

# REVISED Draft Vision For the Future FDC

The former Fairview Developmental Center has been transformed into a unique place in Costa Mesa with a collection of neighborhoods that reflect the diversity of the community.

Homes are built at a range of affordability levels, and some are accessible for special needs. Neighborhoods are inviting, and outdoor amenities are plentiful, creating space for relaxation, exercise, and play for all Costa Mesa residents. Streets, sidewalks, and trails prioritize safety, promote biking and walking throughout the neighborhoods, and reduce reliance on automobiles. Neighborhoods are designed and built in an environmentally responsible way, leveraging site features and technology to meet the needs of residents and businesses.

It is a place that improves each year as residents establish roots and age in place. Children return and start new families, passing on stories and activities that become traditions. Gatherings with neighbors strengthen the continuity and connection of communities in Costa Mesa. It isn't just a place to live—it's an invitation to build legacies and nurture future generations.



## Draft Guiding Principles

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

