

Draft Vision For the Future FDC

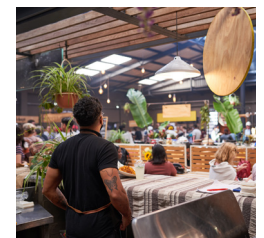
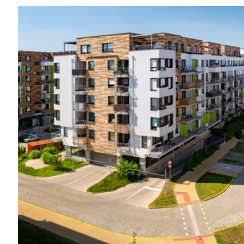
A unique community in Costa Mesa, the former Fairview Developmental Center has been transformed into a one-of-a-kind living environment for a diverse population. Neighborhoods are filled with people from all backgrounds, and the design uses sustainable practices and materials and prioritizes accessibility 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.

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

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.



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.



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.



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.