) suggested.

Rec Center Gym

- Always busy, requiring long wait times unless you visit at 4:30 AM.
- The space is too small for demand.

Field House

- Considered underutilized and should be shared more with the public.
- Currently used for police training and managed by the City & Chamber of Commerce.
- Suggested District management for broader community access.

Follow up & Next Steps

- **Families First Childcare Center:** Email flyer to Angie Hasbell at ahasbell@umchs.org to share with their network and drop off 45 half-page flyers (English front, Spanish back) for distribution to parents.
- **Umatilla-Morrow Head Start (UMCHS):** Email flyer to Brenda to share with their network and drop off 45 half-page flyers (English front, Spanish back) for distribution to parents.

SUMMARY



Boardman Park Plan 2035

Focus Group Meeting – Senior Citizen Center

DATE: January 30, 2025

TIME: 12:00 PM – 1:00 PM

LOCATION: Boardman Senior Citizen Center

VIRTUAL RECORDING LINK: NA

ATTENDEES & MEETING FORMAT

A meeting was held at the Boardman Senior Center during lunch hour, engaging seven people. The meeting began with a brief presentation on the Boardman Park Plan 2035, followed by informal discussions to gather feedback on the existing park and recreational system and needs specific to seniors and the Senior Center.

A map exhibit of the overall park system and concept imagery were displayed on a table for participants to review and provide input.

Consultant Team & City/District Representative(s): Jessel Champoux (Shapiro Didway), Noelia Ruiz (Bridging Languages), and George Shrimmer (Boardman Parks & Recreation District).

DISCUSSION

General Feedback

Playground & Recreation Enhancements

- More play opportunities are needed for younger children.
- Strong support for improving baseball diamonds, with a preference for grass fields over turf due to concerns about windblown dust and maintenance challenges.
- Participants felt better-maintained ball fields were achievable, referencing the high school's successful upkeep of grass fields, but noted that similar efforts are not being made elsewhere.
- Like miniature golf but feel the Marina was an odd location for it.
- "Bikes in Boardman are not a form of transportation; they are a form of recreation."

City Parks Feedback

City Hall Park

- Play area is extremely hot in the sun and needs shade improvements.

Park Blocks (BPA Park Blocks)

- Enthusiastic about potential connection between the Senior Center and Park Blocks; seen as an opportunity to attract people to the center for lunch or as a rentable community space.
- Suggested adding restrooms, a dog park, and relocated splash pad; would help draw people to the south side of town.
- Like the idea of a walking path, though some feel there are already plenty of places to walk in Boardman.

Hillview Park

- Support for a sports complex, particularly decent baseball diamonds.

Neighborhood Parks

- Need swings, slides, and play equipment.

Wayside Parks

- Do not need restrooms, as food carts, City Hall, and City Hall Park already provide public restrooms.

Special Use Facilities Feedback

Skate Park

- Rarely see it used.
- Originally designed as a beginner-friendly skate park, with the potential for layout changes but layout changes have not been happening. Referenced Irrigon's skate park as being more technical.
- Occasionally used by young adults, but does not seem to be a current trend for young people in Boardman (specifically ages 10-13).

Splash Pad

- Participants frequently see it running but rarely see people using it.
- Some were against relocating it, as it draws travelers from the highway.
- Would support a relocation if the intent is to build a splash pad specifically for Boardman youth.

Dog Park

- Suggested relocation of the dog park to the east side of Main Street.

Indoor Recreational Facilities Feedback

Indoor Recreational Needed/Desires

- Indoor sports complex needed

Boardman Recreation Center

- Rock wall takes up too much space and could be relocated to another indoor facility.
- Rock wall is used by a club every two weeks.
- Gym & Fitness Access
 - o Too many people using the gym, making access to equipment difficult.
 - o Need extended hours, especially early morning and late evening (until 9:30/10 PM, but minimally after 5 PM).
 - o Most people cannot attend midday activities.
- Interest shown in senior programs such as water aerobics, Golden Sneakers, and yoga.
- Hot tub addition suggested near the chemical storage area.

Senior Center-Specific Feedback

- Vacant greenspace in front of the Senior Center

- Seniors do not support using this space for splash pad or park purposes mentioned by participants in other outreach events.
 - Preferred use: Developing assisted living units/cottage clusters (8-unit proposal).
- Suggested adding outdoor enhancements such as a gazebo with flowers and benches so people can sit outside and eat lunch.

Community & Infrastructure Feedback

- Move the ballot drop box closer to City Hall and the Police Station for better access.
- Requested posting signage to explain the reservation process.

Follow up & Next Steps

- Provide paper copies of community survey; QR codes are not user-friendly for most seniors.

SUMMARY



Boardman Park Plan 2035

Focus Group Discussion - Boardman Community Development Association (BCDA)

DATE: February 13, 2025

TIME: 7:30 AM – 9:00 AM

LOCATION: Virtual via ZOOM and in person POM Riverfront Center

VIRTUAL RECORDING LINK: NA

MEETING OVERVIEW

The Boardman Community Development Association (BCDA) hosts a monthly meeting on the second Thursday of each month from 7:30 to 9:00 a.m. at the POM Riverfront Center, Wells Springs Room, with a virtual option available. The meeting follows a roundtable format, allowing each participant to provide updates from their respective organizations.

As part of the meeting, a 10-minute presentation was given on the Boardman Park Master Plan 2035 and the ongoing community survey. The discussion emphasized the importance of gathering public input to shape future park and recreation improvements (indoor and outdoor) and encouraged participants to help spread awareness about the survey.

Presentation Highlights: The Role of Internal Advocacy

The Boardman Park Master Plan 2035 is a 10-year vision for improving indoor and outdoor recreational facilities in Boardman. This planning effort, conducted on behalf of the Boardman Park & Recreation District and the City of Boardman, aims to identify community needs and guide future capital improvement projects.

BCDA members were encouraged to advocate within their own organizations to help distribute the survey and ensure broad community participation. Given the influential roles of BCDA members, their efforts to share the survey through staff communications, newsletters, or direct outreach would help capture diverse perspectives.

Additionally, it was noted that follow-up discussions would be scheduled with key individuals in the room for more focused conversations about the Park Master Plan, allowing for deeper engagement on specific needs and priorities.

Participants & Updates

The meeting included representatives from various community organizations, including:

- Riverside High School
- Morrow County School District
- Morrow County
- POM Workforce Development

- Port of Morrow
- Boardman Police Department
- Boardman Fire Department
- City of Boardman
- BMCC Workforce Training Center
- BMCC Foundation
- Boardman Park and Rec District
- UEC
- Morrow County Broadband Network Consortium
- Child Care – Families First Child Care
- Boardman Food Pantry
- Oregon Trail Library District
- Real Estate
- Health Care

Participants had the opportunity to provide community updates and share information relevant to their sectors.

Follow-Up Actions

1. Coordinate email follow-up with attendees with Torrie Griggs, the Chief Executive Officer for both the Boardman Community Development Association (BCDA) and the Boardman Chamber of Commerce. She will send out an email to members and add me into the City membership as a representative so that I can be updated on these emails and other important information happening around the community as we work through the Park Master Plan process.
2. Schedule additional one-on-one follow-ups with individuals from the meeting like the Boardman Police Department and the Boardman Fire Department to gather more detailed input on park needs and priorities.
3. Review findings relevant to the Park Master Plan from BCDA Community Survey shared with the public February 12, 2025.

SUMMARY



Boardman Park Plan 2035

Focus Group Meeting - Boardman Public Library

DATE: April 15, 2025

TIME: 2:00 – 2:45 PM

LOCATION: Boardman Public Library

VIRTUAL RECORDING LINK: NA

ATTENDEES & MEETING FORMAT

A meeting was held at Boardman Public Library and was attended by Kathy Street, Library Director. This meeting was held to coordinate planning efforts between the Boardman Park Plan 2035 and the Boardman Public Library's current facility planning and programming initiatives. Discussion focused on shared priorities for park space, potential collaborations such as a story walk installation, and facility observations based on library-led programming. Ideas for shade, pavilion upgrades, dog amenities and concerns, and coordination around signage and programming were discussed.

Consultant Team & City/District Representative(s): Jessel Champoux (Shapiro Didway)

DISCUSSION

Library Facility Planning

- The library is working with Hacker Architects on a Master Facilities Plan for all three library branches.
- The new Boardman library will be located between the existing back of the library and the BPA easement, with an estimated size of 7,000 to 7,500 square feet.
- The project has a 5–7 year timeline.
- The library operates as a special district with its own tax base—separate from the City or County.

Potential Park Partnership: Story Walk

- The library is interested in installing a permanent story walk in the BPA Park Blocks or alternatively City Park
- Alternative Locations Discussed:
 - Marina Park: Not ideal due to high levels of goose and dog waste.
 - City Hall Park: Too small for a full installation (past temporary install no longer maintained).
 - City Park: Considered a good option due to space availability.
- Proposed installation: Barking Dogs exhibits with single metal posts and angled displays.
- Minimum of 20 displays required to complete a story.

- The library is willing to pay for the story walk components but will need City support for installation.

City Park Feedback and Event Use

- The library frequently uses City Park for events including:
 - End-of-summer reading parties
 - Teen nights (e.g., tie-dye, water balloons)
 - Performances and activity stations
- Events typically use the existing pavilion, plus setup of tables, tents, and mister stations.
- Pavilion feedback:
 - Considered inadequate for event needs.
 - Would benefit from being larger, with upgraded electrical access and a more functional water spigot.

Shade & Climate Considerations at City Park

- Limited seasonal usability due to extreme heat or cold and lack of shade.
- Noted loss of large trees in a recent “sideways hurricane” event.
- Strong interest in adding a shade sail over the play area.
 - Mentioned preference for a triangle-style shade structure.
 - Showed a photo of shade canopy installed at nearby Kenniwick, the Southridge Sports & Event Complex, as a reference for design and coverage.

Existing Splash Pad Concerns & Recommendations

Discussion included concerns about the existing splash pad, as well as considerations for a future splash pad at City Park.

Current Issues at the Existing Splash Pad:

- Repeated observations of dogs on the splash pad, posing a safety concern for small children.
- Current setup appears to lack adequate drainage. The grass perimeter stays wet and muddy, leading to children throwing mud onto the pad.

Future Considerations for City Park Splash Pad:

- Incorporate effective drainage solutions to prevent standing water and muddy areas.
- Include signage and design features that discourage pet access from the start.

Dog Park Comments

- Some concern expressed over locating the dog park in the BPA blocks if it will be close to the new library location
- Has heard negative feedback from community members and travelers:
 - "Lovely dog park that nobody takes care of"
 - Ongoing issues with dog waste not being picked up by owners.

Interpretive Signage

- Mentioned Heritage Trail interpretive signage located in front of the library and at Wilson.
- Suggested confirming with Stephanie at City Hall whether signage updates will be part of the Main Street project this summer.

Next Steps

- Kathy will follow up by sending a list of existing library programs that could be supported or enhanced through park facilities and partnerships.

SUMMARY



Boardman Park Plan 2035

Focus Group Meeting - Fire & Safety

DATE: April 15, 2025

TIME: 1:00 PM - 2:00 PM

LOCATION: City Hall

VIRTUAL RECORDING LINK: NA

ATTENDEES & MEETING FORMAT

The meeting was a collaborative effort between the Parks Master Plan and Comprehensive Plan consultant teams and City representatives. We met at City Hall with fire and safety officials to discuss key questions related to parks, public spaces, and other areas relevant to ongoing planning projects. The conversation focused on identifying current safety concerns, emergency access challenges, hazard mitigation strategies, and future planning considerations to better support public safety and community resilience.

Attendees: Marty Broadbent (Fire Marshall), Jeremy Gierke (Captain, Boardman Fire Rescue District), Loren Dieter (Captain, Boardman Police Department), Erik Patton (Civil-Records Clerk, Morrow County Sheriff's Office)

Consultant Team & City/District Representative(s): Jessel Champoux (Shapiro Didway), Carla McLane (Planning Official, City of Boardman), Angélica Martínez (Cascadia Partners)

*Questions posed are shown in **bold** font with bulleted responses to follow.*

1. General Safety & Crime

What are the most common safety or security concerns you've encountered in the city's parks—for example, recurring issues with vandalism, crime, or after-hours activity? Are there particular parks or areas where these concerns are more frequent?

- Graffiti is a recurring but relatively infrequent issue. Primarily seen non-staffed parks, on the gazebos and other structures.
- Conflicts and fights occasionally occur during large events, typically arguments between two people.
- EMS is the most common response.
- Marina - biggest hazard, one fire hydrant and water supply is not adequate, no hydrants in the RV park area, streets are narrow, driveway narrow, turning radii tight. Too much traffic on 4th of July; North end of park (Army Corps land) has history of fires from unattended campfires.
- Marina has staff there, so no graffiti issues there, while other parks don't have full-time staff. Zuzu Park: End of the street, dark; needs lighting, it's too dark at night to monitor; possible Improvements: lighting, security cameras activated by motion, signage

- Park Signage: adding hours of operation would be helpful. If it's not posted, you can't enforce it.
- City Park: several ways to get in, so hard to sign
- Park Naming, Signage & Addresses: A need was identified for providing addresses for all parks. Proper signage with park names are also very helpful. Addresses are most critical; they don't need to be posted but each park should have an address to help emergency services locate.
- Are there design or programming ideas—such as community watch signs, safety education events, or increased visibility from streets—that you'd recommend to make parks feel more welcoming and secure?
- What is the most common safety or security concerns you've encountered in Boardman's industrial/commercial area?
- Safety concerns - traffic, speed is an issue on streets in port industrial areas.
- The port has installed electronic speed signs that serve to assist in self-patrol.

2. Access & Emergency Response

Over the past five years, what natural disasters or hazards have most frequently impacted the Boardman community? earthquakes? heat waves? flooding? Other?

- Windstorms, including several in recent years, proved destructive. Blocked roadways, downed power lines. They can occur in the summer and winter.
- Mitigation: Regular tree trimming;
- Large, unmanaged windbreaks can become hazards during windstorms. Concerns with Zuzu Park as the trees are large.
- Heat, fire: Heat exhaustion calls every summer. The homeless population is susceptible to this. No shelters in Boardman. Same for winter.
- People ask for areas for shade and cooling.

How well do current park layouts support your ability to monitor activity and respond to incidents? Are there barriers—such as dense vegetation, limited lighting, or fenced-off areas—that make this harder?

- Marina - dense vegetation on the east and west sides. People like to use the old road go to play and fish there. No way to get out of it if there is an emergency. Access is steep, no actual vehicular access.
- Marina-RV Park – between Park and Marina many people like to go off the walkway to fish and often park their jet skis, several foot paths to water. This area needs brush cleanup.
- City Hall Park – existing cable is an obstacle, though can still get around it.

Have you experienced challenges accessing parks during emergencies, such as tight gates, narrow paths, or lack of vehicle access points?

- Splash Pad: Fencing improves safety but now encloses a fire hydrant; future fencing projects should ensure critical access points remain accessible

What improvements—such as lighting, emergency call boxes, clear sightlines, or security cameras—would help increase safety and support emergency response?

- Lighting, motion activated cameras, park signage for rule enforcement, park addresses

Could any parks serve a role in broader emergency planning, such as staging areas or evacuation points?

- Soccer fields used to be helipad. Eventually the helipad will be at the fire station.
- Community evacuation point: Not really other than schools.
- Alternative emergency landing would be helpful at the Marina. Suggest future training exercise to test feasibility.
- Coast Guard typically launches out of Marina in Quesnal Park / AKA three Mile Park.

Do public facilities have emergency preparedness plans in place to support the community in case of a disaster?

None

Are there programs to educate low-income residents, immigrants, non-English speakers, and other vulnerable populations about hazard preparedness?

- No. CPR classes is the only class in Spanish

3. Context-Specific Considerations

Are there safety concerns related to waterfront areas in parks—such as drowning risks, slippery access points, or lack of rescue equipment? What measures would help improve safety around these areas (e.g., signage, barriers, life rings, patrol presence)?

- Marina & Marker 40: Lots of drinking there. No major incidents so far, but there's risk with boats, jet skis, drinking and crowding, especially during busy events
- Past equipment (life rings, rescue ropes) at Marker 40 and Marina should be assessed and reinstalled if missing.

Are there any safety concerns or access issues the City should consider when developing the Park Blocks as a linear park system with trails—such as visibility or emergency response access?

- The city has purchased property on both sides of Main Street to begin the conversion into a park blocks system. It will align along Oregon Trail Boulevard. Accessibility was identified with a request to make sure walking trails are wide enough for a brush truck or ambulance (10 feet wide); consideration should be given to fixture and furnishing placement. for example, at the Marina, they can drive the walkway, but with fixtures like benches it's tight and restrictive
- Access should be provided at each street crossing
- Parking areas with gates so EMS or police can access the park blocks.

- If using bridges that don't allow vehicles, emergency vehicle access at minimum on both sides.
- Parking lots must have gates and accessible trails (either paved or reinforced turf routes) connecting directly to trails, not just through grass.
- Safety zones (non-combustible areas for shelter-in-place during fire) incorporated into trail design.
- Fire hydrants and fire mitigation zones (cleared vegetation) included.
- Vegetation management to reduce fuel potential keep grass and brush down by managing vegetation; examples from Marine Drive disc golf course thinning project could serve as a model.
- Opportunity to provide interpretation

4. Fire Safety

Are there areas within parks that present fire hazards—for example, unmanaged brush, illegal campfires, or dry vegetation near structures? How might these be reduced through design or maintenance? And is access to water sources or fire hydrants near these parks adequate for suppression if needed?

Specific Areas of Concern:

- Dense brush and unmanaged vegetation along Army Corps lands adjacent to Marina.
- Perimeters - south side of old road backing up to tribal lands
- East End of Marina between camp and Silver Beach
- Areas between railroad and Marine Drive, people park here and frequently ignite during dry conditions.
- East side of Zuzu Park has limited access and no turnaround options for emergency vehicles.
- Fish and wildlife – put in fire bridge – pursue conversation about lands at Roadway Inn to west end of town on Southwest Wayside Park.
- Coordination needed with Fish & Wildlife for managing access/firebreak near Southwest Wayside Park and West End Road areas.

New Developments:

- Chaparral Subdivision: BPA easement will serve as dedicated parkland
- Hillview Park (acquired from County 30 years ago): minor nuisances; future development must consider fire access.
- BPA Blocks: Informal dirt bike use to wildlife refuge presents liability; paved trail access could increase use and should be carefully evaluated.

Questions we didn't ask we should have asked?

None.

Follow-ups

Marty to follow up with more information on safety zones (see attached email)

Attachments

- Email Response from Marty Broadbent
- Agenda

From: [Marty Broadbent](#)
To: [Jessel Champoux](#)
Subject: Safety Zones
Date: Monday, April 21, 2025 8:56:21 AM

Good Morning Jessel,

The definition of a safety zone is 2 ½ times the size of the nearest fuel. Meaning if you have fuel loading that is 4' tall you would need a clear space of 10' X10'. So with that said Boardman Fire is requesting a drivable walking path of 10' drivable walking path, no sagebrush within 20' of walking path (both sides) and mowed vegetation from edge of path and 20' This will create the safety zone for the entire path. Please reach out if you have further questions.

Marty Broadbent
Fire Marshal
Boardman Fire Rescue District

SUMMARY



Boardman Park Plan 2035

Focus Group Meeting -Tuscany & River Ridge Neighborhood Meeting

DATE: April 15, 2025

TIME: 3:00 PM - 4:00 PM

LOCATION: River Ridge Park (River Ridge & Goldfinch)

VIRTUAL RECORDING LINK: NA

ATTENDEES & MEETING FORMAT

This on-site meeting was held with residents from the River Ridge and Tuscany subdivisions to discuss current park conditions, desired amenities, and community preferences for future improvements. While Tuscany Park is currently maintained by an HOA and is not a City asset, some discussion took place regarding its future and the potential for transfer to the City. The primary focus was on the two existing River Ridge parks, which are currently open irrigated greenspaces with no developed amenities, and plans for future park expansion as River Ridge grows.

Attendees: 11 adults and 4 children from the River Ridge and Tuscany neighborhoods.

Consultant Team & City/District Representative(s): Jessel Champoux (Shapiro Didway), Carla McLane Planning Official (City of Boardman), Norma Ayala (City of Boardman)

DISCUSSION

Tuscany Park Discussion (HOA-Owned, Not a City Asset)

Although Tuscany Park is not part of the City system, residents shared insights into current use and needs, especially as discussions about dissolving the HOA continue.

- Used for community gatherings;
- Needs include:
 - Additional picnic table
 - Shade (shade structure suggested at a minimum to provide temporary shade until trees mature).
 - A dog waste station with bags
 - Trash receptacle
 - Basketball court requested, as HOA rules prohibit hoops in driveways.
- No play structure is needed due to proximity to the school.
- Concern over parking on Rome Street.
- A basketball hoop was mentioned for Sage Road's dead end ("road to nowhere").
- No plans to connect River Ridge to Tuscany; though a 30' easement exists on Tuscany's south side, River Ridge's layout prevents street connectivity.
- Safe routes to school remain a city planning focus.

River Ridge Subdivision Parks

The River Ridge subdivision currently includes two small undeveloped parks, located within a block of each other. Both sites are open irrigated greenspaces with no existing amenities. Street frontage is developed with curb and sidewalk. As the neighborhood continues to grow, plans are in place to add either two additional smaller parks or one larger park to serve future phases of development.

During the meeting, residents provided input on desired improvements for the existing parks and offered feedback on preferences for the new park(s).

General Priorities

- Essential amenities: play structure, benches, shade, picnic tables, sidewalks, pet waste stations, and drinking fountains with dog bowls.
- Separate toddler and older kid play areas at the same site were preferred, since most families have children across age groups and need consolidated play options. Funland Park in Hermiston was referenced as a positive example.
- Preference for fencing along busy frontages (especially River Ridge/Goldfinch?), which will eventually become a high-traffic through-street.
- Other requests included:
 - Book nook
 - BBQ areas to support gatherings
 - Outdoor movie space, possibly using rentable equipment and blow-up screens from the City.
 - Shaded seating areas
 - Pet-friendly drinking fountains.

River Ridge Park #1 (River Ridge & Goldfinch Lane)

- Include two play structures—one for toddlers, one for older children.
- Basketball Court
- Other features discussed:
 - Skate park (half size of Irrigon) or skate-friendly features (preferred), not a full skate park, possibly a toddler loop or balance bike track around the park.
 - Mention of Spokane's "Ribbon" (Numerica Skate Ribbon), located in Spokane's Riverfront Park, as an inspiring multi-use court concept that accommodates ice skating in the winter and roller skating and other activities in warmer months.



River Ridge Park #2

- To remain primarily open green space.
- Add basic site furnishings: shaded picnic table, benches, pet waste station, and drinking fountain (with dog bowl).
- Sand volleyball court considered; concerns about maintenance and goathead weeds noted.
- Small dog park idea raised, though a new dog park will be located nearby in the BPA park blocks, close enough to drive.

Future Parks in River Ridge Expansion Area

- Discussed plans for two small future parks as the subdivision expands; alternatively, the City could work with the developer to create one larger park.
- Residents preferred one larger park rather than two small ones in close proximity, as with the current parks.
- Preferences for a larger park included:
 - Passive park character: organic pathways, open space, water feature.
 - Restroom facility, with some suggestion of access control (key/code) for local residents.
 - Amenities to support family gatherings and longer visits (shelter, BBQs, and restrooms)
 - Recognition that a restroom could shift the park to serve a broader community park role.



B.1

APPENDIX B: SUPPORTING DOCUMENTS AND RECORDS

1. Relationship to Other Plans
2. Sunset Park Deed Restrictions
3. Engineering Letter for Splash Pad Relocation
4. City Resolution Naming Parks
5. Columbia River Heritage Trail Review Letter

B.1 RELATIONSHIP TO OTHER PLANS

City & District Plans & Initiatives

Boardman Park and Recreation District Parks Master Plan (2012–2022)

Adopted in 2012, this ten-year plan guided development and improvements for the Boardman Park and Recreation District. It aimed to enhance quality of life, expand recreational access, and align capital investments with community needs. Key accomplishments included the Boardman Pool and Recreation Center and select upgrades at Marina Park. However, many priorities remain unmet—such as consistent signage, lighting, updated play equipment, additional shelters, signature style for site furnishings and expanded campground and trail access. The plan emphasized adaptability and coordination, themes still relevant today.

INFLUENCE ON THIS PLAN

- Provides a baseline for identifying unmet needs and tracking accomplishments.
- Includes system-wide and site-specific recommendations still relevant today.
- Highlights recurring issues such as wind-resilient shelters and standardized signage.
- Reinforces the need for more coordinated planning between the District and City.

City of Boardman Comprehensive Plan – Goal 8: Recreational Needs (1991)

Goal 8 provides the City’s original policy foundation for parks and recreation, emphasizing neighborhood-scale parks, bike and pedestrian connectivity, and the Columbia River as a key recreational asset. Policies such as mandatory parkland dedication and open space preservation remain conceptually relevant. However, the plan has not been updated since 1991 and no longer reflects current growth patterns, infrastructure needs, or community diversity. As a result, recent park dedications often fall short of meeting modern standards for amenities, size, and accessibility.

The City is currently undertaking a major update to its Comprehensive Plan and Development Code, including a full revision of Goal 8. This active effort will modernize policy guidance to reflect today’s population growth, equity priorities, and infrastructure demands. It offers a timely opportunity to strengthen alignment between parkland dedication standards, zoning policy, and long-range development trends.

INFLUENCE ON THIS PLAN

- Reinforces the importance of accessible, neighborhood-oriented parks.
- Emphasize bike and pedestrian connectivity as part of the park system.
- Highlights the need to modernize parkland dedication standards to ensure public ownership, require basic amenities at the time of dedication, and establish clear criteria for size, access, and usability.
- Establishes the Columbia River as a long-standing recreational focus.
- Aligns with opportunities to integrate updated zoning and parkland policy through the City’s active plan update.

Boardman Transportation System Plan (TSP) Update (Ongoing as of 2025)

The City of Boardman is currently undertaking a major update to its Transportation System Plan (TSP) to address multimodal transportation needs in light of projected growth, land use changes, and regional development pressures. While the TSP is primarily focused on roadway infrastructure and long-range transportation planning, the update carries significant implications for parks and recreation planning. The TSP identifies priority corridors for pedestrian and bicycle access, safe routes to schools, and regional trail connectivity—all of which align with

community feedback gathered for the Parks and Recreation Master Plan. Coordinating these two plans will help ensure that future transportation investments support shared-use paths, improved crossings, and park-to-park connections—enhancing overall access to parks and recreational opportunities.

INFLUENCE ON THIS PLAN

- Reinforces the importance of multimodal connectivity between parks, neighborhoods, schools, and civic destinations.
- Informs future investments in safe crossings, sidewalks, trails, and on-street bike infrastructure.
- Aligns park planning with corridor-level improvements identified in the TSP.
- Supports interdepartmental collaboration to ensure recreational access is prioritized in long-range transportation planning.

City of Boardman Housing Advisory Committee

The Housing Advisory Committee was born out of work done in 2024 to focus attention, resources, and partnerships on addressing Boardman’s housing affordability and availability crisis. Boardman is Oregon’s fastest growing city, but housing supply has not kept up, leading to ever increasing housing costs for Boardman’s workforce. Major employers are having challenges filling jobs; commutes are increasing as Boardman-based employees live further and further away; and the economy and vital services are impacted due to employees not being able to afford or find the types of housing they want.

In response, the City of Boardman has launched a revolving investment fund to support building the type of housing needed to support economic growth and vitality. The Housing Advisory Committee will set goals and parameters for the fund, review investment opportunities, and make investment recommendations. Potential uses of funds could be project financing, supporting housing innovations, or supporting planning activities.

INFLUENCE ON THIS PLAN

- Supports park planning and land dedication strategies in tandem with projected residential growth and development.

Boardman Housing Capacity Analysis

The City of Boardman is working on an update to its Comprehensive Plan and Development Code and to support Goal 10 Housing is completing a Housing Capacity Analysis, previously referred to as a Housing Needs Analysis. This work will inform an update to Goal 10 Housing, changes to the Residential provisions within the Boardman Development Code, and set the stage for potential changes to the Boardman Urban Growth Boundary, or UGB.

This HCA will help the city determine if they have enough land to meet projected housing needs for the next two decades. If there is a shortfall in housing capacity, they must either amend their urban growth boundary (UGB), allow more housing development within the existing UGB, or combine both approaches.

It is anticipated that this work will be underway by the end of 2025 with one of the first tasks to appoint a Public Advisory Committee (PAC).

INFLUENCE ON THIS PLAN

- Supports coordinated park planning and land dedication strategies in tandem with projected residential growth and development.
- Emphasizes the importance of integrated planning to create livable, amenity-rich neighborhoods that support equity, housing access, and workforce retention.
- Anticipates potential Urban Growth Boundary (UGB) expansion and the need to proactively plan for parks and trails in future growth areas.

Boardman Economic Opportunities Analysis – Draft Report (July 2025)

The 2025 EOA serves as the City of Boardman’s most recent economic framework, evaluating land supply, employment trends, and future development potential through the 2045 planning horizon. It responds to statewide planning mandates (Goal 9: Economic Development) and provides data-driven guidance for employment zoning, infrastructure investment, and economic diversification.

The EOA identifies key sectors driving local employment, including warehousing, transportation, food processing, and large-scale data center development. A notable emphasis is placed on the transformative economic influence of the Port of Morrow, which accounts for the majority of industrial land demand and supports both permanent and rotating workforce needs. The report also anticipates continued pressure on land supply due to data center expansion and the need to accommodate a growing industrial labor force.

Key assumptions include a baseline of over 3,400 current jobs within the Urban Growth Boundary (UGB) and significant near-term increases tied to infrastructure-ready parcels and regional market demand. The EOA evaluates land needs by zone type, vacancy status, and development readiness—ultimately projecting the need for targeted UGB expansion and industrial land protection.

INFLUENCE ON THIS PLAN

- Validates the need for a weighted weekday service population model based on job and commuting forecasts.
- Reinforces the role of employment centers as key drivers of park and trail demand.
- Highlights the significance of non-resident workers and the temporary construction workforce.
- Supports planning for future growth near data center sites, lodging nodes, and industrial campuses.
- Underscores the need for inter-agency coordination between the City, Port, and Park District to address shared land use and livability goals.

Community & Economic Development Studies

Boardman Hospitality and Tourism Needs Assessment (2023)

Commissioned by the Boardman Community Development Association, this report evaluates opportunities to grow Boardman’s tourism sector through expanded recreation, lodging, and event-based visitation. It highlights the city’s scenic location, industrial growth, and accessibility along I-84, while noting challenges such as limited youth sports facilities, dispersed amenities, and the absence of a recognizable cultural identity. Key attractions include the Columbia River Heritage Trail, Marina Park, and the SAGE Center. The plan recommends enhancing waterfront and trail assets, creating multipurpose venues for events and tournaments, and elevating festivals like the Harvest Festival into signature regional draws. Partnerships with nearby cities such as Hermiston and Pendleton are encouraged to expand offerings and attract diverse visitors. Branding Boardman as a gateway to Columbia River recreation is a central theme.

INFLUENCE ON THIS PLAN

- Positions recreation as a foundation for tourism and economic development.
- Recommends upgraded lodging, youth sports, and waterfront amenities to attract longer visitor stays.
- Emphasizes branding, public art, and event programming to build a distinct cultural identity.
- Encourages partnerships with nearby cities and agencies to expand regional tourism opportunities.

Boardman Community Development Association (BCDA) Community Survey (2024/25)

The Boardman Community Development Association conducts periodic community surveys to better understand local priorities related to housing, recreation, business development, education, infrastructure, and quality of life. The 2025 survey, conducted in both English and Spanish and accompanied by a follow-up community meeting, gathered broad public input on investment priorities and community needs. A 2023 version of the survey—summarized in this Appendix—captured similar themes and provides a useful point of comparison for tracking evolving values and aspirations. Together, these surveys helped establish a foundation for identifying community needs and priorities reflected in this Parks and Recreation Master Plan.

INFLUENCE ON THIS PLAN

- Emphasizes demand for expanded outdoor recreation spaces and athletic fields
- Highlights priorities for a larger recreation center and event-capable facilities
- Reinforces the need for improved park lighting, safety, and sidewalk connectivity
- Supports family-oriented programming and inclusive access to recreation
- Underscores the role of parks in economic development, beautification, and placemaking
- Encourages cross-sector partnerships to support youth, housing, and workforce needs
- Identifies communication strategies to improve outreach and public participation

County & Regional Plans

Morrow County Parks Master Plan (2018–2038)

The Morrow County Parks Master Plan, most recently updated in 2018, serves as a long-term strategic guide for enhancing recreational opportunities across the county. While the plan does not specifically reference Boardman, its priorities and strategies offer relevant direction for park development, management, and investment. The plan emphasizes the role of parks in promoting quality of life, tourism, and environmental stewardship, while aligning with evolving recreation trends such as increased demand for trails, camping, and wildlife viewing. Key priorities include expanding ADA-accessible facilities, improving park connectivity, managing natural resources responsibly, and leveraging diverse funding sources. These countywide goals offer replicable strategies that support Boardman's efforts to enhance infrastructure, broaden access, and provide a high-quality recreation system that reflects both community needs and regional outdoor interests

INFLUENCE ON THIS PLAN

- Highlights regional trends in outdoor recreation, including demand for trails, wildlife viewing, OHV access, and equestrian use
- Emphasizes ADA accessibility, improved signage, and connected trail systems as system-wide priorities
- Reinforces the economic value of day-use and overnight recreation, including upgraded camping and sanitation facilities
- Encourages strategies for riparian restoration, erosion control, and resilient park infrastructure
- Supports sustainable funding through partnerships, user fees, and revenue from resource-based management

Morrow County Comprehensive Plan – Goal 8: Recreational Element (2011)

The Morrow County Comprehensive Plan (updated in 2011) establishes a broad framework for enhancing recreational opportunities countywide, emphasizing the importance of high-quality parks, open space, and diverse facilities as vital to quality of life, tourism, and economic development. The plan calls for improved and expanded amenities—such as trails, campsites, indoor arenas, and water-based recreation—while prioritizing equitable access, environmental stewardship, and collaborative funding models. It encourages land acquisition, mixed-use revenue

strategies, and programming that serves all age groups, particularly youth and young adults. Boardman is identified as a key recreational hub in northern Morrow County, offering significant assets including Columbia River waterfront access, the Boardman Marina Park, nearby wildlife refuges, and tourism infrastructure. These elements position Boardman as a central node in the regional recreation system and a driver of both local enjoyment and broader economic opportunity.

INFLUENCE ON THIS PLAN

- Affirms Boardman's role as a recreational and tourism anchor in northern Morrow County
- Supports investment in new and enhanced neighborhood parks, trails, and water access points
- Encourages inter-agency partnerships and public-private coordination for project funding
- Provides policy direction for mixed-use development and sustainable recreation strategies
- Reinforces the need for equitable access, youth facilities, and land acquisition tied to growth

Morrow County Housing Strategies Summary (2019)

Developed through a coordinated effort by Morrow County and the cities of Boardman, Irrigon, Lone, Heppner, and Lexington, this summary outlines key housing challenges and strategic solutions to support the region's workforce and livability. The plan identifies a shortage of affordable and diverse housing types, infrastructure limitations, and regulatory constraints as barriers to housing development. It recommends zoning reforms, incentives for affordable and workforce housing, and infrastructure investment to unlock development potential. While the primary focus is housing, the strategies strongly intersect with parks and recreation—particularly in new neighborhoods where land dedication, pedestrian access, and community amenities are crucial for quality of life. The plan also emphasizes community engagement and equitable access, both of which reinforce values reflected in the park planning process.

INFLUENCE ON THIS PLAN

- Encourages integration of parks into new housing developments.
- Reinforces the value of accessible, walkable, and amenity-rich neighborhoods.
- Aligns with equity goals around inclusive access to recreation.
- Highlights the importance of planning for growth areas with park infrastructure in mind.

Columbia River Heritage Trail Concept Plan (2000) & Ongoing Planning Efforts

The Columbia River Heritage Trail Concept Plan (2000) outlines a 25 -mile non-motorized trail along the Columbia River corridor, connecting Umatilla to Gilliam County via walking, biking, equestrian, and water-access routes. Approximately 12 miles are currently complete, including a 5.6 mile continuous route through Boardman using shared roadways and sidewalks, as well as a 2.5-mile off-road spur connecting Marina Park to Marker 40 Beach. The plan emphasizes connectivity, recreation, and conservation, envisioning a continuous trail supported by partnerships, interpretive signage, and low-maintenance design.

In **2024, Morrow County initiated a master plan update** to reflect new priorities, community input, and evolving regional needs since the first plan was first adopted in 2000. Rooted in over two decades of community-driven planning and supported by local, state, and federal partnerships, the CRHT and the updated Plan aim to serve as a model for a statewide trail system, aligning with regional growth plans and enhancing connectivity between parks, communities, and recreational spaces. The CRHT Plan update emphasizes four key goals: expanding transportation options, highlighting key points of interest, increasing community visibility and involvement, and enhancing user amenities and accessibility. The four goals will guide improvements and additions to the CRHT as funding is available.

INFLUENCE ON THIS PLAN

- Positions Boardman as a regional trail hub with strong connectivity and tourism potential.
- Supports expanded trail access, waterfront connections, and infrastructure upgrades, including signage, interpretive elements and trail width standards for multi-use
- Informs inclusive design strategies focused on ADA accessibility, equity, and visitor experience.
- Reinforces long-term stewardship through inter-agency collaboration, volunteer engagement, and sustainable maintenance practices.

CONSIDERATIONS FOR ONGOING CRHT PLANNING

Through this master planning effort, several local priorities were identified that should be considered in the ongoing update process:

- Improved connectivity using BPA easements
- Accessible surfacing and upgraded signage within city limits
- Expanded water and rest stop access
- Inclusive design aligned with SCORP goals
- Community engagement that is bilingual and ADA-accessible

Statewide Frameworks

Oregon Statewide Comprehensive Outdoor Recreation Plan (SCORP, 2024–2029)

The SCORP provides a data-driven framework for outdoor recreation planning across Oregon. It identifies key statewide priorities—including inclusive access, health and wellness, environmental stewardship, and resilient infrastructure—and offers demographic insights into changing recreation trends. The plan places particular emphasis on addressing disparities for underserved communities, including Hispanic and Latino populations, low-income households, and people with disabilities.

INFLUENCE ON THIS PLAN

- Reinforces Boardman’s commitment to equitable access, particularly for youth, low income and Latino families, and people with disabilities.
- Supports investments in health-focused infrastructure such as trails, shade, and water access.
- Aligns with community goals for resilience, safety, and climate-adaptive amenities.
- Provides statewide participation data and equity-driven priorities that inform facility planning and programming strategies.

B.2 SUNSET PARK DEED RESTRICTIONS

M-43226

BARGAIN AND SALE DEED

MORROW COUNTY, a political subdivision of the State of Oregon, (Grantor), grants and conveys to THE CITY OF BOARDMAN, a political subdivision of the State of Oregon (Grantee), the following described real property free of encumbrances except as specifically set forth herein situated in Boardman, Morrow County, Oregon, to-wit:

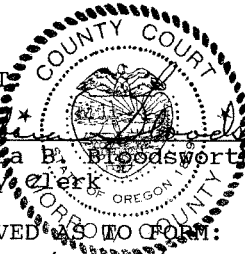
Lots 9, 10, and 11, of Block 1, Hillview Estates No. 2; Lots 1 through 17, inclusive, of Block 2, Hillview Estates No. 2; Lots 1, 2, and 3 of Block 3, Hillview Estates No. 2; Lots 1 through 24, inclusive, of Block 4, Hillview Estates No. 2; and Lots 1 through 16, inclusive, of Block 6, Hillview Estates No. 2; SUBJECT TO the condition that the property continue to be used for public purpose; in the event that the property is converted to private use, all right title and interest shall immediately and automatically REVERT to Morrow County.

The said property is free from encumbrances except any and all encumbrances of record.

The true consideration for this conveyance is \$-0-.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Dated this 6th day of July, 1994.

ATTEST

Barbara B. Bloodsworth
County Clerk
APPROVED AND TO FORM:
Valerie B. Roberts
County Counsel

MORROW COUNTY COURT

Louis A. Carlson, Judge

R.J. French, Commissioner

Donald C.J. McElligott
Commissioner

ACCEPTANCE

The City Council of the City of Boardman, Oregon, by and on behalf of the people of Boardman, Oregon, hereby ACCEPTS the above-described property this 7th day of July, 1994.

THE CITY OF BOARDMAN

By: T.D. Meyers
Mayor (PRO TEMPORE)

ATTEST: Emmett D. Mitchell
City Recorder

Return To:
City of Boardman
P.O. Box 229
Boardman, OR 97818

B.3 ENGINEERING LETTER FOR SPLASH PAD RELOCATION



1901 N. Fir Street, P.O. Box 1107
La Grande, OR 97850
(541) 963-8309
www.andersonperry.com

Engineering Surveying Natural Resources Cultural Resources GIS

MEMO

To: Carla McLane, Planning Official
From: Mike Lees, P.E., City Engineer
Subject: City of Boardman – Splash Pad Relocation
Date: February 19, 2025
Job/File No. 439-58-010
cc: Brandon Hammond, City Manager

Dear Carla,

The purpose of this memo is to provide information on relocating the City of Boardman’s existing splash pad as commercial development opportunities exist at its current location.

Background

The City has operated a splash pad since its construction around 2016. Between 2021 and 2024, the average water usage for the splash is approximately 4-million gallons annually. Water used at the splash pad is disposed of through evaporation, runoff from the concrete slab into the surrounding grass, or primarily through drains that discharge into the City’s sanitary sewer collection system. The water discharged into the collection system is conveyed to Lift Station (LS) 3 by gravity and where the water is pumped to City’s Wastewater Treatment Facility (WWTF) for treatment and disposal. The existing splash pad operates for approximately 4-months and consumes around 4-million gallons which equates to approximately 33,000 gallons per day.

In 2022, the City received DEQ approval on the Wastewater Facilities Plan (WWFP). The design criteria in the WWFP provided a historical analysis of inputs to the WWTF that showed that average daily gallons per capita flow for the residents of Boardman is 71 gallons per day.

The WWFP also identified improvement projects to meet system demands through 2042. The improvements generally consisted of adding a wastewater storage lagoon at the WWTF and increasing the pumping capacity of the primary lift stations (LS1, LS2, and LS3). The identified improvements were completed by 2023. This is of importance because the existing splash pad flows were calculated into the design criteria for LS3.

Splash Pad Options

As mentioned, the current splash pad utilizes potable water and discharges the water used into the collection system, otherwise known as a freshwater system. Therefore, there is no reuse or recycling of the water.

La Grande, OR Walla Walla, WA Redmond, OR Hermiston, OR Enterprise, OR

Reuse is defined as recirculating the the water used so there is less water consumption, and less water discharged to the collection system. On average, there is an approximate 80 percent reduction in water consumption. However, water reuse requires water treatment and water treatment has more capital costs and more costs associated with operation and maintenance (labor hours, chemicals, power, permitting, etc.). Reuse systems cost approximately \$25,000 to \$50,000 and will add to the installation cost and construction timeline. Reuse systems also require certified operators to check water quality daily and to maintain proper operation.

Recycling of the water is defined as beneficially using the water used for another purpose such as irrigating grass. Like reuse, regulations require that recycled water also be treated to protect public safety. Therefore, recycled water systems have similar capital costs and operation and maintenance costs as a reuse system.

Freshwater systems utilize potable water and are pressurized by the water distribution system. Freshwater systems are simple and cost significantly less to install, operate, and maintain. The drawback on freshwater systems is water consumption is the greatest.

Splash Pad Relocation

It is the City's desire to relocate the existing splash pad as commercial development opportunities exist at its current location. Potential locations for the new splash pad have been discussed near City Hall, at the City Park, or near the Sage Center.

Each of the potential locations and splash pad options has pros and cons. Locating the new splash pad near the Sage Center would mean that a freshwater splash pad could be installed without impacting the capacity of the collection system because the water discharged has already been accounted for in the LS3 flow projections.

Installing the splash pad near City Hall or at the City Park would require the installation of a reuse or recycled water system to minimize capacity impacts to LS 1, LS 2, and collection system piping.

XX/xx

<https://andersonperry.sharepoint.com/sites/Secretarial/SharedDocs/Memos/AP2023Memo-LG.docx>

B.4 CITY RESOLUTION NAMING PARKS

CITY OF BOARDMAN RESOLUTION 24-2025

A RESOLUTION NAMING PARKS

WHEREAS, the City of Boardman is drafting a Parks Master Plan; and

WHEREAS, the City of Boardman had a public engagement event that requested community members provide suggested names for the following park areas – city hall park, the future park areas below the Bonneville Power Administration powerlines, the neighborhood parks within the River Ridge subdivision, and the park area within the Hillview Subdivision; and

WHEREAS, the Public Advisory Committee (PAC) for the Parks Master Plan forwarded proposed names for each of these park areas to the City Council for consideration after which the City Council sent the request back to the PAC for further input. Based on further consideration by the PAC the proposed names have been refined for the City Council's adoption.

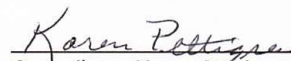
NOW, THEREFORE, BE IT RESOLVED: The City of Boardman adopts the following park names:

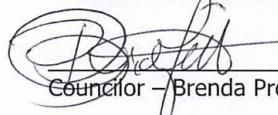
City Hall Park	Tatone Park
Hillview subdivision park area	Sunset Park
BPA park blocks	Power Trail Park (east of Main Street) Parque Cultural (west of Main Street)
River Ridge neighborhood parks	Parque Los Niños (River Ridge Park #1) Pájaro Azul Park (River Ridge Park #3) Meadowlark Park (River Ridge Park #2)

DATED this 7th day of October 2025.

CITY OF BOARDMAN



Mayor – Paul Keefer

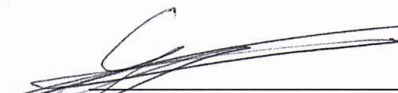

Councilor – Karen Pettigrew

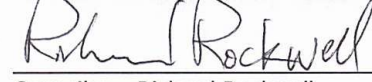

Councilor – Brenda Profit

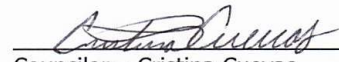

Councilor – Heather Baumgartner

ATTEST:


Amanda Mickles – City Clerk


Council President – Ethan Salata


Councilor – Richard Rockwell


Councilor – Cristina Cuevas

B.5 COLUMBIA RIVER HERITAGE TRAIL REVIEW LETTER



PLANNING DEPARTMENT

P.O. Box 40 • 215 NE Main Ave. Irrigon, Oregon 97844
(541) 922-4624 • www.morrow.or.us/planning

October 9, 2025

City of Boardman
Attn: Carla McLane
200 City Center Circle
PO Box 229
Boardman, OR 97818

Re: City of Boardman Park Master Plan and Columbia River Heritage Trail Plan

Dear Ms. McLane,

The Morrow County Planning Department would like to thank the City of Boardman for providing a draft copy of its Park Master Plan Update for our office to review. We appreciate the opportunity to coordinate planning efforts and ensure consistency between projects of mutual interest.

Upon review, we note that the City's plan and the County's ongoing Columbia River Heritage Trail (CRHT) Plan Update appear to be generally aligned in concept and intent. Specifically, the City's Park Master Plan's references to a future Trail Master Plan and the enhancement of trail connectivity within the city limits complement the broader, countywide vision established through the CRHT.

Both the City's and the County's plans are conceptual in nature, jurisdiction-specific, and are expected to evolve as further planning and design transpire, and funding become available. Given this, we agree there is no need to co-adopt these plans.

It is encouraging to see that both jurisdictions are working toward compatible long-term goals for trail connectivity and public recreation access. We appreciate the City's collaborative approach and look forward to continued coordination as both planning efforts advance towards implementation.

Please contact me or Clint Shoemake if you have any questions. We can be reached at the number above or by email at tmabbott@morrowcountyor.gov or cshoemake@morrowcountyor.gov.

Cordially,

A handwritten signature in blue ink that reads "Tamra Mabbott".

Tamra Mabbott
Planning Director

cc: Clint Shoemake, Morrow County Planning
Stephanie Case, City of Boardman Planning



APPENDIX C: FACILITY INVENTORY

Boardman Parks Master Plan 2035 - Inventory																																																							
Updated:				11/11/2025																																																			
	Owner/Maintained	Classification	Status				ACRES		TRAILS	PARKING				ATHLETIC FACILITIES														PLAY & SPECIALIZED AMENITIES										SUPPORT AMENITIES																	
				LOS (Existing)						Parking & Camping						Athletic/Sports Facilities														Major Amenities										Supporting Amenities								Signage							
				Developed Parkland (Acres)	Undeveloped Parkland (Acres)	Maintained Open Greenspace (Acres)	Other Recreational Assets (Acres)	TOTAL (Acres)	TRAILS (Miles)	PARKING (SITE)	PARKING (STREET)	PARKING (RV / TRAILER / TRUCK)	ADA Parking	Bike Parking	Tent Camping	RV Camping	Baseball/Softball Field	Soccer Field (Regulation size)	Soccer Field (Junioror- Practice)	Football Field & Track	Rock Wall (Indoor)	Fitness Station (outdoor)	Multisports Court (Vball + Bball)	Basketball Court (outdoor)	Basketball Court (indoor)	Volleyball Court (Sand)	Tennis Court	Horseshoe Pits	Spectator seating	Dog off leash area	Play (5-12 yrs) (* = includes toddler features)	Skate Park	Disc Golf Course	Splash Pad	Stage (Temporary)	Swimming/Beach Access	Pool	Boat Launch Lanes (motorized)	Boat Dock / Moorage	Fish Station	Restroom (permanent)	Restrooms (portable)	Pavilion / Gazebo	Picnic Table Shelter	Picnic tables	Benches/Seating	Drinking Fountain (outdoor)	Trash Receptacle	Dog Waste Stations	BBQ's	Lighting	Life Ring Station	Interpretive Signage / Cultural Disp	Informational Signage	Identification Signage
District Owned/Maintained Recreational Assets (4 Parks 1 Rec Center 1 RV Campground)																																																							
COMMUNITY PARK																																																							
Day Use Park	ACOE/District	Community Park	Developed	25.11	8.04	0	0	33.15	Included in trails below	66	0	6	✓	x	x	6	2	0	0	0	0	0	1	0	0	1	0	4	✓	0	1	0	0	0	1	2	0	0	0	0	1	2	2	2	23	9	1	12	2	5	✓	1	2	1	x
Marina Park	ACOE/District	Community Park	Developed	26.21	0	0	0	26.21		25	0	59	✓	x	x	x	0	0	0	0	0	0	0	0	0	0	0	0	x	0	0	0	0	0	0	0	0	2	3	1	0	0	0	0	0	0	0	3	0	0	✓	0	0	3	x
Sailboard Beach	ACOE/District	Community Park	Developed	4.02	0	0	0	4.02		36	0	0	x	x	x	x	0	0	0	0	0	0	0	0	0	0	0	x	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1	0	1	0	0	x	0	0	0	✓	
Total Community Parks				55.34	8.04	0.00	0.00	63.38	0.00	127	0	65	-	-	0	6	2	0	0	0	0	0	1	0	0	1	0	4	-	0	1	0	0	0	1	3	0	2	3	1	1	2	2	2	23	10	1	16	2	5	-	1	2	4	0
SPECIAL USE SITES (2 Fee-based/Indoor 1 Disc Golf)																																																							
RV Park & Campground (Incl. District offices and residence) - Fee Based	ACOE/District	Special Use/ Non Park Asset	Developed	0	0	0	28.21	28.21	Included in trails below	0	0	63	x	x	4	63	0	0	0	0	0	0	0	0	0	0	0	x	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	80	3	0	11	4	63	✓	0	0	1	✓	
Expansion (West)	ACOE/District	Special Use/ Non Park Asset	Undeveloped	0	0	0		0.00																			0																							x					
Expansion (East)	ACOE/District	Special Use/ Non Park Asset	Developed	0	0	0		0.00																			0																								x				
Boardman Pool & Recreation Center (Indoor/fee-based)	District/District	Special Use / Non Park Asset	Developed	0	0	0	6.27	6.27		146	0	0	✓	✓	0	0	0	0	0	0	0	0	0	2	0	0	0	x	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	4	3	NA	1	1	1	✓	0	0	0	✓
Sailboard Beach Disc Golf Course	ACOE/District	Special Use	Developed	32.99	1.60			34.59		0	0	0	x	x	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	x	0	0	0	✓	
Total Special Use Sites				32.99	1.60	0.00	34.48	69.08	0.00	146	0	63	-	-	4	63	0	0	0	0	1	0	0	0	2	0	0	0	0	0	1	0	1	0	0	0	1	0	0	0	2	0	0	0	84	6	0	12	5	64	-	0	0	1	-
TRAILS																																																							
Columbia River Heritage Trail Spur	ACOE/District	Trail	Developed	NA				2.19	0	0	0	x	x	x	x	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2	0	0	x	0	0	2	0	
Trails Total				NA				2.19	0	0	0	-	-	-	-	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2	0	0	-	0	0	2	0	
GRAND TOTALS (DISTRICT OWNED/MAINTAINED RECREATIONAL ASSETS)																																																							
SUBTOTAL (Other Recreational Assets)				0.00	0.00	0.00	34.48	34.48	included in trails below	146	0	63	-	-	4	63	0	0	0	0	1	0	0	0	2	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	84	6	0	12	5	64	-	0	0	1	-		
SUBTOTAL (Park Assets)				88.33	9.65	0.00	0.00	97.97		127	0	65	-	-	0	6	2	0	0	0	0	7	1	0	0	1	0	4	0	0	1	0	1	0	1	3	0	2	3	1	1	2	2	2	23	10	2	18	2	5	-	1	2	6	-
SUBTOTAL (Trails)				NA				2.19		NA																																													
GRAND TOTAL (DISTRICT ASSETS)				88.33	9.65	0.00	34.48	132.46	2.19	273	0	128	-	-	4	69	2	0	0	0	1	7	1	0	2	1	0	4	0	0	2	0	1	0	1	3	1	2	3	1	3	2	2	2	107	16	2	30	7	69	-	1	2	7	-
				97.97			34.48		132.46	2.19																																													
				Park Assets (Existing)			Other Assets	Total Acres*	Trail																																														

Boardman Parks Master Plan 2035 - Inventory																																																						
Updated: 11/11/2025																																																						
	Owner/Maintained	Classification	Status				ACRES	TRAILS	PARKING				ATHLETIC FACILITIES														PLAY & SPECIALIZED AMENITIES										SUPPORT AMENITIES																	
				LOS (Existing)						Parking & Camping						Athletic/Sports Facilities														Major Amenities										Supporting Amenities								Signage						
				Developed Parkland (Acres)	Undeveloped Parkland (Acres)	Maintained Open Greenspace (Acres)	Other Recreational Assets (Acres)	TOTAL (Acres)	TRAILS (Miles)	PARKING (SITE)	PARKING (STREET)	PARKING (RV / TRAILER / TRUCK)	ADA Parking	Bike Parking	Tent Camping	RV Camping	Baseball/Softball Field	Soccer Field (Regulation size)	Soccer Field (Junior Practice)	Football Field & Track	Rock Wall (Indoor)	Fitness Station (outdoor)	Multisports Court (Vball + Bball)	Basketball Court (outdoor)	Basketball Court (indoor)	Volleyball Court (sand)	Tennis Court	Horseshoe Pits	Spectator seating	Dog off leash area	Play (5-12 yrs) (* = includes toddler features)	Skate Park	Disc Golf Course	Splash Pad	Stage (Temporary)	Swimming/Beach Access	Pool	Boat Launch Lanes (motorized)	Boat Dock / Moorage	Fish Station	Restroom (permanent)	Restrooms (portable)	Pavilion / Gazebo	Picnic Table Shelter	Picnic tables	Benches/Seating	Drinking Fountain (outdoor)	Trash Receptacle	Dog Waste Stations	BBQ's	Lighting	Life Ring Station	Interpretive Signage / Cultural Disp	Informational Signage
City Owned/Maintained Recreational Assets (11 Parks City limits: 4.44 SQ. Miles UGB: 5.52 Sq. Miles)																																																						
COMMUNITY PARK (3 total)																																																						
Tatone Park	City/City	Community Park	Developed	1.12	0	0	0	1.12	0	14	✓	0	✓	x	0	0	0	0	0	0	0	1	0	0	0	0	x	0	1*	0	0	0	0	0	0	0	0	0	0	1	0	0	2	3	2	0	2	1	0	x	0	0	0	x
City Park	City/City	Community Park	Developed	4.20	0	0	0	4.20	0	9	21	0	✓	x	0	0	2	0	1	0	0	0	1	0	0	0	x	0	1	0	0	0	0	0	0	0	0	0	0	1	0	1	0	13	7	0	2	2	0	✓	0	0	0	x
Sunset Park	City/City	Community Park	Undeveloped	0	19.60	0	0	19.60	0	0	x	0	x	x	0	0	0	0	0	0	0	0	0	0	0	x	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	x	0	0	0	x			
Community Park subtotal				5.32	19.60	0.00	0.00	24.92	0.00	23	-	0	-	-	0	0	2	0	1	0	0	0	0	2	0	0	0	-	0	2	0	0	0	0	0	0	0	0	0	2	0	1	2	16	9	0	4	3	0	-	0	0	0	-
NEIGHBORHOOD PARK (3 total)																																																						
Zuzu Park	City/City	Neighbhorhood Park	Maintained Open Space	0	0	1.06	0	1.06	0	0	✓	0	x	x	0	0	0	0	0	0	0	0	0	0	0	x	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	x		
Parque Los Niños	City/City	Neighborhood Park	Maintained Open Space	0	0	0.46	0	0.46	0	0	✓	0	x	x	0	0	0	0	0	0	0	0	0	0	0	x	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	x	0	0	0	x
Meadowlark Park	City/City	Neighborhood Park	Maintained Open Space	0	0	0.72	0	0.72	0	0	✓	0	x	x	0	0	0	0	0	0	0	0	0	0	0	x	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	x	0	0	0	x		
Neighborhood Park subtotal				0.00	0.00	2.23	0.00	2.23	0.00	0	-	0	-	-	0	0	0	0	0	0	0	0	0	0	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-		
SPECIAL USE FACILITY (4 total)																																																						
Wayside Park (Eastbound) - SE	City/City	Special Use	Developed	0.31				0.31		7	✓	10	✓	x	0	0	0	0	0	0	0	0	0	0	0	x	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	x	
Wayside Park (Eastbound) - SW	City/City	Special Use	Developed	0.32				0.32		0	✓	10	x	x	0	0	0	0	0	0	0	0	0	0	x	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	x	
Wayside Park (Westbound) - NE	City/City	Special Use	Developed	0.35				0.35		0	✓	0	x	x	0	0	0	0	0	0	0	0	0	0	x	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	x	
Wayside Park (Westbound) - NW	City/City	Special Use	Developed	0.33				0.33		0	✓	0	x	x	0	0	0	0	0	0	0	0	0	0	x	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	x	
Special Use Facility subtotal				1.32	0.00	0.00	0.00	1.32	0.00	7	-	20	-	0	0	0	0	0	0	0	0	0	0	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-		
TRAILS/LINEAR PARK (1 total)																																																						
Parque Cultural & Power Trail Park	Varies	Trail/Linear Park	Varies	7.41	14.74	0.00	0.00	22.15	0.00	✓	0	x	✓	x	0	0	0	0	0	0	0	0	0	0	x	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	x	
Columbia River Heritage Trail Spur (shared roadway/sidewalk)	ACOE/District	Trail	Developed	NA						0	0	0	x	x	NA	NA	0	0	0	0	0	0	0	0	x	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	x		
City-Owned/Managed Trails	City/City	Trail	Developed	NA					0.17	0	0	0	x	x	0	0	0	0	0	0	0	0	0	0	x	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	x	
Trail/Linear Park subtotal				7.41	14.74	0.00	0.00	22.15	0.17	0	0	0	-	-	0	0	0	0	0	0	0	0	0	0	-	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-	
GRAND TOTALS - City Owned/Maintaing Recreational Assets																																																						
SUBTOTAL (Other Recreational Assets)				1.32	0.00	0.00	0.00	1.32	included in trails below	NA																																												
SUBTOTAL (Park Assets)				12.73	34.34	2.23	0.00	49.31		30	0	20	0	0	0	0	2	0	1	0	0	0	0	2	0	0	0	0	1	2	0	0	0	0	0	0	0	0	0	3	0	1	2	22	13	1	9	11	0	0	0	0	-	
SUBTOTAL (Trails)				NA						0.17	NA																																											
GRAND TOTAL (CITY ASSETS)				14.05	34.34	2.23	0.00	50.63	0.17	30	-	20	-	0	0	0	2	0	1	0	0	0	0	2	0	0	0	0	1	2	0	0	0	0	0	0	0	0	0	3	0	1	2	22	13	1	9	11	0	0	0	0	-	
				50.63			0.00	50.63	0.17																																													
				Park Assets (Existing)			Other Assets	Total Acres*	Trail																																													

Boardman Parks Master Plan 2035 - Inventory																																																							
Updated:		11/11/2025																																																					
	Owner/Maintained	Classification	Status				ACRES	TRAILS	PARKING				ATHLETIC FACILITIES										PLAY & SPECIALIZED AMENITIES										SUPPORT AMENITIES																						
				LOS (Existing)						Parking & Camping						Athletic/Sports Facilities										Major Amenities										Supporting Amenities								Signage											
				Developed Parkland (Acres)	Undeveloped Parkland (Acres)	Maintained Open Greenspace (Acres)	Other Recreational Assets (Acres)	TOTAL (Acres)	TRAILS (Miles)	PARKING (SITE)	PARKING (STREET)	PARKING (RV / TRAILER / TRUCK)	ADA Parking	Bike Parking	Tent Camping	RV Camping	Baseball/Softball Field	Soccer Field (Regulation size)	Soccer Field (Junior Practice)	Football Field & Track	Rock Wall (Indoor)	Fitness Station (outdoor)	Multisports Court (Vball + Bball)	Basketball Court (outdoor)	Basketball Court (indoor)	Volleyball Court (Sand)	Tennis Court	Horseshoe Pits	Spectator seating	Dog off leash area	Play (5-12 yrs) (* = includes toddler features)	Skate Park	Disc Golf Course	Splash Pad	Stage (Temporary)	Swimming/Beach Access	Pool	Boat Launch Lanes (motorized)	Boat Dock / Moorage	Fish Station	Restroom (permanent)	Restrooms (portable)	Pavilion / Gazebo	Picnic Table Shelter	Picnic tables	Benches/Seating	Drinking Fountain (outdoor)	Trash Receptacle	Dog Waste Stations	BBQ's	Lighting	Life Ring Station	Interpretive Signage / Cultural Disp	Informational Signage	Identification Signage
District + City Assets Combined																																																							
				102.38	43.99	2.23	34.48	183.09	2.36	303	-	148	-	0	4	69	4	0	1	0	1	7	1	2	2	1	0	4	-	1	4	0	1	0	1	3	1	2	3	1	6	2	3	4	129	29	3	39	18	69	0	1	2	7	-
GRAND TOTAL (DISTRICT & CITY ASSETS)				148.60 Park Assets (Existing)				34.48 Other Assets	183.09 Total Acres*	2.36 Trail																																													



APPENDIX D: INTEGRATED MARKET ASSESSMENT WITH COMMUNITY PROFILE

Prepared by EConorthwest

with support by Shapiro Didway

October 14, 2025



Reformatted for inclusion as part of the Boardman Parks & Recreation Master Plan.

Introduction and Methodology

Boardman's parks and recreation system serves a community that is growing quickly, and shaped by a diverse mix of residents, workers, and visitors. This market assessment provides the context needed to plan for that future. It combines demographic, economic, and visitation trends from the Boardman Economic Opportunities Analysis and the Community Profile of the Transportation System Plan with market and participation data from the Boardman Hospitality and Tourism Needs Assessment (2023) and Oregon's Statewide Comprehensive Outdoor Recreation Plan (SCORP, 2025–2029). Together, these sources create a comprehensive picture of:

- **Residents** of Boardman: Who lives in Boardman;
- **Employees** in Boardman: Who works here; and
- **Visitors** to Boardman: Who visits the region.

For these general audience groups of residents, workers, and visitors, the assessment examines population growth, household income, recreation preferences, and market participation patterns.

Local context from the Economic Opportunities Analysis and the Community Profile of the Transportation System Plan—such as Boardman's rapid population growth, minority-majority status, relatively young age structure, among other factors—is integrated throughout, ensuring that recommendations reflect the unique composition of the community.

Key sources used in this assessment include:

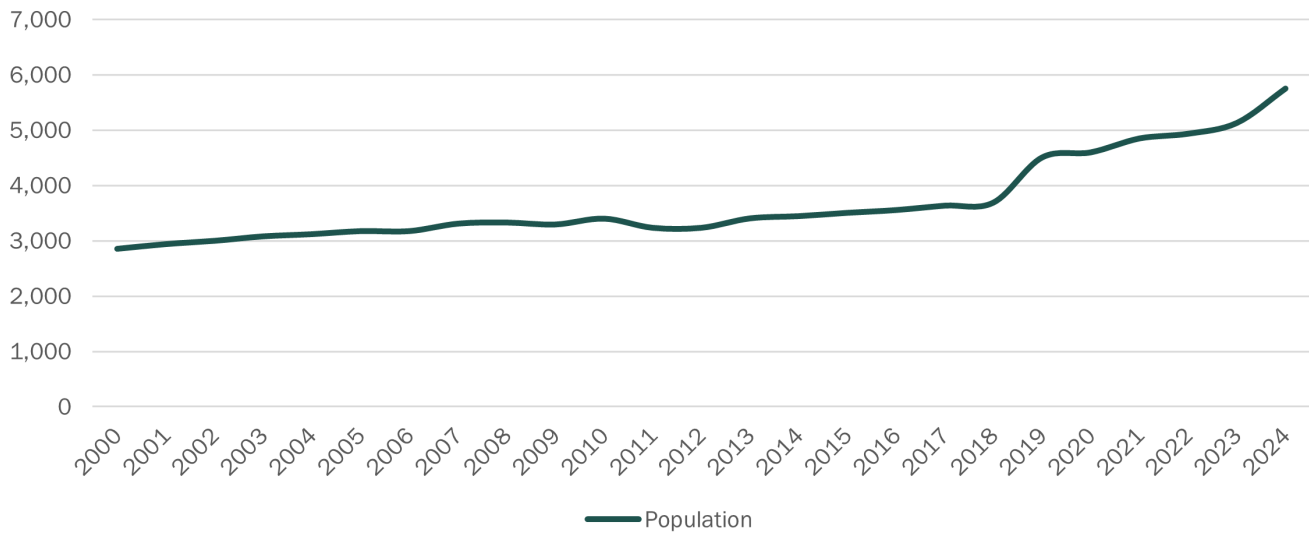
- Boardman Hospitality and Tourism Needs Assessment (BCDA, 2023)
- Oregon Statewide Comprehensive Outdoor Recreation Plan (OPRD, 2025–2029)
- American Community Survey (U.S. Census Bureau, 2018–2022)
- PSU Population Research Center (2024 population forecasts)
- Boardman Economic Opportunities Analysis (Johnson Economics, in progress)
- Boardman Transportation System Plan Community Profile (MIG, in progress)
- Boardman Park & Recreation District Asset Inventory (in progress)

Who Lives in Boardman: Demographics and Household Characteristics

Understanding who lives in Boardman is central to planning a park system that reflects community needs, removes barriers to access, and supports culturally relevant programming. Boardman is one of Oregon's fastest-growing small cities, and its population profile is distinct from that of the county and the state.

Population Growth and Age Structure

Boardman's population grew rapidly in recent years, reaching an estimated **5,749 residents in 2024** (Exhibit 1), an increase of more than **78 percent since 2010**—more than three times Morrow County's growth rate and over five times the state's (Exhibit 2). The city's population growth has been fueled by its role as a regional employment hub, available land for development, and its strategic location along the Columbia River.

Exhibit 1. City of Boardman, Population 2000–2024

Source: Population Research Center at Portland State University

Exhibit 2. Historical Population Growth and Projections

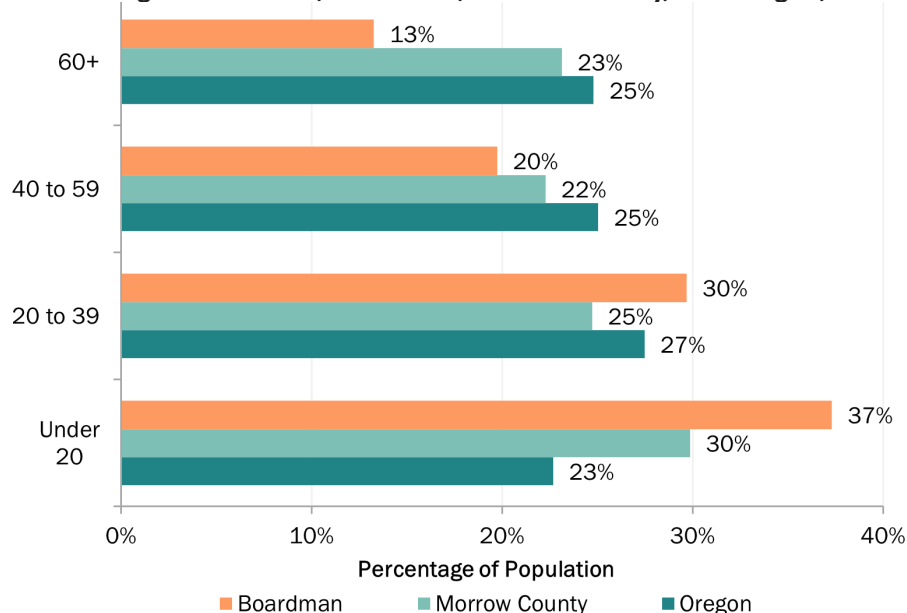
Location	2010	2020	2030	2040	2050
Oregon	3,831,074	4,237,256	4,589,920	4,837,179	5,045,154
Morrow County	11,173	12,186	13,227	14,271	15,410
Boardman UGB	3,546	4,160	4,828	5,246	5,610
City of Boardman	3,220	4,597*	N/A	N/A	N/A
City of Hermiston	16,745	19,354	N/A	N/A	N/A

* PSU has revised population estimates for the City of Boardman, making them higher than estimates for the Boardman UGB

Source: Portland State University Population Research Center.

The city is also notably young as shown in Exhibit 3. As of 2022, **37 percent of residents are under age 20**, compared with 30 percent in Morrow County and 23 percent statewide. Only 13 percent are over age 60, but the fastest-growing cohorts are adults ages 55–64 and 75+, suggesting a gradual shift toward a more multi-generational population in the coming decades.

Exhibit 3. Age Distribution, Boardman, Morrow County, and Oregon, 2018–2022

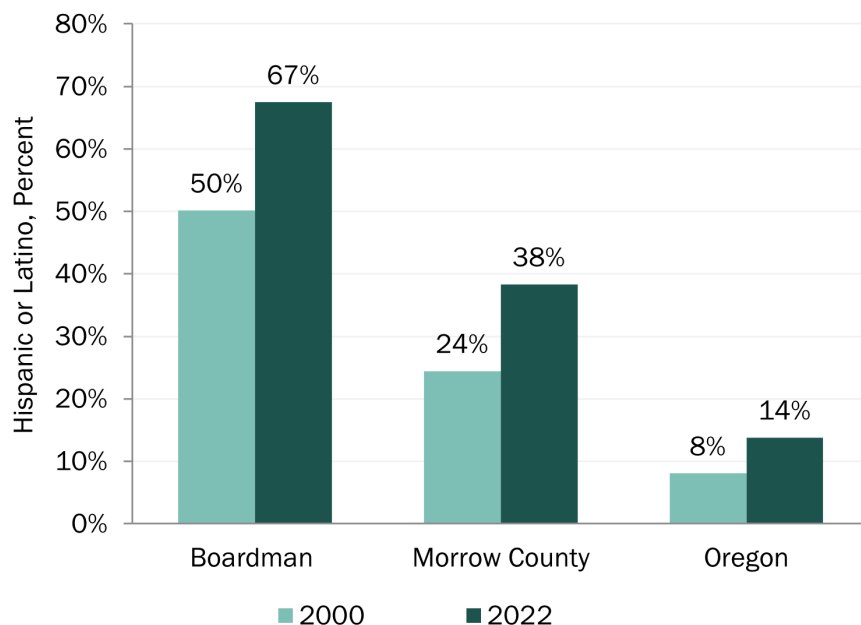


Source: U.S. Census Bureau, American Community Survey, 2018–2022 5-Year Estimates, Table B01001.

Cultural and Linguistic Diversity

Boardman is a **minority-majority community**: **67 percent** of residents identify as Hispanic or Latino, compared to just 14 percent statewide as shown in Exhibit 4. People of color make up more than half the population.

Exhibit 4. Hispanic or Latino Population as a Percentage of the Total Population, Boardman, Morrow County, and Oregon, 2018–2022



Source: U.S. Census Bureau, 2000 Decennial Census, Table P008; 2018–2022 American Community Survey, 5-Year Estimates, Table B03002.

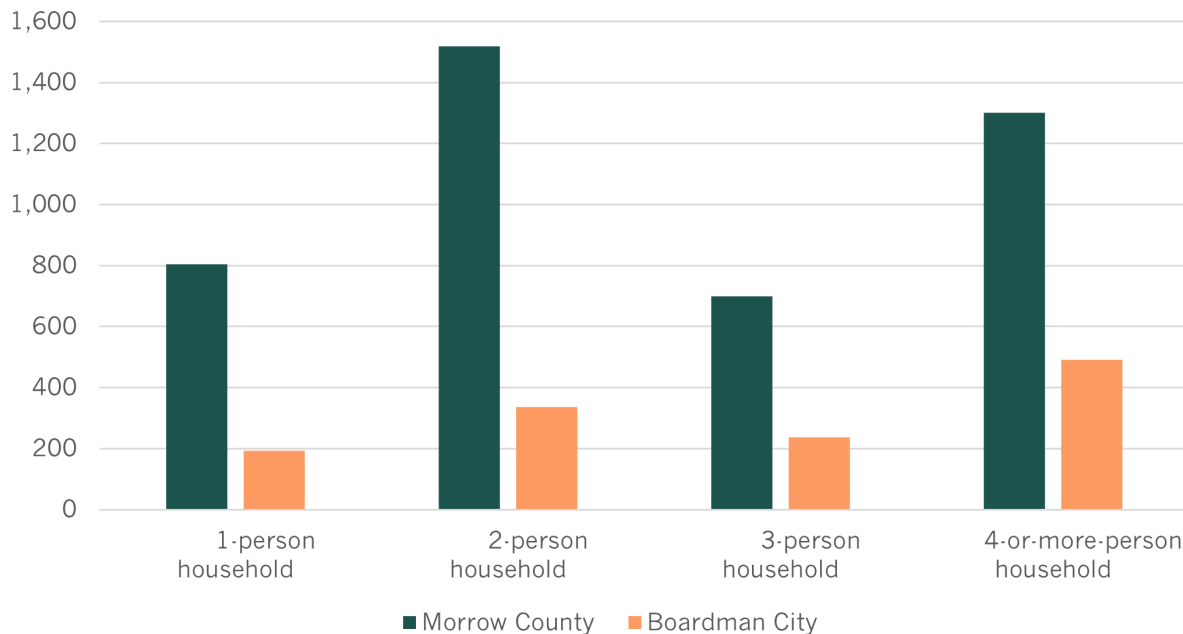
Language data also reflect this diversity. Roughly **63 percent of households speak only Spanish at home**, nearly five

times the state average and far higher than the rate in Morrow County. Many of these households report limited English proficiency, underscoring the importance of bilingual signage, multilingual programming, and culturally relevant activities.

Household Size, Structure, and Income

The **average household size in Boardman is 3.2 people**, compared with 2.9 in Morrow County and 2.5 statewide. Households with four or more members are most common (as shown in Exhibit 5), often reflecting multi-generational living arrangements.

Exhibit 5. Household Type by Number of Household Residents, 2019–2023, Morrow County and City of Boardman



Source: U.S. Census Bureau, 2019–2023 American Community Survey, 5-Year Estimates, Table S2501.

Income distribution shows a mixed economic picture, as shown in Exhibit 6. About one in three households earns less than \$40,000 annually, and **over half live below 200 percent of the federal poverty level**—approximately \$60,000 for a family of four, Boardman’s most common household size, underscoring widespread economic hardship. The city’s median household income is about 10 percent below the state median, and affordability is a recognized barrier to recreation participation.

Exhibit 6. Household Income Distribution – Boardman, Morrow County, and Oregon (2018–2022)

Annual Household Income	Boardman	Morrow County	Oregon
Less than \$25,000	16%	15%	13%
\$25,000–\$39,999	18%	17%	12%
\$40,000–\$59,999	21%	20%	17%
\$60,000–\$99,999	25%	28%	27%
\$100,000+	20%	20%	31%

Source: U.S. Census Bureau, ACS 2018–2022 5-Year Estimates.

Disability and Access

Approximately **27 percent of Boardman’s households are reported to include at least one person with a disability** as shown in Exhibit 7. Although this proportion is below the countywide rate of 38 percent, it represents a substantial portion of the community that will require accessible and universally designed facilities.

Exhibit 7. Population with a Disability in Boardman, Morrow County, and Oregon 2018–2022

	Number of Households	With Disability	
		Total	Percent
Morrow County	4,201	1,581	37.6%
Boardman UGB	1,313	414	31.5%
City of Boardman	1,119	307	27.4%

Source: U.S. Census Bureau, 2018–2022 American Community Survey, 5-Year Estimates, Technical Memorandum #1, City of Boardman Transportation System Plan Update, 2025.

Housing Growth and Development

According to Portland State University’s corrected 2020 Census estimates, Boardman had a housing stock of about **1,535 housing units, with 47 percent of those renter-occupied**. Manufactured housing and multifamily units form a significant share of the housing stock. The 2019 Morrow County Housing Strategies assessment projected that Boardman would need 1,788 new housing units by 2039—including 1,134 owner units and 654 rental units of various sizes and types. However, those projections assumed a 2039 population of 5,418—below the city’s current population—making the figures difficult to apply directly.

Despite this omission, the assessment provides useful benchmarks. It identified a need for 96 new multifamily units, yet more than 384 units have been constructed in recent years (e.g. Port View and Tidewater Apartments). Similarly, it called for 41 three- and four-plex units, and at least 29 have already been delivered. Although single-family construction is harder to track precisely, progress has been made toward the 946 units identified as needed. Manufactured housing has also expanded, with the Unity Mobile Home Park expected to deliver between 72 and 130 units, reducing the 225-unit gap originally identified for rental manufactured housing.

Overall, the **pace of housing development has far outstripped earlier forecasts**, reflecting strong demand. Even with these gains, however, housing affordability and availability remain pressing challenges. To respond, the City of Boardman has formed a Housing Advisory Committee and launched a revolving investment fund to support new development. Also coming is a Housing Capacity Analysis to better understand current land supply and anticipated housing needs.

Transportation Access

According to the American Community Survey, about **88 percent of Boardman workers commute by car**, with 71 percent driving alone. Only 5 percent walk or bike to work, and transit use is minimal (approximately 2.2 percent). The City’s Transportation System Plan reports that approximately **67 percent of residents commute to regional destinations** for employment, including Hermiston, Irrigon, and Umatilla—though the percentage of residents working in Boardman has gradually increased over the past five years.

These patterns reflect Boardman’s auto-oriented development and regional employment connections. As the City grows, it will be important **to improve pedestrian and bicycle connections—particularly to parks, schools, and recreation facilities**. Enhancing transportation access for youth, seniors, and households without reliable vehicle access will also help **ensure more equitable use of the City’s park system**.

In addition, high rates of out-commuting have direct implications for how and when residents use parks. With many working adults away during the day, there is greater demand for evening and weekend access to outdoor spaces, especially for families seeking nearby opportunities to unwind and connect, underscoring the importance of safe, well-lit parks, after-hours amenities, and neighborhood-scale recreation options that accommodate quick, informal use. These strategies can help ensure that residents—regardless of their work schedules—have access to meaningful recreation close to home.

Internet Access

While broadband access is widely available in Boardman, not all households are equally connected. According to the American Community Survey, approximately **17.8 percent of households in the City lack any type of internet subscription**, either wired or cellular data plans. Rates of limited or no internet access are higher among lower-income households and non-English-speaking households—two groups that are also more likely to face barriers to recreation access.

These disparities underscore the importance of offering both in-person and **offline ways to access park assets and recreation programming**. Paper flyers, multilingual signage, and phone-based program registration options can help ensure that all residents—regardless of digital accessibility—can participate fully in community offerings.

Public Health and Well-Being

Extensive research shows that access to parks and recreation opportunities plays a critical role in supporting physical and mental health. While detailed local health data for Boardman is limited, Morrow County health indicators point to several areas where access to active living infrastructure can make a difference. According to the Oregon Health Authority's County Health Rankings & Roadmaps (2024), Morrow County's rates of obesity, diabetes, and physical inactivity are higher than statewide averages—especially concerning in a community where nearly 40% of residents are under age 20 and lifelong health habits are still forming. Participation tends to be lower among rural, low-income, and older adults, groups well represented locally and likely to expand as the senior population grows.

Given Boardman's younger population and high proportion of families, investing in accessible outdoor spaces, safe walking and biking routes, and inclusive programming can help promote healthier outcomes across all age groups. Parks also play an important role in mental health, providing space for social connection, stress reduction, and time in nature.

Implications for Parks and Recreation

This rapid growth and multicultural nature of the population present opportunities and challenges for the City and BPRD as it considers investments in the parks system:

- With a recent increase in population and anticipated continued growth, park acreage, recreation facilities, and maintenance budgets will all need to scale ahead of demand to prevent overcrowding and preserve quality.
- Investments should consider the age makeup of the population, including youth play spaces, teen-friendly amenities, as well as senior-accessible walking loops, seating, and shade.
- The majority-minority population calls for culturally-relevant and multilingual access, including bilingual signage, culturally specific events, and programs that reflect community traditions and sports preferences.
- Parks planning should consider larger multi-generational households in a variety of ways, including potentially larger picnic shelters, group seating areas, and multipurpose fields for family gatherings and informal play.
- Consider ways to address economic barriers to participation, given the economic diversity of the population, such as prioritizing free or low-cost facilities, programs, and equipment lending to reduce cost as a barrier to access.
- With over a quarter of all households including someone with a disability, universal design should be standard for trails, playgrounds, restrooms, and event spaces.

- Heavy car dependency, low walking/biking rates, and high out-commuting patterns mean greater demand for safe, well-lit parks with evening and weekend programming, as well as improved pedestrian/bike links to neighborhoods.
- **Need to Maintain Offline and In-Person Program Access:** with nearly 18 percent of households lacking internet, the provision of printed program guides, multilingual outreach, and phone registration options can help ensure equitable access to recreation opportunities.

Who Works in Boardman: Employment and Workforce Dynamics

Boardman is a regional employment hub, with an economy anchored by industrial, manufacturing, and logistics sectors. Its strategic position—at the intersection of Interstate 84, the Union Pacific Railroad, and the Columbia River—supports a job base that far exceeds the size of its resident workforce.

Understanding labor force participation, employment sectors, and commuting patterns in the City of Boardman will help shape the region's needs for park assets and recreation opportunities.

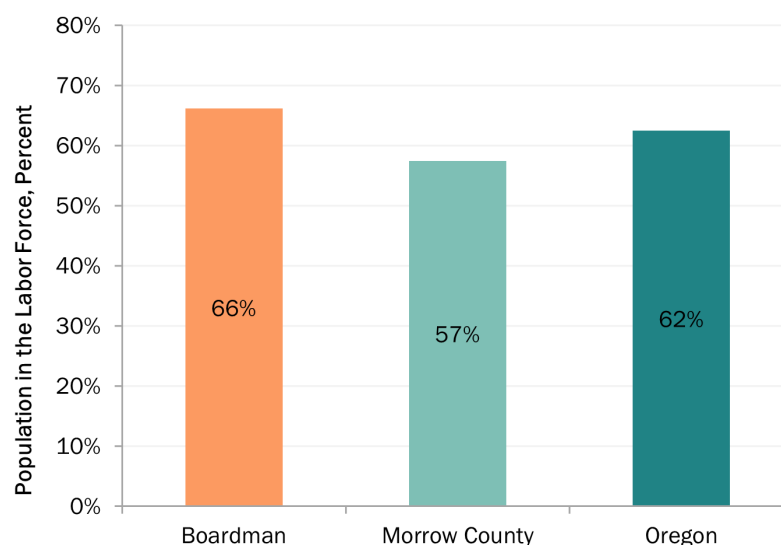
Labor Force

The labor force consists of individuals age 16 and over who are either working or actively seeking work, including both employed and unemployed people. It does not include individuals who are not working and not seeking employment, such as children, retirees, and students. According to the 2018–2022 American Community Survey, Morrow County had an active labor force of 5,312 people, with Boardman's active labor force of 1,803 people. Labor Force Participation rates of the city, county, and state are shown in Exhibit 8.

Despite having nearly 3,500 jobs located within the city in 2025, it is believed that most of these positions are filled by nonresidents. The Economic Opportunities Analysis (EOA) estimates that 2,075 people commute into Boardman for work, while 1,200 residents commute out, and only 639 residents both live and work within the city. These data suggest an increased reliance on in-commuting workers to sustain its job base, particularly in industries such as food processing, logistics, and data center operations, highlighting the need for investments in housing and workforce-training programs.

Boardman has a slightly higher labor force participation rate (66 percent) relative to Morrow County (57 percent) and Oregon overall (62 percent).

Exhibit 8. Labor Force Participation Rate, Boardman, Morrow County, and Oregon, 2018–2022



Source: U.S. Census Bureau, American Community Survey 2018–2022 5-Year Estimates, Table B23001.

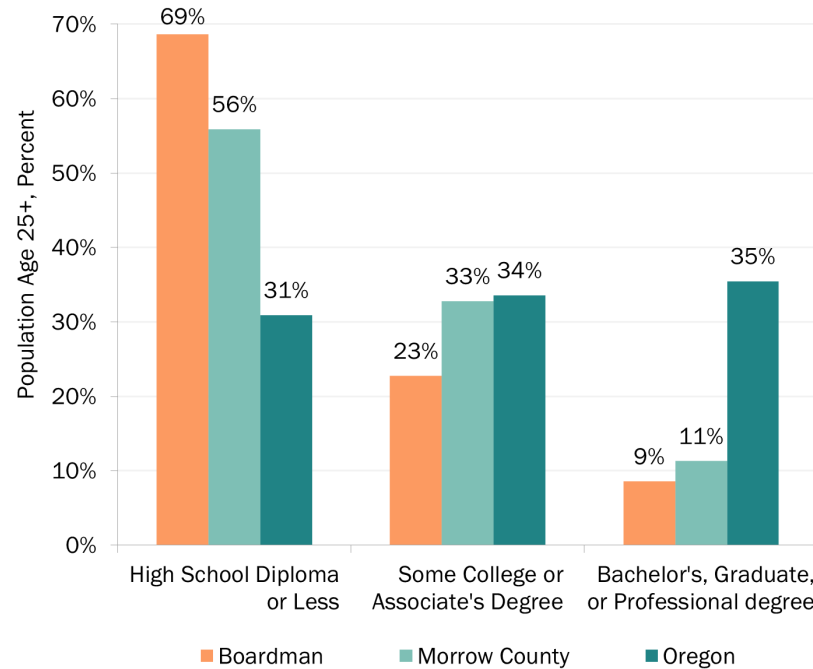
Educational Attainment

The educational level of a community's workforce is a crucial factor that influences the quality of labor available – a community with a highly educated population is better positioned to attract and retain industries and employers seeking skilled workers, which directly translates to potential future economic development.

Around 9 percent of Boardman residents have a Bachelor's, Graduate, or Professional degree, which is a slightly lower share than the county and a much lower share than the state.

On the other hand, just under 70 percent of the residents have received a High School Diploma or less, and relatively fewer workers have some college or an associate's degree.

Exhibit 9. Educational Attainment for the Population 25 Years and Over, Boardman, Morrow County, and Oregon, 2018–2022



Source: U.S. Census Bureau, American Community Survey 2018–2022 5-Year Estimates, Table B15003.

Employment Concentration and Major Sectors

With a workforce of approximately 1,800 workers, it is estimated that about one-third of Boardman's workforce has jobs within the City. At the same time, the City supports approximately **3,500 jobs**, but fewer than **20 percent** are estimated to be held by residents who live within the city limits. Most positions are filled by in-commuters from surrounding communities, reflecting Boardman's role as a regional job center and the reality of housing constraints and workforce alignment challenges.

The **Port of Morrow (POM)** is a particularly large economic driver in the region. Established in 1959, it hosts over 50 businesses across four industrial campuses. In 2020, Port operations supported more than **6,700 permanent jobs** and moved over **\$2.5 billion in goods annually**. Capital projects have generated an average of **8,200 construction-related jobs per year**, creating sustained demand for temporary housing and weekday services.

Three campuses—Airport Industrial Park, Boardman Industrial Park, and East Beach Industrial Park—are within or adjacent to the BPRD boundary and retain substantial capacity for future development.

Temporary Workforce and Demand Implications

Boardman also hosts a large temporary and rotating workforce—seasonal agricultural laborers, contractors, and construction crews—particularly tied to Port expansion and industrial projects. The recent approval of a **1,200-acre exascale data center campus** west of Tower Road is projected to generate 800 ongoing construction jobs over

eight years and employ 560 permanent staff once complete. With at least 17 large campuses planned or under construction across Morrow and Umatilla Counties, long build-out timelines will continue to drive demand for lodging, housing, and recreation. Overlapping projects amplify these impacts, intensifying weekday use of local facilities. These permanent and temporary workers contribute to **daily fluctuations in population and demand for infrastructure and services**.

Temporary workers often rely on hotels, RV parks, bunk housing, or short-term rentals, many of which operate near or at capacity Monday through Thursday. The 2023 Hospitality & Tourism Needs Assessment found that **85 percent of hotel guests** in Boardman are workforce-related or business travelers.

Boardman's labor force participation reflects the city's younger population and the city's concentration of jobs in agriculture, food processing, logistics, and warehousing. According to the City's Transportation System Plan (TSP) update, **many of these jobs involve non-traditional or rotating shift schedules, which can affect how and when residents are able to participate in recreation programs**. The TSP also notes that Boardman functions as a regional employment hub, with a large share of workers commuting in from surrounding communities such as Hermiston, Umatilla, and rural areas of Morrow County.

These patterns highlight the need for **recreation opportunities that are accessible to both residents and the regional workforce. Flexible, drop-in, and self-directed recreation options—as well as parks and amenities open beyond standard hours**—can help meet the needs of working families, shift-based employees, and temporary workers who may have limited availability during conventional programming times.

Implications for Parks and Recreation

This employment profile creates opportunities and challenges for the park system:

- **Weekday demand spikes** from in-commuters and temporary workers can place pressure on parks, trails, and waterfront areas.
- **Partnerships with large employers** could expand access to recreation amenities—through joint-use agreements, after-hours facility access, or coordinated event programming.
- **Investments in lighting, flexible-use spaces, and trails near employment hubs** could extend usability for shift-based workers.

Who Visits Boardman: Tourism and Regional Recreation Demand

Boardman attracts a mix of local, regional, and extended-market visitors, drawn by its riverfront access, trail network, events, recreational infrastructure, and other attractions. Understanding these audiences—how far they travel, what they value, and when they visit—helps shape strategies for tourism and seasonal demand management.

Regional Markets

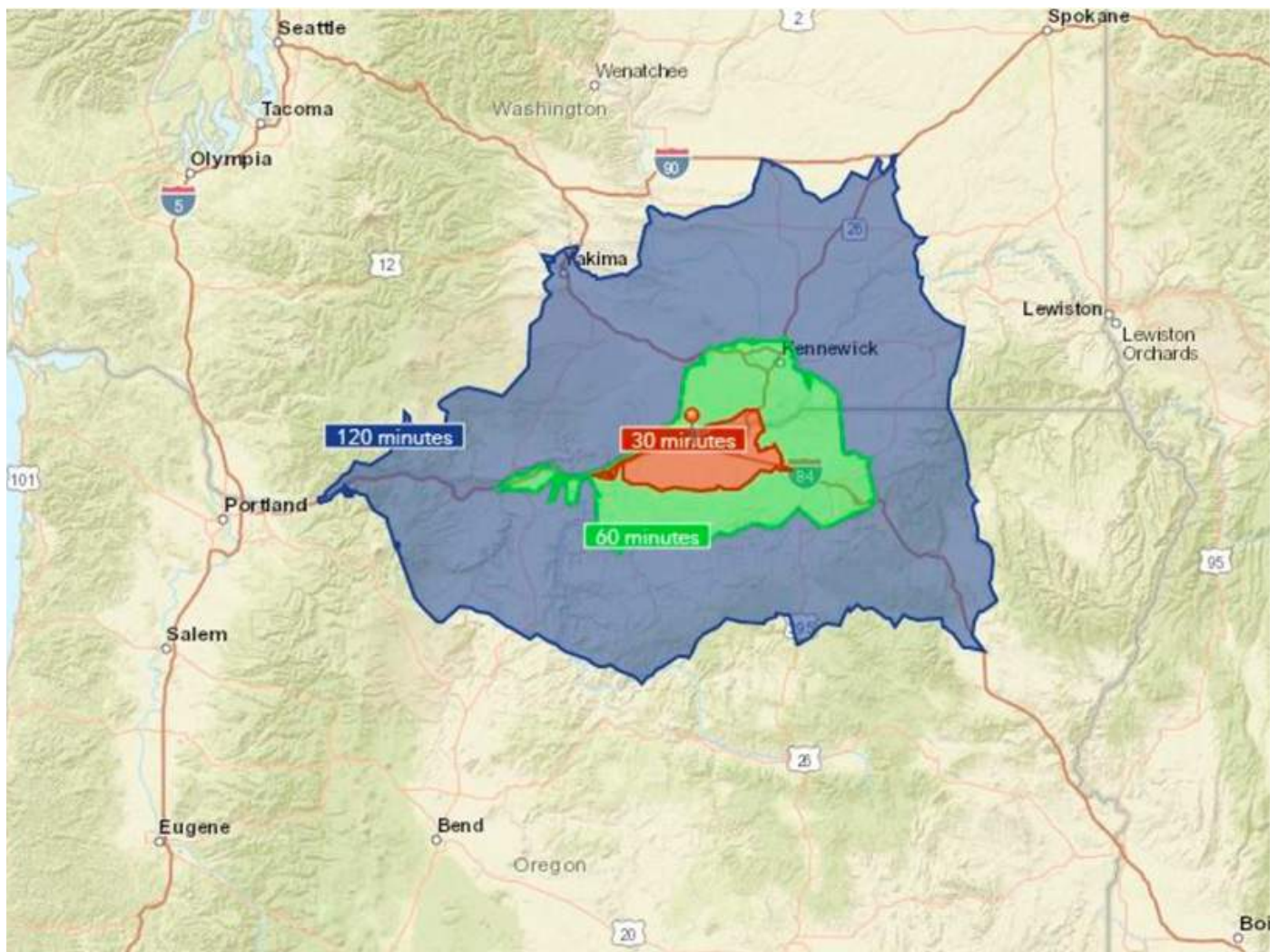
The Boardman Hospitality and Tourism Needs Assessment (2023) defines three drive-time markets, summarized in Exhibit 10 and shown geospatially in Exhibit 11:

- **30-minute local market:** Boardman, Irrigon, Umatilla, and Hermiston. Nearly 47,000 residents by 2027. Lower median incomes and slower growth than other zones suggest strong demand for affordable, family-oriented recreation.
- **60-minute regional market:** Adds Heppner, Pendleton, and the Tri-Cities. Projected to exceed 352,000 residents by 2027, with the highest household incomes and fastest income growth (4.24 percent annually). Represents strong potential for day-trip tourism.
- **120-minute extended market:** Adds The Dalles, La Grande, Walla Walla, and Yakima. Over 858,000 residents by 2027, supporting weekend tourism, camping and destination recreation.

Exhibit 10. Boardman Market Area Population and Income Trends

Market Area	2010 Population	2020 Population	2020 Projected	2027 Projected	Compound Annual Growth Rate	2022 Median Household Income	Annual Growth Rate
30-minute	40,654	45,150	46,760	0.37%	\$61,378	\$71,619	3.13%
60-minute	278,973	328,216	352,098	0.78%	\$75,559	\$92,998	4.24%
120-minute	747,281	825,492	858,516	0.43%	\$67,074	\$81,493	3.97%
Oregon	3,831,074	4,237,256	4,380,784	0.31%	\$75,390	\$90,647	3.75%
United States	308,745,538	331,449,281	339,902,796	0.25%	\$72,414	\$84,445	3.12%

Source: Boardman Hospitality and Tourism Needs Assessment (2023).

Exhibit 11. Map of 30-, 60-, and 120-minute Drive Times from City of Boardman

Source: Boardman Hospitality and Tourism Needs Assessment, 2023.

Recreation Participation Patterns

Across all markets, the most popular activities are walking for exercise, visiting beaches, and swimming. Hiking ranks especially high in the 60-minute market. Other high-interest activities include theme parks, overnight camping, and attending sporting or music events, as shown in Exhibit 12.

Exhibit 12. Top Activities by Participation – 0–60 and 60–120 Minute Markets

Activity	0-60-Minute Drive-Time Radius		60-120-Minute Drive-Time Radius	
	Population	% of Population	Population	% of Population
Walking for Exercise	75,951	30.5%	103,709	28.4%
Visited Beach	74,440	29.9%	104,046	28.5%
Swimming	40,292	16.2%	54,944	15.1%
Hiking	38,766	15.6%	53,455	14.7%
Visit Theme Park	37,737	15.2%	56,298	15.4%
Overnight Camping Trip	33,750	13.6%	51,476	14.1%
Attend Sports Events	31,912	12.8%	42,353	11.6%
Fishing (freshwater)	27,760	11.2%	43,035	11.8%
Bicycling (road)	27,355	11.0%	37,381	10.3%
Attend State/County Fair	25,605	10.3%	40,345	11.1%
Bowling	21,396	8.6%	28,301	7.8%
Golf	20,192	8.1%	26,691	7.3%
Attend Rock Music Performance	19,892	8.0%	26,337	7.2%
Canoeing / Kayaking	18,073	7.3%	25,120	6.9%
Attend Country Music Performance	12,736	5.1%	17,433	4.8%

Source: Oregon's Statewide Comprehensive Outdoor Recreation Plan 2025 - 2029.

Breaking down activities by those who participate in them, urban, suburban, and rural residents' preferred activities pattern is noted in Exhibit 13, with the urban group more likely to go picnicking, the suburban group is more likely to participate in visiting historical sites or history-themed parks, while **rural group is more likely to participate in nature observation.**

Exhibit 13. Top Ten Activities Inside Community per Oregon Resident Demographic Groups, Ranked by % of Group Participating, 2022

Activities	Urban	Suburban	Rural
Walking on streets or sidewalks			
Walking on paved paths or natural trails			
Nature immersion			
Picnicking			
Attending outdoor concerts, fairs, or festivals			
Visiting historical sites or history-themed parks			
Nature observation			
Visiting nature centers			
Pedaling bikes on streets or sidewalks			N/A
Taking children or grandchildren to a playground			

Source: Oregon's Statewide Comprehensive Outdoor Recreation Plan 2025 - 2029. Note: Color ramp suggests activities interest levels, with darker shades indicate higher ranking in participation percentages.

The recreational practices and usage patterns observed and documented in the SCORP, and the Boardman Tourism Assessment suggest support for **increased investment in the trail system, children's play areas, and affordable equipment rental options.** Specifically, the high level of walking and bicycling participation—particularly along paths and trails—could support investment in connected trail systems, either improvements to the Columbia River Heritage Trail or in developing a larger network of trails, and high levels of playground use could help the community guide its investments in **inclusive play improvements.** Additionally, the levels of park users picnicking suggests a need to **track the permits for picnic shelters and similar assets, allowing the City and District to monitor usage and picnic area occupancy,** to guide future investments picnic areas, and geospatial analysis of picnic-area occupancy can help inform decision-makers whether those investments might best be made by increasing the number of picnic areas, otherwise enhancing existing picnic areas, and then direct those investments accordingly.

State and National Travel Trends

While participation data highlight the activities most common across Boardman's regional markets, broader travel trends also shape how and why visitors engage in recreation. According to the Boardman Hospitality & Tourism Needs Assessment (2023), several emerging behaviors are gaining influence nationwide. Remote work has fueled longer "flexcations"—extended vacations where travelers combine leisure with working remotely. "Bleisure" travel, where business trips are extended to include personal or family leisure time, is also growing in popularity.

Sports tourism is expanding quickly, with families increasingly taking “tournacations”—youth or amateur sports tournaments paired with family vacations. These multi-purpose trips highlight the growing role of sports as both a recreation driver and a tourism market.

Together, these patterns underscore national shifts that can directly benefit Boardman. The city’s location, riverfront access, workforce lodging base, and growing recreation infrastructure align with emerging opportunities in sports-driven tourism, extended stays, and culturally diverse outdoor participation.

Local / Eastern Oregon Tourism Trends

According to the Boardman Hospitality and Tourism Needs Assessment (2023), Eastern Oregon—including Morrow County—shows distinct recreation spending patterns compared to statewide trends. In 2021, the region enjoyed \$409 million in direct tourism spending, up 8.4 percent from 2020, with 1.9 million person-trips and average spending of \$289 per trip (17 percent higher than the previous year). The average spending per person-night was \$106—24 percent lower than the Oregon average—reflecting the area’s more affordable, rural tourism profile.

Spending patterns by category show that accommodations account for the largest share (56 percent, or \$220 million), a proportion slightly higher than the state average. **Campgrounds generate 9 percent of that spending**—almost double the statewide share of 5 percent—underscoring the appeal of outdoor, lower-cost lodging in the region. Day trippers make up 17 percent of visitors, suggesting a substantial market that doesn’t contribute to overnight lodging revenue.

Eastern Oregon’s visitor air transportation spending is notably low, indicating limited air service and a predominantly “drive-to” tourism economy. Retail sales, food service, and local transportation/gasoline are also major spending categories, while spending on arts, entertainment, and recreation account for a smaller share. This pattern underscores the area’s emphasis on nature-based and self-directed activities over ticketed attractions and aligns with Eastern Oregon Visitors Association tourism pillars of outdoor recreation, agritourism, and cultural heritage.

Seasonal lodging demand differs sharply from statewide patterns. While Oregon as a whole experiences relatively even demand across seasons, Eastern Oregon experiences heavier concentration in peak months, with Fall as the busiest visitation period (45 percent) driven by hunting, agricultural festivals and harvest events, and strong summer use tied to travel, outdoor recreation, and seasonal events.

Exhibit 14. Overnight Lodging Market Share by Type (2021)

Lodging Type	Eastern Oregon Share	Oregon Statewide Share
Hotels/Motels	62%	69%
Campgrounds/RV Parks	9%	5%
Vacation Rentals	7%	9%
Private Homes	15%	13%
Other	7%	4%

Source: Boardman Hospitality and Tourism Needs Assessment (2023)

MORROW COUNTY RECREATION TRENDS

The 2018–2038 Morrow County Parks Master Plan and 2011 Comprehensive Plan identify several long-standing patterns and priorities that continue to shape recreation in the region. Outdoor recreation is diverse, with strong participation in hiking, biking, hunting, fishing, OHV riding, wildlife viewing, and birdwatching, supported by the county’s scenic routes, trails, and water access.

Camping and day-use facilities are also in high demand, ranging from primitive campsites to full RV hookups, with early reservations common. Continued upgrades to picnic areas, playgrounds, restrooms, and other day-use amenities were identified as important to support growing use.

Recreation contributes significantly to the local economy, with county fairs, rodeos, heritage events, and outdoor sports drawing both residents and visitors. To meet future needs, county plans have emphasized facility expansion—including additional parks, campsites, trails, boat launches, swimming pools, ballfields, and tennis courts—along with a strong focus on equitable and accessible recreation. Priorities include improving ADA compliance, locating facilities near population centers, and ensuring inclusive access for all users.

BOARDMAN'S COMPETITIVE POSITION AMONG PEER COMMUNITIES

Boardman's role within the regional recreation landscape can be understood through a comparison to nearby cities and markets. Exhibit 15 summarizes relative strengths across amenities, access, and recreational offerings.

Peer community comparisons highlight both Boardman's strengths and its gaps relative to nearby cities such as Hermiston, Pendleton, and Umatilla. Boardman's most distinctive competitive advantage lies in its **Columbia River frontage**—including beaches, marina, RV park, and trail system—which provides access to water-based and nature-oriented activities highly valued across the region. The city's location on Interstate 84 also ensures visibility and accessibility that support both day trips and extended visits.

Boardman also benefits from **growth capacity**. Unlike many peers, it has undeveloped public lands near neighborhoods and community facilities, creating opportunities for new parks, trail extensions, and tournament-ready facilities. Combined with consistent demand from its large workforce population, this positions Boardman to capture steady weekday and evening use as well as seasonal tourism.

At the same time, the peer comparison underscores areas where Boardman lags. **Sports field and event infrastructure** are more developed in Hermiston, which currently serves as the region's center for tournaments and large-scale recreation. **Cultural and heritage programming** are more established in Pendleton, which leverages its nationally recognized Round-Up and related events. Compared with these communities, Boardman's **signature play features and cultural venues** remain limited, suggesting clear opportunities for future investment.

Together, these findings suggest that Boardman is well positioned as a **riverfront recreation hub with room to grow**, while strategic investments in sports, cultural amenities

Tourism Potential and Lodging Capacity

The Boardman Hospitality and Tourism Needs Assessment identified 234 hotel rooms across five properties located within the City of Boardman. Additional accommodation is available through short term rentals, and RV parks and campgrounds, including the Boardman Marina & RV Park and Driftwood RV Resort. City and District staff estimate approximately **182 RV and tent sites** are currently available—73 at the Boardman Marina (69 RV spots and 4 tent sites) and 109 at Driftwood. These assets position Boardman to support regional tourism, particularly for recreation-oriented visits.

However, the assessment highlighted a key limitation: **lodging capacity is frequently constrained during the workweek** due to high demand from construction workers, industrial contractors, and other temporary workforce populations. Estimated hotel occupancy forecasts range from **72 to 75 percent (2026-2028)**, translating to approximately **220 to 260 overnight guests per night**. Of these, an estimated **85 percent are workforce-related or transient business/leisure travelers**, leaving few rooms available for leisure tourism.

Exhibit 15: Peer Communities and Regional Comparative Assets

(✓ = Strength, ▲ = Emerging/In Progress, ✕ = Limited/Not Present)

Feature / Asset	Boardman	Hermiston	Pendleton	Umatilla
Columbia River Access	✓ Marina, beaches, disc golf	✕ Inland	✕ Inland	✓ Riverfront limited, disc golf, walking trails
RV & Campgrounds	✓ Marina RV/ Campground	✓ Fairgrounds, Butte Park	✓ Round-Up Grounds	✓ Small sites; Marina RV, Private RV
Highway Visibility (I-84)	✓ High	✓ High	✓ High	✓ High
Event Infrastructure	▲ Emerging, mobile stage	✓ Fairgrounds, events	✓ Major events, convention center	▲ Community events (Rock the Locks)
Signature Play Features	▲ Basic, limited variety	✓ Funland Playground, splash pad	✓ Large playgrounds; Aquatic Center	▲ Upgraded playground
Sports Fields & Complexes	▲ Shared-use soccer (private)	✓ Multiple complexes (Butte Sports Complex)	✓ Sportsplex, equestrian facilities	▲ Basic fields
Indoor Recreation	✓ Pool & Rec Center	✓ Community Center, gym	✓ Convention & aquatic centers	▲ Shared spaces
Cultural Interpretation & History	✓ Indigenous & historic relocation history potential	▲ Some	✓ Western heritage emphasis	▲
Trails & Riverfront Access	✓ Riverfront trail system & beaches	▲ McNary trails, emerging connectivity	▲ Umatilla River trails	✓ Shoreline access; Lewis & Clark Trail
Art & Cultural Events	▲ Seasonal events, potential for expanded art/ interpretation	▲ Fairground events	✓ Round-Up, arts venues	▲ Local events
Destination/ Weekend Tourism Appeal	▲ Regional tournaments, marina, growing overnight stays	▲ Events-based, not scenic destination	✓ Events and heritage tourism	✕ Limited draw; Rock the Locks
Workforce Recreation	✓ Port-related and weekday demand	▲ Some commuting	▲ Some industries, less transient	▲ Local industry, small scale
Growth Potential	✓ Undeveloped public land (riverfront, utility corridor)	▲ Infill opportunities	▲ Limited by topography and land use	▲ Limited trails, parks offerings

Source: Consultant team analysis using publicly available information and City staff discussions (2024–2025).

This weekday saturation places pressure not only on tourism but also on the availability of suitable housing for temporary workers. **Expanding temporary accommodations—such as RV parks, extended-stay lodging, and workforce housing—is increasingly critical** to support Boardman’s growing industrial and construction-related labor force. Without additional housing options, this constraint will continue to limit the City’s ability to host recreational events, attract overnight visitors, and support a thriving tourism economy.

Despite these challenges, opportunities remain. Expanding seasonal and weekend offerings—such as tournaments, waterfront events, and destination activities—could help optimize existing lodging assets during periods of lower occupancy. With Columbia River access, a growing trail system, marina amenities, and event infrastructure, Boardman is well positioned to strengthen its role as a regional recreation and tourism destination.

Implications for Parks and Recreation

This tourism profile creates opportunities and challenges for the park system:

- **Need to Prioritize Affordable, Family-Oriented Recreation:** The 30-minute local market has lower median incomes and slower growth, suggesting demand for low-cost, inclusive amenities such as free waterfront access, playgrounds, picnic shelters, and low-fee equipment rentals. Culturally relevant programming and bilingual communication can further expand reach, given Boardman’s predominantly Hispanic community.
- **Enhance Trail Connectivity and Walking Infrastructure:** Walking for exercise is the top activity in all market zones, and the Columbia River Heritage Trail is a key asset. Expanding trail networks, improving linkages between parks, and enhancing trail amenities (shade, seating, lighting) would serve both residents and visitors.
- **Expand Waterfront and Beach-Oriented Amenities:** Visiting beaches and swimming rank in the top three activities. Boardman can strengthen its competitive position by improving beach access, adding water play features, expanding swim areas, and upgrading riverfront park amenities. **Enhance pedestrian waterfront connectivity** between neighborhoods and the waterfront parks to strengthen the destination experience.
- **Plan for Camping and RV Capacity:** Eastern Oregon’s campground/RV park share (9 percent) is nearly double the statewide average, and Boardman’s existing 182 RV/tent sites are a tourism asset. Expanding capacity, improving amenities, and integrating campground programming could increase overnight tourism revenue. Morrow County planning documents also emphasize strong demand for both primitive and full-service campgrounds, with early reservations common, reinforcing the importance of expanding sites and supporting day-use facilities alongside camping.
- **Balance Workforce and Leisure Lodging Needs:** Weekday lodging is heavily used by temporary workers, limiting availability for leisure visitors. Partnerships to expand RV/workforce lodging could free hotel capacity for weekend events and tourism, supporting greater park and facility use by visitors.
- **Target Day-Trip and Regional Markets with Activity Programming:** The 60-minute market has the highest incomes and growth, making it a strong target for day-trip tourism. Boardman Parks could develop short-duration, high-impact offerings—such as sports tournaments, guided water recreation, or seasonal festivals—to draw this group. **Consider cultural and agricultural tourism** to draw extended market visitors year-round.
- **Strengthen Cultural and Heritage Programming:** Peer cities like Pendleton have leveraged heritage tourism as a differentiator. Boardman can expand cultural interpretation, Indigenous history, festivals, and agricultural heritage events to align with EOVA’s cultural and heritage tourism pillar.
- **Develop Sports and Tournament Infrastructure:** The growth of sports tourism and “tounacations” suggests value in strengthening fields, courts, and event facilities. Investments in multipurpose complexes or partnerships for tournament hosting could capture regional and extended markets.
- **Address Seasonal Peaks and Event-Based Demand:** With fall visitation peaking at 45% and summer also strong, parks and recreation programming should anticipate surges. Expanding shaded seating, flexible event infrastructure, and adaptive staffing can help manage seasonal and event-based crowding.
- **Expand Inclusive and Accessible Recreation:** Both Morrow County plans and SCORP emphasize ADA compliance and equitable access. Boardman can reinforce its position by prioritizing universal design, bilingual signage, and culturally relevant gathering spaces.

Effective Service Population

This assessment has reviewed three interconnected audiences: the people who call Boardman home, the workforce that supports its economy, and the visitors who come to enjoy its riverfront, trails, and events. It brings together demographic, economic, and recreation participation data to create a complete picture of local and regional demand, providing a data-driven foundation for understanding current and future demand for parks and recreation in Boardman.

Boardman’s rapid population growth, minority-majority makeup, and relatively young age structure all influence how, when, and where people use parks. These factors, combined with the city’s role as a regional job center and its position along the Columbia River, underscore the need for a park system that is responsive, equitable, and culturally relevant. The result is a fact-based foundation for investment decisions that will serve both current users and the generations to come.

The Park Master Plan must primarily consider Boardman’s residential population, estimated to be **5,749 in 2024** (PSU-corrected), but weekday demand on parks and recreation facilities is larger due to non-resident users. These additional users include in-commuting workers, Port of Morrow employees, temporary contractors, and guests staying in hotels or RV parks who may use local trails, picnic areas, and waterfront amenities during breaks or after work.

To better reflect real-world demand, the level of service calculations consider a **weighted weekday service population**. Each population segment was assigned a usage weight based on how often they are likely to use park assets and recreation services relative to residents:

- Residents: 1.0 weight
- In-commuters: 0.33 weight
- Hotel/RV guests: 0.33 weight

This approach attempts to capture the likely impact of users not included among the residential population, such as in-commuting workers, workers employed with the Port of Morrow, and temporary contractors staying in hotels or RV parks. It recognizes full-time residents as the primary system users, but acknowledges these additional groups’ impact to midweek use of trails, recreation facilities, picnic areas, and water amenities using a coefficient based on local-use indicators and general user type.

The result of this method is a weighted service population for calculating LOS metrics, ensuring that park investment planning aligns with real-world usage, and not just census-based population. All job and population growth estimates are approximated using recent trends and planning assumptions, and should be viewed as informed estimates intended to support recreation system planning, not as formal projections.

Exhibit 15. 2024 Weighted Weekday Service Population

Segment	Estimate	Usage Weight	Weighted Population
Residents	5,749	1.0	5,749
In-commuters (all)	2840	0.33	947
Hotel & RV guests	572	0.33	~191
Total Weighted Service Pop.			6,890

Estimates developed with coordination and consultation with the City of Boardman, Shapiro Didway, Johnson Economics, and EConorthwest.

This estimate suggests an **effective daily service population roughly 20 percent higher than the residential population**.

2035 Projection

By 2035, residential growth (4.2 percent annually), job expansion (0.9 percent annually), and the planned **Boardman Marina RV Park expansion** (net +264 sites) could push the weighted weekday service population to **roughly 10,450**. The RV expansion alone could add **~190–310 people nightly**, depending on occupancy.

Key Drivers of Effective Population

Although the full-time residents of Boardman are the primary park users, there are several key considerations impacting the effective park users, including:

- **Employment concentration:** Over two-thirds of the city's labor force works outside Boardman, and most local jobs are filled by non-residents (over 2,200 daily commuters).
- **Port of Morrow scale:** 3,500+ direct jobs, plus indirect, induced, and seasonal positions.
- **Transient lodging:** 234 hotel rooms, ~182 current RV/tent sites, mostly occupied by workforce travelers midweek (an estimated 85 percent of guests).
- **Event & recreation draw:** Boardman Marina (~20k annual visitors), SAGE Center (~13k), Heritage Trail, and events (~6k).

Opportunities and Considerations for Parks Master Planning

This integrated market and community analysis identifies clear opportunities for the City of Boardman and BPRD to strengthen the park system while addressing the needs of residents, the regional workforce, and visitors.

The following roadmap integrates market, community, and demographic insights to guide the City of Boardman and Boardman Park & Recreation District (BPRD) in delivering a park system that meets the needs of residents, workers, and visitors now and into the future. It organizes priorities into nine interrelated strategies, each with facility and program considerations.

1. Plan for Rapid Growth and Capacity Expansion

FACILITIES

- Acquire and develop new parkland in growth areas.
- Expand multi-use sports fields and increase trail mileage.
- Design new parks for scalable expansion.
- Use weighted weekday service population estimates to size facilities more accurately, accounting for residents, in-commuters, and workforce lodging demand.

PROGRAMS

- Update Level of Service (LOS) targets regularly.
- Track usage to anticipate and mitigate crowding.
- Implement phased facility build-outs to match demand.

2. Expand Affordable, Accessible Recreation

FACILITIES

- Maintain free or low-cost access to core park amenities.
- Provide low-cost sports courts, play areas, and community gardens.
- Improve safe walking/biking connections to parks.

PROGRAMS

- Maintain/expand offering subsidized youth fees and volunteer-led activities.
- Maintain equipment lending programs (e.g., balls, bikes, fishing/paddling gear).

3. Design for a Young, Multi-generational Community

FACILITIES

- Inclusive playgrounds, teen gathering spaces, and senior-friendly walking paths.
- Shaded seating and multi-generational outdoor fitness zones.
- Integrate shaded, climate-resilient features to address heat and dust conditions that limit outdoor use.

PROGRAMS

- Build on District-led programming (youth sports leagues, intergenerational events, senior wellness classes) and expand offerings as facilities and partnerships grow.

4. Integrate Culturally Relevant and Multilingual Access

FACILITIES

- Bilingual/multilingual wayfinding and interpretive signage.
- Expand cultural interpretation linked to heritage tourism, highlighting agricultural identity, Boardman's relocation, Indigenous history, and festivals as regional draws. Flexible event spaces for cultural celebrations.
- Add soccer fields.

PROGRAMS

- Culturally relevant sports and events (e.g., Latin dance, community fiestas).
- Bilingual staff or interpreters for major events.

5. Accommodate Larger, Multi-generational Households

FACILITIES

- Large picnic shelters with grills and cluster seating areas.
- Reservable group-use pavilions and multipurpose lawns.

PROGRAMS

- Consider family movie nights, weekend tournaments, and community cooking events.

6. Enhance Accessibility for People with Disabilities

FACILITIES

- ADA-compliant trails, restrooms, and sensory-friendly play areas.
- Connect all major site features with accessible routes.
- Adaptive sports equipment.
- Reference Oregon Parks & Recreation Department's 2023 Accessibility Design Standards as a benchmark

PROGRAMS

- Inclusive recreation activities.
- Staff training in adaptive recreation.
- Partnerships with disability advocacy organizations.

7. Enhance Waterfront Connectivity and Trail Networks

FACILITIES

- Infill missing trail segments along Marina Park, Day Use Park and south side of Marine Drive. Improve waterfront amenities, wayfinding, and lighting.
- Improve pedestrian connections between north Boardman neighborhoods and the waterfront by addressing the railroad barrier through the City's planned Main Street sidewalk improvements and future enhanced crossings.

PROGRAMS

- Seasonal waterfront events and guided recreation.

8. Leverage Workforce and Tourism Partnerships

FACILITIES

- Locate amenities near Port campuses, hotels, and RV parks.
- Expand campground/RV capacity and group-use facilities.

PROGRAMS

- Provide employee break-time access to recreation facilities.
- Coordinate with employers on fitness programs.
- Develop shoulder-season tourism events to boost weekend use.

9. Manage Use, Maintenance, and Access Equitably

FACILITIES

- Well-lit trails and gathering areas to extend use hours.
- On-site kiosks and bulletin boards for offline program information.

PROGRAMS

- Track trends in weighted service population to refine LOS standards.
- Balance workforce and leisure tourism needs when scheduling events.
- Maintain paper and phone-based program registration for those without internet access.



APPENDIX E: COMMUNITY NEEDS SUMMARY (SITE SPECIFIC)

CITY OF BOARDMAN FACILITIES

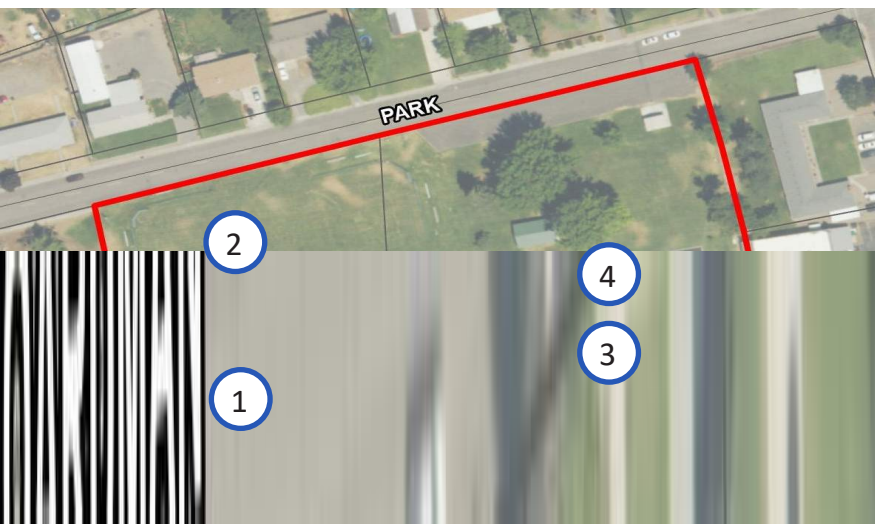
City Park

At a Glance:

City Park is valued for its mature trees, active youth sports, and frequent community use, including evening pickup soccer games. Residents emphasized the need for upgraded play and sports amenities, improved shade, better maintenance, and enhanced safety and cleanliness. The site was also identified as the community preferred location for the splash pad replacement and selected by the Public Advisory Committee due to its central location, existing family-oriented amenities, and strong community support for integrating water play into a larger multi-purpose recreation area.

Community Input Summary

- **Maintenance & Cleanliness:** Improve restroom upkeep and stocking, restroom access for events, grass upkeep, trash removal, and site cleanliness. Regular maintenance is needed to support usability especially during the busy little league season.
- **Play Area:** Needs significant upgrades; current equipment is outdated and lacks shade. City Park is the only developed park south of Main Street with traditional swings, but more inclusive and engaging play features are needed. Add early childhood play.
- **Shade & Trees:** Increase tree planting and provide shade, especially at play areas and sports fields and Boardman Ave Edge; the park is extremely hot in summer. Southridge Sports and Events Complex in Kennewick, WA referenced for play shade sale.
- **Sports Facilities:** Currently used for T-ball, coach pitch, and youth soccer; however, youth soccer is moving back to Sam Boardman. The field remains well-used for evening pickup games and could be repurposed as a flexible-use space. Requested improvements include maintaining the T-ball diamond for younger youth, leveling fields, fixing holes, mowing grass, replacing goalie nets, and adding tennis courts and lighted, welcoming sports courts.
- **Lighting & Safety:** Add lighting for evening use —multiple respondents noted regular evening soccer games with 10–20 players. Improve safety and discourage unauthorized use and homelessness through clearer enforcement of hours.
- **Accessibility:** Add paved paths around and through the site to improve access to key site features like playground, pavilion, basketball court.
- **Amenities:** Existing restrooms are newer. Add bleachers and a flag at the baseball area, benches at the soccer field, more seating, BBQ areas, and a pavilion; generally needs better site furnishings. Add bike parking to meet City code.
- **Public Art:** Basketball Court Surfacing
- **Splash Pad Replacement Location:** Suggested as a preferred location by the community and selected by PAC.
- **Pavilion Rental:** A pavilion rental arrangement has recently been instituted by the City.
- **Parking:** Not enough parking and existing parking needs to be delineated.



Key

1. Shade & Trees: Increase tree planting and provide shade, especially at play areas and sports fields and Boardman Ave Edge
2. Sports Fields: Maintain T-ball diamond for younger youth; improve field conditions. Maintenance: Ensure regular upkeep of park facilities.
3. Public Art: Basketball Court Surfacing
4. Play Area Improvements: Revamp the play area, add early childhood play, and improve shade to reduce heat new equipment

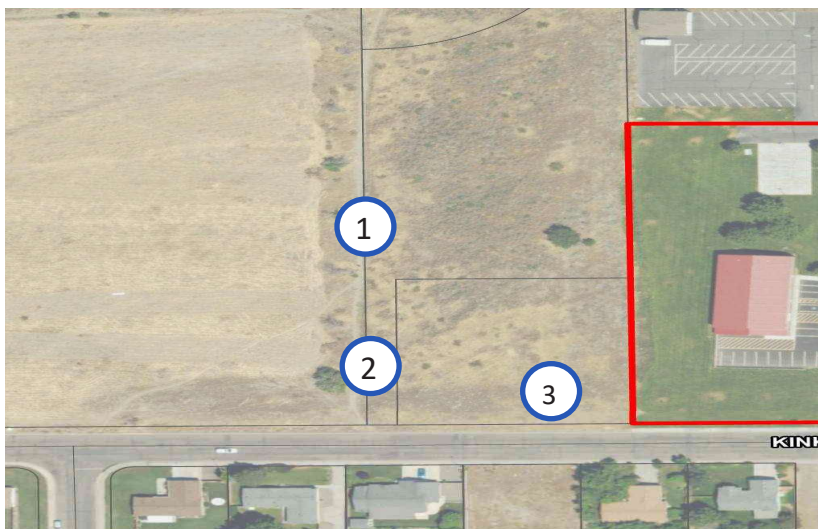
Tatone Park (formerly City Hall Park)

At a Glance:

Tatone Park is appreciated for its shaded picnic tables and toddler-focused play. However, community members identified several areas for improvement, including expanded play features, better safety fencing, enhanced landscaping, and general maintenance. Opinions were mixed about relocating the splash pad to this site and ultimately was not selected by the PAC.

Community Input Summary

- **Maintenance & Cleanliness:** Improve general cleaning, upkeep, and maintenance. Address worn or aging park features.
- **Play Area:** Expand and improve the existing Lil Tots playground to better match the available space. Add new swings—including a bucket swing for toddlers and more swings overall—and additional play features for broader age groups.
- **Safety & Fencing:** Add fencing or barriers between the playground and nearby roads to prevent children from running into traffic.
- **Shade & Trees:** Requests included adding more trees for shade and a sunshade over the playground (similar to Southridge Sports and Events Complex in Kennewick, WA).
- **Amenities:** Add covered picnic area with tables, BBQs, ping pong table, wall ball court, drinking fountain, and bike parking to meet city code. Update worn out park furnishings.
- **Dog Facilities:** Interest in a fenced dog park was noted, along with a separate suggestion for an overnight dog kennel—not intended as a daycare facility, but as an animal control measure to house dogs temporarily when needed.
- **Landscaping:** Add trees and enhance plantings, especially along the park edges, to make the space feel more inviting beyond just grass and a toddler play area.
- **Splash Pad Replacement Location:** Feedback was mixed on placing the splash pad here. Some appreciated the central, walkable location near schools, while others expressed concern about the hillside, lack of shade, or feeling forced to use the site. Ultimately the site was NOT selected by PAC.
- **Park Naming:** Slated for inclusion in a community naming competition, but may already be officially named Pettigrew Park. The City will confirm before moving forward.
- **Public Restrooms:** Exterior restrooms attached to Field House are available for public use.
- **Basketball Court Relocation:** City plans to relocate for safe issues and visibility and to create space for other non park purposes.



Key

1. Overnight dog kennel
2. Racquetball courts
3. Play, Safety & Fencing: fence playground, add a bucket swing and more swings overall.

Sunset Park (formerly Hillview Subdivision)

At a Glance:

Sunset Park is envisioned by the community as a major new destination for active recreation, flexible trails, and family-oriented amenities. Residents emphasized the site's potential for a multi-sport complex and large-scale play areas, citing its river views, open space, and location near residential neighborhoods. Suggestions included everything from shaded playgrounds, a new splash pad, to botanical gardens, public art, and a seasonal sledding hill—making it clear that the community sees this site as a key opportunity for year-round use, tournament potential, and intergenerational recreation



Community Input Summary

- **Play Area:** Requests for large, interactive playgrounds with separate areas for toddlers and older kids, plus swings, slides, and shaded structures. Add benches and sidewalks for strollers, bikes, and scooters.
- **Trails & Pathways:** Add accessible trails and sidewalks. Suggestions included nature paths, bike trails, BMX/quad trails, and walking trails with varied slopes and grades.
- **Sports & Recreation Facilities:** Strong support for a multi-sport complex/AKA “One Stop Shop” with baseball/softball fields, basketball courts with hoops that have redirect rims, pickleball, soccer, batting cages, and concessions. Additional requests included mini golf, driving range, pump track, bike skills park, volleyball court, skatepark/skate area, tennis courts, tennis court walls, and workout equipment. Reference was made to Kennewick’s Southridge Sports Complex.
- **Amenities:** Interest in gazebos, shaded picnic areas, benches, picnic tables, drinking fountains, teen gathering spaces, and a splash pad. Seasonal snow hill was suggested if site allows.
- **Relocated Skatepark:** Sunset Park was selected by the PAC as the preferred location for a relocated and improved skatepark, envisioned as part of a larger multi-sport or teen-focused complex. (See “relocated skatepark” for more information on proposed facility).
- **Splash Pad:** Several community members requested a splash pad at Sunset Park to provide seasonal water play and relief from the summer heat.
- **Restroom Facilities:** Add bathrooms near sports fields and high-use areas.
- **Landscaping:** Add more trees, flowering shrubs, and native vegetation to support biodiversity. Suggestions included creating a botanical garden or a nature park.
- **Lighting & Safety:** Increase street and park lighting in darker areas to improve visibility and address safety concerns.
- **Public Art & Identity:** Interest in a colorful large-scale (“bulk size”) art sculpture and/or water feature.
- **Community Gathering:** Support for amphitheater, gardens or other shared-use community spaces.
- **Site Use:** While most community members expressed a strong desire for the site to become a public park, some noted the site’s history as a proposed housing development and suggested it still be considered for that use. There is general uncertainty about whether the site is designated for housing or recreation; City to clarify the intended use and whether housing remains an option.

Parque Los Niños (Formerly River Ridge Park #1) & Meadowlark Park (Formerly River Ridge Park #2)

At a Glance:

The River Ridge Subdivision includes two of three or four planned neighborhood parks. While residents appreciate the presence of open space, both parks currently lack basic amenities. Community members emphasized the need for play features, shade, trees, and park furnishings to support everyday neighborhood use. Some residents suggested that one larger park might have been more functional than two smaller ones.



Community Input Summary

- **Play Features:** Add play structures such as swings, big slide, and equipment for different age groups.
- **Amenities & Furnishings:** Provide shaded seating, benches, a pavilion, electrical outlets, drinking fountains and misters for hot weather.
- **Shade & Trees:** Plant more trees and incorporate shaded areas throughout the park spaces.
- **Dog Facilities:** Some residents prefer using the grassy open space at River Ridge Estates as an informal dog area over the existing designated dog park; interest in adding a fenced dog area was noted.
- **Park Design & Scale:** Several residents felt the park sizes were generally adequate but would have preferred one larger, amenity-rich park rather than multiple smaller ones.
- **Park Naming:** Parks have not yet been formally named—assign names and installing signage.

Zuzu Park

At a Glance:

This undeveloped site is valued for its mature trees but currently lacks any amenities. Community members suggested transforming it into a welcoming neighborhood space with play areas, shaded seating, and recreational features for families and children.

Community Input Summary

- **Play Area:** Install a playground, nature play features, a bike skills park, a baseball field, and sand volleyball.
- **Shade & Seating:** Add shaded seating areas, including picnic tables and benches.
- **Amenities:** Include BBQ areas, drinking fountains, misters, and a dog waste station
- **Lighting & Safety:** Improve lighting to enhance safety.
- **Site Improvements:** Level the ground, plant grass, and improve parking access or off-street parking
- **Signage and wayfinding:** Upgrade



Parque Cultural (West) - Power Trail Park (East) (formerly Park Blocks)

At a Glance:

The Parque Cultural - Power Trail Park corridor is viewed as a valuable community asset with strong potential for trails, recreation, and gathering spaces. While the City is actively acquiring land, coordination with BPA is required to determine allowable uses. The site's linear layout offers a unique opportunity to connect parks, neighborhoods, and destinations across Boardman. While many support keeping the area natural, others emphasized the opportunity to activate the space with amenities, events, and accessible pathways.

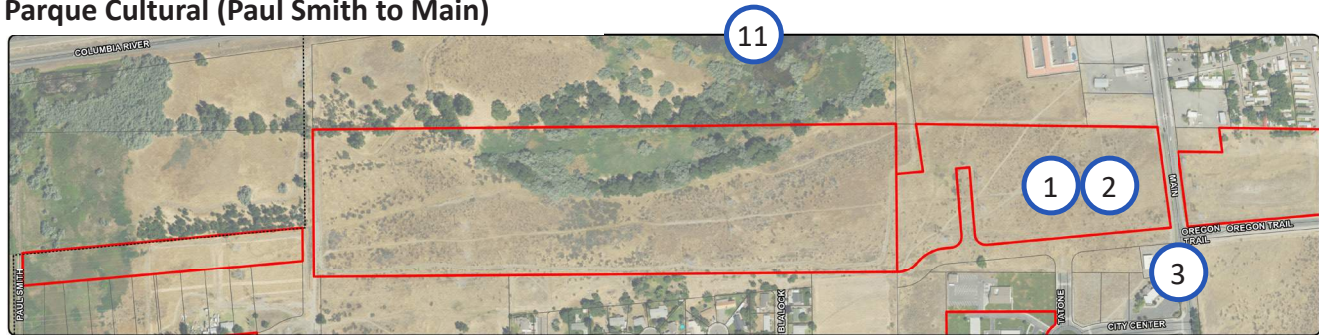
Community Input Summary

- **Existing Use & Informal Activity:** Several informal paths are currently used as cut-throughs. PAC members noted unregulated use of the BPA corridor by dirt bikes and quads.
- **Proposed Use:** Emphasis on preserving natural character while incorporating trails, passive use areas, and flexible recreational opportunities. Some residents noted there are already sufficient walking spaces in town but supported additional options if unique or shaded.
- **Trails & Connectivity:** Add multi-use trails for walking, biking, and roller blading; improve existing informal paths; include nature trails, distance markers, lighting, and paved routes. Connect the Senior Center to the Parque Cultural - Power Trail Park corridor and extend trail networks—such as a potential Heritage Trail routing—with wayfinding to support navigation.
- **Play Features*:** Suggested additions included nature play, swings, a play structure, rock wall, and playgrounds designed for children and teens. Some preferred a play structures, while others supported more natural playscapes.
- **Sports & Recreation Facilities*:** Feedback included strong interest in both outdoor and indoor amenities such as: relocated skatepark, pump track, indoor soccer facility, basketball courts, soccer fields, baseball fields, volleyball and badminton courts, pickleball, tennis, archery, rifle and handgun ranges, a golf driving range, BMX/quad trails and sports complex—style amenities such as concession stands, equipment storage, parking and restrooms were also suggested.

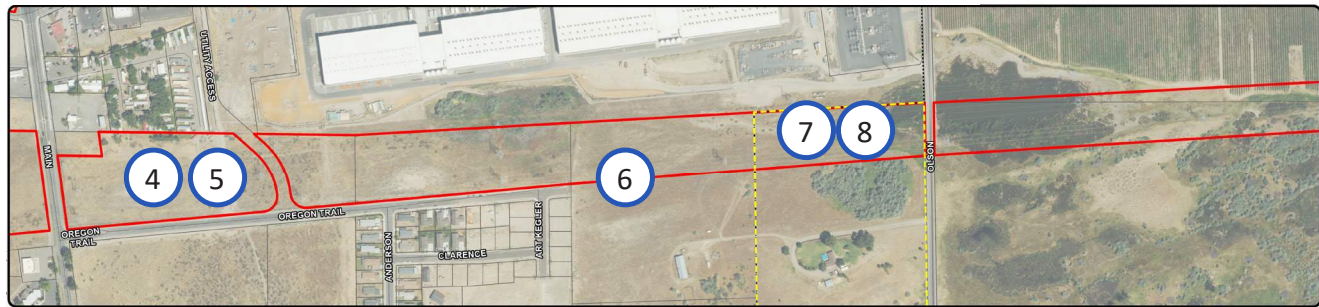
- **Event & Gathering Space***: Suggestions included a space for outdoor events such as farmers markets, yard sales, and shaded seasonal picnic areas.
- **Amenities**: Requests included benches, shaded seating, restrooms, trash cans, drinking fountains, misters, and traveler amenities like EV charging and picnic areas near roads to encourage use by passersby.
- **Dog Facilities**: Dog park to be relocated to Power Trail Park east of Main Street and include relocated features from existing facility. Participants shared mixed opinions about the existing dog park and potential for dog-related features within the BPA easement. Some supported a larger, better-designed dog park with wet/dry zones and small/large dog separation. Others questioned whether a dog park was the best use of space, suggesting it could be repurposed for more inclusive features like trails, play spaces, or gathering areas.
- **Gardens & Green Space**: Community members expressed interest in gardens, orchards, and peaceful, open green spaces. Ideas included community gardens, demonstration gardens to showcase sustainable planting techniques, pollinator habitats with native wildflowers, and natural landscaping to support biodiversity and provide quiet areas for reflection.
- **Public Art**: Ideas included murals, cultural installations, statues, and bulk-scale art features.
- **Water Features**: Suggestions included splash pad relocation, decorative water elements, and misting stations for summer cooling.
- **Safety & Lighting**: Add lighting along walking paths and throughout the park for visibility and nighttime safety.
- **Connectivity**: Strengthen connections between the Parque Cultural - Power Trail Park corridor and key destinations, including the Senior Center and a potential nature trail link to an existing pond west of Main Street. The pond—located between the BPA power lines and I-84 on Army Corp land—has been considered in the past for a future dock. While staff and the PAC noted that working with the current landowner has presented challenges in the past, the partnership opportunity could be explored.

* Development Restrictions: Sites lie beneath high-voltage transmission line, which are owned and operated by the Bonneville Power Administration (BPA). These areas are subject to strict development limitations. Any improvements within the BPA easement must comply with federal safety regulations, including restrictions on height, materials, and potential interference with power infrastructure. Features that could conduct or capture electricity—such as light poles, tall structures, or metal play equipment—are generally not permitted. All proposed developments within these easements must be reviewed and approved by BPA prior to construction. Restricted improvements could be located on land adjacent to easement areas, if feasible.

Parque Cultural (Paul Smith to Main)



Power Trail Park (Main to Olson)



Power Trail Park (continued) (Olson to Laurel)

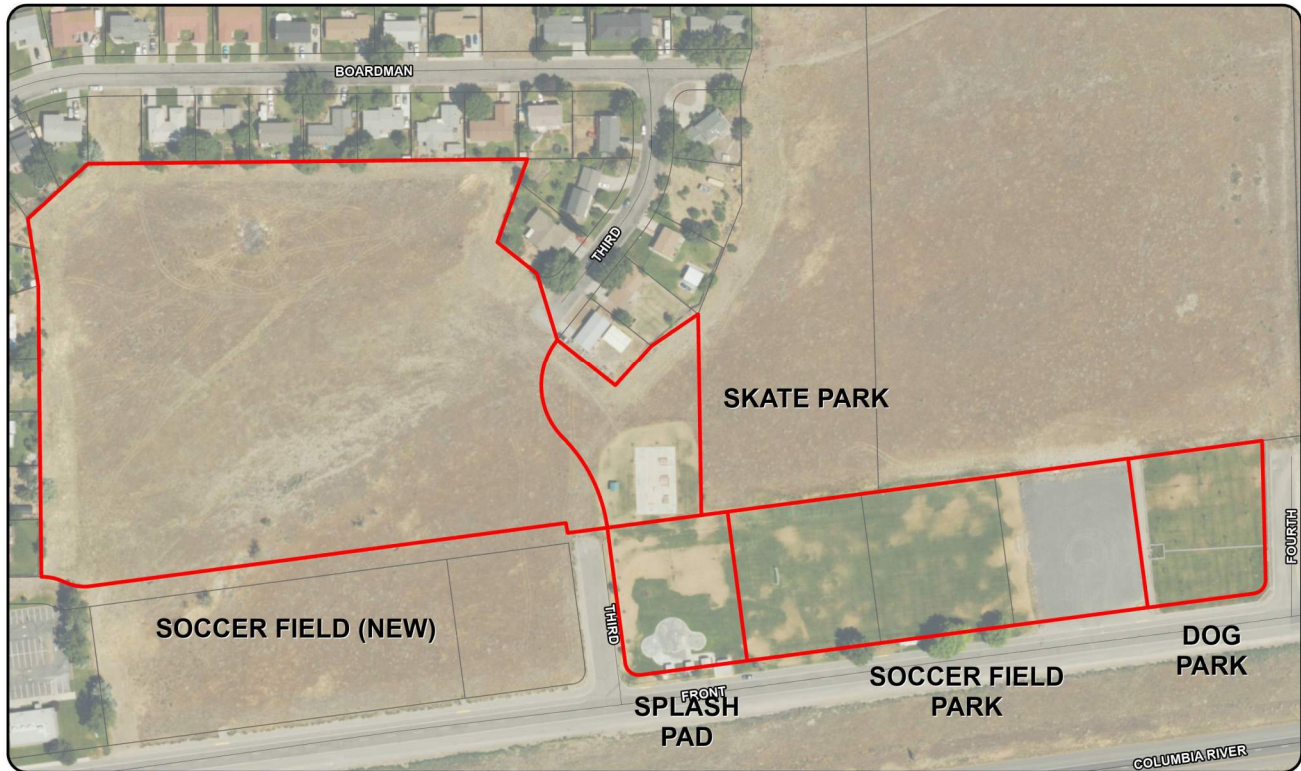


Key:

1. Indoor Soccer Facility
2. Skatepark
3. Crosswalk across Main Street
4. Nature play, play structure, rock wall
5. Relocated Dog Park
6. Road connection between Olson and Main Street - extend the Oregon Trail
7. Nature Trails
8. Pump track and bike trail
9. Rifle and handgun range*
10. Archery range*
11. Pond**

* City staff noted that firearm-related uses are currently not permitted within city limits. Portions of Parque Cultural - Power Trail Park corridor (comments 9 and 10) are located outside city boundaries at this time but are likely to be incorporated into the city as part of the future Blueberry development project.

** Pond not located on City/District lands; partnership needed for connection and development



Splash Pad (to be removed; new location @ City Park)

At a Glance:

Community feedback on removing the splash pad and locating a new one at another location was mixed. Some appreciated the current location for its visibility to travelers, while others felt it was underused, lacked nearby amenities, and wasn't easily accessible for local families. The strongest support was for placing the splash pad in a more active park setting with other recreation options. After reviewing several potential sites and weighing community input and technical considerations, the PAC selected City Park as the recommended location due to its central location, family-friendly amenities, and opportunity for integration with other park features. The existing splash pad will be removed and site features like the fence, restroom, and picnic shelter salvaged for reuse elsewhere.

Community Input Summary

- **Current Location Feedback:** While the existing location is valued for its visibility to travelers and role as a stop-off along the freeway, several community members noted that it is underused and lacks sidewalks along Front Street NE.
- **Feedback on Relocation:** Opinions were mixed. Some supported moving the splash pad to better serve local families and integrate it with other park amenities. Others expressed concern that relocating it would reduce its value to travelers or create conflicts at new locations.
- **Final Location:** City Park was selected by the PAC due to its central location, family-friendly amenities (existing play area, restrooms, shade), and opportunity for integration with other park features. The area between the restrooms and the existing playground was identified as the ideal placement zone.
- **Engineering Considerations:** This information was considered alongside community input when selecting the final site. Based on input from the City Engineer, potential locations near City Hall or City Park would require a water reuse or recycled system to avoid overloading the City's wastewater system. These systems add cost and maintenance complexity. A location near the SAGE Center would allow a freshwater system to be used, as

existing infrastructure can accommodate the flow.

- **Desired Features:** Community members requested a larger, more interactive splash pad with expanded spray features, water slides, toddler-friendly elements, and play options for middle schoolers. Additional features such as misting stations, drinking fountains, integrated public art, and shaded seating were also suggested.
- **Expanded Water Features:** Some participants recommended going beyond a basic splash pad by creating a larger outdoor water facility—such as a spray park or pool—with water slides, misting stations, and features for older children, modeled after water parks in Hermiston or Pendleton. This was seen as a way to provide cooling relief during hot summers and increase recreational value for a wider age range.

Soccer Field (to be removed; new location TBD)

At a Glance:

Community feedback reflected strong concern about the loss of the Front Street soccer field and the resulting shortage of fields citywide—especially for adult leagues. Participants described soccer as one of Boardman’s most active sports, noting that the OPI Fields are currently the only facility meeting quality standards for league play. The removal of the Front Street field is expected to create a major gap in access, underscoring the need for a long-term public replacement.

Community Input Summary

- **Existing Field:** Soccer was repeatedly identified as one of the most popular recreation activities in Boardman, serving both youth and adult leagues. The Front Street soccer field was highly valued for its accessibility and community use, particularly by adult leagues. Its removal is seen as a significant loss. Participants described the OPI field as the “best” remaining soccer facility, but noted that it is privately owned and may not be sustainable as a long-term public resource. Participants emphasized that the field’s removal will further strain limited field capacity and affect league scheduling.
- **Proposed Replacement:** The City has explored developing a new soccer field on private property along Front Street, using fill material from a nearby road project. Community members acknowledged this potential but expressed concern about investing in a facility located on privately owned land. PAC members recommended that future soccer investments prioritize park-dedicated public lands to ensure lasting community benefit.
- **Facility Needs:** Across open houses and surveys, participants expressed a desire for additional soccer fields and improved maintenance at existing sites. Requests included restrooms, shaded seating, bleachers, and better lighting for evening play. There was also interest in indoor soccer opportunities—several participants noted that “people would go anywhere for indoor soccer” and urged the City and District to identify a year-round facility.
- **Next Steps:** Identify a publicly owned site for new soccer fields, ensuring long-term accessibility and avoiding reliance on private or temporary agreements. Coordination with the Adult Soccer League and local schools will help define field dimensions, lighting, and shared-use opportunities. Explore partnerships with the school district, OPI, and local churches to maintain short-term field access while pursuing a long-term, publicly owned site.

Dog Park (to be removed & features relocated to Park Blocks)

At a Glance:

The existing dog park will be removed and relocated east of Main Street within Power Trail Park. While many residents expressed interest in enhanced dog facilities, the current dog park was seen as underused, poorly maintained, and lacking visibility. Suggestions focused on creating a larger, more accessible space with thoughtful amenities, clearer signage, and design features that reflect local use patterns.

Community Input Summary

- **Existing Facility Feedback:** Some residents noted that the existing dog park is not well-used by locals and seems to attract more pass-through traffic or tourists. Other residents found the current dog park lacking and instead preferred using nearby grassy fields—such as in River Ridge Estates, marina or beach areas—for off-leash play. Concerns included a lack of cleanup, limited dog waste stations, and the need for more consistent maintenance.
- **Size & Separation:** Requests included a larger fenced area with designated spaces for large and small dogs, as well as wet and dry zones.
- **Desired Amenities:** Suggestions included shade structures, seating, agility features, drinking fountains, and additional dog waste stations.
- **Site Integration:** Some participants proposed relocating the dog park to a more central and visible site, such as Marina Park, while ensuring compatibility with other park uses.
- **Signage & Rules:** Post clear, visible signage with hours, usage guidelines, and dog etiquette to promote responsible use.

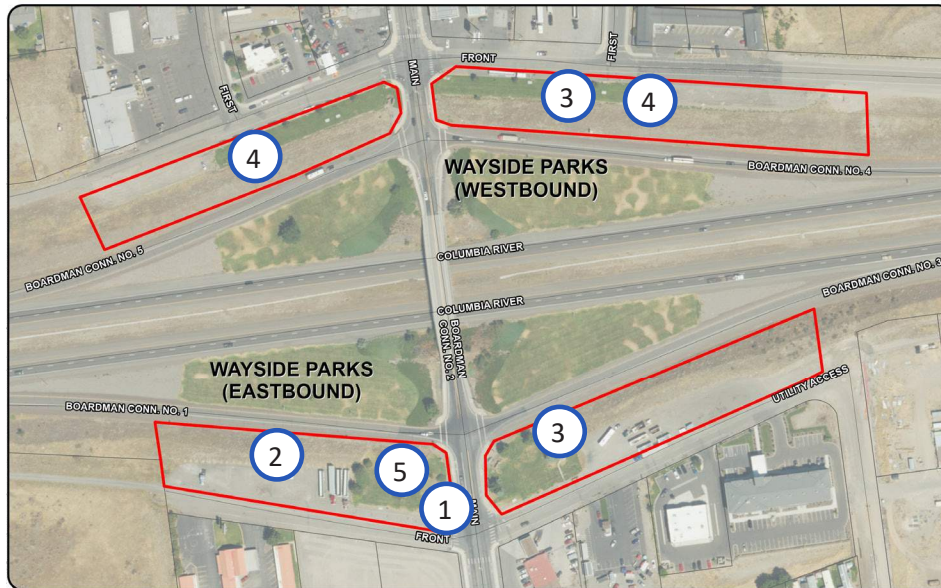
Skatepark (to be removed; new location TBD)

At a Glance:

Boardman's existing skatepark—originally built as a beginner-friendly facility—is considered underutilized and not widely aligned with current youth interests. While some questioned the relevance of skateboarding locally, many felt that a better-designed and more visible facility could increase use among teens and preteens. Public and PAC input supports relocating and upgrading the skatepark to serve a wider range of skill levels and become a more engaging recreational amenity. Although a pump track and bike skills area were generally prioritized over a new skatepark, the feature is still seen as a valuable part of the system. A new location has not yet been selected.

Community Input Summary

- **Current Use & Visibility:** The existing skatepark is rarely used and considered hidden. Some participants noted that it doesn't reflect current youth trends, especially for ages 10–13. Others said it sees occasional use by young adults.
- **Design & Functionality:** Originally intended as a beginner facility, the current layout has not evolved. Suggestions included creating a more engaging design, referencing Irrigon's skatepark as a better model.
- **Relocation Preference:** PAC members supported relocating the facility, with suggested sites including the Marina (popular with youth), the west end of Parque Cultural (preferred for better visibility), or new multi sport complex.
- **Teen Space & Amenities:** Feedback emphasized the need for a better skatepark and teen-oriented space, with supportive amenities such as shade, cooling stations, and drinking fountains.
- **Future Site Planning:** Community feedback suggested alternate locations for the relocated skatepark, including the Marina, west of Main Street in Parque Cultural, Sunset Park and City Park. Some felt the Marina site was too valuable for other uses, and that City Park's focus on younger children made it incompatible. The preferred approach was to include the skatepark within a larger multi-sport or teen-focused complex—Sunset Park was preferred by the PAC as the new location, but a final location is yet to be determined. PAC members want to prioritize a bike skills park over a new skatepark, as input from youth indicate this is not a strong local hobby.



Map Key

1. Transit Stop at Front & Main (SW park)
2. Add parking lot like at south Front; tire air station, water station
3. Family friendly restrooms with possible showers (North & South)
4. North parks (both sides): Sidewalks and lighting.
5. Covered Wagon Repairs

Wayside Parks

At a Glance:

Boardman's four Wayside Parks—located at the I-84 eastbound and westbound ramps on both the north and south sides of the highway—serve as key entry points and rest areas for travelers and are often the first impression of the community for visitors. While not central to community recreation, these green spaces are valued for their mature trees, truck and RV parking access, and potential to enhance the visitor experience through improved amenities, shaded seating, and historical features.

Community Input Summary

- **Maintenance & Cleanliness:** Ensure regular upkeep of green spaces and parking areas. The historic covered wagon has been removed due to its deteriorated condition.
- **Restroom Needs:** Feedback was mixed—some felt the wayside parks do not need restrooms due to proximity to City Hall and food carts, while others supported family-friendly restrooms with potential showers. Staff and PAC members noted that permanent restrooms are unlikely and that shower facilities are not currently viewed as a priority need.
- **Parking, Semi-Truck & RV Amenities:** Eastbound parks (east of Main Street) include newly improved paved parking for cars, RVs, and semi-trucks. The City has confirmed plans to add similar improvements on the west side of Main Street.
- **Westbound Parks (Northside):** Maintain designated truck and 72-hour RV parking zones, and add sidewalks and lighting to improve access and safety at westbound parks.
- **Visitor Amenities & Experience:** Add shaded seating, picnic shelters, and windbreaks—especially near picnic areas—to improve comfort. Suggestions also included interpretive signage to highlight local history, geography, or cultural identity and enhance the traveler's experience.
- **Transit Services:** Suggested amenities included a transit stop near Front & Main, a tire air station, and a water station for travelers.
- **Upcoming Development:** The City is currently adding paved parking to the southwest corner of the site (2025). Additional improvements to the northeast side are expected to occur alongside future reconstruction of NE Front Street. No improvements are currently planned for the northwest side, as there is no development anticipated that would trigger required upgrades.

BOARDMAN PARK AND RECREATION DISTRICT FACILITIES

Day Use Park

At a Glance:

Day Use Park is a well-loved destination for family recreation, walking, and riverfront access, valued for its natural setting, play structure, and water-based activities. It is also a popular place for walking dogs and spending time outdoors with family and pets. Community members identified opportunities to improve cleanliness, safety, amenities, and recreational features.

Community Input Summary

- **Maintenance & Cleanliness:** Improve restroom cleanliness and maintenance; upgrade water fountains; address dog waste, goose droppings and trash; remove algae, glass, and debris from waterfront areas; maintain volleyball court, basketball court, and baseball fields (described as uneven, weedy, and hard-packed); upgrade site furnishings, and remove/upgrade underused workout equipment.
- **Water Access & Recreation*:** Community members expressed interest in upgrading the swim area—with more regular sand cleanup—and improving shoreline access for safety and usability. There was also interest in a designated stand-up paddleboard (SUP) launch at “Hidden Gem Beach” to explore “Old Boardman.” However, Staff and PAC comments noted new permanent water access points along the Columbia River require a complex, multi-agency permitting process and are generally restricted to designated marinas or protected areas due to environmental and regulatory constraints, so this is not feasible.
- **Trails & Accessibility:** Repair trail surfaces damaged by roots and cracking; extend and widen trails; improve access on the west end; include picnic tables and benches along walking paths; provide accessible connections to site amenities such as play, gazebos, water access and site furnishings.
- **Play Areas:** Upgrade existing play structure and add more swings; provide fencing near the playground to prevent children from running toward the river; requests for a carousel and more engaging and “better” play features.
- **Shade & Comfort:** Add shade over play areas, seating and picnic areas; include misting stations, and trees plantings to improve comfort during hot months.
- **Amenities & Seating:** Add drinking fountains, more benches, BBQs, shaded picnic tables, and covered shelters/picnic pavilions—existing facilities are often overcrowded and in high demand;
- **Parking & RV Management:** Feedback noted the need to better manage overflow RV camping near the park to ensure a quality experience for day-use visitors.
- **Concessions & Rentals:** Interest in low cost or free paddleboard, kayak, and small paddle boat rentals; support for food options such as snow cone stands, snack bars, or ice cream trucks (like at Crow Butte); suggested upgrades to the concession stand near the softball field.
- **Recreation & Sports:** Add bright and welcoming surfacing for courts, improve field conditions; relocate horseshoe pits; expand cement area for use as a dance floor; and generally more recreational opportunities.
- **Lighting:** add lighting to support evening use, safety and ambiance.
- **Dog Facilities:** Some support for adding a dog park at this site to better serve families with pets.
- **Art & Identity:** Add a mural or public art installation—such as on the restroom building—to create a photogenic and popular gathering spot. Include a “point of interest” with interpretive signage about “Old Boardman;” improve tribal cultural display
- **Interpretive & Educational Features:** Suggestions included adding interpretive signage about local wildlife and ecology, as well as historic and cultural plaques to enhance educational value for visitors.



Key

1. Pump Track
2. Skatepark
3. Path Connections (Infill in front of Marina)
4. RV Park & Campground Expansion
5. Expand Marker 40 to cabins & add shade structures.
6. "Point of Interest" - "Old Boardman" Interpretation & SUP Area (no boat access)
7. "Hidden Gem Beach" SUP Launch site
8. Fishing Platforms
9. Marker 40 Suggested Improvements (POM-owned property): Dock, shade, pergolas/gazebo, more seating, corn hole, horseshoes
10. Sailboard Beach suggestions: Fishing platforms like at Lost Lake or Celilo Falls, bench
11. Disc Golf Area - add comfort amenities
12. ADA compliant fishing platform; dock modifications

Marina Park

At a Glance:

Marina Park is valued for its riverfront location, boating access, and proximity to the campground and Day Use Park. It is used for fishing and water recreation. Community feedback emphasized the need for improved moorage, ADA-accessible docks, completed trail connections, and better maintenance.

Community Input Summary

- **Maintenance & Cleanliness:** Maintain water access areas; and remove or update underused infrastructure like the “Boardman Fishing Derby” Sign and wooden bulletin board.
- **Water Access & Recreation:** Requests included an ADA-compliant dock, safer platforms for fishing and boating, and better access to designated fishing areas.
- **Marina Access & Moorage:** Improve marina moorage areas to support safe, long-term boat access and accommodate a range of users.
- **Trails & Connectivity:** Infill trail connection between the fish cleaning station and the Day Use Park entry, across Marina.
- **Safety & Visibility:** Improve lighting around parking lots and walkways.
- **Amenities:** Interest in adding pickleball courts near the marina pending land use coordination.
- **Parking:** Improve and expand gravel overflow parking area and define parking.
- **Boat Storage:** Proposed near burn pile location.

RV Park & Campground

At a Glance:

Boardman’s RV Park and Campground is valued for its shade, scenic river access, and proximity to Marina and Day Use Parks. Community members praised its overall condition and upkeep but suggested expanding options for RV and tent campers. Feedback emphasized the importance of preserving the peaceful setting while improving capacity, amenities, and the overall visitor experience.

Community Input

- **Tent Camping:** Interest in expanding tent camping near the river, with more trees and vegetation to provide privacy and a more secluded experience for each site.
- **Expansion:** Add cabins, tent camping and RV park to Sailboard Beach and west of Day Use Park.
- **Group Amenities:** Add features such as a group campfire pit or shared gathering space.
- **Campsite Amenities:** Upgrade site furnishings, campsite amenities, and ADA accessibility features. Replace/upgrade restroom and laundry facilities.
- **Maintenance & Privacy:** Repair trail surfacing and improve wood privacy fencing between campsites and Marina Drive and adjacent campsites.
- **Shade & Comfort:** Maintain and expand tree canopy to preserve and expand shaded areas.
- **Overflow Parking Management:** Address concerns about RV overflow from the impacting nearby public spaces.
- **Signage & Wayfinding:** Improve signage to better direct visitors and support easier navigation.

Sailboard Beach Disc Golf Course

At a Glance:

Sailboard Beach Disc Golf Course is appreciated for its scenic waterfront setting and mix of open and technical holes. The course offers a range of challenges for all skill levels but some felt vegetation issues impact playability. Community members praised the course's design and setting but suggested targeted maintenance and comfort improvements to enhance the overall user experience.

Community Input Summary

- **Course Design:** Professionally designed to balance play variety and natural landscape character, the course combines narrow, technical holes on the front nine with more open, accessible fairways on the back nine. Players described this contrast as offering “something for everyone,” from beginners to advanced users.
- **Signage and Navigation:** Clear directional signage and well-marked tee pads were appreciated and supports positive user experience. Some users recommended adding supplemental markers or maps between holes for first-time visitors.
- **Amenities:** Add benches, trash cans, shaded picnic tables, trash cans and restroom access to improve comfort and convenience during rounds and accommodate longer play sessions.
- **Ground Conditions:** Vegetation—particularly sagebrush and goat weed—was cited as a challenge when locating discs. While suggestions included adding grass to improve playability, staff and PAC members noted that the course was intentionally designed to be more challenging and natural, and extensive changes could detract from its intended character.
- **Maintenance:** Suggested improvements include targeted vegetation management, occasional resurfacing of informal trails between holes, and upkeep of tee pads and course signage.

Sailboard Beach

At a Glance:

Sailboard Beach is valued for its quiet, natural setting, scenic river views, and relaxed atmosphere. It's considered a peaceful alternative when other waterfront areas are crowded, and is commonly used for watching sunsets, informal gatherings, and river access. Community feedback emphasized preserving the site's natural character while enhancing comfort, access, and amenities.

Community Input Summary

- **Maintenance & Erosion Repairs:** Streambank erosion and several eroded footpaths between bank and parking. PAC and staff note limitations of “permanent” improvements, but noted railroad ties could be considered.
- **Natural Setting:** Many emphasized preserving the area's quiet and more natural atmosphere, particularly as an alternative to busier sites.
- **Water Access:** Suggestions included paved access to the shoreline, shallow areas for children, bench and improved shoreline design using boulders. Non motorized watercrafts activity is noted but can be challenging due to rocky shore and limited access.
- **Fishing Access:** Suggestions included adding fishing platforms like those at Lost Lake or Celilo Falls, but others noted the water remains shallow for over 300 yards—making the site unsuitable for fishing.
- **Amenities & Comfort:** Requests for more picnic tables, benches, BBQs, and a simple shelter where users can rest and place belongings when exiting the water.
- **Signage:** “Sailboard Beach Day Use Only” Sign at entry is in good repair; consider repeating style at other sites. Improve signage.

- **Restrooms:** Add a permanent restroom.
- **Accessibility & Parking:** Add ADA upgrades including beach access and designated ADA parking spaces. Users noted parking feels undefined and confusing; define parking with clear stall layout and boundaries to improve organization and accessibility.

Boardman Pool & Recreation Center

At a Glance:

The Boardman Pool & Recreation Center was developed as a result of the District's previous Parks and Recreation Master Plan. Opened in July 2017, the 43,000-square-foot facility was funded through a voter-approved bond and has become a widely used community asset, with over 1,700 members. However, many features originally proposed—such as a second-floor walking track, expanded gym and pool areas, and larger multi-use rooms—were not included in the final build due to budget constraints.



Community feedback throughout this planning process emphasized that the facility is often at or beyond capacity and does not meet the current demand for fitness, aquatic, and program space. The following needs and suggestions were shared by residents and stakeholders during focus groups, meetings, and surveys.

Community Input Summary

PROGRAMMING, OPERATIONS & ACCESSIBILITY

- Extend operating hours to accommodate early morning and evening users.
- Offer more classes, including youth-focused activities (cheer, gymnastics, martial arts) and senior-friendly options (yoga, Golden Sneakers, water aerobics).
- Address staffing challenges, especially related to pool lifeguards and class instructors.
- Enhance affordability through sliding-scale pricing, gym-specific passes, and free or low-cost access for local student-athletes.
- Improve the website, class registration, and accessibility of program information.
- Make passes available for local organizations (e.g., CCS) to support community wellness.

WEIGHT & FITNESS AREAS

- Expand the weight room to alleviate overcrowding; currently wait times can exceed 2 hours during peak times.
- Add more cardio machines and free weights; increase storage space and upgrade equipment.
- Provide a dedicated aerobics/dance room that can support larger classes (Zumba, dance, ballet, tumbling, etc.).
- Add a shaded outdoor fitness area adjacent to the building.

GYMNASIUM AND COURT USE

- Improve basketball court access or expand gym space to reduce conflicts between public users and scheduled team practices, including volleyball and basketball.
- Upgrade basketball hoops, as existing foam padding is deteriorating.
- Consider adding two additional basketball courts and a designated racquetball area to support multiple activities at the same time.

AQUATICS

- Expand the pool area to better accommodate public swim, lap swim, and potential competitions.
- Add a diving area or increase pool depth.
- Add a viewing deck for parents and spectators—originally planned but not constructed.

CLASSROOMS AND MULTI-USE ROOMS

- Add more multi-purpose rooms for classes, birthday parties, and family events.
- Create flexible-use rooms that support youth programs, senior activities, and wellness classes.
- Increase the capacity of the current “party room,” which is too small for its typical use.

WELLNESS & AMENITIES

- Add features like a sauna or hot tub (both mentioned repeatedly by participants).
- Expand locker room facilities and separate gym and pool locker areas.
- Upgrade building systems including the heating system, intercom, and window blinds.
- Improve cleanliness, maintenance, and customer service staffing.

PARKING & ACCESS

- Expand parking on-site; a tiered lot north of the building was suggested as a future expansion area.
- Improve front desk layout for better circulation and service

Other Indoor Facility Recommendations

Participants also suggested additional indoor spaces to serve youth, families, and community events:

- Multi-sport gymnasium and fields to support basketball, volleyball, soccer, pickleball, Futsal, football, and Racquetball.
- Trampoline park with party room and dramatic play zone for younger children
- Mini golf
- Arcade
- Large, flexible event or rental space
- Cultural event venues
- Rock wall relocation from Rec Center to new facility to free up usable space
- Dance Studio
- Indoor walking or jogging track
- Makerspace or hands-on learning center for crafts, STEM activities, or creative exploration.
- Indoor skatepark or pump track
- Teen lounge or drop-in space with games, snacks, and a safe, supervised environment.
- Indoor splash pad or water play area.
- Gymnastics or tumbling space
- After-school program space with dedicated area for tutoring, homework help, and recreation.

OTHER RECREATIONAL FACILITY FEEDBACK

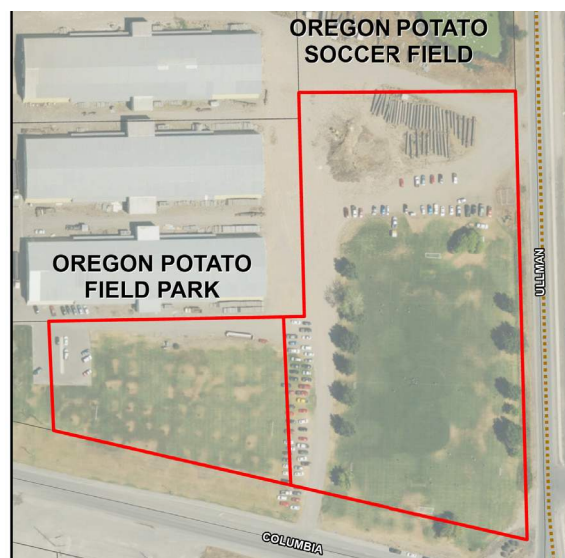
The following feedback reflects community input on recreational areas not owned or managed by the City of Boardman or the Boardman Park & Recreation District. These sites are documented here for reference and future coordination.

Oregon Potato International (OPI) Soccer Fields

At a Glance:

The OPI Soccer Fields are currently used primarily by adult leagues, as the high school no longer uses the site. The space includes two fields separated by an access drive and gravel parking area, but shows signs of wear and underused—particularly the practice field. Community input highlights interest in transforming the site into a more permanent and better-equipped recreation facility, including ideas for a full-scale indoor soccer complex.

Note: OPI Fields are privately owned by Oregon Potato Company (OPI) and are not part of the City or District park system. Feedback is included for documentation of public input only.



Community Input

- **Maintenance & Field Conditions:** Address bare spots, dormant grass, and uneven grade on the practice field. Improve overall cleanliness and field upkeep.
- **Use:** The OPI Fields are no longer used by the high school but remain essential for adult play.
- **Parking & Access:** Current parking is undefined and primarily gravel or mud. Requests included asphalt surfacing and a more organized driveway and parking layout.
- **Restroom Facilities:** Add permanent restroom facilities and drinking fountains.
- **Seating & Shade:** Provide shaded seating areas for spectators, including benches and covered viewing areas.
- **Amenities:** Add misting stations and a play structure for children to support family use.
- **Indoor Facility Concept:** Strong interest in a year-round sports complex, such as an air dome with a full-size turf field that can be divided into smaller fields, gyms on either end, spectator stands, concessions, and a brick-and-mortar entry—modeled after university-style facilities.
- **Future Planning:** Consider permanent transfer of site ownership to the District to enable long-term improvements and expanded programming.

Marker 40

Note: Marker 40 Park is owned and managed by the Port of Morrow and is not part of the City or District park system. Feedback is included for documentation of public input only.

At a Glance:

Marker 40 is recognized as a valued riverfront recreation space and gathering spot, particularly during the summer. It is appreciated for its natural setting, water access, and popularity with boaters who beach at the site. However, recent residential development nearby has made it less appealing to some users, and the site is noted for overcrowding, limited amenities, and lack of shade.

Community Input Summary

- **Maintenance & Cleanliness:** Improve beach cleanliness—remove debris, trash, and overgrowth. Marker 40 Beach was described as dirty and in need of cleanup.
- **Shade & Shelter:** Add shaded seating, benches, pergolas, or gazebos to address overcrowding and lack of protection from sun and rain.
- **Restroom Access:** Restrooms exist at the site; participants suggested providing temporary restrooms for events.
- **Activities & Amenities:** Add more amenities including corn hole, horseshoes, and a volleyball court. Suggestions also included more seating, a dock, and event-friendly features.
- **Safety & Security:** Increase enforcement and implement park hours to prevent overnight use, deter encampments, and ensure spaces remain safe and available for public use.
- **Expansion:** Suggested expanding the beach area westward to connect with the existing cabins, providing more space for recreational use and add shade.
- **Public Use vs. Residential Impact:** While some residents still enjoy the site, others feel it has become less desirable due to nearby housing. Suggestions included creating buffer zones or greater separation between park areas and adjacent residential development to preserve the park's recreational feel.

Veterans Park

Note: Veterans Park is owned and managed by the Port of Morrow and is not part of the City or District park system. Feedback is included for documentation of public input only.

At a Glance:

Veterans Park is a quiet, reflective space that serves as the front yard of the Port of Morrow and includes a Veterans Memorial, the Captain Al James Tugboat, and riverfront walking paths. Though not typically used for active recreation, the park is appreciated as a scenic and peaceful corridor for walking, especially as part of the Columbia River Heritage Trail loop connecting Sailboard Beach to Marker 40.

Community Input Summary

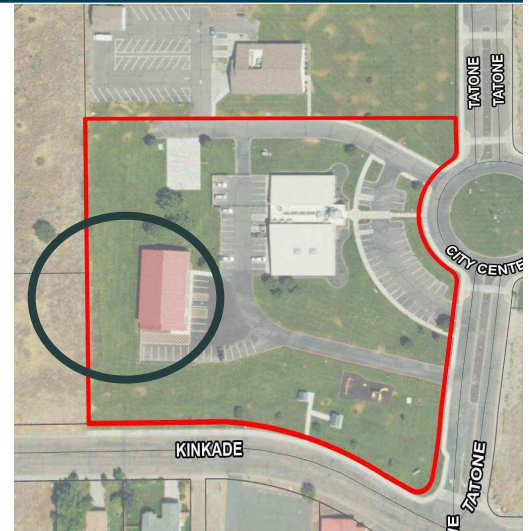
- **Primary Use:** Commonly used as a walk-through space rather than for recreation, particularly as part of the broader riverfront trail loop.
- **Trails & Connectivity:** The Columbia River Heritage Trail passes through the park, offering a continuous loop to other waterfront sites. New sidewalk connections and a pedestrian crossing improve access from Marine Drive and nearby businesses.
- **Amenities & Features:** Key elements include a meandering walking path, the Captain Al James Tugboat, and the Veterans Memorial, which together provide passive recreation and cultural interest.
- **Visibility & Entry:** Recent sidewalk and crossing improvements enhance access to and from the parking area and help connect the park to nearby destinations like Burnt Field Brewing.

Field House (at Tatone Park)

Note: The Field House is owned and operated by the Boardman Community Development Association (BCDA) and is not part of the City or District park system. Feedback is included for documentation of public input only.

At a Glance:

The Field House at Tatone Park was built to provide indoor recreation space for baseball and softball practices and serve as an emergency service training facility. While it fulfills these roles, many community members consider it underutilized and not easily accessible for general public use. Community members suggested broader access, more diverse uses, and potential Recreation District management.



Community Input Summary

- **Current Use & Management:** Used primarily for police and emergency service training and for indoor baseball and softball practice, and school sports practice. Managed by the BCDA, with outdoor restrooms maintained by the City (agreement to be confirmed). The turf surface limits the facility to select sports (baseball and softball only). Originally funded to provide non-school indoor recreation and emergency training space. The building is privately owned but located on public property.
- **Management and Oversight:** Suggested transition to Recreation District management for broader public use and better coordination with community recreation programming. Participants noted a need for clearer scheduling, communication, and consistent policies for public rentals or reservations.
- **Public Accessibility & Awareness:** The facility is considered available for public use but not well advertised. Current access is through a phone number posted on the door, though procedures for community use remain unclear. Some participants felt the facility appears “selective” or not fully open to the public.
- **Diversify Use:** Interest in adapting the facility for year-round multi-sport use, including ideas such as adding a gym component, hosting indoor soccer, or converting it into a flexible indoor multi-sports complex; however feedback indicates that this is not feasible given the specific use for softball and baseball.
- **Youth & Community Benefits:** Recognized as an important facility for supporting youth sports progression, particularly baseball and softball. Improved access and coordination could allow year-round practice and better alignment with community recreation needs.

Tuscany Park

Note: This park is not part of the City or District park system. Feedback is included for documentation of public input only.

At a Glance:

Tuscany Park is not yet publicly owned but is expected to be turned over to the City in the future. Community members shared ideas for future improvements, emphasizing the need for active recreation, shaded seating, and basic park amenities.

Community Input Summary

- **Play Area:** Install a new playground with shaded seating
- **Sports Facilities:** Add courts for pickleball or tennis
- **Amenities:** Provide a drinking fountain and misters
- **Dog Facilities:** Consider integrating a small dog area





APPENDIX F: ACCESS, EQUITY & LEVEL OF SERVICE ANALYSIS

Access to nearby parks strongly influences how often people use them and the benefits they provide for health, social connection, and economic vitality. National frameworks such as the National Recreation and Park Association (NRPA) Park Metrics, the Trust for Public Land (TPL) 10-Minute Walk standard, and Oregon’s 2025–2029 Statewide Comprehensive Outdoor Recreation Plan (SCORP) emphasize both traditional ratios and broader measures of access and equity. In this document, Level of Service (LOS) refers to the traditional ratio-based measure of how much parkland or how many amenities are provided relative to the population—such as acres of parkland per 1,000 residents. While LOS ratios remain a useful benchmark, they do not fully capture whether parks are equitably distributed, accessible, or designed to serve diverse cultural and multi-generational needs. This appendix therefore evaluates Boardman’s system through a broader lens of access, equity, and quality, supported by benchmark data where appropriate. The analysis considers:

- **Equitable access to parks and services:** who can reach parks within a short walk and where barriers create gaps.
- **Gap areas and equity overlays:** neighborhoods most affected by poor access.
- **Amenity benchmarks:** how Boardman compares to national and state standards, used for context rather than rigid thresholds.
- **System-wide quality and condition:** the usability, inclusivity, and maintenance of existing parks.

ADJUSTED SERVICE POPULATION

As shown in Table F.1, Boardman’s service population is larger than its resident base because it also includes in-commuting workers and workforce lodging occupants. These groups raise the effective demand on parks beyond the census population.

Table F.1: Weighted Weekday Service Population

Population Segment	Base Year 2020–25 / 2035	Usage Weight	Weighted Value (2025 / 2035)	Notes
Residents	5,749 / ~9,039	1.0	5,749 / ~9,039	Full use of system throughout day/ week
In-Commuting Workers (All)	2,840 / 3,545	.33	947 / 1,182	Use parks during breaks, before/after shifts
Temporary Workers (Est.)	Not Available	0	0	Not separately quantified; partially represented in workforce lodging
Workforce Lodging Occupants (Hotel & RV Guests)	~572 / ~689	.33	~191 / ~230	Primarily workforce-related stays with evening and weekday use assumed
Total Weighted Service Population (2025/2035)			~6,890 / ~10,450	Used for planning & LOS adjustment

Estimates developed with coordination and consultation with the City of Boardman, Shapiro Didway, Johnson Economics, and ECONorthwest.

Table F.2: Existing (2025) vs. Proposed (2035) LOS Compared to Benchmarks

Amenity Type	2025 NRPA Benchmark (<20,000 pop)	Boardman		Primary Provider (existing → projected)
		Current (2025)	Projected (2035)	
Total Recreational Assets	NA	192.69 acres	209.57 acres	City (50.6 → 67.5 acres) District (132.5) POM (9.6 acres) (TOTAL: 192.7 → 209.6)
Park Acres (developed & public use only)	12.9 – 22.0 acres per 1,000	16.3 acres per 1,000	14.8 acres per 1,000	City (14.1 → 67.5 acres) District (88.3 → 77.6) POM (9.6 acres) (TOTAL: 112.0 → 154.7)
Trails (miles)	4 – 10 miles (total)	2.36 miles (total)	5.34 miles (total)	City (.17 → 2), District (2.19 → 3.34)
Playgrounds	2,000	1,378	1,161	City (2 → 6), District (2), POM (1)
Volleyball Courts*	7,057	6,890	5,225	City (0 → 1), District (1)
Basketball Courts*	4,479	3,445	5,225	City (2 → 2) +1 NEEDED
Multi-use courts (volleyball + basketball)	3,900	6,890	5,225	City (0 → 1), District (1) +1 NEEDED
Tennis Courts	3,500	0	0	–
Pickleball Courts	3,483	0	2,613	BCDA/Other (0 → 4)
Rectangular Fields (Soccer Field)	2,578	0	5,225	City (0 → 2); +2 NEEDED
Diamond Fields	1,958	1,723	1,492	City (2 → 5), District (2)
Fitness Zones/ Exercise Stations (entire circuit)	8,274	6,890	10,450	District (1) + 1 ZONE NEEDED
Dog Park	10,188	6,890	5,225	City (1), District (0 → 1)
Splash Pads	13,391	6,890	10,450	City (1)
Disc Golf Courses	9,402	6,890	10,450	District (1)
Skateparks	10,776	0	10,450	District (0 → 1)
Recreation Centers (gyms)	9,875	6,890	10,450	District (1) EXPANSION NEEDED
Nine-hole golf courses	17,500	6,890	10,450	
Restrooms	No NRPA benchmark	1,378	1,306	City (3), District (2 → 5)
Picnic Shelters	No NRPA benchmark	3,445	5,225	City (1), District (1)
Beach Access (swimming)	No NRPA benchmark	2,297	2,613	District (2 → 3); incl. Sailboard Beach, Day Use Park & Hidden Gem Beach
Boat Ramp Lanes	No NRPA benchmark	3,445	5,225	District (2)
Non-Motorized Boat Launches	No NRPA benchmark	0	10,450	District (0 → 1)
Tent Campsites	No NRPA benchmark	1,723	475	District (4 → 22)
RV/Trailer Campsites	No NRPA benchmark	39	47	District (69 → 115)

*Note: (dedicated to a single sport, not multi-use)

Source: National Recreation and Park Association (NRPA), 2025 Agency Performance Review, Figure 3; City of Boardman

Explanatory Notes:

- Population estimates are based on 2025 resident counts, in-commuting worker totals, and hotel/RV lodging figures. The BCDA Hospitality & Tourism Needs Assessment (2023) reports ~85 percent of hotel guests are workforce-related.
- Usage weights reflect assumed levels of park use by each group (e.g., residents = full use; workers/lodgers = partial use).
- The methodology accounts for daily demand but does not separately quantify temporary or rotating construction workers.

Interpretation:

- Weighted weekday service population = ~6,890 in 2025 and ~10,450 in 2035.
- This is 20–50 percent higher than the resident base, meaning Boardman’s parks consistently serve non-residents.
- Using weighted figures ensures LOS measures capture real-world weekday demand.

AMENITY BENCHMARKS

Amenity-level benchmarks identify whether specific facilities (fields, courts, trails, playgrounds) are adequate relative to national standards. Table 1 compares current and projected (2035) benchmarks, noting the amenity type, NRPA benchmark and primary provider for each amenity.

Explanatory Notes:

- Population figures use weighted weekday population.
- Primary provider indicates which public entity owns the facility (City, District, or Port of Morrow).
- NRPA benchmarks are population-based ratios; some facilities (e.g., restrooms, picnic shelters) have no direct benchmarks; median to upper quartile used for trail length and park acreage benchmarks.

Interpretation:

- **Park Acreage:** Boardman’s current supply is well within NRPA standards, but the ratio will trend downward as the population grows. Sustaining this level will require continued acquisition and development.
- **Trails:** The system is far behind peers, and while planned mileage helps, lack of connectivity will limit walking and biking as everyday options. This is one of the most critical deficiencies.
- **Playgrounds:** Numbers are healthy, but design gaps (toddler, inclusive play) mean many families still feel underserved. New playgrounds must focus on quality and accessibility, not just count.
- **Soccer Fields (regulation):** Entirely absent with the decommissioning of the Front Street field, creating the most significant gap. Two planned fields at Sunset Park will not meet standards, and strong community demand underscores this as a top system-wide priority.
- **Diamond Fields:** Exceed current and projected benchmarks, however, community input emphasizes the importance of quality upgrades and potential expansion to maintain service levels. Two proposed at Sunset Park and one at Zuzu Park.
- **Sports Courts (Basketball, Volleyball, Multi-use):** Boardman currently meets NRPA benchmarks for basketball and volleyball courts and has one multi-use court, though this remains below the multi-use benchmark. By 2035, the city is projected to fall below basketball and multi-use benchmarks, highlighting opportunities to add courts through future park development. Courts are planned at Sunset Park, Tatone Park (relocated), Parque Los Ninos)
- **Pickleball Courts:** There is a clear gap today, but BCDA’s planned 8-court complex will meet and exceed benchmarks, positioning Boardman as a regional pickleball destination. To be conservative, 4 courts are projected in Table F.2.
- **Tennis Courts:** Boardman currently has no tennis courts. While this represents a gap, community input and recent recreation trends indicate low local demand, so investment may be better directed toward multipurpose and pickleball courts unless future demand emerges.

- **Fitness Stations:** The District’s current circuit meets benchmarks today, but by 2035 it will fall short. Additional circuits or distributed stations will be needed to keep pace with adult recreation and health demand.
- **Skatepark & Youth Facilities:** The absence of a skatepark leaves a clear youth recreation gap. Planned facilities will help balance the system and respond to strong community interest.
- **Water access & boating:** Columbia River access remains a defining strength; proposed non-motorized launch will add options.
- **Camping:** Observed supply of tent and RV sites is severely underserving demand; proposed expansions will improve capacity but pressures from workforce housing and tourism will continue to strain facilities.
- **Other Amenities:** Dog parks, splash pad, fitness zones, and disc golf generally meet benchmarks, all system strengths of a city the size of Boardman, and should be monitored for future incremental additions as demand grows.

INDOOR FACILITY BENCHMARKS

Indoor facilities provide year-round recreation. NRPA benchmarks in Table F.2 highlight supply relative to smaller communities (<20,000 population).

Table F.3: Benchmarks for Indoor Park and Recreation Facilities

Facility Type	<20k Pop Benchmark (Population per Facility)	Boardman		% of Agencies (Context)
		Current (2025)	Projected (2035)	
Multi-use courts	5,250	3,445	5,225	29%
Competitive swimming pools	10,224	6,890	10,450	23%
Basketball courts*	5,188	0	0	21%
Leisure pools	11,625	6,890	10,450	20%
Walking/Running tracks	11,625	0	0	18%
Pickleball courts	4,625	0	0	17%
Multi-use racquet courts	5,000	0	0	15%
Therapeutic pools	13,000	0	0	13%
Racquetball/Handball/Squash courts	7,692	0	0	10%
Tennis courts	N/A	0	0	5%

*Note: (dedicated to a single sport, not multi-use)

Source: National Recreation and Park Association (NRPA), 2025 Agency Performance Review, Figure 3

Explanatory Notes:

- The Recreation Center’s (2) basketball courts are programmed and striped for volleyball and pickleball, so not listed under “basketball” courts.
- Benchmarks reflect median agency practices nationally.
- The “percent of agencies with facilities” column is included for context. It illustrates, for example, that facilities such as therapeutic pools, racquet courts, and walking tracks are uncommon at this scale.
- Line items with no current or proposed facilities in Boardman are still included to provide a full benchmark comparison and highlight potential long-term planning considerations.

Interpretation:

- **Basketball Courts:** The Recreation Center’s two courts meet current benchmarks and remain aligned through 2035. They are heavily used and also accommodate volleyball and pickleball, underscoring their role as flexible indoor space.
- **Competitive Swimming Pool:** Boardman’s pool is a major strength, exceeding benchmarks and setting the community apart from many small cities where pools are less common.
- **Indoor Pickleball:** Pickleball is currently accommodated in the Recreation Center gym, but this reduces basketball access. With eight outdoor courts planned, demand will largely shift outside, easing conflicts.
- **Other Indoor Facilities:** Amenities such as walking tracks, leisure pools, racquet courts, and therapeutic pools are absent locally, but this is consistent with most small communities. Their inclusion here highlights possible long-term considerations rather than immediate gaps.
- **School Gyms:** Two school gyms provide supplemental space but limited public access. They help meet demand, though they are not counted toward LOS benchmarks.

SPATIAL ACCESS AND EQUITY

Spatial access mapping measures who lives within a ¼-mile (5-minute walk) and ½-mile (10-minute walk) of a park. These distances are drawn as straight-line buffers from park boundaries, not actual walking routes along sidewalks or streets. As a result, they often overstate real-world access. In Boardman, when these buffers are clipped to reflect major barriers—including I-84, the Union Pacific Railroad, and truck corridors—the service areas shrink significantly. Survey data confirms this discrepancy: although many households fall within mapped service areas, more than 80 percent of residents report driving to parks, underscoring the limits of Boardman’s pedestrian connectivity. Maps accompanying this section include:

- **Exhibit 1: Existing Level of Service – City and District Facilities:** Shows current service areas (¼- and ½-mile buffers) around all City- and District-managed parks.
- **Exhibit 2: Proposed Level of Service – City and District Facilities:** Shows projected service areas (¼- and ½-mile buffers) around all City- and District-managed parks.
- **Exhibit 3: Existing Level of Service – Multi-Provider Facilities:** Incorporates other public providers, including the Port of Morrow, to reflect the broader recreation system available to residents.
- **Exhibit 4: Proposed Level of Service – Multi-Provider Facilities:** Adds planned City and District projects to show how future service areas could expand.

Together, these maps reveal where Boardman residents have ready access to parks today, where gaps remain, and how future investments could expand coverage.

Explanatory Notes

- **Barriers:** I-84 and the railroad divide the city, with only one pedestrian crossing over I-84 at Main Street. The City is planning sidewalk improvements on the Main Street railroad overpasses, near Marine Drive, which will remove the primary barrier to reaching waterfront parks on the west side. Truck corridors, especially near Laurel Lane and highway ramps and industrial sites, further reduce safety.
- **Inclusions:** Facilities counted in LOS mapping because they provide free, public, everyday recreation opportunities:
 - **SAGE Center playground (Port of Morrow):** Provides a free, public play area, though it is not counted in City/District park acreage totals.
 - **Special use facilities:** Such as the disc golf course and marina site because they offer free recreation and are experienced by residents as part of a connected waterfront park system, even if categorized separately in the inventory.
 - **Undeveloped City/District parcels:** Not mapped as existing, but shown in proposed mapping to illustrate future access potential.

- **Exclusions:** Facilities not counted in LOS mapping due to limited or specialized use:
 - **School sites:** Two gyms and outdoor fields supplement recreation, but access is not guaranteed outside school hours. Outlined on maps for location only.
 - **Wayside parks:** Excluded because they function primarily as highway rest stops for travelers rather than as community-serving parks.
 - **Fee-based facilities:** Recreation Center and Campground require admission, limiting casual neighborhood use.
 - **Green spaces without amenities:** Irrigated lawns lacking play equipment, furnishings, or recreation features.

Interpretation

- **Mapped coverage vs. reality:** Straight-line buffers suggest broad access, but safe walking routes are often much longer—or don't exist—due to I-84, the railroad, missing sidewalks, and poorly located crossings.
- **Underserved areas:** Significant portions of northeast Boardman and south Boardman remain outside a 10-minute walk of a developed park.
- **Community park reliance:** City Park anchors the north side and City Hall the south side, but requires ongoing reinvestment to remain a functional community-scale destination.
- **Multi-provider context:** Facilities managed by the Port of Morrow expand mapped coverage, but they lack the amenities and orientation of everyday neighborhood parks.
- **Barriers shape service patterns** – I-84 and the railroad cut off safe access for many neighborhoods, reducing the functional reach of otherwise “covered” areas.
- **Future opportunities:** Developing undeveloped City/District holdings and adding safe pedestrian connections (trails, improved crossings at Main Street and Laurel Lane) will be critical to closing gaps and expanding neighborhood-scale access.

GAP ANALYSIS AND PRIORITY NEIGHBORHOODS

Gap analysis overlays service area mapping with zoning and neighborhood data to identify where unmet needs most affect residents. This step highlights not only where parks are missing on the map, but where their absence most affects quality of life. The following exhibit accompany this section:

- **Exhibit 5 – Gap Areas with High-Density Residential Neighborhoods:** identifies baseline gap areas where residents live outside a 10-minute walk of a developed park and staff-identified neighborhoods with the highest need, including mobile home parks, multifamily housing, and RV parks with limited outdoor space.
- **Exhibit 6 – Existing System Gaps Overlayed with Zoning Overlay:** overlays zoning classifications highlighting higher-density housing areas such as multifamily and mobile home parks.

Key findings

- **Most Significant Gaps – Northeast and South Boardman:** northeast Boardman and south Boardman, where denser housing including multifamily housing, apartments, RV Parks and mobile home parks coincides with poor access to developed parks.
- **Land Availability and UGB Constraints:** The City is limited to developing new parks within the Urban Growth Boundary (UGB) and, more narrowly, within City limits. This restricts available sites, particularly in South Boardman where land within the UGB but outside City jurisdiction cannot be developed until annexation occurs. While the City owns a parcel in northeast Boardman that could support a new park, land holdings in South Boardman are currently limited to neighborhood-scale sites.
- **Neighborhood vs. Community Park Needs:** City staff note that community-serving parks would best address long-term needs in both northeast and south Boardman. However, current holdings can only support neighborhood-scale development, serving new subdivisions as they come online. In northeast Boardman, open space requirements tied to multifamily development will provide some private recreation space, but this will not fully replace the need for public, community-serving facilities.

- **Underserved Areas – Mobile Home, Multifamily, and Workforce Housing:** These households often lack private yards and have limited shared open space, making nearby parks essential for children, families, and outdoor social life. Their absence disproportionately affects lower-income and workforce-related households who rely more heavily on public amenities.
- **Barriers – I-84, the Railroad, and Truck Corridors:** Even where parks appear proximate, physical barriers sharply reduce functional access. With only one pedestrian crossing over I-84 and limited safe connections across truck routes and rail lines, many residents must drive to parks that are otherwise within a short distance.
- **Planned Parks – Pájaro Azul Park and Sunset Park:** Development of these sites will improve coverage in newly developing subdivisions, but they will not fully resolve gaps in older neighborhoods or areas isolated by barriers. Without larger-scale acquisitions or connections, underserved populations will remain beyond a walkable park.
- **Closing the most significant gaps** – Addressing these deficiencies will require:
 - Developing the City-owned parcel in northeast Boardman to provide a neighborhood park that reduces access gaps.
 - Safe pedestrian connections across I-84, the railroad, and industrial truck routes.
 - Pursuing long-term acquisition in South Boardman as City limits expand, with a focus on securing land for a community-serving park comparable in size to City Park.
 - Partnerships for land access with developers, the Port of Morrow, and other landholders to secure well-located sites.

Exhibit 1: Existing Level of Service - City & District Facilities

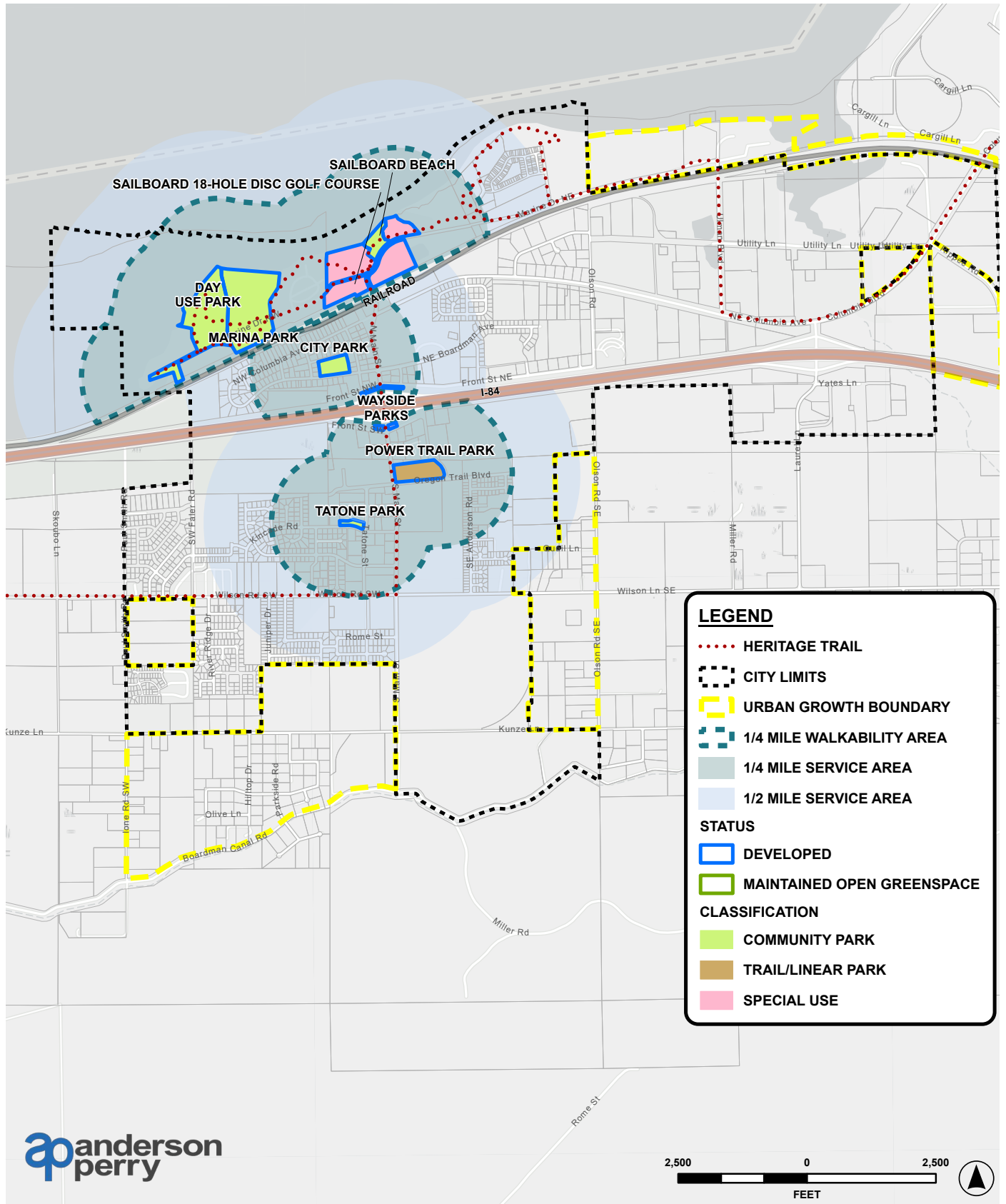


Exhibit 2: Proposed Level of Service - City & District Facilities

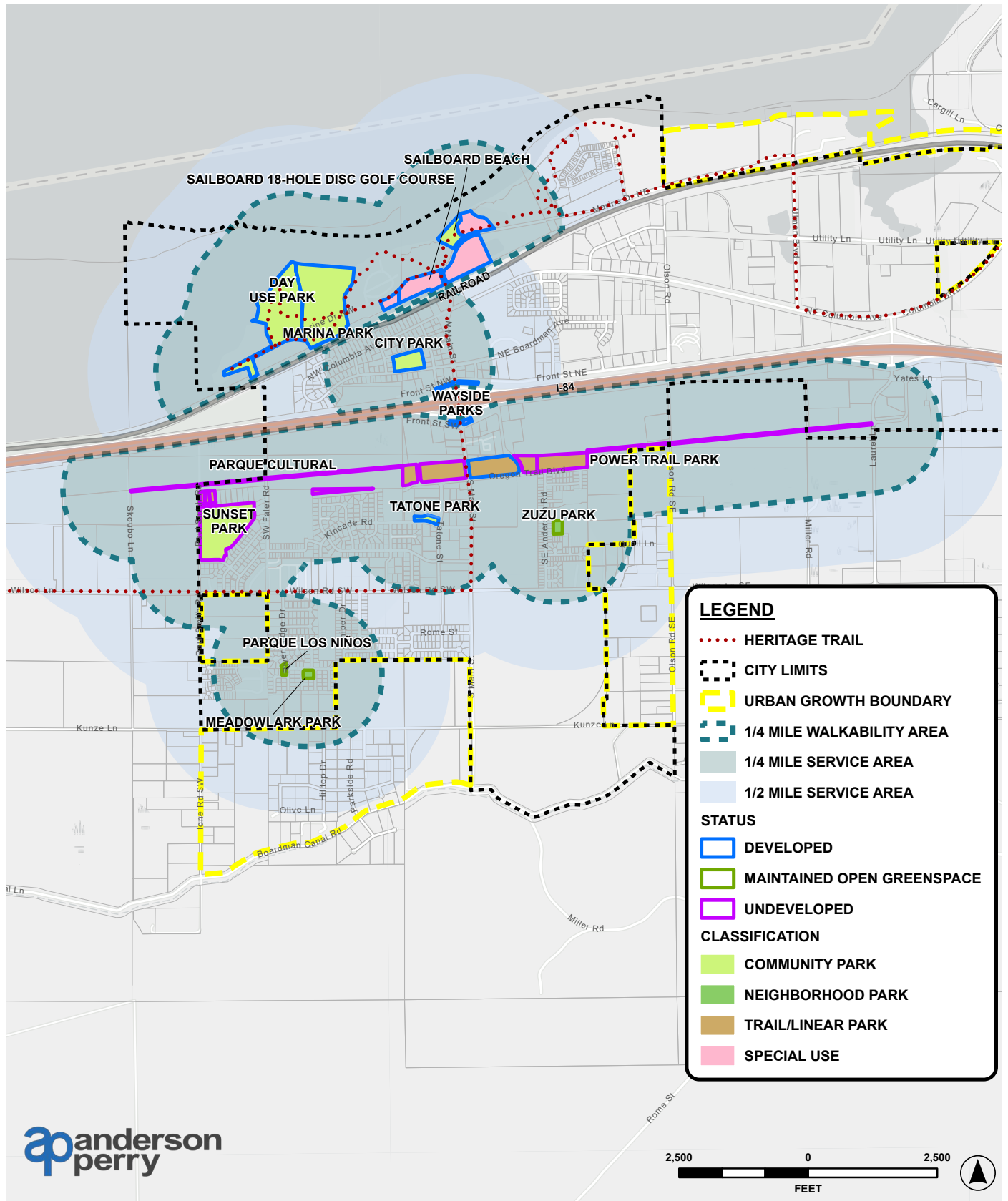


Exhibit 3: Existing Level of Service - All Public Recreational Facilities

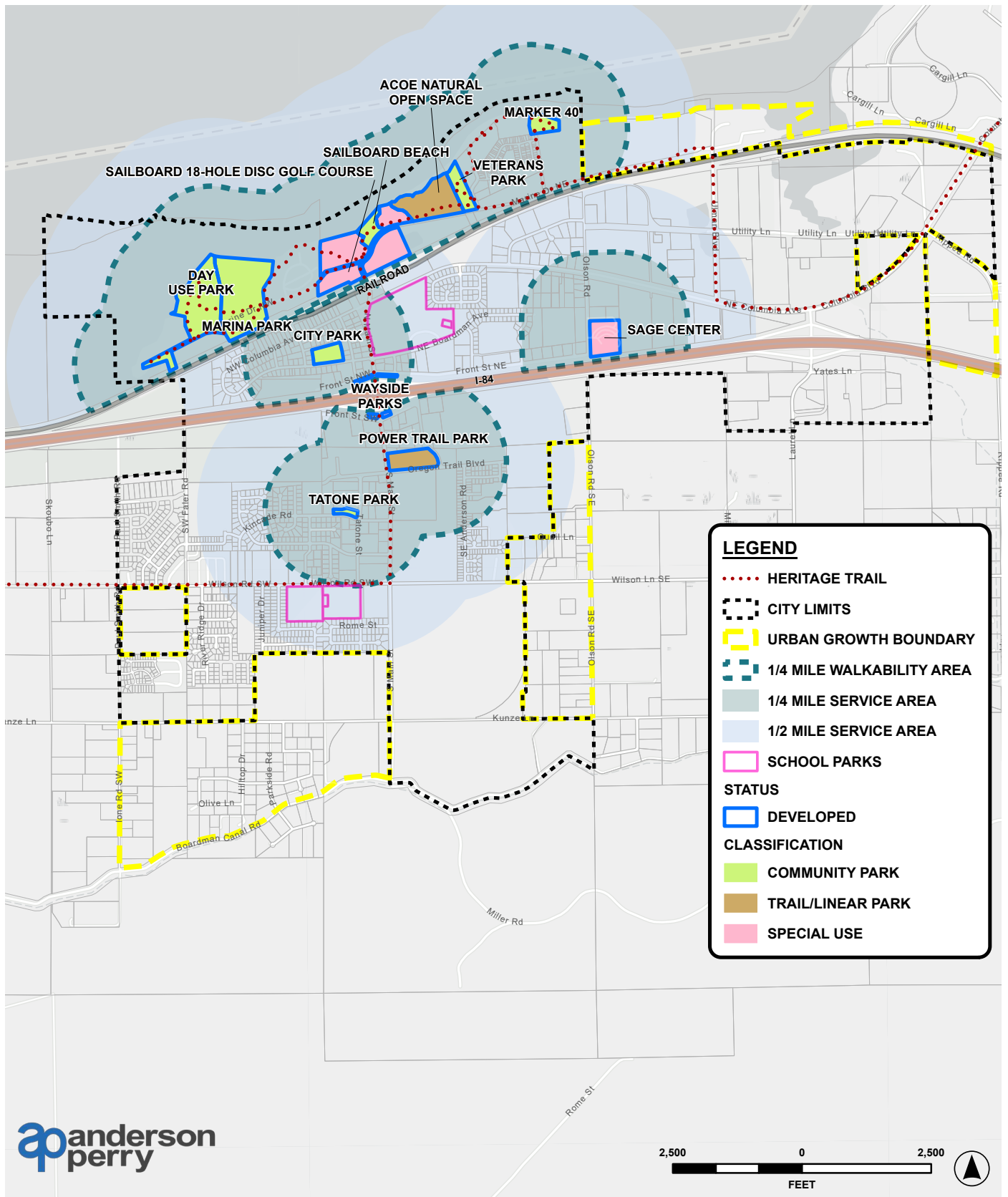


Exhibit 4: Proposed Level of Service - All Public Recreational Facilities

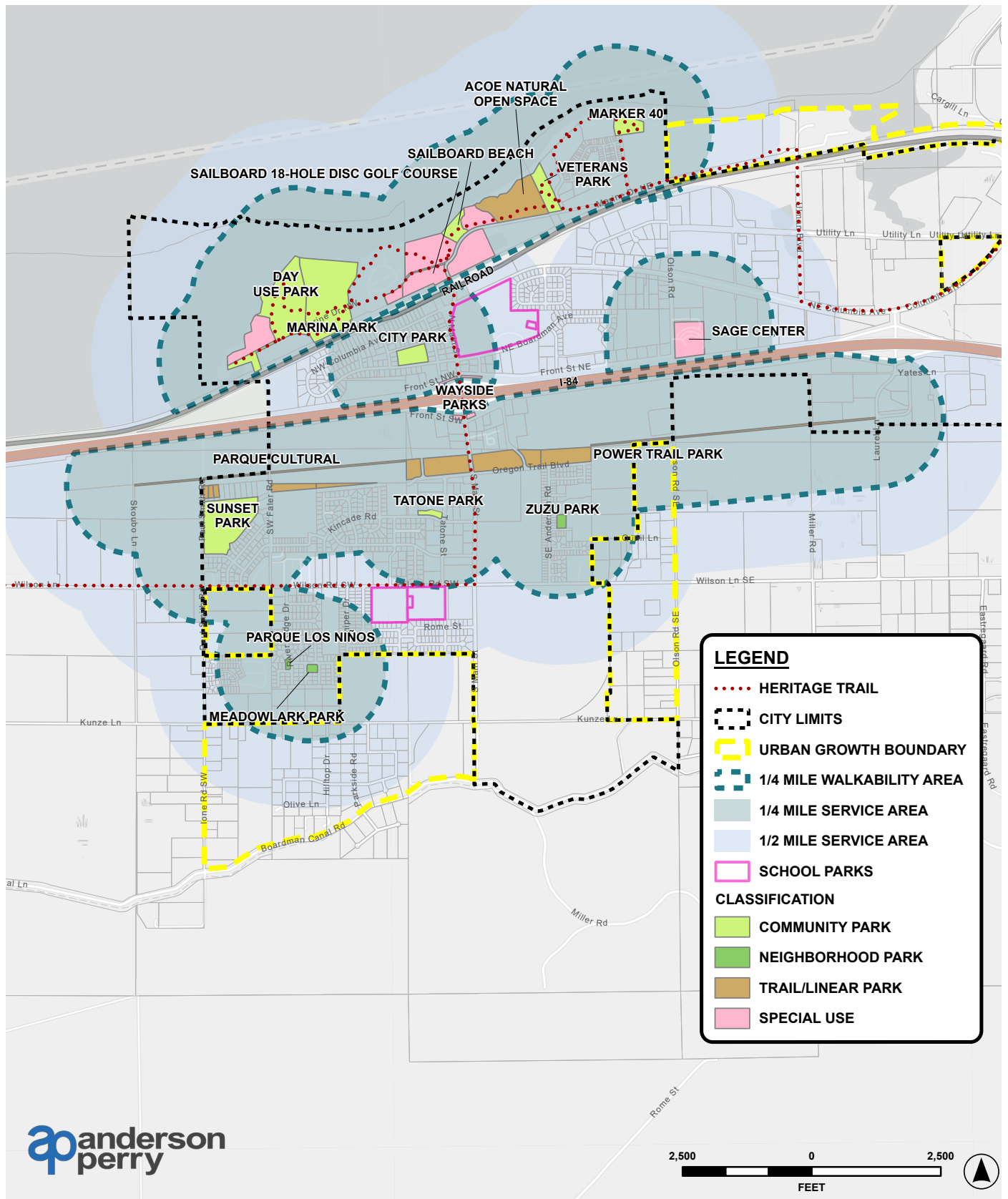
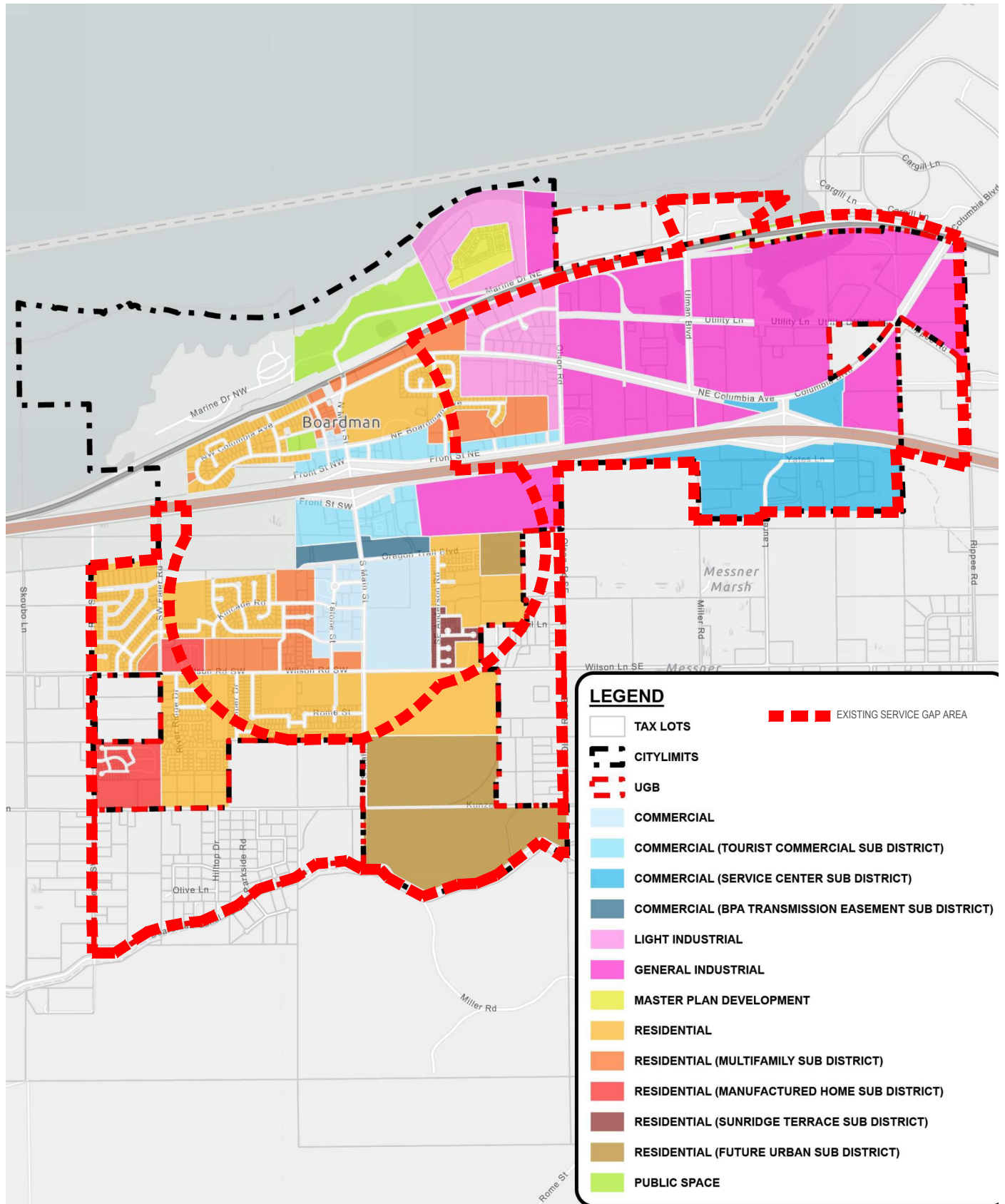


Exhibit 6: Existing System Gaps with Zoning Overlay





APPENDIX G: PARK PLANNING CHECKLIST

PARK PLANNING CHECKLIST

This Park Planning Checklist provides a framework to guide improvements at individual park sites. It is designed for City and District staff, consultants, and partners to ensure that planning and design decisions reflect community values, system-wide priorities, and best practices. Each category highlights core principles that can be adapted to the scale and context of each park.

How to Use

- **New development:** Reference the checklist during programming and design to confirm essential elements are addressed.
- **Renovations:** Apply the checklist to identify gaps and opportunities for upgrades.
- **Project review:** Use the checklist to evaluate proposals for consistency with community priorities and standards.
- **Living tool:** Update as best practices and community needs evolve.

Play Areas

Safe, inclusive, and engaging play for all ages and abilities

Creating engaging, safe, and inclusive play areas is a core priority for Boardman's park system. Well-designed play spaces support physical activity, creativity, and social interaction for children of all ages and abilities. Community feedback emphasized the need for upgraded equipment, more shade, diverse play experiences, and designs that accommodate both younger and older children. In addition to meeting current safety and accessibility standards, future improvements should incorporate nature-based features, inclusive elements, and layouts that encourage intergenerational use. By investing in innovative play design, the City and District can ensure that each play area becomes a valued destination for residents and visitors alike.

Implementation actions:

- Provide separate structures for toddlers (ages 2–5) and school-age children (ages 5–12)
- Use poured-in-place (PIP) rubber surfacing to provide smooth, durable, and accessible play areas. Remove curbs and other barriers to improve universal access.
- Add shade structures and shaded seating near play areas.
- Install perimeter fencing where playgrounds adjoin roads, parking, or water.
- Connect playgrounds to restrooms, parking, and amenities with accessible pathways.
- Offer a diverse mix of play experiences that complement—not duplicate—existing facilities (e.g., SAGE Center, Boardman Elementary):
 - **Adventure Play** – climbing towers, obstacle courses
 - **Nature Play** – logs, boulders, water features
 - **STEM & Educational Play** – interactive, exploratory elements
 - **Sensory Play** – tactile, auditory, and visual features
 - **Creative Play** – imaginative structures, art stations
 - **Social Play** – group and cooperative elements
 - **Inclusive Play** – environments welcoming to users of all ages and abilities

Table G.1: Park Planning Checklist – At-a-Glance

Category	Checklist Item
Play Areas	<input type="checkbox"/> Include distinct age zones (2–5, 5–12) <input type="checkbox"/> Accessible surfacing <input type="checkbox"/> Provide shade (Trees/structures) <input type="checkbox"/> Offer varied play experiences <input type="checkbox"/> Safety measures near hazards
Park Furnishings & Site Amenities	<input type="checkbox"/> Apply furnishing standards consistently <input type="checkbox"/> ADA-compliant and placed along accessible routes <input type="checkbox"/> Prioritize Comfort (shade, proximity to use areas) <input type="checkbox"/> Integrate culturally relevant and local identity elements
Access & Inclusion	<input type="checkbox"/> ADA site review and apply minimum ADA-compliant upgrades and design <input type="checkbox"/> Strive to apply universal design strategies <input type="checkbox"/> Culturally inclusive features <input type="checkbox"/> Engage local disability advocates in review
Infrastructure for Events & Daily Use	<input type="checkbox"/> Provide event-ready infrastructure (power, water, lighting) <input type="checkbox"/> Public Wi-Fi in key areas
Shade, Cooling & Climate Comfort	<input type="checkbox"/> Shade structures and tree planting <input type="checkbox"/> Use drought-tolerant, climate-adaptive plantings <input type="checkbox"/> Heat-reflective surfaces <input type="checkbox"/> Cooling features with pet accommodations
Safety, Lighting & After Hour Use	<input type="checkbox"/> Pathway and Court Lighting (motion activated) <input type="checkbox"/> Clear sightlines & vegetation management <input type="checkbox"/> Signage with rules, address and emergency info <input type="checkbox"/> Assign official site addresses and ensure emergency response access
Sports & Active Recreation	<input type="checkbox"/> Field/court repairs & upgrades <input type="checkbox"/> Avoid artificial turf <input type="checkbox"/> Add support amenities (shade, restrooms, and seating) <input type="checkbox"/> Assess site for new amenities that have not been sited yet but a community priority (pickleball, skatepark, bike skills, pump track, etc.)
Indoor Recreation Facility Evaluation	<input type="checkbox"/> Evaluate site for indoor facility
Parkland Acquisition and Development	<input type="checkbox"/> Evaluate opportunities to close service gaps through development of existing sites or acquisition of adjacent/underserved lands; consider trail connections, new amenity siting, partnerships, and long-term O&M feasibility

Park Furnishings and Site Amenities

Comfortable, consistent, and accessible elements for daily use

Consistent, accessible park furnishings enhance comfort, safety, and usability for all visitors. A cohesive design approach helps unify the park system, makes spaces feel cared for and intentional, and reflects Boardman’s unique identity. Upgrading outdated or mismatched elements also reduces maintenance needs and invites longer, more enjoyable visits.

Implementation actions:

- Apply the adopted Park Furnishing Standards when replacing or installing furnishings.
- Prioritize new furnishings in parks that currently lack adequate seating, gathering areas, or comfort features.
- Add shaded seating and picnic areas near high-use amenities like playgrounds, sports fields, and trails to support longer visits.
- Ensure furnishings are ADA-compliant and located along accessible paths.
- Integrate culturally meaningful design elements—such as a new piñata stand to replace the beloved “piñata tree” at Day Use Park—and explore furnishings that reflect local traditions and community identity, in alignment with public art goals.

Access & Inclusion

Welcoming people of all ages, abilities, and backgrounds

Meeting minimum **ADA-compliant requirements** is a fundamental priority for all City- and District-managed parks and facilities. However, Boardman can go further—integrating universal design principles that create spaces usable, comfortable, and welcoming for people of all ages, abilities, and cultural backgrounds. By building beyond code requirements, the City and District can ensure that investments serve the widest possible range of users.

Implementation actions:

- Conduct a site-specific ADA review and identify barriers to access.
- **Apply minimum accessibility design standards and strive to apply universal design strategies (see callout box: Accessibility & Universal Design Strategies).**
- Engage local disability advocates to inform priorities and review key projects for usability.
- Incorporate culturally inclusive features that reflect community traditions.

Table G.2: Accessibility & Universal Design Strategies

When applying the Access & Inclusion standard, consider the following strategies for common park design areas:

Design Area	Accessibility & Universal Design Strategy
Playgrounds	Use firm, impact-attenuating surfacing (e.g., poured-in-place rubber); include ramps, transfer platforms, and accessible ground-level features.
Parking & Drop-off Zones	Provide accessible parking, including van-accessible spot(s); locate drop-off zones near major amenities
Restrooms	Ensure restrooms have adequate turning space, grab bars, lever-style handles, and clear approach routes from parking and pathways.
Pathways & Surfacing	Build wide, slip-resistant routes ($\leq 5\%$ slope) with smooth transitions; connect all major amenities; use firm, stable, slip-resistant surfacing in activity areas.
Programming & Events	Provide integrated accessible seating and clear routes to shelters, performance areas, and temporary sites (e.g., seasonal programs, stages, pop-up markets).
Seating & Furnishings	Install benches with back/arm support and companion space, ideally in shaded areas near key park features and with clear approach areas.
Water & Shoreline Access	Provide multiple accessible entry points for different abilities, such as boarding piers, kayak launches, fishing platforms with accessible rail openings, and seasonal beach mats or transfer systems. Ensure seasonal solutions are installed on schedule.
Nature Viewing	Build firm, accessible platforms with edge protection; include tactile, high-contrast interpretive signage.
Signage, Wayfinding & Information	Use consistent bilingual signage with braille, tactile characters, and universal icons onsite, and provide detailed accessibility information online ("Know Before You Go" approach per Access Recreation) to help visitors plan.
Lighting for Safety & Comfort	Add lighting along key accessible routes, especially between parking, restrooms, and major amenities, to improve nighttime usability
Campgrounds	Designate accessible sites with firm surfaces, accessible furnishings (tables, fire rings, water access), and proximate restrooms and utility hookups.
Emergency Access	Ensure emergency evacuation routes from accessible amenities are also accessible.
Participation in Review	Use an accessibility advisory group or local disability advocates to test and review new facilities.
General Design Practice	Apply universal design in all projects to meet a broad spectrum of physical, sensory, and cognitive needs, including quiet, shaded, or low-stimulation spaces to support neurodiverse users and those seeking respite.
Maintenance as Accessibility	Ensure routes, surfaces, and features are regularly inspected and maintained for accessibility (e.g., repair erosion, remove obstructions, level surfacing).

Reference Resource: Oregon Parks and Recreation Department Accessibility Transition Plan: The state's internal strategy for assessing and addressing barriers in existing facilities, ensuring continuous progress toward accessible spaces.

Infrastructure for Events & Daily Use

Improve infrastructure to support community events and seasonal programming.

As Boardman's parks host more community events and seasonal activities, reliable infrastructure is essential for smooth operations. Enhancements to power, lighting, water, and connectivity will expand event capacity, reduce setup challenges, and improve the experience for both participants and organizers. These investments also benefit day-to-day park use by providing convenient access to utilities and technology.

Implementation actions:

- Upgrade electrical service in key gathering areas such as pavilions and performance spaces.
- Provide utility hook-ups (power, light, water) to support temporary uses during events and programs.
- Consider adding public Wi-Fi in popular park areas to support digital access, event coordination, and visitor engagement.
- Incorporate infrastructure improvements into broader site planning to minimize future retrofits and disruptions.

Shade, Cooling, and Climate Comfort

Expand shade and cooling to support year-round comfort and sustainability.

Extreme heat can limit park use—particularly for families with young children, older adults, and individuals with health concerns. A balanced mix of trees, shade structures, and climate-adaptive features can reduce heat exposure, improve comfort, and encourage year-round use. Integrating these strategies into new projects and retrofits will also support long-term sustainability.

Implementation actions:

- Prioritize shade at high-use areas, including playgrounds, sports fields, seating areas, gathering spaces, and key trail segments.
- Install shade structures such as pavilions, sails, or awnings in areas lacking mature trees, and as interim solutions while new plantings establish.
- Use drought-tolerant, deep-rooting trees appropriate to local soils and nearby pavement; incorporate root barriers and deep-watering systems to protect infrastructure and promote tree health.
- Use drought-tolerant, climate-adaptive plantings throughout landscaped areas.
- Provide shaded seating and rest stops along trails and at recreation hubs.
- Incorporate reflective or pervious surfacing materials to reduce ground heat.
- Add cooling features such as misters, drinking fountains, and shaded furnishings at popular activity areas.

Safety, Lighting & After-Hours Use

Enhance visibility, security, and evening access across the park system

Safe, well-lit parks with clear signage and open sightlines encourage responsible after-hours use, reduce vandalism, and improve emergency response. Targeted improvements to lighting, vegetation management, and access clarity will help ensure that parks remain welcoming and secure during extended hours, particularly at high-use or harder-to-monitor sites.

Implementation actions:

- Install pedestrian-scale lighting along high-use trails, sports courts, gathering areas, and primary park entries.
- Use motion-activated, dark-sky-compliant fixtures to enhance safety while reducing glare, light pollution and energy use.
- Manage vegetation to maintain open sightlines, eliminate concealed areas, and keep emergency access routes clear.
- Define formal park entrances with clear signage displaying hours, rules, addresses, and emergency contact information.
- Assign official addresses to all park sites to support emergency dispatch—even if not publicly posted.

Sports and Active Recreation

Improve field conditions and expand recreation amenities to meet growing demand.

Access to quality public sports fields is limited, with the privately-owned Oregon Potato Field serving as the only site for adult leagues. Because this facility is not City- or District-owned, it is not a secure, long-term sports field asset. Residents emphasized the need more places to play—especially well-maintained fields and expanded recreation options beyond traditional sports.

Implementation actions:

- Expand field capacity for youth and adult sports leagues
- Improve existing fields and courts with seasonal maintenance modeled on school standards (e.g., clay replenishment, weed control).
- Avoid synthetic turf due to wind and dust conditions.
- Add amenities such as shade, seating, restrooms, and lighting at high-use recreation sites.
- Identify locations for new recreation features such as pickleball courts, a skatepark, pump track, and bike skills area.
- See Future Amenities Requiring Siting for community-identified facilities not yet located within the park system.

Indoor Facilities and Recreation Access

Expand and improve access to year-round indoor recreation.

For every major park development or redevelopment project, evaluate the site's suitability for accommodating a year-round indoor recreation space. This practice ensures that potential opportunities are not overlooked and aligns facility planning with long-term indoor recreation goals (see Chapter 11 for related policy direction).

Evaluation considerations include:

- Proximity to residential neighborhoods and service areas
- Parking availability and access to transit or trails
- Compliance with ADA and universal design standards
- Compatibility with adjacent land uses and zoning
- Opportunities to integrate with existing or planned recreation amenities

Parkland Acquisition and Development

When planning for future park needs, prioritize developing existing dedicated park sites and acquiring land in underserved areas. Evaluate opportunities adjacent to BPA easements or other constrained lands, and use tools such as parkland dedication, SDCs, and public-private partnerships to expand the park system (see Chapter 11 for related policy direction).

Evaluation considerations include:

- Development potential of existing dedicated parkland (e.g., Parque Los Niños, Meadowlark Park, Sunset Park, Sunset Park) to close service gaps
- Acquisition opportunities in areas with service gaps or adjacent to sites with development restrictions such as the BPA corridor to expand usable recreation space and critical amenities.
- Partnerships or co-investment opportunities with developers, agencies, or private landowners
- Long-term maintenance and operational feasibility of new acquisitions



APPENDIX H: OPERATIONS ASSESSMENT AND O&M TOOLS

Prepared by ECOnorthwest

with support by Shapiro Didway

October 13, 2025



Reformatted for inclusion as part of the Boardman Parks & Recreation Master Plan.

H.1 OPERATIONS ASSESSMENT

The Boardman Parks Master Plan will serve as a tool for Boardman to build, maintain, and enhance its parks, open spaces, and recreation service programming efficiently and cost effectively. EConorthwest is supporting Shapiro Didway, the City of Boardman, and the Boardman Park and Recreation District (BPRD) to create a plan that will establish service levels and priorities consistent with the Boardman community's values of stewardship: consciously investing in parks and natural spaces while continuously preserving and protecting them to benefit future generations.

The Master Plan synthesizes relevant information relating to current conditions, including management practices of the City's and District's parks, open spaces, and other natural resources, and its provision of recreation services. This memorandum provides an overview of current management practices and allocated resources, including the roles and responsibilities of the City and BPRD in policy development, operations, and facilities management. This assessment includes:

- **Current Service Delivery Summary:** Including an overview of:
 - Organizational structure;
 - Vision and goals;
 - City and Park District budgets;
 - Review of the assets being maintained;
- **Best Practice Considerations** for improving public service delivery; and
- **Recommendations:** Strategies for cost-effective improvements supported by best practices

Boardman Current Service Delivery Summary

Parks and open spaces provide value to communities in a variety of ways. Access to nature has a range of benefits for community members including promoting public health, encouraging environmental stewardship, and building social cohesion. Trails, fields, and other facilities can provide necessary space for physical activity and relieving stress that can enhance health outcomes, while also creating community gathering spaces. Natural systems also work to reduce temperatures in cities, counter urban heat island effects (even in smaller cities like Boardman) and perform other functions like stormwater management and carbon sequestration. With this wide range of functions, parks provide valuable social and physical infrastructure to strengthen community resilience.

Boardman has a history of delivering high-quality parks and open spaces to benefit residents. It largely does so through a partnership between the City and BRPD, with the Port of Morrow also providing supplementary recreation services in the area. This partnership is now undertaking this Parks Master Plan to build upon its prior strategic planning efforts that prioritize tangible improvements to its park infrastructure. The 2025 Capital Improvement Plan outlines several key projects, including the City's development of the Bonneville Power Administration Greenspace, a City-led plan to transform 39 acres of underutilized land into a vibrant public space featuring multi-use paths, grassy areas, a dog park, and a public restroom, enhancing the city's green footprint and providing residents with additional recreational opportunities. This and similar projects underscore Boardman's dedication to creating accessible, high-quality parks that contribute to the community's quality of life and environmental sustainability.

City of Boardman Mission and Structure

The City of Boardman operates under a council-manager form of government, which combines political leadership of elected officials with the professional management of an appointed city manager. The City is governed by a City Council with six Councilors and one Mayor, who each serve four-year terms (elected on a staggered cadence) to collaboratively approve budgets, adopt city laws, and set policy.

The City Manager acts as the chief executive of the city and serves at the pleasure of the council to implement the council's policies and manage the day-to-day operations of the city and its various departments. The City also works with the department heads and finance director to prepare the annual budget, advise the council on policy matters, and ensure services are delivered efficiently.

VISION AND GOALS

The following vision and goals are drawn from the City of Boardman's adopted Strategic Plan.

COUNCIL MISSION

"The Boardman City Council believes responsible leadership is built on principles of transparency, communication, integrity, and the desire to serve our citizens with the shared goal towards the betterment of our community.

We will actively listen, involve, and work together to foster growth and prosperity for the good of all residents. Through unified actions, we believe small towns can realize big dreams".¹

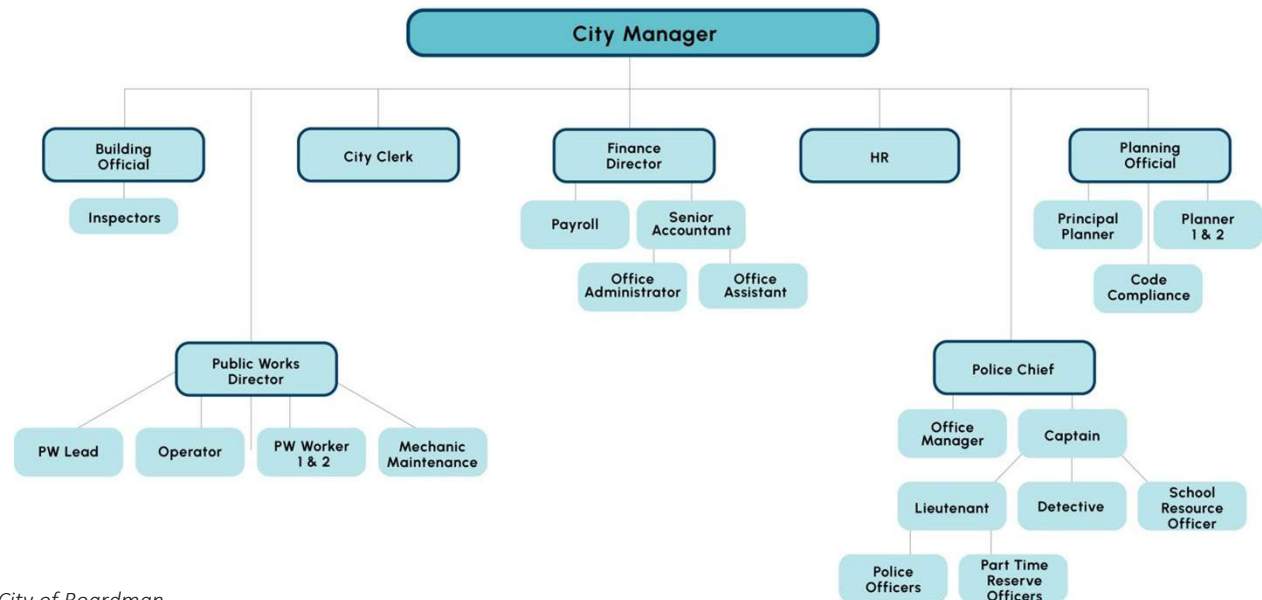
STRATEGIC PLAN GOALS

- Expand shopping and service opportunities
- Provide a full range of housing options
- Support modest, sustainable growth while retaining the City's small-town feel
- Provide adequate public facilities and services
- Build on natural resources and other assets

ORGANIZATIONAL STRUCTURE

To achieve its vision and goals, Boardman is organized with seven department and administrative heads managing specific functional areas as shown in Exhibit 1: the Building Department, Public Works, City Clerk, Finance Director, Human Resources, Police Department, and Planning Department. Boardman also coordinates with Morrow County for certain regional services.

Exhibit 1. City of Boardman Organization Chart



Source: City of Boardman

Boardman Park & Recreation District Mission and Structure

The BPRD is a local government Special District which was first established in 1967, and is governed by a five-member elected Board of Directors.² It was originally established to lease a 126-acre parcel from the U.S. Army Corps of Engineers into today's RV Park and four dayuse parks linked by a 2.2-mile multi-use trail. District offerings have expanded to include a 43,000-square-foot recreation center opened in 2017.

MISSION AND VALUES

The following statements are drawn from the Boardman Park & Recreation District's adopted Mission Statement and organizational guiding principles.

MISSION STATEMENT

Enriching our community by fostering safe and enjoyable recreational experiences within well-maintained parks and facilities.

VISION STATEMENT

To provide a safe, clean environment for the community to enjoy recreation.

VALUES

We show dedication through hard work and teamwork.

We work collaboratively with taxpayers and community stakeholders to offer events, sports, and facilities while ensuring fiscal responsibility with the funds entrusted to the District.

We provide the best customer service possible.

We mentor those who work among us to become community leaders.

WORK MOTTO AND PILLARS OF SUCCESS

"Go with the flow and make each patron feel they are the most important person we saw that day!"

The District's operational focus is organized around seven pillars of success: Fiscal Governance, Community Connections, Staff Performance, Marina and RV Park, Pool and Rec Center, Events, and Sports.

These values and guiding principles reflect the District's commitment to providing safe, inclusive, and welcoming opportunities for all residents and visitors to enjoy the outdoors and community life. Its slogan—"Play, explore, fish, and more!"—captures this spirit of recreation and connection.

ORGANIZATIONAL STRUCTURE

The District is financed through a permanent tax rate of \$0.2989 per \$1,000 of assessed property within the district boundaries, which includes the entirety of the City of Boardman and surrounding areas.

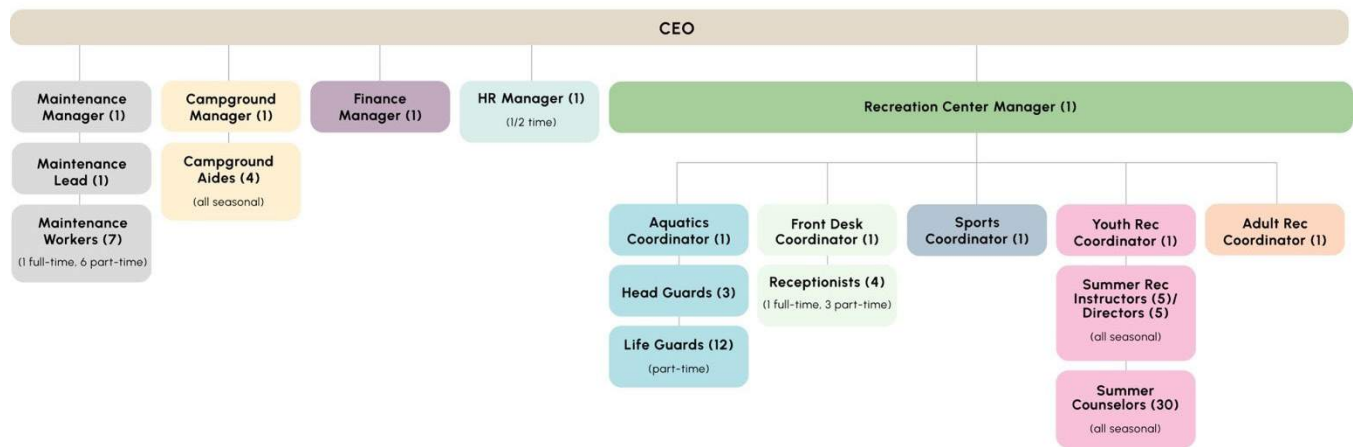
The Campground Manager and Rec Center Manager each report to the District's Chief Executive, as do the Maintenance Manager, Finance Manager, and HR Managers, as shown in Exhibit 2. The district supplements its regular staff with seasonal and part-time workers as needed.

In general, the Maintenance, Finance, and HR / Marketing Divisions support the operations of the key District assets: the Campground and Recreation Center. The Campground Manager and Booth Workers provide operations and staffing to the RV Park and Campground, while the Rec Center staff, comprising the Sports Coordinator and Sports Aide, Aquatics Coordinator and Life Guards (including Head Guards), Front Desk Coordinator and Assistants, and Recreation Coordinator, Recreation Aide, Summer Rec Coordinator, Instructors/Directors, and Counselors provide recreation programming and operations and staffing to the Recreation Center.

² Boardman Parks & Recreation District webpage: <https://boardmanparkandrec.com/>

Within the Maintenance Division, the District employs three full-time maintenance workers who provide year-round support for groundskeeping, custodial work, and facilities care. These staff are supplemented by six part-time seasonal employees, whose hours vary by season and operational need. On average, this seasonal workforce equates to approximately 1.5 full-time equivalents (FTE) when expressed annually. This staff total is also supplemented by contracted staff providing services commensurate with another roughly 0.5 FTE, bringing the District’s total maintenance capacity to about 4.5 to 5.0 FTE.

Exhibit 2: Park and Recreation District Organization Chart Detail



Source: Boardman Park and Recreation District.

Budget Structure

This analysis primarily considers the City of Boardman’s 2023-24 budget and the BPRD 2023-24 budget as a benchmark for the proportionate allocation of different funding sources towards Parks facilities and operations.

City of Boardman

The City of Boardman’s Finance Department is responsible for managing all financial aspects of the city government, ensuring transparency, accountability, and prudent use of public resources. This includes overseeing budget preparation, financial reporting, revenue collection, utility billing, and expenditures. The department’s mission is to support the City Council, city staff, and residents by providing accurate and timely financial information, ensuring compliance with state and federal laws, and maintaining sound fiscal policies.

Budgeting is a central function of the Finance Department. The city operates on a biennial budget cycle, carefully developed with input from various departments and ultimately approved by the City Council. The budget reflects the city’s strategic priorities and outlines projected revenues and planned expenditures across all funds, including the general fund, enterprise funds (like water and sewer), and capital improvement funds. Annual audits are conducted by external firms to ensure that the city’s financial statements are presented fairly and comply with Generally Accepted Accounting Principles (GAAP).

The City of Boardman accounts for its budget in nine separate funds whose names correspond with uses reflected in the fund name:

- **General Fund:** Supports essential services such as public safety, administration, and community services.
- **Water Fund:** Dedicated to the operation, maintenance, and improvement of the city’s water infrastructure.
- **Sewer Fund:** Supports wastewater management and related infrastructure projects.
- **Garbage Fund:** Manages waste collection and disposal services.

- **Street Fund:** Allocated for street maintenance, improvements, and related infrastructure.
- **Building Fund:** Finances building inspections, permitting, and code enforcement activities.
- **Reserve Funds:** Set aside for future capital projects and unforeseen expenses.
- **Capital Project Funds:** Allocated for significant infrastructure projects, including the construction of new facilities and major upgrades.
- **G.O. Bond Debt Service Fund:** Handles the repayment of general obligation bonds issued for large-scale capital improvements.

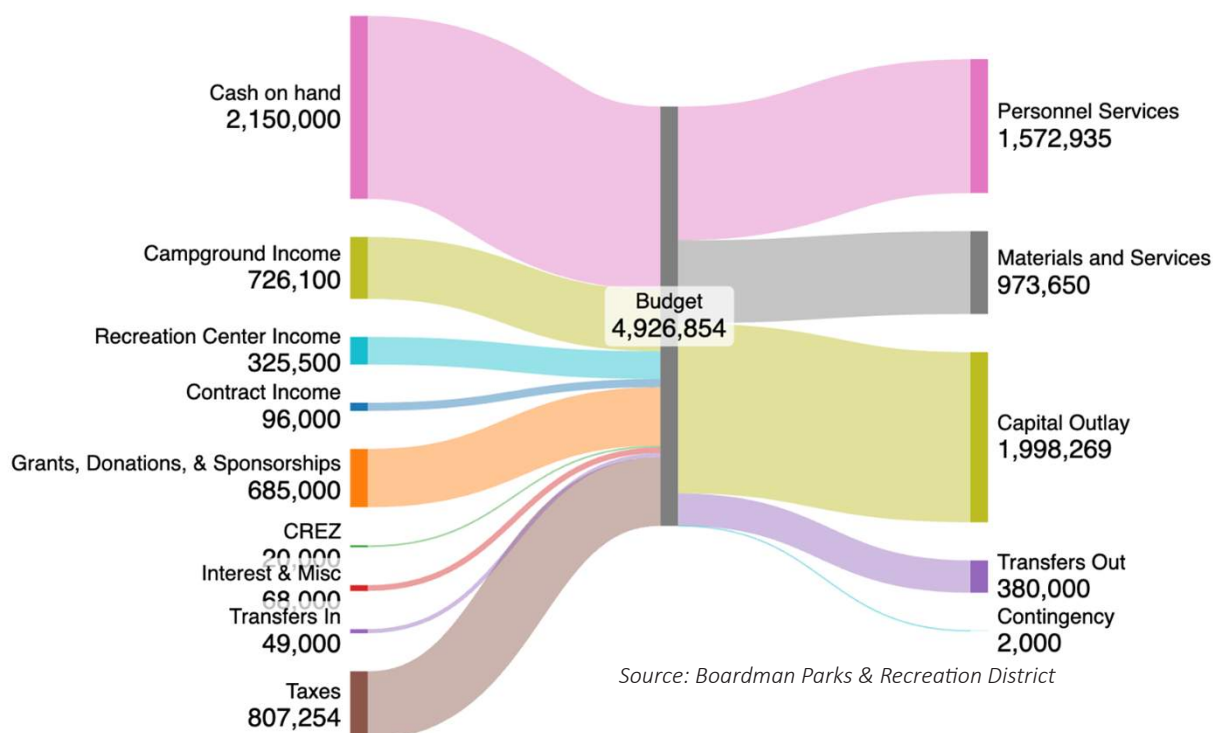
Aggregated across these nine funds, the City of Boardman overall budget (all funds) totals \$76.1 million.

Boardman Park & Recreation District

For the BPRD, the general budget is comprised primarily of the costs of participant recreation programs, administration and staffing, facilities operations, and general maintenance which is funded primarily through ongoing sources like the District's local taxes, charges for services such as campground income and recreation center income, and grants, donations, and sponsorships. Other smaller sources come from contract income, the Columbia River Enterprise Zone, transfers, and interest and other miscellaneous sources. Nearly \$2 million of the \$4.9 million budget is allocated to capital outlay with the next largest use of funds going towards personnel services, as shown in Exhibit 4.

As shown in the budget sources shown below, taxes (at \$807,254), campground rental income (\$726,100), and grants, donations & sponsorships (\$685,000) provide the largest sources of revenue, though the recreation center also provides sizeable revenue (\$325,500). Unfortunately, the cost allocation methodology makes it difficult to ascertain the extent to which key revenue-producing park assets (such as the campground and recreation center) are recovering costs. A more disaggregated cost allocation is available but it merely separates out the "personnel services" category to salaries and payroll taxes and benefits, and the "materials and services" category to utilities, administrative, employee-related, programs and community outreach, and maintenance, but does not allocate costs to the specific revenue-producing park asset (i.e. campground or recreation center).

Exhibit 3: FY 2023-24 Boardman Parks & Recreation District Budget



Maintenance of Assets

Boardman Park & Recreation District

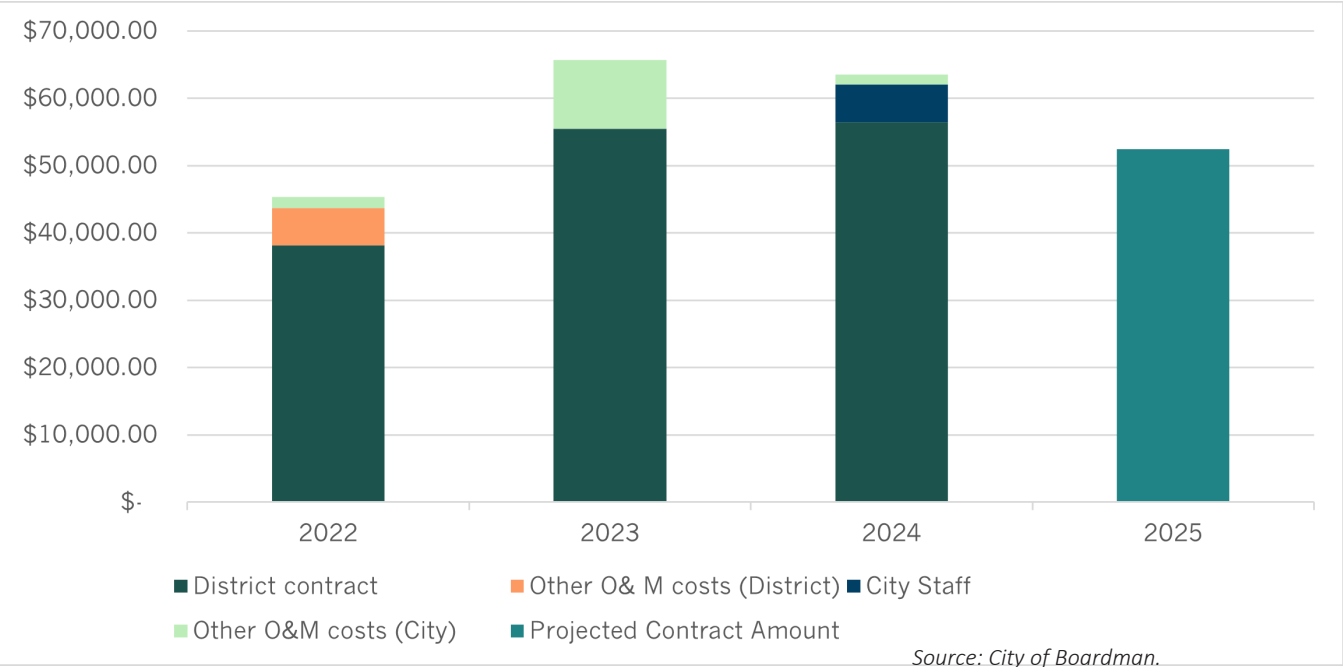
The BPRD manages its 43,000-square-foot recreation center with pool, basketball court, rock-climbing wall, and aerobics room, weight room, and multipurpose rooms, with recreation offerings including, exercise and aquatics classes, youth and Active Older Adult (AOA) activities, and rental spaces. In addition, the district manages over 126 acres of public lands including (4) free day-use areas with (1) softball field, (1) baseball fields, a basketball/volleyball court, (2) playgrounds, a sand volleyball, horseshoe pits, (2) restrooms, swimming areas, marina with boat docks and a 2-lane boat launch, (1) pavilion, small picnic shelters, a 2.2-mile paved walking trail, 73 spaces tent and RV public campground, and an 18-hole disc golf course.³ In addition to its park and recreation properties, the District is also responsible for maintaining several other sites, including its administrative office, a residence, Department of Transportation (ODOT) ramps, and the Oregon Potato International (OPI) soccer fields (practice and regulation size

City of Boardman

As noted earlier, the BPRD maintained City-owned park assets for many years under a landscape maintenance agreement with the City of Boardman. District staff provided routine upkeep for these facilities—including the splash pad and other City park areas—with the City compensating the District annually in amounts ranging from \$40,000 to \$70,000, as detailed in Exhibit 6.

Beginning in 2025, this shared management approach has shifted. The City’s Public Works staff has taken on the responsibility of providing O&M for city parks, utilizing a landscaping company to provide mowing and related services from spring through fall. This shift allows both the City and the District to focus on maintaining their own assets moving forward.

Exhibit 4: City of Boardman Expenditures for Landscape Maintenance



3 Boardman Parks & Recreation District webpage: <https://boardmanparkandrec.com/>

Best Practice Considerations for Improving Public Service Delivery

Best practices for improving service delivery related to parks, open space, and recreation services can demonstrate how other public agencies have achieved efficiency gains in their service delivery processes. As the City of Boardman and the BPRD seek to enhance service delivery as part of the Parks Master Plan, recent literature on public policy and administration provides direction and options for consideration. Where possible, this section calls out areas Boardman is applying best practices and makes specific recommendations for actions either the City of Boardman or BPRD could undertake to improve. Site-specific operational issues relevant to Boardman are addressed in Appendix H.2: *Site Maintenance Challenges & Best Practices*.

Managing Natural Resources

Maintaining high-quality natural resources is a major component of parks and open space management, which includes specific considerations for sustaining complex ecosystems. These resources are delineated according to both natural phenomena (e.g. watersheds or topography) as well as human-made boundaries (e.g. developed parks or reserved natural areas). Natural resources often cross jurisdictional boundaries and can often require inter-agency, intergovernmental, or public-private partnerships.⁴ Subsequently, management of natural resources typically requires both objective scientific measures (e.g. water quality testing) and accountability between institutions (e.g. intergovernmental agreements) to sustainably manage ecological systems, services, and their benefits to communities.

Emerging external challenges like climate change as well as changing state legislative rules will also require agencies to continue to adapt to different approaches to managing natural resources. Implementing measures to increase climate resilience and respond to state (or federal) level policies will require adaptable strategies from jurisdictions like Boardman. In this context, the City and Park District coordinates with agencies such as the Oregon Department of Land Conservation and Development (DLCD), which sets statewide land use policies and guidelines. Along with the City's Economic Opportunities Analysis, the City's comprehensive plan update is being developed in consultation with DLCD, providing a framework for how land is used and growth is managed, and also providing a framework from which all other plans such as the TSP and this Parks Master Plan are developed.

Boardman also coordinates with a wide range of other state and federal agencies, including the Oregon Department of Environmental Quality (DEQ) which regulates stormwater, and issues air and water permits to industry and municipal sewage treatment plans in the region, including those in Boardman, and also the Oregon Department of Fish and Wildlife (ODFW), U.S. Fish and Wildlife (USFWS), Bonneville Power Administration (BPA), and the Army Corps of Engineers for management of its waterfront, as well as the Bureau of Indian Affairs (BIA) which coordinates tribes who had historically inhabited the area, including the Yakama, Cayuse, Walla Walla, and Umatilla.

Measuring Improvements and High-Impact Activities

Measuring improvements to natural resource delivery can be done in several ways, which may sometimes require tradeoffs between different outcomes. Thinking through the types of services Boardman Parks provides, this analysis considers how to ensure high-impact activities are prioritized at a system level. These high-impact activities would be defined as those which optimize benefits to the community or be those that are early investments to allow long-term impacts.

Broad types of best practices for measuring improved service delivery include:

⁴ Dianna M. Hogan et al., "Urban Ecosystem Services and Decision Making for a Green Philadelphia," USGS Numbered Series, Urban Ecosystem Services and Decision Making for a Green Philadelphia, vol. 2014-1155, Open-File Report (Reston, VA: U.S. Geological Survey, 2014), <https://doi.org/10.3133/ofr20141155>, 8.



More efficient service delivery and resource allocation. Changes to service delivery methods that reduce costs, level of staff effort, and timelines can more efficiently use public funding and resources, and typically lead to a greater quantity of services provided. Efficiency in information systems and communication can also facilitate more clear and consistent internal coordination between partnering agencies and the public. Information, additional education, and leadership from the City and District on expectations can help provide consistency across land use types, both public and privately-owned. However, a greater volume of services provided does not necessarily guarantee other criteria like ecosystem services goals, quality, and equitable access.

BPRD already partners with the Port of Morrow's Columbia Works summer internship program, which is coordinated with the Eastern Oregon Workforce Board, to recruit seasonal maintenance interns and youth lifeguards. The approach enhances capacity and aligns with regional workforce-development goals.

Similarly, the City of Boardman transitioned to a hybrid maintenance model in Fiscal year 2025, combining in-house Public Works staff with private landscaping contractors, enabling cost savings and quality control for mowing, trail maintenance, and irrigation tasks.

To enhance these existing programs, the City and District may consider offering training incentives for staff and certifications and establishing tracking of maintenance costs by site. One approach might be a dashboard or maintenance management tool to track staff hours, equipment needs, and seasonal resource demands, or development of a long-term staffing and succession strategy, enabling retention of high service standards. Similarly, the City might consider including local students in civic and design decision-making, to foster a sense of ownership and promote future stewardship among youth. For example, the Master Plan recommends, and the City plans, to engage youth with the design of Zuzu park.



More equitable distribution of and access to services in the community. A more equitable distribution of public resources can address deficiencies within communities that have been historically underserved by public programs, investments, and processes. The tradeoffs between equitable outcomes (which may be more costly) and efficiency (which may be insufficient for addressing equity issues) can require a nuanced balance in service delivery from public agencies related to physical distribution, funding allocation, and specific criteria within programs and decision-making.

The City and BPRD are already intentionally employing bilingual staff to support inclusive program delivery and offer programming and services accessible to a board demographic, including families and youth.

To enhance these offerings, the City and District may consider offering affordable equipment rentals and providing scholarships or fee assistance to low-income families to reduce financial barriers, thereby expanding access to recreational opportunities. And the multilingual communication can be improved, through multilingual signage, website content, and outreach materials. The City and District can also support multicultural events and partnerships by collaborating with community-based organizations to offer culturally-relevant programming, such as a local powwow or heritage events that reflect the interests and ancestry of Hispanic, Indigenous, and other underrepresented groups.

Similarly, the City and District may consider deepening community engagement through targeted strategies for community members who may not participate in traditional engagement channels. Culturally-tailored engagement can help share more inclusive programming and park access. And after-hours access and safety enhancements such as investments in lighting, visibility, and secure park infrastructure, along with expanded hours for recreation and flexible scheduling, can better serve shift workers and the industrial workforce.



Higher quality ecosystem services and social benefits. Public-sector agencies are recognizing parks, trails, and open space as critical infrastructure. And improving services in the context of natural resources can mean improving outcomes directly for the ecosystem (e.g. air and water quality) and social benefits (e.g. recreation and improved health outcomes). Over time, leadership to prioritize these resources and guide policy relating to climate change will need to revise benchmarks for measuring these qualities, shifting toward indicators that reflect ecosystem health and community benefits. Agencies may define quality services differently, but have shared goals such as prioritizing native plants, protecting critical assets and resources like the urban tree canopy, or other metrics.

Natural zones already exist in several parks (along the trail system and at the disc-golf course) which provide habitat and reduce mowing needs, and tree planting has occurred recently, though more can be added, along with an expanded use of native and drought-tolerant plantings throughout the park system, particularly undeveloped park areas.

Although Boardman residents do seem to prefer expansive green lawns, the City and District can explore strategies to reduce water use in its maintenance of parks and natural areas, such as transitioning select low-use areas to drought-tolerant turf varieties, improving irrigation efficiency, or incorporating native planting zones at park edges or along streetscapes, applying a balanced approach to preserve the green aesthetic residents expect while advancing long-term sustainability goals.

Further, the City can strive to increase tree canopy and shade, particularly in neighborhood parks that lack coverage, and expand and enhance green infrastructure elements, such as bioswales, rain gardens, pervious surfaces, and other green infrastructure to manage runoff and support ecological function. Retrofitting existing swales with native or drought-tolerant plantings would improve habitat and reduce maintenance demands.

Future park development may also consider educational elements, such as demonstration gardens to showcase sustainable landscaping practices or educational signage to engage youth and other community partners to strengthen awareness and foster long-term environmental responsibility. Efforts can be measured with the implementation of specific benchmarks (such as for canopy cover) to track progress over time.

As Boardman works to improve its service delivery for natural resources, balancing greater efficiency, equitable distribution, and high-quality services will require a careful look at how to align community priorities of natural character features with activities in cooperation with partners to work towards the City's and District's commitments.

Recommendations for Cost-Effective Service Delivery Improvements

This memorandum focuses on improvements for service delivery related to management practices and allocation of resources towards parks, open space, natural areas, and recreation services. The recommendations below are organized around two key strategies, including strengthening collaboration with partner organizations, and aligning internal organization and metrics, including refining labor and cost allocation.

STRENGTHEN COLLABORATION WITH PARTNERS

Establish management standards that can give clear guidance to City and BPRD staff and private landowners to help meet the goals of climate resiliency, best management practices, and effective resource allocation. Consider a systems-based approach with minimal expectations for different types of land, including private landowners, HOAs, stormwater facilities, steep slopes, open spaces, trails, rights-of-way, wetlands, shorelines, and parks. This approach can improve consistency across public and privately owned land and help prioritize the most impactful practices to human and ecosystem health. Communicating these standards and the mutual benefits of a holistic approach to parks and open space should be a priority for the City and District between departments and private landowners and HOAs. Although the City and District may have more agency to change practices on publicly owned land, it can provide guidance and build relationships to increase participation from private partners. Examples include:

- **Facility and infrastructure standards** would ensure that play areas include age-segregated zones, inclusive features, and shade structures; that trails meet minimum width and ADA compliance requirements; and that furnishings and signage use consistent materials and include bilingual communication. Standards would also address climate comfort by requiring shade, cooling features, or windbreaks in new park projects.
- **Maintenance and operations standards** would guide routine practices such as mowing frequency, which would be set by park zone—for example, weekly for sports turf and seasonally for natural areas. Chemical use would be limited or phased out in favor of organic or mechanical controls. Standards could also define minimum trash collection frequency and require provision of recycling and compost bins in larger parks, as well as expectations for pathway lighting, visibility, and after-hours access.
- **Water and irrigation standards** would require efficient irrigation systems such as smart controllers and drip lines in all new and retrofitted sites, along with benchmarks to track irrigation consumption per acre. In addition, bioswales, rain gardens, and pervious paving could be incorporated to improve stormwater management.
- **Vegetation and landscape standards** would emphasize the use of native and drought-tolerant plants in all new landscapes and retrofits, while defining where high-water turf is appropriate, such as athletic fields, and where low-water or naturalized areas should be prioritized. Standards would also set minimum tree canopy coverage by park classification—for example, 30 percent in neighborhood parks—and establish proactive monitoring and removal requirements for invasive species.
- **Partnership and private land standards** would extend guidance beyond publicly owned sites. Voluntary standards could be offered to HOAs and private landowners for landscaping, tree planting, and stormwater management. Incentives or recognition programs could encourage adoption of these practices, and coordinated standards across jurisdictions could strengthen management of natural resource corridors, wetlands, and waterfront areas.

Establish agreements with sponsoring businesses and other partners for collaborative management of ecosystem services and recreational resources. Proactively engaging with businesses already supporting parks-like assets and establishing formal agreements can help to advance collective expectations and efforts to improve quality of life for residents and maintain ecosystems. While the City, District, and private landowners may have different sets of considerations for their operations related to natural resource management, this work should begin by identifying shared goals (like preventing spread of invasive species and providing recreational amenities). Creating foundational agreements can help the public sector and these private actors to work together (and can also be used as models for structuring agreements with nonprofits and other partners). Potential mechanisms include:

- **General written agreements.** Written agreements between public agencies and private or nonprofit partners often come in the form of memorandums of understanding (MOUs) which can lay out details for a variety of programming, maintenance, or other operations activities. While not necessarily binding, MOUs can help to provide a clear roadmap for cooperating with partners. In Boardman, written agreements could help to facilitate symbiotic relationships with other entities to provide park services. Such agreements would be particularly helpful with facilities such as schools, OPI and other soccer fields, and facilities maintained by the Port of Morrow, and maybe the “Field House” and indoor softball/baseball facility operated by the Boardman Chamber (BCDA), in addition to the easement agreement under the BPA power lines for development of a linear trail system, which will be known as “Power Trail Park” to the east and “Parque Cultural” to the west.

- For more context and information on such agreements, the [Project for Public Spaces](#)⁵ has summarized a spectrum of written agreements between nonprofits and public agencies, ranging from rigid, formal contracts to loosely defined arrangements. It shows how partners may use grant agreements to specify funding responsibilities—such as capital improvements or staff salaries—and ensure clarity, and notes that many nonprofits begin partnerships informally, but often transition to written agreements after changes in leadership or when issues emerge. Ultimately, this resource shows how written agreements can help stabilize and clarify roles, reducing the risk of miscommunication and strengthening long-term collaboration.

■ **Payment-in-lieu agreements.** This type of voluntary agreement between taxing jurisdictions and other entities provides payments in exchange for park benefits even when they are not required. In some cases, payment-in-lieu agreements are used between cities and special districts or larger nonprofit organizations (like churches or universities) who are exempt from local fees or taxes but elect to contribute because of mutual benefits of adjacent park space. These agreements can also be used with developers who are providing park facilities on private land but wish to pay an agreed upon amount to public entities for cooperative maintenance or other costs.

- For more context and information on such agreements, Resources for the Future’s report [Paying for State Parks](#)⁶ includes a Payment in lieu of section (pages 21-22) which notes the voluntary nature of PILTs (which the RRF report refers to as “PILOTs”, demonstrates the ways PILT funds can support local park operations or infrastructure, but also notes that PILT funds can be unpredictable, modest, and only feasible in areas with significant non-taxable land, making them an innovating funding mechanism in specific local contexts only.

■ **Operations and maintenance agreements.** Similar to payment-in-lieu agreements, operations and maintenance agreements set out specific roles and responsibilities for cities and private or nonprofit partners. These are often established with mission-driven organizations to fill gaps in operating needs for specific facilities (like the example linked below for the Ann and Roy Butler Trail in Austin, TX).

- The [Austin, TX](#)⁷ example establishes a 25-year initial term—extendable by up to five successive five-year periods—with the nonprofit partner responsible for maintaining the park beginning with Phase I, and the option to assume additional park areas upon meeting performance, budget and community engagement benchmarks. It also outlines implementation documents for operations, maintenance, and staffing, requiring the partner to fund the operating expenses, while stipulating that the City retains oversight rights, and allowing the City to step in for emergency repairs, closures associated with health and safety reasons, and collaborating on arts, programming, and concession management to ensure public access and standards are upheld.

Expand staff capacity within the City or Park District to engage with private landowners, HOAs, community-based groups, and volunteers. Encouraging residents to participate in volunteer stewardship of the natural environment can be mutually beneficial both for participants and the City. Dedicating either a part- or full-time staff member to engage with these efforts can maximize capacity for stewardship at a lower cost while providing meaningful educational opportunities for community members and access to nature. It can also focus efforts on city-wide goals to maximize the impact for systems or areas of need.

Additional activities could include:

■ **Maintaining parks and natural areas.** Many volunteer groups support cities with programs that help residents get involved in activities (e.g. removing invasive species or tree plantings) often through organized one-time events (like volunteer days) or ongoing relationships where a group may ‘adopt’ an area to maintain over time.

The City already organizes a volunteer cleanup day every year, with snacks and lunch provided, and may consider augmenting this type of activity with BCDA, Port of Morrow, or area employers such as Amazon. It may further support the formation of neighborhood associations or informal resident groups to strengthen communication,

5 Source: <https://www.pps.org/article/pppp-chapter4>

6 Source: <https://media.rff.org/documents/RFF-Rpt-Walls-FinancingStateParks.pdf>

7 Source: <https://services.austintexas.gov/edims/document.cfm?id=383497>

organize local initiatives (such as cleanup days or park watches) to serve as liaisons between the community and City or BPRD. These groups could help guide park improvements, identify maintenance concerns, and foster a stronger sense of shared ownership.

- For more context, information, and an example, the [Friends of the Columbia Gorge](#)⁸ program organizes seasonal, half-day stewardship work parties where volunteers help restore habitat across Land Trust preserves and public lands in partnership with U.S. Forest Service, Oregon and Washington State Parks, and other agencies.

- **Beautification and clean-up.** Beautification and clean-up activities like litter/graffiti removal or installing new signage can be organized in a similar way to ecosystem maintenance activities, with targeted events or ongoing programs that help to keep public open spaces in good shape and welcoming to users.

The City and District may consider engaging additional civic groups, such as BCDA or others as a potential partner to co-lead school and/or community projects.

- For more context, information, and an example, [SOLVE Oregon](#)⁹ is a Portland-based environmental nonprofit that mobilizes thousands of volunteers statewide to clean up litter, restore natural habitats, plant native species, and protect waterways across Oregon and Southwest Washington through a diverse range of community-led programs, emphasizing the fostering of shared environmental stewardship, with the aim to build a lasting legacy of community pride and environmental health.

- **Enhancing educational programs.** Volunteer programs frequently include educational opportunities for individuals to learn more about their ecosystem while participating in parks maintenance or beautification efforts. Working with mission-based organizations to augment existing recreation offerings can also help to expand opportunities to a wider range of community members for these services (e.g. by providing culturally-specific and responsive services). They also provide an opportunity for training community members to help with proactive efforts to identify or mitigate potential hazards or long-term stressors, as well as respond to a specific request by the community to include demonstration gardens and interpretive signage in the plan.

- For more context, information, and an example, [Portland Parks Community Partnership Program](#)¹⁰ contracts with community organizations to deliver targeted services such as soccer camps, teen programs, and land stewardship—supplementing grants and space access to strengthen park offerings. These service contracts are not grants, but paid arrangements directed by the Portland Park Bureau to fill identified community needs and enhance access to recreation, youth engagement, and environmental stewardship.

- **Advocacy and fundraising.** Consider a local Parks Foundation to provide volunteer capacity for a range of activities (like those listed above) as well as support for fundraising for park improvements and different types of advocacy to benefit parks.

- For more information and examples, the [Portland Parks Foundation](#)¹¹ is the main philanthropic partner of Portland Parks & Recreation, working since 2001 to raise over \$13 million and direct community and donor support toward park improvement projects, grants, leadership awards, volunteer celebrations, and public space initiative. Similarly, the [Camas Parks Foundation](#)¹² is a volunteer-driven 501(c)(3) nonprofit that enhances local parks, trails, recreation programs, and community events through financial support and hands-on volunteerism whose key initiatives include funding scholarships for youth and seniors, organizing events like Turkey Bingo and cemetery cleanups, invasive ivy removal through the Ivy League program, and supporting park improvements and community gatherings.

Create ongoing channels with state and county level partners. Cooperating with relevant partners from the State of Oregon and Morrow County can ensure both alignment with changing policies (e.g. statewide planning goals) and knowledge of new opportunities to expand capital facilities or programs (e.g. grants). State-level policies can

8 Source: <https://gorgefriends.org/conserve-connect/volunteer-stewardship.html>

9 Source: <https://www.solveoregon.org/>

10 Source: <https://www.portland.gov/parks/cpp#toc-current-service-contract-partnerships>

11 Source: <https://www.portlandpf.org/>

12 Source: <https://www.camasparksfoundation.org/about>

have both direct and indirect impacts on planning for park facilities. Patterns of new development and growth can necessitate different considerations for the location, size, and features of new park spaces to serve residents. Maintaining dialogue with these partners can help to proactively plan for future facilities as well as associated operating costs and staffing needs.

REFINE ALLOCATION OF LABOR AND OTHER COSTS TO SPECIFIC ASSETS AND PROGRAMS

Establish labor and cost codes to enable accurate cost allocation. Accurate allocation of labor and other costs to specific assets is essential for understanding the true cost of public investments and programs. When labor and other expenses are not correctly assigned, decision-makers risk underestimating or mischaracterizing the resources required to maintain critical assets and/or offer important community programs. Allocating these costs directly to assets helps to establish a clearer picture of the total life cycle and program costs, thereby improving transparency and enabling more effective financial planning.

Labor cost allocation also plays a critical role in evaluating asset performance and return on investment. By connecting labor inputs to particular assets, the City and BPRD can assess which investments require the most ongoing staff support and which yield greater efficiency. For instance, if the District were to allocate the maintenance, finance, HR, and marketing expenses by key asset (i.e. RV Park, Recreation Center, or other specific park), it can identify which assets require more maintenance (or finance, or HR) time—informing future programming and budgeting decisions.

Moreover, tying labor costs to assets supports better compliance with grant and funding requirements. Many capital projects funded through federal or state grants require documentation of how staff time contributes to specific deliverables. Proper labor allocation ensures agencies meet audit standards and maintain eligibility for future funding. This practice also enhances internal accountability and promotes equity in cost distribution across projects.

For example, when billing time or other specific expenditures, staff and contractors should assign codes by asset or park feature (e.g., “City Hall Grounds” vs. “Tatone Park Grounds”). This approach allows the City and BPRD to see exactly how much time is being spent on parks versus other public works functions, which specific features require the most ongoing support and enables policy- and decision-makers to make future investment decisions in alignment with community needs and values.

A simple cost allocation coding system could help distinguish park vs. non-park costs. An example framework is shown in the table below.

Exhibit 5: Cost Accounting Framework Example

Activity	Department	Cost Center Code	Notes
Lawn care – City Hall	General Govt.	GG-LAWN-001	Not a parks cost
Lawn care – City Park	Parks	PK-LAWN-001	Parks maintenance
Restroom supplies – Marina	Parks	PK-REST-002	Use consistent vendor coding
Lighting repair – Main St.	Streets	ST-MAINT-003	Track separately from park lighting
Tree removal – City Park	Parks	PK-ARBOR-003	Parks expense

Recommendation: Tag all labor/materials in the accounting system with a function-specific code (PK, ST, GG, etc.).

ALIGN OTHER INTERNAL OPERATIONS AND METRICS

In addition to improving labor and other cost allocation, providing clear policy and practices to guide operations and maintenance funding can help to ensure alignment with the City’s and District’s asset-management and programming goals.

Organize maintenance staff by asset type and train or hire champions to provide overall stewardship practices and goals. Organizing maintenance staff by asset type or system can better align internal structures with performance and help provide context for understanding the extent to which different assets recover costs. Additional considerations for natural features like tree canopy, soil, vegetation/habitat, and water may have their own set of best practice considerations for more efficient services systemwide. For example, invasive species removal to ensure healthy vegetation and overall habitat may apply to areas designated as parks, but also require maintenance on other publicly-owned lands, like lawns adjacent other City buildings, in public ROWs, along trails, or other areas. Either training existing staff or hiring new team members to align with these systems and champion stewardship across Boardman’s parks and open spaces can also help to take a more holistic approach to implementing best practices.

The City may consider developing a Park Maintenance Manual, which might include staff references such as:

- Standard Operating Procedures (SOP)
- Maintenance frequency tables
- Preventative maintenance calendar
- Seasonal checklists
- Inspection forms/logs
- Staff-training timelines
- Requirements for O&M manuals and “as-built” drawings as part of project closeout
- Regular review and communication protocol

Each of these elements strengthens consistency, accountability, and long-term efficiency in operations. A preventative maintenance calendar ensures proactive tasks such as fertilization, resurfacing, pruning, and inspections are scheduled before issues become costly, tracked through visual or digital tools, and aligned with warranty timelines.

Standardized inspection practices provide clear expectations for staff and contractors. Industry checklists—such as [PlayCore’s high- and low-frequency playground inspection forms](https://www.playcore.com/resources/publications-guides/playground-maintenance)¹³—can serve as models, with similar forms developed for restrooms, docks, trails, sports fields, and other key assets. Requiring inspections to be signed, dated, and stored digitally in a standardized filing system strengthens accountability, improves record-keeping, and makes it easier to track recurring issues over time.

A strong **training and cross-training program** further ensures the manual is applied effectively. Seasonal onboarding with clear SOPs allows new staff to transition quickly, while cross-training prepares staff to handle multiple responsibilities. Manufacturer and contractor training should also be incorporated whenever new equipment, surfacing, or systems are introduced to ensure proper care and safety. **Regular review and communication protocols**—including quarterly staff check-ins and documenting seasonal lessons learned—help keep practices current and feed real-world experience back into budget planning and project design.

Implement per-capita spending targets and tracking metrics to ensure adequate funding levels for maintaining high-quality park and recreation amenities that meet the needs of the community in Boardman and regional visitors. Other work includes an assessment of a number of metrics related to performance measures like per-capita

13 Source: <https://www.playcore.com/resources/publications-guides/playground-maintenance>

spending, per-acre spending, and acres per 1,000 residents that demonstrate both efficiency in parks spending and level of service. Tracking existing and new metrics alongside implementation of recommendations outlined in this section can provide a guide for the effectiveness of new measures, including the implications of indicators such as:

- **Per-Capita Spending.** In general, higher per-capita spending on parks often equates with more services offered proportionate to residents as the community grows. Setting targets to increase per-capita spending can show progress towards providing more services. However, measures to improve efficiency can also reduce spending per capita while still offering high-quality parks and open space. Tracking of per-capita spending should consider where changes are occurring within the Parks budget. For example, if coordinated volunteer efforts are reducing the cost of maintenance activities, this reduction may lower per-capita spending but free up resources for other initiatives.
- **Acres per 1,000 Residents.** Compared with national averages for comparable nearby cities, Boardman has a high level of service in parkland acres per 1,000 residents which contributes to its high quality of life. As Boardman continues to grow, it will be important to expand its parks and open space facilities in proportion with population (which is anticipated with notable employment projections).
- **Related Metrics.** In addition to direct parks metrics, working with other departments or agencies to track correlations with related indicators like public health can help to understand the impact of parks and open space. For example, a better understanding of the proportion of the population susceptible to obesity, developing diabetes, heat-related illnesses, or other chronic conditions, and the extent to which a robust park system can help reduce the population's risk to these conditions will improve the population's general well-being and lower health care and related costs.

For more context and information, the [Trust for Public Land](#)¹⁴ compiles comprehensive data on parks in the 100 most populous U.S. cities, including park acreage, amenities, staffing, spending, and volunteer engagement. For smaller cities and towns, the Trust also maintains its ParkServe database. In addition the [National Recreation and Parks Association](#)¹⁵ has compiled data from over 900 U.S. park and recreation agencies on 27 essential metrics related to facilities, programming, staffing, budgeting, and funding, noting that the “typical” agency:

- Maintains roughly one park per 2,400 residents;
- Maintains about 10 to 11 acres of parkland per 1,000 residents;
- Employs around 8.6 staff per 10,000 residents, with nearly half of those staff (46 percent) dedicated to operations and maintenance, or about 4 operations and maintenance staff per 10,000 population served;
- Spends about \$103 per capita annual on operations
- Has operating expenditures of roughly \$8,600 per acre of parkland; and
- Has nearly \$120,000 per FTE in staffing costs.

Note that these benchmarks are not universal standards, but can be helpful guidance alongside local context and peer comparisons to optimize services in support of advocacy efforts. In addition, the NRPA analysis includes aggregations of median, lower quartile, and upper quartile benchmarks, further aggregated by community size, from as small as jurisdictions under 20,000 residents to as large as 500,000 residents or more. Such aggregations suggest that parks per thousand or parkland per thousand tend to trend above the typical median. Specifically on the metrics for typical agencies identified above, those metrics for jurisdictions under 20,000 depart from the typical agency as follows:

- **One park per 2,400 residents:** one per for between 640 and 1,778 residents for jurisdictions under 20,000;
- **About 10 to 11 acres of parkland per 1,000 residents:** between 6 and 22 acres per 1,000 for jurisdictions under 20,000);
- **Around 8.6 staff per 10,000 residents, with nearly half of those staff (46 percent) dedicated to operations**

¹⁴ Source: <https://www.tpl.org/city-park-facts>

¹⁵ <https://www.nrpa.org/publications-research/research-papers/agency-performance-review/>

and maintenance, or about 4 operations and maintenance staff per 10,000 population served: between 7 and 26.6 staff overall, or between 3.3 and 12.2 operations and maintenance staff per 10,000 for jurisdictions under 20,000;

- **Spending of about \$103 per capita annual on operations:** Between \$76 and \$284.50 spending per capita for jurisdictions under 20,000;
- **Operating expenditures of roughly \$8,600 per acre of parkland:** Between \$3,400 and \$27,700 per acre for jurisdictions under 20,000; and
- **Nearly \$120,000 per FTE in staffing costs:** Between \$70,000 and \$150,000 per FTE for jurisdictions under 20,000.

Where Boardman measures up against these metrics is shown in Exhibit 6 on the next page.

Particularly when measured against the intensity of assets the City maintains (multiple developed parks with restrooms, irrigated turf, and play structures), Boardman's current staffing and maintenance resources fall below these medians. Without adjustments, projected growth will further widen the gap.

Key Takeaways

- **Labor:** While current FTEs per resident appear close to benchmarks, Boardman's staff are stretched across multiple functions, leaving gaps in daily/weekly park maintenance. More dedicated park labor is needed.
- **Maintenance Costs:** Based on observation, it appears that maintenance-related spending is not able to keep up with current asset needs, suggesting a risk of deferred maintenance if funding does not increase. By establishing baseline spending, the City and District can gradually increase funding to sustain quality.
- **Future Planning:** By tracking expenditures per acre and per capita, Boardman can better forecast budget needs, justify SDCs, and maintain alignment with peer agencies.

Next Steps

Boardman should continue to build on its strength in overall park acreage, which currently exceeds national benchmarks. However, the city should focus future investments on quality and usability, since much of its acreage is not presently developed for recreation and many facilities require modernization. Investments in playgrounds, trails, and shaded gathering spaces should be prioritized, as these are areas where the city falls below both state and national benchmarks. Upgrading existing spaces will help ensure that acreage translates into real access and value for both residents and visitors.

Connectivity and equitable access need to be central to future improvements. Physical barriers such as I-84 and the Union Pacific Railroad significantly limit walkable access, even in areas that may appear well-served on maps. Addressing these challenges will require targeted infrastructure improvements, such as safer crossings and extended trail linkages. These investments would strengthen equitable access for neighborhoods currently cut off from recreational opportunities.

In addition, Boardman should enhance staffing and operational practices to align more closely with national peers. With NRPA agencies typically employing about nine staff per 10,000 residents, Boardman should ensure staffing levels keep pace with its weighted weekday service population, which will grow to over 10,000 by 2035. Clearer allocation of staff time and costs to specific assets—such as the RV Park, Recreation Center, or other specific asset—will improve transparency and allow decision-makers to evaluate true costs, recovery levels, and efficiency.

Per-capita operating expenditures should be strengthened over time. Boardman's combined City and District expenditures remain limited. Establishing per-capita spending targets and monitoring them annually could help ensure services keep pace with growth. Targeted increases in operating budgets, paired with partnerships and

Exhibit 6: Boardman Parks Recommendations vs. NRPA Benchmarks

Indicator	NRPA Benchmark	Boardman Current (2025)	Boardman Projected (2035)	Recommendations
Parks per Residents	~1 park per 640 to 2,400 residents	11 “developed” parks (7 with the City and 4 with the District) for 5,749 residents (~1 per 639)	~15 parks for 9,000+ residents (~1 per 643)	Maintain advantage; ensure parks are usable and equitably distributed across neighborhoods.
Parkland Acres per 1,000 Residents	10-22 acres	Within the UGB, Boardman has 112 acres of developed, park assets, owned by the City, BPRD, or the Port of Morrow. Based on the weighted service population of 6,890, suggests 16.3 acres per 1,000, or 19.5 acres per 1,000 using the base residential population of 5,749	With 154.7 acres of developed parkland, Boardman is projected to achieve 14.8 acres per 1,000 weighted service population (10,450) or 17.1 acres per 1,000 residential population (9.039) by 2035	Meets benchmark; focus on quality upgrades and development of underutilized acreage.
Staffing (O&M Only)	~3.2-12.2 O&M staff per 10,000 residents	6-7 FTE (4.5 district staff + 1 City staff + ~1.5 contracted staff) inline with peer average; staffing not fully aligned with asset demands	Staffing should increase as the service population grows (projected at 10,450)	Consider maintenance demands of Boardman’s particular park assets; Increase staffing and align with weighted service population; track staff hours by asset; dedicate more specialized FTEs to park system as assets expand.
Operating Expenditure per Capita	~\$100 per resident (range of \$76 to \$284 for small jurisdictions)	Limited per-capita spending data available)	Not projected	Establish per-capita spending target; gradually increase funding to sustain quality and access.
Access	~70–80% of residents within 10-min walk (typical peers)	Large gaps due to I-84 and railroad barriers	Continued gaps without investment	Invest in safe crossings, trail linkages, and neighborhood-scale parks in gap areas to improve walkability.
Amenities	Range of park experiences, playgrounds, soccer fields, shaded gathering spaces, etc. for community standards	Under supply of inclusive play areas, soccer fields, diamond fields, shaded shelters, ADA features	Deficits will grow with population	Prioritize new soccer fields, shaded areas, and ADA improvements; expand culturally relevant amenities.

efficiency measures, would allow the City and District to deliver higher-quality services without overburdening local tax resources.

Boardman should expand culturally relevant and inclusive amenities. The LOS analysis highlighted gaps in soccer fields, diamond fields, shaded family gathering spaces, and ADA accessibility—all critical to meeting community needs. Partnerships with local cultural organizations, multilingual outreach, and programming tailored to Boardman’s majority Hispanic community should be expanded to improve equity and inclusivity. Providing fee assistance, rental equipment programs, and after-hours recreation opportunities would further support access for shift workers and lower-income families.

Finally, Boardman should strengthen partnerships to leverage additional capacity. Formal agreements with schools, the Port of Morrow, BCDA Field House, OPI Soccer Field and community organizations could expand the recreational network while spreading maintenance responsibilities. Volunteer and stewardship programs—such as neighborhood cleanups, tree planting, and demonstration gardens—could also expand capacity while fostering civic pride. Establishing a local Parks Foundation could further support advocacy and fundraising, reinforcing community investment in parks for the long term.

These recommendations are intended to advance the community values around parks, open space, and recreation services in Boardman. Specifically, these recommendations for improving operating practices both within the City of Boardman, BPRD, and between partners focus primarily on the identified community value of financial and resource allocation. However, they also have overlapping benefits for other values of equitable access, asset protection, and public safety, preserving and enhancing natural features, and outreach and education.

Many of these recommended actions will take time to implement. In the next one to two years, the City and Park District will likely have the greatest ability to begin addressing actions that are internal to the City’s Public Works Department and the BPRD. BPRD, in particular, may consider coding costs by asset type (campground, recreation center, or other park asset, for example). Applying cost allocation to all capital and labor functions will enable a more meaningful assessment of each individual asset’s ability to generate revenue and recover operating costs. In the short term, the City and BPRD can also initiate conversations with other public agencies at the County and State level and private landowners, which will establish clear channels for ongoing relationships over the longer term. This clarity will be critical as assets are developed and added to the portfolio of park assets to ensure assets are consistent in terms of development and maintenance standards.

Recommendations for increased staffing and reorganization of current staff to align with stewardship practices and goals may require additional support and occur over a longer term. Cumulatively over the long term, investing in parks and open space brings a wide range of benefits and embodies community values in the Boardman community. These actions will allow the City and BPRD to implement more holistic and integrated management practices to sustain Boardman’s strong park and recreation ecosystem.

H.2 SITE MAINTENANCE CHALLENGES & BEST PRACTICES

This section compiles recurring site maintenance challenges identified through staff and community input and pairs them with best practices for addressing them. It is intended as a quick reference for daily operations—offering targeted strategies that can reduce workload, improve safety, and extend the useful life of facilities.

How to use: Scan the challenge you’re addressing (e.g., geese, erosion, weeds) and apply the tactics listed.

Table G2.1: Local Maintenance Challenges and Best Practices

Challenge	Why It Matters	Best Practices
High Winds & Dust	Persistent winds damage trees, increase tree mortality, and spread dust across fields and courts, creating hazards and ongoing cleanup needs.	<ul style="list-style-type: none"> ■ Proactive tree management with regular trimming and planting of deep-rooted, wind-resistant species ■ Install deep-watering systems to promote rooting and long-term tree stability ■ Avoid synthetic turf (dust accumulation) ■ Use rock mulch in exposed sites ■ Increase sweeping/cleanup in wind-prone areas
Resident Geese	Waste buildup degrades lawns and waterfronts, creates sanitation concerns and reduces usability of high-traffic areas.	<ul style="list-style-type: none"> ■ Modify habitat and redesign lawns to discourage congregation/nesting ■ Use deterrents in problem areas ■ Regular droppings cleanup ■ Seasonal removal with ODFW coordination
Cleanliness & Routine Maintenance	Litter, pet waste, and under-maintained restrooms and shelters reduce park appeal and user satisfaction.	<ul style="list-style-type: none"> ■ Establish Daily/weekly restroom and shelter cleaning schedules ■ Provide waste/recycling receptacles and pet stations ■ Encourage user responsibility with signage ■ Engage volunteers in cleanups

Challenge	Why It Matters	Best Practices
Vegetation Management	Overgrown brush and tall grass limit visibility for emergency responders, heighten wildfire risk, and reduce the sense of safety for park users along trails and undeveloped edges. Invasive weeds compound the workload and degrade aesthetics.	<ul style="list-style-type: none"> ■ Regular mowing, brush clearance, selective thinning ■ Maintain vegetation buffers for emergency access and visibility ■ Apply consistent vegetation protocols across all sites ■ Align trail/landscape design with fire mitigation
Slope Stability & Riverfront Erosion	Shoreline erosion threatens safe access, trails, and public infrastructure. Unstable banks near informal trails and sloped areas require stabilization.	<ul style="list-style-type: none"> ■ Monitor erosion-prone areas ■ Use erosion-control plantings and reinforced treatments ■ Coordinate with regulatory agencies on stabilization projects ■ Integrate river access/launch points with stabilization
Invasive Weeds & Field Conditions	Puncturevine (“goathead”) spreads quickly, puncturing bike tires, deterring trail use, and reducing safety. Weed overgrowth also affects fields/courts, degrading play quality and aesthetics.	<ul style="list-style-type: none"> ■ Regular mowing and targeted herbicide ■ Monitor high-use/disturbed areas ■ Maintain sand/clay surfaces in courts and fields ■ Apply school-district style ball field maintenance (mowing, clay amendments)
Irrigation & Turf Maintenance	Community expects green turf; inefficient systems waste water and raise costs.	<ul style="list-style-type: none"> ■ Smart, zone-based irrigation systems ■ Routine inspections and leak detection ■ Optimize seasonal schedules ■ Select turf mixes suited for climate/function ■ Use low-maintenance plantings in passive areas
Maintenance-Efficient Design	Current features require intensive upkeep; future projects must reduce workload.	<ul style="list-style-type: none"> ■ Drought-tolerant/native plantings ■ Low/no-mow turf mixes in passive areas ■ Durable materials for furnishings ■ Energy-efficient lighting with timers/sensors

H.3 INTEGRATED MAINTENANCE TASK MATRIX

This section provides sample maintenance tasks and recommended frequencies for common park elements found in Boardman. This tool is not a substitute for a full maintenance manual, but is intended to provide a practical starting point for organizing responsibilities, scheduling, and staff training. Tasks and frequencies should be adjusted based on local site conditions, staffing capacity, and community priorities.

How to use: Reference the asset type (e.g., restrooms, trails, playgrounds) and apply the suggested task frequencies. Adjust based on site-specific needs, staffing capacity, and seasonal demands. Document exceptions in the digital work order system.

Table H3.1: Integrated Maintenance Task Matrix (City + District Assets)

Feature / Asset	Task & Detail	Frequency
Playgrounds	Visual safety check (hardware, wear, hazards)	Monthly; after major storms
	Sanitize high-touch surfaces (swings, railings)	Weekly
	Rake/level loose-fill surfacing; check depth	Weekly
	Top off loose-fill; patch/coat unitary surfacing	Quarterly–Annually
	Full CPSI-certified safety audit	Annually
Splash Pad / Water Features	Inspect pumps, filters, drains	Daily (in season)
	Sanitize pad surfaces	Weekly
	Winterize / de-winterize system	Annually
Restrooms (Permanent & Portable) & Shower Facilities	Clean, restock, disinfect	Daily (peak); 2–3x/week (off-season)
	Deep-clean fixtures & walls	Monthly
	Plumbing/fixture inspection	Monthly
	Winterize plumbing	Annually
Sports Fields & Courts	Line/drag fields, inspect bases/goals	Weekly (in season)
	Weed control, soil amendments	Monthly
	Resurface courts, repaint lines	Every 3–5 years
Irrigated Turf / Green Spaces	Mow and edge	Weekly (growing season)
	Irrigation inspection/adjustment	Monthly
	Fertilize, aerate, overseed	2–4x/year
Trails	Clear debris, inspect surface	Weekly
	Trim overhanging vegetation	Monthly
	Resurface/gravel repair	Annually
Dog Park/Off-Leash Area	Waste station refill, trash removal	2–3x/week
	Inspect fences/gates, turf reseeding	Monthly / Annually
Pavilions / Shelters / Picnic Areas	Sweep, clean surfaces & furniture	Weekly
	Inspect roofing, lighting, furniture	Monthly
	Event setup/cleanup	As needed

Table H3.1: Integrated Maintenance Task Matrix (City + District Assets) (continued)

Feature / Asset	Task & Detail	Frequency
Benches / Site Furnishings / Signage / Public Art	Clean surfaces, remove graffiti	Monthly
	Tighten fasteners, replace damaged parts	Monthly
	Refinish/repaint	Annually
Lighting & Electrical	Visual check	Weekly
	Inspect wiring, timers, controls	Annually
Skatepark / Fitness Equipment	Remove debris, wipe down	Weekly
	Inspect surfaces, rails, moving parts	Monthly
	Structural safety inspection	Annually
Marina / Docks / Waterfront	Inspect floats, decking, railings	Weekly
	Pressure wash	Seasonal
	Structural inspection	Annually
Campground (1→3 zones)	Clean restrooms, remove waste	Daily (peak)
	Inspect site utilities, signage	Weekly
	Winterize water/electric systems	Annually
Boat Storage & Parking Areas	Sweep, clean, inspect fencing	Monthly
	Repaint striping, repair surface	Annually
Parking (Site, Street, RV/Trailer, ADA)	Litter/sweeping	Weekly
	Inspect/repaint, repair surface, ADA signage	Annually
BBQs	Clean ash/debris	Weekly (in use season)
	Inspect grills for safety	Monthly
Stage (Temporary)	Inspect before/after use	Each use
	Store safely off-season	As needed
Waste & Pet Stations	Empty trash, restock bags	2–3x/week
Life Ring Stations / Water Safety	Inspect condition, signage, ropes	Monthly
Signage & Information Boards (entry, regulatory, interpretive, kiosks)	Clean surfaces, remove dirt/graffiti	Monthly
	Inspect for fading, damage, vandalism	Quarterly
	Replace/repair posts, panels, or decals	As needed (typically every 5–7 years for panels, 10–15 years for structures)
	Swap out/update temporary notices (events, safety info, rules)	Weekly or as needed

Table H3.1: Integrated Maintenance Task Matrix (City + District Assets) (continued)

Feature / Asset	Task & Detail	Frequency
Wildlife Management (Geese, Pests, Others)	Remove goose waste from high-use lawns and waterfront zones	2–3x/week
	Inspect and maintain deterrents (visual, habitat, fencing)	Monthly
	Coordinate with ODFW/contractor for seasonal goose management	Annually or as needed
Vegetation Management (Brush, Trees, Invasives)	Mow and trim tall grass/brush in undeveloped areas	Monthly (growing season)
	Clear vegetation for emergency access and trail visibility	Quarterly
	Remove invasive weeds (puncturevine, etc.)	Weekly (active season); herbicide/soil amendment annually
	Tree inspection and trimming	Annually; after major storms
Shoreline & Riverbank	Inspect erosion-prone slopes and informal access points	Quarterly; after high water events
	Replant or reinforce with erosion-control vegetation	As needed (typically every 2–5 years)
	Maintain formal river access points (stairs, launches, docks)	Weekly cleaning; annual safety inspection
Dust & Wind Impacts	Clear dust/debris from courts, shelters, and pavilions	Weekly (wind season)
	Inspect mulch/groundcover migration	Monthly
	Replace/refresh wind-prone surface materials (rock mulch, surfacing)	As needed

H.4 STAFFING EQUIVALENTS MULTIPLIERS AND WORKSHEETS

This appendix provides example workload multipliers that translate park assets into estimated staffing needs, expressed as full-time equivalents (FTEs). Because few standards define staffing per asset, the multipliers were built from routine maintenance tasks (e.g., restroom cleaning, turf care, irrigation checks). They are intended as illustrative tools—not benchmarks—and should be refined over time using local work-order data and staff experience.

To reflect the realities of a small agency, two sets of multipliers are provided to show a range of potential staffing outcomes:

- **Higher Service Level Estimate** – assumes more frequent maintenance cycles and dedicated crews typical of fully built-out park systems.
- **Efficient Baseline FTE Equivalent** – a scaled approach more realistic for Boardman’s size, where generalist crews, seasonal labor, host/volunteer support, and right-sized maintenance frequencies are the norm.

How to Use Worksheets

The worksheets are designed as a flexible tool for the City and District to translate assets into estimated labor needs. To apply them:

1. **List routine tasks** for each asset type (daily, weekly, seasonal, annual).
2. **Estimate labor hours** for each task.
3. **Add the totals** to determine the annual labor requirement per asset.
4. **Convert hours to FTEs** by dividing by 2,080 hours (the typical annual workload for one full-time employee).
5. **Compare to current staffing** to identify gaps.
6. **Use the worksheets** to project future needs and align total hours with specific job roles (e.g., Maintenance Technicians, Seasonal Support).

Example: Restroom Facility

- Daily cleaning: $0.5 \text{ hrs} \times 365 \text{ days} = 183 \text{ hrs}$
- Weekly deep clean: $1 \text{ hr} \times 52 \text{ weeks} = 52 \text{ hrs}$
- Seasonal plumbing/winterization checks: $2 \text{ hrs} \times 4 = 8 \text{ hrs}$
- Annual repairs/fixtures: 20 hrs

Total = $263 \text{ hrs/year} \div 2,080 = \sim 0.13 \text{ FTE per restroom}$

This bottom-up calculation can be used to confirm or adjust the example multipliers provided in the following table. Over time, local work-order data should be incorporated to refine the estimates and improve accuracy.

Table H3.2: DISTRICT Staffing Equivalent Multipliers EXAMPLE ONLY

Asset Type	Higher Service Level Estimate (FTE Equivalent)*	Efficient Baseline Estimate (FTE Equivalent)*	Notes
Developed Park Acreage (residual open space)	0.05-0.1 FTE per acre	0.02–0.05	Mowed/irrigated lawns, open grassy areas between park features, and landscaped zones not tied to specific amenities (fields, courts, playgrounds).
Restroom Facility (per heavily used unit)	0.25–0.5 FTE	0.15–0.25	Daily cleaning, stocking, seasonal deep cleaning
Shower Facility	0.25–0.5 FTE	0.20–0.35	Higher upkeep needs than standard restroom
Splash Pad	0.5 FTE (in season)	0.5 (in season)	Water system monitoring, cleaning, shutdown/startup
Playground	0.1–0.2 FTE	0.08–0.12	Weekly cleaning, monthly inspection, annual CPSI audit
Sports Field (per 4–6 fields)	1.0 FTE	0.5–0.75	Mowing, lining, irrigation, soil/turf care
Sports Courts (per 2-3 courts)	0.25-0.5 FTE	0.15–0.30	Surface sweeping, nets/goals, resurfacing every 3-5 years
Dog Park (per site)	0.1-0.2 FTE	0.08–0.12	Weekly turf reseeding, fence/gate checks, waste station refills, trash removal
Skatepark (small-mid-size)	0.25-0.5 FTE	0.15–0.30	Weekly debris clearing, surface inspection, graffiti removal, annual structural review
Bike Skills/Pump Track	0.25-0.5 FTE	0.15–0.30	Surface upkeep, vegetation trimming, compaction/gravel repairs
Outdoor Exercise Equipment Zone	0.01-0.25 FTE	0.05–0.10	Weekly wipe-down/inspection, quarterly equipment checks
Trail (per mile)	0.25–0.5 FTE	0.10–0.25	Debris clearing, vegetation trimming, resurfacing
Campground Zone (20–30 sites)	1.0 FTE	0.5–0.75	Daily cleaning, check-ins, trash, utilities; excludes host
Waterfront/Dock Facility	0.25 FTE	0.15–0.25	Weekly safety checks, seasonal pressure washing, annual structural inspection
Beach/Swim Areas (per site)	0.15–0.25 FTE	0.10–0.20 FTE	Litter patrol, signage, rake/sand grooming as needed, swim markers/buoys (seasonal), shoreline vegetation management, signage
Recreation & Aquatic Center (grounds only)	0.05–0.10	0.05–0.10	Grounds mowing, edging, irrigation checks only; excludes custodial, aquatics, and building staff

* Note: These values are illustrative estimates derived from task-based modeling for typical maintenance frequencies. They are not formal benchmarks and should be adjusted as local maintenance data becomes available.

Table H3.2: DISTRICT Staffing Equivalent Multipliers EXAMPLE ONLY (continued)

Asset Type	FTE Equivalent	Current Assets (2025)	Current FTE Equivalent	Projected Assets (2035)	Projected FTE Equivalent
Developed Park Acreage	—	88.3 acres*	—	—	—
Undeveloped Park Acreage	—	9.7 acres*	—	0 acres	—
Rec Center (grounds only)	0.05–0.10 FTE per acre	6.27 acres	0.05–0.10	6.27 acres	0.31–0.63
Campground	0.50–0.75 FTE per zone	34.5 acres 69 RV + 4 tent sites (~2 zones)	1.00–1.50	54.9 acres 115 RV + 22 tent sites (~3 zones)	1.50–2.25
Shower Facilities	0.20–0.35 FTE each	1	0.20–0.35	3	0.60–1.05
Restrooms	0.15–0.25 FTE each	2	0.30–0.50	5	0.75–1.25
Dog Parks	0.08–0.12 FTE each	0	0	1	0.08–0.12
Trails	0.10–0.25 FTE per mile	2.19 miles	0.22–0.55	3.34 miles	0.33–0.84
Waterfront/Docks	0.15–0.25 FTE each	4 facilities	0.60–1.00	4 facilities	0.60–1.00
Beaches/Swim Areas	0.10–0.20 FTE each	2	0.20–0.40	3	0.30–0.60
Playgrounds	0.08–0.12 FTE each	2	0.16–0.24	2 w/ new toddler area	0.16–0.24
Sports Fields	0.50–0.75 FTE per 4–6 fields	4	0.50–0.75	0.50–0.75	0.50–0.75
Sports Courts	0.15–0.30 FTE per 2–3 courts	1 multi-sport + 1 volleyball (sand)	0.15–0.30	1 multi-sport + 1 volleyball (sand)	0.15–0.30
Disc Golf Course (18-hole)	0.05–0.10 FTE each	1	0.05–0.10	1	0.05–0.10
Skatepark	0.15–0.30 FTE each	0	0	1	0.15–0.30
Waterfront/Docks	0.15–0.25 FTE each	3 docks + 1 boat launch	0.60–1.00	4 docks + 2 boat launches	0.90–1.50
Beach/Swim Areas (per site)	0.10–0.20 FTE	3	0.30–0.60	3	0.30–0.60
2025 Approximate Totals:	5.33–8.39 FTE				
2035 Approximate Totals:	7.68–11.53 FTE				

*Note: Park acreage is provided for context only. Maintenance needs for fields, courts, playgrounds, and other amenities within these areas are accounted for separately in the relevant asset categories.

Table H3.3: CITY Staffing Equivalent Multipliers EXAMPLE ONLY

Asset Type	FTE Equivalent	Current Assets (2025)	Current FTE Equivalent	Projected Assets (2035)	Projected FTE Equivalent
Developed Park Acreage	—	20.5 acres*	—	72.9 acres	—
Maintained Open Space	—	2.23 acres*	—	—	—
Undeveloped Park Acreage	—	34.34 acres*	—	—	—
Restrooms	0.25–0.50 FTE per unit	3	0.75–1.50	3	0.75–1.50
Splash Pads	0.50 FTE (Seasonal)	1	0.5	1	0.50
Dog Parks	0.10–0.20 FTE per site	1	0.10–0.20	1	0.10–0.20
Playgrounds	0.10–0.20 FTE each	2	0.20–0.40	5	.50–1.00
Sports Fields	1.0 FTE per 4–6 fields	2 diamond 0 soccer	0.33–0.50	4 diamond 4 soccer	1.33–2.00
Sports Courts	0.25–0.50 FTE per 2–3 courts	2 basketball	0.25–0.50	2 basketball 1 volleyball	0.25–0.50
Bike Skills Park	0.25–0.50 FTE per site	0		.5 miles	1.00
Trails	0.25–0.50 FTE per mile	0.17 miles	0.04–0.09	2 miles	0.50–1.00
2025 Approximate Totals:		2.29–3.91 FTE			
2035 Approximate Totals:		4.18–7.20 FTE			

*Note: Park acreage is provided for context only. Maintenance needs for fields, courts, playgrounds, and other amenities within these areas are accounted for separately in the relevant asset categories.

Table H4.4: Blank Staffing Worksheet (Asset-Based) EXAMPLE ONLY

Asset Type	# of Units	Routine Tasks (daily, weekly, seasonal, annual)	Estimated Labor Hours (per unit per year)	Total Hours (all units)	FTE Equivalent (÷ 2,080 hrs)	Notes / Staff Assignment
Restroom Facilities (Example)	2	<ul style="list-style-type: none"> ■ Daily cleaning: 0.5 hrs × 365 = 183 hrs ■ Weekly deep clean: 1 hr × 52 = 52 hrs ■ Seasonal plumbing/ winterization: 2 hrs × 4 = 8 hrs ■ Annual repairs: 20 hrs 	263 hrs	926 hrs	0.26 FTE	Maintenance Tech (with seasonal support)
Developed Park Acreage						
Maintained Open Space						
Undeveloped Park Acreage						
Trails (miles)						
Shower Facilities						
Splash Pads						
Playgrounds						
Sports Fields						

Table H4.4: Blank Staffing Worksheet (Asset-Based) EXAMPLE ONLY (continued)

Asset Type	# of Units	Routine Tasks (daily, weekly, seasonal, annual)	Estimated Labor Hours (per unit per year)	Total Hours (all units)	FTE Equivalent (÷ 2,080 hrs)	Notes / Staff Assignment
Sports Courts						
Dog Parks						
Skateparks						
Bike Skills / Pump Track						
Outdoor Exercise Zones						
Campground Zones						
Waterfront / Dock Facilities						
Beach/Swim Area						
Recreation & Aquatic Center Grounds						
Totals						

H.5 SAMPLE JOB DESCRIPTION

This appendix provides an example job description to illustrate typical duties, skills, and combined responsibilities for parks and facilities maintenance roles. It is intended as a reference template for the City of Boardman and Boardman Park & Recreation District to adapt when developing or updating their own maintenance and operations positions.

Title: Parks & Facilities Maintenance Worker

Type: Full-time, General Services

Reports to: Public Works Director or Parks Supervisor

Summary:

Performs general park and facility maintenance, including landscaping, janitorial services, and minor repair. Assists with maintaining City parks, trails, public restrooms, and recreational facilities.

Key Duties:

- Mow, edge, and water lawns in public parks and City-owned spaces.
- Prune trees, shrubs, and maintain planting beds.
- Clean and restock restrooms; empty waste receptacles daily.
- Inspect, clean, and maintain play structures and benches.
- Set up, maintain, and inventory Tiny Tots kit for weekly use.
- Perform seasonal tasks like snow/leaf removal and irrigation maintenance.
- Coordinate with vendors on repairs and warranties.

Skills:

- Grounds maintenance knowledge.
- Ability to operate mowers, trimmers, and basic hand tools.
- Understanding of safety procedures in public spaces.
- Combined Roles (for smaller communities):
- The above may be combined with general Public Works duties (e.g., streets or utilities), with park responsibilities prioritized seasonally.

H.6 CASE STUDY: NORTHERN WASCO COUNTY PARKS & RECREATION DISTRICT BUDGET

This appendix presents the Northern Wasco County Parks & Recreation District (NWCPRD) budget packet as a solid example of clear and functional financial organization. The budget packet:

- Separates costs into Administration, Parks, Recreation, and Aquatics
- Uses job titles and responsibilities in the org chart
- Demonstrates seasonal hiring and adjusted staffing levels

NWCPRD organizes its General Fund expenditures into four core functional areas, each with dedicated cost tracking and FTE counts:

- Administration
- Parks
- Recreation
- Aquatics

As seen in the budget summary:

Functional Area	2024–25 Adopted Budget
Administration	\$644,668
Parks	\$965,572
Recreation	\$106,600
Aquatics	\$286,200
Total	\$2,003,040

This breakdown provides clarity on resource allocation for each programmatic function.

Staffing Defined by Function

- Each functional area lists full-time equivalent (FTE) positions aligned with scope:
 - Administration: 7 FTE
 - Parks: 2 FTE
 - Recreation: (Not explicitly stated but implied via personnel costs)
 - Aquatics: (Part of detailed budget lines, especially wages and benefits)
- Personnel costs (wages, benefits, etc.) are contained within each functional budget, ensuring transparency about staffing investment per area.

Applying NWCPRD’s Model to Boardman — Recommendations

What NWCPRD Does Well:

- Each function has a dedicated budget line, making expenditures and staffing easily traceable.
- Both personnel and operational costs are clearly associated with the specific function they support.

Boardman could follow this lead to:

- Establish separate cost centers (e.g., Administration, Parks, Recreation, Aquatics).
- Allocate FTEs and related personnel costs against these centers.
- Ensure material, services, and capital costs are tracked by function (e.g., park supplies vs. restroom maintenance vs. recreation program supplies).
- Use this framework to better inform budgeting and SDC planning.

Maintenance Practices Integration

By defining a Parks function with specific staffing and budget, NWCPRD ensures maintenance routines and responsibilities are clearly funded and described.

Boardman can:

- Group maintenance duties (daily cleaning, mowing, play structure upkeep) under the Parks cost center.
- Assign specific staff roles or hours (even part-time or seasonal) dedicated to park operations.
- Ensure supplies (e.g., janitorial, repairs, Tiny Tots Kit materials) fall under the Parks budget for clarity and accountability.

Job Description Formulation

NWCPRD's alignment of staff by function allows clear role delineation.

Boardman can mirror this general approach by:

- Crafting job descriptions that align with department categories:
 - Parks & Maintenance Worker (Parks)
 - Recreation Coordinator (Recreation)
 - Aquatics Manager / Lifeguard Staff (Aquatics)
 - Admin Support (Administration)
- Assigning duties directly associated with cost centers—making performance tracking, accountability, and cost recovery more straightforward.

Summary Table: Northern Wasco County Model vs. Boardman Opportunities

Element	NWCPRD Approach	What Boardman Can Adopt
Functional Cost Tracking	Distinct budgets for Admin, Parks, Recreation, Aquatics	Create similar cost centers for clearer expense attribution
Staffing & Payroll Allocation	FTEs and personnel costs apportioned per function	Allocate staff roles and payroll line items by functional area
Maintenance Budgeting	Parks maintenance clearly separated from programs like Aquatics	Ensure maintenance costs and materials are coded under Parks cost center
Role Clarity via Cost Centers	Staff descriptions align with budget area they support	Draft job descriptions that reflect functional responsibilities

The NWCPRD budget packet offers a strong model for Boardman: one where financial clarity, operational accountability, and staffing alignment support effective park management. By following a similar structure, Boardman can enhance its own cost accounting, sharpen maintenance routines, and align staff roles for meaningful impact—especially valuable in a smaller community where roles may overlap.

H.7 KEY INPUTS FROM THE ASSESSMENT FOR SYSTEM DEVELOPMENT CHARGES (SDC) DEVELOPMENT

This appendix summarizes findings from the assessment that inform development of a System Development Charge (SDC) framework for Boardman’s park system. It highlights how capital planning, level of service, growth projections, and cost documentation can support a transparent, growth-related funding strategy.

Key Inputs

1. Capital Needs and Growth Planning

The assessment outlines existing capital needs and recommends a capital improvement plan (CIP) for park infrastructure, which is a foundational requirement for an SDC methodology.

The need for planning tied to future park projects and expansion, which supports the basis for growth-related cost allocation.

2. Level of Service (LOS) and Asset Inventory

Park acreage, assets, and condition are all key LOS factors in establishing current service levels that can be translated into per-capita metrics for SDCs.

3. Growth Assumptions

We advise the City to continue coordinating planning efforts to understand population and housing unit growth projections which are critical for calculating a fair share cost per unit (e.g., per new dwelling unit or employee) for SDCs.

4. Eligible Costs and Documentation

We recommend better documentation of capital project costs and warranty resources — both of which are important for identifying SDC-eligible costs and ensuring compliance with Oregon SDC law (ORS 223.297–223.314).

Potential SDC Framework for Boardman Parks

Here is a simplified example SDC calculation and a cost recovery chart tailored for Boardman, using placeholder figures that can be refined once actual capital project costs and growth projections are finalized.

Sample SDC Calculation:

Assumptions

Input	Value
10-Year Growth (new housing units)	750 units (based on local projections)
Growth-eligible park project costs	\$1,875,000 (from a future CIP list)
Average household size	2.7 people/unit (for context)

SDC Per Unit Formula

$$\text{SDC per unit} = \frac{\text{Total Growth-Eligible Cost}}{\text{Projected New Units}}$$

$$\text{SDC per unit} = \frac{\$1,875,000}{750} = \$2,500$$

Example SDC Calculations

Project	Total Cost	Growth-Eligible %	SDC Eligible Amount
New Neighborhood Park	\$600,000	100%	\$600,000
Expansion of Recreation Center	\$1,000,000	75%	\$750,000
Trail Linkage (New Growth Area)	\$400,000	75%	\$300,000
Total	\$2,000,000	—	\$1,875,000

Note: Projects must add system capacity to be SDC-eligible. Maintenance, repair, or replacement costs are not eligible under Oregon law.

H.8 COST ACCOUNTING FRAMEWORK EXAMPLE

This appendix provides a simple example of a cost allocation chart to help distinguish park vs. non-park expenses.

Activity	Department	Cost Center Code	Notes
Lawn care – City Hall	General Govt.	GG-LAWN-001	Not a parks cost
Lawn care – City Park	Parks	PK-LAWN-001	Parks maintenance
Restroom supplies – Marina	Parks	PK-REST-002	Use consistent vendor coding
Lighting repair – Main St.	Streets	ST-MAINT-003	Track separately from park lighting
Tree removal – City Park	Parks	PK-ARBOR-003	Parks expense

Recommendation: Tag all labor/materials in the accounting system with a function-specific code (PK, ST, GG, etc.).



APPENDIX I: CAPITAL IMPROVEMENT PLAN (CIP)

I.1 CIP OVERVIEW AND COST BASIS

Purpose and planning horizon

This appendix constitutes the Capital Improvement Plan (CIP) for the Boardman Parks and Recreation Master Plan. Chapter 9 summarizes the CIP framework and phasing; this appendix provides the CIP project documentation, including summary tables and site-based project sheets with supporting exhibits.

Project selection

Projects included in the CIP were developed through a multi-step planning process to align investments with community priorities and system needs. Staff and the Public Advisory Committee (PAC) drafted an initial project list and refined it through community input, elevating projects with strong public support.

Prioritization and phasing

Because needs exceed available resources, projects were prioritized and grouped into phased implementation categories to guide budgeting and coordination over time. Each project is assigned a priority level that aligns with its anticipated timeframe: **Near-Term (Years 1–5), Mid-Term (Years 6–10), or Long-Term (Beyond 10 Years)**. Prioritization considers factors such as community input, Level of Service (LOS) needs, safety and accessibility, feasibility/readiness, partnerships, cost/impact, and long-term sustainability.

How projects are organized in this appendix

Projects are organized in three CIP sections: **System-Wide, Boardman Park & Recreation District (BPRD), and City of Boardman (City)**. Each section begins with a summary table listing project title, description, project type, estimated cost, and priority/phasing. Detailed project sheets then follow (organized by site) and provide expanded descriptions, imagery, public input documentation, and exhibits with projects keyed to conceptual site plans. Projects are also coded by type: **(S) System Improvement, (P) Park Improvement, (D) Park Development, or (A) Acquisition**.

Cost estimate assumptions

CIP costs are **planning-level, order-of-magnitude** estimates intended to support prioritization, early budgeting, and funding planning; they should be refined as projects advance into design and construction. Estimates were developed using industry standard unit costs and comparable projects of similar scope, scale, and region, and are expressed in Q4 2025 dollars (baseline pricing) prior to applying escalation for future implementation. For the Master Plan, the CIP tables and project sheets present summary project costs only. A digital estimating workbook has been provided to the City and BPRD for internal budgeting and refinement; it documents the estimate structure and assumptions used to develop each project total and is intended to be updated as scopes, procurement approach, and construction timing are confirmed.

Some CIP items are shown without a cost estimate where improvements are anticipated to be delivered as part of other planned public works projects or where scope is not yet defined enough to assign an order-of-magnitude cost. Unless specifically noted, estimates also exclude land acquisition/real estate and financing costs, including bond issuance and legal fees.

Escalation and timing

Costs are sensitive to timing. For Master Plan purposes, escalation is applied based on each project's phasing category (Near-, Mid-, or Long-Term). The City and District can refine timing and escalation in the workbook as schedules and market conditions become clearer.

I.2 SYSTEM-WIDE CIP

This section presents system-wide projects that apply across multiple sites or establish consistent standards for the overall parks and recreation system. These projects are intended to improve cohesion, efficiency, and user experience—such as planning initiatives, standards, and system tools that support coordinated implementation by both agencies. The summary table identifies system-wide actions and planning efforts, and accompanying project table offers additional context on scope and intent. Projects S5.1 through S5.6 identify facility concepts that are not yet assigned to a specific site. Potential locations for these facilities are identified within the District and City project sections that follow; the S5.1–S5.6 entries provide the scope and planning-level cost basis for reference until siting is confirmed.

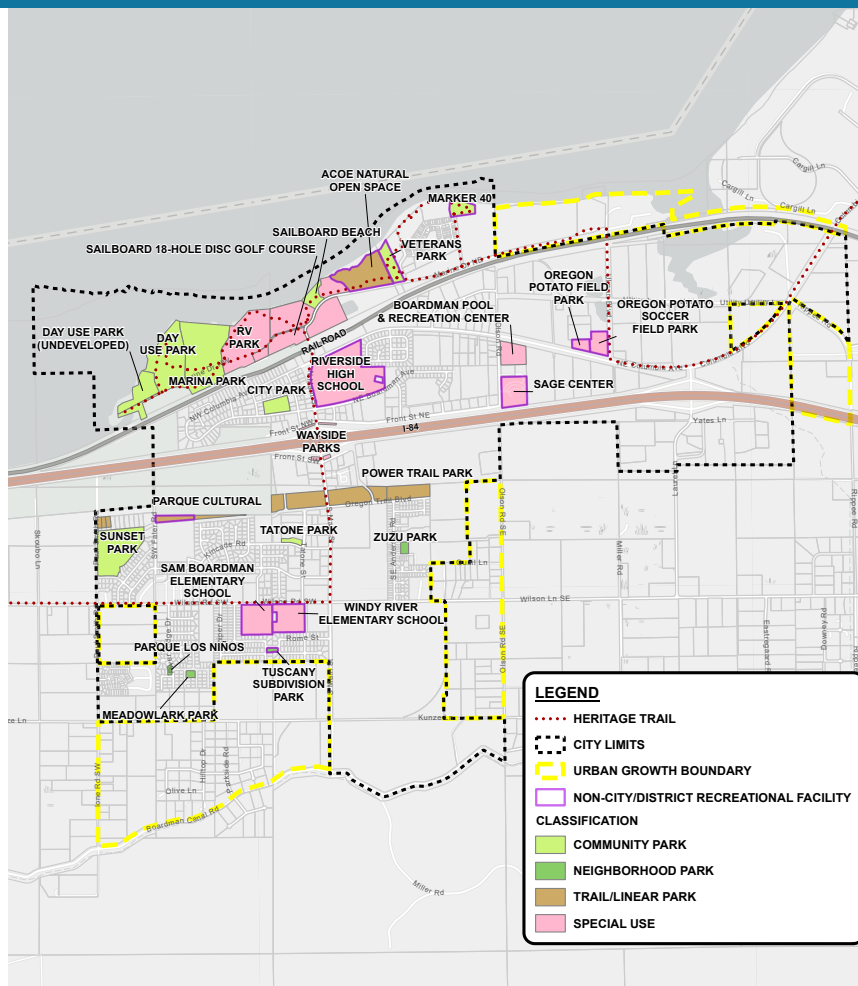
Table I.2.1: System-Wide Projects

Project ID	Site	Project Description	Cost	Priority
S1	System	Public Art & Cultural Identity Master Plan	\$110,250	Low
S2	System	Trail Master Plan	\$65,500	Medium
S3	System	Park Furnishing Standards	\$33,300	High
S4	System	Wayfinding & Signage System (per sign)	\$133,200*	High
		Monument Sign (per sign)	\$13,800	(included above)
		Information Kiosk (per sign)	\$6,900	(included above)
		Interpretive Sign (per sign)	\$4,140	(included above)
		Directional Sign / Regulatory Sign (per sign)	\$1,380	(included above)
		Trail Marker / Accessible Route Indicator (per sign)	\$690	(included above)
S5.1	System	Future Amenities Requiring Siting - Bike Skills Park	\$225,975	Medium
S5.2	System	Future Amenities Requiring Siting - Pump Track	\$451,950	Medium
S5.3	System	Future Amenities Requiring Siting - Skatepark	\$4,389,564	Medium
S5.4	System	Future Amenities Requiring Siting - (4) Pickleball Courts*	\$382,950	High
S5.5	System	Future Amenities Requiring Siting - (2) Soccer Fields**	\$1,531,800	High
S5.6	System	Future Amenities Requiring Siting - (1) Softball Field**	\$1,148,850	High

* Note: Unit-cost estimate only. The subtotal assumes one (1) sign per category for budgeting reference. The City/District should update quantities by sign type to develop a project-level signage budget.

**Note: Pricing for pickleball courts and soccer fields assumes multiple conjoined play areas. Pricing may fluctuate based on the final number.

SYSTEM



PROJECTS (S) SYSTEM IMPROVEMENT (P) PARK IMPROVEMENT (D) PARK DEVELOPMENT (A) PARK ACQUISITION					
ID	Project	Scope Description	High	Medium	Low
S1	Public Art & Cultural Identity Master Plan	Prepare a master plan to guide the integration of public art, cultural storytelling, and identity features across the park system			\$110,250
S2	Trail Master Plan	Prepare a system-wide Trail Master Plan to identify future trail corridors, connections, accessibility upgrades, and maintenance priorities.		\$65,500	
S3	Park Furnishings Standards	Establish standards for benches, picnic tables, shelters, receptacles, bike racks, and other furnishings to ensure consistency across the park system.	\$33,300		
S4	Wayfinding & Signage Master Plan and Implementation	Develop and implement a unified signage and wayfinding system. Includes monument signs, directional signage, trail markers (routes/distances), regulatory signs, interpretive signs (single pedestal), and accessible route/emergency indicators.	\$133,200*		
S5.1	Bike Skills Park	Develop a 0.5-mile natural-surface bike skills facility integrated with the multi-use path, featuring small progressive elements (e.g., berms, rollers, technical features) to support riders of varying abilities, along with basic signage for safe use. Precedent Reference: Gateway Green Park in Portland, OR		\$225,975	

PROJECTS (S) SYSTEM IMPROVEMENT (P) PARK IMPROVEMENT (D) PARK DEVELOPMENT (A) PARK ACQUISITION					
ID	Project	Scope Description	High	Medium	Low
S5.2	Pump Track	Construct a paved or dirt pump track loop with rollers and banked turns, designed for bicycles, skateboards, and scooters.		\$451,950	
S5.3	Skatepark	Develop a concrete skatepark with features such as ramps, bowls, rails, and open skating space for multiple skill levels.		\$4,389,564	
S5.4	Pickleball Courts**	Outdoor or indoor courts meeting official dimensions, with potential for shared use with tennis or multi-use sport courts. Consider noise impacts when selecting a site. BCDA currently pursuing (8) courts on City Property at corner of Main Street and Columbia Avenue.	\$382,950		
S5.5	Soccer Field**	2 each conjoined regulation size soccer field with spectator seating, field lighting	\$1,531,800		
S5.6	Softball Field	Softball field with backstop, wind flag, spectator seating and dugout	\$1,148,850		
SYSTEM PROJECT COST TOTALS			\$3,257,010	\$5,132,989	\$110,250

**Note: Unit-cost estimate only. The subtotal includes one (1) sign per category for budgeting reference. The City/District should update quantities by sign type to develop a project-level signage budget.*

***Note: Pricing for pickleball courts and soccer fields assumes multiple conjoined play areas. Pricing may fluctuate based on the final number*

I.3 BOARDMAN PARK & RECREATION DISTRICT CIP

This section compiles the Boardman Park & Recreation District (BPRD) projects included in the CIP. It includes a District summary table followed by site-based project sheets organized by District-managed parks and facilities. Projects are also keyed to a District CIP map to show approximate locations and how improvements relate across sites.

Figure X-1: District Projects

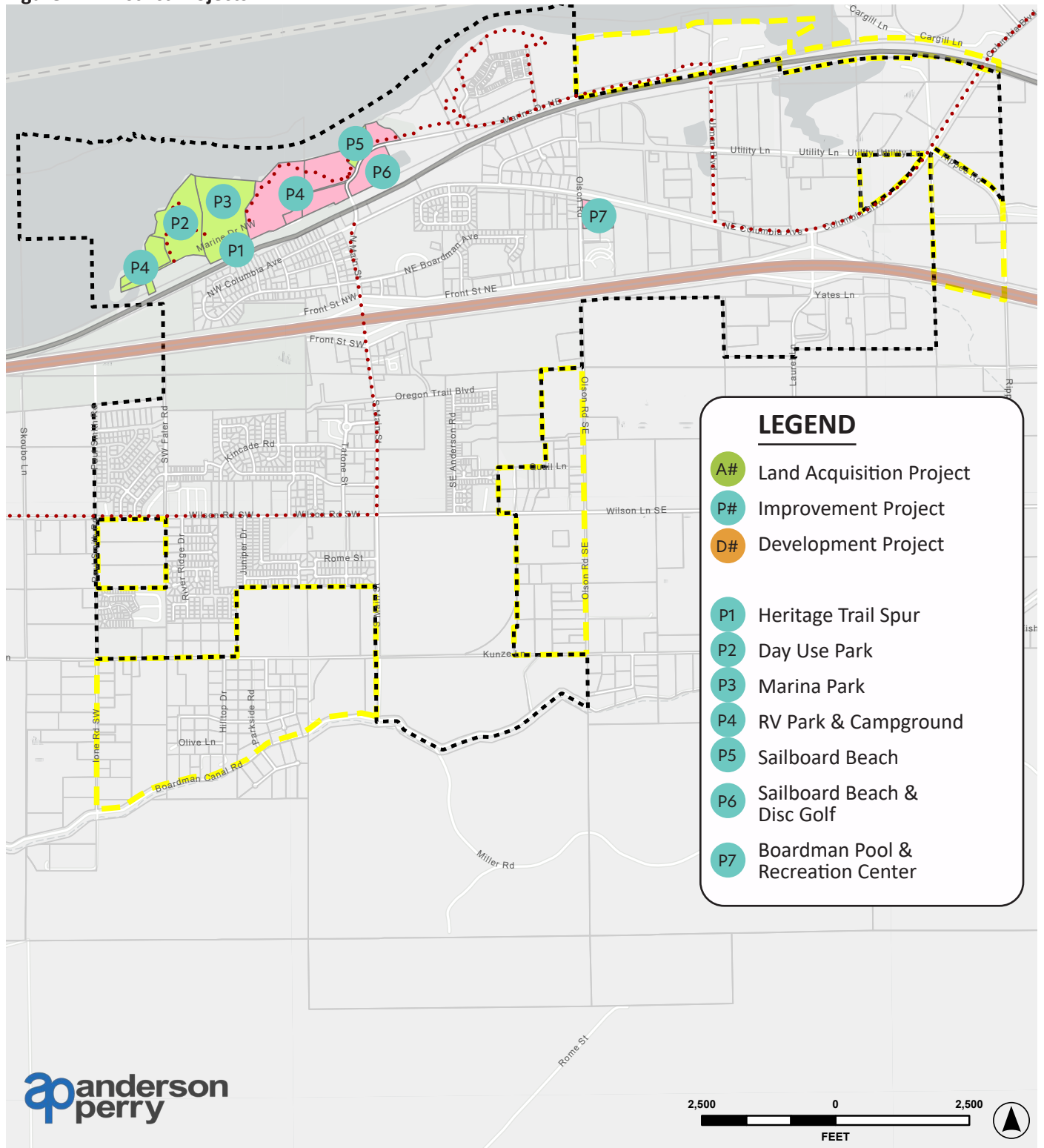


Table I.3.1: District Projects

Project ID	Site	Project Description	Cost	Priority
P1.1	Heritage Trail Spur	Trail Extension Across Marina	\$269,980	High
P1.2	Heritage Trail Spur	Trail Extension Along South Side of Marine Drive	\$799,887	High
P1.3	Heritage Trail Spur	Trail Extension Using Existing Roadway	\$73,526	High
P1.4	Heritage Trail Spur	Trail Extension Near Hidden Gem Beach	\$363,324	High
P1.5	Heritage Trail Spur	Trail Rest Stops and Interpretive Signage	\$133,075	High
P1.6	Heritage Trail Spur	Trail Maintenance	\$533,802	High
P1.7	Heritage Trail Spur	Trail Widening	\$787,478	Medium
P1.8	Heritage Trail Spur	Exercise Station Replacement	\$47,455	Medium
P1.9	Heritage Trail Spur	Pedestrian Bridge Replacement	\$287,213	High
P2.1	Day Use Park	"Old Boardman" Interpretive Area Improvements	\$43,108	Low
P2.2	Day Use Park	Cultural Display Enhancements (with CTUIR Coordination)	\$120,438	High
P2.3	Day Use Park	Accessible Watercraft Launch with Transfer Mat and Rollout Mat	\$199,988	Medium
P2.4	Day Use Park	Picnic Table Shelter Additions	\$427,093	Medium
P2.5	Day Use Park	Restroom Building Replacement and Expansion (Unisex/Family Unit + Rental Facility)	\$1,191,453	Medium
P2.6	Day Use Park	Toddler Play Area Addition with PIP Surfacing	\$236,472	High
P2.7	Day Use Park	Rinse Station	\$16,948	Medium
P2.8	Day Use Park	Maintenance: Ballfields, Courts, Beach, Surfacing and Site Furnishings	\$243,046	High
P2.9	Day Use Park	RV Parking Relocation with Utility Hookups	\$186,429	Medium
P2.10	Day Use Park	Play Structure Replacement with PIP Surfacing Upgrade	\$503,206	Medium
P2.11	Day Use Park	Hidden Gem Beach Access Improvements and Streambank Erosion Protection	\$70,654	High
P3.1	Marina Park	Dock #2 Expansion and Reconfiguration	\$3,110,083	Medium
P3.2	Marina Park	New Skatepark Facility (Location Alternative)	See System Projects for costs	Low
P3.3	Marina Park	Fishing Derby Sign Adaptive Reuse & Bulletin Sign Upgrades	\$9,334	High

Table I.3.1: District Projects (continued)

Project ID	Site	Project Description	Cost	Priority
P3.4	Marina Park	ADA Fishing Platform and Trail Connection	\$569,005	Medium
P3.5	Marina Park	Parking Expansion (Lot #7)	\$3,446,550	High
P3.6	Marina Park	Boat Storage Facility (10 - Boat Capacity	\$3,792,162	High
P4.1	RV Park & Campground	Restroom Replacement (Main)	\$1,514,033	Medium
P4.2	RV Park & Campground Expansion (East)	RV Park & Campground Expansion (East)	\$13,190,251	Medium
P4.3	RV Park & Campground Expansion (West)	RV Park & Campground Expansion (West)	\$5,906,083	Medium
P4.4	RV Park & Campground	Pump Track	<i>See System Projects for costs</i>	Medium
P4.5	RV Park & Campground	Maintenance & Furnishing Upgrades	\$227,951	High
P4.6	RV Park & Campground	ADA Campsite Upgrades	\$101,689	Medium
P4.7	RV Park & Campground	Small Dog Park	\$56,494	Medium
P4.8	RV Park & Campground	Rental Shop Facility	\$423,703	Medium
P4.9	RV Park & Campground	Little Library Booth	\$1,915	High
P4.10	RV Park & Campground	District Office Remodel	\$1,988,580	Medium
P5.1	Sailboard Beach	Covered Picnic Tables	\$28,721	High
P5.2	Sailboard Beach	Water Access and Bank Stabilization	\$79,079	High
P5.3	Sailboard Beach	Restroom and Parking Improvements	\$790,913	Medium
P6.1	Sailboard Beach Disc Golf Course	Course Bench Additions	\$91,287	Low
P6.2	Sailboard Beach Disc Golf Course	Disc Golf Hole Relocation	\$39,392	Medium
P7.1	Boardman Pool & Recreation Center	Recreation Center Expansion Master Plan	<i>TBD</i>	High
P7.2	Boardman Pool & Recreation Center	Recreation Center Renovations & Expansion	\$16,089,420	Medium

WATERFRONT TRAIL SYSTEM (HERITAGE TRAIL SPUR)

KEY

1. Repair Trail Surfacing & Widen 8' Trail to 10-12' (multi-use best practice)
2. Add trail connection across Marina
3. Add trail extension to crosswalk on Marine Drive by widening shoulder
4. Extend trail on existing road
5. Extend trail between Hidden Gem Beach and existing road
6. Replace Bridge

OTHER REQUESTED IMPROVEMENTS

- Path expansion west of Day Use Park desired
- Route Heritage Trail through the Parque Cultural

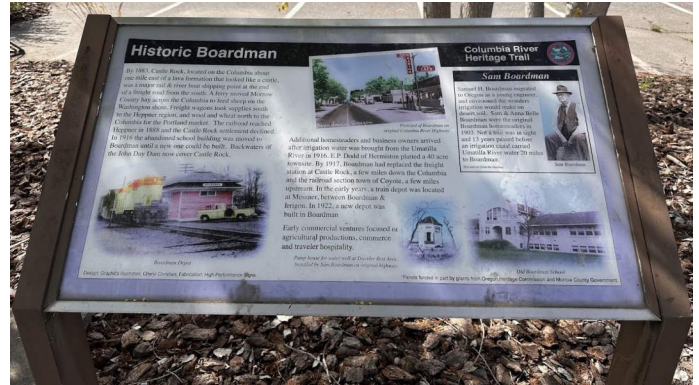
PRIORITIZATION / COMMENTS

- Path maintenance is a safety issue
- Opportunity to coordinate with future bridge widening project with sidewalk and bike lane extension planned along both sides of North Main Street, extending west along Marine Drive, ending at existing crosswalk.
- Heritage Trail Planning with County is underway; planned routing and expansion through Boardman is still pending



PROJECTS (S) SYSTEM IMPROVEMENT (P) PARK IMPROVEMENT (D) PARK DEVELOPMENT (A) PARK ACQUISITION					
ID	Project	Scope Description	High	Medium	Low
P1.1	Trail Extension Across Marina	Extend trail across the Marina; 10-12' width; 940 LF	\$269,980		
P1.2	Trail Extension Along South Side of Marine Drive	Extend trail along the south side of Marine Drive to existing crosswalk (where City sidewalk extension ends) by extending road shoulder; 10-12' width; 2,785 LF	\$799,887		
P1.3	Trail Extension Using Existing Roadway	Extend Trail along existing road; clear vegetation & create opening in cable; use existing roadway; 1,280 LF	\$73,526		
P1.4	Trail Extension Near Hidden Gem Beach	Extend Trail along shoreline near Hidden Gem Beach and return to existing asphalt road; 10-12' width; 1,265 LF	\$363,324		
P1.5	Trail Rest Stops and Interpretive Signage	Add rest stops with amenities (picnic tables and benches), and interpretive signage along Trail (2.2 miles; assume every 1/4 mile)	\$133,075		
P1.6	Trail Maintenance	Repair cracks and heaved paving (consider bridging tree roots), seal path, and complete vegetation management (2.2 miles)	\$533,802		
P1.7	Trail Widening	Widen Asphalt Trail by minimum two feet (2.2 miles)		\$787,478	
P1.8	Exercise Station Replacement	Replace exercise stations along trail and create accessible connections; 7 total ((3) at Day Use Park + (4) along path))		\$47,455	
P1.9	Pedestrian Bridge Replacement	Replace Pedestrian Bridge	\$287,213		
HERITAGE TRAIL SPUR PROJECT COST TOTALS			\$2,460,806	\$834,932	\$0

HERITAGE SPUR TRAIL



INTERPRETIVE PANEL AT LIBRARY (MATCH FOR NEW PANELS)



TRAIL SIGNAGE



REPAIR PEDESTRIAN BRIDGE



8' ASPHALT TRAIL - WIDEN 2'



EXISTING TRAIL FURNISHINGS (DRINKING FOUNTAIN, TRASH, DOG WASTE RECEPTACLE, BENCH, EXERCISE STATION)

DAY USE PARK

KEY

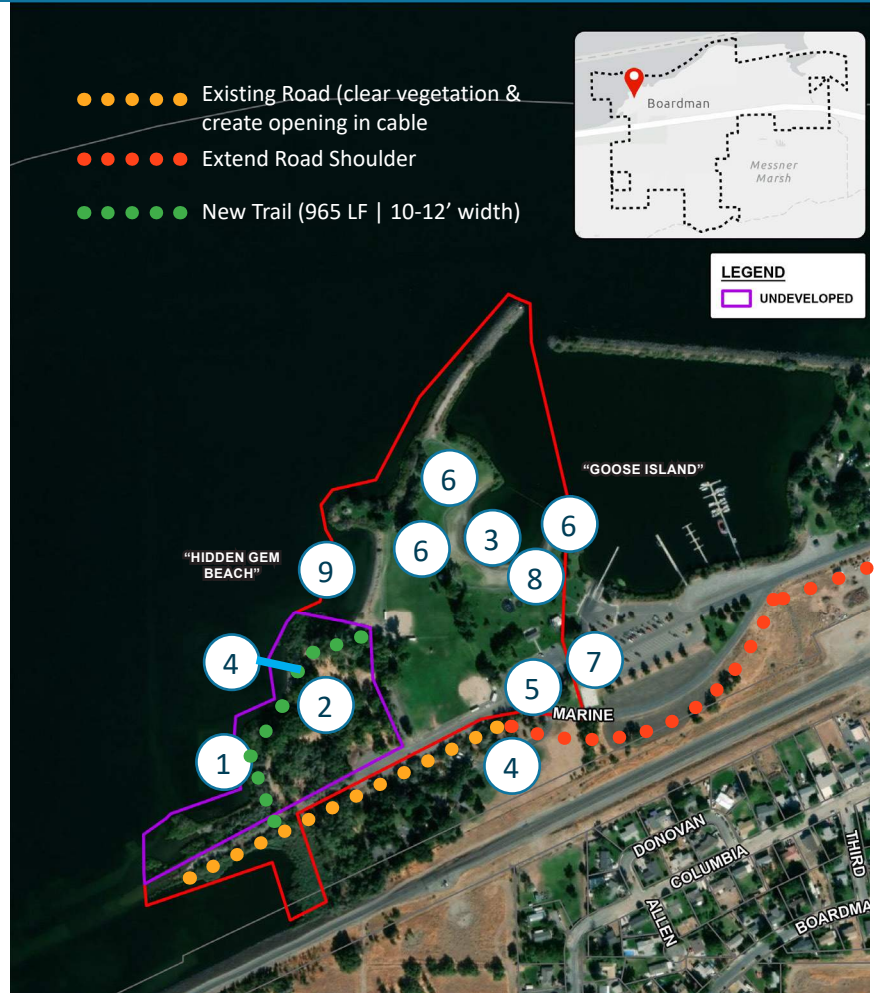
1. "Old Boardman" Interpretive Area with pathway extension along West edge
2. RV Park & Campground Expansion (Group RV Campsites) - See RV Campground
3. Additional life rings
4. Trail extension (See Heritage Trail Exhibit)
5. Relocate RV Overflow Parking
6. New covered picnic tables (to match existing)
7. Cultural Display Enhancements
8. Accessible Launch
9. Hidden Gem Beach Access Improvements

OTHER REQUESTED IMPROVEMENTS

- Accessibility upgrades including access routes to play, pavilion, site furnishings & major park features
- Improve signage

PRIORITIZATION / COMMENTS

- Funding and final installation timing dependent on tribal lease resolution
- Bond Funding
- New permanent water access points along the Columbia River require a complex multi-agency permitting process
- District insurance limitation only allow water access points within protected areas
- Existing play only for 5-12 year olds; no toddler play



PROJECTS (S) SYSTEM IMPROVEMENT | (P) PARK IMPROVEMENT | (D) PARK DEVELOPMENT | (A) PARK ACQUISITION

ID	Project	Description	High	Medium	Low
P2.1	"Old Boardman" Interpretive Area Improvements	"Old Boardman" Interpretive Area; Add (2) interpretive signs, bench, (3) trash receptacles along trail			\$43,108
P2.2	Cultural Display Enhancements (with CTUIR Coordination)	Enhance cultural display near existing monuments in coordination with The Confederated Tribes of the Umatilla Indian Reservation (CTUIR); Replace structure, paving, seating and signage; add (3) interpretive signs along trail (location TBD)	\$120,438		
P2.3	Accessible Watercraft Launch with Transfer Mat and Rollout Mat	Accessible watercraft launch with transfer platform, handrails, and a rollout mat for access from existing path		\$199,988	
P2.4	Picnic Table Shelter Additions	Add (3) Picnic Table Shelters (match existing) with BBQ, Table, Pad and structure; add accessible connection to main trail		\$427,093	
P2.5	Restroom Building Replacement and Expansion (Unisex/Family Unit + Rental Facility)	Replace restroom building (existing size: 35' x 35') and enlarge; individual unisex/family restrooms on each side (4 total) with pipe room in middle back and rental facility in middle front;		\$1,191,453	

Appendix I: Capital Improvement Plan (CIP)

PROJECTS (S) SYSTEM IMPROVEMENT (P) PARK IMPROVEMENT (D) PARK DEVELOPMENT (A) PARK ACQUISITION					
ID	Project	Description	High	Medium	Low
P2.6	Toddler Play Area Addition with PIP Surfacing	Add toddler play area in vicinity of existing play with Poured-in-Place (PIP) Rubber Surfacing	\$236,472		
P2.7	Rinse Station	Add spigot rinse area in restroom vicinity; existing water present (connect to existing well water)		\$16,948	
P2.8	Maintenance: Ballfields, Courts, Beach, Surfacing and Site Furnishings	Maintenance: - Improve field conditions @ (2) ball fields; - Add Flag to (1) ball field - Remove turf and fully re-establish sand volleyball court - Beach Raking - Goose Deterrent & droppings cleanup (coordinate with ODFW to Remove) - Replace (12) trash receptacles - Replace (9) Benches - Add (1) dog waste station - Add (3) additional life rings (every 90 feet); (1) existing life ring and life jacket stand - Replace brick and concrete paving around pavilion	\$243,046		
P2.9	RV Parking Relocation with Utility Hookups	Relocate (6) RV Parking away from restrooms to other side of lot; includes water and electrical hookups		\$186,429	
P2.10	Play Structure Replacement with PIP Surfacing Upgrade	Replace existing play structure to be more current; replace rubber chip with PIP surfacing		\$503,206	
P2.11	Hidden Gem Beach Access Improvements and Streambank Erosion Protection	Improve water access and address streambank erosion with non-permanent solutions such as surface-placed railroad tie steps or boulders. Final approach subject to agency coordination and permitting.	\$70,654		
DAY USE PARK PROJECT COST TOTALS			\$670,609	\$2,525,117	\$43,108

DAY USE PARK



REPLACE EXISTING RESTROOM



RELOCATE RV OVERFLOW (6 SPACES)



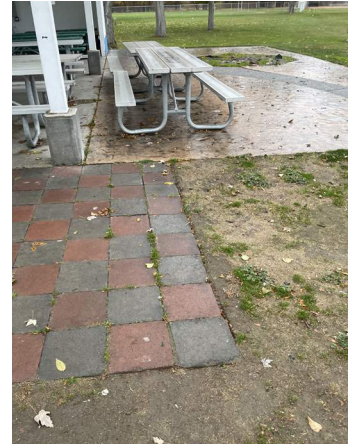
CULTURAL DISPLAY



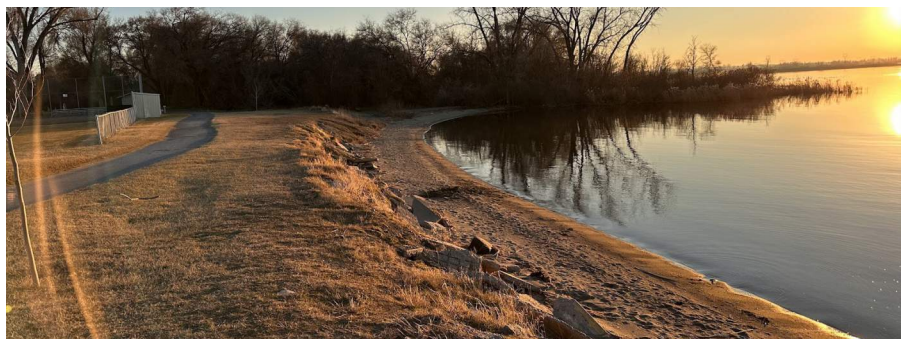
REPLACE PLAY FEATURES & SURFACING (3,700 SF = EXISTING)



EXISTING PAVILION - REPLACE PAVING



PICNIC TABLE SHELTERS W/ TABLE, BBQ & TRASH



HIDDEN GEM BEACH - IMPROVE ACCESS @ GRADE CHANGE (500 LF)

Appendix I: Capital Improvement Plan (CIP)

MARINA PARK

KEY

1. Heritage Trail extension
2. Dock Modifications
3. Upgrade Bulletin Board
4. Skatepark (TBD)
5. New Picnic Table Shelter (see Day Use Park)
6. Boat Storage
7. Parking #7
8. Adaptive Reuse of "Boardman Fishing Derby" Sign
9. ADA fishing platform/dock

PRIORITIZATION / COMMENTS

- Funding and final installation timing dependent on tribal lease resolution
- Bond Funding
- New permanent water access points along the Columbia River require a complex multi-agency permitting process and are generally only allowed within designated marinas or protected areas due to regulatory and environmental constraints.
- District insurance limitation only allow water access points within protected areas



PROJECTS (S) SYSTEM IMPROVEMENT | (P) PARK IMPROVEMENT | (D) PARK DEVELOPMENT | (A) PARK ACQUISITION

ID	Project	Description	High	Medium	Low
P3.1	Dock #2 Expansion and Reconfiguration	Remove the middle and eastern docks and extend the western dock into an "E" configuration. Improvements include a 180-foot extension and two finger piers (183 feet and 180 feet), totaling about 4,344 SF with 18 pilings, plus an additional 180-foot extension (2,112 SF with 12 pilings). Construct as one project but cost in two phases for estimating. See plans.		\$3,110,083	
P3.2	New Skate Park Facility	Consider site for new skate park. 20,000 SF of available space. See project S5.3 for project scope.			See System Projects
P3.3	Fishing Derby Sign Adaptive Reuse & Bulletin Sign Upgrades	- Adaptive reuse of "Boardman Fishing Derby" sign into a photo point (e.g. big map/mural); lower or infill bottom, leaving footings in place; - Upgrade wood bulletin sign.	\$9,334		
P3.4	ADA Fishing Platform and Trail Connection	Construct an ADA-accessible fishing pier (approx. 100', half the length of the existing boat dock) with a slip-resistant surface, barrier-free edges, and low railings for seated fishing. Provide a 72-inch-wide accessible path with clear turning space, connect from the existing walkway to the pier. See concept image.		\$569,005	
P3.5	Parking Expansion (Lot #7)	Extend existing parking lot (approx. 90,000 SF); remove vegetation, grade and install gravel parking area; if feasible, match existing lot materials (Coal Fire Ash).	\$3,446,550		
P3.6	Boat Storage Facility (10-Boat Capacity)	Construct a pre-engineered metal building with ten enclosed bays, including two oversized bays (15' x 50', 16' clear height) with 12'x14' rollup doors, for public safety vessels (fire, sheriff, and police) and eight standard bays (14' x 40') for rentals. Features include metal siding and roof, paved drive aisle, bollards, interior lighting, electrical outlets, and perimeter fencing with security gate.	\$3,792,162		
MARINA PARK PROJECT COST TOTALS			\$7,248,047	\$3,679,088	\$0

MARINA PARK - EXISTING PHOTOS



DOCK SYSTEM & BOAT LAUNCH



DOCK #2



REMOVE DOCK



2-LANE BOAT LAUNCH & LOADING DOCK W/ DUMP STATION



REPURPOSE DERBY SIGN



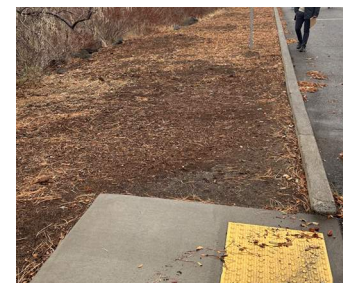
BULLETIN BOARD - UPDATE



BULLETIN BOARD - CONCEPT



TRAIL EXTENSION: ACROSS GRAVEL PARKING & PLANT BED



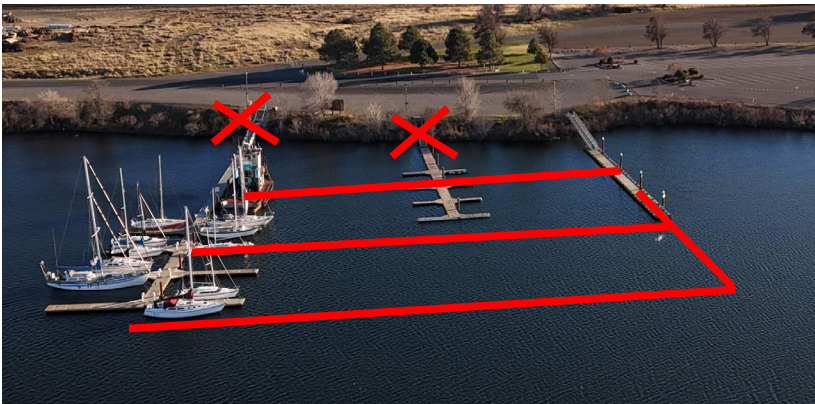
PARKING LOT #7 EXPANSION

BOAT STORAGE BUILDING CONCEPT

For estimating, assume a pre-engineered metal building to house fire, sheriff, and police department patrol boats along with rental storage spaces. The facility will provide (10) enclosed bays, with (2) oversized bays sized approximately 15 feet wide by 50 feet deep, 12- by 14-foot roll-up doors, and 16-foot clear interior height to accommodate larger public safety vessels. The remaining bays may be around 14 feet wide by 40 feet deep for typical rental storage. Construction will include a steel frame with metal siding and roof, minimal insulation, and a paved drive aisle for maneuvering. Standard features will include bollards at each door, interior lighting, electrical outlets in each bay, and perimeter fencing with a security gate.



DOCK MODIFICATION CONCEPT



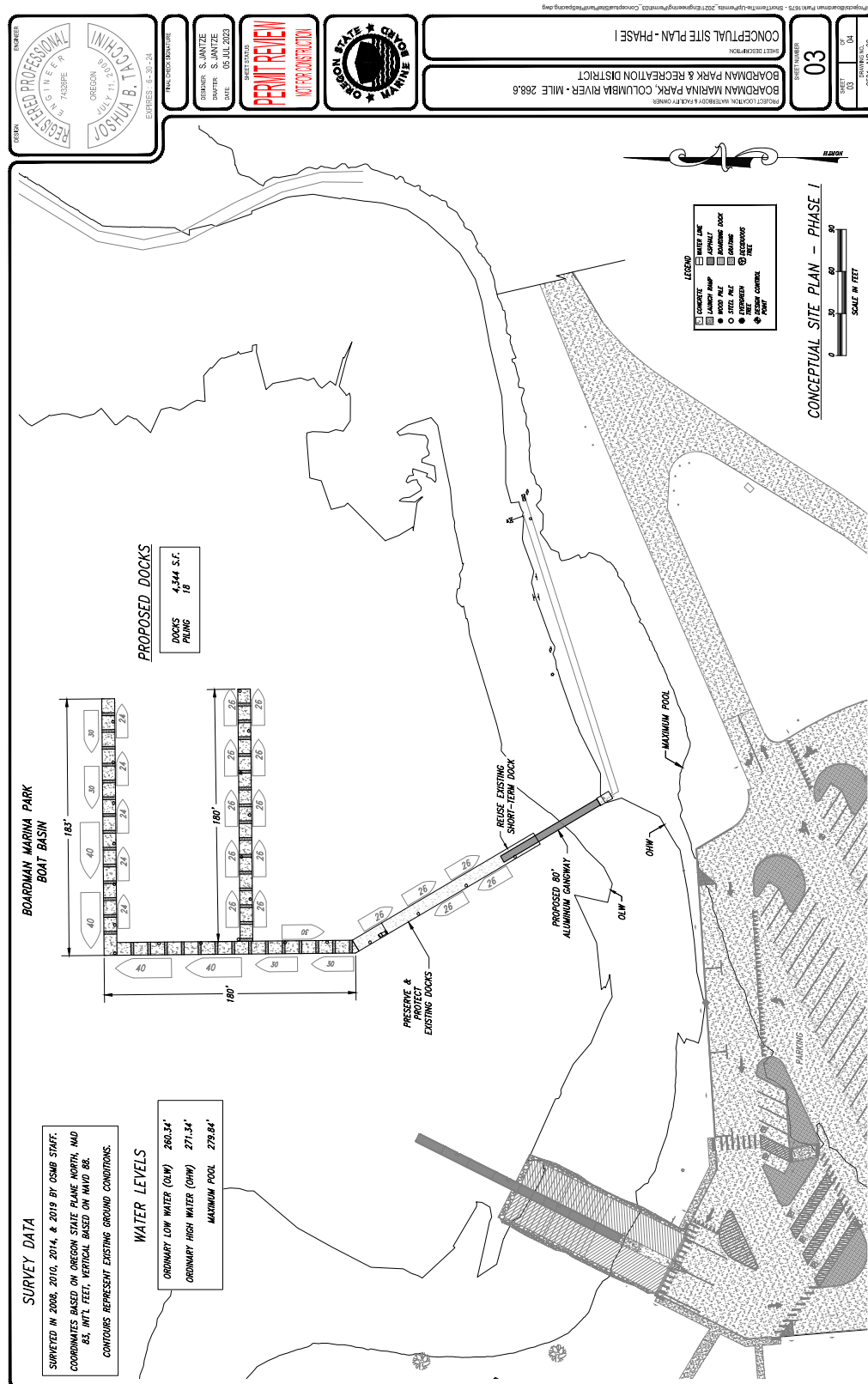
EXTEND DOCK #2, REMOVE (2) EXISTING DOCKS, CREATE "E" FORMATION
See plans for proposed work

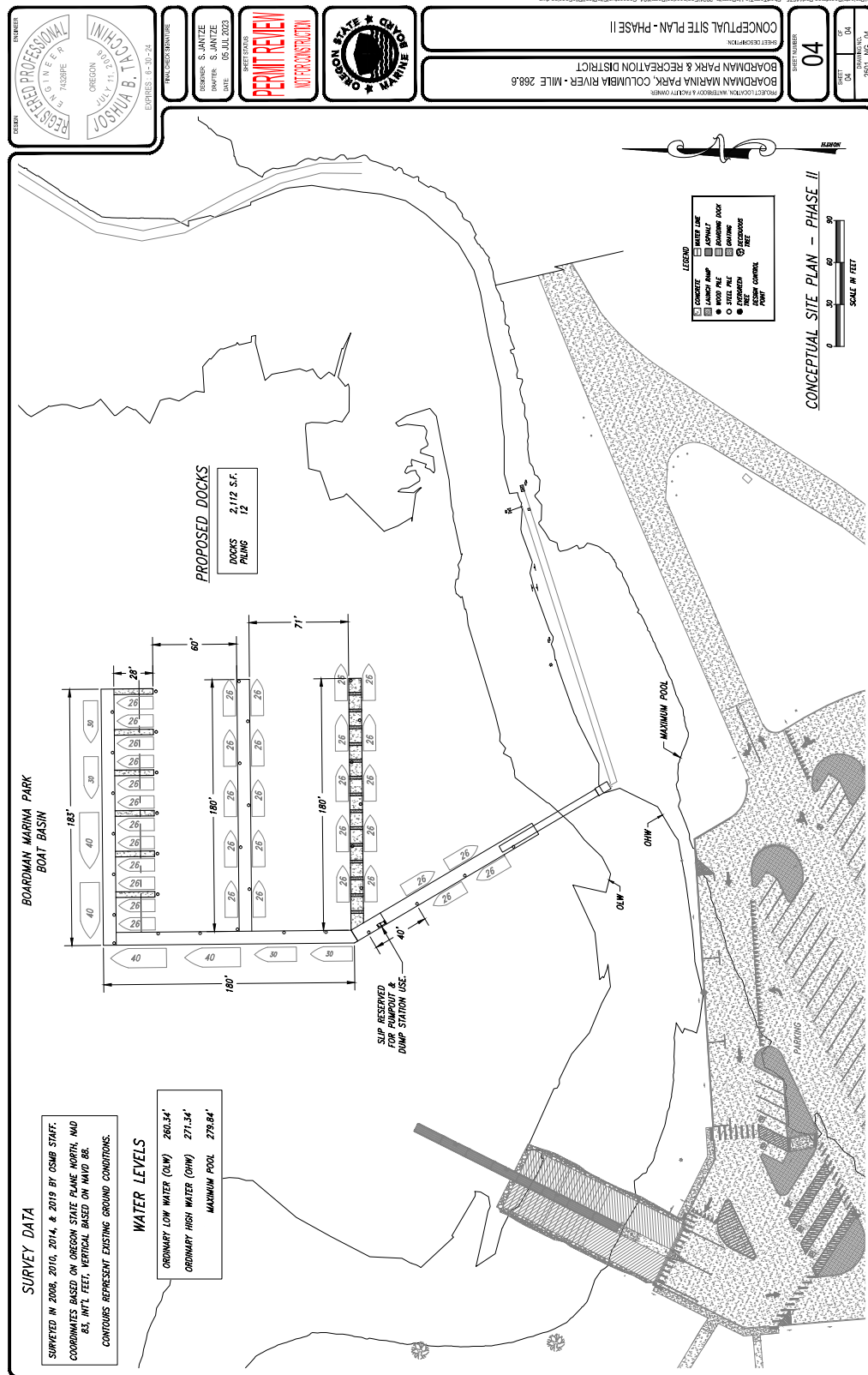
ADA FISHING PIER CONCEPT



ADA-accessible fishing pier with a smooth, slip-resistant surface, barrier-free edges, and low railing sections to allow fishing from seated positions. The pier will connect to parking and walkways by an accessible path (72" wide) and include clear space for turning and maneuvering mobility devices. Assume length is half the existing boat launch dock (~100 LF)







RV PARK & CAMPGROUND

KEY

1. Add pump track
2. Replace Restrooms & Laundry Facilities
3. Add Little Library Booth
4. New Dog Park
5. New Shop & Rental Building
6. Disc Golf Course Relocation with Campground Expansion East of RV Campground
7. Campground Expansion (west)
8. Campground Expansion (east)
9. District Offices

OTHER REQUESTED IMPROVEMENTS

- Vegetation maintenance between Marina and campground
- Improve signage
- Gravel overflow parking at Day Use Park

PRIORITIZATION / COMMENTS

- Funding and final installation timing dependent on tribal lease resolution
- Bond Funding

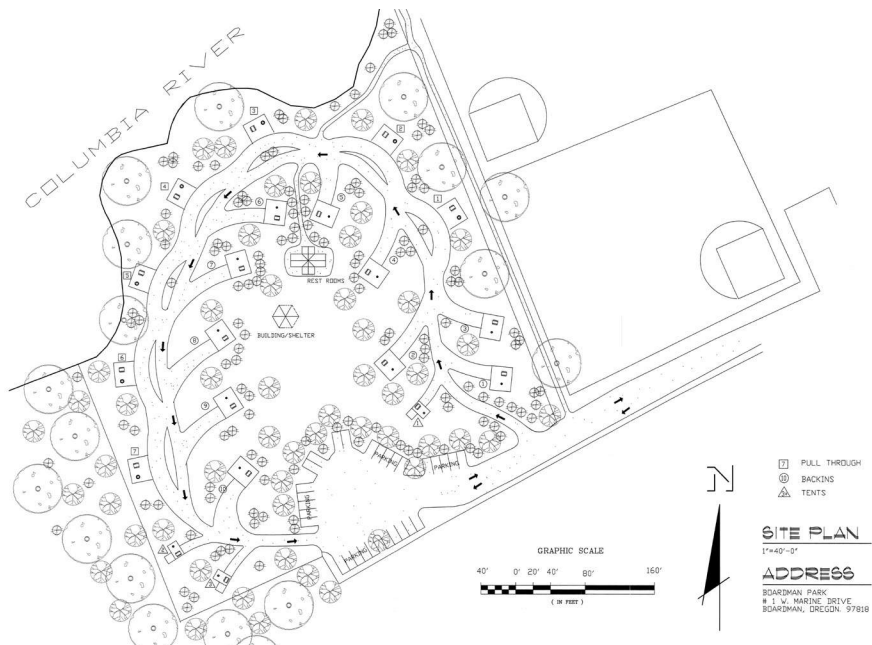


PROJECTS (S) SYSTEM IMPROVEMENT | (P) PARK IMPROVEMENT | (D) PARK DEVELOPMENT | (A) PARK ACQUISITION

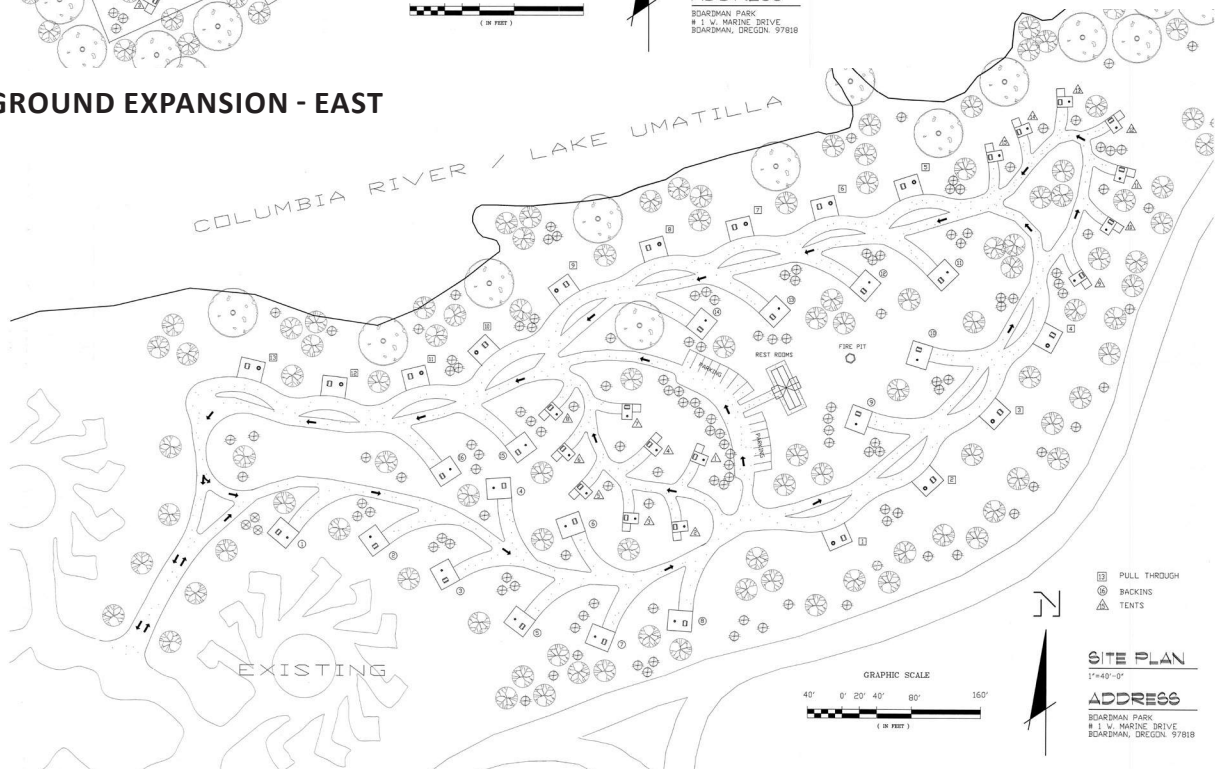
ID	Project	Description	High	Medium	Low
P4.1	Restroom Replacement (Main)	Replace existing restroom with modernized, ADA-accessible facility. Proposed size: 35' x 60'. Layout includes men's and women's sides, pipe room with (2) storage rooms in back, and laundry facility in front with (2) stacked washer/dryers.		\$1,514,033	
P4.2	RV Park & Campground Expansion (East)	Develop new campground area with a combined restroom and shower building, 29 RV sites, and 15 tent sites. Features include a covered gazebo/structure, group fire pit area, and 10% ADA-accessible campsites.		\$13,190,251	
P4.3	RV Park & Campground Expansion (West)	Develop new campground area with a combined restroom and shower building, 17 RV sites, and 3 tent sites. Features include a group fire pit area and 10% ADA-accessible campsites.		\$5,906,083	
P4.4	Pump Track	Develop pump track (if not completed by the City), with rollers and banked turns, designed for bicycles, skateboards, and scooters. For estimating purposes, model after Greenway Trail pump track for precedent.		See System Projects	
P4.5	Maintenance & Furnishing Upgrades	Maintenance: - Paint and repair wind fence (63 spaces) - Replace picnic tables (63 spaces) - Add (2) dog waste receptacles, (3) benches and (4) trash receptacles	\$227,951		
P4.6	ADA Campsite Upgrades	Upgrade six campsites (10% of available sites) near the restroom sidewalk to meet ADA standards. Improvements include replacement of fire rings, picnic tables, and water spigots.		\$101,689	
P4.7	Small Dog Park	Construct 30' x 60' fenced dog park with double-gate entry system, (2) benches, (1) dog waste receptacle, and dog water fountain.		\$56,494	

PROJECTS (S) SYSTEM IMPROVEMENT (P) PARK IMPROVEMENT (D) PARK DEVELOPMENT (A) PARK ACQUISITION					
ID	Project	Description	High	Medium	Low
P4.8	Rental Shop Facility	Construct 30' x 25' shop and rental facility for paddleboards, kayaks, life jackets (all ages), fishing gear rentals. Include counter space, storage, and utility connections. Alternate siting possible at Day Use park.		\$423,703	
P4.9	Little Library Booth	Install small free-standing "Little Library" booth for book lending and exchange; single post	\$1,915		
P4.10	District Office Remodel	Remodel District Office with a second-story addition. Target implementation: Year 9.		\$1,988,580	
RV PARK & CAMPGROUND PROJECT COST TOTALS			\$229,866	\$23,180,832	\$0

CAMPGROUND EXPANSION - WEST



CAMPGROUND EXPANSION - EAST



SAILBOARD BEACH

KEY

1. RV Park & Campground Expansion
2. Water access improvements & erosion repairs
3. Covered picnic table
4. Permanent Restroom
5. Water & Sewer extension w/ lift station (assume 1500 LF)

PRIORITIZATION / COMMENTS

- Funding and final installation timing dependent on tribal lease resolution
- Bond Funding
- New permanent water access points along the Columbia River require a complex multi-agency permitting process
- District insurance limitation only allow water access points within protected areas
- Only temporary or surface-placed amenities (e.g., picnic tables) are permitted; permanent in-ground construction requires a permitting process.



City-style covered picnic table



PROJECTS (S) SYSTEM IMPROVEMENT | (P) PARK IMPROVEMENT | (D) PARK DEVELOPMENT | (A) PARK ACQUISITION

ID	Project	Description	High	Medium	Low
P5.1	Covered Picnic Tables	Add (2) covered picnic tables (to match City style - concrete pad, (2) wood posts, roof; see image). One to be located along the pathway overlooking the river, and one at Pad #1.	\$28,721		
P5.2	Water Access and Bank Stabilization	Improve water access and address shoreline erosion (650 LF shoreline) with non-permanent solutions such as surface-placed railroad tie steps or boulders. Final approach subject to agency coordination and permitting.	\$79,079		
P5.3	Restroom and Parking Improvements	Install a permanent, two-stall unisex ADA-accessible restroom. Extend water and sewer from RV Campground (approx. 1,500 LF) with lift station. Improve existing parking area by paving one ADA stall and constructing an accessible route to the restroom.		\$790,913	
SAILBOARD BEACH PROJECT COST TOTALS			\$107,800	\$790,913	\$0

SAILBOARD BEACH EXISTING PHOTOS



ASPHALT TRAIL (HERITAGE TRAIL)



SITE SIGNAGE



GRAVEL PARKING, TRAIL, BENCH (REPLACE)



FUTURE RESTROOM LOCATION (SEE #4 KEY)



BANK EROSION



DISC GOLF COURSE - TEE #1



BANK EROSION

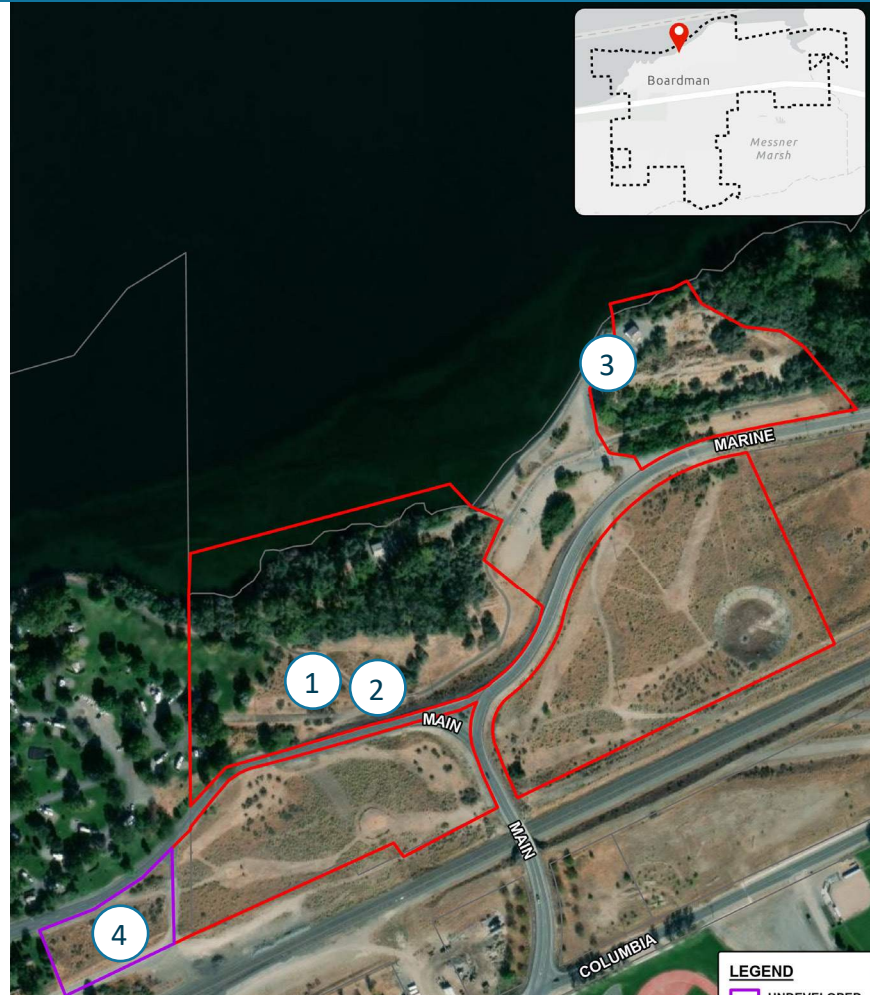
SAILBOARD BEACH DISC GOLF COURSE

KEY

1. Relocate Disc Golf Holes with Campground Expansion (see RV Campground Exhibit)
2. Replace Bridge (see heritage Trail Exhibit)
3. New bench at 1st tee
4. Relocated holes & Disc Golf Course Expansion

PRIORITIZATION / COMMENTS

- Funding and final installation timing dependent on tribal lease resolution
- Bond Funding
- New permanent water access points along the Columbia River require a complex multi-agency permitting process
- District insurance limitation only allow water access points within protected areas
- Only temporary or surface-placed amenities (e.g., picnic tables) are permitted; permanent in-ground construction requires a permitting process.



PROJECTS (S) SYSTEM IMPROVEMENT | (P) PARK IMPROVEMENT | (D) PARK DEVELOPMENT | (A) PARK ACQUISITION

ID	Project	Description	High	Medium	Low
P6.1	Course Bench Additions	Add benches at each tee and basket location across the 18-hole course (36 benches total). Where feasible, consolidate benches to efficiently serve both tee and basket areas.			\$91,287
P6.2	Disc Golf Hole Relocation	Relocate four disc golf holes (#11, 16–18) to accommodate RV Park expansion. Scope includes design, clearing, and installation of new tees, baskets, signage and furnishings.		\$39,392	
SAILBOARD BEACH DISC GOLF COURSE PROJECT COST TOTALS			\$0	\$39,392	\$91,287

SAILBOARD BEACH - DISC GOLF COURSE



COURSE MAP



BASKET



TEE



COURSE CHARACTER

BOARDMAN RECREATION CENTER & POOL

KEY

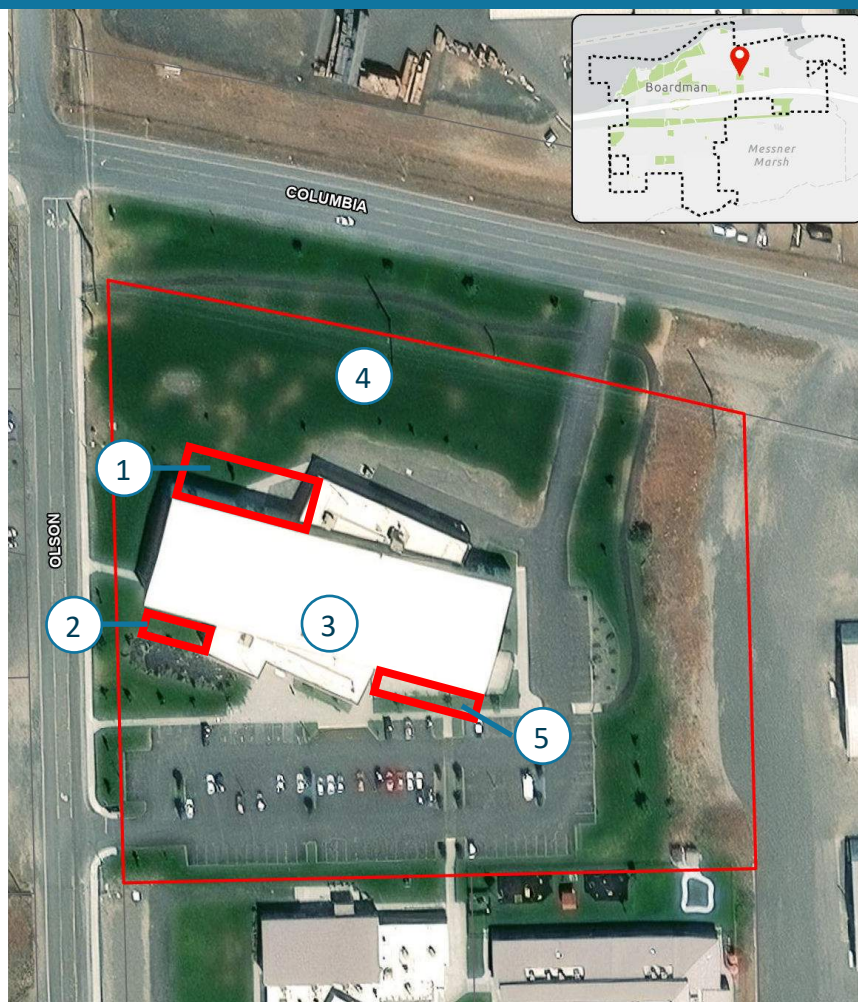
1. Aerobic Room Expansion
2. Weight Room Expansion
3. Relocate rock wall into one of the classrooms & expand party room
4. Parking expansion
5. Sun Shade

OTHER REQUESTED IMPROVEMENTS

- Improve front desk layout
- Add spectator/viewing area @ pool

PRIORITIZATION / COMMENTS

- Bond Funding Needed
- Opportunity to partner with POM, who are possibly acquiring adjacent property, for expanded parking and facility growth



PROJECTS (S) SYSTEM IMPROVEMENT | (P) PARK IMPROVEMENT | (D) PARK DEVELOPMENT | (A) PARK ACQUISITION

ID	Project	Description	High	Medium	Low
P7.1	Recreation Center Expansion Master Plan	Prepare a facility expansion master plan to evaluate site capacity, building needs, and future amenities.	TBD		
P7.2	Recreation Center Renovations & Expansion	Renovate and expand the recreation center. Scope includes tiered parking on the north side, weight room expansion, aerobics room expansion, relocation of climbing wall, party room expansion and sunshade addition. Consider locating climbing wall in the cycling room with fold-up mats.		\$16,089,420	
BOARDMAN RECREATION CENTER PROJECT COST TOTALS			\$0	\$16,089,420	\$0

I.4 CITY OF BOARDMAN CIP

This section compiles the City of Boardman projects included in the CIP. It includes a City summary table followed by site-based project sheets organized by City-owned parks and facilities. Projects are also keyed to a City CIP map to show approximate locations and how improvements relate across sites.

Figure I.4.1: City Projects

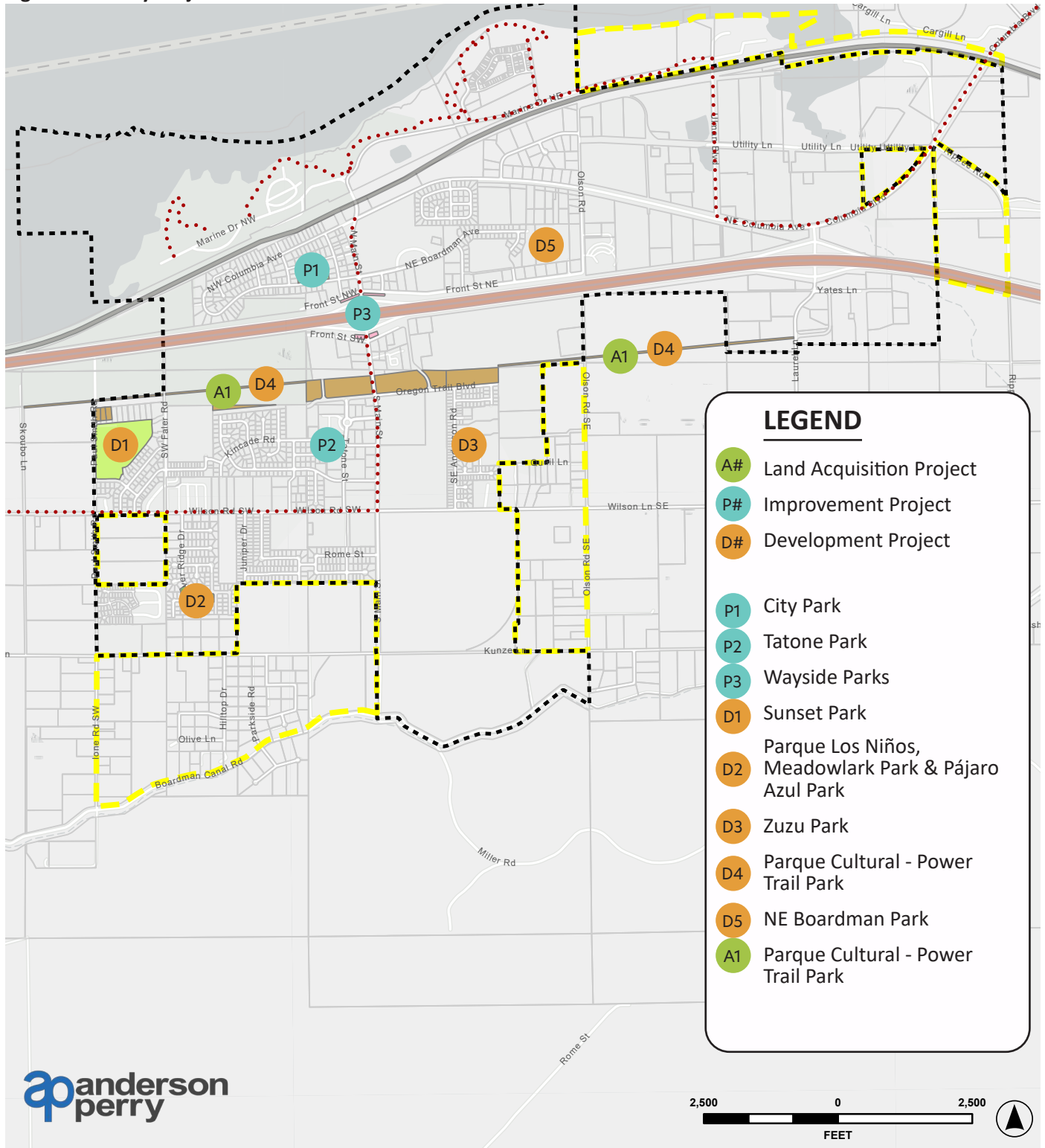


Table I.4: City Projects

Project ID	Site	Project Description	Cost	Priority
Park Improvement Projects				
P1.1	City Park	Park Master Plan	\$151,500	High
P1.2	City Park	Phase 1 Improvements:	\$1,429,696	High
P1.3	City Park	Story Walk	\$57,443	High
P1.4	City Park	Parking Improvements	\$516,983	High
P1.5	City Park	Restroom Upgrades	\$33,896	Medium
P1.6	City Park	Play Structure Replacement	\$482,457	Medium
P1.7	City Park	Basketball Court Art	\$67,793	Medium
P1.8	City Park	Maintenance Projects	<i>Public Works Project</i>	Ongoing
P2.1	Tatone Park	Multipurpose Court	<i>Public Works Project</i>	High
P2.2	Tatone Park	Shade Structure	\$132,118	High
P2.3	Tatone Park	Landscape & Amenities	\$379,121	High
P2.4	Tatone Park	Pickleball Courts	<i>See Project Cost w/ System Projects</i>	High
P2.5	Tatone Park	Play Structure Replacement	\$310,716	High
P2.6	Tatone Park	Site Furnishings	\$59,657	Medium
P2.7	Tatone Park	Sidewalk & Circulation Improvements	\$45,195	Medium
P3.1	Wayside Parks	Wayside Park (Eastbound - SW Quadrant)	<i>Public Works Project</i>	High
P3.2	Wayside Parks	Wayside Park (Westbound - NE Quadrant\)	<i>Public Works Project</i>	High
P3.3	Wayside Parks	Wayside Park (Eastbound - SE Quadrant)	\$26,998	High
P3.4	Wayside Parks	Wayside Park (Westbound - NW Quadrant)	<i>Public Works Project</i>	Medium
Park Development Projects				
D1.1	Sunset Park	Park Master Plan	\$166,500	High
D1.2	Sunset Park	Infrastructure Improvements	<i>Public Works Project</i>	High
D1.3	Sunset Park	Sports Complex Funding	<i>Public Works Project</i>	Medium

Table I.4.1: City Projects (continued)

Project ID	Site	Project Description	Cost	Priority
D1.4	Sunset Park	Phase 1 Improvements	\$17,716,440	Medium
D2.1	Parque Los Niños	Parque Los Niños Development	\$382,950	High
D2.2	Parque Los Niños	Pedestrian Crosswalk	<i>Public Works Project</i>	High
D2.3	Meadowlark Park	Meadowlark Park - Initial Improvements	<i>In Current Budget</i>	High
D2.4	Meadowlark Park	Meadowlark Park - Expanded Development	\$225,975	Medium
D2.5	Pájaro Azul Park	Pájaro Azul Park (Acquisition & Development)	\$1,355,850	Medium
D3.1	Zuzu Park	Small Public Works Projects	<i>Public Works Project</i>	High
D3.2	Zuzu Park	Park Master Plan	<i>In Current Budget</i>	Medium
D3.3	Zuzu Park	Expansion and Development	\$1,694,813	Medium
D4.1	Power Trail Park	Dog Park Development	<i>In Current Budget</i>	High
D4.2	Parque Cultural - Power Trail Park	Trail Development	\$2,872,125	High
D4.3	Parque Cultural - Power Trail Park	Vegetation Management	\$298,701	High
D4.4	Power Trail Park	Street Extensions	<i>Public Works Project</i>	Medium
D4.5	Parque Cultural - Power Trail Park	Bike Skills Park	<i>See Project Cost w/ System Projects</i>	Medium
D4.6	Parque Cultural - Power Trail Park	Pump Track	<i>See Project Cost w/ System Projects</i>	Medium
D5.1	NE Boardman Park	Land Acquisition - NE Boardman	\$1,436,063	High
Park Acquisition Projects				
A1.1	Parque Cultural	Land Acquisition - Chaparral and Bailey Park Developments	<i>Dedication in Process</i>	High
A1.2	Parque Cultural - Power Trail Park	Land Acquisition - Corridor Completion	<i>Appraised value at time of acquisition</i>	High

Appendix I: Capital Improvement Plan (CIP)

CITY PARK

KEY

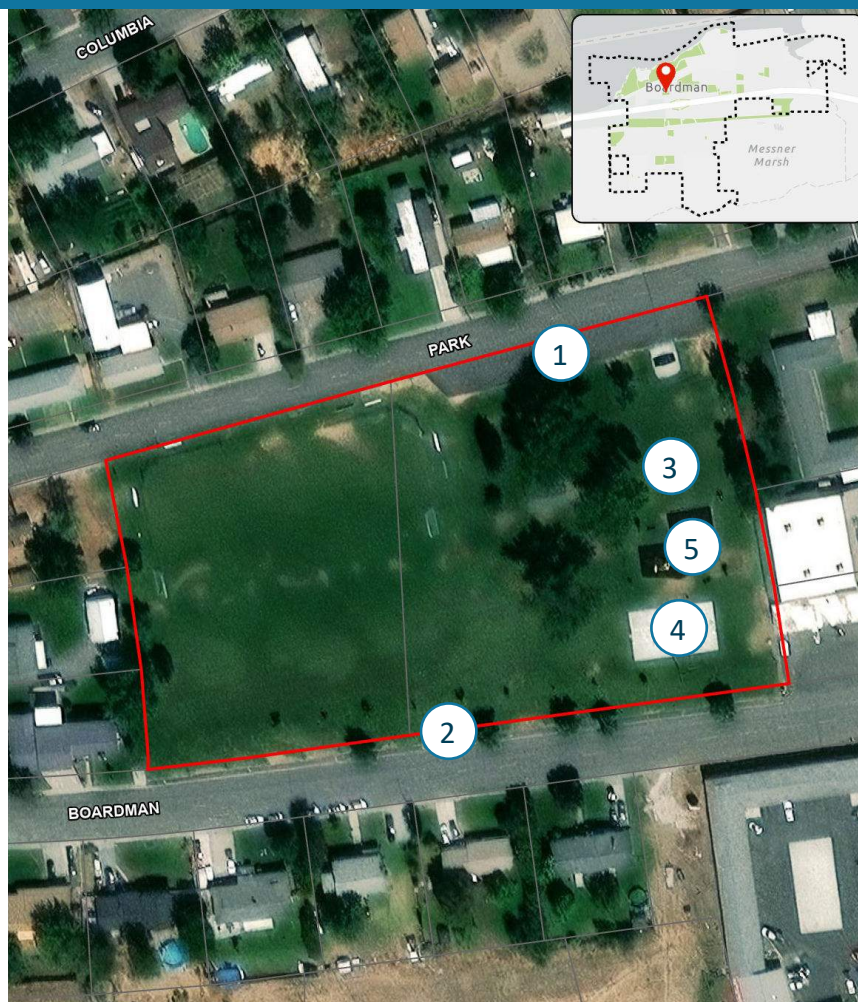
1. Delineate Parking
2. Convert Parallel Parking to on site perpendicular
3. Add Splash Pad (location TBD)
4. Public Art
5. Play Upgrades (Phased)

OTHER REQUESTED IMPROVEMENTS

- Add more basketball courts,
- Add another picnic pavilion
- BBQ areas
- Bleachers and a flag at the baseball/soccer field area

PRIORITIZATION / COMMENTS

- Surrounding dense residential neighborhood (132 homes)
- Walkable (streets developed with sidewalk, though several ADA issues)
- Flat site with least amount of restrictions.
- Site to cater to families and younger children
- Youth soccer no longer located here



PROJECTS (S) SYSTEM IMPROVEMENT | (P) PARK IMPROVEMENT | (D) PARK DEVELOPMENT | (A) PARK ACQUISITION

ID	Project	Description	High	Medium	Low
P1.1	Park Master Plan*	Prepare master plan to guide phased improvements, site circulation, parking, play features, splash pad and other upgrades noted by the community.	\$151,500		
P1.2	Phase 1 Improvements	Implement initial phase of improvements. Scope includes splash pad installation, toddler play features, targeted repairs to existing play structure, sidewalks connecting major park features, bike parking (per City code), parking upgrades, and ADA accessibility improvements throughout the site. Splash Pad to use reuse/ recycled water system and collection piping to avoid overloading wastewater system (see engineering letter, Appendix B.3). Community requests include a larger, more interactive splash pad with expanded spray features, toddler-friendly elements, play options for middle schoolers, integrated public art, and shaded seating.	\$1,429,696		
P1.3	Story Walk	Install Story Walk panels along accessible routes. Include 20 displays w/ single posts (Precedent: Barking Dog exhibits); Coordinate with Boardman Library.	\$57,443		
P1.4	Parking Improvements	Construct new perpendicular parking along Boardman Avenue (600 LF) and extend parking along W. Park Avenue (300 LF); eliminate on-street parking.	\$516,443		

Appendix I: Capital Improvement Plan (CIP)

PROJECTS (S) SYSTEM IMPROVEMENT (P) PARK IMPROVEMENT (D) PARK DEVELOPMENT (A) PARK ACQUISITION					
ID	Project	Description	High	Medium	Low
P1.5	Restroom Upgrades	Modify and modernize existing restroom facility (10'x20'); not full replacement.		\$33,896	
P1.6	Play Structure Replacement	Replace existing play structure and loose-fill rubber mulch with Poured-in-Place (PIP) surfacing. Add shade structure over play area and update site furnishings.		\$482,457	
P1.7	Basketball Court Art	Add public art element integrated into the basketball court surface/design.		\$67,793	
P1.8	Maintenance Projects*	Maintenance: - Replace soccer/goal nets - Complete field maintenance - Address safety issues including protruding metal bolts in play area paving.	Internal Public Works Projects		
CITY PARK PROJECT COST TOTALS			\$2,155,621	\$584,145	\$0

* Note: Work budgeted or part of a City Public Works or other development project.

Appendix I: Capital Improvement Plan (CIP)

TATONE PARK

KEY

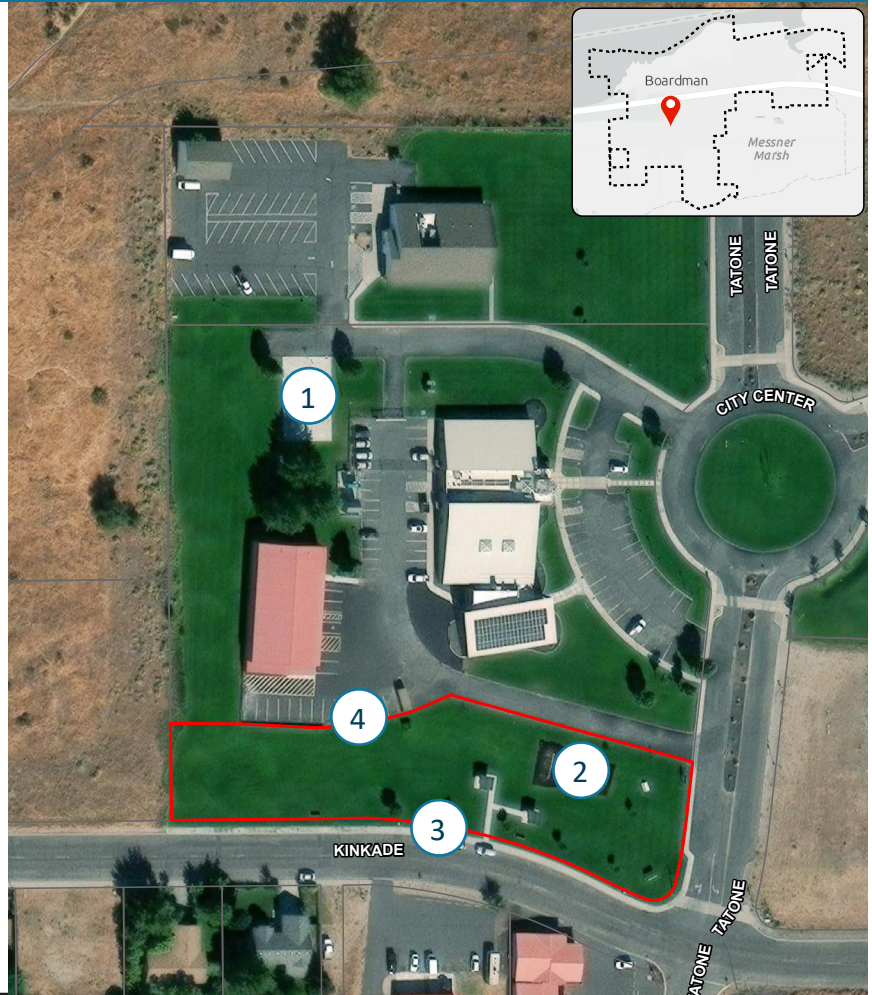
1. Relocate Basketball Court to accommodate Police Department expansion
2. Play Upgrades (Phased) including adding Toddler Play features including a bucket swing, upgrading structure, adding shade canopy
3. Install Fence @ Kincaid
4. New Park Boundary

OTHER REQUESTED IMPROVEMENTS

- Add Pickleball Court (If not done at elsewhere)
- Add Bike Parking
- Add BBQs, ping pong table, wall ball court, drinking fountain

PRIORITIZATION / COMMENTS

- Basketball court needs to be relocated for safety/visibility reasons and to accommodate other non park related improvements



PROJECTS (S) SYSTEM IMPROVEMENT | (P) PARK IMPROVEMENT | (D) PARK DEVELOPMENT | (A) PARK ACQUISITION

ID	Project	Description	High	Medium	Low
P2.1	Multipurpose Court*	Relocate existing basketball court and construct a new multipurpose court	PW Project*		
P2.2	Shade Structure	Install large, permanent shade structure covering play area, modeled after the Southridge Sports and Events Complex in Kennewick, WA.	\$132,118		
P2.3	Landscape & Amenities	Add trees, toddler play features, bike parking (per City code), and a fence along Kincaid (repurposed from Splash Pad Park).	\$379,121		
P2.4	Pickleball Courts	Consider site for (2) pickleball courts (if not developed elsewhere)	See System Projects		
P2.5	Play Structure Replacement	Replace existing play structure and loose-filled rubber mulch with poured-in-place rubber surfacing.	\$310,716		
P2.6	Site Furnishings	Update Site Furnishings including (2) Picnic Tables, (2) trash receptacles and (2) benches.		\$59,657	
P2.7	Sidewalk & Circulation Improvements	Construct sidewalks to connect major park features and parking areas		\$45,195	
TATONE PARK PROJECT COST TOTALS			\$821,954	\$104,852	\$0

* Note: Work budgeted or part of a City Public Works or other development project.

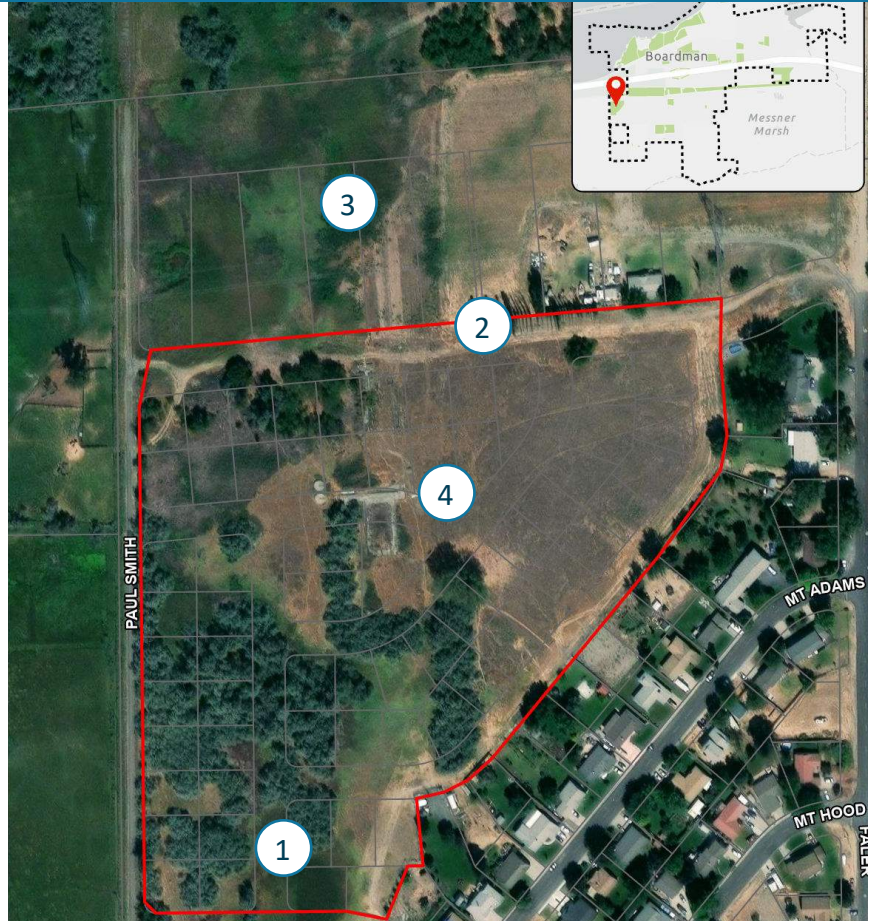
SUNSET PARK

KEY

1. Explore feasibility of adding homes to south end of site.
2. Oregon Trail Blvd. extension
3. Connections to Parque Cultural - Power Trail Park corridor.
4. Multi-sports complex

PRIORITIZATION / COMMENTS

- Adjacent to infrastructure & housing, but needs to be extended to site
- Convenient connection to BPA Easement
- Potential wetland issues
- Possibility to add 10-12 homes at south end of site to
- Significant investment and scale. Has to be a partnership between City & Parks & Recreation District.
- As funding becomes available.
- Amenities need to be located close to where have existing infrastructure (South or Northeast end)
- Will Serve: Bella Vista Neighborhood, a newer development along Mt Hood and Mt. Adams roads.
- Cited precedents for sport complex concept included: Southridge Sports and Events Complex and Funland.
- Potential of wetlands on site.



PROJECTS (S) SYSTEM IMPROVEMENT | (P) PARK IMPROVEMENT | (D) PARK DEVELOPMENT | (A) PARK ACQUISITION

ID	Project	Description	High	Medium	Low
D1.1	Park Master Plan	<p>Develop a Park Master Plan to evaluate site options, including:</p> <ul style="list-style-type: none"> • Exclusive park use featuring a sports complex with four ball diamonds, a central concession area, soccer fields (at edges), walking trails, a play structure, picnic areas, and a potential splash pad. • Combined park and limited housing use, with housing confined to southern end to complete the adjacent subdivision. <p>Community feedback during the planning process has been mixed: while some residents questioned excluding housing, the majority expressed strong support for exclusive park use. This position aligns with the original County-to-City land transfer and deed restriction for parkland use. The planning process will assess feasibility and rely on additional community input to determine the preferred direction.</p>	TBD		
D1.2	Infrastructure Improvements*	Extend Oregon Trail Boulevard and Paul Smith Road to improve access to the site. Provide trail connections to the Heritage Trail at the BPA power line corridor.	PW Project*		
D1.3	Sports Complex Funding	Pursue grant funding and partnerships (e.g., OPRD Local Government Grant) to support sports complex development.	PW Project*		
D1.4	Phase 1 Improvements	Implement initial park improvements once funding is secured, guided by the master plan.		\$17,716,440	
SUNSET PARK PROJECT COST TOTALS			\$0	\$17,716,440	\$0

* Note: Work budgeted or part of a City Public Works or other development project.

Appendix I: Capital Improvement Plan (CIP)

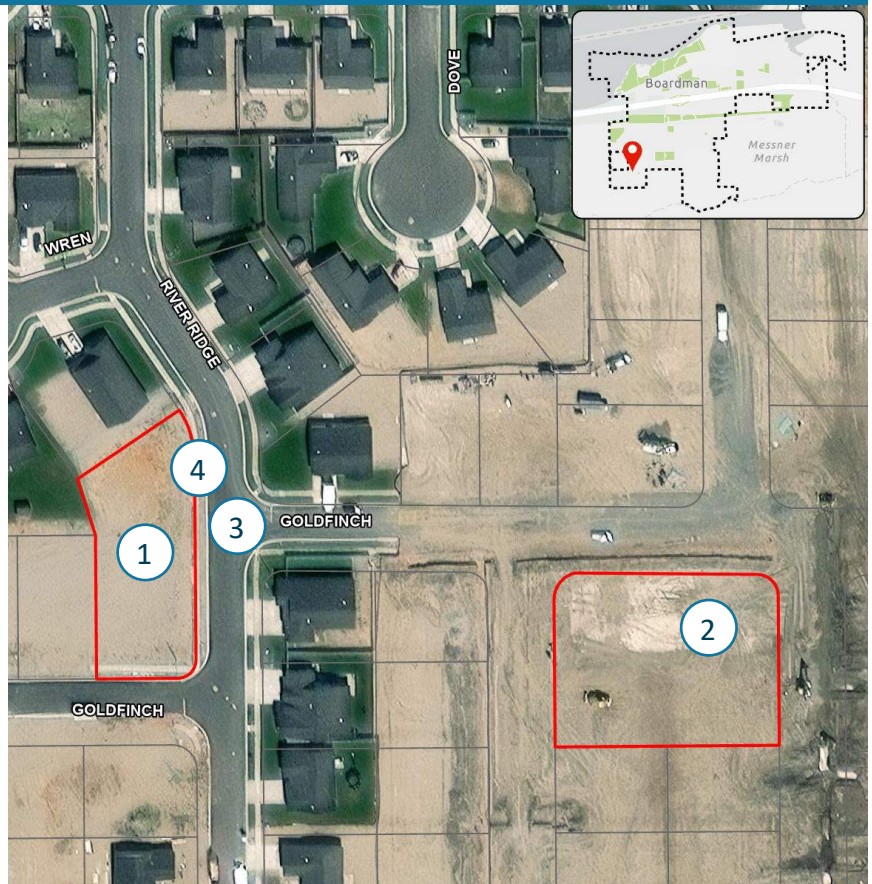
PARQUE LOS NIÑOS, MEADOWLARK PARK, & PÁJARO AZUL PARK

KEY

1. Parque Los Niños (.46 Acres)
2. Meadowlark Park (.72 Acres)
3. Crosswalk
4. Safety Fencing @ River Ridge Dr.

PRIORITIZATION / COMMENTS

- Need essential park amenities
- Sites are flat with perimeter sidewalks and safe neighborhood access
- Opportunity to distribute amenities between parks (including future park addition(s) to provide variety
- Getting ready to begin phase 6; City engaging developer about future (2) parks - opportunity to combine into one larger park.
- Pájaro Azul Park (future) to be located about a block off of Kunze at south side of development;
- Prioritization will be dictated by development.
- Surrounding neighborhood include many young families
- Much of both sites occupied by stormwater facility which may result in development restrictions; given Boardman's low annual rainfall, ponding water is not a concern.
- A planned extension of River Ridge Drive is expected to increase traffic along the park's frontage, which may influence future design or buffering needs.



PROJECTS (S) SYSTEM IMPROVEMENT | (P) PARK IMPROVEMENT | (D) PARK DEVELOPMENT | (A) PARK ACQUISITION

ID	Project	Description	High	Medium	Low
D2.1	Parque Los Niños Development	Add toddler play structure, kid play structure, poured-in-Place rubber surfacing (at play), covered picnic table, pet waste station, trash receptacle, drinking fountain (with dog bowl), shade trees, shade structure and basketball court, meandering walkway through park, fencing along River Ridge;	\$382,950		
D2.2	Pedestrian Crosswalk*	Install crosswalks to improve pedestrian safety and connectivity between park sites.	PW Project*		
D2.3	Meadowlark Park - Initial Improvements*	Enhance and manage the site with initial improvements as budget allows. Initial elements may include shade trees, benches, covered picnic table(s), and access walkways.	In Current Budget		
D2.4	Meadowlark Park - Expanded Development	Add features including pet waste station, trash receptacle, drinking fountain (with dog bowl), shade trees, shade structure, while maintaining open greenspace as a defining feature of the park.		\$225,975	
A1	Pájaro Azul Park (Acquisition & Development)	<p>Option A – Two Neighborhood Parks: Develop two small neighborhood parks (each under 1 acre) on subdivision-dedicated sites. Each park to include limited amenities: open greenspace, shade trees, walkways, picnic tables, benches, trash receptacles, and a pet waste station.</p> <p>Option B – Consolidated Community Park: Design and develop one larger community park (assume ~2 acres if consolidated). Improvements to include passive-use features such as a water feature, nature play area, shaded gathering spaces, restroom, organically designed pathways, and supporting site furnishings.</p>		\$1,355,850	
PARK PROJECT COST TOTALS			\$382,950	\$1,581,825	\$0

* Note: Work budgeted or part of a City Public Works or other development project.

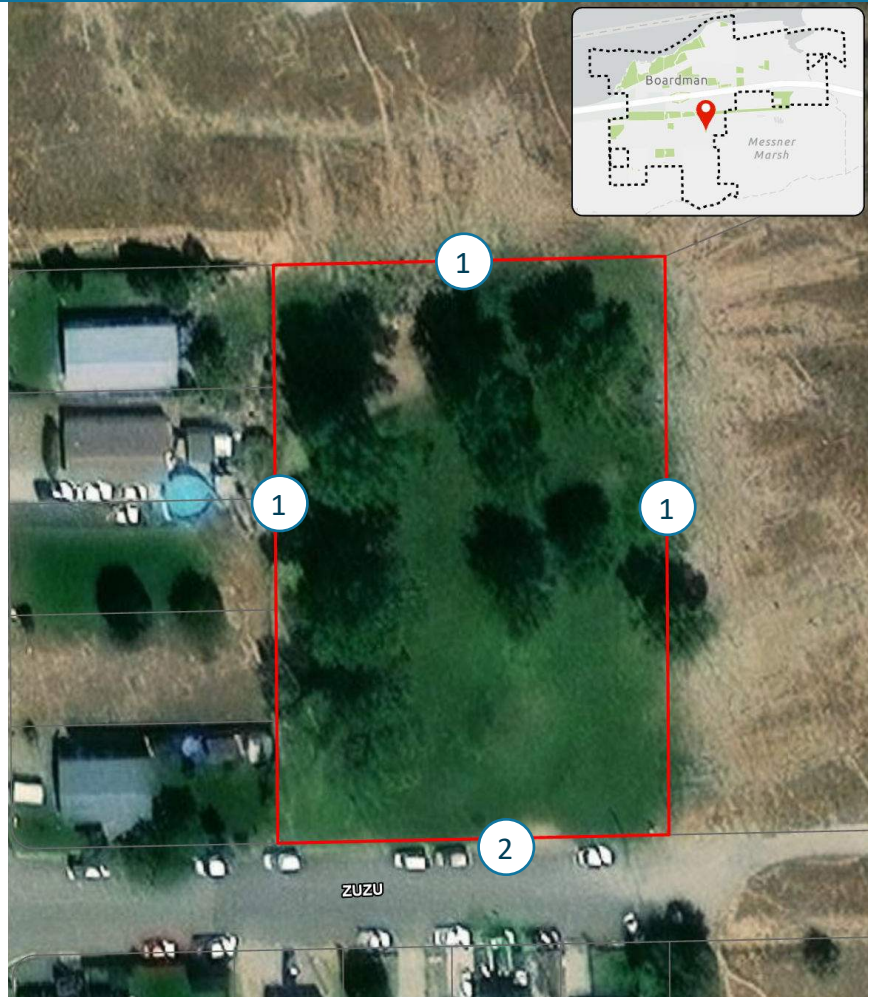
ZUZU PARK

KEY

1. Add Fence @ West Property Line (North & East tentative depending on development)
2. Parking improvements

Prioritization / Comments

- The original neighborhood, Sunridge Terrace, primarily consists of mobile homes (135 Homes).
- Bailey Park, a new residential development to the north, includes a mix of manufactured and stick-built homes. Phase 1 of Bailey Park is nearly complete, and Phase 2 will begin soon and will increase housing density.
- The neighborhood connects to the BPA easement via Anderson Road and Art Kegler Boulevard (future). However, sidewalk and street improvements are needed on Anderson, including sidewalk improvements that could be addressed through City Public Works or future private development. There are several infrastructure gaps (No sidewalks on Zuzu or Anderson until reaching newer development; undeveloped gaps and missing infill sidewalks, especially at the southern end; ADA curb ramps and painted crosswalks needed).
- Opportunity to expand the park depending on what developed; expansion to the north is constrained by transportation access (new road); Expansion to the east is more feasible and could increase the park size by up to 50%.
- Future expansion and amenity development will occur alongside residential growth; currently serving a small neighborhood.



PROJECTS (S) SYSTEM IMPROVEMENT | (P) PARK IMPROVEMENT | (D) PARK DEVELOPMENT | (A) PARK ACQUISITION

ID	Project	Description	High	Medium	Low
D3.1	Small Public Works Projects*	Add a fence along the west property line. Improve parking by creating a turnaround and small head-in angled parking along the road. Install site lighting and provide basic site amenities including shaded seating (no cover), picnic tables, benches, and a dog waste station.	PW Project*		
D3.2	Park Master Plan	Prepare a park master plan to explore expanding park with new development and requested park features by the community.		In current budget	
D3.3	Expansion and Development	Install fencing along the north and east edges to define park boundaries (dependent on adjacent development). Add expanded site amenities including a play area (nature play), volleyball court, drinking fountains, misters, and a baseball field.		\$1,694,813	
ZUZU PARK PROJECT COST TOTALS			\$0	\$1,694,813	\$0

* Note: Work budgeted or part of a City Public Works or other development project.

PARQUE CULTURAL - POWER TRAIL PARK

PARQUE CULTURAL (WEST OF MAIN STREET)

KEY

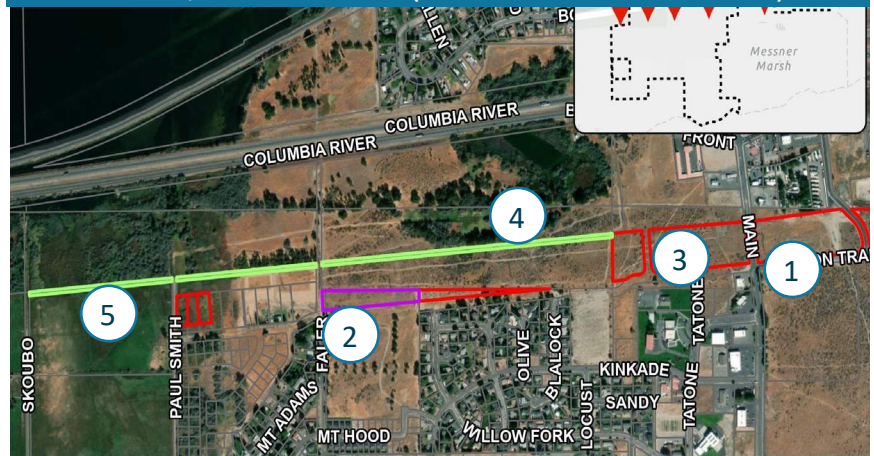
1. Dog Park w/ Public Restroom & Parking
2. Oregon Trail Road extension (East & West)
3. Prag Street Extension
4. Pond Area Connection (requested)
5. Minimum 30' easement for trail corridor

OTHER REQUESTED IMPROVEMENTS

- Add Pump Track and Bike Skills Park (Both ends)
- Story walk
- Wayfinding Signage
- Lighting
- Garden/Gardening (Demonstration Garden, community garden, pollinator garden)
- Misting Stations (limited under power lines)

PRIORITIZATION / COMMENTS

- Development Restriction: more restrictive on South side (higher voltage line); structures that conduct or attract electricity are prohibited. All improvements require BPA review and approval.
- Look for land adjacent to BPA easements to support park development not permitted within the restricted zone.
- Create connectivity to other sites such as Senior Citizen Center, Zuzu Park, Tatone Park and other recreational opportunities
- Heritage Trail routing West of Main St.
- Continuous public open space between Skoubo Lane and Laurel Lane within the BPA corridor.



POWER TRAIL PARK (EAST OF MAIN STREET)



PROJECTS (S) SYSTEM IMPROVEMENT | (P) PARK IMPROVEMENT | (D) PARK DEVELOPMENT | (A) PARK ACQUISITION

ID	Project	Description	High	Medium	Low
A2.1	Land Acquisition - Chaparral and Bailey Park Developments*	Secure dedication of approximately 9 acres of land under the BPA corridor including the Chaparral and Bailey Park Developments (Tax lot 100 of 4N25E17A / Lot 66 of proposed subdivision)	Dedication in Process		
A2.2	Land Acquisition - Corridor Completion*	Acquire additional land and easements under the BPA Power line to complete trail corridor from Laurel Lane to Skoubo Lane. Minimum 30-foot width required; acquire adjacent parcels where feasible to allow development of park features restricted under power lines.	Appraised value at time of acquisition		
D4.1	Dog Park Development*	Construct a new dog park on 7.41 acres parcel using relocated features from the Front Street dog park. Improvements include .17 mile trail segment, fencing, signage with rules, relocated restrooms (from splash pad), striping of existing parking and supporting amenities such as shade structure (outside easement area, possibly in parking area), seating, and a drinking fountain. The site is piped and plumbed for a restroom.	In current budget		
D4.2	Trail Development	Construct a hard surface trail from Skoubo (west) to Laurel Lane (East) (~2 miles). Incorporate soft surface trail offshoots. Include rest areas with benches, signage (Trail markers, interpretation, wayfinding); 10' drivable walking path. Remove all sagebrush within 10 feet of path (both sides); maintain as mowed safety zone.	\$2,872,125		

Appendix I: Capital Improvement Plan (CIP)

PROJECTS (S) SYSTEM IMPROVEMENT (P) PARK IMPROVEMENT (D) PARK DEVELOPMENT (A) PARK ACQUISITION					
ID	Project	Description	High	Medium	Low
D4.3	Vegetation Management	Implement vegetation management to reduce wildfire risk and improve corridor safety. Manage sagebrush, grass and brush to reduce fuel loads, following the Marine Drive Disc Golf Course thinning project as a precedent.	\$298,701		
D4.4	Street Extensions*	Support planning and coordination for street extensions surrounding the Parque Cultural - Power Trail Park corridor. Includes: - Oregon Trail Boulevard Extension (Main Street to Bailey Park; Planning comment: plans are to extend from Laurel Lane to at least Faler and possibly to Paul Smith Road. Expansion east to Miller Road appears feasible with planned development, then work with land owner (Allen) to get from Miller to Laurel. - Prag Street Extension just north side of BPA power lines and south of Car Wash (Main west); - Pond Area connection planned/desired across		PW Project*	
D4.5	Bike Skills Park	Possible location to develop a natural-surface bike skills area throughout the Parque Cultural - Power Trail Park corridor. See Project S5.1.		See System Projects	
D4.6	Pump Track	Possible location to construct a pump tract. See Project S5.2		See System Projects	
PARQUE CULTURAL - POWER TRAIL PARK PROJECT COST TOTALS			\$3,170,826	\$0	\$0

* Note: Work budgeted or part of a City Public Works or other development project.

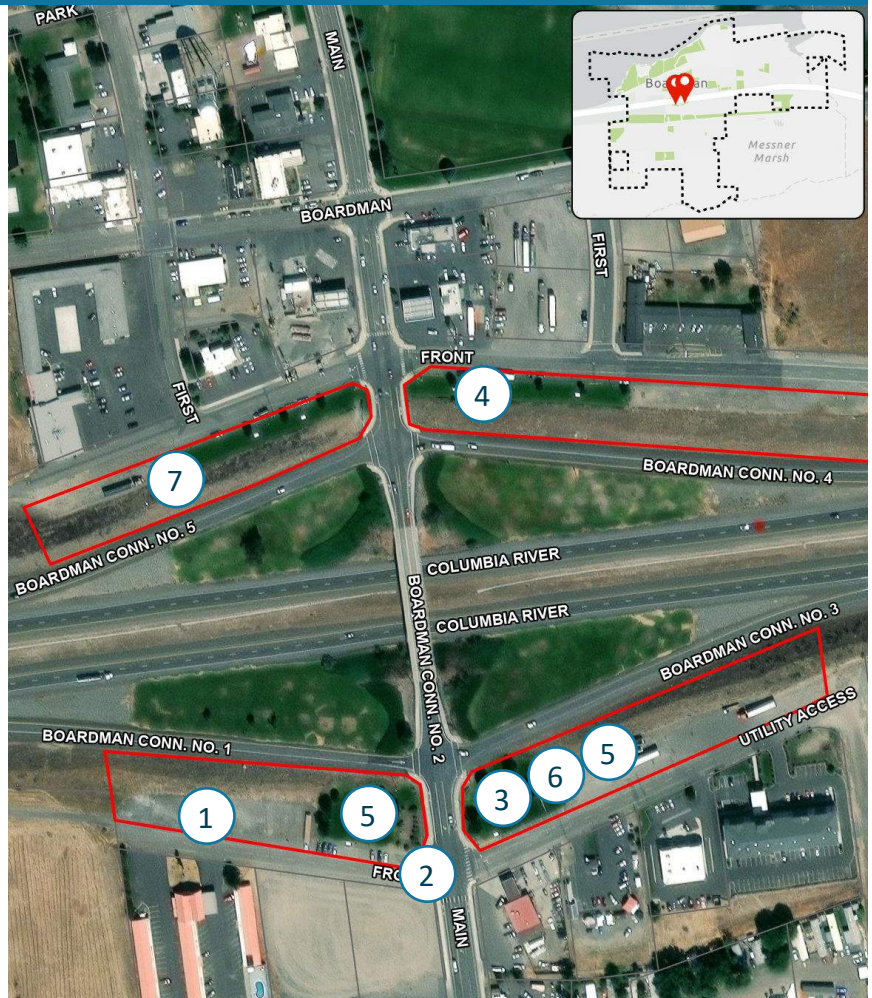
WAYSIDE PARKS

KEY

1. Parking improvements (limited truck parking)
2. New Transit Stops to be incorporated in vicinity as development dictates
3. Repair The Wayside Gazebo
4. NE Front Street Improvements
5. New covered picnic table(s)
6. Wayfinding Signage
7. Parking & sidewalk improvements with upgraded amenities; no truck parking

Prioritization / Comments

- Tourist and traveling hub with easy access to highway, lodging and food.
- Opportunity to direct people to other parts of Boardman
- Road Project (City Planned): Rebuild Front Street and 1st and Oregon Trail back to Main; South Main Street being rebuilt back to Wilson
- Careful coordination needed to manage truck traffic and circulation.



PROJECTS (S) SYSTEM IMPROVEMENT | (P) PARK IMPROVEMENT | (D) PARK DEVELOPMENT | (A) PARK ACQUISITION

ID	Project	Description	High	Medium	Low
	Wayside Park (Eastbound - SW Quadrant)*	Construct parking and sidewalk improvements (planned for 2025), add a transit stop at Main & Front Street, thin trees and install landscaping, and add site amenities including a covered picnic table (relocated from splash pad or skate park), covered seating areas, and an informational kiosk.	PW Project*		
	Wayside Park (Westbound - NE Quadrant)*	Construct parking and sidewalk improvements with NE Front Street upgrades planned for 2026. Add site amenities including a covered picnic table, trash receptacle, dog waste station. Restrict truck parking.	PW Project*		
	Wayside Park (Eastbound - SE Quadrant)	Add trees and landscaping, install a covered picnic table (relocated from splash pad or skate park), install an Information kiosk and repair historic gazebo	\$26,998		
	Wayside Park (Westbound - NW Quadrant)*	Construct parking and sidewalk improvements and add site amenities including a covered picnic table, trash receptacle and dog waste station. Restrict truck parking.		PW Project*	
WAYSIDE PARKS PROJECT COST TOTALS			\$26,998	\$0	\$0

* Note: Work budgeted or part of a City Public Works or other development project.

NE BOARDMAN PARK

PRIORITIZATION / COMMENTS

- Figure illustrates a recently acquired City-owned property in northeast Boardman. This site will support multiple future uses; only a portion of this site may ultimately be dedicated for neighborhood park development.
- Dedicate a minimum 1-acre for permanent park use.
- Provide community gathering areas and multi-age play opportunities.
- Establish safe pedestrian and trail connections to surrounding neighborhoods and development.
- City Recently purchased land for development
- Additional Community-scale park still needed in NE Boardman



PROJECTS (S) SYSTEM IMPROVEMENT | (P) PARK IMPROVEMENT | (D) PARK DEVELOPMENT | (A) PARK ACQUISITION

ID	Project	Description	High	Medium	Low
D5.1	NE Boardman Park	Develop park (amenities similar to Zuzu Park Phase 2 assumption)	\$1,436,063		
NE BOARDMAN PARK PROJECT COST TOTALS			\$1,436,063	\$0	\$0

* Note: Work budgeted or part of a City Public Works or other development project.



J.1

APPENDIX J: FUNDING STRATEGIES

The Boardman Park and Recreation District (District) and the City of Boardman (City) can pursue a variety of funding sources to support the development, enhancement, and maintenance of parks, trails, and recreational facilities. These funding opportunities include state and federal grants, private foundations, corporate funding, transient lodging tax (TLT) revenues, and local fundraising strategies. By leveraging multiple funding sources, the District and City can maximize investment in recreational infrastructure and programming.

STATE AND FEDERAL GRANT PROGRAMS

State and federal grant programs provide significant funding opportunities for park acquisition, trail development, recreational facility construction, and environmental preservation. These grants are often competitive and require matching funds, making it important to strategically align local funding with available grant programs.

Eastern Oregon Visitors Association (EOVA) – Regional Tourism Grants

The Eastern Oregon Visitors Association (EOVA) administers regional tourism grants that support projects aligned with Eastern Oregon’s strategic tourism priorities. Eligible projects include outdoor recreation infrastructure, interpretive or wayfinding signage, cultural or heritage features, and amenities that enhance the visitor experience.

- **Funding Limits:** Varies by project and annual allocation
- **Match Requirement:** Typically 10 percent
- **Website:** <https://eova.com/grant-program>

OPRD County Opportunity Grant

Available for Oregon counties with populations under 30,000, this grant supports improvements to overnight camping facilities, including campground expansion, restrooms, parking lots, landscaping, and feasibility studies for future camping sites.

- **Match Requirement:** 25 percent required, which may include local budget funds, agency labor, equipment, donations, and grants.
- **Website:** www.oregon.gov/oprd/grants/county

Oregon Heritage Commission Grant

Administered by Oregon Parks and Recreation Department, Oregon Heritage offers a **variety of grant programs** for heritage-related projects, including historic building preservation, collections care, oral histories, signage, and interpretive planning. These grants support efforts to preserve, interpret, and share Oregon’s diverse cultural heritage. Municipalities, nonprofits, and tribal entities are typically eligible to apply.

- **Funding Limits:** most grants range from \$3,000 to \$20,000
- **Match Requirement:** 1:1 match (cash or in-kind), depending on the program
- **Website:** www.oregon.gov/oprd/OH/pages/grants.aspx

Oregon Parks and Recreation Department (OPRD) Grants

OPRD administers several grant programs that support park planning, land acquisition, development, rehabilitation, and trail expansion for cities, counties, park districts, and tribal governments across Oregon.

Local Government Grant Program (LGGP)

Funded by the Oregon Lottery, LGGP supports land acquisition, new park development, facility rehabilitation, and park planning. Eligible projects include restrooms, shelters, sports fields, trails, splash pads, and planning studies.

- **Funding Limits:** Small Grants up to \$100,000; Large Grants up to \$1,000,000; Planning Grants up to \$50,000.
- **Match Requirement:** 40 percent for communities between 5,000 and 25,000 residents; match may include local funds, agency labor/equipment, grants, donated funds/materials, or land acquired within the past six years. Pre-development costs (up to 15 percent of total costs) may also count toward the match.
- **Website:** www.oregon.gov/oprd/gra/pages/gra-lggp.aspx

Land and Water Conservation Fund (LWCF) Grant –

Federally funded by the National Park Service (NPS), LWCF provide matching grants for outdoor recreation projects including land acquisition, park facility development, and environmental restoration. Eligible projects include land purchases for parks, development of trails, boat ramps, nature preserves, and rehabilitation of recreation spaces.

- **Funding Limits:** Covers up to 50 percent of total project costs;
- **Match Requirement:** 1:1 match (50 percent) required through local funds, grants, or in-kind sources.
- **Website:** www.oregon.gov/oprd/gra/pages/gra-lwcf.aspx

Oregon State Marine Board (OSMB) Grants

The Oregon State Marine Board offers a suite of grant programs to enhance public recreational boating access and infrastructure across Oregon. Funding supports both motorized and non-motorized boating facilities, including planning, construction, upgrades, and routine maintenance. OSMB operates on a biennial grant cycle, with a primary application period typically opening in early spring.

- **Funding Limits:** Varies by program; up to \$300,000+ for competitive federal grants
- **Match Requirement:** Typically 25 percent; varies by program (some non-motorized grants have no match)
- **Website:** <https://www.oregon.gov/osmb/boating-facilities>

Recreational Trails Program (RTP)

Federally funded by the Federal Highway Administration (FHWA) and administered by OPRD, RTP grants support motorized and non-motorized trail development, maintenance, and rehabilitation. Eligible projects include trail construction, rehabilitation, signage, land acquisition, and trail education.

- **Funding Limits:** \$10,000 minimum; recommended \$150,000 max for non-motorized projects; no max for motorized projects.
- **Match Requirement:** 20 percent required (may include volunteer labor, donated materials, or other funding sources)
- **Application Deadline:** January annually.
- **Website:** www.oregon.gov/oprd/gra/pages/gra-rtp.aspx

Travel Oregon – Competitive Grants Program

Administered by the Oregon Tourism Commission, this program funds projects that enhance the visitor experience and support tourism in Oregon. Funded projects must demonstrate how they **enhance, expand, or promote the visitor experience**. Eligible proposals may include tourism-related infrastructure, planning, or marketing efforts.

- **Funding Limits:** \$20,000–\$150,000;
- **Match Requirement:** not required, but encouraged
- **Website:** <https://industry.traveloregon.com/grants/competitive-grants-program>

USDA Rural Development – Recreation Economy for Rural Communities (RERC) and Related Grants

USDA Rural Development offers grants, loans, and planning assistance that can support parks, trails, and recreation facilities in rural communities. The Recreation Economy for Rural Communities (RERC) program, delivered in partnership with the U.S. Environmental Protection Agency and USDA Forest Service, provides no cost planning support to help towns grow their outdoor recreation economy. While RERC does not fund construction, it offers facilitated workshops, technical expertise, and an action plan that can strengthen future grant applications. Additional USDA programs include the Community Facilities Program (construction or improvement of community parks, trails, and recreation centers), Rural Economic Development Loan and Grant Program (REDLG) (zero interest loans and small grants for job creating projects), and the Rural Community Development Initiative (capacity building and facility improvements in low income rural areas).

- **Funding Limits:** Varies by program; Community Facilities Program grants up to \$50,000 with larger loan options available
- **Match Requirement:** Varies by program
- **Website:** <https://www.rd.usda.gov>

REGIONAL & LOCAL PUBLIC FUNDING

Local and county-level funding mechanisms, such as transient lodging tax revenues and discretionary budgeting, can support tourism-related park improvements and infrastructure enhancements.

City of Boardman Transient Room Tax (TRT) Funds

The City of Boardman collects a 5 percent transient room tax (TRT). Under Oregon law, a portion of these funds must support tourism promotion and visitor-related amenities. Certain projects, such as trails, park event spaces, and tourism-focused recreational facilities, may be eligible.

Morrow County Transient Lodging Tax (TLT) Funds

Morrow County collects TLT revenue, which must be used for tourism-related purposes under Oregon law. While no formal grant program currently exists, projects that enhance visitor experiences—such as trails, wayfinding signage, and event infrastructure—may be eligible for funding through the County’s discretionary budget process. Interested applicants should confirm with Morrow County whether TLT funds can be allocated to a proposed project and coordinate timing with the County’s annual budgeting cycle.

Columbia River Enterprise Zone III (CREZ III)

CREZ III is a state-authorized tax incentive program administered jointly by Morrow County and the Port of Morrow. It allows qualifying businesses that invest within the designated zone to receive property tax exemptions in exchange for annual Community Service Fees (CSFs)—payments made in lieu of taxes.

These CSFs are negotiated as part of the enterprise zone agreements and are used to fund public-benefit projects across the region. While CREZ III is not a grant program with an open application process, local governments and community partners may collaborate with the Port or County to request funding for eligible projects. Investments have supported major community assets such as the Boardman Pool and Recreation Center, the SAGE Center, and public parks and trails. Parks and recreation projects that benefit workforce families, support tourism, or provide shared community infrastructure may be good candidates for CREZ III investment when coordinated through inter-agency partnerships.

Port of Morrow: Strategic Infrastructure and Community Partnerships

The Port of Morrow regularly collaborates with the City of Boardman, Morrow County, and the Boardman Park & Recreation District to enhance parks, trails, and public spaces. In many cases, the Port contributes land access, site development, or in-kind maintenance for recreational amenities located on its property. Public sites such as Marker 40 Park, Veterans Park, and portions of the Columbia River Heritage Trail have been developed and maintained through these partnerships. The Marker 40 Golf Course, acquired by the Port in 2020, continues to offer low-cost public recreation and scenic river views.

Although Port funding is discretionary and project-specific, local agencies are encouraged to coordinate with Port leadership when pursuing recreation or infrastructure initiatives that:

- Serve the local workforce and their families
- Support tourism or economic diversification
- Enhance riverfront access or trail connectivity
- Align with broader regional development goals

The Port also jointly administers the Columbia River Enterprise Zone III (CREZ III) with Morrow County, a state-authorized tax abatement program that has supported numerous public-benefit projects through Community Service Fees. For more information, see the CREZ III section of this Appendix.

In this capacity, the Port of Morrow functions not only as an industrial authority, but also as a long-term civic partner—playing a unique role in shaping the built environment and supporting quality of life in the greater Boardman area.

CORPORATE AND INSTITUTIONAL PARTNERS

Several corporate and institutional partners operating in and around Boardman offer funding or partnership opportunities that may align with park and recreation goals. While direct funding for park infrastructure is not always guaranteed, projects that align with corporate social responsibility priorities, such as sustainability, community development, and public recreation, may qualify for support.

Amazon Eastern Oregon Community Fund

Amazon offers funding for community-led initiatives through the Amazon Eastern Oregon Community Fund. Grants support a wide range of focus areas including sustainability, environment, health, STEM education, and equity. While

park-related projects are not explicitly listed, those that improve community well-being or environmental quality may be eligible. The application process is managed by the non-profit organization ChangeX. More information is available at: <https://www.changex.org/us/funds/amazon-oregon>.

Bonneville Power Administration (BPA)

BPA supports energy efficiency, conservation, and educational initiatives. While BPA does not offer direct grants for park infrastructure, partnerships that incorporate sustainability or conservation strategies may be eligible for support. For detailed information, reaching out to BPA or visiting their official website is recommended.

Portland General Electric (PGE)

PGE offers various community support programs, including grants and sponsorships focused on education, environmental stewardship, and community vitality. While specific programs targeting park development aren't detailed, projects that enhance environmental sustainability or community engagement may be eligible for support. It's advisable to contact PGE directly or visit their official website to inquire about current funding opportunities relevant to park-related projects. More information is available at: <https://portlandgeneral.com/about/who-we-are/community/grants-sponsorships>.

Port of Morrow

The Port of Morrow plays a key role in regional economic development. While it does not offer a formal grant program, it may support community infrastructure projects—particularly those that enhance livability and promote growth. Coordination with Port leadership is recommended to explore partnership opportunities.

PRIVATE FOUNDATION GRANTS AND CHARITABLE FUNDS

Private foundations play a vital role in supporting parks, recreation, and community development across Oregon. Many foundations operating in or near the Boardman region offer funding for capital improvements, environmental restoration, outdoor recreation, and health and wellness initiatives. These grant programs often complement public funding sources and can be especially effective in supporting local priorities through community partnerships. The following foundations offer relevant grant opportunities that may be applicable to park and recreation projects in Boardman.

Collins Foundation

A large private foundation based in Oregon that offers responsive grants through its GO Grants program (formerly "Responsive Grantmaking"). Grants support a variety of sectors, including arts & culture, community welfare, environmental stewardship, and health equity. The foundation emphasizes diversity, equity, inclusion, and community well-being, and while capital funding is not excluded, proposals must align closely with its focus on equitable community outcomes. More information is available at: <https://www.collinsfoundation.org/grants>.

Ford Foundation

Based in Roseburg, Oregon, the Ford Family Foundation supports rural communities (populations under 35,000) in Oregon and Siskiyou County, California. The foundation offers Good Neighbor Grants for capital and programmatic needs, Technical Assistance Grants for capacity-building efforts, and Strategic Funding Initiatives that align with the Foundation's focus areas: Family, Education, and Community impact by invitation only.

- Good Neighbor Grants: Up to \$25,000 (Small); Over \$25,000 (Large)
- Technical Assistance Grants: Up to \$5,000
- **Match Requirement:** 10 percent cash match for Technical Assistance Grants
- **Website:** <https://www.tfff.org/grants/>

Good Shepherd Foundation

Located in Hermiston, Oregon, the Good Shepherd Foundation awards grants twice a year to nonprofits supporting the health and wellness of northeast Oregon communities. In 2024, grants funded approximately 30 local projects focused on physical and mental health services, care access, and overall community wellness.

- **Funding Limits:** \$500 to \$27,500 (2024 cycle)
- **Website:** <https://www.gshealth.org/foundation/awards>

Meyer Memorial Trust

Provides grant funding for capital improvement projects related to parks and recreation, focusing on equity, accessibility, and environmental sustainability. Grant types include Project Support Grants for specific, high-priority initiatives and Operating Support Grants for organizations closely aligned with Meyer’s mission and goals. More information is available at: www.mmt.org.

M. J. Murdock Charitable Trust

Provides funding for park development, outdoor recreation, and environmental conservation, prioritizing projects that enhance access to nature and support active lifestyles. The Trust supports infrastructure projects, capacity-building, and major renovations. More information is available at: www.murdocktrust.org.

Oregon Community Foundation (OCF) – Oregon Parks Foundation Fund

The Oregon Parks Foundation Fund was established in 1975 and now operates as a community-advised fund of the Oregon Community Foundation (OCF). OPFF supports projects that acquire, restore, and enhance Oregon’s parks, with priority given to improving public access, educational programming, and the natural environment. Eligible initiatives include land acquisition, native habitat restoration, trail construction, interpretive signage, and ecological education—particularly those that demonstrate strong community support, foster partnerships, benefit underserved populations, and offer measurable public impact.

- **Funding Limits:** \$1,000–\$5,000, with larger grants possible for unique, high-impact proposals
- **Website:** <https://oregoncf.org/grants-and-scholarships/grants/oregon-parks-foundation-fund>

Wildhorse Foundation Grant

The Wildhorse Foundation, managed by the Confederated Tribes of the Umatilla Indian Reservation, distributes over \$1 million annually through a quarterly competitive grant program. It supports nonprofit organizations—especially those serving the Cayuse, Umatilla, and Walla Walla tribal areas—across ten key focus areas: arts, culture, education, public health, public safety, historic preservation, environmental initiatives, youth programs, community infrastructure, and cultural events. For more information, visit: <https://www.thewildhorsefoundation.com/grants>.

LOCAL FUNDRAISING AND REVENUE STRATEGIES

Local fundraising and revenue strategies can provide sustainable, community-driven support for parks, trails, and recreation programs. These approaches foster local pride, build stewardship, and create long-term investment in recreational spaces.

Community Donations and Sponsorships

Community donations and sponsorships provide accessible, meaningful ways for individuals and businesses to support local parks, trails, and recreation programs. Naming opportunities for benches, trails, play features, and other amenities allow donors to contribute funding in exchange for visible recognition. Boardman is home to a wide range of corporate, industrial, and agricultural employers—many of whom may be interested in sponsorships or philanthropic partnerships that enhance livability and promote employee well-being.

The City and District may also consider offering a **“triple-impact donation”** option, modeled after endowment-style giving. In this approach, donors contribute three times the cost of a selected improvement. One-third supports the immediate feature (e.g., a bench, trail segment, or play element), one-third is set aside for long-term maintenance, and one-third is directed to an equity-focused or lower-profile need elsewhere in the system. This model encourages sustainable investment, reinforces stewardship, and helps elevate underfunded priorities.

To deepen donor engagement and expand access, the City and District could also implement targeted and recurring giving initiatives, such as:

- **Mini-campaigns** like “Buy-a-Brick,” “Light the Trail,” or “Build-a-Bench,” which allow donors to fund specific elements at various giving levels.
- **Monthly donor programs**, enabling community members to make consistent, budget-friendly contributions over time.
- **“Round-up at checkout”** partnerships with local retailers, offering residents a way to donate small change toward community parks.

These flexible giving options allow people of all income levels to contribute, foster a sense of ownership, and strengthen long-term community support for the park system.

Community Partnerships, Volunteerism and In-Kind Contributions

Local businesses, civic organizations, and volunteers play a vital role in improving and maintaining parks. These partnerships can take the form of in-kind contributions (such as donated labor, materials, or services), financial support, or ongoing programming collaborations.

- **Potential partners** include the Boardman Chamber of Commerce and BCDA, which may support signage and amenity standards, and the Boardman Library, which is interested in a Story Walk initiative.
- **Volunteer-led initiatives** such as coordinated cleanup days, tree planting, and trail work, can serve as match for grants. In the 2024 survey, **83 percent of participants said they would support City cleanup days to improve park appearance**, suggesting strong community interest.

Business and Youth-Led Initiatives

Local businesses and youth organizations can provide meaningful support through financial, promotional, and service-oriented efforts:

- **Adopt-a-Park or Adopt-a-Trail** programs allow businesses, civic groups, or families to sponsor ongoing improvements or maintenance of defined areas, with recognition signage to encourage visibility and community pride.

- **Businesses can participate in structured, ongoing giving programs with defined contribution levels** (e.g., Bronze, Silver, Gold). In return, sponsors receive recurring visibility—such as co-branding at annual events, recognition on the City/District’s website or signage, or acknowledgment in seasonal program guides. Unlike one-time naming donations, this model encourages sustained support and strengthens long-term partnerships between local businesses and the park system. Examples of sponsor visibility may include branded signage on outfield fencing at ball fields or other high-traffic areas—offering businesses a meaningful way to demonstrate community investment while enhancing the identity of public spaces.
- **Youth-led fundraisers and service projects**—such as cleanup days, mural installations, or event support—build leadership skills while fostering a culture of stewardship and ownership among local youth.

Property Tax Levy

A voter-approved tax levy increase could provide additional funding for park and recreation infrastructure and maintenance. In the 2024 community survey, **59% of respondents said they would support a small increase in the District’s tax base to help fund desired improvements**—demonstrating public openness to a potential levy.

Fundraising Events and Campaigns

Special events such as 5K races, festivals, and benefit concerts can generate revenue while engaging the community. Crowdfunding platforms also provide direct community support.

By leveraging a diverse mix of grants, private donations, corporate sponsorships, and community-driven fundraising strategies, the Boardman Park and Recreation District and the City of Boardman can build a sustainable foundation for enhancing parks, trails, and recreational programs—now and for future generations.