

Boardman Comprehensive Plan and Development Code Update

Engagement Phase 2 Summary
October 2025



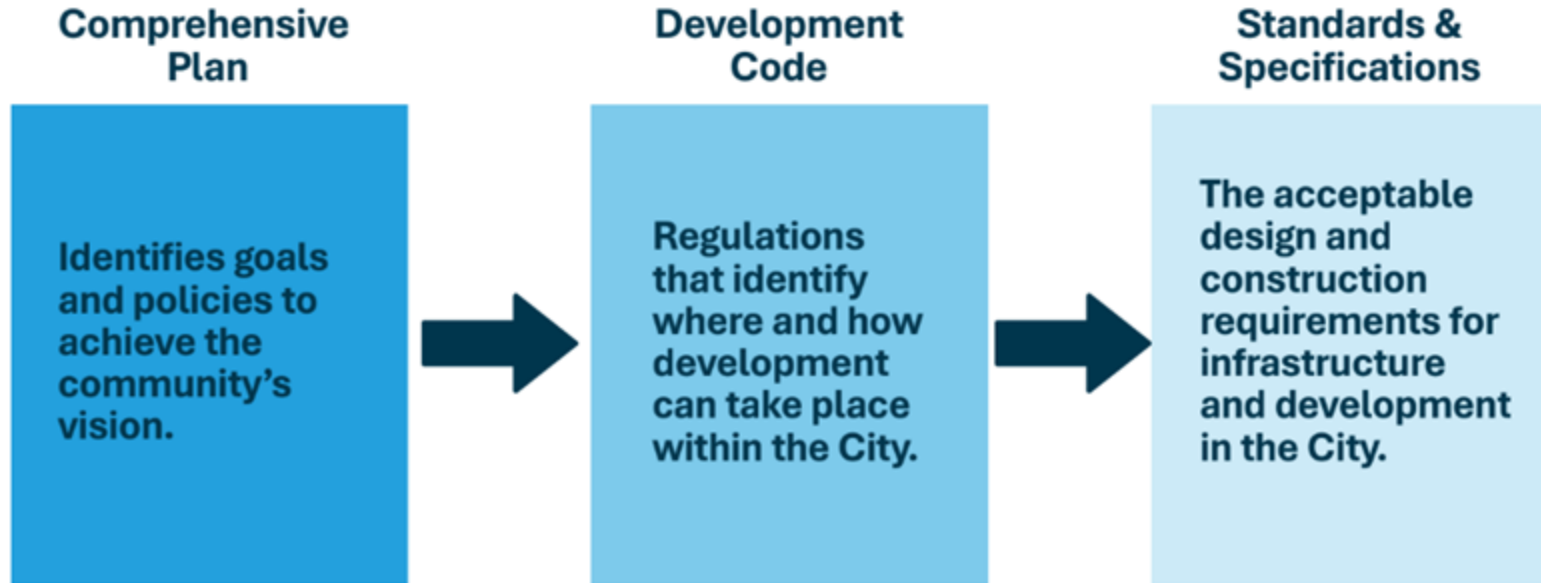
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Project Recap

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



Comprehensive Plan Update

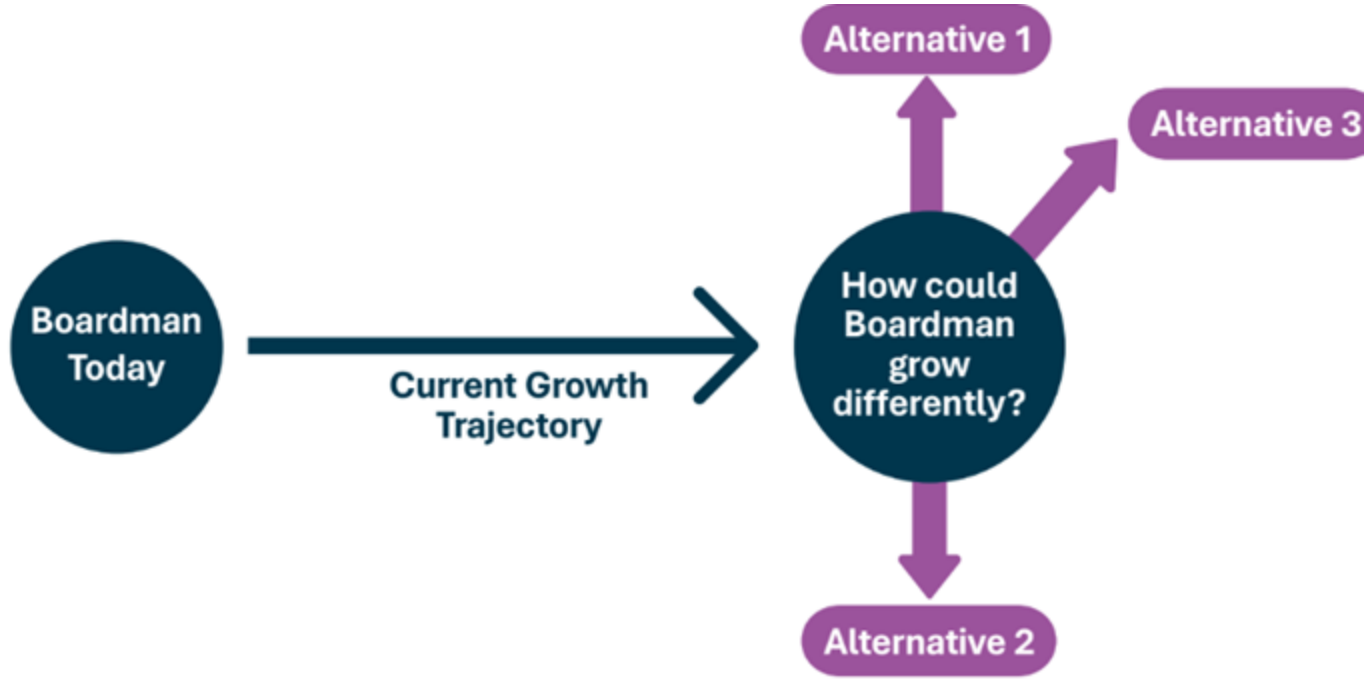
Project Timeline



Project Recap

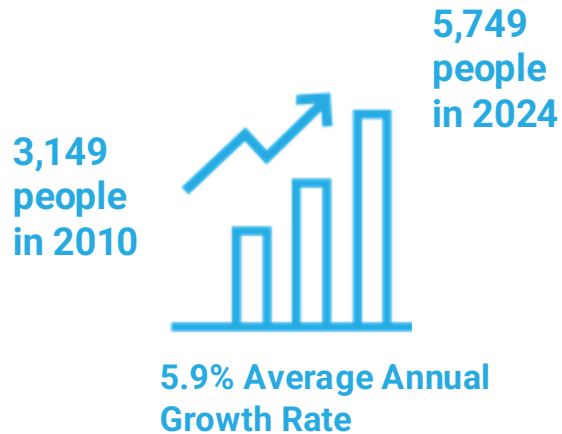
- **Phase 1:** Researched and engaged the community to understand current needs and early ideas for Boardman's future.
- **Phase 2:**
 - Created a “trend” land use scenario showing growth trajectory under current policies.
 - Developed three growth alternatives to current growth trajectory.

Project Recap



Trend Scenario

Boardman is growing rapidly



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

Trend Scenario (Current Trend)



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 tren?

Trend Scenario (Current Trend)

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

*Discussed
in PAC
meetings 2
and 3*

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



Ideas for elements that could define the character of the heart of Boardman



02

Engagement Summary

Engagement Phase 2: Participation Overview

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?

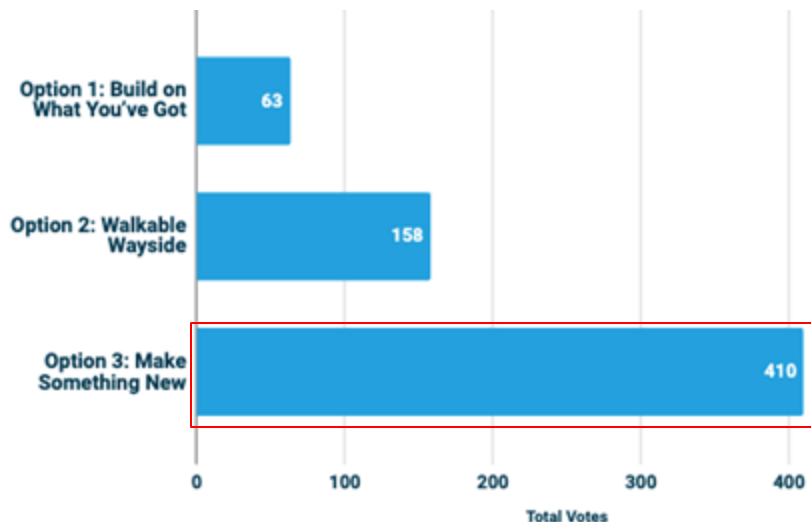
Engagement Phase 2: Participation Overview

About 630 community members took part in engagement activities through a mix of in-person, online, and targeted outreach.

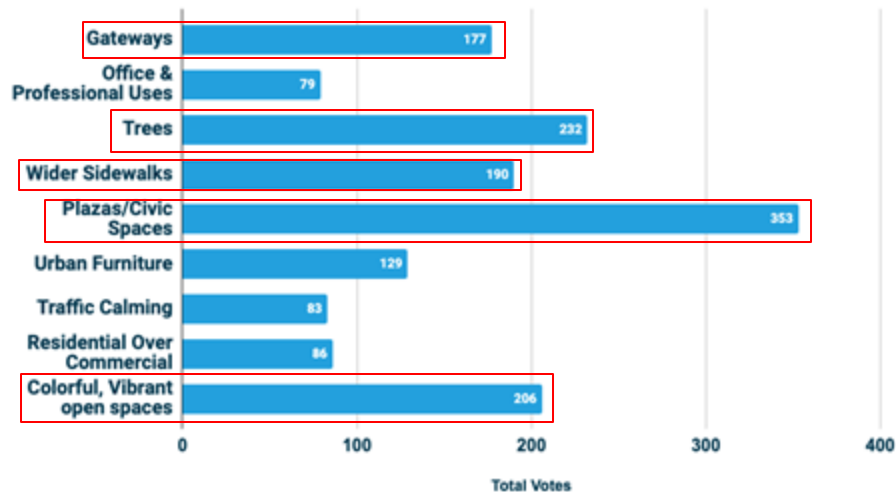
- **In person events:** Tabling at Columbia River Health, Windy River ES, Riverside HS, Sam Boardman ES, Rec Center City Hall Park.
- **Online activities:** Community survey available in English and Spanish.
- **Targeted outreach:** Surveys in Spanish conducted by Community Partners to reach Spanish-speaking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

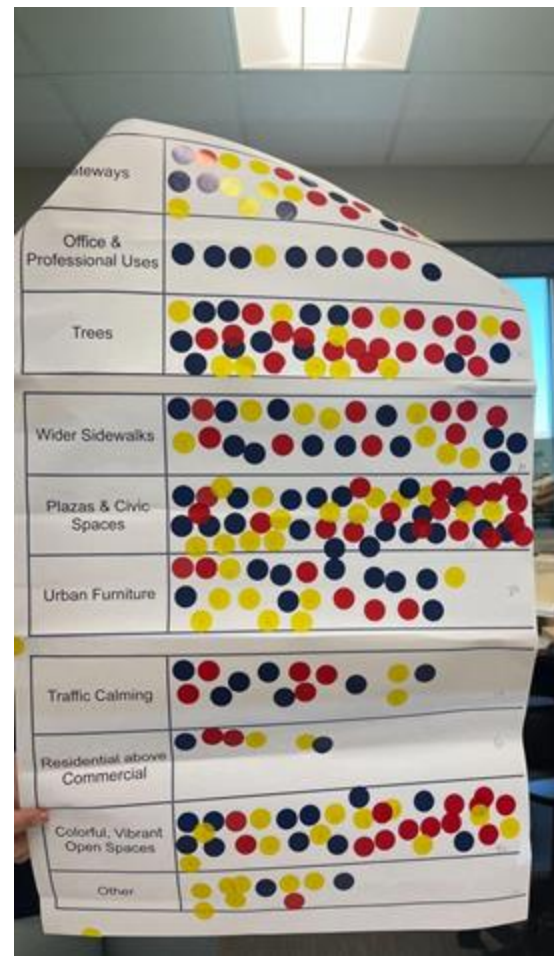
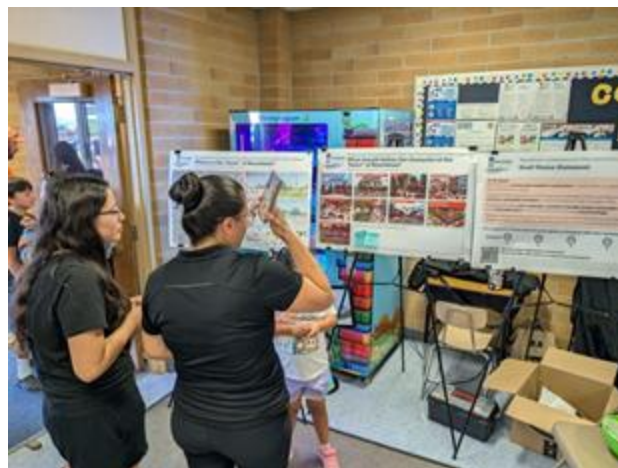
Engagement Phase 2: Summary of Results

Where is the heart of Boardman?



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





Vision Statement

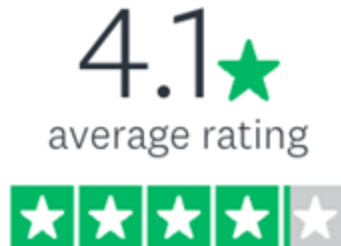
- In the online survey, we also asked participants how much they agree with the Community Statement
- The Community Statement was vetted by PAC members and Community Partners, but it had not been brought to the larger public
- The question was:

On a scale of 1 to 5, how much do you agree or disagree with the Vision Statement? Your feedback will help shape the final version, which will be included in the introduction of the updated Boardman Comprehensive Plan.

Vision Statement

Result:

- Average rating was 4.1, meaning that most respondents agree with the vision statement
- 86 people responded this question



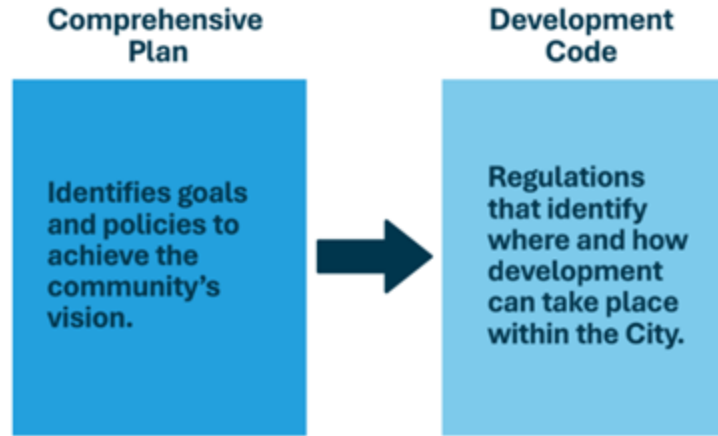
04

Next Steps

Next Steps

Phase 3: Shaping Policies for Action

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



Next Steps

- **Identify key policy considerations**
- **Engage the PAC and other stakeholders** (agencies, service providers and community leaders)
- **Align various City planning efforts** with the Comprehensive Plan Update, including:
 - TSP
 - EOA
 - HPS
 - Parks Master Plan
 - And others!
- **Drive implementation** (Zoning Map, Development Code updates) through a new Comprehensive Plan policy framework

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Appendix

Engagement Phase 2: Results by Activity

Tabling at Health Clinic August 15, 2025

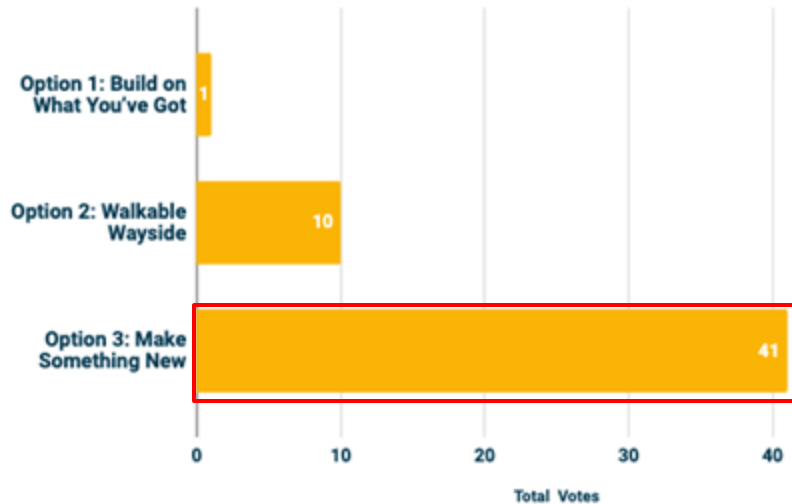
- Total Participants: 52



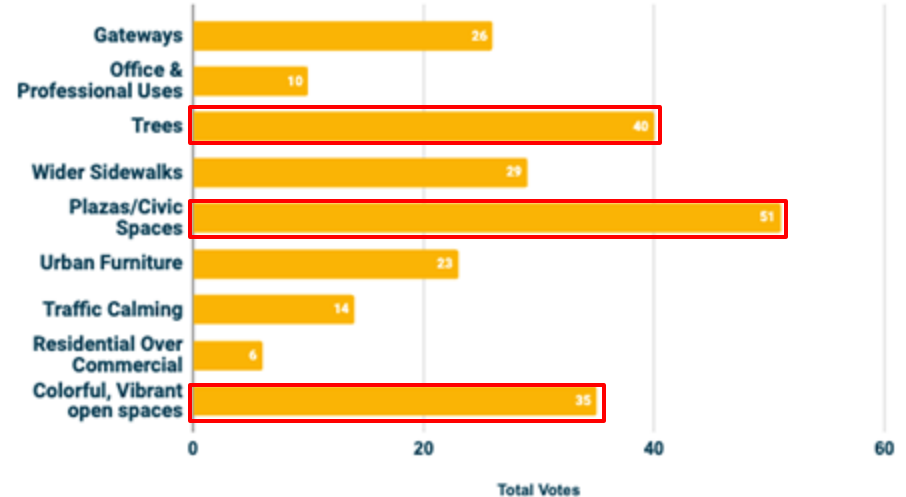
Engagement Phase 2: Results by Activity

Tabling at Health Clinic August 15, 2025

Where is the heart of Boardman?



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



Engagement Phase 2: Results by Activity

Tabling at Windy River Elementary School / Riverside High School August 21, 2025

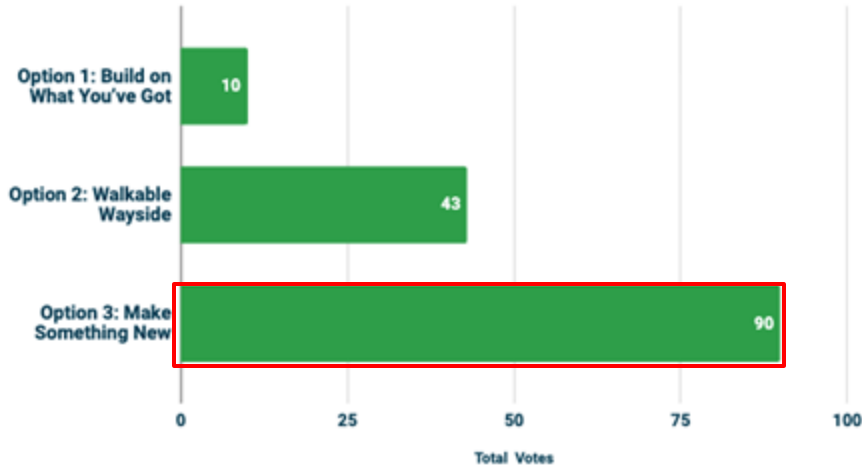
- Total Participants: 143



Engagement Phase 2: Results by Activity

Tabling at Windy River ES / Riverside HS - August 21, 2025

Where is the heart of Boardman?



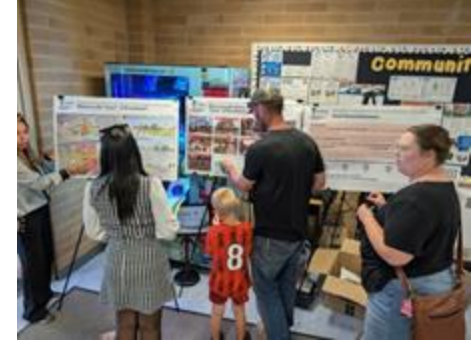
What should define the character of the "heart" of Boardman?



Engagement Phase 2: Results by Activity

Tabling at Sam Boardman Elementary School / REC Center August 21, 2025

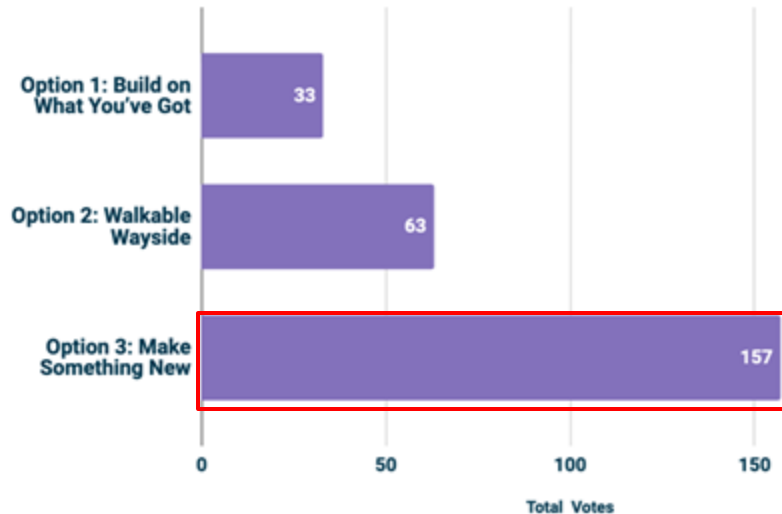
- Total Participants: 253



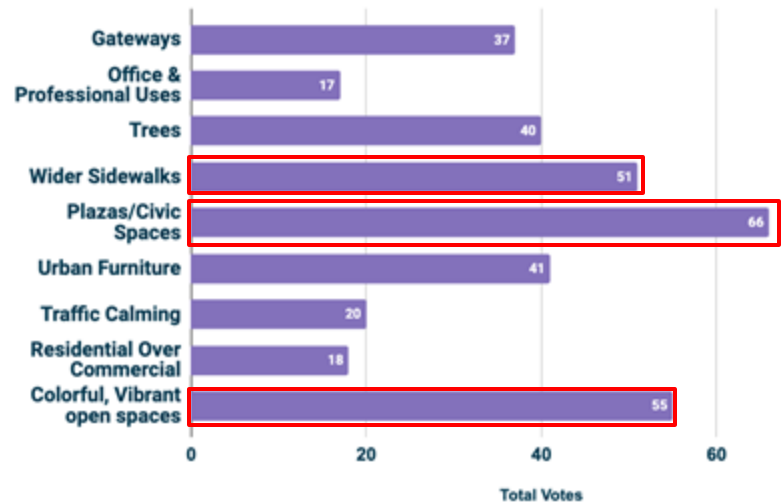
Engagement Phase 2: Results by Activity

Tabling at Sam Boardman Elementary School / REC Center on August 21

Where is the heart of Boardman?



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



Engagement Phase 2: Results by Activity

Tabling at City Hall Park August 21, 2025

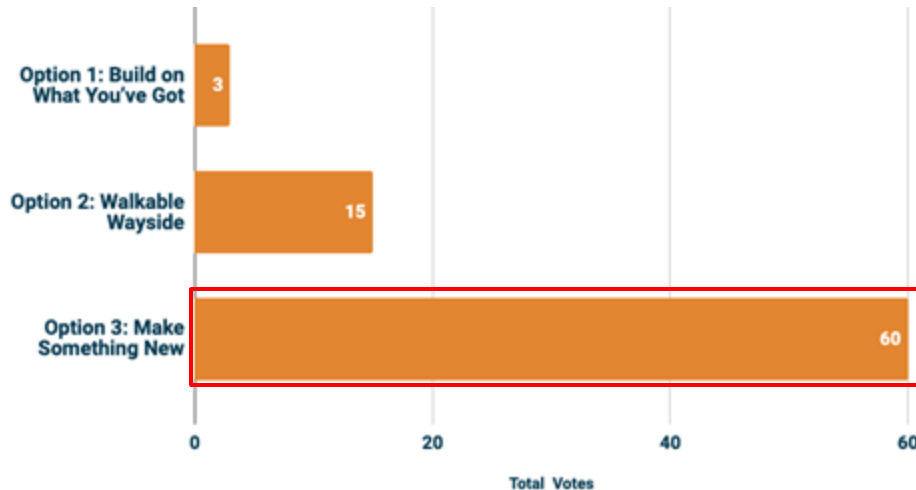
- Total Participants: 78



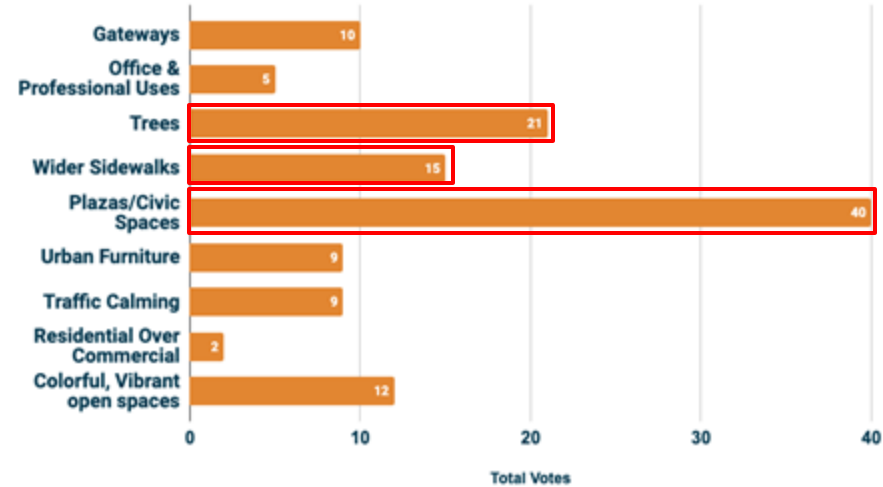
Engagement Phase 2: Results by Activity

Tabling at City Hall Park on August 21

Where is the heart of Boardman?



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



Engagement Phase 2: Results by Activity

Online Survey English and Spanish

- Completed responses: 94

Boardman Comprehensive Plan and Development Code Update

1. After reviewing the growth options, where do you think the heart of Boardman should be?
Select the option you feel is the best fit for the city's future.



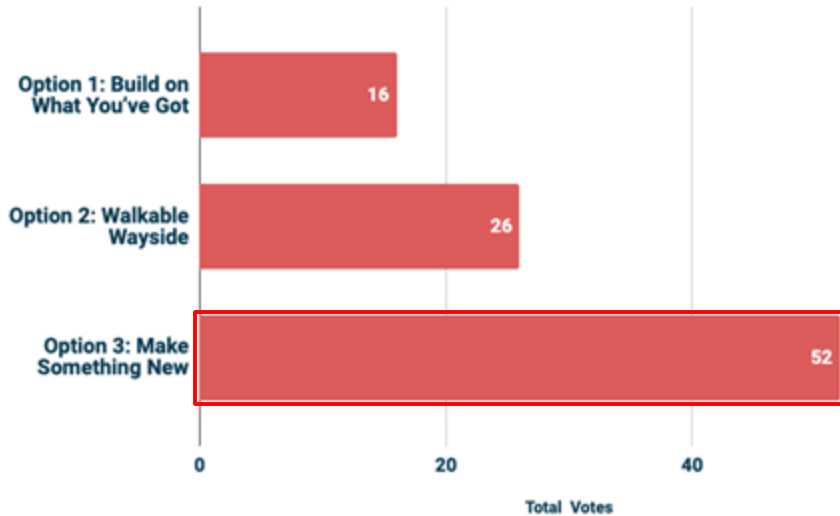
2. What of the following elements should define the character of the "heart" of Boardman?
Select your top 5.



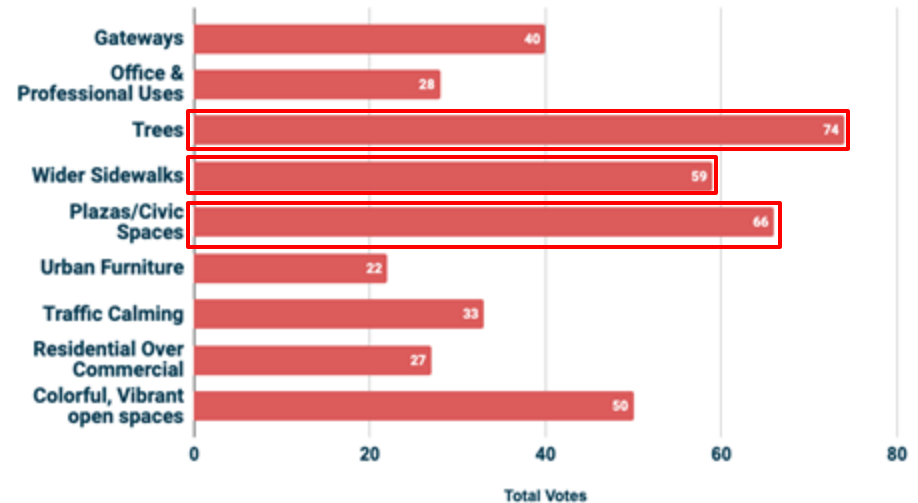
Engagement Phase 2: Results by Activity

Online Survey (English and Spanish)

Where is the heart of Boardman?



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



Engagement Phase 2: Results by Activity

Paper Survey in Spanish

- Total Participants: 11

Actualización del Plan de Crecimiento y Código de Desarrollo de Boardman

¿Dónde está el corazón de Boardman?
Antecedentes

Análisis recientes muestran que el crecimiento de Boardman se debe a tres factores principales: el desarrollo comercial orientado al sector automovilístico, los barrios residenciales unifamiliares y la expansión industrial.

Áreas en las que se concentra el crecimiento de Boardman

Desarrollo industrial en el noroeste

Desarrollos comerciales se concentran en la autopista I-88

Desarrollo residencial en la parte suroeste

Si bien este crecimiento ha traído más empleo y viviendas, el análisis también reveló una situación interesante: Boardman carece de un «corazón», es decir, un centro con una identidad y un carácter que guíe el desarrollo de la ciudad y al mismo tiempo genere un sentido de pertenencia. Otra cosa que se identificó en el análisis es que el crecimiento actual no refleja plenamente la visión que muchos miembros de la comunidad tienen para el futuro de Boardman.

Otras maneras en que Boardman podría crecer

A partir del análisis de crecimiento actual y de comentarios de la comunidad sobre la visión para el crecimiento de Boardman en los siguientes 20 años, el equipo de consultores desarrolló tres diferentes opciones de crecimiento. Cada una de ellas ofrece una ubicación diferente para lo que podría ser el «corazón» de Boardman.

Actualización del Plan de Crecimiento y Código de Desarrollo de Boardman

Encuesta Comunitaria
¿Dónde está el corazón de Boardman?

Opción 1: Aprovechar lo que ya existe
Proponer la ubicación del nuevo corazón de Boardman en la zona de desarrollo existente.

Opción 2: Camino transitable
Proponer la ubicación del nuevo corazón de Boardman a lo largo de la autopista I-88.

Opción 3: Crear algo nuevo
Proponer la ubicación del nuevo corazón de Boardman en una zona nueva.

Coloque una "X" en su opción favorita

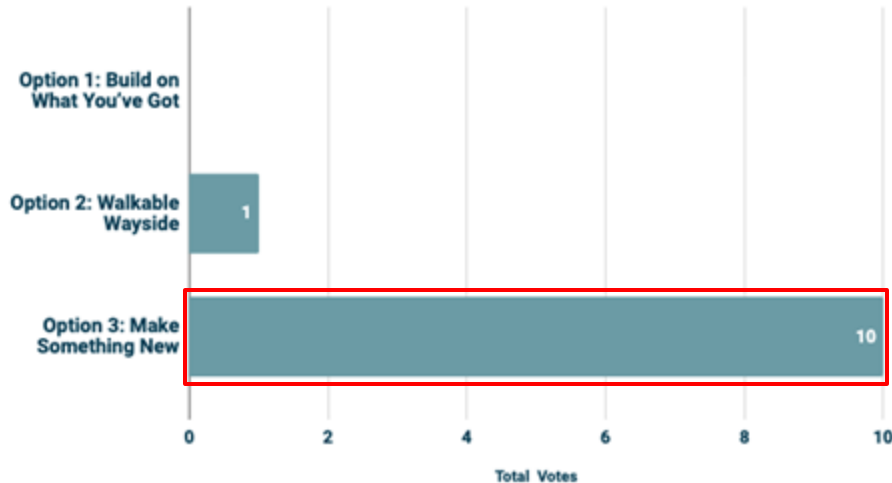
☐ Opción 1: Aprovechar lo que ya existe ☐ Opción 2: Camino transitable ☐ Opción 3: Crear algo nuevo

¿Alguna otra idea o comentario? ¡Escribámoslo!

Engagement Phase 2: Results by Activity

Paper Survey in Spanish

Where is the heart of Boardman?



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

