

## **ATTACHMENT 2: Fairview Development Center (FDC) Vision and Guiding Principles**

### ***Vision Statement***

The vision statement is intended to (and written from the perspective of) encompassing how the City will feel about the FDC site once developed, reflecting the community's long-term goals and values for the built environment and the way in which residents will live within and interact with the site. This vision statement has been developed through community input and is drafted below:

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.

### ***Guiding Principles***

The following principles shall guide the design and development of the FDC site.

#### **1. Ensure that Costa Mesa's housing goals are met for the FDC.**

Residential development will be required to meet the City's housing goals, as expressed in the 2022 Housing Element for the FDC site. This will include the residential units built by the Master Developer selected by the state, as well as the planned housing to be built by the Department of Developmental Services. Affordable housing may be provided as stand-alone projects or integrated with market-rate housing. Building design and use of materials for market-rate and affordable housing shall be of the same quality.

## **2. Create vibrant and accessible open spaces.**

A variety of public open spaces are distributed throughout the site, including public parks, paseos, and trails. A combination of dedicated public park land, park improvements, and possibly park in-lieu fees will be provided, as outlined in the City's Local Park Ordinance. Public parks offer a variety of sports facilities, multipurpose fields, walking paths, playgrounds, and other community-serving amenities. The Shelly Circle Loop Trail will be located along the edge of the property, adjacent to the golf course, with a potential connection to the Tanager Trail. One or more paseos will provide an off-road walking and biking path across the site, connecting neighborhoods to parks and the Shelly Circle Loop Trail. Private and common open space amenities for each residential building will complement the public open spaces.

## **3. Incorporate retail and community amenities to support residents.**

Future residents within the area will generate new demand for goods and services. Allow for and encourage local-serving businesses to be conveniently located within the site in either a ground-floor configuration with residential above, or as a small center designed to be easily accessible by the neighborhoods. Other community amenities such as a library, art studio, fitness center, places of worship or similar uses are also encouraged to provide social interactions.

## **4. Encourage multimodal options for transportation.**

Walking and biking within the site to visit the park, see a friend, go golfing, shop, grab coffee, or catch a bus should be the most attractive mode of transportation. This can be achieved by ensuring an interconnected system of streets and trails and designing smaller block sizes. Safety measures on streets, including high-visibility crosswalks, buffered bike lanes, and convenient bus stops, will also be part of the solution. Car-sharing and other electric vehicle sharing options will be encouraged to minimize reliance on personal cars for daily travel. To accommodate these additional mobility options, site design for all uses will include locations for curbside pick-up and drop-off.

## **5. Integrate the natural and built environment.**

The demolition and remediation of the FDC site will provide an opportunity for a new, holistic approach to designing buildings, spaces, and infrastructure that is more sustainable, healthy, and enjoyable. Weaving nature into the design and construction of buildings will be encouraged, including the use of passive heating and cooling, green infrastructure, and sustainable building materials. Designing outdoor spaces to mitigate heat and bring native plants and trees back to the area will enhance the quality of life.