

Some ideas for our Fairhaven plan. Dec 1, 2010 - John Servais, 1609 Mill Ave

- Update the Neighborhood Plan with a new Urban Village Plan ( UVP ) at the same time. Splitting them apart ignores the +100 year reality of Fairhaven as a diverse, urban village.
- Simplify the zoning categories to four: Commercial Village Core, Village Residential, Waterfront and Public (map attached from our charette );
- Implement form-based development regulations via UVP , providing the coherent system needed for any building owner or investor to make an informed, measured decision;
- Infill Fairhaven with urban district densities;
- Allow commercial/mixed uses throughout the Village Core;
- designate area on south side of Harris west of 9th as transitional zone allowing all Village Core uses plus other transitional mixed uses;
- Establish building heights (65') appropriate for an urban village;
- Establish a base Floor Area Ratio (FAR) of 3.5 with an ability to go higher by providing public amenities, the same policy adopted in Old Town and other urban village plans.
- Village Core buildings should be built to the front property line and allowed to the full 65' height limit, no need for building step backs on the upper floors;
- Establish peripheral parking structure sites to serve the core;
- Establish transit loop system linking core area to parking locations;
- Maintain and expand the parking district to serve the entire Village Core;
- Establish multi-family urban densities for the entire Village Residential area;
- Use Port Harbor plan for permitted uses in Waterfront Marine area (old areas 1, 1A, 1B);
- Encourage expanded visitor moorage in harbor, provide physical link to the Village Core.