



# Fairview Developmental Center Specific Plan Outreach Summary

## Open House/ Workshop 3 Details

The City of Costa Mesa hosted the third round of community engagement for the Fairview Developmental Center Specific Plan. The city hosted three (3) separate open houses, all provided in both English and Spanish.

- **Open House Night 1** – Thursday, February 29, 2024
  - 6 p.m. to 8 p.m.
  - Costa Mesa Country Club 1701 Golf Course Dr, Costa Mesa
  - **57** Attendees
  - **25** comments cards submitted.
- **Open House Night 2** – Monday, March 4, 2024
  - 6 p.m. to 8 p.m.
  - Harbor Iglesia Church 740 W Wilson St, Costa Mesa
  - **94** Attendees
  - **36** comments cards submitted.
- **Virtual Open House** – Wednesday, March 6, 2024
  - 6 p.m. to 8 p.m.
  - Hosted virtually using Zoom.
  - **25** Attendees

## Workshop Advertisement

The city advertised the open house/workshop through the following media and print forms:

- FDC Open House flyer posted on social media (2/21, 2/26, 3/4). Virtual Open House posted on 3/4 & 3/6.
- FDC Open House shared on City calendar and landing page carousel. (2/23)
- Email sent to everyone on the FDC interest list and other e-notify lists announcing the Open House (2/22) and a reminder (2/29) with 42% open rate.
- City Manager Weekly Snapshot featured the open house. (2/23, 3/1)
- Email sent to more than 80 community group contacts: elected, churches, schools, daycare, afterschool, community groups, larger apartment complexes (2/23).
- Workshop flyer posted on Nextdoor (45,000 subscribers). (2/23)
- Flyers regarding the workshop were distributed to various city facilities, county library, supermarkets and businesses. (2/23)
- Costa Mesa Minute featuring FDC Open House received: Instagram: 3,500 views and 77 likes, Facebook: 354 views (2/28)
- Flyer distributed to 80+ parents by March 4 Open House host, Iglesia Harbor Church. (2/28-2/31)

- Open House advertisements on CMTV between show carousel, city council pre and during meeting carousel, City Hall Concierge monitor carousel.
- Open House flyers shared at February Study Session (2/27) and City Council meeting (3/5)
- Post open house coverage included social media postings with messaging and pictures from both in-person meetings: Instagram – 105 likes, Facebook – 20 likes, CM Snapshot

## Workshop Outline and Purpose

The goal of the open houses was to provide broader project context and background information to the community, as well as continue to solicit feedback on initial materials such as draft site design concepts and the draft Vision. As many members of the community were recently becoming aware of the Fairview Developmental Center Specific Plan, the open house created opportunity for new participants to get up to speed as well as allow returning participants to continue to provide feedback on the following:

- Revised Draft Vision
- Housing Opportunities
- Circulation, Mobility and Safety Features and Traffic
- Site design and Open Space Amenities

All three open houses provided materials in both English and Spanish. Both team members from the project consultant and city staff were available at each station to answer questions, additionally English and Spanish speaking staff were available at each station. The format for the open houses was consistent and included a welcome from city staff and the following stations:

- Welcome and sign-in
- Project Information
- Vision
- Housing
- Mobility and Traffic
- Site Design and Open Space

A detailed summary of all materials provided at each station and feedback received is included in this document. Copies of all materials, handouts, and comments are available on the project webpage at **FDCHousingPlan.com**. All written ideas from the group exercises and a summary of comments are included in this document.

## Key Takeaways

Key takeaways and input received at the open houses included the following:

- **Station 1 – Project Information:** Overall, questions and comments at the project information booth focused on getting attendees up to speed with current project information and background data. Attendees left comment cards noting the helpful



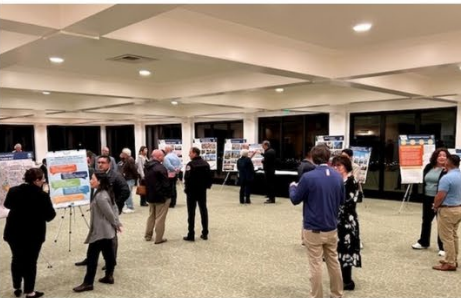
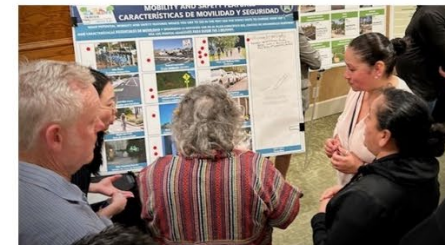
nature of the Open House, the need for housing, and desire to stay connected and involved in the project.

- **Station 2 – Vision:** Feedback regarding the Draft Vision was primarily positive. Many attendees emphasized the need for open space and recreation areas, specifically citing sports fields. Others noted the importance and desire for affordable housing and senior supportive housing.
- **Station 3 – Housing:** Attendees focused on the type and style of housing at the Housing Station, primarily noting they preferred traditional style homes, with natural looking materials. Many prioritize affordable housing, a few noted multifamily housing, and a few noted single family.
- **Station 4 – Traffic and Mobility:** The data from station 4 shows that attendees prioritize walking trails and multi-use paths as well as parking. Additionally, comments shared at this station referred to concerns of heavy traffic along Harbor and traffic entering and exiting the project site.
- **Station 5 – Site Design and Open Space:** The collection of input shows that attendees find open space highly important to the place, specifically citing sports fields (soccer and baseball) as a priority use.

## Open House Photos

The photos below are from the in-person open houses held on February 29.

Open House  
February 29, 2024  
Costa Mesa Country Club





The photos below are from the in-person open houses held on March 4.

Open House  
March 4, 2024  
Harbor Iglesia



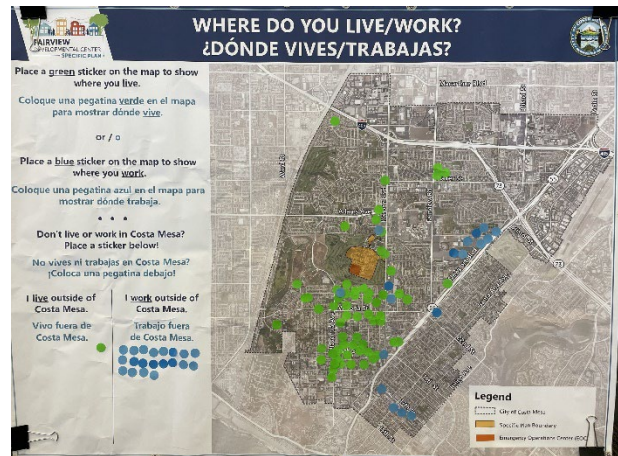
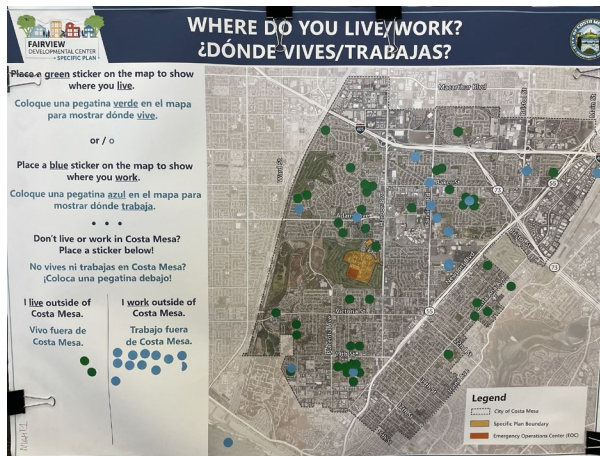


## Welcome Station

The welcome station allowed participants to sign in at the open house and sign up for the project email list. Additionally, the welcome station provided a “get to know you” activity, where participants used a map to let the project team know where they lived or worked.

On night 1 (left), attendees came from all over Costa Mesa, with 14 attendees citing that they lived or worked outside of the city. On night 2 (right), most attendees came from the west side of Costa Mesa, south of the project site, and 21 cited that they lived or worked outside of the city.

Boards from the Welcome Station are shown below and attached in larger scale at the end of the document.

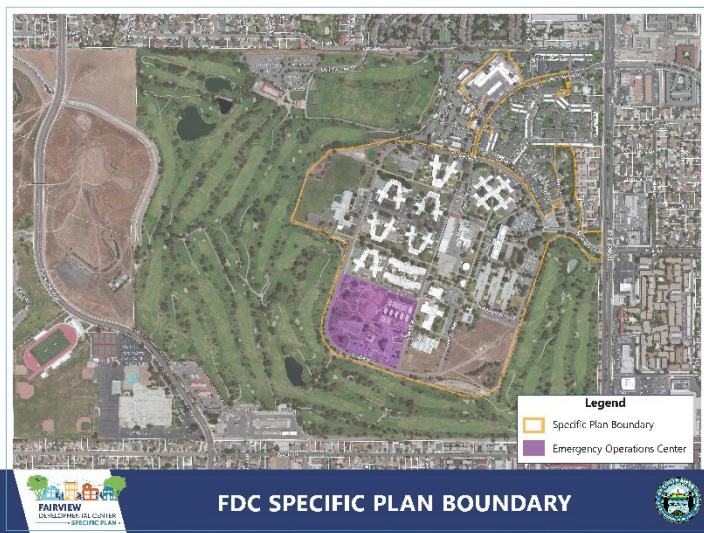


## Station 1: Project Information

Station 1 provided project background and information. The station included project information boards, outreach to date and summaries of input reviewed and a project fact sheet. Staff was available for general project questions as well as to discuss the process and timeline, including the following topics:

- Fairview Developmental Center Closure
- What is a Specific Plan and the Specific Plan Process
- Outreach and Feedback to Date
- Emergency Operations Center
- Next Steps, Project Timeline and Future Engagement Opportunities

A summary of comments received is available in the Summary of Comments Table at the end of this document. Boards from Station 1 are shown below and attached in larger scale at the end of the document.



### OUTREACH SUMMARY

**WHAT WE'VE HEARD SO FAR**

This board summarizes community feedback received at the first two community workshops. For full details, visit [Maplex.com/participate](#).

Five workshops total will be provided throughout the plan development process in multiple formats and languages (in-person, virtual, English, and Spanish).

**JOIN US!**

- Workshop 1: Visioning "What are the ingredients of a great neighborhood?" (December 2023)
- Workshop 2: Draft Vision and Guiding Principles and Open Space and Circulation Concept (January 2024)
- Workshop 3: Open House, Project Information Drive (February 2024)
- Workshop 4: Land Use Alternatives (Summer 2024)
- Workshop 5: Draft Specific Plan (Fall 2024)

**WORKSHOP #1: A COMMUNITY VISION**

**WORKSHOP GOALS**  
 Gather input and ideas for Vision and Guiding Principles.

**3 WORKSHOPS HELD** | **114 TOTAL ATTENDEES**

**WHAT ARE THE INGREDIENTS FOR A GREAT NEIGHBORHOOD?**

The diagram shows the total number of ideas listed to prioritize ideas from the group members during the workshop.

**WORKSHOP #2: OPEN SPACE & CIRCULATION**

**WORKSHOP GOAL**  
 Gather feedback on draft Vision and Guiding Principles and preliminary circulation and open space concepts.

**3 WORKSHOPS HELD** | **124 TOTAL ATTENDEES**

**WHAT OPEN SPACE CONCEPT DO YOU PREFER?**

**WHAT CIRCULATION CONCEPT DO YOU PREFER?**

### PROJECT OVERVIEW

**WHAT IS THE FAIRVIEW DEVELOPMENTAL CENTER (FDC) SPECIFIC PLAN?**

The City of Costa Mesa is proposing a Specific Plan and Environmental Impact Report which will essentially be a master plan for future development with new zoning to allow for a mixed use, mixed income housing community.

**OTHER RELATED PLANNING EFFORTS**

The City will also Open House Environmental Impact Report in showing opportunity site and activities 2,300 housing units for the location. Through this process the State will likely file the EIR and the developer will start developing the site consistent with the Specific Plan. The Plan is expected to be completed in late 2025/early 2026.

Year	Units	Units	Units	Units	Units
2021	341	443	443	443	2141

**PROJECT TIMELINE**

Year	2023	2024	2025	2026	2027	2028
Community Workshop #1	Dec					
Community Workshop #2		Jan				
Community Workshop #3			Feb			
Community Workshop #4				Mar		
Community Workshop #5					Apr	
City Council Study Session						May
City Council Study Session						Jun
City Council Study Session						Jul
City Council Study Session						Aug
City Council Study Session						Sep
City Council Study Session						Oct
City Council Study Session						Nov
City Council Study Session						Dec

**SITE HISTORY & CONTEXT**

The FDC opened in 1959, is a State-operated residential care facility established to provide individuals with developmental disabilities. As the state has withdrawn to the group home model for care facilities, the FDC is closing its facilities. Currently, it encompasses approximately 121 acres and is in various stages of being closed, except for some group homes expected to remain.

**WHAT IDEAS AND QUESTIONS DO YOU HAVE FOR US?**

The FDC Specific Plan is an exciting opportunity for the City to plan for a new neighborhood for Costa Mesa.

Ask us your questions, give us your input and ideas.

## Station 2: Vision

Station 2 provided the Original Draft Vision and the Revised draft Vision. Additionally, open house attendees were asked to collectively create a Vision Collage using images that represented their vision for the Fairview Developmental Center Specific Plan. Attendees selected photos that exemplified the Revised Draft Vision, their vision, or something missing from the vision they would like to see. Comments and features of the final collages include the following:

- Multiple photos of sports fields and complex with note of baseball fields for little league and soccer fields.
- Images and comments highlighting community gathering spaces, indoor and outdoor.











- Don't want the EOC.
- Simple design
- Shared green space.
- Prefer single family homes, 2-3 story is hard for seniors.
- 1 story single family homes for seniors
- Consider the fair traffic.
- Buildings need movement – no tall boxes.

Boards from Station 3 are shown below and attached in larger scale at the end of the document.

### COURTYARD & MOTORCOURT

- 12-26 Units per Acre
- 2-3 Stories
- Parking Tucked-Under the Unit
- Either Condominiums or Multifamily
- Common Open Space

### SINGLE-FAMILY

- Small Lot
- Detached or Attached
- 18-17 Units per Acre
- 2-3 Stories
- 2-Car Garage
- Condominiums or Fee Simple
- Some Private Open Space

### MULTIFAMILY VARIOUS

- 30-100+ Units per Acre
- 3-7 Stories
- Building can include Ground Floor Retail/Other Uses
- Range of Parking Options – Surface, Above/Below Ground Structure, and/or Combination
- Common Open Space
- Condominiums or Multifamily Rental

### VISUALIZING HEIGHT AND SCALE VISUALIZACIÓN DE LA ALTURA Y LA ESCALA

HEIGHT REFERENCES FOR EXISTING BUILDINGS IN OR AROUND COSTA MESA  
REFERENCIAS DE ALTURA PARA EDIFICIOS EXISTENTES EN COSTA MESA O SUS ALREDEDORES

1-story / 1 piso	4-story / 4 pisos	4-story / 4 pisos	5 to 6-story / De 5 a 6 pisos	7-story / 7 pisos	10-story / 10 pisos

**WHAT CAN YOU SEE ON THE FDC FROM HARBOR BOULEVARD AND FAIR DRIVE?  
¿QUÉ SE PUEDE VER EN EL FDC DESDE HARBOR BOULEVARD Y FAIR DRIVE?**

### TOWNHOMES

- Attached
- 10-24 Units per Acre
- 2-3 Stories
- 1-2-Car Garage
- Condominiums
- Includes Live-Work Housing

## Station 4: Mobility and Traffic

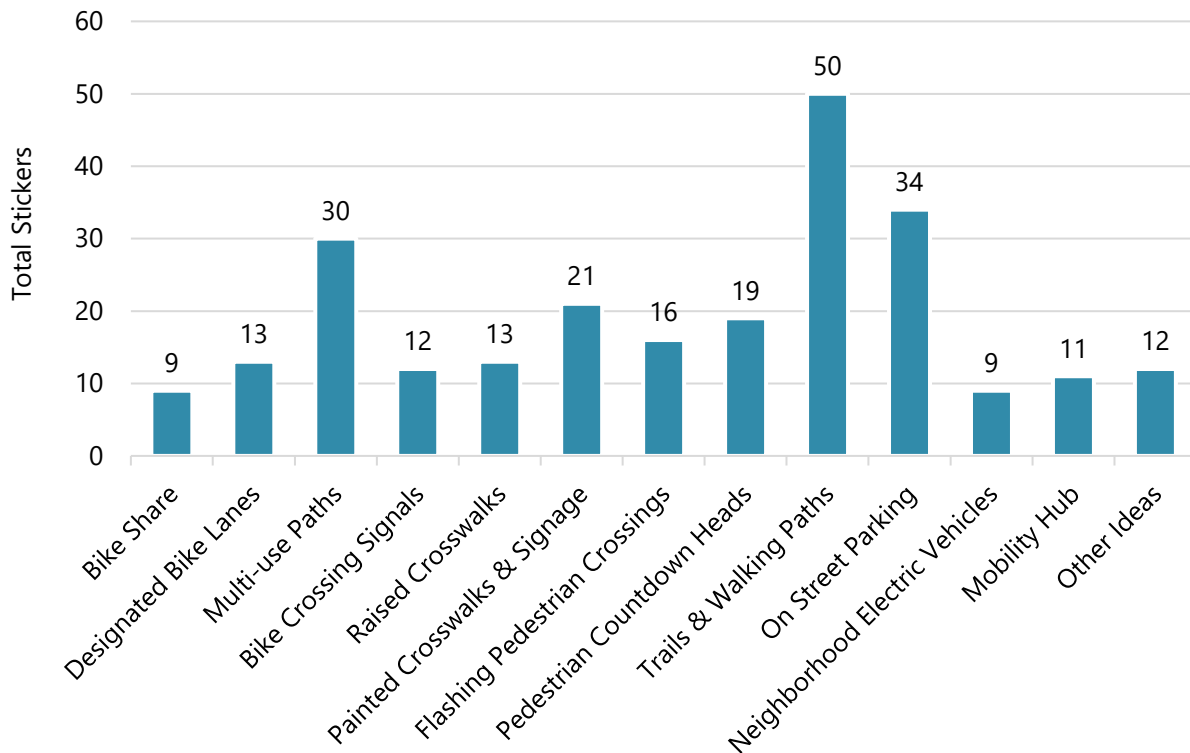
Station 4 provided information about mobility options and traffic through a site map of existing mobility infrastructure (shown right), as well as an activity inquiring about mobility and safety preferences.

Attendees were provided a large board with a variety of mobility and safety features, including but not limited to extended crosswalk timers, raised crosswalks, bike share and mobility hubs, protected bike lanes, and walking paths or trails. Once all images were reviewed, attendees used stickers to prioritize the features they were most interested in seeing in the FDC Specific Plan. Overall, attendees favored Trails and Walking Paths, followed by on street parking and multi-use paths.



The charts below display the summary of stickers added for each mobility option.

**Figure 4: Total Mobility and Safety Features Preference**





## Station 5: Site Design and Open Space

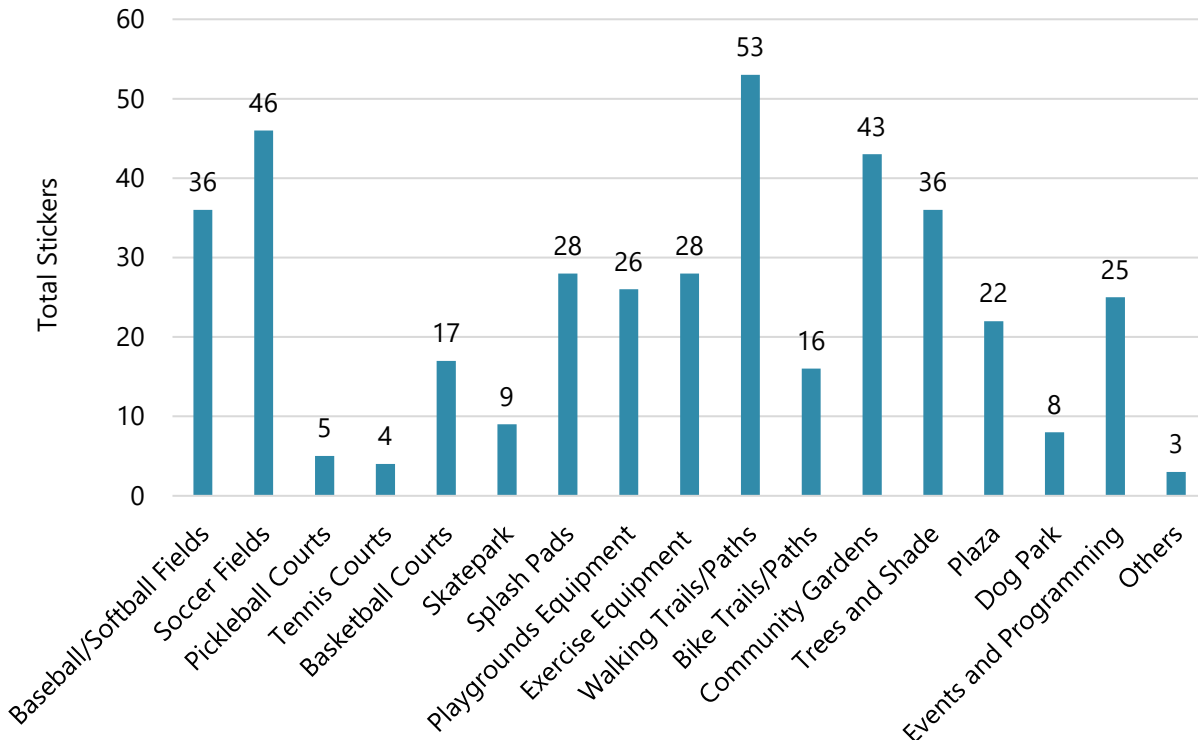
Station 5 provided attendees with information on draft design concepts related to circulation and open space (shown right).

The station also provided an activity to prioritize the types of open space amenities that could be included in the FDC as well as context for the size and supportive features that are often required for different amenities. For example, a splash pad requires the construction of a public restroom. The open space amenity board had many options, including but not limited to, sports fields, dog parks, community gardens, playgrounds equipment and trees. The charts below display the summary of stickers added for each open space amenity.

SITE DESIGN CONCEPTS			
Concept/Concepto 1	Concept/Concepto 2	Concept/Concepto 3	
Consolidated/Loop Consolidado/Bucle	Distributed/Avenue Distribuido/Bulevar	Combination/Grid Combinación/Cuadrícula	
<b>Key Features</b> <ul style="list-style-type: none"> <li>Centered in the new neighborhood</li> <li>Consolidated parcel(s)/Sports complex</li> <li>Set access points from loop road</li> <li>Large blocks maintain flexibility for individual developments</li> <li>Can set requirements for internal connectivity</li> </ul>	<b>Características claves</b> <ul style="list-style-type: none"> <li>Centrado para los nuevos vecindarios</li> <li>Parques consolidados/ Complejo deportivo</li> <li>Establecer puntos de acceso desde Loop Road</li> <li>Los bloques grandes mantienen la flexibilidad para desarrollos individuales</li> <li>Puede establecer requisitos para la conectividad interna</li> </ul>	<b>Key Features</b> <ul style="list-style-type: none"> <li>Distributed neighborhood park</li> <li>Various points of access to parks</li> <li>Smaller scale features</li> <li>Site organized around avenues</li> <li>Creates 3 large parks</li> <li>Something special in the center</li> </ul>	<b>Características claves</b> <ul style="list-style-type: none"> <li>Período de vecindario distribuido</li> <li>Varios puntos de acceso al parque</li> <li>Características de menor escala</li> <li>Sitio organizado alrededor de avenidas</li> <li>Crea 3 parques grandes</li> <li>Algo especial en el centro</li> </ul>
<b>Key Features</b> <ul style="list-style-type: none"> <li>Features from Concept 1 and Concept 2</li> <li>Combination of a larger park and smaller neighborhood parks</li> <li>Creates smaller blocks</li> <li>Keeps traffic well-distributed</li> <li>More urban</li> </ul>	<b>Características claves</b> <ul style="list-style-type: none"> <li>Características del Concepto 1 y del Concepto 2</li> <li>Combinación de un parque más grande y parques vecinales más pequeños</li> <li>Crea bloques más pequeños</li> <li>Mantiene el tráfico bien distribuido</li> <li>Más urbano</li> </ul>		

Overall, attendees favored walking paths and trails, followed by soccer fields, community gardens, trees and shade and baseball fields.

**Figure 8: Total Open Space Amenities Preference**





## Summary of Comments

The table below includes a summary of all comment cards submitted to the project team during the second rounds of workshops.


Vision Comments	Housing Comments	Circulation Comments	Site Design/Open Space Comments	General Comments
<p><b>Count: 10 comments</b></p> <p><i>Summary of Comments: The comments focused on community desires for the future of FDC including open space, housing and community programming and centers.</i></p>	<p><b>Count: 22 comments</b></p> <p><i>Summary of Comments: The comments primarily addressed the need for low income and affordable housing.</i></p>	<p><b>Count: 6 comments</b></p> <p><i>Summary of Comments: The comments primarily shared concerns about traffic and access to the site from Harbor.</i></p>	<p><b>Count: 8 comments</b></p> <p><i>Summary of Comments: The comments focus on open space and open space amenities as well as address concerns over integrating these features with housing.</i></p>	<p><b>Count: 15 comments</b></p> <p><i>Summary of Comments: The comments suggested more outreach at Harbor Iglesia, referenced economic feasibility, and enjoyed the Open House format.</i></p>
<ul style="list-style-type: none"> <li>• Focus on senior living complex with restaurants and a park.</li> <li>• Consider a sports complex.</li> <li>• Affordable housing and a school.</li> <li>• Quality designed housing at an affordable cost and more parks.</li> <li>• Create accessible housing options, and space for sports.</li> </ul>	<ul style="list-style-type: none"> <li>• 17 of the comments related to housing referenced the need and desire for more affordable housing.</li> <li>• Many comments noted the need for and importance of restricting rent increases or providing rent-controlled units.</li> <li>• Additional housing for disabled and special needs.</li> </ul>	<ul style="list-style-type: none"> <li>• Consider a bridge.</li> <li>• Need more outlets in and out of the site.</li> <li>• If there is an accident, there will be bottlenecking with only two outlets.</li> <li>• Too much traffic in and out</li> <li>• Add a bridge in and out without a light.</li> <li>• Try a roundabout at Harbor and Fair.</li> </ul>	<ul style="list-style-type: none"> <li>• Preference for sports field and a church.</li> <li>• Prefer site concept #3, more housing is needed.</li> <li>• Would like to see baseball fields for ages 13-18, batting cages would also be nice.</li> <li>• Outdoor shaded areas are important and dedicated senior parking.</li> </ul>	<ul style="list-style-type: none"> <li>• Four comment cards suggested an additional forum or workshop at Harbor Iglesia to provide the community with more information.</li> <li>• Can the City speed up the process to get the project built?</li> <li>• Staff was helpful and friendly, and the workshop was informative.</li> </ul>

Vision Comments	Housing Comments	Circulation Comments	Site Design/Open Space Comments	General Comments
<ul style="list-style-type: none"> <li>• Low-income housing options, more parks for kids, consider a water park and more support for low-income residents.</li> <li>• Water park and low-income housing or a shelter for those in need.</li> <li>• Create a more just environment, not one where the rich get richer, and the poor become poorer. Add more affordable housing options, and apartments for low-income people.</li> <li>• Would like to see more affordable housing with community gardens and bike paths.</li> <li>• Programs for kids, more parks, and trails/walking paths.</li> </ul>	<ul style="list-style-type: none"> <li>• Accessible housing.</li> <li>• Would like the city to include permanent supportive housing. Needs to be more PSH for the medically vulnerable and special needs population.</li> </ul>	<ul style="list-style-type: none"> <li>• Will the fair be considered in the trip analysis?</li> <li>• Access comes through one street off Harbor, need more roads.</li> <li>• Preference for small development to avoid traffic congestion.</li> <li>• Add green space to support the environment.</li> </ul>	<ul style="list-style-type: none"> <li>• More benches like European parks.</li> <li>• Would like to see a common plaza for people to sit and socialize, European style.</li> <li>• Basketball courts too close to housing can be noisy and irritating.</li> <li>• Maintain existing views of San Gabriel and Santa Ana mountains as well as views from Fairview Park.</li> <li>• Land use element provides at least 500 dwelling units and 25 acres of open space – prioritize open space.</li> </ul>	<ul style="list-style-type: none"> <li>• Don't make Costa Mesa Irvine.</li> <li>• Concerns about current residents and suggestion to partner with Harbor Village for special needs housing.</li> <li>• One request for a committee for outreach.</li> <li>• Desire to stop the EOC.</li> <li>• Opposed to more housing.</li> <li>• The project should be economically viable and sustainable.</li> <li>• Staff was knowledgeable and a preference for the open house format.</li> <li>• Bring the mental hospital back.</li> </ul>




## Appendix A: Station Materials

# Welcome



## WHERE DO YOU LIVE/WORK? ¿DÓNDE VIVES/TRABAJAS?



Place a **green** sticker on the map to show where you **live**.

Coloque una pegatina **verde** en el mapa para mostrar dónde **vive**.

or / o

Place a **blue** sticker on the map to show where you **work**.

Coloque una pegatina **azul** en el mapa para mostrar dónde **trabaja**.


• • •

Don't live or work in Costa Mesa?  
Place a sticker below!

No vives ni trabajas en Costa Mesa?  
¡Coloca una pegatina debajo!


I **live** outside of Costa Mesa.


Vivo fuera de Costa Mesa.



I **work** outside of Costa Mesa.

Trabajo fuera de Costa Mesa.





**Legend**

- City of Costa Mesa
- Specific Plan Boundary
- Emergency Operations Center (EOC)

Where do you Live/Work Board – Night 1





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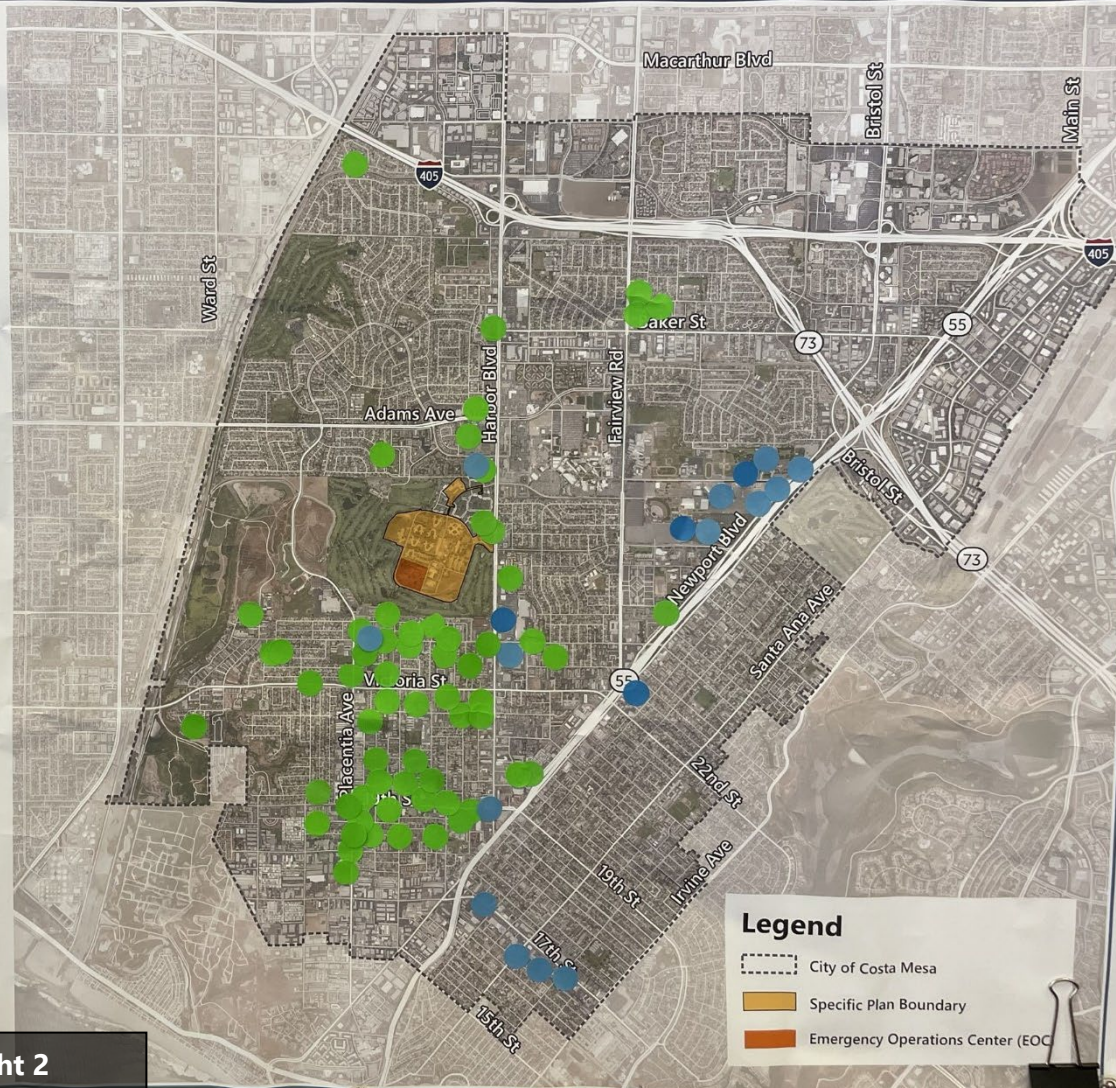
No vives ni trabajas en Costa Mesa?  
¡Coloca una pegatina debajo!

I **live** outside of Costa Mesa.

Vivo fuera de Costa Mesa.

I **work** outside of Costa Mesa.

Trabajo fuera de Costa Mesa.





# Station 1 – Project Information











# PROJECT OVERVIEW



## WHAT IS THE FAIRVIEW DEVELOPMENTAL CENTER (FDC) SPECIFIC PLAN?

The City of Costa Mesa is preparing a Specific Plan and Environmental Impact Report which will essentially be a master plan for future development with new zoning to allow for a mixed use, mixed income housing community.

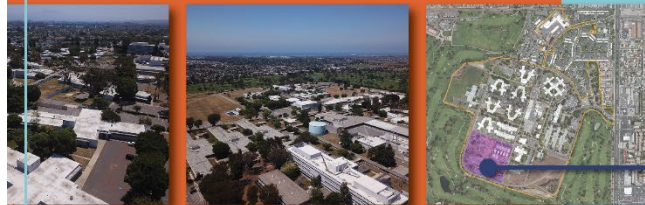
## OTHER RELATED PLANNING EFFORTS

The City's 6th Cycle Housing Element lists the FDC as a housing opportunity site and estimates **2,300 housing units** for the location. Through this process the State will likely sell the FDC site to an **owner/developer** who would **develop the site consistent with the Specific Plan**. The Plan is expected to be completed in late 2025/ early 2026.

## WHAT IDEAS AND QUESTIONS DO YOU HAVE FOR US?

The FDC Specific Plan is an exciting opportunity for the City to plan for a new neighborhood for Costa Mesa.

Ask us your questions, give us your input and ideas.



Planned Housing Units by Income Level				
Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
575	345	690	690	2,300

The California Governor's Office of Emergency Services is planning an **Emergency Operations Center (EOC)** at the southwestern corner of the plan area. The EOC will establish a regional training center to serve as a hub for critical emergency management planning and emergency preparedness services in support of local agencies. Operations are **not** expected to include an emergency shelter, helipad, or provide a staging area for first responders.

### PROJECT TIMELINE



## SITE HISTORY & CONTEXT

The FDC, opened in 1959, is a State-operated residential care facility dedicated to serving individuals with developmental disabilities. As the State has switched to the group home model for care facilities, the FDC is closing its facilities. Currently, it encompasses approximately 121 acres and is in various stages of being closed, except for some group homes expected to remain.



Fairview State Hospital under development in 1958. Source: United Aerial Survey, photograph no. 1264.



Fully developed Fairview State Hospital Main Campus in 1983. Source: Fairview: Costa Mesa State Hospital will have a New Name, from the Collections of the Costa Mesa Historical Society.



Meal train that kept meals warm while they were delivered to residents. Source: Lee Payne, Staff Photographer, Collections of the Costa Mesa Historical Society, Daily Globe-Herald: Fairview State Hospital Dedication Issue, May 4, 1961.



One of the dining halls where residents and staff ate meals. Source: Historical Resources Inventory and Evaluation Report, JRP Historical Consulting, LLC, February 2020.





# OUTREACH SUMMARY



## WHAT WE'VE HEARD SO FAR

This board summarizes community feedback received at the first two community workshops. For full details, visit [fdclan.com/participate](http://fdclan.com/participate)

Five workshops total will be provided throughout the plan development process in multiple formats and languages (in-person, virtual, English, and Spanish).

## JOIN US!

Workshop 1: Visioning "What are the ingredients of a great neighborhood?"  
November 2023

Workshop 2: Draft Vision and Guiding Principles and Open Space and Circulation Concepts  
January 2024

Workshop 3: Open House, Project Information Status  
February 2024

Workshop 4: Land Use Alternatives  
Summer 2024

Workshop 5: Draft Specific Plan  
Fall 2024

## WORKSHOP #1: A COMMUNITY VISION

### WORKSHOP GOALS

Provide information on the Specific Plan project. Gather input and ideas to shape the Vision and Guiding Principles.

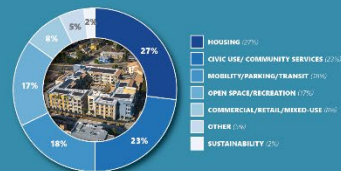
**3 WORKSHOPS HELD**

- November 2, 2023 (English) Costa Mesa Senior Center
- November 3, 2023 (Spanish) Costa Mesa Senior Center
- November 6, 2023 (English & Spanish) Virtual Zoom

**114 TOTAL ATTENDEES**

### WHAT ARE THE INGREDIENTS FOR A GREAT NEIGHBORHOOD?

The diagram shows the total number of dots used to prioritize ideas from the group exercises during all workshops.



## WORKSHOP #2: OPEN SPACE & CIRCULATION

### WORKSHOP GOAL

Gather feedback on draft Vision and Guiding Principles and preliminary circulation and open space concepts.

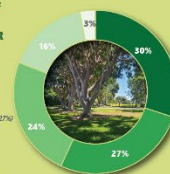
**3 WORKSHOPS HELD**

- January 23, 2024 (English) Costa Mesa Senior Center
- January 25, 2024 (Spanish) Costa Mesa Senior Center
- January 29, 2024 (English & Spanish) Virtual Zoom

**124 TOTAL ATTENDEES**

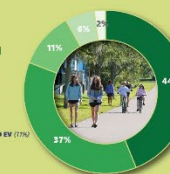
### WHAT TYPES OF FACILITIES DO YOU PREFER FOR ACTIVE OPEN SPACE AREAS?

- TRAILS (20%)
- RECREATION CENTER (27%)
- PLAYGROUNDS (24%)
- SOCCER FIELDS (16%)
- BASISBALL FIELDS (13%)

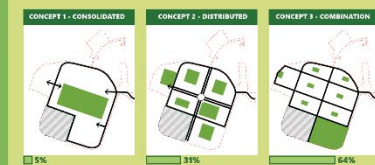


### WHAT ALTERNATIVE MODES OF TRANSPORTATION DO YOU PREFER?

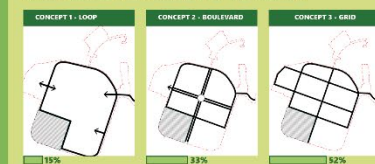
- WALKING (41%)
- BIKING (21%)
- GOLF CART/NEIGHBORHOOD EV (17%)
- TRANSIT (17%)
- SCOOTER (2%)



### WHICH OPEN SPACE CONCEPT DO YOU PREFER?



### WHICH CIRCULATION CONCEPT DO YOU PREFER?















# WHAT'S YOUR VISION FOR FDC? ¿CUÁL ES SU VISIÓN PARA FDC?



LOOK THROUGH THE PICTURES ON THE TABLE. DO ANY REPRESENT YOUR VISION FOR FDC? ADD THE PHOTO TO THE POSTER BELOW. FEEL FREE TO ADD AN EXPLANATION TOO!

MIRE LAS IMÁGENES SOBRE LA MESA. ¿ALGUNA REPRESENTA SU VISIÓN PARA FDC? AÑADA LA FOTO AL PÓSTER A CON LIBRE DE AGREGAR UNA EXPLICACIÓN TAMBIÉN!



Molly Mendoza  
Open space and opportunities for retail, restaurants and eateries/food



Molly Mendoza  
Baseball fields are important and there is a shortage in the City. Specifically with lights and artificial turf

Molly Mendoza  
Little league - currently uses school parks for practices. A dedicated field is desired.

Molly Mendoza  
Often in NB/HB using sports fields - it would be nice to see sports fields in FDC



Molly Mendoza  
Housing!



Molly Mendoza  
Sustainability is important - eco friendly and eco conscious design. "Urban jungle"



Molly Mendoza  
Levine is a good example of outdoor spaces, bike trails, sports parks. Outdoor activities are currently lacking in the City of Costa Mesa.





# WHAT'S YOUR VISION FOR FDC? ¿CUÁL ES SU VISIÓN PARA FDC?



LOOK THROUGH THE PICTURES ON THE TABLE. DO ANY REPRESENT YOUR VISION FOR FDC? ADD THE PHOTO TO THE POSTER BELOW - FEEL FREE TO ADD AN EXPLANATION TOO!

MI BRE LA MESA. ¿ALGUNA REPRESENTA SU VISIÓN PARA FDC? AÑADA LA FOTO AL PÓSTER A CONTINUACIÓN, ISIENTASE LIBRE DE AGREGAR UNA EXPLICACIÓN TAMBIÉN!

ool  
s.  
is

Milly Mendosa  
City currently has a centralized community center, distributing the amenities - enjoy the "grid" design and creating pockets of areas for community members to gather.

Milly Mendosa  
Lions Park - library



Milly Mendosa  
Pedestrian only zones are desired.



Milly Mendosa  
Consider splash pad or other free amenities for the community



Milly Mendosa  
Active space and activated space - pickle ball courts



Milly Mendosa  
Interest in seeing single family homes.  
Milly Mendosa  
Ownership opportunities for housing.





# WHAT'S YOUR VISION FOR FDC? ¿CUÁL ES SU VISIÓN PARA FDC?



LOOK THROUGH THE PICTURES ON THE TABLE. DO ANY REPRESENT YOUR VISION FOR FDC? ADD THE PHOTO TO THE POSTER BELOW - FEEL FREE TO ADD AN EXPLANATION TOO!

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Photo Member  
Community gardens and accessibility



Photo Member  
Accessibility in open space



Photo Member  
Parks- play areas for kids.



Photo Member  
Walking trails and connecting to existing trails system



Photo Member  
Walking trails



Photo Member  
Concerns about traffic and access to the existing community (Comarstone).



Photo Member  
Bike trails

Vision Board -Virtual



## Station 3 – Housing



# SINGLE-FAMILY



- Small Lot
- Detached or Attached
- 10-17 Units per Acre
- 2-3 Stories
- 2-Car Garage
- Condominiums or Fee Simple
- Some Private Open Space







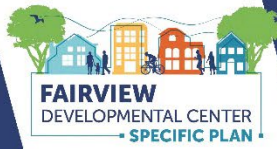
# TOWNHOMES



- Attached
- 10-24 Units per Acre
- 2-3 Stories
- 1-2-Car Garage
- Condominiums
- Includes Live-Work Housing



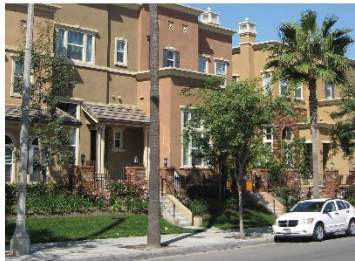




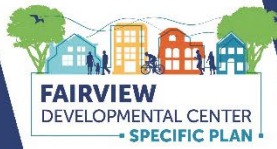
# COURTYARD & MOTORCOURT



- 12-26 Units per Acre
- 2-3 Stories
- Parking Tucked-Under the Unit
- Either Condominiums or Multifamily
- Common Open Space







# MULTIFAMILY VARIOUS



- 30 -100+ Units per Acre
- 3-7 Stories
- Building can include Ground Floor Retail/ Other Uses
- Range of Parking Options – Surface, Above/Below Ground Structure, and/or Combination
- Common Open Space
- Condominiums or Multifamily Rental

## Multifamily Flats





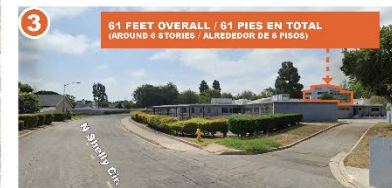
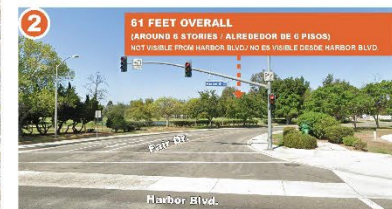
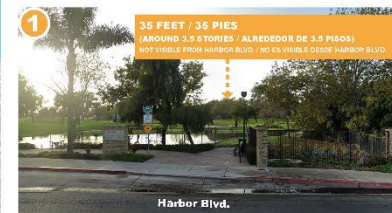
# VISUALIZING HEIGHT AND SCALE

# VISUALIZACIÓN DE LA ALTURA Y LA ESCALA

HEIGHT REFERENCES FOR EXISTING BUILDINGS IN OR AROUND COSTA MESA  
REFERENCIAS DE ALTURA PARA EDIFICIOS EXISTENTES EN COSTA MESA O SUS ALREDEDORES



WHAT CAN YOU SEE ON THE FDC FROM HARBOR BOULEVARD AND FAIR DRIVE?  
¿QUÉ SE PUEDE VER EN EL FDC DESDE HARBOR BOULEVARD Y FAIR DRIVE?

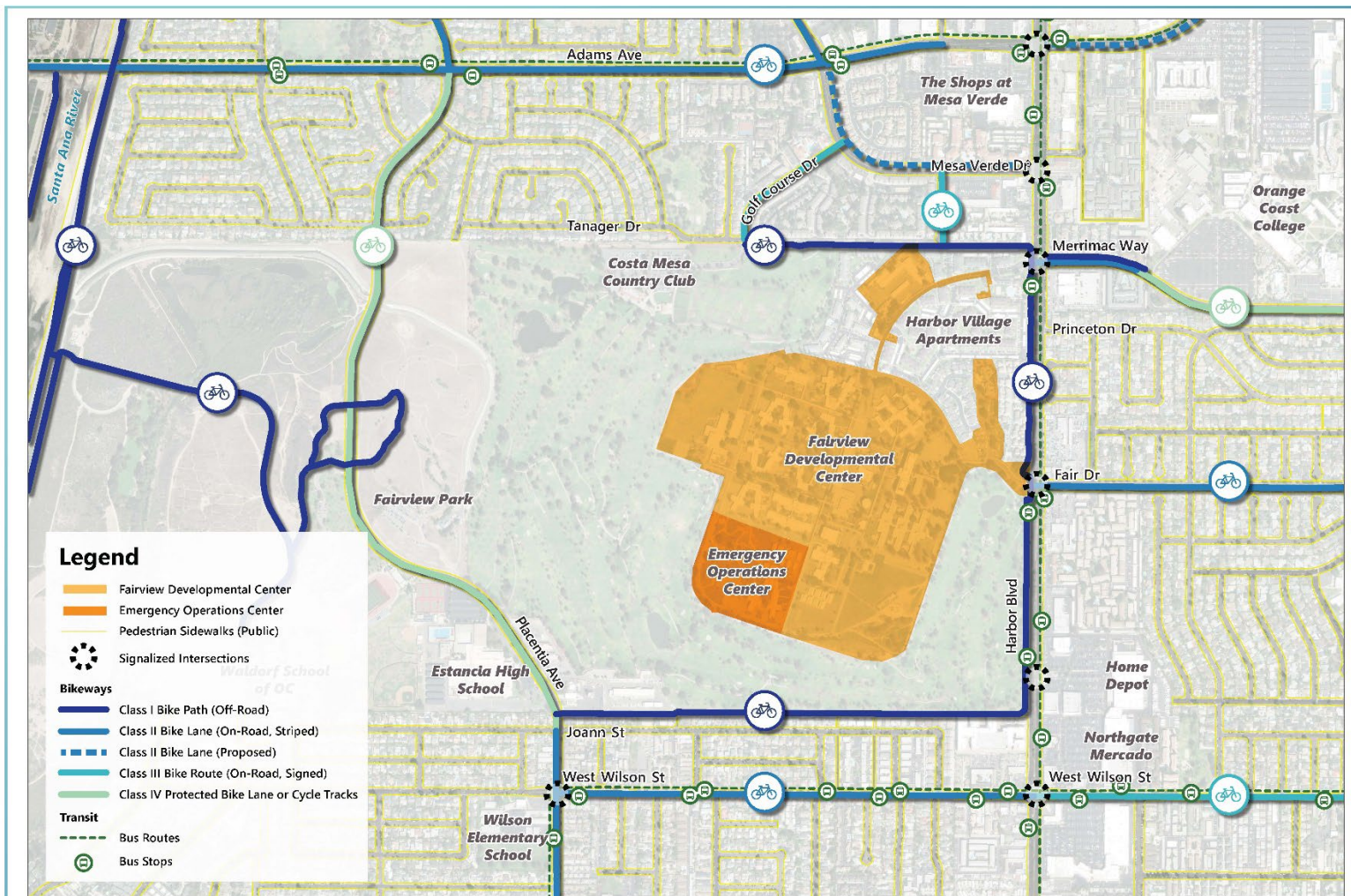








## Station 4 – Mobility and Traffic







# MOBILITY AND SAFETY FEATURES CARACTERÍSTICAS DE MOVILIDAD Y SEGURIDAD



WHAT POTENTIAL MOBILITY AND SAFETY FEATURES WOULD YOU LIKE TO SEE IN THE FDC? USE THE STICKY DOTS TO CHOOSE YOUR TOP 3.  
¿QUÉ CARACTERÍSTICAS POTENCIALES DE MOVILIDAD Y SEGURIDAD LE GUSTARÍA VER EN EL PLAN ESPECÍFICO DEL CENTRO DE DESARROLLO FAIRVIEW?  
USA LOS PUNTOS ADHESIVOS PARA ELEGIR TUS 3 MEJORES.

<p><b>Bike Share</b> Bicicletas compartidas</p>	<p><b>Raised Crosswalks</b> Cruces peatonales elevados</p>	<p><b>Trails and Walking Paths</b> Senderos</p>	<p><i>- Mas cruce de Peatones Pam. A11025</i></p> <p><b>+ DEDICATED SENIOR PARKINGS NEAR TREES AND BENCHES</b> ●●●●●</p> <p><i>limit street parking - will run cross cut</i></p> <p><i>with electric neighborhood? Site is too small!</i></p> <p><b>WRITE HERE ESCRIBE AQUÍ</b></p> <p><i>BUS STOP</i></p> <p><b>NIGHT 1</b></p> <p><b>Other Ideas Otras ideas</b></p>
<p><b>Designated Bike Lanes</b> Carriles designados para bicicletas</p>	<p><b>Painted Crosswalks &amp; Signage</b> Cruces y señalización pintadas</p>	<p><b>On Street Parking</b> Estacionamiento en la calle</p>	
<p><b>Multi-Use Path</b> Ruta de usos múltiple</p>	<p><b>Flashing Pedestrian Crossings</b> Cruces de peatones intermitentes</p>	<p><b>Neighborhood Electric Vehicles</b> Vehículos eléctricos vecinales</p>	
<p><b>Bike Crossing Signage</b> Señalización con símbolo de bicicleta</p>	<p><b>Pedestrian Countdown Heads</b> Cabezas de conteo con conteo recesivo</p>	<p><b>Mobility Hub</b> Centro de movilidad</p>	

Mobility and Safety Preference Board – Night 1



# MOBILITY AND SAFETY FEATURES CARACTERÍSTICAS DE MOVILIDAD Y SEGURIDAD



WHAT POTENTIAL MOBILITY AND SAFETY FEATURES WOULD YOU LIKE TO SEE IN THE FDC? USE THE STICKY DOTS TO CHOOSE YOUR TOP 3.  
¿QUÉ CARACTERÍSTICAS POTENCIALES DE MOVILIDAD Y SEGURIDAD LE GUSTARÍA VER EN EL PLAN ESPECÍFICO DEL CENTRO DE DESARROLLO FAIRVIEW?  
USA LOS PUNTOS ADHESIVOS PARA ELEGIR TUS 3 MEJORES.

<p>Bike Share Bicicletas compartidas</p>	<p>Raised Crosswalks Cruces peatonales elevados</p>	<p>Trails and Walking Paths Senderos</p>
<p>Designated Bike Lanes Carriles designados para bicicletas</p>	<p>Painted Crosswalks &amp; Signage Cruces y señalización pintadas</p>	<p>On Street Parking Estacionamiento en la calle</p>
<p>Multi-Use Path Ruta de usos múltiple</p>	<p>Flashing Pedestrian Crossings Cruces de peatones intermitentes</p>	<p>Neighborhood Electric Vehicles Vehículos eléctricos vecinales</p>
<p>Bike Crossing Signals</p>	<p>Pedestrian Countdown Heads Señal con conteo recesivo</p>	<p>Mobility Hub Centro de movilidad</p>

Multi-crossing / All Red Lights  
PROTECT PEDESTRIANS FROM BOTH CARS + BICYCLES - Keep bikers off pedestrian paths!  
E-Bike rules / Training / enforce

DESIGNATED PARKING FOR SENIORS: ADA

WRITE HERE  
ESCRIBE AQUÍ

Other Ideas  
Otras ideas



## MOBILITY AND SAFETY FEATURES CARACTERÍSTICAS DE MOVILIDAD Y SEGURIDAD

WHAT POTENTIAL MOBILITY AND SAFETY FEATURES WOULD YOU LIKE TO SEE IN THE FDC? USE THE STICKY NOTES TO CHOOSE YOUR TOP 3.  
¿QUÉ CARACTERÍSTICAS POTENCIALES DE MOVILIDAD Y SEGURIDAD LE GUSTARÍA VER EN EL PLAN ESPECÍFICO DE FDC? USA LOS PUNTOS ADHESIVOS PARA ELEGIR TUS 3 MEJORES.


Paul Herrmann

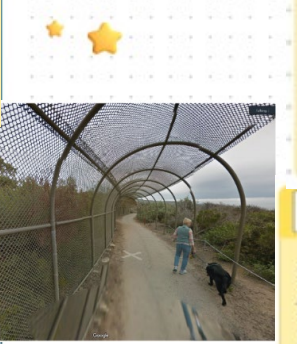
Pedestrian only zones

Paul Herrmann

Retail center - good idea to provide walkability similar to the Azulon Community and the Mesa Verde Shops on Harbor and Adams with grocery and mexican restaurant, CVS, credit union, Vons. Allows residents to walk to retail without use of vehicles, very convenient. Especially convenient for seniors

Paul Herrmann

Access concerns on Fair Drive, existing congestion and egress issues, how will single point of access accomodate all the proposed units/land use.  
Recent example of 15 egress vehicles with excessive queues



Paul Herrmann

in favor of 55+ community or section to address special needs for senior community

Paul Herrmann

some type of bike/ped path through the golf course to Fairview Park or to Fire Station that had a physical separation from the golf course similar to facilities at Pelican Hill, chain link tunnel that protected the path and kept it separate from the gold course

Paul Herrmann

common for bikes NB on Harbor path to cut over on Fair and use sidewalk to bypass signal

Paul Herrmann

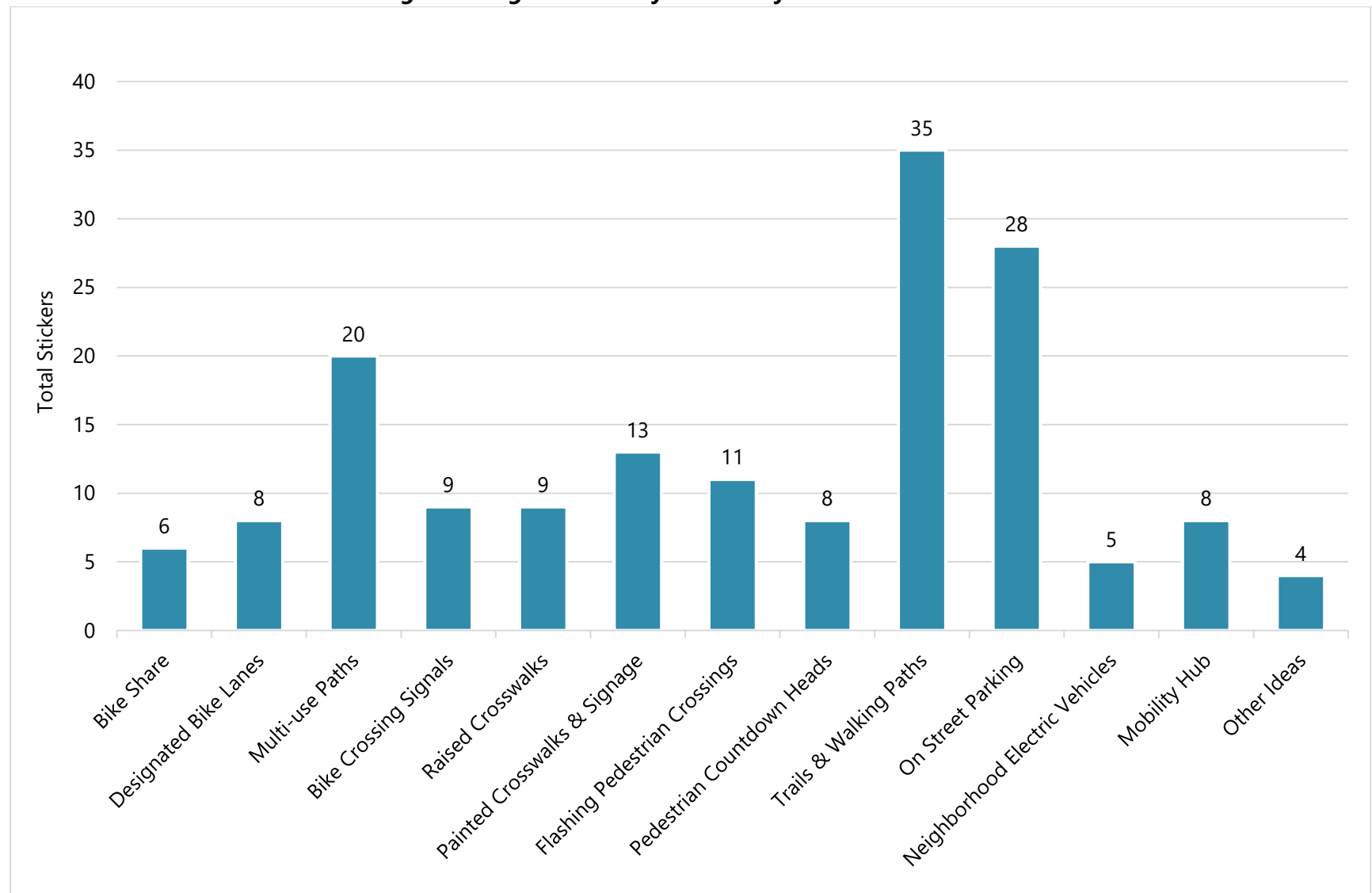
Mass transit is lacking in CA, in favor of more in favor of limiting auto access in support of multimodal options in favor of mobility hub

Paul Herrmann

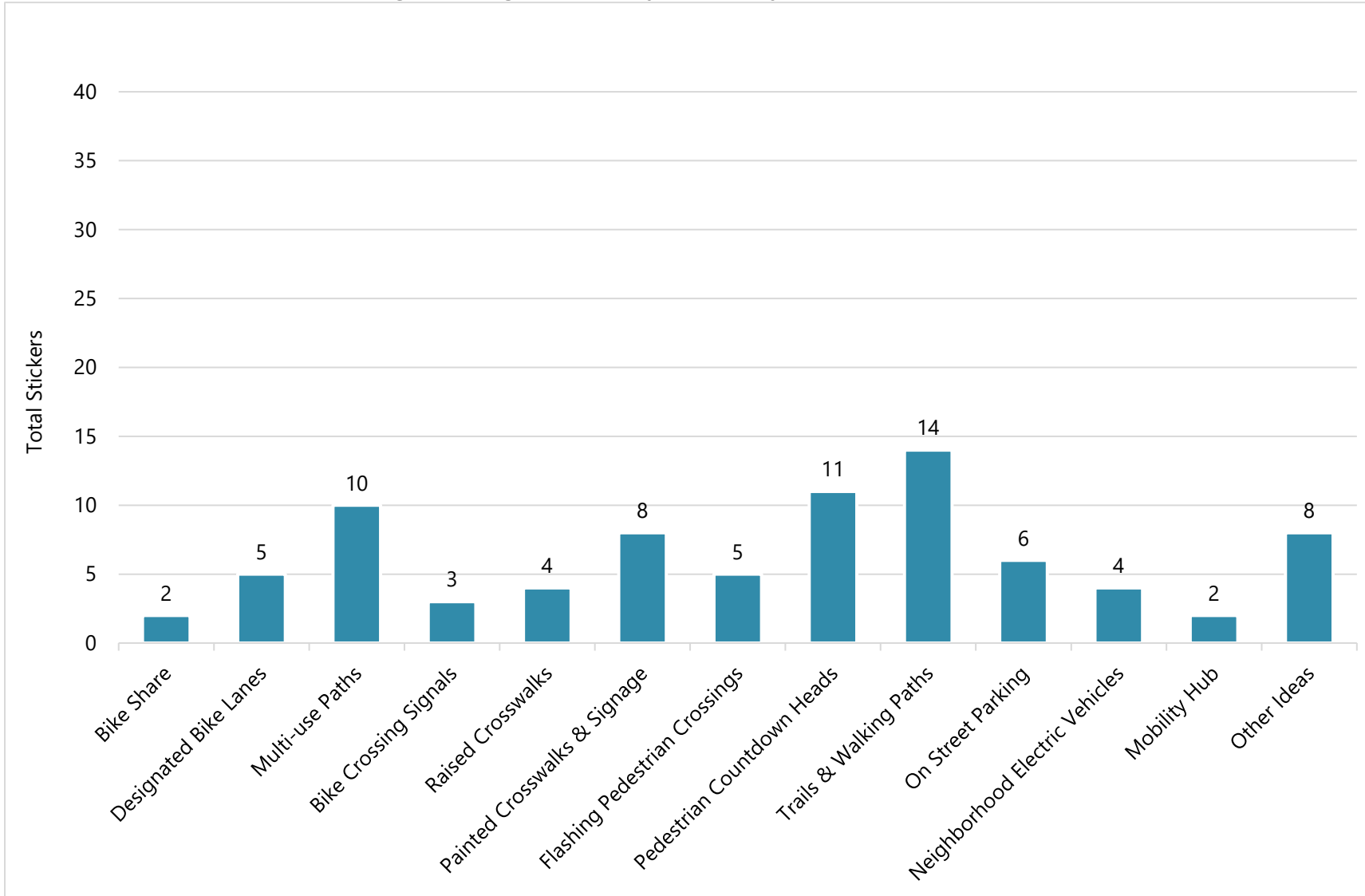
Handful of accidents occur frequently on Harbor



**Figure 1: Night 1 Mobility and Safety Features Preference**

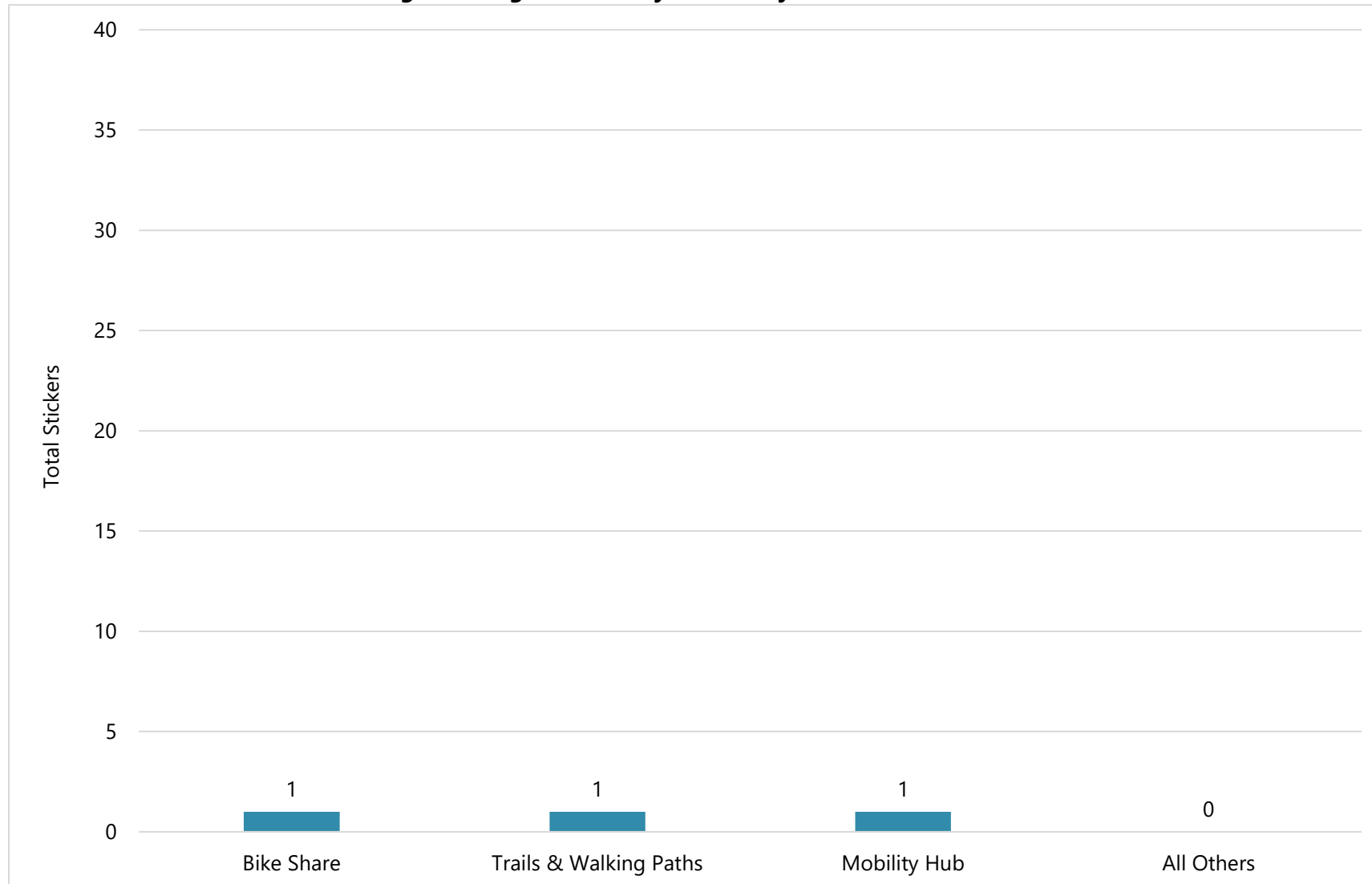


**Figure 2: Night 2 Mobility and Safety Features Preference**





**Figure 3: Night 3 Mobility and Safety Features Preference**



Note: "All Others" includes Designated Bike Lanes, Multi-use Paths, Bike Crossing Signals, Raised Crosswalks, Painted Crosswalks and Signage, Flashing Pedestrian Crossings, Pedestrian Countdown Heads, On Street Parking, Neighborhood Electric Vehicles, Other Ideas.

## Station 5 – Site Design and Open Space



# SITE DESIGN CONCEPTS



### Concept/Concepto 1

#### Consolidated/Loop Consolidado/Bucle



#### Key Features

- Central to the new neighborhoods
- Consolidated parkland/ Sports complex
- Set access points from loop road
- Large blocks maximize flexibility for individual developments
- Can set requirements for internal connectivity

#### Características claves

- Central para los nuevos vecindarios
- Parques consolidados/ Complejo deportivo
- Establecer puntos de acceso desde Loop Road
- Los bloques grandes maximizan la flexibilidad para desarrollos individuales
- Puede establecer requisitos para la conectividad interna

### Concept/Concepto 2

#### Distributed/Avenue Distribuido/Bulevar



#### Key Features

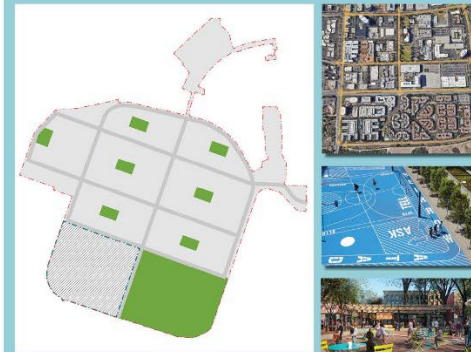
- Distributed neighborhood park
- Various points of park access
- Smaller scale features
- Site organized around avenues
- Creates 5 large parcels
- Something special in the center

#### Características claves

- Parque de vecindario distribuido
- Varios puntos de acceso al parque
- Características de menor escala
- Sitio organizado alrededor de bulevares
- Crea 5 parcelas grandes
- Algo especial en el centro

### Concept/Concepto 3

#### Combination/Grid Combinación/Cuadrícula



#### Key Features

- Features from Concept 1 and Concept 2
- Combination of a larger park and smaller neighborhood parks
- Creates smaller blocks
- Keeps traffic well-distributed
- More urban

#### Características claves
















- Características del Concepto 1 y del Concepto 2
- Combinación de un parque más grande y parques vecinales más pequeños
- Crea bloques más pequeños
- Mantiene el tráfico bien distribuido
- Más urbano





# OPEN SPACE AMENITIES AMENIDADES DE ESPACIOS ABIERTOS



<p><b>BASEBALL/SOFTBALL FIELDS</b> CAMPOS DE BÉISBOL/SOFTBOL</p>  <p><b>Size:</b> 4-12 AC (1-4 fields)</p> <p><b>Supporting Uses:</b> Concession, Restrooms, Parking</p>	<p><b>SOCCER FIELDS</b> CAMPOS DE FÚTBOL</p>  <p><b>Size:</b> 3 AC (1 regulation + 2 practice)</p> <p><b>Supporting Uses:</b> Concession, Restrooms, Parking</p>	<p><b>TENNIS COURTS</b> CANCHAS DE TENIS</p>  <p><b>Size:</b> 1.5 AC (9 courts)</p> <p><b>Supporting Uses:</b> Concession, Restrooms, Parking</p>
<p><b>BASKETBALL COURTS</b> CANCHAS DE BALONCESTO</p>  <p><b>Size:</b> 0.2 AC (1 court)</p> <p><b>Supporting Uses:</b> Restrooms, Parking</p>	<p><b>SKATEPARK</b> PARQUE DE PATINAJE</p>  <p><b>Size:</b> 1 AC</p> <p><b>Supporting Uses:</b> Restrooms, Parking</p>	<p><b>SPLASH PADS</b> ALMOHADILLAS PARA SALPICADURAS</p>  <p><b>Size:</b> 0.5-1 AC</p> <p><b>Supporting Uses:</b> Concession, Restrooms, Parking</p>
<p><b>PLAYGROUNDS EQUIPMENT</b> EQUIPAMIENTO DEL ÁREA DE JUEGOS</p>  <p><b>Size:</b> 0.2-1 AC</p> <p><b>Supporting Uses:</b> Restrooms, Parking</p>	<p><b>EXERCISE EQUIPMENT</b> EQUIPO DE EJERCICIO</p>  <p><b>Size:</b> 0.1-0.5 AC</p> <p><b>Supporting Uses:</b> 0.5 mile minimum exercise trail</p>	<p><b>WALKING TRAILS/PATHS</b> SENDEROS PARA CAMINAR</p>  <p><b>Size:</b> .25 mile minimum loop</p>
<p><b>COMMUNITY GARDENS</b> JARDINES COMUNITARIOS</p>  <p><b>Size:</b> 0.5 - 2 AC</p> <p><b>Supporting Uses:</b> Restrooms, Parking, Toolshed, Trash dumpster</p>	<p><b>PLAZA</b> PLAZA</p>  <p><b>Size:</b> .1 AC Min</p> <p><b>Supporting Uses:</b> Concession, Restrooms, Parking</p>	<p><b>DOG PARK</b> PARQUE PARA PERROS</p>  <p><b>Size:</b> 0.1-4 AC</p> <p><b>Supporting Uses:</b> Restrooms, Parking</p>
<p><b>FARMERS MARKETS</b> MERCADOS DE AGRICULTORES</p>  <p><b>Size:</b> 0.1 - 3 AC</p> <p><b>Supporting Uses:</b> Restrooms, Parking, Drive Aisle</p>	<p><b>SPORTS COMPLEX</b> COMPLEJO DEPORTIVO</p>  <p><b>Size:</b> 15-20 AC</p> <p><b>Supporting Uses:</b> Restrooms, Parking</p>	<p><b>PICKLEBALL COURTS</b> CANCHAS DE PICKEBALL</p>  <p><b>Size:</b> 0.5 AC (9 courts)</p> <p><b>Supporting Uses:</b> Restrooms, Parking</p>

# OPEN SPACE AMENITIES AMENIDADES DE ESPACIOS ABIERTOS

PRIORITIZE THE TOP 3 OPEN SPACE AMENITIES YOU WOULD LIKE TO SEE AT THE FDC BY ADDING A DOT!  
AGREGUE UN PUNTO PARA PRIORIZAR LAS 3 PRINCIPALES AMENIDADES DE ESPACIOS ABIERTOS QUE LE GUSTARÍA VER EN EL FDC

BASEBALL/SOFTBALL FIELDS CAMPOS DE BÉISBOL/SOFTBOL		<i>NEED 13 yr old D/Monor.</i>
SOCCER FIELDS CAMPOS DE FÚTBOL		
PICKLEBALL COURTS CANCHAS DE PICKLEBALL		
TENNIS COURTS CANCHAS DE TENIS		
BASKETBALL COURTS CANCHAS DE BALONCESTO		
SKATEPARK PARQUE DE PATINAJE		
SPLASH PADS ALMOHADILLAS PARA SALPICADURAS		
PLAYGROUNDS EQUIPMENT EQUIPAMIENTO DEL ÁREA DE JUEGOS		
EXERCISE EQUIPMENT EQUIPO DE EJERCICIO		
WALKING TRAILS/PATHS SENDEROS PARA CAMINAR		
BIKE TRAILS/PATHS RUTAS/SENDEROS PARA BICICLETAS		
COMMUNITY GARDENS JARDINES COMUNITARIOS		
TREES AND SHADE ÁRBOLES Y SOMBRA		
PLAZA PLAZA		
DOG PARK PARQUE PARA PERROS		
EVENTS AND PROGRAMMING (FARMERS MARKETS, YOGA IN THE PARK, ART SHOWS, ETC.) EVENTOS Y PROGRAMACIÓN (MERCADOS DE AGRICULTORES, YOGA EN EL PARQUE, ESPECTÁCULOS DE ARTE, ETC.)		

OTHER  
OTRAS

*SPORTS COMPLEX  
CROSS COUNTRY TRAIL  
FOOTBALL  
Hi-use fields*

*NATURE AREAS  
SENIORS PARKING*

Open Space Amenities Preference Board - Night 1



**OPEN SPACE AMENITIES**  
**AMENIDADES DE ESPACIOS ABIERTOS**

PRIORITIZE THE TOP 3 OPEN SPACE AMENITIES YOU WOULD LIKE TO SEE AT THE FDC BY ADDING A DOT!  
¡AGREGUE UN PUNTO PARA PRIORIZAR LAS 3 PRINCIPALES AMENIDADES DE ESPACIOS ABIERTOS QUE LE GUSTARÍA VER EN EL FDC!

BASEBALL/SOFTBALL FIELDS CAMPOS DE BÉISBOL/SOFTBOL	4 dots
SPORTS COMPLEX / SOCCER FIELDS CAMPOS DE FÚTBOL	25 dots
PICKLEBALL COURTS CANCHAS DE PICKEBALL	1 dot
TENNIS COURTS CANCHAS DE TENIS	2 dots
BASKETBALL COURTS CANCHAS DE BALONCESTO	15 dots
SKATEPARK PARQUE DE PATINAJE	8 dots
SPLASH PADS ALMOHADILLAS PARA SALPICADURAS	18 dots
PLAYGROUNDS EQUIPMENT EQUIPAMIENTO DEL ÁREA DE JUEGOS	22 dots
EXERCISE EQUIPMENT EQUIPO DE EJERCICIO	20 dots
WALKING TRAILS/PATHS SENDEROS PARA CAMINAR	28 dots
BIKE TRAILS/PATHS RUTAS/SENDEROS PARA BICICLETAS	10 dots
COMMUNITY GARDENS JARDINES COMUNITARIOS	24 dots
TREES AND SHADE ÁRBOLES Y SOMBRA	20 dots
PLAZA PLAZA	12 dots
DOG PARK PARQUE PARA PERROS	8 dots
EVENTS AND PROGRAMMING (FARMERS MARKETS, YOGA IN THE PARK, ART SHOWS, ETC.) EVENTOS Y PROGRAMACIÓN (MERCADOS DE AGRICULTORES, YOGA EN EL PARQUE, ESPECTÁCULOS DE ARTE, ETC.)	10 dots
OTHER OTRAS	0 dots

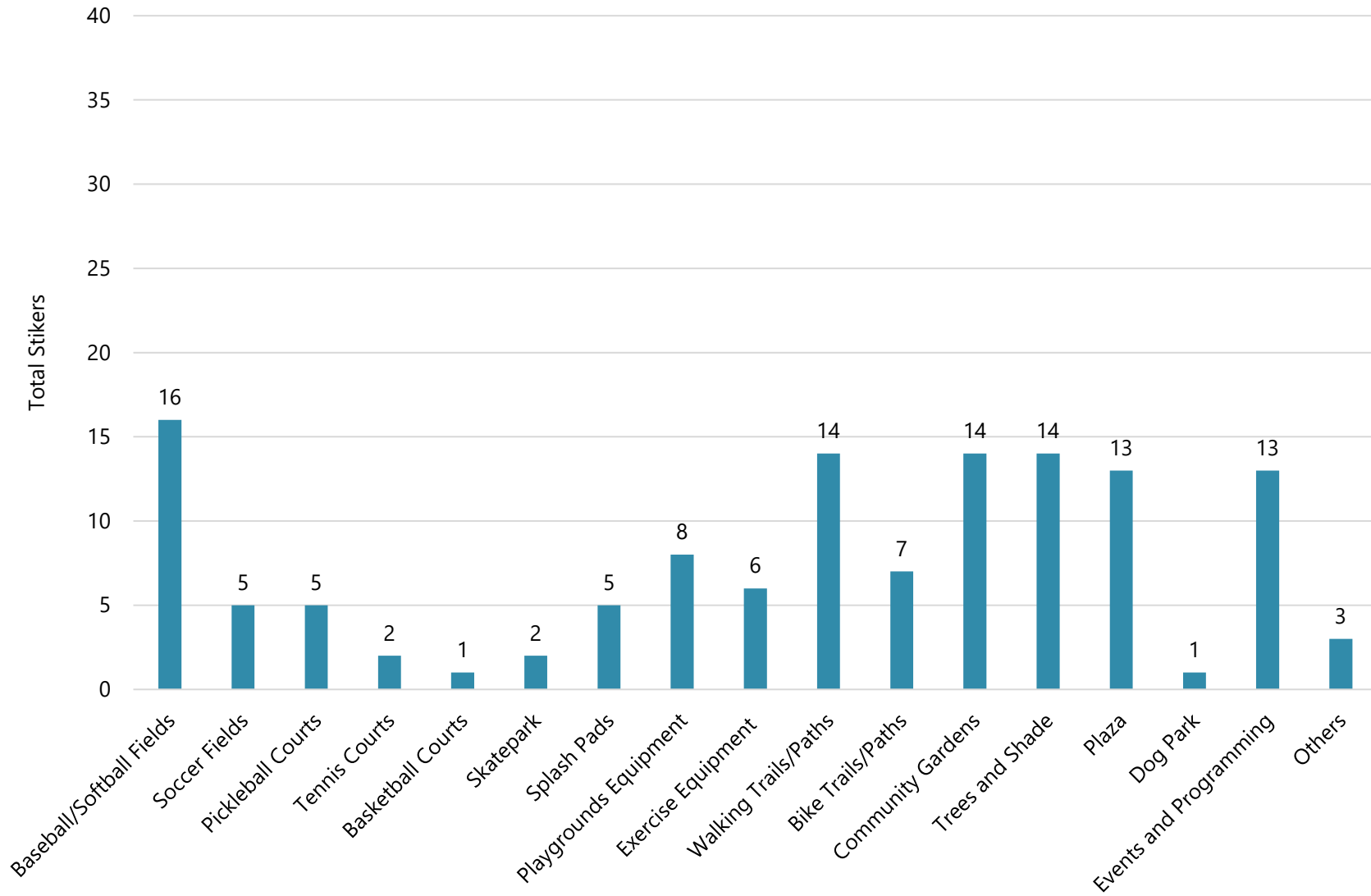
NIGHT 2

Open Space Amenities Preference Board – Night 2

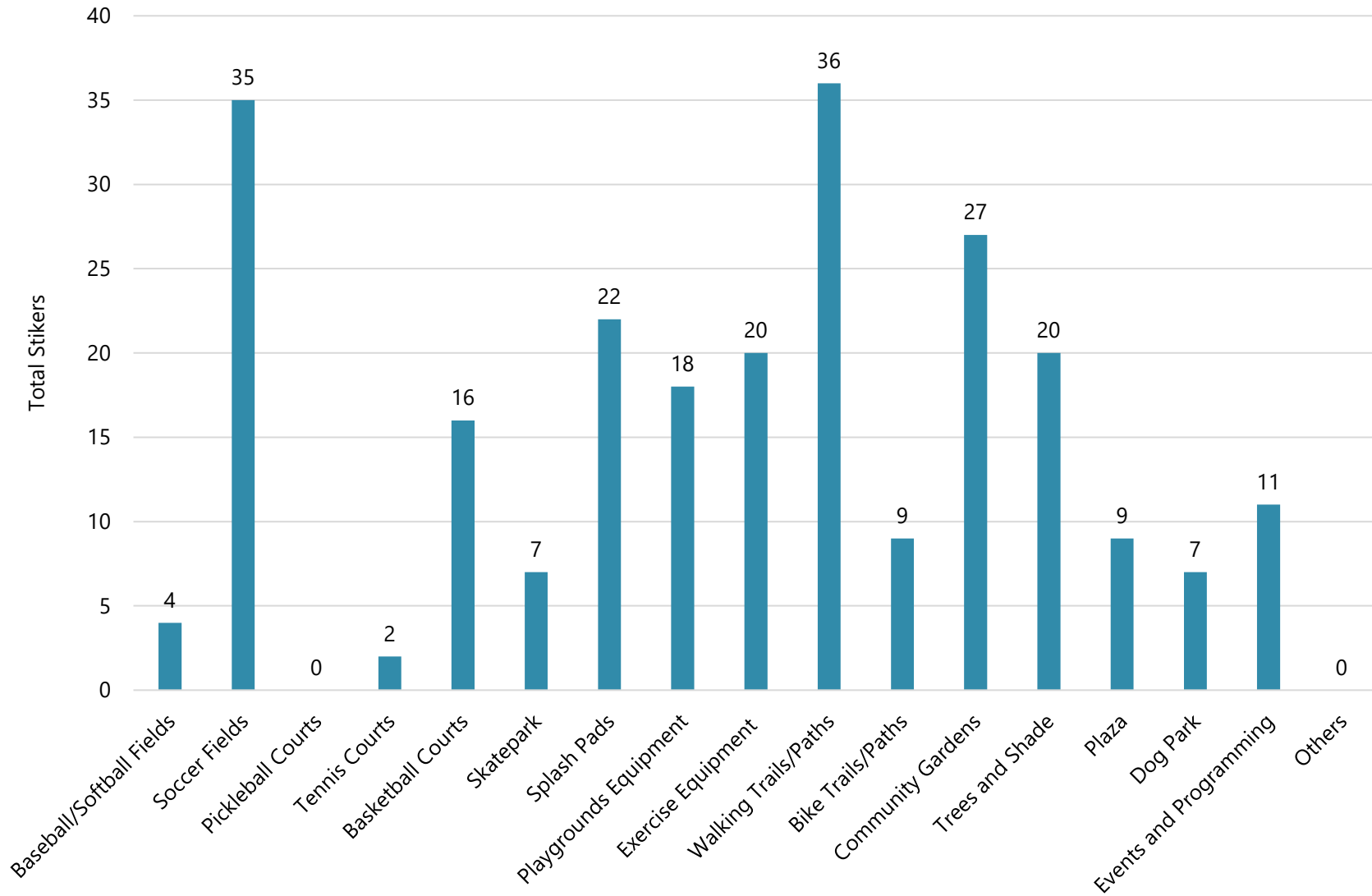




Figure 5: Night 1 Open Space Amenities Preference



**Figure 6: Night 2 Open Space Amenities Preference**





**Figure 7: Night 3 Open Space Amenities Preference**

