



Fairview Developmental Center Specific Plan Outreach Summary

Workshop 1 Details

The City of Costa Mesa hosted the first round of community engagement for the Fairview Developmental Center Specific Plan. The city hosted three (3) separate workshops, in English and Spanish.

- **English** – Thursday, November 2, 2023
 - 6 p.m. to 8 p.m.
 - Costa Mesa Senior Center, 695 W 19th St., Costa Mesa
 - **65** Attendees
 - **49** comments cards submitted
- **Spanish** – Friday, November 3, 2023
 - 6 p.m. to 8 p.m.
 - Costa Mesa Senior Center, 695 W 19th St., Costa Mesa
 - **10** Attendees
 - **9** comments cards submitted
- **English and Spanish** – Monday, November 6, 2023
 - 6 p.m. to 8 p.m.
 - Hosted virtually using Zoom
 - **39** Attendees

Workshop Advertisement

The city advertised the workshop through various media and print forms as described below:

- Mailed flyers to persons living or owning property within 1000 feet of the site.
- Sent flyers home with all students in the Newport Mesa Unified School District
- Posted information about the workshops and flyers on the project website.
- Emailed the flyer to interest lists maintained by the City (Housing Element, Inclusionary Zoning Ordinance, community groups, etc.).
- Distributed flyers to libraries, community centers and select coffee shops for posting.
- Advertised the workshops via unpaid posts on the City's social media pages (Instagram, Twitter, Facebook, Nextdoor).
- Sent information to the City maintained Nixle email/text list.
- Included information in the City Hall Snapshot.

Workshop Outline and Purpose

The goal of the first set of workshops was to provide information on the Specific Plan and project timeline, and to gather input and ideas to shape the vision and guiding principles for the

Fairview Developmental Center Specific Plan. For consistency and equity, the format of the three workshops was the same and included the following information and activities:

- Welcome and team introductions.
- A presentation to outline the history, existing use and surrounding uses and potential opportunities of the site, including a variety of housing types as designated by the City's 2021-2029 Housing Element.
- A summary of the agreement between the State and City to plan for the reuse of the site.
- Time for live Q&A.
- A group exercise to collectively answer the question, "What are the ingredients of a great neighborhood?"
- Summary and report out of each group's work.
- Opportunity for attendees to prioritize the ideas and comments shared by all groups.

Complete recordings of the Spanish and English Presentations provided at the virtual workshop are available on the project webpage at FDCHousingPlan.com. Copies of the PowerPoint presentations are also posted on the webpage. All written ideas from the group exercises and a summary of comments are included in this document.

Workshop Photos

These photos are from the in-person workshops held on November 2 and November 3.







Activity Boards and Comments

Small groups of participants (tables in-person and virtual rooms) collectively answered the question, "What are the ingredients of a great neighborhood?" Comments from the group exercise have been color coded to connect similar ideas and sentiments. Ideas generated were summarized into the following categories:

-  HOUSING
-  OPEN SPACE/RECREATION
-  CIVIC USE/COMMUNITY SERVICES
-  COMMERCIAL/RETAIL/MIXED USE
-  SUSTAINABILITY
-  MOBILITY/PARKING/TRANSIT
-  OTHER

Input gathered from the group exercise (in addition to other comments and feedback received) will be used to inform the Draft Vision Statement and Guiding Principles for the Specific Plan. The Draft Vision Statement and Guiding Principles will guide land use planning and set community priorities for the Specific Plan. The community will review the vision and guiding principles at the next workshop, they will be made available on the project website in advance of the meeting.

Thursday, November 2: In-Person Comments



WHAT ARE THE INGREDIENTS FOR A GREAT NEIGHBORHOOD?



LOOK @ VILLAGES @ CABRILLO IN LONG BEACH FOR A MODEL

SENIOR VILLAGE THAT ENABLES DOWNSIZING TO OPEN UP EXISTING HOUSING
VARIETY OF HOUSING TYPES - MISSING MIDDLE HOUSING
SUBSIDIES FOR GOV'T EMPLOYEES

FLEXIBLE FUNDING SOURCES FOR RESIDENTS

TRANSIT CENTER / ACCESS TO PUBLIC TRANSIT / TROLLEY SYSTEM

BIKE / WALKING / SHARED PATHS SETAPART FROM STREETS BUT LINKED TO REST OF CITY; PROMOTE CAR FREE ENVIRONMENT

OPEN SPACE NEEDS TO BE PRIORITIZED & INTEGRATED WITH SURROUNDING OPEN SPACE

CONSIDER HISTORIC USE OF FDC BY PRESERVING AND UTILIZING BUILDINGS & SPACE - AUDITORIUM & SCHOOL REPURPOSE

COMMUNITY GARDEN

CENTRAL GATHERING PLACE

MIXED USE COMMUNITY INCLUDING RESEARCH, EDUCATION, OFFICE RETAIL, SMALL BUSINESS ALONG W/ HOUSING
FOR ECONOMIC OPPORTUNITIES FOR RESIDENTS

SUSTAINABILITY & RESILIENCY - CONSIDER WATER USE

PROPOSED VISION & GUIDING PRINCIPLES SHOULD BE PROVIDED FOR REVIEW PRIOR TO FUTURE MEETINGS

MAKE CERTAIN THERE IS LONG-TERM FISCAL SUSTAINABILITY -

INCLUDE ~~PUBLIC~~ COMMUNITY BENEFITS

EMBRACE THE DIVERSITY OF OUR COMMUNITY

THAT AFFORDABLE HOUSING FOR ALL - VETS - SENIORS - WORK FORCE, DISABLED

REFLECT THE IMPORTANCE OF THE "THE CITY OF THE ARTS" BY PROVIDING AN ART CENTER

AFFORDABLE DAYCARE - IT IS THE SECOND MOST COSTLY EXPENSE FOR PARENTS

LEGEND

	HOUSING
	OPEN SPACE/RECREATION
	CIVIC USE/COMMUNITY SERVICES
	COMMERCIAL/RETAIL/MIXED USE
	SUSTAINABILITY
	MOBILITY/PARKING/TRANSIT
	OTHER

Thursday, November 2: In-Person Comments



WHAT ARE THE INGREDIENTS FOR A GREAT NEIGHBORHOOD?



REQUIRE
LOW-CARBON
Construction Materials +
Practices

PARKWAYS / LANDSCAPING








STREET PLANS TO FWYS

ACCESS FOR BIKES / PEDS

KEEP
HERITAGE TREES

DENSITY !!

LEGEND

-  HOUSING
-  OPEN SPACE/RECREATION
-  CIVIC USE/COMMUNITY SERVICES
-  COMMERCIAL/RETAIL/MIXED USE
-  SUSTAINABILITY
-  MOBILITY/PARKING/TRANSIT
-  OTHER

Thursday, November 2: In-Person Comments



WHAT ARE THE INGREDIENTS FOR A GREAT NEIGHBORHOOD?



Use Mixture

Trees + Shade!

Public spaces

Prioritize small, local businesses

Access to community resources

No parking minimums!

No exclusionary, single-use zoning!

Low-income Housing!

Bikeable, walkable, car-free streets!

No privatization of public curb space

no on-street parking

bike racks/parking + public bike stands/work stands

State Streets:
- Crossing Distances < 25ft
- Design Speeds < 15mph
- Separated bike paths

Hundreds of cyclists & walkers use the bike paths every day. The goal is to work a better around the Harbor side of West Coast Plaza. Many of these people are low-income, working class, young residents. Costa Mesa's development... People cross at this intersection all day. It is dangerous to see the kids... There is a lot of... pedestrians are... separated bike paths... Use this opportunity to... side way with an option to go into the... developed and... see... of west coast plaza.

LEGEND

- HOUSING
- OPEN SPACE/RECREATION
- CIVIC USE/COMMUNITY SERVICES
- COMMERCIAL/RETAIL/MIXED USE
- SUSTAINABILITY
- MOBILITY/PARKING/TRANSIT
- OTHER

Thursday, November 2: In-Person Comments

FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN
COMMUNITY WORKSHOP

NOTES, IDEAS and ADDITIONAL THOUGHTS
Draw or write your ideas here

KEEP FDC's
LEGACY TREES!

FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN
COMMUNITY WORKSHOP

NOTES, IDEAS and ADDITIONAL THOUGHTS
Draw or write your ideas here

- save the auditorium

FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN
COMMUNITY WORKSHOP

NOTES, IDEAS and ADDITIONAL THOUGHTS
Draw or write your ideas here

DENSITY!!
Consider more stories

BIKE PATH!
Continue the Harbor Blvd. bike path

FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN
COMMUNITY WORKSHOP

NOTES, IDEAS and ADDITIONAL THOUGHTS
Draw or write your ideas here

community garden
Spaces - cafe's
- theater

- NO INVESTOR purchases/owner
- RESIDENTS ONLY - (Regulate)

Thursday, November 2: In-Person Comments






FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN COMMUNITY WORKSHOP










NOTES, IDEAS and ADDITIONAL THOUGHTS

Draw or write your ideas here

- SAVE AS MANY  TREES AS POSSIBLE. USE TINY HOMES FOR SMALL AREAS AND OPEN SPACES
- USE A NON-PROFIT DEVELOPER (LIKE JAMBOREE HOUSING). 
- SAVE EXISTING TRAILERS
- MORE LOW / V. LOW / MODERATE UNITS LESS OR NO MARKET RATE
- SENIOR HOUSING 

LEGEND

	HOUSING
	OPEN SPACE/RECREATION
	CIVIC USE/COMMUNITY SERVICES
	COMMERCIAL/RETAIL/MIXED USE
	SUSTAINABILITY
	MOBILITY/PARKING/TRANSIT
	OTHER

Thursday, November 2: In-Person Comments



FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN
COMMUNITY WORKSHOP



NOTES, IDEAS and ADDITIONAL THOUGHTS

Draw or write your ideas here

Need to figure access / transportation in/out for thousands of people ●●●

Need to consider crime and need for increased police/fire services. Who will pay for this??

We need to build a school / daycares. ●

We need more parks/amenities. (pools, fields, outdoor concert space) ●







We need more gathering / family events locations ●

OPEN SPACE ●

2300 units is too many. ●

SENIOR HOUSING
Single family homes ●

LEGEND

-  HOUSING
-  OPEN SPACE/RECREATION
-  CIVIC USE/COMMUNITY SERVICES
-  COMMERCIAL/RETAIL/MIXED USE
-  SUSTAINABILITY
-  MOBILITY/PARKING/TRANSIT
-  OTHER

Thursday, November 2: In-Person Comments

FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN COMMUNITY WORKSHOP

NOTES, IDEAS and ADDITIONAL THOUGHTS

Draw or write your ideas here

- TINY HOMES
- CAR + RV PARKING PROGRAM
- RE-USE EXISTING CIRCULATION/BUILDING PAD.
- KEEP + RENOVATE EXISTING AUDITORIUM, POOL, DONATION CENTER, CLASSROOMS, LAVA LOUNGE.
- WORK WITH HABITAT FOR HUMANITY, COMMUNITY TO BUILD TINY HOMES.
- RENT CHARGED FOR TINY HOMES UNTIL MATERIALS + LABOR ARE PAID OFF - THEN THEY OWN

- RENOVATE EXISTING RESIDENTIAL UNITS IF POSSIBLE ESP FOR SENIORS + PPL W DEV. DIS.
- CONVERT EXISTING ADMIN. BUILDINGS TO RESIDENTIAL
- STUDENT HOUSING

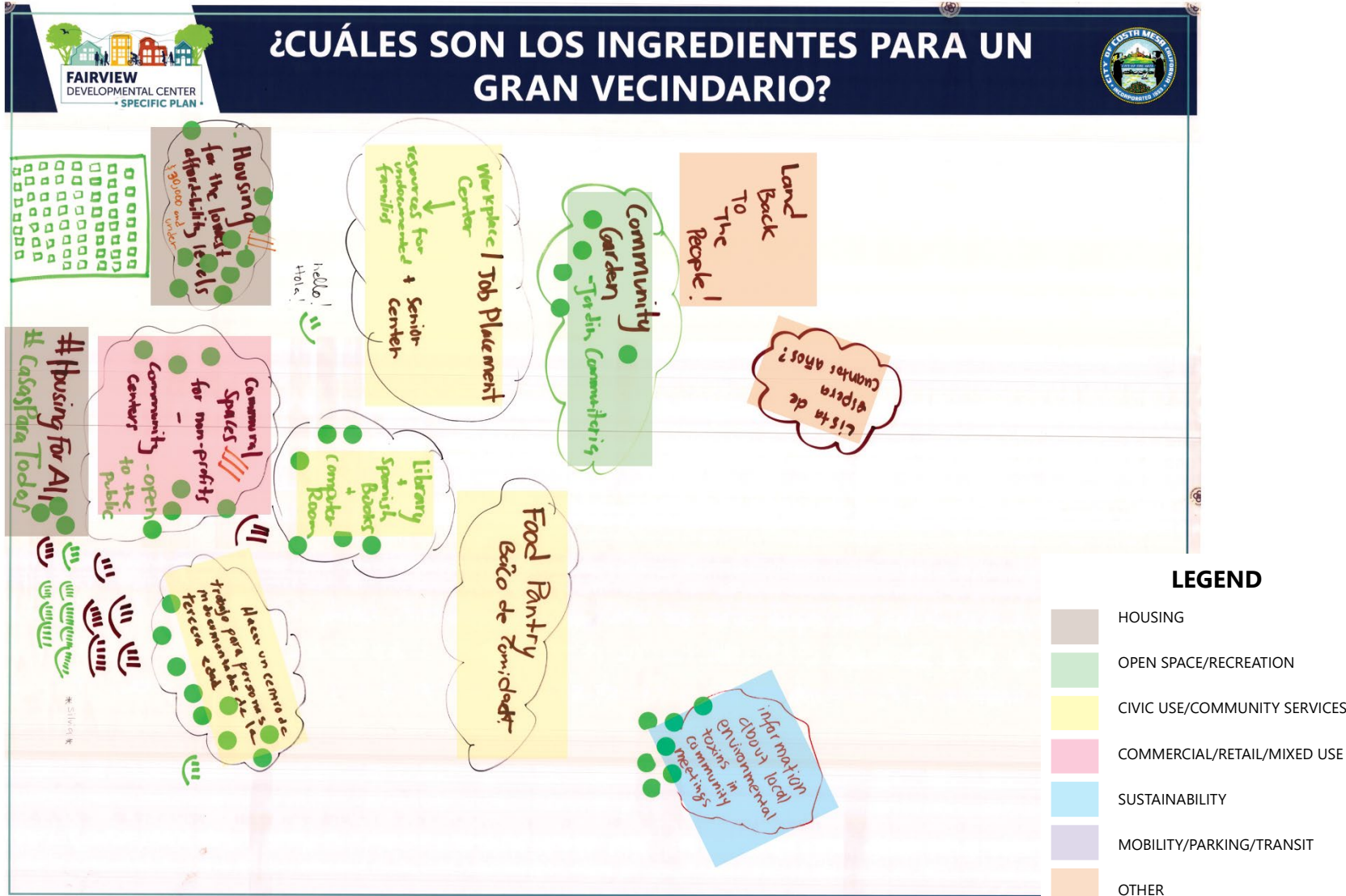
PEOPLE COULD WORK ON THESE PROJECTS TO RAISE \$ FOR MATERIALS FOR TINY

- THESE FACILITIES COULD CHARGE FEES FOR USE (LIKE POOL, AUDITORIUM)
- DONATION CENTER COULD PROVIDE JOBS FOR HOMELESS
- CLASSROOMS FOR AFTER-SCHOOL PROGRAMS

LEGEND

- HOUSING
- OPEN SPACE/RECREATION
- CIVIC USE/COMMUNITY SERVICES
- COMMERCIAL/RETAIL/MIXED USE
- SUSTAINABILITY
- MOBILITY/PARKING/TRANSIT
- OTHER

Friday November 3: In-Person Comments



Friday November 3: In-Person Comments

¿CUÁLES SON LOS INGREDIENTES PARA UN GRAN VECINDARIO?



Ingredients and Categories:

- Viviendas para estudiantes universitarios** (Civic Use/Community Services)
- Una oficina donde personas pueden aplicar en persona para viviendas** (Civic Use/Community Services)
- Centro para Seniors** (Civic Use/Community Services)
- Daycare: - para mamas/papas solteras** (Civic Use/Community Services)
- Clinica de salud para personas de bajos ingresos** (Civic Use/Community Services)
- Escuela primaria** (Civic Use/Community Services)
- Centro de rehabilitación** (Civic Use/Community Services)
- Que las viviendas sean disponibles para personas de: - muy bajos ingresos - no importa estado de residencia/ciudadanía** (Housing)
- Espacios Públicos** (Open Space/Recreation):
 - Centros comunitarios
 - abiertos para todos
 - parques
 - albergos comunitarios
 - Canchas de fútbol
- Public transport** (Mobility/Parking/Transit)
- Recursos Comunitarios** (Civic Use/Community Services):
 - ayudar con empleo
 - estado de residencia
 - personas de 3ra edad
 - centro de recreo para jóvenes
- Oportunidades para vender en la calle** (Other)
- Libreria** (Other):
 - libros en español
 - computadoras
- Jardines comunitarios** (Open Space/Recreation):
 - para sembrar verduras y frutas
- Food Pantry** (Civic Use/Community Services)

LEGEND

- HOUSING
- OPEN SPACE/RECREATION
- CIVIC USE/COMMUNITY SERVICES
- COMMERCIAL/RETAIL/MIXED USE
- SUSTAINABILITY
- MOBILITY/PARKING/TRANSIT
- OTHER

Monday, November 6: Virtual Comments

FAIRVIEW
DEVELOPMENTAL CENTER
• SPECIFIC PLAN •

WHAT ARE THE INGREDIENTS FOR A GREAT NEIGHBORHOOD?

CITY OF EAST MESA
INCORPORATED 1988

Suzanne Schwab

EOC- will it be included? 15 acres would negatively impact this neighborhood.

Suzanne Schwab

Trees- mature trees are an asset- try to keep them

Suzanne Schwab

Encourage walking
Reduce reliance on cars

Suzanne Schwab

Think about hang out spaces for teens

Suzanne Schwab

Opportunity for HOUSING- amazing infill housing- need to increase the units

Suzanne Schwab

Biking is important- regional trail options- people can get to many areas of orange county

Suzanne Schwab

Affordable housing for all- disabled, seniors, workforce

Suzanne Schwab

Other uses:
Schools
Daycare
Small businesses
All incomes
Places to get food- cafe
Mixed Use
Services so you don't need to drive
Family dentist

Suzanne Schwab

Green space!
Beautification
Wide sidewalks
Accomodate all- wide enough to fit wheelchairs with friends walking

Suzanne Schwab

Open space- FDC site used by residents for walks and as general "open space"

Suzanne Schwab

Park, OCC, and the development center laid out to maximize the breeze- future planning should continue to make this a priority.

Suzanne Schwab

Newport Mesa Family Resource Center- supports high need families who need affordable housing- above average less important

Suzanne Schwab

Wildlife considerations

Suzanne Schwab

Lighting

Suzanne Schwab

Green areas and connections important

Suzanne Schwab

Consider more access to the site

Suzanne Schwab

Objective design standards- required for residential, could apply to commercial too

Suzanne Schwab

Senior center on 19th- height- will need density for affordable housing- consider

Suzanne Schwab

Community Gardens option

Suzanne Schwab

Resource Center with after school for seniors and young people

LEGEND

- HOUSING
- OPEN SPACE/RECREATION
- CIVIC USE/COMMUNITY SERVICES
- COMMERCIAL/RETAIL/MIXED USE
- SUSTAINABILITY
- MOBILITY/PARKING/TRANSIT
- OTHER

Monday, November 6: Virtual Comments



Monday, November 6: Virtual Comments



LEGEND

- OPEN SPACE/RECREATION
- OTHER
- HOUSING
- CIVIC USE/COMMUNITY SERVICES
- MOBILITY/PARKING/TRANSIT
- COMMERCIAL/RETAIL/MIXED USE
- SUSTAINABILITY

Monday, November 6: Virtual Comments



FAIRVIEW
DEVELOPMENTAL CENTER
→ SPECIFIC PLAN

WHAT ARE THE INGREDIENTS FOR A GREAT NEIGHBORHOOD?



CITY OF COSTA MESA
INCORPORATED 1988

Paul Herrmann

Safe space
Near great schools

great landscaping
family space, kid friendly (playgrounds, parks
where kids can run without disturbing neighbors

5 stores is OK but any higher seems too dense

Costa Mesa residents want to stay in this town home town feeling
prefer direct access to unit for family

Paul Herrmann

Affordable for housing for our children and young families

friendly community
keep our labor force local

prefer to be aggressive for affordable component for negotiations with State - will require some degree of State subsidies - get a better deal to get better project from the developer as the land is the most expensive component

High quality, comfortable, safe, affordable housing

thoughtful projects can be positive on the community and property values

Paul Herrmann

supports more affordable inclusive housing
friendly to disabled person

Paul Herrmann

Consider comparison to previous project in terms of traffic
Consider additional access points

Paul Herrmann

Prefers 2 stories max, scared of low income housing bringing down property values
People earned to live here and want it to stay the same

LEGEND

- HOUSING
- OPEN SPACE/RECREATION
- CIVIC USE/COMMUNITY SERVICES
- COMMERCIAL/RETAIL/MIXED USE
- SUSTAINABILITY
- MOBILITY/PARKING/TRANSIT
- OTHER

Summary of Comments Received

Thursday, November 2 Comments

Resident comments at the in-person workshop covered a wide range of thoughts and desires for the Specific Plan area. In order of prevalence, here are summarized comments:

- **Traffic/Mobility/Parking (17 comments)**
 - Concerns regarding negative traffic impact on surrounding streets
 - Three specific requests for more entrance/exit points for the site
 - Create walkable connections to local streets
 - Plan should include ways to prevent illegally parked vehicles on the site
 - Create better bicycling connections to local streets and nearby destinations
 - One specific comment about a bike route through the golf course
 - Concerns about local parking becoming difficult
- **Open Space/Recreation (14 comments)**
 - Need for park / open space / greenery on the site
 - Includes two comments about providing an outdoor amphitheater
 - One comment about ensuring that shared spaces are available to all
 - Keep as many existing trees as possible
 - Include sports fields
 - Three specific requests for little league fields
- **Sustainability (9 comments)**
 - Three discussed the construction and operation of housing
 - Three discussed transportation and reducing vehicle trips at the site
 - Reuse/Repurpose existing buildings
 - One specific note to turn one into a community center
- **Mixed-Use/Land Use Types (7 comments)**
 - Plan for on-site services and/or mixed use
 - This includes retail, grocery, and entertainment
 - Density generally:
 - Four comments in favor of increasing density and/or building height
 - Three comments opposed to high-density and/or tall buildings
- **Schools (6 comments)**
 - School access from the site:
 - Schools are a potential local resource for green spaces
 - Need to understand the impact of increased local housing on the schools nearby
- **Crime Concerns (6 Comments)**
 - Housing should emphasize and prioritize seniors and young families
- **Housing Considerations (7 comments)**
 - Worries about increased crime due to low-income housing

- Preference for housing should be given to locals
- Need for increased police presence due to low-income housing
- Include/consider/allow tiny homes
- **Other (4 comments each)**
 - Provide on-site childcare
 - Create of a citizens advisory committee to make decisions about the site
 - Concerns about keeping the site clean due to low-income housing
- **Other (3 Comments each)**
 - Concerns about the impact of the site on neighboring property values
 - Curiosity about who will be responsible for project costs

Friday, November 3 Comments

Resident comments at the in-person workshop covered a wide range of thoughts and desires for the Specific Plan area. In order of prevalence, below are summarized comments:

- **Community Resources/Civic Uses (5 comments)**
 - Community Resource Center with job center, immigration counseling, Senior citizen services
 - Elementary school
- **Housing Types (4 comments)**
 - Providing housing and rents affordable to lowest possible incomes
 - Housing for university students
- **Health/ Transit Services (2 comments)**
 - Health clinic for lower income families
 - Accessible public transportation
 - Rehabilitation Center
- **Open Space/Recreation (2 comments)**
 - Soccer fields and other public spaces
 - Community pool
- **Other Ideas (1 comment each)**
 - Bookstore with Spanish language books and computers
 - Community vegetable garden
 - Food Pantry
 - Good lighting and parking
 - Supermarkets near housing

Monday, November 6 Comments

Resident comments at the virtual workshop covered a wide range of thoughts and desires for the Specific Plan area and were collected through the Chat feature in Zoom. In order of prevalence, here are summarized comments:



- **Housing Types (23 comments)**
 - Ensuring a high ratio of low/very-low income affordable housing
 - Providing some supportive housing on the site
 - Increase density to increase availability of affordable housing
- **Transit (8 comments)**
 - Have good connections to public and active transit options
 - Two mentions of providing a trolley or shuttle that connects to other Costa Mesa destinations
 - Two mentions of low or no parking per unit to encourage public/active transit use
 - Ensure easy entrance/exit
- **Open Space (6 comments)**
 - Ensure that public green spaces are included in the plan
 - Two comments noting space for community gardens
- **Mixed-Use/Other Uses (7 comments)**
 - Provision for ground-level mixed-use spaces
 - One comment specifying catering to small local businesses
 - Create a teen/multi-use center on site
 - Use the site for something other than affordable housing
 - Create a resource center on site
- **Other (2 comments)**
 - Two Concerns about who owns/pays for/controls the land
- **Other (1 comment)**
 - Provide unique amenities to build community among residents

Summary of Comments and Priorities

Figure 1 below displays the total number of dots used to prioritize ideas from the group exercise during all workshops.

Figure 1: Participant Priorities by Category

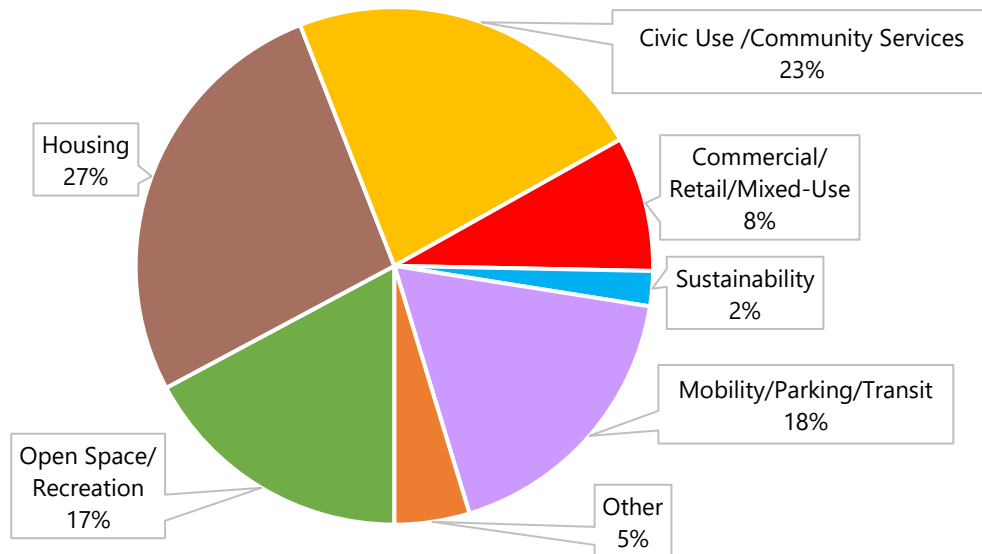


Figure 2 below displays the total number of comments by category.

Figure 2: Total Count of Comments by Category

