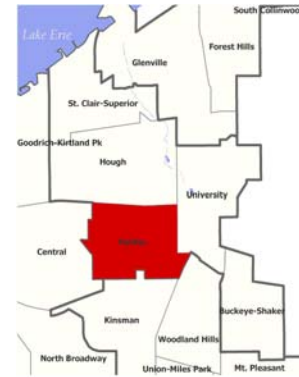


FAIRFAX NEIGHBORHOOD PLAN SUMMARY

Description. After its annexation to Cleveland in 1872, the neighborhood underwent a period of rapid residential development which continued until about 1920. The neighborhood is predominantly residential south of Cedar Road and is a mix of one- and two-family houses and small apartment buildings. Industries are located along the rail lines that make up the southeast and southwest boundaries of the neighborhood. North of Cedar Road much of the neighborhood is occupied by the Cleveland Clinic and other institutional and commercial uses.



Assets. Among the neighborhood's most significant assets are:

- the *Karamu House* which, founded in 1917 is the oldest African-American theater in the country and which also operates an early childhood development center
- the *Cleveland Clinic* which, with a 30,000 person payroll, is the State's fourth largest employer
- the *Cleveland Play House* founded in 1916, claims the honor of being the oldest continuously operating regional theater in the U.S.
- access via the *Regional Transit Authority's Red Line*
- improvements associated with the *Euclid Corridor project*
- being within the boundaries of the City's *Empowerment Zone*
- County investments in the *Quincy Place and Youth Intervention Center* projects

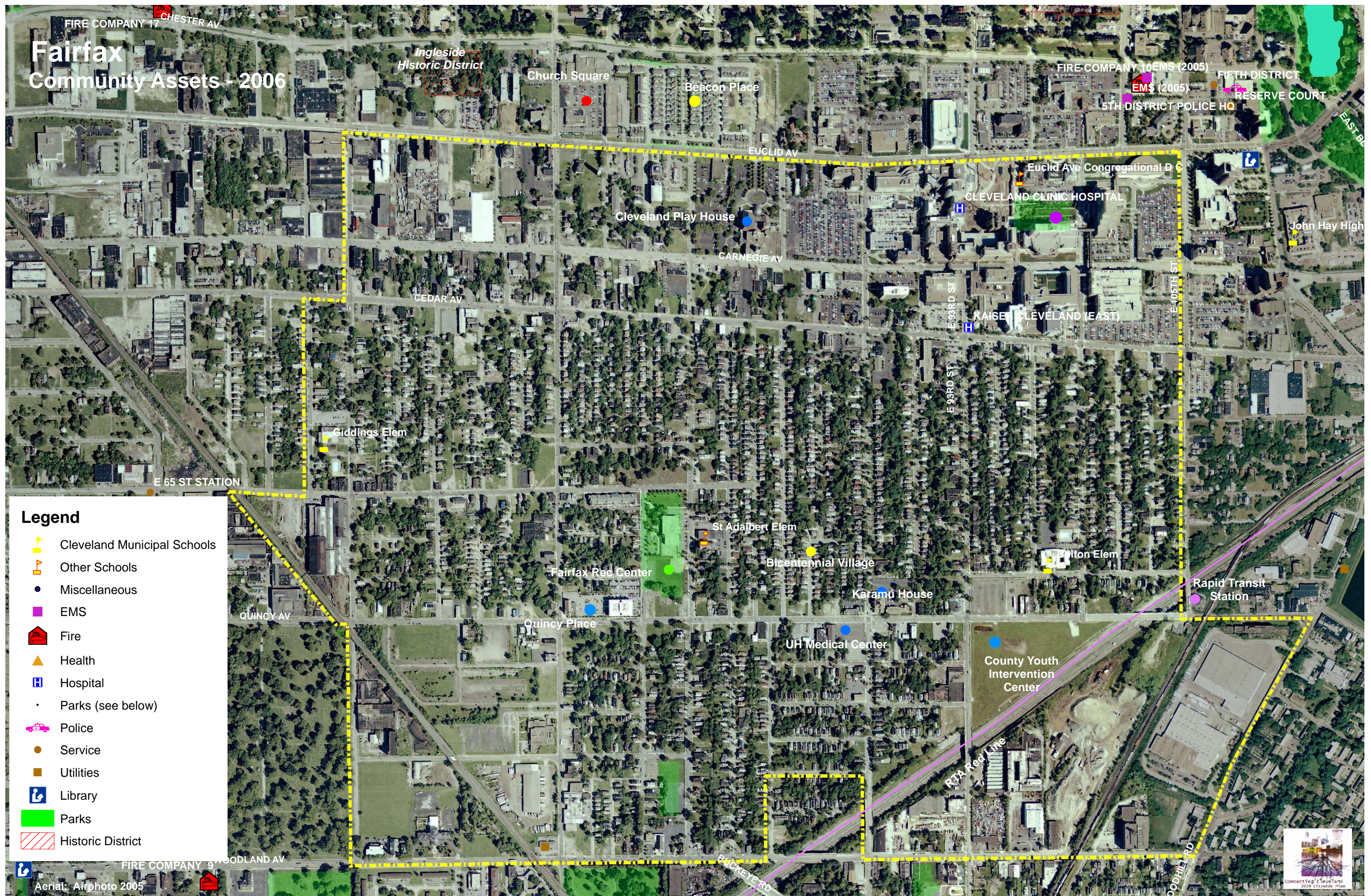
Challenges. Among the challenges faced by the Fairfax neighborhood today are:

- deteriorated housing conditions
- vacant lots scattered throughout the neighborhood
- creating a fluid transition between the Cleveland Clinic Campus and the neighborhood and capitalizing on its proximity to the Clinic
- attracting retail that will serve the needs of residents
- providing better access to industrial areas and redeveloping brownfield sites
- improving the aesthetics along major routes such as Carnegie, Cedar & East 105th

Vision. Create an attractive, desirable, and vibrant mixed-income neighborhood by revitalizing its residential heart, creating new centers around community anchors and reconnecting Fairfax with adjacent communities. Among the development opportunities and initiatives proposed are the following:

- capitalize on the proximity of Fairfax to University Circle and Euclid Corridor, leveraging those investments
- leverage key institutions, such the Juvenile Intervention Center, Karamu House, and the Olivet University Hospital Medical Center, to provide economic opportunity for new and existing residents
- create job centers in Fairfax through strategic initiatives such as Fairfax Triangle new economy neighborhood, and the Global Cardiovascular Innovation Center
- reinvest in key arterial roads in Fairfax including Quincy, Carnegie, and Woodland through strategic small scale investments
- connect the Fairfax neighborhood to University Circle and surrounding areas of the city via opportunity corridor
- capitalize on the presence of religious and cultural institutions in Fairfax by integrating them with the surrounding areas via programmatic and social service means
- develop alternative housing providing affordable mixed-use single- and two-family structures in appropriate locations

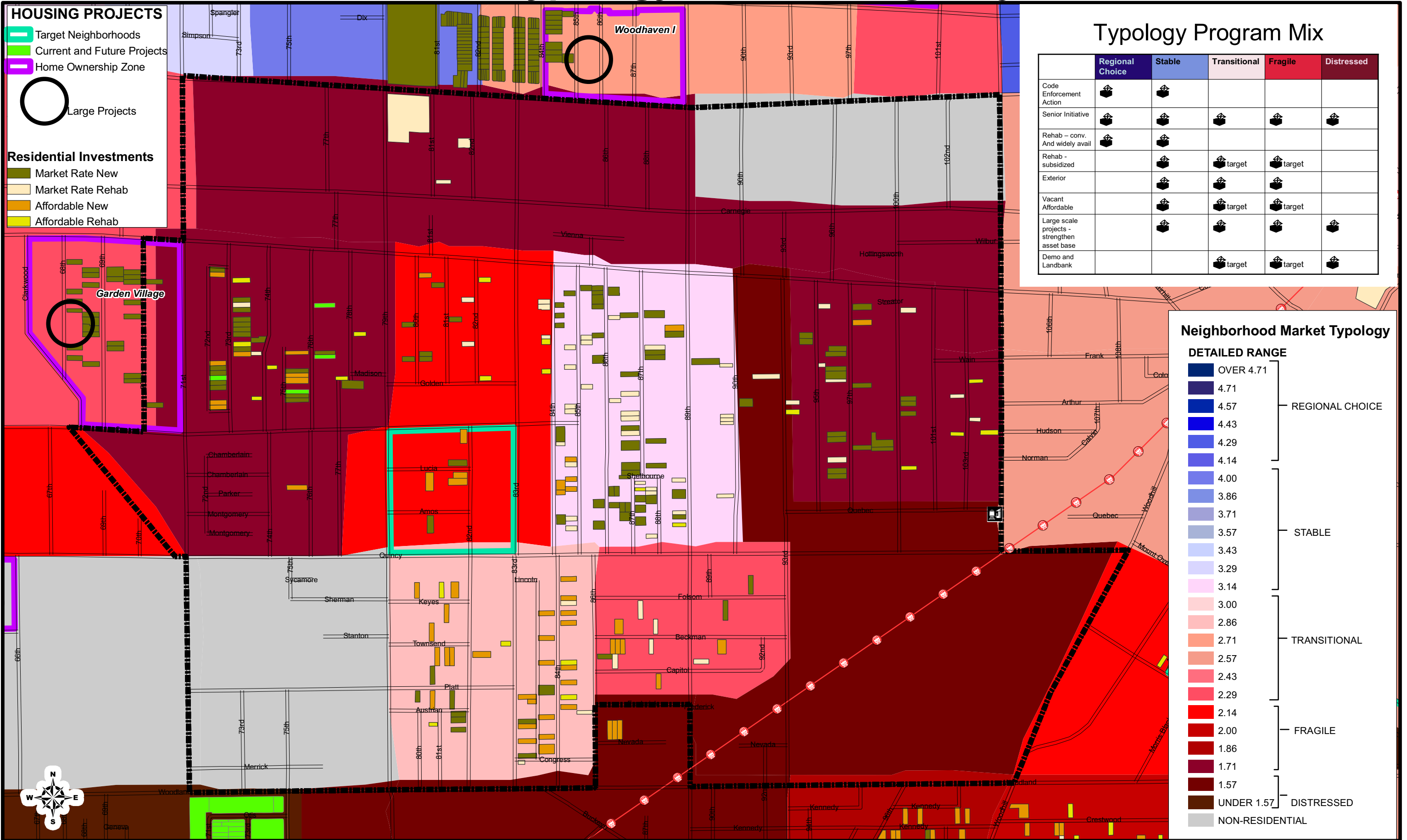
Fairfax Community Assets - 2006



- Legend**
- Cleveland Municipal Schools
 - Other Schools
 - Miscellaneous
 - EMS
 - Fire
 - Health
 - Hospital
 - Parks (see below)
 - Police
 - Service
 - Utilities
 - Library
 - Parks
 - Historic District



Fairfax Typology and Housing Projects



Fairfax

Connecting Cleveland 2020 Citywide Plan - Retail District Strategies

League Park

- Create retail related to restoration of historic baseball park and as part of surrounding development

Mayfield/Euclid

- Build off vitality of Little Italy
- Create more pedestrian-oriented environment
- Locate institutional retail near streets
- Maintain safety activities

Little Italy

- Develop comprehensive parking strategy
- Improve gateways and streetscape
- Consolidate valet areas & establish truck delivery zones
- Develop infill mixed-use projects
- Market district more aggressively to region
- Relocate transit station closer to Mayfield Rd
- Add neighborhood services to retail mix

Midtown Mixed-Use District

- Encourage transit-oriented mixed-use development
- Re-establish street edge
- Develop parking to rear of buildings
- Attract retail to serve business & residential uses

Cedar Avenue

- Create northern gateway to Fairfax
- Construct streetscape improvements - esp along Clinic Parking
- Near E 79th - neighborhood based retail
- Near Clinic - retail for workers & residents
- Mix retail with accessory office, research space

Shaker Square/Larchmere

- Maintain retail mix that creates unique districts
- Focus on improving deteriorated conditions in adjacent neighborhoods

East 55th & Woodland

- Create neighborhood level shopping/lifestyle center on southwest corner (possibly food terminal related; cultural center, jazz clubs)
- Bring back historic clock tower as neighborhood icon at southeast corner
- Reconfigure intersection to make safer and more pedestrian/bicycle friendly
- Increase safety by attracting uses that "put eyes on the street"

Buckeye Rd.

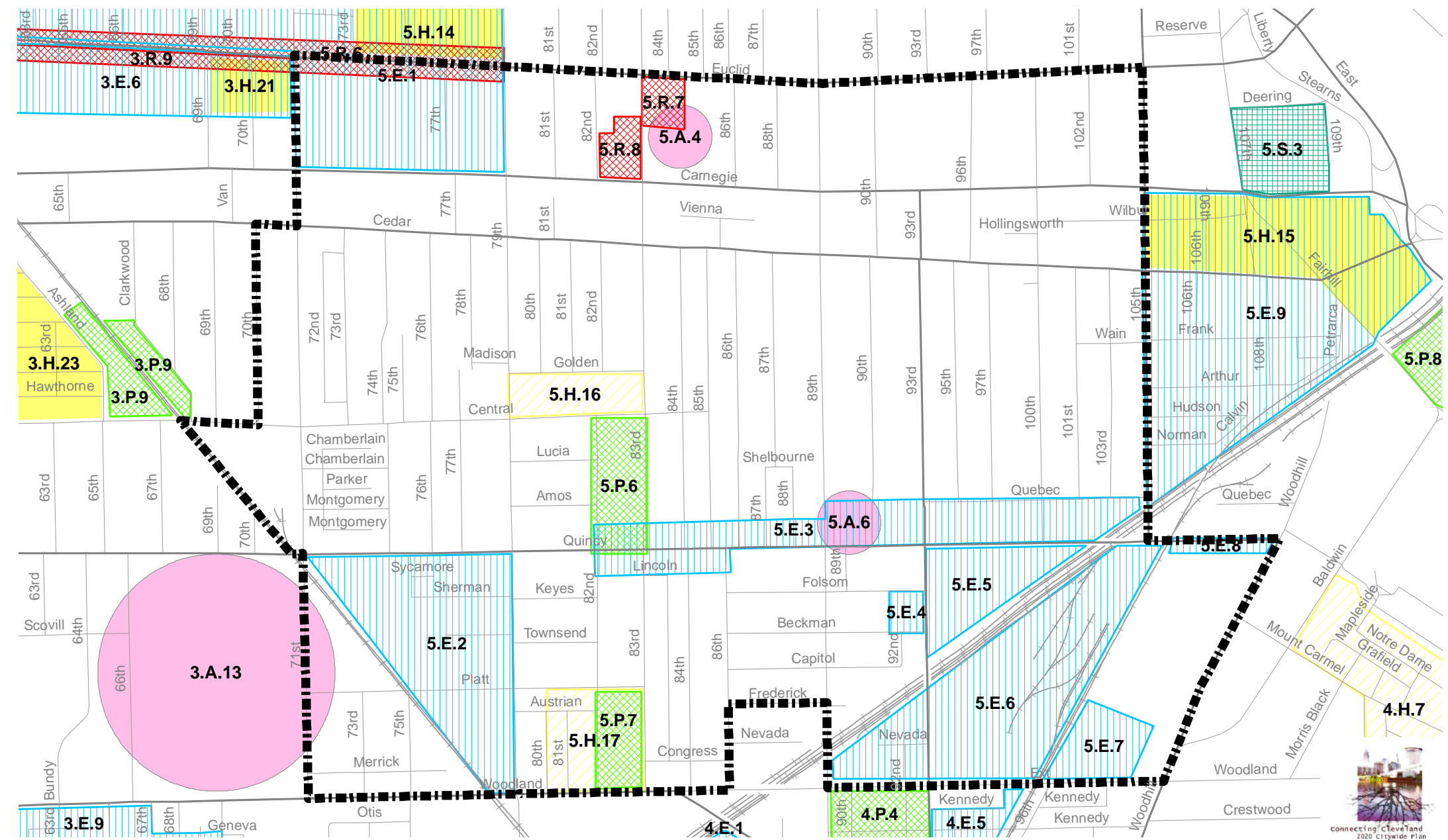
- Infill construction to reinforce pedestrian orientation
- Establish Pedestrian Retail Overlay District east of East 116th
- Capitalize on assets to create distinct places on street
- Consolidate retail by developing housing & office at east end of district
- Encourage auto-oriented uses near Buckeye Plaza
- Relocate library and Harvey Rice School



Fairfax

Connecting Cleveland 2020 Citywide Plan - Development Opportunities

- 5.A.4 The Cleveland Playhouse - opportunity for acquisition & expansion of adjacent parcels to accommodate entertainment & retail
- 5.A.6 Karamu - opportunity to develop signage for existing facility and complementary development in the surrounding area that highlights the prominent African American theater (Karamu Theater district)
- 5.A.7 Larchmere - addition of public art and banners highlighting antique district
- 5.E.2 Fairfax Manufacturing Campus – acquire vacant site for economic reuse to provide jobs in the Fairfax neighborhood for residents through development of light industrial uses
- 5.E.3 Quincy Avenue – acquire key sites for neighborhood retail and housing redevelopment consistent with the Fairfax Master Plan; i.e., retail/ housing /mixed-use
- 5.E.4 Former Industrial Buildings – adaptive reuse of facility into live-work space
- 5.E.5 Schmidt Brewery Site – adaptive reuse of vacant building as proposed future juvenile intervention facility
- 5.E.6 Quincy Basin – acquire key vacant parcel for development of light industrial use as outlined in the Fairfax Master Plan
- 5.E.7 Victoreen Building – adaptive reuse of existing vacant structure for light industrial use
- 5.E.8 CMSD Building – adaptive reuse of existing structure for proposed new business and office space
- 5.E.9 Frank Avenue Area - redevelop the area for office, institutional, and research facilities
- 5.H.15 Cedar & East 105th - redevelop the area to a mixed-use district
- 5.H.16 Golden Avenue Area – development of single-family infill housing in conjunction with targeted rehabilitation of existing housing
- 5.H.17 Woodland East Area – development of single-family infill housing in conjunction with targeted rehabilitation of existing housing
- 5.P.6 Fairfax Park – upgrade this neighborhood park to serve as a multi-faceted recreation area for the Fairfax neighborhood, with basketball and tennis courts, track and open space, along with a small indoor facility on the site
- 5.P.7 Woodland Park – develop a new neighborhood park to include a ball diamond, basketball courts, greenspace and parking area
- 5.R.5 Euclid Avenue Opportunities – develop on underutilized and vacant land along the Euclid Avenue corridor with support retail to complement mixed-use development, building off of the Euclid Corridor project investment
- 5.R.7 East 83rd & Euclid – possible restaurant/entertainment reuse in conjunction with the Cleveland Playhouse
- 5.R.8 Carnegie & East 83rd – development of a retail/entertainment center



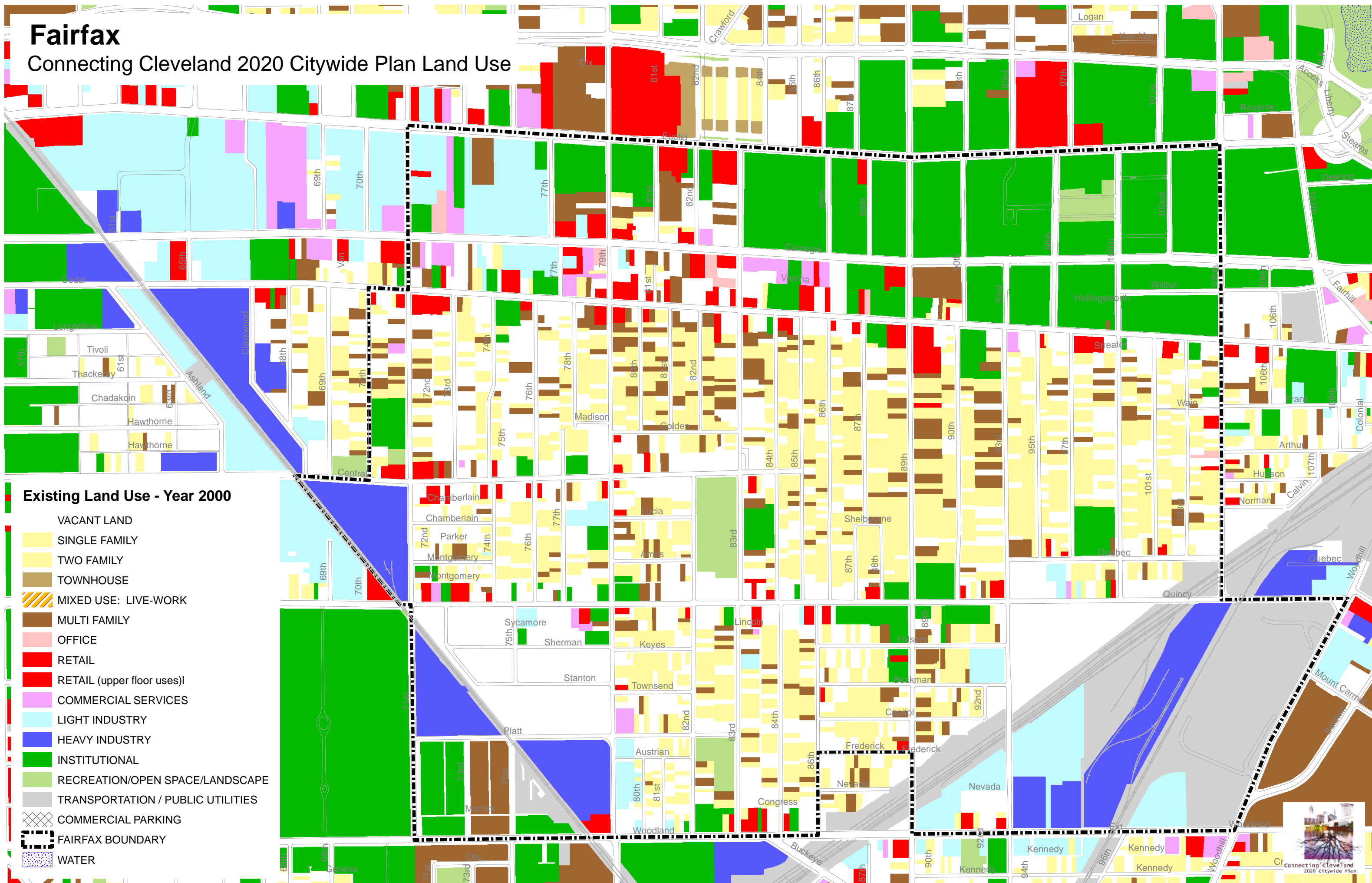
Development Opportunities

- Economic Development Opportunities
- Housing Opportunities: New Construction
- Housing Opportunities: Infill/Rehab
- Retail Opportunities
- Recreation Opportunities
- School Opportunities
- Arts Opportunities



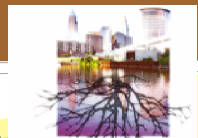
Fairfax

Connecting Cleveland 2020 Citywide Plan Land Use



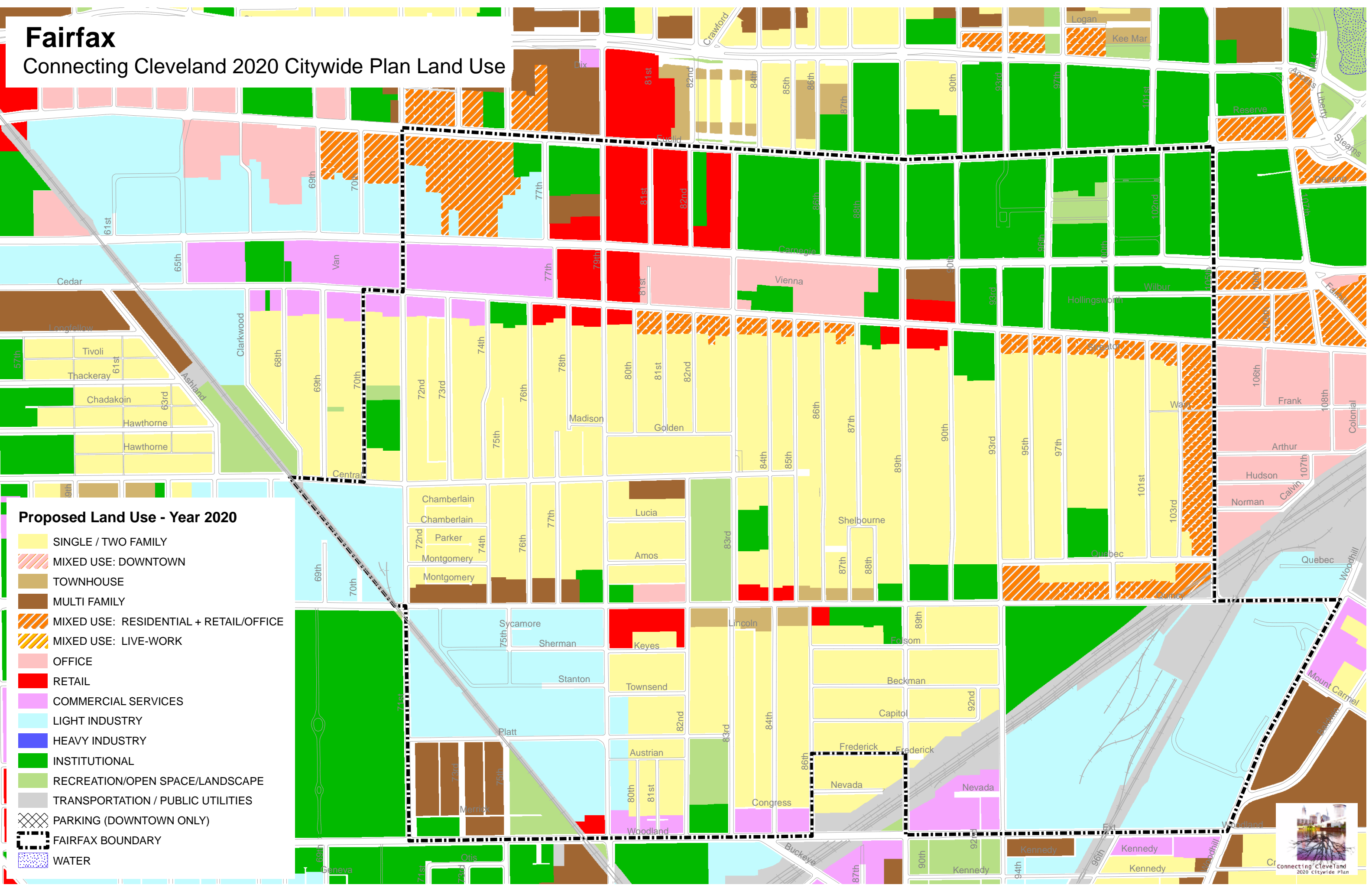
Existing Land Use - Year 2000

- VACANT LAND
- SINGLE FAMILY
- TWO FAMILY
- TOWNHOUSE
- MIXED USE: LIVE-WORK
- MULTI FAMILY
- OFFICE
- RETAIL
- RETAIL (upper floor uses)
- COMMERCIAL SERVICES
- LIGHT INDUSTRY
- HEAVY INDUSTRY
- INSTITUTIONAL
- RECREATION/OPEN SPACE/LANDSCAPE
- TRANSPORTATION / PUBLIC UTILITIES
- COMMERCIAL PARKING
- FAIRFAX BOUNDARY
- WATER



Fairfax

Connecting Cleveland 2020 Citywide Plan Land Use



- Proposed Land Use - Year 2020**
- SINGLE / TWO FAMILY
 - MIXED USE: DOWNTOWN
 - TOWNHOUSE
 - MULTI FAMILY
 - MIXED USE: RESIDENTIAL + RETAIL/OFFICE
 - MIXED USE: LIVE-WORK
 - OFFICE
 - RETAIL
 - COMMERCIAL SERVICES
 - LIGHT INDUSTRY
 - HEAVY INDUSTRY
 - INSTITUTIONAL
 - RECREATION/OPEN SPACE/LANDSCAPE
 - TRANSPORTATION / PUBLIC UTILITIES
 - PARKING (DOWNTOWN ONLY)
 - FAIRFAX BOUNDARY
 - WATER

