

Fairwest - Land Use and Zoning

Community Visions:

Part of the City known for accentuating diversity, becoming a magnet for the City.

A healthy, vibrant, walkable, multi-generational community.

A refreshed neighborhood with EXPO as a “Central Park” with grassy areas that all can enjoy every day and with safe walking and biking areas.

Community Goals:

Goal: Clean up and refresh neighborhood.

- Improve Copper to have bike paths, sidewalks, beautify roundabouts. (TRANS/CIP)
- Create fund for block by block xeric landscaping. (NA)
- modify zoning to address issues with car dealers, pay day loans. (ZONING)
- Provide zoning for farmers market. (ZONING)
- MR Provide services for mentally challenged and homeless. (FAM AND COM)
- Crack down on prostitution and vagrants. (APD/CODE ENFORCEMENT)
- Continue to attract families with young children. (Provide activities for families and youth. (CIP), Create linkages to Jerry Cline and Silver bike boulevard. (TRANS), Good schools – academic opportunities for all ages. (APS/FAM/COMM)

Goal: Celebrate a diverse population/cultures that are working together for prosperity. Foster an International/Diverse neighborhood of acceptance.

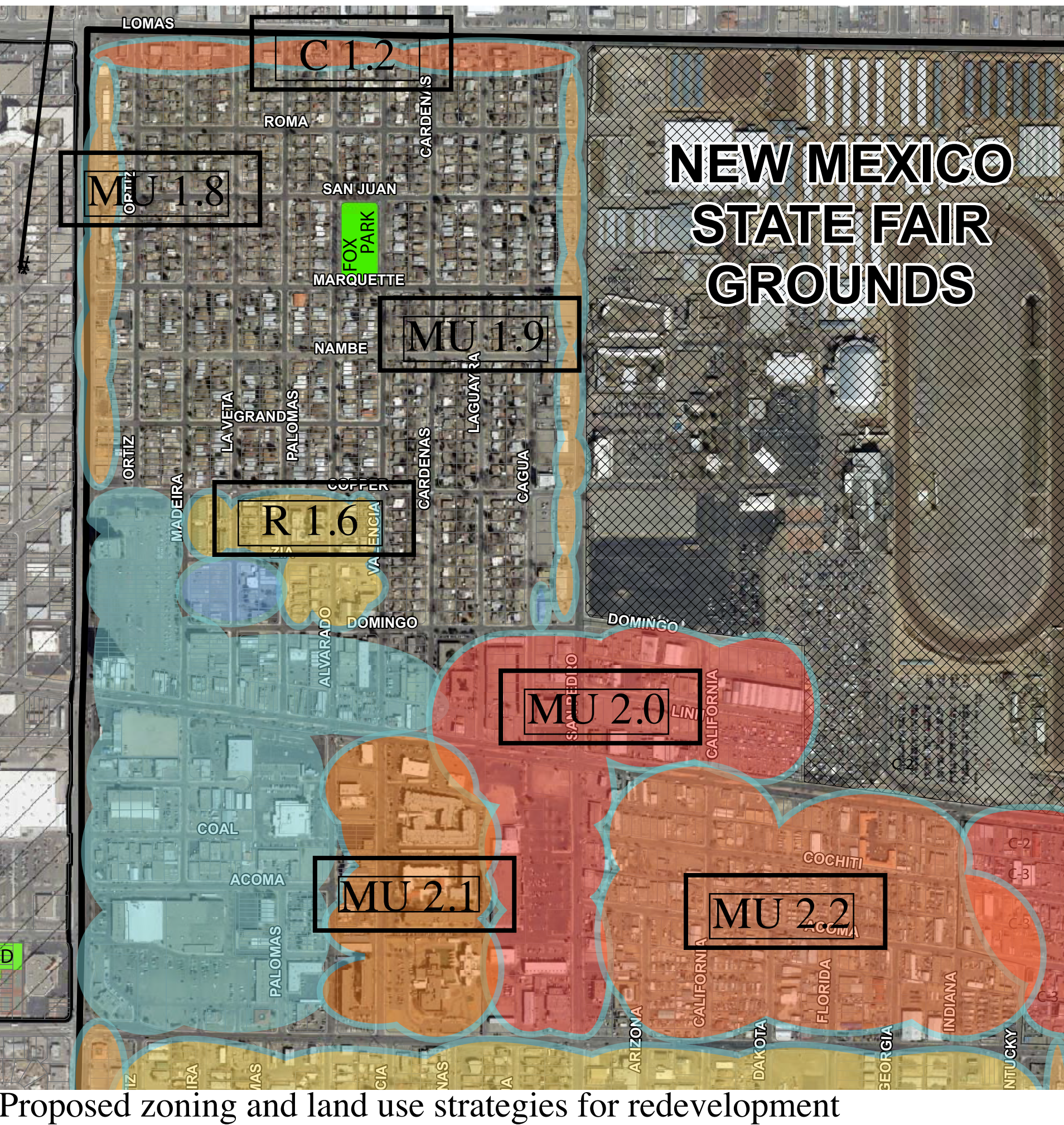
- Promote through exchange of food and activities for youth. (NA)
- Provide support for theater district type places like that at EXPO and Highland theater. (ZONING/MR)

Goal: Fairgrounds as an anchor to the community.

- Open to the public, Open year round shops on the grounds. Open grounds to public for daily use. Use grounds like Navy Pier in Chicago or Central Park in NY. (STATE)
- Open the Central side of the grounds. (STATE)
- Increase trees on grounds. (STATE)
- Activities/cultural centers on grounds which represent all cultures within the International District. (STATE)

Goal: Improve businesses along Central.

- Create an eating district. (ZONING)
- Encourage live/work, pedestrian friendly to create a safer environment.(ZONING)
- Improve Veterans site. (ZONING/MRA)
- Developing a “crawl” tour/event related to International restaurants. (NA)
- Create an International WiFi. (NA)
- Create incentives and a plan to attract small, local international business (MRA)
- Develop local branding for area (OFFICE OF TOURISM/ECON. DEVELOPMENT)
- Attract local businesses that keep neighbors connected. (walk to businesses, restaurants, entertainment, pubs, gathering places. (MRA)
- Help businesses expand – like comic book stores, grumpy guitar, foos ball place. (BUSINESS RECRUITMENT/MRA)
- Take advantage of local artistic talent and low rents to create art district(ZONING)



Key - Land Use/Zoning Strategies

R 1.6 Create new tailored zoning for multi-family housing which provides design and landscape guidelines to create neighborhood friendly multifamily housing, recognizes narrow lot conditions and provides development consistency.

MU 1.8 Create opportunities through zoning and design guidelines for both commercial and multi-family development.

MU 1.9 Create opportunities through zoning and design guidelines for both commercial and multi-family development.

MU 2.0 Create opportunities through zoning and design guidelines for a moderate density mixed use development which complements International Marketplace to the east.

MU 2.1 Create opportunities through zoning and design guidelines for both commercial and multi-family development.

MU 2.2 Create opportunities through zoning and design guidelines for Mixed Use development which is sensitive to the existing mixed land use pattern of multi-family and heavy commercial uses.

C 1.2 Create tailored zoning to limit saturation of auto dealerships.

****Blue areas require further study for redevelopment strategies