



Fairview Developmental Center Planning Commission Update



City of Costa Mesa
March 25, 2024

Project Team and Introductions

FDCSP Consultant Team



Karen Gulley, Principal in Charge

Suzanne Schwab, AICP, Project Manager

Subconsultants/ Technical Experts:

Gensler

FEHR PEERS



Update Purpose

Provide Overview and Opportunity for Discussion on:

- The Status of FDC Site and Agreements with the State
- The City's Housing Goal for the Site
- The Specific Plan Process and Timeline
- Community Input to Date
- Market Study Findings
- Future Developer Considerations

Q&A and Input from the Planning Commission





Project Details and Existing Conditions

Fairview Developmental Center Site



Emergency
Operations
Center
(15 acres)

Mark Lane

Project Details

Specific Plan and Environmental Impact Report

- City leads Specific Plan and EIR
- State to select Master Developer
 - Will ultimately implement the Plan

Planned State uses include:

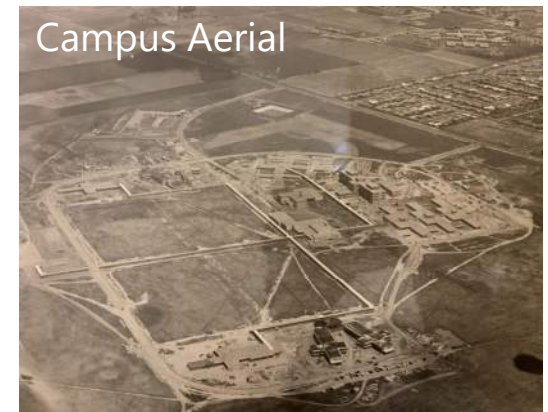
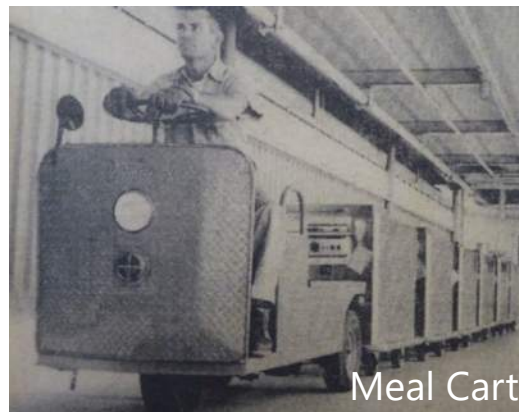
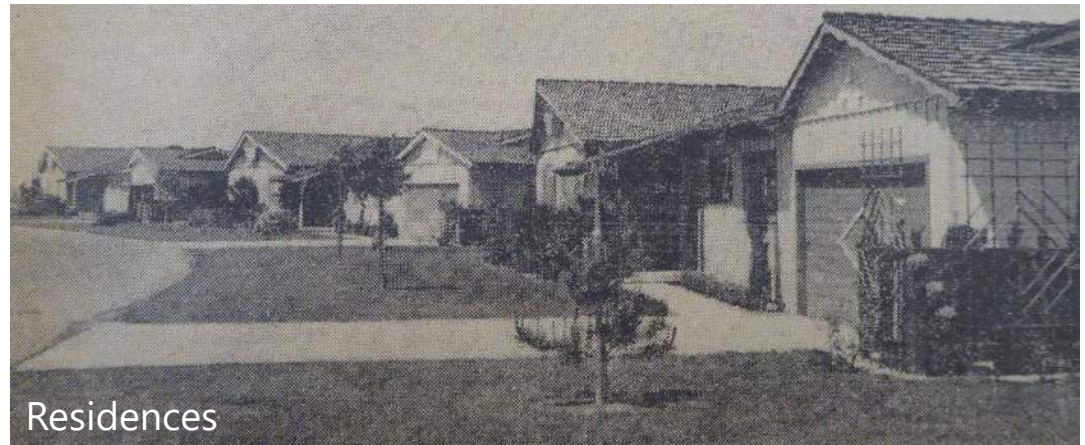
- Emergency Operations Center
- Housing for the Disabled
- Housing for Complex Needs



Oct 2023	Project kick-off
Nov 2023	Community Workshop #1
Dec 2023	City Council Study Session
Jan 2024	Community Workshop #2
Feb/ March 2024	Community Workshop #3 / Open Houses
<u>March 2024</u>	<u>Planning Commission</u>

History of the Property

- State owned and operated facility opened in 1959
- Home to thousands of residents at a time
- Resident ages ranged from infant to 70+ with varying developmental disabilities
- As of 2021 FDC is no longer providing care on site – model transitioned to group homes
- Today it is in “warm shut down”



Actions by City and State

- | | |
|------|--|
| 2015 | Senate Bill 82 allows up to 20 acres of the FDC site for the developmentally disabled |
| 2016 | State adopted FDC Closure Plan |
| 2022 | Senate Bill 188 approved disposition of the property
State and City agreement for City led planning effort |
| 2023 | Senate Bill 138 authorizes DDS to construct up to 3 complex needs homes
State pursued a 15-acre Emergency Operations Center
City kicked off preparation of Specific Plan and EIR |
| 2024 | State expected to initiate selection of a Master Developer |



Housing Goal

City and State agree that housing shall be a priority use

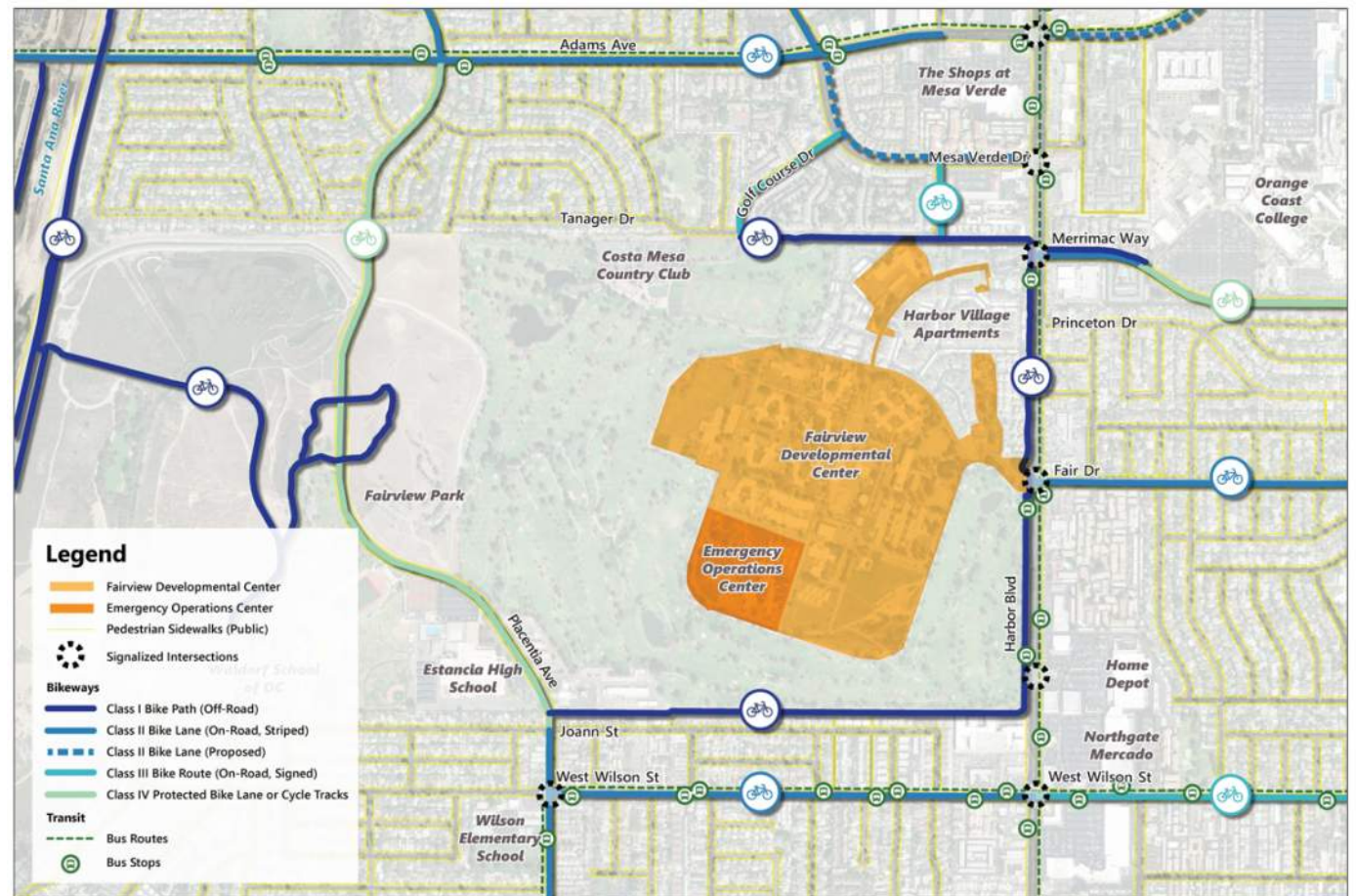
- City goal in 2022 Housing Element | Program 3B
 - Very Low-Income Units – 575
 - Low Income Units – 345
 - Moderate Income Units – 690
 - Above Moderate-Income Units – 690
 - **Total – 2,300 units minimum**
 - **40% Low and Very Low**
- This goal does not preclude other uses on site such as sports fields, retail, and others

Overall goal of a neighborhood with supporting uses



Site Context - Circulation

- Multimodal access to FDC with opportunity to bring connections through the site
- Pedestrian trails, sidewalks and other connections are the #1 request open space amenity



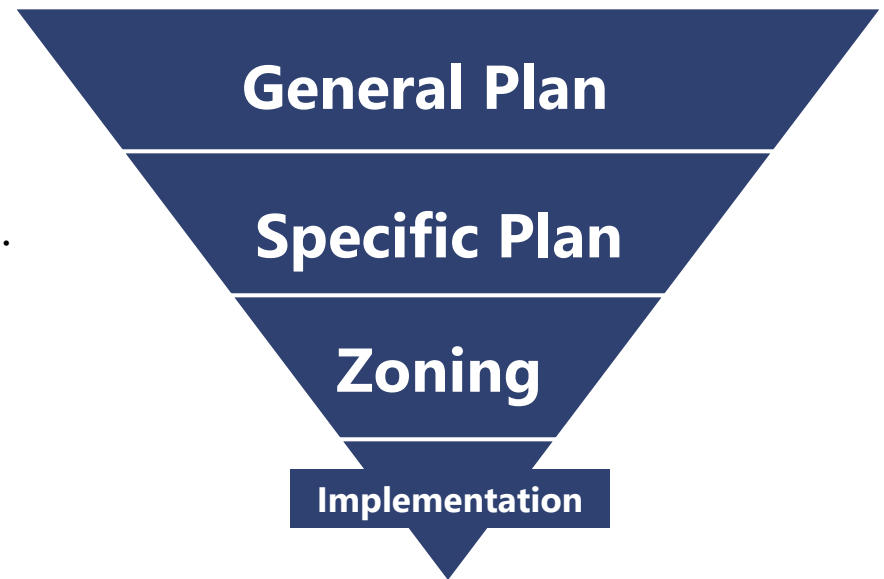
Development Area



- Remaining State Land – 158.6 Acres
- Less Harbor Village Apartments/SF Homes
- = Specific Plan Boundary -121.08 Acres
- Less Potential EOC Site -15 Acres
- Less Existing Fair Drive, Merrimac Way
- Less Properties on Mark Lane
- = 99 Acres of New Development Potential
- = 23 Dwelling Units/Acre Average for 2,300 homes (includes roads & public parks)

What is a Specific Plan?

- Similar to Zoning, a Specific Plan provides an additional layer of planning control with detailed standards and design direction that may supplement and/or differ from traditional zoning regulations.
- Establishes a land use plan and development regulations (*CA Government Code Sections 65450-65457*).
- Must be consistent with the City's General Plan.
- Provides conceptual plans for:
 - Land Use
 - Mobility
 - Infrastructure (water, sewer, storm drain)
 - Phasing and Financing
 - Administrative Processes and Procedures



Long-Term Project Process





Community Outreach

Process for Community Engagement



On-going Methods of Outreach

- Stakeholder Interviews
- Dedicated Project Website
- Social Media Posts
- On-line Surveys



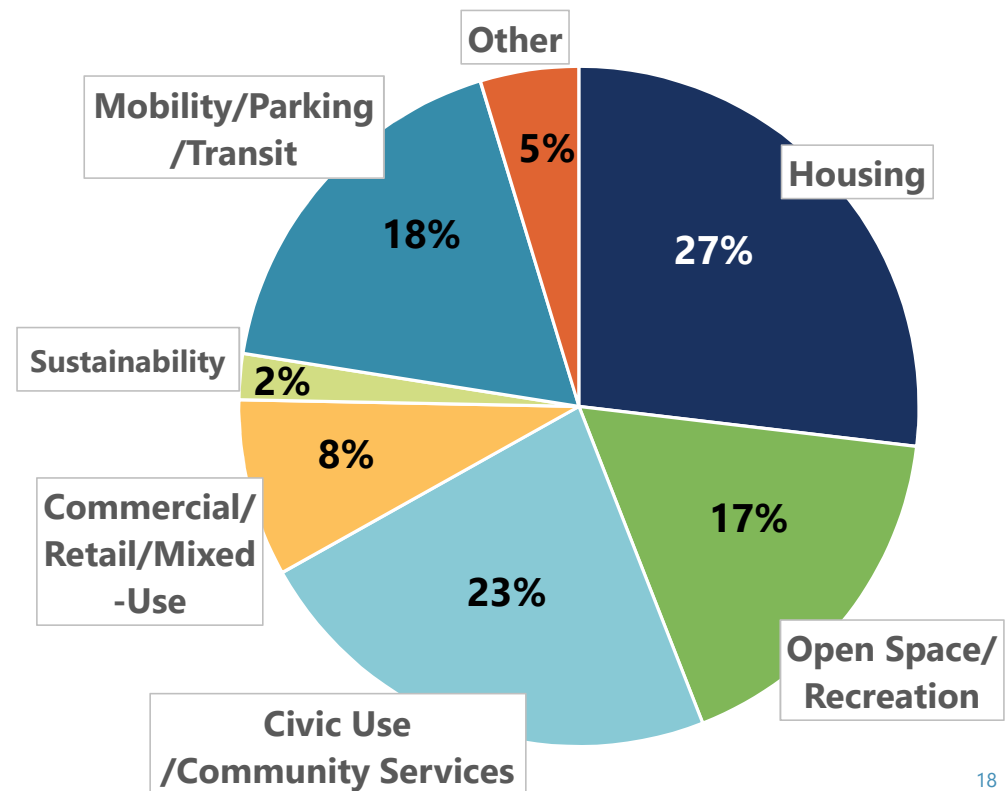
Workshop #1: Vision Exercise

Key Take Aways

- 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

Outcome: Draft Vision Statement and Guiding Principles

Neighborhood Priorities



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



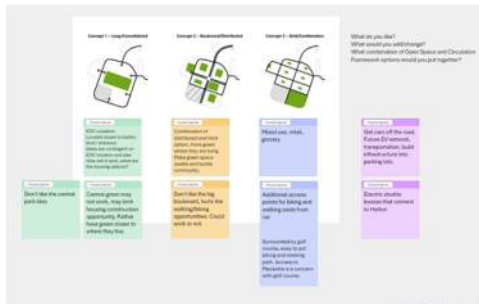
Activities Become Traditions

Workshop #2

Draft Vision & Guiding Principles and Land Use Framework

Tuesday, January 23, 2024 | English
 Thursday, January 25, 2024 | Spanish
 Monday, January 29, 2024 | English & Spanish

- o Costa Mesa Senior Center, 695 W 19th St / Zoom
- o 129 Participants



Handwritten notes:

- Can there / should there be additional access points?
- what will happen to home values?
- How will this impact taxes?
- extension of Shelly Lane
- Balance parks
- Baseball & soccer fields

Handwritten notes in Spanish:

Circulación

- Camino circular
 - ↳ No les gusta
 - ↳ se sintieron encerrados la comunidad
- Bulevar
 - ↳ no es seguro para los peatones / niños
- sistema de red
 - ↳ favorecida de la movilidad

Espacios Abiertos

- combinación
 - ↳ mas cercana
 - ↳ personas de tercer de edad pueden caminar mas facil (system cercano)

OUT Reach methods (Suggested)

- ↳ Flyers
- ↳ door knocking
- ↳ collaborate w/ schools
- ↳ churches
- ↳ english learning classes
- ↳ costa mesa high

For active open space areas, what types of facilities do you prefer? (Choose 2)

- Soccer fields
- Baseball fields
- Playgrounds
- Recreation Center
- Trails

What alternative modes of transportation do you prefer? (Choose 2)

- Walking
- Biking
- Golf Cart (or Neighborhood Electric Vehicle)
- Scooter
- Transit



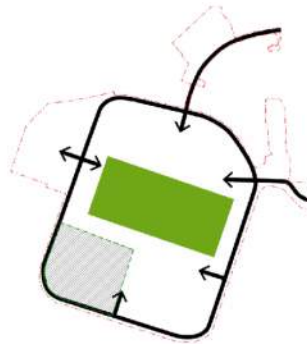
Workshop #2: Vision & Land Use Framework

Key Take Aways

- Overall support for housing
- Stressed importance of capacity for infrastructure, traffic and access
- Concern about compatibility of EOC
- Majority votes for a grid network of streets with a combination of open space/parks at different sizes and with different amenities
- Define/refine some of the terms used in the vision

Outcome: Revised Draft Vision Statement and Input for Land Use Alternatives

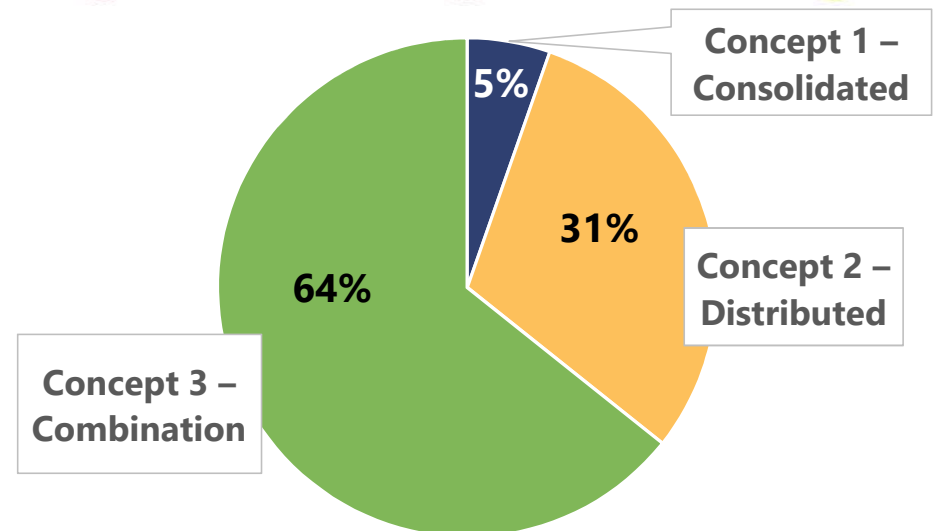
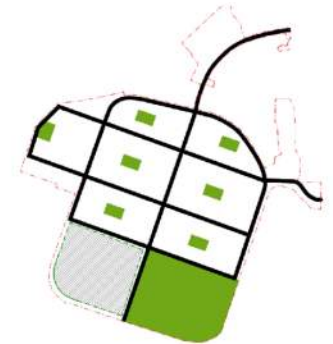
Concept 1 - Consolidated



Concept 2 - Distributed



Concept 3 - Combination



Open House / Workshop #3

Thursday, February 29, 2024 | Costa Mesa Country Club
 Monday, March 4, 2024 | Iglesia Harbor Church, Wilson Street
 Wednesday, March 6, 2024 | Zoom

- o All dual language English & Spanish
- o 176 Participants



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 eventually be a master plan for future development with care leading to either a retail use, mixed-use housing community.

OTHER RELATED PLANNING EFFORTS

The City of Costa Mesa is preparing the FDC as a planning opportunity for and within a 2008 Planning Unit. The location, through the process that has led to this and the FDC, also to the community's vision for the site and the FDC, also to the community's vision for the site and the FDC, also to the community's vision for the site and the FDC.

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.

?

SITE HISTORY & CONTEXT

The FDC, opened in 1965, is a State-operated residential care facility dedicated to serving individuals with developmental disabilities. As the State has shifted its focus from residential care to community-based care, the FDC is seeking the community's input to ensure the facility remains a safe and secure environment for its residents.



Workshop #3: Open House

Key Take Aways by Station

- **Station 1 – Project Information:** Stressed the need for housing, and desire to stay connected and involved in the project.
- **Station 2 – Vision:** Emphasized the need for open space and recreation as well as desire for affordable housing and senior supportive housing.
- **Station 3 – Housing:** Preference for traditional style building/homes, with natural looking materials. Prioritize affordable housing.
- **Station 4 – Traffic & Mobility:** Include walking trails and multi-use paths as well as parking. Concern about heavy traffic along Harbor and accessing the project site.
- **Station 5 – Site Design & Open Space:** Priority use: sports fields (soccer and baseball).

Outcome: Input for Land Use Alternatives and Specific Plan



**WELCOME TO THE
FAIRVIEW DEVELOPMENTAL CENTER OPEN HOUSE!**

The open house is available to you at your leisure.
You may visit all of the booths, or find the one that interests you most.
Most importantly, ask questions and share your ideas!

STATION 1: PROJECT INFORMATION
Start here! Learn all about:
• What is a specific plan?
• The Fairview Development Center Specific Plan.
• Project timing and status to date.

STATION 2: VISION
Let's talk about the Vision for FDC.
• Read the revised Draft Vision and tell us your ideas.
• Help create a picture collage of the vision!

STATION 3: HOUSING
Learn more about housing types, including:
• Visualizing building scale and height.
• Unit capacity based product type.
• Different housing types that may occur on the FDC site.

STATION 4: MOBILITY & TRAFFIC
Let's talk about mobility, traffic, and parking.
Share your questions and ideas about:
• Mobility and safety features.
• Existing mobility and traffic conditions.

STATION 5: SITE DESIGN & OPEN SPACE
Learn about site planning and open space!
• Your preference open space amenities.
• Review concept open space and circulation diagrams.





Residential Building Types

Housing Types



Single Family Attached



Courtyard



Multifamily



Multifamily Flats



Townhomes

Housing Types

Type / Details	Single Family Small Lot	Townhomes	Courtyard	Multi-Story Flats	Multi-Family Various
Layout	Attached or Detached	Attached	Attached	Attached	Attached
Units per Acre	10-17	10-24	12-26	30+	30 -100+
# of Stories	2-3	2-3	2-4	4-7	3-7
Typical Ownership	Condo or Fee Simple	Condo	Condo or Apartments		
Open Space	Some Private	Common	Common	Common	Common
Parking	2 Car Garage	1-2 Car Garage Tucked-Under Unit		Surface, Above/Below Structure, and/or Combination	
Other		Live-work			Option for ground floor retail



Economic / Market Considerations

Setting the Stage for Implementation

- The Specific Plan sets the limits and requirements which have financial implications for a Master Developer
- Our goal is to prepare a Specific Plan that is:
 1. Desirable to build;
 2. Works financially
 3. And best addresses the vision of the community



Market Study Key Findings

Residential:

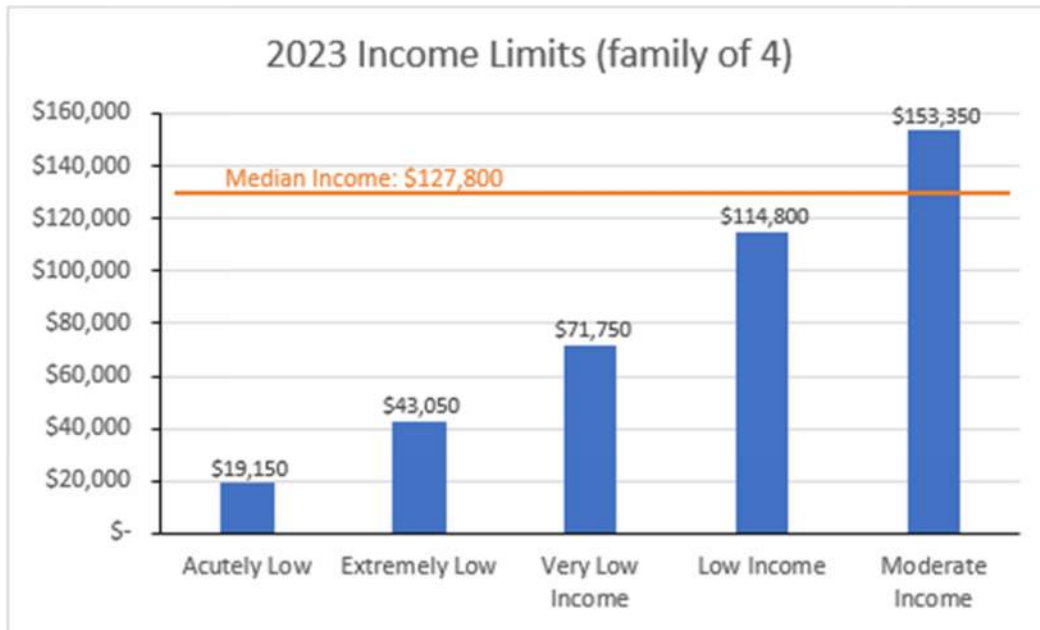
- Demand for rental and for-sale units across all income levels
 - Demand from households moving to Costa Mesa
 - Demand from current residents who are living in overcrowded housing and/or are overpaying
- Overcrowding and overpayment are more prevalent in Costa Mesa than other nearby cities
- Expect fewer new households with families
- Expect an increase in residents aged 65 and older

Market Study Key Findings

Non-Residential Uses:

- Demand generated by future residents within the Specific Plan area
 - 29,500 to 55,900 gross square feet of retail
 - As well as 76,500 gross square feet for other commercial uses such as a fitness center and medical and professional offices (based on demand generated from 2,300 units)

Who is Eligible for the Affordable Housing?



County of Orange, Income Limits

Top 25 Occupations of Nearby Affordable Housing Development

- | | |
|-------------------|------------------------|
| ACCOUNTANT | RETAIL/SALES ASSOCIATE |
| ADMINISTRATOR | WAITER/WAITRESS |
| CAREGIVER | CHILDCARE PROVIDER |
| CASHIER | COSMETOLOGIST |
| NURSING | TECHNICIAN |
| DRIVER | PRODUCTION |
| BANKING | CONSTRUCTION |
| CUSTODIAN | ENGINEER |
| CUSTOMER SERVICE | DENTAL ASSISTANT |
| CHEF/COOK | FARMER |
| MEDICAL ASSISTANT | HEALTHCARE PROVIDER |
| MANAGER | SECURITY |
| TEACHER | |



Who is Eligible for the Affordable Housing?

Affordable Housing Payment, 2023 (*Family of 4*)

	Maximum Affordable Rent ¹	Maximum Affordable Purchase Price ²
Very Low Income	\$1,521	\$179,013
Low Income	\$2,597	\$309,848
Moderate Income	\$3,561	\$427,006

Notes:

1. Assumes 2023 HCD income limits; 30% gross household income as affordable cost less utilities, based on 2023 Orange County Utility Allowance.
 - a. Utilities include base electric, water, sewer/trash, refrigerator, and stove.
2. Assumes 2023 HCD income limits; 30% gross household income as affordable housing cost; 15% of monthly affordable cost for taxes and insurance; 10% downpayment; and 7.5% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on 2023 Orange County Utility Allowance.
 - a. Utilities include base electric, water, sewer/trash, refrigerator, and stove.
 - b. Household must qualify for a conventional loan.



Affordable Housing Today



Mountain View

Location: Lake Forest

Type: Multi-family, 4 Stories

Total Units: 71 Units

Affordability: 30%, 40%, 50% and 60% AMI*



Orchard View Gardens

Location: Buena Park

Type: Senior, 3 Stories

Total Units: 66 Units

Affordability: 30%, 45%, 50%, and 60% AMI*



Legacy Square

Location: Santa Ana

Type: Mixed-Use, 5 Stories

Total Units: 93 Units

Affordability: 25%, 30%, 50% and 60% AMI*

*AMI = Area Median Income

Overview of Financial Feasibility

Cost Assumptions for the Master Developer:

- Developer purchases property from state
- Developer pays for demolition and remediation of site
- Developer pays for installing backbone infrastructure (new roads, streetscape, sewer, water, storm drain, etc.)
- Developer pays for building trails, public open spaces/parks
- Developer donates the land for affordable housing site(s)
- Developer pays for building the allowed number of market-rate units
- Developer pays for building all non-residential uses (retail, supportive services, etc.)
- Developer pays for all soft costs – design, engineering, entitlements, impact fees, interest on loans, etc.
- Developer pays for other community benefits?



Overview of Financial Feasibility

Revenue Stream for the Master Developers:

- Revenue from rents and/or sale of homes (market rate)
- Revenue from sale or leasing of commercial or other non-residential space

Return on Investment:

- Project revenue pays off construction loan first
- Project revenue then repays equity investment
- Remainder is profit (reward for risk)

Implications for level of flexibility in Specific Plan





Next Steps and Discussion

Next Steps: Land Use Alternatives

3 Land Use Plan Options with Analysis:

- Traffic
- Water, sewer, storm drain
- Capacity for housing (minimum 2,300 units)
- Capacity for non-residential uses
- Open Space amenities
- Financial feasibility

Community Input:

- Workshop #4
- Land Use Alternatives Survey
- Planning Commission & City Council Updates / Study Sessions

City/Community Task: Select Preferred Land Use Plan for the Specific Plan and EIR.



Next Steps: Move into Phase 2

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 good plan:</p> <ul style="list-style-type: none"> • Creating the vision and guiding principles • Reviewing existing conditions • <u>Exploring the land use alternatives</u> 	<p>Draft the Specific Plan</p> <ul style="list-style-type: none"> • Includes land use, open space, design, and circulation plans <p>Draft the Environmental Impact Report (EIR)</p> <ul style="list-style-type: none"> • Includes air quality, noise, traffic, etc. analyses 	<ul style="list-style-type: none"> • Public can review and comment on the drafts • City's Planning Commission provides input on the drafts • City Council approves and finalizes drafts and certifies the EIR 	<p>Developer selected by the State takes the lead</p> <ul style="list-style-type: none"> • Begins to build out the area • Must comply with plan created through this process • Coordinates with the City to obtain necessary permits

FAIRVIEW
DEVELOPMENTAL CENTER
▪ **SPECIFIC PLAN** ▪

Questions and Discussion





Thank You

