



FAIRFAX STRATEGIC INVESTMENT PLAN

Cleveland, Ohio

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Fairfax Strategic Investment Plan

PREPARED FOR

Fairfax Renaissance Development Corporation

CONSULTANT TEAM

Urban Design Associates

FUNDED IN PART BY

The Cleveland Foundation

STEERING COMMITTEE

Fairfax Renaissance Development Corporation
Program and Planning Committee



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Overview

BACKGROUND

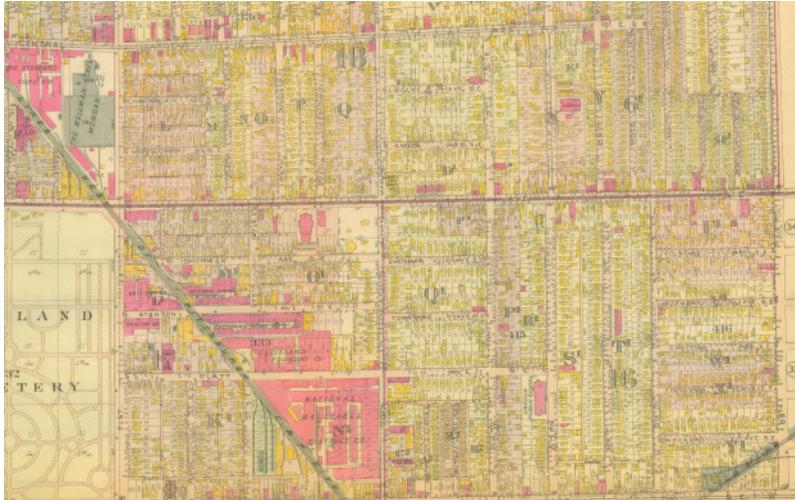
In the mid 1990s, the Fairfax Renaissance Development Corporation (FRDC) initiated a comprehensive master planning effort designed to be a powerful catalyst for launching sustainable neighborhood and economic development for the Fairfax community. The master planning process brought together community residents, institutional and commercial stakeholders, and governmental entities to create a shared vision for the redevelopment and revitalization of Fairfax into an attractive, desirable, and vibrant mixed-income community. Under the direction of Urban Design Associates (UDA), a series of fact-finding town meetings, individual interviews, and design charrettes were conducted. The needs, aspirations, and concerns of all stakeholders were enthusiastically solicited and received at these meetings and the process served to rekindle the strong community spirit and pride that continues today.

This consensus-building effort resulted in a plan that contains a framework to:

- » Revitalize the residential heart of Fairfax, renewing it as a desirable, flourishing community in which to live;
- » Develop strong new centers around existing community anchors, linking them physically so that they can provide a cohesive context for community-building efforts; and
- » Reconnect Fairfax with adjacent communities, both physically and through more effective relationships, to their mutual benefit.

1998 through 2002

During the first five years, the housing program initiated through the original Fairfax Renaissance Master Plan produced a total of 200 new houses and 500



Fairfax, circa 1900

rehabilitated houses within the community. FRDC continued its revitalization efforts by building the new 85,000 sq. ft. Quincy Place Building which houses much-needed community services, including the Cuyahoga County Social Services and a daycare center, and is an economic driver for the community development corporation.

2003 through 2008

In June 2001, FRDC commissioned Urban Design Associates (UDA) to update the 1998 Master Plan Report. This new Strategic Investment Plan served as a framework for decision making from 2003 through 2008. Major accomplishments include the continued rehabilitation of houses through the Model Block Program, consolidation of property for the Emmanuel Square mixed-use development, ground breaking for the Global Cardiovascular Innovation Center and Juvenile Justice Center, streetscape improvements to many commercial and residential properties, reconstruction of Quincy Avenue, and the completion of Quincy Park. The crowning jewel of the past five years was the rehabilitation of the vacant Langston Hughes Library as the new home of Senior Outreach Services, a long-standing Fairfax stakeholder.

FRDC's collaborative efforts continued with churches and other institutions in Fairfax such as Karamu House, Emmanuel Baptist Church, St. Adalbert Church, Greater Gospel Temple, Olivet Institutional Baptist Church, St. James A.M.E. Church, Liberty Hill Baptist Church, United House of Prayer for All People, and Antioch Baptist Church. These efforts included assisting these institutions with their expansion plans. Ongoing collaborations with major employers and other institutions in the area also contributed greatly to successful momentum being built by the Investment Plan.



Fairfax residents value their strong history. The neighborhood was home to poet Langston Hughes and hosted speeches by Martin Luther King, Jr.

2009 through 2013

The United States economy went into a dramatic decline starting in the spring of 2007 that has yet to show any signs of slowing. The housing market has been particularly hard hit with the foreclosure rate standing at a fifty-year high. The recession has made both residential mortgages and commercial financing difficult to secure, slowing revitalization efforts in the Fairfax community. The best way to sum up the current situation is “great economic uncertainty.”

Still, much work remains to be done in Fairfax. In January 2009, Barack Obama was sworn in as President. Following his lead, Congress is in the process of crafting an economic stimulus package that may provide funding for infrastructure projects such as Opportunity Corridor. Additional help for banks and new housing are also top priorities in Washington. FRDC, like all CDCs, is closely tied to sources of funding. The leadership at FRDC recognizes that the best way to approach economic uncertainty is with a flexible Strategic Investment Plan that allows for priorities to shift based on market conditions and available sources of funding.

In June 2008, FRDC again commissioned UDA to update the Strategic Investment Plan. This updated plan will serve as a guide that FRDC can use as it encourages and evaluates development proposals for projects that will make Fairfax an even better place to live and work. Critical issues to be addressed in the update include a refinement of the land use policy for the area adjacent to Opportunity Corridor, finding more ways to improve housing standards, leveraging the OneCommunity wireless initiative, crafting a new approach for the commercial section of Cedar Avenue, and improving streets and enhancing open space.



Large front porches convey architectural character and provide an inviting space where residents engage with neighbors.



FRDC made a conscious decision and commitment to sustainable design practices before they were mandated throughout the development community by public and private funders. The Langston Hughes Center which opened in February 2009 is an expression of this commitment. This project, which included faithful historic restoration work on the former Quincy Carnegie Library along with a new 14,000 square foot addition, was designed to achieve Leadership in Energy and Environmental Design (LEED®) Silver Certification standards as established by the U.S. Green Building Council for sustainable design. LEED® metrics combined with a relentless push towards innovative design will ground the commitment of FRDC to the future of the Fairfax neighborhood. This future will respect the achievements of the past, the value of its physical and social fabric while applying the most forward thinking development principles.

The 2009 Strategic Investment Plan builds on the numerous successes over the prior years, incorporating new ideas to encourage continued invigoration throughout the community and flexible strategies that allow for shifting priorities.



Ongoing efforts throughout the neighborhood to maintain streets and renovate houses have been successful in creating several very strong residential blocks.



PORTRAIT OF EXISTING CONDITIONS
Residential blocks of single-family homes have access to dwindling retail opportunities; however, religious and academic presences in the neighborhood remain a strong anchor.



MODEL BLOCK PROGRAM
The Model Block Program has been a pivotal program in restoring targeted blocks of the neighborhood while reviving a pride of place in Fairfax residents.

EXECUTIVE SUMMARY

This Strategic Investment Plan for Fairfax emerged from a dynamic three-step planning process that collaboratively engaged residents, community leaders and stakeholders, and the Fairfax Renaissance Development Corporation (with input from the City Planning Department) in creating a vision and proposed new master plan for this Cleveland community. Step One of the process began in September, 2008 with data gathering and identification and analysis of the existing strengths and weaknesses of the neighborhood. In November, 2008, as Step Two of the process, the UDA team conducted a three-day public working session at Quincy Place during which numerous ideas for the neighborhood were explored and refined based on continuous public input and feedback as well as input from the Steering Committee and other stakeholders. This intensive week of design work concluded with a well attended public meeting where residents were shown the proposed vision and additional feedback was solicited.

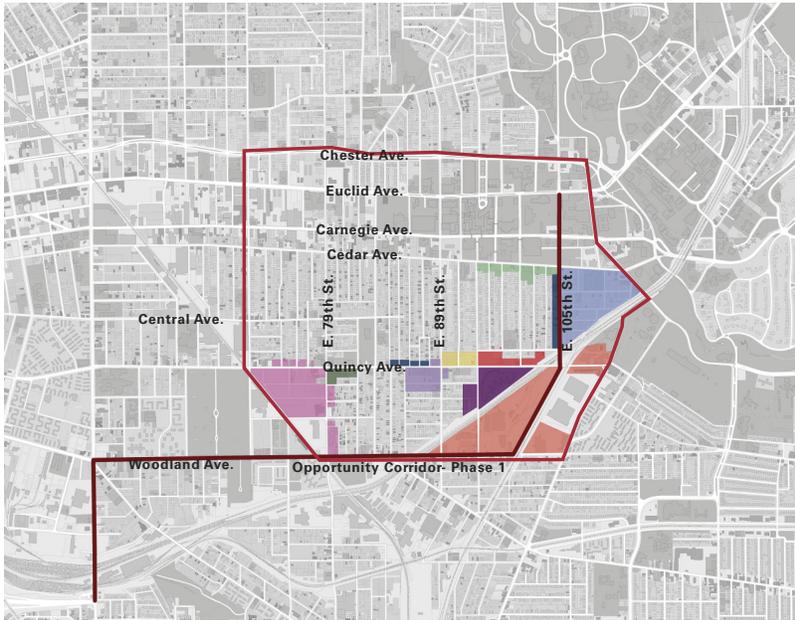
The high level of citizen input throughout the process helped identify and shape priorities and contributed to UDA'S formulation (during Step Three) of five key initiatives/strategies for progressively revitalizing the Fairfax neighborhood in both the near-term and over the coming two decades. These endeavors are intended to maximize and strengthen the existing fabric of the neighborhood and to encourage collaborative efforts among the various entities involved in the community. The five key initiatives/strategies are:

Opportunity Corridor and New Economy Neighborhood Initiatives

Transportation solutions included as part of the Opportunity Corridor project will serve as a stimulus to community and economic development, notably in the approximately 150 acres of potential redevelopment, including the New Economy Neighborhood. A coordinated approach is necessary to leverage all of the economic development potential of the new Corridor. Property consolidation and preparation of a detailed master plan are an essential first step in this initiative. Connection points between Fairfax and the Opportunity Corridor will become epicenters for community revitalization, creating multiple new front doors into the Fairfax community and leading development efforts from its edges further and further into the individual neighborhoods. Of immediate value as catalysts to community development are certain corners – “100% corners” – which have already generated four-sided development interest that will create healthy, vibrant neighborhood cores and serve as examples for future projects.

Housing Strategy

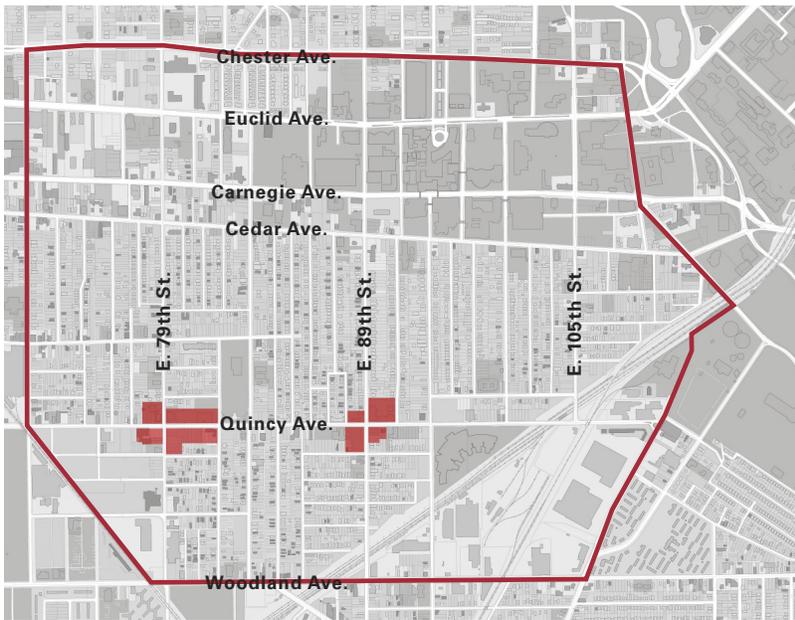
New housing initiatives should emulate the successes achieved through the Model Block Program (targeted rehab and infill) while retaining the flexibility to adapt to residential trends and to respond to shifts in market demand. The



DEVELOPMENT OPPORTUNITIES *The updated strategic plan takes a look at the imminent Opportunity Corridor connection through the neighborhood. The new road connection opens up development opportunities along the corridor and penetrating into the heart of Fairfax.*



OPPORTUNITY CORRIDOR *The new boulevard will create a primary southern connection that is currently lacking.*



PRIMARY CATALYSTS *Recently renovated Quincy Avenue has been the focus of several revitalization efforts. The intersections with E. 79th and E. 89th Streets, both major local routes, provide an opportunity for the next steps to be both visible and catalyzing for the surrounding community.*



PERSPECTIVE *Opportunity corridor brings new development to E. 105th Street.*



The neighborhood's walkability and connectivity increases when its long blocks are divided to allow increased through passage.

changing demographics of Fairfax residents should be factored into the type, size, and number of units of various housing types developed in the community. A more diverse array of housing types than currently exists is needed to serve the divergent needs of residents (e.g., townhouses for young professionals and empty-nesters, low-maintenance condominiums, one-story urban cottages for seniors, and intergenerational housing). Placement of these new housing initiatives should be predicated on the health of an individual street as the most important for such new or redevelopment housing efforts. The health of the street should be determined through a combination of its relatively low vacancy rate (houses and lots) and the overall strength of its block club. Priority should be given to blocks with few missing teeth (vacancies) and strong block club participation. All available resources must be brought to bear simultaneously on targeted streets, including the efforts of partners such as Habitat for Humanity. Vacant houses that are structurally sound should be rehabilitated; vacant lots should be candidates for new traditional houses or for lot consolidation to create larger yards where appropriate. Block watch programs should be encouraged to improve neighborhood security. Priority regarding the creation of new neighborhood parks and community gardens should be given to the healthiest areas to further stimulate their re-emergence as vibrant, desirable residential neighborhoods.



Vacant land is transformed into housing, community gardens, and pocket and neighborhood parks.



Small Urban Cottages offer a new housing type. With parks, passages, and sheltered streets, a pedestrian-friendly Urban Village fosters community and caters to elderly residents and children alike.

Communications Initiative

The OneCommunity initiative undertaken by Case Western Reserve University (CWRU) has created a free wireless network that loops through Fairfax and currently provides many, although not yet all, Fairfax residents with free Wi-Fi access. Blanketing the area with additional routers coupled with intensifying the signal strength of the routers will provide free Internet access to all users within the Fairfax community. The potential applications and benefits of this are enormous: increased web-based communication; access to online education, the CWRU library, and online job search engines; a neighborhood portal hosted by FRDC with links to neighborhood institutions and service providers; online neighborhood block watch that helps promote community safety; senior outreach and other computer center services; and social networking resources, to name just a few.

Cedar Avenue Initiative

Revitalizing Cedar Avenue as the center of main street life is another key to the transformation and redevelopment of the Fairfax community. Several positive steps have been taken towards that end: ground breaking for the Global Cardiovascular Innovation Center, continued growth and success of Fairfax Place, the new mixed-use building adjacent to United House of Prayer for all People, improvements to the Wolf's Den property, and the Family Life Center alongside St. James A.M.E. Church. The FRDC should increase support for investment in renovating existing vacant buildings, infill development of new mixed-use buildings on vacant lots, streetscape improvements and enhancements, and urban parks. However, further redevelopment hinges on addressing safety and security-related issues head-on, using all available means including application of Crime Prevention through Environmental Design (CPTED) Principles, national strategies for designing the physical environment to positively influence behavior. In addition, other strategies being considered to tackle these issues are the installation of emergency phones with direct connection to 911 emergency services, marked surveillance cameras along the street that will provide stakeholders with the ability to monitor street activity via the free wireless network, and the relocation of uses that are incompatible with the community's vision.



COMMUNICATIONS NETWORK *The free wireless signal allows residents of all ages to have easy access to job postings, neighborhood updates, and local services.*



CEDAR AVENUE WEST *Following street improvements and increases in security, new businesses and local entrepreneurs will be able to reinhabit a revitalized and continuously occupied Cedar Avenue.*



CEDAR AVENUE STREETScape *In a safe and active neighborhood, Cedar Avenue can again become the primary commercial corridor it once was, offering retail, office, and dining opportunities.*



Urban farming and community gardens are a sustainable, low investment approach to making good use of vacant properties.

Streets and Urban Open Space Strategy

The existing, long, uninterrupted blocks create a sense of isolation and discourage residents from walking. In addition, fast-moving traffic on some main thoroughfares creates pedestrian-unfriendly conditions. Various traffic-calming measures, as appropriate, should be employed to improve pedestrian safety. Long blocks should be shortened by creating new east-west streets and/or pedestrian pathways, taking advantage of vacant properties to achieve this objective. Where space allows, adaptive reuse of vacant properties should also create a variety of new green spaces at differing scales within the neighborhoods: pocket parks, neighborhood parks, and community parks. Parks should enhance the value of the homes which surround them, provide formal and informal, active and/or passive recreational amenities within the neighborhoods, and contribute to the overall pedestrian network. Urban agriculture should also be considered as a productive mechanism for putting vacant parcels to work for the community.

Taken together, this complementary array of initiatives and strategies is designed to bring new local employment and educational opportunities to residents of Fairfax as well as to provide new, better, and more varied housing options to meet the needs of local residents – individuals, couples, nuclear and multigenerational families across the full spectrum of life stages. Reinvestment in this community will help rekindle community pride and return a sense of safety, security, and stability to community residents and visitors. Neighborhood-serving retail will create renewed vibrancy along mixed-use commercial blocks, stimulating greater local engagement in the neighborhood. Front porches on houses, new neighborhood and pocket parks, urban agriculture and community gardens, and the re-establishment of more walkable block patterns will encourage higher levels of social interaction among neighbors. Relationships between the Fairfax community and major employers in the area – corporations, healthcare institutions, cultural organizations, and public service facilities – will be strengthened, further enhancing the gains which can be achieved through the implementation of this Strategic Investment Plan.



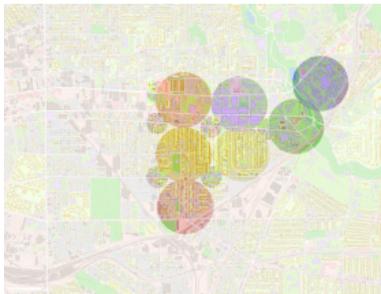
New pocket and neighborhood parks incite residents to walk throughout their neighborhood, increase real estate value, and provide a variety of usable green spaces easily accessible to all.

The FRDC sees its role as one of providing a powerful voice for the neighborhood, guiding the implementation of development efforts in a manner that will further the community's goals, wishes, and aspirations for the future as these were identified and refined throughout the planning process and reaffirmed at both the FRDC's 2008 Annual Meeting (held on February 19, 2009) and at the third and final community meeting of the planning process (held on April 16, 2009). While the timing and order in which any of the components of these initiatives and strategies can be implemented will be determined primarily by a combination of market demand and the availability of funds, the vision set forth in this strategic investment plan establishes a valuable framework for advancing projects that will make a positive contribution to the realization of the community's goals and vision.



The Fairfax community, connecting to Cleveland's bustling UCI Corridor (university and hospital district), and the picturesque downtown in the distance, is ideally located for urban revitalization efforts instigated by prominent public projects such as Opportunity Corridor.

Planning Process



THE FAIRFAX COMMUNITY *Each neighborhood within Fairfax (including its residents, institutions, and businesses) was invited to participate and share thoughts and needs.*

THREE STEPS

Citizen participation, central to the planning process, was strong and included focus group meetings with residents, interviews with stakeholders, and a public kick-off meeting. A three-day design charrette, held at Quincy Place, gave residents and stakeholders an opportunity for additional input. This planning process consisted of three steps: Data Gathering and Analysis; Alternatives; and the Final Plan.

Step One: Data Gathering and Analysis (Understanding)

Step One began with a full team meeting to set the course for the process and to begin collecting updated base information. To establish a solid basis on which to develop a master plan, The UDA team synthesized its technical analyses with the results of face-to-face discussions with participants and with hands-on experience in the neighborhood. UDA returned to Cleveland for a two-day trip in early September 2008 to meet with the Steering Committee and conduct interviews with individuals and groups. This trip included an outdoor public meeting held on the second night in Quincy Park. A one-day, follow-up trip for additional interviews followed later in September. At the same time, updated data were collected on parallel planning initiatives, land use, zoning, vacancies, market research, and transportation. Using this base data, UDA X-Ray® analysis drawings (see Urban Design Analysis later in this section) and existing conditions plans were revised and refined.

During Step One, UDA met with community leaders and stakeholders, including Fairfax residents, representatives from nearby institutions, local businesses, and area churches to discuss potential commonalities between planning process goals and the goals of the various organizations.



Citizen input from Step One revealed many shared ideas among participants. Common themes included broadening senior living options, enhancing youth services, supporting intergenerational programs, increasing security, creating more affordable housing, and many other visions.

Step Two: Design Alternatives (Exploring)

Step Two formed the core of the planning process. The design charrette (a three-day working session) in which design concepts were explored was held during the third week of November 2008. The design team set up an on-site workshop at Quincy Place with the public invited to help develop and test ideas. Follow-up meetings were also held that week with the Steering Committee and other stakeholders. Concurrently, the UDA team developed initiatives based



THREE STEPS

on continuous input and feedback. The week concluded with a well-attended public meeting at St. Adalbert's Church to show residents the proposed vision and solicit their feedback. Representatives from the City Planning Commission also made a presentation that evening on preliminary recommendations for local zoning changes.



Streetscape and transit improvements along Euclid Avenue benefit pedestrians. The Opportunity Corridor will provide a chance for similar connections and amenities to the south.

Step Three: Final Plan (Deciding)

In Step Three, the UDA team evaluated alternatives in terms of the response during the charrette and developed a preferred plan of action, documented in the draft 2009 Strategic Investment Plan. This plan of action was reaffirmed at FRDC's 2008 Annual Meeting held on February 19, 2009, and at the third and final community meeting held on April 16, 2009. This plan, upon adoption by the Fairfax community, FRDC, and the City Planning Commission, will serve as the updated roadmap for investment and revitalization within the greater Fairfax community.



Residents and stakeholders were invited to attend a public meeting following Step Two, at which time the strategies and initiatives were presented, discussed, and evaluated with the participation of the community.



Community gardens form small green parks but require communal maintenance.



New and renovated houses revitalize the residential streets. Porches facing sidewalks and street trees create a pleasant, shared public domain along the street.

STRENGTHS, WEAKNESSES, AND VISIONS

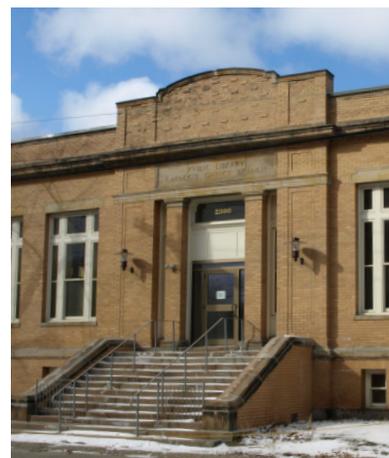
Residents and stakeholders participated in a public meeting to kick off the planning process. Following a presentation on the proposed planning process by Urban Design Associates, participants were asked to identify strengths, weaknesses, and areas of highest priority for change in the study area. Their input served as a guide to define what the plan should become. This information was compiled and used as the impetus for design throughout the planning process. Strong community participation and feedback helped in understanding the needs of the community.



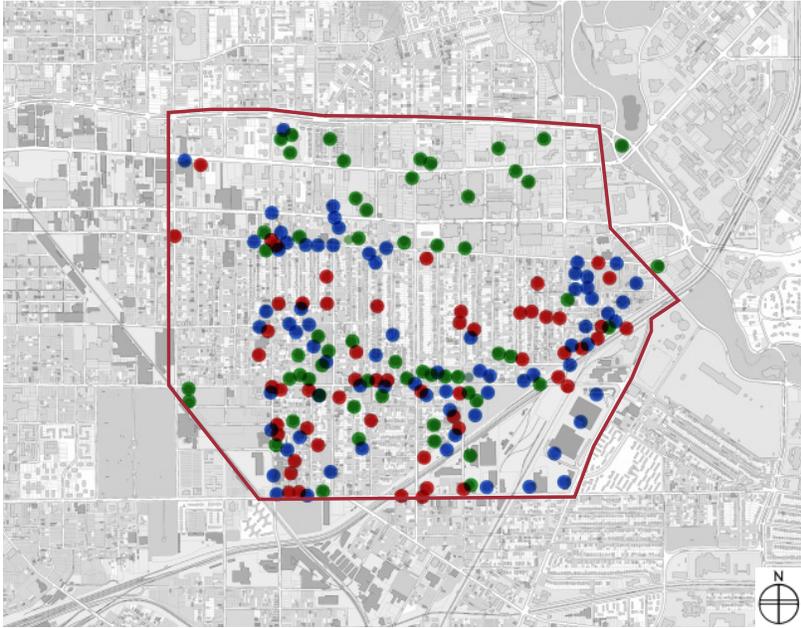
WEAKNESSES *Vacant lots create visual holes that mar the streetscape.*



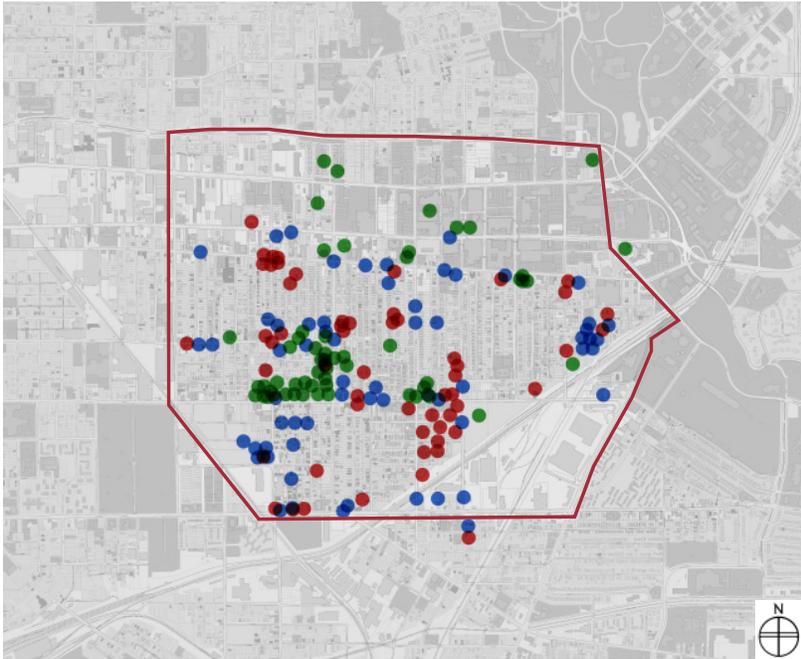
STRENGTHS *Quincy Park is a popular community gathering space.*



VISIONS *The new home of Senior Outreach Services will provide opportunities for activities.*



2003 DOT EXERCISE Residents placed dots on locations they perceived as strengths (green), weaknesses (red), and visions (blue) in the neighborhood.

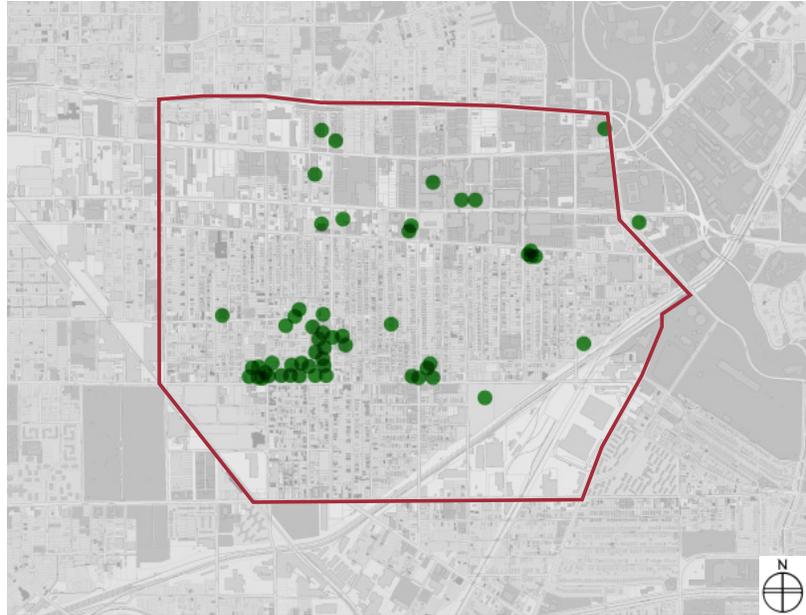


2008 DOT EXERCISE Several very dense areas of dots make apparent the progress and changes within the community in the past half-decade.

STRENGTHS, WEAKNESSES, AND VISIONS

STRENGTHS

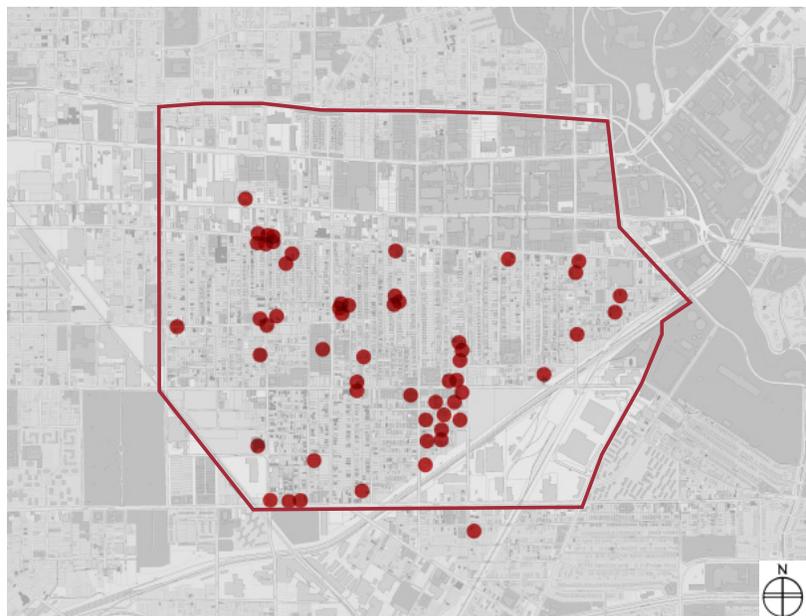
- » Neighborhood history
- » Karamu House
- » Juvenile Justice Center (providing jobs and security)
- » Senior Outreach Services
- » Public & Private Schools
- » Churches (that foster a sense of community, provide care, and engage in social and civic activism)
- » Location within city, including proximity to University Circle and Cleveland Clinic
- » Community involvement
- » Neighbor interaction
- » Continued efforts of FRDC
- » Quincy Place and Fairfax Park



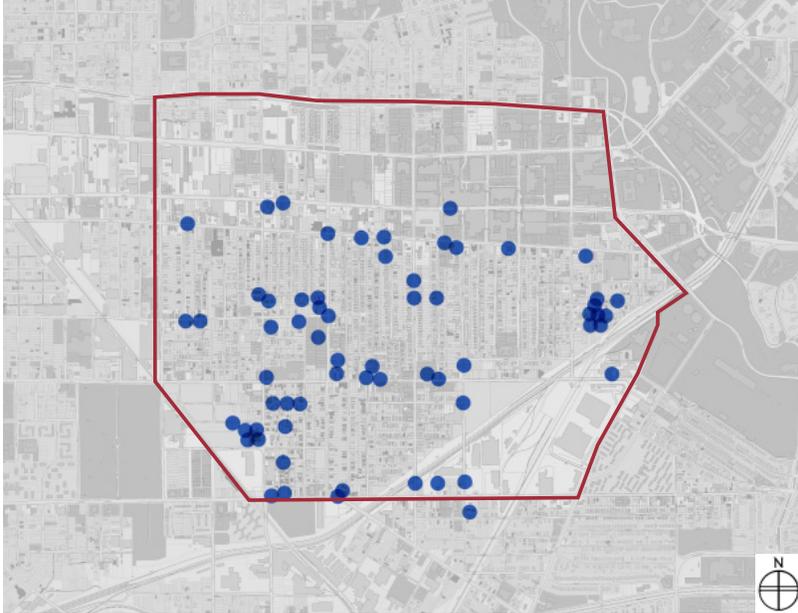
FAIRFAX STRENGTHS Residents placed green dots to indicate strengths.

WEAKNESSES

- » Blighted buildings, vacancies
- » Lack of quality housing, variety
- » Disconnect between new projects and existing residents; need projects with community benefit
- » Collaboration between churches and other service providers must improve
- » Public safety
- » Lack of support services for single mothers
- » Fairfax Recreation Center building is old and needs to be updated
- » Lack of programs, especially for youth and seniors
- » Inability within the community to see strengths
- » New residents and renters are not always embraced by community



FAIRFAX WEAKNESSES Residents placed red dots to indicate weaknesses.



FAIRFAX VISIONS *Residents placed blue dots to indicate priority opportunities.*

VISIONS

- » Healthy in spirit, mind, emotion, finances, community, and body
- » Job creation
- » Increasing safety through lighting and surveillance
- » Encouraging business with a long term vision to contribute to the community
- » Draw international attention back through the arts
- » Youth empowerment and education
- » More after school programs and apprenticeships
- » Support for self-sustaining and entrepreneurial ventures
- » Cross-generational service programs
- » Modernize the Recreational Center and increase programming, staffing, and budget

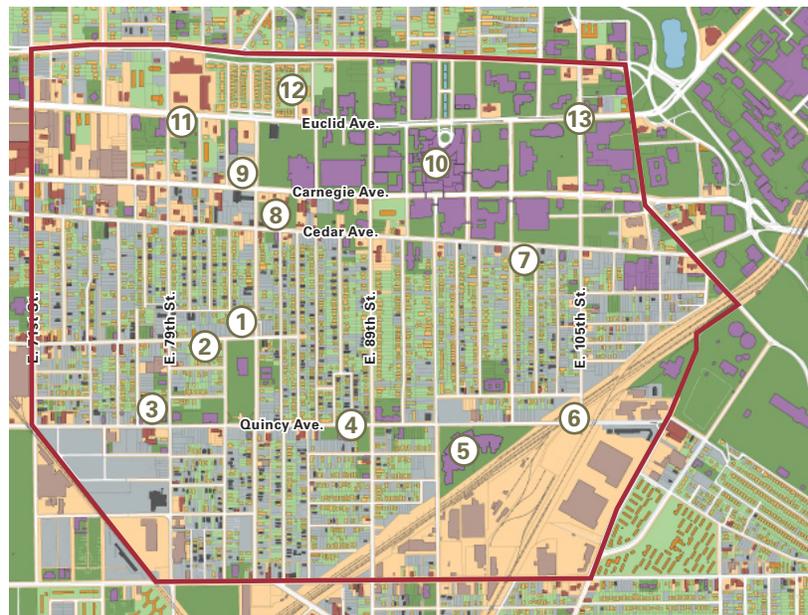
URBAN DESIGN ANALYSIS

The urban design analysis includes a plan portrait of the area which combines information from several sources to provide a base from which the design team can develop alternative concepts. It includes all of the elements of the area: streets, buildings, land use, vacant land, and natural features.

The information was compiled from numerous sources and incorporates a multitude of recent and ongoing projects. Since the 2003 strategic plan, progress on infrastructure and transit has advanced along the Euclid Corridor and Quincy Avenue. The new Juvenile Justice Center and the Senior Outreach Services enlarged headquarters within the historic Langston Hughes Library are several key building projects that will benefit residents and affect the future evolution of the neighborhood.

Understanding the fabric of the site is a key part of the design process. This is accomplished through a series of diagrams called UDA X-Rays® that pull apart information so that the site can be more clearly understood. Each X-Ray describes not only a physical element of the area, but also the problems to be resolved. On the following pages, studies of existing frameworks and land uses illustrate issues to investigate in the next steps.

RECENT INVESTMENTS
1 Intergenerational Housing
2 The Renaissance at Fairfax Park
3 Senior Outreach Services
4 Quincy Avenue Reconstruction and Streetscape Improvements
5 Cuyahoga County Juvenile Justice Center
6 New Quincy - E. 105th St. Rapid Transit Station
7 Global Cardiovascular Innovation Center
8 St. James A.M.E. Expansion
9 Rumi's International Foods Market
10 Cleveland Clinic Campus Expansion
11 New CVS Pharmacy
12 Woodhaven Expansion
13 Euclid Healthline

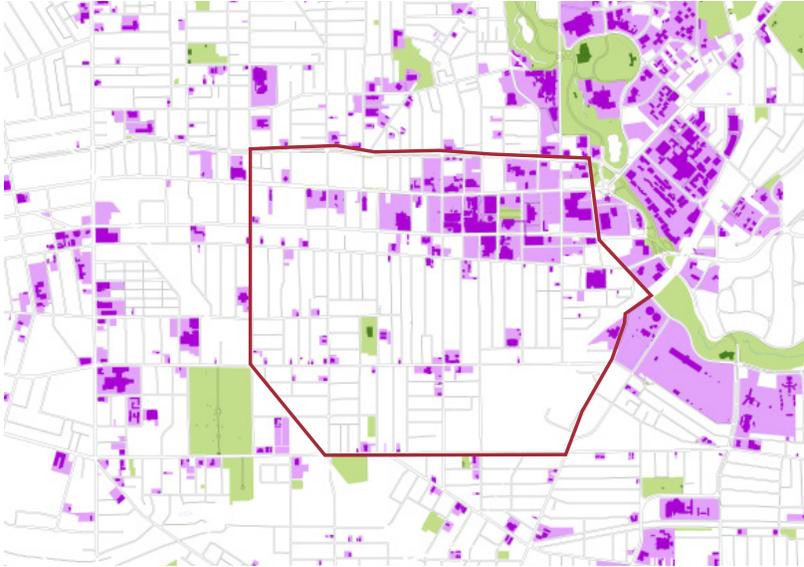




STREET HIERARCHY X-RAY *A well-connected street network serves the neighborhood, but extremely long residential blocks impede east-west circulation.*



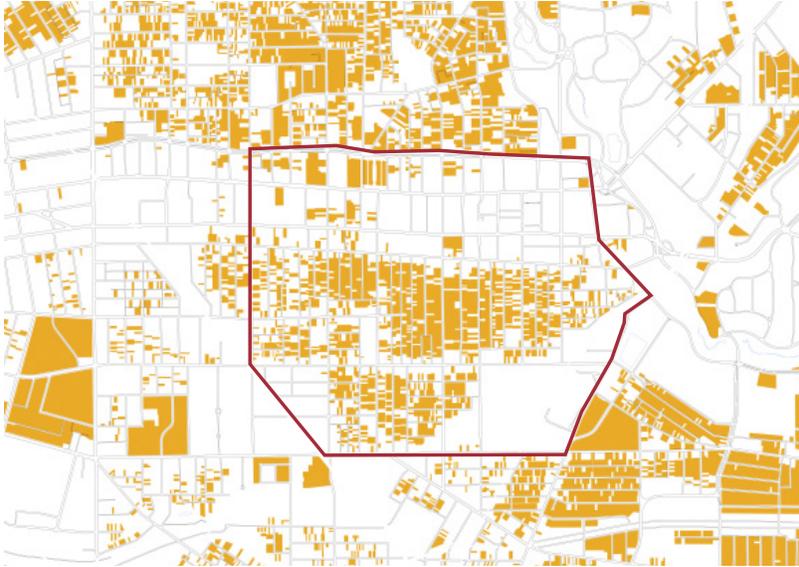
FIGURE GROUND X-RAY *Moderate density is achieved with primarily single-family houses. Larger commercial and institutional uses cap the northern edge, while the transit corridor impedes southern expansion.*



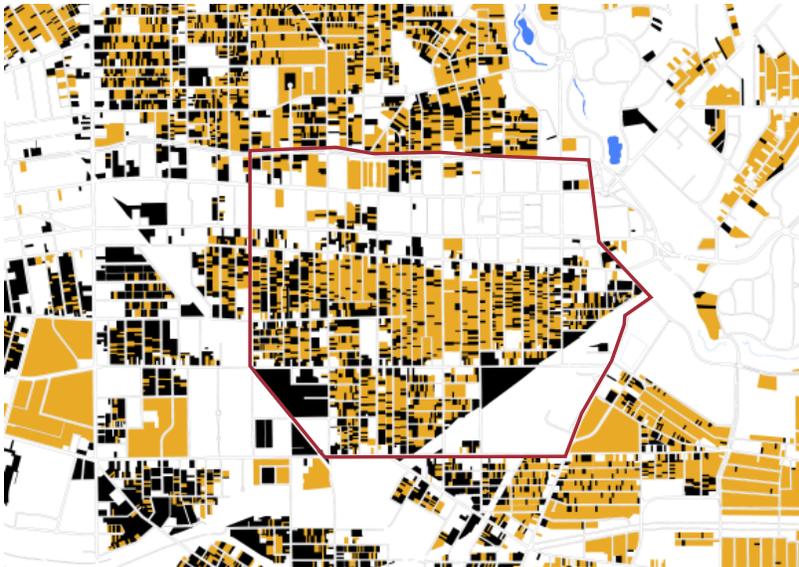
OPEN SPACE AND INSTITUTIONAL X-RAY *A substantial institutional presence penetrates the community and includes the Clinic, Playhouse, churches, and schools. Parks and green space for shared community enjoyment are limited.*



COMMERCIAL X-RAY *Reasonable commercial coverage provides services within easy access for all residents. With frequent gaps, however, a substantial retail district cannot be defined.*



RESIDENTIAL SETTLEMENT PATTERNS X-RAY *Long residential blocks dissipate into an increasingly fragmented pattern as the distance from the center of the neighborhood increases.*



VACANCY X-RAY *High vacancy rates leave missing teeth (areas in black) within the neighborhood, allowing opportunities for vandals and creating an atmosphere of despair.*

FRAMEWORKS AND STRATEGY

The 2009 Strategic Investment Plan builds on prior plans and studies which have directed development and revitalization efforts in Fairfax for several decades. The goals and strategies of the 2003 Strategic Plan have already resulted in numerous successes, and are not to be abandoned but rather reinvigorated and expanded upon. Given recent activity and expansion at the Cleveland Clinic, Global Cardiovascular Innovation Center, Juvenile Justice Center, Senior Outreach Services, Quincy Park, and others, new issues have moved to the forefront and the next steps have emerged to define the investment strategy for the coming decade and beyond.

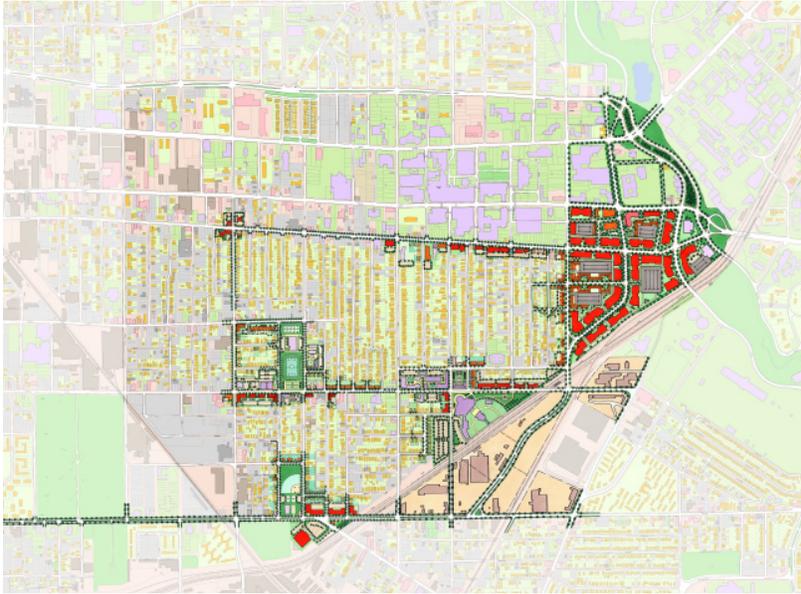
Of rising importance and feasibility are development opportunities presented by the Opportunity Corridor infrastructure improvements. The investment strategies seize these opportunities and address a range of current issues: poor safety and security for residents and business owners; lack of affordable and diverse housing; limited public parks and active open space for all ages; struggling neighborhood communication and interaction; widespread vacancies; tattered edges; and discontinuous streetscapes and uses. All recommendations have been developed within the context of the original Master Plan. Five strategic initiatives, elaborated upon later in this plan, target the above topics and provide a road map and desirable modes of action, as market demand warrants and available funding permits. These evolved from the successful development history in Fairfax and the community's needs and desires for the future.

STRATEGY

- » Define a clear vision
- » Realize the potential of existing assets
- » Target immediate and affordable projects
- » Focus efforts on areas with maximum potential for success
- » Build from catalyzing effects of key actions



AERIAL VIEW *The Fairfax neighborhood as seen from its northeastern edge. Euclid, Carnegie, and Cedar Avenues link directly to downtown, visible in the distance.*



2003 Strategic Plan recommendations



2008 Portrait of Existing Conditions

Strategic Initiatives

INTRODUCTION

Inspired by the numerous ideas expressed by stakeholders and community members throughout the first series of public meetings, a variety of strategic alternatives and design concepts were explored. Shared visions and commonly voiced goals link several principal ideas that are embodied in the following five key initiatives and strategies:

- 1 Opportunity Corridor and New Economy Neighborhood Initiatives
- 2 Housing Strategy
- 3 Communications Initiative
- 4 Cedar Avenue Initiative
- 5 Streets and Urban Open Space Strategy

Each initiative describes opportunities for Fairfax to capitalize on current projects and conditions in order to continue to grow as a community.





OPPORTUNITY CORRIDOR AND NEW ECONOMY NEIGHBORHOOD INITIATIVES



NEW ECONOMY NEIGHBORHOOD *Adjacent to the Cleveland Clinic campus and University Circle, the New Economy Neighborhood is in a prime location to benefit from the growth of tomorrow's knowledge-based economy.*

STRATEGY

- » Join other stakeholders in their efforts to make the implementation of Opportunity Corridor a top priority
- » Consolidate tracts of land adjacent to the Corridor to allow for large-scale redevelopment
- » Facilitate the redevelopment of approximately 150 acres of non-residential under utilized land

The idea of creating a direct street connection between I-490 and University Circle has been discussed in Cleveland for decades. All stakeholders agree that improved access from the south is needed to Fairfax, adjacent neighborhoods, the Cleveland Clinic, and University Circle. A policy was established in the 2003 Strategic Investment Plan which called for land banking in the Fairfax Triangle area (East of 105th Street, now referred to as the New Economy Neighborhood) in anticipation of the eventual implementation of the Opportunity Corridor initiative. In 2004, the Ohio Department of Transportation commissioned HNTB to update the previous Opportunity Corridor studies and refine the proposed alignment. That study resulted in fixing the alignment through Fairfax to coincide with the existing 105th Street.

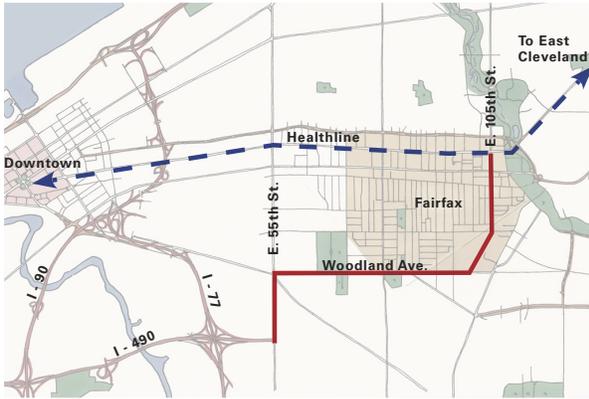
The purpose of the Opportunity Corridor project is to develop transportation solutions that address the need for access to University Circle, while also stimulating community and economic development. With limited land available for development in Fairfax and the surrounding areas, improved access is critical to attracting development. The potential for increased activity and investment due to the growing medical market provides additional incentive for expanding the transportation network.

Today, interested stakeholders, including FRDC, are continuing discussions on how to move the Opportunity Corridor initiative forward. It's clear that if implemented, this connection will have a number of significant benefits to the Fairfax neighborhood. The first would be to provide direct access for residents and those who work in the neighborhood from the I-490 exit to the south. The Corridor will also open up large tracts of non-residential, under utilized land for long-term redevelopment.

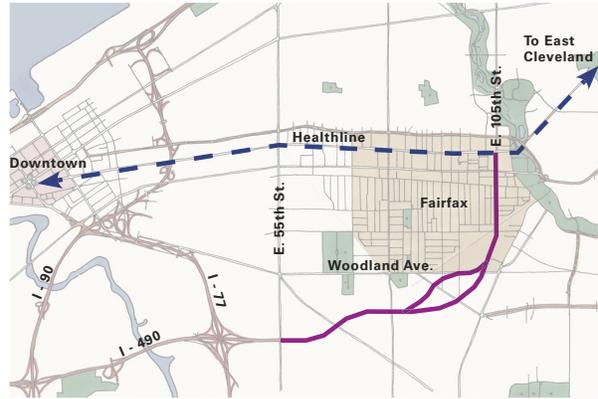
As currently proposed, Opportunity Corridor will include a four-lane boulevard from Woodland Avenue to the intersection of East 105th Street and Quincy Avenue, and then continue north along East 105th Street to Euclid Avenue. A phase 1 option may also include the use of Woodland Avenue to the I-490 interchange. This alignment provides direct access to the New Economy Neighborhood, light industrial land adjacent to the existing rail line, vacant land along East 79th Street, and to the newly reconstructed Quincy Avenue.

It is clear that Opportunity Corridor is the community's best chance to leverage state and federal funds as a catalyst for economic development. For Opportunity Corridor to move ahead, FRDC must continue to partner with other stakeholders to make this a top priority and to ensure that the community's voice is heard.

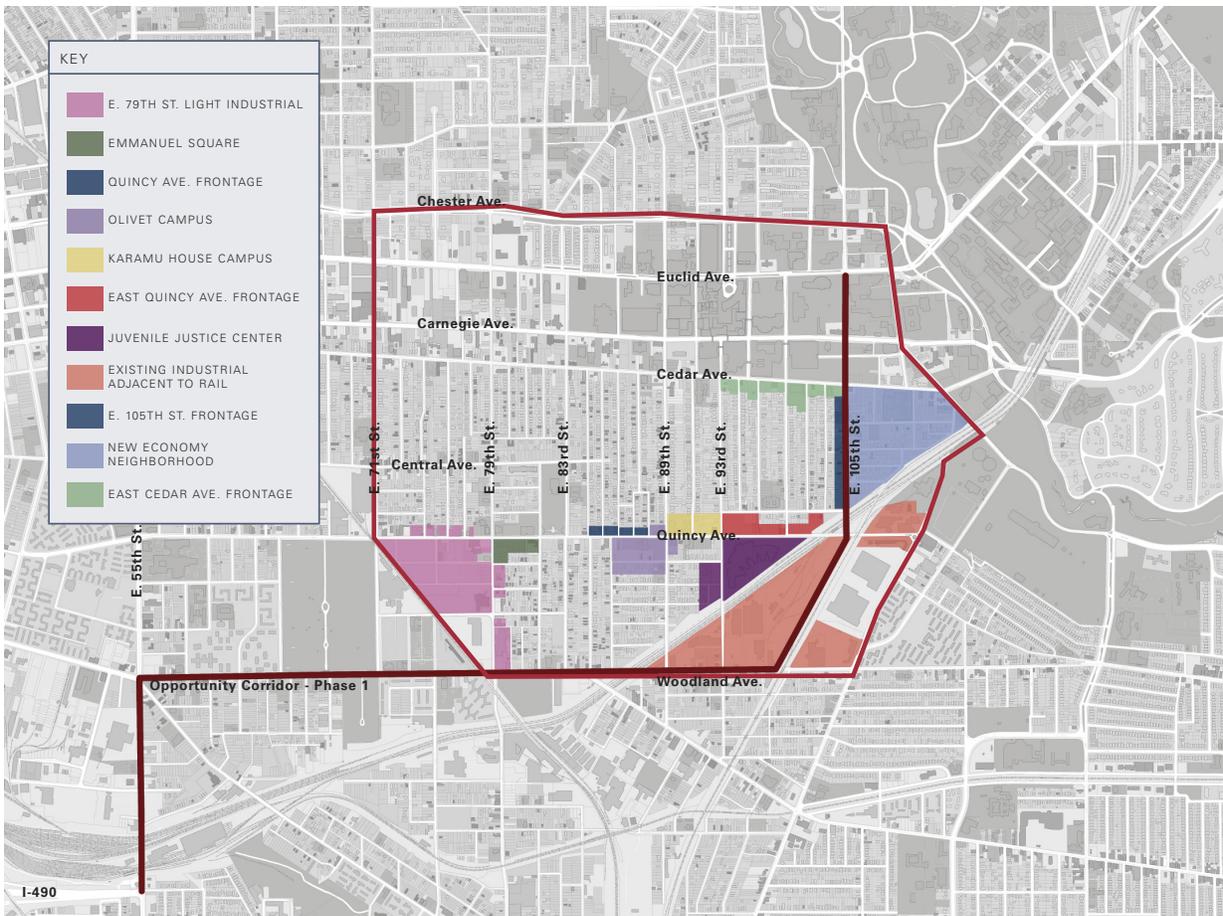
As FRDC advocates for Opportunity Corridor, they should also be working to consolidate tracts of vacant land. Most of the under utilized and vacant



OPPORTUNITY CORRIDOR *Phase 1 Alignment*



OPPORTUNITY CORRIDOR *Phase 2 (Final) Alignment*



STRATEGIC DEVELOPMENT OPPORTUNITIES *Phase 1 of the proposed Opportunity Corridor leverages approximately 150 acres of development opportunities within Fairfax and guarantees much future investment in the neighborhood.*



NEW ECONOMY NEIGHBORHOOD *Opportunity Corridor, proximity to premier hospitals and research facilities, and foresight can transform this corner of Fairfax into a hub of research, technology, and employment.*

land is broken into small parcels that need to be consolidated before it can be redeveloped. A master plan for the potential 150 acres of land should be prepared to ensure that development is implemented in a coordinated fashion. A piecemeal approach will not leverage all of the economic development potential of the new Corridor.

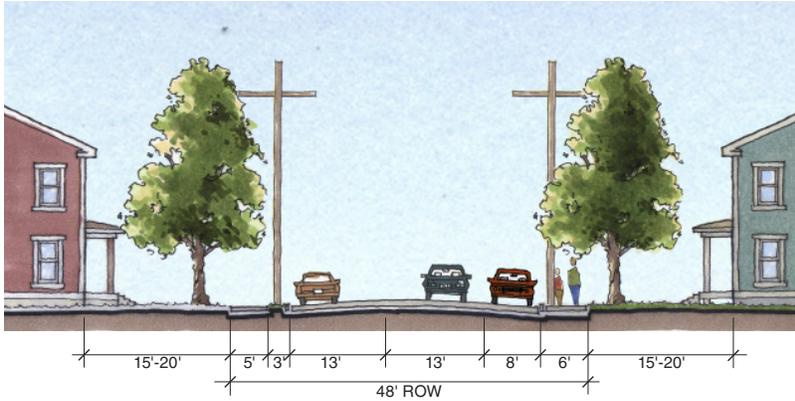
As the neighborhood’s community organization, FRDC must facilitate the redevelopment of the available land. Property consolidation and preparation of a detailed master plan are only a first step. FRDC should position itself as a developer in this area, as it did with projects such as Quincy Place and the Global Cardiovascular Innovation Center.

The potential for development within Fairfax based on this new connection is multidimensional. The connection points become epicenters for revitalization in the community. Activity will emanate from those new front doors, sparking renewed interest and leading development potential further into the neighborhood. The proposed corridor will provide the missing link, reattaching the southern edge to the greater Cleveland network. Approximately 150 total acres of under utilized land is accessed by the Opportunity Corridor along with existing transit routes, placing those acres in play for redevelopment to come.

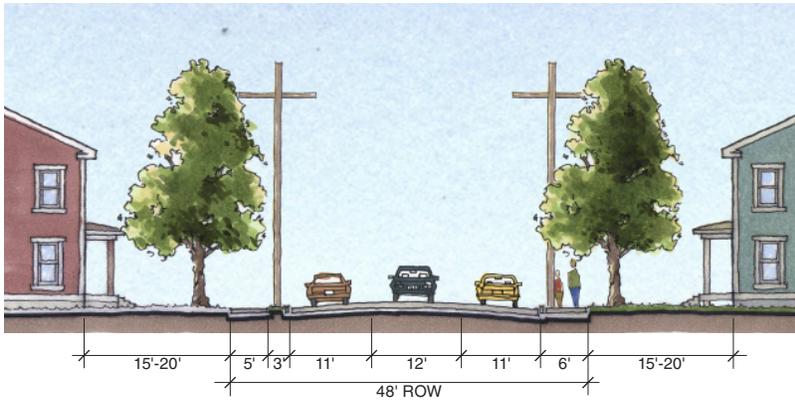
Certain corners emerge as catalysts for development. These 100% corners, the intersections of Quincy Avenue at 79th Street and 89th Street, are local centers and have already generated development interest. The development



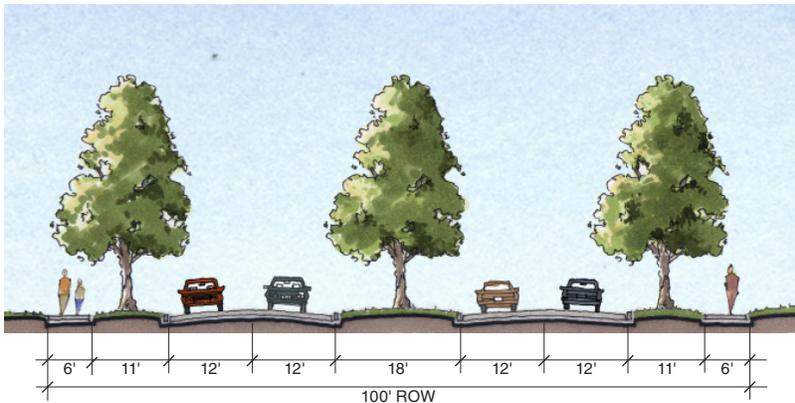
CATALYST CORNERS *Strategically located Fairfax intersections can benefit from new investment and act as models for other Cleveland neighborhoods when properly redeveloped at all four corners.*



EXISTING SECTION: EAST 105TH STREET *Two wide travel lanes with parallel parking provide ample capacity for present traffic flow.*



PROPOSED INTERIM SECTION: EAST 105TH STREET *By eliminating parallel parking and adding a center turn lane, the capacity of the street is greatly increased without requiring roadway widening.*



PROPOSED SECTION: EAST 105TH STREET *As the north leg of Opportunity Corridor, E, 105th Street is transformed into a median-divided, tree-lined boulevard.*

OPPORTUNITY CORRIDOR AND NEW ECONOMY NEIGHBORHOOD INITIATIVES

approach will use these corners to set a precedent. Four-sided development will create healthy and vibrant neighborhood cores and provide an example to inspire future projects.

A redeveloped 105th Street is another focal point. In the first phase, the street gains added capacity by providing a shared turn lane within the existing right-of-way. The second phase will enlarge that to a 100-foot right-of-way boulevard with a planted median. Options for addressing the newly created boulevard become available along both sides of the road.

In order to capitalize on this opportunity, coordination and collaboration are required. Participation in a shared vision will ensure that new development builds upon its surroundings, completing the neighborhood and better serving residents. The following development principles define collective goals:

- » Create a unified stakeholder vision before proceeding with redevelopment
- » Include a full mix of uses
- » Put a new “front porch” on the Fairfax community
- » Create edges that complement existing neighborhood uses
- » Consolidate property to avoid piecemeal development
- » Plan for structured parking
- » Plan for long-term sustainability



EXISTING CONDITIONS E. 105TH STREET *Numerous vacant lots and abandoned buildings characterize E. 105th St. from Cedar Ave. to Quincy Ave.*



VIEW OF FUTURE 105TH STREET The Opportunity Corridor will transform 105th Street into a wide urban boulevard, opening up opportunities for new types of residential uses and large-scale technological and institutional development.

HOUSING STRATEGY

STRATEGY

- » Identify strong blocks for the continuation of the model block program (targeted infill and rehab)
- » Exploit emerging market trends to diversify the housing stock and include new typologies such as attached housing and a senior oriented “urban village”

Historically, Fairfax has had a fairly uniform housing stock. Two-story, single-family houses with a basement and attic are the standard. These traditional houses predominate in the community, though many suffer from the effects of deferred maintenance and/or neglect. Recent successful housing initiatives have focused on the Model Block Program (targeted rehab and infill) and on serving the changing demographics of the residents. This is a sound strategy that needs to be enhanced and perpetuated. As market demand shifts, the housing strategy must be flexible and adapt to residential trends.

During the 1950’s and 1960’s, every street in Fairfax was its own neighborhood. The health of individual streets could largely be determined by the strength of their block clubs. Given this structure and the fact that revitalization is challenging under the best circumstances, FRDC should continue to identify strong blocks for continuation of the Model Block Program. Priority should be given to blocks with few missing teeth (vacant lots/vacant buildings) and strong block club participation. Consideration for new streets, parks, and community gardens should be given per the Street and Open Space Strategy. All available resources must be brought to bear simultaneously on targeted streets, including the efforts of partners such as Habitat for Humanity. On streets with a vacancy rate of 60 % or more, FRDC should support a policy of land-banking.



ABOVE Each street in Fairfax is its own linear neighborhood.



In summary, the block-by block revitalization strategy integrates a variety of initiatives in order to capitalize on emerging trends:

- » Rehabilitate vacant houses that are structurally sound
- » Infill vacant lots with new traditional houses
- » Develop a coordinated strategy with housing providers such as Habitat for Humanity
- » Consolidate lots to create larger yards where appropriate
- » Subdivide long blocks
- » Facilitate strong block clubs
- » Improve neighborhood security through block watch
- » Prioritize new neighborhood parks and community gardens in the healthiest areas



ABOVE New and rehabilitated houses with deep front porches create more than just a pleasant streetscape—they declare their occupants' sense of pride and ownership in the street and neighborhood.

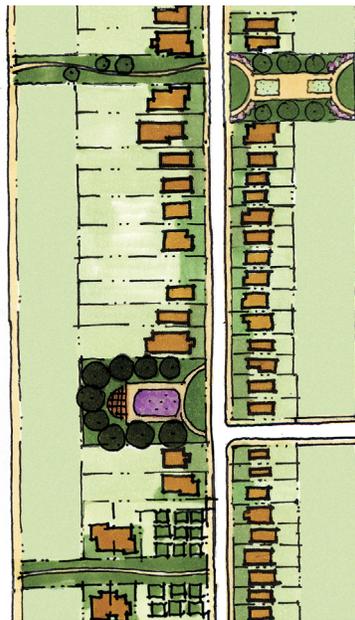


STREET NETWORK Shorter blocks are a focus of the streets and open space initiative. Blocks 400 to 600 feet in length have proven to be successful and feel more neighborly.



BREAKING DOWN BLOCKS Abutting vacant lots can be used for new streets or pedestrian pathways to increase connectivity.

TARGETED INFILL Individual and clustered vacant lots are replaced by housing to re-establish the continuity of the street.



PUBLIC SPACES Neighborhood parks, pocket parks, and community gardens further reduce the number of vacant lots.



INCREASING DENSITY Community gardens may later be developed, and the introduction of new typologies increases density.



There is demand for new single-family houses, and also well-maintained existing single-family houses in Fairfax. New houses should be built in the healthiest parts of the neighborhood.



ABOVE There is also a need for greater diversity of housing in Fairfax. Smaller 1- and 1½-story houses are suitable for both young people just starting out and older people looking to age in place.

Following the trend in many urban neighborhoods, the demographics in Fairfax are rapidly changing. As life-long residents age, many require a housing type that is more accessible than the typical two-story Fairfax house. Others desire less square footage and/or maintenance-free living (no yard and exterior upkeep). The Renaissance at Fairfax Place is a good example of leveraging changing demographics to create a much-needed new type of housing. FRDC's Grandparent Housing project is another innovative solution to evolving market demands. Still, the opportunity for additional creative projects remains.

One such opportunity that many residents discussed is the need for one-story living in a detached single-family house, close to their church and other service providers. Without this option, they are aging in place, but as knees wear out and arthritis sets in, climbing stairs often becomes painful. FRDC should facilitate the creation of small districts of "urban cottages." The term urban cottage refers to a small one-story detached house with a small yard. Urban cottages should be clustered together to provide built-in security. This house type will give older residents the option to relocate into a more supportive and appropriate environment.



URBAN COTTAGES *The market for smaller homes in Fairfax is strong, and new, single-story urban cottages are an appropriate housing type to mix into the current Fairfax housing stock.*

Another largely missing house type is the attached townhouses for young professionals. FRDC has been considering large townhouses along Quincy Avenue for many years. Current market trends may support the construction of more modest townhouses closer to jobs, possibly in association with the Opportunity Corridor project.

Opportunities to consider are:

- » Additional attached housing, similar to grandparent housing
- » Townhouses for young professionals
- » One-story detached urban cottages for seniors
- » Condominiums that require little or no maintenance



GRANDPARENT HOUSING *The new grandparent housing units will serve the currently unmet needs of many Fairfax residents.*



THE URBAN VILLAGE *Capitalizing on abundant available land, Fairfax could benefit from the establishment of an urban village in which smaller cottage houses enclose a shared green space.*



Routers suspended from utility poles connect to the OneCommunity free wireless network.

STRATEGY
<ul style="list-style-type: none"> » Invest in boosting the wireless signal to provide blanket coverage for the Fairfax neighborhood » Initiate community programs providing computer access and an interactive and social setting for jobs, education, and communication

COMMUNICATIONS INITIATIVE

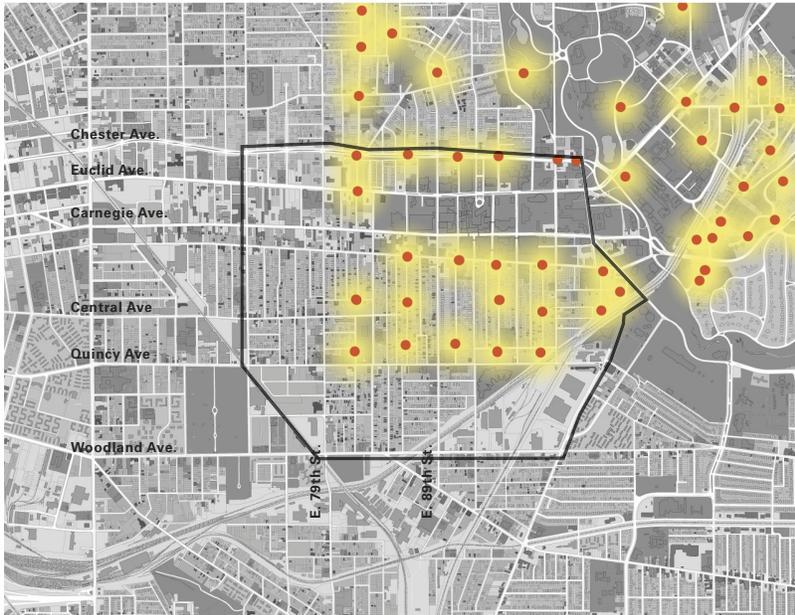
The Fairfax community has a rare new asset giving it a modern edge over other Cleveland neighborhoods. The OneCommunity network initiative by Case Western Reserve University (CWRU) has created a free wireless network that loops through Fairfax. Though the network is relatively young and unadvertised, the opportunity exists to fully maximize the possibilities created by free Wi-Fi. The initiative brought wireless Internet within the reach of many residents, with the sole condition being the availability of a wireless-adapted computer. Free Internet access is an enormous benefit to the community and one that few neighborhoods feature.

The network consists of a series of routers mounted on utility poles. It covers a large area of Fairfax, including East 79th Street, Quincy Avenue, and Cedar Avenue. However, there is room for improvement. The network can be extended west of East 79th and south of Quincy to increase the coverage area. It can also be intensified to provide a stronger signal between the provided routers. The current spacing places routers too far apart to allow a usable signal between locations. While homes that are directly within sight of a router are able to access free Internet, in reality most residents are too far away to benefit. The proposed expanded network will blanket the area, allowing free Internet access to any user within the Fairfax community.

The possibilities created by this network are significant. Besides the cost savings of free Internet access, new opportunities arise for web-based communication, education, and security.

Some of the potential uses include:

- » Access to online continuing education
- » Access to the CWRU library
- » A neighborhood portal hosted by FRDC with links to neighborhood institutions and service providers
- » Online neighborhood block watch
- » Connect computer centers, such as senior outreach
- » Intergenerational pairings of youth helping seniors learn about the Internet
- » Social networking as a communication tool



The OneCommunity Wireless Network does not currently cover the entire area of Fairfax.



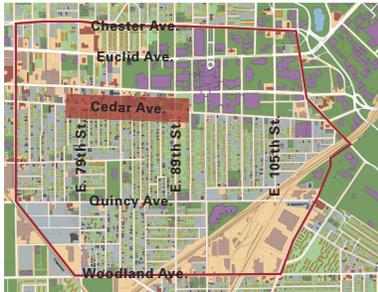
Expansion of the network's coverage area and boosting the signals throughout all of Fairfax are important goals.



Widespread Internet access provides an opportunity for FRDC to create a neighborhood portal, such as the Huntington website depicted above.



This page from Cleveland State University's website introduces users to their online courses. Many institutions offer similar courses and educational tools online.



LOCATOR MAP *The highlighted stretch of Cedar Avenue is targeted for streetscape and security improvements.*

CEDAR AVENUE INITIATIVE

Cedar Avenue between E. 79th and E. 89th Streets is, and always has been, the commercial heart of the Fairfax community. In its prime, residents patronized restaurants, barber shops, and other local businesses. Over the years, many of the buildings have lost occupants and fallen into disrepair. This front door to the community is now seen by many residents as a weakness, though there is a lot of potential for revitalization. If security issues are addressed and the resident base continues to grow, Cedar Avenue can be transformed back into the center of main street life.

A number of current initiatives, including a new mixed-use building adjacent to United House of Prayer for All People, improvements to the Wolf’s Den property, and a Family Life Center alongside St. James A.M.E. Church, support revitalization efforts. However, such positive steps and investments are countered by a negative perception of the street. Vacancies create an image of disinvestment and encourage loitering. A slow police response time does little to deter crime. Site control is difficult to maintain, as vacant properties are often sold without the community’s knowledge. The revitalization of Cedar Avenue cannot proceed without first addressing the security issues head-on, using all available means.

STRATEGY

- » Address the security issues through every means available, which could include the implementation of CPTED principles, private security, access to emergency phones, and marked cameras
- » Relocate incompatible uses
- » Support investment in renovation, new construction, streetscape enhancement, and urban parks



HISTORIC CEDAR AVENUE *The once-vibrant Cedar Avenue was characterized by street-level retail and commercial establishments, serving the daily needs of Fairfax residents.*



TOP (FROM LEFT) A vacant multi-family structure symbolizes the disinvestment along Cedar Avenue. Abandoned and under utilized buildings negatively affect the viability of the street.
 BOTTOM (FROM LEFT): The retail plaza at E. 79th St. creates activity at its intersection. Strong institutions, like Antioch Baptist Church, continue to anchor significant stretches of the Avenue.

CEDAR AVENUE INITIATIVE



ACTION AREA *The highlighted parcels comprise the action area in which to focus efforts.*



EMPTY SPACES *Large amounts of land along Cedar Avenue are either vacant or dedicated parking.*



ANCHORS *Strengths such as the commercial establishments, institutions, and a civic garden anchor the avenue.*

An action area should be defined to clearly focus development efforts and establish a manageable boundary for implementation. Safety and security must be addressed by sensitive design. The Crime Prevention Through Environmental Design (CPTED) Principles define national strategies for designing the physical environment to positively influence behavior.

- » Natural Surveillance: Front porches, pedestrian-oriented streets, adequate lighting, and windows facing public spaces keep eyes on the streets and parks and encourage the presence of people at all times.
- » Formal Surveillance: Potential points of entry are monitored by such direct means as security cameras, guards, and police bike patrols.
- » Differentiation of Public and Private Space: Landscape elements define and claim public and private spaces, developing a sense of ownership of a place.
- » Natural Access Control: Gates and structural elements deny access to private realms and maintain clear connections to less populated spaces.

The installation of emergency phones would add an additional sense of security. Also, marked cameras mounted along the street and utilizing the free wireless network would give stakeholders the option of monitoring street activity. A variation on this approach has proved to be effective in Shaker Square and in many other communities.

Residents stated repeatedly that some of the uses within the action area of Cedar Avenue are incompatible with their vision of the future. In addressing the security issue, inappropriate uses need to be relocated.



ILLUSTRATIVE PLAN *By renovating existing buildings and building new ones up to the sidewalks, Cedar Avenue can regain its lost "Main Street" character and diversity of uses.*



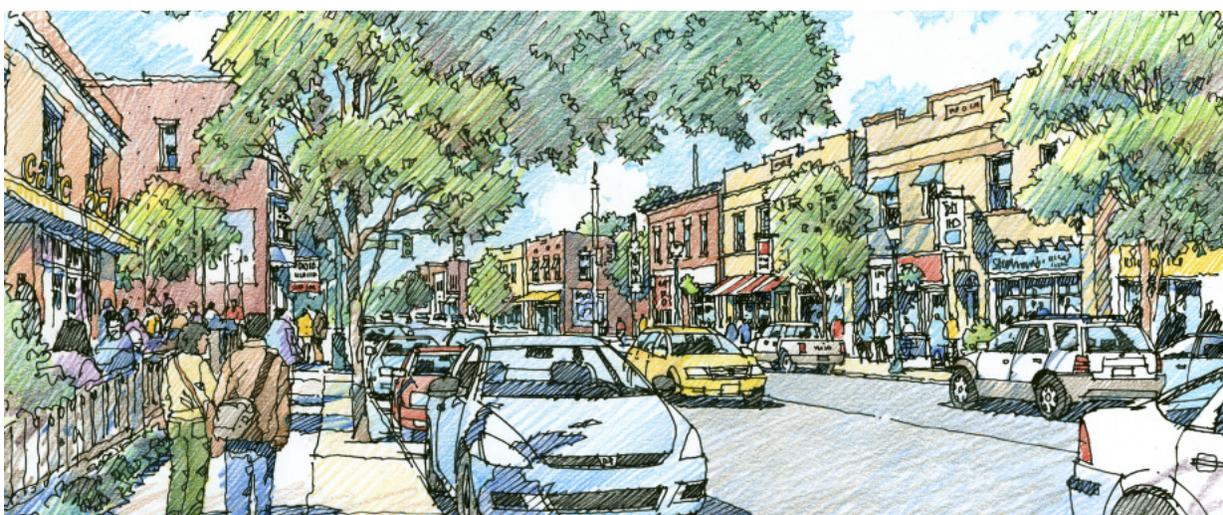
EXISTING CEDAR AVENUE *Disinvestment along Cedar Avenue has resulted in a streetscape characterized by many missing teeth and a lack of pedestrian activity.*

As was stated previously, there are a number of ongoing Cedar Avenue initiatives in support of revitalization efforts. Establishing the ideal mix of uses for neighborhood main streets is always a challenge. A good rule-of-thumb is one-third bar and restaurant uses and two-thirds local specialty retail uses, including convenience stores. Office and residential uses are also a desirable part of the mix and should be encouraged on second and third floors. Ground-floor office and residential uses are preferable to vacancies, but otherwise diminish main street vitality. Institutions, such as churches, are a welcome use anywhere.

If this standard is applied to Cedar Avenue, restaurants stand out as a critical element that is under-represented. All other uses are helped by restaurants. Therefore, economic development efforts should initially focus on recruiting bold individuals and urban pioneers to increase food and beverage options. Local specialty retail is also limited and should be the second recruitment priority.

The next step in the physical revitalization of the street should be for FRDC to increase support for investment in renovation, new construction, streetscape enhancements, and urban parks. Many good opportunities exist to renovate existing vacant buildings. This should be the top priority as renovation serves the dual purpose of eliminating a weakness while creating a strength. This strategy should be complemented by a long-term initiative to infill vacant lots with new mixed-use buildings. At the same time, FRDC should continue to support the improvement of the streetscape and urban parks using the commercial design guidelines (see Appendix).

If the community is ready to address the security issues along Cedar Avenue, then the time is right for this historic mixed-use area to be reborn as the commercial heart of the community and center for main street life.

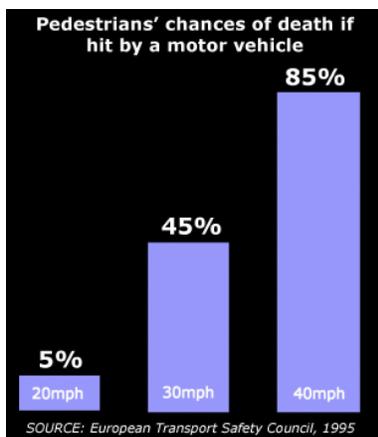


A VISION FOR CEDAR AVENUE *The redevelopment strategy along Cedar Avenue should support investment in renovation, new construction, streetscape enhancement, and urban parks.*



The Fairfax street grid

STRATEGY
<ul style="list-style-type: none"> » Increase east-west connections through long blocks to create a more pedestrian-friendly environment » Put heavily traveled streets on a road diet » Enhance the parks and open space network



STREETS AND OPEN SPACE STRATEGY

The street network in the residential heart of Fairfax contributes to the suppression of market forces. In a nutshell, long blocks create a sense of isolation and discourage residents from walking. Also, fast-moving traffic on some main thoroughfares reinforces the feeling of a pedestrian-unfriendly environment. Neighborhood revitalization efforts should incorporate solutions to these problems.

As a rule of thumb, the ideal length of urban residential blocks is 400 to 600 feet. Many blocks in Fairfax are twice that long. The most straightforward solution to fixing this problem is to use existing vacant property to create new east-west street and/or pathway connections (as illustrated on the following page). Pedestrian paths encourage walkability and further link residents to their neighbors on adjacent blocks. New parks, where space allows, enhance the value of the homes which surround them. While street connections are also encouraged, any paved or green connections are beneficial additions to the pedestrian network. Both parks and streets may define new addresses, creating a sense of smaller blocks between the newly created public passages.

This strategy should be used in conjunction with other revitalization efforts, such as the Model Block Program or developments such as the Global Cardiovascular Innovation Center. The benefits of shorter blocks include smaller block clubs, greater physical and social connectivity, and enhancement of the pedestrian environment. Where large areas of vacant property exist, new connections may also serve as addresses for new construction.

On several streets, the car is favored over the pedestrian. Pedestrians' chances of death when hit by a motor vehicle increase exponentially as the speed of traffic increases. Quincy Avenue, though newly reconstructed, has very wide lanes that encourage speeding when cars are not parked along the street. 79th Street also has very wide lanes. The industry term for tackling this condition is putting streets on a "road diet." Simple traffic-calming techniques, such as re-striping, may be implemented with minimal investment. At intersections and at other areas where on-street parking is unnecessary, a center turn lane may be created to slow traffic, better organize turning movements, and increase the capacity of the street. The long-term solution to 79th street is to acquire four additional feet of right-of-way in order to create a twelve-foot center turn lane, thus relieving increasing congestion.



EXISTING BLOCK CONDITIONS *Typified by extremely long blocks, large portions of Fairfax lack connectivity and a pedestrian-friendly block structure. This typical long block (above right) lacks continuous residential fabric and has numerous vacant lots.*



A NEW MODEL *Smaller blocks within Fairfax offer an appropriate model for walkable block size. A long block may be divided into smaller residential increments (above right) by consolidating abutting vacant lots and creating new streets and green connections. Other vacant lots may then be redeveloped as housing or transformed into parks and community gardens.*

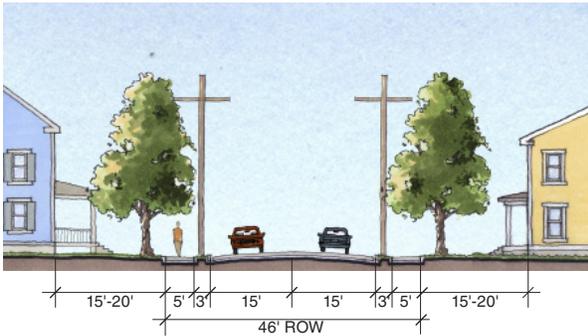
STREETS AND OPEN SPACE STRATEGY



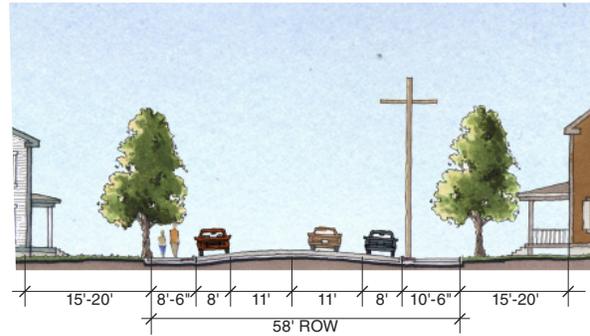
E. 79TH STREET *View looking south towards the intersection of Cedar Avenue*



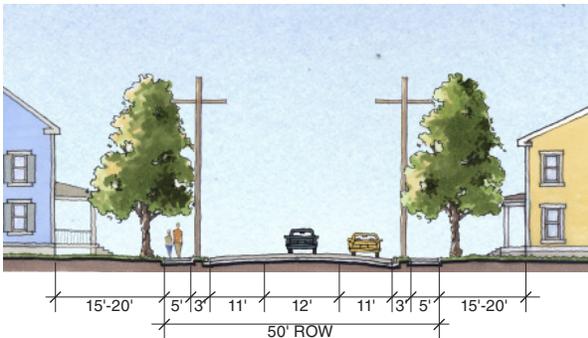
QUINCY AVENUE *View looking east towards the E. 89th St. intersection, with street improvements in progress*



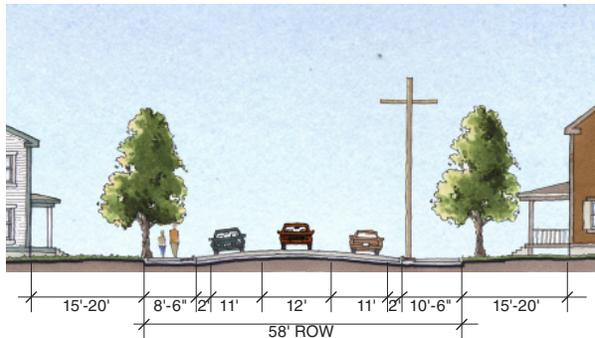
E. 79TH STREET EXISTING SECTION *Two wide travel lanes with no center turn lane have limited capacity to accommodate traffic.*



QUINCY AVENUE EXISTING SECTION *Two travel lanes with two lanes of parallel parking creates wide intersections favoring cars over pedestrians.*



E. 79TH STREET PROPOSED SECTION *Four additional feet and center re-striping allow for two travel lanes with a center turn lane, increasing the street capacity, relieving congestion, and creating a safer pedestrian environment.*



QUINCY AVENUE PROPOSED SECTION *Two travel lanes with a center turn lane are proposed at intersections where parking is not needed. This organizes turning and decreases pedestrian risk.*

Open Space Strategy

Studies have shown that the closer homes are to parks and open space the higher their value. Although Fairfax now has a landmark community park (Quincy Park and the Fairfax Recreation Center), neighborhood parks and community gardens are few and far between. It is time to address this weakness by earmarking some of the abundant vacant land for enhancements to the parks and open space network. Strategically placed, these little greens would enhance the value of the homes facing them, and induce residents to once again walk through the neighborhood. These may correspond to block cuts and provide pedestrian passages between streets, or may occupy a space as small as a single vacant lot. In either case, the creation of small greens faced by houses provides natural surveillance by placing eyes on the park.

The ideal ratio for parks is five community gardens for each neighborhood park and five neighborhood parks for each community park. By this measure many parts of the community have a deficiency of dedicated and developed gardens and parks. The first step in fixing this weakness is to identify the areas with the greatest need. The second step is to reserve existing vacant property in these areas for adaptive reuse as green space. As with the streets initiative, gardens and parks should be developed in conjunction with other revitalization efforts. New parks should vary in character from formal to informal and in use from active to passive. The benefits of an enhanced parks and open space network include greater access to gardening and recreation, greater social connectivity, and increased property values. Community gardens provide the opportunity for intergenerational activities. The potential to reveal and daylight existing underground streams in some of these parks could further tie the community to its natural resources.

All new open space should follow Crime Prevention Through Environmental Design (CPTED) Principles. The most successful community gardens are supervised and maintained by neighborhood residents. Neighborhood parks should be fenced, well-lit, and wrapped by streets and houses.



Fairfax Park is the established central park of the community, offering residents numerous recreational amenities.



A pocket park with a swing set is a desirable neighborhood amenity.



The newest addition to the heart of the Fairfax community is Quincy Park.

STREETS AND OPEN SPACE STRATEGY



EXISTING PARK AND OPEN SPACE NETWORK *Incomplete hierarchy with few existing parks and little to mediate between the large community park and small localized block gardens. Underground streams, shown in red, are an untapped natural resource.*

- POCKET PARKS
(INCLUDING COMMUNITY GARDENS)
- NEIGHBORHOOD PARKS
- COMMUNITY PARKS



PROPOSED PARK AND OPEN SPACE NETWORK *A conceptual public green space grid illustrates how establishing a network of parks, ranging from the community park to neighborhood and pocket parks, would ensure that all Fairfax residents are located within a short walk of a variety of public spaces.*

Interim Use of Vacant Land

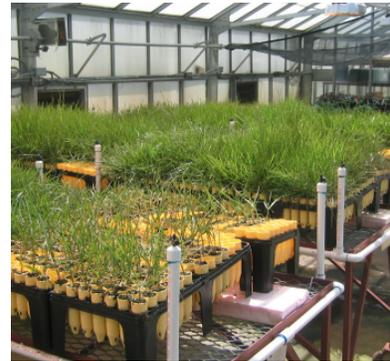
Given the vast amount of vacant land in Fairfax, earmarking land for parks and gardens is only a partial solution. Redevelopment of housing and other uses will be driven by market forces and the market may never again demand all of the available land. Ideas for interim land uses, such as urban farming, must therefore be considered.

Today, the City of Cleveland is responsible for maintaining vacant property. When a house or structure is demolished, the basement is filled in and the site is rough graded. Weeds are then permitted to grow and City crews mow the lots periodically. Although better than doing nothing, this approach leaves open space looking somewhat disheveled. A simple change in policy to seeding vacant lots versus letting them go wild would create a much more civic image at virtually no cost.

Where contiguous vacant lots exist, urban agriculture should be considered as an alternative to simply mowing. Urban farming is an emerging trend in many inner-city neighborhoods as the world shifts to a more environmental ethic. The term urban agriculture generally refers to growing produce in city neighborhoods, either outdoors or in greenhouses. These sites are differentiated from community gardens by their larger scale and higher level of technical sophistication. Sustainable as a land banking method or permanent use, this is a way to put vacant parcels to work for the community. Citizen maintenance can inspire pride and a common sense of responsibility and ownership among neighbors. In addition, potential partnerships with Cleveland businesses creates the possibility of new jobs and a small distribution network.



EXISTING GARDENS *An existing community garden at Central Ave. and E. 83rd St. demonstrates how gardening can make vacant land productive again.*



GREATER POTENTIAL *Greenhouses provide the opportunity for year-round production of organic produce.*



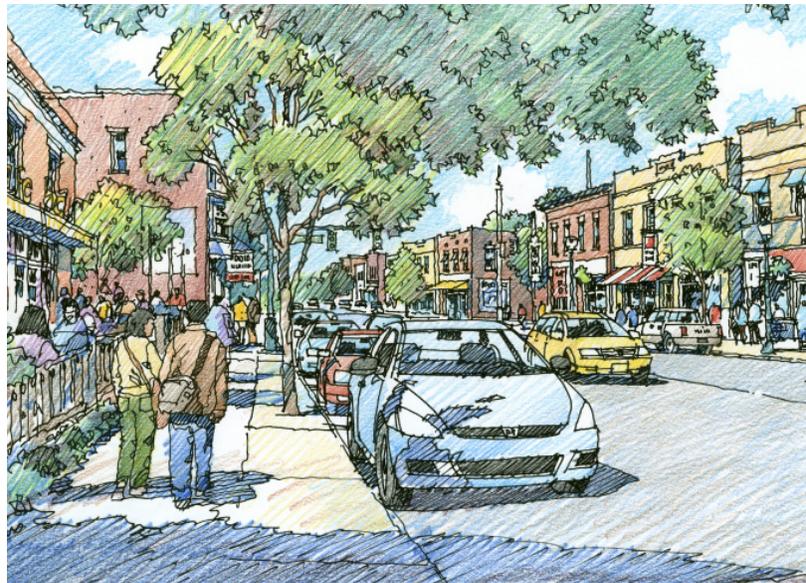
INSTITUTIONAL INVOLVEMENT *The garden at Karamu House shows that institutions and congregations can also encourage urban agriculture and get children and senior citizens actively involved.*



CITIZEN BENEFITS *Residents benefit from both the locally grown produce and social interaction.*

Appendix

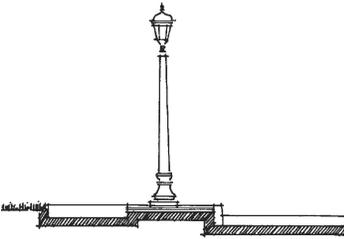
Excerpts presented here of the Streetscape Pattern Book relevant to Cedar Avenue address public realm issues such as sidewalks, amenity strips, street trees, lighting, street furniture, street intersection treatment for commercial areas and gateways into the neighborhood, and guidelines for institutional fencing and edge treatment for the interim parking lots.



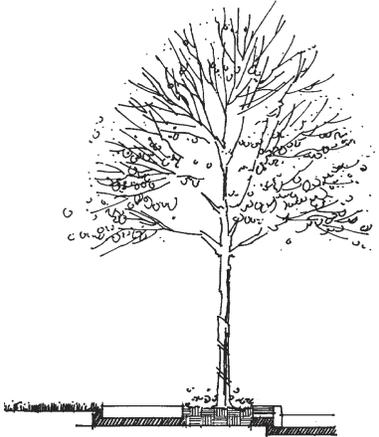


SIDEWALKS, AMENITY STRIPS, AND ACCESSIBILITY RAMP

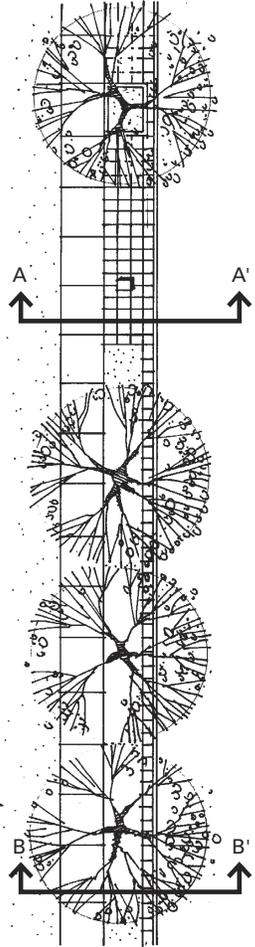
Commercial area streetscape should have a minimum of a 6-foot-wide sidewalk with control joints spaced at 6 feet on center to provide a square pattern. Amenity strips are encouraged in commercial areas between the back of the curb and the sidewalk. In high-foot-traffic areas and areas where the abutting property does not have a lawn, the existing concrete surface should be replaced with paving bricks. In areas where the abutting property does have a lawn, the existing surface may be replaced with either grass and a narrow brick amenity strip or just paving bricks. All brick paving areas that abut lawn should be edged with a plastic landscape angle. Accessibility ramps conforming to the standards set by the Americans with Disabilities Act are required at all marked crosswalks.



SECTION A-A'



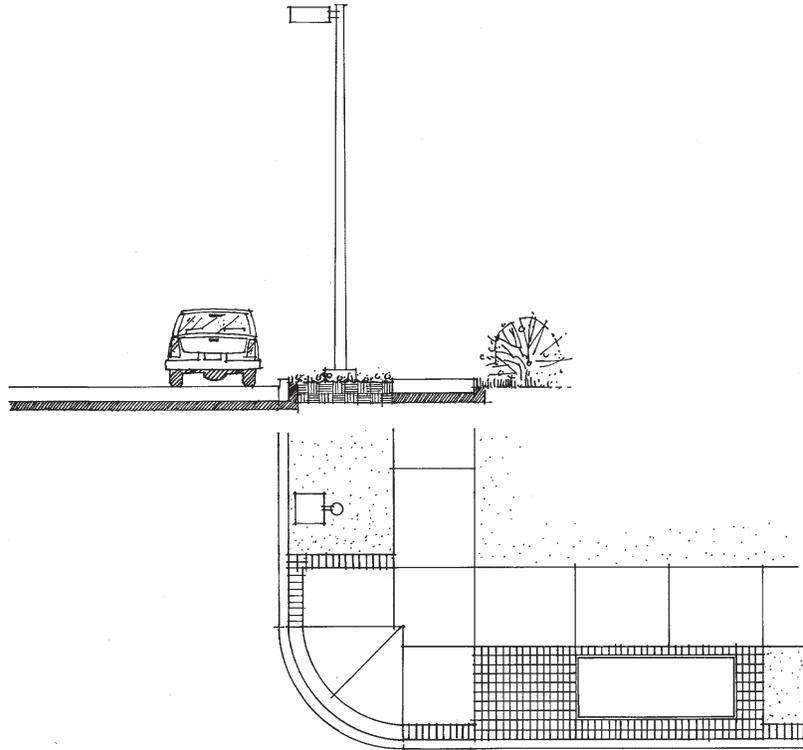
SECTION B-B'



Prototypical Commercial Street Plan

COMMERCIAL INTERSECTIONS

The treatment of commercial intersections should act as mediator between commercial and residential streetscapes. Brick edging in the amenity strip should wrap around the sidewalk tree to terminate the residential lawn. The edging should be discontinued at the radius of the curve at intersections to avoid the need for custom brick shapes or extensive cutting. ADA compliant ramps are required. Transit stops should be relocated from the middle of the sidewalk to the amenity strip.

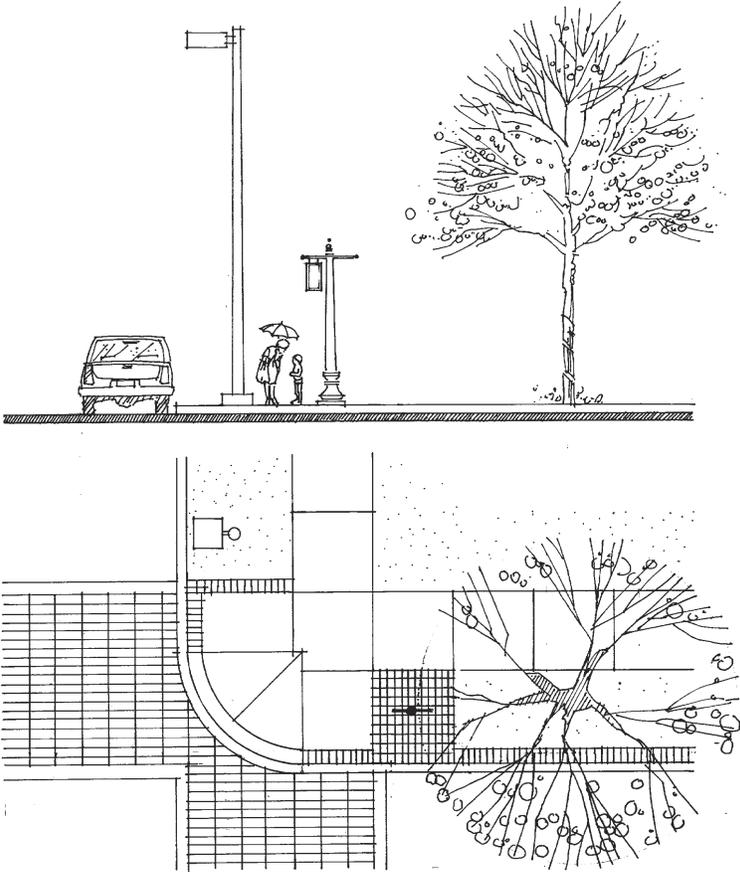


Prototypical Commercial Intersection Plan



GATEWAY INTERSECTIONS

Gateway intersections have been identified at key points in the neighborhood, such as Cedar Avenue and East 89th Street. These intersections should announce their importance through the use of neighborhood signage and paved crosswalks. Crosswalks should be paved in brick to signal the importance of these intersections. Colors should be selected from the red family. 12-inch granite sets should be used as a contrasting stripe at crosswalk edges. Neighborhood signs on forest green historic sign poles should mark each gateway intersection.



Prototypical Gateway Intersection Plan

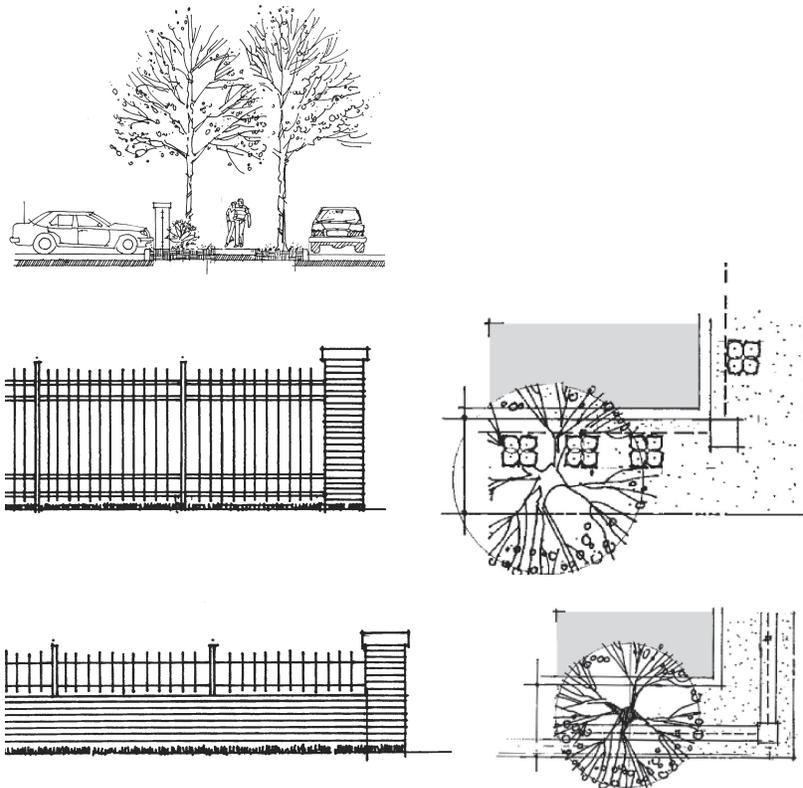


INSTITUTIONAL FENCING GUIDELINES

All surface parking lots should be bordered on all lot lines fronting on public streets or alleys, except at entrances and exits, by a visual screen and institutional fencing.

Height and Setbacks

Institutional fencing shall be a minimum of 4 feet high and a maximum of 6 feet high. A four (4)-foot pedestrian-scale fence is preferred. Five (5)-foot to 6-foot high fencing should be used only where security requirements dictate. These are most often the areas where ‘eyes on the street’ do not exist. Institutional fencing should typically be set back a minimum of 2 feet from the sidewalk to allow for landscape screening. Where building facades are set back more than 2 feet from the property line, fencing should also be set back. The exception to this rule is where individual buildings are set back further than their neighbors. In this case, fencing should align with the predominant street wall as established by the facades and entrance porches of adjacent buildings.





Materials and Opacity

Fencing should feature brick piers at corners adjacent to pedestrian and parking entrances, with metal picket and rail fencing in between. Four (4)-foot fences that are completely screened by shrubs may have black chain link substituted for metal pickets. All fences should provide a minimum of 50% opacity above 2½ feet (see above left).

Landscaping and Colors

To further screen vehicles, metal picket fences along parking areas should be landscaped, preferably to the street side of fences, with trees and/or shrubs. Brick piers should be in the red family. Metal picket fences should be pre-finished black or dark green.

