

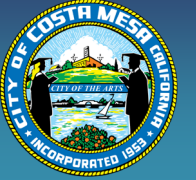


# Planning Commission Study Session: Land Use Concepts and Analysis



May 27, 2025

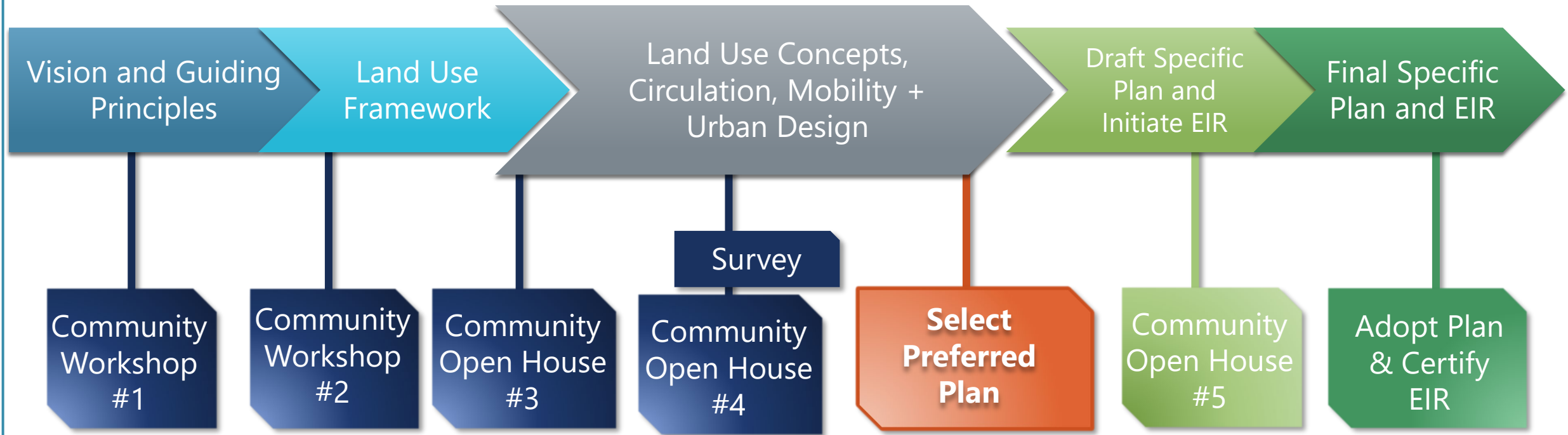
# Study Session Purpose



- Provide Project Updates
- Review Land Use Concepts and Analysis
  - 3 Concepts
  - Traffic
  - Infrastructure (water, sewer, storm drain)
  - Site Development Costs
  - Financial Feasibility
- Share Community Feedback – open houses and survey
- Tonight: PC Input on components of the Preferred Land Use Plan
- Upcoming: Land Use Plan Recommendation to City Council June 9th



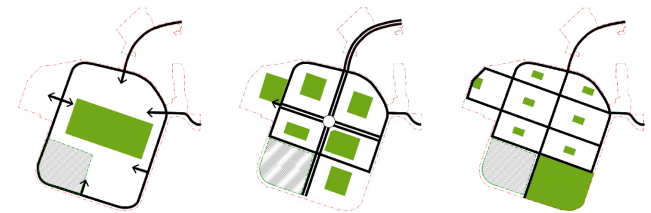
# Project Process and Milestones



# Process of Preparing the Land Use Concepts



- Gathered input at Public Workshops/Open Houses on key neighborhood elements:
  - Housing Types
  - Open Space, Parks and Amenities
  - Circulation/Trails
  - Other Uses
- Meetings with City Departments to gather input
- Meetings with City staff and attorney re Density Bonus Law and options for the concepts
- Weekly meetings with DDS & DGS to address State needs
- Site capacity studies



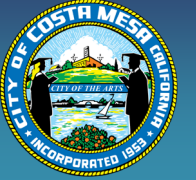




# Site Area Evolution



# State Factors: Emergency Operations Center



## Emergency Operations Center (EOC)

- 15 acres
- 120-foot-tall communication tower (i.e. 10 stories)
- No helipad

Contract for Design Build Team awarded, final site layout Fall 2024, construction to begin Spring 2025

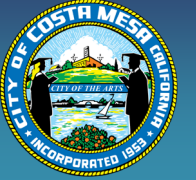
## Department of Developmental Services (DDS)

- ~20 acres for housing referred to as "Shannon's Mountain"



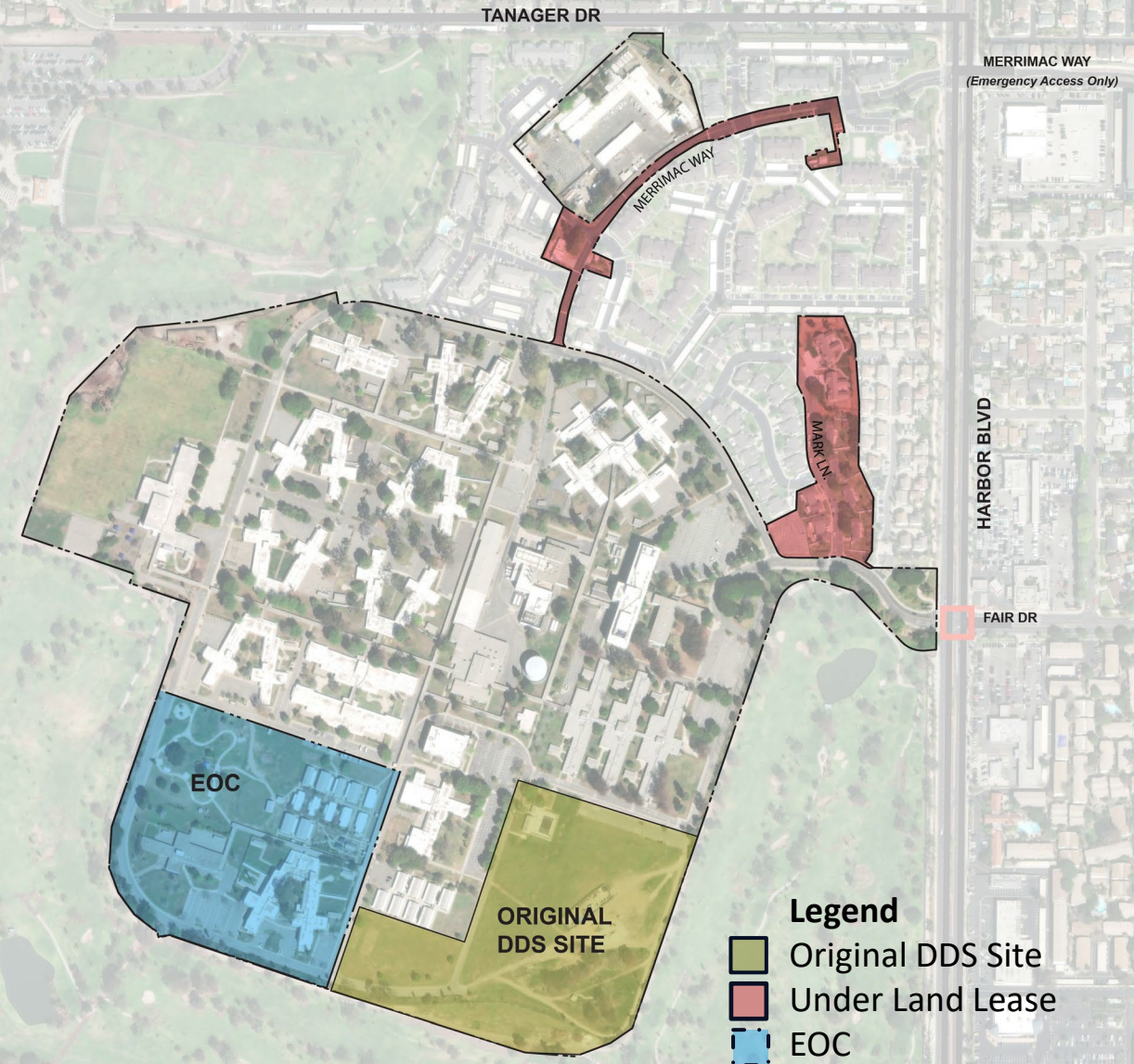


# Department of Developmental Services Highlights



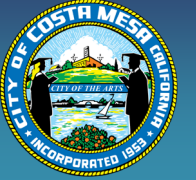
## Restricted Land

- Land Lease for Harbor Village includes properties along Mark Lane.
- Merrimac Way is a private road also included in the lease. It will only be available for emergency access.





# State Factors: DDS Housing Needs

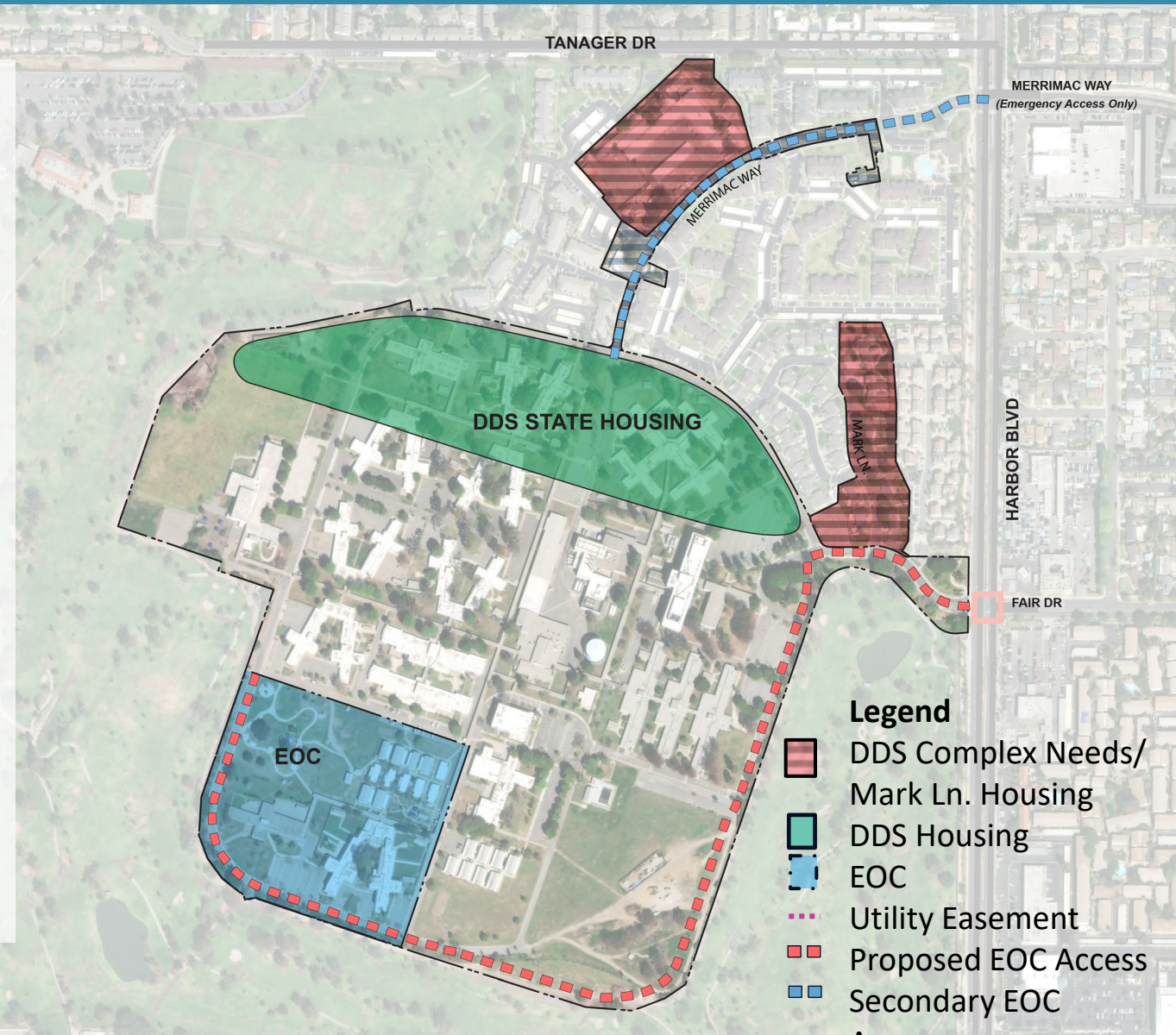


## State Housing

- Complex needs housing: 5 acres, 3 units and 3 accessory structures [SB138].
- Located within Harbor Village.

## Future Housing Development

- Mixed Income Housing (Shannon's Mountain/ Harbor Village 2): 15 acres, "reverse integration model", 20% of units to Very Low and 80% to Moderate [SB 82].
- Contiguous to Harbor Village.
- Limit traffic through DDS development.



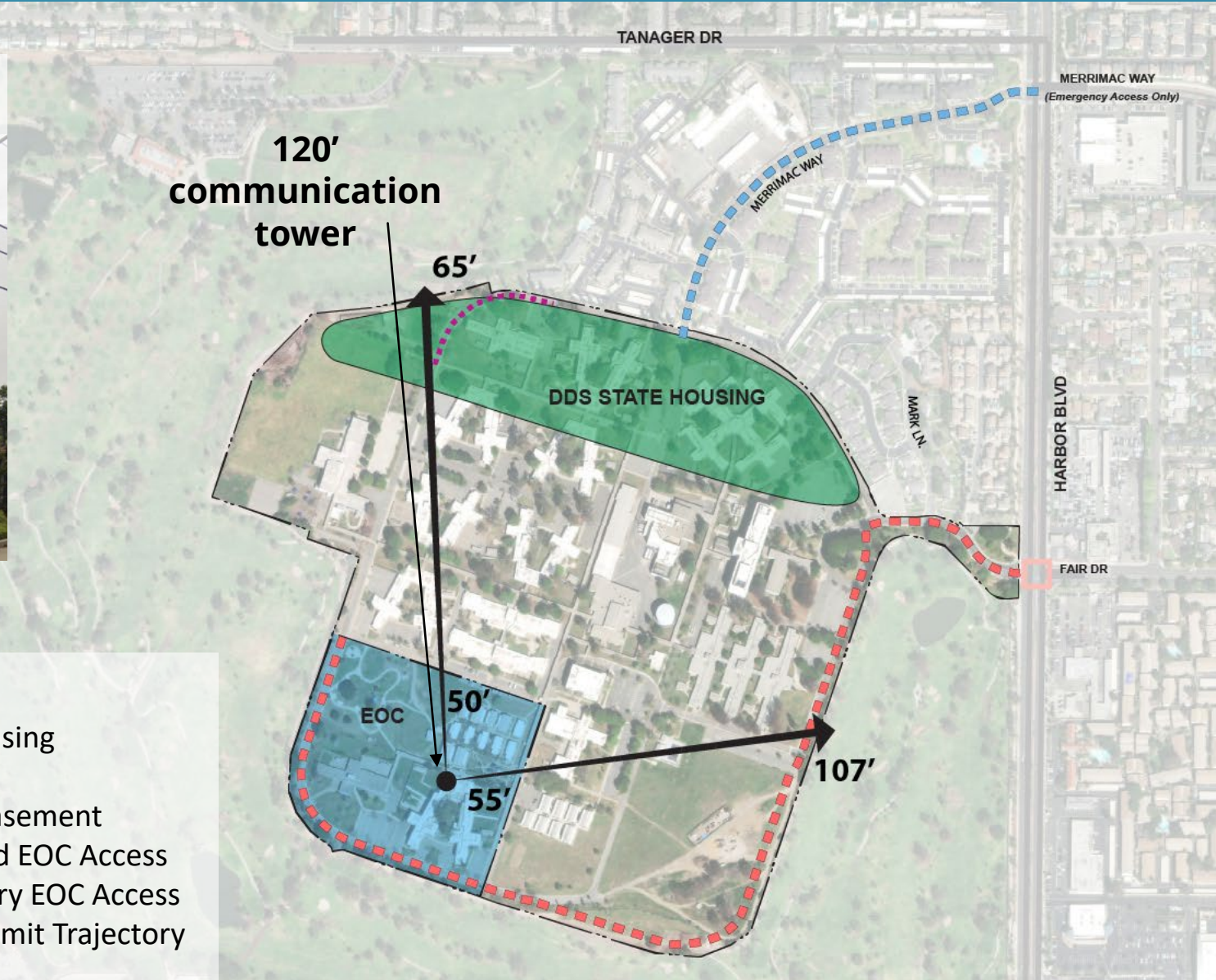


# State Factors: EOC Communication Tower



Limits height to approximately 6 to 8 stories.

Current Communication towers at Cal OES EOC  
Mather, CA

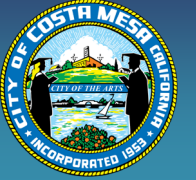


## Legend

- DDS Housing
- EOC
- Utility Easement
- Proposed EOC Access
- Secondary EOC Access
- Height Limit Trajectory



# Remaining Land



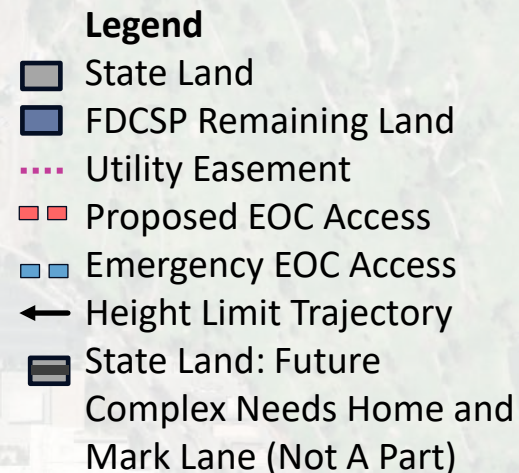
**EOC** = 15 acres

**DDS** = 15 acres

Remaining Area

**City** = 80 acres for:

- Housing
- Open Space and Parks
- Supporting Retail / Non-residential







# Land Use Concepts

# Community Input: Land Use Concept Survey

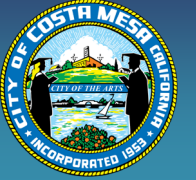
- **719 total responses.** Additionally, community members provided written feedback, including 10 emails and 8 comment cards.
- Most respondents **prefer the physical layout of Concept 1.**
- **Open Space** configuration most **influenced** a participant's preference when selecting a **preferred layout.**
- **52%** of respondents **support a secondary access road.**
- **Residential Units:** 65% of respondents are supportive of 2,300 dwelling units in the plan. Roughly 20% support 3,450 units and 13.5% support 4,000 units.
- **66%** of respondents indicated that the plan should **maintain the number of affordable units designated by the Housing Element.**
- Respondents were **unsupportive of reducing open space/parks for more housing.**
- 315 general comments were submitted, ranging in topics from affordable housing to concerns about increased traffic.

→ 3 Open Houses: July 24, 25 & 31 (Spanish and English)  
→ 3 Pop-ups events followed  
→ Survey available July 24 – Aug 30, promoted at events above, on website, and social media





# Direction for Preferred Land Use Plan



**Purpose:** to test a range of options, incorporate input from the public, and allow the analysis to document what works and doesn't work.

**Study Session Goal:** Gather input on desired components to inform a preferred land use and circulation plan.

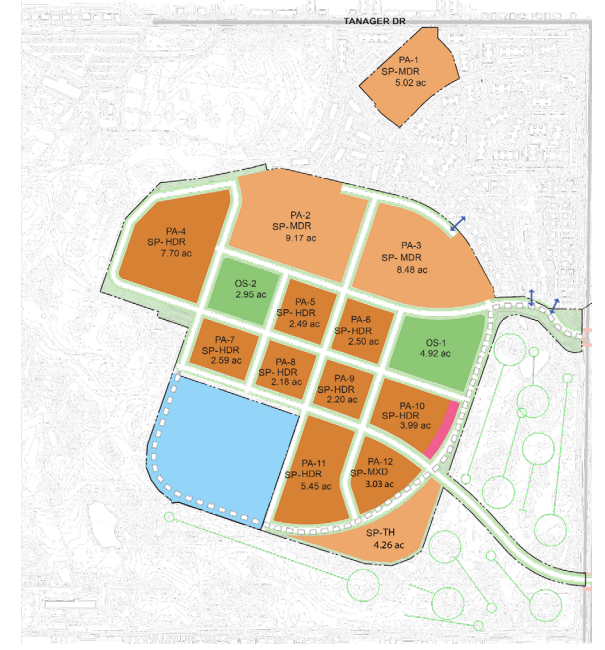
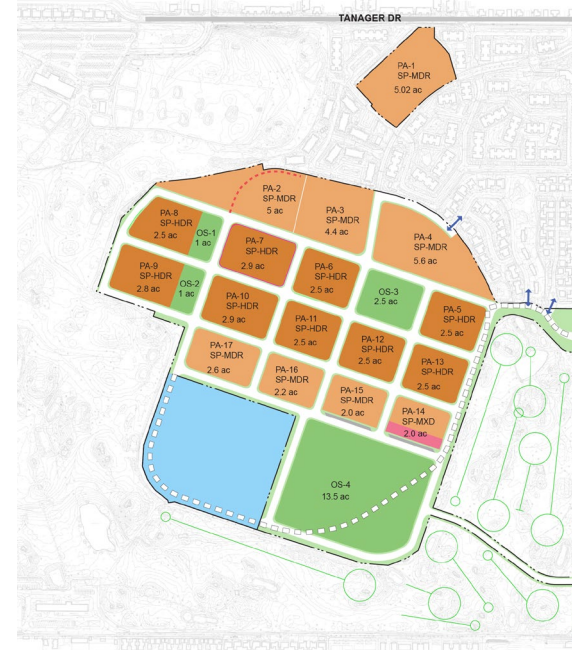
- Residential development range.
  - Inclusive of the Affordable units identified in the Housing Element.
- Circulation network.
- Minimum amount of open space and distribution.
- Other Specific Plan requirements and/or areas for flexibility.

The Preferred Plan may not necessarily be one of these 3 Land Use Concepts but components of some or all.

# Land Use Concept Comparison

	Concept #1	Concept #2	Concept #3
Residential	2,300 Units	3,450 Units	4,000 Units
Open Space	14.1 Acres	18 Acres	7.9 Acres
Retail/Non-Residential	25,000 SF	25,000 SF	35,000 SF
EOC	15 Acres	15 Acres	15 Acres
Total Specific Plan Acres	114.7	115.9	115.9
Estimated Population	5,744	7,816	10,232

*Note: concepts were developed before finalization of state decisions for the Shelley Circle alignment from Fair to the EOC and the location of the 3 complex needs homes.*





# Concept #1 – Fairview Promenade

## 114.7 AC Property Boundary

2,300 Dwelling Units [meets exact Housing Element goals for this site]

- 575 Very Low
- 345 Low
- 690 Moderate
- 690 Above Moderate

25,000 SF Commercial

14.1 acres dedicated open space (18% of 80 acres)

1 access point (existing)



Concept illustration depicts how future development could be laid out within each land use concept.



# Concept #2 – Fairview Fields

## 115.9 AC Property Boundary

3,450 Dwelling Units

- 575 Very Low
- 325 Low
- 325 Moderate
- 2,225 Above Moderate (includes Density Bonus Units)

25,000 SF Commercial

Includes a senior housing tower (8-9 stories/~213 units)

18 Acres Dedicated Open Space (22% of 80 acres)

2 access points, requires fairway realignment



Concept illustration depicts how future development could be laid out within each land use concept.



# Concept #3 – Fairview Commons

## 115.9 AC Property Boundary

4,000 Dwelling Units

- 575 Very Low
- 345 Low
- 690 Moderate
- 2,390 Above Moderate

35,000 SF Commercial

7.9 acres dedicated open space  
(10% of 80 acres)

2 access points, requires  
fairway realignment



Concept illustration depicts how future development could be laid out within each land use concept.





# Financial Feasibility



# Overview of Financial Feasibility

## **Qualifier:**

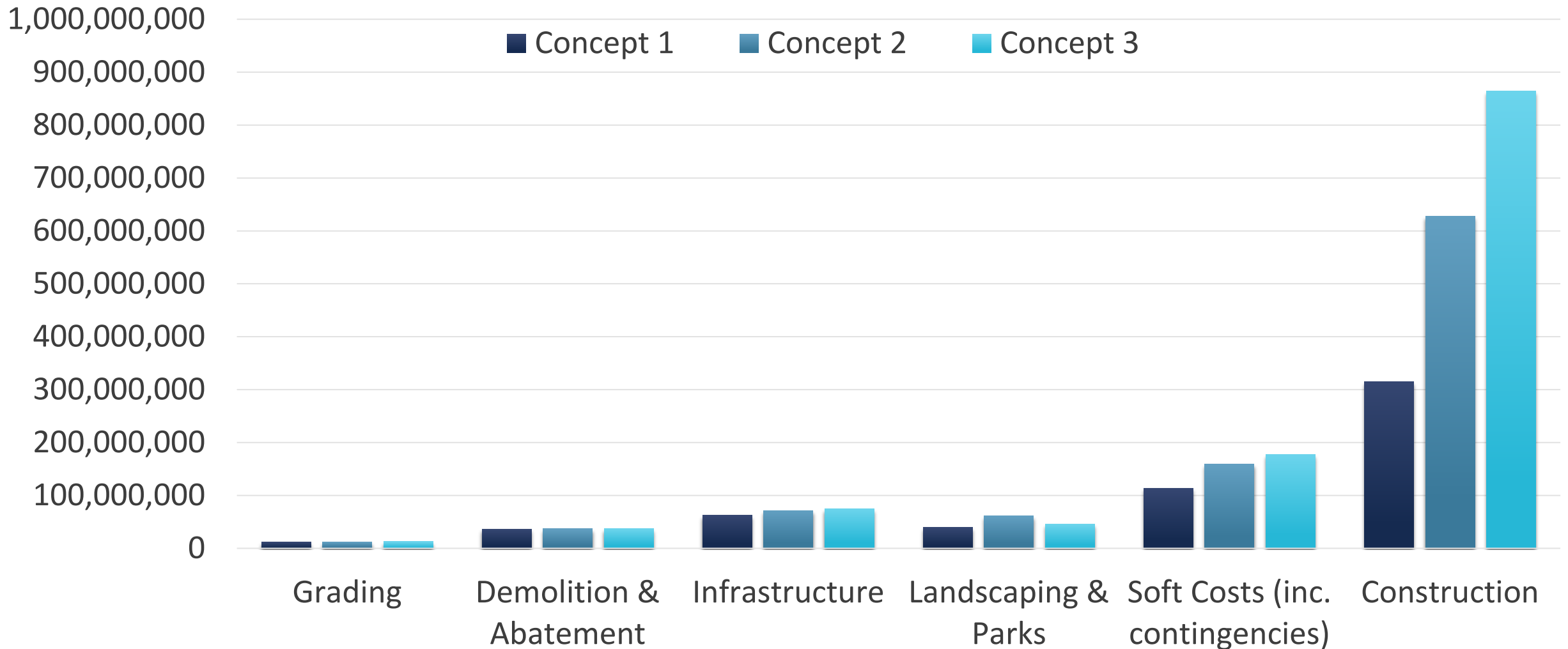
The financial feasibility analysis represents a conservative, planning-level estimation of the financial risk and rewards that a master developer would face undertaking the development of the FDC. It is based on industry standards, but the selected master developer will have their own business model and approach to financial feasibility.

# Circulation, Infrastructure, and Site Development Analysis

	Concept #1	Concept #2	Concept #3
<b>Circulation</b>			
Access	1 point of access	2 points of access	2 points of access
Improvements to Maintain LOS D	On-Site: Additional turn lanes at Fair Dr and Harbor Blvd		On-site + Various Off-site needed at: <ul style="list-style-type: none"> <li>Fair Dr and Harbor Blvd</li> <li>Placentia Ave and Adams Ave</li> <li>NB Newport Blvd and Fair Dr/Del Mar Ave</li> </ul>
<b>Infrastructure</b>	<p><u>Water</u>: new on-site system needed to support development.</p> <p><u>Storm Drain</u>: improvements needed to redirect run off and add underground detention tank system due to increase in impervious surfaces.</p> <p><u>Sewer</u>: new on-site system and upsizing of existing lines along Harbor Boulevard required.</p> <p><u>Dry Utilities</u>: Mark Lane Gas and Electricity will need to be uncoupled from FDC systems.</p>		



# Comparison: Total Development Costs by Type



# Overview of Financial Feasibility

## **Cost Assumptions for the Master Developer:**

- Property purchased at low or no cost, in exchange for the commitments below

## **Developer covers costs of:**

- Demolition, remediation, grading (including DDS property)
- Installation of backbone infrastructure
- Secondary access and impacts to golf course
- Building of parks and trails
- Additional public safety needs
- Construction of market-rate units, amenities
- Construction of commercial uses
- Developer donates land for affordable housing (affordable housing partner builds the units)



# Master Developer Development Costs and Rate of Return

	Concept #1	Concept #2	Concept #3
Total project development cost (excludes Financing)	578,100,000	959,100,000	1,213,200,000
<b>Cash Flow Sums with Financing and Cost/Revenue Escalation</b>			
Total Cash Inflow	810,300,000	2,148,000,000	2,905,000,000
Total Cash Outflow (includes Financing)	(962,700,000)	(1,779,000,000)	(2,235,000,000)
Total Net Cash Flow	(152,360,000)	369,100,000	669,900,000
<b>Financial Feasibility Metrics</b>			
<b>Annual Internal Rate of Return (IRR)</b>	<b>(20.0%)</b>	<b>14.6%</b>	<b>16.7%</b>
<b>Feasibility Surplus/(Gap)</b>	<b>(\$233 million)</b>	<b>(\$5.02 million)</b>	<b>\$26.7 million</b>



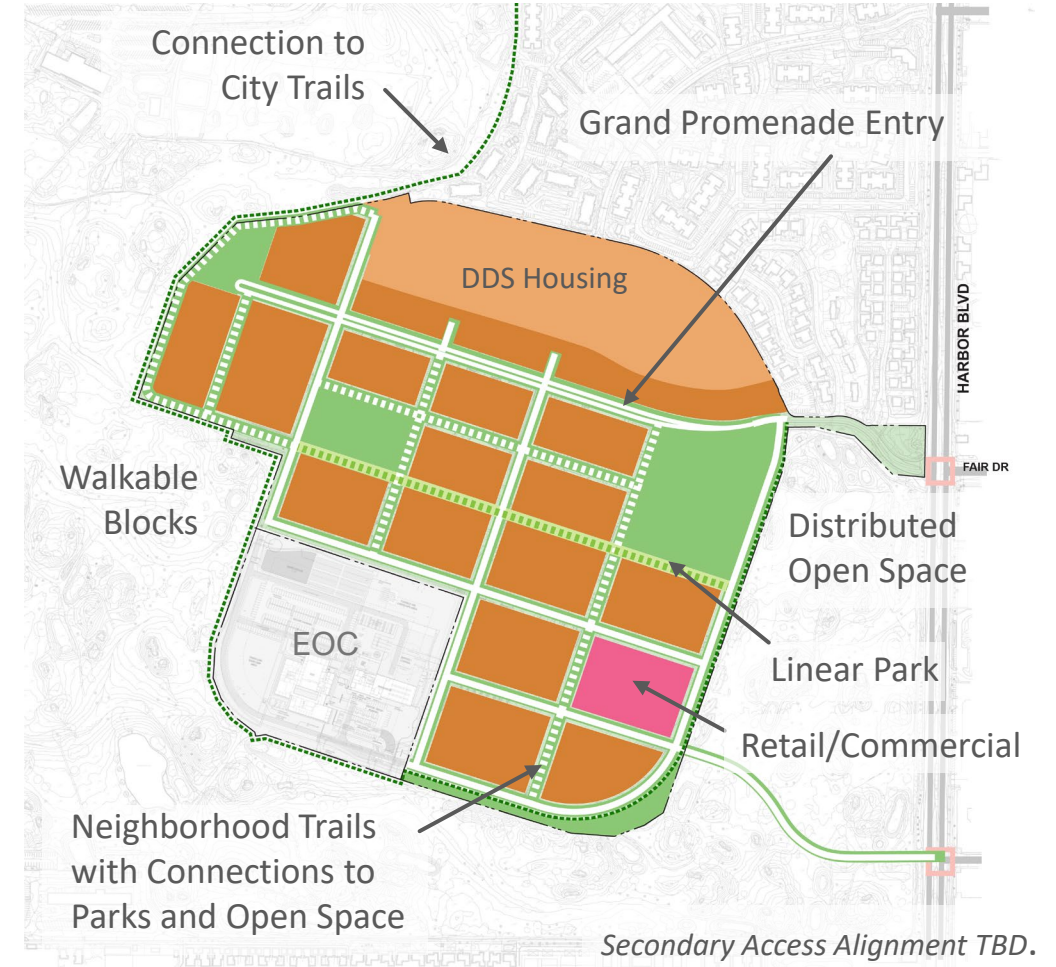
# Preferred Land Use Concept Considerations



# Preferred Land Use Plan Recommendations

Key Element	Staff Recommendations
Residential Development Range	3,600 – 3,800 units Including DDS and Affordable Units
Circulation Network	Grand Promenade Secondary Access
Open Space	Minimum 10-12 acres Publicly Accessible Connected Parks Distributed Throughout the Community
Commercial/ Retail	Maximum 35,000 square feet
Specific Plan Land Use Plan and Development Standards	Build in flexibility for future Master Developer with certainty for the community

Working Draft FDC Preferred Land Use Concept Map



# Long-Term Project Process





# Next Steps and Upcoming Milestones

- Planning Commission Preferred Plan Recommendation: June 9, 2025
- City Council Preferred Plan: July 15, 2025
- NOP Release (or CEQA start): August 2025





# Questions & Discussion