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## MEMORANDUM

# Parkdale Buildable Lands Inventory – Methodology and Results

DATE December 13, 2022 (Revised October 10, 2023)  
TO Eric Walker, Hood River County Community Development Director  
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## INTRODUCTIONS

The purpose of this memorandum is to describe the methodology for the Parkdale Buildable Lands Inventory (BLI) and the results of the inventory. The lands in Parkdale are classified to estimate land available for future development and calculate the community’s capacity for possible housing and employment increase. There is a conclusion provided at the end of this memorandum based on the results of the Parkdale BLI.

The BLI addresses land within the Parkdale Community Boundary, and has followed these steps:

- **Step 1: Classification of Land.** Each tax lot within Parkdale is classified based on the County’s residential, commercial, and industrial zoning.
- **Step 2: Assign Development Status.** Each tax lot within the Parkdale is given a “development status.” These development statuses are based on County tax assessor’s data and aerial photography. Each development status type is defined later in the memo.
- **Step 3: Development Capacity.** For land categorized as residential, the team identified development capacity in number of housing units based on the developable acreage of a parcel and available employment development for commercial and industrial zones.

## STEP 1 - CLASSIFICATION OF LAND

For comparison purposes, this memorandum generalizes the net buildable land zoning from this land inventory into three categories: residential, commercial, and industrial. The categories are based on current zoning and do not reflect potential changes to zoning resulting from adoption of the Parkdale Community Plan.

As shown in Table 1, Parkdale has approximately 138.8 acres of land within its boundaries. Most of the land, over 70 percent, is zoned as residential (R-1 7500: Residential), followed by industrial at about 21 percent (M-1: Industrial), and commercial at about 6 percent (C-1: Commercial).<sup>1</sup>

**Table 1: Gross Acreage in Parkdale Land Inventory**

<b>Zone</b>	<b>Number of Tax Lots</b>	<b>Gross Acres</b>	<b>Proportion</b>
R-1 7500: Residential	137	100.4	72.3%
C-1: Commercial	19	9.0	6.5%
M-1: Industrial	21	29.4	21.2%
<b>Total</b>	<b>177</b>	<b>138.8</b>	<b>100.0%</b>

Residential zoning is located throughout the area. Multiple single-family homes are located along the west side of Clear Creek Rd towards the south of Parkdale. There is another residential area located between the two industrial zoned areas north of Baseline Drive. The Parkdale Elementary School is in this residentially zoned area.

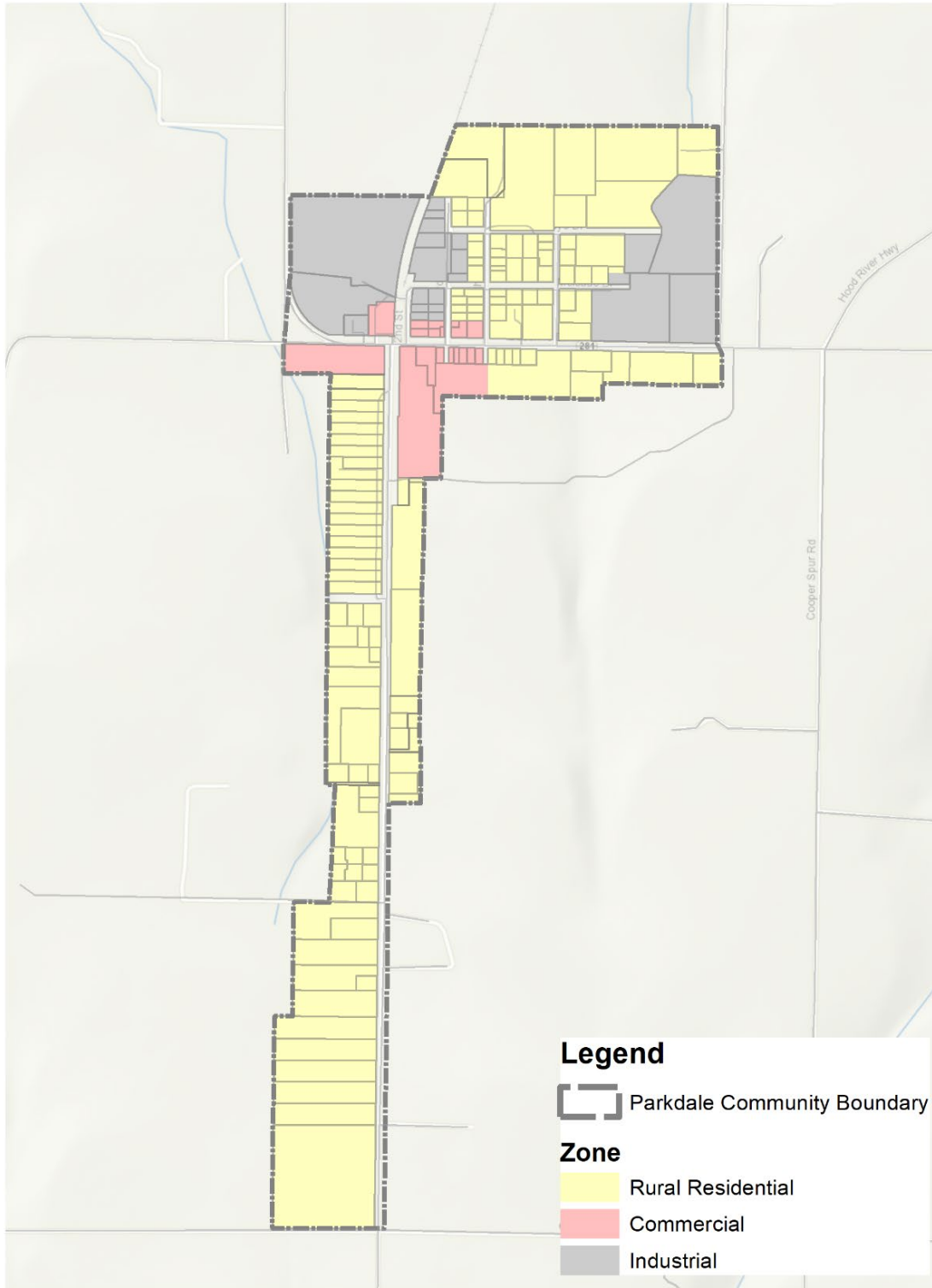
Commercial zoning is concentrated around the center of the Parkdale community, near the intersection of Baseline Drive and Clear Creek Road. The commercial area is in the most accessible geographic center of Parkdale and provides residents with a variety of services including a grocery store, restaurants, a brewery, farm equipment and a home goods store. Hutson Museum and Red Barn Park attract residents and visitors, adding more vitality to the area.

Industrial zoning is in the northwestern and northeastern corners of the Parkdale community. The industrial zone in the northwestern corner, adjacent to Clear Creek Road, is developed with the Diamond Fruit Packing plant and associated accessory uses. This area includes some properties currently developed with residential and commercial uses. The industrial zoned area in the northeastern corner of the community is developed with institutional uses, including the US Forest Service Work Center, Hood River County Public Works Facility, Middle Fork Irrigation District facility, and some existing residential development.

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<sup>1</sup> Some areas have existing uses that differ than current zoning. For example, there are residential uses throughout Parkdale, including within industrial zoned areas.

Figure 1. Land Classification Map



## STEP 2 - DEVELOPMENT STATUS

The planning team designated each tax lot within the Parkdale Community Boundary with a “development status” of either vacant, partially vacant, or developed. These designations are based on County tax assessor’s data and aerial photography. Criteria for these categories are described below.

### DEVELOPMENT STATUS FOR RESIDENTIAL TAX LOTS

- **Vacant** – Vacant tax lots have no existing development, as identified by assessor data or aerial photography.
- **Partially Vacant properties** – Partially vacant tax lots are defined as either of the following:
  - Tax lots that are greater than four acres in size and have an existing single-family home. Two acres are deducted from the acreage of the tax lot to account for the existing home and any remaining acreage is considered available for future development.
  - Tax lots that have received a prior subdivision where only one single-family home exists and does not cross a lot line.
- **Developed** – Tax lots with this designation are assumed to be fully developed and unavailable for additional uses. Any tax lot that was not previously identified as vacant or partially vacant was assumed to be developed.

### DEVELOPMENT STATUS FOR COMMERCIAL/INDUSTRIAL TAX LOTS

- **Vacant** – Tax lots that meets one or more of the following criteria:
  - Not currently containing permanent improvements
  - Improvement value is less than \$5,000 or less than 5% of the property’s land value.
- **Partially Vacant** – These lots have an improvement value of between 5% and 40% of the land value or are greater than one acre in size with at least ½ acre not improved (based on aerial photo). These lands will assume that 50% is vacant/50% is developed unless aerial photos or other information shows otherwise.
- **Developed** – Tax lots that have an improvement value greater than 40% of the land value and do not meet the definition of vacant or partially vacant.

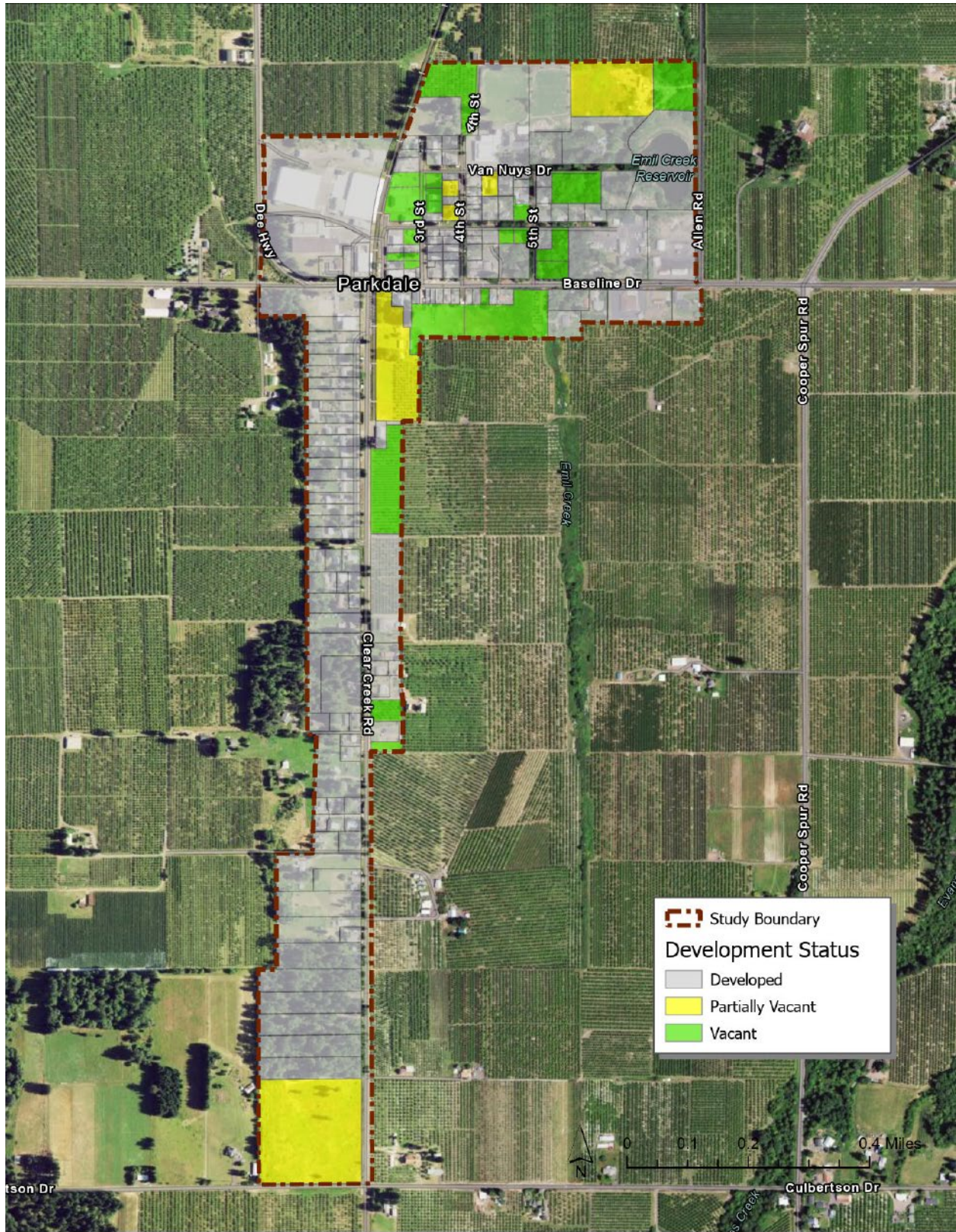
Table 2 shows the acreage of tax lots within each development status category by the respective zoning. It is estimated that about 23% of Parkdale’s land is developable. Most buildable lands are in the residential zone and only less than 2 acres of lands in commercial zone are available for future development, which should be considered for the community’s balanced growth.

**Table 2. Tax Lot Development Status (in acres)**

Zone	Vacant		Partially Vacant		Developed		Total	
	Count	Acres	Count	Acres	Count	Acres	Count	Acres
<b>R-1 7500: Residential</b>	13	10.6	5	14.0	119	75.7	137	100.4
<b>C-1: Commercial</b>	2	1.9	1	4.1	16	3.0	19	9.0
<b>M-1: Industrial</b>	7	2.6	0	0	14	26.8	21	29.4
<b>Total</b>	<b>22</b>	<b>15.2</b>	<b>6</b>	<b>18.1</b>	<b>149</b>	<b>105.5</b>	<b>177</b>	<b>138.8</b>

Figure 2 summarizes the location and development status of tax lots within the Parkdale boundary.

Figure 2. Development Status



## STEP 3 – DEVELOPMENT CAPACITY

### RESIDENTIAL BUILDABLE LANDS

The capacity for residential development is estimated based on the County’s zoning. The assumed density for the residential zone was determined using a 2-acre minimum lot size. Vacant lots under the minimum lot size are assumed to have capacity for one dwelling.

**Table 3: Residential areas, minimum lot size, and density assumption**

Zoning	Minimum Lot Size	Density Assumption (Dwelling Units/Acre)
R-1 7500: Residential	2 acres	0.5 DU/acre

Buildable land for the residential zone is the sum of the vacant and partially vacant land acreage. Buildable land for vacant residential lots is deducted by 15% to account for future right-of-way (ROW) dedication (e.g., streets) and other infrastructure. Table 4 shows the buildable acreage for each zone.

**Table 4: Estimated Buildable Acres By Development Status and Zone (Including ROW Deductions)**

Zoning	Vacant Acres	Partially Vacant Acres	Total Acres
R-1 7500: Residential	9.3	11.5	20.9

The housing capacity was estimated by multiplying the assumed density by the estimated buildable acreage for each zone; estimates were rounded down to the nearest whole number. This approach assumes that every vacant parcel can accommodate at least one unit. Table 5 shows the estimated housing capacity and density assumptions for each zone, respectively.

**Table 5: Housing Unit Capacity Estimate and Density Assumptions**

Zoning	Projected Density	Vacant	Partially Vacant	Total
R-1 7500: Residential	0.5 DU/acre	13	8	21

### EMPLOYMENT BUILDABLE LANDS

The following assumptions were used to determine the net acreage of land within the area.

- 50% of employment land identified as partially vacant will not be developable to account for existing development and infrastructure.
- 15% of employment land identified as vacant will be set aside to account for infrastructure, setbacks, etc.

There is an estimated 4.9 acres available for employment land after accounting for existing development on partially vacant land and set asides for infrastructure-related and other needs on vacant land. Table 6 below provides a summary for each zone.

**Table 6: Net Developable Acres of Employment Land**

<b>Zoning</b>	<b>Vacant Acres</b>	<b>Partially Vacant Acres</b>	<b>Total Acres</b>
C-1: Commercial	1.1	1.5	2.7
M-1: Industrial	2.3	0	2.3
<b>Total</b>	<b>3.4</b>	<b>1.5</b>	<b>4.9</b>

## CONCLUSIONS

- There is approximately 21 acres of vacant and partially vacant residentially zoned land available for residential development. This results in a potential housing capacity of 21 dwellings units. Most of this capacity is associated with vacant lots.
- Potential for commercial development on vacant or partially vacant land is limited to two lots, one of which is only partially zoned for commercial uses (the remaining portion is zoned for residential uses). Both of these lots have the potential to support new commercial development due to their size and proximity to existing commercial uses, however, one of the lots – the split zoned lot – has limited access to Baseline Drive and would require infrastructure improvements to provide access.
- Approximately 2.3 acres of industrially zoned land is considered vacant. This represents less than 10% of the overall amount of industrial zoned areas. The largest of the vacant industrial site is approximately 1.2 acres in size.