



**FAIRVIEW**  
DEVELOPMENTAL CENTER  
▪ **SPECIFIC PLAN** ▪

Plan Específico del Centro del Desarrollo de Fairview y EIR

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*Workshop #2: Draft Vision & Guiding Principles and  
Land Use Framework Options*

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*Taller #2: Borrador de visión y principios rectores y  
opciones de marco de uso del suelo*



City of Costa Mesa  
January 29, 2024



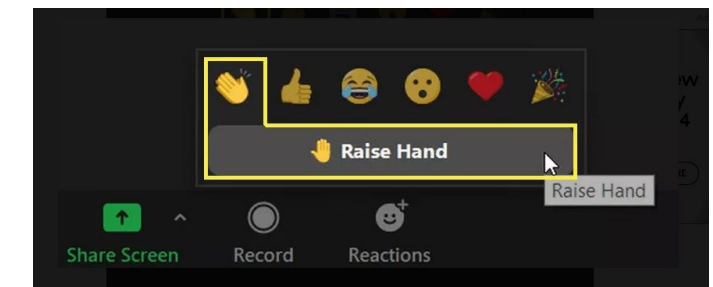
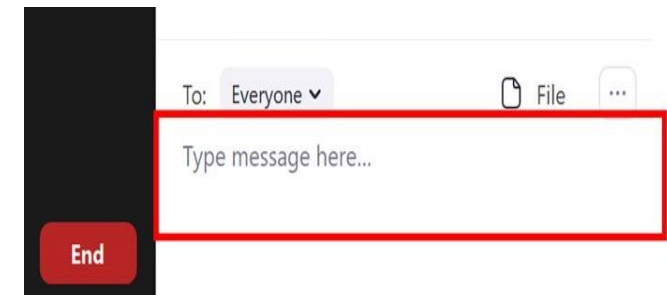
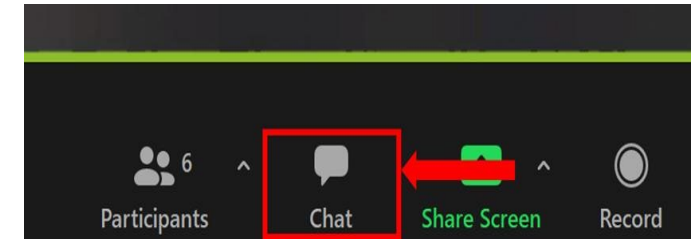
**FAIRVIEW**  
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**Welcome!**  
**¡Bienvenidos!**

This meeting is being recorded and will be made available on the project website.

# Zoom Participation Protocols

- Facilitators will respond to questions during the Q&A.
- Spanish translation is provided please let us know if you would like to be linked to the live meeting in Spanish.
- Click Chat and write your comment or question in the chat box.
- You may write your question or comment in English or Spanish.
- During the Q&A to speak raise your hand click by clicking on the "Raise Hand" symbol above the chat box. We will call on you and unmute your microphone to speak.

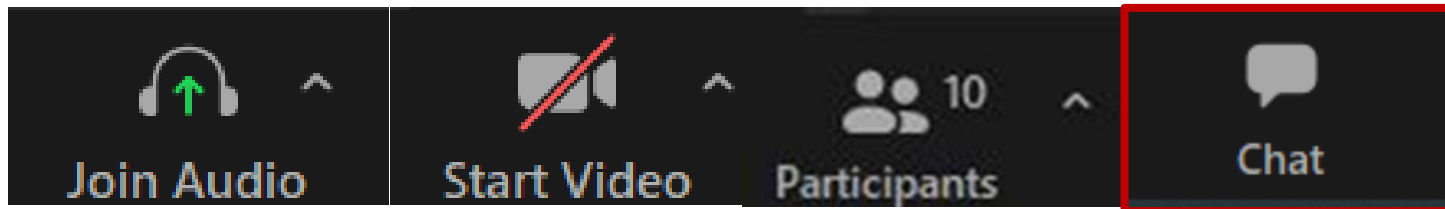


# Questions/ Preguntas

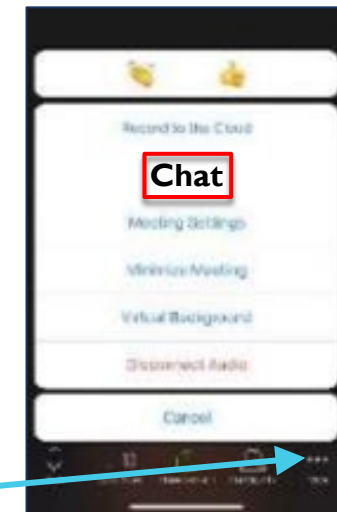
Write any questions you have in "**CHAT**" during the presentation, and we will answer them during Q&A.

Escribe cualquier pregunta que tengas en "**EL CHAT**" durante la presentación, y los responderemos durante las sesión de preguntas y respuestas

## Computer / computadora



## Phone / celular



Click "More"  
Haga clic "More"

# Who is participating today?

- Are you a resident?
- Are you an area business owner?
- Interested member of the development community?
- Other?
- Did you participate in Workshop#1?

*Please put your answers into the chat.*



# Agenda

Welcome, Introduction, and project background – Q&A	25 min
Draft Vision and Guiding Principles – Large Group Activity	35 min
Land Use Framework: Open Space and Circulation Discussion & Activity	30 min
Next Steps	5 min
Emergency Operations Center Update – Brian Ferguson, CalOES	20 min

*\*Market Study will be discussed at Workshop #3 – initial findings show that there is demand for housing with supporting commercial uses.*



# Project Team

## City of Costa Mesa:

Cecilia Gallardo-Daly	City Manager's Office/ Community Development
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
Bill Hoffman	PlaceWorks
Maria Ceja	PlaceWorks
Thomas Ventura	Gensler
Priyanka Agarwal	Gensler

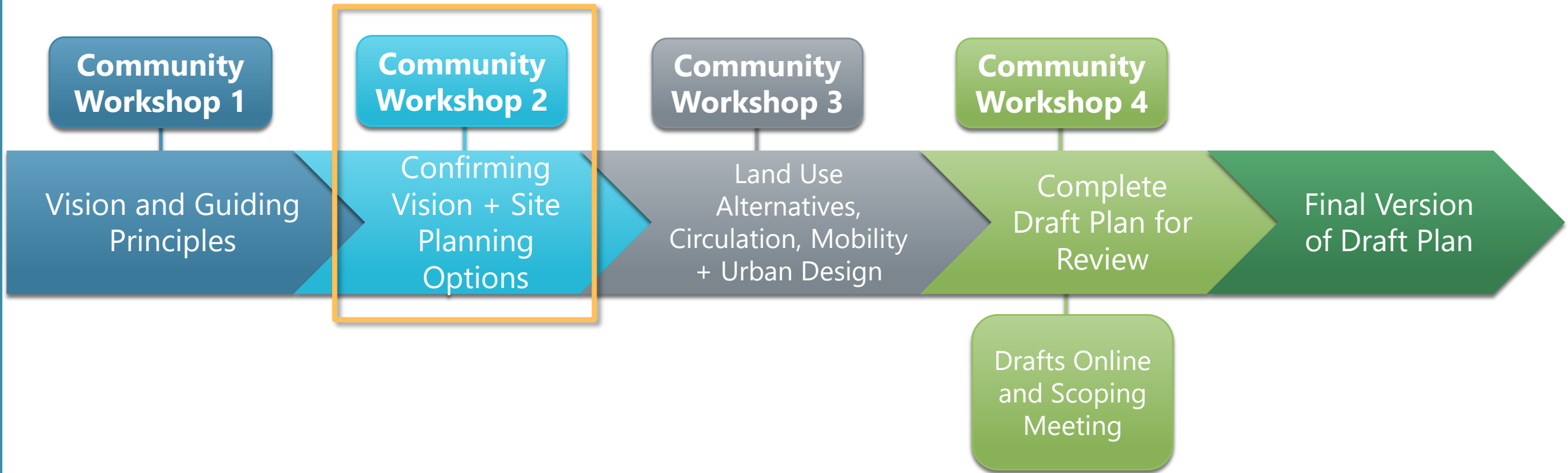


# Long-Term Project Process

Phase 1: Community Visioning	Phase 2: Drafting the Plan	Phase 3: Approving the Plan	Phase 4: Implementing the Plan
Fall 2023 to Now	Late 2024	End of 2025	2026 and Beyond
<p>Consider the community needs and values to help inform a <b>good plan</b>:</p> <ul style="list-style-type: none"> <li>• Creating the vision and guiding principles</li> <li>• Reviewing existing conditions</li> <li>• Exploring the land use alternatives</li> </ul>	<ul style="list-style-type: none"> <li>• Draft the <b>Specific Plan</b> <ul style="list-style-type: none"> <li>• Includes land use, open space, design, and circulation elements</li> </ul> </li> <li>• Draft the Environmental Impact Report (<b>EIR</b>)           <ul style="list-style-type: none"> <li>• Includes air quality, noise, traffic, etc. analyses</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• <b>Public</b> can review the drafts</li> <li>• City's <b>Planning Commission</b> provides input on the drafts</li> <li>• <b>City Council</b> approves and finalizes drafts and certifies the EIR</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Developer</b> selected by the State takes the lead           <ul style="list-style-type: none"> <li>• Begins to build out the area</li> <li>• Must comply with plan created through this process</li> <li>• Coordinates with the City to obtain necessary permits</li> </ul> </li> </ul>

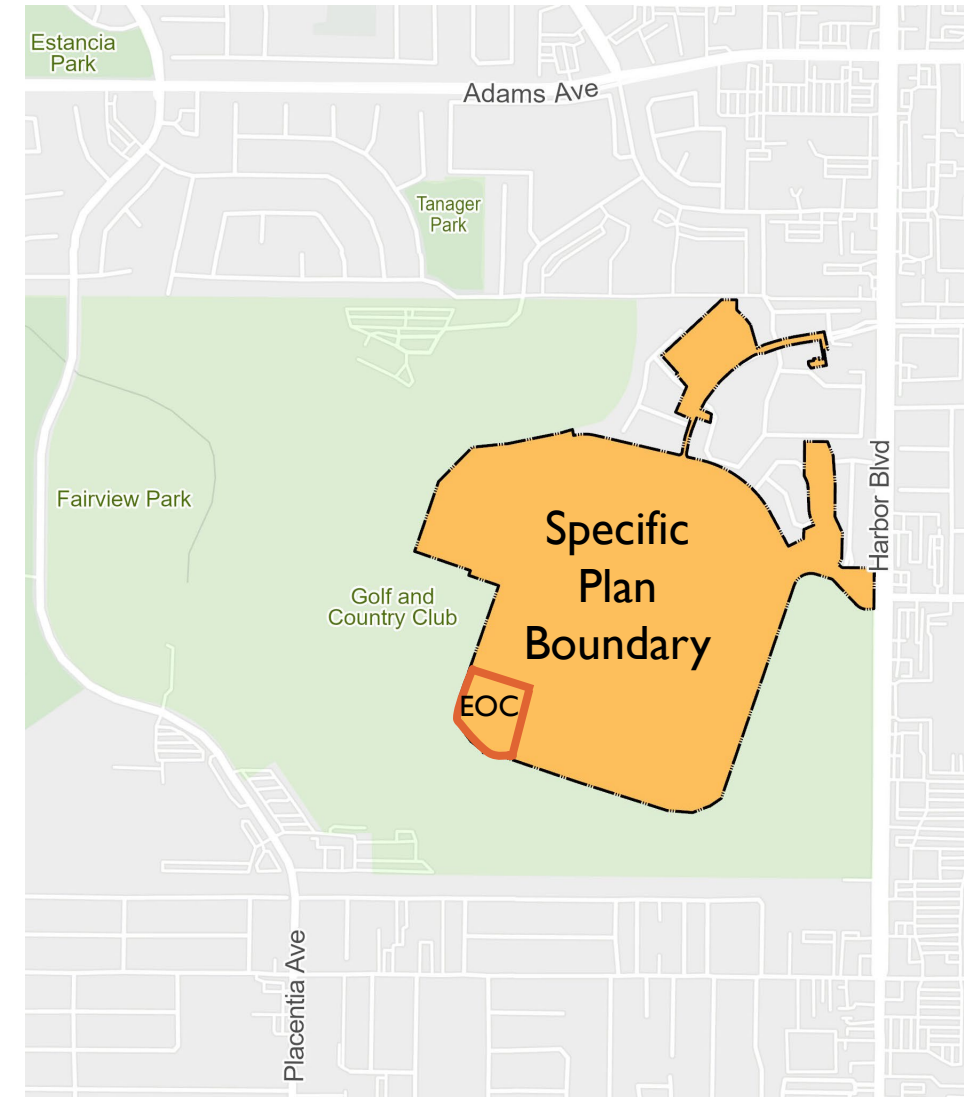


# Community Engagement – Phase 1 & 2



# 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 – likely a sale



# Project To-Date

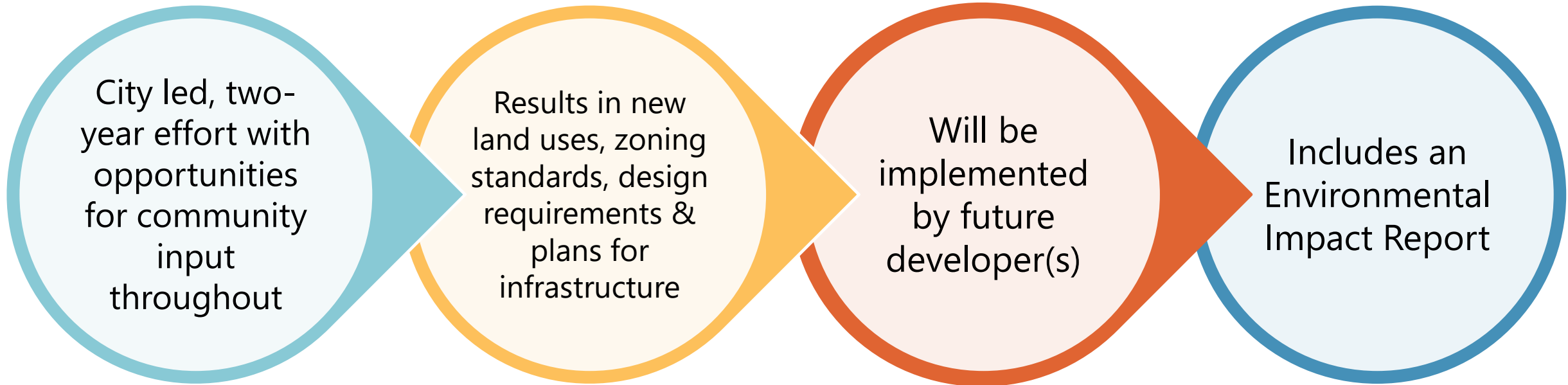


City goal in 2022  
Housing Element:

Income Level	Units
Very Low	575
Low	345
Moderate	690
Above Moderate	690
<b>Total:</b>	<b>2,300</b>

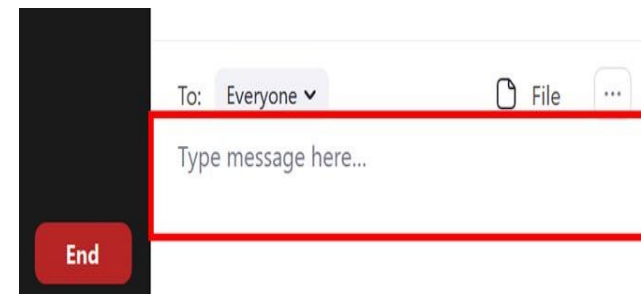
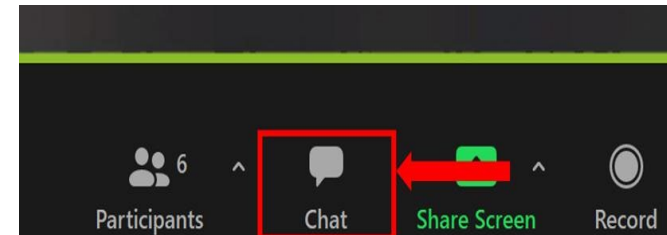
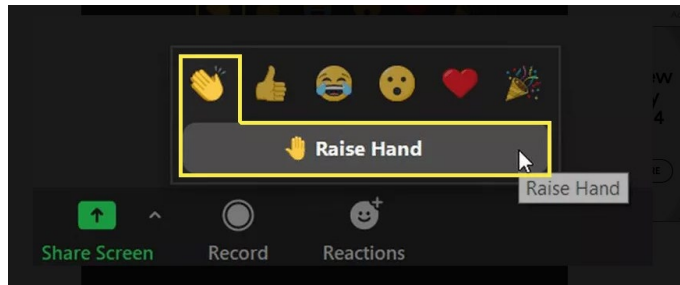
# Project Process

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



# Project Q&A

Please raise your hand or put your question in the Chat.



# Purpose of Today's Workshop



Share and Gather Input on the Draft Vision & Guiding Principles



Gather Input for Land Use Planning related to Circulation and Open Space



Workshop Input to Influence Vision, Guiding Principles, Alternatives

# Vision & Guiding Principles

## 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 to meet the cultural, and social needs of our community. Create opportunities for connections and shared experiences, creating a sense of community.



### Built Environment

Cultivate a community that not only provides a high quality of life and community gathering spaces to create a sense of place, but also where responsible development and construction practices are used.



### Circulation and Mobility

Create a community where movement is encouraged and pathways foster a healthier lifestyle.

## Draft Vision For the Future FDC

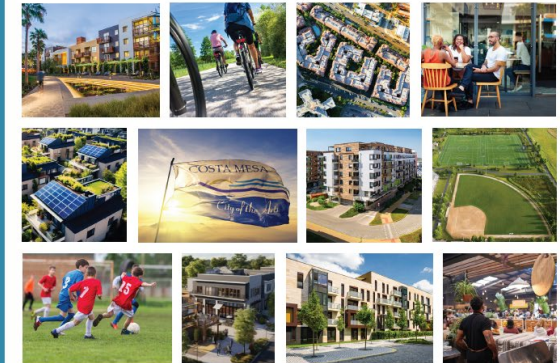
A unique community in Costa Mesa, the former Fairview Developmental Center has been transformed into a one-of-a-kind living environment for a diverse population. Neighborhoods are filled with people from all backgrounds, and the design uses sustainable practices and materials and prioritizes accessibility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



January 16, 2024

# Vision

## What is a vision statement?

- Forward-looking and aspirational statement
- A guide for the planning and development of the site
- A reference point to ensure the land use plan reflects the collective vision and values of the community
- A description of what the specific plan hopes to achieve
- Uses a future tense, describing a future state





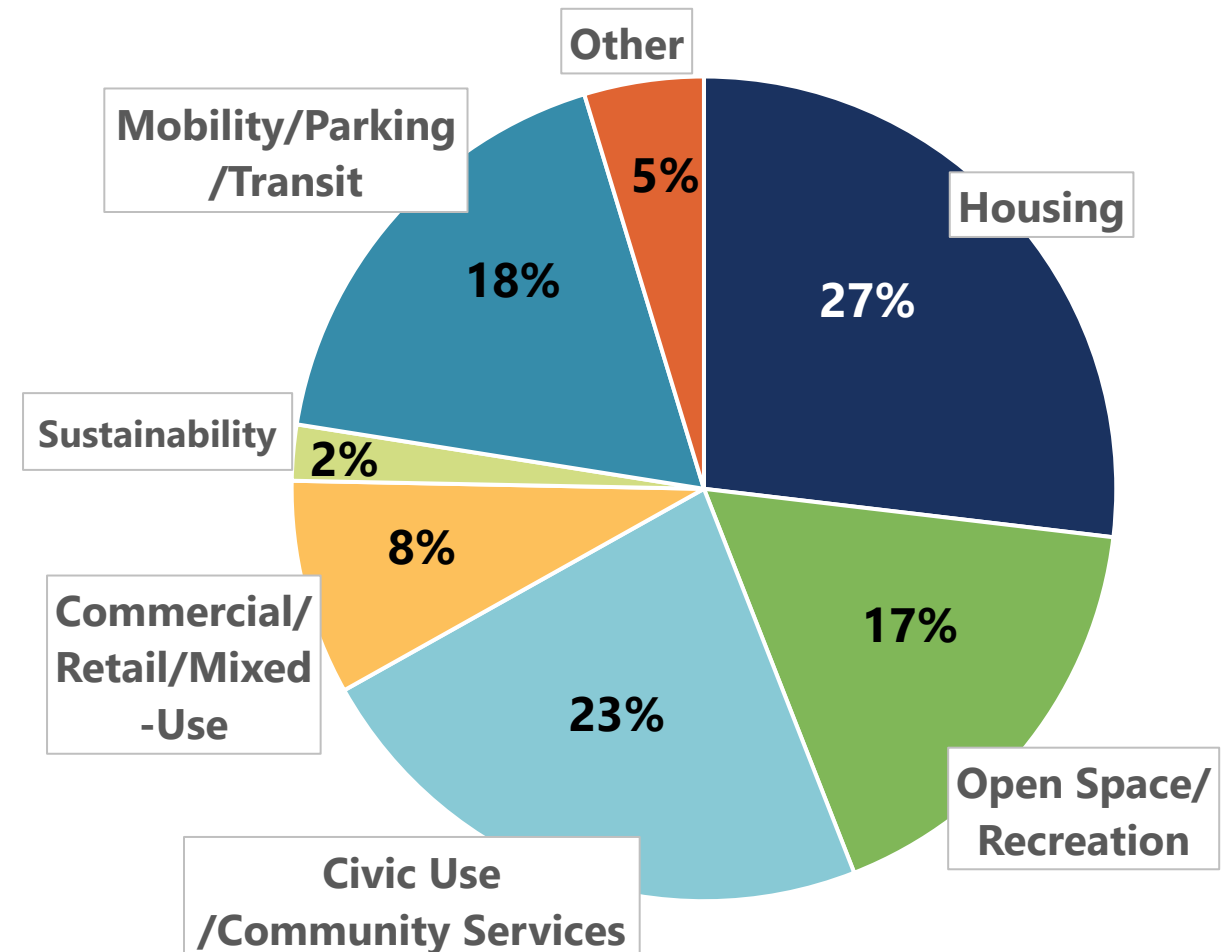


# Workshop #1 Vision Exercise

## Range of Comments

- Overall support for affordable housing
- Need for parks/open space/public access
- Concerns about negative traffic impacts
- Provide on-site services (childcare, job center, clinic, etc.)
- Provide bike and pedestrian connections (and safe routes to schools)
- Preserve trees if possible

## Priorities



# Ground Rules

- All perspectives are valued
- One person speaks at a time
- Maintain an open mind
- Listen to understand, not debate
- Everyone has an EQUAL opportunity to participate
- Focus on the future
- Ideas and alternative perspectives will be documented



# Draft Vision Statement: Building Blocks

Well-Connected and Engaged Neighborhoods



Sustainability and Accessibility

One-of-a-Kind Living Environment



Improves Each Year



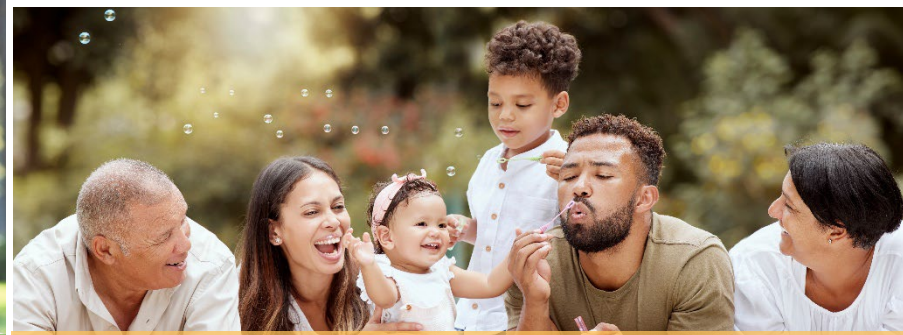
Inviting and Playful Outdoor Amenities

Building Legacies & Future Generations



Reducing Reliance on Automobiles

Connections in Costa Mesa



Unique and Diverse Community

Wide Range of Income Levels and Special Needs



Activities Become Traditions

# Draft Vision Statement

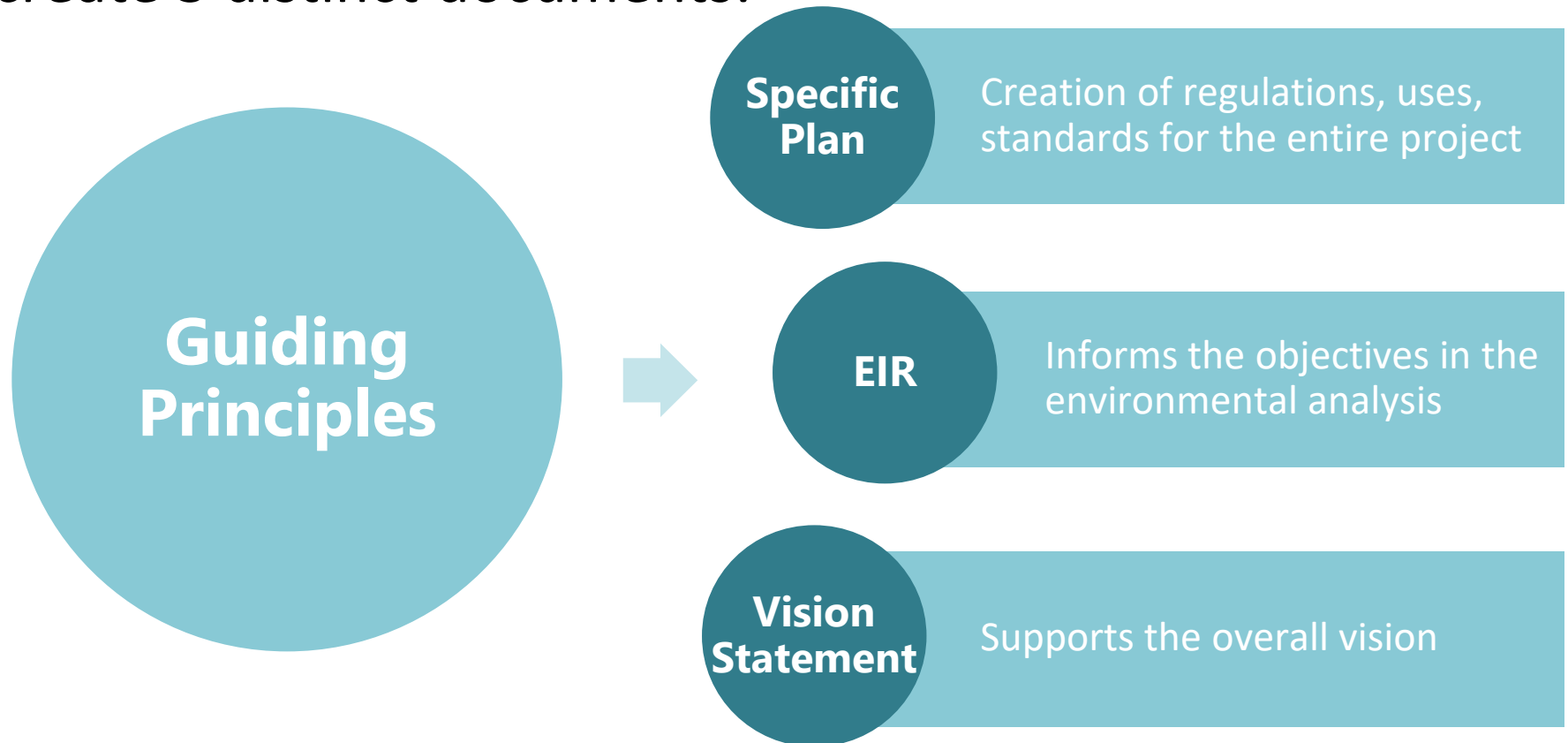
*A **unique community** in Costa Mesa, the former Fairview Developmental Center has been transformed into a **one-of-a-kind living environment** for a **diverse** population. Neighborhoods are filled with people from all backgrounds, and the design uses **sustainable** practices and materials and prioritizes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

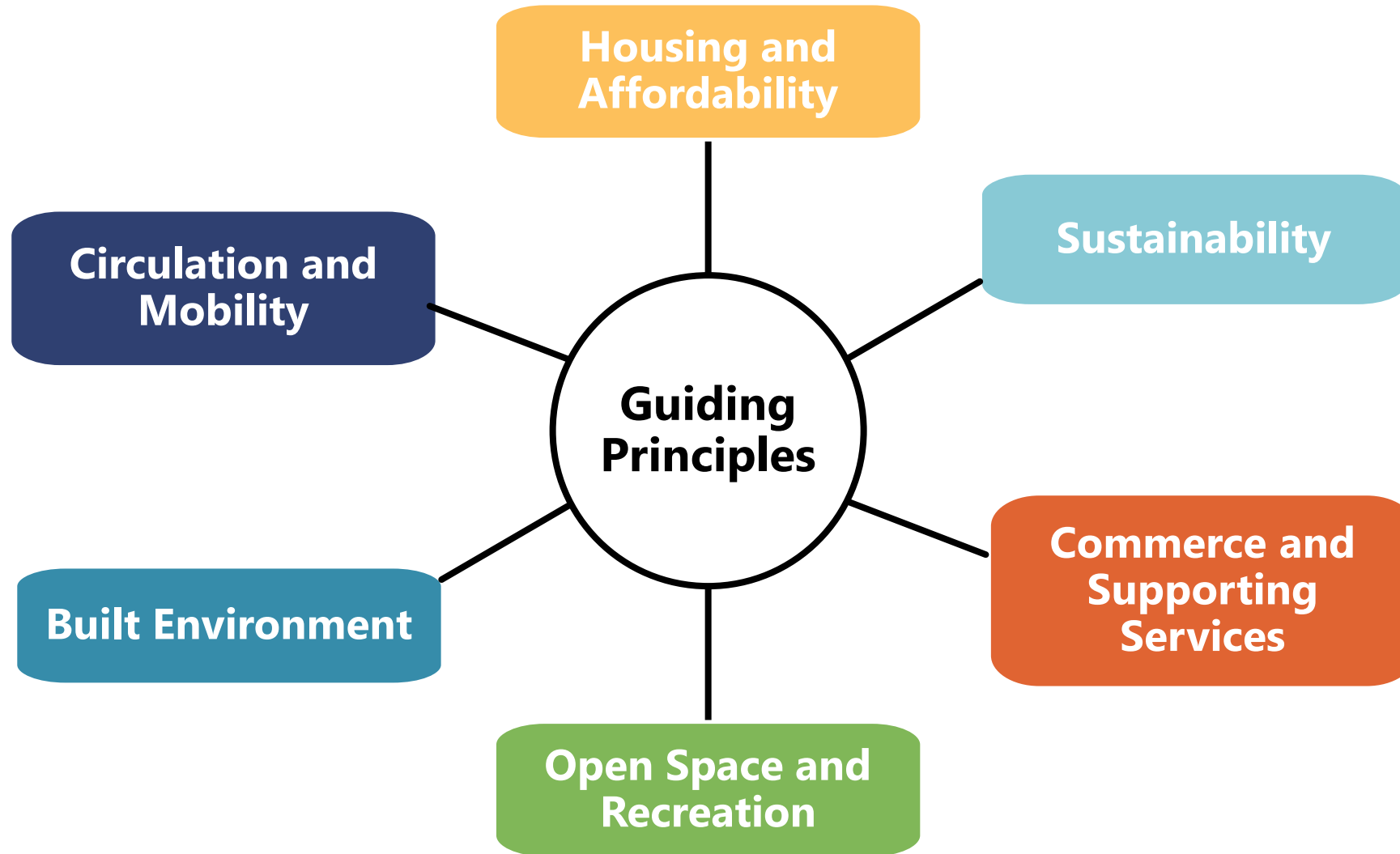
# Guiding Principles


## How are Guiding Principles used?

They help create 3 distinct documents:



# Guiding Principles





# **Land Use Framework Options**



# Preparing for Land Use Alternatives

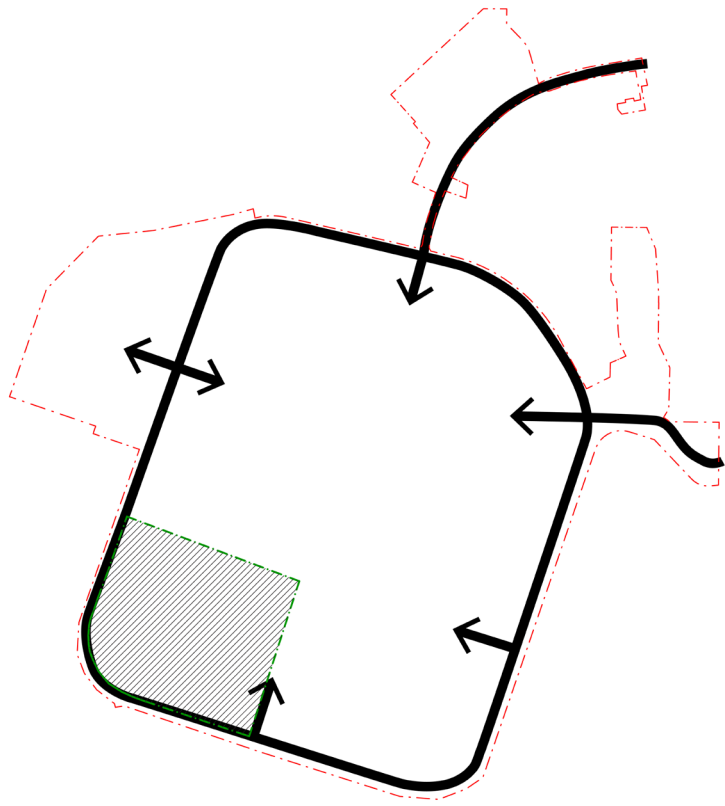
## 3 Land Use Alternatives to be developed and analyzed

- Evaluate impacts for each alternative:
  - Traffic
  - Infrastructure (water, sewer, storm drain)
  - Financial
- Need your input tonight to set the stage for alternatives:
  - Circulation
  - Open Space
  - Land Use

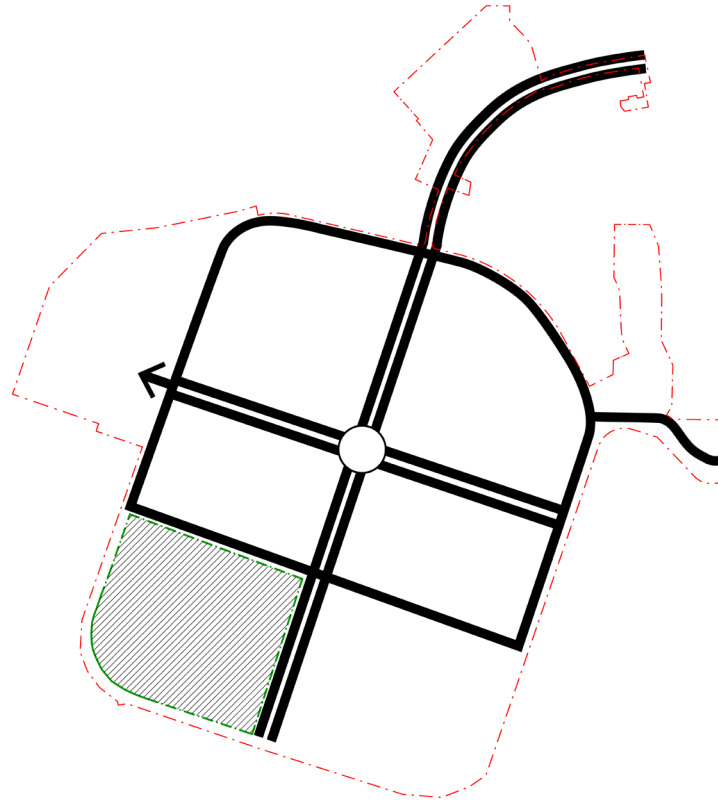




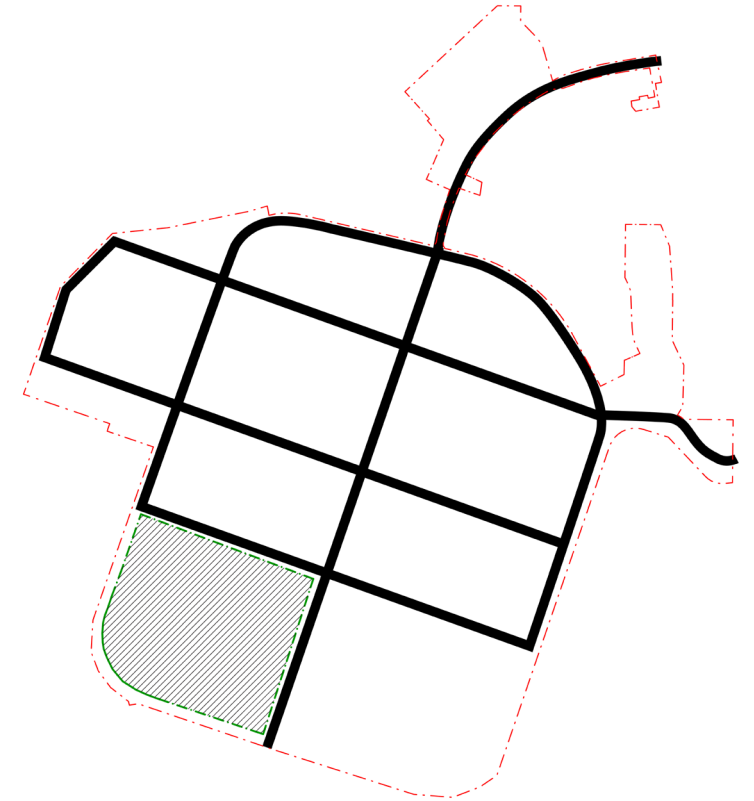
# Circulation Framework



Loop



Boulevard



Grid

# Circulation Framework

## Loop Road Framework

- Set Access Points from Loop Road
- Large Blocks Maximize Flexibility for Individual Developments
- Can set requirements for internal connectivity

## Boulevard Framework

- Site Organized around Boulevards
- Creates 5 Large Parcels
- Something Special in the Center

## Grid Framework

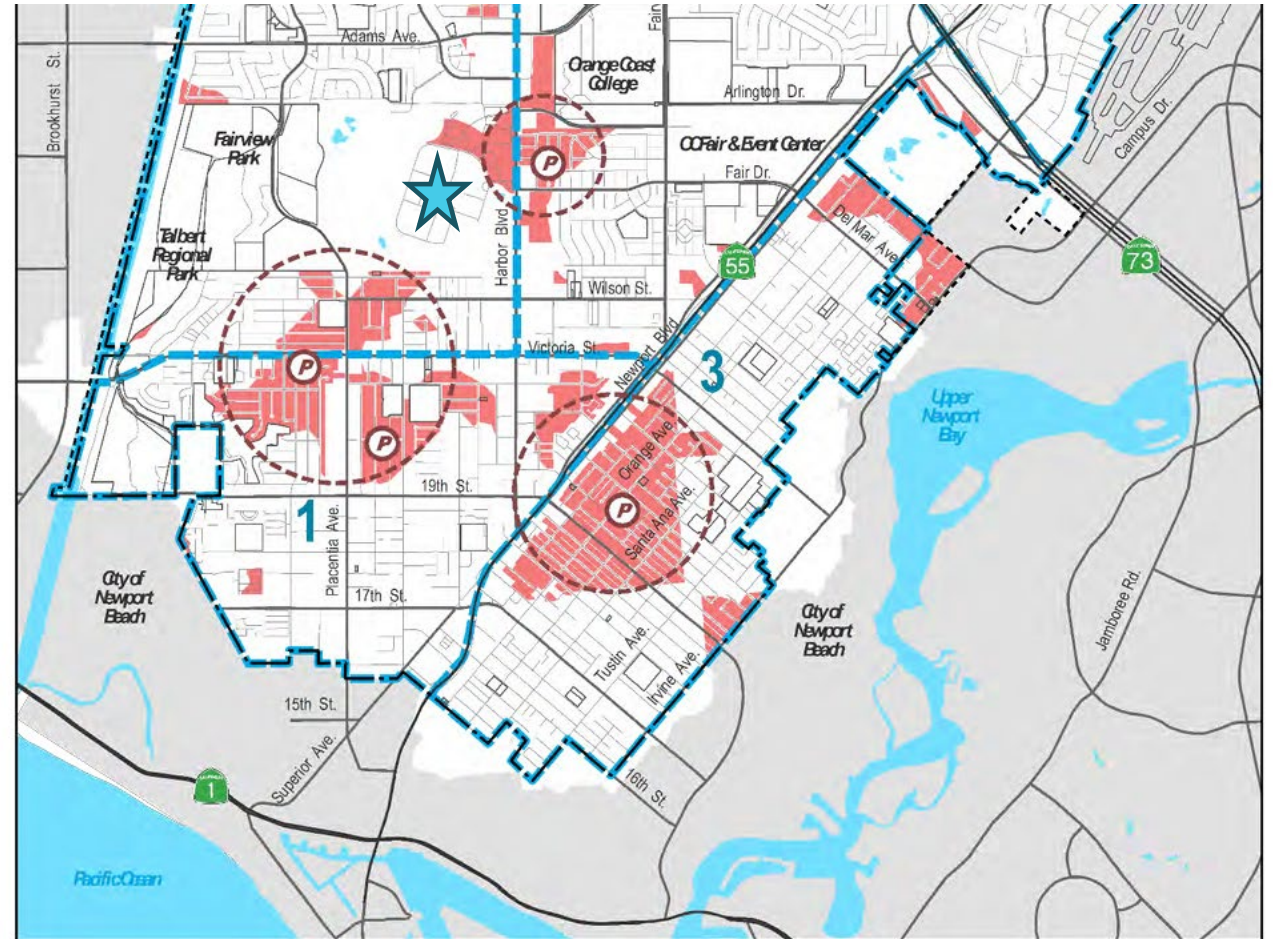
- Creates smaller blocks
- Keeps traffic well-distributed
- More urban



# Open Space

## What we have heard from the community in Workshop 1:

- Need parks / open space / greenery on the site
- Outdoor amphitheater
- Ensure that shared spaces are available to all
- Include sports fields/ little league fields
- 17% prioritized Open Space and Recreation



### Underserved Park Areas

- Residential Underserved Areas  
(Greater than 1/2 Mile Walking Distance)
- Neighborhood Planning Areas



Park Priority Area

Source: City of Costa Mesa, 2015; ArcGIS Network Analyst and Costa Mesa street center lines (polylines).



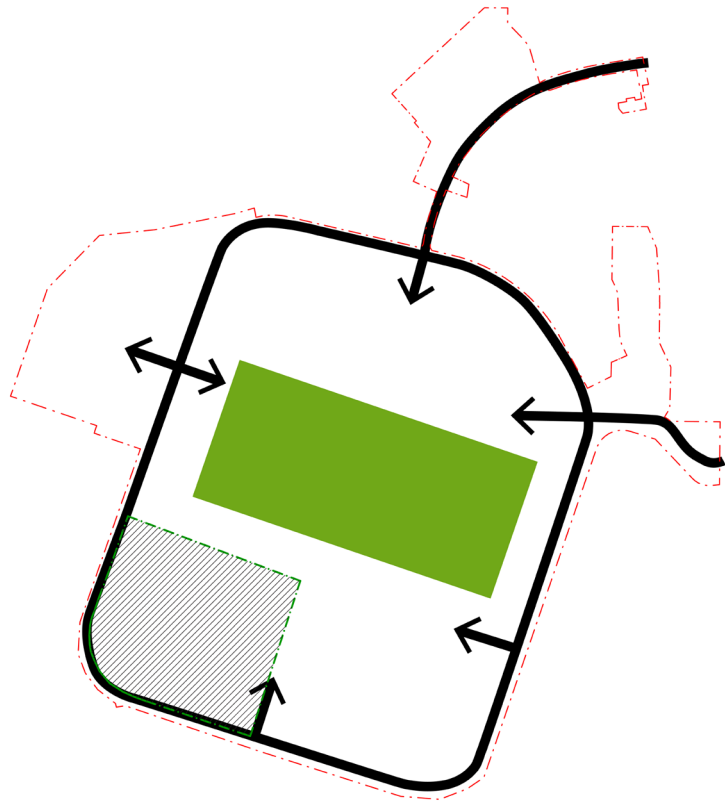
0 1,000 2,000 4,000 6,000 8,000 Feet

# Public Open Space Options

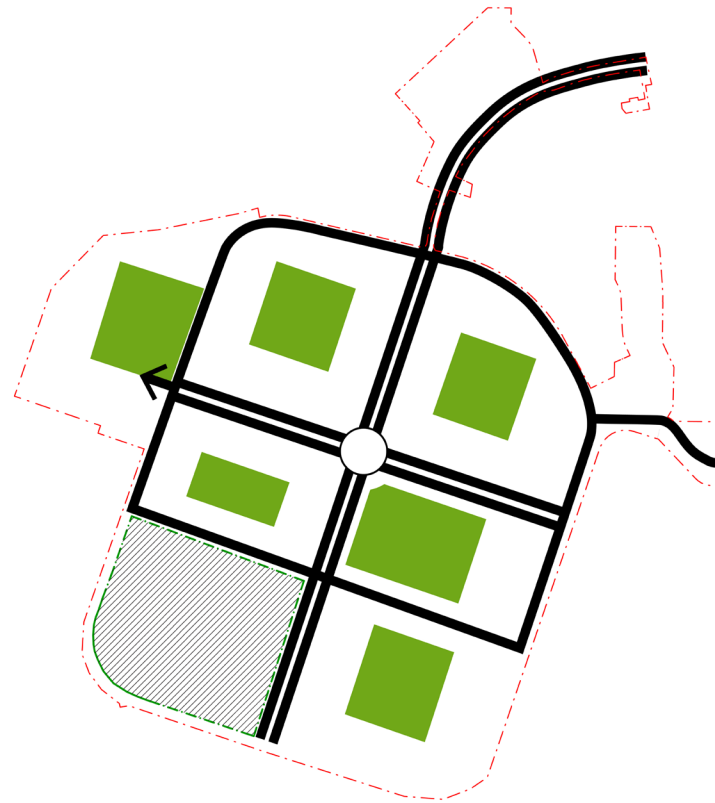
- Consolidated Parkland/ Sports Complex
- Distributed Neighborhood Parks
- Combination of Larger Park and Smaller Neighborhood Parks



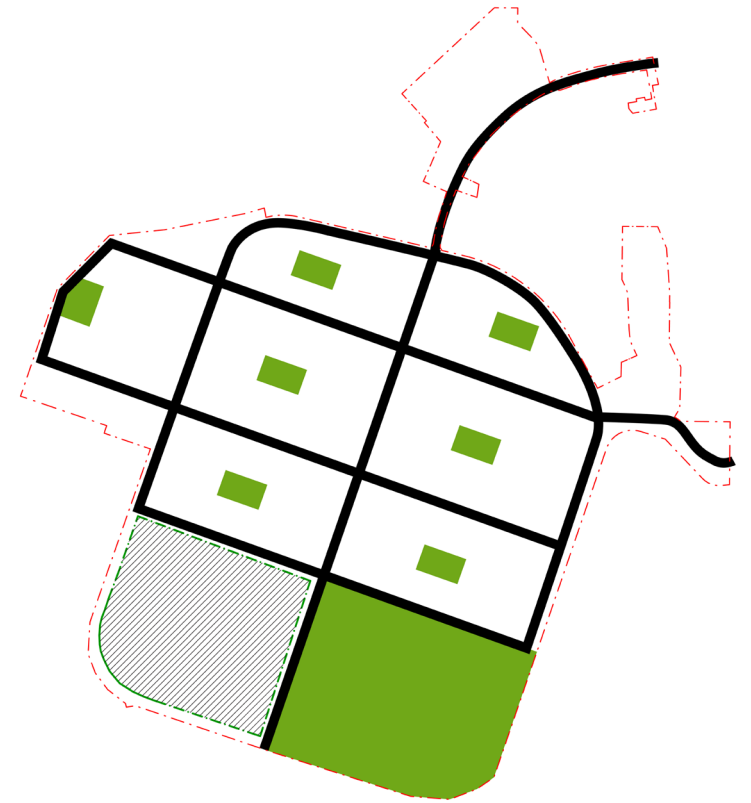
# Public Open Space Options



Consolidated



Distributed



Combination

*About 20 acres shown in each option*

# Open Space Considerations



## Downtown Recreation Center & Lions Park

Historical Society	1 acre
Fire Station	1 acre
Garden	1 acre
Community Center	1.5 acres
Rec Center/ Aquatics	2.5 acres
Park	1.2 acres
Library	0.9 acres
Playground	1.2 acres
Sports Field	2.6 acres
<b>Total</b>	<b>~13 acres</b>





# Recreation and Sports Fields



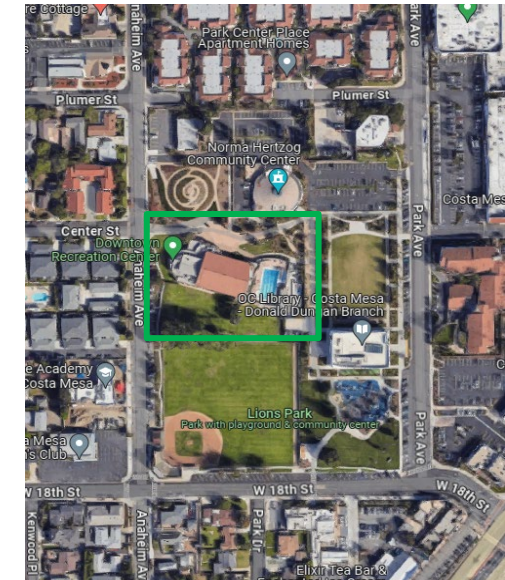
Baseball Fields (4)  
+  
Supporting Uses  
(concession,  
restrooms, parking):

12 AC



Soccer Fields  
(1 regulation & 2 practice)  
+  
Supporting Uses  
(concession, restrooms,  
parking):

3 AC



Downtown  
Rec/Aquatics Center:

2.5 AC



# Breakout Rooms

## Circulation and Open Space Options

Share feedback and ideas on the options.

What do you like?

What would you add/change?

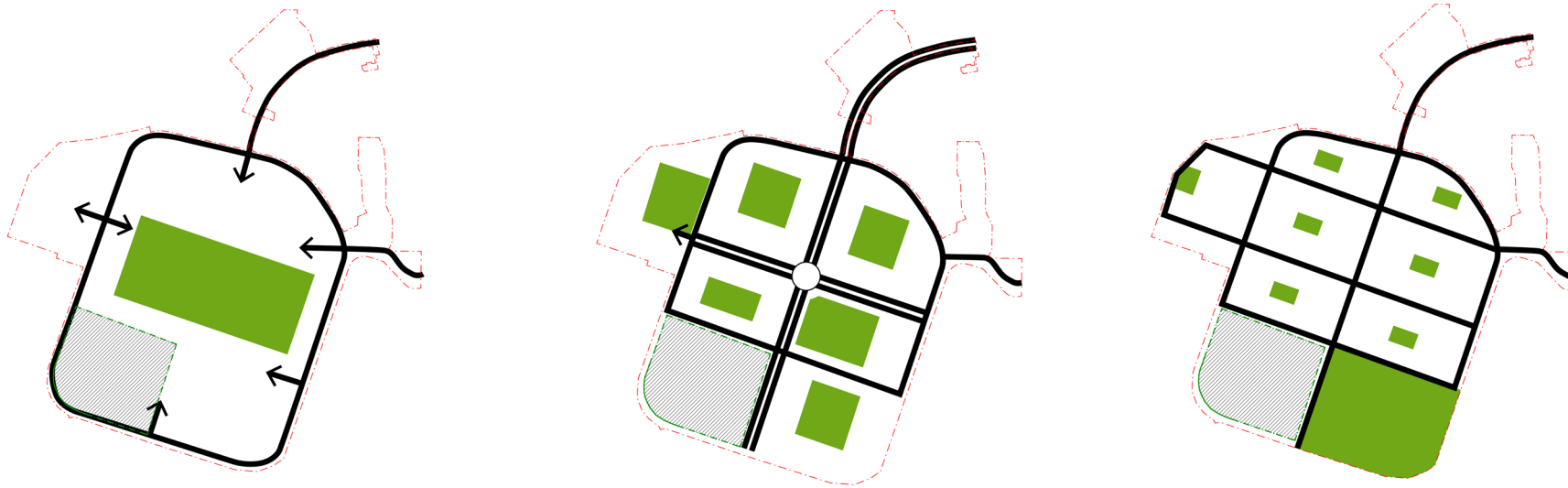
What combination of Open Space and Circulation Framework options would you put together?

*Please stay on the Zoom afterward there will be a presentation on the EOC.*



# Breakout Rooms – Report Out

What combination of Open Space and Circulation Framework options did you group like/put together?





# FDC WORKSHOP

CALIFORNIA GOVERNOR'S  
OFFICE OF EMERGENCY SERVICES

# Who We Are

The California Governor's Office of Emergency Services (Cal OES) serves as the state's leadership hub during all major emergencies and disasters.

This includes responding, directing, and coordinating state and federal resources and mutual aid assets across all regions to support the diverse communities across the state.



# What An Emergency Operations Center Is

- Serves as focal point for coordination of emergency **planning, training, response and recovery** efforts for all of Southern California.
- This new facility will allow for improved regional response and coordination efforts between federal, state, and local partners.
- Responsible for supporting 11 California counties and half of the state's population (21.6 million people).



# Day-to-Day Operations (Non-Emergencies)

- ✓ Collecting, analyzing and sharing information.
- ✓ Supporting resource needs and requests, including allocation and tracking.
- ✓ Coordinating plans and determining current and future needs.
- ✓ Classroom training, tabletop exercises, and simulations to prepare for emergencies.



# Dispelling Myths: What It Isn't

- ⊗ **Not** an emergency shelter
- ⊗ **Not** an airport
- ⊗ **Not** a staging area for first responders
- ⊗ **Not** a radio station
- ⊗ **Not** a military base with barbed wire





# A Community-Centered Approach

- Cal OES is committed to building a mutually-beneficial and long lasting relationship with the Costa Mesa community.
- EOC presents economic development opportunities and new jobs in the region



**Thank you!**



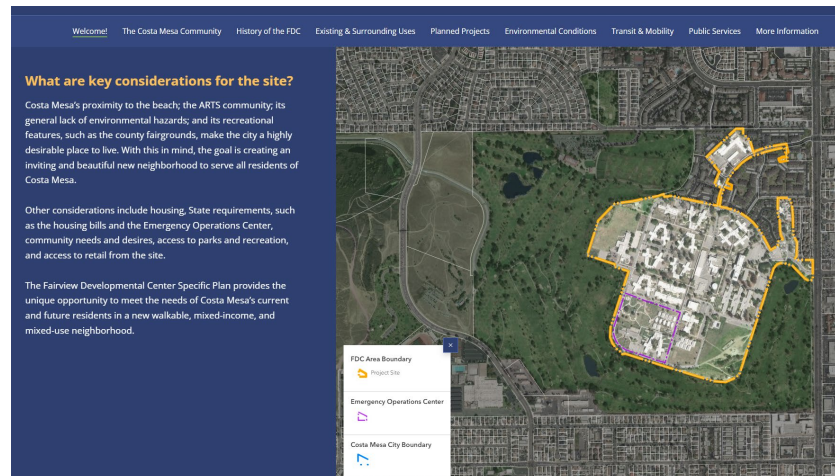
# Next Steps

## Workshop #3: Land Use Alternatives

- Spanish: Thursday February 29<sup>th</sup>
- English: Monday March 4<sup>th</sup>
- Virtual (Zoom) English & Spanish: Wednesday March 6<sup>th</sup>

For project updates and to view project materials visit:

- [FDCHousingPlan.com/resources](http://FDCHousingPlan.com/resources)
- Check-out the recently added StoryMap (Interactive Map) of existing conditions





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**Thank You**

