

So what do we want in a master plan?



Overarching Goal:

Create a comprehensive and sustainable framework for future growth and development within Boardman, with a specific focus (but not exclusively) on sites the City controls, and an emphasis on housing

Specific Objectives:

Optimize land use and zoning regulations – the “system”

Promote economic development and job creation – “balance”

Enhance housing diversity, including attainable options

Create a “road map and timeline” – what goes where, and in what order

Use market forces as a guide – get bang for the buck on investments

Integrate sustainable design principles – greenspace?

Preserve culture and history – small town feel – neighborhoods with amenities

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Discovery and Assessment Phase:

Review of existing plans, studies, and demographic data
Site analysis, including environmental impact, geological conditions, ownership, and existing infrastructure – awareness of immovable barriers/constraints
Market analysis to assess real estate trends, demand, and competitive landscape – lead to financial realities
Stakeholder engagement through interviews, workshops, and surveys to identify needs and preferences.

Visioning and Conceptualization Phase:

Develop a shared vision, goals, and objectives with stakeholders – how do you define how big we might someday be?

Explore various land use and urban design concepts
Preliminary infrastructure planning (transportation,

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Master Plan Development Phase:

Urban Design: Establish design guidelines for building aesthetics, setbacks, public spaces, and landscape elements, especially around housing development

Land Use and Zoning: Propose detailed land use allocation, zoning recommendations, and potential changes to existing regulations in concert with ongoing planning work – DON'T DUPLICATE!

Infrastructure: High level design and plan for roads, utilities, green infrastructure, and other necessary infrastructure – focus on CONNECTION

Transportation/Ec Dev: Coordinate with ongoing plans and highlight pedestrian, bicycle, vehicle, and public transportation networks; and ID opportunities for growth and strategies for attracting investment

Housing: Outline strategies for diverse housing options at strategic locations throughout Boardman, with a special focus on City and friendly-control sites

Innovation: Identify opportunities to highlight housing innovation strategies

Implementation Plan: Outline a phased implementation strategy, identifying how

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Next Steps

- Scope of Work DRAFT to committee next week for review
- Comments due back to Nate and MMHF the week after
- Take those comments and start “shopping” the SOW to other funders
- Raise an additional \$30K-\$75K in commitments by November-ish
- Begin!