



Fairview Developmental Center Specific Plan Workshop Series 4 and Survey Summary

Survey Key Findings

Below is a summary of survey results and key findings:

- Most respondents prefer the physical layout of Concept 1 – Fairview Promenade.
 - Open Space configuration most influenced a participant’s preference when selecting a preferred layout.
- 51.7% of respondents support a secondary access road.
- 65.9% of respondents are supportive of 2,300 dwelling units in the plan.
 - Roughly 20% support 3,450 units and 13.5% support 4,000 units.
- 65% of respondents believe the plan should maintain the 920 affordable dwelling units designated by the 2021-2029 Housing Element.
- Respondents were primarily unsupportive of less open space/park space for more housing.
- An additional 315 comments were submitted through the survey, ranging in topics from an emphasis on affordable housing to concerns about increased traffic. A summary of these comments is provided in the Survey Results section, and the unedited comments are provided in the appendix.

Workshop Series 4 and Survey Purpose

The purpose of Workshop Series #4 and associate survey is to gather feedback from the community regarding the land use concepts for the Fairview Developmental Center Specific Plan (FDCSP). The feedback will be used to create the preferred land use plan for the FDCSP. Three land use concepts were created to showcase different development scenarios that reflect input from the community and City and are in accordance with State requirements. Each land use concept represents different urban design strategies, street network design and distribution of open space recreational areas. The land use concepts were created to test different ranges of house development and affordability.

The feedback received from this outreach event highlights the variables that are most supported in response to the land use concepts analyses. These land use concepts were analyzed for traffic impacts and circulation opportunities, development feasibility, the extent to which the land use concept meets City and State goals for the property, anticipated funding, and timing of improvements.

Following the workshops, the City of Costa Mesa conducted a survey to gather feedback from the community regarding Draft Land Use Concepts for the Fairview Developmental Center Specific Plan (FDCSP). The survey gathered community preference and priorities for different features of the draft land use concepts, including traffic and site access, housing, and open space. The survey also collected input on overall preference between three land use concepts



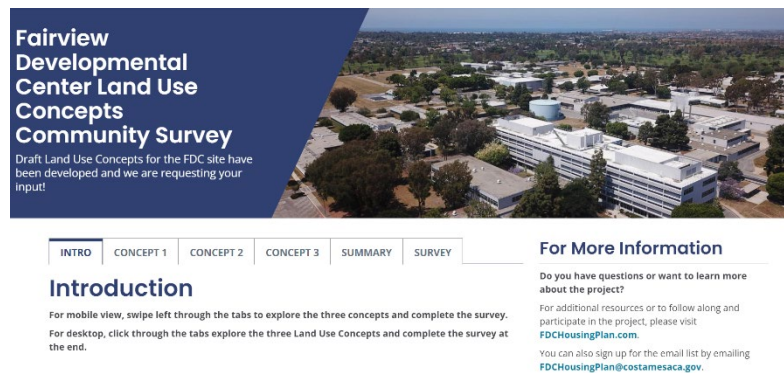
and asked participants to share which feature (housing type, open space, roadway layout, affordability, etc.) most influenced their response.

The responses collected and provided in this report will help identify and prioritize trade-offs of various land use components that will shape the preferred land use plan that will set the foundation for the Specific Plan.

Survey Details and Structure

The survey was available online from July 24, 2024, to August 30, 2024. A paper version of the survey was also made available in at in-person workshops and pop-ups, in both Spanish and English. The survey received a total of 719 responses. Additionally, community members provided written feedback, including ten emails and eight comment cards completed during in-person events. To increase participation, a response was not required for each question, response rates vary by question.

The online survey was developed to replicate the information provided at workshops regarding the three land use concepts, this format provided details for each concept so that respondents who were not able to attend an in-person event would have the same information. The on-line survey was conducted using Social Pinpoint and included the following informational tabs:



- Introduction – Provided instructions for navigating the survey website, answered the questions, what are land use concepts and how they were developed for the FDCSP, and provided an overview of the survey’s purpose and goals.
- Land Use Concepts: Provided key details, results of traffic and infrastructure studies, and an interactive map for users to learn about each land use concept:
 - Concept 1 – Fairview Promenade
 - Concept 2 – Fairview Field
 - Concept 3 – Fairview Commons
- Summary: Provided a summary of each concept including the results of the traffic and infrastructure studies. The summary also provided an overall comparison of the concepts intended to inform participants about the various tradeoffs between each concept.

Survey Outreach

The survey was publicized during three separate Open Houses for the Workshop 4 series and at pop-up events hosted by the city.



- 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
- 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
- Virtual Open House/Workshop Night 3 – Wednesday, July 31, 2024
 - 6 p.m. to 8 p.m.
 - Hosted virtually using Zoom.

The city also advertised the survey through the following media and print forms:

- USPS Mail – 40k residents
- Social Media (Instagram and Facebook) – 1k average reach
- City Manager Weekly Newsletter (Snapshot) – 12k list
- Costa Mesa Minute Video (CMTV and Social Media)
- Three Pop Ups (Music in the Park, Northgate Mercado Gonzalez, Harbor Iglesia Church)
- Announced at City Council meeting
- Project Website
- Flyers at City Facilities

Survey Results

Question 1: Of the 3 Land Use Concepts, which physical layout do you prefer?

Think about the layout of roads, possible housing types, the location/programming of public open space, and the location of retail and services. Rank the concept layouts from most preferred (#1) to least preferred (#3).

Questions 1 Results

The data in the chart shows a weighted score that represents how each option was ranked by participants. The weighted score was calculated by summing the weight of each ranked position, multiplied by the response count for the position (ranking) choice, divided by the total contributions (total participant responses for question 1). For example, if participants primarily rated Concept 2: Fairview Fields in the second position, it received a higher weighted score for being ranked second instead of third.

The figure shows that participants favored the physical layout of Concept 1, which included a promenade and linear park through the center of the site.

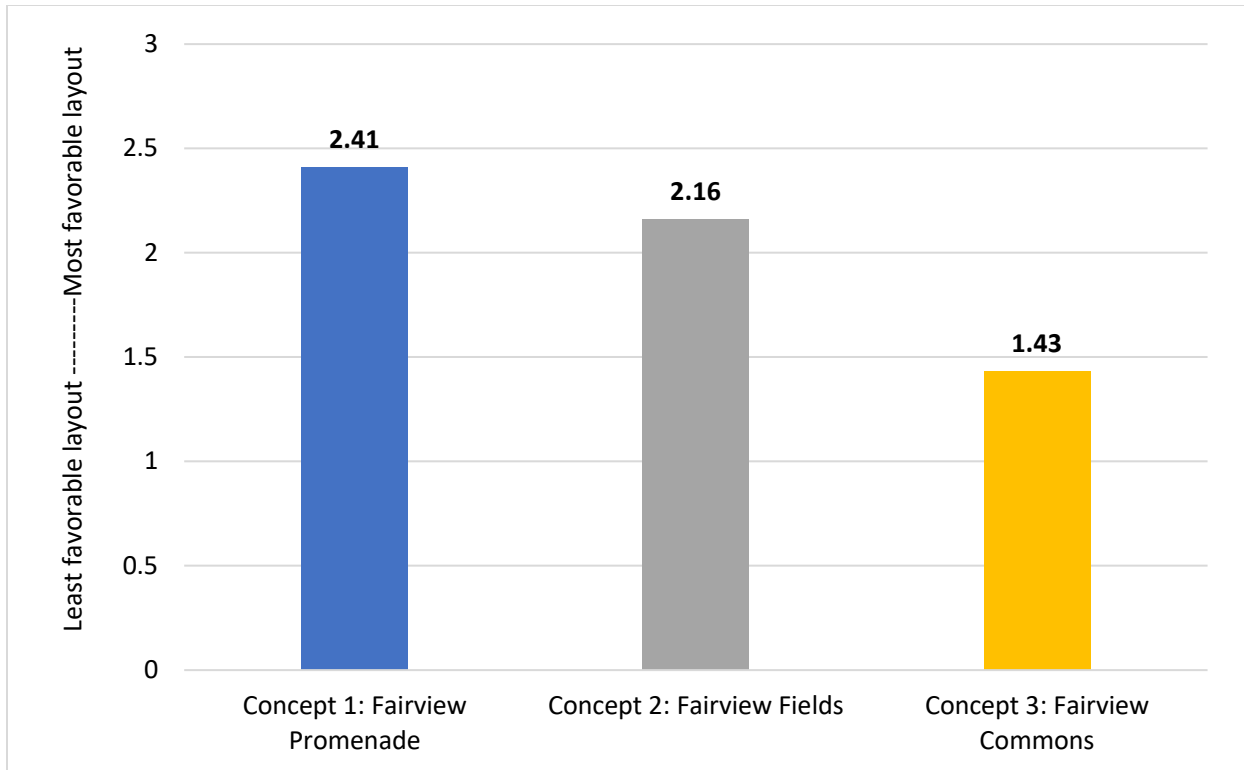


Figure 1: Survey Results for Question 1

Question 2: For the concept you prefer the most which use or feature most influenced your decision?

Rank 1 as the feature that influenced your choice the most, and 7 for the least.

Questions 2 Results

The data in the chart shows a weighted score that represents how each option was ranked by participants. The weighted score was calculated by summing the weight of each ranked position, multiplied by the response count for the position (ranking) choice, divided by the total contributions (total participant responses for question 1). For example, if participants primarily rated Mix of Housing Types in the second position, it received a higher weighted score adjustment for being commonly ranked second. Though it may not have received mostly first rankings, a higher average rank results in a higher weighted score.

Participants could also provide other options, the top comments listed in the "Other" category, are as follows:

- Lowest number of housing units
- Traffic
- Golf course

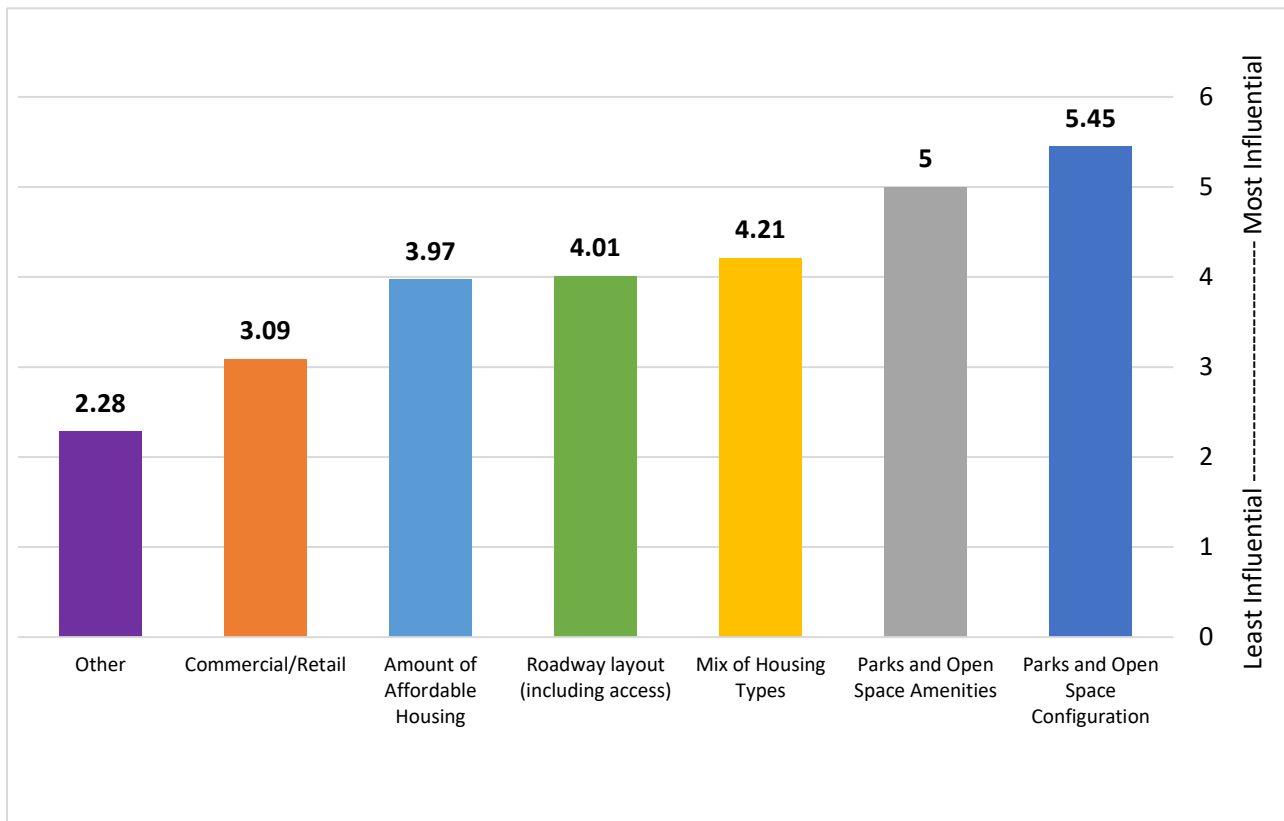


Figure 2: Scores for Question 2

Question 3: There is currently one point of ingress and egress for FDC located at Harbor Blvd. and Fair Dr. A secondary access from FDC to Harbor Blvd. is necessary if the site is developed with more than 2,300 dwelling units. Do you support secondary access?

Concepts 2 and 3 require an additional access point because of the unit count being greater than 2,300 units. In both these concepts, an additional access point was proposed to be added at the existing intersection of the Harbor Shopping Center.

Questions 3 Results

The count of responses for each option is as follows:

- Yes: 368 (51.7%)
- No: 227 (31.9%)
- I need more information: 117 (16.4%)

Most respondents support a secondary access point with 368 “Yes” responses and 227 “No” responses. 117 individuals indicated that they would need more information to decide.

Additionally, of the 368 people who said “Yes” and support another access road for the project, **155** selected Concept 2 as their preferred layout, followed by **115** who selected Concept 1 as their preferred layout, and **68** who selected Concept 3 as their preferred layout.

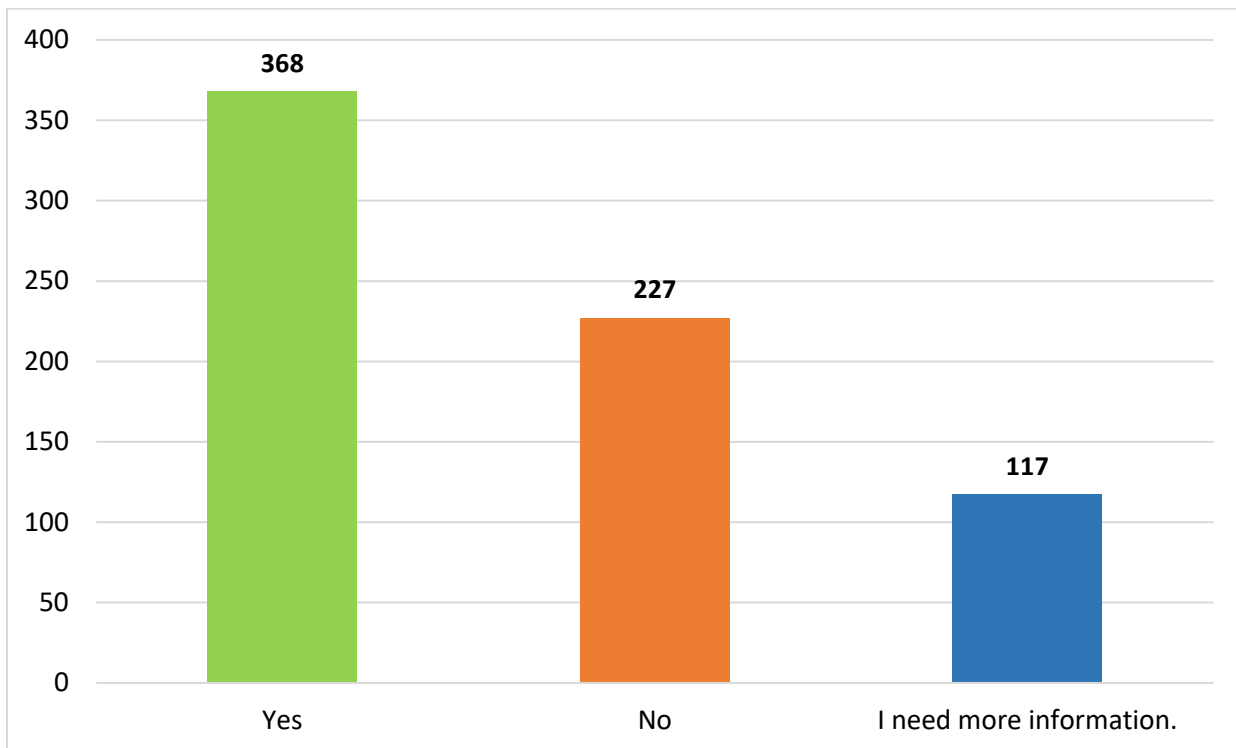


Figure 3: Survey Results for Question 3

Question 4: How many dwelling units would you support in a preferred plan?

Question 4 Results

Specific counts for the concepts are as follows:

- Concept 1 - 2,300 units: 458 (65.9%)
- Concept 2 - 3,450 units: 143 (20.6%)
- Concept 3 - 4,000 units: 94 (13.5%)

Consistent with the overall preference for physical layout, participants also preferred Concept 1 for total unit count.

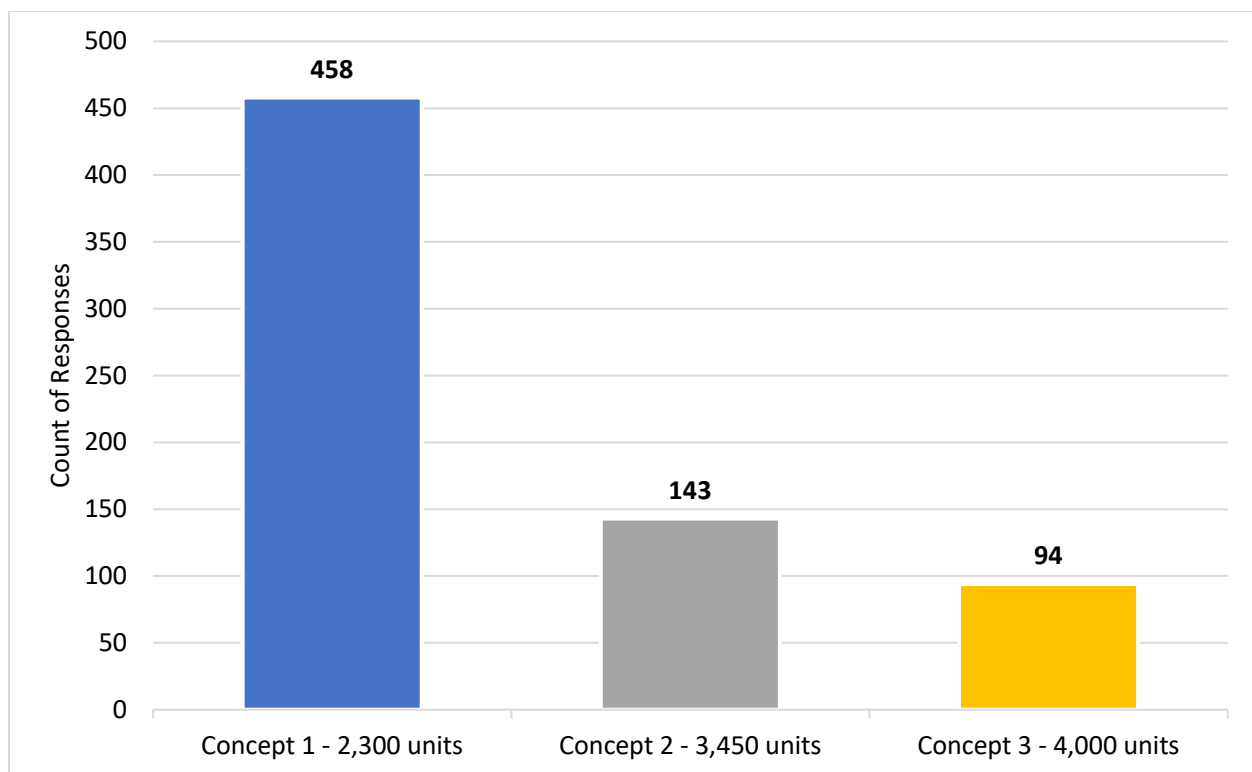


Figure 4: Survey Results for Question 4

Question 5: Do you think a preferred plan should maintain the same number of very-low and low affordable units per the Housing Element on this site (920 of the total 2,300 housing units)?

Question 5 Results

Responses to this question were as follows:

- Yes: 457 (65.1%)
- No: 245 (34.9%)

Most participants were in favor of keeping the 920 affordable units set by the City's Housing Element. A total of 65.1% chose Yes compared to 34.9% who chose No.

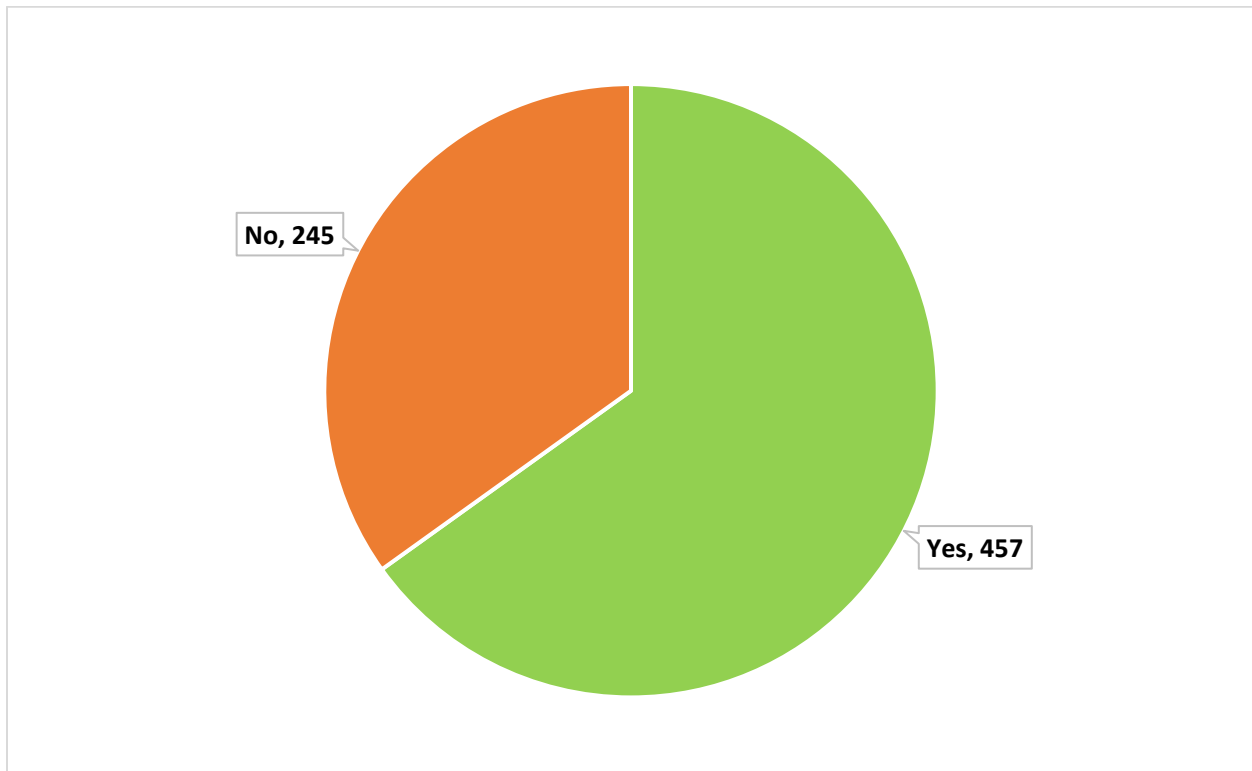


Figure 5: Survey Results for Question 5

Question 6: Would you support less open space/park area for more housing?

Participants were provided a scale from unsupportive to very supportive. Participants provided a scaled response which gauged how they felt about the statement above.

Question 6 Results

When considering the tradeoff of open space for housing respondents were unsupportive, see the breakdown below:

- Unsupportive: 400 (65.7%)
- Somewhat Unsupportive: 92 (15.1%)
- Neutral: 17 (2.8%)
- Supportive: 52 (8.5%)
- Very Supportive: 48 (7.9%)

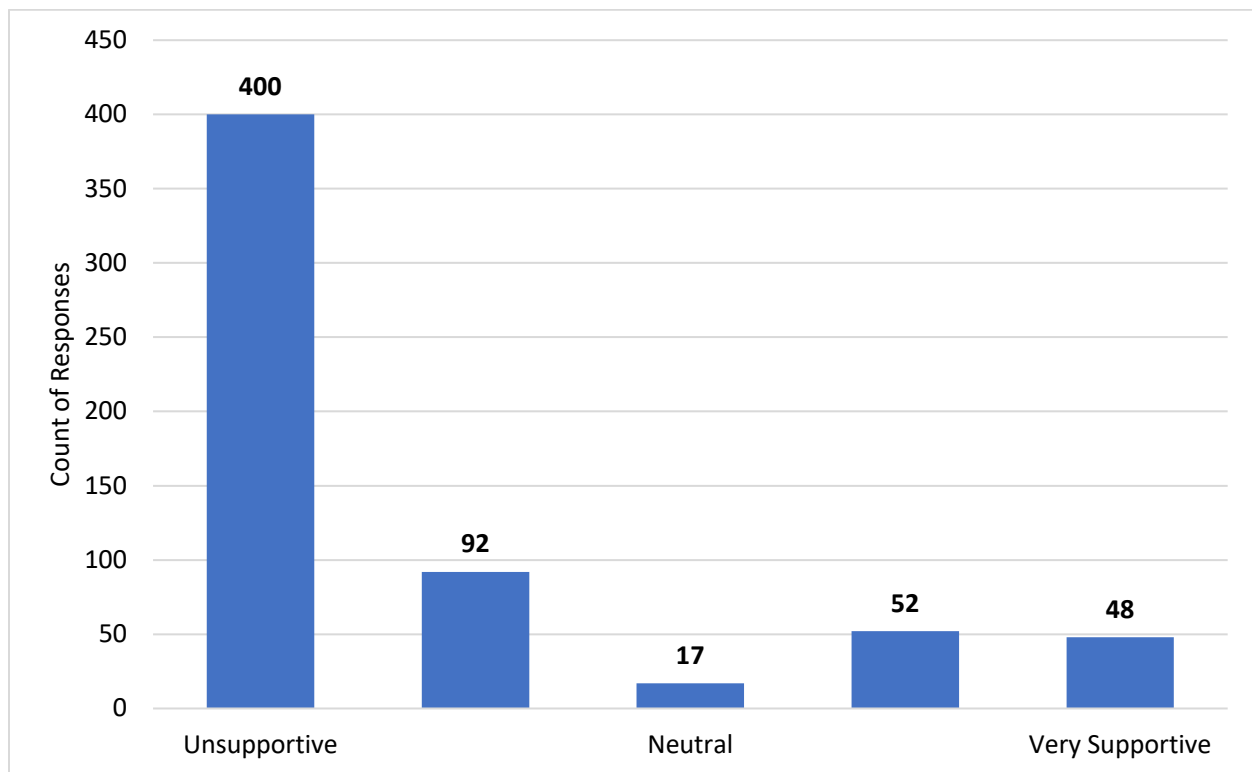


Figure 6: Survey Results for Question 6



Question 7: Please use the box below to submit additional ideas.

This question allowed respondents to provide additional ideas and general comments related to the Land Use Concepts, 315 responses were submitted. Below is a summary of comments based on common themes. Comment counts are approximated, as certain comments can be applied to multiple topics

Question 7 Results

The comments are quantified and summarized by topical categories below:

- Housing: 121 Comments
 - Concerns about high-density developments and preference for lower density.
 - Emphasis on affordable and low-income housing.
 - Comments regarding the impact on local infrastructure and quality of life.
 - Concerns about high-density developments and preference for lower density.
- Open Space: 75 Comments
 - Strong support for increasing and maintaining open space and parks.
 - Requests for recreational facilities like pickleball courts, baseball fields, and general green spaces.
 - Concerns about losing green space to new developments and preference for parks over additional housing.
- Traffic: 30 Comments
 - Concerns about increased traffic and congestion due to new developments.
 - Requests for improved traffic management and additional road access.
 - Worries about the strain on existing infrastructure and overall traffic flow.
- Golf Course: 21 Comments
 - Concerns about the impact of new roads or developments on the golf course.
 - Strong support within these comments to preserve the golf course.
- Commercial Space: 17 Comments
 - Calls to reduce commercial space in favor of housing or open space.
 - Support for mixed-use developments integrating residential and commercial elements.
 - Concerns about the necessity of additional retail space.

See **Appendix A** for a full list of all comments provided for Question 7.

Question 8: What is your affiliation to the City of Costa Mesa?

Most participants were residents of Costa Mesa, most of which identified as homeowners, followed by renters.

Question 8 Results

Respondents marked their affiliation to the city as follows:

- Resident – Homeowner: 468 (65.4%)
- Resident – Renter: 175 (24.4%)
- Business Owner: 4 (0.6%)
- I work in Costa Mesa: 17 (2.4%)
- I own property that I rent to others: 3 (0.4%)
- Non-Profit: 2 (0.3%)
- City Staff: 3 (0.4%)
- Community-Based Organization: 1 (0.1%)
- Other: 21 (2.9%)
 - Homeowner and Business Owner combination: 5 (0.7%)
 - Mobile Homeowner: 3 (0.4%)
 - Orange County Resident: 5 (0.7%)
 - Golfer at Mesa Linda Golf Course: 7 (1%)
 - Prefer not to say: 22 (3.1%)

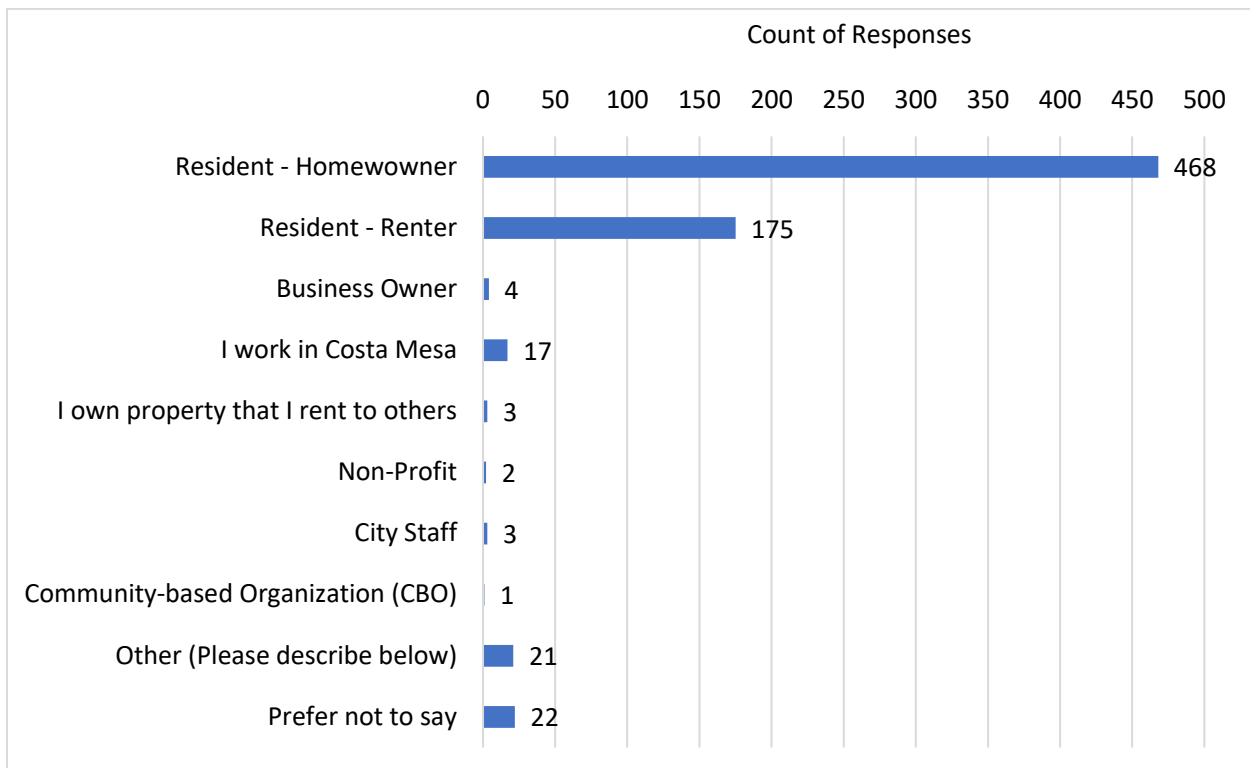


Figure 8: Survey Results for Question 8

Question 9: What is your zip code?

Most participants were from 92626 or 92627, these are the two largest zip codes in the City.

Those who marked "Other" and provided their zip code resided outside of the city. These 13 individuals reported living in southern California as close as Newport and further out to Long Beach. Of these 13 respondents who do not reside within the city, four individuals commented at least once about the golf course.

Question 9 Results

Respondents provided their zip codes to be as follows:

Zip code	Count of Responses	Percent
92626	370	52.1%
92627	301	42.4%
92646	4	0.6%
92707	1	0.1%
Other, Irvine (92617, 92603, 92612)	3	0.4%
Other, Santa Ana (92701)	1	0.1%
Other, Newport Beach (92663)	1	0.1%
Other, Westminster (92683)	1	0.1%
Other, Fountain Va (92648)	1	0.1%
Other, Tustin (92780)	1	0.1%
Other, Fountain Valley (92708)	2	0.3%
Other, Long Beach (90802)	1	0.1%
Other, Garden Grove (92843)	1	0.1%
Other, Buena Park (90620)	1	0.1%
Prefer not to say	21	3%
Total Responses	710	100%

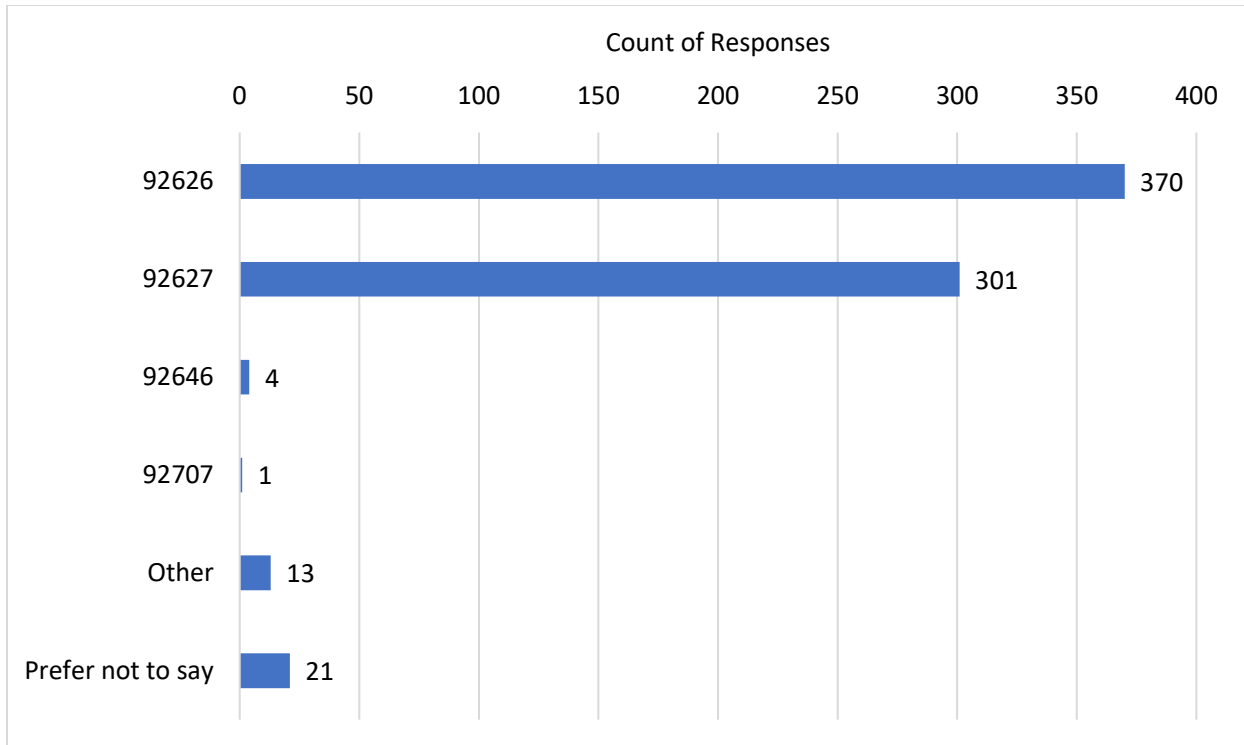


Figure 9: Survey Results for Question 9

Survey Pop-Up Event Photos

The photos below were taken at the in-person pop-up event held on August 24, 2024, at the Harbor Shopping Center.



The photos below were taken at the in-person pop-up event held on July 30, 2024.





Appendix A: Question 7 Responses and Email Comments

Participants were given an option to provide comments at the end of the survey. All the comments provided are included below. They have not been edited for spelling or grammar; they are reported as entered.

All 3 high density housing concepts are bad for Costa Mesa. Concept 1 also needs 2nd access road.

An actual sports complex, please less housing!

Anything with less housing and more open space and sports fields. Just no more green bike lane paint

Besides housing to keep the homeless off the streets, what about a rec center for games and films?

CM IHO means no afford housing built in CM. FDC must include all low & very low RHNA units

Combine the number of housing elements in Option1 with the concentrated open space layout of Option2

Community Center for the School and Auditorium!! The Greenhouse should be a Community Garden!!

Community fast EV charging MUST be planned at Fair pricing or available at level 2 speed at townhome

Concept 2 with more affordable housing

Connect with Hoag, nurses and other employees could use housing nearby.

Consider more density. Planning buildings of 8 stories would allow more housing

Costa Mesa has so little open space and is already overcrowded. OC needs more low income housing.

Costa Mesa residence should be the first to be able to apply for housing. No outsiders!

Demolish the golf course to build more housing.

Development should consider some housing allocation for disabled.

Dispute state laws requiring dense housing, keto this space open. We aren't San Fransisco.

Do #2's layout with higher density (&mixed use) to build more housing. & make 1 field totally open

Do not need more housing

Do not want 8 story housing buildings!

Due to lack of housing, everything should be residential, and there should be single family houses.

Even more housing, and turn the remaining area of the golf course into a park

Great concern with parking with density housing

Housing is a large need in Costa Mesa. There are tons of neighboring parks to FDC already

How do we ensure the housing is affordable? If developers pay fine they can build anything. See HB.

I am concerned with traffic added to already busy Harbor Blvd created by this housing.

I do not support any of these concepts. The last thing we need here is housing density.

I do not support the FDC land to become housing. The land should serve as a hospital or college.

I don't support housing with 3-4 level. I would support more housing with 2 levels

I need more information about the emergencies system. I also prefer 4 to 5 bedroom housing and Park.

I prefer single dwelling houses to units and conglomerates & No more than two stories tall.

I think 2300 homes is plenty for that area.

I think Concept 2 presents a reasonable mix of housing units with open space & additional access.

I think the plans are missing higher end housing. Not having a mix of single family homes is a miss

I think theFDC property should be used to treat and house those with mental health issues.

I think you should do housing towers and do entertainment, restaurants and retail

I would like to see amenities for seniors. Green space with small housing

I would like to see more affordable housing. I like Concept 3 the most... read paper submittal.



I would prefer more parks and commercial with less housing, but with the additional access road.

If more housing, need more income based senior housing.

If you are planning on building more housing, add more police. Safe cities are best!

Include more parks and roads to the project. Place dense senior housing a short walk from shopping.

Increase housing for all income levels and seniors w/o decreasing open sp. Use schools 4 sports.

It should all be low income housing. Rents too high. Why folks are moving out of CA.

Just be sure not to develop this for homeless or low income people, that would destroy Costa Mesa

Least amount of housing as possible. The maximum amount of open space and resident amenities.

LEAST number of units please especially the low cost housing

Less houses, baseball. More modern amenities like Pickeball

Less housing and more roads- this will make Harbor blvd unusable.

Less housing. More open space parks healthy activity centers. City is already overpopulated.

Less low income/high density the better! Keep our home values better, please.

Love the idea of beautiful open spaces but need more housing. Perhaps setting a distinctive architectural style that's "Costa Mesa" would be ideal.

make it costa mesas' great park-no housing

maybe less commercial space for concept 2 to reach housing element requirement

Mental hospital! The need is so great. Would help solve homeless problem!

Minimum housing density and maximum open space is what I support.

More affordable housing

More affordable housing

More affordable housing to be supported to create better income diversity and to become a role model

More affordable housing units. Add Permanent Supportive Housing units and less retail.

More green, less housing. Need 2 access points regardless... If an accident, LOS will be F

More high rises and more open space. Accommodate same number of housing units with more green space

More housing, more people... how much stress is it going to put on our resources/utilities?

More open park space affordable low income senior single homes. Not apartment

more park less houses

More park space. Less housing. Less commercial.

More parks and less housing. Too much impact to city services

More parks less high density housing

More very low / low affordable housing units. Less upper priced housing in favor of more open space.

Need less housing and commercial use but more parks and fields for the localCommunity.

Needs more very-low and low affordable housing. Love the Senior tower idea!

No commercial, less housing, more open space. Plan for infrastructure like road and parking.

No housing for homeless

No housing, all open space/park. Expand the golf course. Add shaded trails. Add housing in santa ana

No more housing. They just built a HUGE condo complex by Wilson St. Density is getting ridiculous.

Offer low density, single family homes or no housing at all and make it green/open space/wildlife.

Only one concept provides for senior housing. I believe all should.

Only required very low and low income housing. We don't need "the projects" in CM

Open lottery for ALL income housing units with requirements for each level. No political rewards.

Open space/less housing. Limit to 4 story. Too many large multi-level residential units in city



Please consider a land swap with the golf course so that housing and commercial can be on Harbor
Please don't put dense housing here. Even 2300 units are too many units.
Please prioritize affordable housing first, then accommodations to active transportation
Reduce the commercial space to provide additional affordable housing. Open space is vital.
Remember to consider current homeowners in the area - we don't want our property value going down
revert back to a State hospital and support the mentally ill and drug-impacted homeless.
Senior housing should be next to the shopping center for easy access.
Should be a sports complex with no more housing.
Social Service/UrgentCare/Crisis/Resource Center for homeless, mentally ill with needle exchange .
Space for the developmentally disabled? 2300 homes will make Harbor crazy! No more commercial space.
State healthcare and support housing.
Suggest the State uses the land for Homeless Housing, Mental Facility & Drug Rehab Facility
The land should have been used to address this county's homeless problem. But it's all about the \$
The max housing for disabled/supportive/senior - disable can not advocate for themselves-we must!
The number of affordable housing should be increased. We need more mid income and low income units
These suck. All this low income, high density housing will make the parks garbage.
Tiny Homes between 150 square feet and 450 square feet.
Towers for more housing, air flow, and green space for healthier work life balance please.
track homes
Transform to house veterans..keep the golf course
Turn it over to the state and give the homeless and mental patients living quarters.
use for low-end for senior citizens and the mental health we need m/h for home to
Very low/low affordable housing at least half of housing. Smaller units not less open space.
We already have an over crowded city, more houses means more crowding - taking away from open nature
We do not need more low income housing in our city.
We don't need more housing, it's too crowded here in Costa Mesa
We don't need more "upper" cost housing in CM, we need affordable housing with green space.
We have to many homes. We need more open space
We must consider city resources when developing more housing
We need more details, or concept. I think the apartments are enough housing for this little area!!
We need more housing, not more Commercial/Retail. Park area designed for the residential components.
We need more open space not housing.
With the current downward trend toward commercial space - less commercial space more parks/housing
Would prefer no high density housing and more park.
Yes if the housing was more affordable.
More mixed use zoning! More density for biking etc
Please make these for sale rather than leave people at the mercy of whatever landlord gets chosen.
Strongly support mixed use areas, and walking/biking access between commercial and residential areas
To match the surrounding buildings, building heights should be mostly one story tall, two at most.
We don't need "projects" in Costa Mesa. There is enough crime as it is.
Why only 8 stories? Build higher...like Bethel Towers. Cram more people in.
Would not like to see too many people packed into a small space. Priority senior & disabled.
Don't forget all C.M. residents and traffic problems thereof. Big projects have many ups & downs!



Harbor Blvd is a traffic mess, currently. please do all you can to streamline traffic flow.

I don't believe we have the infrastructure to handle all the traffic on Harbor Boulevard.

Just turn the whole place into open space or recreation. We don't need all the extra traffic

More people, more traffic, we have enough. That's why we live here.

need more traffic flow in and out. and why low affordable?

Please really consider the traffic on harbor and the impact on fair drive from the 55 freeway

Quit over building in CM. Traffic will be more nightmare than it is. Lived in CM since 1968. quit!

Too dense. Too much traffic added to a road that is already backed up to the freeway.

Too many people causing too much traffic here already, we don't need more cheap development

Too much traffic build entertainment

Traffic is already a problem on Harbor blvd.

Traffic is already bad enough. All of these plans look to make it worse.

Traffic is already horrific over here

Very important to add as many roads in as possible. Traffic will be bad.

We need a third access point off Tanager Dr. Traffic will be unbearable for Cornerstone Lane

Worry about all the traffic congestion on Harbor Blvd.

You are doing a tremendous disfavor to the CM residents with all the additional traffic.

You're gonna need to figure out traffic on Harbor Blvd with 5-10k more people living there.

A land swap with the golf course could help with site planning and site access. Roundabout at Fair.

Another access road would severely impact the Mesa Linda Course (ML). Option 1 does not impact ML.

As at Costa Mesa resident I urge you not to put any roadway through the existing golf courses

Don't impact the golf course

Don't mess with the golf course

Focus needs 2b on recreational & open space! Add 18 ho par 3 golf course- CMCC is constant ov-bookd.

Focus needs 2b on recreational & open space! Add 18 ho par 3 golf course- CMCC is constant ov-bookd.

Focus on open space & recreation. Add practice par 3 golf course w lights. The CMCC is not for youth.

Focus should be on recreational & open space! Add 18 h par 3 golf course- CMCC is always TOO PACKED.

Golfers need to be safe when crossing the new road. Maybe it can be a one way road.

i am a golfer and want to understand the impact on Mesa Linda - will the golf course be maintained

If a road is going through the golf course, be prepared for the on slaught of outraged golfers.

I'm against going through the golf course.

It would be a travesty to build a road through the course. Please make concept 1 work for all

No road through course

No road through course

Putting a road through the golf course is unnecessary and ridiculous. Leave the gulf course alone!!

reduce the golf club from 36 to 18 holes, connect through to placentia

The above "Very Supportive" 5 is because of how the area is surrounded by green space/golf course.

Too much golf course. EOC should not be in CM. Max open space is vital. Need new schools here, too!

Widen the original Road do not put a row through the golf course to Harbor Boulevard

2 points of access, can't just be a high speed through cut back to Harbor. No good concepts

25,000 SF of commercial space is nothing. It will be hard to lease & will be vacant. Get rid of it.

55plus instead of low income. Sports fields

Additional ideas: college site, more open space, no high density



Additional transit should be built into the plan. Should have better connection to regional rail

All options undesirable for families. Best concentrate on maximizing satisfying state requirements!

All plans have too much unnecessary commercial space.

All these plans are awful!!! Will be a hideous eyesore!

another 4500+ cars on our streets?

Avoid Grid layout if possible

Bike lanes and quality of life features are VERY important

Bike routes should be SEPARATED from motor vehicle routes.

Build a Jr High School. This specific area is dense & adding a school has the potential to help.

Can a second be created via altering access that already exists nearby with other developments?

Central CM neighborhoods were designed as suburban, lots of open space. These designs are too urban.

City of Costa Mesa residents should have the 1st opportunity to purchase.

Clean retail businesses only

Closing FDC was a tragic decision. As a Costa Mesa I was very proud to have the residents in our cit

Concept one is a good mix for the FDC property, without adding very tall high density structures.

Cost saving idea to use some of the existing structures already on site stead of starting 100% new?

Costa Mesa does not need high rise, high density, low income, high crime living

Density bonus provides an incentive to increase the number of very low and low units

Don't give contracts to Wall Street firms and fake "luxury" apartments

Edible public garden, public pool in natural looking style (like Austin Barton Springs)

Fire the City Manager

Focus on family sized units with more bedrooms. Open space is insufficient in all options, add more!

Great information! Thank you for considering the citizen opinions.

Great to ask for feedback

Guys, you have an opportunity to make a regenerative rotational grazing farm, looks like a prison

Harbor Blvd. is a mess during rush hour. How will this project not make the situation worse?

Have oversight of how money is spent & stay on budget

How can you possibly have an EOC without providing for helicopter access? That's idiotic!

I do feel in this concept there should be another entrance/exit roadway

I do not like any of the 3 plans. This will congest Harbor at Fair even more.

I don't understand why access is limited to/from harbor blvd, will it choke access in an emergency

I don't really care for the added population to Costa Mesa

I encourage and support more open space, building sustainably and regeneratively.

I thought the EOC site was going to be moved to Tustin.

I would like more information on what will be in the commercial space.

I wrote suggestions less than 33 characters but number seven would not accept my answer!

I'm happy with the amount and levels of affordable on this plan.

Include community buildings for classes, events, clubs, services, day care.

Increasing the density of Concept 2 while keeping its walkability and open space

ingress/egress is big concern along with keeping buildings and street widths at human scale.

Irregardless of what the state is trying to mandate, I would welcome much less affordable units.

It's already over crowded here on the West side. It's dirty and loud. WAY too many cars.

Just putting this here: <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4556255/>



Keep the density low and find another location to meet the state's mandates.

Leave it alone... CM has no clue wtf there doing , just look at the 19th street project 😞

Like to see a public pool. There are nice pools in town, CMHS, ESH, OCC, but none open to public.

make sure all pass background is checks

Make the streets narrower and sidewalk wider so it's safer for residents who walk and slows cars

Make whole thing EOC

Mas parques y espacios abiertos

Me gustaría q los vecindad sea accesible a todos los parques y q tenga seguridad en las calles!

Mental health lock down units for severely disabled.

Mixed use buildings which can be converted into living quarters or vice versa. Protected bike infra!

More commercial is unnecessary for that site.

More height for more units can still allow for lots of open space.

More people! Boo!

NEEDS MORE TREES -- Prioritize a tree CANOPY. PRESERVE and BUILD ON the existing old-growth trees.

No building above 4 units

No residential-only zoning! Allow mixed use every block. No street widening or car-dependent design

One thing I love about Costa Mesa is the green space

Outdoor car theater

Para mi repetar la naturaleza y espacios verdes ,sobretudo los animales.

para viviendas porque a vemos muchas familias con muy bajos recursos viviendo al límite

Please build cycle tracks along access road.

Que las señales viales estén accesibles

residents need outdoor space ; it should be available within the project site.

Service workers need affordable places to live

State Complex needs to be downsized , incorporated into the general plan, not separate.

Streets should be narrow, low speed streets with ample space allocated for pedestrians and bikes.

Thank you for seeking input

Thank you for surveying the community. A lot of thought has gone into this.

Thankful I live in Mesa Verde so I can easily shop in HB and avoid this mess!

The amount of sports fields proposed is now much less than originally proposed. Political lies?

Whichever plan is selected, please design safe walkable and bike-able streets.

Work & job center, recycling on-site help OCC's effort; electronics: repairs, recycling & job training

Would the developer be open to incur remodeling cost of MLGC impacted by a second driveway?

100% open space park. Less traffic in Costa Mesa

Add a racquetball court and pickleball court.

Add more opens space. Stop building on every single spot. Plant trees and parks for families

Add tennis and pickleball courts!

Additional parks not preferred to be built since faiwveiw park/ santa ana bike trail is so close.

Can/Would the EOC area be used for parking for the OpenSpace/ Fields area

City does not have free tennis courts. Densely populated area add dog park & equip like NB Mariners

consolidated park & petit green belt through community for shaded walking. ANIMAL FRIENDLY. NO BSL

Costa Mesa feels too crowded & urban already. We need to maintain parks & open space.

Creating a "3rd place" for locals within the park area like a huge courtyard with food, music etc.



Extra open park space helps offset additional pollution created by traffic & commercial buildings
Families will need parking!
For the number of units parking isn't there
Have the baseball fields tied so they can be multi use and used for softball as well as baseball
How will this impact Fairview Park ecosystem?
I am concerned about the traffic stress around and within the College Park neighborhood - bad today
I really value the use of parks and commercial space and their proximity to each other.
I wish 3 had more park space. If only there was a colossal amount of greenspace available nearby...
Keep the parks it's good for the families that live in the community kids have more places to go
Lakes and bridges over streams in the parks would be nice.
Less retail more park space
More very-low and low affordable units instead of moderate and no sacrificing of the parks either
Need for additional parking for the sports fields. Why is EOC next to golf course ?
Need nature trails and parks for future generations without turning the space into an inner city
Not having baseball diamonds would allow for additional units, but I like the green space throughout
Open space; Park lane access; trees; streams and walking paths would seev our community well.
Parking is going to be needed for parks & fields
permit parking for residents
Pickle ball courts, basketball, need areas for outdoor activities. See park at Magnolia/Hamilton HB
Pickleball courts
Pickleball courts throughout
Pickleball has become very popular and is great for a wide variety of people. We need more courts!!
Preference to develop entire site as park/rec area
Provide pedestrian/bike connect thru golf course to Fairview Park
Skatepark skate plaza would be nice Vans could sponsor it
solar panels over parking spaces
The city has one dedicated baseball field at Eagle Park presently.We are in need of more BB fields.
The city need's a large dog park. There is plenty of space. Let's get creative!
The more open space and parks, the better. Must be public access and free parking
There isn't many more places to put parks/open space now. Hate to see us turn into a mini-L.A.
They wanted to strip fairview park for needed sports fields. Here's the opportunity to build, do it
Turn the whole area into on large park
Use for recreational open space with parking access from a few access points
We like parks! More open space is better. High rise apartments are great!
We should use the space to create a large park, similar to the Great Park planned for Ontario.
Where is the dog park?
While all elements of the decision are important, CM absolutely needs more baseball fields.
Would like a dog park with grass and trees, not dirt.
I am for minimal density and maximum open space
More bike trails and public walking space
More green space especially towards the entry so others in the city can use. Two roads needed still.
More open space
More open space and larger properties



More open space. Less residential / commercial

Native landscaping, particularly lots of native trees would be a good happy medium.

Nature is air and very well important for nature life.

Open space is essential, in my opinion, to maintain the beauty and quality of life in Costa Mesa.

Open space only gets worse in any city. We must max out open space now.

Please don't make this a concrete jungle. People need green space.

Sports Complex like HB and FV have for their kids.

The space should be converted to something like the OC rescue mission to get people help.

Trees and landscaping to cut down noise and decrease the increased emissions

walkability

Want more open space

We have more than enough commercial space in the area . Take it out and concentrate on green space

We need a bigger aquatic center.

We need more open, undeveloped space

Will fully support a walkable neighborhood with vibrant public spaces and retail.

FDC Land Use Concepts Survey

Based on the information provided, please take a moment to provide your input on the Land Use Concepts for the Fairview Developmental Center Specific Plan. The feedback from the survey will be used to develop the preferred plan, which can consist of a mix of preferences from each category (housing, parks, mobility, etc.). Your input will direct the preferred plan and ultimately the plan selected by City Council.

1. Of the three Land Use Concepts, which physical layout do you prefer? Please rank the options.

Think about the layout of roads, possible housing types, the location/programming of public open space, and the location of retail and services. Rank options in the line provided from most preferred (1) to least preferred (3).

_____ Concept 1: Fairview Promenade

_____ Concept 2: Fairview Fields

_____ Concept 3: Fairview Commons

2. For the concept you prefer the most, which use or feature most influenced your decision? Please rank the options.

Rank the options in the line provide, from the feature that influenced your choice the most (1) to the least (7).

_____ Parks and Open Space Configuration (allocation of park and open space)

_____ Parks and Open Space Amenities (programming of parks, availability of trails, etc.)

_____ Mix of Housing Types

_____ Amount of Affordable Housing

_____ Commercial/Retail

_____ Roadway layout (including access)

_____ "Other", please describe below.

3. There is currently one point of ingress and egress for FDC located at Harbor Blvd. and Fair Dr. A secondary access from FDC to Harbor Blvd. is necessary if the site is developed with more than 2,300 dwelling units. Do you support a secondary access?

- Yes
- No
- I need more information.

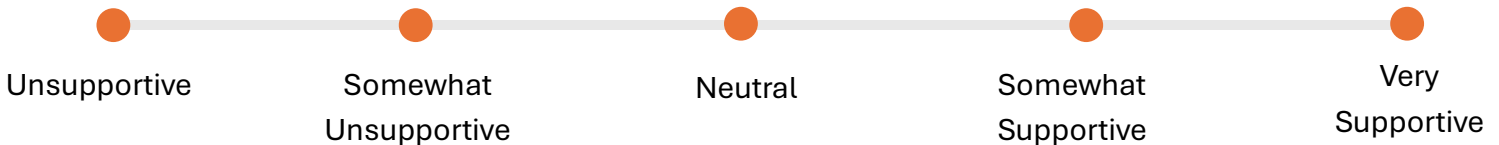
4. How many dwelling units would you support in a preferred plan?

- Concept 1 – 2,300 units
- Concept 2 – 3,450 units
- Concept 3 – 4,000 units

5. Do you think a preferred plan should maintain the same number of very-low and low affordable units per the Housing Element on this site (920 of the total 2,300 housing units)?

- Yes
- No

6. Would you support less open space/park area for more housing? Please circle your answer.



7. Please use the box below to submit additional ideas.

About You!

The questions help us understand a little more about you, they are not required, and you have the option to select "Prefer not to say."

8. What is your affiliation to the City of Costa Mesa? Please check all boxes that apply.

- Resident - Renter
- Resident - Homewowner
- Business Owner
- I work in Costa Mesa
- I own property that I rent to others
- Non-Profit
- City Staff
- Non-Governmental Organization (NGO)
- Community-based Organization (CBO)
- Other (Please describe below)
- Prefer not to say

If you selected other, please describe below.

9. What is your zipcode?

- 92626
- 92627
- 92628
- 92646
- 92707
- Other (Please describe below)
- Prefer not to say

If you selected other, please describe below.

Thank You!

To stay up to date on the project, please provide your email below.

Encuesta de conceptos de Uso de la Tierra de la FDC

Con base en la información proporcionada, tómese un momento para brindar su opinión sobre los Conceptos de uso de la tierra para el Plan específico del Centro de desarrollo de Fairview. Los comentarios de la encuesta se utilizarán para desarrollar el plan preferido, que puede consistir en una combinación de preferencias de cada categoría (vivienda, parques, movilidad, etc.). Su opinión orientará el plan preferido y, en última instancia, el plan seleccionado por el Concejo Municipal.

1. De los tres Conceptos de Uso del Suelo, ¿cuál distribución física prefieres?

Piense en el trazado de las carreteras, los posibles tipos de vivienda, la ubicación/programación de los espacios públicos abiertos y la ubicación de los comercios y servicios. Clasifique los diseños conceptuales desde el más preferido (punto 1) hasta el menos preferido (punto 3).

____ Concepto 1: Fairview Paseo

____ Concepto 2: Fairview Campos

____ Concepto 3: Los Comunes De Fairview

2. Respecto al concepto que prefieres, ¿qué uso o característica influyó más en tu decisión?

El punto 1 es la característica que más influyó en su elección y el punto 7 es la que menos.

____ Configuración de parques y espacios abiertos (asignación de parques y espacios abiertos)

____ Servicios de parques y espacios abiertos (programación de parques, disponibilidad de senderos, etc.)

____ Mezcla de tipos de vivienda

____ Cantidad de viviendas asequibles

____ Comercial/minorista

____ Diseño de la carretera (incluido el acceso)

____ Otro (describa a continuación)

3. Actualmente hay un punto de entrada y salida para FDC ubicado en Harbor Blvd. y Fair Dr. Un acceso secundario desde FDC hasta Harbor Blvd. Es necesario si el sitio se desarrolla con más de 2,300 unidades de vivienda. ¿Admite un acceso secundario?

- Sí
- No
- Necesito más información.

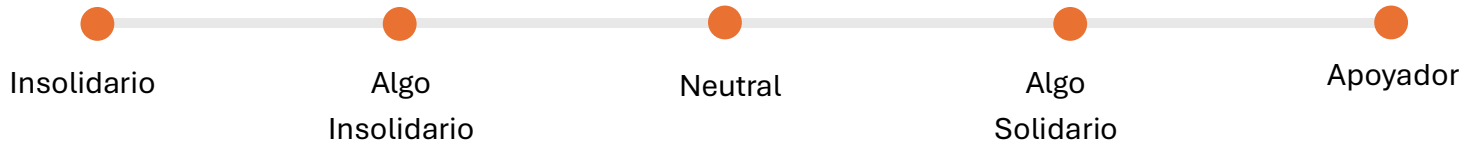
4. ¿Cuántas unidades de vivienda apoyaría en un plan preferido?

- Concepto 1 – 2,300 unidades
- Concepto 2 – 3,450 unidades
- Concepto 3 – 4,000 unidades

5. ¿Cree que un plan preferido debería mantener la misma cantidad de unidades de muy bajo y bajo costo según el Elemento de Vivienda en este sitio (920 del total de 2,300 unidades de vivienda)?

- Sí
- No

6. ¿Apoyaría menos espacios abiertos/áreas de parques para más viviendas?



7. Utilice el cuadro a continuación para enviar ideas adicionales.

¡Acerca de ti!

Las preguntas nos ayudan a comprender un poco más sobre usted, no son obligatorias y tiene la opción de seleccionar "Prefiero no decir."

8. ¿Cuál es su afiliación a la Ciudad de Costa Mesa? Por favor marque todas las casillas que correspondan.

- Residente - Inquilino
- Residente - Propietario
- Propietario de la empresa
- Yo trabajo en costa mesa
- Soy dueño de una propiedad que alquilo a otros
- Sin ánimo de lucro
- Personal de la ciudad
- Organización No Gubernamental (NGO)
- Organización de base comunitaria (CBO)
- Otro (describa a continuación)
- Prefiero no decirlo

Si seleccionó otro, descríballo a continuación.

9. ¿Cuál es tu código postal?

- 92626
- 92627
- 92628
- 92646
- 92707
- Otro (describa a continuación)
- Prefiero no decirlo

Si seleccionó otro, descríballo a continuación.

¡Gracias!

Para mantenerse actualizado sobre el proyecto, proporcione su correo electrónico a continuación.
