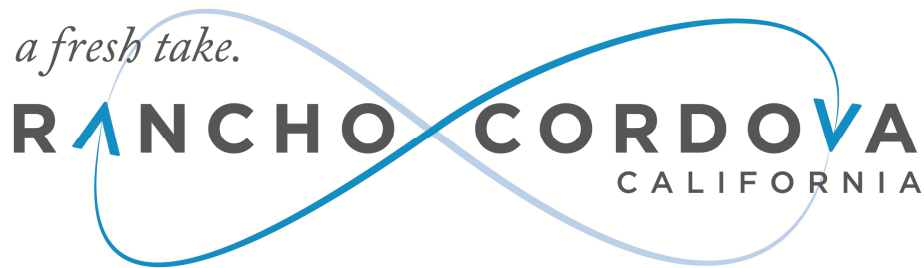


CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

City Hall
2729 Prospect Park Drive, Rancho Cordova

Tuesday, December 11, 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 to staff on programming and proposed master plan site layouts for the future Civic Center.

Result of Recommended Action: Staff will receive direction and move forward with the programming and proposed master plan site layouts for the 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, December 11, 2018 Special Meeting of the Rancho Cordova City Council was posted and available for review on December 7, 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 December 7, 2018 at Rancho Cordova, California.

A handwritten signature in blue ink that reads "Stacy Leitner". The signature is written in a cursive style.

Stacy Leitner, City Clerk

MEMORANDUM

DATE: December 11, 2018
TO: Honorable Mayor and Council Members
FROM: Elizabeth Sparkman, Community Development Director
SUBJECT: CIVIC CENTER VISIONING SESSION



RECOMMENDATION

Receive information and provide input and direction to staff on programming and proposed master plan site layouts for the future Civic Center.

RESULT OF RECOMMENDED ACTION

Staff will receive direction and move forward with the programming and proposed master plan site layouts for the Civic Center Project.

BACKGROUND

In response to Council identifying a Civic/Community Center as a common goal and priority for the community, a series of work sessions have been held to refine the vision.

On May 15, 2018, a Civic Center Visioning Session was conducted wherein Council identified and prioritized potential program elements and site characteristics.

On August 14, 2018, a second Civic Center Visioning Session was conducted wherein Council further refined and confirmed priority programming elements and evaluated two opportunity sites. The City recently purchased property referred to as the Mills Station Site; this location was selected as the desired location for the future project.

Through the last two Civic Center Visioning Sessions, the Council has tentatively narrowed the list of priority/potential programs for the Civic Center to the following:

- Cultural
 - Performing Arts, Art Exhibition Space, Flexible Meeting Space, Teen Activity Center, Nature Center, Classroom/Study Rooms, Pre-School/Daycare
- Recreational
 - Basketball Courts, Multipurpose Community Room, Craft/Maker Room, Classroom Kitchen, Community Center, Playground, Food-truck Lot
- Commercial
 - Café, Conference Center, Local Vendor Market

The purpose of tonight's visioning session is to review two initial site concept layouts and further refine the list of desired programs for the Civic Center.

Rancho Cordova Civic Center

Council Meeting #3 - December 11, 2018



AGENDA

PROCESS

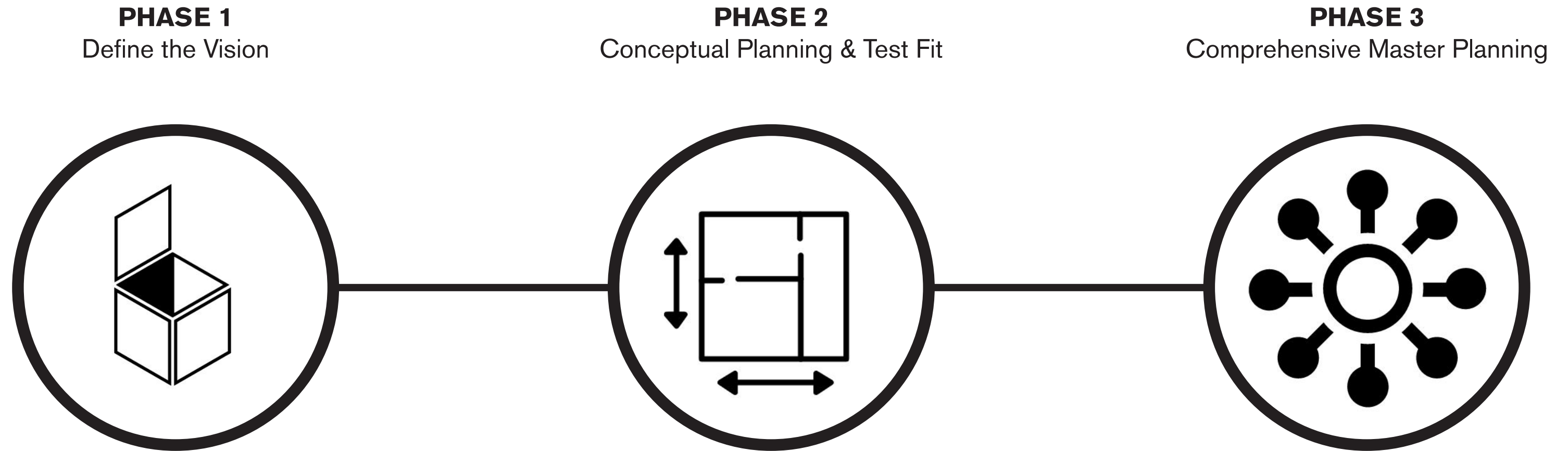
Process Timeline
Meeting Schedule
Next Steps

PROGRAM

Two Contrasting Program Mix Options

PLACE

Preliminary Site Studies
Next Steps

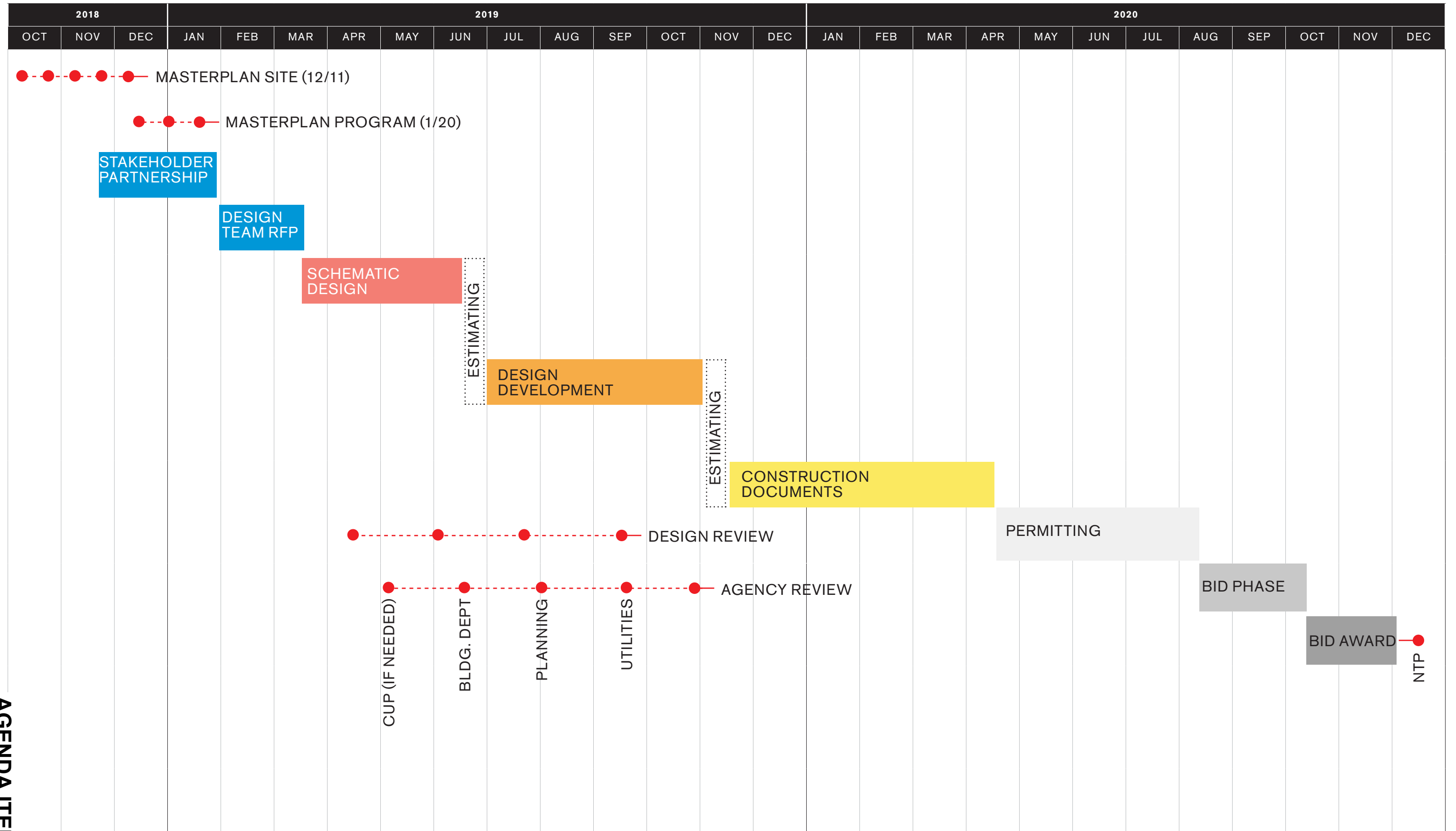


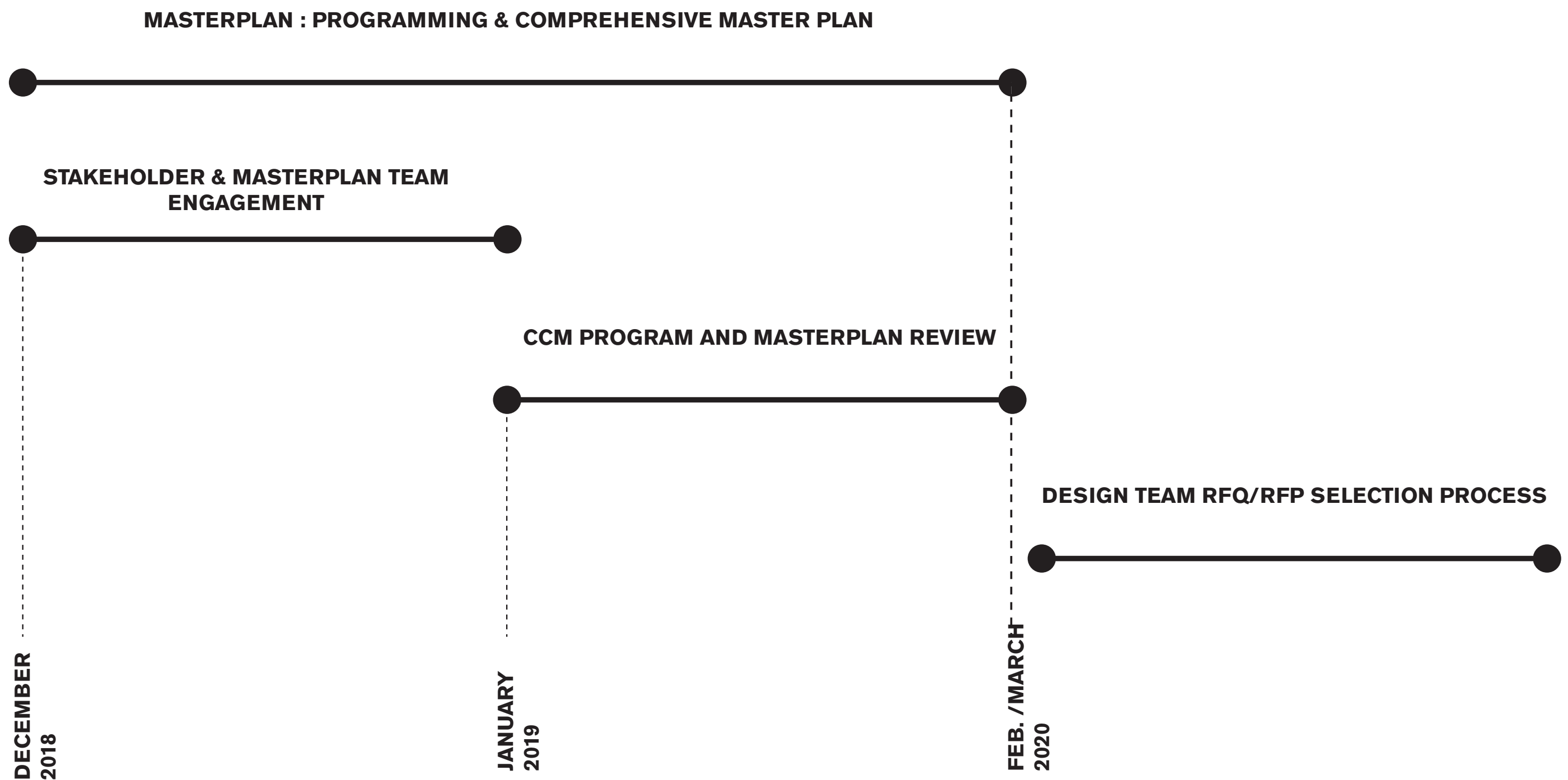
- Precedent Research of Civic & Community Centers
- Workshop and Define
 - program components
 - quality of experience
 - typology

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

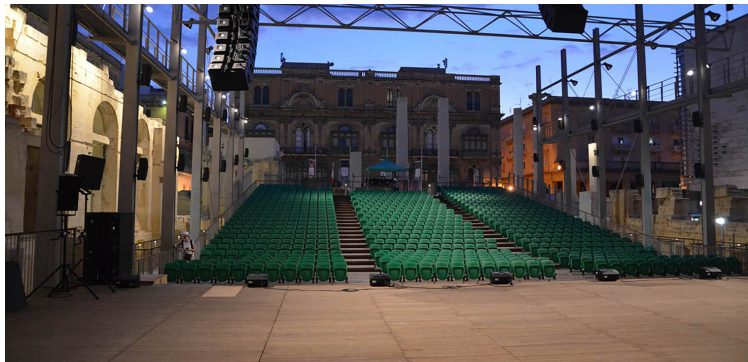
- Master Planning to define program size, site planning concepts, and framework for city planning & development
- Formation of Consultant Team
- Define proposed funding per phase
- Define a strategy for community and stakeholder engagement

PROJECT SCHEDULE





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

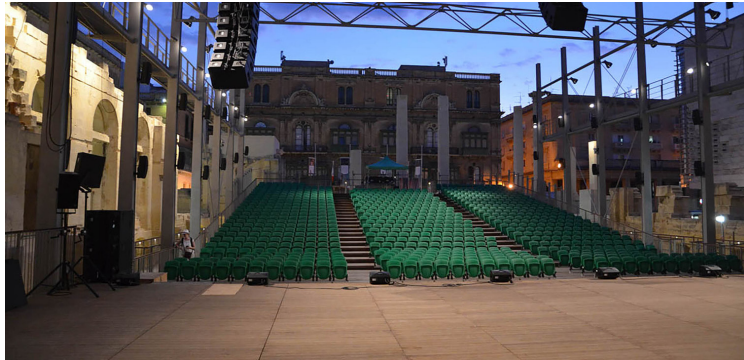
CIVIC SERVICES

- 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
 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

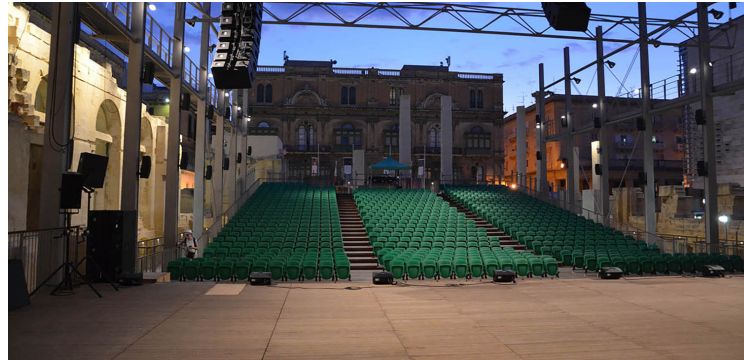
CIVIC SERVICES

Council Chambers
 Administrative Offices
 Public Works
 Human Resources
 Community Development
 Recreation
 Finance
 Executive Offices
 Permit Center
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 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

Theater
Art Museum
Teen Center
Nature Center
Veterans Center
Senior Center
Classroom/Study Rooms
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

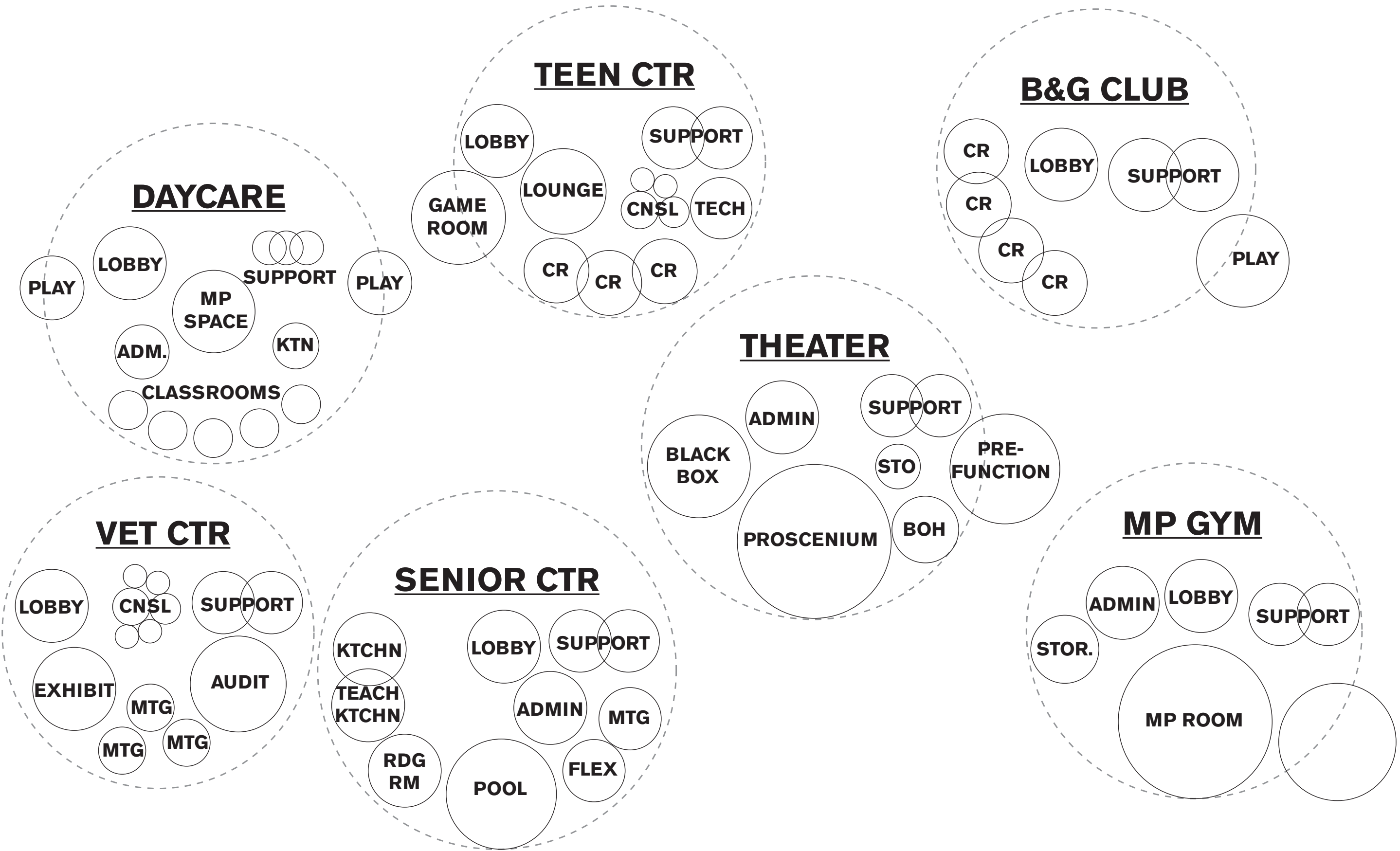
Café
Conference Center
Local Vendor Market

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



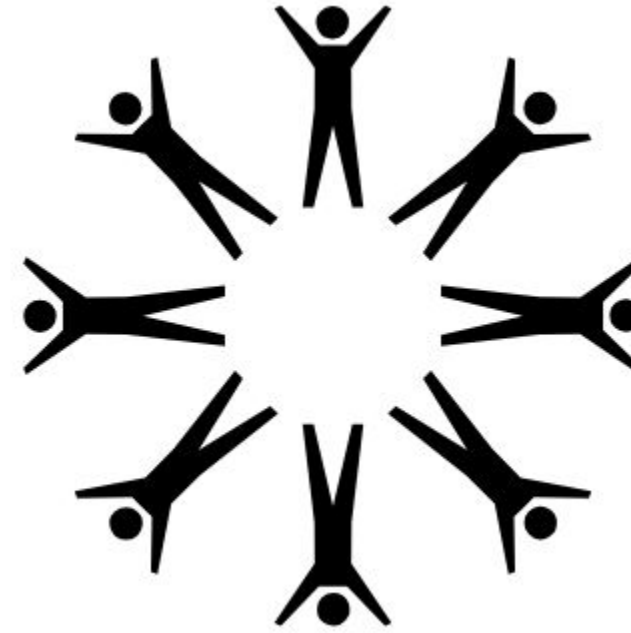
STUDENT SURVEY

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





**THEATER / CULTURAL
DESTINATION**



COMMUNITY CENTER



**EDUCATION
(ALL-AGES)**



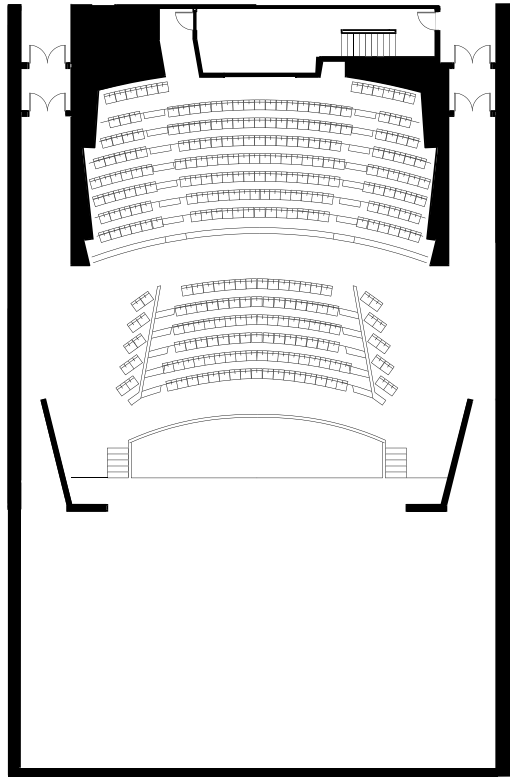
HOUSING



COMMERCIAL

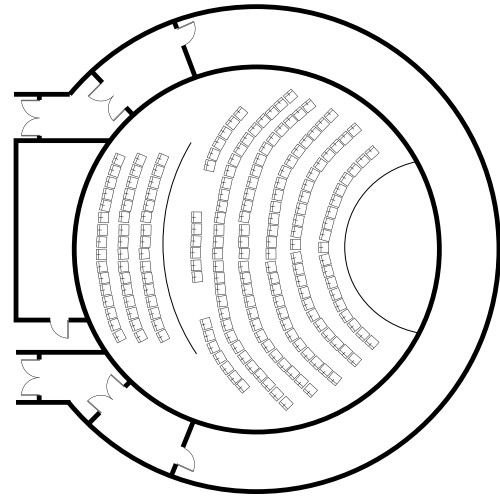


**RECREATIONAL
ACTIVE SPACE**



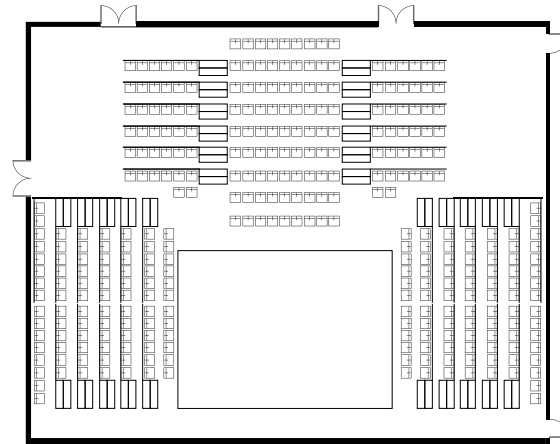
PROSCENIUM

Size Range: 2,000 sf - 7,000 sf
 Seat Count: 150 - 600 seats
 Most formal, least flexible, largest seating potential



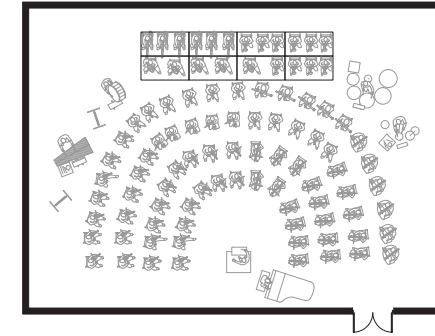
THRUST

Size Range: 2,000 sf - 6,000 sf
 Seat Count: 150 - 600 seats
 Semi-formal, semi-flexible, good seating potential



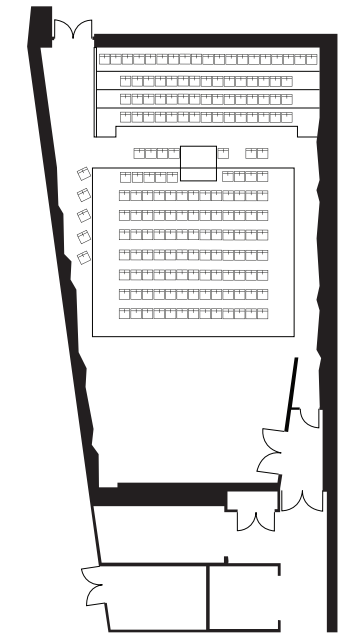
BLACK BOX

Size Range: 2,000 sf - 3,000 sf
 Seat Count: 100 - 200 seats
 Least formal, most flexible



REHEARSAL HALL

Size Range: 600 sf - 3,000 sf
 Seat Count: 20 - 120 seats
 Formal, semi-flexible, seating limited



RECITAL HALL

Size Range: 800 - 3,000 sf
 Seat Count: 100 - 250 seats
 Semi-formal, semi-flexible, most intimate



Burlington Performing Arts Centre, Burlington ON
 100,000 sf theater, 1,000 seat capacity)



Overture Center for the Arts, Madison WI
 (Playhouse Theater, 350 seats)



Univ. of Chicago - Logan Center for the Arts
 (185 seats)

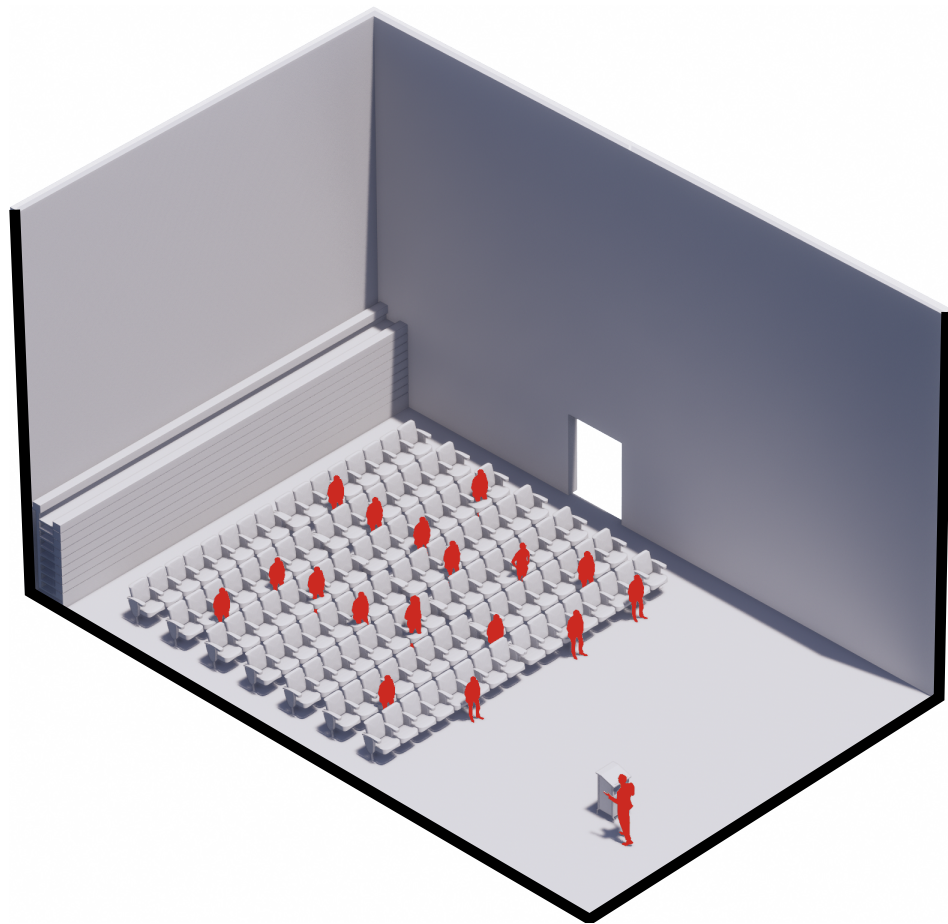


Wellesley College - Pendleton West Hall



Chico State University - Zingg Recital Hall
 (196 seats)

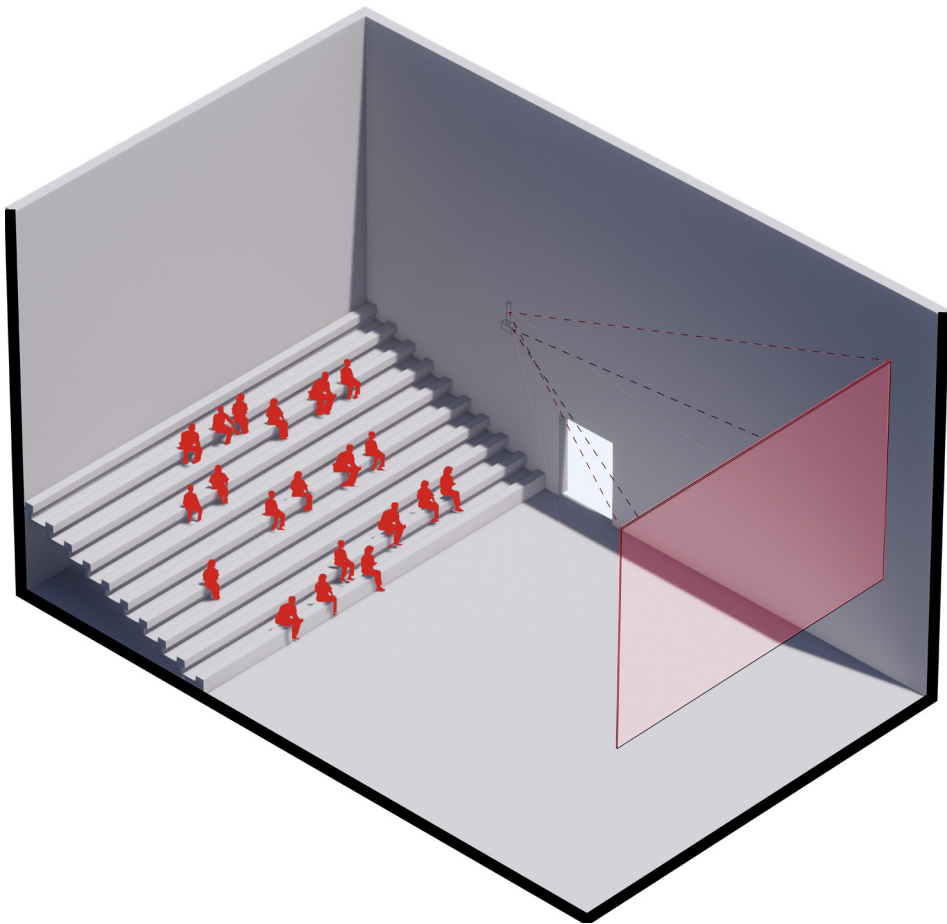
BLACK BOX THEATER FLEXIBILITY



LECTURE



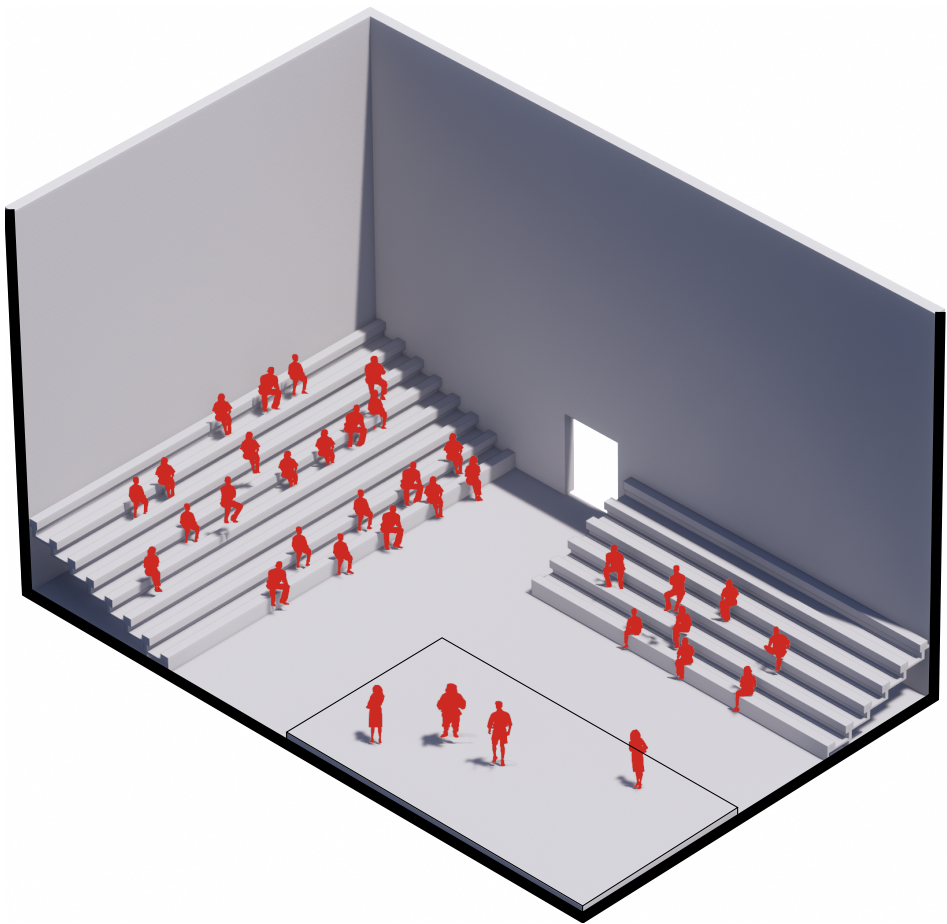
AM



MOVIE MATINEE



NOON

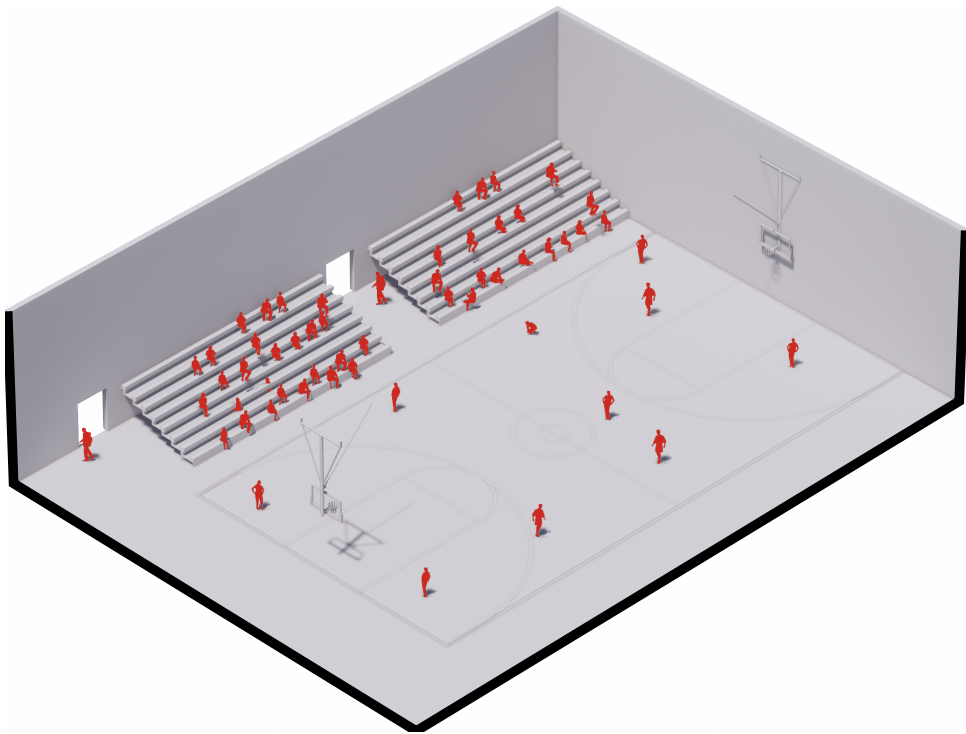


MUSICAL



6 PM

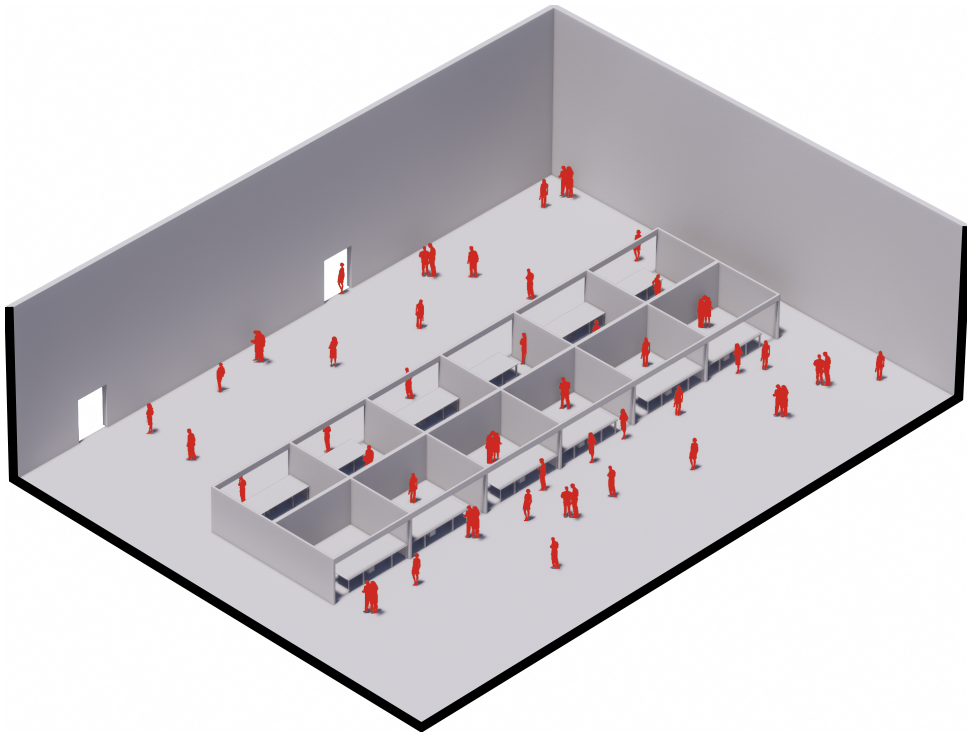
MULTI-PURPOSE GYM
FLEXIBILITY



BASKETBALL GAME



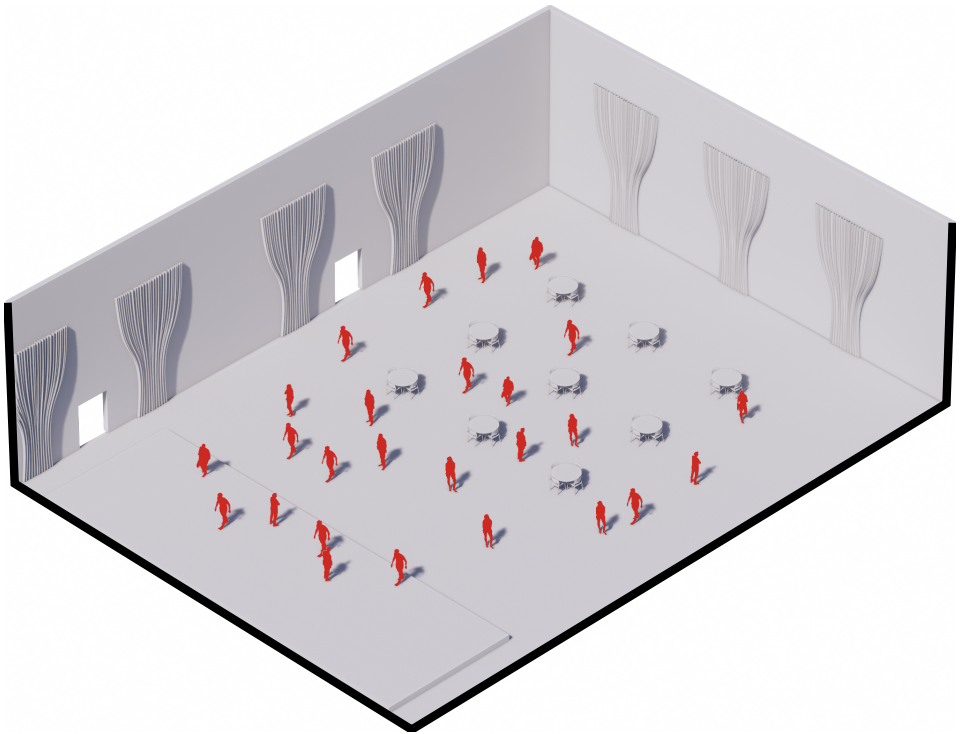
AM



CONFERENCE SHOWROOM



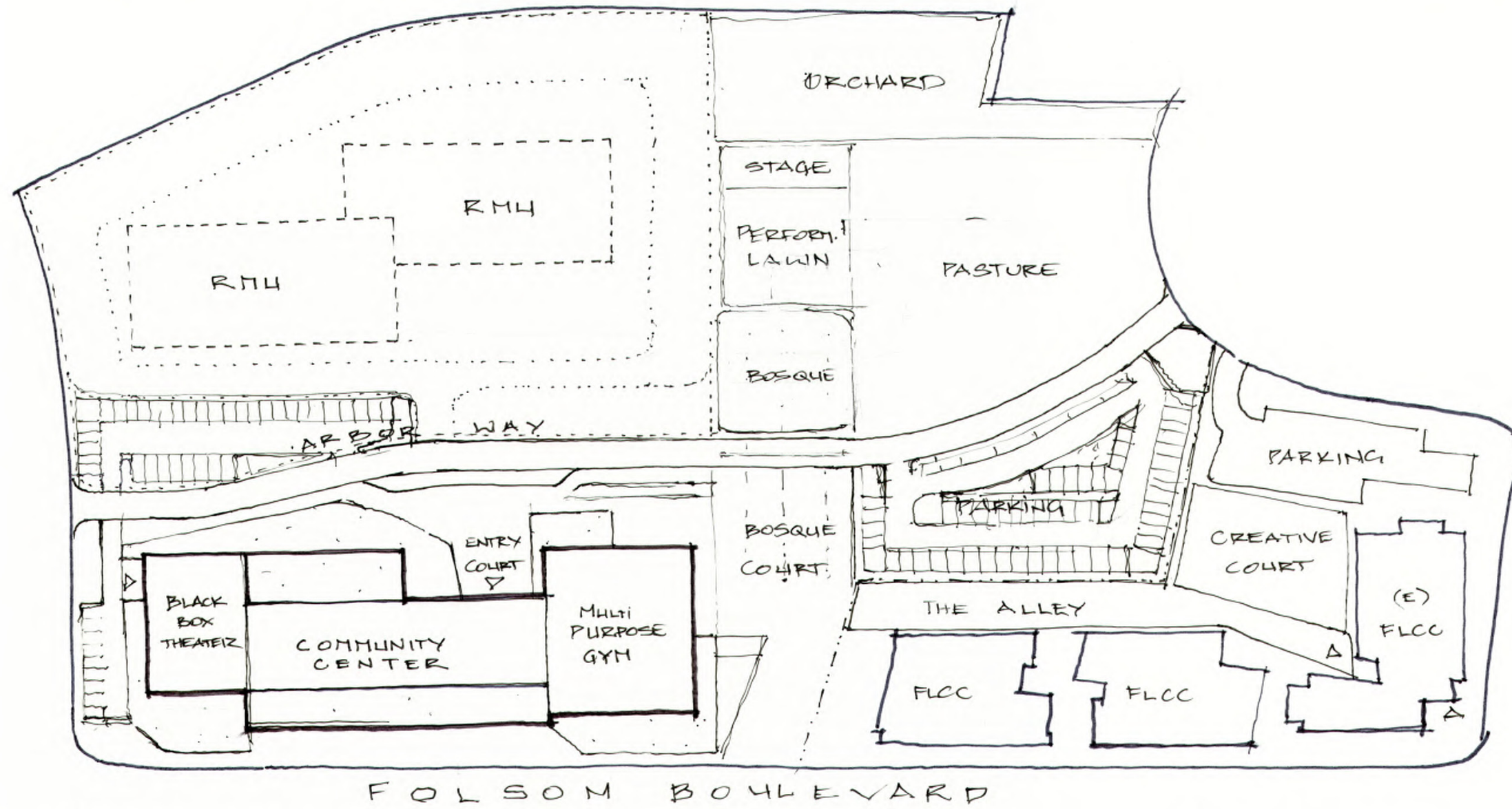
NOON



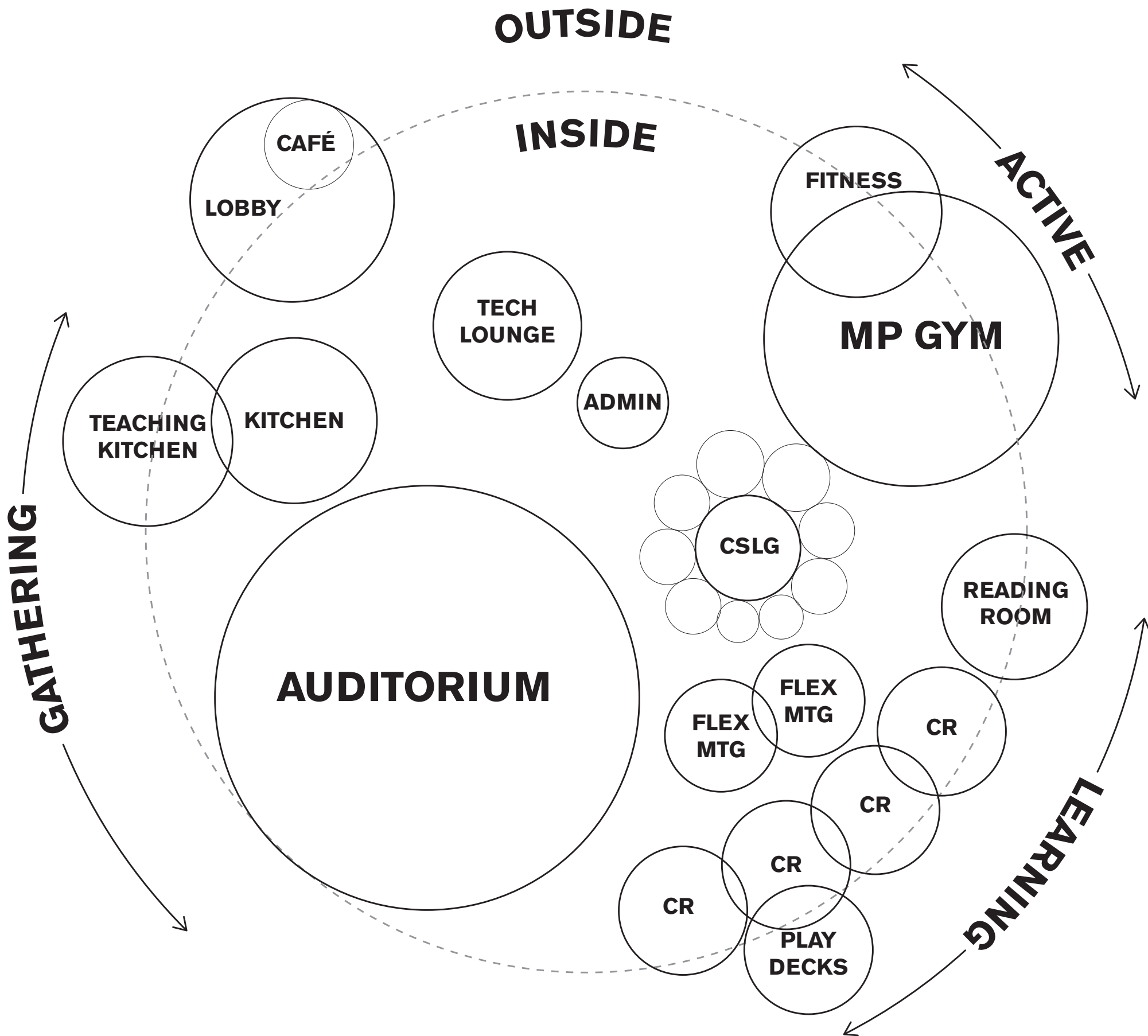
GALA



6 PM



MAIN STREET





MULTI-PURPOSE GYM
PALO VERDE COMMUNITY CENTER, ARIZONA



PERFORMANCE LAWN
THE BARN, WEST SACRAMENTO



AUDITORIUM
WEST SACRAMENTO COMMUNITY CENTER



AGENDA ITEM 3.1
SANTANA ROW, SAN JOSE

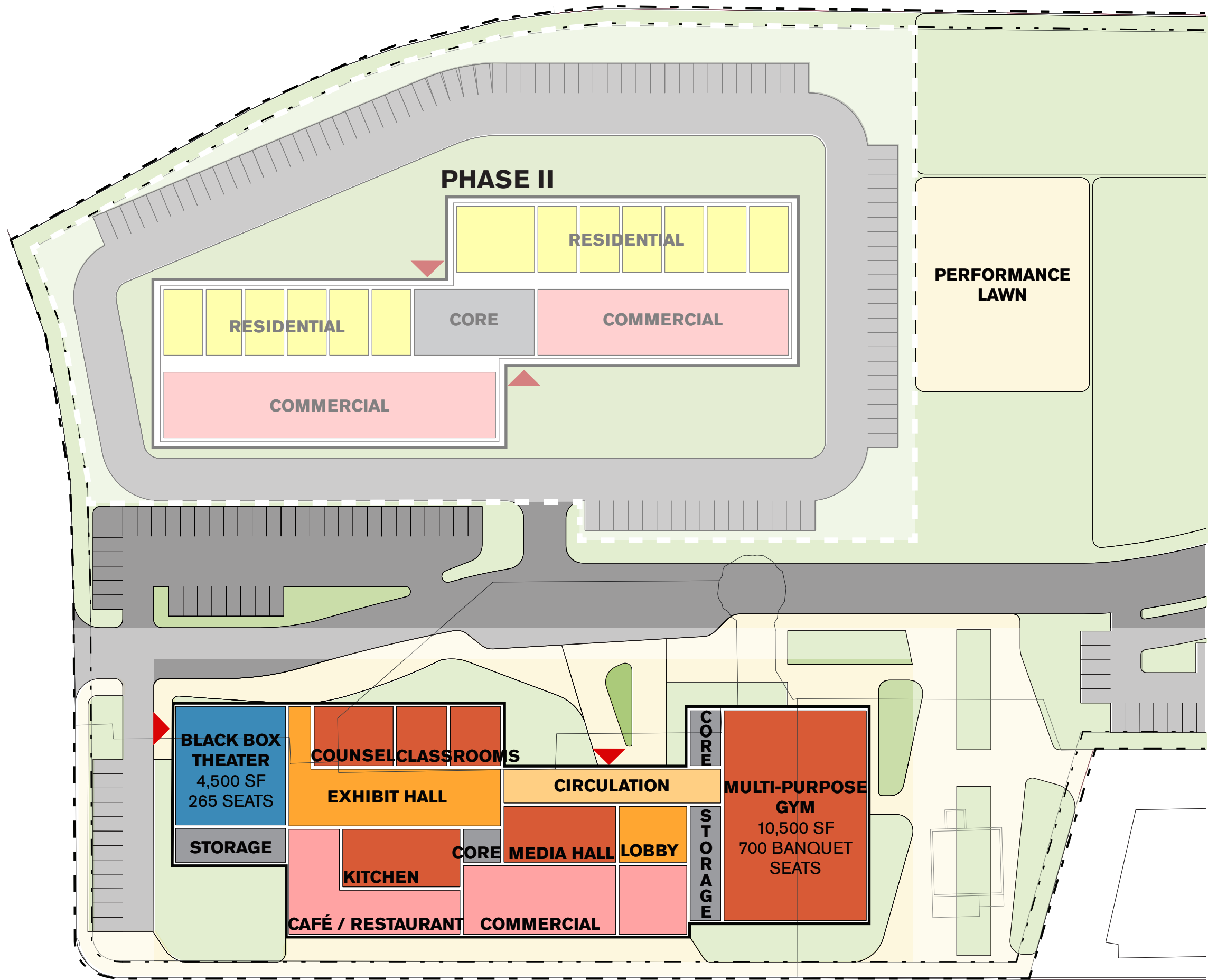


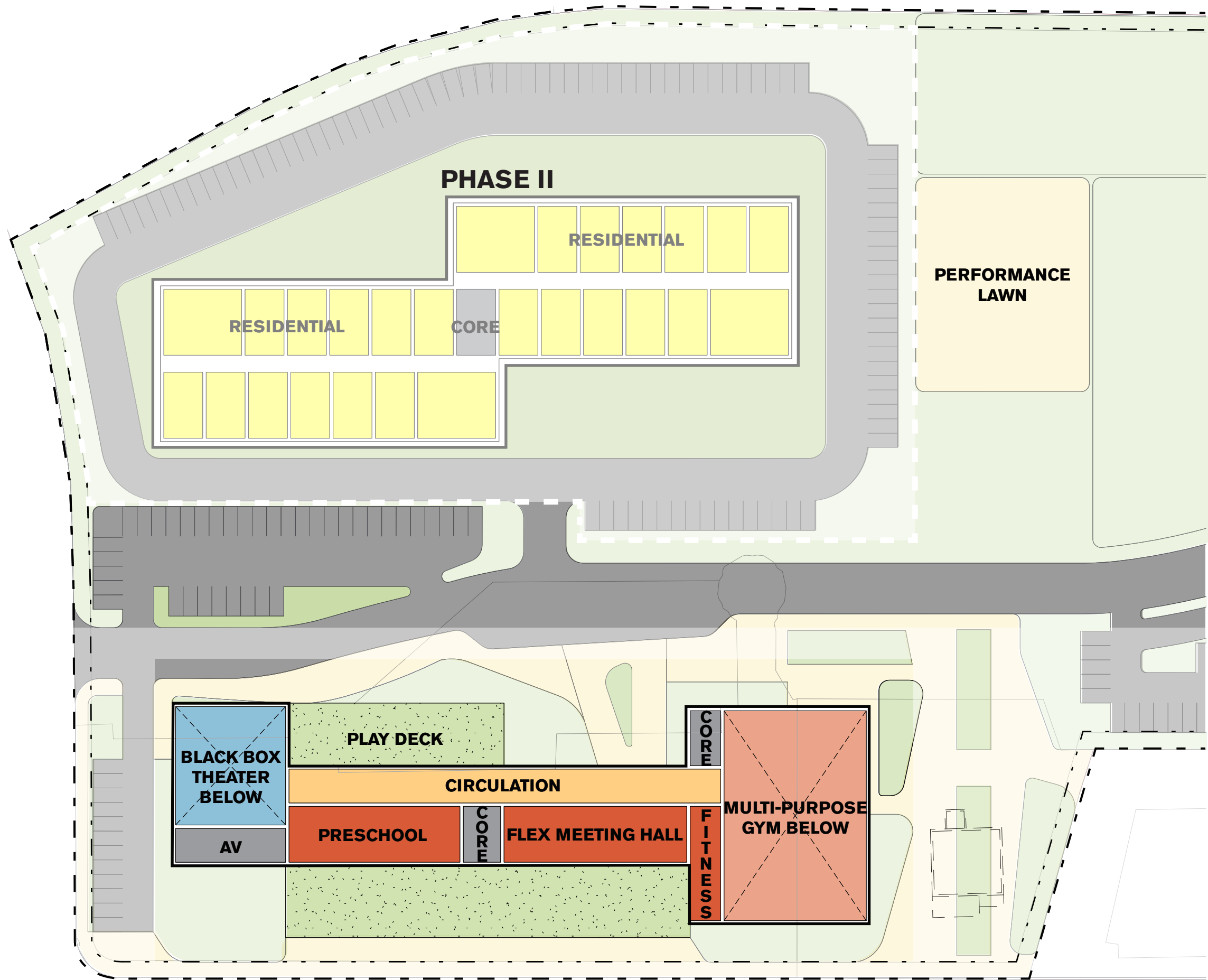
ACTIVE LEARNING SPACE
SAUNALAHTI SCHOOL, FINLAND

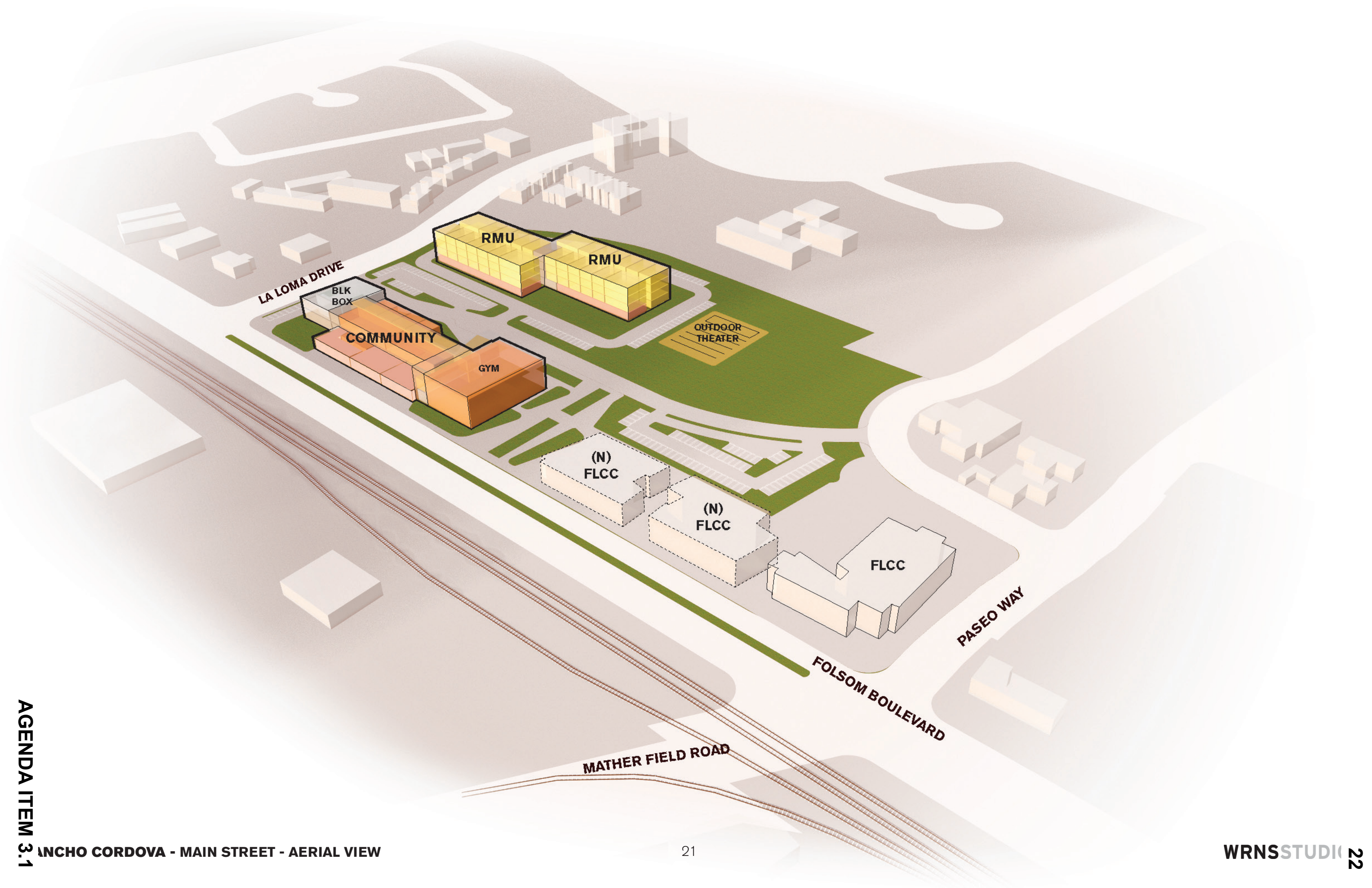


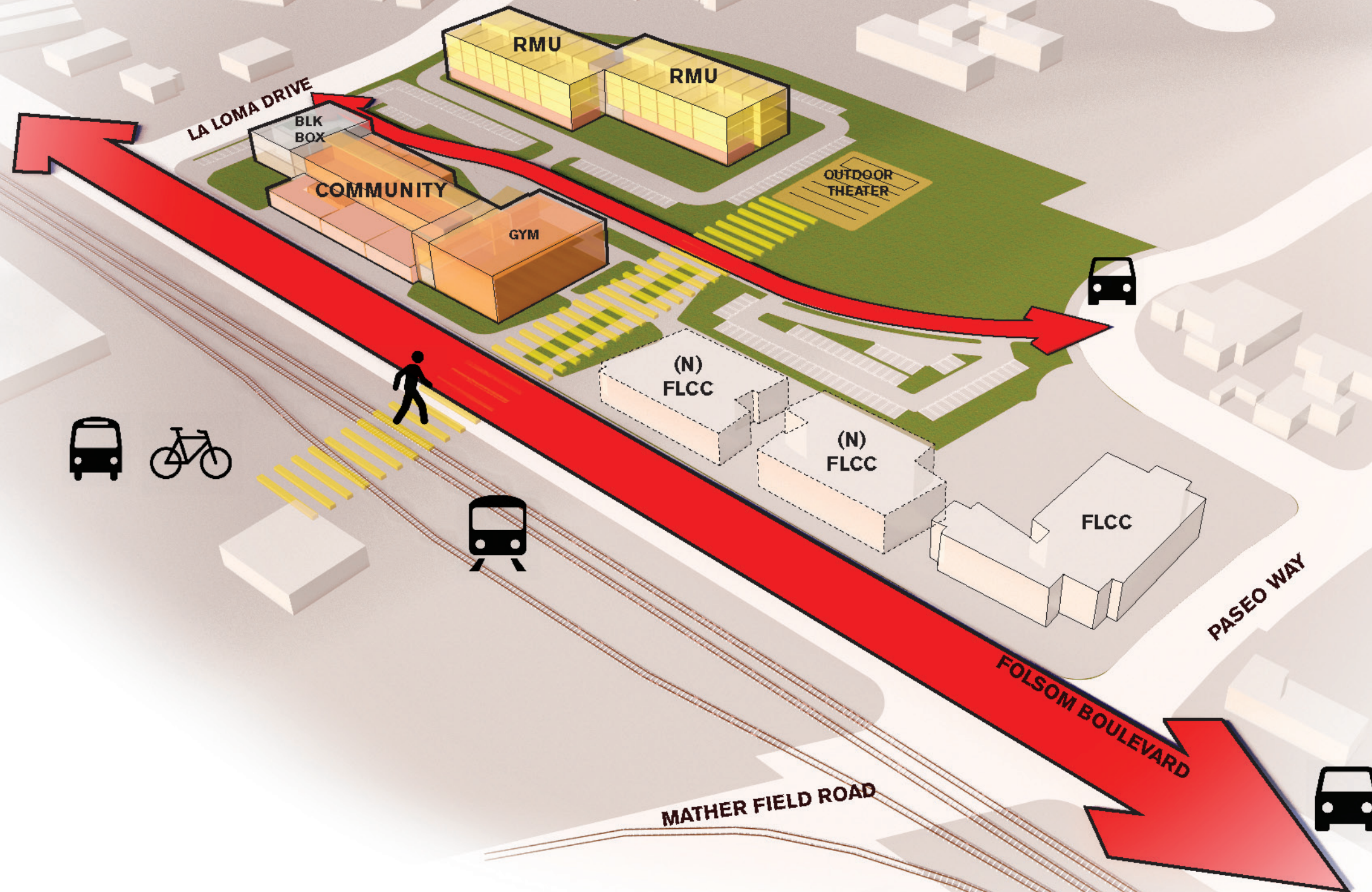
READING ROOM
PORTOLA VALLEY CIVIC CENTER

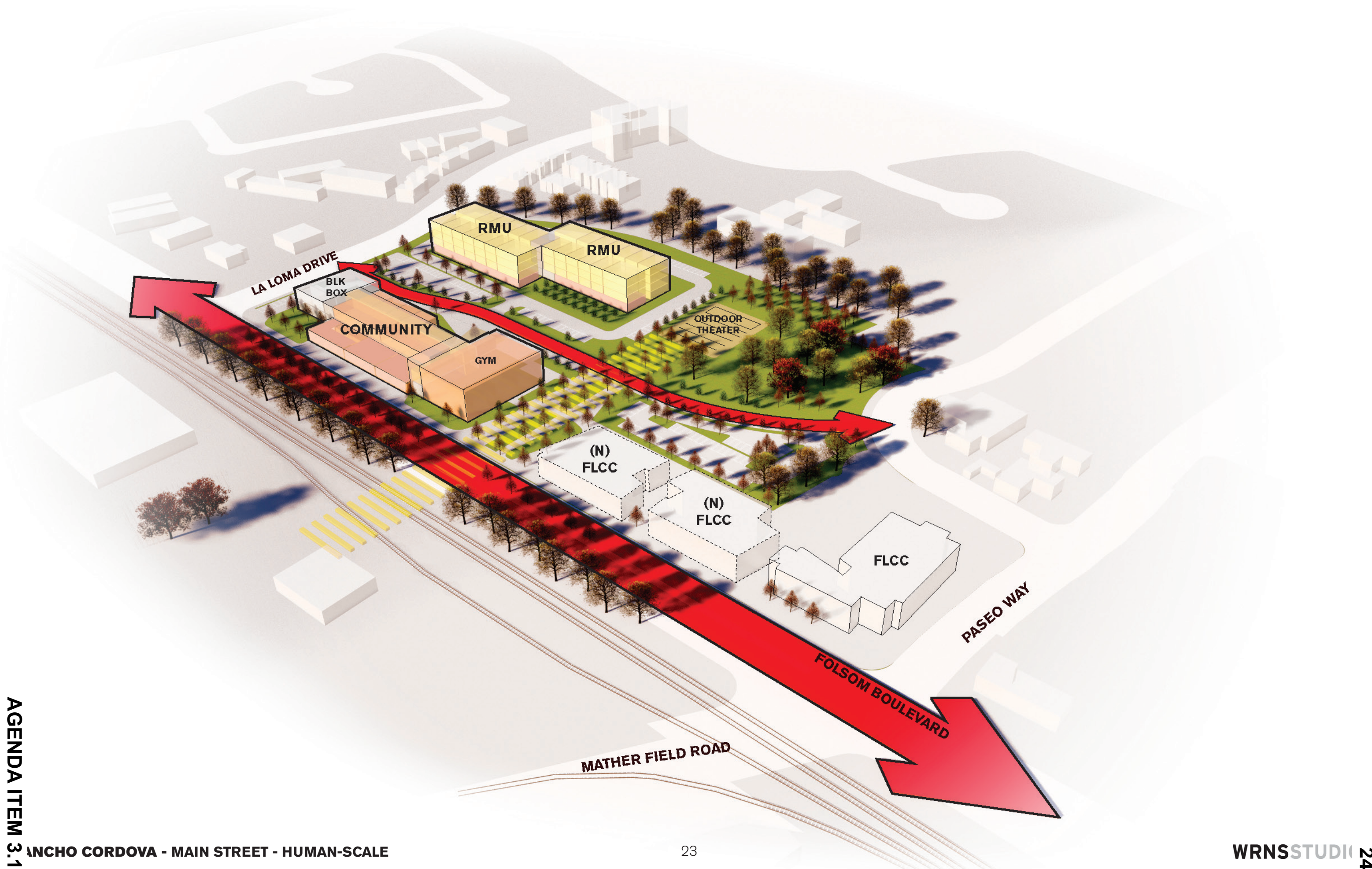














LA LOMA DRIVE

BLK BOX

RMU

RMU

COMMUNITY

GYM

OUTDOOR
THEATER

(N)
FLCC

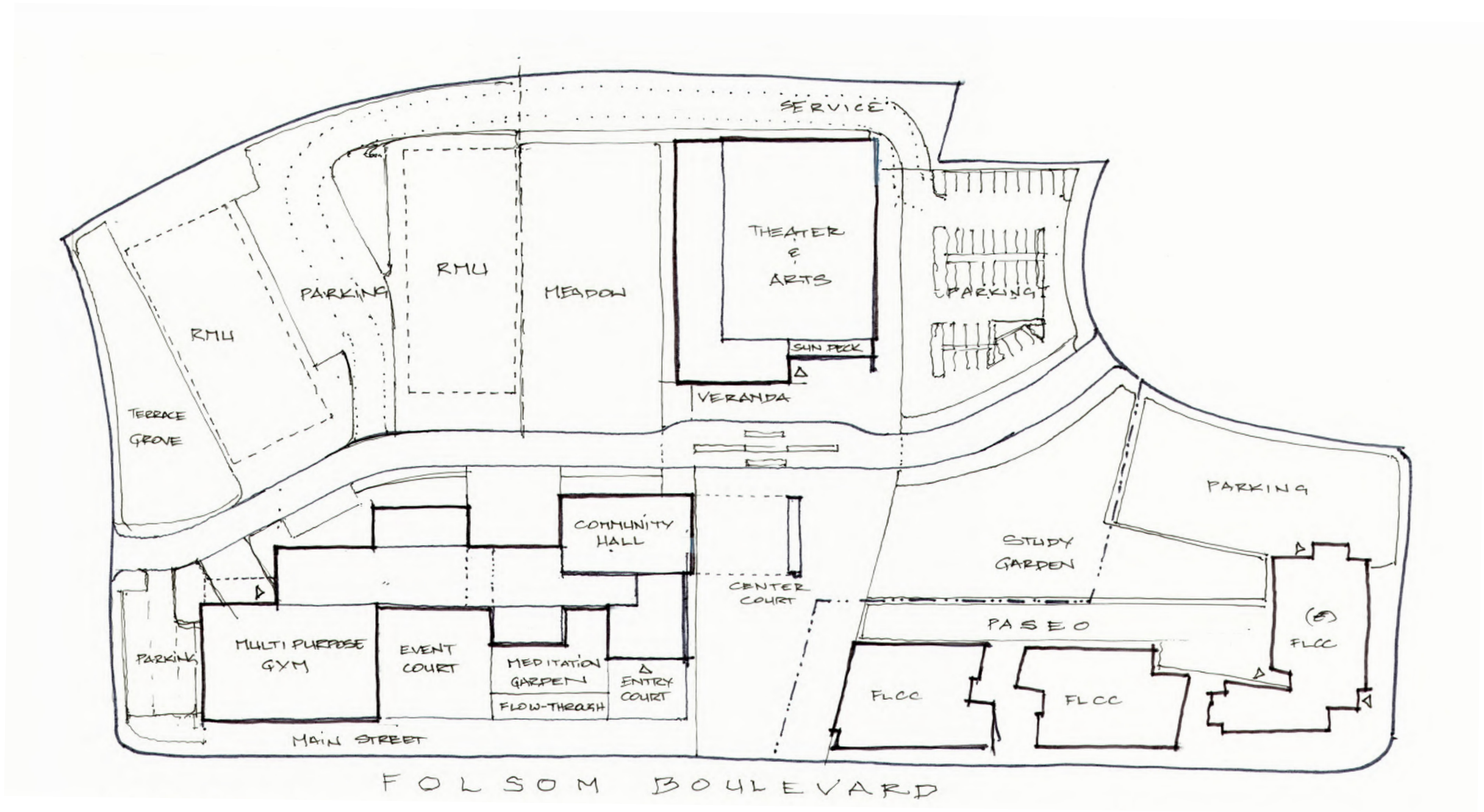
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PASEO WAY

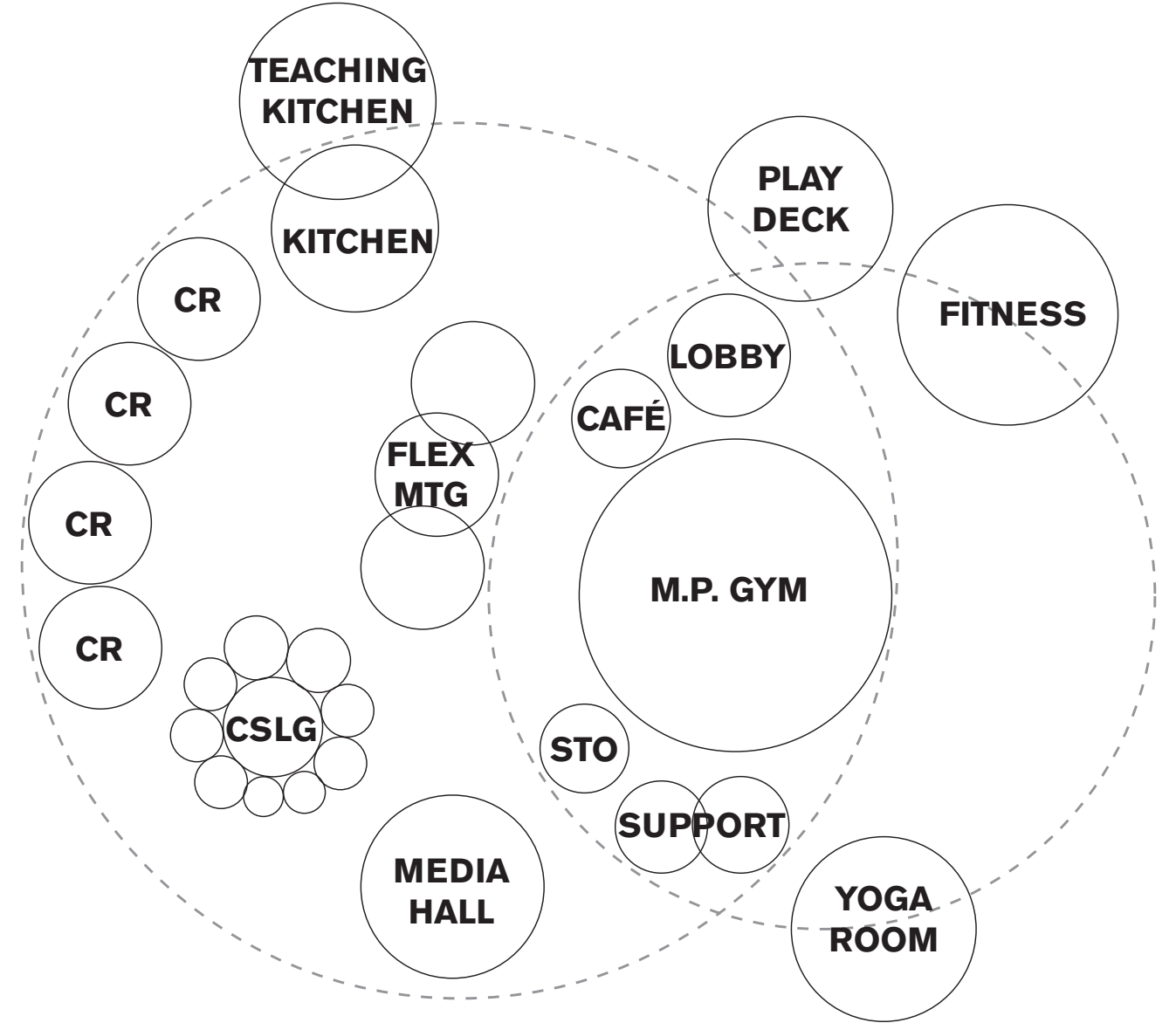
FOLSOM BOULEVARD

MATHER FIELD ROAD



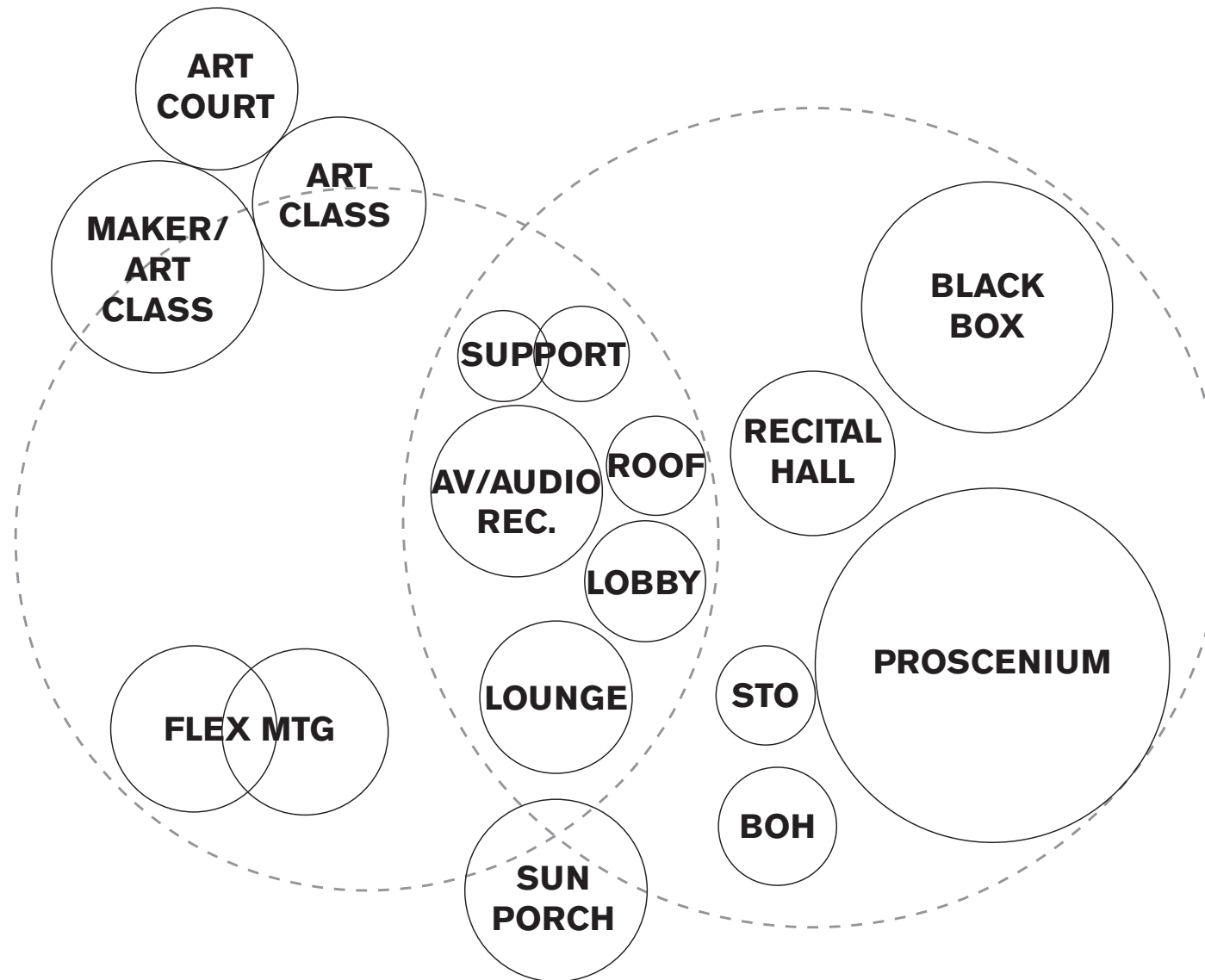
COURTYARD

COMMUNITY CENTER



GETTING TOGETHER? ← WHAT AM I DOING HERE? → GETTING FIT?

THEATER / ARTS



GETTING CREATIVE? ← WHAT AM I DOING HERE? → GETTING INSPIRED?



MULTI-PURPOSE GYM
SAN FRANCISCO STATE UNIVERSITY



THEATER
SF JAZZ



THEATER
B STREET THEATER, SACRAMENTO



YOUTH LOUNGE
MARTHA RILEY COMMUNITY LIBRARY, ROSEVILLE



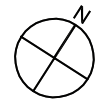
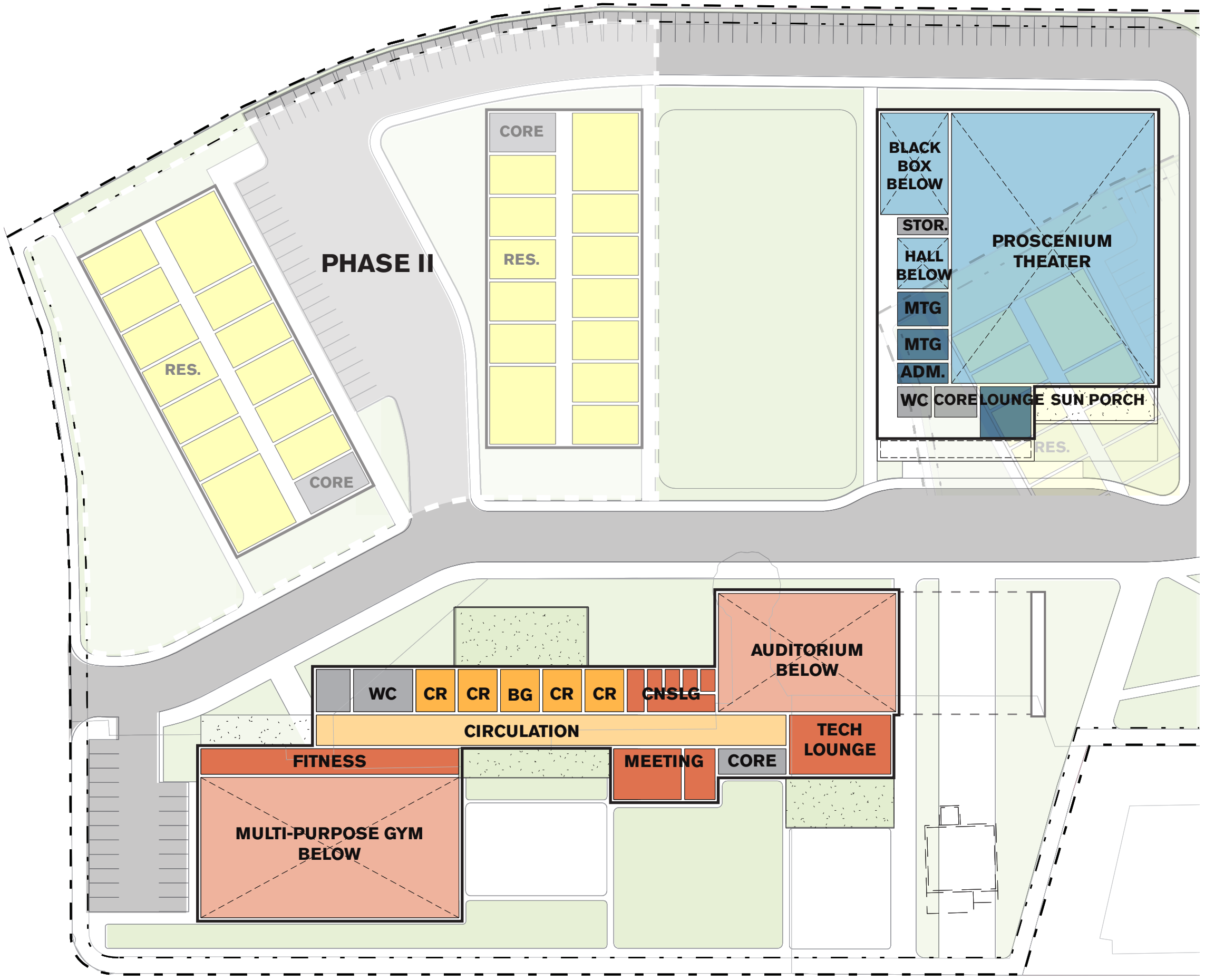
RECITAL HALL / LOBBY
12th AVE MARKET, SEATTLE

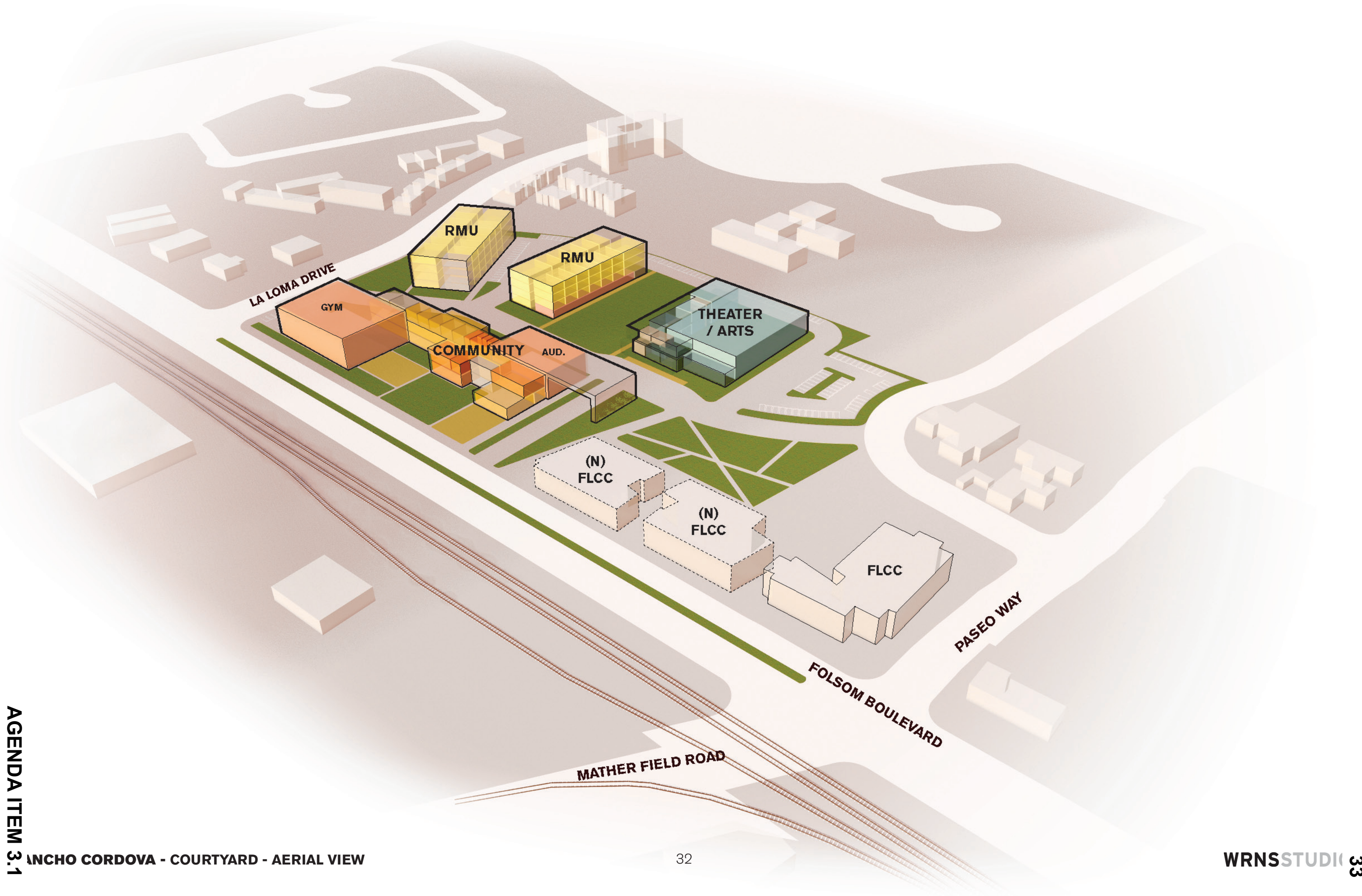


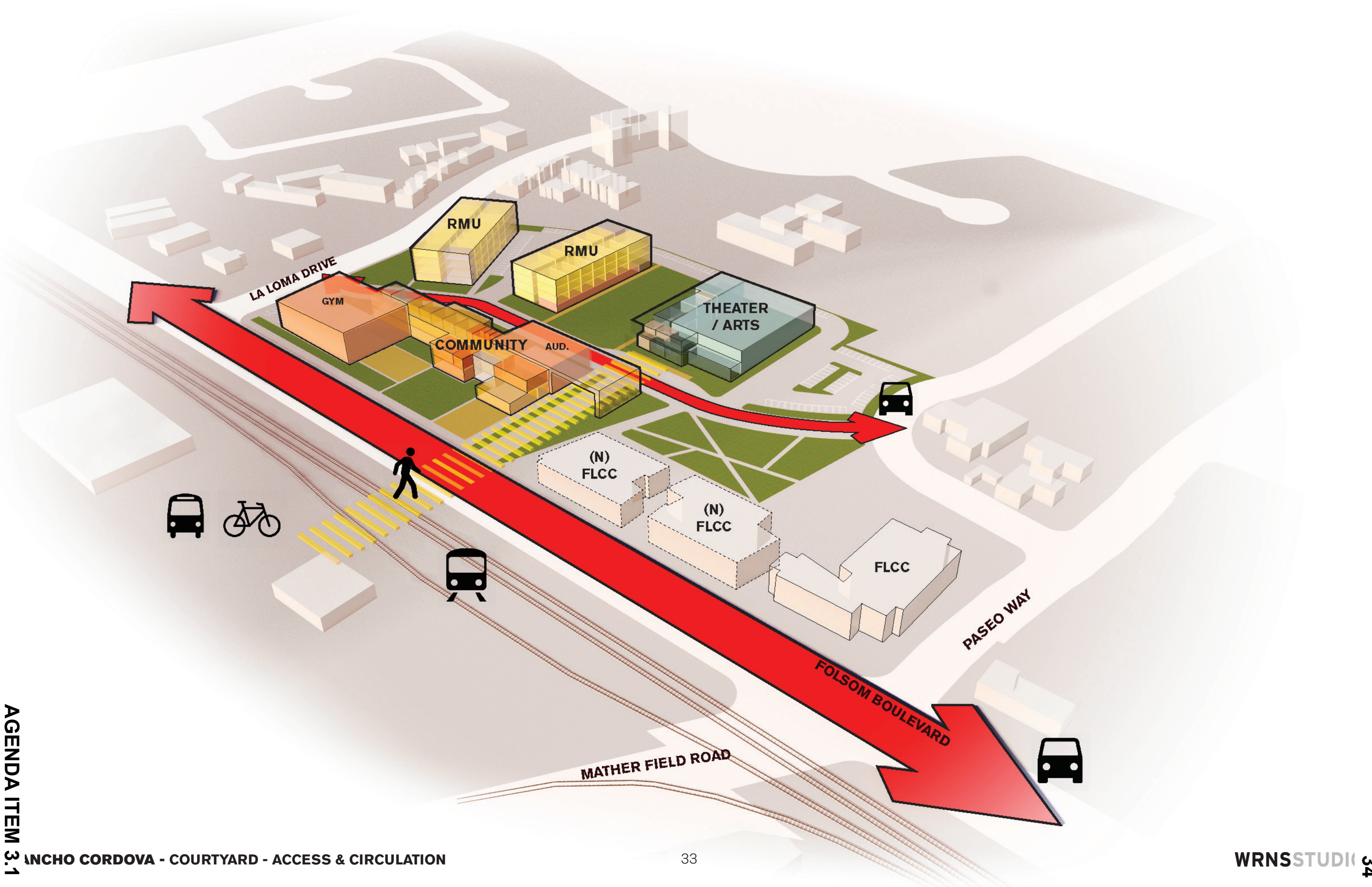
MAKER SPACE
SONOMA ACADEMY

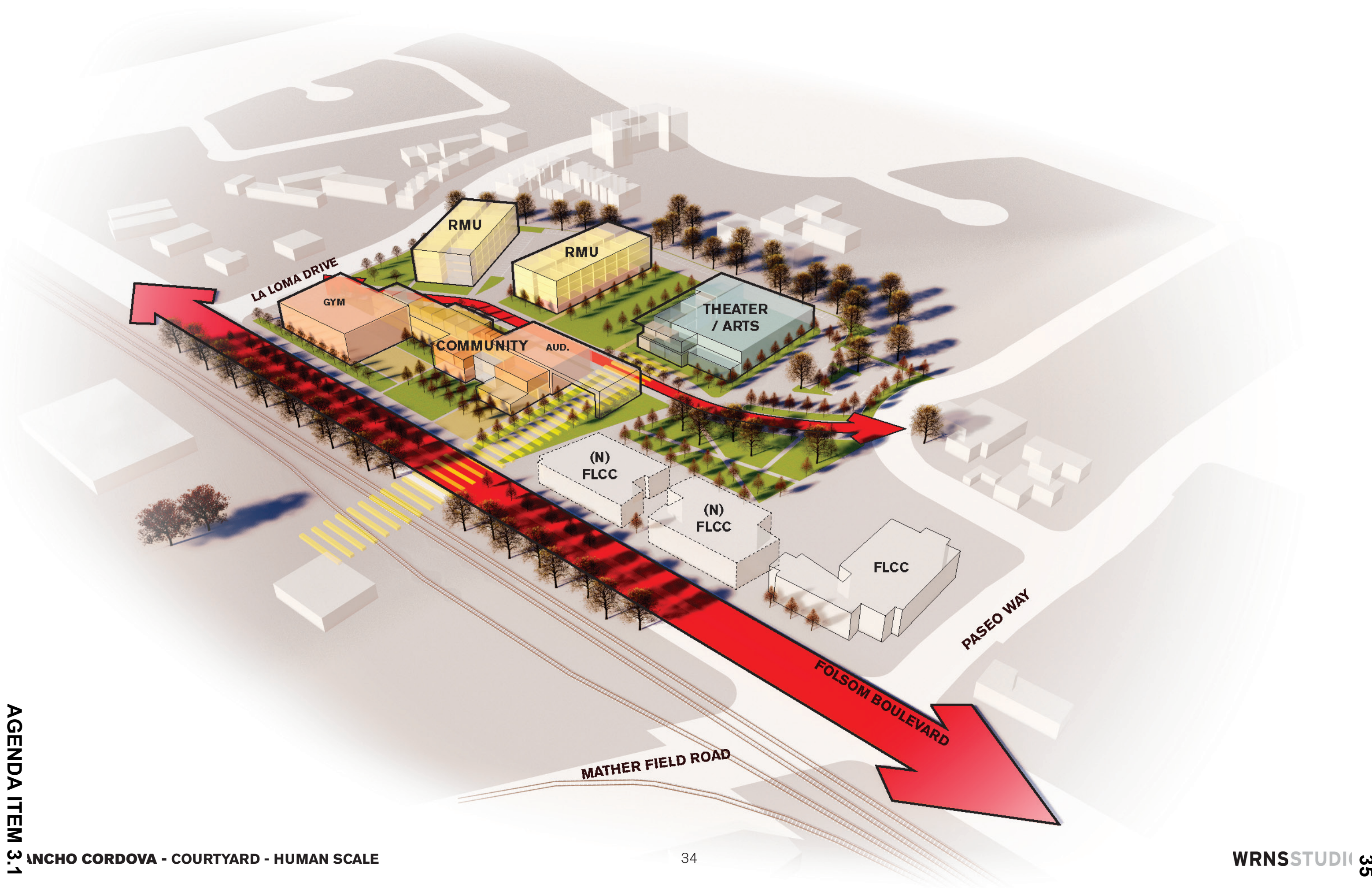














LA LOMA DRIVE

RMU

RMU

GYM

COMMUNITY

AUD.

THEATER
/ ARTS

(N)
FLCC

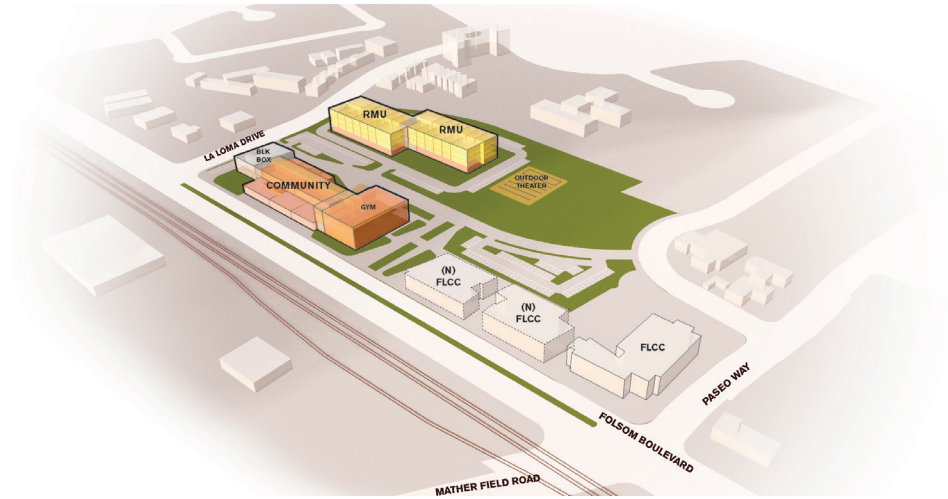
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FLCC

FLCC

PASEO WAY

FOLSOM BOULEVARD

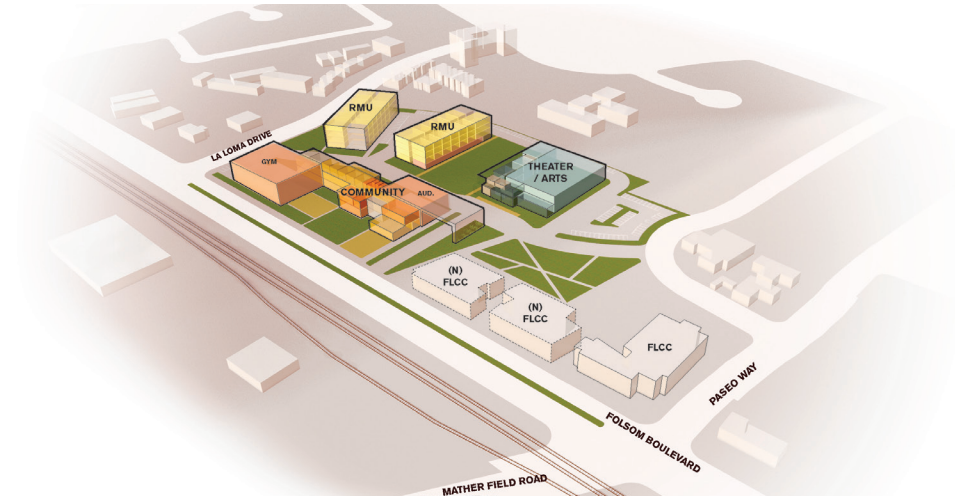
MATHER FIELD ROAD



MAIN STREET

- BLACK BOX THEATER
- MULTI-PURPOSE GYM
- COMMERCIAL
- FLEX SPACE

TOTAL AREA: 80,000 SQ FT



COURTYARD

COMMUNITY CENTER

- AUDITORIUM
- MULTI-PURPOSE GYM
- FLEX

TOTAL AREA: 80,000 SQFT

THEATER

- PROSCENIUM
- BLACK BOX THEATER
- ARTS PROGRAMS

TOTAL AREA: 60,000 SQFT

NEXT STEPS

CONFIRM PROGRAM STRATEGY

MASTERPLAN COMPLETION FOR SITE

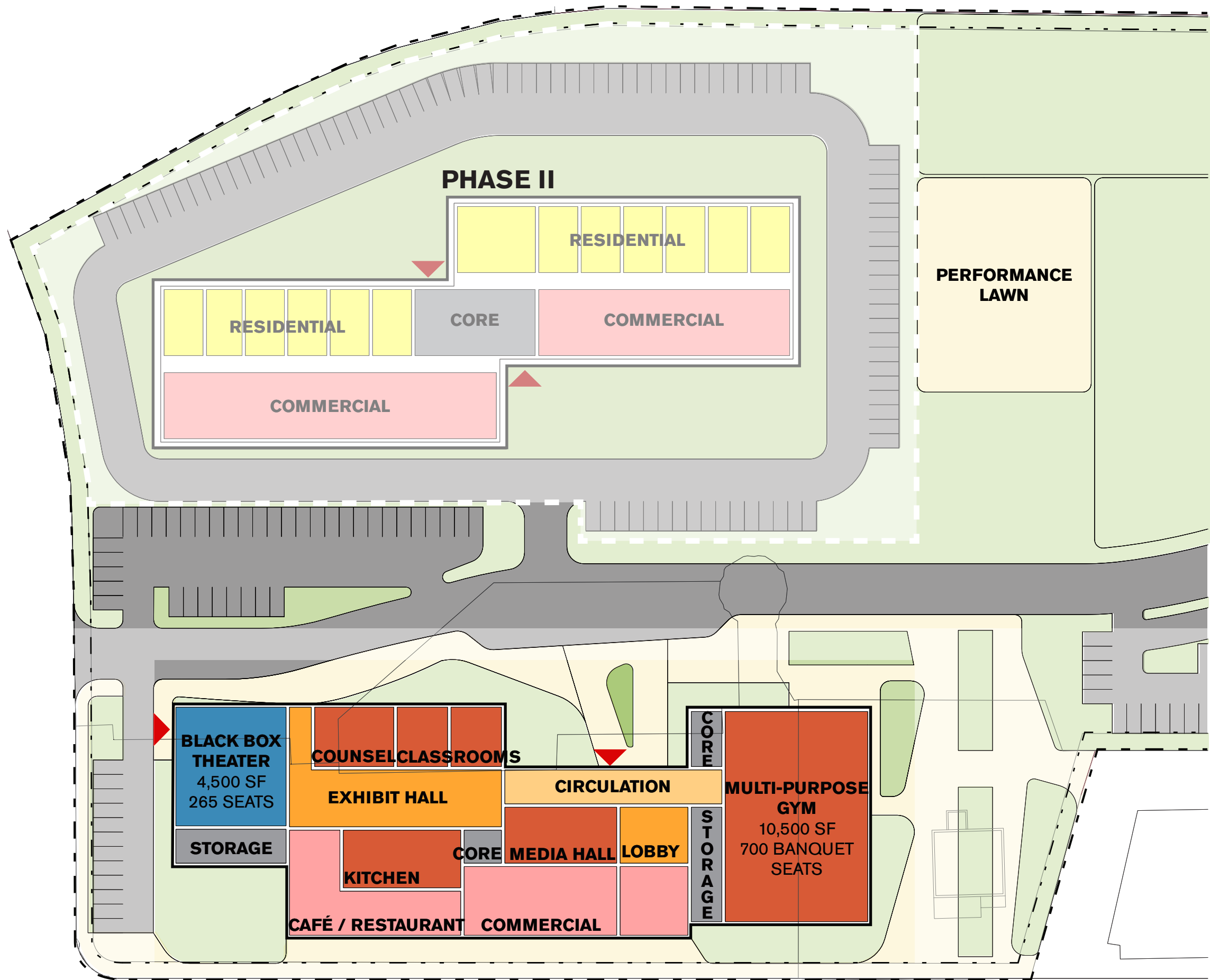
GAP ANALYSIS

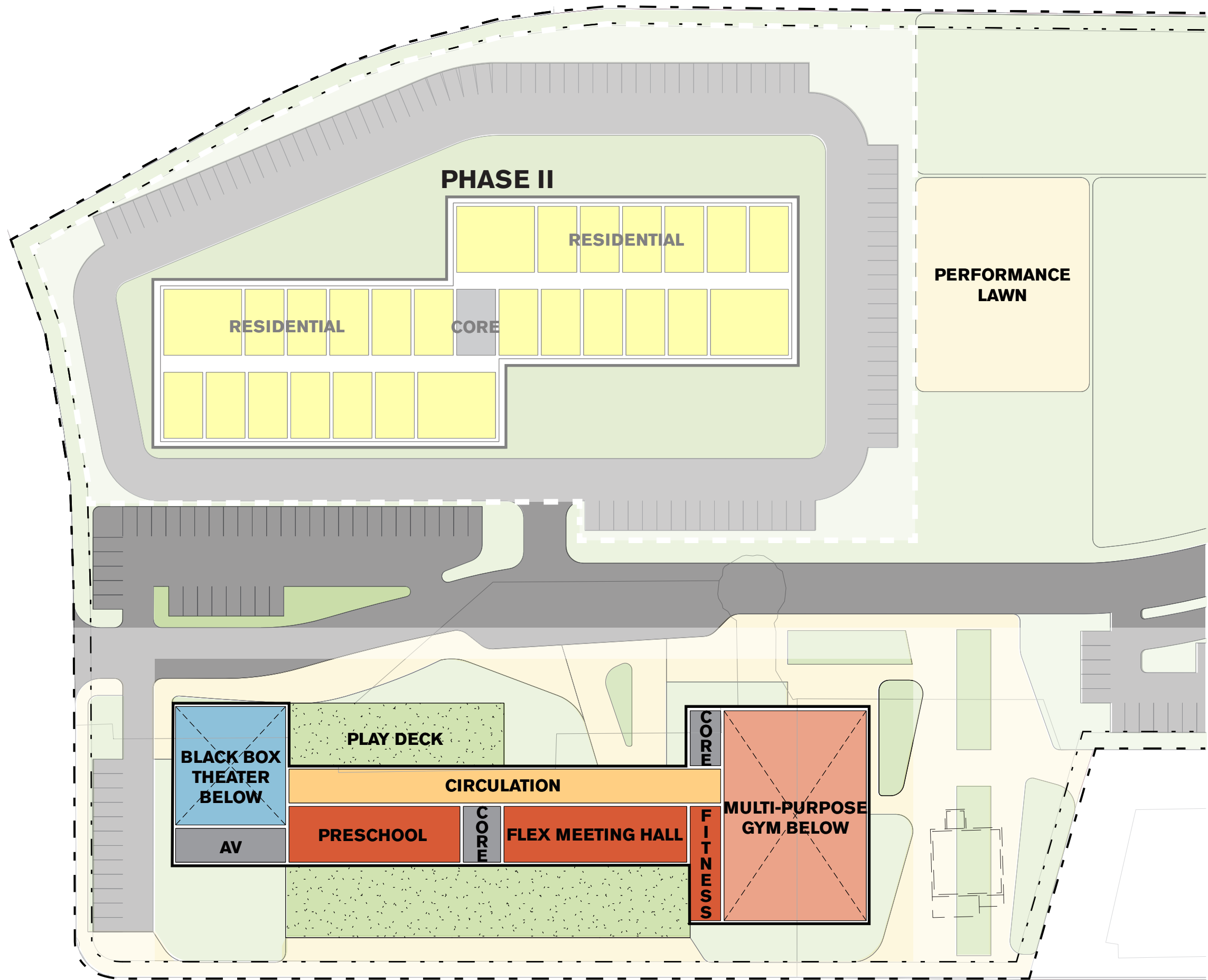
POTENTIAL SITE VISITS

STAKEHOLDER ENGAGEMENT

**THANK
YOU**

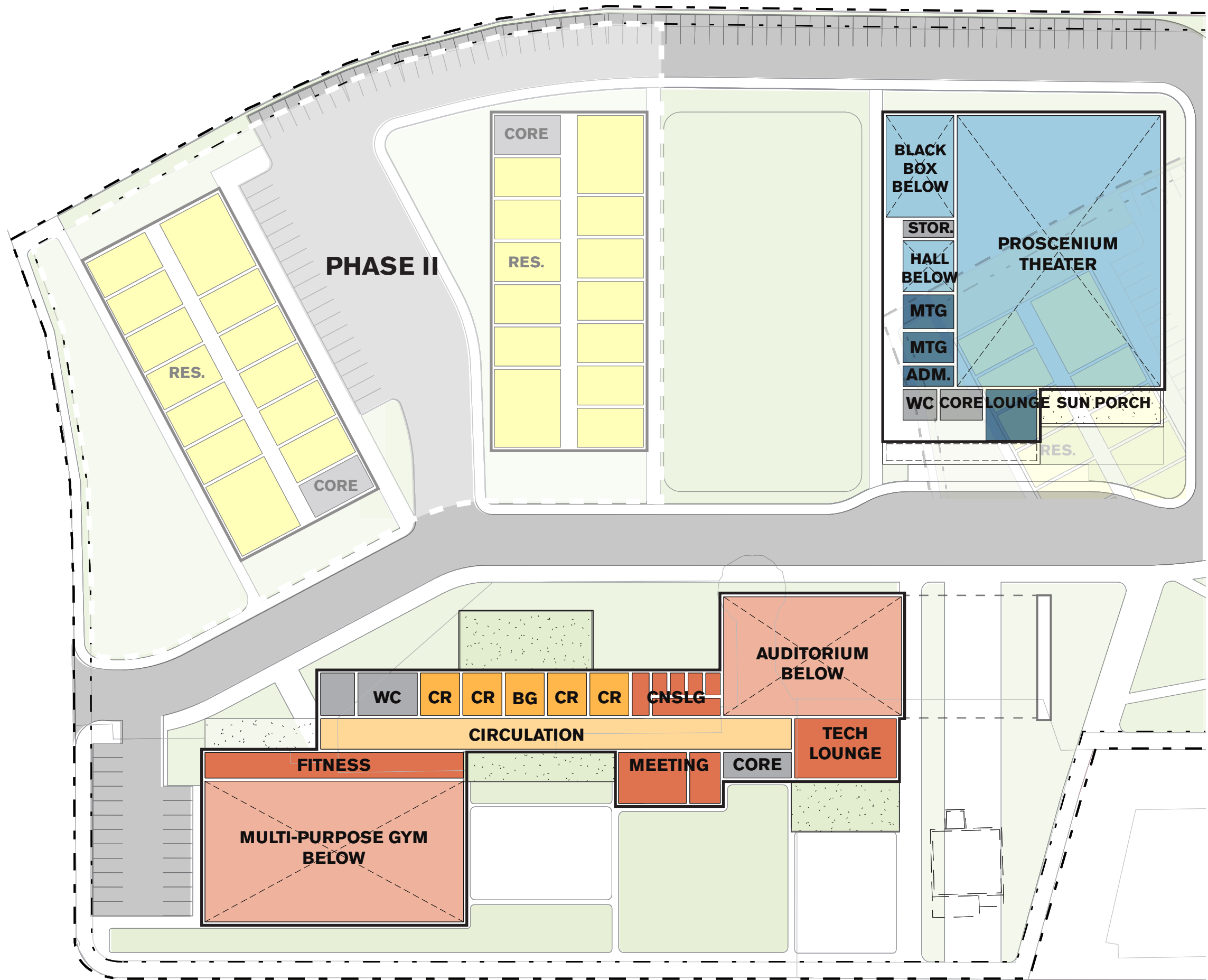


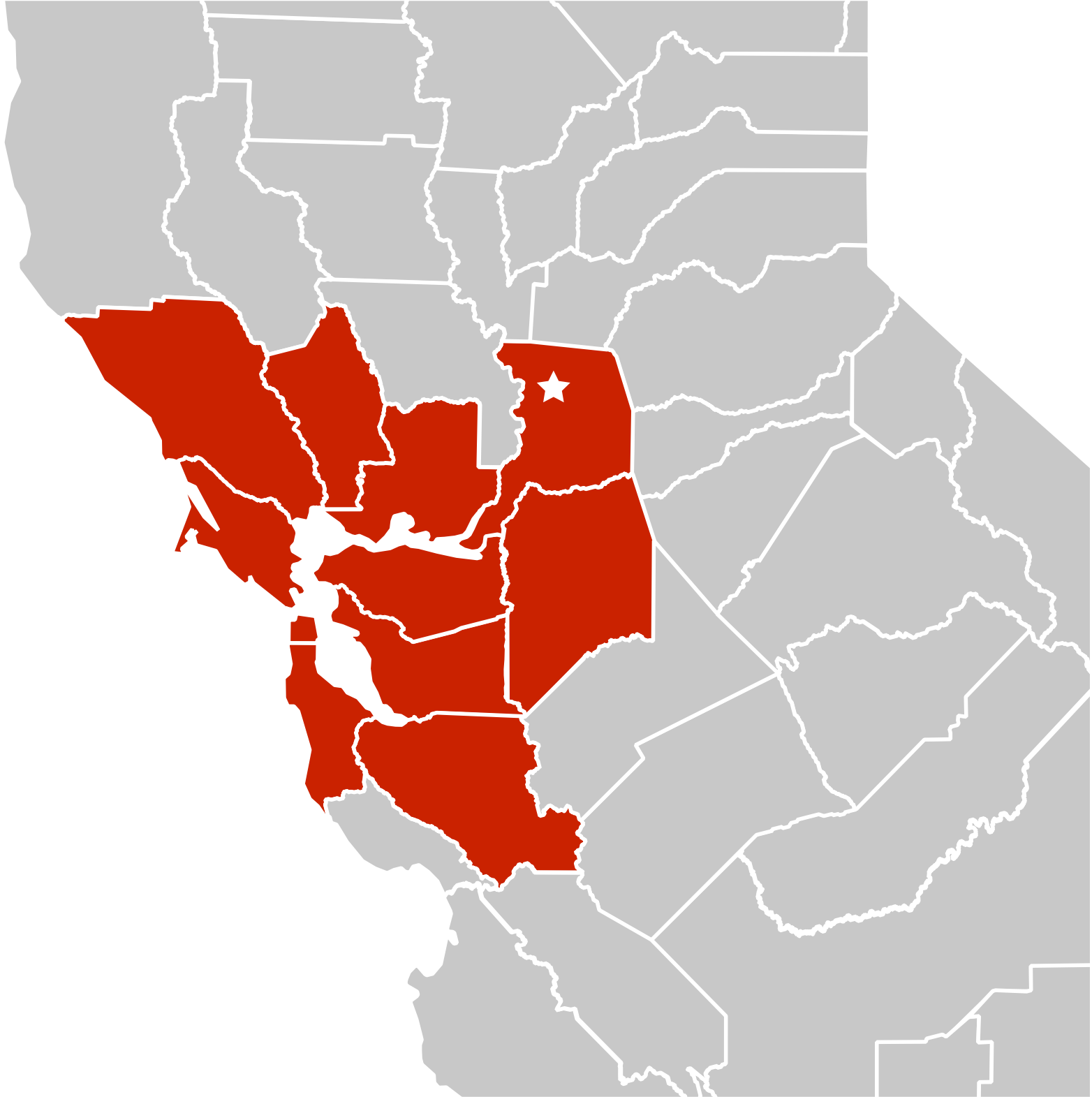












WEST SACRAMENTO COMMUNITY
CENTER

THE BARN, WEST SACRAMENTO

THE SOFIA THEATRE,
SACRAMENTO

MARTHA RILEY COMMUNITY
LIBRARY, ROSEVILLE









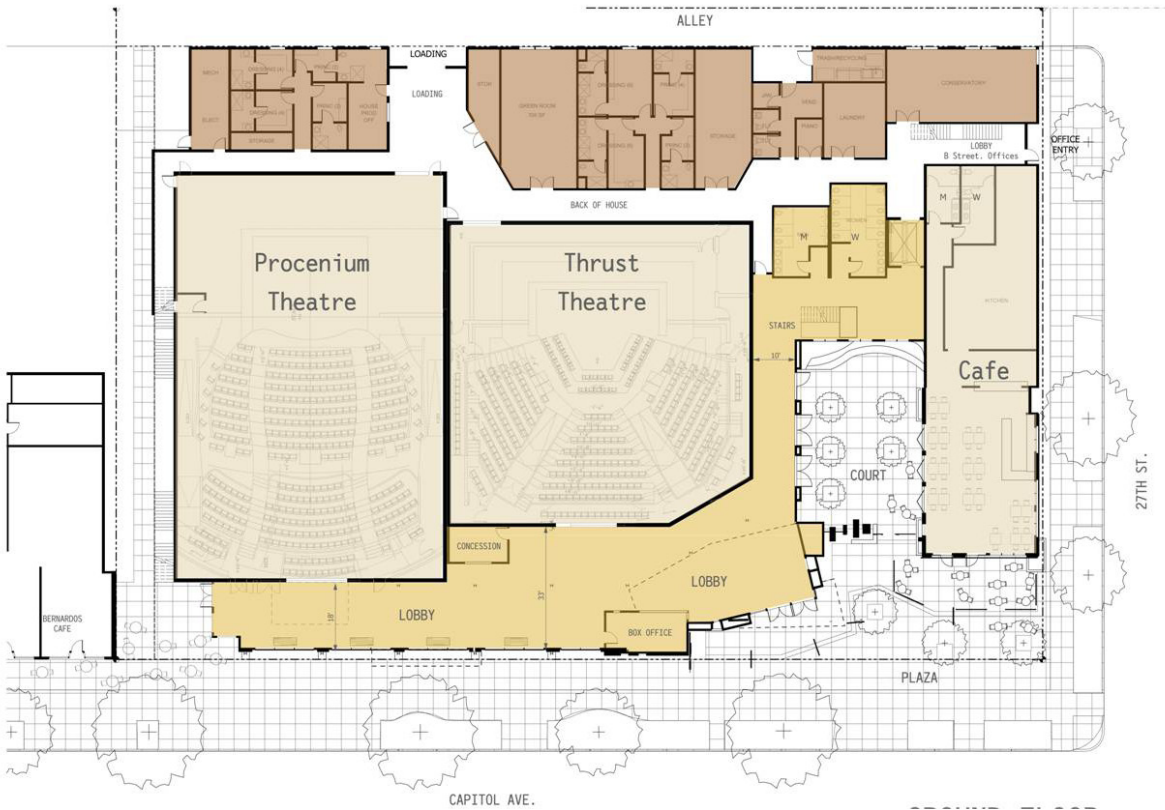
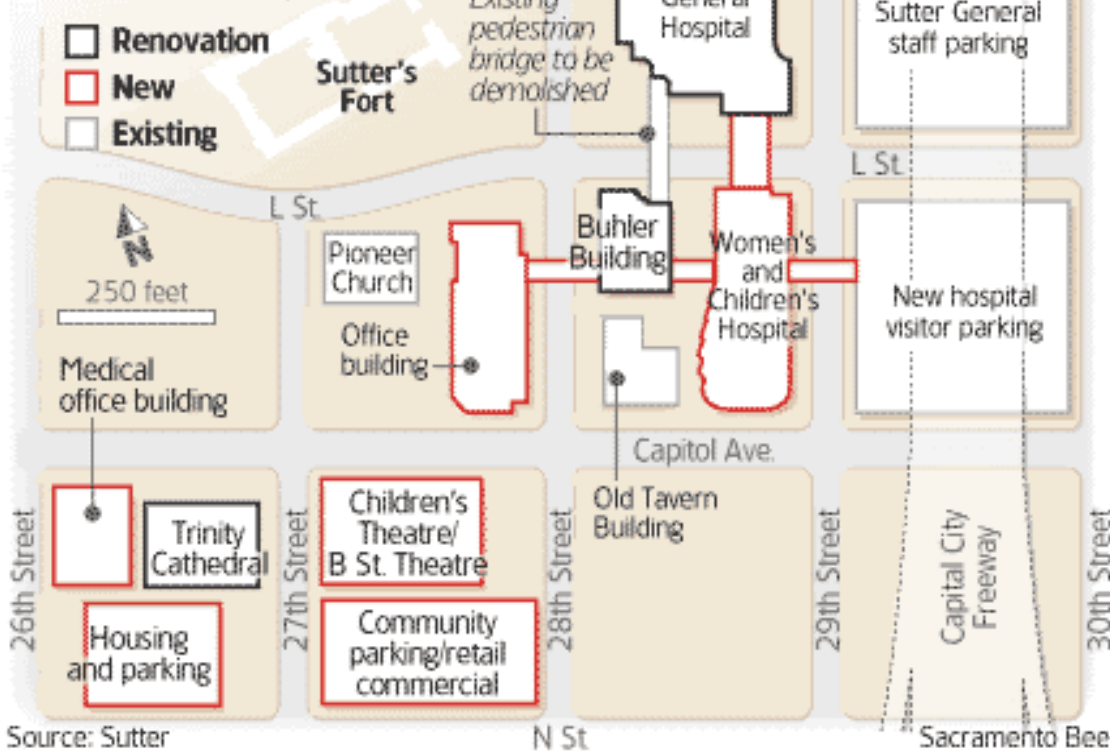
Main Street

THE SOFIA Theatre, Sacramento California (Comp. 2017)



Midtown development

Development approved near Sutter General Hospital.



AGENDA ITEM 3.1

ANCHOR CORDOVA - PRECEDENT

Main Street

WEST SACRAMENTO CIVIC CENTER GALLERIA (Civic Center Comp. 2003)



CITY HALL & CIVIC CENTER



COMMUNITY COLLEGE



COMMUNITY CENTER

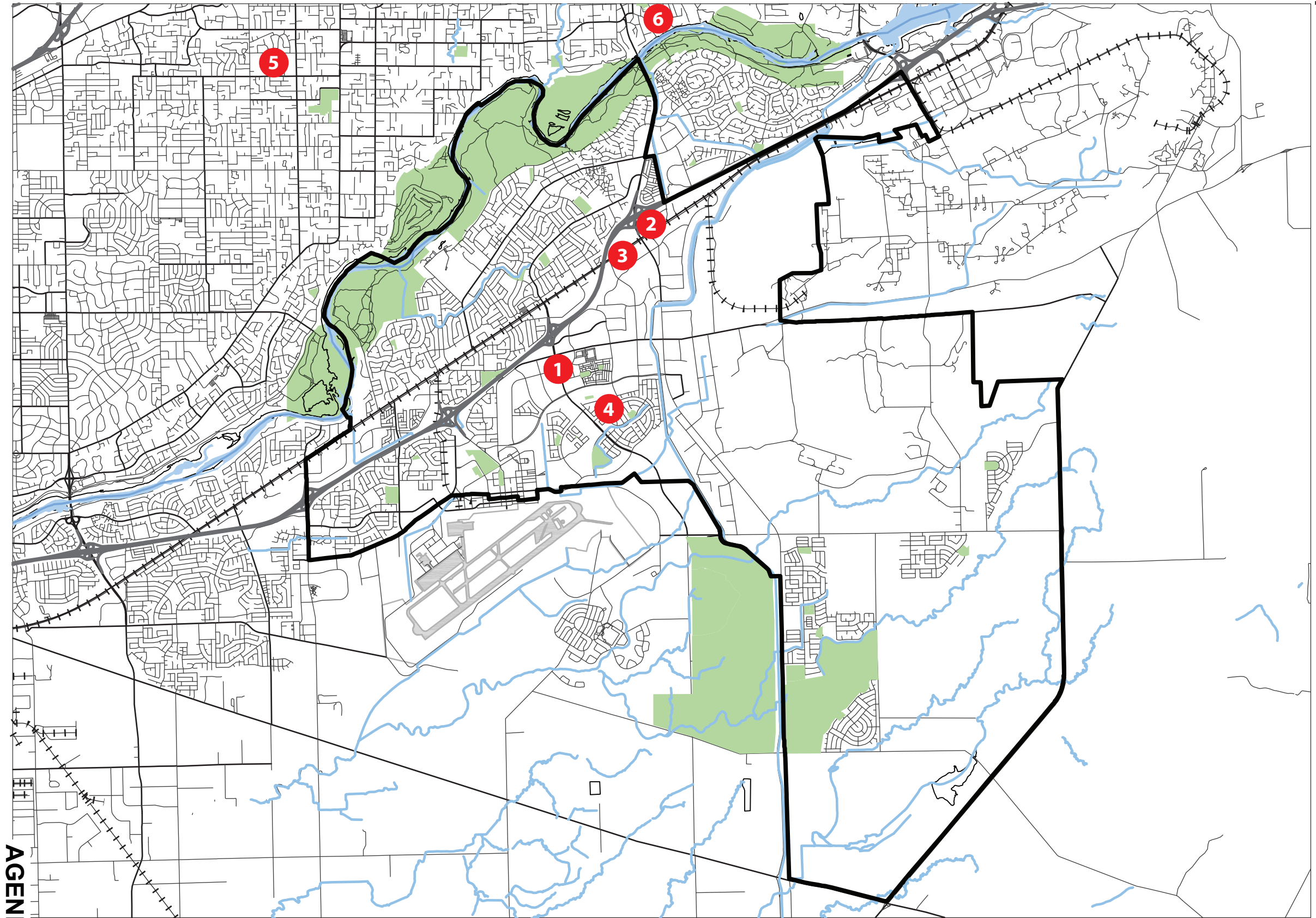


LIBRARY



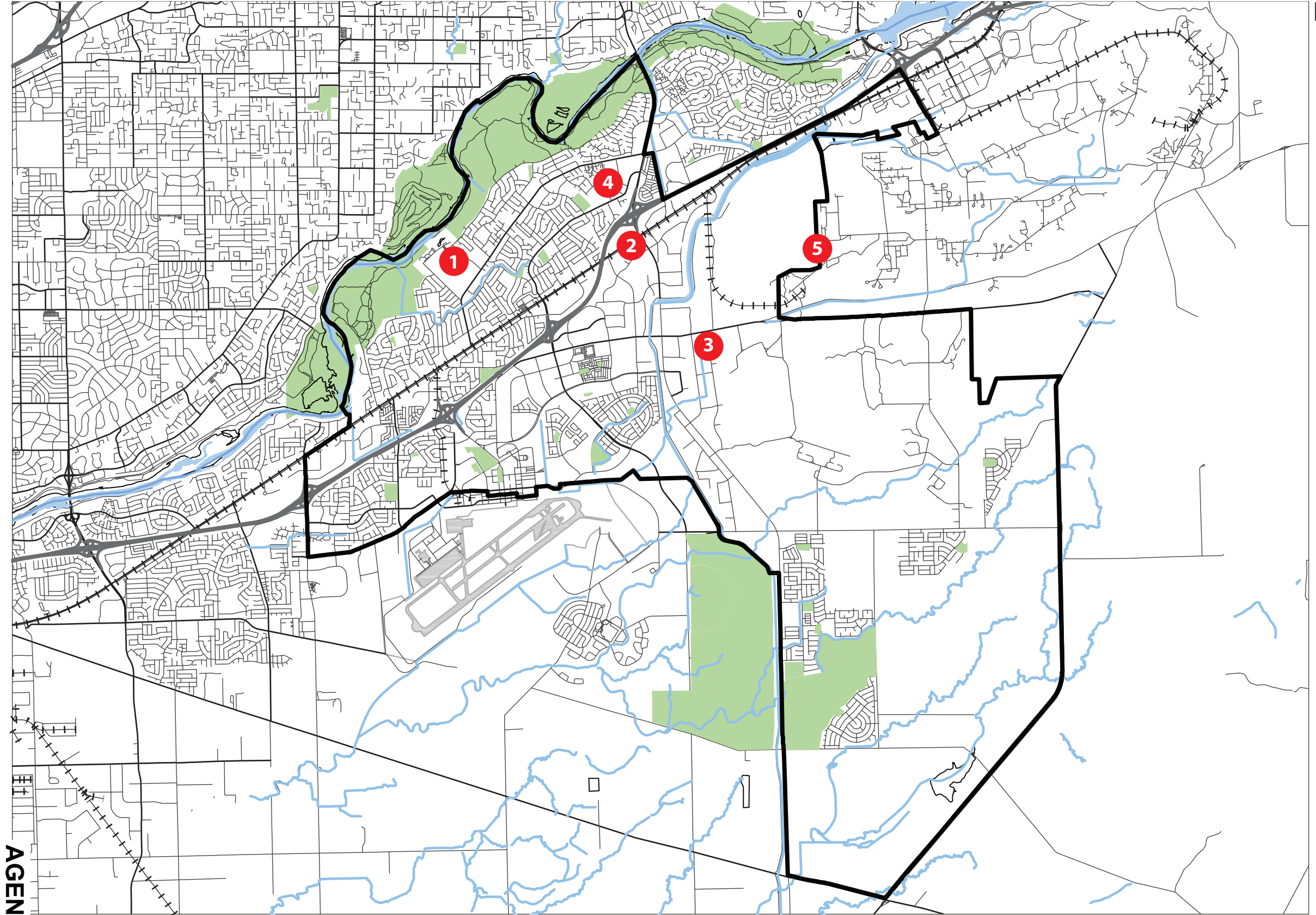
AGENDA ITEM 3.1

ANCHOR CORDOVA - PRECEDENT



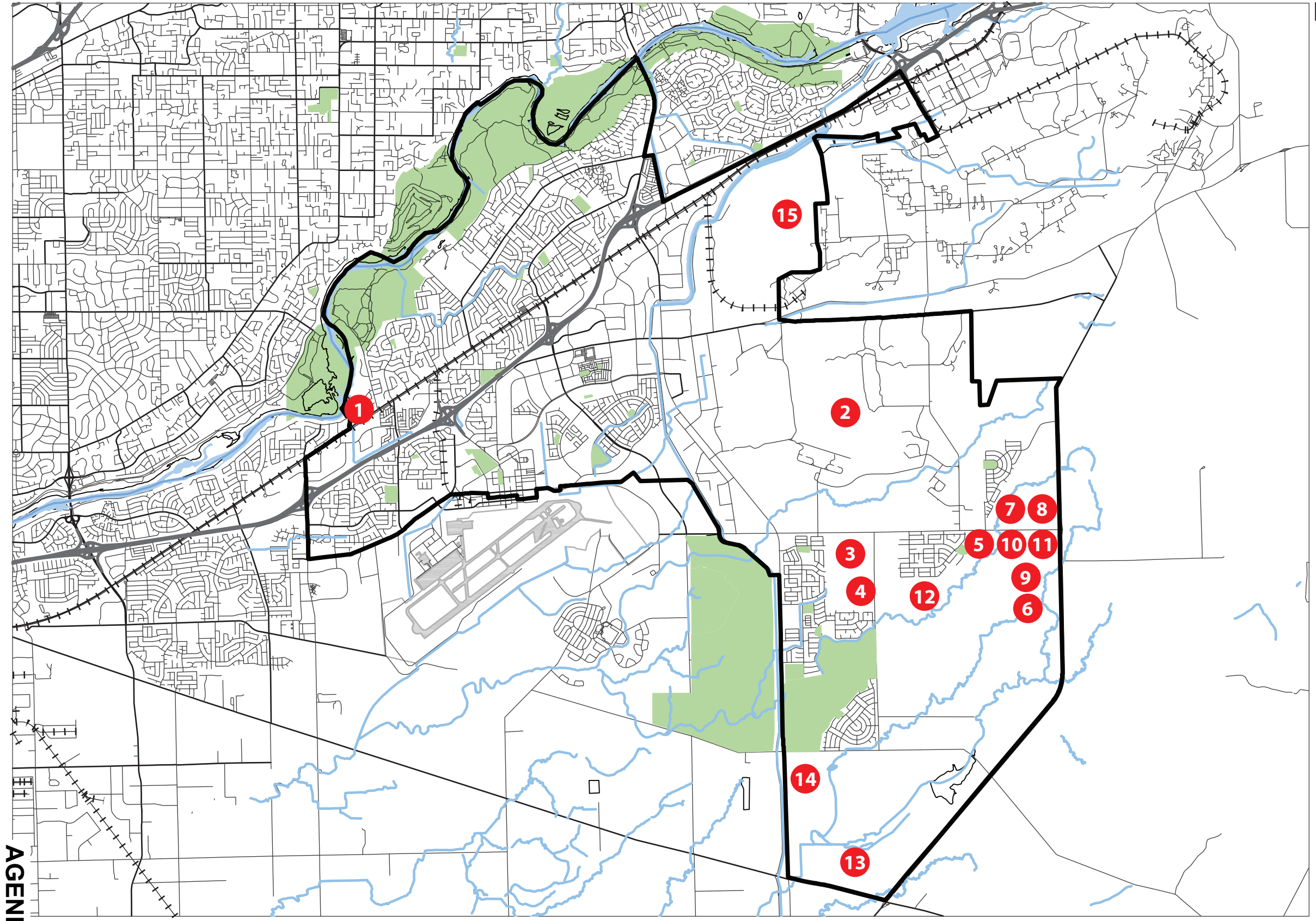
THEATERS

- 1** CORDOVA HIGH PERFORMING ARTS CENTER (450 seats)
- 2** SACRAMENTO MARRIOTT (550 seat event room)
- 3** SUNRISE EVENT CENTER (1,000 seat event room)
- 4** VILLAGE GREEN PARK (OUTDOOR THEATER)
- 5** CHAUTAUQUA PLAYHOUSE (96 seats)
- 6** FAIR OAKS THEATER (OUTDOOR THEATER)



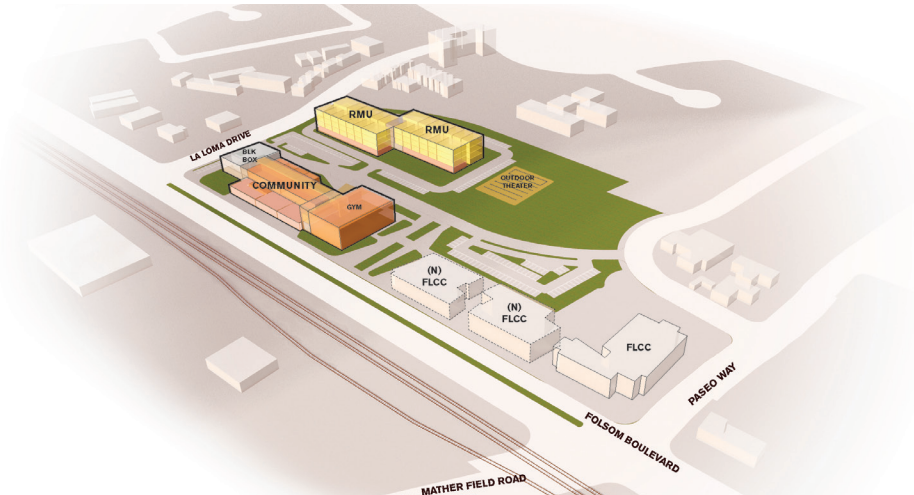
EVENT SPACES

- 1** HAGAN COMMUNITY CENTER
(200 seated, 150 dining)
- 2** SUNRISE EVENT CENTER
(500-600 seats)
- 3** THE PALACE BALLROOM (640 seats)
- 4** PLATINUM PALACE BANQUET HALL
(325 seats)
- 5** SACRAMENTO MARRIOTT (550 seats)



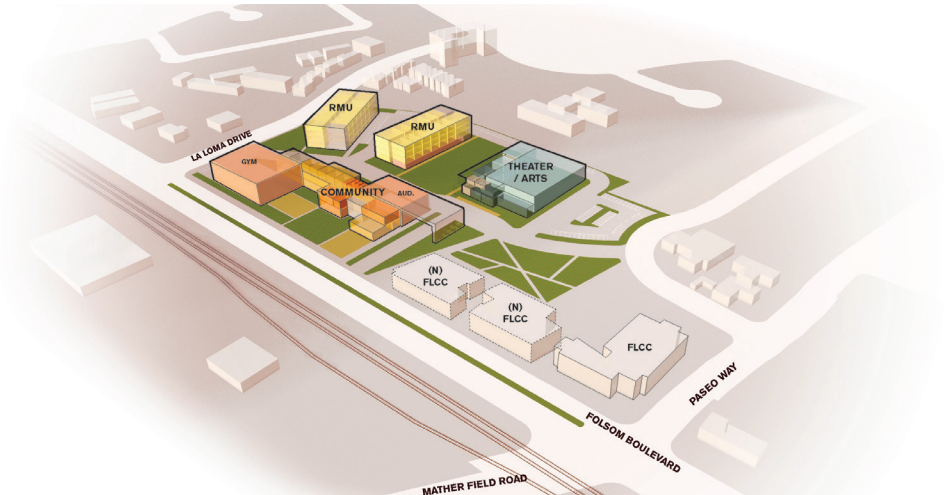
RESIDENTIAL

- 1** KASSIS
- 2** RIO DEL ORO
- 3** MONTELENA
- 4** ANATOLIA IV
- 5** NORTH DOUGLAS
- 6** ARISTA DEL SOL
- 7** SUNRIDGE LOT J
- 8** SUNDANCE
- 9** GRANTLINE 208
- 10** DOUGLAS 103
- 11** DOUGLAS 98
- 12** THE RANCH
- 13** ARBORETUM
- 14** SUNCREEK
- 15** WESTBOROUGH



MAIN STREET

BUILDING NAME	SPACE	AREA (SQ FT)
MIXED USE COMMUNITY HALL	BLACK BOX THEATER	4,500
	STORAGE	1,200
	CORE (X4)	400 (1,600)
	CLASSROOM (X2)	1,000 (2,000)
	EXHIBIT HALL	4,000
	CIRCULATION	2,500
	MULTI-PURPOSE GYM	10,500
	GYM STORAGE	1,200
	COMMERCIAL	5,300
	CAFÉ / RESTAURANT	3,700
	LOBBY	1,300
	MEDIA HALL	2,200
	KITCHEN	2,400
	TEACHING KITCHEN	1,800
	COUNSELLING	1,600
	AV	1,300
	PRESCHOOL	3,500
	FLEX MEETING HALL	3,500
	CIRCULATION	5,000
	FITNESS	1,200
	SUBTOTAL	58,500
	GROSSING FACTOR	1.4
	TOTAL	81,900 SF
PARKING STALLS PHASE I		114
PARKING STALLS PHASE II		87



COURTYARD

BUILDING NAME	SPACE	AREA (SQ FT)
THEATER	PROSCENIUM THEATER	8,000
	ORCHESTRA AND STAGE	6,000
	BACK OF HOUSE	6,000
	BLACK BOX	2,400
	STORAGE (X2)	300 (600)
	RECITAL HALL	900
	ARTS	600
	ARTS	1,000
	WC (X2)	600 (1200)
	CORE (X2)	450 (900)
	RECEPTION	250
	VERANDA	900
	ENTRY	900
	LOUNGE	1500
	MEETING (X2)	600 (1200)
	ADMIN	300
	LOUNGE (2ND FLR)	900
	SUN PORCH	1500
	SUBTOTAL	35,050
	GROSSING FACTOR	1.75
	TOTAL	61,338

BUILDING NAME	SPACE	AREA (SQ FT)
COMMUNITY CENTER	LOBBY / EXHIBITION	2,700
	CAFÉ	1,000
	700 SEAT AUDITORIUM	7,000
	ADMIN	1,900
	KITCHEN (W/ TEACHING)	4,500
	LOCKERS/WC	1,500
	CORE (X4)	500 (2,000)
	MULTI-PURPOSE GYM	15,000
	READING ROOM	1,800
	WC	900
	CIRCULATION (X2)	5,000 (10,000)
	CLASSROOM (X4)	600 (2,400)
	BOYS AND GIRLS CLUB	600
	COUNSELLING	1,100
	TECH LOUNGE	2,100
	MEETING	1,800
	FITNESS	2,300
	SUBTOTAL	58,600
	GROSSING FACTOR	1.4
	TOTAL	82,040
PARKING STALLS PHASE I		105
PARKING STALLS PHASE II		43