

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

City Hall
2729 Prospect Park Drive, Rancho Cordova

Tuesday, August 14, 2018

5:30 PM – Special Meeting
American River Community Room North

AGENDA

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Council Members Gatewood, McGarvey, Sander, Terry and Mayor Budge.

2. PUBLIC COMMENT

At a special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any item not on the agenda.

3. SPECIAL MEETING ITEM

3.1 **Subject:** Civic Center Visioning Session.

Recommendation: Receive information and provide input and direction related to the programming and location of a future Civic Center project.

Result of Recommended Action: Staff is seeking guidance on the preferred programming components and siting options for a Civic Center project.

Staff Report: Elizabeth Sparkman, Community Development Director.

Advances Goals: 1, 5, and 6.

4. ADJOURNMENT

ADDITIONAL INFORMATION

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Tuesday, August 14, 2018 Special Meeting of the Rancho Cordova City Council was posted and available for review on Friday, August 10, 2018 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranchocordova.org.

Signed Friday, August 10, 2018 at Rancho Cordova, California.



Stacy Leitner, City Clerk

Rancho Cordova Civic Center Visioning Session - Meeting #2



AGENDA

Process Timeline

VISION

Shared Values

Project Vision Statement

PROGRAM

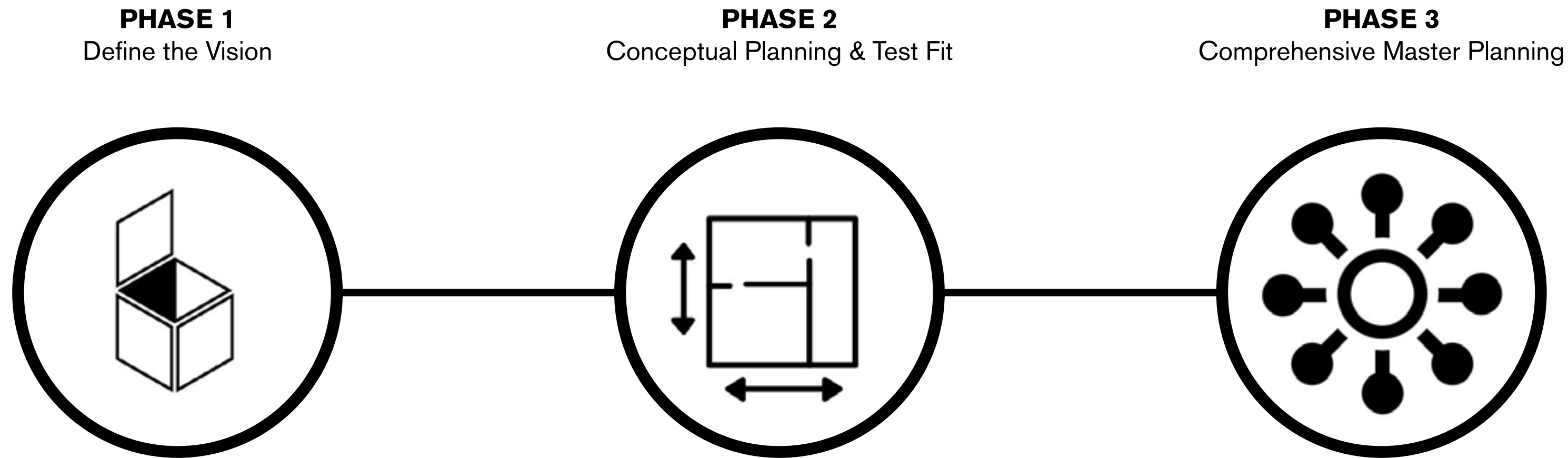
Focused Research

Student Survey Findings

PLACE

Asset Mapping

Site Analysis - Mills Station & Kilgore



- Precedent Research of Civic & Community Centers
- Workshop and Define
 - program components
 - quality of experience
 - typology

- Identify Potential Sites with established set of programs, preferred experience, and typology
- Feasability analysis of recommended site(s)
- Prioritize program need and consider phasing

- Master Planning to define program size, site planning concepts, and framework for city planning & development
- Formation of Consultant Team
- Define proposed funding per phase
- Define a strategy for community and stakeholder engagement

An aerial photograph of a city, likely Los Angeles, showing a dense urban area with a large, multi-lane highway running diagonally from the bottom right towards the center. The word "VISION" is written in large, white, sans-serif capital letters across the middle of the image. The background shows a vast expanse of city and distant mountains under a hazy sky.

VISION

**Which of Rancho Cordova's
Shared Values
will the Civic Center most reflect?**

**What are the potential
Programs + Site Characteristics
for the Rancho Cordova Civic
Center?**

Rancho Cordova Shared Values

Partnership



Diversity



Fun



Family + Youth



**Strong Sense
of Community**



Shared Concerns / Project Touchstones



**Health
Integrated
Wellness**



**Economy
Inclusive Growth**



**Society
Social Solidarity**



**Infrastructure
Engaged
Ownership**



**Security
Public Safety**



**Environment
Sustainable
Practices**



**Education
Open Opportunity**

Imagine If...



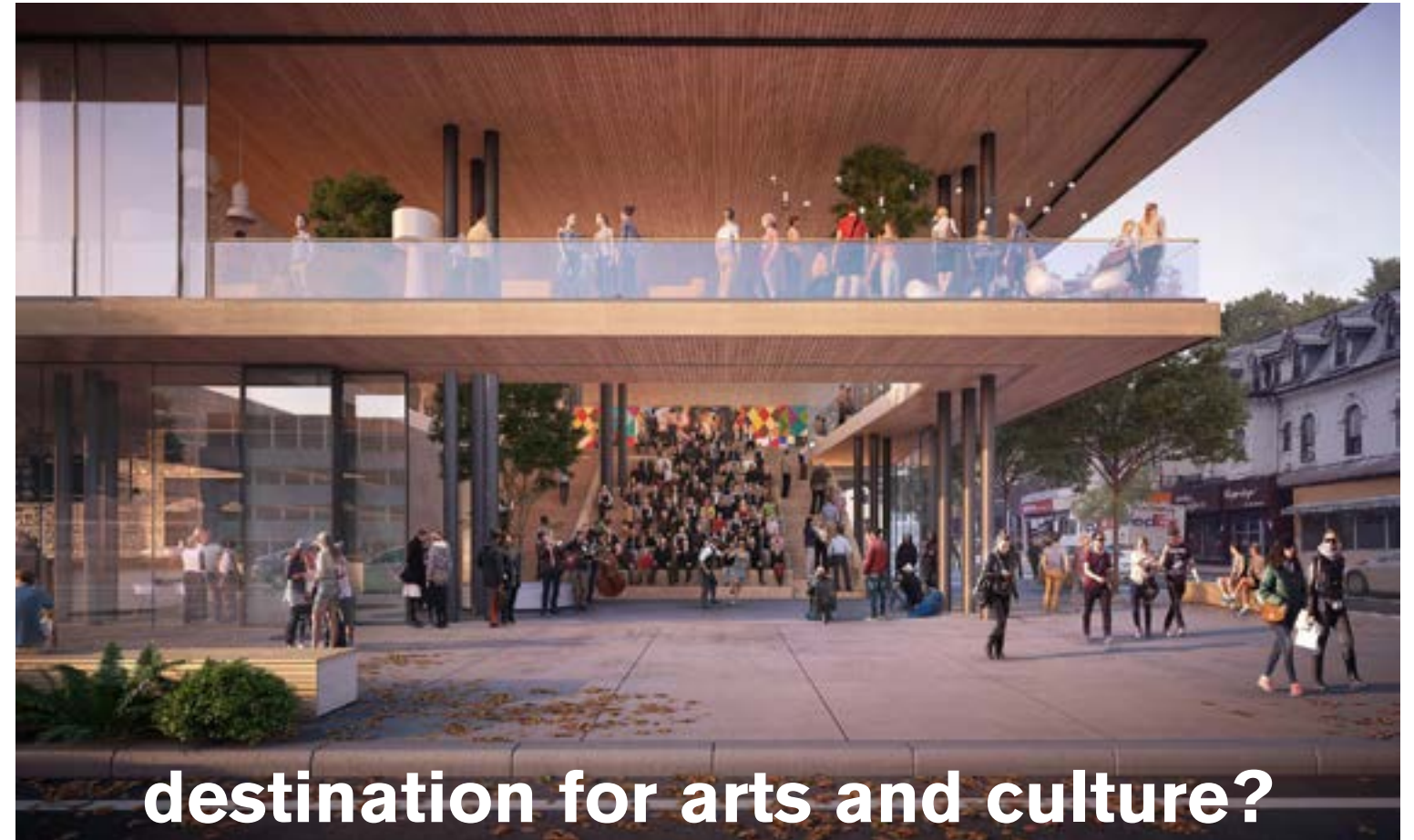
catalyst for local business?



community health, wellness, and fun?



citizen-focused service center



destination for arts and culture?

The goal of the Rancho Cordova Civic Center is to develop a flexible gathering place for the citizens of Rancho Cordova and larger community which promotes the sharing of **culture** and opportunities for **recreation** within a **civic** sensibility.

The Rancho Cordova Civic Center is a place that:



Grows, promotes culture



Feels good, supports recreation & wellness



Reflects the civic values of Rancho Cordova

The Rancho Cordova Civic Center is not:



a single-use facility.

Flexibility is important



retail focused.

The city has other
opportunities



a government center

The existing Civic buildings
meet the city's current need

What are the qualities of Great Civic Centers?

They give identity to cities.

They have active, pedestrian-scaled, outdoor space.

They serve a diverse population.

They benefit cities economically.

They occupy important locations.

They are resilient.



PROGRAM

What are the potential Programs for the Rancho Cordova Civic Center?



CULTURAL

- Library
- Children’s Museum
- Art Museum
- Arts Center
- Theater/Auditorium
- Performance Center
- Teen Center
- Nature Center
- Veterans Center
- Senior Center
- Community College
- Classroom/Study Rooms
- Pre-School/Daycare
- Exhibition Space
- History Museum
- Preschool
- Church Meeting Space
- Boys & Girls Club

RECREATIONAL

- Park
- Basketball Courts
- Baseball Courts
- Soccer Fields
- Tennis Courts
- Multipurpose Community Room
- Gymnasium
- Yoga/Meditation
- Fitness Room
- Locker Rooms
- Craft / Maker Room
- Classroom Kitchen
- Community Center
- Dance Studio
- Community Garden
- Playground
- Aquatic Center
- Foodtruck Lot

CIVIC SERVICES

- Council Chambers
- Administrative Offices
- Public Works
- Human Resources
- Community Development
- Recreation
- Finance
- Executive Offices
- Permit Center
- Police Department
- Staff Cafeteria
- Transit Center
- Parking

COMMERCIAL

- Retail
- Café
- Hotel
- Conference Center
- Housing
- Local Vendor Market
- Events Space
- Co-Working Space
- Restaurant

What are the potential Programs for the Rancho Cordova Civic Center?



CULTURAL

Library
Children's Museum
Art Museum
Teen Center
Nature Center
Veterans Center
Senior Center
Classroom/Study Rooms
Pre-School/Daycare
Exhibition Space
History Museum
Preschool
Church Meeting Space
Boys & Girls Club



RECREATIONAL

Basketball Courts
Multipurpose Community
Room
Craft / Maker Room
Classroom Kitchen
Community Center
Playground
Foodtruck Lot



COMMERCIAL

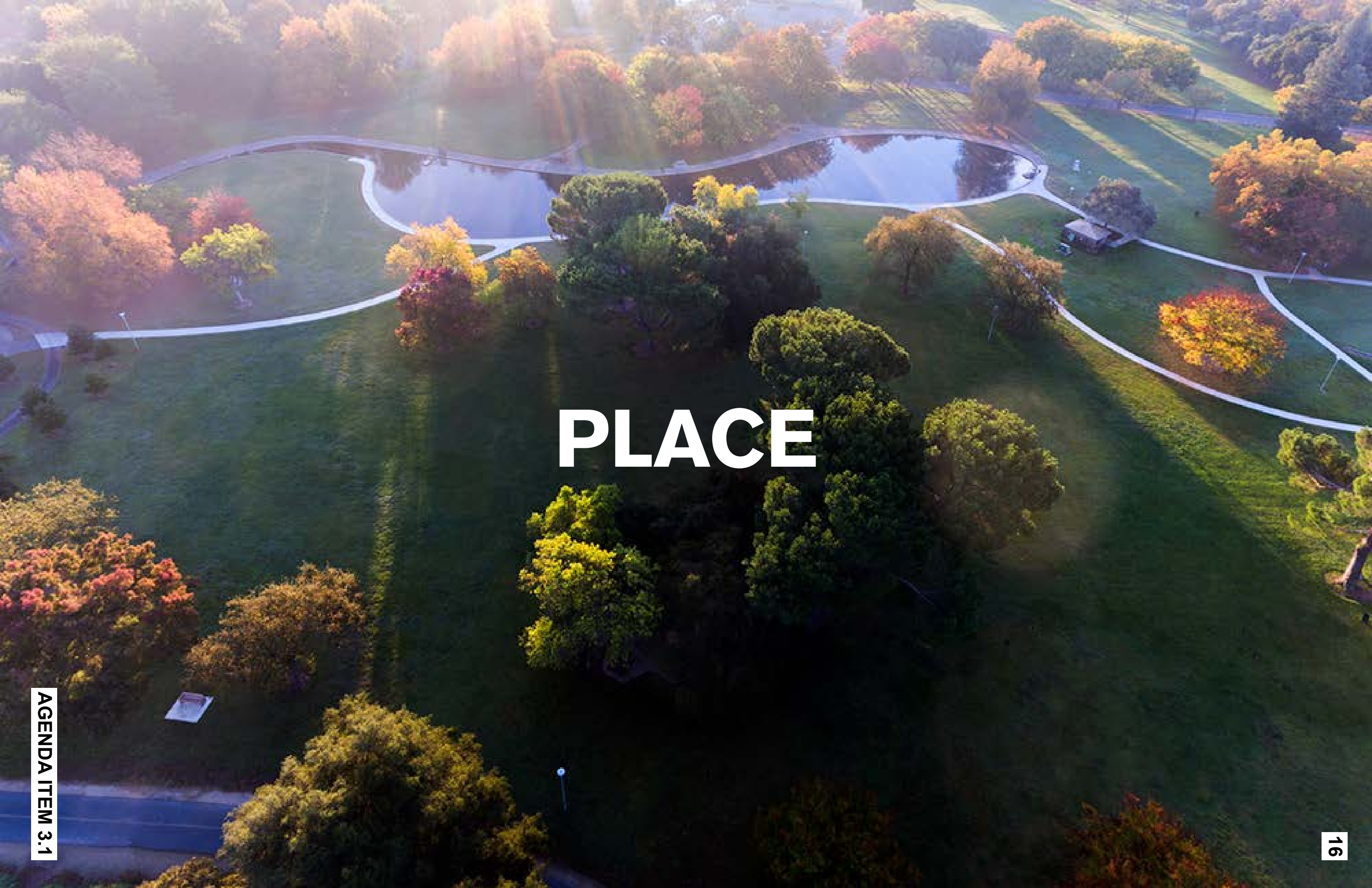
Café
Conference Center
Local Vendor Market

What are the potential Programs for the Rancho Cordova Civic Center?

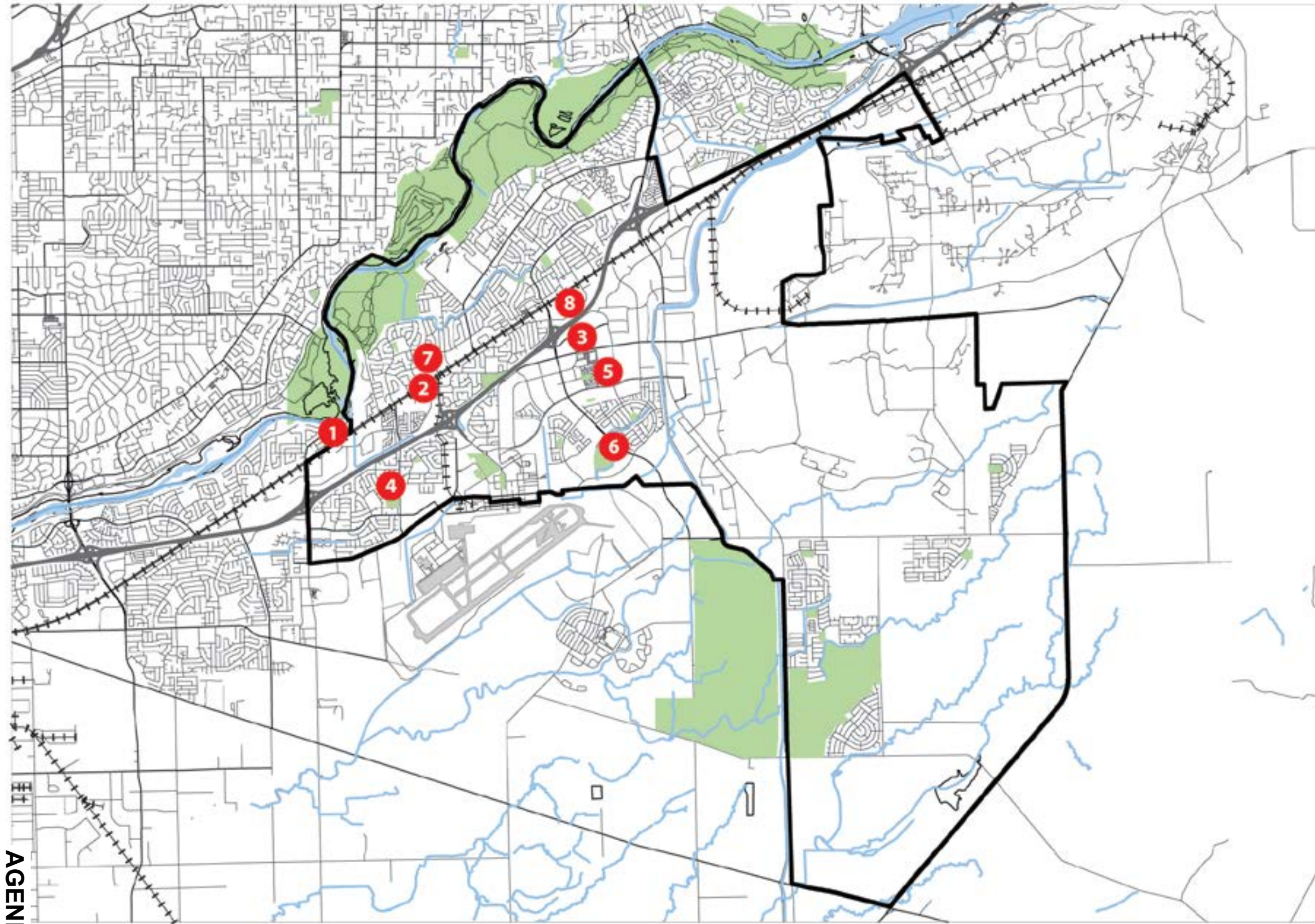


STUDENT SURVEY

Community Study Rooms
Mental Health Services
Multi-purpose Community
Rooms
Gymnasium
Dance Studio
Game Room
Cafe
Movie Theater
Pet Cafe

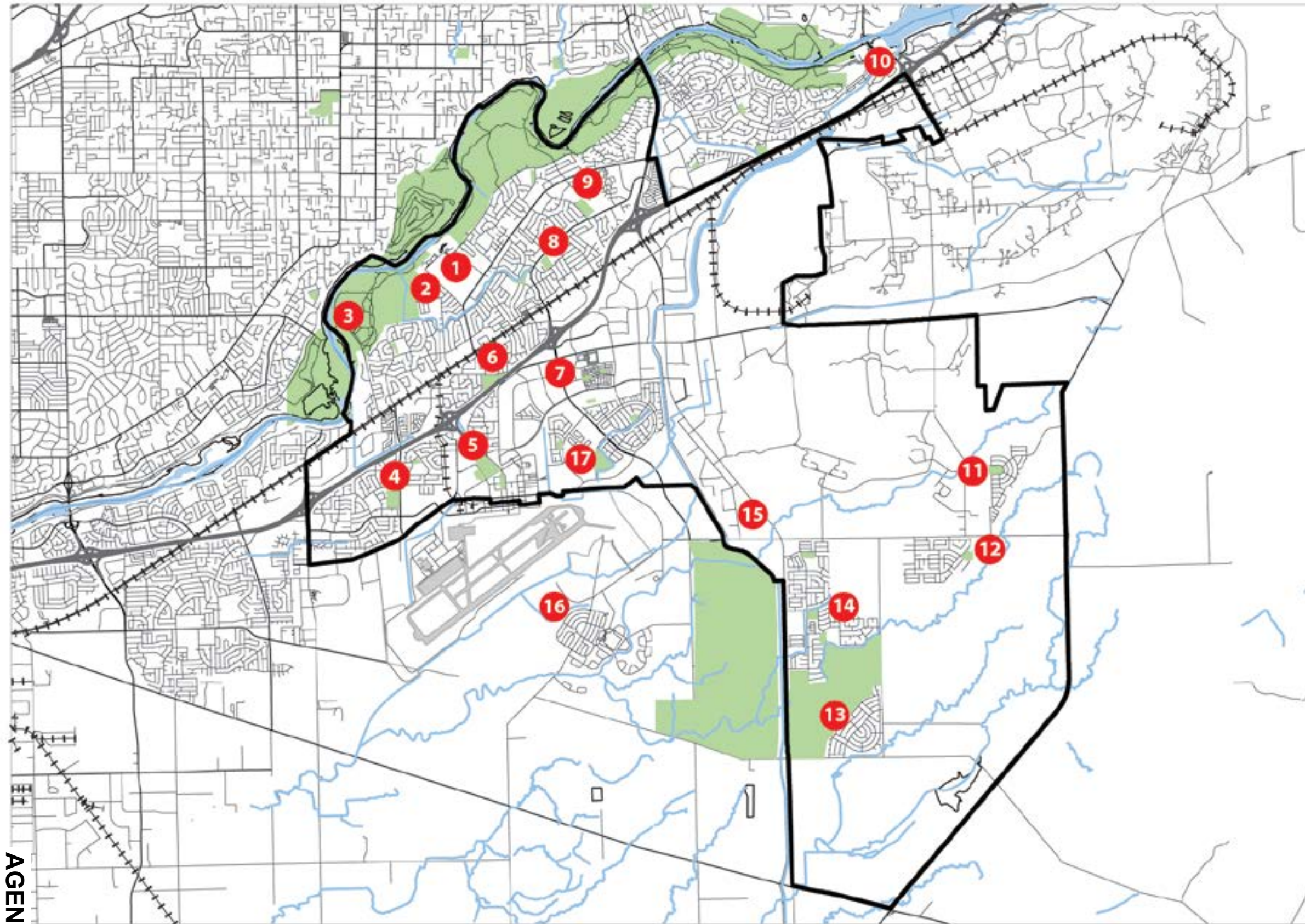


PLACE



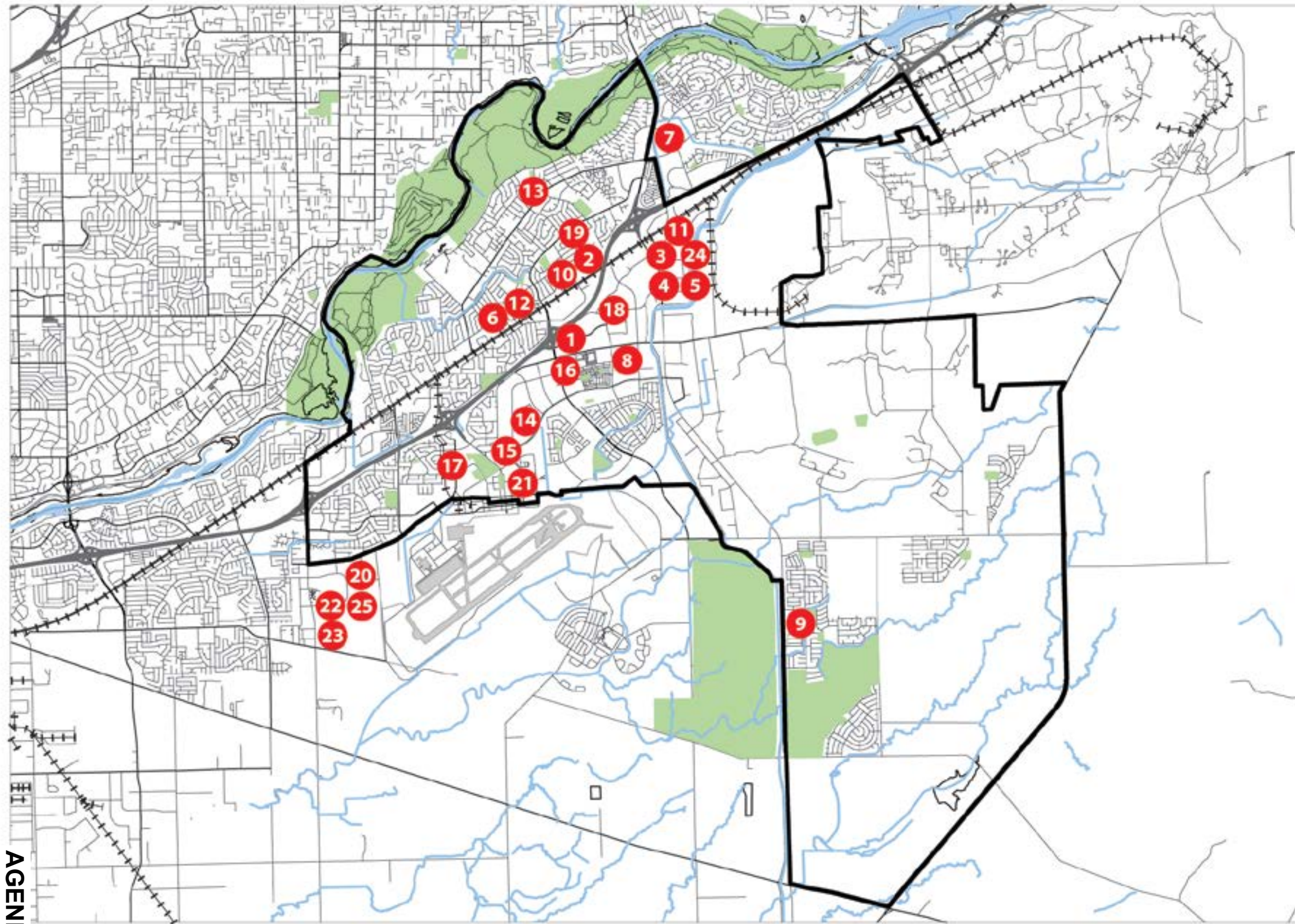
CULTURAL ASSETS

- 1 RANCHO CORDOVA LIBRARY
- 2 MILLS ART AND CULTURE CENTER
- 3 SACRAMENTO CHILDREN'S MUSEUM
- 4 NEIL ORCHARD SENIOR ACTIVITIES CENTER
- 5 VILLAGE GREEN PARK AMPHITHEATER
- 6 STONE CREEK PARK AMPHITHEATER
- 7 FOLSOM LAKE COLLEGE
- 8 SAN JOAQUIN VALLEY COLLEGE



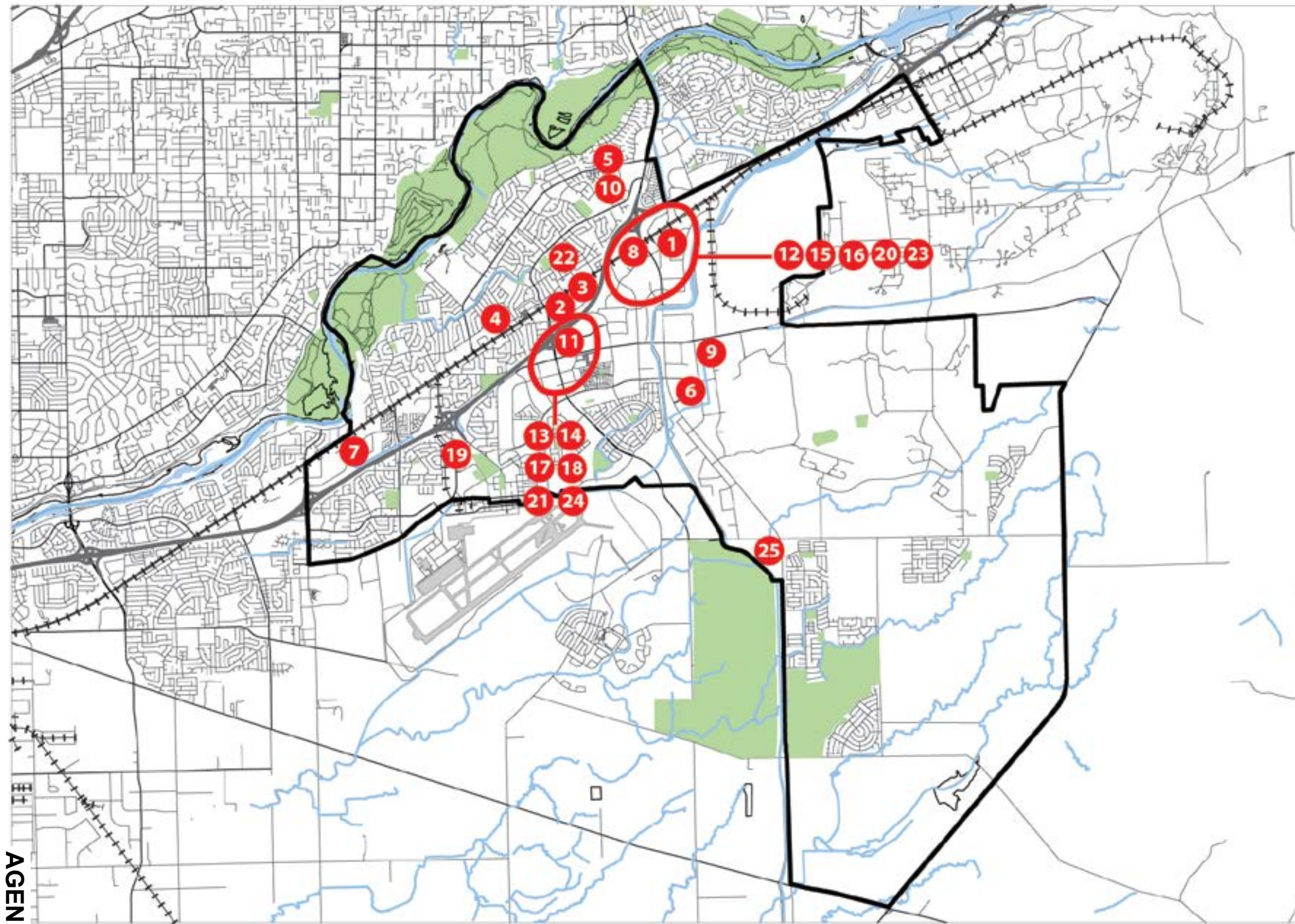
RECREATIONAL SPACE

- 1 HAGAN COMMUNITY CENTER
- 2 SOIL BORN FARMS
- 3 RIVER BEND PARK
- 4 LINCOLN VILLAGE
- 5 MATHER SPORTS CENTER
- 6 WHITE ROCK COMMUNITY CLUBHOUSE
- 7 VILLAGE GREEN PARK
- 8 AHLSTROM PARK
- 9 DAVE ROBERTS PARK
- 10 NIMBUS FISH HATCHERY
- 11 HILLSIDE PARK
- 12 SUNRIDGE PARK
- 13 KAVALA RANCH PARK
- 14 HERON LANDING PARK
- 15 CORDOVA SHOOTING CENTER
- 16 INDEPENDENCE PARK
- 17 STONE CREEK



CIVIC SERVICES

- 1 RANCHO CORDOVA CITY HALL
- 2 RANCHO CORDOVA POST OFFICE
- 3 RANCHO CORDOVA POLICE FACILITY
- 4 MATTHEW KILGORE CEMETERY
- 5 NEIGHBORHOOD SERVICES
- 6 FIRE STATION 61
- 7 FIRE STATION 65
- 8 FIRE STATION 66
- 9 FIRE STATION 68
- 10 CORDOVA TOWN CENTER STATION
- 11 SUNRISE STATION
- 12 ZINFANDEL STATION
- 13 RANCHO CORDOVA WIC
- 14 KAISER PERMANENTE
- 15 SACRAMENTO VA MEDICAL CENTER
- 16 UC DAVIS MEDICAL CENTER
- 17 WELLSPACE HEALTH COMMUNITY HEALTH CENTER
- 18 WATER QUALITY CONTROL BOARD
- 19 FOLSOM CORDOVA JOB CENTER
- 20 REGIONAL PAROLE OFFICE
- 21 SAC. COUNTY OFFICE OF EDUCATION CONFERENCE CENTER
- 22 SAC. COUNTY MUNICIPAL SERVICES
- 23 SAC. COUNTY GENERAL SERVICES
- 24 CALIFORNIA HIGHWAY PATROL
- 25 NATIONAL GUARD



COMMERCIAL SPACE

- 1 SUNRISE FARMERS MARKET
- 2 RANCHO CORDOVA TOWN CENTER
- 3 KOREANA PLAZA
- 4 CORDOVA VILLAGE SHOPPING MALL
- 5 COLOMA SQUARE
- 6 CLAIMSTAKE BREWING
- 7 WORKFLOW LOUNGE INC.
- 8 SUNRISE EVENT CENTER
- 9 THE PALACE BALLROOM
- 10 DAS PLATINUM PALACE BANQUET HALL
- 11 HYATT PLACE
- 12 HOLIDAY INN SACRAMENTO
- 13 FAIRFIELD INN & SUITES
- 14 BEST WESTERN PLUS
- 15 SACRAMENTO MARRIOTT
- 16 LA QUINTA INN & SUITES
- 17 COURTYARD SACRAMENTO
- 18 HAMPTON INN
- 19 DAYS INN & SUITES
- 20 DOUBLETREE SUITES BY HILTON HOTEL
- 21 RESIDENCE INN BY MARRIOTT
- 22 RED ROOF INN & SUITES
- 23 CROSSLAND SACRAMENTO
- 24 EXTENDED STAY AMERICA
- 25 SUNRIDGE PLAZA

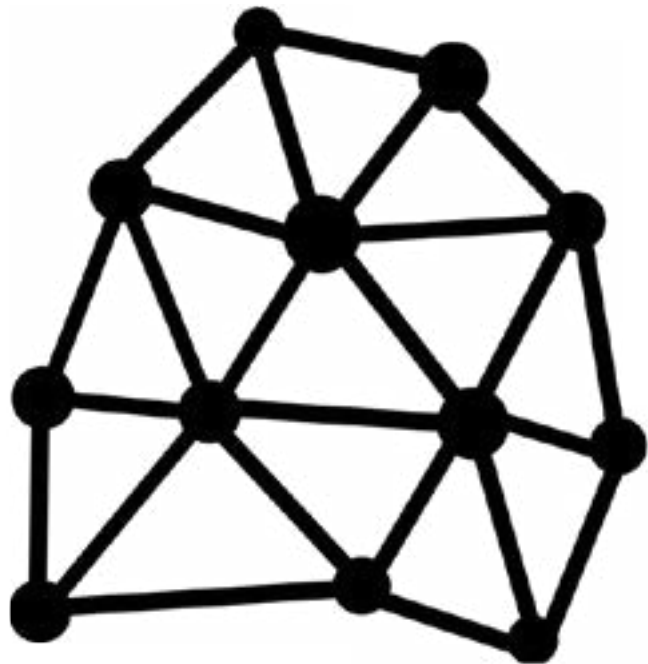
SITE SELECTION QUALITIES

The Civic Center siting feels right as:



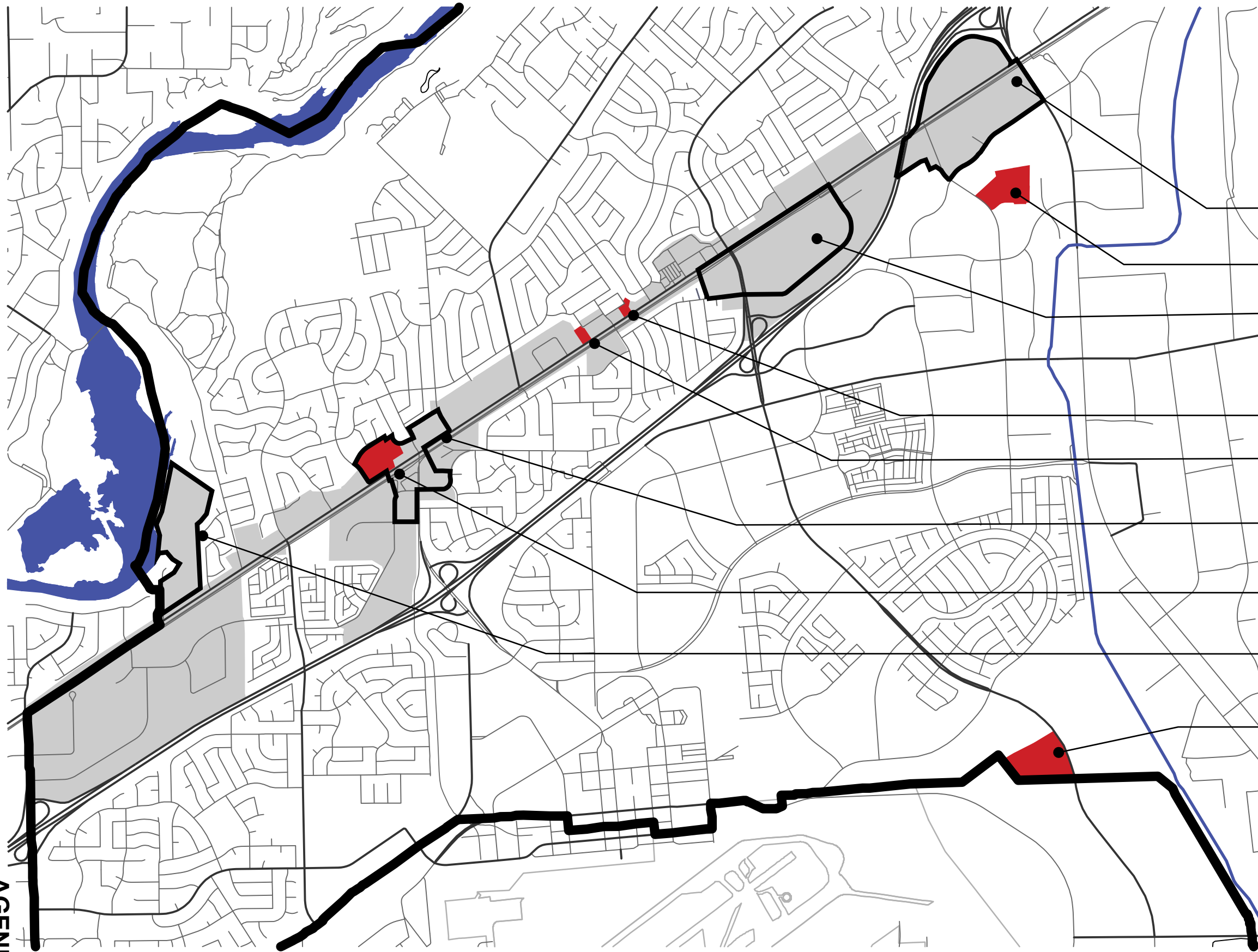
SINGLE SITE

Built up or added to in future phases



DISTRIBUTED LOCATIONS

Multiple projects, phased with City development



- SUNRISE OPPORTUNITY SITE
- 2875 KILGORE RD
- OLSON ISLAND OPPORTUNITY SITE
- 10545 FOLSOM BLVD
- 10447 FOLSOM BLVD
- MILLS STATION OPPORTUNITY SITE
- 10153-10179 FOLSOM BLVD
- KASSIS OPPORTUNITY SITE
- ZINFANDEL DR



CITY OWNED SITE



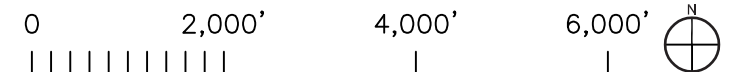
FOLSOM BLVD SPECIFIC PLAN



FBSP OPPORTUNITY SITE



CITY BOUNDARY

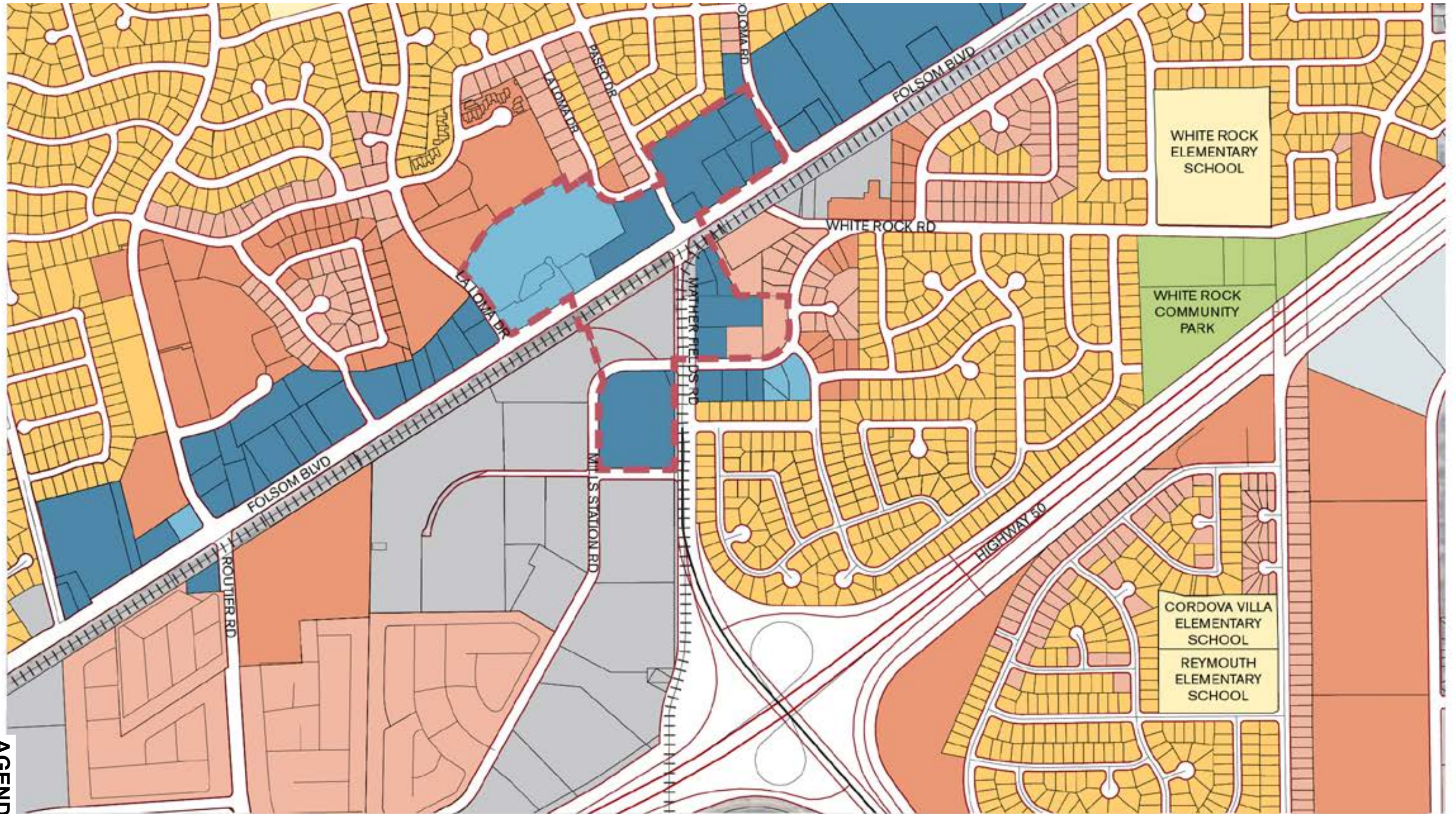




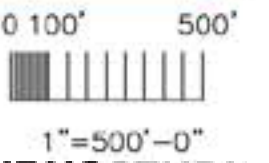
MILLS STATION SITE



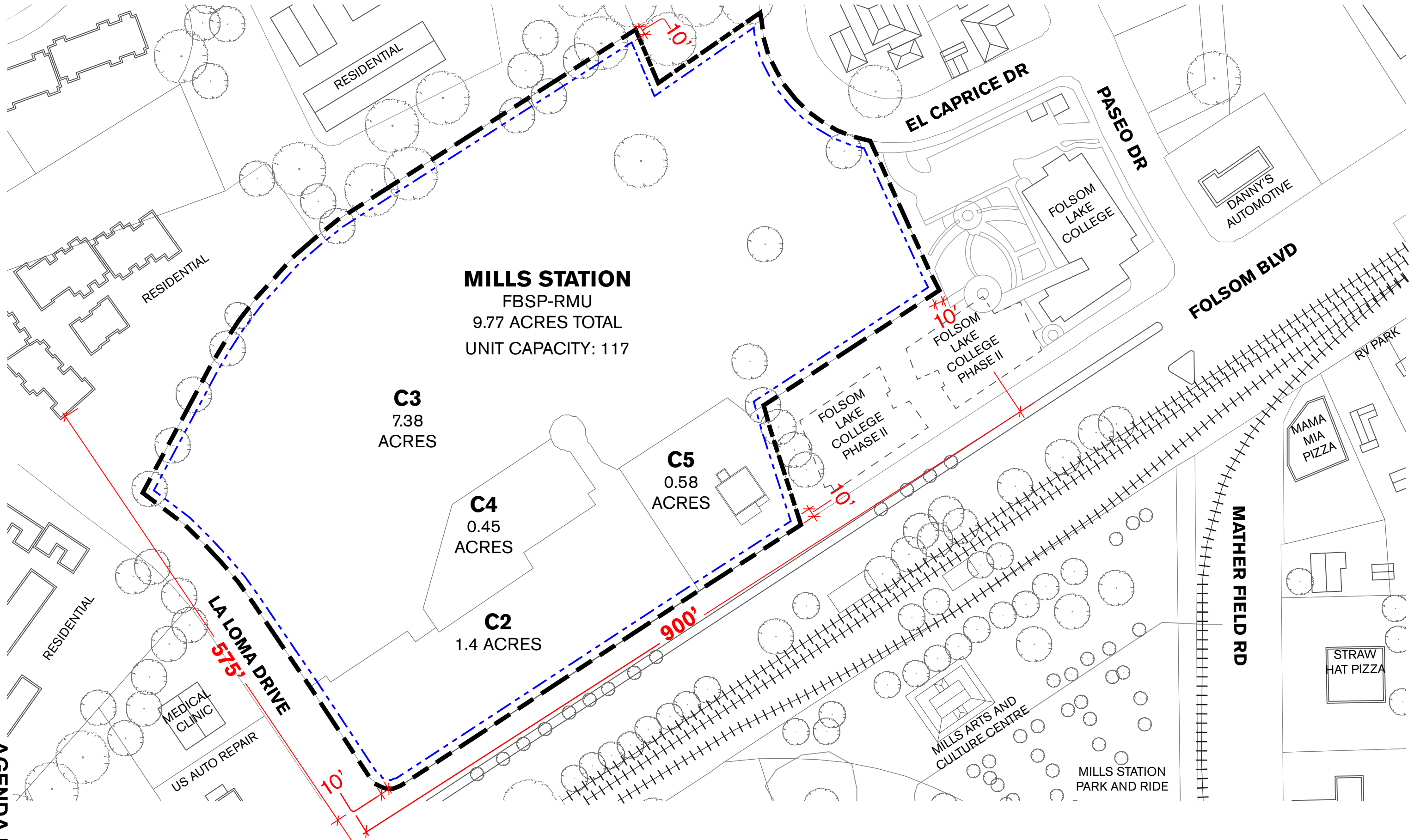




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| RESIDENTIAL MIXED USE | OFFICE INDUSTRIAL MIXED USE | SCHOOL | LOW DENSITY RESIDENTIAL | HIGH DENSITY RESIDENTIAL |
| COMMERCIAL MIXED USE | FOLSOM BOULEVARD SPECIFIC PLAN | OPPORTUNITY SITE (FBSP) | MEDIUM DENSITY RESIDENTIAL | OFFICE PROFESSIONAL MIXED USE |



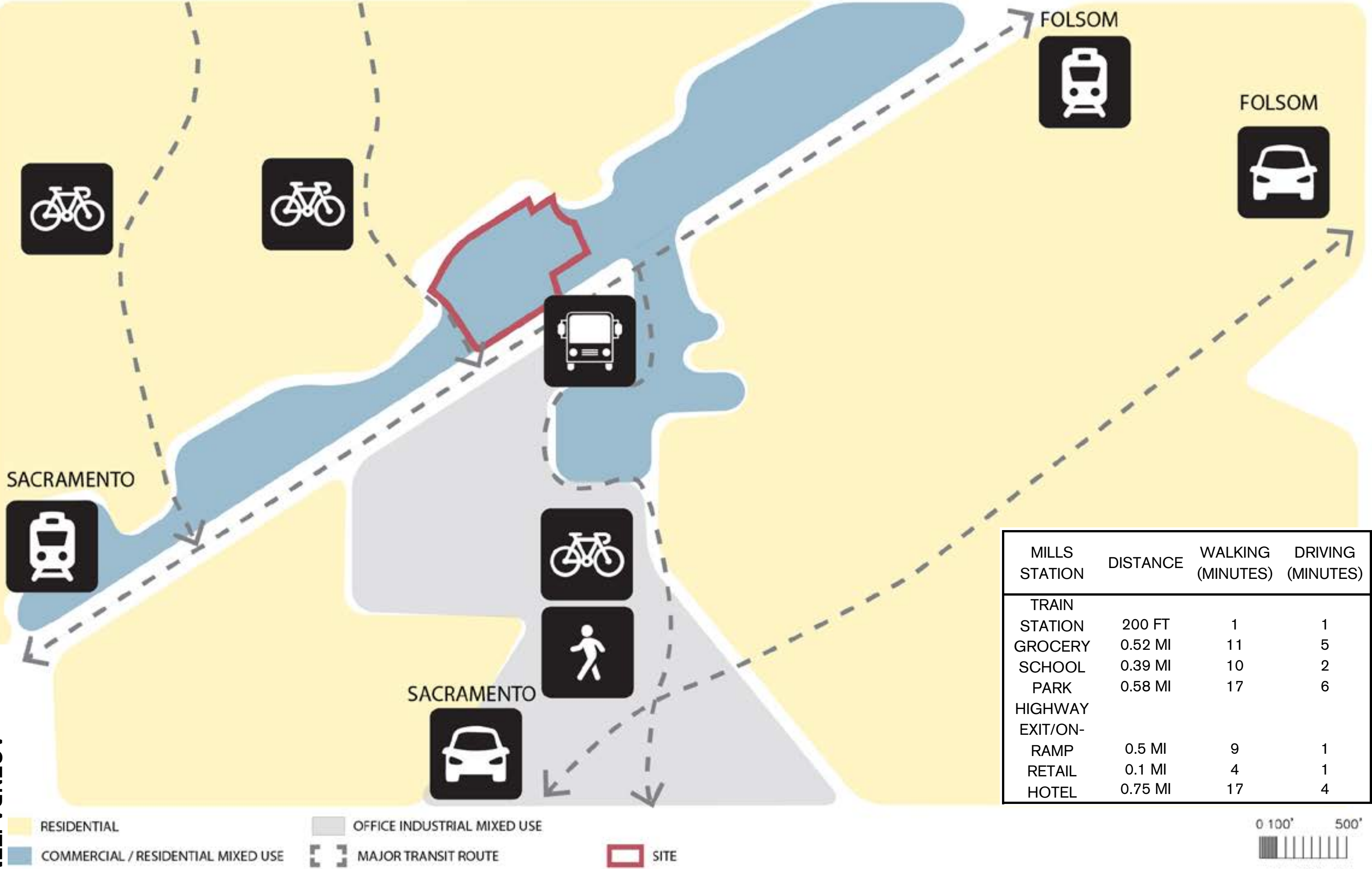
ANCHO CORDOVA - MILLS STATION - SITE ANALYSIS



PROPERTY LINE **SETBACK**

INCHO CORDOVA - MILLS STATION - SITE ANALYSIS





INCHO CORDOVA - MILLS STATION - SITE ANALYSIS



LA LOMA DRIVE

PASEO DRIVE

MATHER FIELD ROAD

FOLSOM BLVD



SPINCYCLE

O'Reilly
AUTO PARTS

Auto
Zone

BUSHMAN
pest control

STANLEY

STANLEY

KID'S WORLD
LEARNING CENTER

The
Redwoods
AT MATHER STATION
Apartments

Chardonmay
Court

HALL'S SAFE CO.
World's Strongest

U-HAUL

the
MACC
mills station arts & culture center

FOLSOM
LAKE
COLLEGE

Chevron

STRAW HAT
PIZZA

MAMA MIA PIZZA

Danny's
Automotive

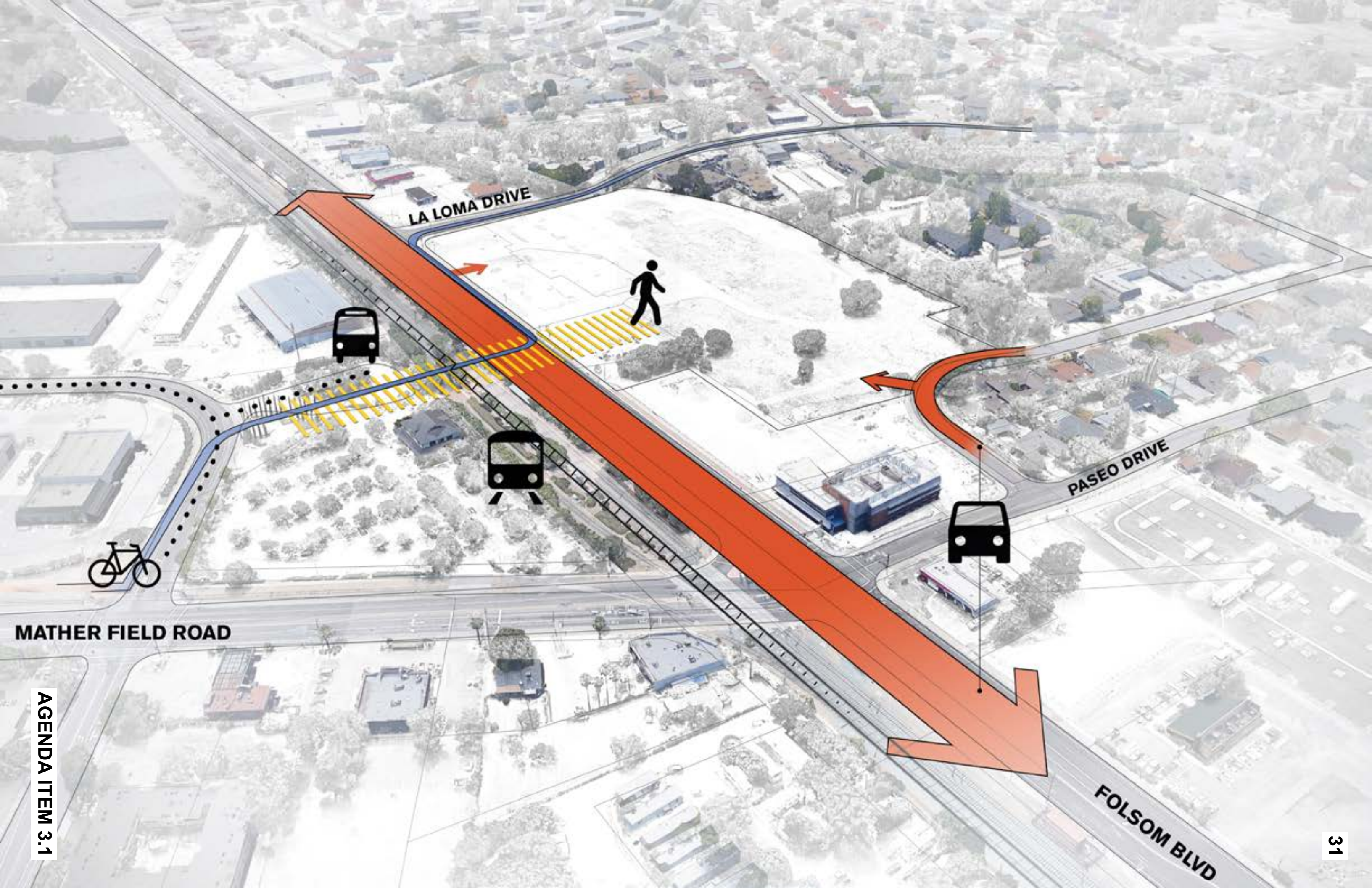
Rosie's
Country
Kitchen

LA LOMA DRIVE

PASEO DRIVE

FOLSOM BLVD

MATHER FIELD ROAD

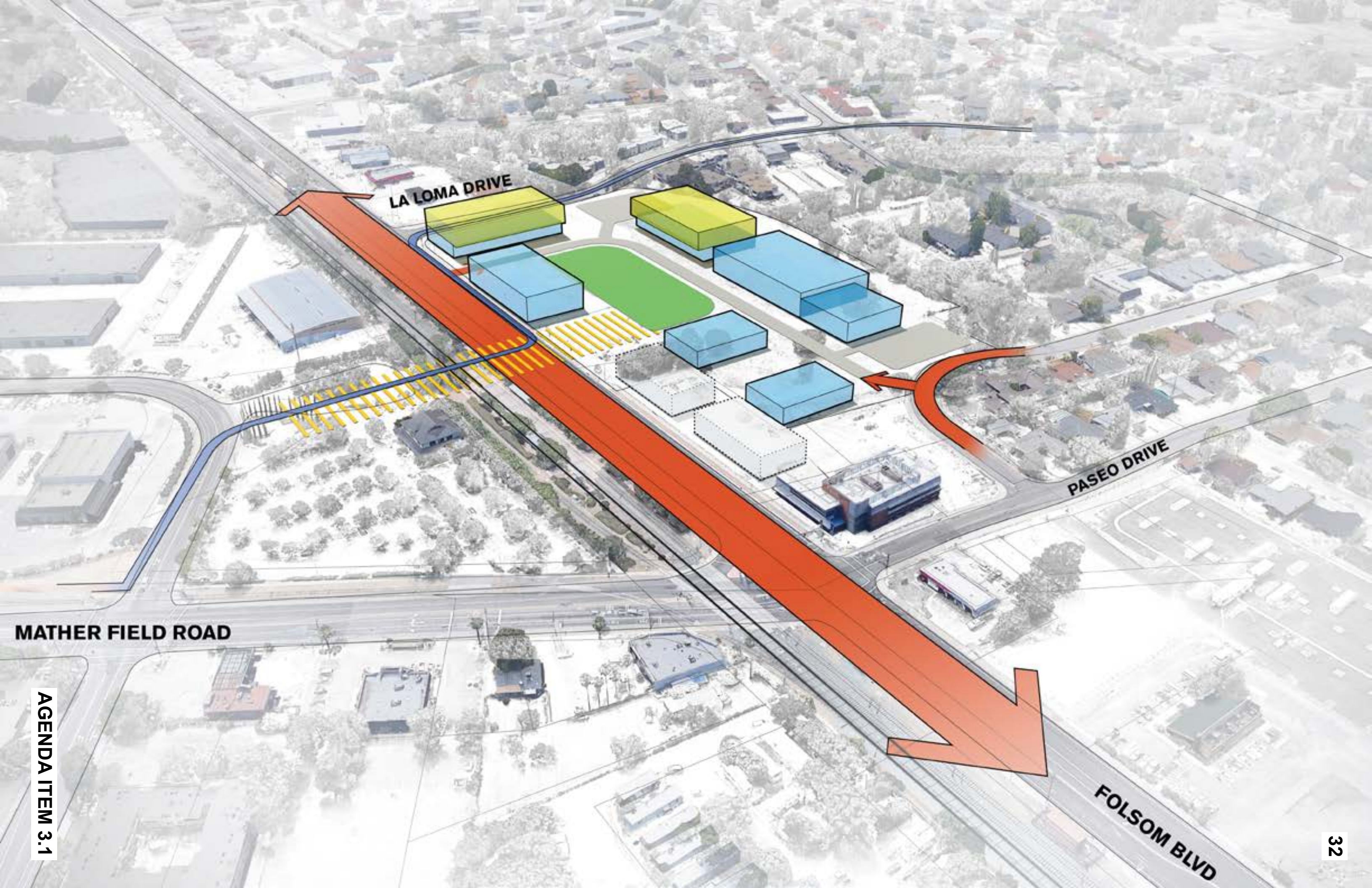


LA LOMA DRIVE

PASEO DRIVE

FOLSOM BLVD

MATHER FIELD ROAD

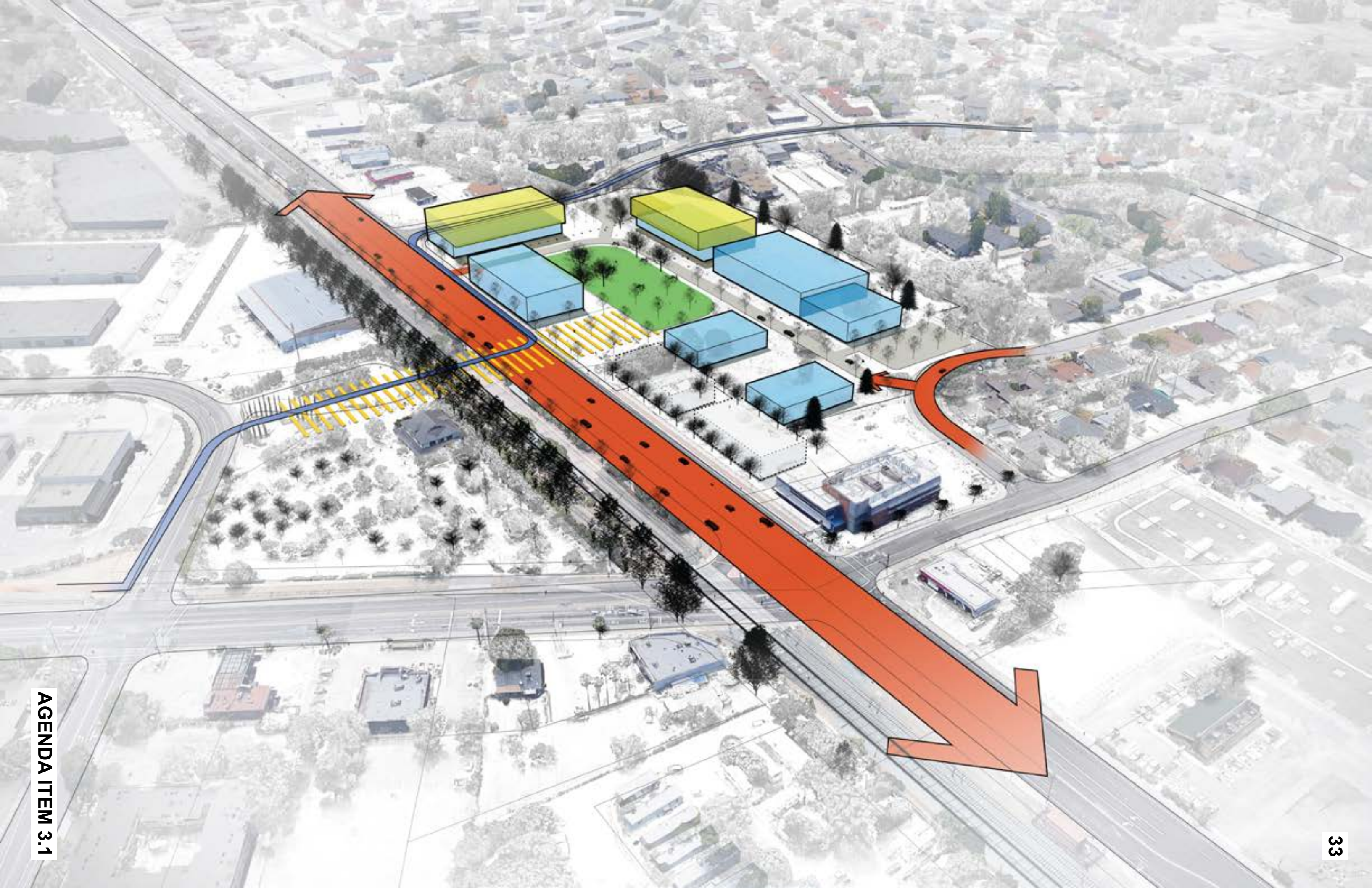


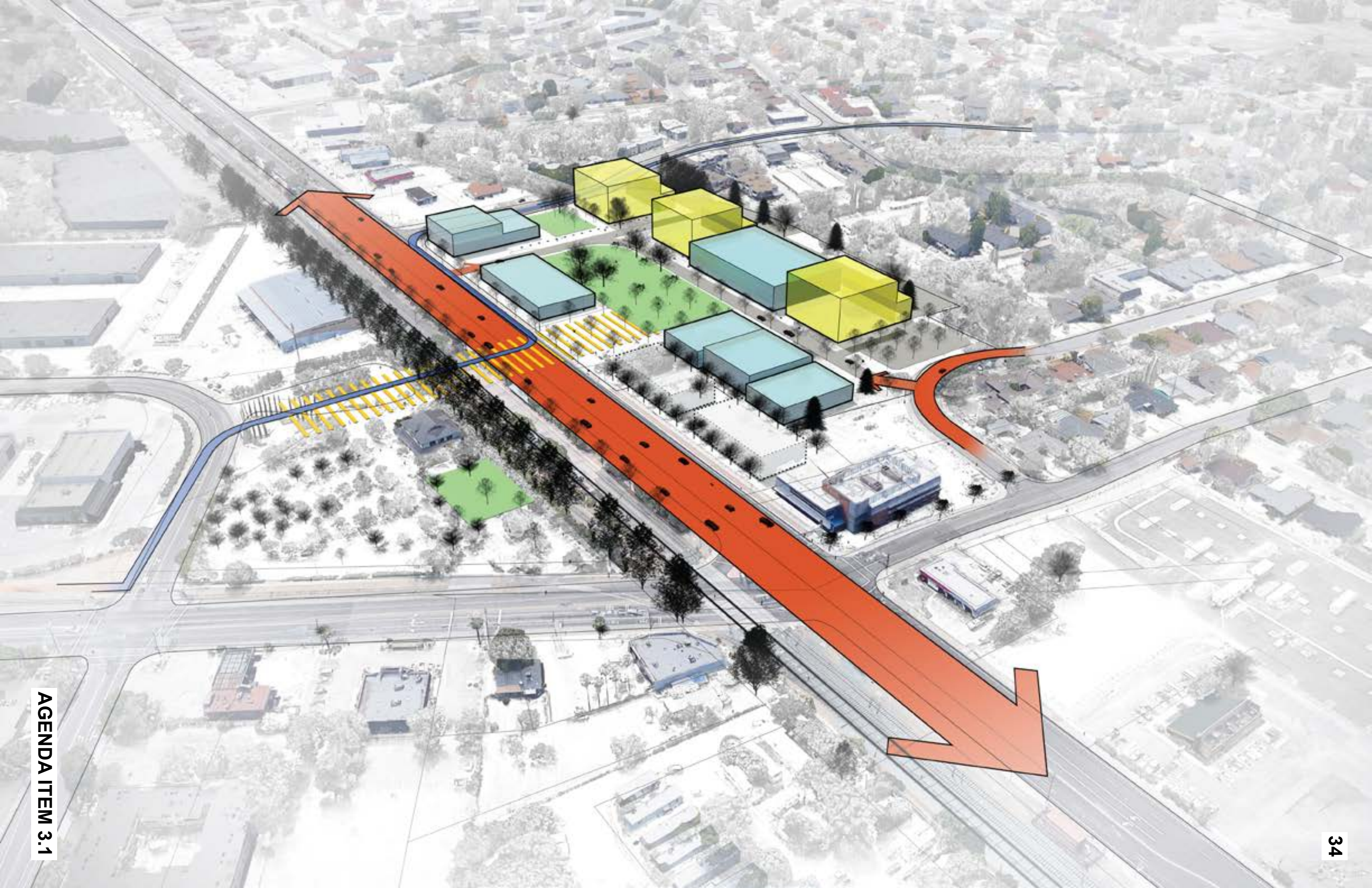
LA LOMA DRIVE

PASEO DRIVE

FOLSOM BLVD

MATHER FIELD ROAD







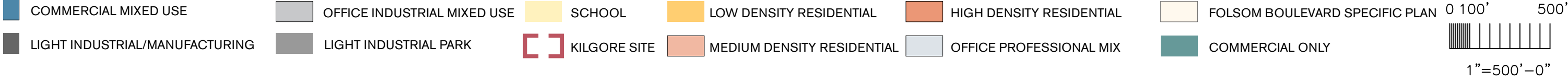
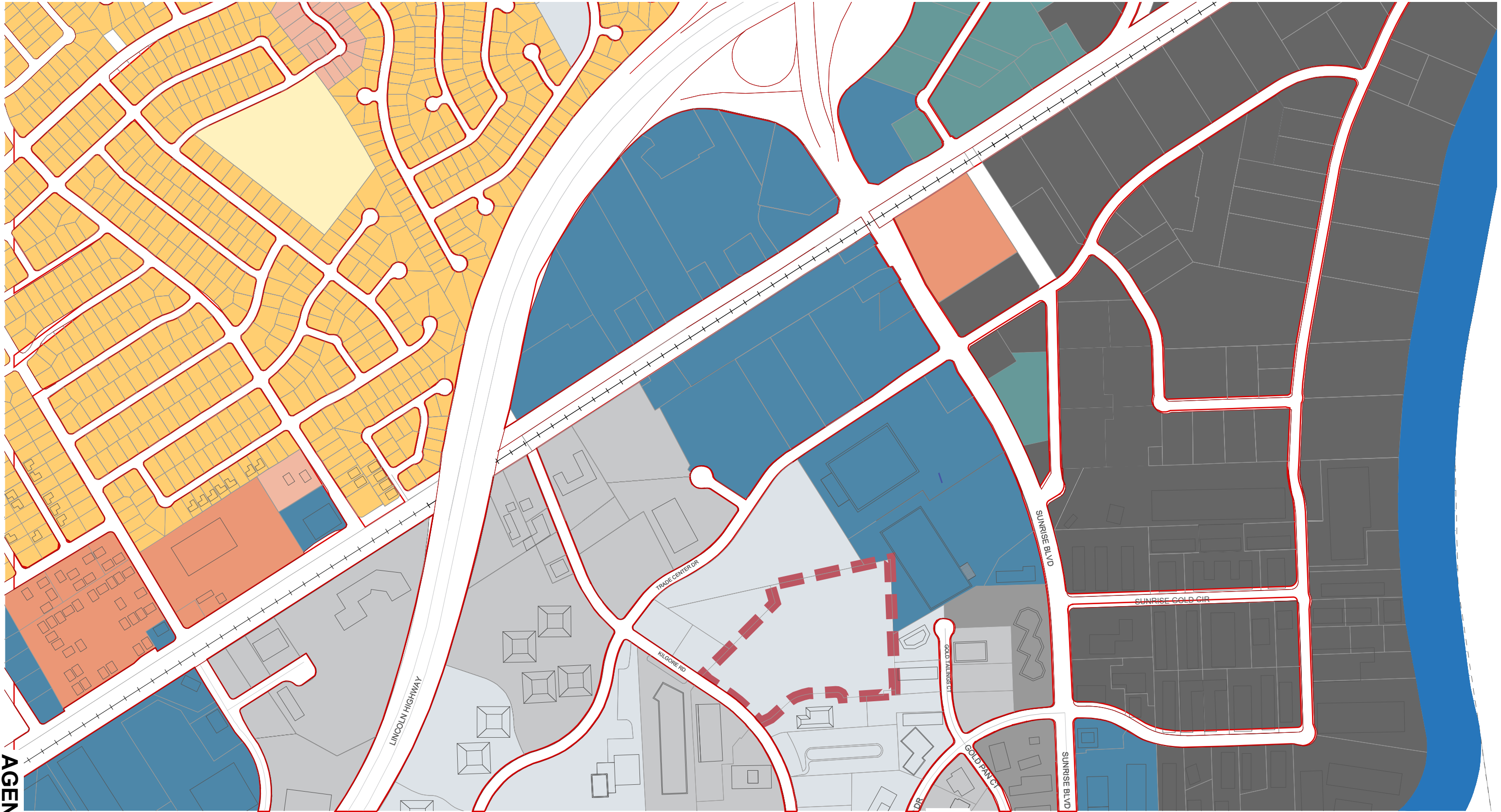
KILGORE SITE

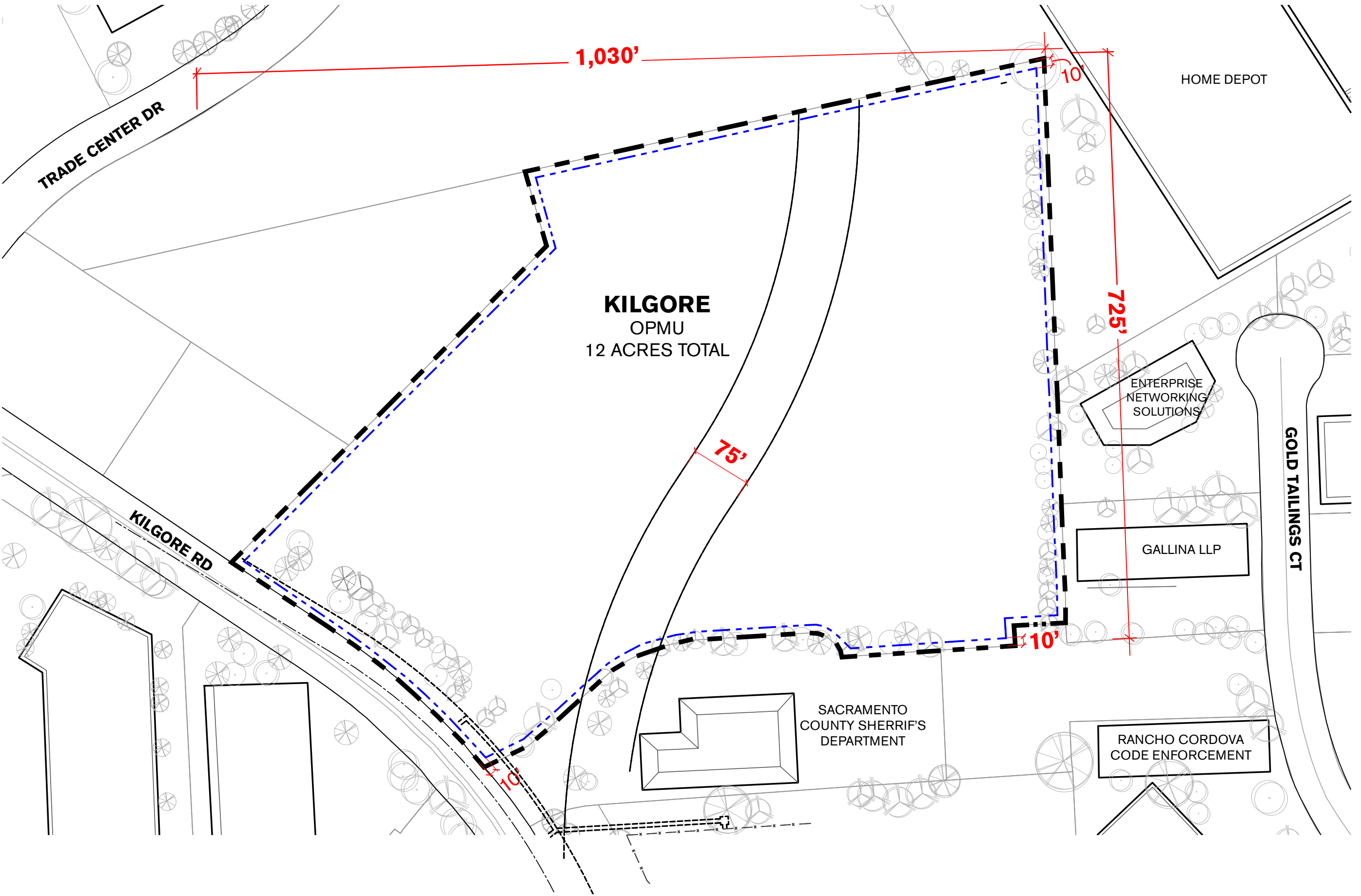


AGENDA ITEM 3.1

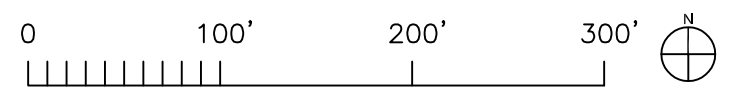
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|--------------------------------|-----------------------------|--------------|----------------------------|--------------------------|--------------------------------|
| COMMERCIAL MIXED USE | OFFICE INDUSTRIAL MIXED USE | SCHOOL | LOW DENSITY RESIDENTIAL | HIGH DENSITY RESIDENTIAL | FOLSOM BOULEVARD SPECIFIC PLAN |
| LIGHT INDUSTRIAL/MANUFACTURING | LIGHT INDUSTRIAL PARK | KILGORE SITE | MEDIUM DENSITY RESIDENTIAL | OFFICE PROFESSIONAL MIX | COMMERCIAL ONLY |

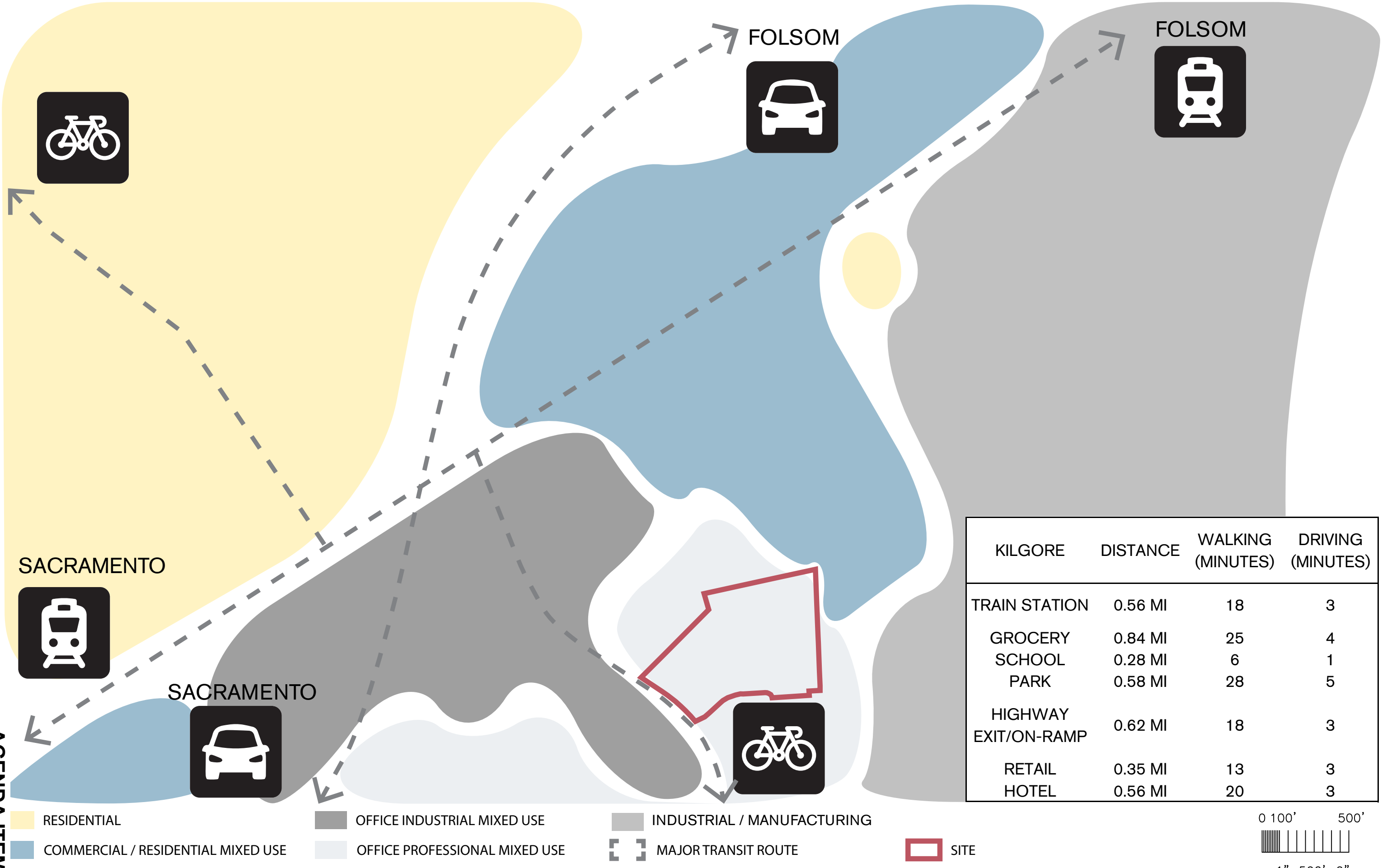
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1"=500'-0"



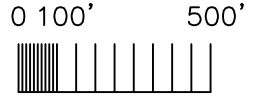


PROPERTY LINE SETBACK SEWER EASEMENT





RESIDENTIAL
COMMERCIAL / RESIDENTIAL MIXED USE
OFFICE INDUSTRIAL MIXED USE
OFFICE PROFESSIONAL MIXED USE
INDUSTRIAL / MANUFACTURING
MAJOR TRANSIT ROUTE
SITE





FOLSOM BLVD

HWY 50

SUNRISE BLVD

TRADE CENTER DRIVE

AGENDA ITEM 3.1

KILGORE RD

GOLD TAILINGS CT

HWY 50



FOLSOM BLVD



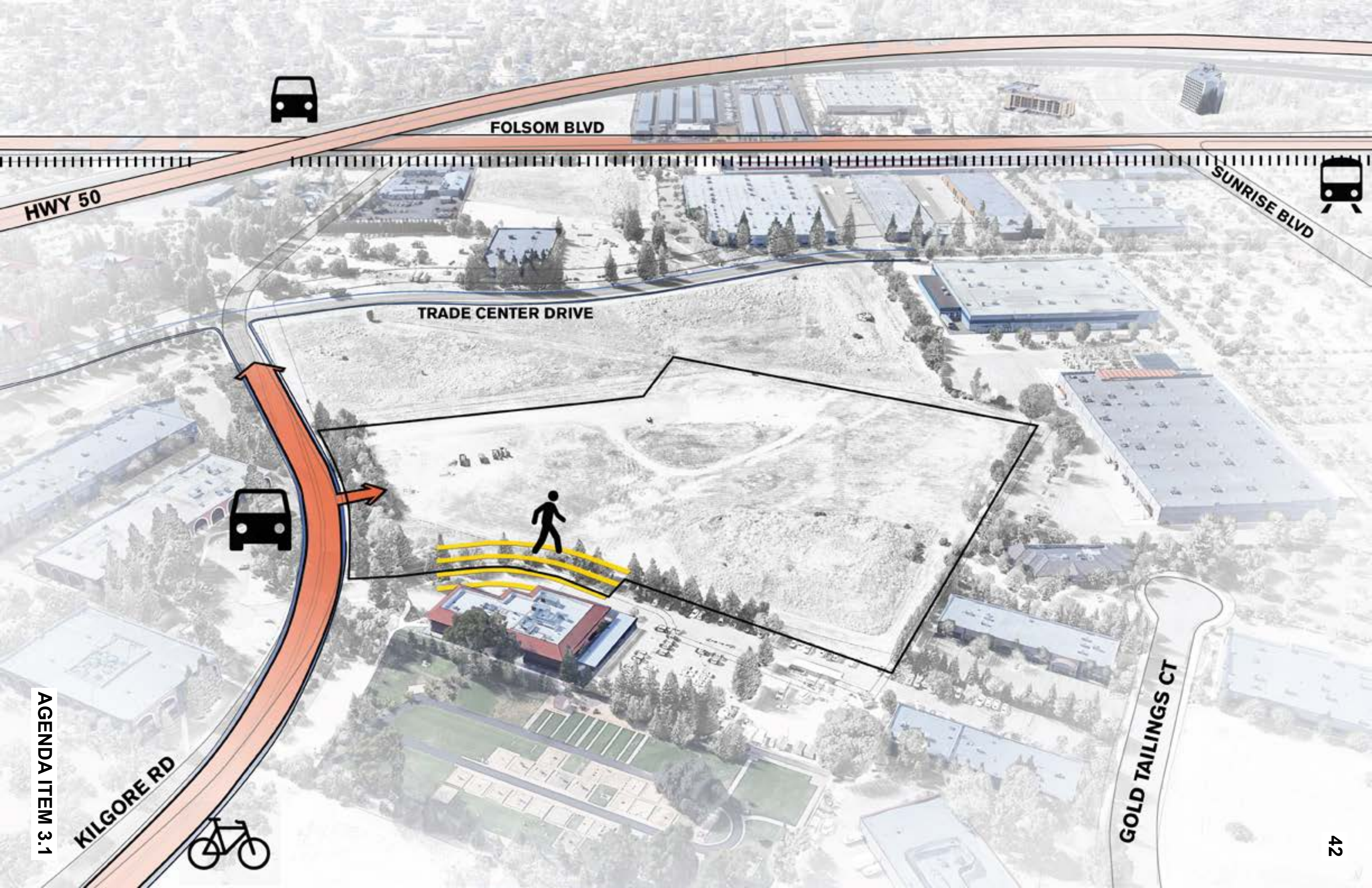
SUNRISE BLVD

TRADE CENTER DRIVE



GOLD TAILINGS CT

AGENDA ITEM 3.1





FOLSOM BLVD

HWY 50

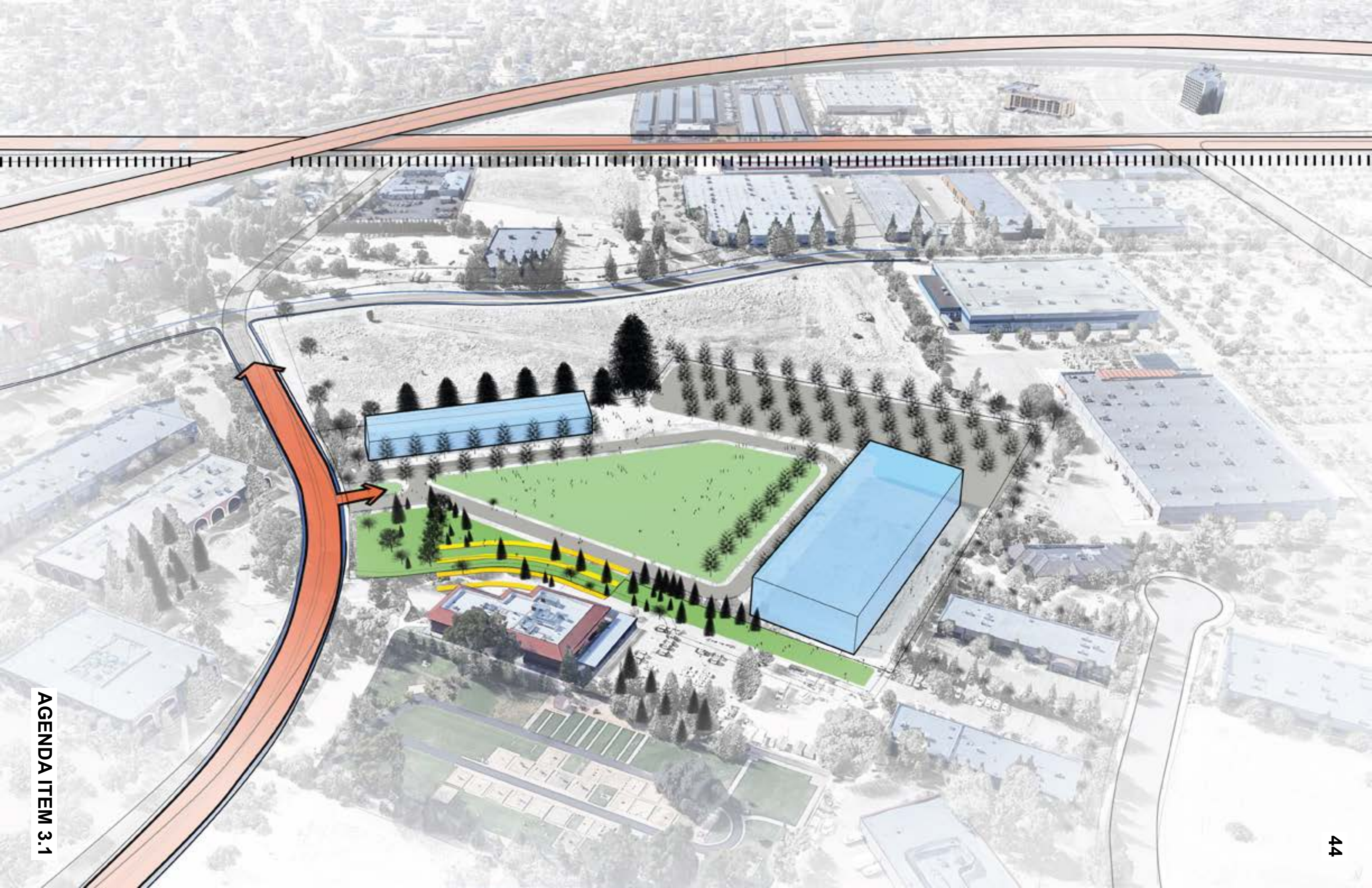
SUNRISE BLVD

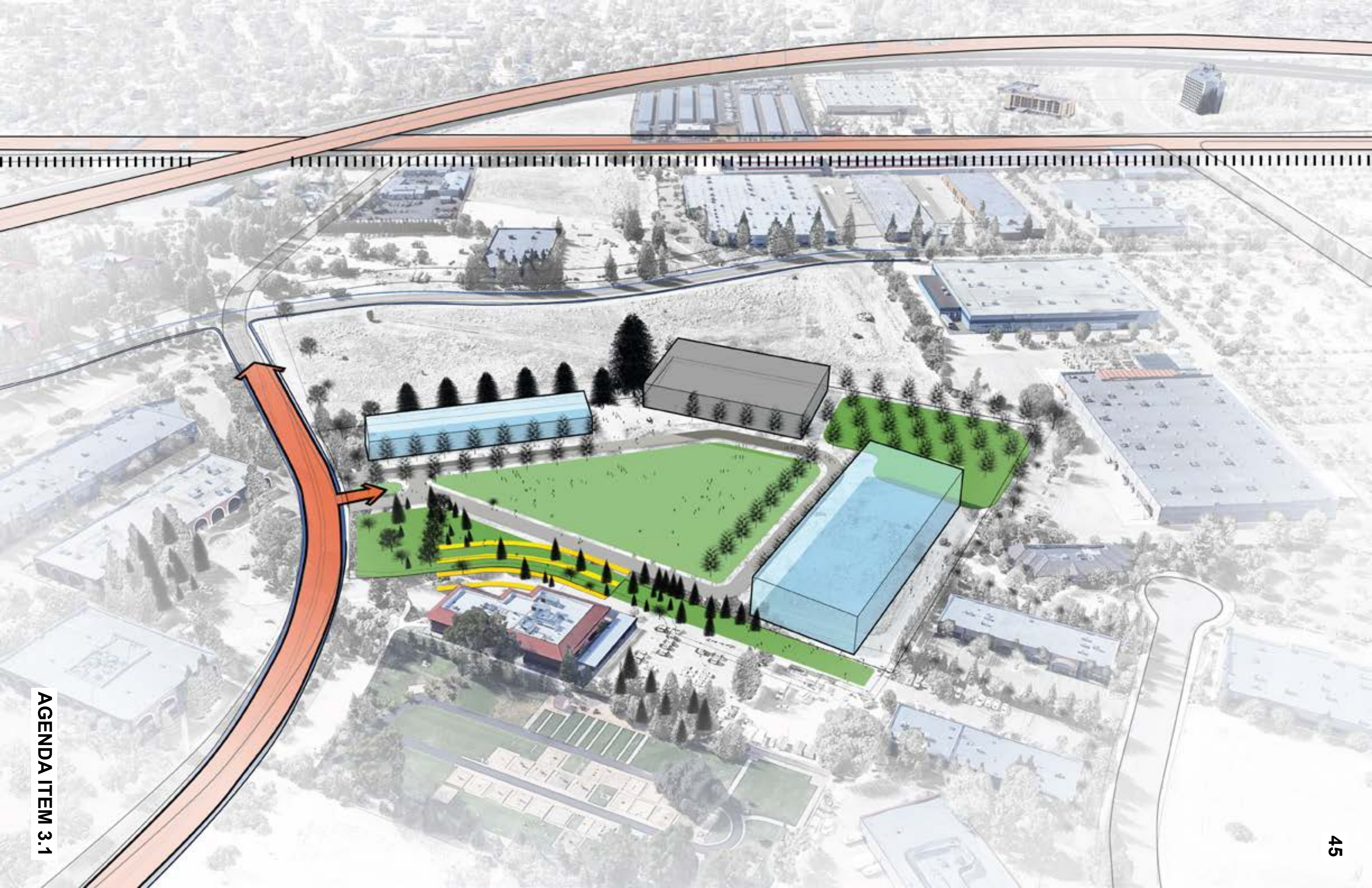
TRADE CENTER DRIVE

KILGORE RD

GOLD TAILINGS CT

AGENDA ITEM 3.1





MILLS STATION



OPPORTUNITIES

- Diverse set of neighbors
- High visibility / Main Street
- Active site, people present
- Historic location
- Infrastructure, connectivity, transit
- Catalyst for surroundings

KILGORE



OPPORTUNITIES

- Destination for gathering
- Large-scale
- Open space
- Central location
- Police Department adjacency
- Near hotel & brewery district