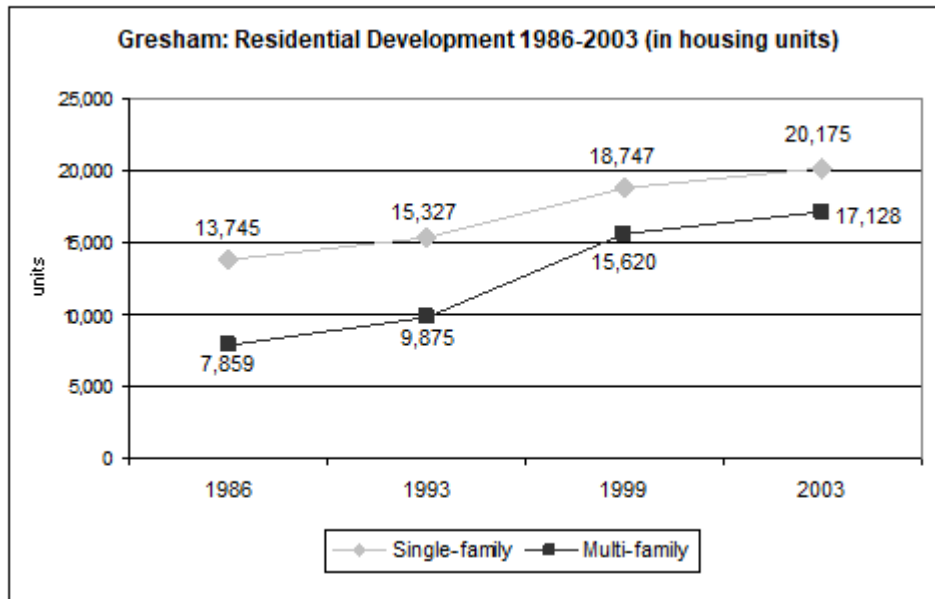


# Appendix 6 Gresham’s Residential Lands Inventory

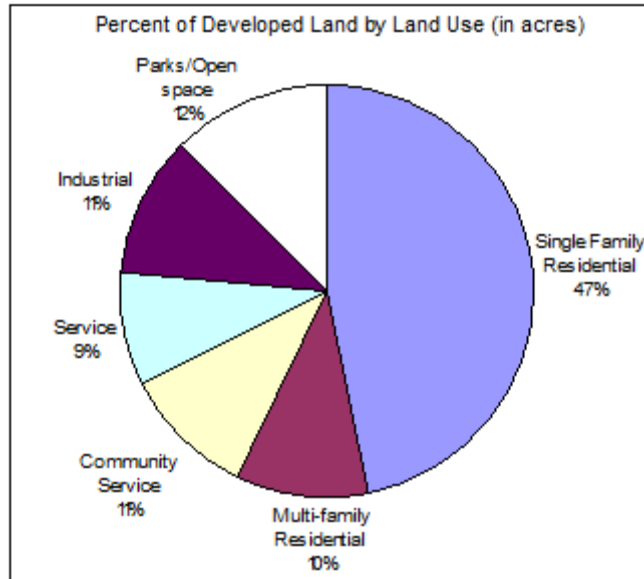
## INTRODUCTION

The City of Gresham is primarily a suburban community dominated by residential land use. Gresham began as a farm center that served the surrounding area’s agriculture activities. Until the 1960s Gresham grew at a very slow rate and maintained a farming identity. Since the 1960s, however, Gresham has experienced rapid population growth. Gresham’s population grew from 3,944 persons in 1960 to 90,205 in the year 2000 (US Census).

Residential development has occurred in tandem with Gresham’s population growth. Presently there are approximately 37,303 housing units within Gresham’s city limits. Single-family development accounts for 20,175 units and multi-family accounts for 17,128. The current ratio of single-family to multi-family units is 54% single-family to 46% multi-family. In 1986 this ratio was 63% single-family to 37% multi-family units, indicating that multi-family development is catching up to single-family in Gresham (See maps 1 and 2 on pgs. 12 and 13 for number of housing units in residential districts of residential units). A chart of single-family to multi-family units development since 1986 can be seen on the following graph:



Residential development accounts for over half (57%) of all the developed land acreage in Gresham. Forty-seven percent of the land acreage currently developed with a residential use is with single-family dwellings and 10% is with multi-family. For a map of developed land use see maps 3 and 4, pg. 14 and 15. A breakdown of developed land, by land use, can be seen on the following chart:



Developed Land	Acres	Percent of Developed Land
Single Family Residential	4745.5	47%
Multi-family Residential	1050.2	10%
Community Service	1069.0	11%
Service	883.6	9%
Industrial	1146.0	11%
Parks/Open Space	1261.1	12%
<b>Total Developed Land</b>	<b>10155.3</b>	

## INVENTORY

An inventory of residential land use was conducted by the City of Gresham as part of the State of Oregon’s periodic review requirements. The inventory analyzes the amount of land in Gresham that is currently in a residential use. The inventory also identifies how much residential zoned land is vacant and ready to build on; the amount vacant residential land that is constrained by environmental factors and issues of ownership; the amount of residential land that is currently developed with non-conforming uses; and how much residential land is underutilized. The environmental factors include streams, wetlands and hillside slopes. Ownership issues include land owned by school districts, utilities, government jurisdictions and religious organizations. Non-conforming parcels are those zoned for multi-family use, but currently have a single-family dwelling or a nonresidential land use occurring on them. Underutilized parcels are those currently developed with a residential use, but have over one-half acre of remaining land that is vacant.

Residential land use was analyzed by planning districts. These districts were aggregated by type, some are strictly residential zones and others allow for mixed-use development. Mixed-use development

allows for combinations of commercial, retail, office and residential use on a single tax-lot. A full description of the residential and mixed-use districts is on page 11.

The City of Gresham is currently comprised of 26,012 separate tax-lots that total approximately 12,165 acres. Tax-lots that are currently zoned for residential and mixed-use development account for 25,531 tax-lots (98% of all Gresham tax-lots) and approximately 9649 acres (79% of all Gresham tax-lot acreage).

Strictly residential districts account for 85% of the land acreage and 91% of the tax-lots, currently found in residential and mixed-use zones. The following table shows the number of tax-lots and acreage totals in each residential zone.

**Residential Plan Districts**

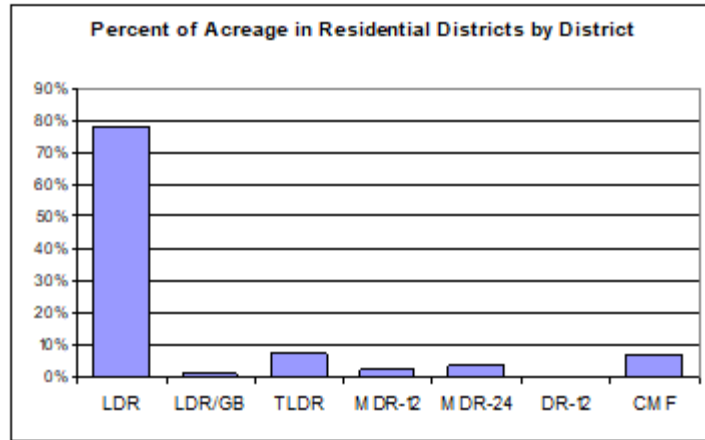
Source: LUIS 2003

Zone	Number of Parcels	Acres
LDR	18649	6408.2
LDR/GB	97	93.4
TLDR	1989	600.2
MDR-12	528	202.9
MDR-24	543	293.9
DR-12	14	3.8
CMF	1480	573.4
Total Residential	23300	8175.8
<b>Percent in Residential Districts</b>	<b>91%</b>	<b>85%</b>

The percentage breakdown of acreage by residential zoning districts is as follows:

Source: LUIS 2003

LDR	78.38%
LDR/GB	1.14%
TLDR	7.34%
MDR-12	2.48%
MDR-24	3.59%
DR-12	0.05%
CMF	7.01%



The vast majority of residential zoning is found in the LDR district (78%). TLDR and CMF have the next highest percentages, each accounting for approximately 7%.

Land zoned in the mixed-use districts accounts for 15% of all Gresham residential zoning categories (strictly residential and mixed-use). A break down of acreage by zones for the mixed-use districts can be found on the following table:

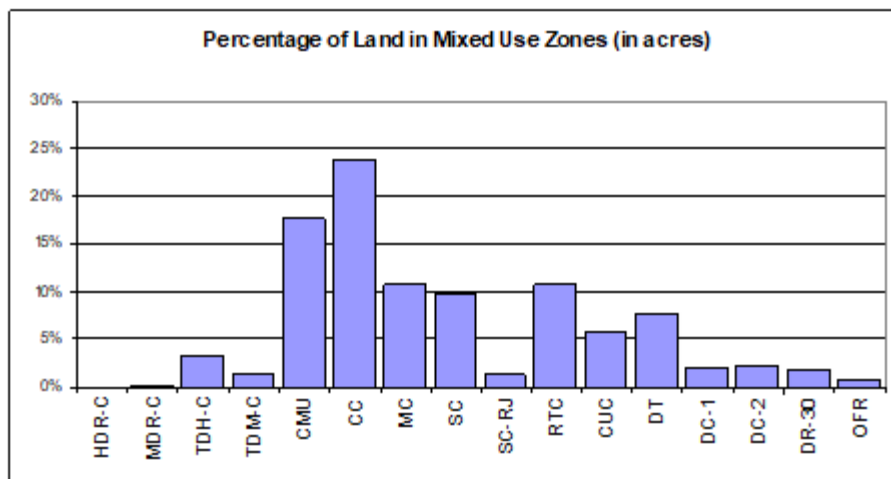
**Table Acreage Currently in Mixed-use Districts**

Mixed Use Districts	Number of Parcels	Acres
HDR-C	22	0.7
MDR-C	8	2.8
TDH-C	18	50.1
TDM-C	10	20.7
CMU	265	262.2
CC	318	350.9
MC	129	158.1
SC	382	145.6
SC-RJ	30	20.5
RTC	280	159.3
CUC	257	86.3
DT	253	113.7
DC-1	10	29.6
DC-2	106	32.3
DR-30	133	28.4
OFR	10	12.1
<b>Total Mixed Use</b>	<b>2231</b>	<b>1473.1</b>

Percent of Acreage in all Mixed Use Districts by District

Source: LUIS 2003

HDR-C	0.05%
MDR-C	0.19%
TDH-C	3.40%
TDM-C	1.40%
CMU	17.80%
CC	23.82%
MC	10.73%
SC	9.88%
SC-RJ	1.39%
RTC	10.81%
CUC	5.86%
DT	7.72%
DC-1	2.01%
DC-2	2.19%
DR-30	1.93%
OFR	0.82%



Land zoned in mixed-use districts is more dispersed throughout the zoning categories than land that is zoned strictly residential. The CC district has the highest percentage of mixed-use zoned land with approximately 24%. MC and RTC have the next highest percentages each representing about 11% of all mixed-use districts.

Currently 22,486 parcels that are zoned for residential and mixed-use development are developed with a conforming residential use. The total developed acreage found in residential and mixed-use zones accounts for 5,765 acres representing 60% of the land zoned for residential/mixed-use.

The majority of current residential development in Gresham occurs on a strictly residential zone (93.5%); mixed-use development accounts for 6.5%. Most of the development occurring within a residential zone is found in the LDR zone (76%). TLDR has the second most development, yet represents only 8% of all residential development in a residential zoning district. The following table shows the contributing share of all residential and all mixed-use districts that are developed:

Share of Developed Land by Residential Districts

Source: LUIS 2003

Zone	Total Developed Acres	Share of All Residential Districts
LDR	4104.2	76.1%
LDR/GB	61.9	1.1%
TLDR	449.1	8.3%
MDR-12	164.9	3.1%
MDR-24	206.5	3.8%
DR-12	2.8	0.1%
CMF	400.5	7.4%
<b>Total Developed on Residential Districts</b>	<b>5390.0</b>	<b>100.0%</b>

Share of Developed Land by Mixed-Use Districts

Source: LUIS 2003

Residential Land Use on a Mixed-use District	Total Developed Acres	Share of All Mixed-use Districts
HDR-C	0.6	0.1%
MDR-C	8.9	2.4%
TDH-C	0.0	0.0%
TDM-C	6.8	1.8%
CMU	71.0	18.9%
CC	6.4	1.7%
MC	25.4	6.8%
SC	114.8	30.6%
SC-RJ	0.5	0.1%
RTC	74.1	19.8%
CUC	8.6	2.3%
DT	32.6	8.7%
DC-1	0.0	0.0%

Residential Land Use on a Mixed-use District	Total Developed Acres	Share of All Mixed-use Districts
DC-2	2.8	0.8%
DR-30	20.9	5.6%
OFR	1.7	0.5%
<b>Total Developed on Mixed-use Districts</b>	<b>375.1</b>	<b>100.0%</b>

The greatest number of housing units is found in the LDR zoning district (18,013) followed by CMF (6,704) and the bulk of housing units are found within the strictly residential zones. The following table illustrates the current number of housing units by zoning district:

Number of Residential Units by Residential Zone  
 Source: LUIS 2003

Zone	Number of Units
LDR	18013
LDR/GB	67
TLDR	2501
MDR-12	1386
MDR-24	3206
DR-12	11
CMF	6704
<b>Total Units in a Residential Zone</b>	<b>31888</b>
CC	33
CMU	731
CUC	88
DC-2	67
DR-30	203
DT	491
HDR-C	18
MC	108
MDR-C	8
OFR	41
RTC	1352
SC	1567
SC-RJ	1
SEEMAP	228
TDM-C	1
<b>Total Units in a Mixed-use Zone</b>	<b>4937</b>
<b>Total Units</b>	<b>36825</b>

Unit totals include only those found in a residential or mixed use zoning district. The “see map” category is comprised of tax-lots that have split zoning.

To examine the potential for further residential development in Gresham an analysis of non-conforming, underutilized and vacant residential and mixed-use zoned land was also conducted. Nonconforming parcels are those that are zoned for multi-family use, but currently have single-family dwellings on them. These parcels were analyzed as potential sites for further development since they are zoned for more units than they are presently supporting. There are currently 690 parcels accounting for approximately 238 acres of land that are zoned for multi-family use, but currently have a single-family dwelling on them. Most nonconforming single-family land use is found in the CMF zone representing 43 acres of land. SC (37 acres) and MDR-24 (35 acres) also have substantial acreage that is developed with a nonconforming single-family dwelling (for a map of non-conforming land use see Map 5 pg. 16).

#### Single-Family Use on a Multi-family Zone

Source; LUIS 2003

Zone	Number of Parcels	Acres
CC	12	5.1
CMF	122	43.0
CMU	59	28.3
CUC	28	6.0
DC-2	9	1.2
DR-12	9	2.5
DR-30	84	13.2
DT	58	12.4
MC	7	19.4
MDR-12	47	10.5
MDR-24	48	34.8
MDR-C	8	2.8
OFR	1	0.1
RTC	55	15.5
SC	141	37.2
SC-RJ	1	0.5
TDM-C	1	5.1
<b>Total</b>	<b>690</b>	<b>237.5</b>

There are also approximately 2,500 acres (26%) of residential and mixed-use district land that is currently developed with nonconforming uses that include: commercial, retail, community service, misc. open space, road setbacks etc.



Underutilized (land that is already developed but could support further development) land was also evaluated. Parcels that are currently developed but have an undeveloped portion over a half-acre were categorized as underutilized. This was achieved by first finding the developed parcels in residential or mixed-use zones that were over an acre in size and were not subject to environmental constraints. These tax-lots were layered over 2002 aerial photos of Gresham and visually inspected for vacant land in excess of one-half acre. The vacant portions of the tax-lots were split from the developed portions and added together by zoning district. Gresham presently has approximately 116 acres of land that are underutilized and could support further development. A break down of underutilized land by zoning district can be found on the following chart:

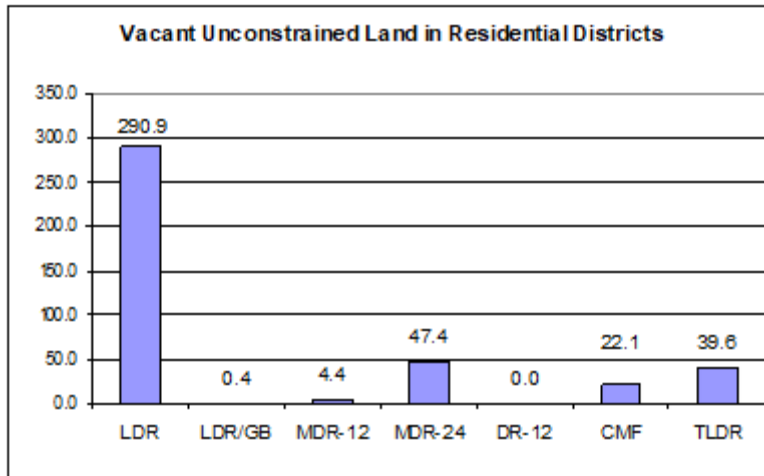
Underutilized Part Parcels

Source: LUIS 2003

Zone	Number of Parcels	Acres
CMF	1	7.2
CMU	4	6.5
LDR	64	77.0
MDR-24	1	5.9
RTC	1	0.8
TLDR	14	19.0
<b>Totals</b>	<b>85</b>	<b>116.2</b>

Vacant lands that are zoned for residential land use were also inventoried. Gresham has a total of approximately 1160 acres that are currently vacant and are zoned for residential uses. From these 1160 acres approximately 314 are constrained by environmental factors, environmental factors include streams, wetlands, flood zones and hillside slopes (for a map of environmentally constrained residential zoned land see Map 6 pg. 17). Another 288 acres are constrained by issues of ownership; ownership constrained includes land owned by government jurisdictions, school districts and religious organizations. After the environmental and ownership constraints are subtracted from the vacant/agriculture land, there is a total of approximately 559 acres of vacant unconstrained (buildable) land that is currently zoned for residential and mixed-use development. Most of the vacant unconstrained (buildable) land is found in the strictly residential zoning districts (405 acres). For a map of vacant unconstrained and underutilized land see Map 7 pg. 18. The following chart shows the distribution of vacant buildable land by residential zoning district:

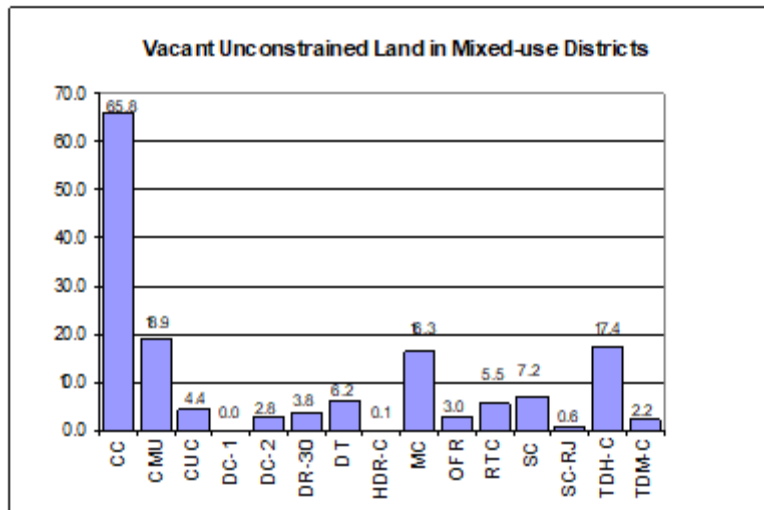
Source: LUIS 2003



Most of the vacant buildable land is found in the LDR district (291 acres). DR-12 has no vacant buildable land and LDR/GB (Gresham Butte special overlay zone) has very little (0.4 acres).

The Mixed-use districts account for 174 vacant buildable acres and are distributed as follows:

Source: LUIS 2003



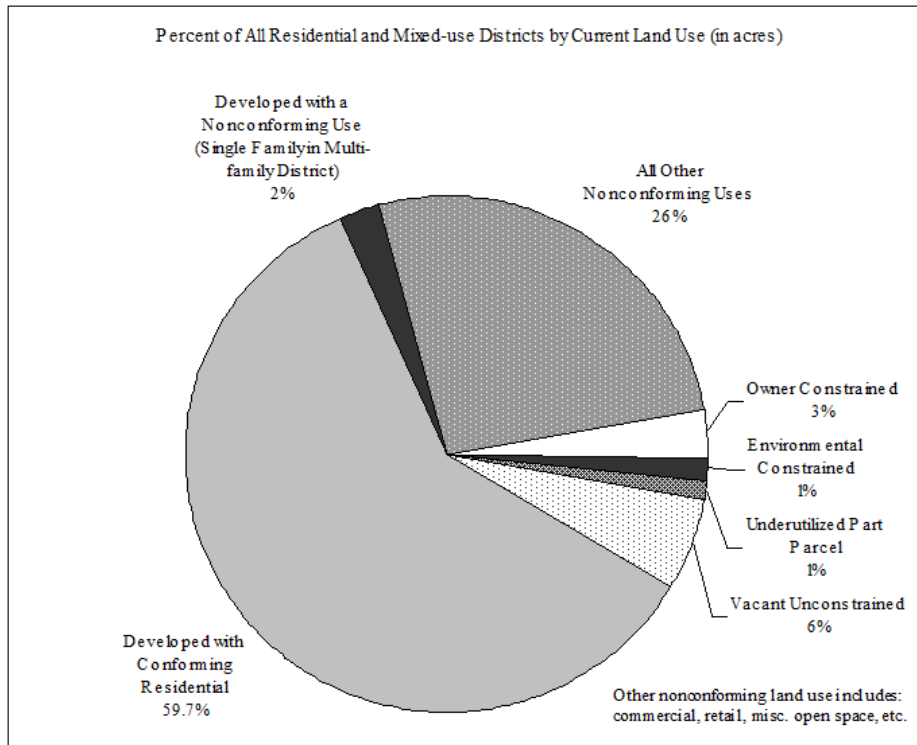
The CC district has the most vacant buildable land (69.5 acres). DC-1 and TDM-C have no buildable acreage. A full break down of vacant, and vacant constrained land in residential and mixed-use planning districts can be seen on the following chart:

Vacant, Environmental Constrained and Vacant Unconstrained Land  
in Residential and Mixed-use Districts

Source: LUIS 2003

Zoning	Total Vacant Acres	Environmental Constrained	Ownership Constrained	Total Constrained	Vacant Unconstrained (Buildable)
<b>Residential Districts</b>					
LDR	822.2	278.9	252.3	531.2	290.9
LDR/GB	25.1	24.7	0.0	24.7	0.4
MDR-12	4.8	0.4	0.0	0.4	4.4
MDR-24	52.9	0.1	5.5	5.5	47.4
DR-12	0.1	0.0	0.1	0.1	0.0
CMF	29.9	1.2	6.6	7.8	22.1
TLDR	42.0	1.0	1.4	2.4	39.6
<b>Total in Residential Districts</b>	<b>976.9</b>	<b>306.2</b>	<b>265.9</b>	<b>572.1</b>	<b>404.7</b>
<b>Mixed-Use Districts</b>					
CC	69.8	0.2	3.8	4.0	65.8
CMU	22.3	0.0	3.4	3.4	18.9
CUC	9.1	0.0	4.7	4.7	4.4
DC-1	0.0	0.0	0.0	0.0	0.0
DC-2	3.2	0.2	0.2	0.4	2.8
DR-30	4.0	0.0	0.3	0.3	3.8
DT	9.1	0.0	3.0	3.0	6.2
HDR-C	0.1	0.0	0.0	0.0	0.1
MC	18.4	1.0	1.1	2.1	16.3
OFR	3.0	0.0	0.0	0.0	3.0
RTC	5.5	0.0	0.0	0.0	5.5
SC	10.4	0.0	3.2	3.2	7.2
SC-RJ	3.0	0.0	2.4	2.4	0.6
TDH-C	22.3	4.8	0.0	4.8	17.4
TDM-C	3.5	1.3	0.0	1.3	2.2
<b>Total in Mixed-Use Districts</b>	<b>183.5</b>	<b>7.5</b>	<b>22.0</b>	<b>29.5</b>	<b>154.0</b>
<b>Total of Residential and Mixed-use</b>	<b>1160.4</b>	<b>313.8</b>	<b>287.9</b>	<b>601.7</b>	<b>558.7</b>

The distribution of residential land in Gresham is illustrated on the following chart:



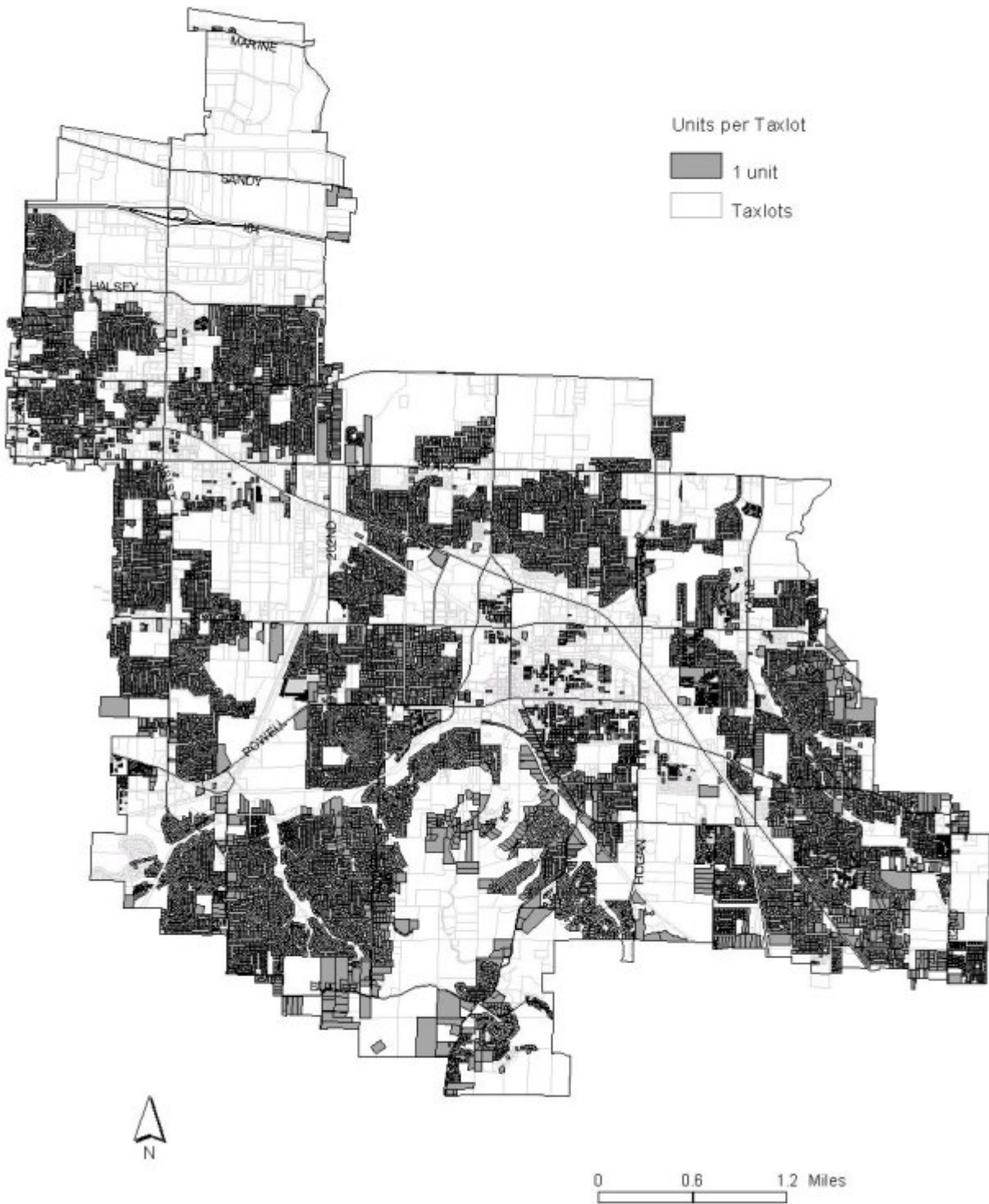
**Residential Plan Districts**

LDR Low Density Residential	Permits single-family detached and attached dwellings, manufactured homes and unit attached dwellings.
LDR/GB Gresham Butte Overlay Zone	Gresham Butte overlay zone. Special requirements are provided for this area to preserve the natural beauty of Gresham Butte.
TLDR Transit Low Density Residential	This district applies to existing low-density residential neighborhoods within a close proximity to light rail/bus transit.
MDR-12 Moderate Density Residential – 12	Planning districts deemed appropriate for multi-family housing at a density of 12.1 maximum units.
MDR-24 Moderate Density Residential – 24	Planning districts deemed appropriate for multi-family at a density of 24.2 maximum units.
DR-12 Downtown Low Density Residential	Small-scale character of lots and buildings is to be maintained, while permitting new residential and commercial uses.
CMF Corridor Multi-family	This district is applied along segments of streets used by transit. It provides opportunities for moderate-density residential use.

Mixed Use Districts	
HDR-C High-Density Residential – Civic	High density residential at 24-units min. with commercial and small scale office use.
MDR-C Moderate Density Residential – Civic	Permits moderate density residential at 17 units min. Typically housing is row house, garden apartments and condominiums. Also allows neighborhood scale commercial on the ground floor.
TDH-C Transit Development District: High-density – Civic	Affects the land around existing and future light rail stations. Permits multi-family residential at 30 units Min. also permits office, retail and services use.
TDM-C Transit Development District: Medium Density – Civic	Affects the land that has good access to existing and future light rail stations and arterial streets. Permits medium density residential at 24 units Min. Allows primarily commercial, retail and services at the ground floor level.
CMU Corridor Mixed Use	This district is applied to certain clusters of properties along streets used by transit. Permits moderate density, multi-family and residential uses. Also allows for commercial uses at the neighborhood scale.
CC Community Commercial	Primarily a commercial district, but also permits housing as a secondary use.
MC Moderate Commercial	Primarily a commercial district, but also permits housing when it is developed in conjunction with commercial uses.
SC Station Centers	This district takes in properties that are adjacent to or within walking distance of specified light rail stations. Allows for high density and attached single-family housing.
SC-RJ Station Center Ruby Junction Overlay	District takes into account the unique character of existing land uses adjacent to the Ruby Junction light rail station. Allows for a higher density residential uses.
RTC Rockwood Town Center	This district encompasses central Rockwood. Allows for mixed use with higher density residential.
CUC Central Urban Core	District primarily permits retail, commercial service and office use. Also allows for residential use that is built above or behind commercial uses.
DT Downtown	Affects land that is near and existing and future light rail station in the downtown area. Primarily permits office, retail and services. Residential is allowed in mixed use development and at densities at a Min. of 24 units.
DC-1 Downtown Commercial – 1	Accommodates primarily auto-oriented commercial business, but also allows for mixed use attached dwellings at Min. 30 units.
DC-2 Downtown Commercial – 2	Permits commercial, mixed use and residential behind or above the commercial at Min. 30 units.
DR-30 Downtown Moderate Density Residential	Intended to create neighborhoods made up of mainly moderate density single-family attached dwellings at 17-30 units.
OFR Office/Residential	Areas deemed appropriate for multi-family housing at a Min. 8.71 units with office and professional clinics also allowed. Limited commercial and retail services are also permitted.

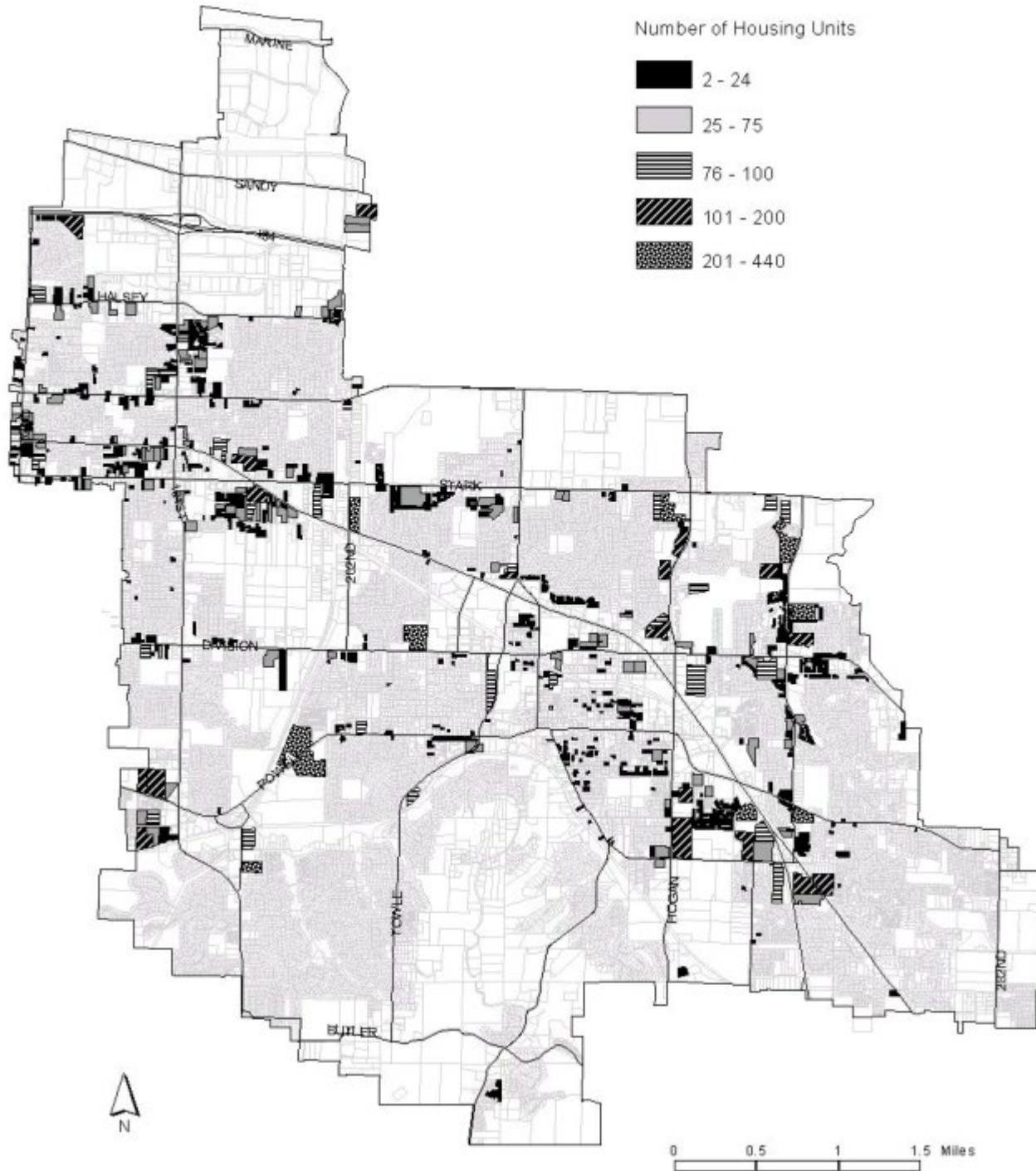
Number of Housing Units, per Taxlot, in Residential and Mixed-use Districts

**Map 1**



Number of Housing Units, per Taxlot, in Residential and Mixed Use Districts

Map 2



Map 3

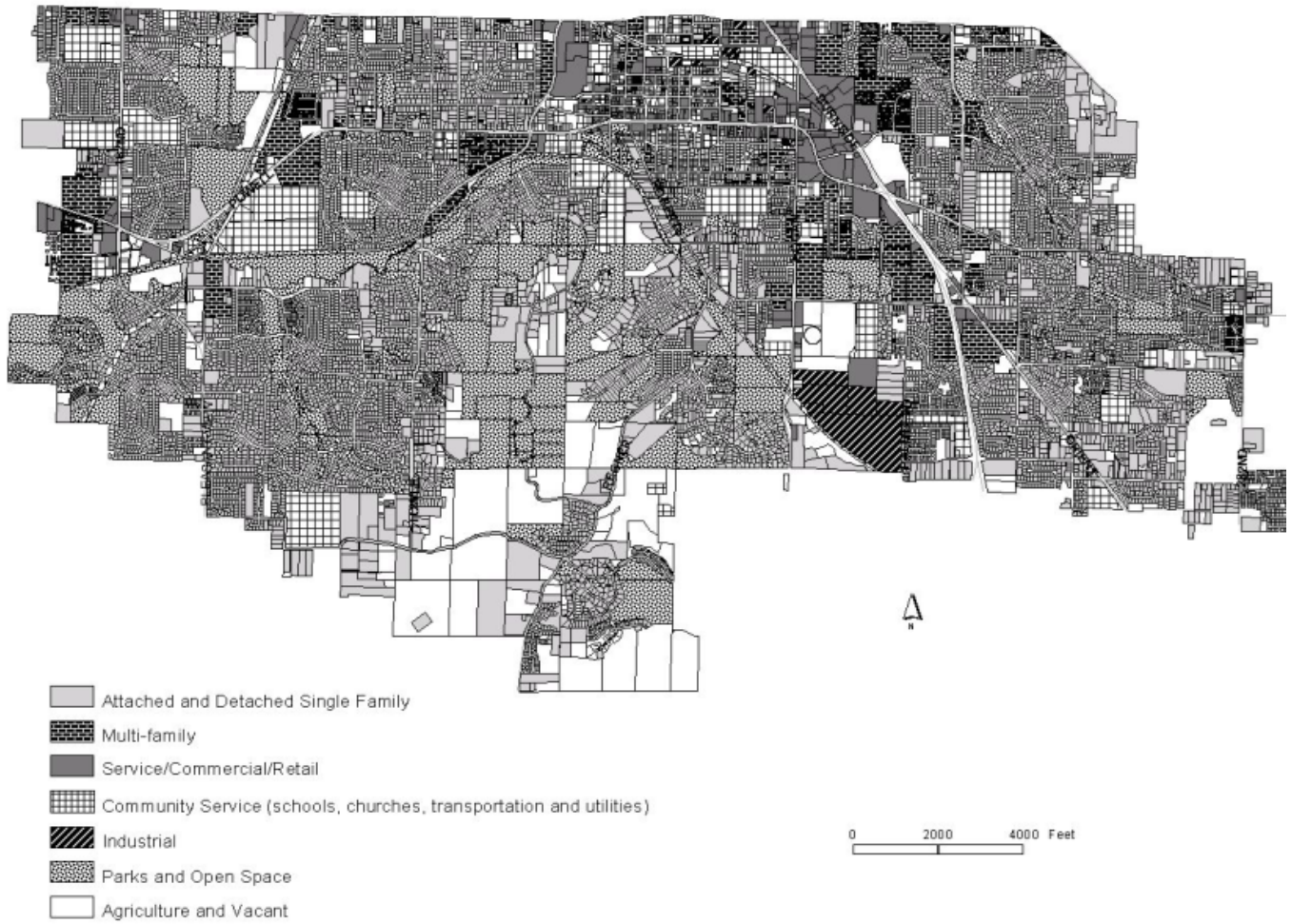
Gresham: Land Use North Section





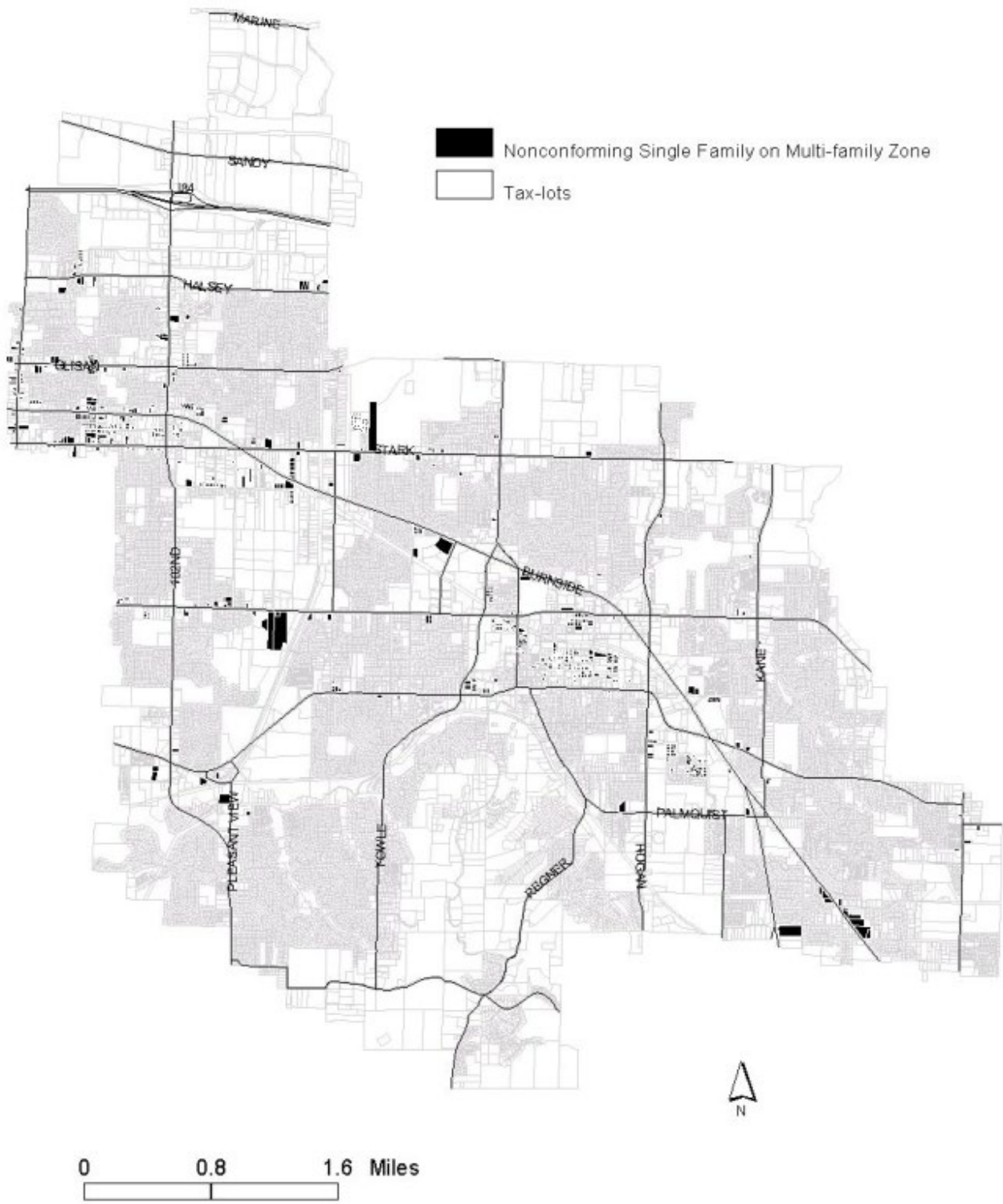
**Map 4**

Gresham: Land Use South Section



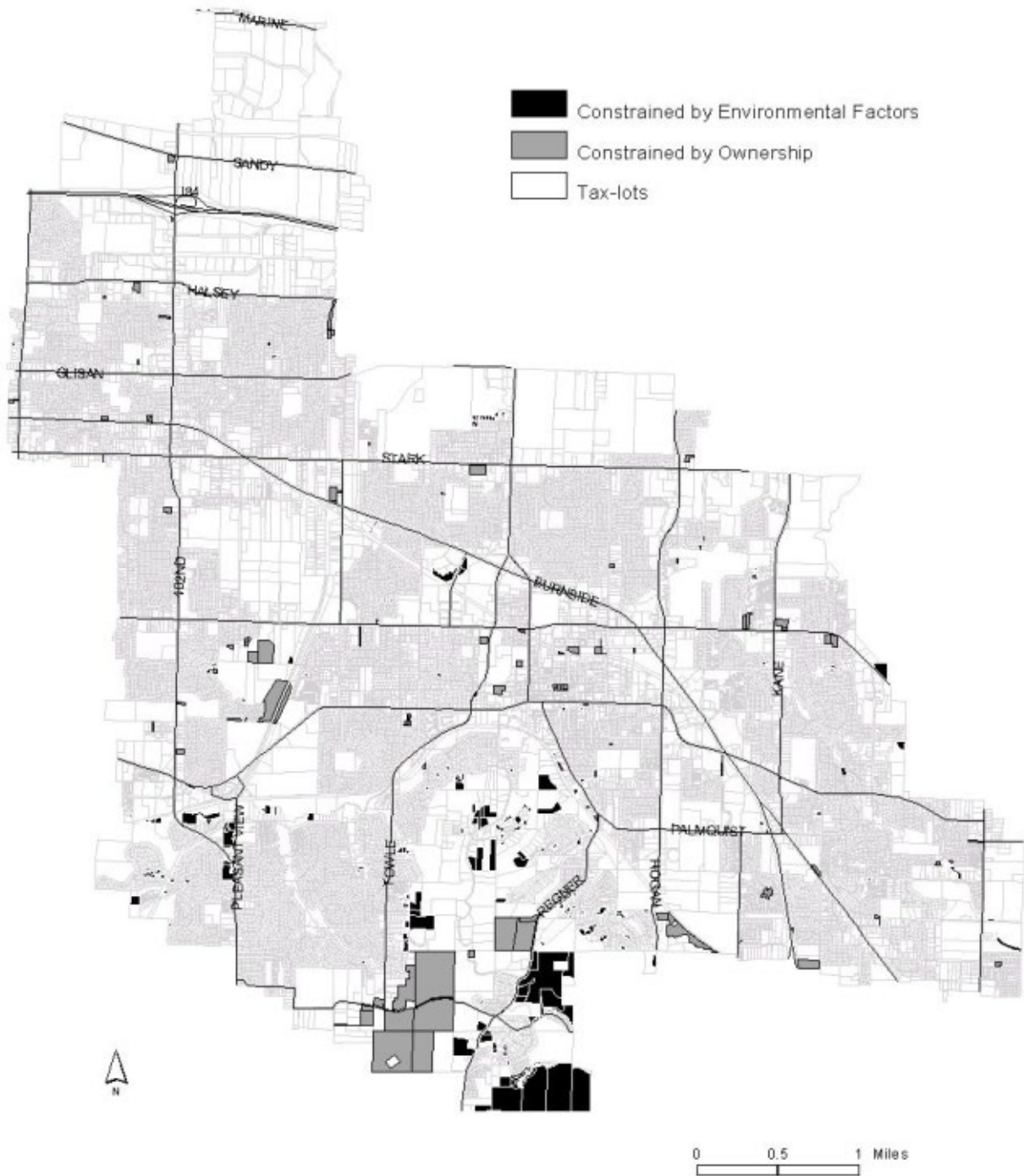
**Map 5**

Nonconforming Single Family dwelling on a Multi-family Zone



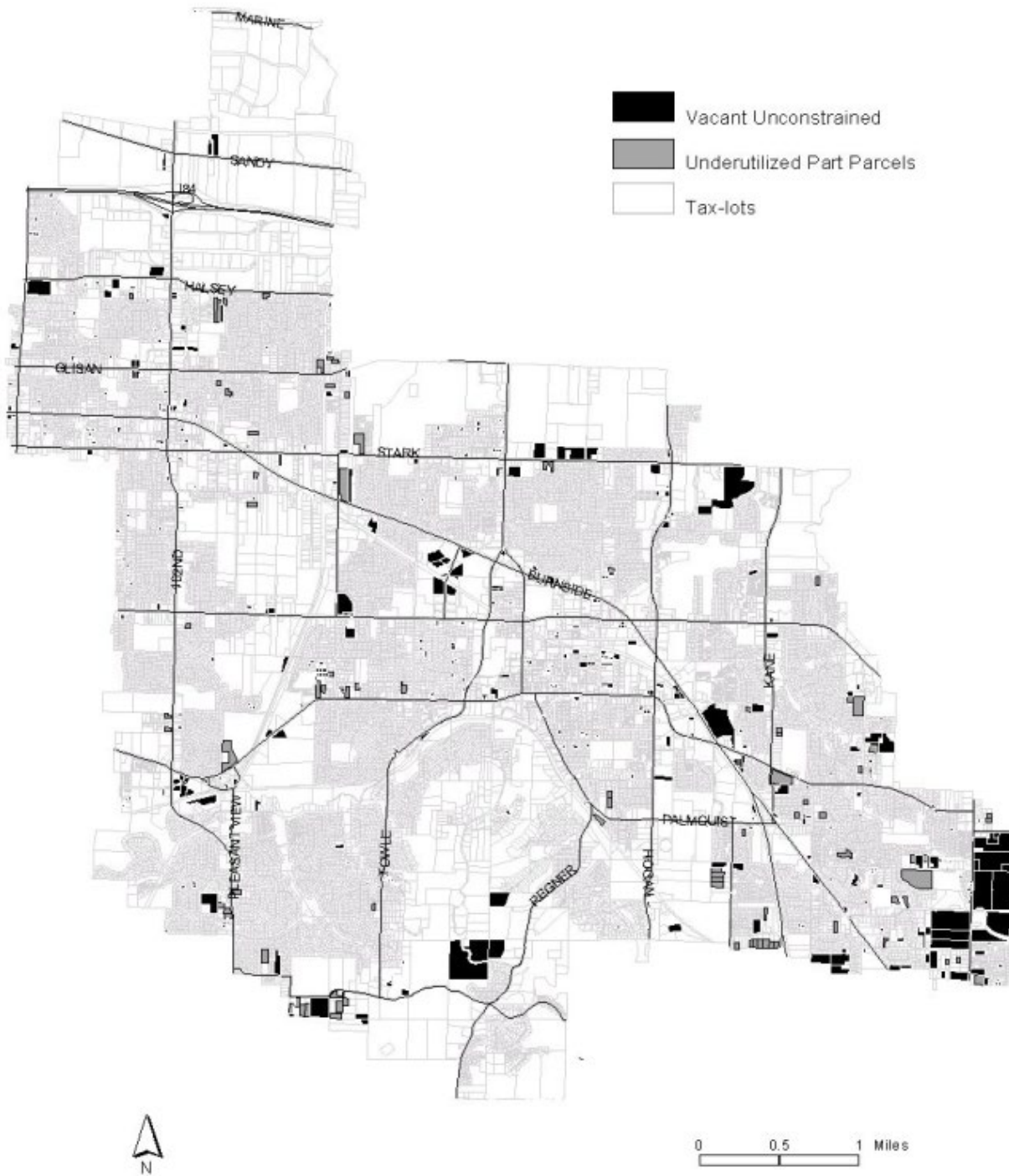
### Map 6

Vacant Constrained by Environment and Ownership



**Map 7**

Vacant Unconstrained and Underutilized Residential Land



## DEFINITIONS

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To better understand Gresham’s potential for further residential development, a designation scheme was first developed to analyze the current readiness of residential zoned parcels for development.

Category designations include:

- **Vacant Unconstrained:** These parcels are ready to be built on.
- **Vacant Constrained:** The parcels are currently vacant, but there are factors constraining, or limiting, the ability for immediate development. Constraining factors are described as follows:
  - **Environmental Constraints:** This category refers to parcels affected by one or all of the following environmental overlay zones. Water Quality Resource Area (WQRA) is designed to protect streams and wetlands. WQRA establishes buffer (no build) zones around designated water features. The Floodplain Overlay zone protects the 100-year floodplain and incorporates the Federal Emergency Management’s (FEMA) flood zones and regulations. The Hillside Physical Constraint Overlay applies to all hillsides that exceed 15% slope. Development is heavily restricted in each of these environmental overlay zones.
  - **Ownership Constraints:** Includes parcels that are owned by corporate land banking interests; public jurisdictions, including: school, utility, transportation and park and recreation districts, as well as, parcels owned by churches. These parcels are considered unavailable for sale or for residential development.
  - **Public Facilities Constraints:** This category refers to parcels within areas affected by inadequate transportation, sanitary sewer or water facilities. These areas will require a major improvement to the particular constraining public facility in order to accommodate the additional demand that new development would impose on the system. This often involves a significant expenditure of public/private funds for constructing a project listed in the City’s Capital Improvements Plan (CIP) that would correct the constraint or system deficiency. None of the vacant residential land is constrained due to public facilities constraints.
- **Developed (Underutilized) with a Nonconforming Land Use:** Includes parcels that are zoned for commercial use, but are currently developed with a use other than what is allowed by the underlying zoning. These parcels are included in the developed total.
- **Underutilized Part Parcel:** Includes parcels that are currently built on, but have an unused (vacant) portion that exceeds 0.5 acres that can support further development. The developed portions of the parcels were included in the developed total.