

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

Tuesday, March 23, 2021

4:30 PM - Special Meeting/Closed Session

5:30 PM – Special Meeting

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 Council meetings are currently Teleconference Meetings Only to align with local and federal guidelines and social distancing recommendations for the containment of COVID-19. If there is a need for training or assistance in using the teleconferencing platform, please contact the office of the City Clerk no later than 10:00 a.m. Tuesday, March 23, 2021 at (916) 851-8720.

City Hall

2729 Prospect Park Drive, Rancho Cordova

Join the Meeting Via Zoom Link:

<https://cityofranhocordova.zoom.us/j/93601626663?pwd=dIUzSjZSVXFuUjRMRjVzdVZuOGJHQT09>

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: 936 0162 6663

Password: 975345

Instructions to Make Public Comment

Submitting Public Comment via Email

Members of the public who wish to provide public comment via email will need to submit comments to CityClerk@cityofranhocordova.org no later than 2:30 p.m. on Tuesday, March 23, 2021. All comments submitted later than 2:30 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 can do so 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 Tuesday, March 23, 2021 before 2:30 p.m.

AGENDA

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

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

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. ADJOURN TO CLOSED SESSION

Mayor Gatewood will adjourn the Special meeting to closed session.

4. CLOSED SESSION - CALL TO ORDER/ROLL CALL

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

5. CLOSED SESSION

Council will meet in closed session to discuss the following items:

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property Address 2875 Kilgore Road. Assessor’s Parcel Number 072-0490-024. City Negotiators: Cyrus Abhar, City Manager and Adam U. Lindgren, City Attorney. Negotiating Parties: West Taron Holdings, LLC or Assignee.

2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION: Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2) (One Case).

6. OPEN SESSION - REPORT FROM CLOSED SESSION

The City Attorney will report on action taken in closed session.

7. ADJOURN TO SPECIAL MEETING

Mayor Gatewood will adjourn to the Special meeting.

8. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

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

9. 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.

10. SPECIAL MEETING ITEMS

- 10.1. **Subject:** Mills Crossing Civic Center Presentation of Three Development Options and Direction on the Selection of a Preferred Development Alternative.

Recommendation: Receive presentation and provide direction to staff on a preferred development alternative.

11. ADJOURNMENT

ADDITIONAL INFORMATION

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

April 5, 2021	4:00 PM Special Meeting/Regular Meeting
April 19, 2021	5:30 PM Regular Meeting
April 27, 2021	5:30 PM Special Meeting/Work Session
May 3, 2021	4:00 PM Special Meeting/Regular Meeting
May 11, 2021	5:30 PM Special Meeting/Work Session
May 17, 2021	5:30 PM Regular Meeting
May 25, 2021	5:30 PM Special Meeting/Work Session
June 7, 2021	4:00 PM Special Meeting/Regular Meeting

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 March 23, 2021 Special Meeting of the Rancho Cordova City Council was posted and available for review on March 19, 2021 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.cityofranhocordova.org.

Signed March 19, 2021 at Rancho Cordova, California.



Stacy Leitner, CMC
City Clerk

MEMORANDUM



ITEM 10.1.

DATE: March 23, 2021

TO: Honorable Mayor and Council Members

FROM: Stefan Heisler, Housing Manager
Micah Runner, Deputy City Manager

SUBJECT: **MILLS CROSSING CIVIC CENTER PRESENTATION OF THREE DEVELOPMENT OPTIONS AND DIRECTION ON THE SELECTION OF A PREFERRED DEVELOPMENT ALTERNATIVE**

RECOMMENDATION

Receive presentation and provide direction to staff on a preferred development alternative.

RESULT OF RECOMMENDED ACTION

The Master Developer Team, led by Griffin/Swinerton and RIOS Design, will present three development options to the City Council for direction on the selection of a preferred development alternative. This selection will direct the Master Developer Team to craft the final structure of the preferred development alternative for Council adoption.

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 adoption of a preferred development alternative by June 2021.

The Master Development Team presented three directional concepts on December 10, 2020 focusing on three larger themes for the Civic Center project. These were an Arts Plaza, a Wellness Park, and an Innovation Street. Council provided feedback overall preferring the Arts Plaza and Wellness Park themes. The Master Development Team has used that feedback to further refine three development alternatives for this Council discussion and selection.

This presentation will describe the three development alternatives in more specific detail, including the specific uses, site plans, and major features. The expected City financial commitment for all three alternatives falls within the previously discussed range of about \$35 million. Council discussion and selection is requested to identify a preferred development

alternative. The Master Developer team will craft the final structure of the preferred development alternative for Council consideration and potential adoption in June 2021.

Should additional discussion be needed, subsequent Council meetings may be scheduled for further discussion of the three development alternatives before Council selects a preferred development alternative.

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 later in 2021 which is anticipated to involve significant City funding.

ATTACHMENT(S)

1. Presentation

Mills Crossing Civic Center

City Council Presentation #2
March 23, 2021

Introduction

Mills Crossing Civic Center

LA LOMA DR

Mather Field/Mills Station

MACC

FOLSOM BLVD

Folsom Lake College /
Rancho Cordova Center

PASEO DR

MATHER FIELD RD

Agenda

March 23, 2021 City Council Presentation

- 1. Introduction**
- 2. Work Completed + What We've Heard So Far**
- 3. Three Development Alternatives**
 - a. Narrative, Site Plans, Design Concept Imagery
- 4. Development Plan**
 - a. Community Facilities & Program
 - b. Housing
 - c. Parking
 - d. Operations
 - e. Development Schedule & Phasing Plan
 - f. Preliminary Financing Plan
 - g. Due Diligence
- 5. Next Steps**

ITEM 10.1.

Goals

What We Aim to Accomplish in this Session

1. Report Back on Work Completed To Date

2. Present Three Development Alternatives

3. Select a Preferred Development Alternative

Development Team

Developers



Master Developer &
Civic/Community Facilities



Housing

General Contractor



Design



Master Plan & Public Space



Housing

Programming & Outreach



MMS strategies

Outreach & Funding



Arts Programming

ITEM 10.1.

Timeline



Work Completed + What We've Heard

Work Completed



A Civic Heart in Mills District

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



Three Development Alternatives

1. Community Arts Canvas

Production / Media Studio
Rehearsal Space
Arts Gallery / Exhibit Space
Dance Studio
Artist Maker Market
Interactive Art Classes
Art Studios / Workshop Space
Outdoor Art Installations
Performance Space (indoor)
Outdoor Performances

Arts

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

Flexible Meeting + Gathering

Spaces for Tutoring
Classrooms
Workforce Development Opportunities
Outdoor Classroom
School Programs
Nature-Based Education Opportunities
Arts / Crafts Classes
Multi-Media Arts Maker Space

Education + Maker Space

Health + Wellness

Nature Play areas
Community Health Clinic
Teaching Garden
Mental Health Services
Pet Center
Community Garden
Running / Walking / Cycling Trail
Meditation Garden
Health Services
Farmers Market
Local Vendor Stalls
Farm-to-Fork
Commercial Kitchens
Food Truck Lot
Co-Working
Indoor-Outdoor Dining
Food Kiosks / Concessions

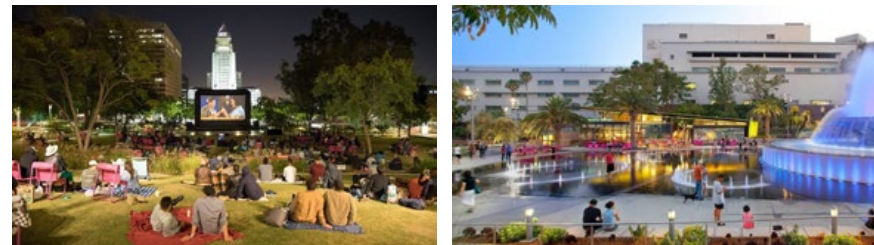
2. Innovation Hub

3. Holistic Wellness

Three Preliminary Development Alternatives

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.

City Council Feedback on Preliminary Alternatives

December 2020 & January 2021

Flexibility

great **indoor & outdoor** spaces

preference for **denser housing**
and a more **urban feel**

A top priority is **providing services**: should
be a useful asset to residents in the
immediate area

inclusive economic
development

Partnerships will drive the
development option

Basketball

A top priority is **catalyzing
development** in the
surrounding area

significant support for
Arts theme

minimal interest in a new mid-block
road coming off of Folsom

significant support for
Wellness theme

Support for
entrepreneurs

Program Opportunities

Program Opportunities

Flexible Performing Arts Theater



Black Box Theater



Program Opportunities Community Arts Center



Program Opportunities

Arts Maker Space



Program Opportunities

Health & Wellness Clinic



Program Opportunities

Cafe / Healthy Market



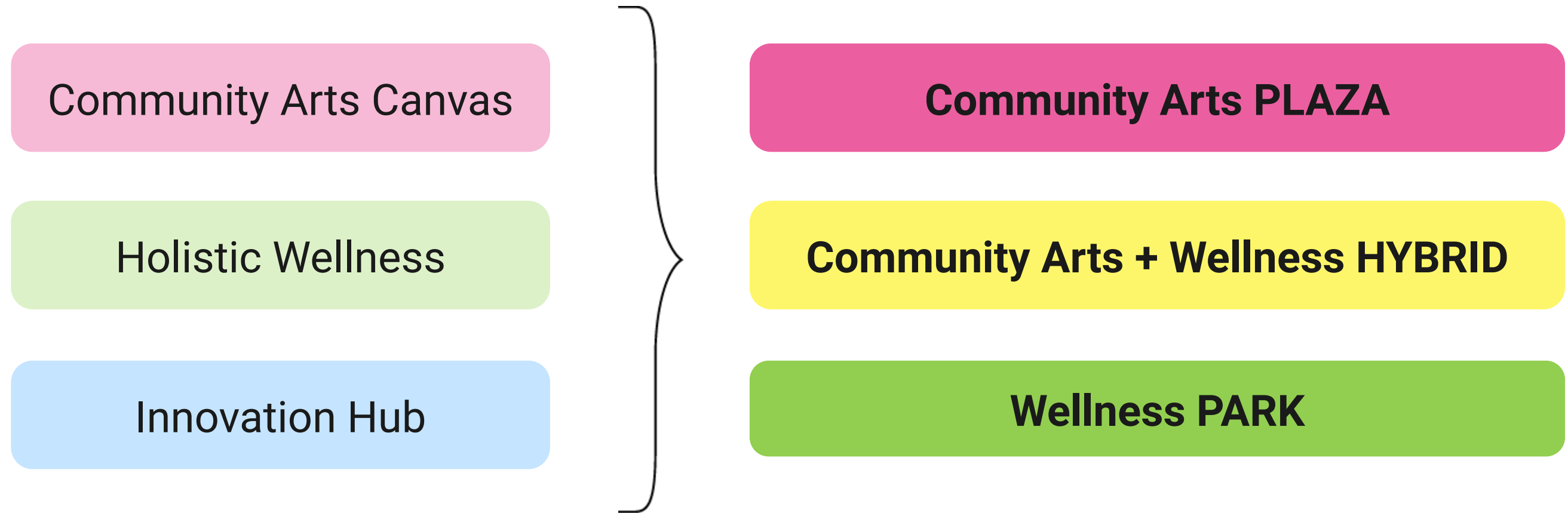
Program Opportunities

Co-Working / Small Business Incubator



Three Development Alternatives

Refining the Development Alternatives



Refining the Development Alternatives

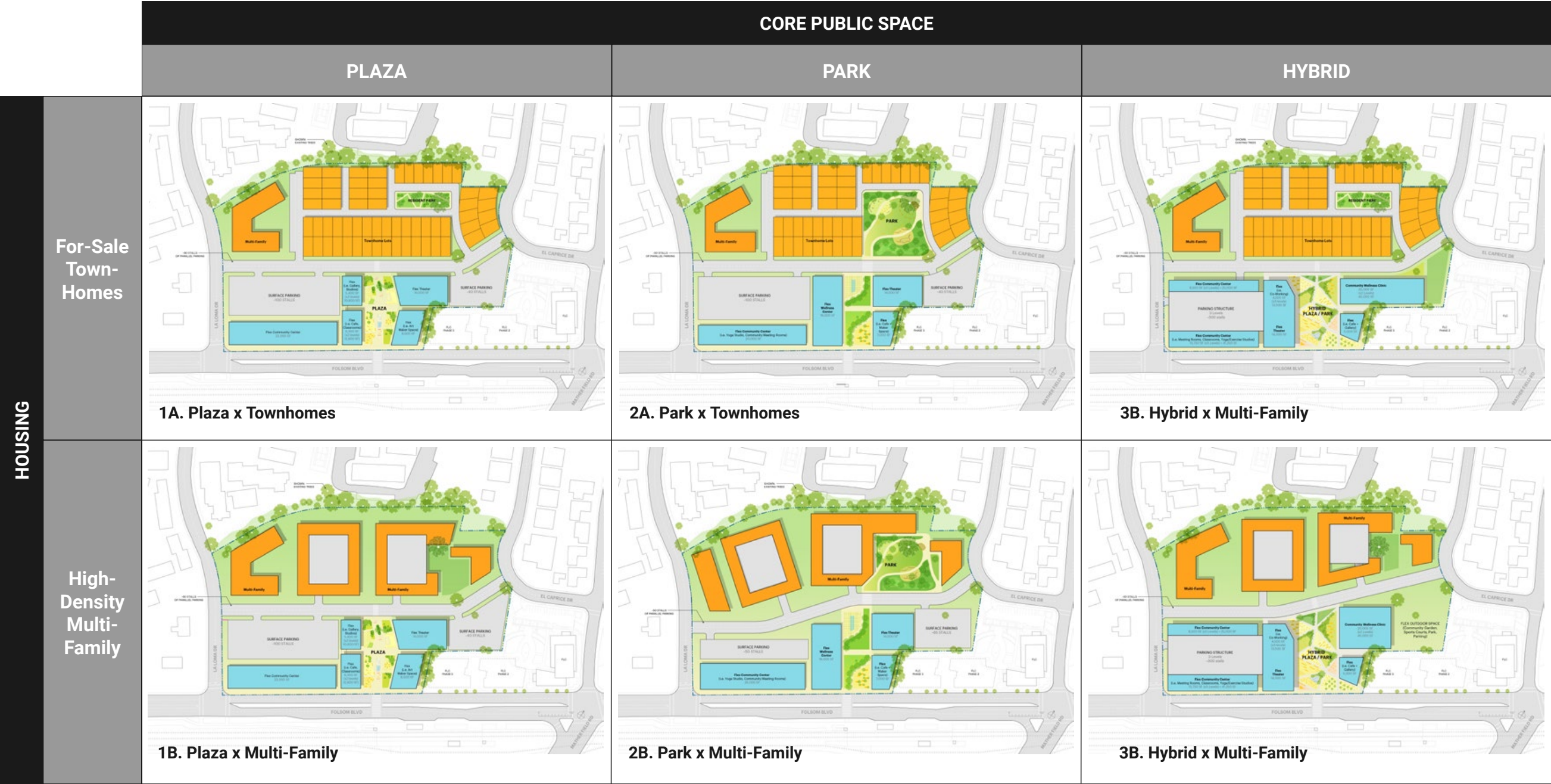
		CORE PUBLIC SPACE	
		PLAZA	PARK
CORE PROGRAM	ARTS & CULTURE	Community Arts Plaza	
	HEALTH & WELLNESS	Community Arts + Wellness Hybrid	Wellness Park

Consistent Master Plan Elements



ITEM 10.1.

Matrix of Site Layout Options



ITEM 10.1.

Matrix of Site Layout Options

ATTACHMENT 1

1A. Plaza x Townhomes



2A. Park x Townhomes



3A. Dense Hybrid x Townhomes



1B. Plaza x Multi-Family



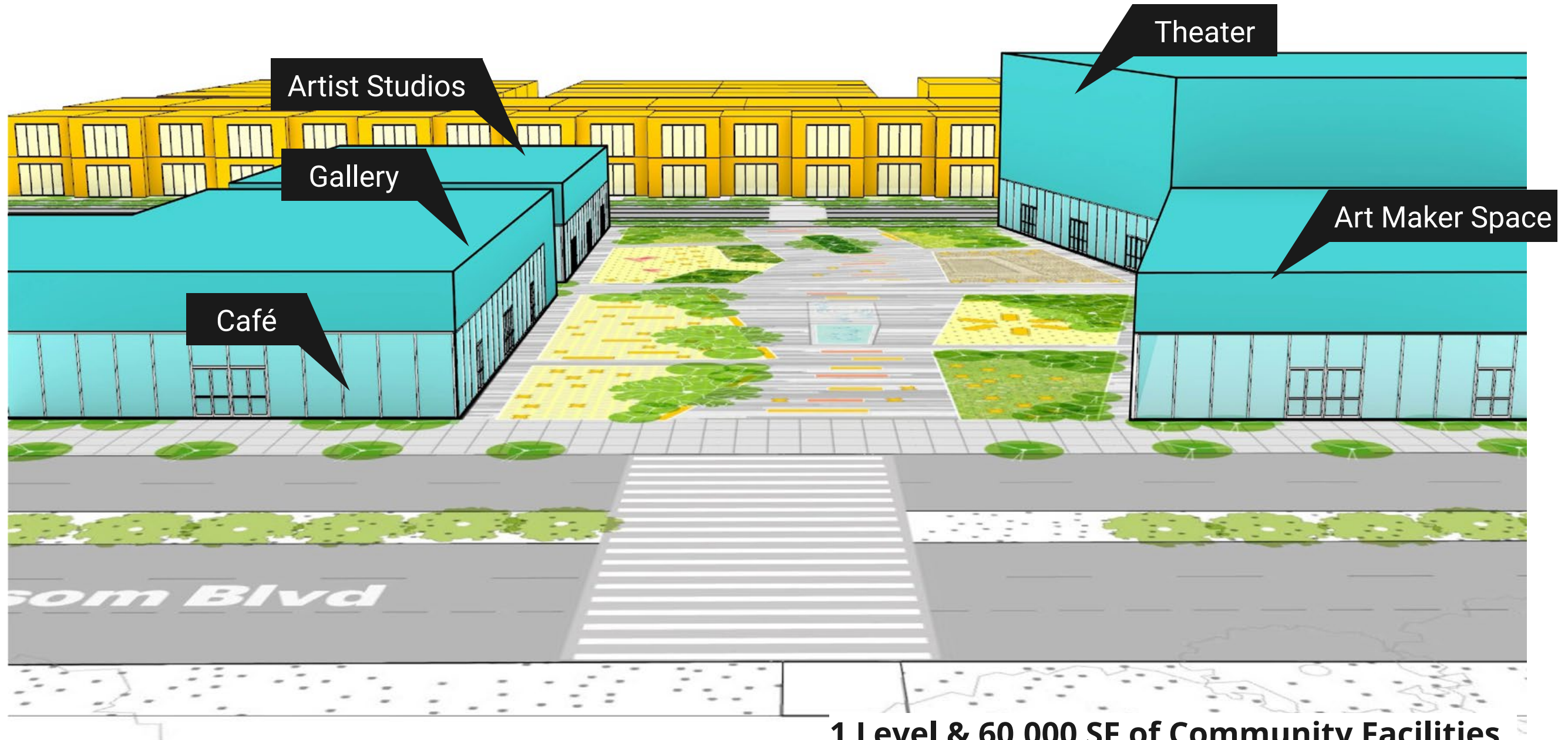
2B. Park x Multi-Family



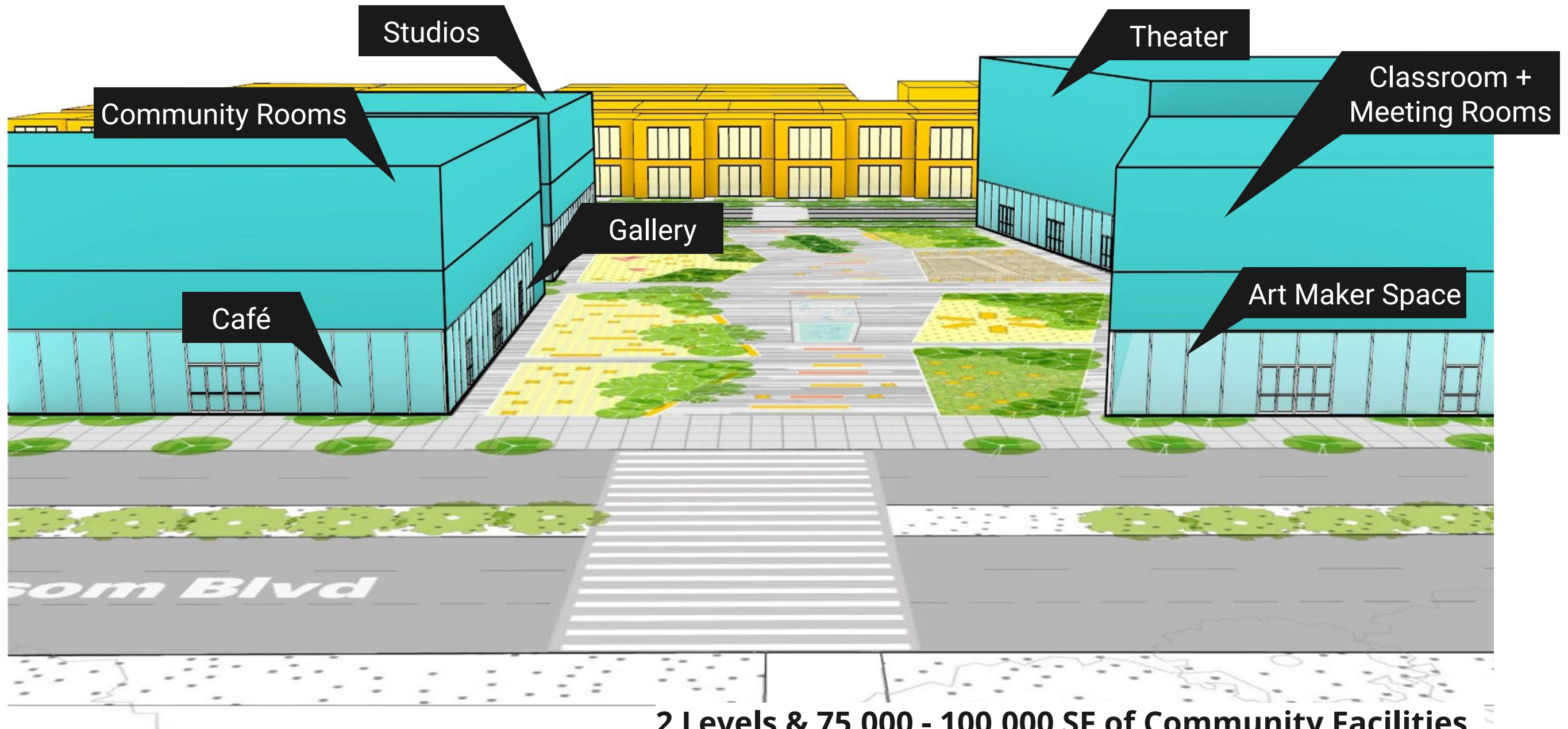
3B. Dense Hybrid x Multi-Family



3D Massing Study Flexibility in Density



3D Massing Study Flexibility in Density



Three Development Alternatives

1. Community Arts Plaza

Community Arts Plaza Precedent Images



Urban Plaza



Public Art



Shaded Gathering



Public Performances



Cultural Experiences



Community Arts Plaza Site Plan



Community Facilities:
60,000 - 70,000 SF

Surface Parking: ~190 spaces
140 in + 50 internal street

Central Plaza:
.5 acres

Community Arts Plaza Enlarged Site Plan

OPEN SPACE DESIGN

The core of the Civic Center is a **highly activated urban plaza**. This plaza will be a **lively gathering space** for all Rancho Cordova residents and visitors, supporting vibrant public life that celebrates **arts and culture**. Varied zones within the plaza will support different types of gathering: cafe seating; group meetings; an interactive water feature; public art; shaded green space; and a flexible outdoor performance stage.

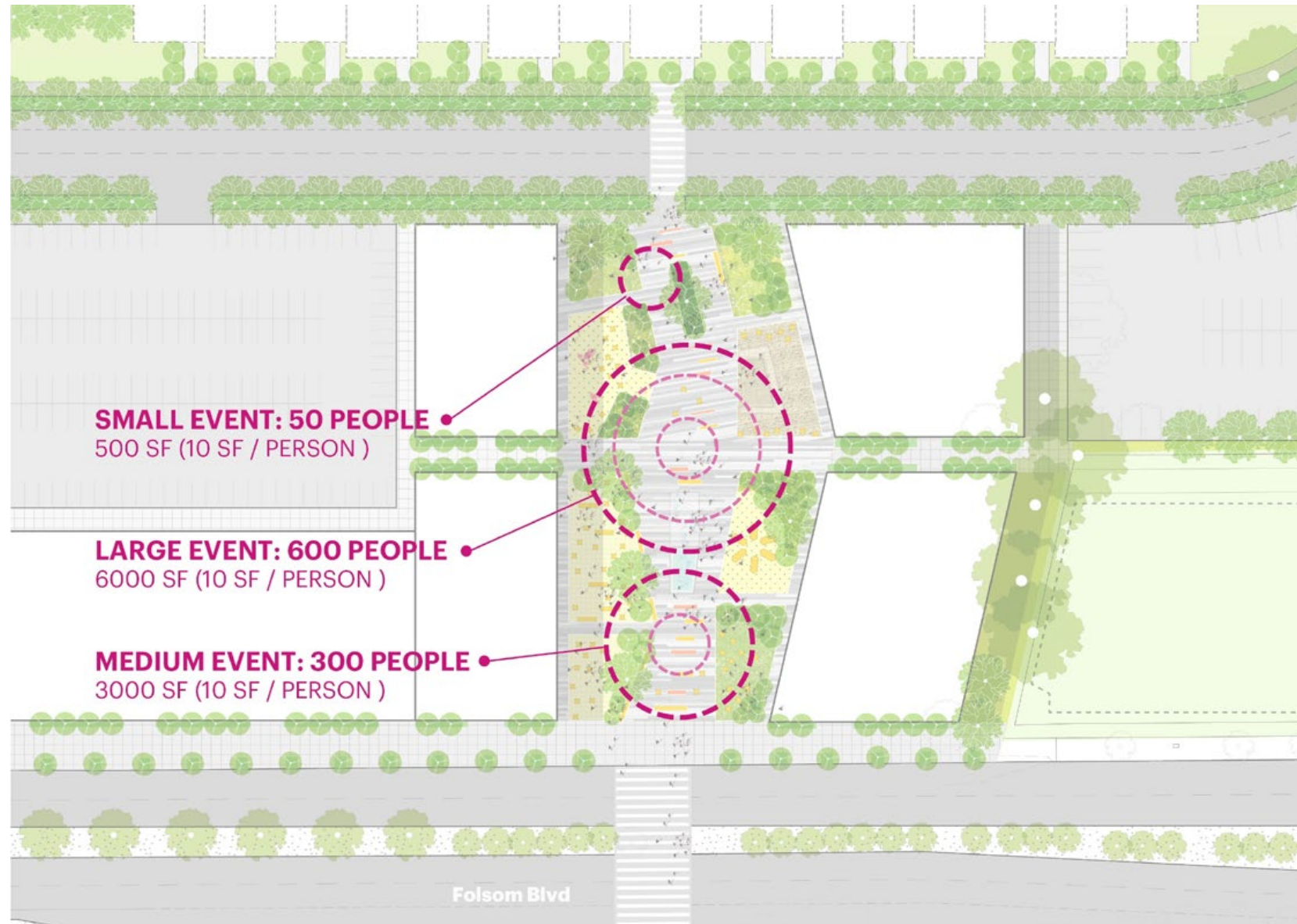
POTENTIAL PROGRAM

The Plaza will be flanked by **arts, culture, and community programs**. These programs could include: Theater; Art Gallery; Arts Maker Space; Art Studios; Dance/Exercise Studios; Classrooms; Café; and flexible meeting space.

- ❶ Interactive Water Feature
- ❷ Shaded Seating
- ❸ Cafe Seating
- ❹ Outdoor Meeting
- ❺ Flex Gathering Plaza
- ❻ Outdoor Classroom
- ❼ Performance Stage
- ❽ Rotating Art Installation
- ❾ Green Space
- ❿ Enhanced Crossing



Community Arts Plaza Capacity Study for Outdoor Events



Community Arts Plaza Scale Comparison



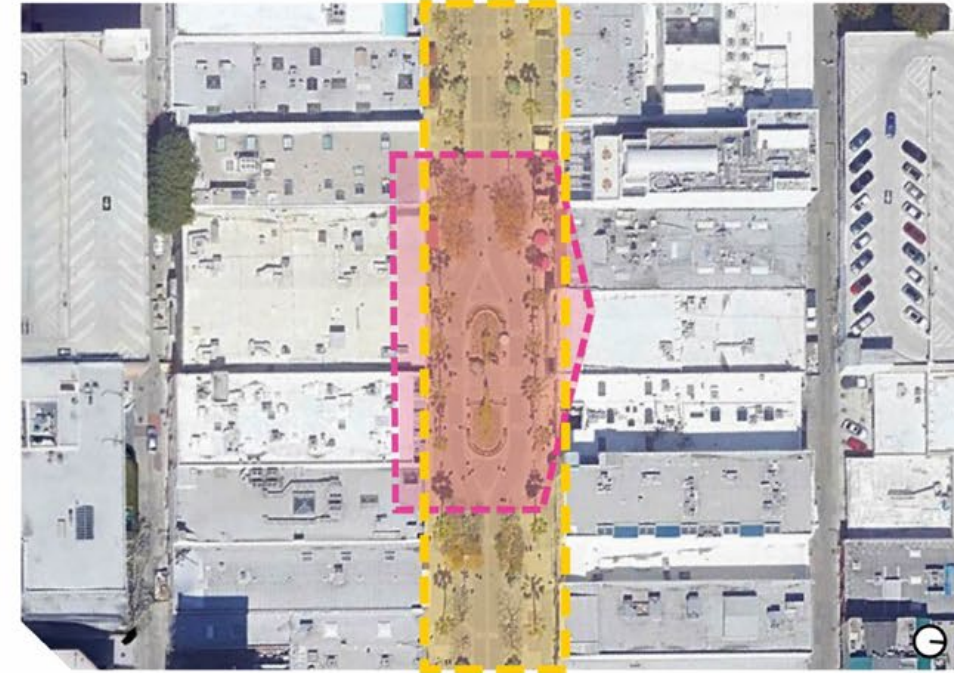
Urban Plaza

Rancho Cordova, CA

Width: 85' - 117'

Length: 230'

0.54 Acre



Third Street Promenade

Santa Monica, CA

Width: 68'

Length: 3 Blocks

1 Acre (As Shown)

Community Arts Plaza Scale Comparison



Three Development Alternatives

2. Wellness Park

ITEM 10.1.

Wellness Park Precedent Images

ATTACHMENT 1



Connection to Nature



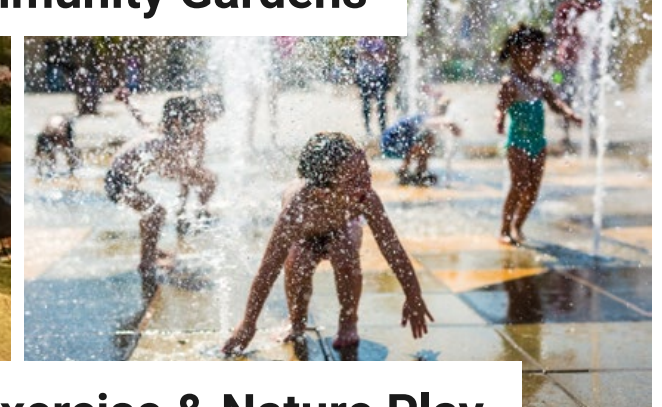
Outdoor Gatherings



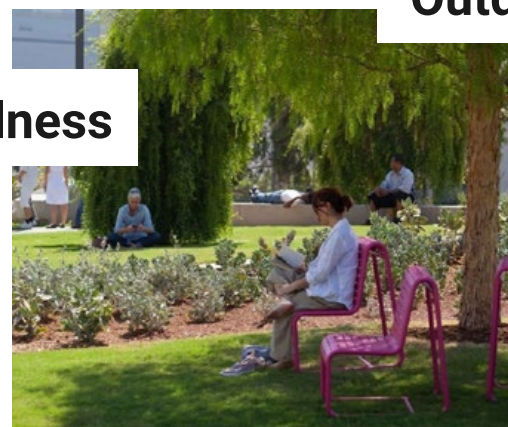
Community Gardens



Health & Wellness



Exercise & Nature Play



Wellness Park Site Plan



Community Facilities:
60,000 SF

Surface Parking: ~190 spaces
140 in + 50 internal street

Central Park Spaces:
1.4 acres

Wellness Park Enlarged Site Plan

OPEN SPACE DESIGN

The heart of the Civic Center will be a **central park**, built around the beautiful Valley Oak tree on site. This central green space will provide a range of experiences that support **holistic wellness**, such as a large flexible lawn with performance stage, community garden, nature play area, habitat gardens, and spaces for outdoor exercise.

POTENTIAL PROGRAM

The Civic Center will provide residents with opportunities for **health and wellness** and **connecting with nature and community**, such as: Community Health Clinic; Exercise Studios; Flex Theater/Gathering Space; Community Teaching Garden & Healthy Café; and Classrooms & Learning Center.

- ❶ Welcome Plaza
- ❷ Lawn / Green Space
- ❸ Interactive Water Feature
- ❹ Enhanced Crossing
- ❺ Botanical Rain Garden
- ❻ Nature Play
- ❼ Performance Stage
- ❽ Event Lawn / Flex Central Green
- ❾ Fitness Zone
- ❿ Habitat Garden



Wellness Park

Capacity Study for Outdoor Events



Wellness Park Scale Comparison

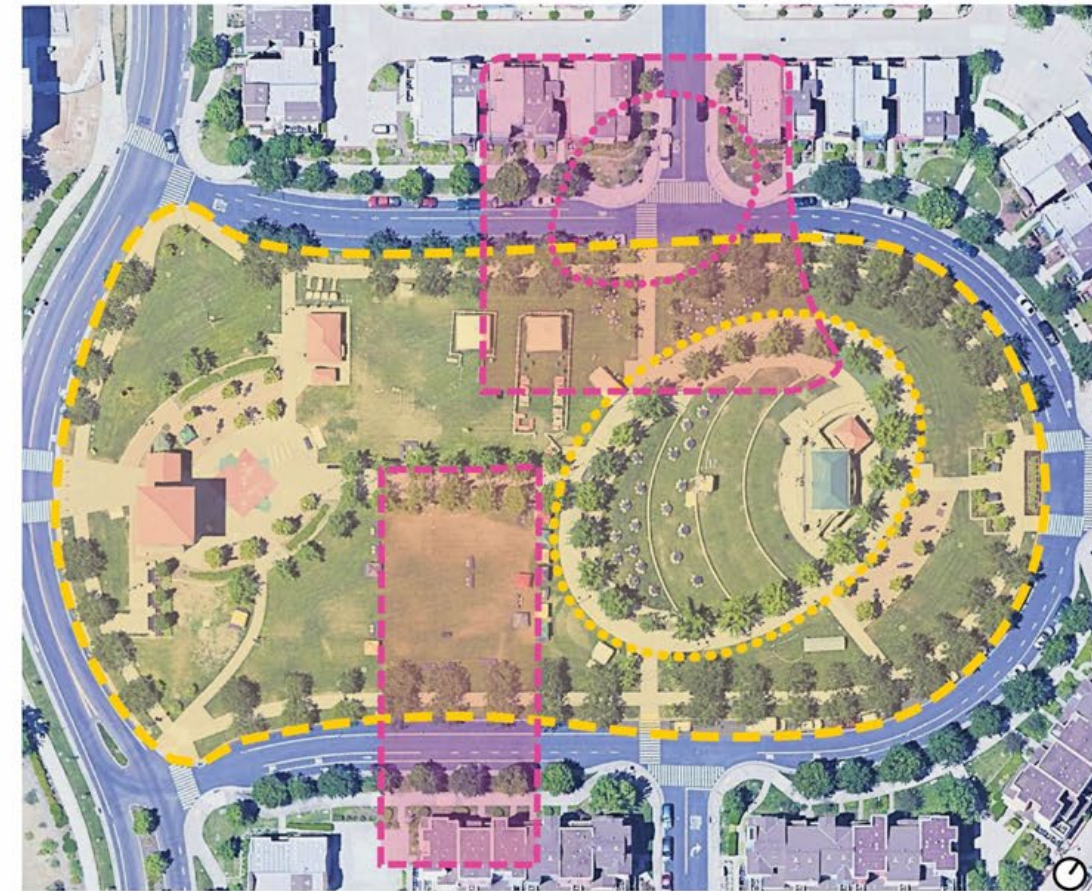


Park

Rancho Cordova, CA

Flexible Event Lawn:
0.3 Acre

Total: 1.4 Acres



The Village Green

Rancho Cordova, CA

Aphitheater: 0.77 Acre

Total: 3.5 Acres



Wellness Park Scale Comparison



Three Development Alternatives

3. Community Arts + Wellness Hybrid

Community Arts + Wellness Hybrid Precedent Images



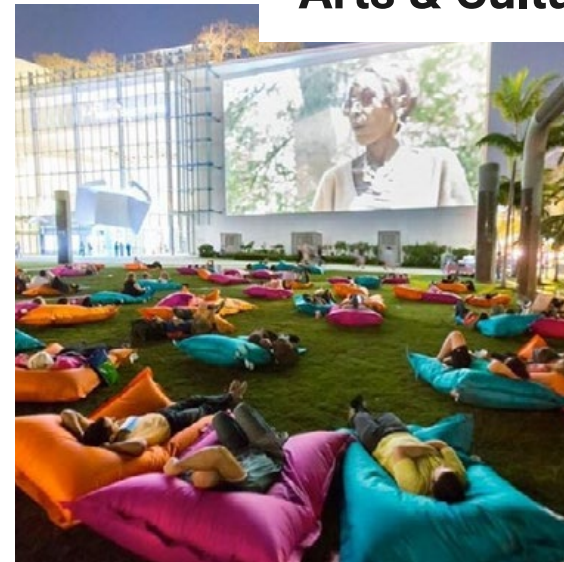
Urban Plaza



Arts & Culture



Community Gathering



Green Respite

Community Arts + Wellness Hybrid Site Plan



Community Facilities:
100,000 - 140,000 SF

Surface Parking: ~300 spaces
~100 spaces per level x 3 levels

Central Plaza/Park Area:
.85 acres

Hybrid Enlarged Site Plan

OPEN SPACE DESIGN

The core public space will be a central open space that transitions from a **highly activated urban plaza** at Folsom to a **green park** experience as you move north into the site. This large public space contains faceted zones that support different outdoor experiences, including: Café Seating; Interactive Water Feature; Outdoor Performance Stage; Outdoor Working and Meeting; Green lawns; Shaded gardens; and Kiosks such as a Farm Stand and Coffee Kiosk.

POTENTIAL PROGRAM

This large public space is flanked by **taller, higher-density community buildings** and a **parking structure**, which allow for additional facilities and a more activated urban experience. These facilities could **integrate wellness & arts programs**, such as: a Flex Theater; Café; Art Gallery; Health & Wellness Clinic; Co-Working Space; Exercise/Dance Studios; and Flexible Classrooms & Meeting Space.

- ❶ Interactive Water Feature
- ❷ Café Seating w/Shade
- ❸ Mobility Hub
- ❹ Stage / Performance Plaza
- ❺ Outdoor Meeting
- ❻ Flex Urban Lawn
- ❼ Farm Stand
- ❽ Outdoor Meeting / Dining
- ❾ Outdoor Work Lounges
- ❿ Gardens / Park Spaces
- ⓫ Enhanced Crossing



3D Massing Study Flexibility in Density

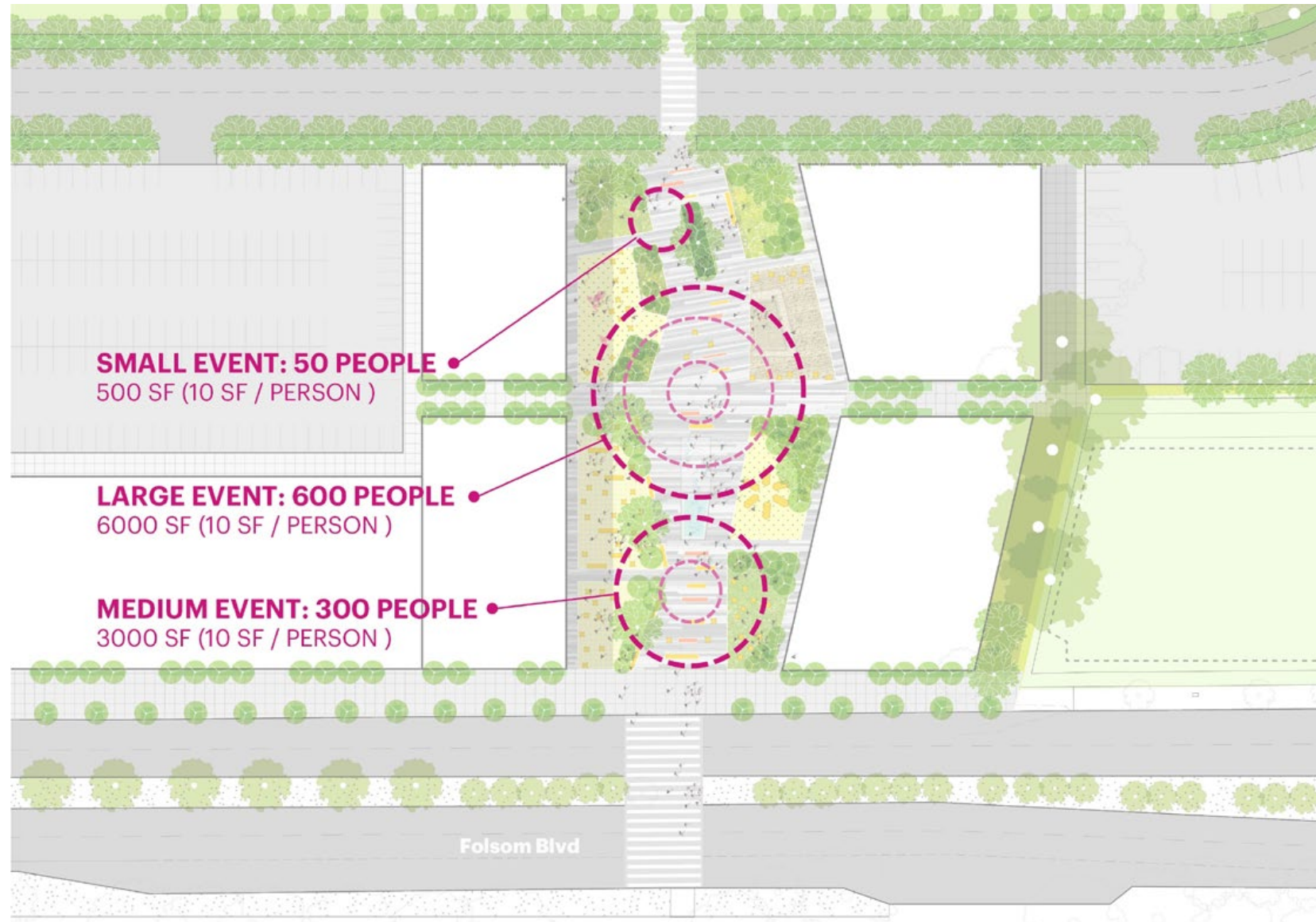


3D Massing Study Flexibility in Density



Community Arts + Wellness Hybrid

Capacity Study for Outdoor Events



Community Arts + Wellness Hybrid Scale Comparison

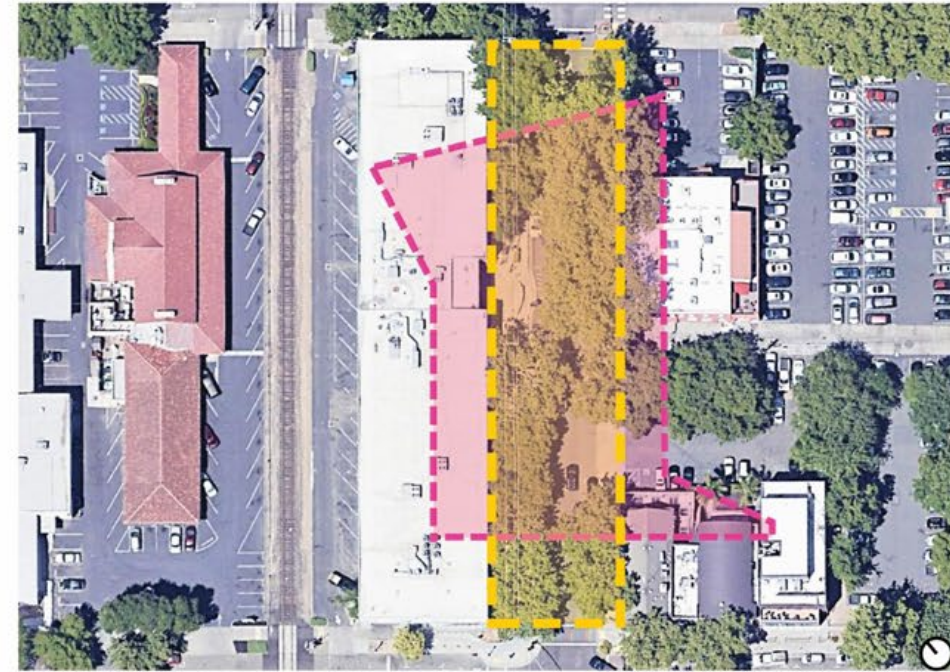


Hybrid Plaza Park

Rancho Cordova, CA

Width: 138' -200'
Length: 250'

0.85 Acre



MARRS (20th Street)

Sacramento, CA

Width: 75'
Length: 338'

1 Acre

Community Arts + Wellness Hybrid Scale Comparison



Three Development Alternatives

Community Arts Plaza



Wellness Park



Community Arts + Wellness Hybrid



Feedback & Discussion

1. Which scheme is your preferred development alternative?
2. How could your preferred scheme be improved?
3. What are your top priorities for the development team to keep in mind as they continue to develop the proposal?