

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING Tuesday, December 15, 2020

**5:30 PM – Special Meeting
David B. Roberts Council Chambers**

In response to Governor’s Executive Order N-29-20 and the Resolution Declaring the Existence of a Local Emergency Relating to the COVID-19 Pandemic adopted by the City of Rancho Cordova, the City is following the state guidelines on social distancing including the requirement of wearing a face covering. This meeting will also be available to the public via video/teleconferencing.

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

Join the Meeting Via Zoom Link:

<https://cityofranchocordova.zoom.us/j/98533856712?pwd=RHhScTFCZTh5WIBoSjRJMURBL0tNZz09>

Join the Meeting via the Zoom Phone Number

Zoom Phone Number: US: +1 669 900 6833, +1 253 215 8782, 888 475 4499 (Toll Free)

Webinar ID: 985 3385 6712

Password: 278914

Instructions to Make Public Comment

Members of the public who wish to provide public comment via email will need to submit comments to CityClerk@cityofranchocordova.org no later than 3:30 p.m. on Tuesday, December 15, 2020. All comments submitted later than 3:30 p.m. will be sent to the City Council for their review and may not be read during the meeting.

During the meeting, members of the public who wish to provide verbal comments during the meeting, may do so in-person by attending the City Council Meeting at Rancho Cordova City Hall or by video/teleconference. If you wish to provide verbal comments via video/teleconference, follow these instructions:

Listening to a Zoom Meeting by Zoom Video Conference

To make a public comment using the Zoom platform, please use the “raise hand” feature at the bottom center of the screen. Please make sure to enable audio controls once access has been given by the City Clerk’s office to speak. Please wait to be called upon by the City Clerk.

Listening to a Zoom Meeting by Phone Only

You can join a Zoom meeting via teleconferencing/audio conferencing using a cell phone or traditional landline phone. To request to make a public comment by phone press *9 to raise your hand. Please wait to be called upon by the City Clerk.

All public comments will be limited to three-minutes.

If you have questions related to the City Council Meeting or the use of Zoom, please contact the City Clerk’s Office at (916) 851-8720 before 3:30 p.m.

AMENDED AGENDA

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

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

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

3.1. **Subject:** Folsom Lake College - Rancho Cordova Center Phase 2 Presentation.

Recommendation: Receive presentation.

3.2. **Subject:** Civic Center Preliminary Development Alternatives Discussion.

Recommendation: Receive presentation and provide feedback and direction.

4. ADJOURNMENT

ADDITIONAL INFORMATION

SPECIAL MEETINGS LISTED BELOW ARE SUBJECT TO CHANGE/CANCELLATION WITHOUT FURTHER NOTICE.

UNLESS THE COUNCIL ADOPTS A MOTION TO EXTEND THE MEETING, ANY ITEM THAT IS NOT INITIATED BEFORE 11:00 PM WILL BE CONTINUED TO THE NEXT DAY AT 5:30 PM OR SCHEDULED ON THE NEXT REGULAR MEETING AGENDA OF THE COUNCIL.

Public documents related to items on the open session portion of this agenda, which are distributed to the City Council less than 24 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Council. Documents are available for inspection at the City Clerk’s office located in Rancho Cordova City Hall.

The agenda items are accessible on the City's website at www.cityofranchocordova.org on Fridays prior to the Special City Council Meeting.

UPCOMING MEETINGS

December 21, 2020	5:30 PM Regular Session
January 4, 2021	4:00 PM Special Meeting/Regular Meeting
January 19, 2021	5:30 PM Regular Meeting
January 26, 2021	1:00 PM Special Meeting/Work Session
January 27, 2021	1:00 PM Special Meeting/Work Session
February 1, 2021	4:00 PM Special Meeting/Regular Meeting
February 16, 2021	5:30 PM Regular Meeting
February 23, 2021	5:30 PM Special Meeting/Work Session

If you have any technical questions related to the agenda items, please contact City Hall at (916) 851-8700.

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 24 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 December 15, 2020 Special Meeting of the Rancho Cordova City Council was posted and available for review on December 11, 2020 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 11, 2020 at Rancho Cordova, California



Stacy Leitner, CMC
City Clerk

MEMORANDUM



ITEM 3.1.

DATE: December 15, 2020
TO: Honorable Mayor and Council Members
FROM: Stefan Heisler, Housing Manager
Micah Runner, Deputy City Manager
SUBJECT: **FOLSOM LAKE COLLEGE - RANCHO CORDOVA CENTER PHASE 2 PRESENTATION**

RECOMMENDATION

Receive presentation.

RESULT OF RECOMMENDED ACTION

The Los Rios Community College's architects, BCA Architects, will present the draft renderings and site plan of the Rancho Cordova Center Phase 2 building.

BACKGROUND

The Los Rios Community College has completed the draft renderings and site plan for the Rancho Cordova Center Phase 2 building area and is able to provide a brief presentation to the City Council. The project has been funded and is moving through the State development process.

This development is adjacent to the City's Civic Center project at 10154-10179 Folsom Blvd. and is therefore pertinent to the following discussion on the Civic Center preliminary development alternatives.

FISCAL IMPACT AND FUNDING SOURCE

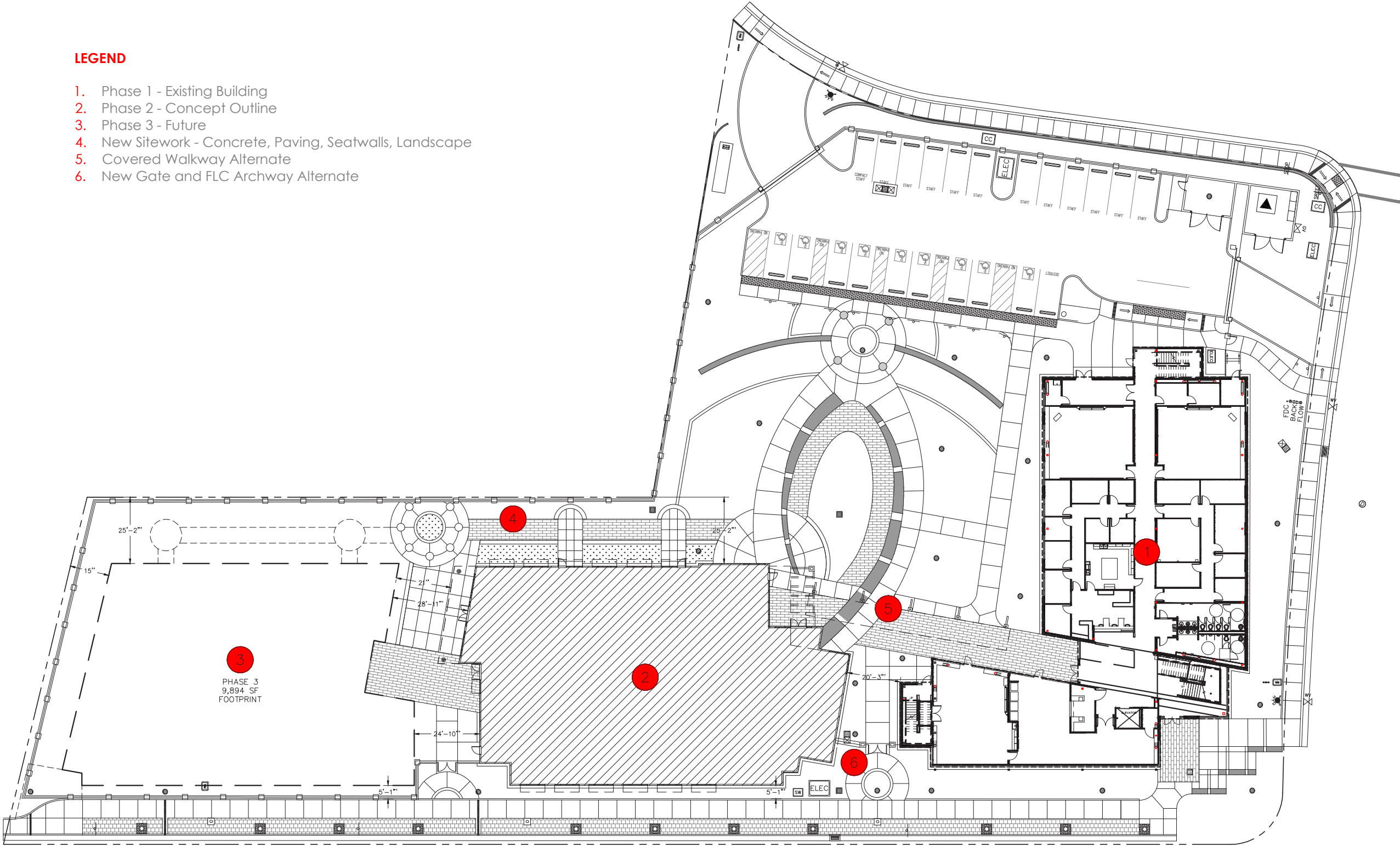
There is no fiscal impact.

ATTACHMENT(S)

1. Presentation

LEGEND

- 1. Phase 1 - Existing Building
- 2. Phase 2 - Concept Outline
- 3. Phase 3 - Future
- 4. New Sitework - Concrete, Paving, Seatwalls, Landscape
- 5. Covered Walkway Alternate
- 6. New Gate and FLC Archway Alternate



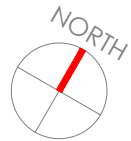
BCA

architecture
planning
interiors

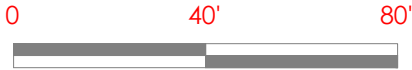
LOS RIOS FLC RCC - PHASE 2
SITE PLAN

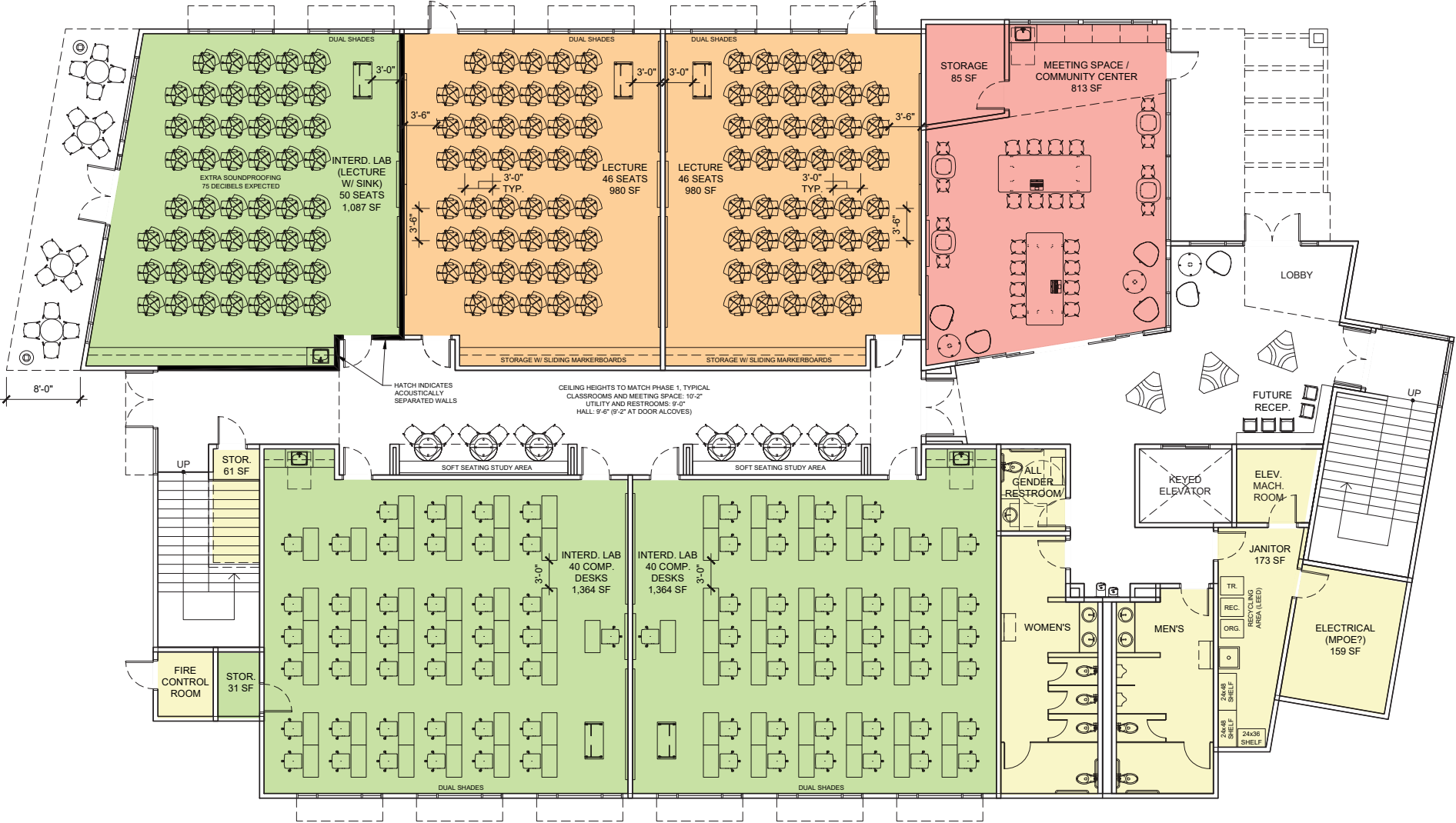
10259 FOLSOM BLVD
RANCHO CORDOVA, CA 95670

BCA ARCHITECTS
980 9th Street, Suite 2050, Sacramento, CA 95814
916.254.5600 | www.BCAarchitects.com



SCALE: 1" = 40'-0"





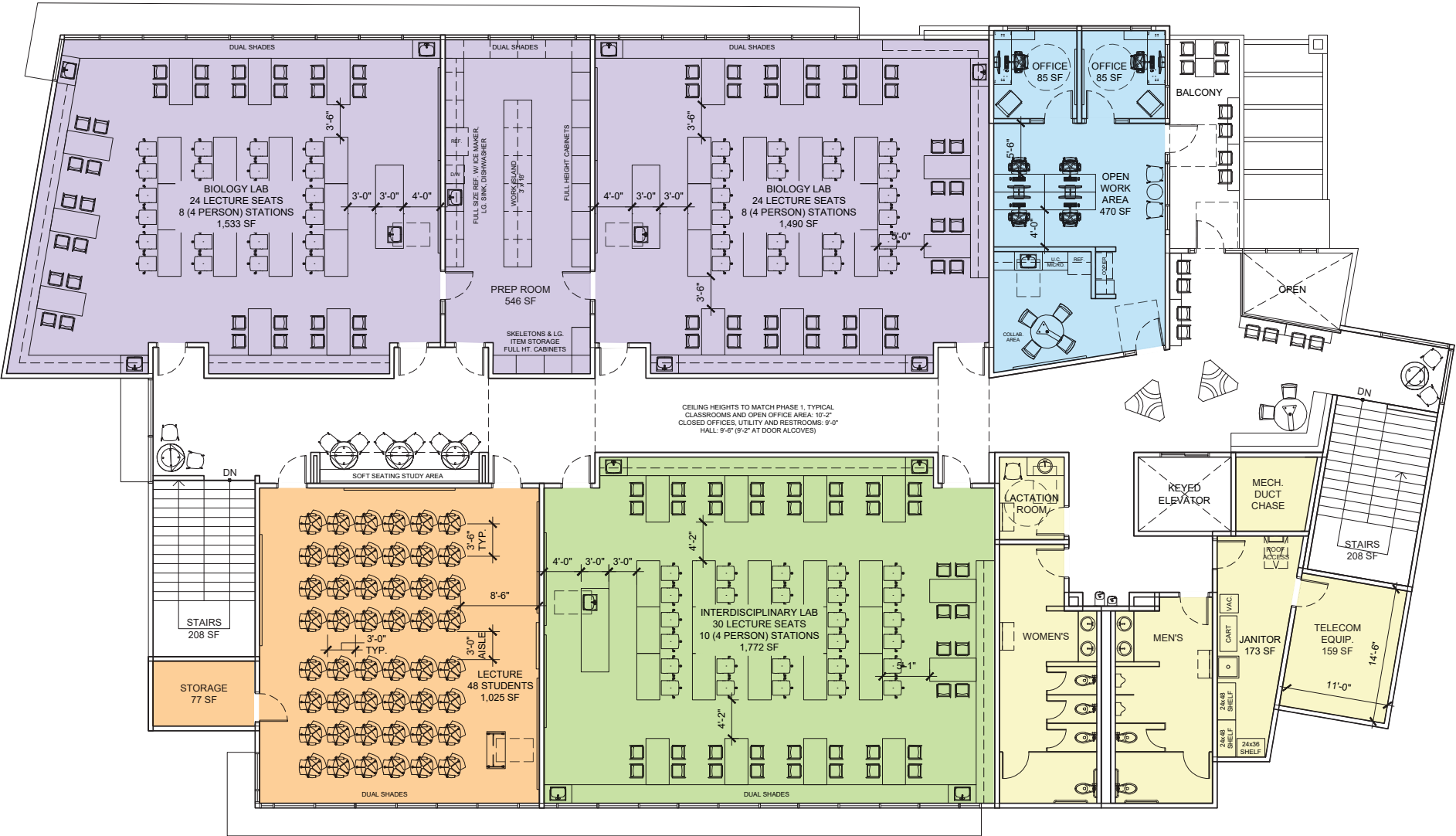
LRCCD - Rancho Cordova Center Phase 2			
CAT	Room Name	JCAF (August 2018)	JCAF (2020)
Academic Program		Existing JCAF ASF	Proposed SF
CR	Lecture	1,600	1,018
CR	Lecture	1,600	1,018
CR	Lecture		1,067
	Storage		91
Total Academic SF		3,200	3,194
Laboratory Program			
LB	Interdisciplinary Laboratory (Computer)	2,200	1,415
LB	Interdisciplinary Laboratory (Computer)	1,800	1,413
LB	Interdisciplinary Laboratory (10 Stations)	1,800	1,828
	Interdisciplinary Laboratory (Lecture with Sink)		1,139
	Storage		38
Total Academic SF		5,800	5,833
Laboratory Program			
LB	Biology Laboratory	1,850	1,599
LB	Biology Laboratory	1,850	1,548
	Prep Room	0	576
Total Laboratory SF		3,700	3,723
Administrative Program			
AD	Private Office	600	93
	Private Office		95
	Open Work Area		504
Total Administrative SF		600	692
Shared Spaces (Workroom)			
WR	Meeting Space	900	853
	Storage		97
Total Shared Spaces SF		900	950
Building Utility			
UT	Janitor and Recycling Area (First Floor)		192
UT	Elevator Machine Room (First Floor)		77
UT	Electrical (First Floor)		180
UT	Fire Control Room (First Floor)		52
UT	Storage (Under Stair)		70
UT	Women's Restroom (First Floor)		306
UT	Men's Restroom (First Floor)		263
UT	All Gender Restroom (First Floor)		70
UT	Janitor with Roof Access (Second Floor)		192
UT	Telecom 10x15 (Second Floor)		180
UT	Women's Restroom (Second Floor)		306
UT	Men's Restroom (Second Floor)		263
UT	Lactation Room (Second Floor)		70
Total Building Utility SF		0	2,221
Building Circulation			
	Elevator (First Floor)		89
	Lobby/Corridor/Student Spaces (First Floor)		1,888
	North Stairs (First Floor)		291
	South Stairs (First Floor)		189
	Elevator (Second Floor)		0
	Corridor/Student Spaces (Second Floor)		1,834
	Stairs (Second Floor)		0
	Stairs (Second Floor)		0
Total Building Circulation SF		0	4,291
JCAF Building Square Footage		14,200	14,392
Total Building Square Footage			20,904

LOS RIOS FLC RCC - PHASE 2
FIRST FLOOR PLAN

10259 FOLSOM BLVD
RANCHO CORDOVA, CA 95670

BCA ARCHITECTS
980 9th Street, Suite 2050, Sacramento, CA 95814
916.254.5600 | www.BCAarchitects.com

FIRST FLOOR 10,675 SF + SECOND FLOOR 10,337 SF = 21,012 SF TOTAL
(+ 168 SF BALCONY)
SCALE: 1/16" = 1'-0"



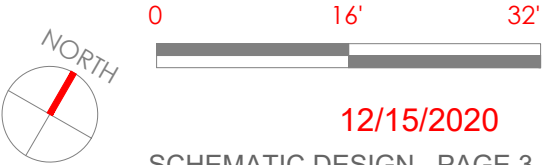
LRCCD - Rancho Cordova Center Phase 2			
CAT	Room Name	JCAF (August 2018)	JCAF (2020)
Academic Program		Existing JCAF ASF	Proposed SF
CR	Lecture	1,600	1,018
CR	Lecture	1,600	1,018
CR	Lecture		1,067
	Storage		91
Total Academic SF		3,200	3,194
Laboratory Program			
LB	Interdisciplinary Laboratory (Computer)	2,200	1,415
LB	Interdisciplinary Laboratory (Computer)	1,800	1,413
LB	Interdisciplinary Laboratory (10 Stations)	1,800	1,828
	Interdisciplinary Laboratory (Lecture with Sink)		1,139
	Storage		38
Total Academic SF		5,800	5,833
Laboratory Program			
LB	Biology Laboratory	1,850	1,599
LB	Biology Laboratory	1,850	1,548
	Prep Room	0	576
Total Laboratory SF		3,700	3,723
Administrative Program			
AD	Private Office	600	93
	Private Office		95
	Open Work Area		504
Total Administrative SF		600	692
Shared Spaces (Workroom)			
WR	Meeting Space	900	853
	Storage		97
Total Shared Spaces SF		900	950
Building Utility			
UT	Janitor and Recycling Area (First Floor)		192
UT	Elevator Machine Room (First Floor)		77
UT	Electrical (First Floor)		180
UT	Fire Control Room (First Floor)		52
UT	Storage (Under Stair)		70
UT	Women's Restroom (First Floor)		306
UT	Men's Restroom (First Floor)		263
UT	All Gender Restroom (First Floor)		70
UT	Janitor with Roof Access (Second Floor)		192
UT	Telecom 10x15 (Second Floor)		180
UT	Women's Restroom (Second Floor)		306
UT	Men's Restroom (Second Floor)		263
UT	Lactation Room (Second Floor)		70
Total Building Utility SF		0	2,221
Building Circulation			
	Elevator (First Floor)		89
	Lobby/Corridor/Student Spaces (First Floor)		1,888
	North Stairs (First Floor)		291
	South Stairs (First Floor)		189
	Elevator (Second Floor)		0
	Corridor/Student Spaces (Second Floor)		1,834
	Stairs (Second Floor)		0
	Stairs (Second Floor)		0
Total Building Circulation SF		0	4,291
JCAF Building Square Footage		14,200	14,392
Total Building Square Footage			20,904

LOS RIOS FLC RCC - PHASE 2
SECOND FLOOR PLAN

10259 FOLSOM BLVD
RANCHO CORDOVA, CA 95670

BCA ARCHITECTS
980 9th Street, Suite 2050, Sacramento, CA 95814
916.254.5600 | www.BCAarchitects.com

SCALE: 1/16" = 1'-0"





AERIAL VIEW FROM COURTYARD



FOLSOM BOULEVARD



BUILDING ENTRANCE



AERIAL VIEW FROM STAFF PARKING LOT

B C A

architecture
planning
interiors

LOS RIOS FLC RCC - PHASE 2

PERSPECTIVES

10259 FOLSOM BLVD
RANCHO CORDOVA, CA 95670

BCA ARCHITECTS
980 9th Street, Suite 2050, Sacramento, CA 95814
916.254.5600 | www.BCAarchitects.com

SCALE: N.T.S.

MEMORANDUM



ITEM 3.2.

DATE: December 15, 2020
TO: Honorable Mayor and Council Members
FROM: Stefan Heisler, Housing Manager
Micah Runner, Deputy City Manager
SUBJECT: **CIVIC CENTER PRELIMINARY DEVELOPMENT ALTERNATIVES DISCUSSION**

RECOMMENDATION

Receive presentation and provide feedback and direction.

RESULT OF RECOMMENDED ACTION

The Master Developer Team, led by Griffin/Swinerton and RIOS Design, will present the preliminary development alternative drafts to the City Council for feedback and discussion. This preliminary discussion will inform the Developer Team as they continue to craft the development alternatives for the formal development alternative discussion in February or March 2021.

BACKGROUND

The City executed an Exclusive Negotiating Rights Agreement (ENA) with Griffin/Swinerton in August 2020 for the Civic Center Project at the City-owned property at 10154-10179 Folsom Blvd. This ENA specifies a timeline for the creation of development alternatives by January 2021 and a possible selection of a preferred development alternative by May 2021.

This presentation will provide the City Council an opportunity to view the three preliminary development alternatives and provide initial feedback and discussion. The Developer team will use this early feedback to finalize the development alternatives for further Council discussion in February or March 2021. Additional Council meetings may be scheduled, as needed, for further discussion of the development alternatives before the Developer team formulates a preferred development alternative for Council approval.

FISCAL IMPACT AND FUNDING SOURCE

There is no fiscal impact for this discussion item. This item will inform the development alternative process leading to an eventual Development Agreement in late 2021 which is

anticipated to involve significant City funding.

ATTACHMENT(S)

1. Presentation

Mills Crossing Civic Center

City Council Presentation
December 15, 2020

Introduction

Agenda, Team, Schedule

Mills Crossing Civic Center



Mather Field/Mills Station

MACC

Folsom Lake College /
Rancho Cordova Center

MATHER FIELD RD

ITEM 3.1. Agenda

ATTACHMENT 1

December 15, 2020 City Council Study Session

1. Introductions
2. Getting Oriented
3. Master Plan
4. Preliminary Development Alternatives
5. Looking Forward

Back Up Content

- Research & Analysis
- What We've Heard

Goals

ITEM 3.1.

ATTACHMENT 1

What We Aim to Accomplish in this Study Session

1. Report Back on Work Completed To Date

2. Present Three Preliminary Development Alternatives

3. Receive Feedback on the Development Alternatives

ITEM 3.1 Development Team

ATTACHMENT 1

Developers



Master Developer &
Civic/Community Facilities



Housing

General Contractor



Design



Master Plan & Public Space



Housing

Programming & Outreach



MMS strategies

Outreach & Funding

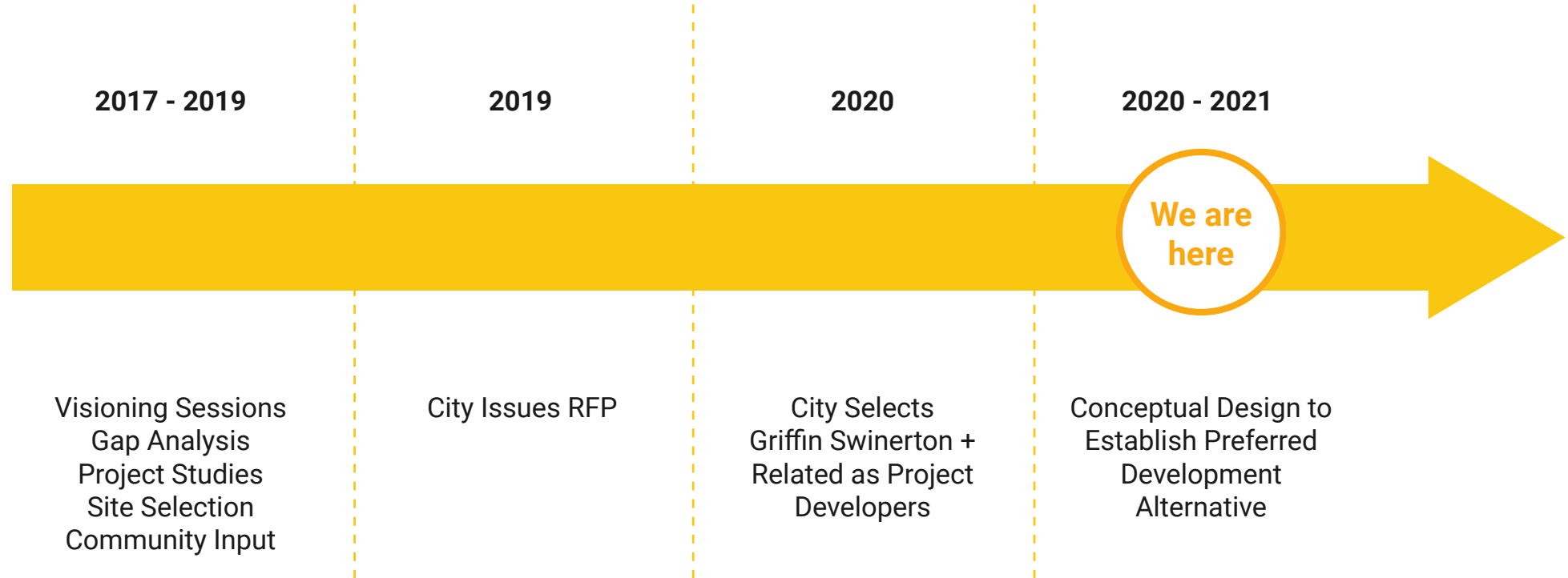


Arts Programming

ITEM 3.1. Timeline

Project Background

ATTACHMENT 1



ITEM 3.1. Timeline

ATTACHMENT 1

Exclusive Negotiating Agreement (ENA) Schedule



Conceptual Development (10 months)

- Due Diligence
- Programming / Needs Assessment
- Outreach & Organization Building
- Conceptual Design
- Due Diligence-level Civil & Utility Studies
- Pre-Application Review, CEQA Strategy
- Feasibility Analysis / Financing Plan

Pre-Development

- DDA Execution
- CEQA, Approvals
- Schematic Design
- Engineering

Getting Oriented

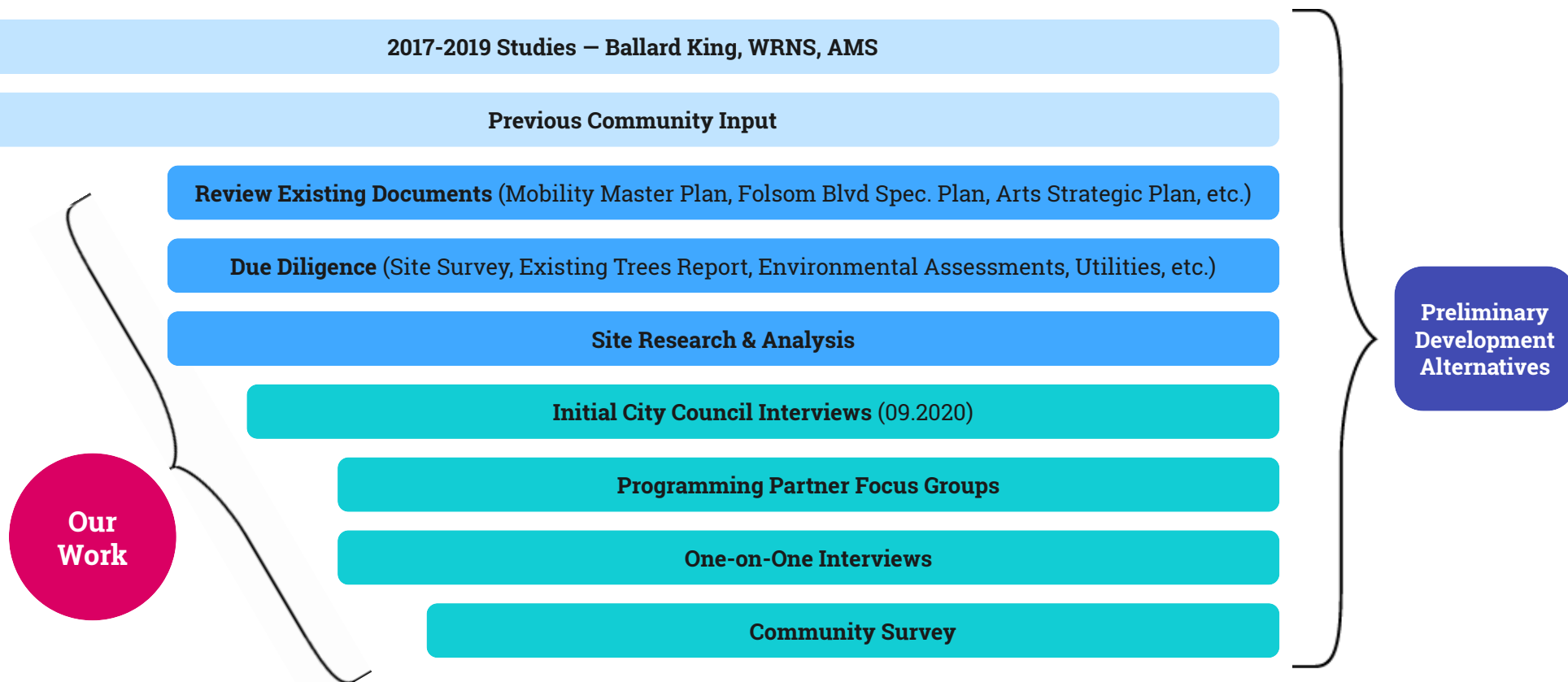
Project Inputs, Previous Studies, Council Input, Program Themes

Getting Oriented

ITEM 3.1

ATTACHMENT 1

Project Orientation Overview: Inputs



ITEM 3.1. Previous City Studies

2018 - 2019 Studies

ATTACHMENT 1



WRNSSTUDIO



STAKEHOLDER MEETINGS:

Students/Youth, Adults,
Faith, Community, etc.

STUDY SESSIONS:
Council & Community
Feedback

RESEARCH:
Market trends,
demographics,
usage statistics

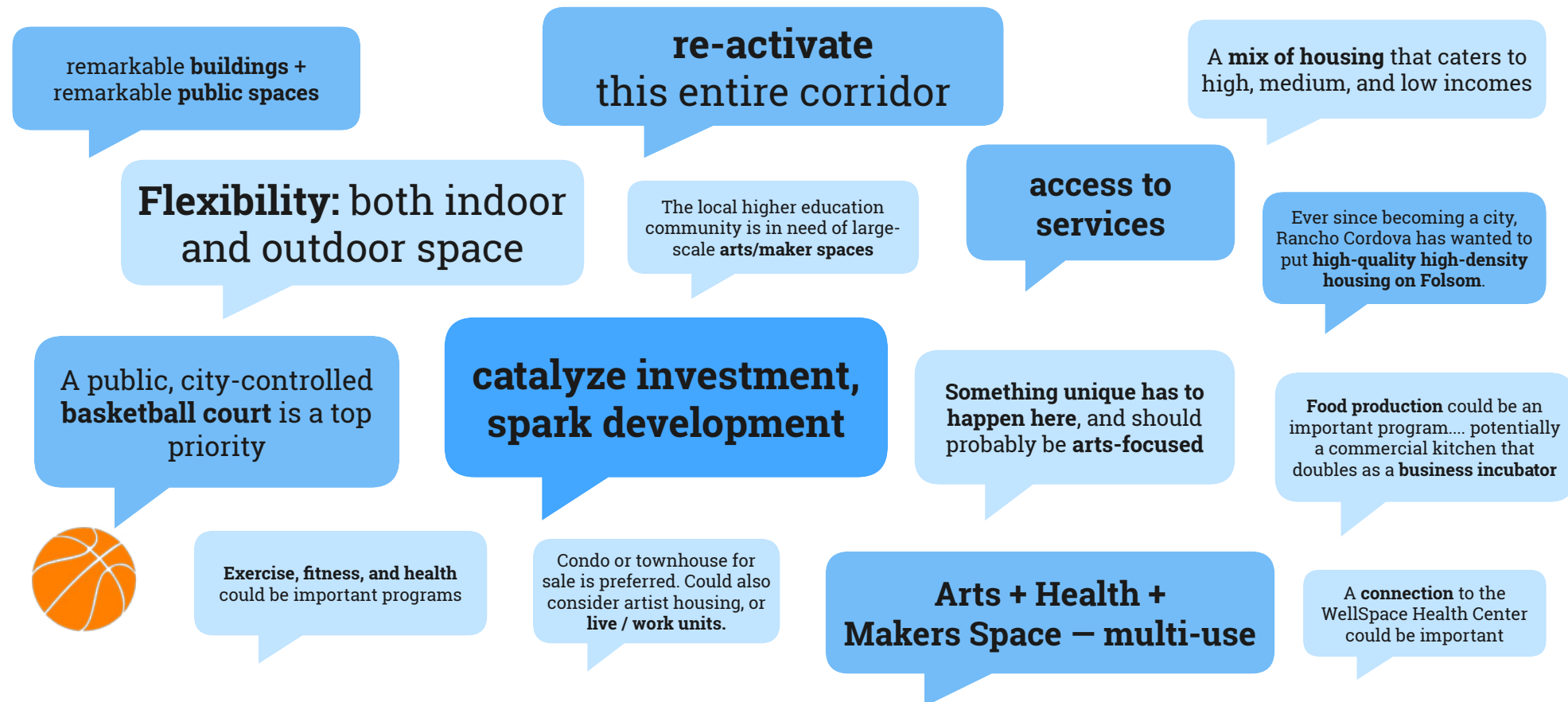
THEMES:

- Resident Access & Priority
- Affordability
- Partnerships
- Do Not Duplicate - identify Gaps

ITEM 3.1 September 2020: Initial City Council Interviews

ATTACHMENT 1

Summary of Initial Briefings with Council Members



ITEM 3.1 Outreach & Engagement

ATTACHMENT 1

Engaging with Potential Users, Programming Partners, and Community Members

focus groups

one-on-one interviews

arts survey

community survey



ITEM 3.1 Community Survey

Survey Overview

Working with the City of Rancho Cordova Communications & Public Affairs team, the survey was shared widely throughout the city.

- Rancho Cordova News (digital newsletter)
- Rancho Cordova Alert (digital news alert)
- Social: Facebook, Instagram, Twitter, Nextdoor, LinkedIn
- Shared with partners for distribution: Cordova Community Council, Rancho Cordova Chamber of Commerce, Rancho Cordova Travel & Tourism
- Update on City website for the project

The survey received 275 responses.

- Open from November 16 - December 7
- As a reference point, this number is comparable to a recent public survey conducted for a downtown park in Denver, CO.
- State polls often use sampling sizes of ~400 people.

ATTACHMENT 1

Mills Crossing Civic Center Survey

Project Overview

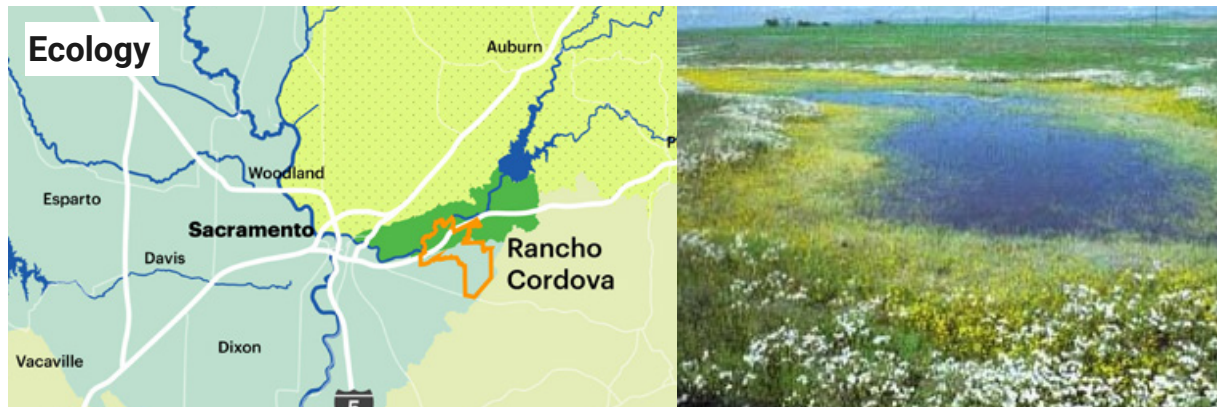
The City of Rancho Cordova has entered into a public-private partnership with a developer team led by [Griffin Swinerton](#) and [Related](#) to develop the [Mills Crossing Civic Center](#). This ~10-acre site, located across from the Mills Station Arts & Culture Center (the [MACC](#)) and the Mills Light Rail Station and next to Folsom Lake College/Rancho Cordova Center, is envisioned to become a thriving center of civic and cultural identity for Rancho Cordova — a multi-use hub for activity that incorporates cultural, community, residential, and commercial uses.

We need your input to help make the Mills Crossing Civic Center a successful, vibrant, and useful community hub. Your answers to the following questions will help provide us with guiding direction about the future character and uses of the Civic Center.

Thank you for taking this 10-minute survey! If you have any questions, please [contact the project team](#).



A Diverse Legacy of Discovery, Innovation, and Growth

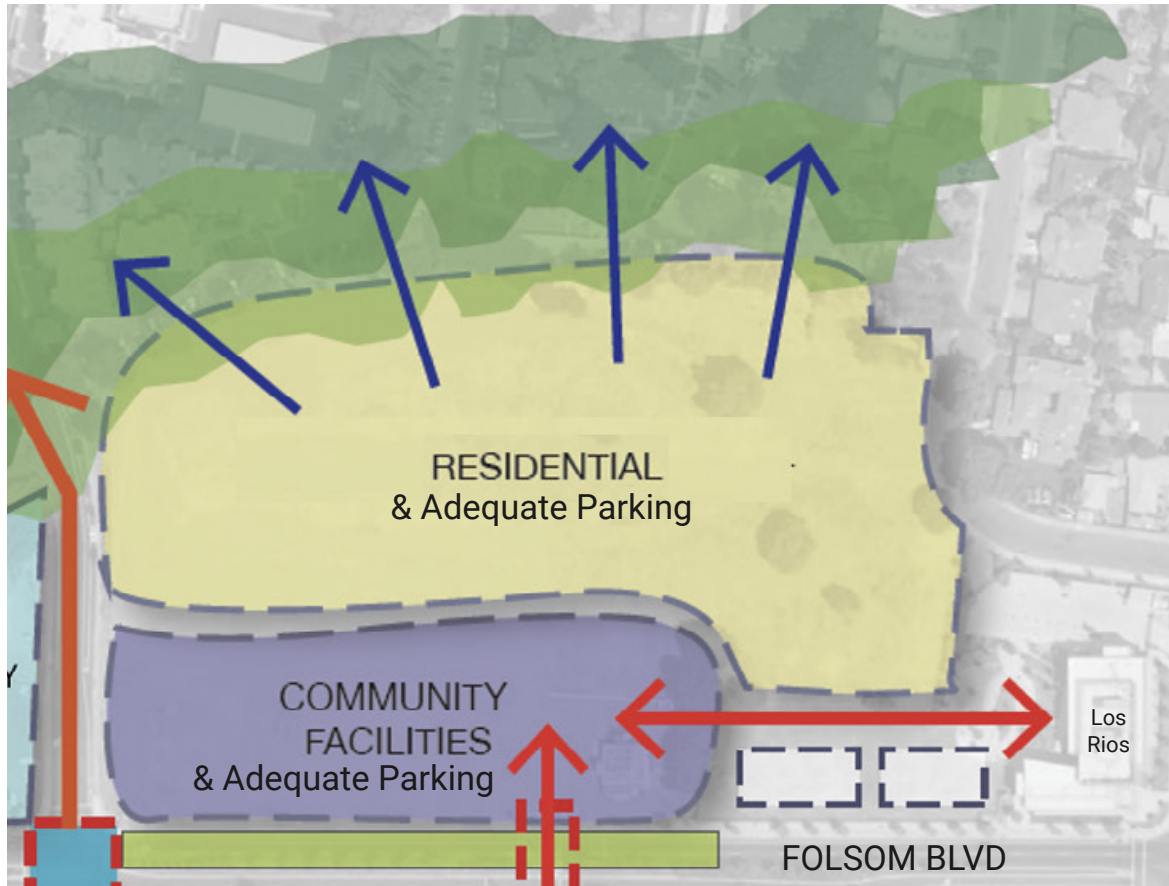


Master Plan

Destination, Community Facilities, Housing, Parking

ITEM 3.1 Master Plan Core Elements

ATTACHMENT 1



COMMUNITY FACILITIES:

Placed on the southern end of the site; fronting and activating Folsom Boulevard

HOUSING:

Placed on the northern area of the site

PARKING:

Adequate parking throughout for both community facilities and housing combined with modern mobility planning (transit, car share, pedestrian and bike access, etc.)

The Public-Private Approach

DESTINATION:

Community Facilities
Public Placemaking



HOUSING:

Embedded Activity at the Site



ECONOMIC DEVELOPMENT:

Planning/Approvals - e.g.
Mills District Specific Plan &
EIR - reduces developers'
time & risk on future projects



Opportunity Site Acquisition & Assemblage

Partnerships, Business Recruitment, & Visioning



ITEM 3.1 Destination and Community Facilities

ATTACHMENT 1

Creating a Modern Community Gathering Center - an Authentic Hub of Civic & Cultural Identity for Rancho Cordova



ITEM 3.1 Synthesizing Prior Work on Programming

ATTACHMENT 1

Focusing on Potential Programs for the Mills Crossing 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

ITEM 3.1 Synthesizing Prior Work on Programming

ATTACHMENT 1

Focusing on Potential Programs for the Mills Crossing 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



STUDENT SURVEY

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

WRNSSTUDIO

ITEM 3.1 | 5 Programming Themes

ATTACHMENT 1

PROGRAMMING THEMES	POTENTIAL PROGRAM ELEMENTS	DEDICATED FACILITIES	FLEX FACILITY	OUTDOOR SPACE
Arts	Performance Space; Rehearsal Space; Production / Media Studio; Dance Studio; Arts Gallery / Exhibition Space; Outdoor Art (e.g. sculpture, murals, etc.); Outdoor Performances (music, dance, theater); Interactive Art Classes; Art Studios / Workshop Space; Artist Maker Market; Multi-Media Arts Maker Space; Rotating Public Art Installations			
Flexible Meeting & Community Gathering	Multi-Purpose Community Room; Meetings Space (e.g. book clubs, volunteer groups); Outdoor Flexible Public Pavilion / Stage; Open Lawn (picnicking, lawn seating); Holiday Markets and Local Vendor Markets; Celebratory Events (Festivals, Parades, etc.); Indoor Rec Room (e.g. basketball, volleyball); Play Areas for Kids; Exercise/Dance Studio; Dog Park; Game Room; Outdoor Group Fitness			
Health & Wellness	Health Services; Community Health Clinic; Mental Health Services; Pet Center; Community Garden; Teaching Garden; Running / Walking / Cycling Trail; Outdoor Exercise Classes; Nature Play; Mindfulness / Meditation Garden; Mobility Hub (e.g. bike share, e-scooter rental); Physical Therapy Services			
Education, Craft, Maker Spaces	Classrooms; Multi-Media Arts Maker Space; Flexible Outdoor Classroom Space; Tech Maker Space; School Programs; Workforce Development Opportunities; Digital Learning Lab; Student Farm; Arts / Crafts Classes; Teaching Kitchen; All-Ages Educational Programs; Pop-Up Library			
Commercial Spaces	Coffee Shop / Cafe; Food Kiosks / Concessions; Farm-to-Fork; Food Truck Lot; Farmers Market; Indoor-Outdoor Dining; Local Vendor Stalls; Commercial Kitchen; Co-Working Space; Small Business Incubator; Retail Spaces			

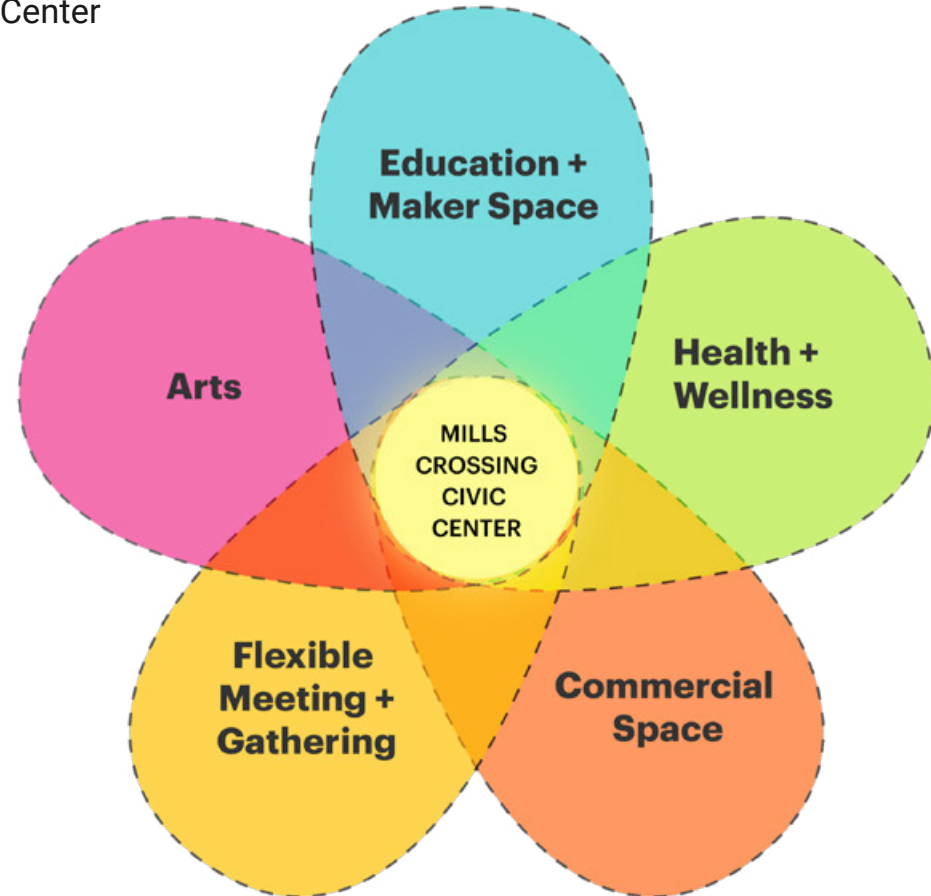
5 Programming Themes

ITEM 3.1

ATTACHMENT 1

Focusing on Potential Programs for the Mills Crossing Civic Center

PROGRAMMING THEMES	POTENTIAL PROGRAM ELEMENTS	DEDICATED FACILITIES	FLEX FACILITY
Arts	Performance Space; Rehearsal Space; Production / Media Studio; Dance Studio; Arts Gallery / Exhibition Space; Outdoor Art (e.g. sculpture, murals, etc.); Outdoor Performances (music, dance, theater); Interactive Art Classes; Art Studios / Workshop Space; Artist Maker Market; Multi-Media Arts Maker Space; Rotating Public Art Installations	●	●
Flexible Meeting & Community Gathering	Multi-Purpose Community Room; Meetings Space (e.g. book clubs, volunteer groups); Outdoor Flexible Public Pavilion / Stage; Open Lawn (picnicking, lawn seating); Holiday Markets and Local Vendor Markets; Celebratory Events (Festivals, Parades, etc.); Indoor Rec Room (e.g. basketball, volleyball); Play Areas for Kids; Exercise/Dance Studio; Dog Park; Game Room; Outdoor Group Fitness		●
Health & Wellness	Health Services; Community Health Clinic; Mental Health Services; Pet Center; Community Garden; Teaching Garden; Running / Walking / Cycling Trail; Outdoor Exercise Classes; Nature Play; Mindfulness / Meditation Garden; Mobility Hub (e.g. bike share, e-scooter rental); Physical Therapy Services	●	
Education, Craft, Maker Spaces	Classrooms; Multi-Media Arts Maker Space; Flexible Outdoor Classroom Space; Tech Maker Space; School Programs; Workforce Development Opportunities; Digital Learning Lab; Student Farm; Arts / Crafts Classes; Teaching Kitchen; All-Ages Educational Programs; Pop-Up Library	●	●
Commercial Spaces	Coffee Shop / Cafe; Food Kiosks / Concessions; Farm-to-Fork; Food Truck Lot; Farmers Market; Indoor-Outdoor Dining; Local Vendor Stalls; Commercial Kitchen; Co-Working Space; Small Business Incubator; Retail Spaces	●	



ITEM 3.1 5 Programming Themes

ATTACHMENT 1

Focusing on Potential Programs for the Mills Crossing Civic Center



ITEM 3.1. Housing

Precedent Images – Multifamily

ATTACHMENT 1



ITEM 3.1. Housing

ATTACHMENT 1

Precedent Images – For-Sale Residential (Small Lot Single Family / Townhome)



1. Activities undertaken to date

2. Evolution of a neighborhood to greater values and densities

3. What we've heard from Council and Community

Three Preliminary Development Alternatives

ITEM 3.1 Programming Themes

Focusing on Potential Programs

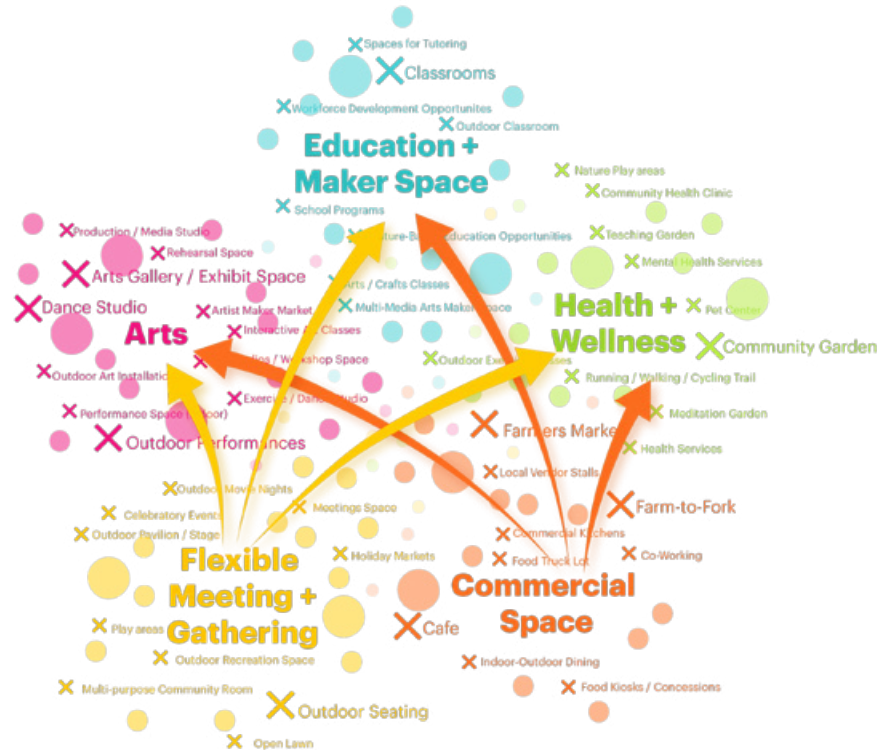
ATTACHMENT 1



ITEM 3.1 Programming Themes

Focusing on Potential Programs

ATTACHMENT 1



ITEM 3.1 Programming Themes

Focusing on Potential Programs

ATTACHMENT 1

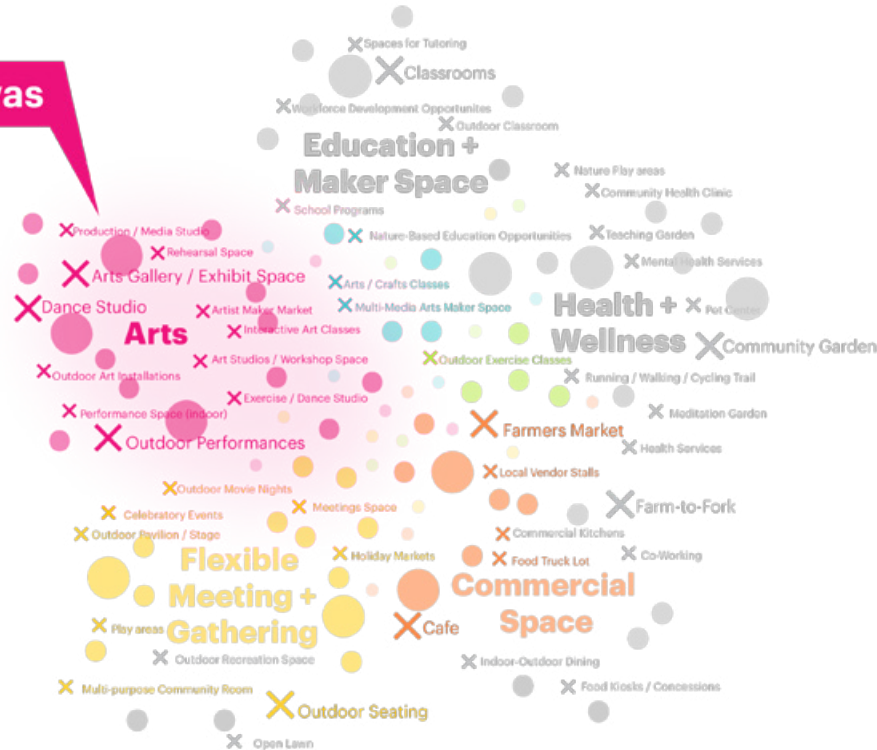


ITEM 3.1 Programming Themes

Three Preliminary Development Alternatives

ATTACHMENT 1

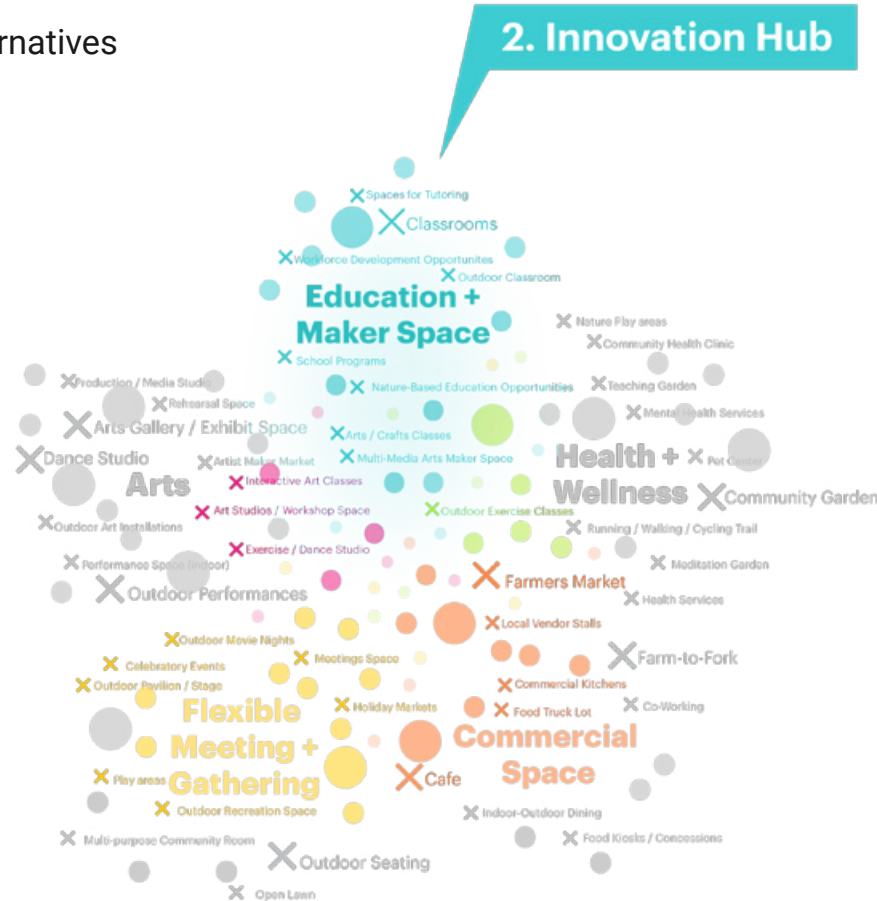
1. Community Arts Canvas



ITEM 3.1 Programming Themes

Three Preliminary Development Alternatives

ATTACHMENT 1



Community Assets

Education + Maker Space

- Spaces for Tutoring
- Classrooms
- Workforce Development Opportunities
- Outdoor Classroom
- School Programs
- Production / Media Studio
- Rehearsal Space
- Arts Gallery / Exhibit Space
- Nature-Based Education Opportunities
- Arts / Crafts Classes
- Multi-Media Arts Maker Space
- Nature Play areas
- Community Health Clinic
- Teaching Garden
- Mental Health Services
- Pet Center
- Community Garden

Arts

- Dance Studio
- Artist Maker Market
- Interactive Art Classes
- Art Studios / Workshop Space
- Outdoor Art Installations
- Exercise / Dance Studio
- Performance Space (outdoor)
- Outdoor Performances

Health + Wellness

- Outdoor Exercise Classes
- Running / Walking / Cycling Trail
- Meditation Garden
- Health Services

Flexible Meeting + Gathering

- Outdoor Movie Nights
- Celebratory Events
- Outdoor Pavilion / Stage
- Play areas
- Outdoor Recreation Space
- Multi-purpose Community Room
- Open Lawn

Commercial Space

- Meetings Space
- Holiday Markets
- Cafe
- Indoor-Outdoor Dining
- Food Kiosks / Concessions
- Farmers Market
- Local Vendor Stalls
- Commercial Kitchens
- Food Truck Lot
- Co-Working
- Farm-to-Fork

Mills Crossing Civic Center | City Council Presentation, December 15, 2020

Community Arts Canvas

A Platform for the Creative Expression of Rancho Cordova's Diverse Communities



Community Arts Canvas

A Platform for the Creative Expression of Rancho Cordova's Diverse Communities



ITEM 3.1 Community Arts Canvas

ATTACHMENT 1

A Platform for the Creative Expression of Rancho Cordova's Diverse Communities

Art Studios

Theater

We need more places for the performing arts – plays, concerts, etc.

Performance Art Space

I think we don't have a multi-use place where all generations and families or singles can mingle.

More outside music venues would be nice

Cultural symbols for all of the countries the members of our community are from

Arts and Farmers Markets, Art Shows, Art Classes



PUBLIC FEEDBACK

ITEM 3.1 Community Arts Canvas

ATTACHMENT 1

A Civic Center that serves as a platform the creative expression of Rancho Cordova's diverse communities

Community Canvas showcases the **rich diversity of the Rancho Cordova community** by providing a **flexible "stage" for cultural and artistic expression**.

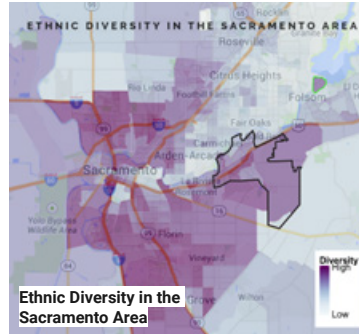
Rooted in Rancho Cordova's History as a Diverse & Evolving Community

Sacramento is one of the most diverse places in America, and Rancho Cordova is one of the **most diverse cities in the County**. This diversity speaks to the evolution of Rancho Cordova as a **destination for opportunity that has drawn people from all over the world** – for the California Gold Rush, Central Valley agriculture, the Aerojet aerospace facilities, and the world-class pilot training school of the Mather Air Force.

This concept also recognizes Rancho Cordova's **growing creative community** and the desires to integrate outlets for expression through **music, film, theater, spaces for art production, ethnic festivals, rotating exhibitions**, and more.

VISION: An Ever-Changing Platform for Expression

Every visit to the Mills Crossing Civic Center will be different, as the **changing scenery of public art displays, moveable furnishings, pop-up community events, and interactive architecture animate the Civic Center**. There will be a robust and diverse calendar of events on its plazas, flexible stages, and within the community center, complimented by informal activity – people playing music in the main plaza; outdoor dance classes on the lawn. Community Canvas could rely on partnerships with regional arts and culture organizations, both to help program the Civic Center and to make their arts and cultural offerings available to a broader audience and at a range of scales.



ITEM 3.1 Community Arts Canvas

ATTACHMENT 1

A Civic Center that serves as a platform the creative expression of Rancho Cordova's diverse communities

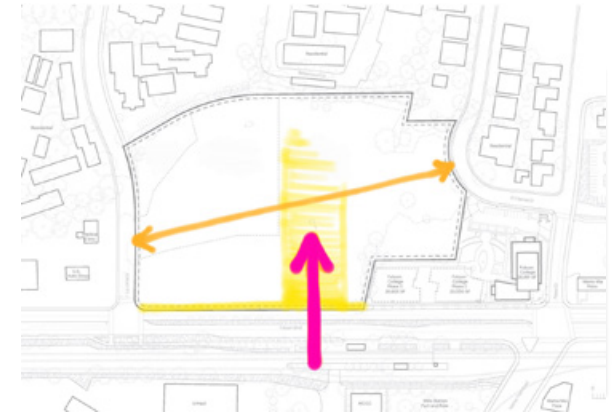


Potential Users & Programming Partners

ITEM 3.1 Community Arts Canvas

An Arts and Culture-Based Center, Organized around a Central PLAZA

ATTACHMENT 1

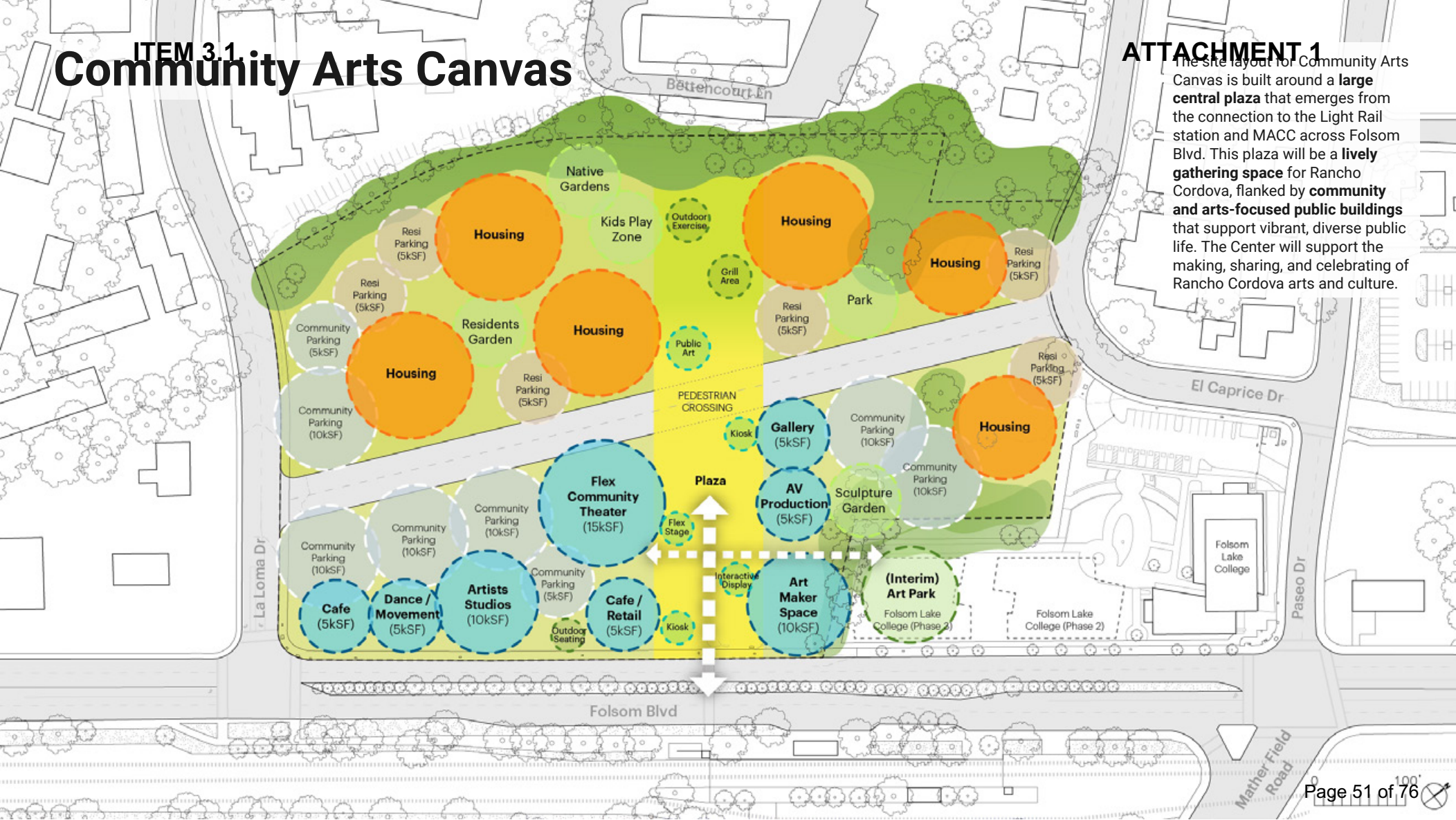


- Central plaza = Civic Heart
- Flexible, Active Community Square
- Activated by engaging community facilities along the edges of the plaza, along Folsom Blvd, and with easy access to transit

ITEM 3.1 Community Arts Canvas

ATTACHMENT 1

The site layout for Community Arts Canvas is built around a **large central plaza** that emerges from the connection to the Light Rail station and MACC across Folsom Blvd. This plaza will be a **lively gathering space** for Rancho Cordova, flanked by **community and arts-focused public buildings** that support vibrant, diverse public life. The Center will support the making, sharing, and celebrating of Rancho Cordova arts and culture.



ITEM 3.1 Community Arts Canvas

An Arts and Culture-Based Center, Organized around a Central PLAZA

ATTACHMENT 1



Outdoor Gallery



Artist Studio



AV Production



Music Venue



Art Class



Food Truck Lot



Outdoor Dance Class



Events

Community Arts Canvas

An Arts and Culture-Based Center, Organized around a Central PLAZA



Innovation Hub

A center that fosters collaboration, experimentation, and learning



Innovation Hub

A center that fosters collaboration, experimentation, and learning



ITEM 3.1 Innovation Hub

A center that fosters collaboration, experimentation, and learning

ATTACHMENT 1

some **industrial production**,
i.e. wood, metal, electronic

More scalable, affordable
meeting space for non-profits
to use for meetings or events.

We need to educate our community, young and old
with **digital media, production media, MakerSpace...
3D, electronics, woodworking**, etc. that may help
develop more of our youth to enter productive trades

Homeless services, GED resources,
training/retraining resources for people
looking for work

Medium density housing, **access to
meaningful ownership by BIPOC
residents**, and places where community
investment can be prioritized.

Opportunities for people in the community
to support others by **sharing knowledge and
skills** with each other.

Proximity to adjacent activities,
walkability, alternative transportation
options, gardens/greenscape



PUBLIC FEEDBACK

ITEM 3.1 Innovation Hub

ATTACHMENT 1

A center that fosters collaboration, experimentation, and learning

Innovation Hub celebrates Rancho Cordova's **legacy of discovery and experimentation** by creating a center that **fosters and showcases collaboration and innovation**.

Rooted in Rancho Cordova's Legacy of Pioneering, Discovery, Experimentation

The history of Rancho Cordova tells a powerful story of discovery. The region was the **first frontier for the California Gold Rush** of 1849, which led to the development of the Sacramento Valley Railroad – the **first railroad** company incorporated in CA, for which Mills Station was a way station – and the invention of new models of **hydraulic mining**. Further engineering experiments included **one of the first hydroelectric power stations**, and intensive damming and **irrigation systems** to support Central Valley agriculture. Rancho Cordova also played a major role in **aeronautical experimentation**, through both Mather Air Force Base and Aerojet – which was the world's leader in rocket and missile propulsion, designing the motors that propelled the Apollo astronauts to the moon.

VISION: A Center for Collaboration and Discovery

The Center will include **facilities that support collaboration, research, and innovation**, along with public spaces that serve as **platforms for demonstration, hands-on education, and public interaction**. Facilities include **Maker Spaces** and **Tech Learning Labs**, along with a **Small Business Incubator** and **Workforce Development Training Lab**. Topics could include the **future of mobility** and the **future of alternative energy**. Public areas will be activated by rotating exhibits that demonstrate recent projects and interactive installations that encourage exploration and curiosity. The MCCC will **bring people together in a space that embodies the spirit of a living, learning laboratory**.



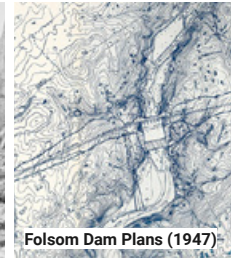
Panning for Gold
(1850)



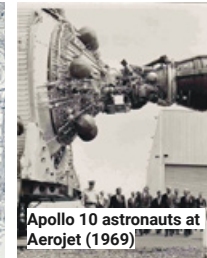
"Pioneer" Sacramento
Valley Railroad steam
locomotive (1869)



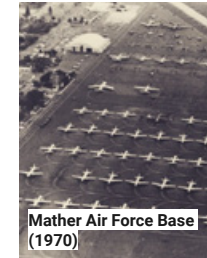
Hydraulic Mining on the
American River (1870)



Folsom Dam Plans (1947)



Apollo 10 astronauts at
Aerojet (1969)



Mather Air Force Base
(1970)



ITEM 3.1 Innovation Hub

ATTACHMENT 1

A center that fosters collaboration, experimentation, and learning

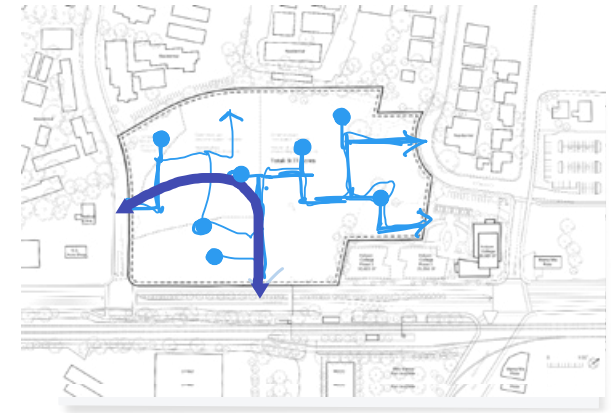
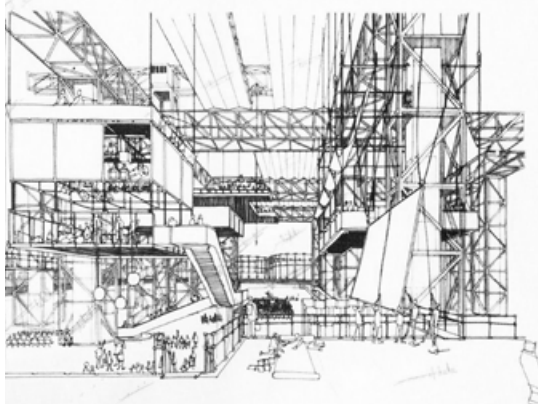
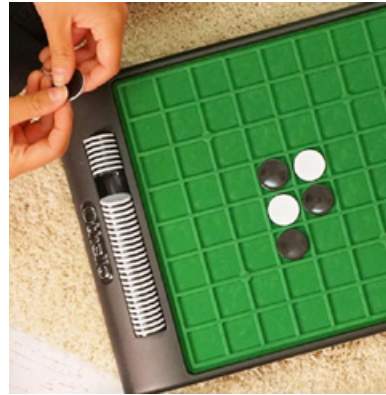
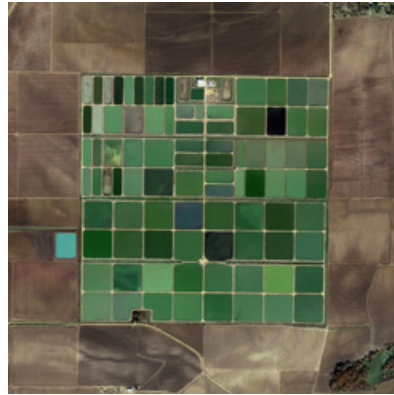
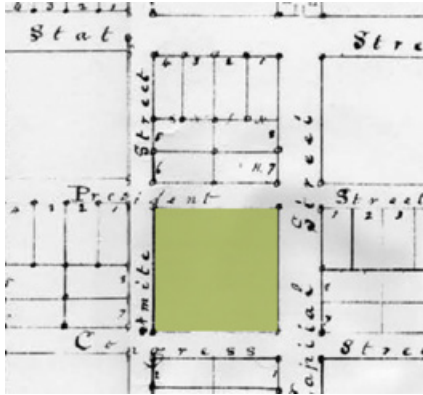


Potential Users & Programming Partners

ITEM 3.1. Innovation Hub

A Center that fosters innovation and learning, organized around a Central STREET

ATTACHMENT 1

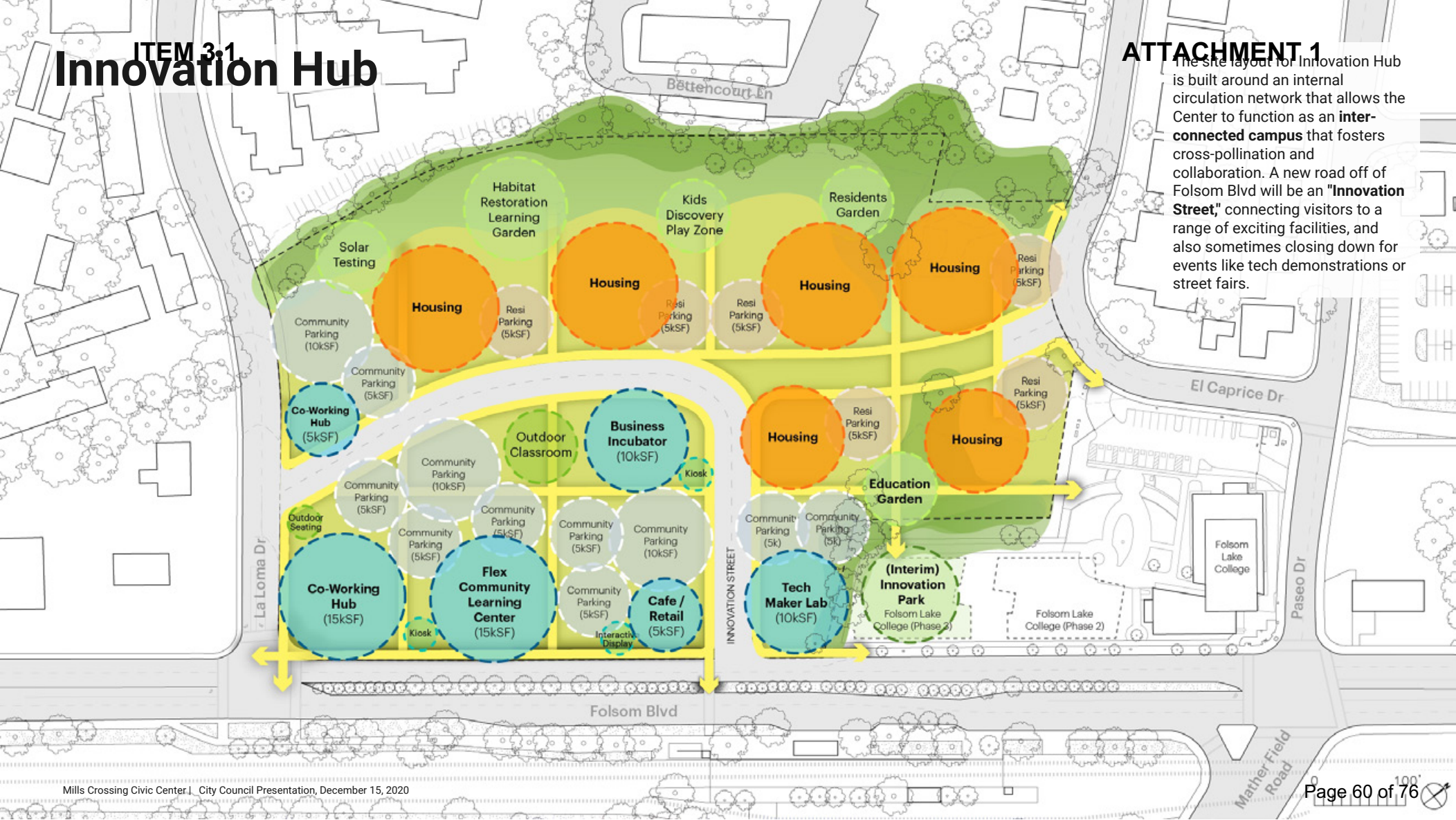


- Campus
- Flexible, Adaptable Framework
- Network that encourages cross-mixing
- Interior circulation = active spine

ITEM 3.1 Innovation Hub

ATTACHMENT 1

The site layout for Innovation Hub is built around an internal circulation network that allows the Center to function as an **inter-connected campus** that fosters cross-pollination and collaboration. A new road off of Folsom Blvd will be an **"Innovation Street,"** connecting visitors to a range of exciting facilities, and also sometimes closing down for events like tech demonstrations or street fairs.



ITEM 3.1 Innovation Hub

A Center that fosters innovation and learning, organized around a Central STREET

ATTACHMENT 1



Meeting Room



Maker Shop



Co-Working Space



Outdoor Classroom



Cafe



Workforce Development



Testing Lab



Innovation Park

Innovation Hub

A Center that fosters innovation and learning, organized around a Central STREET



Holistic Wellness

A Civic Center that supports multi-dimensional health & wellness for individuals, communities, and ecologies



Holistic Wellness

A Civic Center that supports multi-dimensional health & wellness for individuals, communities, and ecologies



ITEM 3.1 Holistic Wellness

ATTACHMENT 1

A Civic Center that supports multi-dimensional health & wellness for individuals, communities, and ecologies

focus on multi-modal
transportation access
ESPECIALLY biking and
green economy principles

Need to educate people on
growing and eating fruits and
vegetables for health of people
and the planet. Need to stress the
importance of nutrition, family,
community and safety.

I enjoy nature-centered outdoor spaces for gathering and
activities. The bike trail can be a great local place for a
long family bike ride and picnic.

Mental health / addiction /
homeless resources

community orchard,
botanical garden

Connection to American river parkway
and the feel of nature.

I really think it should be built with recycled
products. Clean energy based theme with
gardening, conservation, recycling, etc.

We want a beautiful space
centered around food, health and
the environment



PUBLIC FEEDBACK

ITEM 3.1 Holistic Wellness

ATTACHMENT 1

A Civic Center that supports multi-dimensional health & wellness for individuals, communities, and ecologies

This concept for the Civic Center centers a **holistic vision of wellness**, which includes physical, mental, spiritual, environmental, and community health. The Civic Center provides a **vibrant gathering space** for people to come together around **building a healthy future for all**.

Rooted in Rancho Cordova's Legacy as a Place Fundamentally Shaped by the River and the Land

Rancho Cordova is located in the **watershed of the lower American River**. This area was once defined by **seasonal wetlands**, including unique **vernal pools**, and a rich ecosystem of plants and animals occupied the area. This area was home to Native American communities like the **Valley Nisenan** and **Maidu** peoples. After the discovery of gold, portions of the American River were disrupted by **hydraulic mining, dredging, and damming**. These advancements brought development to the region, but the Nisenan were displaced and killed. Intense **irrigation** of the American River continues to support the **agriculture** of the region, and Rancho Cordova became particularly known for its **vineyards and orchards**.

While many engineering interventions on the American River enabled industry and development, they also caused **severe consequences** on the vegetation, wildlife, and aquatic habitats. Beginning in the 1950s, Aerojet's testing began polluting the surrounding area, and the company is still doing **environmental clean-up** in Rancho Cordova today. Today, many environmental factors function as barriers to health, coupled with the much larger implications of climate change. In the face of these challenges lies an opportunity to create a community hub that centers health and wellness, **built on the understanding that human health is fundamentally intertwined with the health our environment**.

VISION: Multi-Dimensional Wellness through Connecting with Nature

The Mills Crossing Civic Center will provide residents with opportunities for health and wellness, including: a **community health clinic**; spaces for indoor and outdoor **exercise**; a **community teaching garden**, and access to **healthy food**; and opportunities to commune with plants and nature. The understanding of wellness that the Center puts forth will go beyond a traditional definition of health to also incorporate a **spirit of environmental stewardship, equity, and social justice**. There will be opportunities to learn about and engage with **habitat restoration**, along with programs that help train the **next generation of climate change activists**.



In reflecting on this photograph, with her great grandfather in the center, Diana Alvarado says it "expresses the abundance of the wetlands. The skirts are made from tule, cattail and cattailweed flaps. The headdress is made from tule and the feather fluffs are of snow goose feathers. Dance outfits are a reflection of the environment."



ITEM 3.1 Holistic Wellness

ATTACHMENT 1

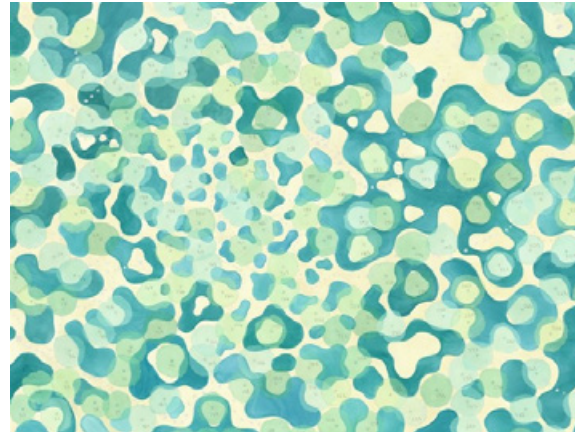
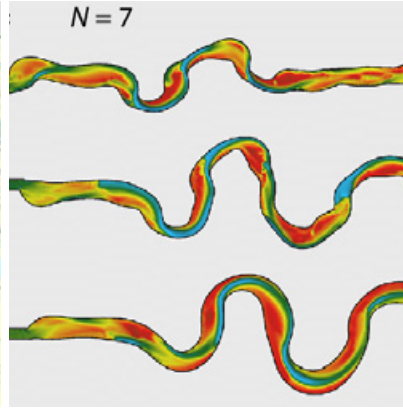
A Civic Center that supports multi-dimensional health & wellness for individuals, communities, and ecologies



Potential Users & Programming Partners

ITEM 3.1 Holistic Wellness

A Center that supports health and wellness, organized around a central PARK

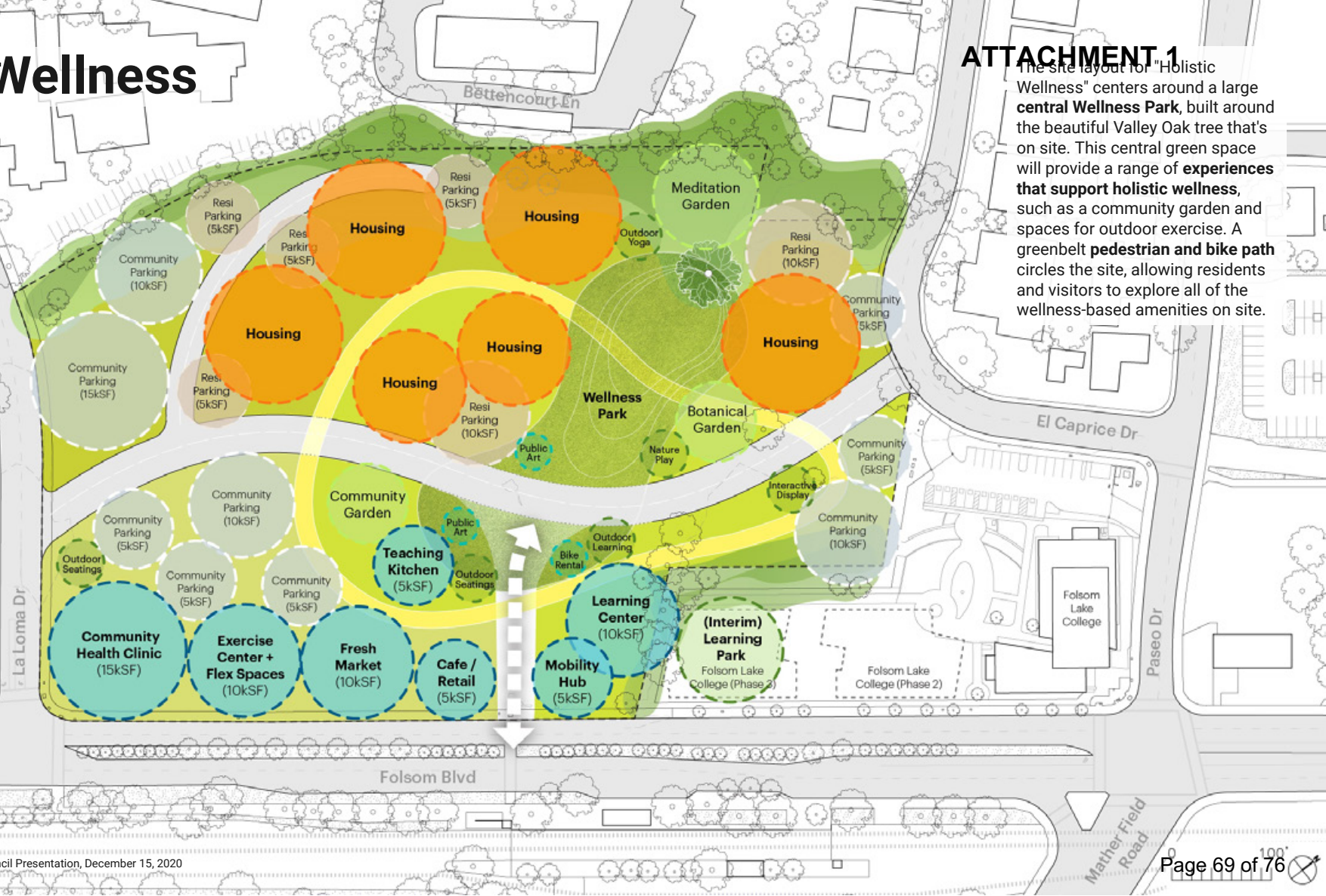


- Large green park built around existing giant Valley Oak
- Green Heart
- Greenbelt Loop navigates the site
- Highlights a connection to nature

ITEM 3.1 Holistic Wellness

ATTACHMENT 1

The site layout for "Holistic Wellness" centers around a large **central Wellness Park**, built around the beautiful Valley Oak tree that's on site. This central green space will provide a range of **experiences that support holistic wellness**, such as a community garden and spaces for outdoor exercise. A greenbelt **pedestrian and bike path** circles the site, allowing residents and visitors to explore all of the wellness-based amenities on site.



ITEM 3.1 Holistic Wellness

A Center that supports health and wellness, organized around a central PARK

ATTACHMENT 1



Multi-purpose Trail



Exercise/Recreation (i.e. Basketball)



Outdoor Yoga



Flexible Open Lawn



Teaching Kitchen



Urban Farm



Health Clinic



Children's Play Area

Holistic Wellness

A Center that supports health and wellness, organized around a central PARK

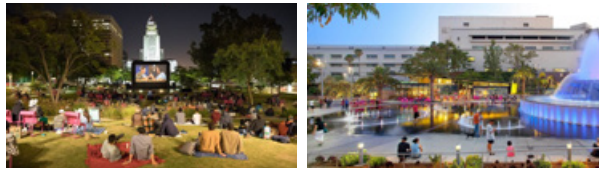


ITEM 3.1. Three Preliminary Development Alternatives

ATTACHMENT 1

Initial Concepts

PLAZA



Community Canvas

An arts and culture-based center, organized around a central plaza

Community Canvas showcases the rich diversity of the Rancho Cordova community by providing a flexible "stage" for cultural and artistic expression. Every visit will be different, as the changing scenery of public art displays, moveable furnishings, pop-up community events, and a diverse calendar of events will animate the Civic Center.

STREET



Innovation Hub

A Center that fosters innovation and learning, organized around a central street

Innovation Hub celebrates Rancho Cordova's legacy of discovery and experimentation by creating a center that fosters collaboration and innovation. The Center will include facilities that support education, research, and cross-disciplinary work, and public spaces that support demonstration, hands-on learning, and public interaction.

PARK



Holistic Wellness Center

A Center that supports health and wellness, organized around a central park

The Holistic Wellness Center focuses on a multi-dimensional vision of health and wellness – a vision that includes physical, mental, spiritual, environmental, and community health. The Center provides a vibrant gathering space for people to come together around building a healthy future for all.

ITEM 3.1. What are you thoughts?

Feedback + Discussion

ATTACHMENT 1

1. What speaks to you? What jumps out at you?

2. What's missing?

3. How do these concepts align with your vision of success for the project?

Looking Ahead

Next Steps

ITEM 3.1 Looking Ahead

Next Steps in the Master Plan Effort

ATTACHMENT 1

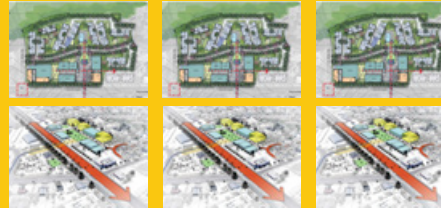
120 Days

- Due Diligence, Site Research & Analysis
- Initial Findings for Programming Partners
- Community Survey Results
- 3 Preliminary Development Alternatives: Concepts + Diagrams
- Precedent Imagery



180 + 210 Days

- 3 Developed Site Plans
- Illustrative Drawings
- Precedent Imagery
- Updated Proposal for Programming Partners
- Phasing / Cost Assessment



300 Days

- 1 Illustrative Site Plan
- 3D Renderings + Illustrative Drawings/Diagrams
- Look & Feel Imagery
- Programming Partnership Final Proposal
- Phasing / Cost Proposal



Thank you!