

Chapter 8 RECREATIONAL NEEDS

The City of Boardman currently has six parks within its Urban Growth Boundary. The major park is owned and operated by the Boardman Parks and Recreation District, a separate entity. The park is located adjacent to the Columbia River and was developed by the Corp of Engineers as a replacement when the John Day Dam was constructed. The park consists of approximately 74 acres of area. It includes a swimming area, boat launch and marina, 63 overnight camping spaces, Little League ballfield, picnic areas, restrooms, and other facilities. The park serves both as a community park and tourist facility with overnight camping available. It is filled to capacity during most weekends in the summer months.

The Boardman City Park, located between Northwest Boardman and Northwest Park Avenues and Northwest First and Second Streets, occupies 3.41 acres. The park contains baseball field, playground equipment, and a structure used by 4-H and daycare programs. The property also contains a large expanse of lush green grass and evergreen trees. A basketball/volleyball concrete area, picnic tables, and renovation of the building to make restrooms available to the public was completed in the Spring of 1988. Other additions include a drinking fountain and construction of an additional baseball backstop. The park serves approximately 195 dwelling units. The surrounding property is 95 percent developed, so there should be minimal additional impact on the park. There are single-family, multi-family, mobile homes, general commercial, and tourist commercial zoned lands in the immediate vicinity of the park. The nearest other facility offering recreational opportunities to this area is at Riverside High School, approximately one-quarter mile to the east. The High School facilities include a football field, baseball field, tennis courts, soccer field, and an inside gymnasium. All these facilities are available through the Riverside High School programs.

The Thomas E. Brownhill Park is located in the Northeast section of Boardman and is provided with access via Northeast Third Street and Northwest Front Street. The park contains 1.15 acre of area and currently exists as a large open area with no definite development plans prepared at this time. The surrounding area has the capacity to site 321 dwelling units. The property immediately around the park is zoned single-family residential, multi-family residential, tourist commercial, heavy commercial and light commercial. The nearest other recreational facility is located at Riverside High School approximately one-half mile to the west.

The Dunes Street Park is located in the Southeast portion of Boardman in the Sunridge Terrace Subdivision. The Park contains 1.06 acre and at this point is largely undeveloped. A preliminary of a neighborhood park concept has been prepared, however, no official action for development of the park has been taken. The park serves approximately 43 dwelling units. The surrounding lands are zoned Mobile Home Park/Subdivision and has a holding capacity of 504 homes. Access to the property is via Dunes Street off Anderson Road. The nearest other recreational area is located at Sam Boardman Elementary School some three-quarters mile on Wilson Road. The Same Boardman Elementary School playground includes school play equipment, basketball area, grassy area suitable for football, soccer, baseball and other field games, and an asphalt area suitable for other types of play.

The Hill View Park is 4.37 acre area offered by donation to the City. It is located in the Southwest sector of the City and is currently undeveloped. The surrounding area contains 182 living units with the maximum density of 616 dwelling units. The surrounding area is zoned single-family, multi-family, and Mobile Home. The nearest recreational facility is in Same Boardman Elementary School, located some three-quarters mile east off Wilson Road. No plan has been developed for the improvement of this park, however, bike paths or equestrian ways, nature trails, and other facilities could be provided in addition to the customary park facilities. The park can be accessed from Faler Road and Paul Smith Road, presently closed, north of Wilson Road.

Desert Springs Estates Park, donated with the Phase I subdivision plat, is located in the Desert Springs Estates Mobile Home Park/Subdivision. This area is approximately one-eighth acre and serves approximately 50 dwelling units but full development of the area surrounding the park could contain 403 dwelling units. The park property currently has one-half basketball court and a small play area. The nearest other facility is again Sam Boardman Elementary School, some one mile to the east.

The City would like to develop additional parks, including Mancamp Park, to provide tennis courts, volleyball courts, a baseball field, and additional facilities in the Boardman Marina Park.

RECREATIONAL NEEDS SURVEY

A Recreational Needs Survey was conducted in early 1975 via the use of a mail-out questionnaire. The results of the survey are as follows:

1. Of those responding, about one-half felt there were adequate recreational facilities for your children and adults, but 90 percent of respondents agreed there were not adequate facilities for teenagers and senior citizens.
2. A multi-use type recreation hall was the most predominately requested facility.
3. Bicycle paths were the most requested outdoor recreational facility.
4. Requiring park land dedication by new developments was approved by 75 percent of the respondents.
5. Smaller neighborhood parks (5-10 acres) and mini-parks (under 1 acre) were favored over the large community park (25-35 acres). Community park requirements will be met by further development in the 74 acres contained in Boardman Marina Park.
6. Respondents felt the City should encourage and participate in development of the waterfront property, with a swimming area most often requested.

FUTURE PARK LAND DEVELOPMENT STANDARDS

It is the City's decision that small neighborhood parks, as shown on the Land Use Plan, be provided rather than a large community park south of the freeway. It is further recommended that the major recreation facilities, ball fields, etc., be located on the Corps of Engineers waterfront property. The City has developed specific standards for park plan development and dedication to occur simultaneously with subdivision development. These are as follows:

1. Require open space dedication for park land at the rate of 0.015 acre per lot per living unit created.
2. Make payment in lieu of dedication, based on current residential land values.

3. Funds generated from (in lieu of) payment shall be used only for acquisition of park land. The park land would then be developed as a park to benefit the property from which the payments were collected.
4. Where a park is indicated within a development, that land shall be reserved until funds are available to purchase it.
5. No more than 40 percent of a development can be required for dedication to open space and public use, including street right-of-way but not including easements.
6. Lands in excess of 40 percent of development will have to be purchased by the City within two years after development approval.

BIKE PATHS

The City, in response to repeated requests for the bike paths, has determined that Paul Smith Road, and one on South Main Street from Wilson Road to Columbia Boulevard.

The City, in response to repeated requests for bike path, has determined that providing bike routes to all areas of town without conflict with vehicular traffic is desirable. However, there are some concerns that developing an adequate bike path plan. These are as follows:

1. Bike paths on both sides of the street may not be feasible in many areas without additional pavement width, at great expense to the City.
2. Bike lanes on one side of the street would force the bike riders to travel against vehicular traffic half of the time. This would be in violation of existing traffic laws.
3. Bike lanes on just the right side of the streets with the traffic flow and designated as one-way lanes would provide complete loop capabilities but it would be virtually impossible and undesirable to enforce.

GOAL 8: RECREATION DEVELOPMENT POLICIES

1. Open space in the form of park lands shall be maintained in developing areas through a small series of neighborhood parks.
2. Park land dedication, or payment in lieu of dedication, may be required of developers.
3. Planned Unit Developments incorporating recreational open space shall be encouraged.
4. Expand low cost outdoor recreational facilities, small neighborhood parks, open space, and bike paths.
5. The City shall encourage development of parks to:
 - A. Meet the needs of the public by providing low cost recreational activities,
 - B. Provide a series of easily accessible parks to all neighborhoods.
 - C. Provide recreational opportunities to tourists and travelers.
 - D. Provide the utilization of a public waterway, the Columbia River, as a natural recreational facility.