

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

Tuesday, August 25, 2026

5:30 PM – Special Meeting/Work Session
American River Room

City Hall
2729 Prospect Park Drive, Rancho Cordova

Attend and Join the Meeting by Zoom:

<https://cityofranchocordova.zoom.us/j/81630466928>

Attend and Join the Meeting by Telephone:

+1 669 900 6833 or +1 253 215 8782

Webinar ID: 816 3046 6928

Public Comment via Zoom or Telephone: To speak using the Zoom platform, use the “Raise Hand” feature and enable your audio when recognized by the City Clerk. To speak by telephone, press *9 to raise your hand and wait to be called on by the City Clerk.

Public Comment by Email: Submit comments to CityClerk@cityofranchocordova.org by 2:00 p.m. on Tuesday, August 25, 2026. Comments received by the deadline will be distributed to the City Council and included in the official record but will not be read aloud. Comments received after 2:00 p.m. will be distributed to the City Council.

For questions related to the City Council Meeting or the use of Zoom, contact the City Clerk’s Office at (916) 851-8720 before Tuesday, August 25, 2026, at 2:00 p.m.

AGENDA

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Council Members Linda Budge, Joe Little, Siri Pulipati, David Sander, and Mayor Garrett 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. SPECIAL MEETING

- 3.1. **Subject:** Rancho Cordova Community Center Discussion
Recommendation: Receive information and provide direction.

4. ADJOURN TO CLOSED SESSION

Mayor Gatewood will adjourn the meeting to closed session.

5. CLOSED SESSION - CALL OR ORDER/ROLL CALL

Council Members Linda Budge, Joe Little, Siri Pulipati, David Sander, and Mayor Garrett Gatewood

6. CLOSED SESSION

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

- 6.1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Properties: 10845 International Drive, 10875 International Drive, and 3188 Zinfandel Drive, Rancho Cordova. APN: 072-0690-099-0000, 072-0690-098-0000, and 072-0690-091-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: VSP Holding Company Inc. Under Negotiation: Price and Terms of Payment.

7. OPEN SESSION - REPORT FROM CLOSED SESSION

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

8. ADJOURNMENT

ADDITIONAL INFORMATION

Special Meetings listed below are subject to change/cancellation without further notice.

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.cityofranhocordova.org on Thursdays or Fridays prior to the Special City Council Meeting.

UPCOMING MEETINGS

September 8, 2026	4:00 PM Special Meeting/5:30 PM Regular Meeting
September 21, 2026	5:30 PM Regular Meeting
September 29, 2026	5:30 PM Special Meeting/Work Session
October 5, 2026	4:00 PM Special Meeting/5:30 PM Regular Meeting
October 19, 2026	5:30 PM Regular Meeting
October 27, 2026	5:30 PM Special Meeting/Work Session
November 2, 2026	4:00 PM Special Meeting/5:30 PM Regular Meeting
November 10, 2026	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 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 August 25, 2026, Special Meeting of the Rancho Cordova City Council was posted and available for review on August 20, 2026, 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 August 20, 2026, at Rancho Cordova, California.



Stacy Leitner, CMC
City Clerk

MEMORANDUM



ITEM 3.1.

DATE: August 25, 2026
TO: Honorable Mayor and Council Members
Kim Juran, Assistant City Manager
FROM: Megan Siren, Community Services Director
Edgar Medina, Assistant Public Works Director
Ashley Kobe, Economic Development Analyst
SUBJECT: **RANCHO CORDOVA COMMUNITY CENTER DISCUSSION**

RECOMMENDATION

Receive information and provide direction.

RESULT OF RECOMMENDED ACTION

The direction provided by the City Council will determine whether the city will continue moving forward with the planning and design efforts to create a community center at 10845 and 10875 International Drive.

BACKGROUND

Since 2018, creating a community center for the residents of Rancho Cordova has been an ongoing priority of the City Council. For several years, the vision of creating a community-centric facility centered around the Mills Crossing project until it was put on hold in 2025. Shortly thereafter, a new work effort was undertaken to evaluate whether an adaptive reuse of a vacant office building in the city's business park might be a preferred approach to creating a community center. Several buildings were evaluated, ranging in size from 70,000 square feet to over 150,000 square feet. Staff ultimately identified the two vacant office buildings located at 10845 and 10875 International Drive, also known as VSP HQ3 and HQ4, as the preferred site for a future community center. Together, the two buildings offer over 154,000 square feet of space and provide a 15-acre site when including the third parcel located immediately behind the buildings.

Over the past three months, staff have been working closely with the city's consultant, Group 4 Architecture, to refine the list of potential uses and work through test fits in these buildings. This work effort builds upon the extensive community and stakeholder engagement that was done for the Mills Crossing project and included more recent stakeholder discussions to revitalize the conversation. The city was fortunate to receive input and ideas from stakeholders representing a variety of interests that have been incorporated into the list of potential uses. The outcome of this work effort is reflected in the initial bubble diagrams that have been developed for council review and input.

While the current work effort on this project is at a very early conceptual/feasibility stage, staff is beginning to gain an understanding of the potential rough order of magnitude cost to implement this vision. Early estimates anticipate a potential budget in the range of \$90 million - \$110 million, but there is still a great deal of work to be done to further refine these figures.

The intent of this workshop is to update council on the work effort completed to date and to receive feedback and direction on three key topics:

- Project Location: Receive direction from council on whether there is support to move forward with the purchase of 10845 & 10875 International Drive for a future community center.
- Project Vision: Do the community uses identified in the preliminary site plan align with the council's vision? Are there additional uses that should be considered?
- Project Budget: Confirm council is comfortable with the preliminary budget range for the project.

FISCAL IMPACT AND FUNDING SOURCE

As this is a discussion and not an action item, there is no impact as a result of this meeting. Preliminary planning efforts for the community center project were budgeted in Measure H at the amount of \$250,000 and are sufficient to cover the current work effort. Additional future financial impacts are expected, but are dependent on the direction provided by council at this work session.

ATTACHMENT(S)

1. Presentation



BUILDING A PLACE FOR COMMUNITY

Rancho Cordova Center for Arts, Lifelong Learning & Innovation

August 25, 2026
Work Session



AGENDA

Tonight's discussion introduces a conceptual vision for a future community center and civic campus, shares work completed to date, and seeks Council direction before advancing into the next phase.

TONIGHT'S PRESENTATION

1**Project Background & Update**

Review the conceptual vision and work completed to date.

2**Preliminary Site Plan Concepts & Concepts & Budget**

Review the preliminary site plan concepts and budget estimates for the project.

3**Provide Policy Direction**

Guide staff on how to proceed into the next phase of work.

DESIRED OUTCOMES FOR WORK SESSION



Project Location

Receive direction from Council on whether there is support to move forward with the purchase of 10845 & 10875 International Drive for a future community center.



Project Vision

Do the community uses identified in the preliminary site plan align with Council's vision?

Are there additional uses that should be considered?



Project Budget

Confirm Council is comfortable with the preliminary budget range for the project.

PROJECT BACKGROUND

2018
2025

Mills Crossing Visioning and Design

Planning, community engagement, and design work helped define the community's priorities.

Nov
2025

Community Center Adaptive Reuse Project Proposal

Staff explored the proposed Mills Crossing uses in an existing vacant office building.

Feb
2026

City Led Initiative for an Arts and Cultural Center and Library

Council directed staff to explore the adaptive reuse model in the office park.

May
2026

Sites Identified: Planning and Design Initiated

Staff narrowed sites down & engaged an architect to assist with planning and design.



Current Status: Community Feedback & Cost Estimating

Staff & consultants have used community feedback to guide the design and prepare the cost estimates.

PROJECT VISION

Rancho Cordova has a unique opportunity to create a civic destination that brings together arts, culture, learning, celebrations, and community.



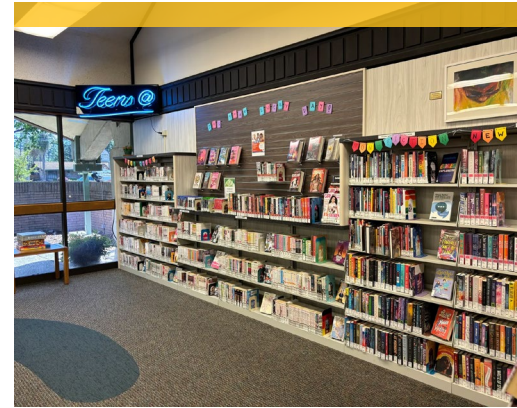
Community Gatherings

- 500-seat Banquet Hall
- Commercial Kitchen
- Outdoor Event Space
- Outdoor Markets
- Outdoor Performances
- Food Truck Hub



Arts & Culture

- 299-seat Black Box Theater
- Rehearsal Spaces
- Orchestra & Symphony performances
- Artist Workshops
- Gallery Space



Library & Learning

- Children & Teen Spaces
- Generational Learning
- Computer Lab
- Study Rooms
- Maker Space
- Innovation Labs
- Classrooms



Nonprofit Collaboration

- Community Coworking Space
- Flexible Meeting Rooms
- Veterans Space
- Rancho Cordova Archives
- RCAA Sports Hall of Fame

SITE SELECTION – EVALUATION CRITERIA

Location & Access

- Centrally located & easily accessible at highly visible intersection
- Nearby access to dining opportunities
- Potential future opportunities to connect with Zinfandel POC & Artwalk

Existing Assets at Site

- Nearly 1,000 parking stalls
- Approximately 5 acres of green space for outdoor activation
- Existing electric vehicle chargers
- Mature trees and landscaping throughout site

Operational Efficiency

- Larger site allows for multiple uses at one location
- Provides opportunity for synergy with compatible uses

Flexibility & Adaptability

- Can the desired uses work at the site
- Significant building modifications would be necessary for certain uses
- Other uses may easily be programmed in existing footprint

Maintenance & Lifecycle Costs

- Buildings and property have been well maintained
- Provides opportunity for minimal changes for certain uses

PROJECT LOCATION



Former VSP campus at International & Zinfandel

- 2 campus buildings — 154,000 sq. ft.
- Roughly 15 total acres, including 6 acres of greenspace
- Existing office campus provides a strong foundation for adaptive reuse
- Central location with strong access & visibility
- Approx. 1,000 parking spaces
- 5 entry/exit locations for site control

After evaluating multiple opportunities, this site emerged as the strongest option for creating a community campus through adaptive reuse.

ADAPTIVE REUSE – BENEFITS & CHALLENGES

BENEFITS

- **Cost Savings** Reusing structure, foundation, and major systems offsets the cost of new construction.
- **Faster Timeline** Can support a phased approach because of the existing infrastructure.
- **Sustainability** Retaining existing assets reduces environmental impacts compared to demolition and rebuild.
- **Established Character** Mature trees, landscaping, parking, and site access are already in place.
- **Community Familiarity** An existing, recognizable site can ease public acceptance of the new use.

CHALLENGES

- **Building Limitations** Existing structural grid and floor plate may restrict layout for new programmatic uses.
- **Code Upgrades** Bringing an older building up to current code adds a layer of complexity to the structural systems.
- **System Age** MEP, roofing, and life-safety systems will need upgrades to accommodate the new uses.
- **Unknown Conditions** Hidden deficiencies often surface once construction begins.
- **Design Flexibility** Fixed structural elements may limit the ability to fully realize the desired vision.

PROPOSED PROGRAM ELEMENTS



MAKERS SPACE

A hands-on space for creativity, innovation, and building with tools, technology, and collaborative projects.



LIBRARY

A welcoming hub for all ages to read, learn, and explore with collections, resources, and quiet study spaces.



BANQUET HALL

A flexible event space for banquets, receptions, and celebrations with catering support and modern amenities.



BLACK BOX THEATER

An intimate, flexible performance space for theater, dance, music, and community performances.



OFFICE / MEETING SPACE

Professional meeting rooms and private offices designed for collaboration, productivity, and community organizations.



ART GALLERY

A dynamic gallery showcasing local, regional, and rotating exhibitions that inspire and engage the community.



ART WORKSHOPS

Hands-on studios for classes and workshops in painting, ceramics, printmaking, and other creative disciplines.



HISTORY / ARCHIVES

Preserving and sharing local history through archives, exhibits, and educational programs for all generations.

PROPOSED OUTDOOR ACTIVATION



DINING + FOOD TRUCKS

Flexible dining areas with seating, shade, and dedicated food truck parking create a vibrant culinary destination.



PUBLIC ART + ART INSTALLATIONS

Dynamic art installations and murals celebrate creativity, culture, and community identity throughout the campus.



OUTDOOR CLASSROOM

Nature-inspired learning spaces for students and community programs, surrounded by greenery and fresh air.



EVENT PLAZA

A spacious, flexible plaza for concerts, movies, celebrations, and community events year-round.



AMPHITHEATER + OUTDOOR PERFORMANCE

Terraced seating and performance spaces bring people together for live music, theater, and community gatherings.



MARKETS, FAIRS + FESTIVALS

Open spaces designed to host farmers markets, craft fairs, cultural festivals, and pop-up experiences.



MAKER YARD

Hands-on outdoor workspace for building, tinkering, and creating—supporting innovation and lifelong learning.



SOCIAL + GATHERING SPACES

Comfortable spaces to relax, connect, and build community—day or night.



TEST FIT & FEASIBILITY

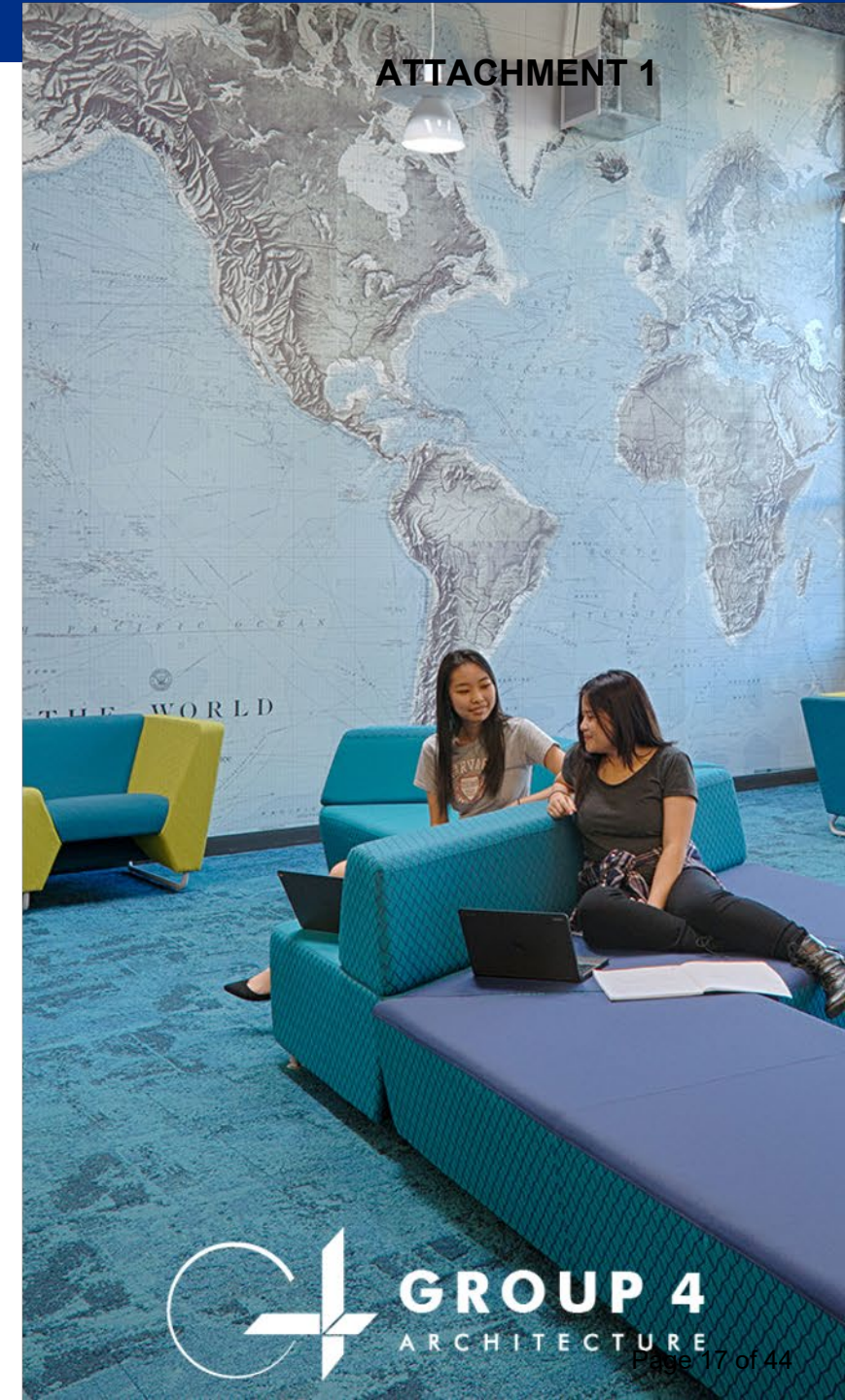
Group 4 Architecture



ITEM 3.1 We create places for communities
to gather, imagine, and grow.



ATTACHMENT 1



YORBA LINDA LIBRARY & CULTURAL ARTS CENTER

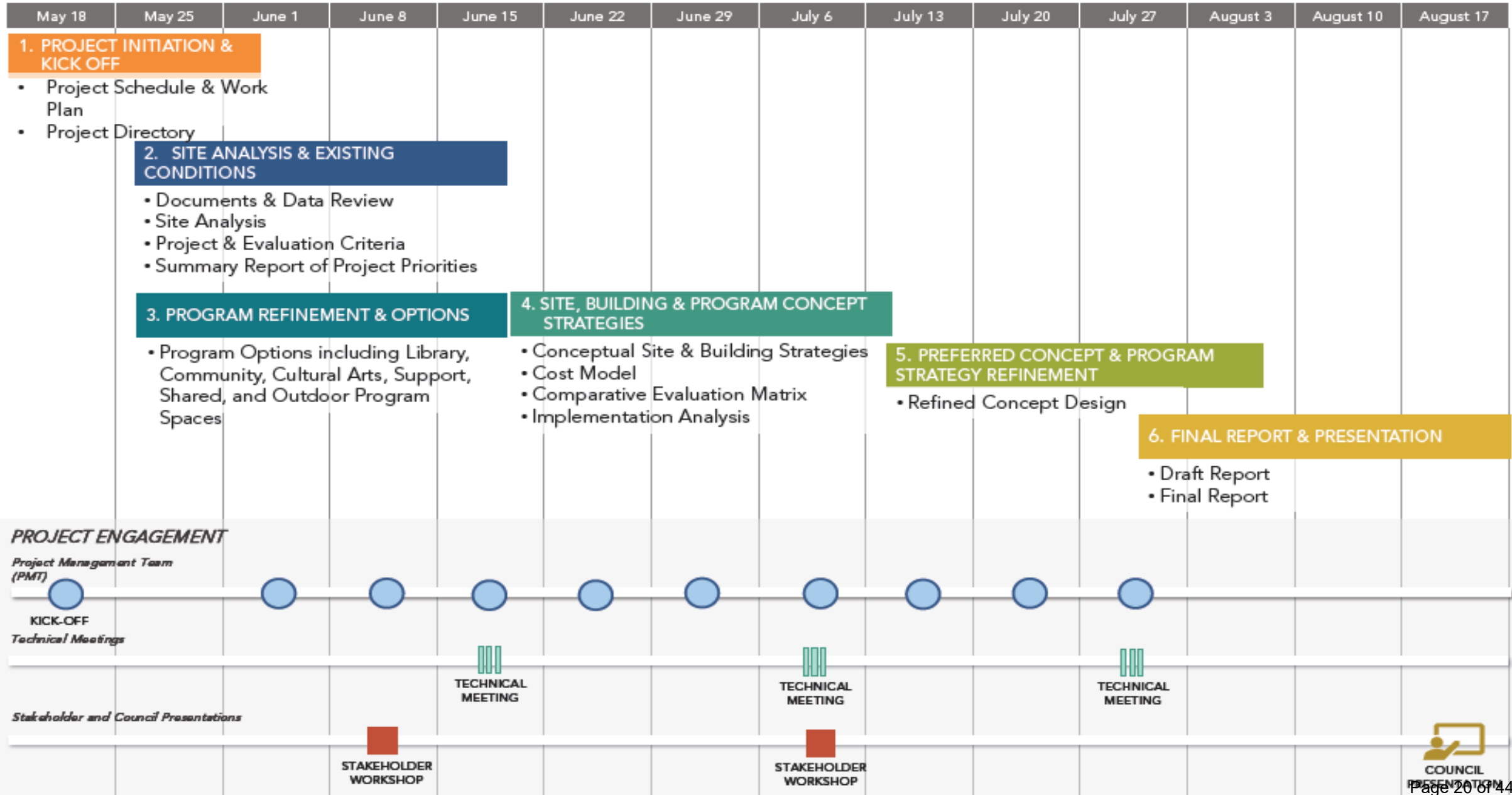
The Yorba Linda Library and Cultural Arts Center is a 4.7-acre civic campus featuring a 46,000-square-foot library and 14,000-square-foot arts center with a black box theater, gallery, dance studios, outdoor amphitheater, and flexible community spaces.



ELK GROVE DISTRICT 56

The 35,000-square-foot Elk Grove Community Center features a 500-person ballroom, café, flexible community spaces, and strong indoor-outdoor connections that integrate the facility with the surrounding civic campus.





PROJECT INPUT & ENGAGEMENT



12

PROJECT TEAM
MEETINGS



2

STAKEHOLDER
WORKSHOPS



16

ORGANIZATIONS
ENGAGED

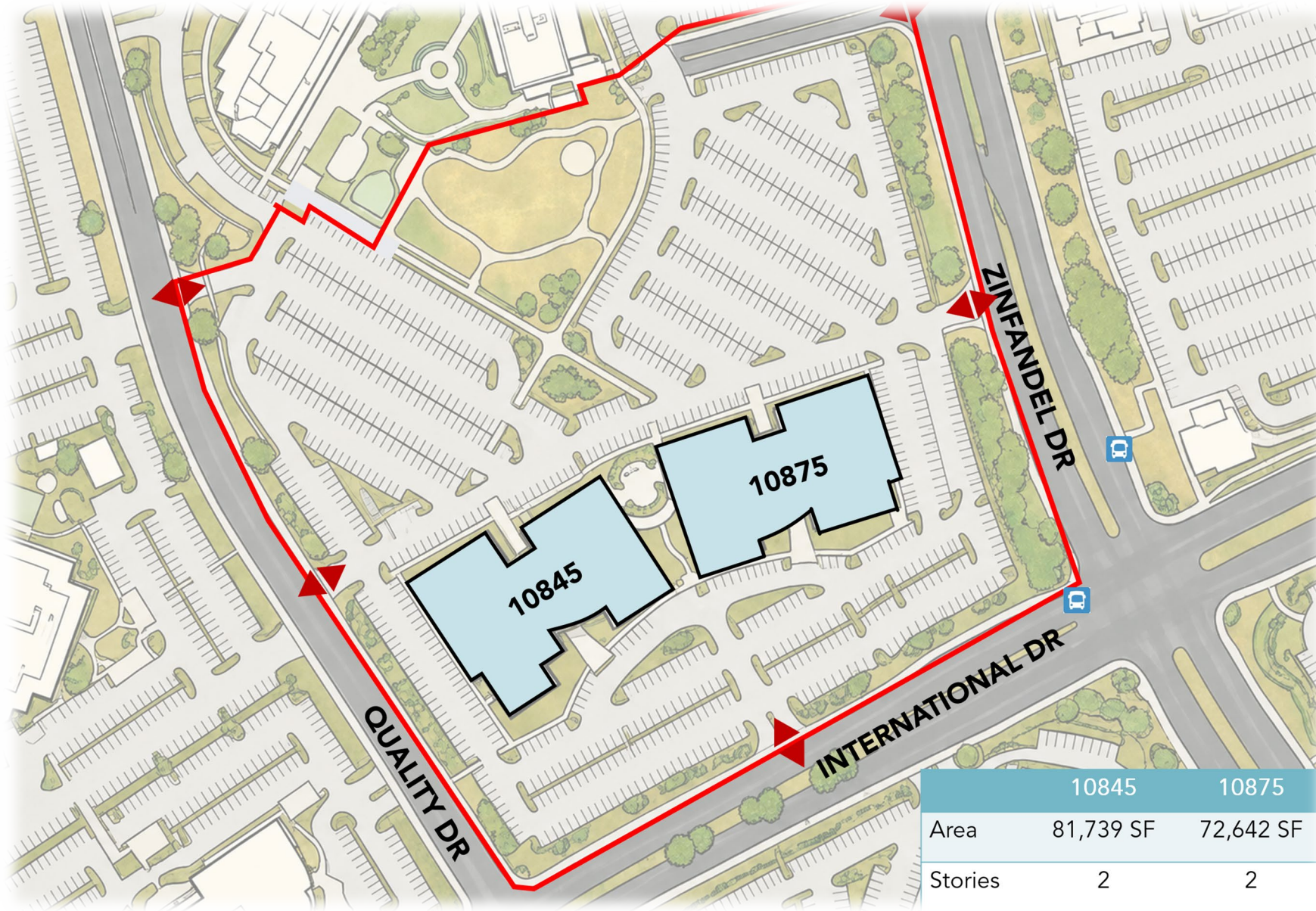
- Cordova Community Council
- Rancho Cordova Area Chamber
- Visit Rancho Cordova
- American Legion 709
- Community Food Hub
- Hummingbird Theater Co.
- MACC
- NorCal Arts
- ProYouth
- RC Hall of Fame
- RC Interfaith Council
- RC River City Concert Band
- RC Soccer Club
- Ri-Nu Imagination
- Symphony D'Oro
- VFW Post 10125

TECHNICAL COORDINATION

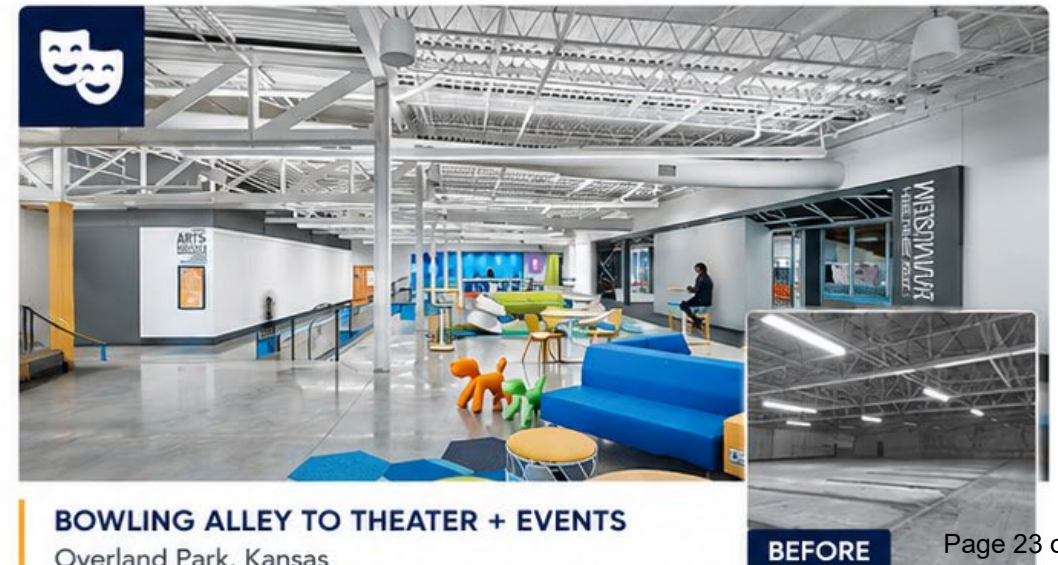
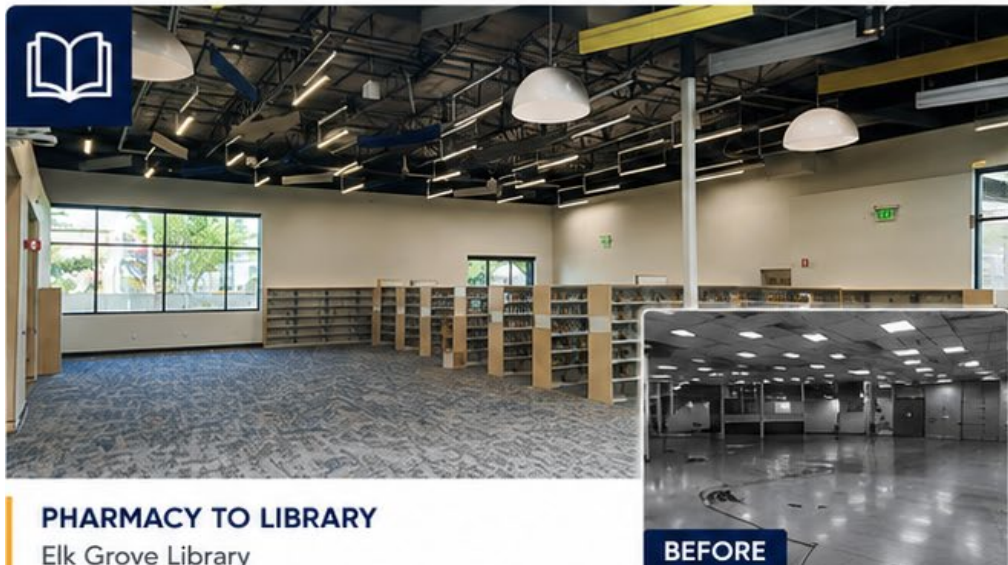
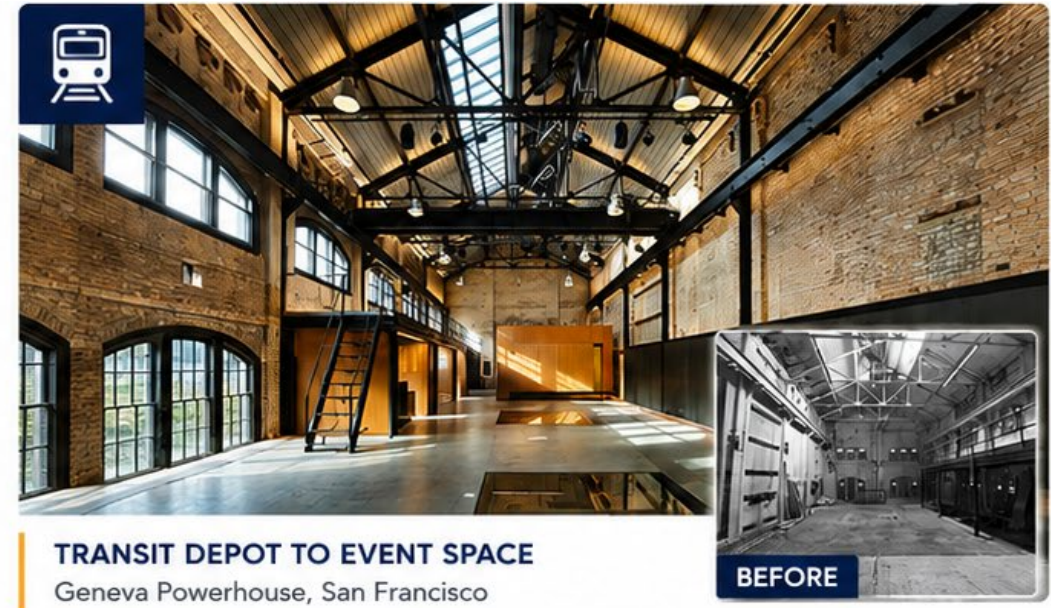
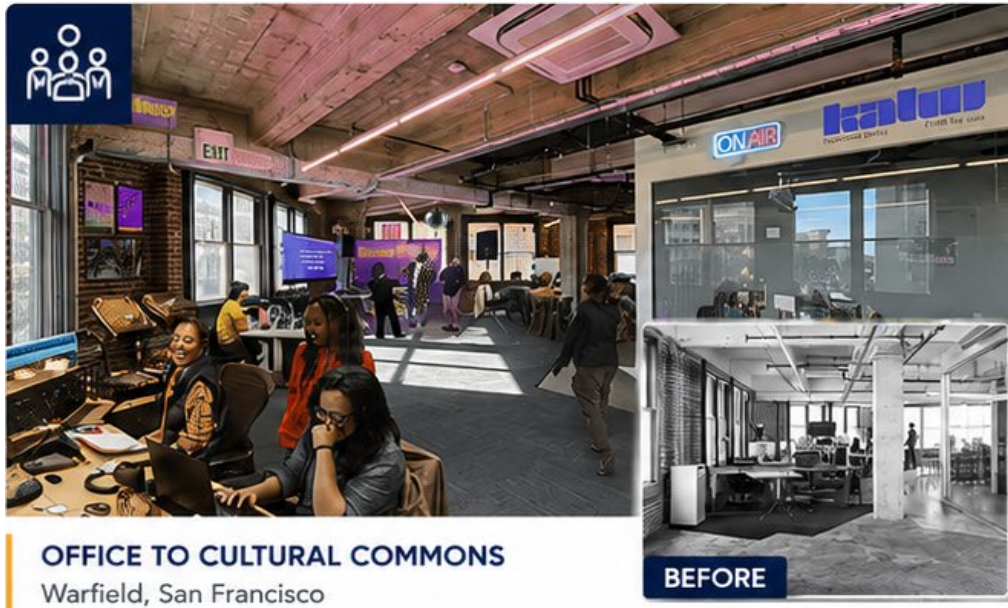
Library • Planning • Structural



10845 & 10875 INTERNATIONAL DRIVE



EXAMPLES OF ADAPTIVE REUSE PROJECTS



STRUCTURAL UPGRADE CONSIDERATIONS



1. CHANGE OF USE BUSINESS → ASSEMBLY

Assembly uses have higher seismic demand than Business uses.



2. AGE OF THE BUILDINGS BUILT 1998–2001

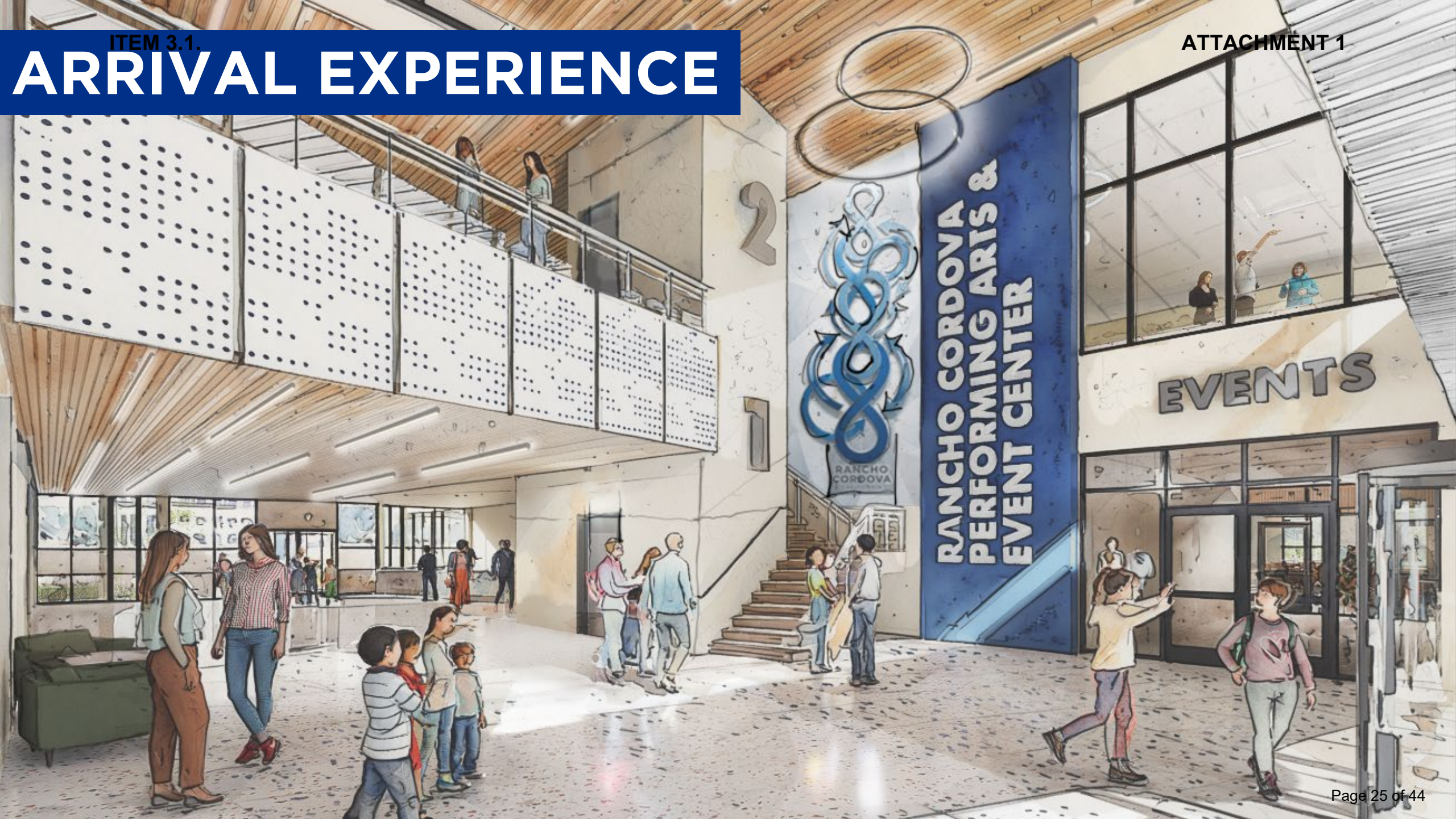
Structural codes have become more stringent since the buildings were originally designed.



TOGETHER, THESE FACTORS REQUIRE SIGNIFICANT STRUCTURAL UPGRADES.

This is not unique to these buildings; similar office buildings of this age undergoing the same change of use would face comparable code-driven upgrades.

ARRIVAL EXPERIENCE



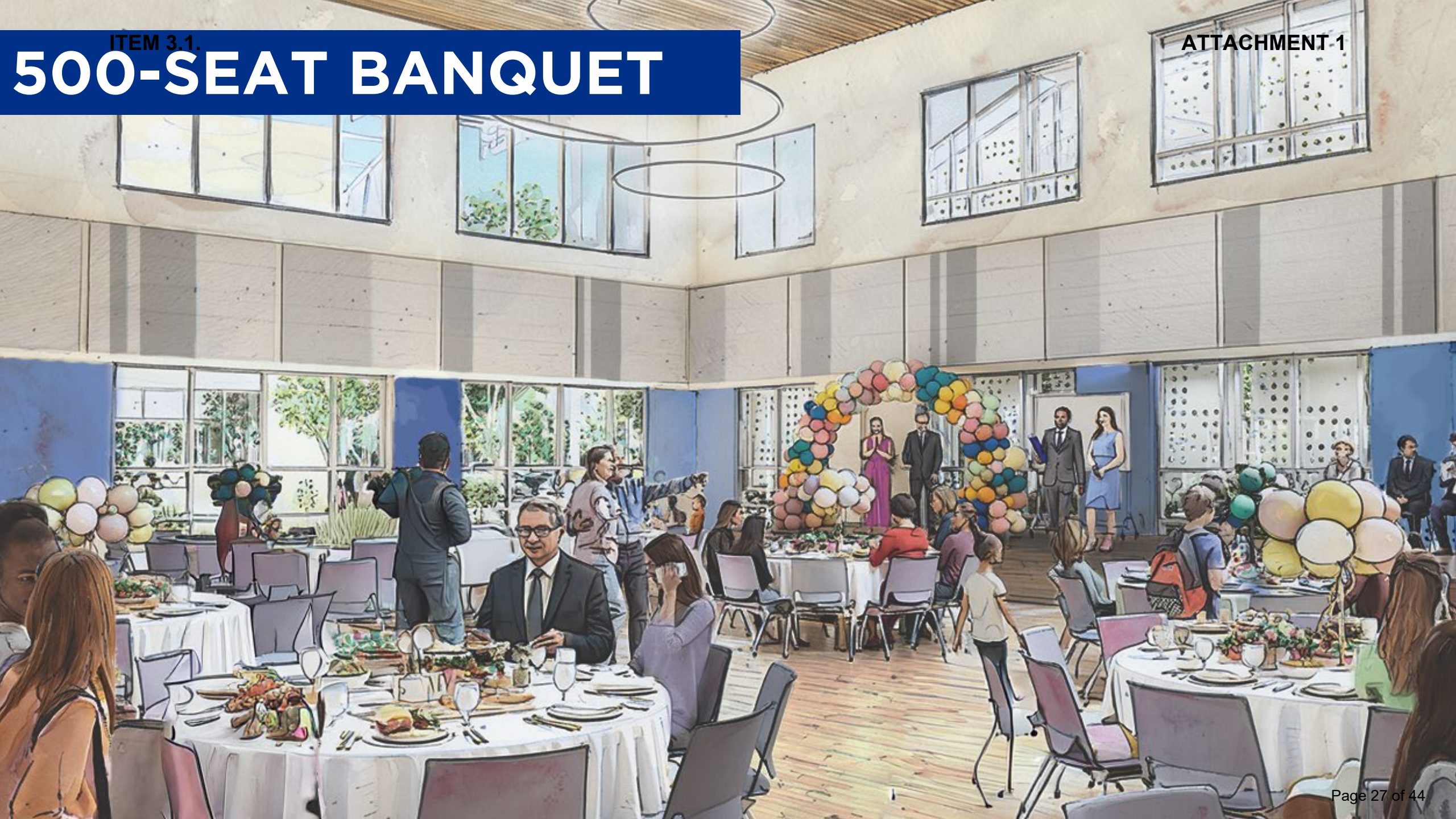
ITEM 3.1.

299-SEAT BLACK BOX

ATTACHMENT



500-SEAT BANQUET



900-SEAT CONFERENCE



BUILDING OPTIONS

OPTION A



Event Space is within the existing building

The event space is located inside the building as part of the performing arts area.



OPTION B



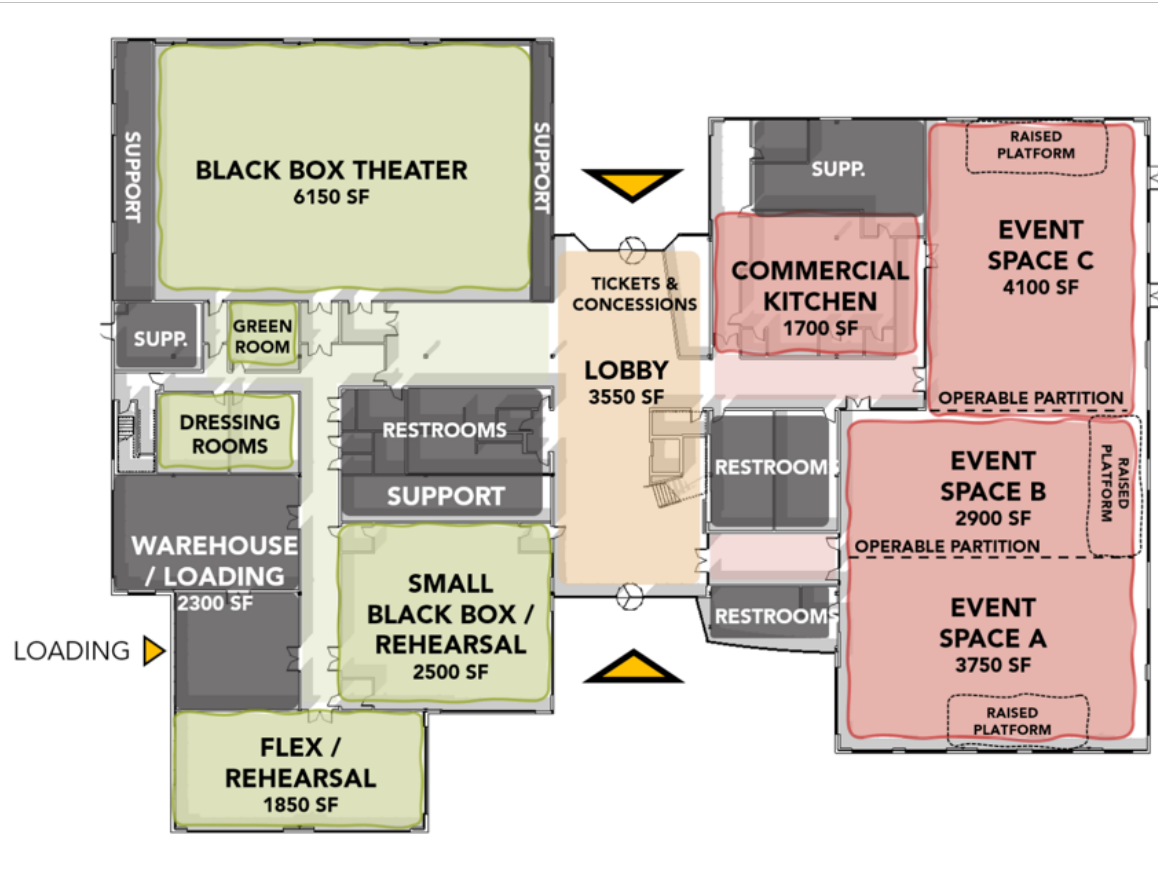
Event Space is new construction

Event space is a new building located in the central plaza to activate the campus.

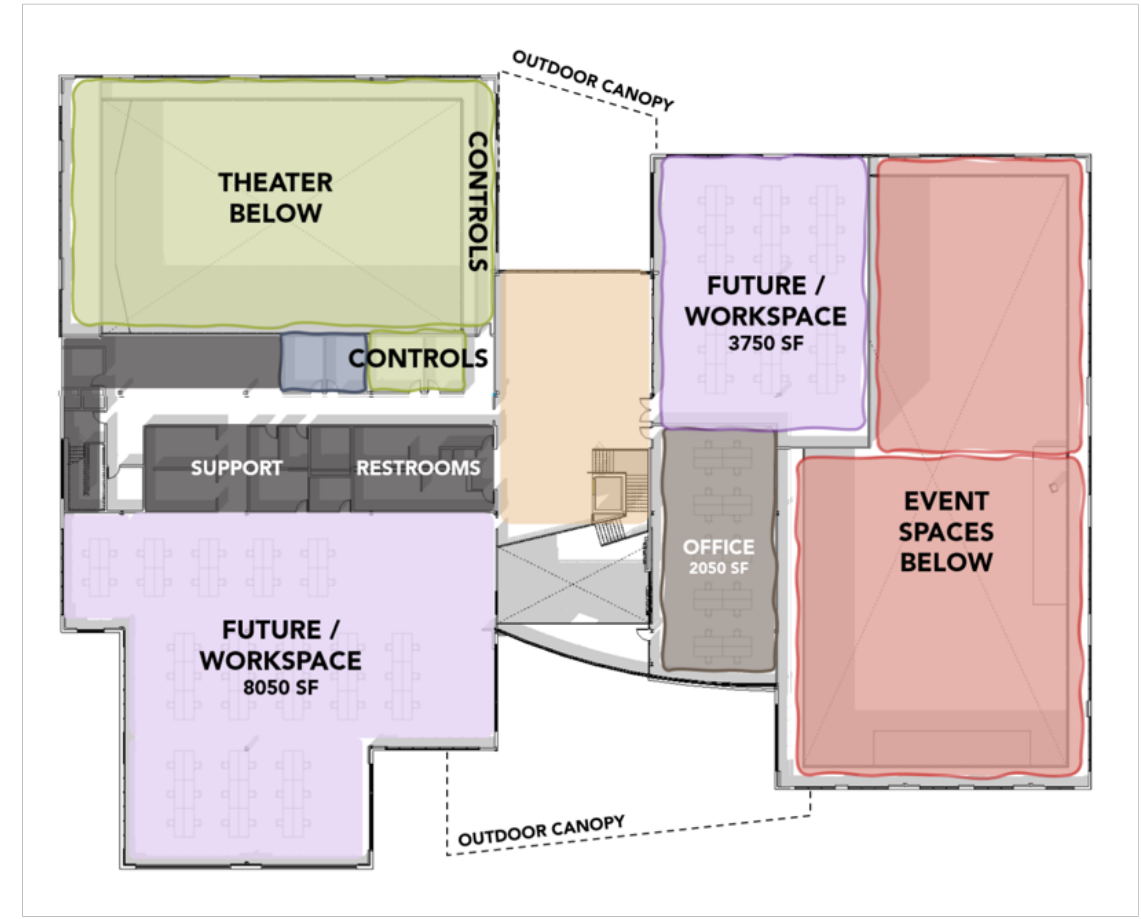


OPTION A: 10845/HQ3

Level 1

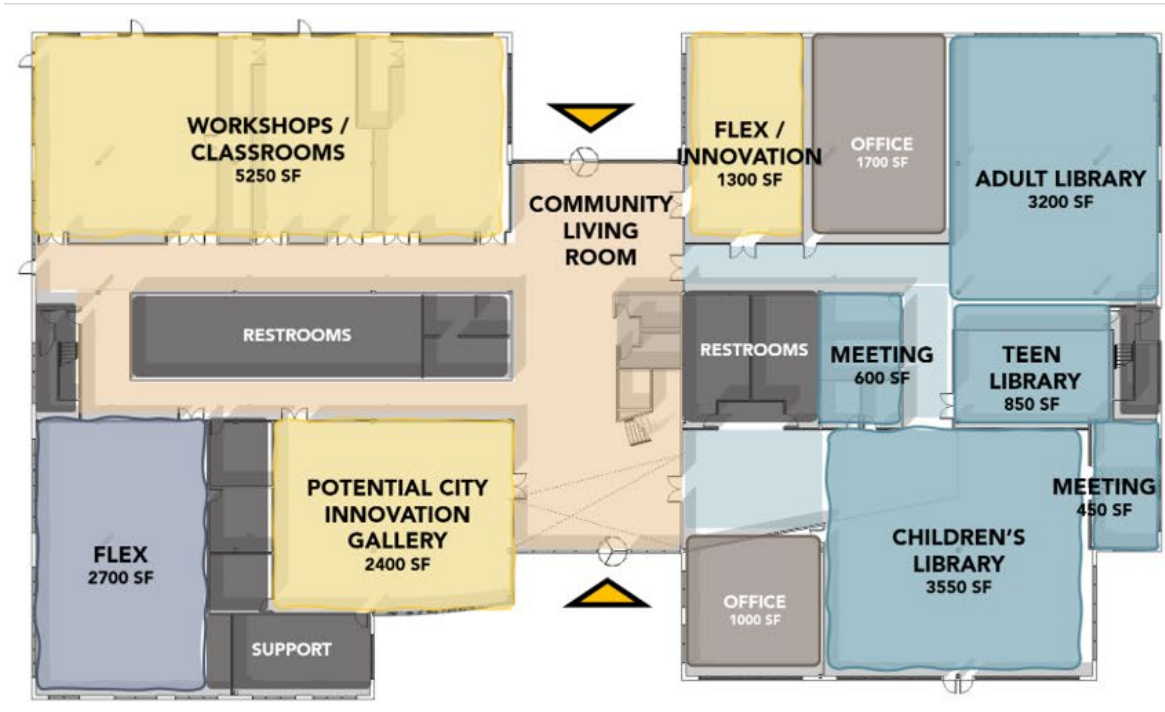


Level 2

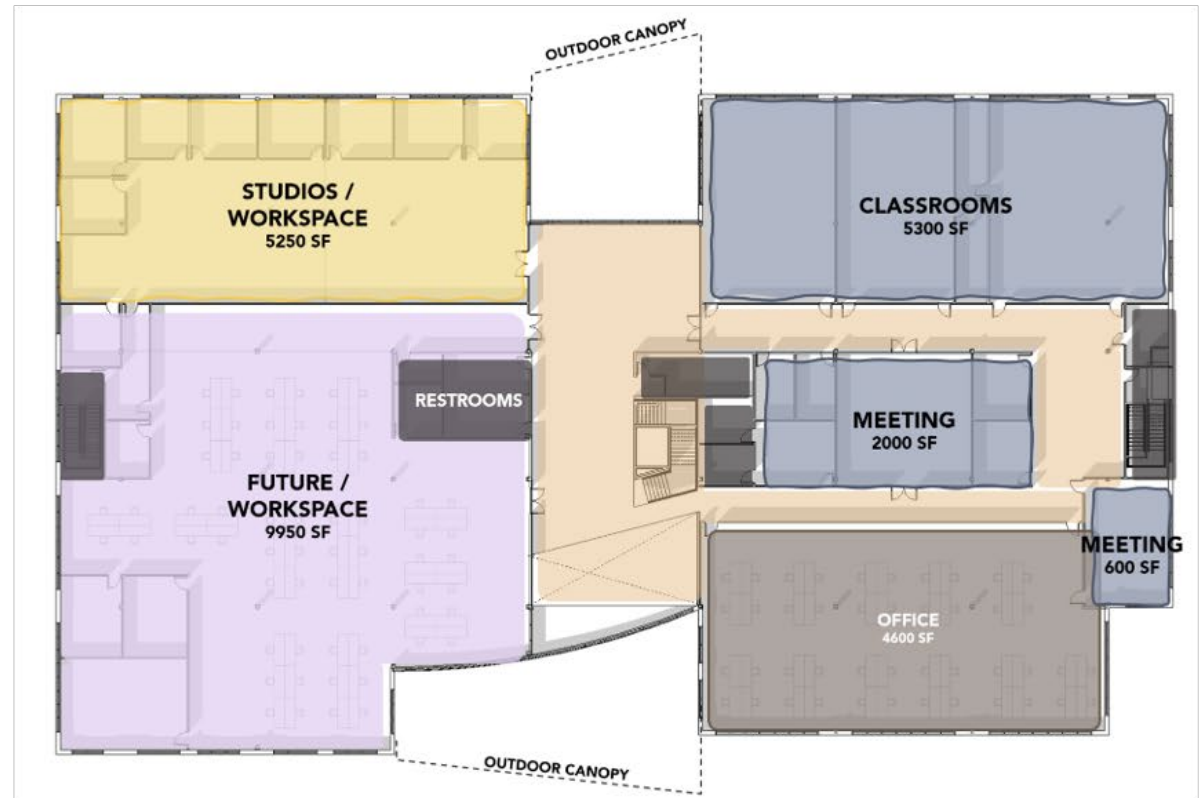


OPTION A: 10875/HQ 4

Level 1



Level 2



COMMUNITY LIVING ROOM



LOUNGE & CASUAL SEATING

Comfortable spaces for relaxing, gathering, and connecting.



WELCOMING ENTRY & GATHERING

Inviting entry points that encourage interaction and community.



NATURAL LIGHT & OUTDOOR CONNECTION

Large windows and views create a bright, open, and welcoming environment.

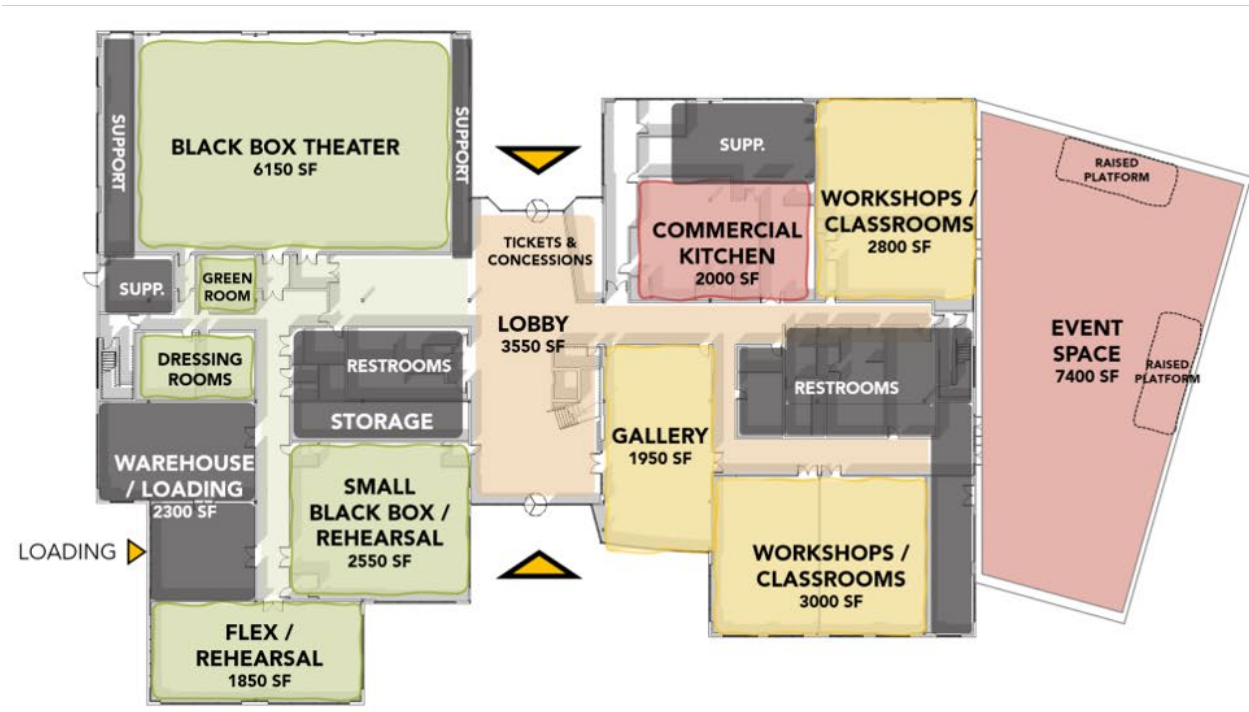


FLEXIBLE & MULTI-USE

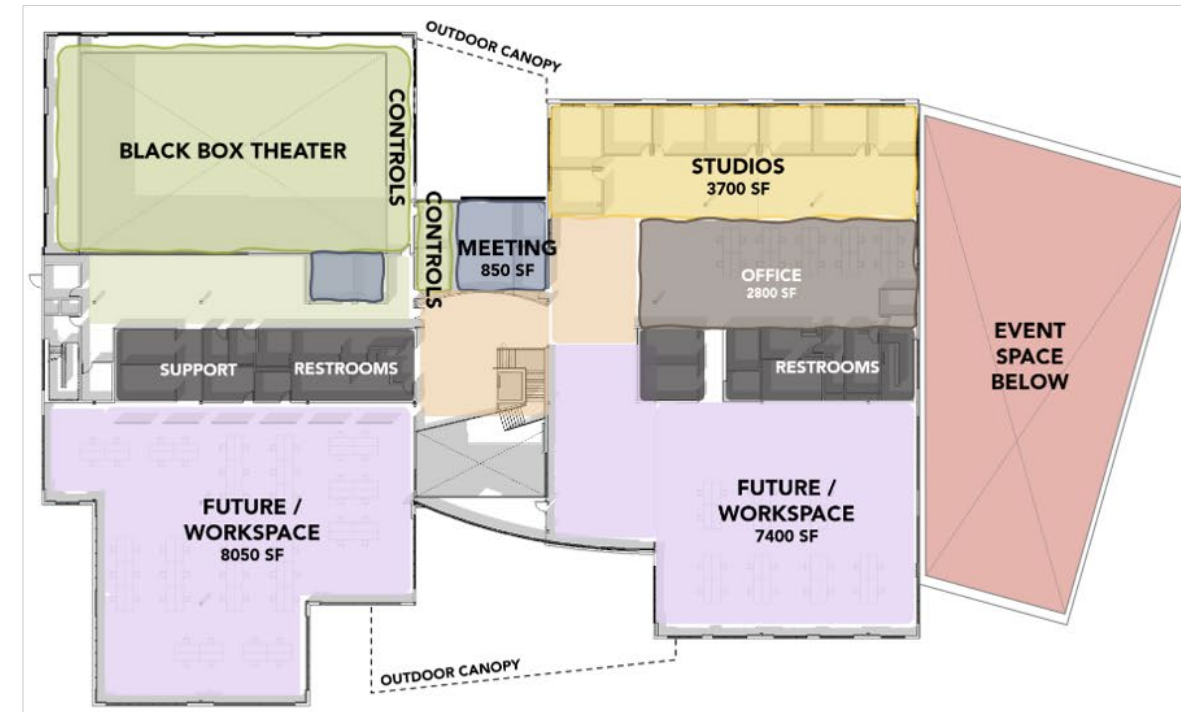
Adaptable spaces designed to support a variety of uses and community needs.

OPTION B: 10845/HQ 3

Level 1

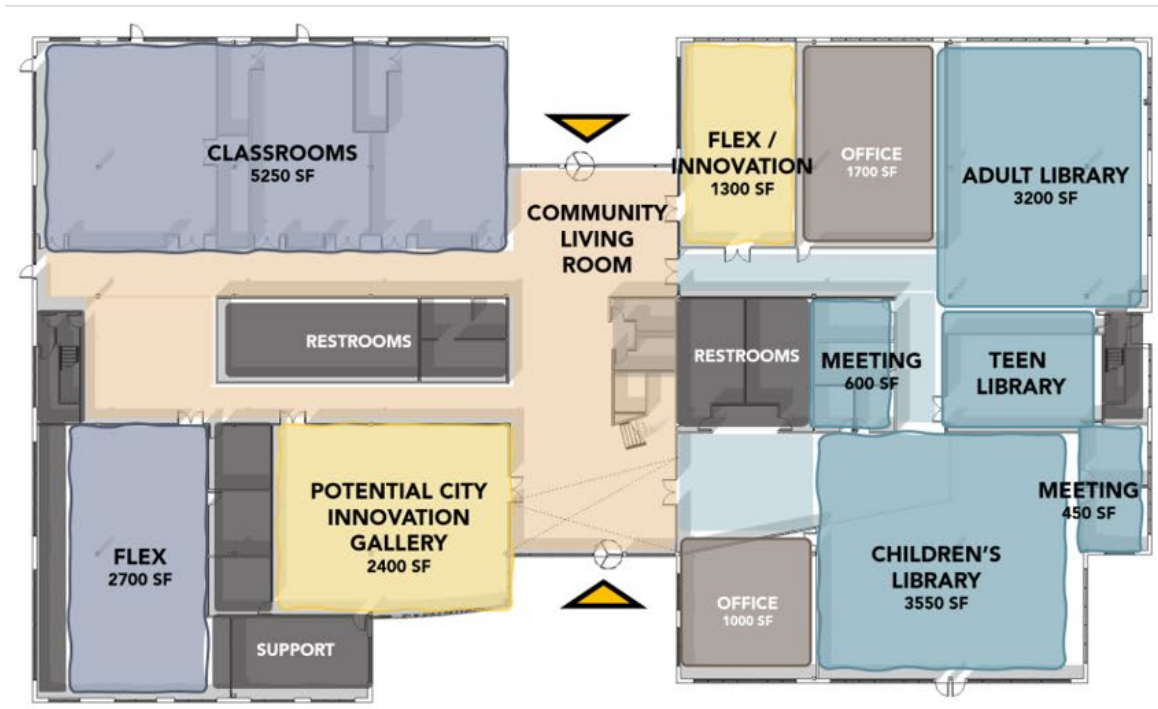


Level 2

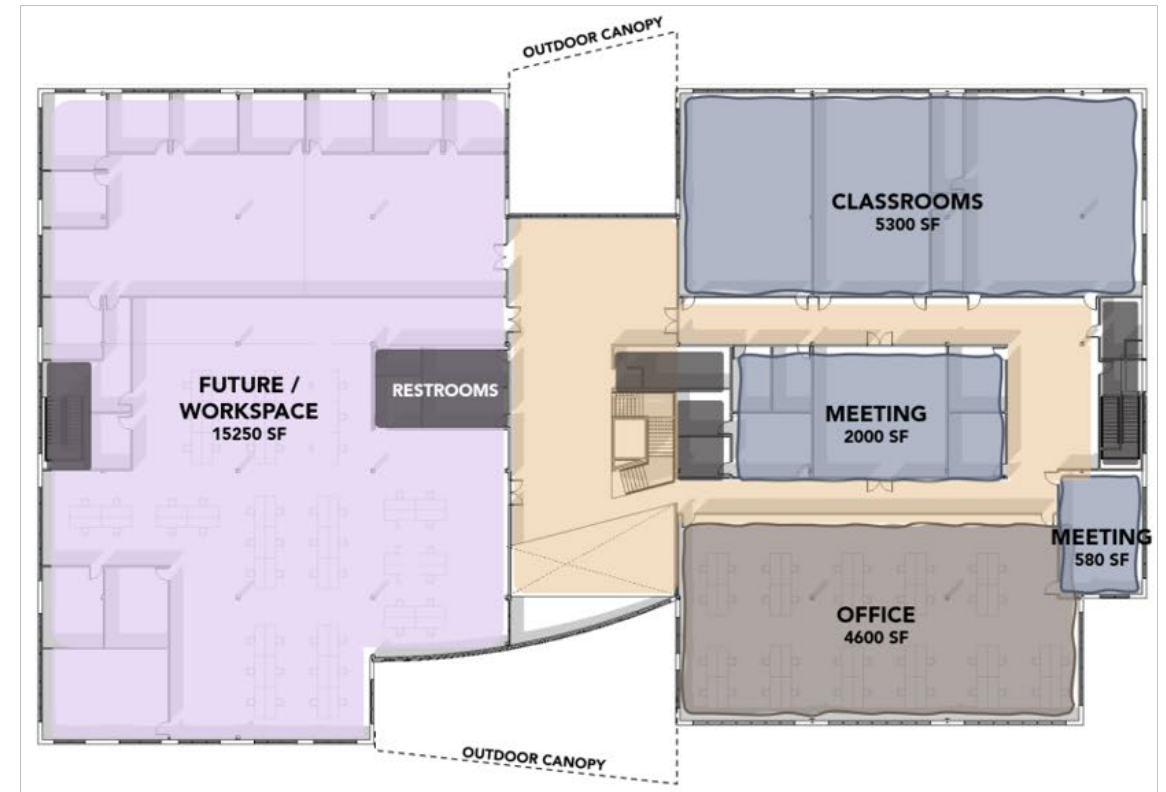


OPTION B: 10875/HQ 4

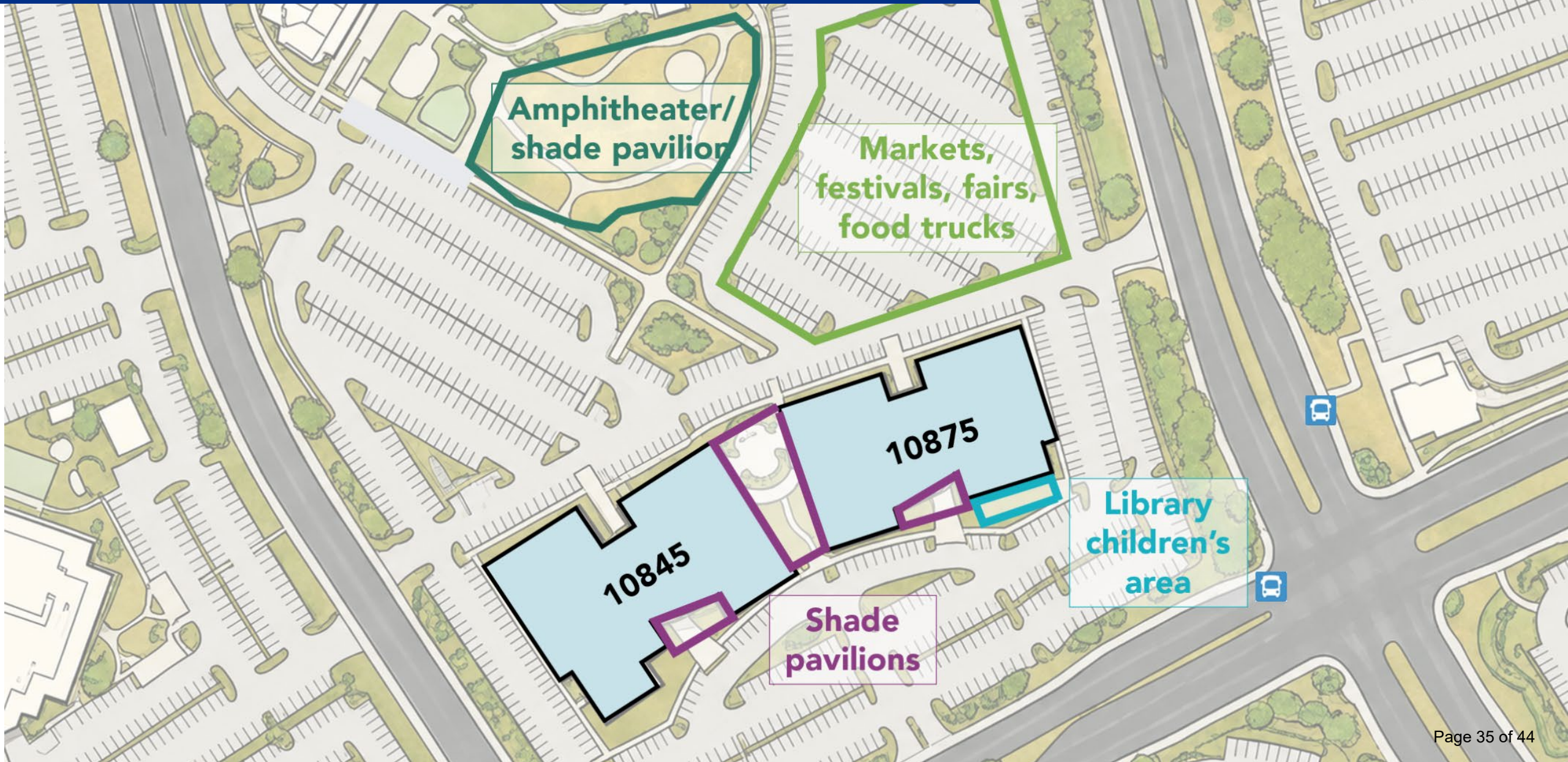
Level 1



Level 2



SITE IMPROVEMENTS



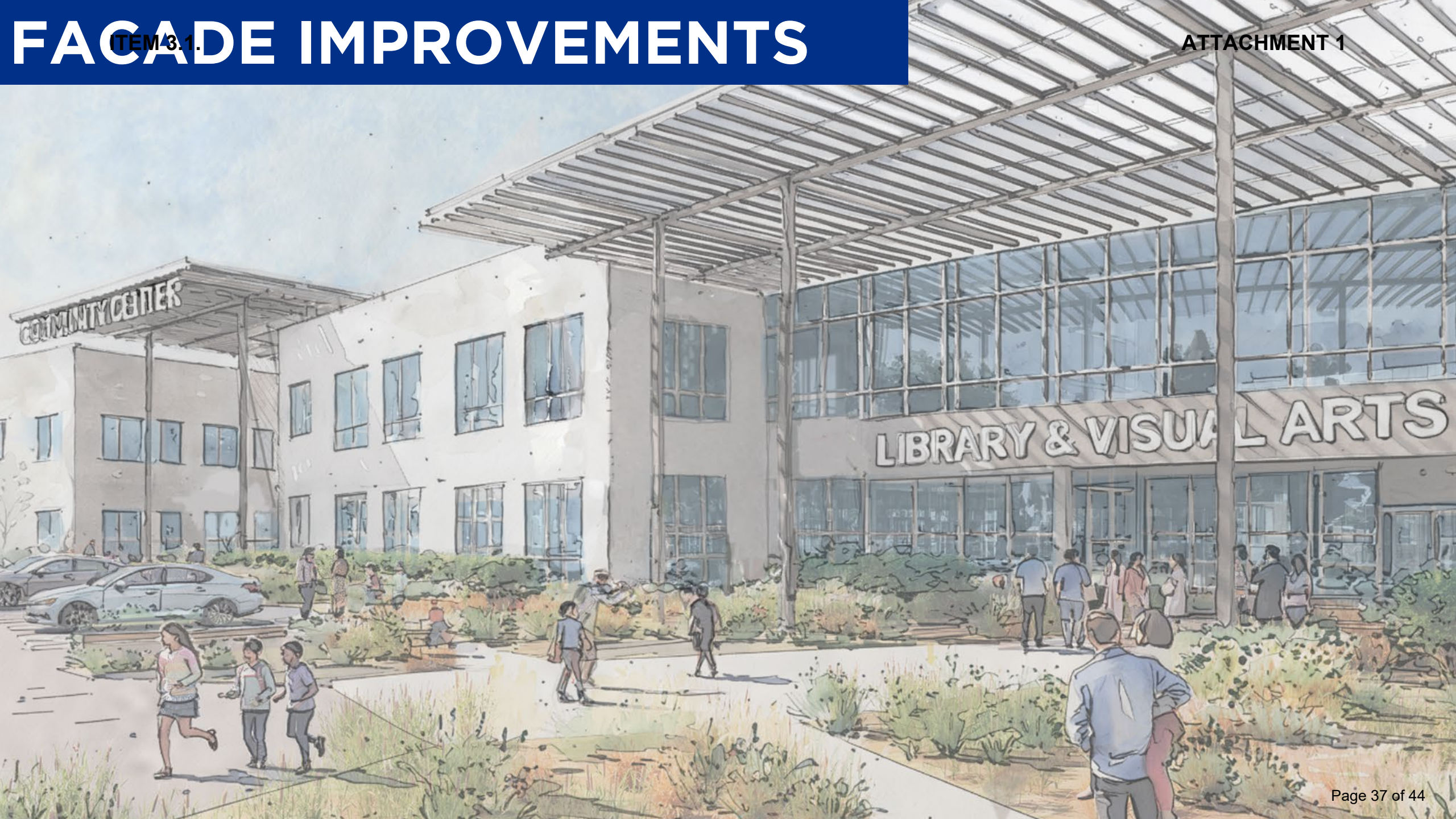
FACADE IMPROVEMENTS



FACADE IMPROVEMENTS

ITEM 3.1.

ATTACHMENT 1



PREVIOUS PLANNING EFFORTS

	Mills Crossing DD Set Building 2 + 3, 2025	Cordova Community Council's 11185 International Drive study	10845 & 10875 International Drive Option A	10845 & 10875 International Drive Option B
ENTRY	4,700 SF	6,875 SF	14,950 SF	14,950 SF
COMMUNITY	7,600 SF	10,200 SF	15,700 SF	15,700 SF
MEETING	0 SF	1,875 SF	7,000 SF	12,000 SF
THEATER	18,375 SF	21,200 SF	21,800 SF	21,800 SF
VISUAL ARTS	0 SF	1,075 SF	10,400 SF	10,400 SF
LIBRARY	0 SF	9,450 SF	12,500 SF	12,500 SF
ADDITIONAL STAFF	0 SF	3,900 SF	3,450 SF	3,450 SF
SUPPORT	2,225 SF	650 SF	5,200 SF	5,500 SF
RESTROOMS	1,150 SF	1,150 SF	5,000 SF	6,000 SF
SUBTOTAL	34,050 SF	56,375 SF	96,000 SF	102,300 SF
NON-ASSIGNABLE	8,000 SF	14,800 SF	18,400 SF	21,175 SF
TOTAL	42,050 SF	71,175 SF	114,400 SF	123,475 SF
OUTDOOR SPACES	1.6 acres	not included	2.6 acres	2.4 acres



FINANCIAL CONSIDERATIONS/NEXT STEPS

Conceptual Planning Estimate, Acquisition Cost, and Funding Strategy



PRELIMINARY PROJECT BUDGET

CONCEPTUAL PLANNING ESTIMATE ONLY

- Property Acquisition
- Design & Engineering
- Building Renovation
- Structural Improvements
- Theater & Banquet Build-Out
- Site Improvements
- Soft Costs & Contingency

Preliminary Budget Estimate

\$90M - \$110M

Based on 154,000 SF of adaptive reuse
across two buildings plus
outdoor site improvements.

CONCEPTUAL PLANNING ESTIMATE ONLY — SUBJECT TO REFINEMENT THROUGH DESIGN

FUNDING OPPORTUNITIES/CONSIDERATIONS

1

City Investment

Approximately \$40-\$50 Million in reserves that could be dedicated to this project. Debt financing including short term financing options using revenue neutrality funds to pay back debt quickly.

2

Grant Opportunities

State and federal grant programs for arts, libraries, and community facilities.

3

Partnerships

Potential capital or operating partnerships with local corporations, nonprofits and educational institutions.

4

Phased Implementation

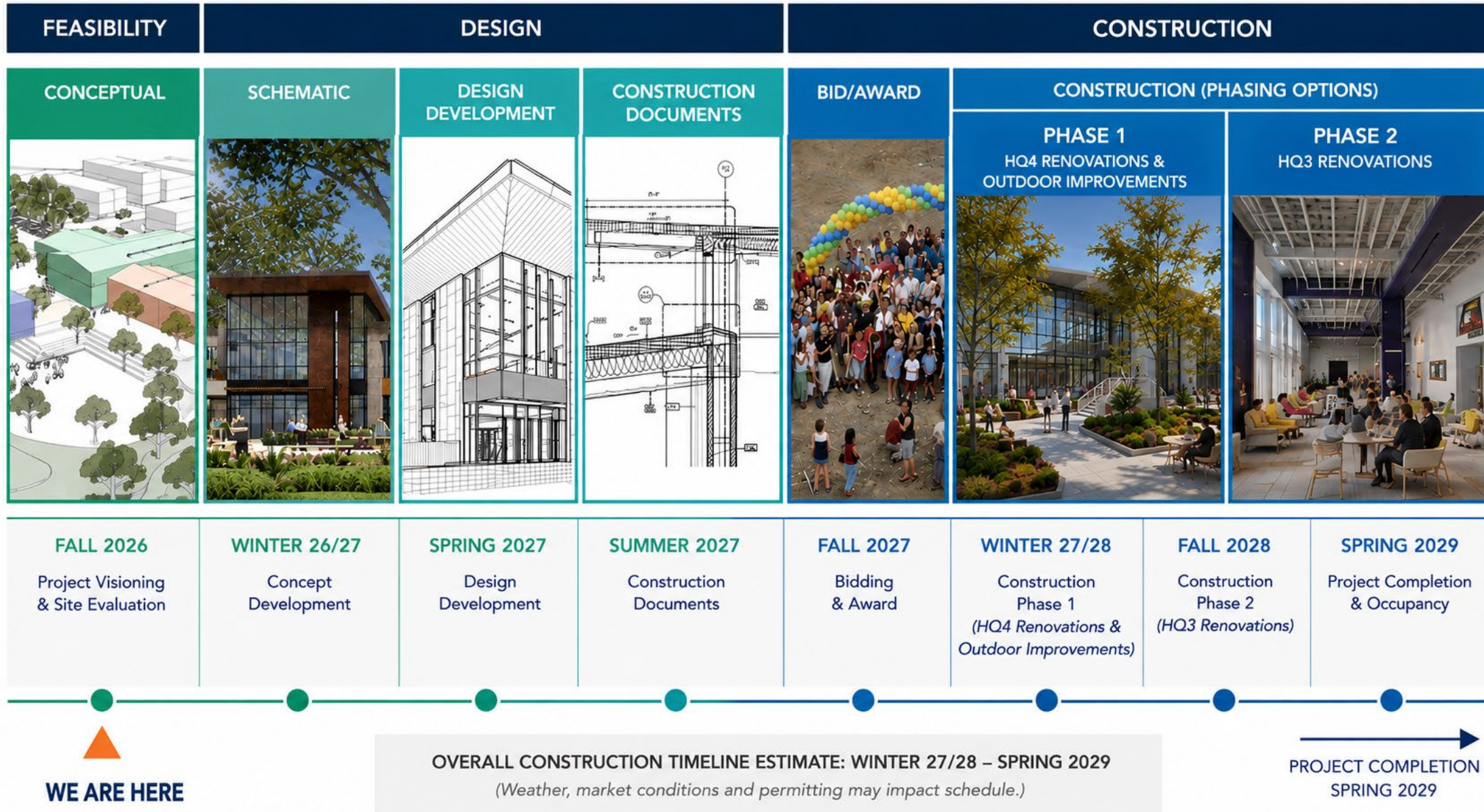
Delivering the campus in phases to manage cost and funding timing.

5

Future Operating Model

Long-term staffing, programming, and maintenance costs once open.

PROJECT TIMELINE



DESIRED OUTCOMES/COUNCIL DIRECTION



Project Location

Receive direction from Council on whether there is support to move forward with the purchase of 10845 & 10875 International Drive for a future community center.



Project Vision

Do the community uses identified in the preliminary site plan align with Council's vision?

Are there additional uses that should be considered?



Project Budget

Confirm Council is comfortable with the preliminary budget range for the project.



PUBLIC COMMENT & COUNCIL DISCUSSION

