



Fairview Developmental Center Specific Plan Workshop Series 4 Outreach Summary

Open House/Workshop 4 Details

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

- **Open House/Workshop Night 1 – Wednesday, July 24, 2024**
 - 6 p.m. to 8 p.m.
 - Norma Hertzog Community Center, 1845 Park Ave, Costa Mesa
 - **24** Attendees
- **Open House/Workshop Night 2 – Thursday, July 25, 2024**
 - 6 p.m. to 8 p.m.
 - Saint John Paul the Baptist Church, 1021 Baker St, Costa Mesa
 - **19** Attendees
- **Virtual Open House/Workshop Night 3 – Wednesday, July 31, 2024**
 - 6 p.m. to 8 p.m.
 - Hosted virtually using Zoom.
 - **15** Attendees

Workshop Advertisement

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

- FDC Workshop Flyer posted on Facebook and Instagram July 11, July 18, and July 23.
 - Facebook and Instagram have a combined reach of about 30,000 followers.
- FDC Workshop Flyer and event advertisement posted in the July 12 and July 19 edition of the City Hall Snapshot.
 - City Hall Snapshot is distributed to about 10,000 people.
- Email sent to the City's database of followers on July 17 and July 24.
- FDC Workshop Flyer posted on Nextdoor on July 11 and July 23.
 - Nextdoor has a reach of about 44,000 subscribers.
- FDC Workshop Flyers distributed to all City facilities, including the Senior Center, the Downtown Recreation Center, the Community Center and at the two City libraries.
- FDC Workshop Flyers made available at the City Hall Lobby, and in front of the Council Chambers for City Council and Planning Commission meetings.
- An announcement for the workshops was made at the City Council meetings.
- FDC Workshop Flyers distributed at Balearic and Lions Park and at Concerts in the Park, and an A-frame advertisement was provided.
- Spanish language FDC Workshop Flyers were distributed to local Latino-owned businesses and were shared with community partners.



Workshop Outline and Purpose

The goal of the open house/workshops was to present the draft Land Use Concepts for the Fairview Developmental Center Specific Plan (FDCSP) and provide the results of land use concept studies.

The three Land Use Concepts are as follows:

- Fairview Promenade
- Fairview Fields
- Fairview Commons

Each concept offered a different street network and layout of uses, such as housing, commercial and retail and open space. The concepts were studied for infrastructure (such as sewer, water, and stormwater) and traffic impacts, as well site development costs. A short presentation on the three concepts was provided by the project team and the results of the studies were available at the following stations:

- Station 1: Project Information and Land Use Concepts
- Station 2: Housing
- Station 3: Mobility and Traffic
- Station 4: Open Space and Parks
- Station 5: Infrastructure and Site Development

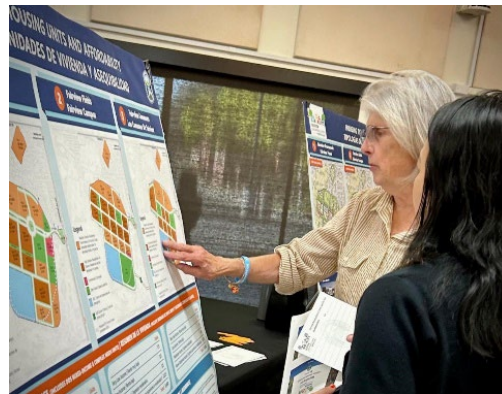
At each station, attendees could review the concepts in more detail, review concept illustratives and precedent imagery and ask the project team questions. Once attendees stopped by all the stations, or felt they had enough information on the concepts, they were provided the Land Use Concepts Survey, which was available both online and in print. Attendees were encouraged to consider individual components and ideas within the Land Use Concepts when taking the survey, as the goal was not to choose only one option, but instead provide feedback on the different components.

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 event was consistent and included a welcome from city staff, a presentation on the Land Use Concepts, time for attendees to browse stations and ask questions, and the availability of a Land Use Concepts Survey (online and print).

A detailed summary of all materials provided at each station is included in this document. Copies of all materials, handouts, and comments are available on the project webpage at **FDCHousingPlan.com**.

Open House Photos

The photos below are from the in-person open houses held on July 24 and July 25.



Station 1: Project Information and Land Use Concepts

Station 1 provided project background information and an overview of three Land Use Concepts. The station included project information posters, the three Land Use Concepts and summary details for housing units, open space, roadway access and commercial/retail. Staff was available to answer general project questions as well as to discuss the difference and summary stats of the three concepts.

Posters from Station 1 are shown below and are attached in larger scale at the end of this document.

PROJECT OVERVIEW

WHAT IS THE FAIRVIEW DEVELOPMENT 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 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 delineates 2,300 housing units for the location. Through this process the State will build out 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.

6th Cycle Housing Element	Units	Year
2019	485	2021
442	2023	
499	2025	
2,300	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.

PRODUCE TIMELINE

Year	2019	2022	2023	2024	2025*	2026
City Council Approval						
State Approval						
Construction Start						
Construction Complete						
Occupancy						

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 110 acres and is in various stages of being closed except for some group homes expected to remain.

STATE PARAMETERS PARÁMETROS DE ESTADO

Original Site Boundary

Limite original del emplazamiento

EOC, Land Leases & Easements

EOC, arrendamientos de terrenos y servidumbres

DDC Housing & Communications Tower

Viviendas DDC y torre de comunicaciones

Remaining Land in FDCSP Boundary

Terrenos restantes en el límite del Plan Específico FDC

- 115 Acres
- 15 Acres EOC | Acres del EOC
- 15 Acres Mixed Income Housing | Acres de viviendas de renta mixta
- 5 Acres State Complex Needs | Acres para necesidades del complejo estatal
- =80 Acres Remaining Land | Acres de terreno restante

Legend:

- State Land | Terrenos estatales
- FDCSP Remaining Land | Terrenos restantes del FDCSP
- FDCSP Boundary | Límite del FDCSP
- Proposed Utility Easement | Servidumbre de paso propuesta
- Proposed EOC Access | Acceso propuesto al EOC
- Emergency EOC Access | Acceso de emergencia al EOC

LAND USE CONCEPTS CONCEPTOS DE USO DEL SUELO

1 Fairview Promenade

Fairview Paseo

2 Fairview Fields

Fairview Campos

3 Fairview Commons

Los Comunes De Fairview

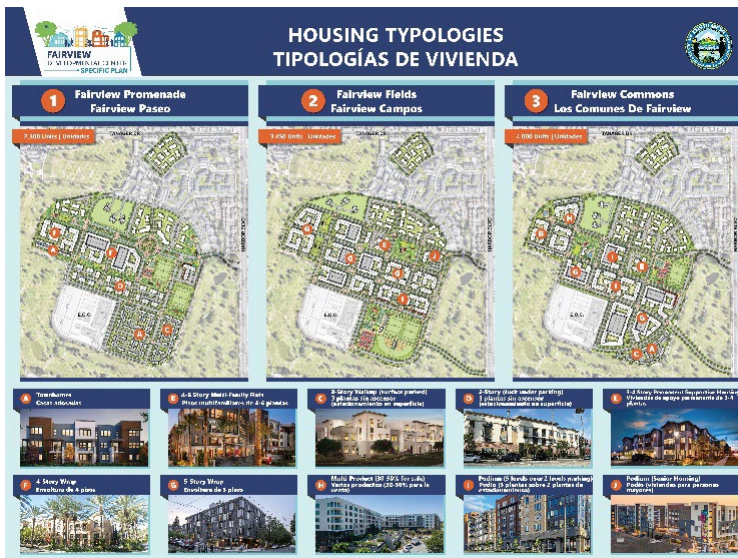
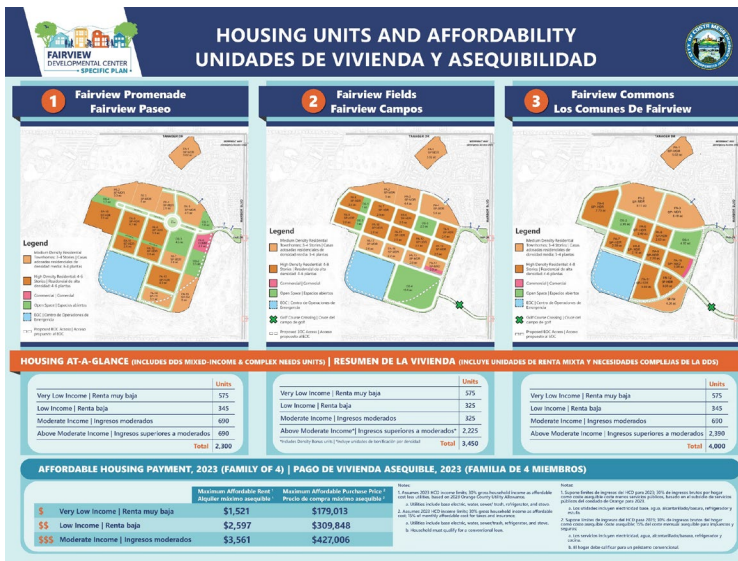
CONCEPT SUMMARY | RESUMEN DEL CONCEPTO

Concept Concepto	Units Unidades
Fairview Promenade Summary Resumen del Fairview Paseo	2,300
Fairview Fields Summary Resumen del Fairview Campos	25,000
Fairview Commons Summary Resumen del Los Comunes De Fairview	19,000

Station 2: Housing

Station 2 provided the housing information for the Land Use Concepts. One poster included the breakdown of housing units by affordability as well as the cost of housing considered affordable for each income level. The second poster provided illustratives for each concept, detailing the opportunities for how the site could be developed in the future. Staff was available to answer housing-related questions as well as to discuss the opportunities of each concept.

Posters from Station 2 are shown below and are attached in larger scale at the end of this document.



Station 3: Mobility and Traffic

Station 3 provided the results of the traffic analysis conducted for each alternative, as well as the performance results for surrounding intersections. The posters also provided information on potential intersection improvements that would improve traffic if implemented. Staff was available to answer questions about traffic, the results of the analysis and other general mobility questions as well as to discuss the opportunities of each concept.

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

INTERSECTION ANALYSIS ANÁLISIS DE INTERSECCIONES

Studied Intersections
Intersecciones estudiadas

1. Broadway & Harbor Blvd
2. Paradise Ave & Harbor Blvd
3. Paradise Ave & Harbor Blvd
4. Kauli Way & Harbor Blvd
5. Kauli Way & Harbor Blvd
6. Kauli Way & Harbor Blvd
7. Kauli Way & Harbor Blvd
8. Kauli Way & Harbor Blvd
9. Kauli Way & Harbor Blvd
10. Kauli Way & Harbor Blvd
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12. Harbor Blvd & Harbor Blvd
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30. Harbor Blvd & Harbor Blvd

EXISTING INTERSECTION ACCESS | ACCESO A LA INTERSECCIÓN EXISTENTE

Harbor Blvd, Jandy Park Dr.

Harbor Blvd, Jandy Home Depot

Proposed Intersection Improvements
Mejoras de intersección propuestas

Harbor Blvd, Jandy Park Dr.

Possible Intersection Design
Posible diseño de la intersección

Harbor Blvd, Jandy Home Depot

MOBILITY AND TRAFFIC MOVILIDAD Y TRÁFICO

1 Fairview Promenade
Fairview Paseo

Legend

- 1. Fairview Promenade
- 2. Fairview Fields
- 3. Fairview Commons
- 4. Fairview Commons
- 5. Fairview Commons
- 6. Fairview Commons
- 7. Fairview Commons
- 8. Fairview Commons
- 9. Fairview Commons
- 10. Fairview Commons
- 11. Fairview Commons
- 12. Fairview Commons
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- 30. Fairview Commons

2 Fairview Fields
Fairview Campos

Legend

- 1. Fairview Fields
- 2. Fairview Fields
- 3. Fairview Fields
- 4. Fairview Fields
- 5. Fairview Fields
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- 8. Fairview Fields
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3 Fairview Commons
Los Comunes De Fairview

Legend

- 1. Fairview Commons
- 2. Fairview Commons
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TRAFFIC AT-A-GLANCE | TRAFICO GENERAL

All three land use concepts were analyzed for traffic impacts. Each concept generates a different number of daily trips, resulting in Level of Service (LOS) impacts. A total of 25 total off-site intersections were studied. The City requires a LOS of level D or better (on a scale of A - best to F - worst).

Los tres conceptos de uso del suelo se analizaron en función de los impactos de tráfico. Cada concepto genera un número diferente de viajes diarios, lo que se traduce en impactos en el nivel de servicio (LOS). Se analizaron un total de 25 intersecciones. La ciudad requiere un LOS de nivel D o mejor en una escala de A - mejor a F - peor.

Concept	Daily Trips Viajes diarios	AM Peak Hour Trips Viajes en hora pico por la mañana	PM Peak Hour Trips Viajes en hora pico por la tarde
Fairview Promenade	11,842	842	937
Fairview Fields	14,842	1,229	1,488
Fairview Commons	18,828	1,487	1,828

FAIR DR. AND HARBOR BLVD. WITH IMPROVEMENTS CON MEJORAS

AM Peak | Hours: Pico LOS C ✓
PM Peak | Hours: Pico LOS C ✓

ADDITIONAL INTERSECTION IMPACTS IMPACTOS FUERA DEL SITIO

Project traffic does not cause any additional intersections to operate below LOS D. El tráfico del proyecto no genera ningún intersección adicional que opere por debajo del LOS D.

FAIR DR. AND HARBOR BLVD. WITH IMPROVEMENTS CON MEJORAS

AM Peak | Hours: Pico LOS C ✓
PM Peak | Hours: Pico LOS C ✓

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Station 4: Open Space and Parks

Station 4 provided the concepts illustratives and related potential amenities for each concept. The posters provided a visualization opportunity for participants to see how development could occur in each concept, and what type of open space amenities could be included based on park layout and size. Staff was available to answer questions as well as to discuss the opportunities of each concept.

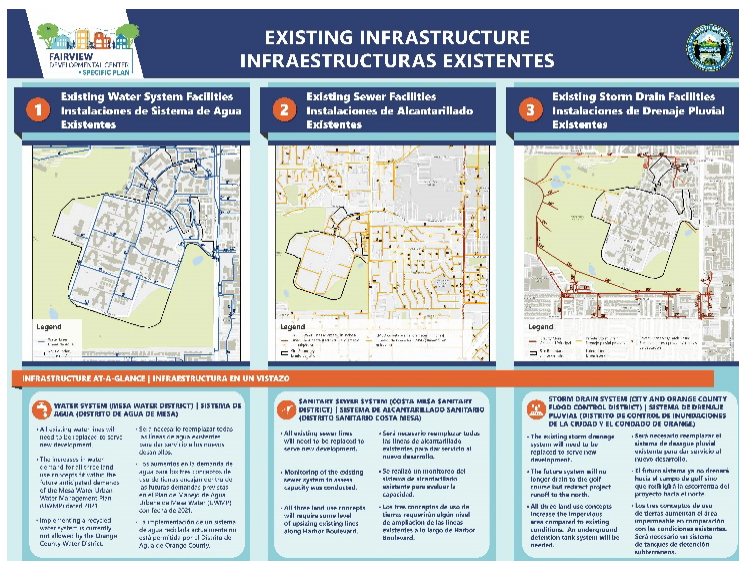
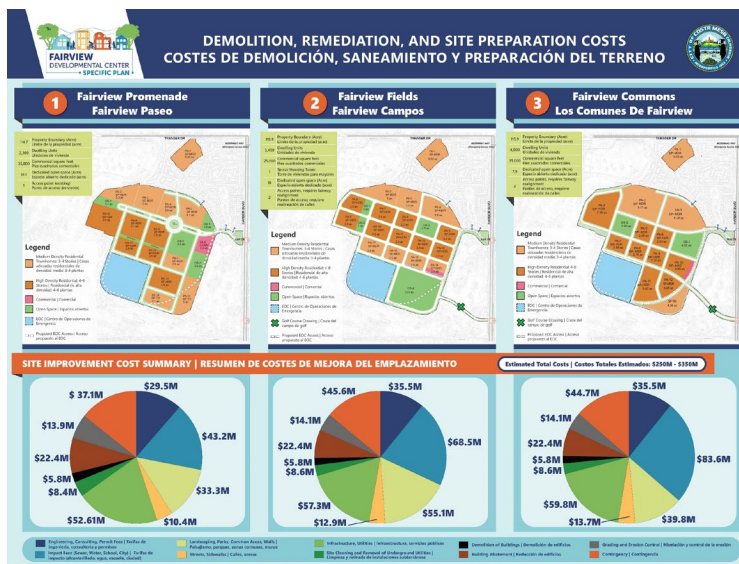
Posters from Station 4 are shown below and are attached in larger scale at the end of this document.



Station 5: Infrastructure and Site Development

Station 5 provided attendees with the existing infrastructure and total costs for site preparation. The Infrastructure poster shows the existing water, sewer and stormwater connections for the site and describes necessary improvements required for future development. The Demolition, Remediation and Site Preparation Costs poster shows the total costs to clear and prepare the site for future development. Staff was available to answer questions about infrastructure and cost impacts as well as to discuss the opportunities of each concept.

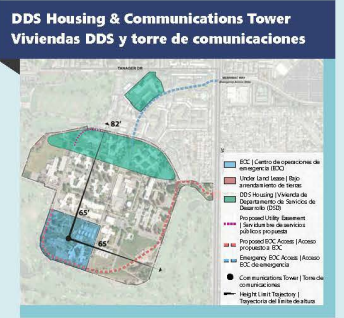
Posters from Station 5 are shown below and are attached in larger scale at the end of this document.





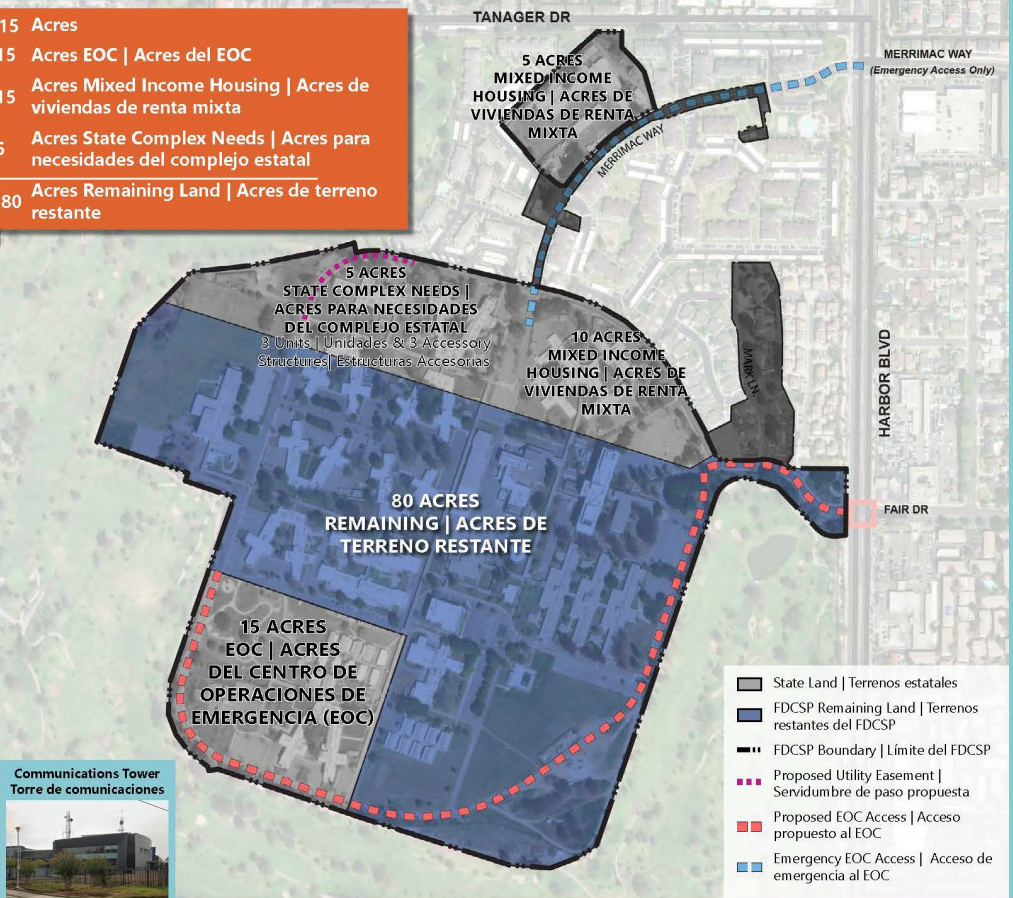
Appendix A: Poster Attachments

STATE PARAMETERS PARÁMETROS DE ESTADO



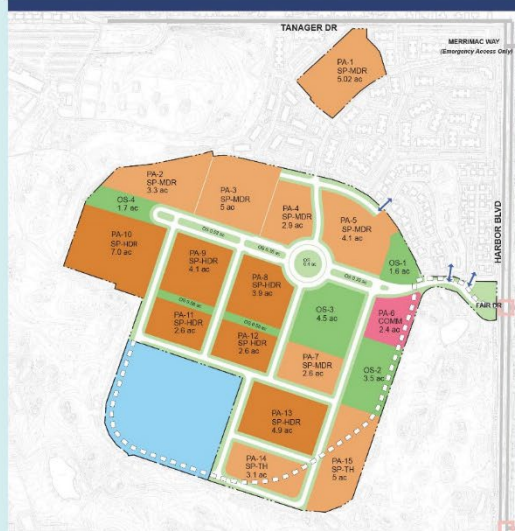
Remaining Land in FDCSP Boundary Terrenos restantes en el límite del Plan Específico FDC

- 115 Acres
- 15 Acres EOC | Acres del EOC
- 15 Acres Mixed Income Housing | Acres de viviendas de renta mixta
- 5 Acres State Complex Needs | Acres para necesidades del complejo estatal
-
- =80 Acres Remaining Land | Acres de terreno restante



LAND USE CONCEPTS CONCEPTOS DE USO DEL SUELO

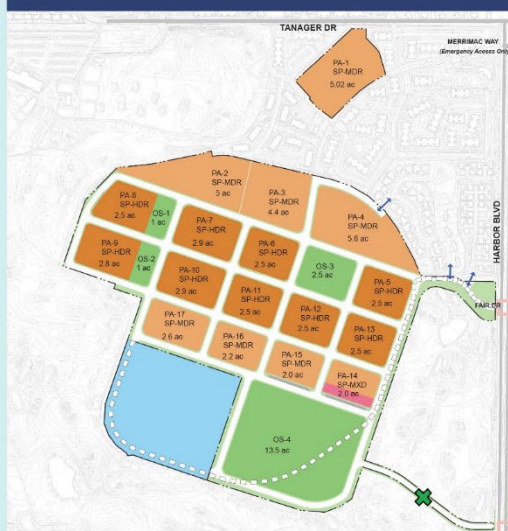
1 Fairview Promenade Fairview Paseo



Legend

- Medium Density Residential Townhomes: 3-4 Stories | Casas adosadas residenciales de densidad media: 3-4 plantas
- High Density Residential: 4-6 Stories | Residencial de alta densidad: 4-6 plantas
- Open Space | Espacios abiertos
- Commercial | Comercial
- EOC | Centro de Operaciones de Emergencia
- Proposed EOC Access | Acceso propuesto al EOC

2 Fairview Fields Fairview Campos



Legend

- Medium Density Residential Townhomes: 3-4 Stories | Casas adosadas residenciales de densidad media: 3-4 plantas
- High Density Residential: 4-8 Stories | Residencial de alta densidad: 4-8 plantas
- Open Space | Espacios abiertos
- Commercial | Comercial
- EOC | Centro de Operaciones de Emergencia
- Proposed EOC Access | Acceso propuesto al EOC
- Golf Course Crossing | Cruce del campo de golf

3 Fairview Commons Los Comunes De Fairview



Legend

- Medium Density Residential Townhomes: 3-4 Stories | Casas adosadas residenciales de densidad media: 3-4 plantas
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- Proposed EOC Access | Acceso propuesto al EOC
- Golf Course Crossing | Cruce del campo de golf

CONCEPT SUMMARY | RESUMEN DEL CONCEPTO

Fairview Promenade Summary Resumen del Fairview Paseo	
Count Contar	Unit Unidad
114.7	Property Boundary (Acre) Limite de la propiedad (acre)
2,300	Dwelling Units Unidades de vivienda
25,000	Commercial square feet Pies cuadrados comerciales
14.1	Dedicated open space (Acre) Espacio abierto dedicado (acre)
1	Access point (existing) Punto de acceso (existente)

Fairview Fields Summary Resumen del Fairview Campos	
Count Contar	Unit Unidad
115.9	Property Boundary (Acre) Limite de la propiedad (acre)
3,450	Dwelling Units Unidades de vivienda
25,000	Commercial square feet Pies cuadrados comerciales
1	Senior Housing Tower Torre de viviendas para mayores
18	Dedicated open space (Acre) Espacio abierto dedicado (acre)
2	Access points, requires fairway realignment Puntos de acceso, requiere realineación de calles

Fairview Commons Summary Resumen del Los Comunes De Fairview	
Count Contar	Unit Unidad
115.9	Property Boundary (Acre) Limite de la propiedad (acre)
4,000	Dwelling Units Unidades de vivienda
35,000	Commercial square feet Pies cuadrados comerciales
7.9	Dedicated open space (Acre) Espacio abierto dedicado (acre)
2	Access points, requires fairway realignment Puntos de acceso, requiere realineación de calles

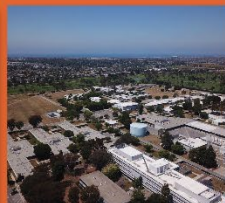
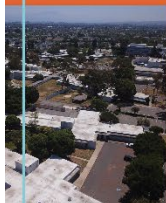


PROJECT OVERVIEW



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.

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.

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.



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.



DESCRIPCIÓN GENERAL DEL PROYECTO



¿QUÉ ES EL PLAN ESPECÍFICO DEL CENTRO DE DESARROLLO DE FAIRVIEW (FDC)?

La Ciudad de Costa Mesa está preparando un Plan Específico y un Informe de Impacto Ambiental que será esencialmente un plan maestro para el desarrollo futuro con una nueva zonificación para permitir una comunidad de viviendas de uso e ingresos mixtos.

OTROS ESFUERZOS DE PLANIFICACIÓN RELACIONADOS

El Elemento de Vivienda del 6º Ciclo de la Ciudad enumera al FDC como un sitio de oportunidad para vivienda y estima 2,300 unidades de vivienda para la ubicación. A través de este proceso, es probable que el Estado venda el sitio del FDC a un propietario/promotor que urbanizaría el espacio de acuerdo con el Plan Específico. Se espera que el Plan sea completado a finales de 2025/principios de 2026

¿QUÉ IDEAS Y PREGUNTAS TIENE PARA NOSOTROS?

El Plan Específico del FDC es una oportunidad emocionante para que la Ciudad planifique un nuevo vecindario para Costa Mesa.

Háganos sus preguntas, denos su opinión e ideas



Unidades de Vivienda Planificadas por Nivel de Ingresos				
Ingresos muy bajos	Ingresos bajos	Ingresos moderados	Ingresos superiores a moderados	Total
575	345	690	690	2,300

La Oficina de Servicios de Emergencia del Gobernador de California está planeando un Centro de Operaciones de Emergencia (EOC) en la esquina suroeste del área del plan. El EOC establecerá un centro regional de capacitación para servir como centro de planificación de gestión de emergencias críticas y servicios de preparación para emergencias en apoyo de las agencias locales. No se espera que las operaciones incluyan un refugio de emergencia, un helipuerto o un área de preparación para los servicios de emergencia.

CRONOGRAMA DEL PROYECTO



HISTORIA Y CONTEXTO DEL SITIO

El FDC, inaugurado en 1959, es un centro de cuidado residencial operado por el estado dedicado a servir a personas con discapacidades del desarrollo. Debido a que el Estado ha cambiado al modelo de hogar grupal para los centros de cuidado, el FDC está cerrando sus instalaciones. Actualmente, abarca aproximadamente 121 acres y se encuentra en varias etapas de cierre, a excepción de algunos hogares grupales que se espera que permanezcan.



El Hospital Estatal de Fairview bajo construcción en 1958. Fuente: United Aerial Survey, fotografía N.º 1264.



En 1983 se desarrolló completamente el campus principal del Hospital Estatal de Fairview. Fuente: Fairview: El Hospital Estatal de Costa Mesa tendrá un nuevo hogar, de las colecciones de la Sociedad Histórica de Costa Mesa.



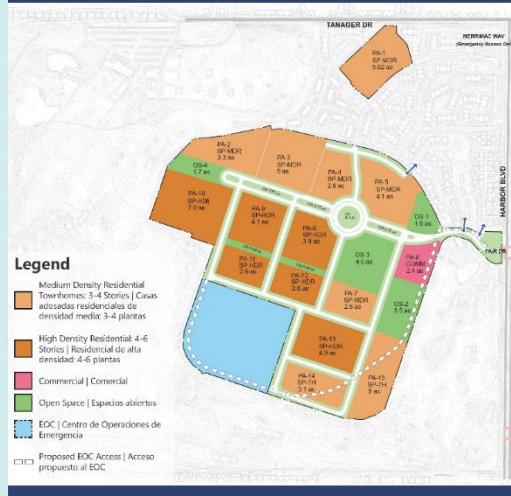
Tren de comidas que mantenía las comidas clientes mientras se entregaban a los residentes. Fuente: Lee Payne, fotografía del personal. Colecciones de la Sociedad Histórica de Costa Mesa, Daily Globe-Herald: Fairview State Hospital Dedication Issue, 4 de mayo de 1961.



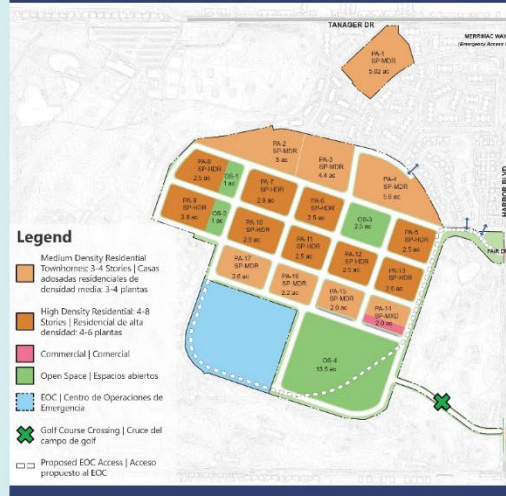
Uno de los comedores donde los residentes y el personal comían. Fuente: Informe de Inventario y Evaluación de Recursos Históricos, JRP Historical Consulting, LLC, Febrero de 2020.

HOUSING UNITS AND AFFORDABILITY UNIDADES DE VIVIENDA Y ASEQUIBILIDAD

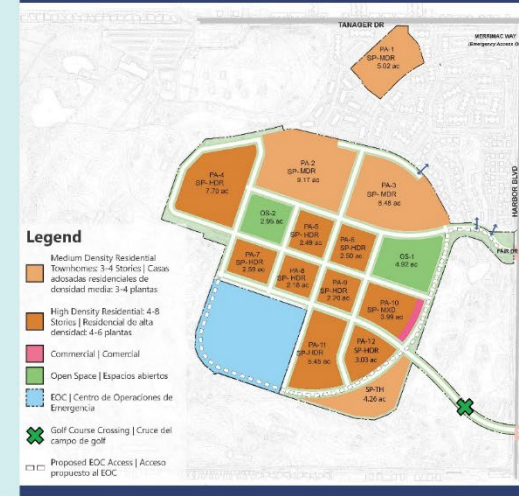
1 Fairview Promenade Fairview Paseo



2 Fairview Fields Fairview Campos



3 Fairview Commons Los Comunes De Fairview



HOUSING AT-A-GLANCE (INCLUDES DDS MIXED-INCOME & COMPLEX NEEDS UNITS) | RESUMEN DE LA VIVIENDA (INCLUYE UNIDADES DE RENTA MIXTA Y NECESIDADES COMPLEJAS DE LA DDS)

	Units
Very Low Income Renta muy baja	575
Low Income Renta baja	345
Moderate Income Ingresos moderados	690
Above Moderate Income Ingresos superiores a moderados	690
Total	2,300

	Units
Very Low Income Renta muy baja	575
Low Income Renta baja	325
Moderate Income Ingresos moderados	325
Above Moderate Income* Ingresos superiores a moderados*	2,225
Total	3,450

*Includes Density Bonus units | Incluye unidades de bonificación por densidad

	Units
Very Low Income Renta muy baja	575
Low Income Renta baja	345
Moderate Income Ingresos moderados	690
Above Moderate Income Ingresos superiores a moderados	2,390
Total	4,000

AFFORDABLE HOUSING PAYMENT, 2023 (FAMILY OF 4) | PAGO DE VIVIENDA ASEQUIBLE, 2023 (FAMILIA DE 4 MIEMBROS)

	Maximum Affordable Rent ¹ Alquiler máximo asequible ¹	Maximum Affordable Purchase Price ² Precio de compra máximo asequible ²
\$ Very Low Income Renta muy baja	\$1,521	\$179,013
\$\$ Low Income Renta baja	\$2,597	\$309,848
\$\$\$ Moderate Income Ingresos moderados	\$3,561	\$427,006

Notes:

- Assumes 2023 HCD income limits; 30% gross household income as affordable cost less utilities, based on 2023 Orange County Utility Allowance.
 - Utilities include base electric, water, sewer/trash, refrigerator, and stove.
- Assumes 2023 HCD income limits; 30% gross household income as affordable cost; 15% of monthly affordable cost for taxes and insurance.
 - Utilities include base electric, water, sewer/trash, refrigerator, and stove.
 - Household must qualify for a conventional loan.

Notes:

- Supone límites de ingresos del HCD para 2023; 30% de ingresos brutos por hogar como coste asequible coste menos servicios públicos, basado en el subsidio de servicios públicos del condado de Orange para 2023.
 - Los utilities incluyen electricidad base, agua, alcantarillado/basura, refrigerador y estufa.
- Supone límites de ingresos del HCD para 2023; 30% de ingresos brutos del hogar como coste asequible coste asequible; 15% del coste mensual asequible para impuestos y seguros.
 - Los servicios incluyen electricidad, agua, alcantarillado/basura, refrigerador y cocina.
 - El hogar debe calificar para un préstamo convencional.

HOUSING TYPOLOGIES TIPOLOGÍAS DE VIVIENDA

1 Fairview Promenade Fairview Paseo

2,300 Units | Unidades



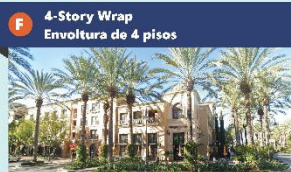
2 Fairview Fields Fairview Campos

3,450 Units | Unidades



3 Fairview Commons Los Comunes De Fairview

4,000 Units | Unidades



OPEN SPACE AND PARKS ESPACIO ABIERTOS Y PARQUES

1

Fairview Promenade Fairview Paseo

2,300 Units | Unidades
14.1 Acres Open Space | Acres de Espacio Abierto



OPEN SPACE AND PARKS ESPACIO ABIERTOS Y PARQUES

2

Fairview Fields Fairview Campos

3,450 Units | Unidades
18 Acres Open Space | Acres de Espacio Abierto



OPEN SPACE AND PARKS ESPACIO ABIERTOS Y PARQUES

3

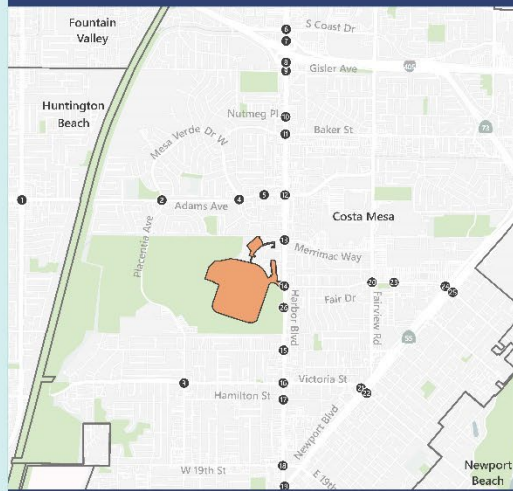
Fairview Commons Los Comunes De Fairview

4,000 Units | Unidades
7.9 Acres Open Space | Acres de Espacio Abierto



INTERSECTION ANALYSIS ANÁLISIS DE INTERSECCIONES

Studied Intersections Intersecciones estudiadas



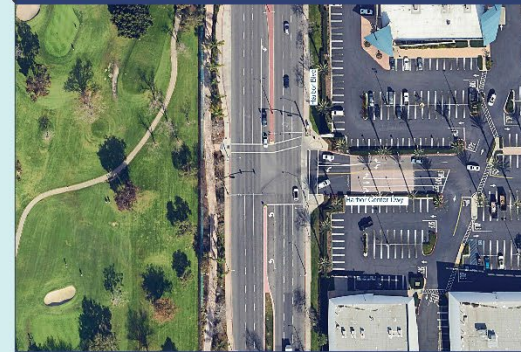
1. Brookhurst Street and Adams Avenue
2. Placentia Avenue and Adams Avenue
3. Placentia Avenue and Victoria Street
4. Mesa Verde Drive East and Adams Avenue
5. Royal Palm Drive and Adams Avenue
6. Harbor Boulevard and South Coast Drive
7. Harbor Boulevard and Interstate 405 (I-405) Northbound Off-Ramp
8. Harbor Boulevard and I-405 Southbound Off-Ramps
9. Harbor Boulevard and Gisler Avenue
10. Harbor Boulevard and Nutmeg Place
11. Harbor Boulevard and Baker Street
12. Harbor Boulevard and Adams Avenue
13. Harbor Boulevard and Merrimac Way
14. Harbor Boulevard and Fair Drive
15. Harbor Boulevard and Wilson Street
16. Harbor Boulevard and Victoria Street
17. Harbor Boulevard and Hamilton Street
18. Harbor Boulevard and West 19th Street
19. Harbor Boulevard and Newport Boulevard
20. Fairview Road and Fair Drive
21. Southbound Newport Boulevard and Victoria Street
22. Northbound Newport Boulevard and Victoria Street
23. Vanguard Way and Fair Drive
24. Southbound Newport Boulevard and Fair Drive
25. Northbound Newport Boulevard and Fair Drive/Del Mar Avenue

EXISTING INTERSECTION ACCESS | ACCESO A LA INTERSECCIÓN EXISTENTE

Harbor Blvd. and/y Fair Dr.



Harbor Blvd. and/y Home Depot



Proposed Intersection Improvements Mejoras de intersección propuestas

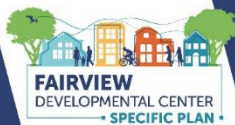
Harbor Blvd. and/y Fair Dr.



Possible Intersection Design Posible diseño de la intersección

Harbor Blvd. and/y Home Depot

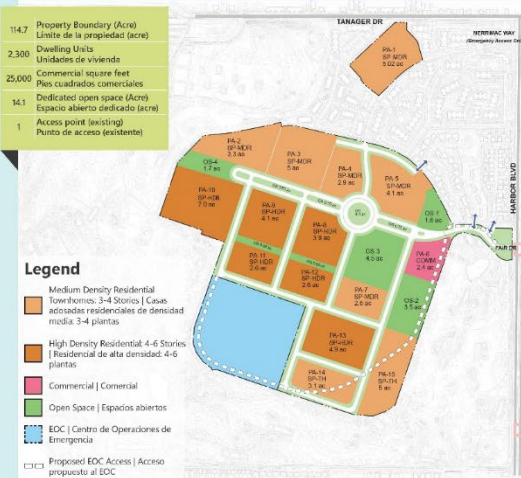




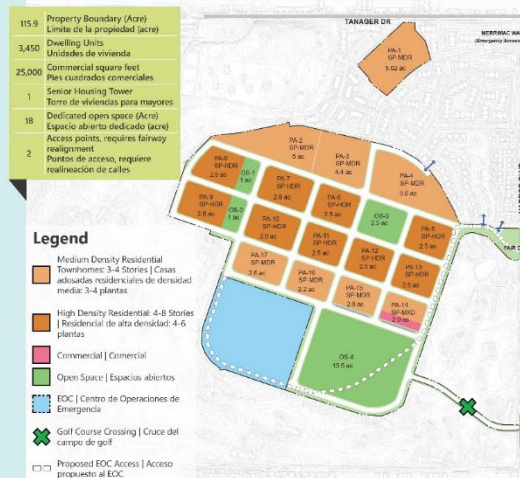
MOBILITY AND TRAFFIC MOVILIDAD Y TRÁFICO



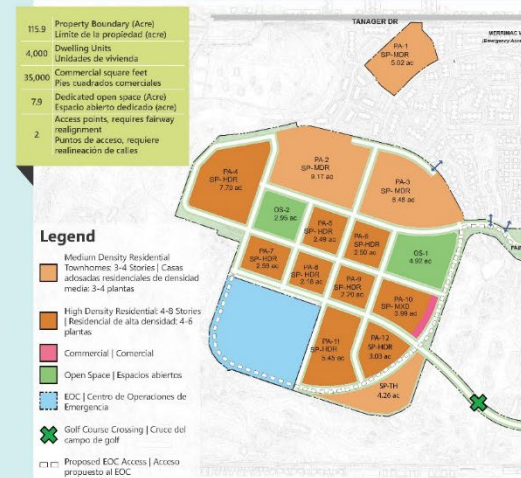
1 Fairview Promenade Fairview Paseo



2 Fairview Fields Fairview Campos



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TRAFFIC AT-A-GLANCE | TRÁFICO GENERAL

All three land use concepts were analyzed for traffic impacts. Each concept generates a different number of daily trips, resulting in Level of Service (LOS) impacts. A total of 25 total offsite intersections were studied. The City requires a LOS of level D or better (on a scale of A - best to F - worst).

Los tres conceptos de uso del suelo se analizaron en función de los impactos sobre el tráfico. Cada concepto genera un número diferente de viajes diarios, lo que se traduce en impactos en el nivel de servicio (LOS). Se estudiaron un total de 25 intersecciones. La ciudad requiere un LOS de nivel D o mejor (en una escala de A - mejor a F - peor).

Daily Trips Viajes diarios	11,342
AM Peak Hour Trips Viajes en hora pico por la mañana	842
PM Peak Hour Trips Viajes en hora pico por la tarde	997

FAIR DR. AND HARBOR BLVD.

AM Peak | Horas Pico: LOS C ✓
PM Peak | Horas Pico: LOS D ✓

WITH IMPROVEMENTS CON MEJORAS

AM Peak | Horas Pico: LOS A ✓
PM Peak | Horas Pico: LOS C ✓

ADDITIONAL INTERSECTION IMPACTS IMPACTOS FUERA DEL SITIO

Project traffic does not cause any additional intersections to operate below LOS D. El tráfico del proyecto no provoca que ninguna intersección adicional funcione por debajo del LOS D.

Daily Trips Viajes diarios	16,640
AM Peak Hour Trips Viajes en hora pico por la mañana	1,229
PM Peak Hour Trips Viajes en hora pico por la tarde	1,449

FAIR DR. AND HARBOR BLVD.

AM Peak | Horas Pico: LOS C ✓
PM Peak | Horas Pico: LOS E ✗

WITH IMPROVEMENTS CON MEJORAS

AM Peak | Horas Pico: LOS B ✓
PM Peak | Horas Pico: LOS D ✓

ADDITIONAL INTERSECTION IMPACTS IMPACTOS FUERA DEL SITIO

Project traffic does not cause any additional intersections to operate below LOS D. El tráfico del proyecto no provoca que ninguna intersección adicional funcione por debajo del LOS D.

Daily Trips Viajes diarios	18,501
AM Peak Hour Trips Viajes en hora pico por la mañana	1,407
PM Peak Hour Trips Viajes en hora pico por la tarde	1,639

FAIR DR. AND HARBOR BLVD.

AM Peak | Horas Pico: LOS C ✓
PM Peak | Horas Pico: LOS E ✗

WITH IMPROVEMENTS CON MEJORAS

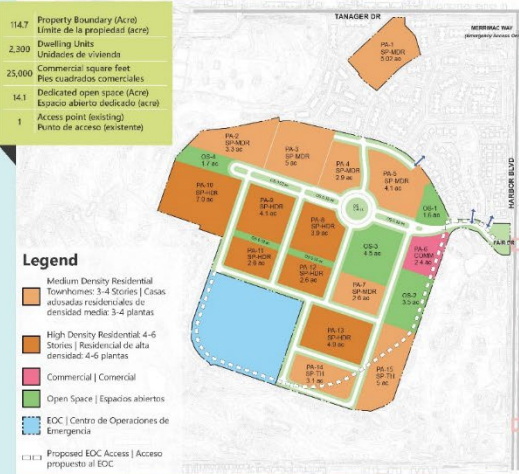
AM Peak | Horas Pico: LOS B ✓
PM Peak | Horas Pico: LOS D ✓

ADDITIONAL INTERSECTION IMPACTS IMPACTOS FUERA DEL SITIO

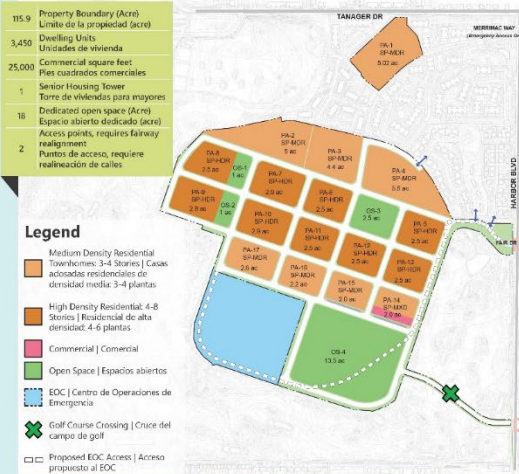
1. Placentia Ave. andly Adams Ave.
2. Northbound Newport Blvd. and Fair Dr./ Del Mar Ave.
Newport Blvd. en dirección norte y Fair Dr./Del Mar Ave.

DEMOLITION, REMEDIATION, AND SITE PREPARATION COSTS COSTES DE DEMOLICIÓN, SANEAMIENTO Y PREPARACIÓN DEL TERRENO

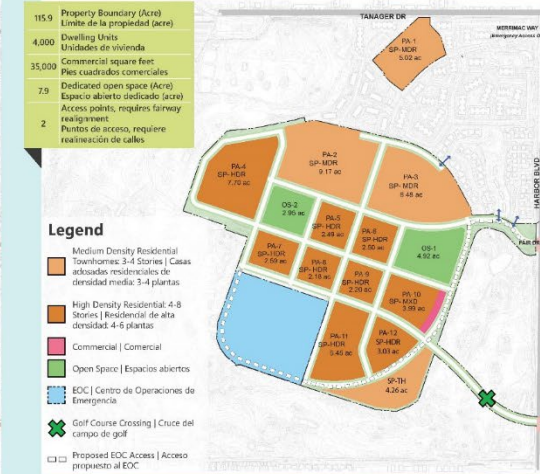
1 Fairview Promenade Fairview Paseo



2 Fairview Fields Fairview Campos

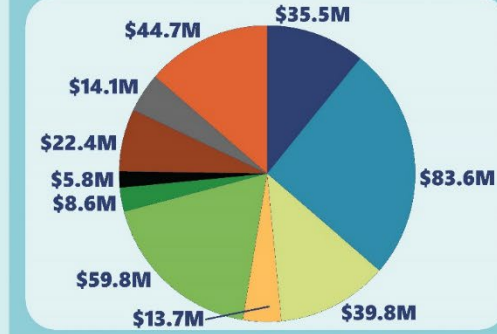
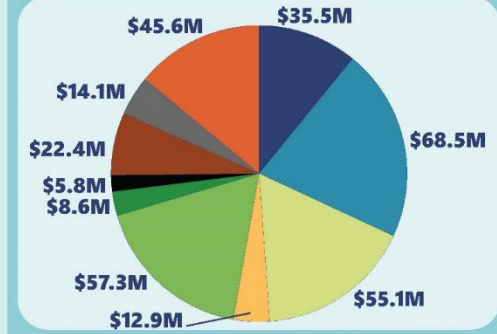
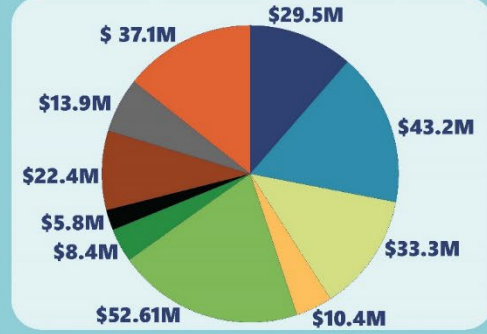


3 Fairview Commons Los Comunes De Fairview



SITE IMPROVEMENT COST SUMMARY | RESUMEN DE COSTES DE MEJORA DEL EMPLAZAMIENTO

Estimated Total Costs | Costos Totales Estimados: \$250M - \$350M

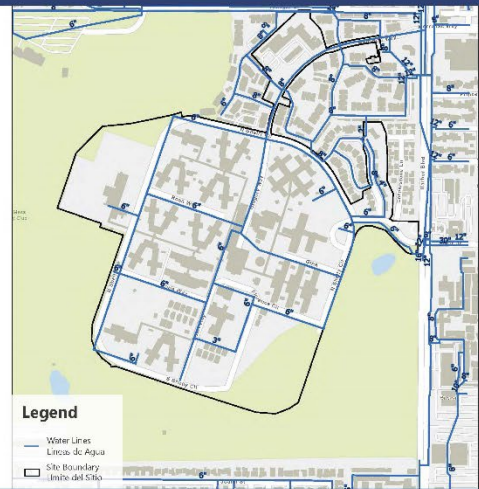


- Engineering, Consulting, Permit Fees | Tarifas de ingeniería, consultoría y permisos
- Impact Fees (Sewer, Water, School, City) | Tarifas de impacto (alcantarillado, agua, escuela, ciudad)
- Landscaping, Parks, Common Areas, Walls | Paisajismo, parques, zonas comunes, muros
- Streets, Sidewalks | Calles, aceras
- Infrastructure, Utilities | Infraestructura, servicios públicos
- Site Cleaning and Removal of Underground Utilities | Limpieza y retirada de instalaciones subterráneas
- Demolition of Buildings | Demolición de edificios
- Building Abatement | Reducción de edificios
- Grading and Erosion Control | Nivelación y control de la erosión
- Contingency | Contingencia

EXISTING INFRASTRUCTURE INFRAESTRUCTURAS EXISTENTES

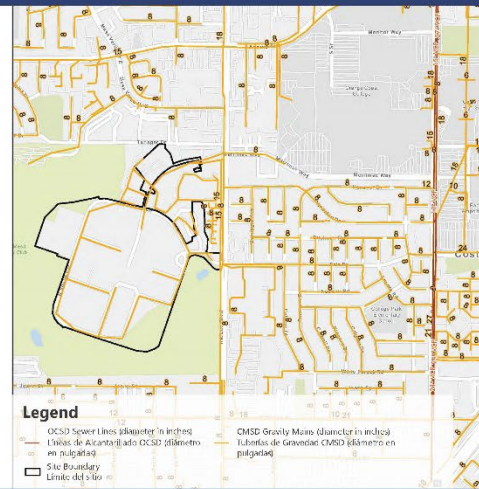
1

Existing Water System Facilities Instalaciones de Sistema de Agua Existentes



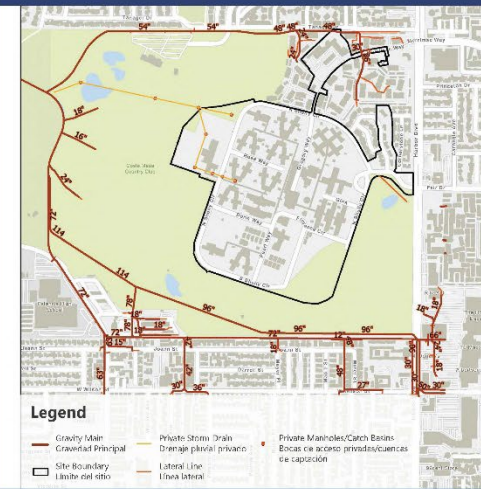
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Existing Sewer Facilities Instalaciones de Alcantarillado Existentes



3

Existing Storm Drain Facilities Instalaciones de Drenaje Pluvial Existentes



INFRASTRUCTURE AT-A-GLANCE | INFRAESTRUCTURA EN UN VISTAZO



WATER SYSTEM (MESA WATER DISTRICT) | SISTEMA DE AGUA (DISTRITO DE AGUA DE MESA)

- All existing water lines will need to be replaced to serve new development.
- The increases in water demand for all three land use concepts fit within the future anticipated demands of the Mesa Water Urban Water Management Plan (UWMP) dated 2021.
- Implementing a recycled water system is currently not allowed by the Orange County Water District.
- Será necesario reemplazar todas las líneas de agua existentes para dar servicio a los nuevos desarrollos.
- Los aumentos en la demanda de agua para los tres conceptos de uso de tierras encajan dentro de las futuras demandas previstas en el Plan de Manejo de Agua Urbana de Mesa Water (UWMP) con fecha de 2021.
- La implementación de un sistema de agua reciclada actualmente no está permitida por el Distrito de Agua de Orange County.



SANITARY SEWER SYSTEM (COSTA MESA SANITARY DISTRICT) | SISTEMA DE ALcantarillado SANITARIO (DISTRITO SANITARIO COSTA MESA)

- All existing sewer lines will need to be replaced to serve new development.
- Monitoring of the existing sewer system to assess capacity was conducted.
- All three land use concepts will require some level of upsizing existing lines along Harbor Boulevard.
- Será necesario reemplazar todas las líneas de alcantarillado existentes para dar servicio al nuevo desarrollo.
- Se realizó un monitoreo del sistema de alcantarillado existente para evaluar la capacidad.
- Los tres conceptos de uso de tierras requerirán algún nivel de ampliación de las líneas existentes a lo largo de Harbor Boulevard.



STORM DRAIN SYSTEM (CITY AND ORANGE COUNTY FLOOD CONTROL DISTRICT) | SISTEMA DE DRENAJE PLUVIAL (DISTRITO DE CONTROL DE INUNDACIONES DE LA CIUDAD Y EL CONDADO DE ORANGE)

- The existing storm drainage system will need to be replaced to serve new development.
- The future system will no longer drain to the golf course but redirect project runoff to the north.
- All three land use concepts increase the impervious area compared to existing conditions. An underground detention tank system will be needed.
- Será necesario reemplazar el sistema de desagüe pluvial existente para dar servicio al nuevo desarrollo.
- El futuro sistema ya no drenará hacia el campo de golf sino que redirigirá la escorrentía del proyecto hacia el norte.
- Los tres conceptos de uso de tierras aumentan el área impermeable en comparación con las condiciones existentes. Será necesario un sistema de tanques de detención subterráneos.