



Boardman Comprehensive Plan and Development Code Update Open House

Welcome!

Welcome to the Boardman Comprehensive Plan and Development Code Update Open House!

We're glad you're here. This is your opportunity to explore the stations, learn about key topics shaping Boardman's future, and share your ideas and feedback.

Your input will help guide decisions about growth, development, and community priorities. Please take your time, ask questions, and let your voice be heard.

Explore...

Station 2 - Boardman's Growth History

Explore how Boardman evolved over time

Station 3 - Heart of Boardman

Review key takeaways from community outreach

Station 4 - Vision Statement

Read the Vision Statement for guiding Boardman's future

Station 5 - Translating the Vision to the Ground

Explore how the Vision is reflected in spatial organizing principles on the ground

Station 6 - Draft Future Land Use Map

Explore the Draft Future Land Use Map and what it could look like. Share your thoughts!

Station 7 - Your Big Ideas

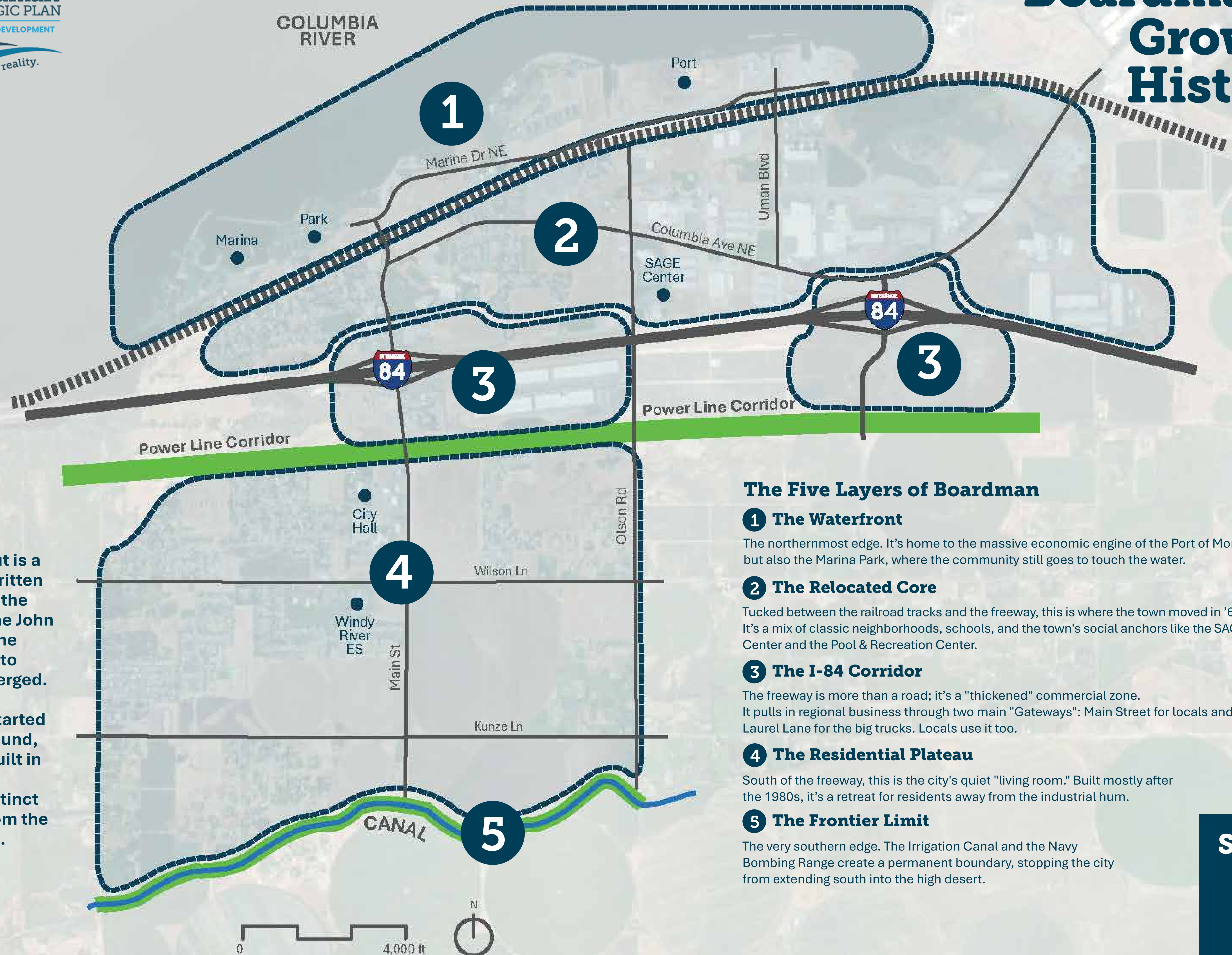
What's important to consider as Boardman grows? What are the opportunities that can't be missed?

Station 8 - Refreshments

Grab a snack and connect with others!

Join the Discussion!





Boardman's layout is a "survival story" written in layers. In 1967, the construction of the John Day Dam meant the original town had to move or be submerged.

The community started over on higher ground, creating a town built in "stratified ribbons"—five distinct layers stacked from the river to the desert.

The Five Layers of Boardman

1 The Waterfront

The northernmost edge. It's home to the massive economic engine of the Port of Morrow, but also the Marina Park, where the community still goes to touch the water.

2 The Relocated Core

Tucked between the railroad tracks and the freeway, this is where the town moved in '67. It's a mix of classic neighborhoods, schools, and the town's social anchors like the SAGE Center and the Pool & Recreation Center.

3 The I-84 Corridor

The freeway is more than a road; it's a "thickened" commercial zone. It pulls in regional business through two main "Gateways": Main Street for locals and Laurel Lane for the big trucks. Locals use it too.

4 The Residential Plateau

South of the freeway, this is the city's quiet "living room." Built mostly after the 1980s, it's a retreat for residents away from the industrial hum.

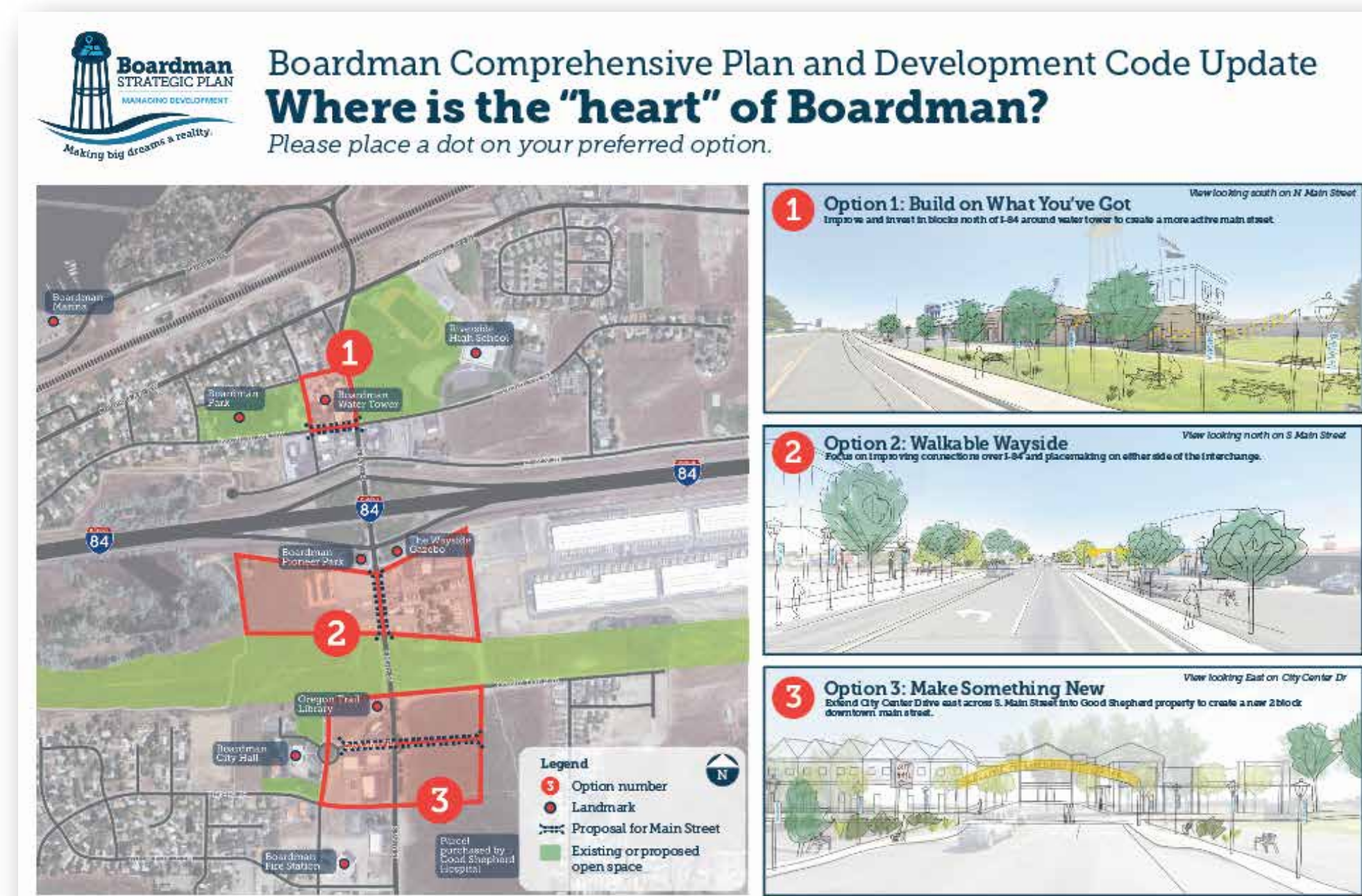
5 The Frontier Limit

The very southern edge. The Irrigation Canal and the Navy Bombing Range create a permanent boundary, stopping the city from extending south into the high desert.

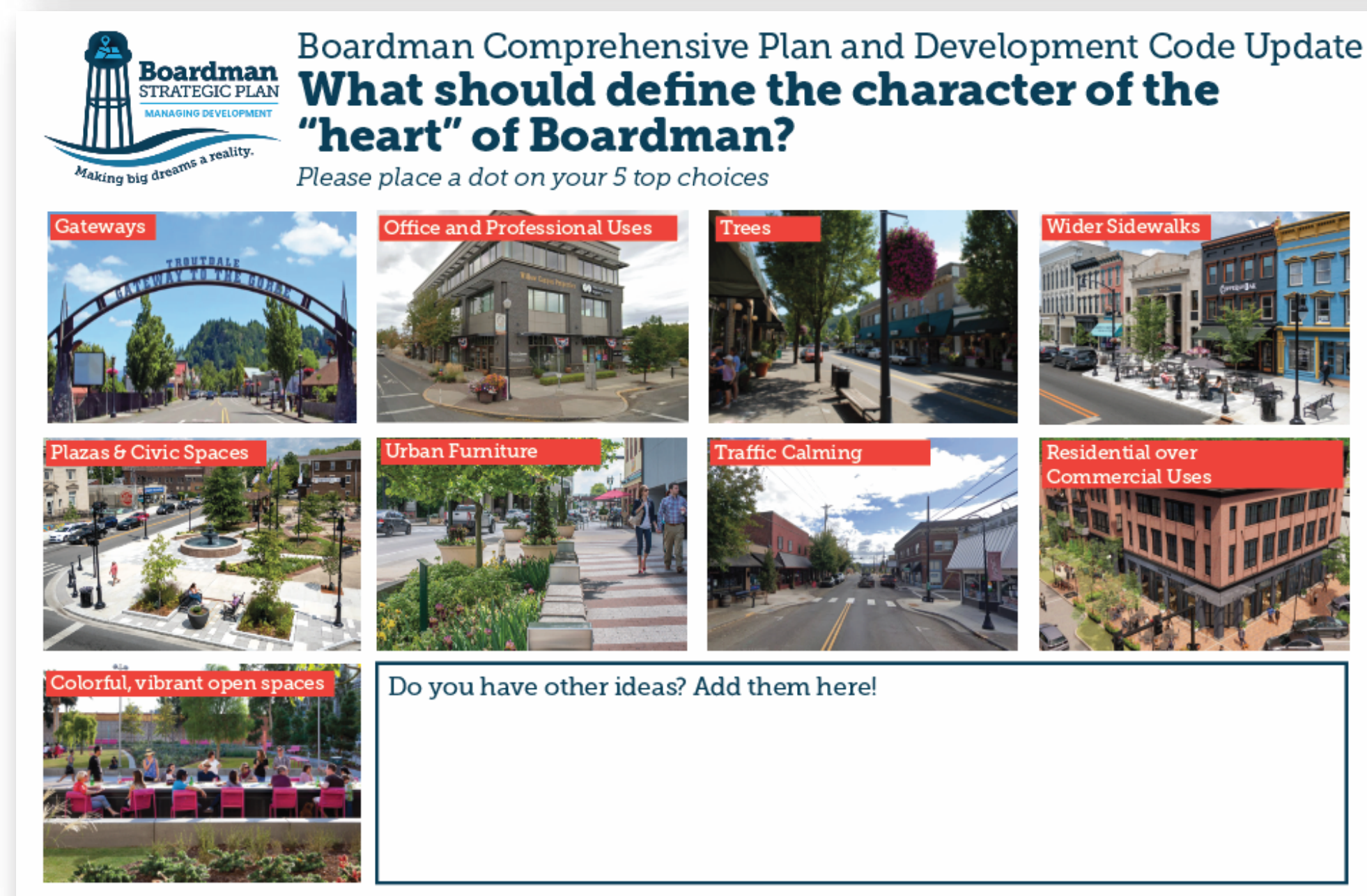
What we asked...

In August 2025, City staff and the consultant team partnered to host a series of community engagement activities in Boardman. During each activity, participants were asked two key questions:

Where is the “heart” of Boardman?



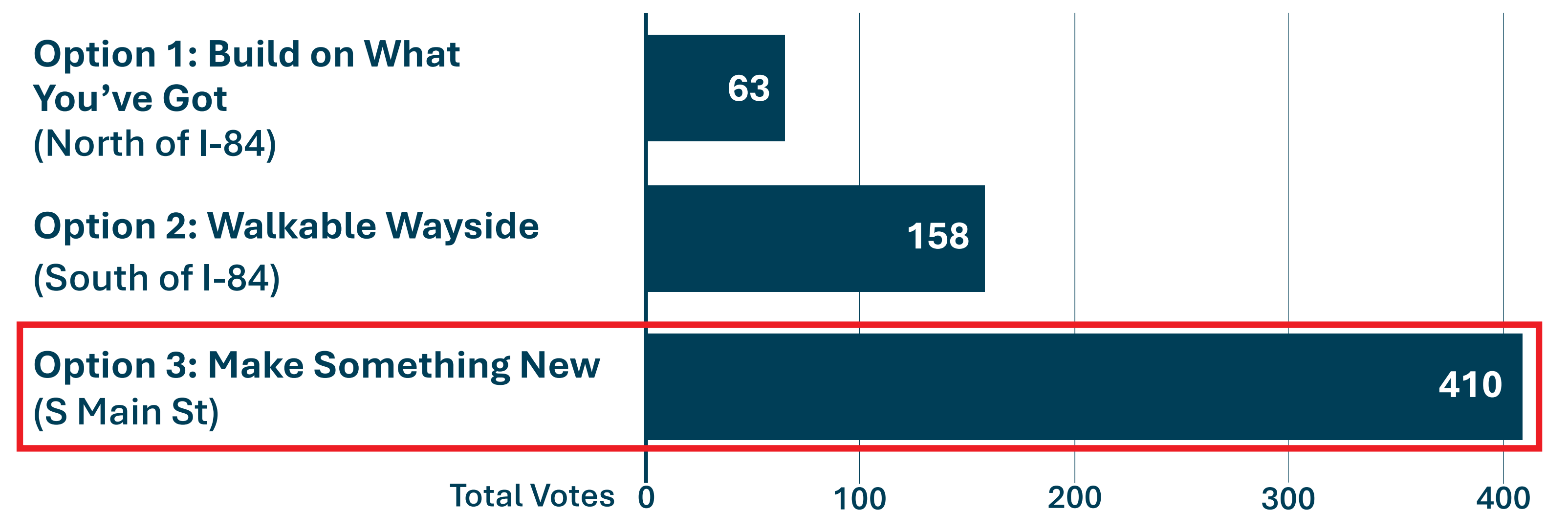
What elements should define the character of the “heart” of Boardman?



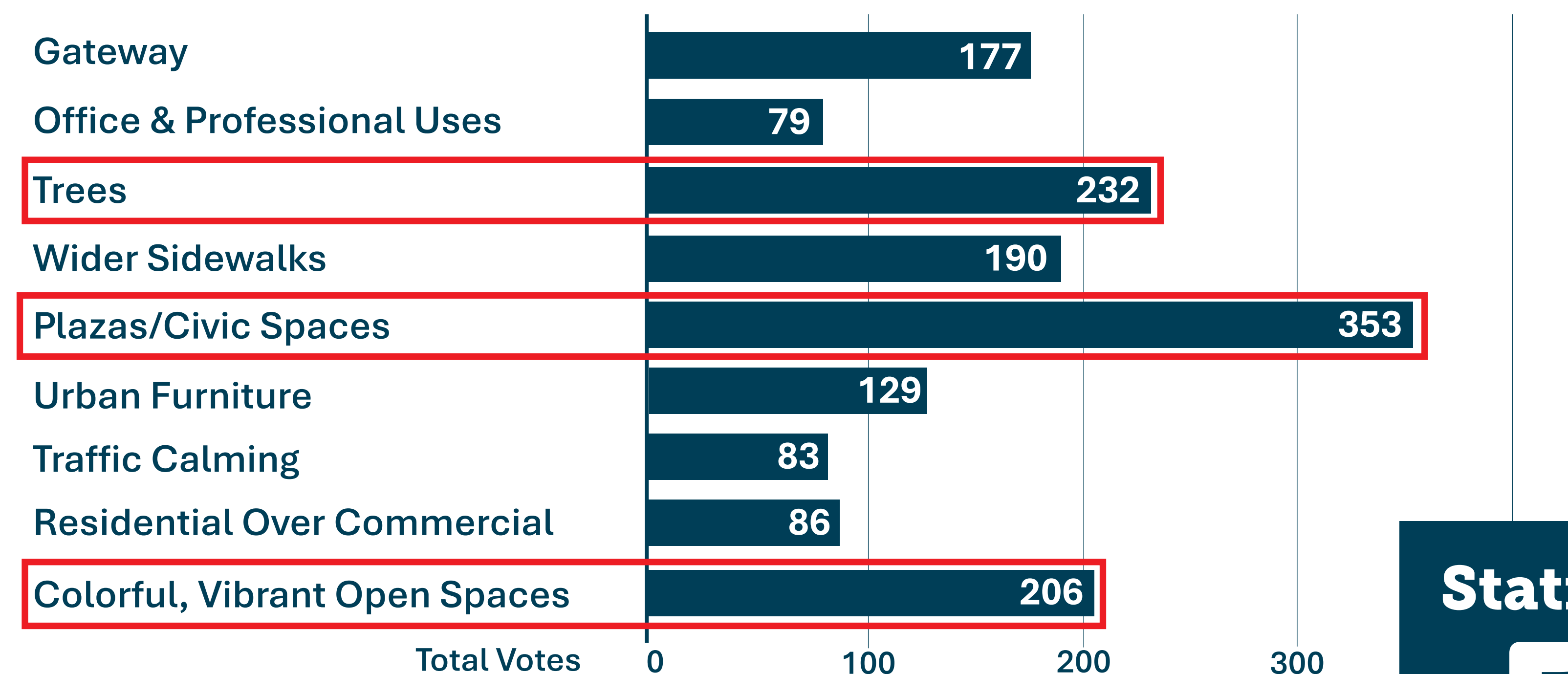
What we heard...

About 630 community members participated through a mix of in-person events and online activities. Here’s what we heard:

Where is the “heart” of Boardman?



What elements should define the character of the “heart” of Boardman?





Vision Statement

Our Community Vision: A Shared Story

- It started with you! Last spring, community members came together to share hopes, ideas, and priorities for Boardman’s future.
- We listened, and turned what we heard into a draft vision statement that reflects those shared values.
- That draft went back out to the community through a survey, giving more people a chance to weigh in.
- You told us we were on the right track, and your feedback helped fine-tune the details.
- The result is a vision shaped by the community and reflects what matters most to the people who live and work here.
- This vision will guide Boardman’s growth and be carried forward in the updated Comprehensive Plan.

Community Vision Statement

Boardman is a **community rooted in connection**—to each other, to opportunity, and to the land and river that define our place.

Looking ahead, we envision a city that grows sustainably while expanding access to **housing, jobs, services, and public facilities** to support people through all stages of life.

Our future includes **safe, walkable, and bike-friendly streets and public spaces**, strong ties to the **Columbia River**, and a commitment to honoring **local heritage**.

This plan will guide Boardman’s evolution as a place where families and people of all ages can thrive, careers can grow over a lifetime, and every member of the community feels a lasting **sense of belonging**.

Translating the Vision to the Ground

Located between the Columbia River (aka Lake Umatilla) and the Union Pacific Railroad, this area is home to the recreational riverfront at Boardman Marina Park, where the community maintains its historic connection to the water.

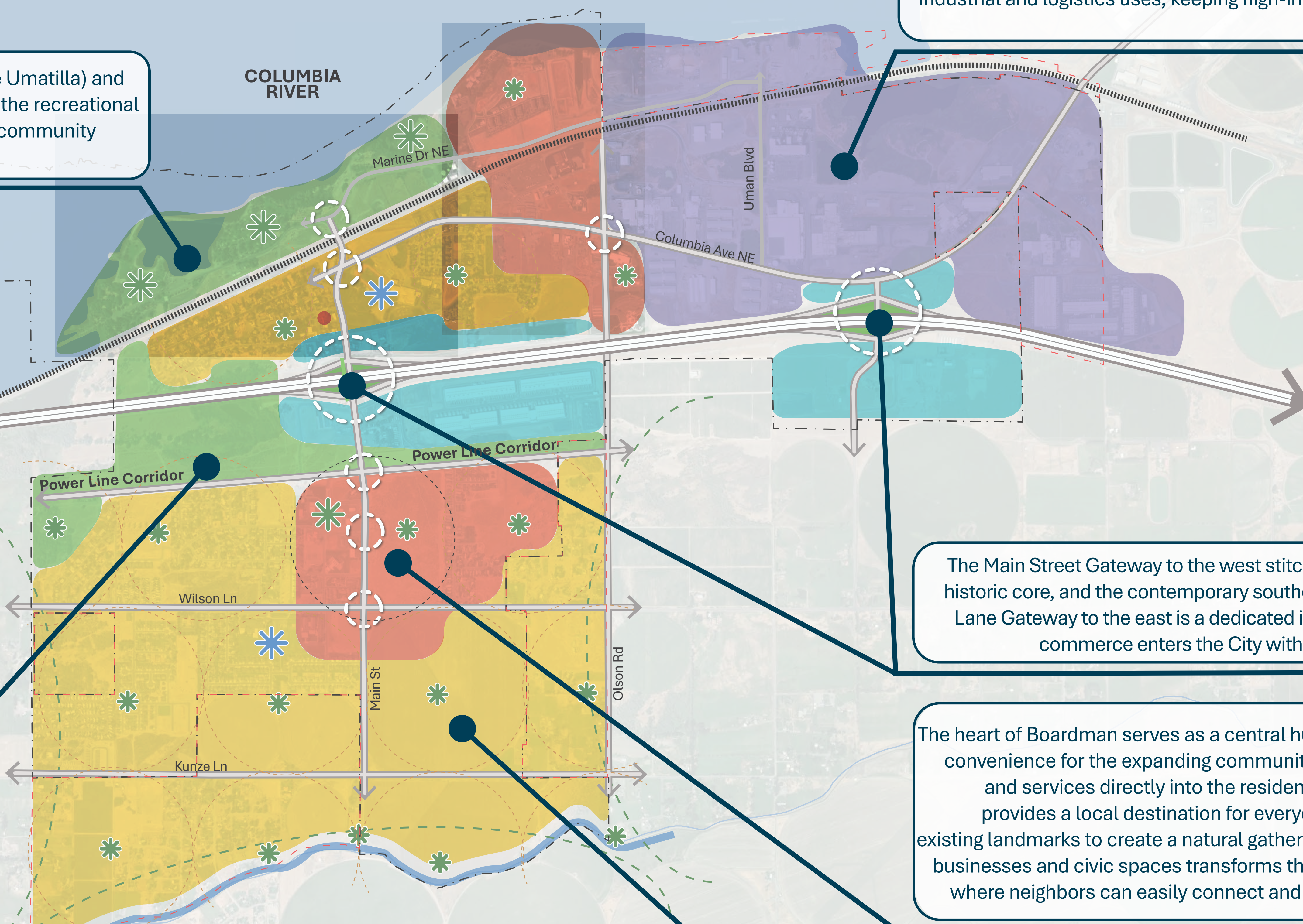
East of Olson Road and north of the I-84 zone, the city clusters its heavy industrial and logistics uses, keeping high-intensity activity away from the residential quiet of the west.

A lateral green space that buffers the southern homes from I-84. This corridor acts as a lateral “lung” that spatially connects the southern residential areas to the Waterfront open space. It creates a continuous green space area that frames the residential areas.

The Main Street Gateway to the west stitches together the riverfront, the historic core, and the contemporary southern neighborhoods. The Laurel Lane Gateway to the east is a dedicated industrial valve ensuring global commerce enters the City without disrupting the civic center.

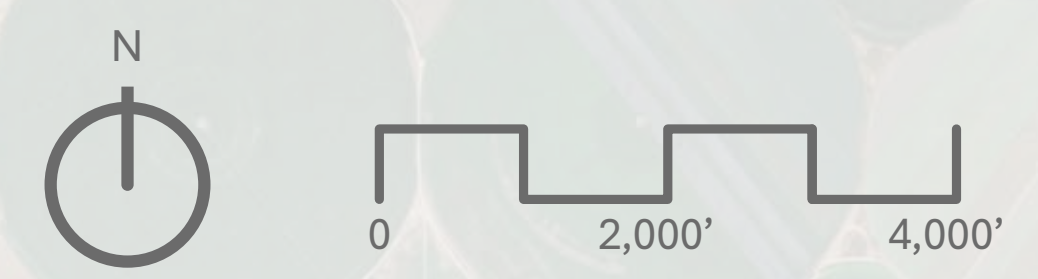
The heart of Boardman serves as a central hub designed for cohesion and convenience for the expanding community. By bringing essential shops and services directly into the residential heart of the community, it provides a local destination for everyday needs. The area builds on existing landmarks to create a natural gathering place for all ages. A mix of businesses and civic spaces transforms this district into a social anchor where neighbors can easily connect and celebrate communal events.

Between the powerline corridor and the Irrigation Canal, this zone represents post 1980’s expansion. It is the city’s largest residential area, offering a quiet retreat from the noise of the northern zones.

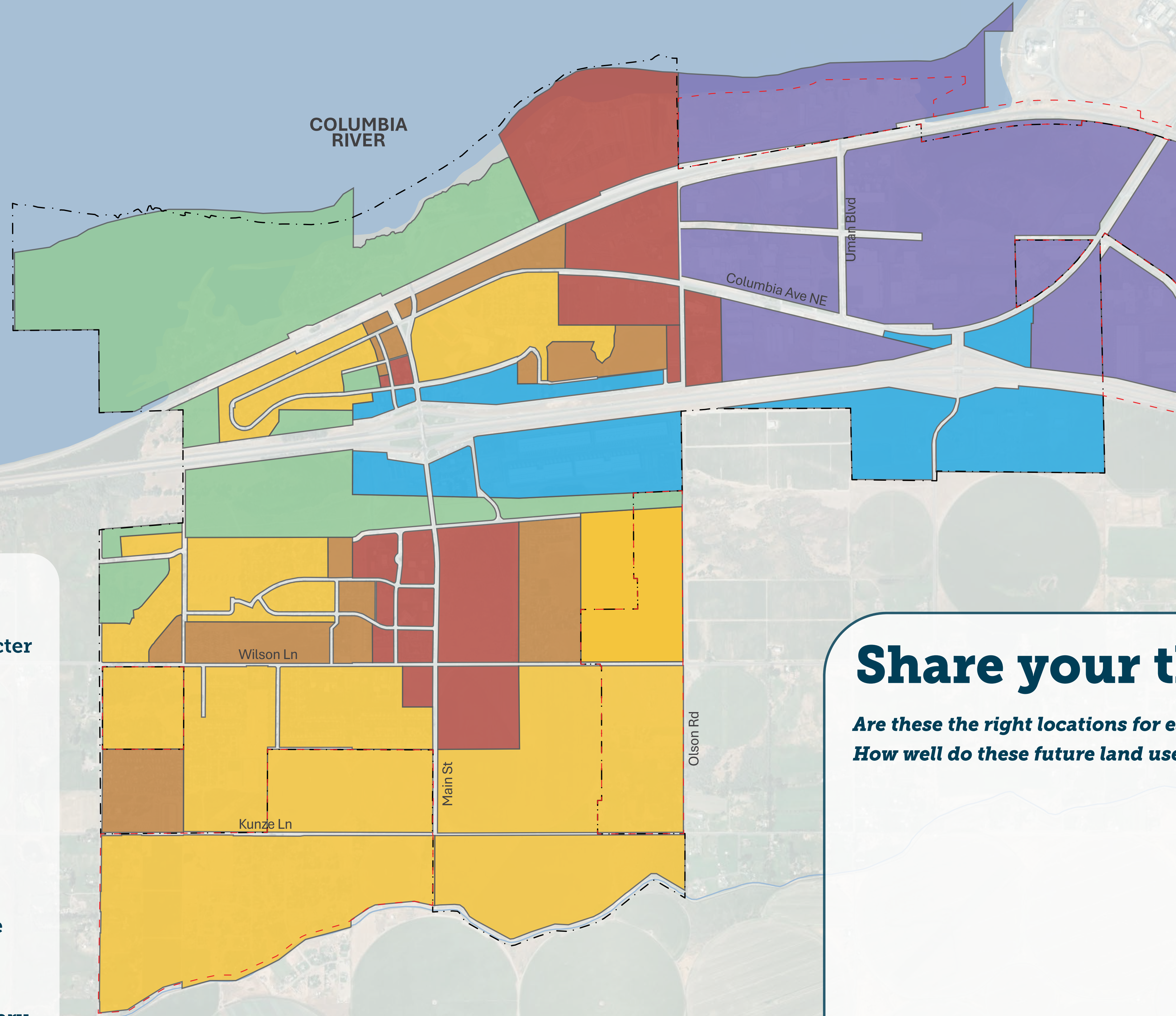


Legend

 Residential	 Gateway
 Community Center	 School
 Employment	 Park
 Industrial	
 Parks and Open Space	

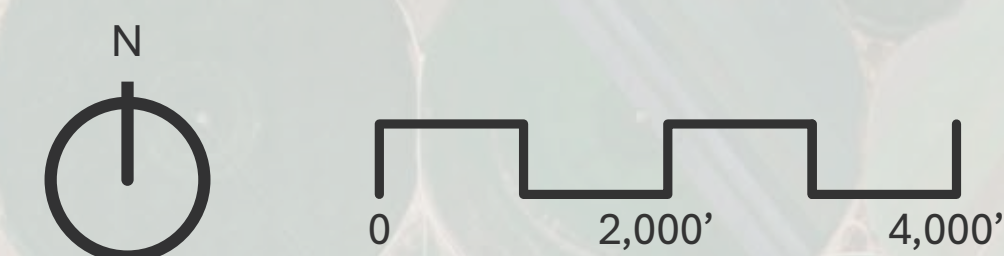


Draft Future Land Use Map



Legend

- Neighborhood Character
- Urban Character
- Community Center
- Employment Center
- Industrial Center
- Parks and Open Space
- City Limits
- Urban Growth Boundary



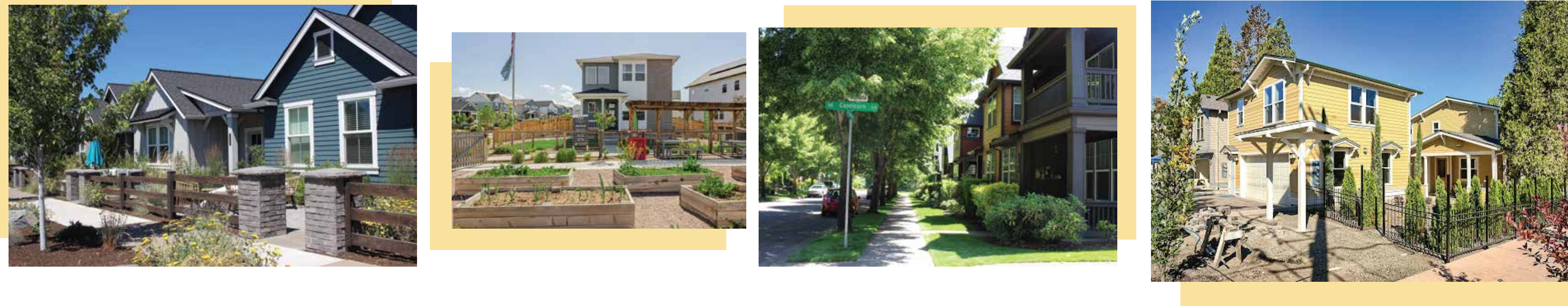
Share your thoughts!

*Are these the right locations for each future land use designation?
How well do these future land uses capture the desired mix of uses and character?*

What could this look like?

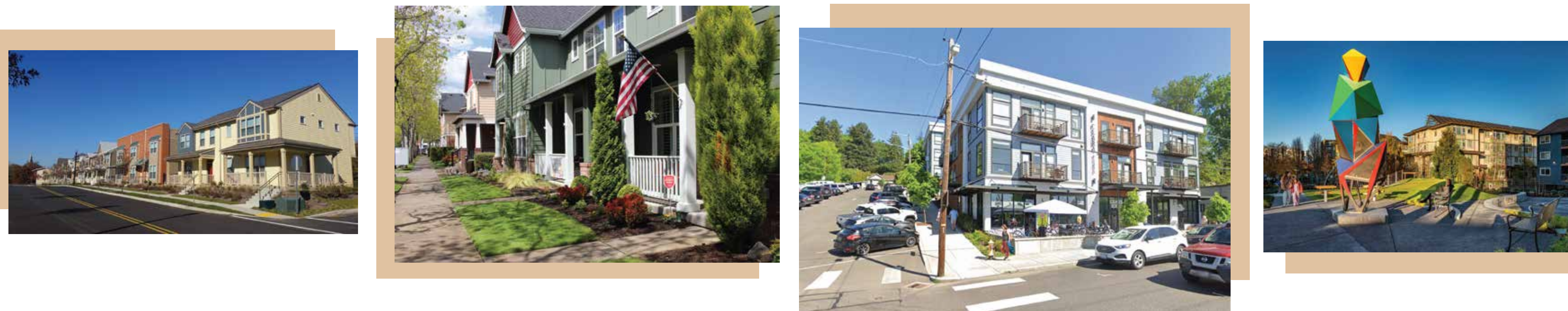
Neighborhood Character

Lower scale residential uses sit side-by-side on tree-line streets that connect to local schools, parks, and services. A range of housing types from single-detached homes, duplexes, or ADUs to medium-scale townhomes and cottage clusters offer people choices and the ability to age in place. New infill development of a similar scale, lot size, and larger front yards sits side-by-side with existing homes.



Urban Character

More dense housing types support Boardman's growth and offer different choices and lower cost and rental options so people can live and work in the City. In these areas, development includes duplexes, townhomes, walk-up apartments, and mixed-use buildings on compact lots. Pedestrian-oriented streets and shared common spaces enliven these areas of town and connect neighbors to one another while meeting the needs of a growing community.



Community Center

Low-to-medium scale nodes of commercial uses are located near residential areas and employment centers. Residents and workers can easily walk to meet their daily needs, running an errand after work, taking a friend or family member to an appointment, or meeting friends out for a bite to eat. Enhanced streetscapes, active ground-floor uses, wayfinding and signage, and public gathering spaces create a shared sense of space and pride in what makes Boardman unique.



Employment Center

Regional hubs that cater to residents and visitors alike are located along major arterials. Big box stores and restaurants, office parks, healthcare facilities, data centers, and light industrial uses support the daily needs of Boardman as it grows. While these centers are served by higher-traffic corridors, they are also connected to the town with pedestrian and bicycle trails, safely connecting Boardman's residential areas to regional employment and services.



Industrial Center

Large-scale industrial operations including manufacturing, processing, agriculture, storage, distribution, and other related services. These areas are characterized by large parcels with specific infrastructure for loading, circulation, and direct access to regional transportation corridors for efficient operations. Industrial Centers vary in intensity but are generally buffered from nearby residential areas.



Parks and Open Space

Parks and open space protects Boardman's natural resources while providing recreation and outdoor access opportunities. This includes the Columbia River waterfront, the marina, beaches, city parks, and trails as well as powerline easements. Development is limited in these areas to support recreation, such as playgrounds, sportsfields, and recreation centers. Amenities, wayfinding and signage, accessible design, and lighting enhance the use of Boardman's parks and open spaces.





Your Big Ideas

What's important to consider as Boardman grows? What are the opportunities that can't be missed?