



Fairview Developmental Center Specific Plan and EIR

Workshop #1: Vision and Guiding Principles



City of Costa Mesa
November 2, 2023



FAIRVIEW
DEVELOPMENTAL CENTER
▪ **SPECIFIC PLAN** ▪

Welcome!



City of Costa Mesa

Jennifer Le	Development Services
Alma Reyes	City Manager's Office
Sheri Vander Dussen	Development Services
Phayvanh Nanthavongdouangsy	Development Services
Salem Afeworki	City Manager's Office
Jennifer Rosales	Public Works
Monique Villasenor	Parks and Recreation
Seung Yang	Public Works

Consultant Team:

Karen Gulley	PlaceWorks
Suzanne Schwab	PlaceWorks
Molly Mendoza	PlaceWorks
Jorge Estrada	PlaceWorks
Thomas Ventura	Gensler
Priankya Agarwal	Gensler
Biling Liu	Fehr & Peers

Purpose of Today's Workshop



Start a dialogue and share information with the community



Listen to community ideas and concerns



Gather input for the Vision and Guiding Principles



Outcome: a community led draft vision statement and set of guiding principles



Agenda

Presentation	30 min
<ul style="list-style-type: none">• History and Status of the Property• Summary of Planning Effort/Timeline• Site Context and Opportunities• Residential Development Considerations	

Q&A	20 min
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Group Exercise – A New Vision	20 min
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Report Out	30 min
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Next Steps	10 min
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Prioritize Ideas	10 min
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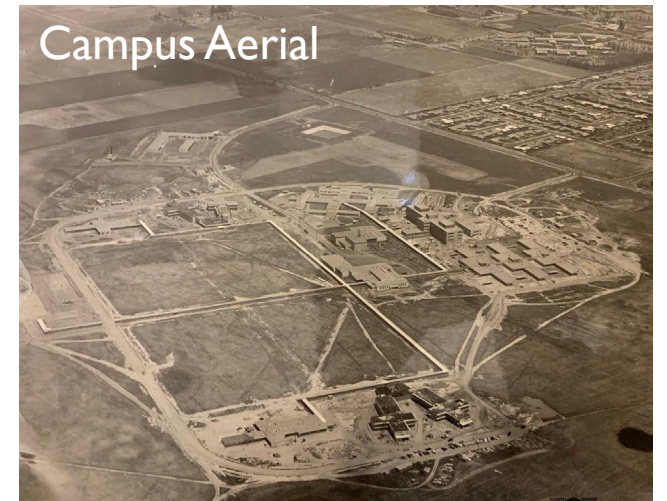
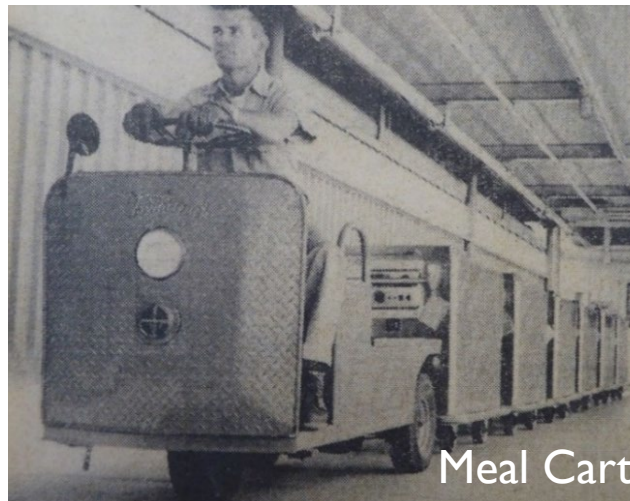
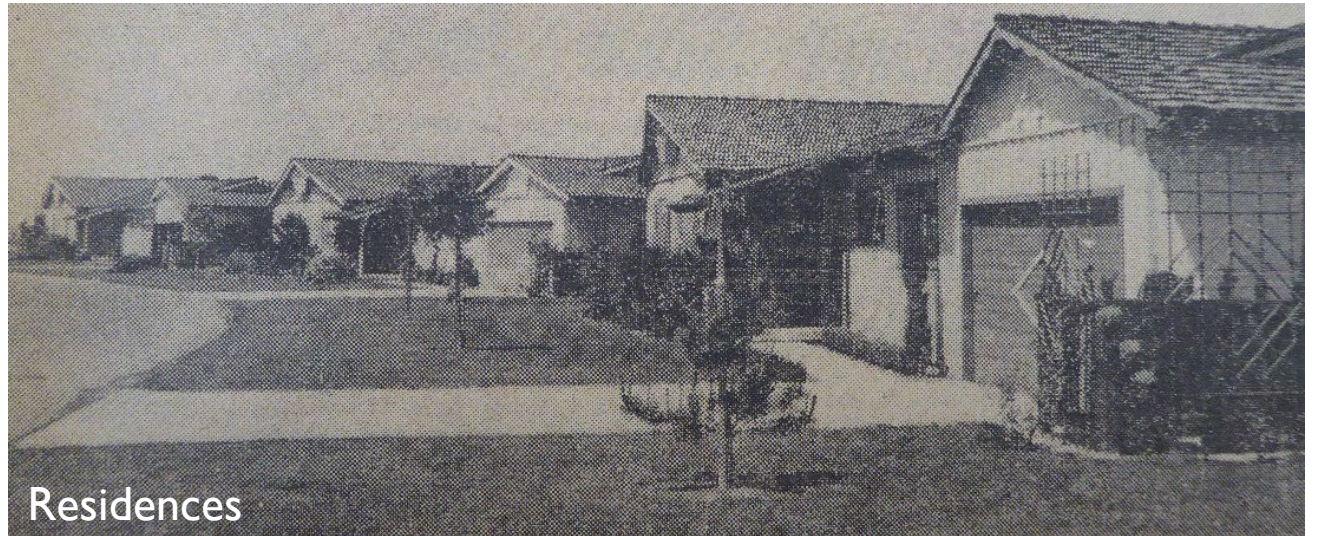




Background

History of the Property

- State owned and operated facility opened in 1959
- Home to thousands of residents at a time
- Resident ages ranged from infant to 70+ with varying developmental disabilities
- Facility closed in 2021, care model transitioned to group homes



FDC Buildings and Facilities

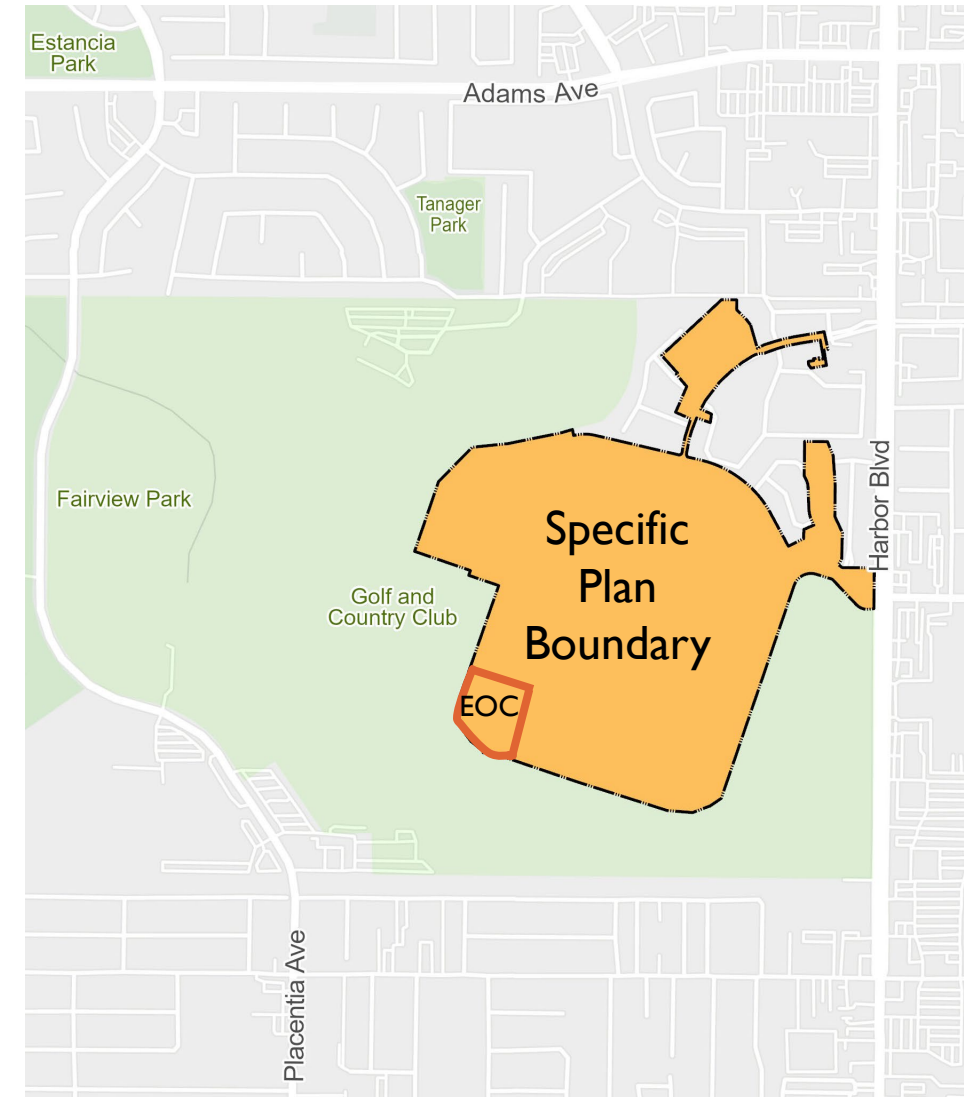
- **Facilities included:**

- Staff and patient residences
- Medical care centers
- Auditorium
- Recreational fields and centers
- Covered walkways
- Dining halls and kitchens
- Place of worship
- On-site utilities



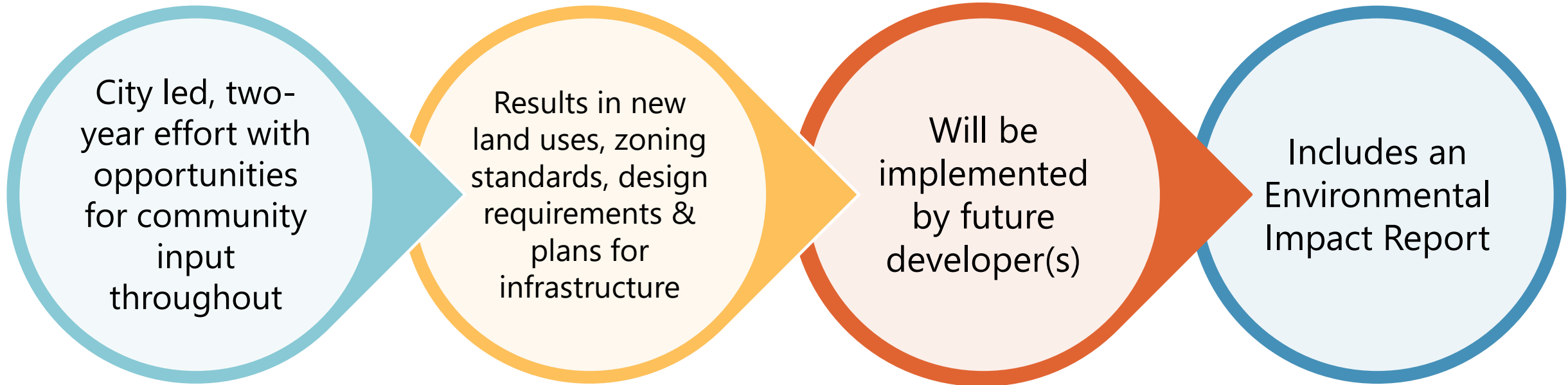
Actions by City and State

- 2016 State adopted FDC Closure Plan
- 2022 Senate Bill 188 approved disposition of the property
- 2022 State and City agreement for City led planning effort
- 2023 State pursued a 15-acre Emergency Operations Center
- 2023 City kicked off preparation of a Specific Plan and EIR
- 2025 Expected completion date for Specific Plan and EIR (September)
- State expected to initiate selection of a Master Developer



Project Process

CONSULTANT ROLE: Ensure the plan is financially feasible, desirable to build, and best addresses the vision of the community.



Opportunities for Community Input

- Website: FDCHousingPlan.com
- Workshops- 4 throughout the process each will be provided in multiple formats:
 - English
 - Spanish
 - Virtual
- City Council Study Sessions- 2 updates/check-ins, will be public meetings





Existing Conditions & Context

Housing Goal

- City and State agree that housing shall be a priority use
- City goal in 2022 Housing Element
 - Very Low-Income Units – 575
 - Low Income Units – 345
 - Moderate Income Units – 690
 - Above Moderate-Income Units – 690
 - **Total – 2,300 units minimum**
 - **40% Low and Very Low**
- Results in average of 23 units per acre across the Specific Plan site (gross)



Housing Goal

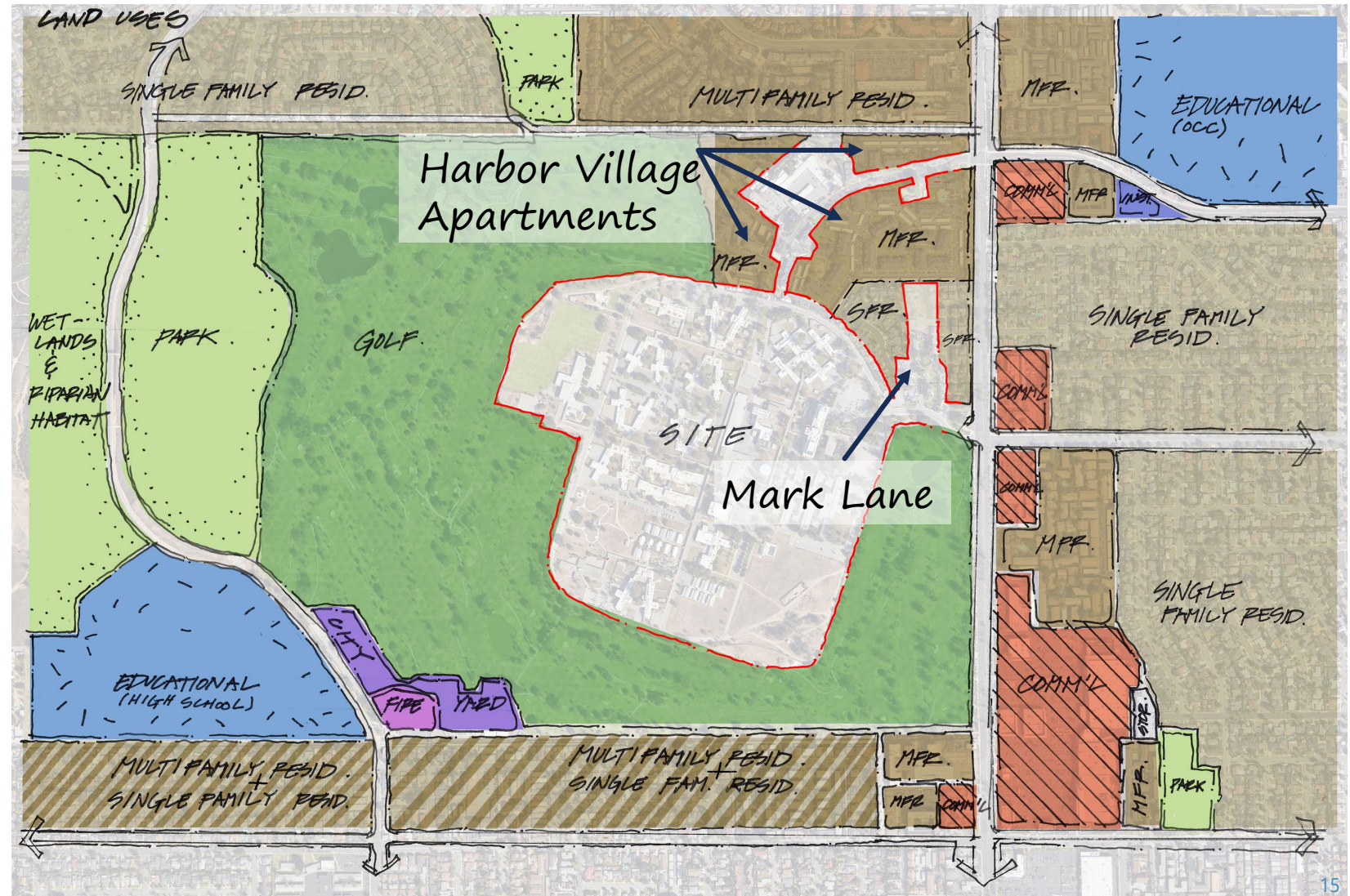
- The Housing Element plans for a range of housing types to address the needs of the community.

Income Groups from the Housing Element				Example Rent*
Income Category	% of Median Family Income	Income Range *		
		Min.	Max.	
Very Low Income	0 – 50%	--	\$51,500	\$1,199 - \$1,315
Low Income	51 – 80%	\$51,501	\$82,400	\$2,003 - \$2,208
Moderate Income	81 – 120%	\$82,401	\$123,600	\$2,807 - \$3,101
Above Moderate Income	> 120%	\$123,601	> \$123,601	> \$3,101

- For a family of 4, 2- and 3-bedroom units, 2023 rent estimates
- Source: City of Costa Mesa, Keyser Marston Associates 2023

Surrounding Land Use

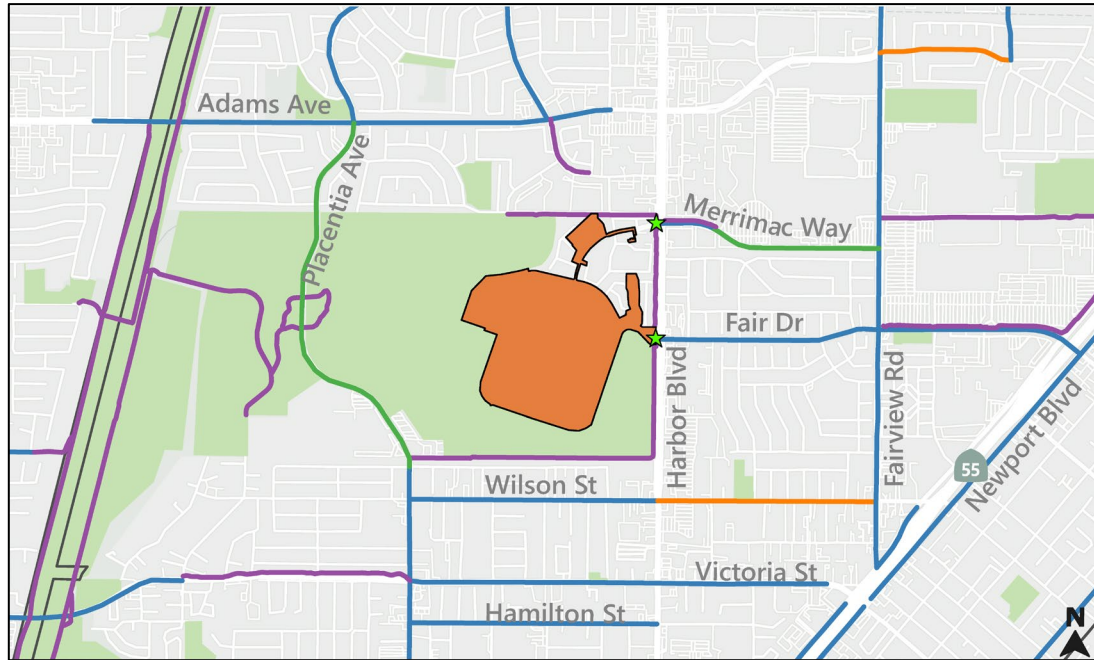
- Nestled within the golf course
- Adjacent to multifamily and single-family neighborhoods
- Retail commercial centers along Harbor Boulevard
- Nearby High School and Community College





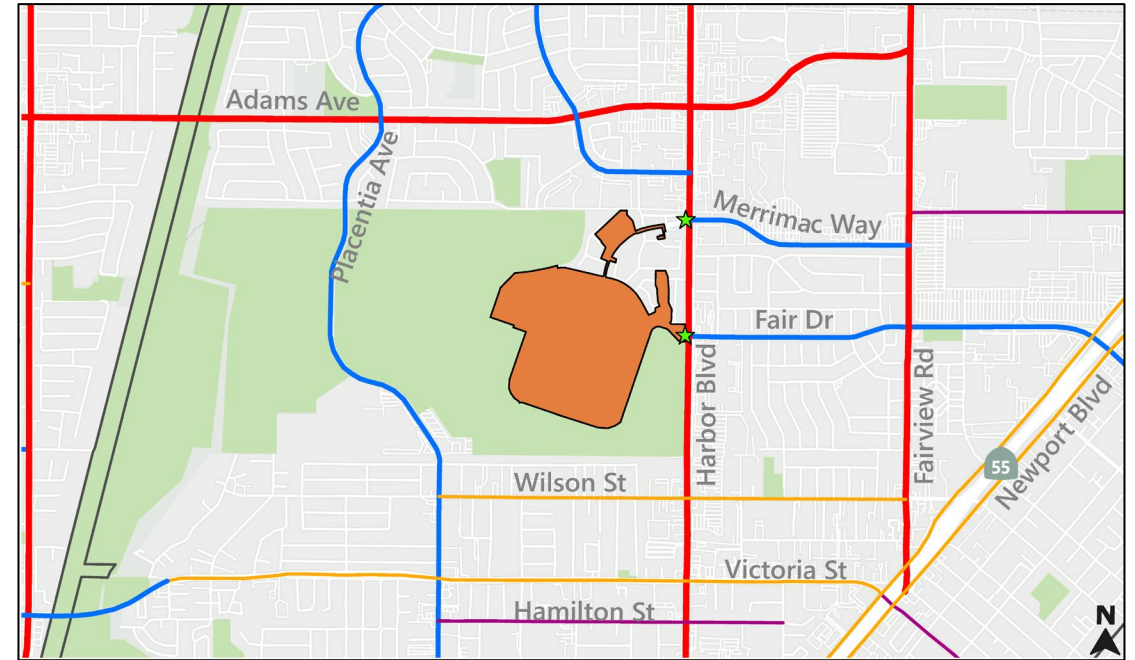
Site Context - Circulation

Existing Bike Infrastructure

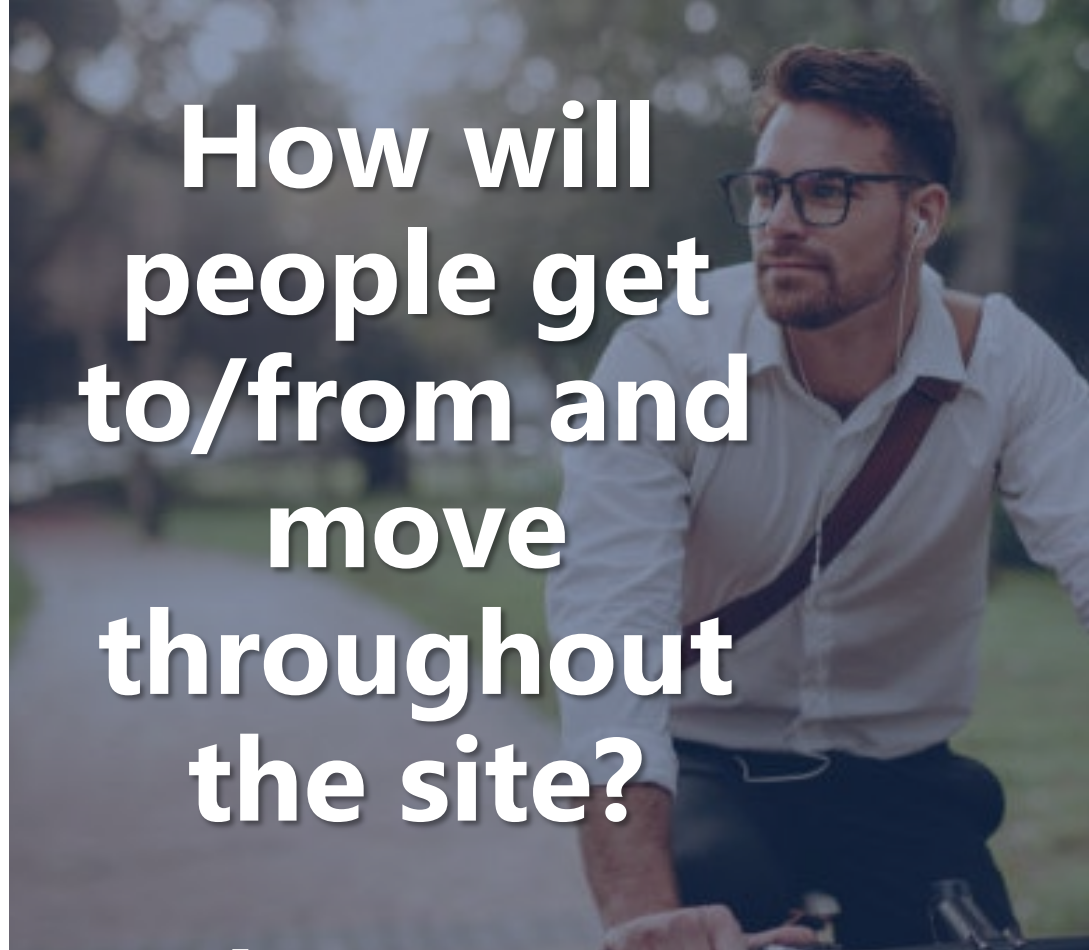


- Class 1 Bike Path (Off-Road, Paved)
- Class 2 Bike Lane (On-Road, Striped Lanes)
- Class 3 Bike Route (On-Road, Signed)
- Class 4 Protected Bike Lane (On-Road, Separated)

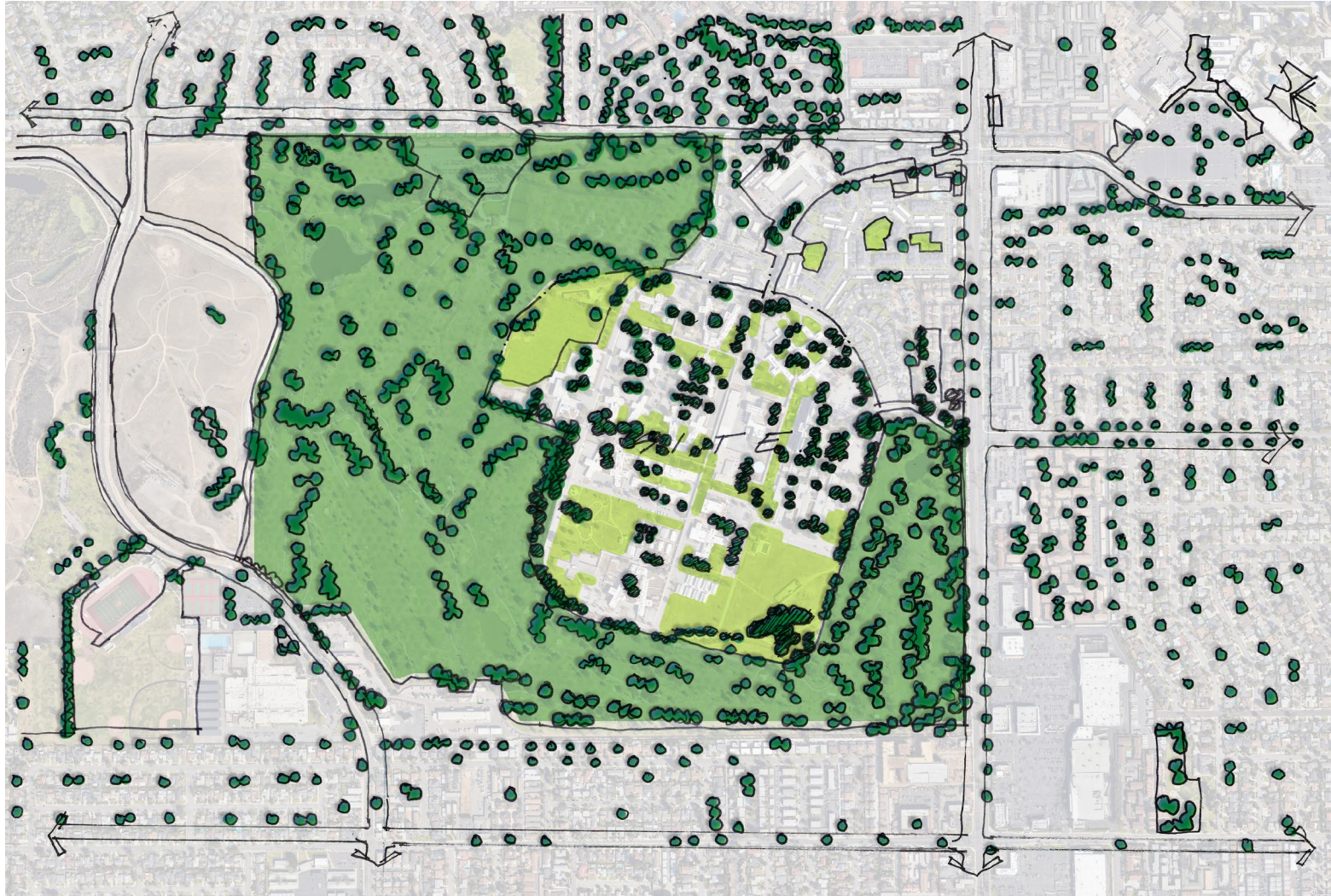
Existing Roadway Classifications



- Major Arterial
- Primary Arterial
- Secondary Arterial
- Collector Street
- ★ Site Access Points
- Specific Plan Area



Site Context - Existing Tree Canopy





Are there any features on the site that should be honored or remembered in the new plan?





Residential Building Types

Small-Lot Single Family Housing

(Detached and Attached)

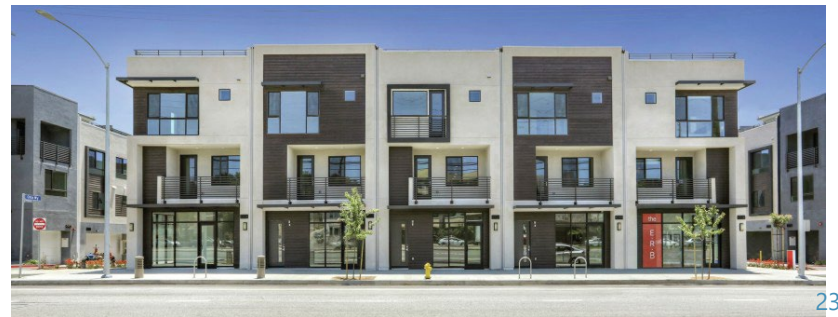
- 10-17 Units per Acre
- 2-3 Stories
- 2-Car Garage
- Condominiums or Fee Simple
- Some Private Open Space



Townhomes

Attached

- 10-24 Units per Acre
- 2-3 Stories
- 1-2-Car Garage
- Condominiums
- Includes Live-Work Housing Type



Courtyard

- 12-26 Units per Acre
- 2-3 Stories
- Parking Tucked-Under the Unit
- Either Condominiums or Multifamily
- Common Open Space



For-Sale Multi-Story Flats

- 30+ Units per Acre
- 4-7 Stories
- Garage or Underground Parking
- Condominiums
- Common Open Space



Multifamily - Various

- 30 -100+ Units per Acre
- 3-7 Stories
- Building can include Ground Floor Retail/Other Uses
- Range of Parking Options – Surface, Above/Below Ground Structure, and/or Combination
- Common Open Space



Affordable Housing Today



Mountain View

Location: Lake Forest

Type: Multi-family, 4 Stories

Total Units: 71 Units

Affordability: Mix of Very Low and Low Income



Orchard View Gardens

Location: Buena Park

Type: Senior, 3 Stories

Total Units: 66 Units

Affordability: Mix of Very Low and Low Income



Legacy Square

Location: Santa Ana

Type: Mixed-Use, 5 Stories

Total Units: 93 Units

Affordability: Mix of Very Low and Low Income

Project examples courtesy of National CORE



Site Capacity for Comparison

If this were Playa Vista, CA...

how many homes would fit?

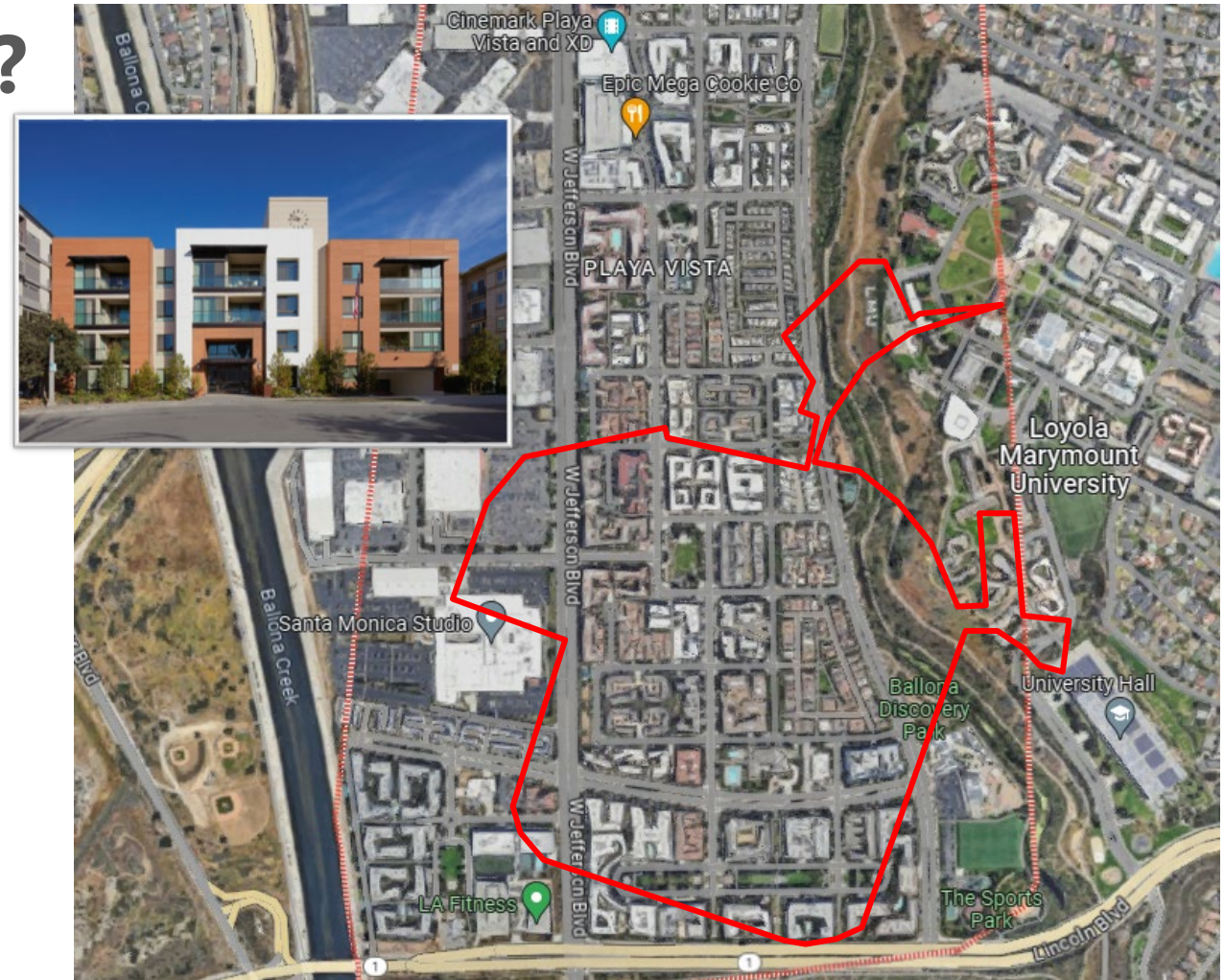
Variety of Product Types

Maximizes Density

~ 4,500 units shown in the boundary

Green Space & Amenities

40-50 units/acre



 FDC Property Boundary

If this were the Irvine Spectrum...

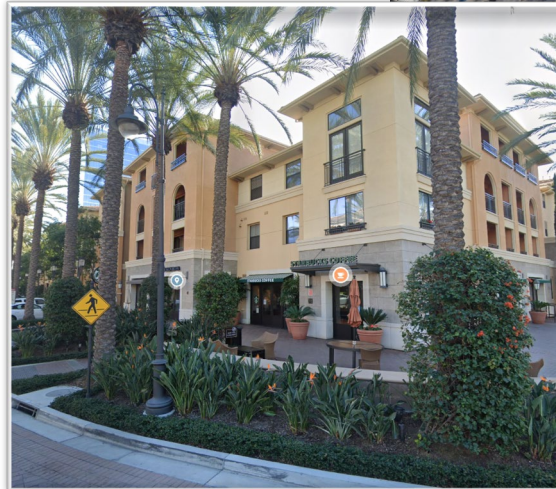
how many homes would fit?

Resident Amenities

Private Green Space & Pools

~ 5,000 units shown in the boundary

50 units/acre



 FDC Property Boundary

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Q&A: 20 Min



Ingredients of a Neighborhood

- Diverse housing types
- Affordable housing
- Neighborhood amenities
- Walkable streets
- Gathering places
- Integrated with the City
- Transportation options
- Well connected bike and pedestrian facilities
- Open space, greenery, and trees
- Quality design
- Lighting



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Group Activity: 20 Min
Report Out: 30 Min



Next Steps

- **Workshop #2 – Anticipated Winter 2024**

- Draft Vision and Guiding Principles for community review
- Market Study Findings and Additional Existing Conditions Information
- Input for Site Plan Alternatives



Continue to check the website – FDCHousingPlan.com



Sign up for notifications at – FDCHousingPlan@costamesaca.gov



Recapping Today's Workshop



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Thank You

