

# Clayton Court

PC Work Session  
March 22, 2023



# Work Session Overview

- Description of Clayton Court
  - History
  - Zoning
  - Current Conditions
  - SWOT Analysis
- Development Opportunities
- Recommendations

# History

- 1986 - Clayton subdivision established
- 1993 - Tract B (aka 150 Zerex Dr.) was subdivided and a plat was approved for 8 mobile homes
- 1998 - SIA for road and water infrastructure improvements on Clayton Court signed
- 1999 - SIA amended for Fraser to complete water and street improvements on north end of Clayton Court in exchange for Lot 1
- 2021 - Demolition and removal of mobile homes on Lot 8A began. Last remaining mobile home scheduled for removal in 2023
- 2023 - Currently consists of vacant lots, sheds, and 4 mobile homes on east side of Clayton Court

# Zoning

- MDSF (underlying zoning)
  - Provide for medium density residential neighborhoods that accommodate a wide variety of single-family dwelling units and low-impact community facilities, where no more than two (2) single-family units are to be attached in one (1) structure on individual lot.
- RMU (overlay zoning)
  - Provide for development that fosters the creation of a high-density, walkable, mixed-use neighborhood which will integrate Fraser's historic downtown with the Fraser River and generate opportunities for downtown redevelopment, affordable housing, and economic revitalization.

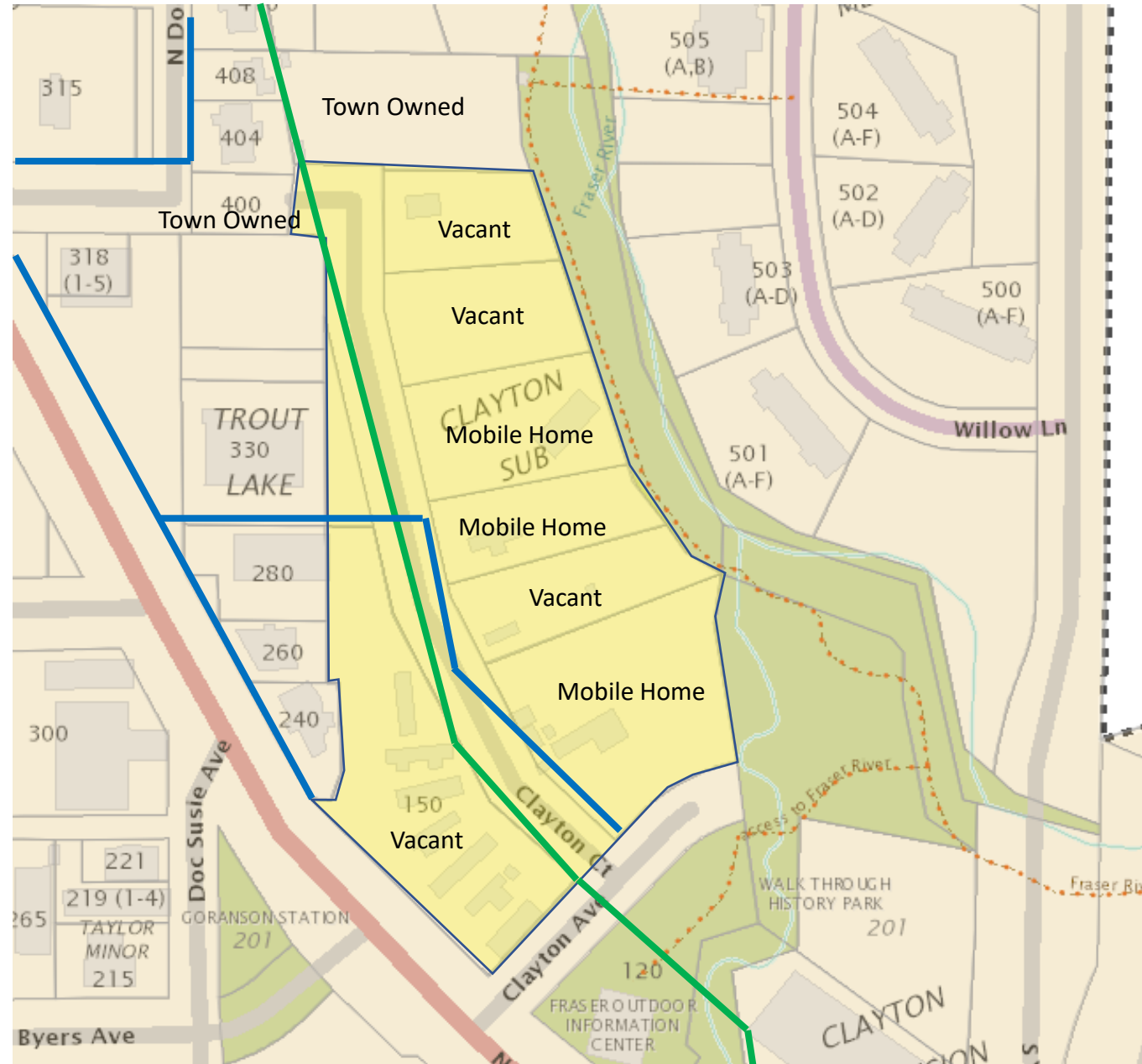




# Current Conditions

MDSF surrounded by Business District and Open space  
2 town-owned properties  
3 mobile homes  
4 vacant lots

- **Sewer** runs length of CC
- **Water** comes off US40 and dead ends at corner of CC and Clayton Ave. Second Water main extends from US40 east on Fraser Ave. and turns north on Doc Susie
- Pavement runs north from Clayton Ave 270'



# SWOT (from 2017 Downtown Strategic Plan)

## Strengths, Weaknesses, Opportunities, Threats

- **Strengths:**
  - East properties aggregate 2.27 acres and gently slope to Fraser River
  - West property faces US 40 – high visibility
  - All owners willing to talk
  - Located in downtown Fraser and close to transit
  - Linear alignment of properties provide opportunity for flexible and selective aggregations
- **Weaknesses:**
  - Different owners of record could hamper aggregation of properties and development
  - Clayton Court dead ends at north end of street
  - Lack of water and street infrastructure on north end of Clayton Court



# SWOT (continued)

## Strengths, Weaknesses, Opportunities, Threats

- Opportunities:

- Mixed-Use commercial/residential development would expand Fraser's retail and dining opportunities in the downtown district
- Connecting Clayton Court to Fraser Ave. creates better access, traffic flow, and walkability
- Extending water main from CC to Fraser Ave., and from intersection of CC and Clayton Ave to US40 will foster development and improve water quality
- 20' grade differential from US 40 provides interesting development opportunities
- High visibility at southern entry to downtown Fraser (get people to drive north of Safeway)
- Commercial development on east side of Clayton Court would capitalize on adjacency to Fraser River and Fraser River Trail

# SWOT (continued)

- Threats:

- MDSF zoning

- CC is an island of residentially zoned land surrounded by business district zoning
    - Single family development is permitted but would eliminate the last available downtown commercial space

- RMU overlay provides density bonuses for 20% deed-restricted housing **or** 100% first floor commercial. If the 20% deed restricted density bonus is used. It would reduce available land for commercial development

- No unified plan of development, so MDSF and RMU zoning could create a hodge-podge of residential development that does not compliment the **highest and best use of the land** or the Downtown Fraser Strategic Plan

- Two recently proposed developments highlight the threat of current zoning

# Recently Proposed Residential Developments

5-BR Single Family Home  
MDSF permitted use



4-unit Townhome  
RMU Overlay permitted use

# Highest and Best Use for Clayton Court

- The Appraisal Institute defines highest and best use as “the reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible and that results in the highest value.” Appraisers typically apply four tests to determine that use.
  - Physically possible (size of land, topography, access, infrastructure)
  - Legally permissible (zoning, restrictive covenants, easements, determination of non-conforming use),
  - Financially feasible (cost of land and improvements)
  - Maximally productive (high rate of return adjusting for risk)

# Clayton Court four tests for H&B Use

- Physically possible
  - Linear alignment of properties allows aggregation
  - Road and water extensions possible
- Legally permissible
  - Zoning needs to be changed for H&B use
  - RMU needs to be amended for H&B use
- Financially feasible
  - With incentives for infrastructure extensions
- Maximally productive
  - Commercial property tax and sales tax generation
  - Density bonus for 1<sup>st</sup> Floor 100% commercial = reduced risk to developer

# Development Opportunities

Clayton Court was identified in the 2017 Fraser Downtown Strategic Plan as part of the Fraser Downtown District

The addition of the Riverwalk Mix-Use Overlay District in 2018 expanded commercial opportunities for Clayton Court.

The recent removal of the mobile homes at 150 Zerex, as well as the three existing vacant lots, provides excellent in-fill development opportunities



# Opportunities: Clayton Court and Beyond

Properties between Clayton Court, US 40, and Fraser Ave. zoned Business and could potentially be incorporated into a unified plan of development that could revolutionize downtown Fraser

Current properties in this area include laundromat, excavating company, dental clinic, and 2 residential.



# Recommendations and discussion

- Victoria Village will significantly address affordable housing in Fraser, so the **focus** for Clayton Court should be to **preserve commercial opportunities through mixed-use commercial/residential development**
- Rezone Clayton Court from MDSF to Business district
- Modify Riverwalk Mix-use Overlay District to **only** provide density bonuses for 100% 1<sup>st</sup> floor commercial for properties along Clayton Court
- Create incentives to foster mixed-use development
  - Downtown Development Authority, Special Improvement District, Business Improvement District, etc.
- Create a Clayton Court master plan (can also be included in a DDA plan of development)
- Create a roadway easement on the Town-owned property at 400 Doc Susie to connect Clayton Court to Fraser Ave.
- Prepare engineering and construction plans for road and water improvements (incentive)
- Incorporate neighboring properties along US 40 in the Clayton Court or DDA plan of development