



PARK MASTER PLAN

CITY OF BOARDMAN

Boardman Park & Recreation District ← added per George



January 2026

ACKNOWLEDGMENTS

Thank you to the residents of Boardman whose ideas, feedback, and participation shaped this Parks and Recreation Master Plan. Your involvement ensured the plan reflects community values and local priorities. Additional thanks go to the advisory committee members, elected and appointed officials, staff, and project partners listed below, whose leadership and collaboration helped bring this plan to life.

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Special thanks to the City and District staff who provided coordination, insight, and logistical support throughout the planning process, including those who served on the Public Advisory Committee.

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Table ES-2: District Recreational Assets

Park Name	Status	Size (Acres) / Length (Miles)
Community Parks		
Day Use Park	Developed	25.11
	Undeveloped	8.04
Marina Park	Developed	26.21
Sailboard Beach	Developed	4.02
Special Use		
Sailboard Beach Disc	Developed	32.99
Golf Course	Undeveloped	1.60
RV Park & Campground	Developed	28.21
Boardman Pool & Recreation Center	Developed	6.27
Trails		
Off-street Trails	Developed	2.19 Miles
Summary		
Developed		88.33 acres
Undeveloped		9.65 acres
Special Use		34.48 acres
Total Acreage (all assets)		132.46 acres

Planning Targets for Park System

This Master Plan establishes the following targets to guide parkland acquisition, development, and investment through 2035, addressing identified system gaps and aligning with national, state, and peer benchmarks.

- **Parkland LOS:** Maintain at least 15 acres of developed parkland per 1,000 weighted service population (~18 acres per 1,000 residents under current conditions).
- **Access:** Strive that all residents live within a 10-minute walk of a developed park. Close gaps in northeast and south Boardman. Improve crossings of I-84, the railroad, and truck corridors.
- **Trail Expansion:** Expand trail network to 4–10 miles, creating looped connections between neighborhoods, schools, civic spaces, and river.
- **Quality & Maintenance:** Meet baseline safety, ADA, and design standards by 2035. Establish consistent maintenance practices.
- **Amenity Diversity:** Add soccer and diamond fields, a skatepark, toddler and inclusive play areas, shade, restrooms, and other comfort amenities to provide a balanced mix for all ages.
- **Indoor Facilities & Shared Use:** Expand the Recreation Center and strengthen shared use agreements with the Field House and schools to broaden community access.
- **Inclusive Design:** Ensure parks are welcoming and accessible across languages, cultures, abilities, ages, and income levels.
- **Camping & Workforce Housing:** Expand camping

COMMUNITY NEEDS, RECREATION TRENDS, & SYSTEM PERFORMANCE

Community-Identified Needs

Community input, trends analysis, and system conditions together revealed the following systemwide needs.

Park Maintenance & Safety

Residents want cleaner, safer parks with consistent upkeep—priority needs include improved restroom and pavilion cleanliness, geese and pet-waste management, better turf and court maintenance, regular trail repairs, vegetation management for safety and wildfire risk, upgraded amenities, clear rule signage, targeted lighting, and protective fencing near streets and water.

Recreation Participation Trends

Recreation participation patterns across Oregon, both statewide and in Eastern Oregon, closely mirror local preferences in Boardman. **Walking and trail use** remain the most popular activities statewide, reinforcing the need for improved trail mileage, safe crossings, and stronger neighborhood connectivity. **Water-based recreation**—swimming, fishing, boating, and beach use—is also in high demand regionally, placing Boardman’s Columbia River frontage at the center of local and visitor interest. **Camping, shaded day-use areas, and upgraded restrooms** continue to be heavily used across the region, with Boardman’s campground frequently operating at or near capacity.

Growing interest in **cultural festivals, agritourism, birdwatching, and nature-based experiences** aligns well with Boardman’s agricultural heritage and riverfront setting. **New travel patterns**—such as **remote-work stays, combined business-leisure trips, and sports tourism**—also highlight opportunities for flexible event spaces, multipurpose fields, and indoor year-round facilities. At the same time, **Boardman must serve a large weekday service population** of in-commuting and temporary workers, creating evening and after-hours demand for recreation facilities.

Level of Service, Access & Facility Condition

Level of Service (LOS) evaluates how well parks meet community needs based on acreage, facility supply, access, quality, and equity. Because Boardman serves far more than its residential population, LOS is based on a **weighted weekday service population** that includes residents, in-commuting workers, temporary workforce lodging, and hotel/RV guests. This provides a realistic picture of daily demand. **Boardman’s weighted service population is 6,890 in 2024, increasing to 10,450 by 2035. The City’s LOS target is 15 acres per 1,000 weighted population.**

Parkland Supply

Within the UGB, Boardman has **112 acres of developed public parkland, including Port of Morrow-owned recreation sites (9.6 acres), equal to 16.3 acres per 1,000 weighted population (or 19.5 acres per 1,000 residents)**, within the NRPA benchmark range of 12.9–22.0 acres/1,000. When including maintained open greenspace and undeveloped parkland, the broader system totals 158 acres, providing a strong land base for development.

Outdoor Facilities

Benchmarks show key strengths—dog park, splash pad, disc golf, and playground quantity—and clear deficiencies. Boardman lacks soccer fields, tennis/pickleball courts, a skatepark, and trail mileage (2.36 miles) is below peer benchmarks (4-10 miles). Youth serving options and play quality is a need (more inclusive, diverse, toddler-friendly) and camping and systemwide amenities (restrooms, shade, group gathering) remain undersupplied.

Indoor Facilities

The Recreation Center exceeds NRPA benchmarks for aquatics and indoor court space but still experiences scheduling constraints due to shared uses. Other indoor recreation types typical of small cities (e.g., walking tracks, racquet courts) are absent, and school facilities offer limited shared access.

Access & Connectivity

LOS mapping identifies major access gaps in south and northeast Boardman, areas with denser and lower-income neighborhoods. Connectivity is further constrained by I-84, the railroad, truck routes, and sidewalk gaps—factors that limit safe walking and biking to parks.

Quality & Condition

Field observations and community feedback highlight deferred maintenance, aging restrooms and furnishings, limited shade and wind protection, and very limited ADA access. Collectively, these issues reduce overall usability, equity, and comfort even where basic acreage benchmarks are met.

VISION AND GOALS

Vision

Boardman's parks and recreation system will provide vibrant, accessible, and well-maintained spaces that enhance quality of life, foster community connections, and celebrate the city's unique cultural and natural assets. Through thoughtful planning and sustainable investments, our parks will serve as welcoming destinations for recreation, health and economic growth, ensuring that all residents and visitors- regardless of age, ability, or background- have opportunities to explore, plan, and thrive.

Goals & Objectives

The plan establishes clear goals to ensure parks keep pace with growth and community needs. They include:

Goal 1: Create an Inclusive, Accessible & Equitable Park System

Ensure all residents, regardless of age, ability, background or income, have equitable access to safe, well-maintained parks and recreational opportunities.

Goal 2: Enhance Recreation & Active Lifestyles

Expand diverse, year-round recreational opportunities that support physical activity, wellness, and enjoyment for all ages.

Goal 3: Strengthen Community Engagement and Partnerships

Build strong relationships with residents, organizations, and businesses to support parks and recreation.

Goal 4: Support Economic Growth, Tourism & Workforce Development

Leverage parks to strengthen Boardman's economy, attract visitors, and create workforce development opportunities.

Goal 5: Improve Park Infrastructure, Safety and Connectivity

Ensure well-maintained, safe, and connected parks by investing in infrastructure and accessibility improvements.

Goal 6: Ensure Fiscal Responsibility & Long-term Sustainability

Maintain a financially sustainable park system by securing diverse funding sources and prioritizing cost-effective investments.

Goal 7: Preserve Boardman's History, Cultural & Community Identity:

Integrate historical, cultural, and community elements into parks and programming to celebrate Boardman's identity.

SYSTEM-WIDE RECOMMENDATIONS

The Plan includes several systemwide initiatives that establish consistent standards, guide long-term investment, and support coordinated planning between the City and District. Key initiatives include:

- Expanding and connecting the trail network through a **Trail Master Plan**, improving safety, neighborhood access, and waterfront connectivity.
- Integrating public art, cultural interpretation, and storytelling through a **Public Art and Cultural Identity Master Plan** to reflect Boardman's heritage, diversity, and community identity.
- Improving navigation, accessibility, bilingual communication, and park identity with a unified **Wayfinding and Signage System**.
- Creating consistent standards for benches, tables, trash receptacles, shade structures, and other amenities through a **Park Furnishing Standards Study** to improve comfort, durability, and maintenance efficiency.
- Identifying dedicated sites for high-demand recreation amenities through **Future Amenities Requiring Siting**, including a **bike skills park, pump track, skatepark, pickleball courts, and additional soccer and diamond fields**, with siting confirmed through future planning and community input.

Park Planning Checklist

The Park Planning Checklist ensures future park improvements and acquisitions follow shared standards for quality, accessibility, and long-term maintenance. It provides guidance for:

- Play Areas
- Park Furnishings & Site Amenities
- Access & Inclusion
- Infrastructure for Events & Daily Use
- ~~RV Park & Campground~~ **Shade, Cooling & Climate Comfort**
- Sports & Active Recreation
- Safety, Lighting & After-Hours Use
- Indoor Recreation Facility Evaluation
- Parkland Acquisition and Development

These components provide a clear framework to support equitable, resilient, and community-aligned park design moving forward.

SITE SPECIFIC RECOMMENDATIONS

City of Boardman

City park recommendations emphasize expanding neighborhood access, upgrading existing facilities, improving comfort and inclusivity, and preparing newly acquired or undeveloped lands for future use. Key themes include:

- Enhancing **City Park** and **Tatone Park** with upgraded play areas, shade, ADA access, seating, and improved internal circulation. **City Park will also receive a splash pad.**
- Developing **Sunset Park** as a major future community park with multi-sport fields, playgrounds, shaded gathering areas, trails, and a looping paths as funding becomes available.
- Improving **neighborhood-scale parks—including Zuzu Park, Meadowlark Park, and Parque Los Niños**—with safe access, signage, shade, sports courts/fields and age-friendly play features.

Table ES-5: System-Wide Planned Projects and Prioritization Schedule

Project ID	Project Title	Near-Term (FY 2026-2030)	Mid-Term (FY 2031-2035)	Long-Term (FY 2036 +)
S1	Public Art & Cultural Identity Master Plan	\$0	\$0	\$110,250
S2	Trail Master Plan	\$0	\$65,500	\$0
S3	Park Furnishing Standards	\$33,300	\$0	\$0
S4	Wayfinding & Signage System (Planning Only)*	\$133,200	\$0	\$0
S5	Future Amenities Requiring Siting	\$3,063,600	\$5,067,489	\$0
TOTAL		\$3,134,238	\$5,132,989	\$110,250

* 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.

MAINTAINING A RESILIENT PARK SYSTEM

As the City and District prepare for significant system growth through 2035, strengthening operations and maintenance is essential to ensure parks remain clean, safe, and reliable. Today, staffing levels are close to national medians, but projected park and facility expansion will require additional capacity, upgraded equipment, and more consistent systems.

Both agencies have strong foundations—resourceful staffing models, bilingual service delivery, partnerships with schools, community organizations and employers, contracted maintenance support, and growing sustainability practices—but they also face challenges such as reactive maintenance, inconsistent standards, limited cost tracking, and environmental pressures like wind, dust, invasive weeds, and shoreline erosion.

NRPA benchmarks show that Boardman will need more staff and higher per-capita operating investment over the next decade to keep pace with its expanding system. To build long-term resilience, the Plan recommends:

- Implementing proactive maintenance systems (work-order tracking, inspections, Standard Operating Procedures (SOPs).
- Expanding staffing and equipment in line with system growth.
- Improving agreements, risk management, and cost accounting.
- Integrating climate-resilient, low-maintenance design into all new projects.
- Strengthening partnerships and community stewardship to extend capacity.

These steps will help ensure that Boardman’s growing parks and recreation system remains safe, equitable, and well-maintained—and that future investments can be sustained over time.

Staff and Site Visits

The consultant team worked closely with City and District staff to understand operational needs and system-wide challenges. Joint site visits were conducted at most park and recreation facilities to evaluate conditions and gather on-the-ground insight for the needs assessment and recommendations.

RELATIONSHIP TO OTHER PLANS & INTERIM REPORTS

This plan builds on a range of past and ongoing efforts that shape Boardman’s recreational landscape. Local, county, regional, and statewide plans provide policy direction, identify needs, and guide coordinated investment. Some remain current, while others, such as the City’s Comprehensive Plan, are undergoing timely updates that this plan complements. Both adopted and in-progress efforts were reviewed to identify opportunities for alignment. The following plans and studies were considered in preparing this Master Plan. See Appendix B.1 for a discussion of each and how it influences this plan.

City & District Plans & Initiatives

- Boardman Park and Recreation District Master Plan (2012–2022)
- City of Boardman Comprehensive Plan – Goal 8: Recreational Needs (1991; update in progress)
- Boardman Transportation System Plan (update in progress)
- City of Boardman Housing Advisory Committee (in progress)
- Boardman Housing Capacity Analysis (in progress)
- Boardman Economic Opportunities Analysis—Draft Report (July 2025)
- Community & Economic Development Studies
- Boardman Hospitality and Tourism Needs Assessment (2023)
- Boardman Community Development Association Community Surveys (2023–2025)

County & Regional Plans

- Morrow County Parks Master Plan (2018–2038)
- Morrow County Comprehensive Plan – Goal 8 Recreational Element (2011)
- Morrow County Housing Strategies Summary (2019)
- Columbia River Heritage Trail Concept Plan (2000, update ongoing)
- Statewide Frameworks
- Oregon Statewide Comprehensive Outdoor Recreation Plan (2024–2029)

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Interim Reports

In addition to these existing policy documents, two interim reports were developed specifically to inform this plan:

- **Integrated Market Assessment with Community Profile (Appendix D):** evaluating recreation demand, tourism, and regional positioning.
- **Operations Assessment and O&M Tools (Appendix H):** examining staffing, maintenance, and operational capacity.



WHO LIVE IN BOARDMAN

Boardman is one of Oregon's fastest-growing small cities, with **5,749 residents** in 2024—nearly 80 percent growth since 2010. **Families and youth define the city:** nearly 40 percent of residents are under age 20, while older adults remain a smaller but growing share, pointing toward a more **multi-generational future**.

The community is highly diverse, with **two-thirds of residents identifying as Hispanic or Latino and Spanish spoken in most households**. Larger, often multi-generational households are common, but **incomes are generally lower than state averages**, with many families living below poverty thresholds. **Rapid housing construction** has added single-family and multifamily units, yet affordability and availability remain challenges.

Transportation, health, and access also shape recreation needs. Most households rely on personal vehicles, internet access is uneven, and county health data show higher rates of obesity and inactivity. Together these factors highlight the importance of affordable, close-to-home recreation opportunities.



WHO WORK IN BOARDMAN

Boardman functions as a regional job hub, supporting about **3,500 jobs** but with **fewer than one in five held by residents**. Most positions are filled by in-commuters from Hermiston, Umatilla, and Irrigon, while **one-third of residents travel elsewhere for work**. Employment is dominated by food processing, manufacturing, transportation, and logistics, all tied closely to the Port of Morrow's industrial campuses.

A large temporary and rotating workforce also shapes local demand. Seasonal crews, contractors, and long-term construction teams tied to Port and industrial growth bring thousands of non-resident workers to Boardman. Many rely on hotels, RV parks, and short-term housing that operate near capacity during the workweek. This pressure is expected to continue as major industrial and data-



The Port of Morrow – A Regional Powerhouse

- Established 1959; Oregon's second-largest port
- Supports ~6,700 permanent jobs
- Moves \$2.5+ billion in goods annually across food processing, energy, transport, and data centers
- Generates ~8,200 construction jobs each year through ongoing projects
- Three local campuses: Boardman Industrial Park (within UGB), Airport Industrial Park, and East Beach Industrial Park.
- Provides one of Oregon's largest blocks of industrial land, reinforcing Boardman's role as a regional employment hub

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center projects advance. For example, the approved 1,200-acre exascale data center campus west of Tower Road is projected to sustain about 800 construction jobs for nearly a decade and employ more than 500 permanent staff once complete, further intensifying demand on lodging, housing, and recreation infrastructure.

WHO VISIT BOARDMAN

Boardman attracts a mix of local, regional, and extended visitors through its riverfront, trails, festivals, and community facilities. Most arrive by car, consistent with statewide **“drive-to” tourism patterns**. The **30-minute market** includes nearby towns with lower incomes and a preference for affordable, family-oriented amenities. The **60-minute market** reaches into Pendleton and the Tri-Cities, representing higher incomes and demand for day trips and events. The **120-minute market** extends to The Dalles and Yakima, supporting weekend camping and destination recreation.

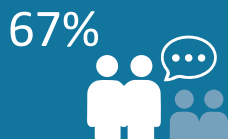
Participation patterns reflect strong demand for **outdoor and family-based activities** such as walking, swimming, hiking, camping, and attending cultural events. **Seasonal peaks in summer and fall** drive especially high use, while agritourism and festivals remain key motivators. Boardman’s amenities already align well with these trends: the Marina and RV Park reach capacity during peak season, Sailboard Beach serves as a regional disc golf destination, and the waterfront trail system, recreation center, and SAGE Center attract thousands of additional visits each year.

Demographic Summary

5,749 residents (2024) +78% since 2010
— fastest growth in the region



67% Hispanic/Latino
63% of households speak Spanish



71% drive alone to work;
only 5% walk or bike



18% of households lack internet



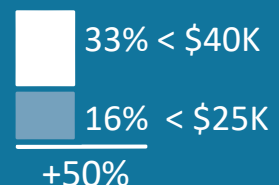
3.2 average people per household
with 4 the most common



37% under age 20
13% over age 60



1 in 3 households under \$40k
Over half below 200% of poverty line



Looking ahead, Boardman is **strategically positioned for continued recreation and tourism growth**. It's Columbia River shoreline, beaches, and trails match top statewide interests like walking, nature observation, and water access. Direct access along I-84 and the Columbia River corridor ensures visibility and convenience for both day trips and extended stays. Undeveloped public lands near neighborhoods provide rare opportunities for integrated park and trail expansion, while consistent demand from the local workforce adds steady weekday use.

The City also benefits from **cultural and event-based appeal**. The Harvest Festival, Indigenous history, and agricultural heritage align closely with regional tourism priorities of outdoor recreation, agritourism, and cultural storytelling. Emerging markets such as sports tourism, “tournacations”—youth or amateur sports tournaments paired with family vacations, and “bleisure” travel—business trips are extended to include personal or family leisure time, create new opportunities for Boardman to host tournaments and extended visits that combine

What Visitors Say About Boardman’s Signature Assets

Sailboard Beach Disc Golf Course – “Absolutely one of the best courses in the region. Great layout and beautiful views.” (UDisc avg **3.9 out of 5 stars** from 300+ reviews)

Boardman Marina & RV Campground – “Peaceful spot right on the river. Clean sites and great walking trails.”

Columbia River Heritage Trail – “A hidden gem. Perfect for a morning jog or sunset walk.”

Based on online user reviews from travel and recreation platforms (TripAdvisor, Yelp, UDisc)

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Demographic Summary (continued)

Tourism Market

30-min zone: 47,000 residents
60-min zone: 352,000 residents
120-min zone: 858,000 residents



Workforce

Sustains thousands of construction jobs a day



40% of jobs in manufacturing/food processing



3,500 jobs in Boardman
Fewer than 20% held by residents

3500 Jobs



About 1/3 of Boardman residents commute out for work



85% of hotel stays are workforce; Lodging accommodations are often at capacity during workweek



Community Parks

Tatone Park (formerly City Hall Park)

Tatone Park sits at the corner of Kinkade Road and Tatone Street SW, adjacent to City Hall and the Field House. It serves roughly 173 nearby homes south and east of City Hall. The park includes the “Little Tots Community Playground” with swings, a spinner, and a play structure on rubber mulch, along with two picnic shelters, benches, open lawn, basketball court and several small trees. Parking and a seasonal restroom are shared with the Field House and the City also maintains the public restrooms attached to the building.

City Park

City Park is located between Boardman Avenue NW and W Park Avenue in northwest Boardman and serves a dense residential neighborhood of approximately 132 homes. The park includes a lighted basketball court, playground with swings and a play structure on rubber chip surfacing, and a covered picnic shelter with water and electrical service. The western half of the site contains two grass baseball fields with limited seating along the north edge. South of the fields, an open lawn supports youth soccer and informal pickup games. Mature trees provide shade throughout the park. Restrooms with adjacent parking are available along W Park Avenue. A new splash pad is planned for the site (see Chapter 8 for related recommendations). Riverside High School, just east of the site, offers additional recreation within walking distance.

Sunset Park (formerly Hillview Subdivision)

Sunset Park is an undeveloped community park in southwest Boardman, located just south of the BPA power line corridor with access from Faler Road and Paul Smith Road (closed north of Wilson Road). Positioned at the western edge of the Urban Growth Boundary, it will serve existing neighborhoods north of Wilson Road, including Wilson Road Mobile Home Park, the Chaparral neighborhood, a newer development, and future westward growth as the UGB expands. The site, deeded to the City by Morrow County with a public use restriction, is currently covered in sagebrush, open in character, and crossed by informal dirt roads and paths. Planned transportation improvements include extending Oregon Trail Boulevard along the park's northern edge, and its location offers a convenient link to the planned Power Trail Park / Parque Cultural corridor. Possible onsite wetlands may present site constraints.

Parque Cultural -
Power Trail Park
(universal change for
consistency)



Table 3-5: Annual Community Events

Event	Timeframe	Hosted / Organizer	Location
4th of July Celebration	July 4	Chamber of Commerce	Marina Park
Kick-off to Summer Celebration	Late May/ early June	BCDA	Marina Park
End of Summer Celebration	August	BCDA	Marina Park
Harvest Festival	October	Chamber of Commerce	Sage Center
Holiday Lights at the SAGE Center	December	BCDA	SAGE Center
Winter Carnival	Mid-December	BPRD	Various Locations
SAGE Center Annual Awards Banquet	March	Chamber of Commerce	SAGE Center
Winter Market	December	Local Organizations	SAGE Center

Table 3-6: Recurring Community Programs

Program	Timeframe	Hosted By	Location
Farmers Market	Mondays, May–Sept	Boardman Farmers Market	Marina Park
Music in the Parks	Every other Monday, June–Aug	North Morrow Community Foundation	Marina Park
Movies in the Park	Summer		Marina Park
Grow Your Community Events	During Farmers Market	Local Organizations	Marina Park
Funtastic Kids	June–Aug	BPRD	Marina Park
Teen Summer Program	Summer	BPRD	Various locations
Marble Mania	Ongoing	BPRD	Various Locations
Catholic Harvest Festival	Fall	Catholic Church	Marina Park
Recurring Library Events (Summer reading program; teen nights, performances & activities)	Varies	Oregon Trail Library	City Park
Civic & Volunteer Program (e.g. Community-Wide City Clean-up Day)	Annual (Spring, Summer & Fall)	City	Citywide
Teen Pool Night / Pool Parties (seasonal)	Periodic	BPRD	Recreation Center
Holiday Programs (e.g. Easter Egg Hunt, Halloween Maze, Turkey Trot, Holiday Lights)	Seasonal	BPRD, BCDA, Chamber, Library	Marina Park, Rec Center, SAGE Center, City Park
Kids in Parks (Boardman Heritage TRACK Trail)	Year-round, self-guided	Kids in Parks (Blue Ridge Parkway Foundation) with Oregon Parks Forever	Heritage Trail Spur; Kiosk between Marina Park & Campground

SYSTEM-WIDE PROJECTS

The following projects reflect broad, recurring priorities voiced by community members and supported by analysis. Each represents an initiative that can be pursued as a capital improvement, coordinated plan, or strategic partnership. These projects are intended to improve the park system as a whole and may include infrastructure upgrades, land acquisition, system planning, or new amenity development.

Trail Master Plan

The Trail Master Plan will guide development of a unified trail system, including a looped route that links neighborhoods, schools, civic spaces, Columbia River and regional destinations. It will set consistent standards and ensure safe, accessible experiences for all users. It will build on the Power Trail–Parque Cultural trail corridor already identified in this plan as a priority trail opportunity, while mapping additional corridors to expand the system. This effort will also explore opportunities on public lands managed by agencies such as USACE, BIA, ODFW, USFWS, and Morrow County to incorporate natural open space and nature-based trails.

Implementation actions:

- Coordinate with the Columbia River Heritage Trail and City Transportation System Plan to strengthen connectivity and crossings.
- Evaluate options for an additional I-84 crossing—such as a second overpass or improved underpass at Laurel Lane—to create a loop and improve pedestrian/bike safety. The City’s Transportation System Plan (TSP) also identifies a potential pedestrian overpass that would connect NW Boardman to SW Boardman near Faler Road; future trail planning should coordinate with this concept.
- Map priority corridors including the BPA alignment and identify other routes to guide future dedications and acquisitions.
- Establish consistent standards for surfaces, widths, signage, furnishings, lighting, and planting.
- Identify trailhead and designate trail types (paved and soft-surface) for varied users.
- Address maintenance needs, including trail widening and safe accommodation of e-bikes (see callout box: *Planning for E-Bikes and Electric Mobility Devices*).
- Reference the City’s Transportation System Plan (TSP) as a key resource for identifying potential trail corridor alignments, on-street connections, sidewalk infill projects, and additional crossing concepts to inform future trail master planning.



Electric Mobility & Trail Design

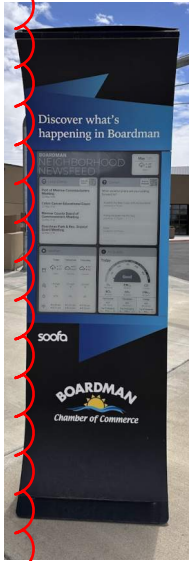
E-bikes, scooters, and other personal mobility devices are increasingly common in parks and trails. To keep the system safe and future-ready, trails should be designed to accommodate these users alongside walkers and cyclists.

Key Planning Considerations:

- Provide wider trails (10–12 feet) for shared use.
- Ensure continuous off-street connections to parks, neighborhoods, and schools.
- Improve safety at crossings, especially near high-speed roads and freeway overpasses.
- Establish consistent policies and signage on permitted devices, speed limits, and etiquette.
- Use design features—centerlines, slow zones, or separated spaces—where appropriate.



Existing signage in Boardman.



Wayfinding and Signage System

A unified signage system will help users navigate parks and trails, share rules and safety information, and reinforce Boardman's visual identity. The BCDA's investment in citywide signage provides a strong foundation for expanding a cohesive system across all public spaces.

Implementation actions:

- Develop a coordinated signage system for parks, trails, and public spaces with BCDA, the Chamber, and other partners.
- Install a consistent suite of sign types, including:
 - Monument signs at park entries and major facilities.
 - Directional signage to parks, waterfront, and civic destinations.
 - Internal wayfinding signs for multi-feature parks.
 - Trail markers with route names and distances.
 - Regulatory signs for park hours, rules, and emergency contacts.
 - Interpretive signage highlighting history, ecology, and culture.
- Multilingual messaging to reflect community diversity and improve access.
- Accessible route indicators and emergency access points.
- Incorporate new park names from the naming competition.
- Ensure all parks have accurate addresses on record for emergency services.

PARK PLANNING CHECKLIST

To support consistent, high-quality park design, the City and District will use a Park Planning Checklist as a working tool. This resource consolidates best practices identified through community input and technical review, covering topics such as play area design, furnishings, access and inclusion, safety and lighting, event infrastructure, and climate comfort. The checklist will serve as an internal reference for staff, consultants, and partners to ensure that all park improvements reflect system-wide priorities and community values. A summary is provided below; a full checklist is included in Appendix G.

Table 7-1: Park Planning Checklist

Category	Examples of Key Considerations
Play Areas	Separate age zones, accessible surfacing, shade, varied play experiences, safety measures near hazards
Park Furnishings & Site Amenities	Consistent standards, ADA-compliant, comfort, integrate cultural relevant and local identity elements
Access & Inclusion	ADA site review and compliance upgrades, universal design strategies, culturally inclusive features, engage local advocacy groups
Infrastructure for Events & Daily Use	Power, water, lighting, and Wi-Fi for events
Shade, Cooling & Climate Comfort	Trees, shade structures, cooling features, heat reflective surfaces
Safety, Lighting & After-Hours Use	Pathway lighting, clear sight lines, emergency info
Sports & Active Recreation	Field upgrades, avoid artificial turf, support amenities, evaluate site for new amenities that have not been sited yet
Indoor Recreation Facility Evaluation	Assess sites for indoor facility opportunities
Parkland Acquisition and Development	Evaluate opportunities to close service gaps through new land or expansion

Together, these system-wide initiatives and design standards establish the framework for future site-specific projects, which are detailed in Chapter 9.

CHAPTER 8



Skatepark example with beginner and intermediate features (Rassekh Park, Lake Oswego, OR).

River Ridge Subdivision Parks

The River Ridge subdivision includes three neighborhood parks located within close proximity. Parque Los Niños and Meadowlark Park are existing open spaces situated one block apart, while Pájaro Azul Park is planned in a future subdivision phase. Together, they will form a connected neighborhood park system serving play, gathering, and open space needs.

Parque Los Niños

Parque Los Niños will be the neighborhood's primary active recreation space, complementing nearby Meadowlark Park. Planned projects are to:

- Develop the park with play structures (including a designated toddler area), a basketball court, shade elements, picnic facilities, walkways, and site furnishings.
- Improve pedestrian safety and connectivity with crosswalks linking the two parks.

Meadowlark Park

Meadowlark Park will emphasize passive recreation and open space, complementing the active programming at Parque Los Niños. Planned projects are to:

- Develop park with trees, benches, picnic facilities, walkways, and open greenspace preservation.
- Improve pedestrian safety and connectivity with crosswalks linking the two parks.

Pájaro Azul Park (Future)

Future phases of the River Ridge subdivision are required to dedicate two small neighborhood parks. The City is working with the developer to consolidate these dedications into a single park site of approximately 0.75–1 acre. If consolidation is not achieved, the City will accept dedication of the two smaller parks sites.

- Develop a consolidated neighborhood park with amenities such as nature play, shaded gathering areas, and organically designed pathways.
- If consolidation is not achieved, develop two smaller neighborhood parks with limited amenities consistent other with subdivision dedications.
- Implement community-proposed name for park.

Figure 8-5: Parque Los Niños

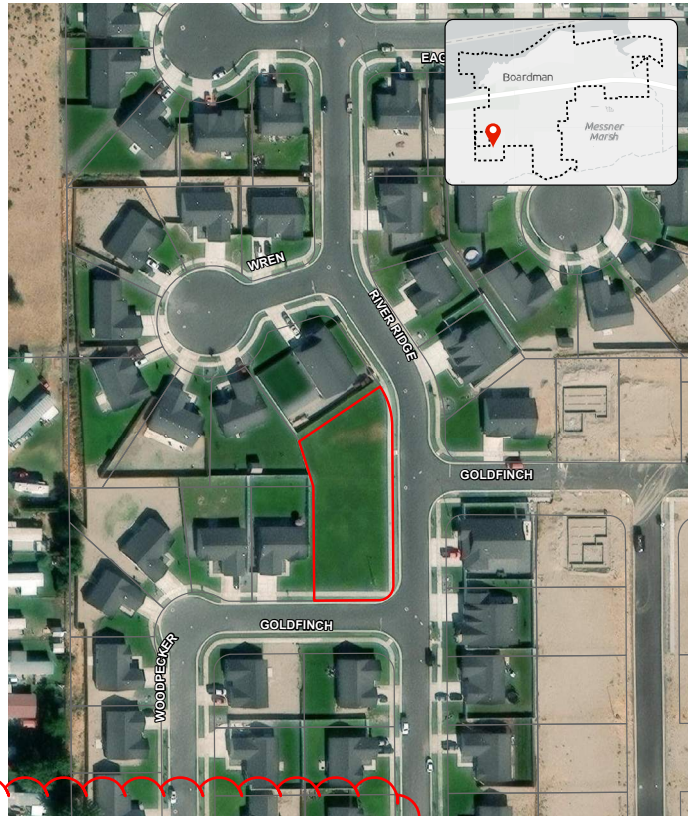
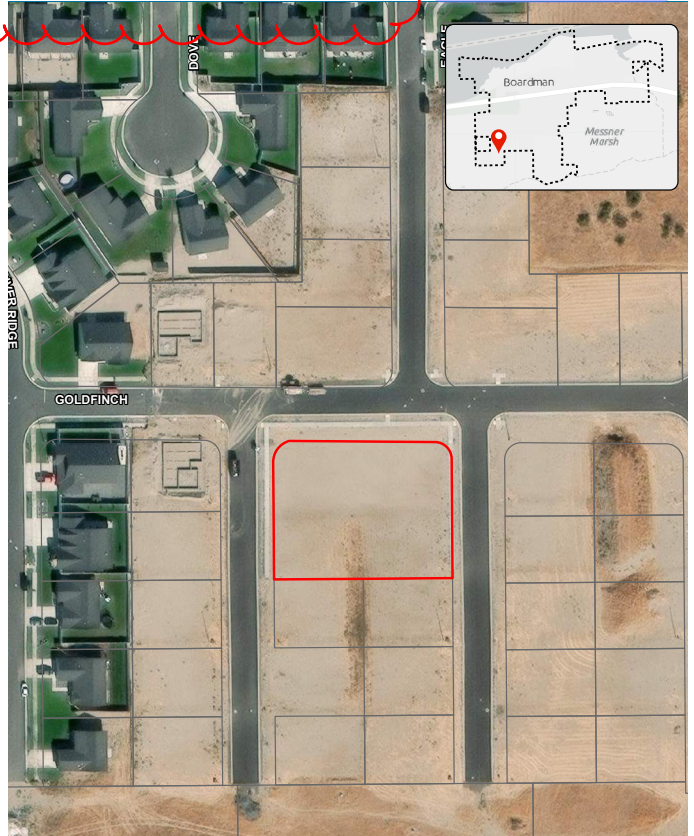


Figure 8-6: Parque Los Niños

Meadowlark Park



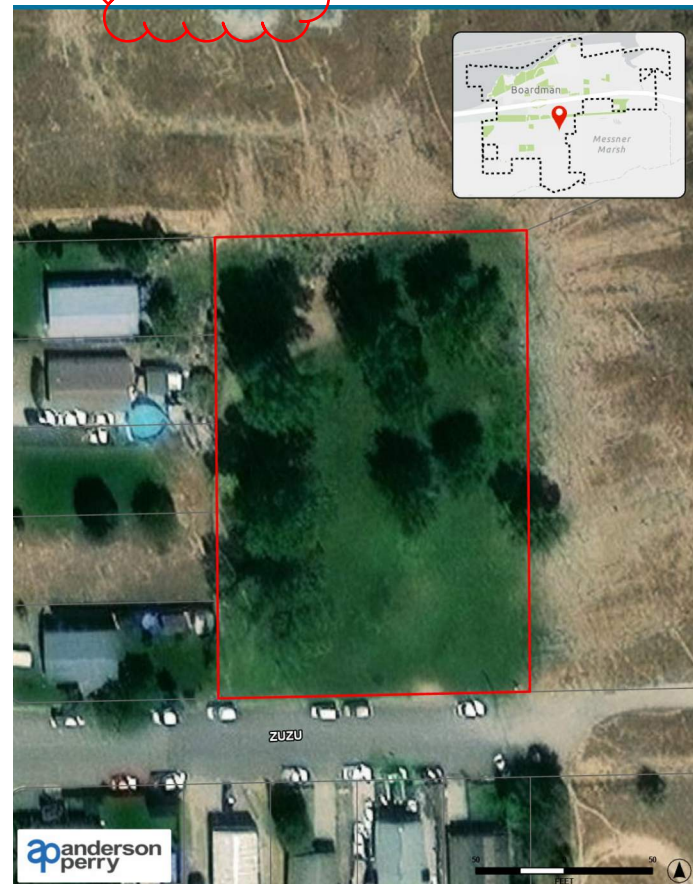
Zuzu Park

Zuzu Park is a neighborhood park serving a growing residential area. Improvements will occur in phases, beginning with small public works projects, followed by preparation of a park master plan. Potential expansion may be explored, in coordination with adjacent development, to determine whether the site can accommodate additional community-requested features. Planned projects are to:

- Complete small public works upgrades including fencing, parking turnaround, lighting, and basic site furnishings.
- Prepare a park master plan to evaluate expansion opportunities and community-requested amenities. Implement a City Council–approved high school park design competition as a future planning exercise.
- If feasible, implement park expansion north and east as development occurs, adding features such as nature play, volleyball, a baseball field, and other supporting amenities.

Figure 8-7: Sunset Park

Zuzu Park



Nature play example (Columbia Tech Center, Vancouver, WA).



Add a parking turnaround at the street terminus.

Parque Cultural & Power Trail Park

The Parque Cultural–Power Trail Park Corridor is envisioned as a continuous linear park and trail system from Skoubo Lane to Laurel Lane, running below the BPA transmission lines just south of I-84. Parque Cultural extends west of Main Street and Power Trail Park east. Though named separately for identity and wayfinding, the two segments function as one unified greenway connecting neighborhoods, civic sites and recreation destinations such as Tatone Park, Sunset Park, Zuzu Park, and the Senior Center, while forming a critical segment of Boardman’s long-distance trail system. Planned projects are to:

- Secure additional dedications and easements to complete the corridor. Explore acquisition of adjacent parcels to allow for additional amenities restricted under the power lines.
- Develop a continuous greenway with trails, rest areas, interpretation, art and signage coordinated with the system-wide Trail Master Plan.
- Relocate Front Street dog park and improve with restroom (relocated from Splash Pad), parking, shade, seating, and signage (Power Trail Park).
- Incorporate recreation features such as a bike skills park, pump track, and story walk in coordination with the Library (if not located elsewhere).
- Coordinate corridor planning with roadway extensions, the County's Columbia River Heritage Trail through Parque Cultural, and other public infrastructure.
- Implement vegetation management practices to reduce wildfire risk and maintain safe, clear access.

Development Restrictions

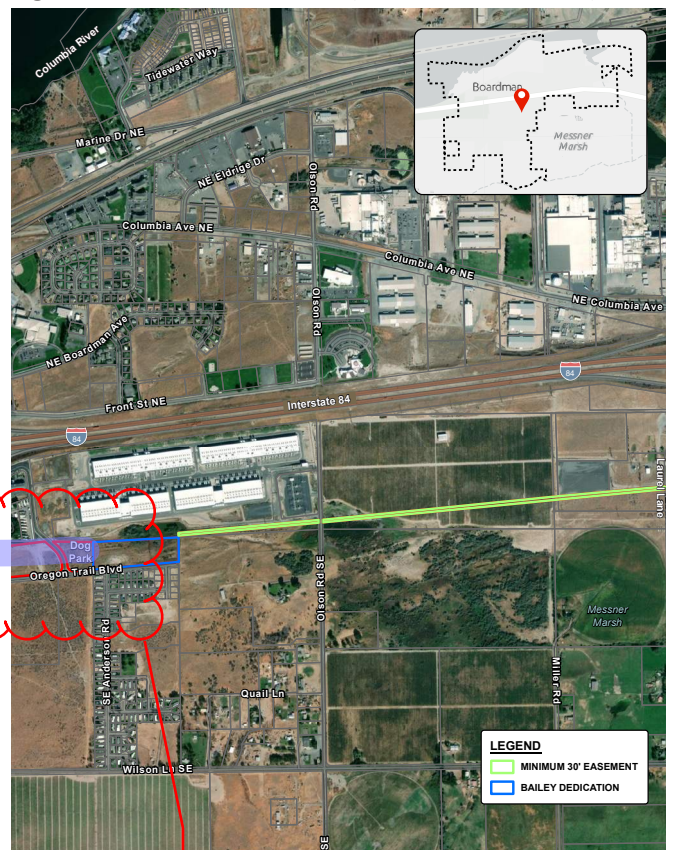
Development within Bonneville Power Administration (BPA) transmission corridors is subject to BPA review and clearance standards. All design elements must be coordinated with BPA early in design to confirm allowable uses. In Boardman, the southern portion of Power Trail Park-Parque Cultural corridor contains 500 kV lines with the most restrictive limitations, while the northern portion contains 230 kV lines with somewhat more flexibility.

- Potentially Allowable (with review): Low-profile uses such as trails, signage, site furnishings, and vegetation management for fire mitigation—subject to BPA confirmation.
- Typically Prohibited: Permanent buildings, tall structures (e.g., play features, poles, or lighting that exceed BPA height limits), excavation near tower footings, and vegetation capable of reaching the lines.
- Clearances & Access: Minimum vertical and horizontal clearances must be confirmed with BPA for both 230 kV and 500 kV lines. Emergency and maintenance routes must remain unobstructed year-round.

Figure 8-8: Parque Cultural (West of Main Street)



Figure 8-9: Power Trail Park (East of Main Street)



adjusted window to include whole segment...where is dog park?

STAFFING AND FUNDING CAPACITY

To address these operational challenges effectively, both the City of Boardman and the Boardman Park & Recreation District must work within their respective governance and funding structures. Although they operate separately, the public views Boardman Parks as a single unified park system. Residents expect the same standard of care regardless of ownership, and both agencies acknowledge the need to collaborate to meet those expectations.

Together, the City and District provide stewardship of more than **180 aggregated acres** of public lands and recreational facilities, including parks, trails, waterfront areas, the campground, and recreation center. Yet staffing and equipment remain limited. Maintenance is carried out by a blend of Public Works crews, District maintenance staff, seasonal employees, and contracted support, but these arrangements do not provide the consistency or capacity required to keep pace with growth or to meet current public expectations for maintenance quality.

By 2035, planned park and facility expansions will significantly increase the scale of assets under City and District stewardship, underscoring the need for corresponding increases in staffing, funding, and operational capacity. Projected growth in park acreage, trails, recreational facilities, and amenities is summarized in the callout box *Projected Growth by 2035*. These figures provide essential context for understanding the scale of operational expansion that will be required over the next decade.

Staffing Benchmarks

Table 10.1: Staffing Benchmarks vs. Actuals (Populations <20,000)

Benchmark	O/M Staff per 10k (NRPA)	2025 (6,890 pop.)	2035 (10,450 pop.)
Low Quartile	3.2 (46% of 7)	2.2 staff	4.7 staff
Median	6.3 (46% of 13.7)	4.3 staff	6.6 staff
Upper Quartile	12.2 (46% of 26.6)	8.4 staff	12.7 staff
Boardman Actual*	—	6.5-7.0 staff (4.5-5 District + 1.5-2.0 City)	6.5-7.0 staff (if flat)

National Recreation and Park Association (NRPA) data show that about 46% of parks and recreation staff in small cities are dedicated to operations and maintenance (O/M). Applied to national staffing quartiles, yields a range of roughly 3 to 12 O/M staff per 10,000 residents. These figures were adjusted to Boardman's weighted service population¹ to establish the local benchmarks shown in Table 10.1.

Boardman's current staffing totals approximately 6.5-7 FTE. This includes **4.5 - 5 District Staff (3 full time employees, 1.5 FTE season workers and .5 contracted)** ~~about 1.5 FTE from seasonal staff~~, and City resources equivalent to roughly 1.5-2 FTE. The City's contribution is distributed across multiple functions: oversight of a landscape maintenance contract (\$6,555 per month for nine months of the year, equal to about one FTE), daily cleaning and upkeep performed by public works staff, and administrative staff time dedicated to facility scheduling and pavilion reservations. This patchwork approach places the system above the lower quartile and close to the national median today. By 2035, however, staffing at this level will fall below the median benchmark, even without accounting for new facilities. In other words, growth in staff capacity will be required simply to maintain a median level of service.

¹ Weighted service population includes residents, in-commuting workers, and workforce lodging occupants. See Appendix D for methodology.

At the same time, community feedback and site observations show that expectations for cleanliness, consistency, and facility readiness are not being consistently met today. Boardman’s asset mix—including waterfront areas, sports fields, playgrounds, trails, and a campground—may be more labor-intensive than many peer systems, while efficiency is limited by the absence of standardized procedures and proactive inspections. For this reason, the median should be viewed as a baseline, and above-median staffing levels should be the long-term target if the City and District are to meet public expectations and support continued growth.

Population-based ratios provide a helpful benchmark, but they remain broad measures. To make projections more precise, staffing can also be assessed by facility type, since assets such as restrooms, splash pads, sports fields, and campgrounds generate predictable workload demands. Appendix H.4 includes example workload multipliers that the City and District may use as a worksheet, refining assumptions over time based on local experience.

Operating Funding Constraints corrected figures to be consistent with appendix

Table 10.2: Per-Capita Operating Expenditures vs. NRPA Benchmarks (Populations <20,000)

Benchmark	2025 (6,890 pop.)	2035 (10,450 pop.)
NRPA Low Quartile (\$88.68 per capita) 76.04	\$610,000 524,000	\$927,000 795,000
NRPA Median (\$139.87 per capita)	\$963,000 4	\$1,467,000 3
NRPA Upper Quartile (\$284.49 per capita)	\$1,961,000	\$2,972,000
Boardman Actual	Not calculable*	Not calculable*

* Note: Not calculable due to limitations in the District’s current cost accounting.

Staffing is ⁷⁶only one side of the equation. Nationally, park agencies serving communities under 20,000 residents spend between ~~\$88~~ and **\$285 per capita annually on operations**, with a median of about **\$140 per capita**. When applied to Boardman’s weighted service population, this equates to operating budgets ranging from roughly ~~\$610,000~~ to **524,000** ^{524,000} to nearly **\$2 million in 2025**, growing to ~~\$927,000~~ to **795,000** ^{795,000} by 2035 (Table 10.2). These benchmarks illustrate the scale of funding typically required to sustain service levels in communities of Boardman’s size. At present, exact per-capita expenditures for Boardman cannot be calculated because current cost accounting does not separate operations, programming, and capital costs in a way that aligns with NRPA definitions. Establishing this baseline will be an important step for future budget tracking—both to allow meaningful comparisons with national benchmarks and to align funding capacity with the staffing growth needed to maintain service standards.

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.

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

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

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 ⁶⁻⁷	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	5.5-6.5 FTE (4.5 district staff + 1.0 City staff + ~1.0 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.