

Revised Vision Statement

A distinctive place in Costa Mesa, the former Fairview Developmental Center will be transformed into a collection of new neighborhoods that will cater to the diverse housing needs in the community. Surrounded primarily by the golf course, it will be designed to reflect what's important to the Costa Mesa community—an affordable, desirable place to live for families, young people, and seniors.

Residents of all backgrounds will have access to quality homes, fostering an environment where residents feel at home and included. Homes will be built in a variety of types and styles and available to a wide range of incomes and special needs. Buildings will be sustainably constructed using high-quality and innovative materials. The infrastructure systems and open spaces will capitalize on opportunities to design with nature and promote environmental protection.

It will be inviting: outdoor amenities will be within reach and plentiful, creating spaces for relaxation, socializing with friends, exercise, and play for all Costa Mesa residents. Streets will be designed to prioritize safety, encourage walking and biking, and reduce reliance on automobiles. The Shelly Trail and other internal paseos will create an additional network of walking and bicycling paths within the site and to surrounding trail systems.

The redevelopment of the Fairview Developmental Center will be a welcome addition to the city, rooted in the values of the community and lifestyle enjoyed by Costa Mesa residents.



Revised Guiding Principles

1. Ensure that Costa Mesa's housing goals are met for the FDC site.
2. Create vibrant and accessible open spaces.
3. Incorporate retail and community amenities to support residents.
4. Encourage multimodal options for transportation.
5. Integrate the natural and built environment.

