



Fairview Developmental Center Specific Plan Comment Card

Date 1/23/24

Loop is my vote. Boulevard implies and encourages cars traveling at high speed. (not safe)

Distributed open space is better due to being all w/in walk distance, minimizing dependence on cars to visit one

Name Eric engle

Email 

Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 1/23/23

LOOK AT COSTA MESA'S DEVELOPEMENT OVER THE PAST 30 YEARS. THE WEST SIDE HAS BEEN GREATLY DEVELOPED INTO HI DENSITY LIVING (PLACENTIA, W. 19TH ST, WHITTIER, MONROVIA) AT THE EXPENSE OF INDUSTRIAL BASE.

FDC IS THE PERFECT SITE FOR AN INDUSTRY THAT COULD USE EXISTING BUILDINGS WITH MODIFICATIONS, OF COURSE. THE ON SITE WATER TANK/SUPPLY WOULD BE HIGHLY BENEFICIAL TO A CHIP-MAKING (COMPUTER) INDUSTRY. THIS WOULD VIRTUALLY ELIMINATE MUCH OF THE TRAFFIC 2500 UNIT/PEOPLE TRIPS, 24/7.

Name Ron Chamberlain

Email



Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 1/23/24

Traffic Study — Environmental Impact Report

Mission Statement —

2300 Homes + 3 people = 9200 people

Name John Trotter

Email _____

Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 1-23-24

1. Will there be senior housing? (specific for seniors)
2. " " " mandatory developer fees for increase
Police, fire, public schools? (All city services)
3. Can Hoag and our medical community support
apx 7,000 more people?
4. Traffic on Harbor Blvd is ~~already~~ horrible
now. How will traffic be mitigated?

Name Susan Meyer

Email



Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date _____

You cannot expect 5,000 cars to go in/out of 2 streets during rush hour if there is an accident and a road is closed, it will be disastrous.

Name _____

Email _____

Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 1/23/24

Of the open space options I think there is a 4th option that would be best in my opinion. I'd like to see one large park area with some sports fields and 1 other large park of recreation center in a different area, like where the current soccer fields are.

Name Kohl Crecelius

Email



Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 1-23-24

Comments Supporting Services: Youth
etc., Childcare, MiniMarket not
a liquor store.

Name _____

Email _____

Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date _____

* Sorry that fellow residents couldn't understand purpose of meeting (workshop) - passion hard to contain & guess.

* Am curious and wishing consideration for concerns though so I guess it was good to let them vent some.

Thank you - I still wish I knew about the first workshop

Name Teri Ballard

Email



Please add me to the mailing list.

on page #17



Fairview Developmental Center Specific Plan Comment Card

Date _____

This was a community/city wide engagement activity. The event was held away from the main entrance to CMSR center. There were doors that provided best access to the event room yet they were not opened even though all the info was located adjacent to these doors. The staff refusal to allow ^{best} entrance / exit to event is STUPID and GATEKEEPING at its ugliest. IT'S NOT A FIRE HAZARD

Name _____

Email _____

Please add me to the mailing list.

to open these doors -- Costa Mesa belongs to the residents not the

Staff in the gatekeepers -



Fairview Developmental Center Specific Plan Comment Card

Date 1-23-2024

Traffic is very bad in the past 5 to 10 years. Victoria & Adams are horrible now.

All the high density housing is making street parking overwhelmed.

CA has water supply issues! where will the water come from ~~the~~ for the 2,300 houses?

Can CM schools handle the additional 2,300 houses?

Will veterans be given priority on housing?

Name Dennis Crane

Email [REDACTED]

Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 1/23/24.

Based on this "Community" meeting it is a fact that our
community wants and has a lot of input on what will be
built in Costa Mesa. This meeting needs to be shared with
the County of OC and the State. The City of Costa Mesa
seems forced on all the decisions that have been made.

We don't want this neighborhood to be built on the wrong path. ^{This neighborhood} is part of our _{community.}

Name Marisa Randall.

Email [REDACTED]

Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 1/23/24

PLEASE POST ON social media + DO MAILERS
ON HOW THE RESIDENTS CAN CALL OUT A
City meeting so "We the Community"
can have our voices heard.

We the Community of CA wants to be heard and
we want to call our own meeting. Thank you.

Name _____

Email _____

Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 1-23-2023

if there was a fire or earthquake
there's only one way out! There will be traffic
problems! you need another road connecting to
placentia - your planning too many homes! The
city has asked us to save water, how is this going
to work? more electricity, gas - and trash & more cars on
the road!

Name Donna

Email



Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 1-23-24

We need to consider

Indian artifacts might be

on the property.

Impacts neighbor residents

during construction.

Name _____

Email _____

Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 1-23-2024

The EOC site should be next
to Harbor Blvd, not in the
southwest section of the
property!

Name FLO MARTIN

Email



Please add me to the mailing list.

I'm an 82-yo. widow with
a \$65K retirement =

poverty-level in orange county



Fairview Developmental Center Specific Plan Comment Card

Date 9/23/24

I'd like anything coming in to Costa Mesa to be something that would make our city thrive. I dread this ~~development~~ development will become a high rise section of housing, that will only bring down our city. The idea that you want to create a design that reduces reliance on automobiles is naive. ~~we~~ We live in the Freedom homes ~~and~~ and the only reason we know our neighbors is because we go on walks in the neighborhood. You will not have this in a high density high rise building. My mother lives in a high density apartment complex, with a court yard, and

Name Mayela

Email

[REDACTED]

Please add me to the mailing list.

I've never seen neighbors walking around and building a "community". Nobody even congregates in the courtyard. If these 2,300 units are to be built, there needs to be ample parking for these residents that will not affect the neighboring neighborhoods.



Fairview Developmental Center Specific Plan Comment Card

Date 1/23/24

① The vision statement is 90% garbage. All the talk of "sustainable" and "bikeable" and "inclusive" has me rolling my eyes. I live in the Freedom Homes, and I love it. My lot is $\approx 8,000$ sq.ft and my house is $\approx 1,100$ sq.ft. I love the suburban feel, with lots of parking and big trees and tree-swings, ~~the~~ ^{and} big yards.

I would recommend writing a vision statement that is roughly based on what the Freedom Homes already is. → more on back

Name Riley Watson

Email



Please add me to the mailing list.

② Public Open Space: Parks are always nice, I will not argue with that, but the "amphitheater" idea is wierd. If you could provide a path thru to Fairview Park that would be a big asset.

③ My comment on Parking: Assume every bedroom has a person who has at least 1 car. I have 4 cars in my household, and a 3 bedroom house (for example). My opinion is that this whole idea that people will bike around town is mostly non-sense. Thank You! Riley



Fairview Developmental Center Specific Plan Comment Card

Date _____

For FDC workshop -

Presenter sounded like a proctor
(scam artist, liar, liar, liar)

What part of your presentation are we to
trust that you decided (without Costa Mesa
input) to put this bldg center and
how you come along and say we want

Name _____

Email _____

Please add me to the mailing list.

to be a community based activity
you were already involved in other
building in community beloved areas -

Go put this in another space -



Fairview Developmental Center Specific Plan Comment Card

Date Jan 23, 2024

This seems nebulous - But the feedback for us isn't taken seriously - Is "no automobiles allowed" the way you'll keep down traffic trying to find their way out to be on time for work - Harbor + Fair will be grid-lock especially when you see the traffic impact of the new housing complex just ^{south} of the golf course - when people try to get out on Harbor (- THEIR ONLY exit) - Your units only have access ^{exit} on Harbor, too.

Name Carole Call

Email [REDACTED]

Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 1/23/2024

Vision Statement: one dimensional - residential only
ignores goals established

Traffic Circ: bottlenecks to Harbor

Sports Fields - who manages - over use has been CM standard!

EOC - 15 acres ? capacity / use / parking ?

→ Land swap ? easily done

City of Newport Beach exchanged land for dev sites → City Hall in Newport Ctr. call for details

Name Robert Abbott

Email



Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 1-23-24

VISION NEEDS TO BE MORE SPECIFIC TO THE ~~PROJECT~~
SPECIFIC PLAN AND NOT A GENERIC MARKETING SALES
PITCH TO SELL HOMES.

PRINCIPLES ARE ~~SO~~ TOO GENERALIZED TO OFFER ANY
GUIDANCE TO THE MASTER DEVELOPER AS THEY PLAN
FOR BUILDING TYPES AND LAYOUT.

Name RICK HUFFMAN

Email 

Please add me to the mailing list.

from across the city of Costa Mesa. Again, if designed well, the fields could also provide additional revenue to help subsidize and sustain the maintenance and landscaping for the fields and parks.

The City of Costa Mesa currently ~~has~~ has one adult baseball field and one upper level (50-80) baseball field (Luke Davis) that is currently being used as a public park as well as a field.

We need more youth sports fields of all kinds.



Fairview Developmental Center Specific Plan Comment Card

Date 1/23/24

Open Space and Recreation thoughts:

The location of the Fairview Development Center provides a unique opportunity for centralized sports fields - specifically ^{youth} baseball fields - as the city currently has softball and soccer/multi-use fields already (Twinkle Sports Complex & Jack Hammet). Baseball fields, if done well, can be multi-purpose and would allow for community gathering.

Name Brian Rottschater

Email [REDACTED]

Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date _____

Is another school being built??

We need to make sure the
new neighborhood has full
community supports.

Name _____

Email _____

Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date

1/23/24

RE: VISION STATEMENT

What activities do you envision
will become tradition?

Delete 2nd paragraph of vision statement
• Need to change name of - Fairview
Developmental Center to some other name.
Need a new image.

Name

Azra MYOSSI

Email



Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 1/23/2024

Thank you for hosting this.

Prioritize the impacts on current Costa Mesa residents.

Safety should be more of a highlighted priority.

Be more specific in vision.

Open space / green space & native plants are so important. A

community garden program would be amazing. Parks with exercise equipment would foster healthy, community activity as well.

Name Jennifer Lunde

Email



Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 1-23-24

So few residents in our community actually understand the land development process. It is one step at a time. You have a vision statement that sounds grandiose. But to further that you need the results of the Environmental Impact Report. That will indicate what can be built on the land. Too much info - too soon. →

Name Carleen Stick

Email



Please add me to the mailing list.

It is confusing - this information may or may not be actual. I think all this is muddying the waters. It's long term - too much info too soon (I can't say that enough!)

Just my opinion of course! 😊

★
When people get
too much to process,
Confusion
abounds!

P.S. Residents cannot digest and
understand all this info.
They don't need this all
at once.



Fairview Developmental Center Specific Plan Comment Card

Date _____ *EV charging*

Sustainability - how much solar energy will be used?

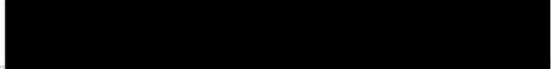
** pickleball court
* community garden*

*Community area to include: a room w/ kitchen for "events"
a room for playing cards/games/
after school homework help
a wall w/ big screen for movies*

All areas should have good visibility for safety.

10 yrs is very discouraging. Show use Phase 1 when?, phase 2 when? etc

Name M. Wentz

Email 

Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 1/23/24

COSTA MESA IS KNOWN AND LOVED IT'S UNIQUE AND ECLECTIC NEIGHBORHOODS.
WHERE PEOPLE CAN DEVELOP THEIR PROPERTY/INVESTMENT AND NOT HAVE TO FALL
IN LINE WITH COMMUNITY STANDARDS. I HOPE THIS DOES NOT BECOME AN
IRVINE OR RANCHO MISSION VIEJO TYPE DEVELOPMENT INSIDE COSTA MESA.
FRAMWORK-GRID COMBINATION - OPEN SPACES

Name K. BAUERMEISTER

Email 

Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 1/23/24

- Page 15, top slide "Open Space"
 - Bullet 4, can we add "basketball courts"?
- We have few basketball courts in Costa Mesa

Name Blake Beanish

Email



Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 1/23/24

Can we put things in place that would prevent homes being sold to a person, or entity, that would then turn around and make it a rental property? Can we ensure that this neighborhood is 100% occupant owned?

Name Blake Beamish

Email



Please add me to the mailing list.



Fairview Developmental Center Specific Plan Comment Card

Date 1/23/24

Can there be a process put in place that prioritizes
Costa Mesa rez when homes become available?

Context: I came here for college in '03 and have called CM home since.
I'm married, 2 kids (13&11), and a well paying job, and assistance from my parents
for a down payment yet, I still can't afford a home here.

Name Blake Beamish

Email [REDACTED]

Please add me to the mailing list.

MAKE THIS SPECIFIC TO COSTA MESA



FAIRVIEW
DEVELOPMENTAL CENTER
- SPECIFIC PLAN -

Fairview Developmental Center Specific Plan Comment Card

Date 1.23.24

HOUSING + AFFORDABILITY

VERNAQUULAR OF SOUTHERN CA + COSTA MESA

ARCHITECTURAL TRADITIONS OF THE AREA
INDOOR/OUTDOOR LIVING - MID-CENTURY DESIGN
PASSIVE COOLING/HEATING TRADITIONAL SPANISH HACIENDA

SITE SPECIFIC DESIGN, INTEGRATED LANDSCAPE
ACCESS TO OUTDOORS FROM EA. UNIT

QUALITY DESIGN ACCESSIBLE TO EVERYONE

SUSTAINABILITY NATIVE VEGETATION

CAN WE SET GOALS TO REDUCE ENVIRON.
IMPACT?

COMMERCE

RETAIL DESIGN THAT IS INCLUSIVE TO LOCALLY
OWNED RETAIL/BUSINESS

Name VALERIE HASS

Email [REDACTED]

THANK YOU!

Please add me to the mailing list.

Draft Vision For the Future FDC

A unique community in Costa Mesa, the former Fairview Developmental Center has been transformed into a one-of-a-kind living environment for a diverse population. Neighborhoods are filled with people from all backgrounds, and the design uses sustainable practices and materials and prioritizes accessibility for all residents. Homes are designed for a wide range of income levels and special needs; quality design reduces reliance on automobiles; outdoor amenities are inviting and playful; and neighborhoods are well connected and designed to encourage daily engagement among residents.

COMMUNITY

It is a place that improves each year as more residents move in and contribute unique stories, activities become traditions, and neighborhoods stand as symbols of continuity and connection in Costa Mesa. It isn't just a place to live; it's an invitation to build legacies and grow and nurture future generations.

Draft Guiding Principles

- Housing and Affordability
- Sustainability
- Commerce and Supporting Services
- Open Space and Recreation
- Built Environment
- Circulation and Mobility

Bikes!
WHY?



Draft Guiding Principles

DO YOU HAVE
EXAMPLES OR CASE
STUDIES TO SHOW
THE COMMUNITY?



The following principles were developed to support the Vision and guide preparation of the Specific Plan. The principles below are not presented in any particular order.



Housing and Affordability

VERNACULAR OF COSTA MESA / CA

Neighborhoods create a diverse and inclusive community where residents of all backgrounds have access to quality homes, fostering an environment that promotes social equity and belonging. A place where housing affordability is not just a goal but a reality ensures that every member of our community can secure a safe, comfortable home, laying the foundation for a thriving and economically resilient society.



Sustainability

The neighborhoods are rooted in a commitment to environmental stewardship, incorporating innovative practices and green initiatives that promote a resilient and ecologically responsible community. Sustainability isn't just a goal; it's a way of life, where every aspect of our community, from energy-efficient buildings to green spaces and eco-friendly initiatives, reflects a dedication to a balanced and harmonious coexistence with nature.

ABOVE CAUGHT IN / LEED? SETTING AN EXAMPLE



Commerce and Supporting Services

Promote retail services that support residents' needs without duplicating existing retail uses. Retail uses are placed to ensure convenience and accessibility, catering to the diverse needs of our residents.

LOCAL RETAIL



Open Space and Recreation

Establish vibrant and accessible spaces that inspire a sense of well-being, providing a wide range of activities that cater to the physical, cultural, and social needs of our community. Recreation is a cornerstone of community life, not only offering spaces for leisure but fostering connections and shared experiences, creating a dynamic tapestry of health and happiness.

NEW YMCA!!



Built Environment

Cultivate a community that not only preserves but enhances its natural and built surroundings, integrating green spaces, native landscaping, and community gathering spaces to create a livable environment. The neighborhoods are an integral part of the community's identity, where responsible development and conservation efforts ensure a resilient landscape for generations to come.

SHAPED SPACES TO FACILITATE COMMUNITY ENGAGEMENT
IN GUIDING PRINCIPLES



Circulation and Mobility

PEDESTRIAN, BIKE + CAR

Create a community where movement is safe and inviting. Efficient public transportation options reduce reliance on cars while connecting pathways foster a healthier lifestyle.

AND SAFER ALTERNATIVE

LOTS OF YOUNG FAMILIES RIDE BIKES!



Fairview Developmental Center Specific Plan Comment Card

Date 1/23/2024

What about a semi-circular space for
people to sit, look at sunset
like THE EUROPEAN SQUARE SHAPE?
THE IDEA IS AN OPEN AMPHITHEATER

Name _____

Email _____

Please add me to the mailing list.

Give people 1-3 sticks ~~as~~ ops to splak so we do
not have some people hog HOG the meeting -

Figure out the best way to manage the haters
such as the Clean Up Costa Mesa brigade, the I don't
want to live next to someone who makes \$5k a year
kindness is what Costa Mesa about!

Consider acquiring some of the golf course (since it serves
a limited exclusive pop.) and tree off the golf course

Consider moving from sustainable to resilient in
all aspects - sustainable has been out as a best
practice and replaced with resiliency - get with it
Costa mesa - * manage that McDonald lady she hogs ^{every} meeting -



Fairview Developmental Center Specific Plan Comment Card

Date _____

It is downright STUPID and ultimate GATEKEEPING
to not open the doors nearest to the venue — to have
marked them as EXIT is however appropriate exceptions
should be made.

Look at Culdasac, Arizona to really look at visionary,
futuristic and resilient community.

Consider all kinds of housing — cohousing, shared housing,

Name _____ Email _____

dorm/boarder style housing — open up to Please add me to the mailing list.
new ideas —

Guiding Principles

Bullets

Open Space and Recreation

~~Establish vibrant and accessible spaces that inspire a sense of well-being, providing a wide range of activities that cater to the physical, cultural, and social needs of our community.~~

Recreation is a cornerstone of community life, not only offering spaces for leisure but fostering connections and shared experiences, creating a dynamic tapestry of health and happiness.

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Guiding Principles

Built Environment

~~Cultivate a community that not only preserves but enhances its natural and built surroundings, integrating green spaces, native landscaping, and community gathering spaces to create a livable environment. The neighborhoods are an integral part of the community's identity, where responsible development and conservation efforts ensure a resilient landscape for generations to come.~~

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Guiding Principles

Circulation and Mobility

Create a community where movement is safe and inviting. Efficient public transportation options reduce reliance on cars while connecting pathways foster a healthier lifestyle.

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Guiding Principles

- Housing and Affordability
- Sustainability
- Commerce and Supporting Services
- Open Space and Recreation
- Built Environment
- Circulation and Mobility



Guiding Principles

*Use bullets —
not fancy words*

Housing and Affordability

~~Neighborhoods create a diverse and inclusive community where residents of all backgrounds have access to quality homes, fostering an environment that promotes social equity and belonging. A place where housing affordability is not just a goal but a reality ensures that every member of our community can secure a safe, comfortable home, laying the foundation for a thriving and economically resilient society.~~

Guiding Principles

Sustainability

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Vague

Guiding Principles

Commerce and Supporting Services

Promote retail services that support residents' needs without duplicating existing retail uses. Retail uses are placed to ensure convenience and accessibility, catering to the diverse needs of our residents.



Fairview Developmental Center Specific Plan Comment Card

Date 1/23/24

1. "Unique" is same as "one of a kind"
2. Priority percentages appear arbitrary - or based on the first meeting. Should be based on comparative data or other similar planned communities. 17% is too small for open space/recreation
3. Guiding principles should be bullet points - lists - not jargon "rooted in a commitment"
4. Need Citizens Committee | This format is top down, does not truly hear citizen concerns & comments. Most of us here tonight are long time residents in our 50's - 70's - 80's.
5. Pls post contact w/ DGS - or pt. person re: ~~of~~ Concerns about EOC

Name

Wendy Zelle

Email

[REDACTED]

Please add me to the mailing list.

★ Combination option more functional (Public open space)



FAIRVIEW
DEVELOPMENTAL CENTER
- SPECIFIC PLAN

Fairview Developmental Center Specific Plan Comment Card

Date _____
*No artificial grass
too hot for
ground organ-
isms*

★ Sustainability - trying to catch rainwater

★ Who owns the land? Home owner? is it leased?
CM owned - run?

★ Urgent care in neighborhood

★ transport - walk paths to where? Bike to where?
for what purpose? - getting to work...

own public transport only helpful for small #s - ^{← does it go} where I work

★ a central Plaza? - for concerts and art fairs?

★ Recreation creates huge traffic + parking trouble

Name Teri Ballard Email [REDACTED]

Please add me to the mailing list.

★ Recreation yeses! Responsible parking - keep out of neighborhood

* Gardening? - community? or individual home gardens

* HOA - who runs it?

* Schools needed?

* How do the units stay "low" income
are they passed down in family?

~~FIR - when?~~

* Priority for CM Residents

I'm concerned about mental illness

* 1/2 way houses?

* sober living homes?

* Developmentally Delayed group home?

* It was for those who could not care for themselves -

* Why EOC in back corner?

wouldn't it be better closer to Harbor?

* LOW INCOME - must stay Low?
OR only Low when purchased?

Passed on - ~~So~~ - no incentive to improved future generations

Draft Vision For the Future FDC

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It is a place that improves each year as more residents move in and contribute unique stories, activities become traditions, and neighborhoods stand as symbols of continuity and connection in Costa Mesa. It isn't just a place to live; it's an invitation to build legacies and grow and nurture future generations.



Draft Guiding Principles

- Housing and Affordability
- Sustainability
- Commerce and Supporting Services
- Open Space and Recreation
- Built Environment
- Circulation and Mobility



Draft Guiding Principles



The following principles were developed to support the Vision and guide preparation of the Specific Plan. The principles below are not presented in any particular order.



Housing and Affordability *Low and very low income included, single level, no stairs See handicap/elder*

Neighborhoods create a diverse and inclusive community where residents of all backgrounds have access to quality homes, fostering an environment that promotes social equity and belonging. A place where housing affordability is not just a goal but a reality ensures that every member of our community can secure a safe, comfortable home, laying the foundation for a thriving and economically resilient society.



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The neighborhoods are rooted in a commitment to environmental stewardship, incorporating innovative practices and green initiatives that promote a resilient and ecologically responsible community. Sustainability isn't just a goal; it's a way of life, where every aspect of our community, from energy-efficient buildings to green spaces and eco-friendly initiatives, reflects a dedication to a balanced and harmonious coexistence with nature.



Commerce and Supporting Services

Promote retail services that support residents' needs without duplicating existing retail uses. Retail uses are placed to ensure convenience and accessibility, catering to the diverse needs of our residents.

Community room- who maintain, manages, reserves use. Everything nearby, are ideas as a gated HOA community or city maintained. Outdoor BBQ



Open Space and Recreation *tennis court, volleyball, basket ball etc etc. attempt groups out of our area- check w/ neighbors at Tanager Park (Lamar Blvd street)*

Establish vibrant and accessible spaces that inspire a sense of well-being, providing a wide range of activities that cater to the physical, cultural, and social needs of our community. Recreation is a cornerstone of community life, not only offering spaces for leisure but fostering connections and shared experiences, creating a dynamic tapestry of health and happiness.



Built Environment

Cultivate a community that not only preserves but enhances its natural and built surroundings, integrating green spaces, native landscaping, and community gathering spaces to create a livable environment. The neighborhoods are an integral part of the community's identity, where responsible development and conservation efforts ensure a resilient landscape for generations to come.



Circulation and Mobility

Create a community where movement is safe and inviting. Efficient public transportation options reduce reliance on cars while connecting pathways foster a healthier lifestyle.

Road Access from Harbor Blvd? Walkability to public transportation posted by residents on their websites. Public parking, over-street parking See residences.