

Boardman Comprehensive Plan and Development Code Update

City Council/Planning Commission Joint Session

October 7, 2025



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Introduction

Project Team



City of Boardman

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Boardman Strategic Plan

Six Plans will
help guide
Boardman's
Overall
Community
Strategy

Master Plan will develop a 20 year vision for Boardman.

Comprehensive Plan/Development Code will update the community's goals and policies to guide growth and development for the next 20 years.

Economic Opportunities Analysis will identify Boardman's future employment trends and land needs.

Housing Needs Analysis will identify Boardman's future housing needs and trends.

Parks Master Plan will identify goals and projects to meet Boardman's park needs.

Transportation System Plan will develop a 20 year plan for transportation system investments and needs.

What is a Comprehensive Plan?



20-year vision and
strategy for growth and
development

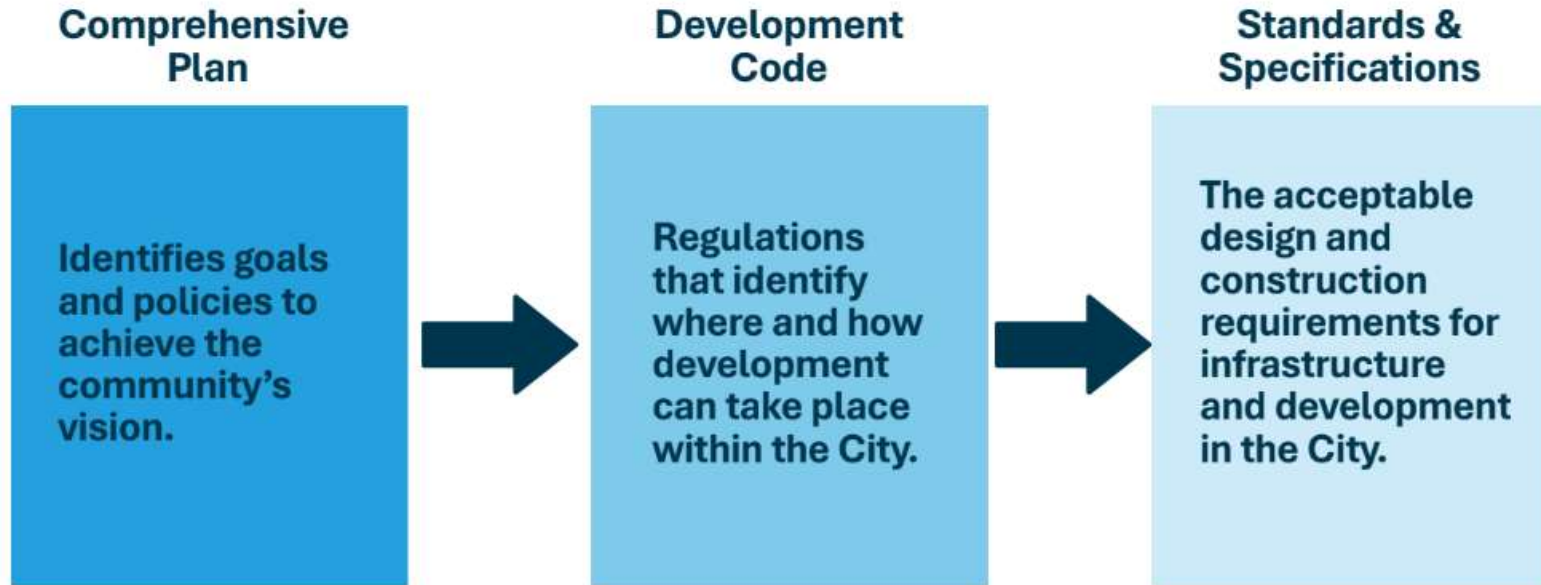


Provides a guide for
land use,
infrastructure, and
policy decisions and
investments



Primary tool for local
governments to regulate
future land use and
development

Comprehensive Plans provide policy direction for the City's regulations and standards



*Slide with animation

Comprehensive Plan Update

Project Timeline



02

**Phase 1:
Learn About
Our Community**

What is shaping Boardman today?

Existing Conditions Analysis

Purpose:

- Research on existing conditions related to people, development, services, and nature.
- Verify research findings with the community, listening to their views on current issues and future challenges.

Existing Conditions Analysis

Data Sources:

- **Quantitative:** Census, Analytic Software (Urban Footprint), County and Federal documents
- **Qualitative:** Community Listening Sessions

Four Themes:



People



Development



Services



Nature

Data findings

**A GROWING &
MULTICULTURAL
COMMUNITY.**

SINCE 2010...

Total population
increased from
3,149 in 2010 to
5,749 in 2024.

The **Hispanic**
population is the
majority and
keeps growing.

Boardman's **Black**
population grew
from 0% in 2010 to
2% today.

Takeaways from Community Listening Session

- Involvement of Hispanic/Latino community in decision-making process is very much needed
- Invest in capacity building to train Hispanic/Latino leaders
- Improve outreach strategies to involve the Hispanic/Latino community in city planning events

Data findings

HOUSING & COST OF LIVING



Takeaways from Community Listening Session

- Diverse housing types are needed, including middle housing, senior housing and intergenerational living solutions
- Affordable homes for first-time and younger buyers is a priority

Data findings

JOBS & COMMUTING



Takeaways from Community Listening Session

- **Grow and Diversify the Local Economy.** Attract new businesses beyond agriculture through targeted incentives and support for entrepreneurship.
- **Expand Education & Career Pathways.** Invest in STEM, special education, and leadership programs, along with internships and youth job opportunities.
- **Strengthen Local Services & Workforce.** Expand medical, mental health, and support services by growing a local workforce and building professional capacity.

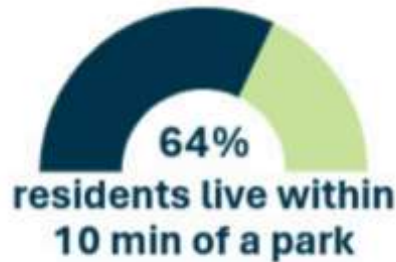
Data findings



Takeaways from Community Listening Session

- **Health & Family Services.** Need for 24/7 urgent care, mental health support, childcare, and services for children with disabilities.
- **Community Amenities & Recreation.** Desire for a larger library, accessible playgrounds, entertainment options, and family-friendly spaces.
- **Quality of Life.** Desire for rental equipment for outdoor fun, and alternative medicine options.

Data findings



Takeaways from Community Listening Session

- **Parks & Natural Spaces.** Parks, the marina, and green communal areas are favorite spots for connecting with nature.
- **Desire for Connected, Well-Designed Public Spaces.** Interest in connecting public spaces with other city areas, and improving landscaping and lighting.
- **Emergency Preparedness.** Need for emergency preparedness plans and community outreach on what to do in emergencies.

Engagement Phase 1: Key Takeaways

Community Listening Sessions. Conducted on May 3, 2025, at the SAGE Center, with 14 participants sharing their input and vision for the future of Boardman.



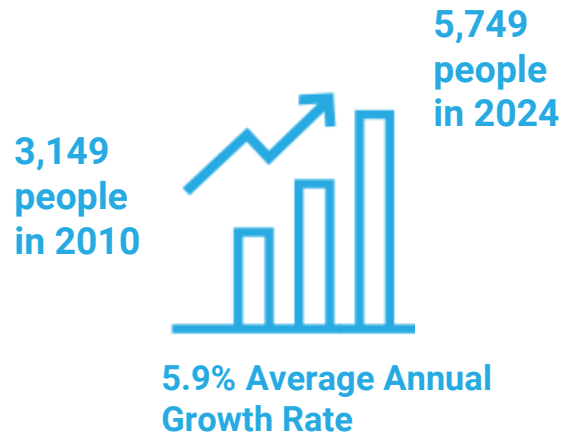
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Phase 2: Imagining Possibilities

What is driving growth in Boardman?

Trend Scenario

Boardman is growing rapidly



The City needs to make sure there's enough land for homes, jobs, roads, and services.

Trend Scenario



Trend Scenario

Industrial uses dominate and concentrate on the NE part of Boardman



Boardman's commercial activity remains highway-oriented.



Residential development happens to primarily in the southwest part of town in the vicinity of River Ridge.

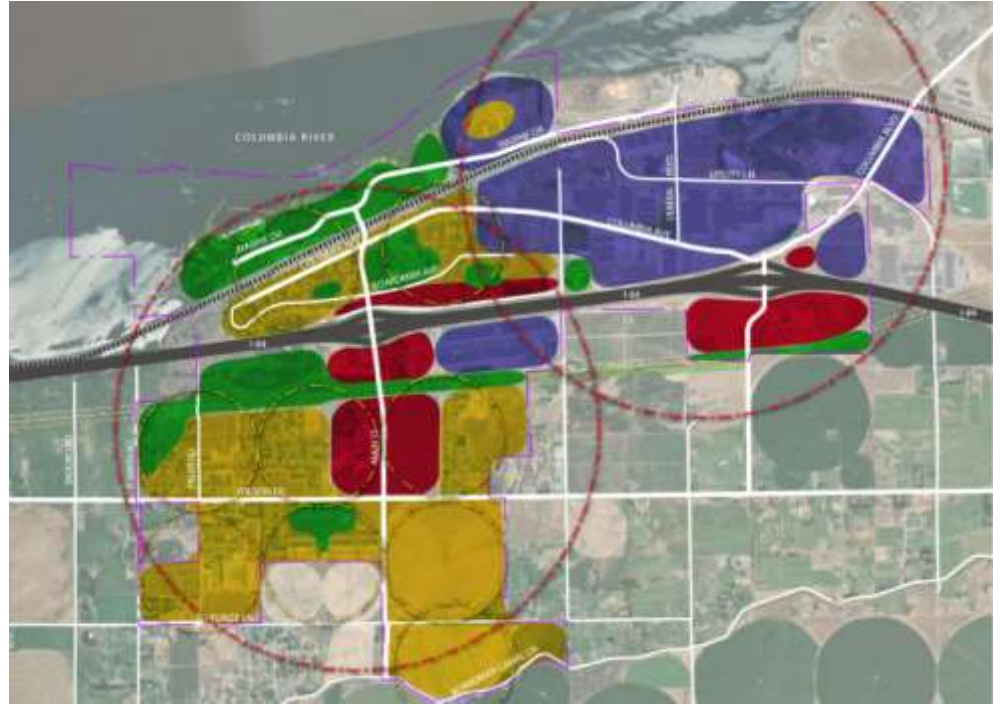


What Boardman could look like if development continues on its current path?

Trend Scenario

Boardman Today

- Currently difficult to walk and bike safely to destinations.
- No clearly defined downtown.
- The waterfront is an important element of Boardman identity, but feels disconnected from the rest of the town.
- Fewer than 1 in 4 local workers lives in Boardman.



Does the trend scenario align with the community's vision?



Community Vision

In 20 years:

*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**.*

Growth Alternatives

- The current growth path likely won't get Boardman to its desired future in 20 years.
 - **What changes are needed to align growth with the community's vision?**
- We need to explore alternative approaches to growth.
 - **Knowing where the town's center is helps guide decisions about where development, infrastructure, and transportation investments should take place, and how the town will evolve.**

Defining the “heart” of Boardman is the reference point for planning growth.

Growth Alternatives

Key Questions



Where is the
“heart” of
Boardman?



Key Questions

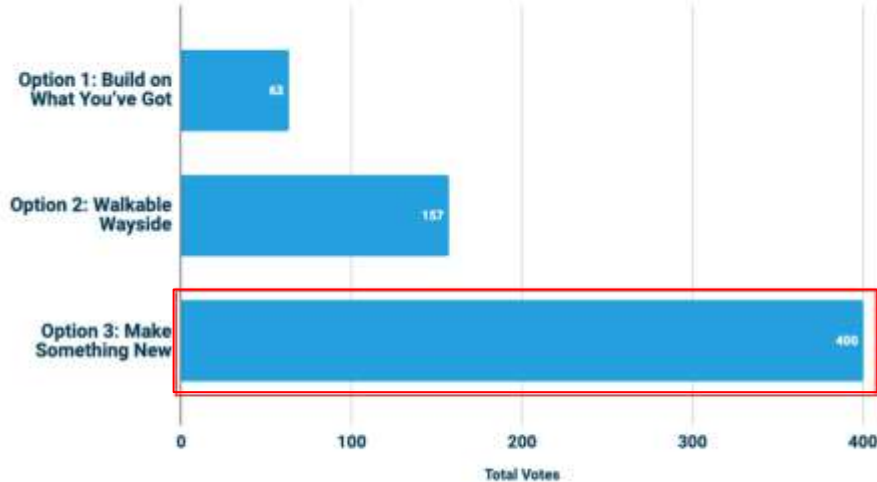


**What elements should
define the character
of the “heart” of
Boardman?**

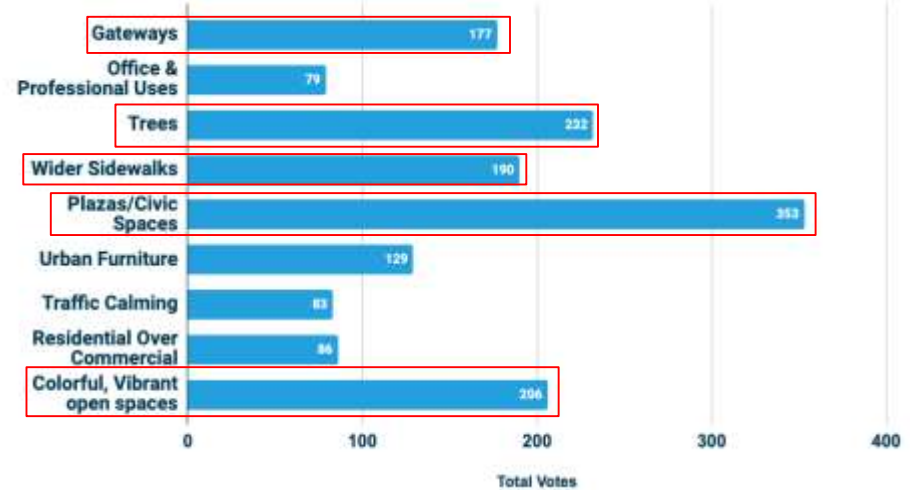


Engagement Phase 2: Key Takeaways

Where is the heart of Boardman?



What should define the character of the "heart" of Boardman?



Engagement Phase 2: Key Takeaways

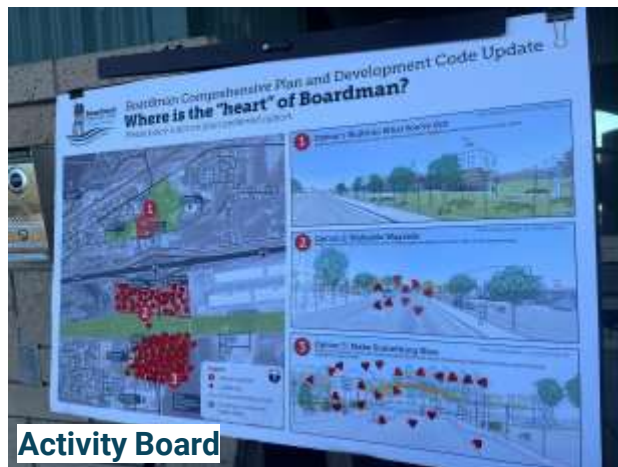
Participation Overview

A total of about 410 community members took part in engagement activities through a mix of in-person, online, and targeted outreach.

- **In person events:** Tabling at Columbia River Health, Windy River ES, Riverside HS, Sam Boardman ES, Rec Center City Hall Park.
- **Online activities:** Community survey available in English and Spanish.
- **Targeted outreach:** Surveys in Spanish conducted by Community Partners to reach Spanish-speaking residents.



Windy River ES



Activity Board



Sam Boardman ES



Rec Center



City Hall Park

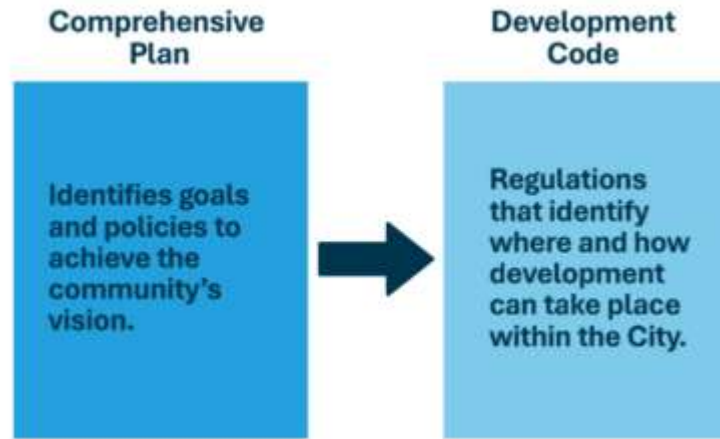
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Next Steps

Next Steps

Phase 3: Shaping Policies for Action

- Community input will inform Comprehensive Plan and policy updates and development code updates



05

Discussion

Questions on engagement

- How well do the engagement results align with the interests and priorities of your constituents?
- Where is the heart of Boardman?
- What defines the character of Boardman's "heart"?
- Are there specific community needs or concerns that you feel should guide growth in the town center?



Thank you!