

Master Plan Overview & Context



Project Overview

Goal: Develop a 10-acre, city-owned parcel into a beautiful urban hub for our community that focuses on the arts, health and wellness, cultural and community space, creative maker spaces, housing and retail.

Location: Folsom Blvd. adjacent to Folsom Lake College / Rancho Cordova Center and across the street from the Mather Field/Mills Light Rail Station and The MACC.

Project Description

The proposed project would result in the following uses:

- **Community-Commercial Buildings** to include approximately:
- **Housing Units** (up to 120 units):
 - Multi-Family Apartments
 - For Sale Townhouse-Style Home
- **Public Open Space** (up to 2.5 acres):
 - Project Green Space
 - Plaza Space
- **Parking Structure** including between 275-325 parking stalls.

	Square Feet
Health & Wellness	20,000
Community - Commercial	25,000
Community - Commercial	27,000
Arts Center - Perform. Venue	14,000
Arts Center - Flexible Studios	17,000
Community Event Hall	9,000
Commercial - Retail	5,000
Total	117,000

Timeline



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Design References + Inspiration: Regional Context & History

Pre - 1849 Early History & Indigenous Communities	1849 - 1855 Birthplace of the California Gold Rush & Railroad	1849 - WWI Agriculture & Infrastructure	WWI - Cold War Aerospace & Post-War Development	2003 - Present City Incorporation & Continued Growth
 <p>The Nisenan / Maidu people lived in the American River watersheds. Now referred to as the Northern Sierra Miwok, this photo shows dancers from the 1880s dressed for an Earth Renewal Ceremony.</p>  <p>This area was once home to many special seasonal wetlands called Vernal Pools. These seasonal wetlands can host more than 200 species, with flora and fauna which live nowhere else in the world. Less than 10% of California's vernal pools remain today, but a number still exist in Rancho Cordova.</p>  <p>The American River was central to shaping this region. This map reconstructs the habitat patterns of the Delta region prior to significant Euro-American modification (early 1800s), including tidal wetlands, riparian forests, and seasonal wetlands.</p> <ul style="list-style-type: none"> Water Intermittent pond/lake Tidal freshwater emergent wetland Non-tidal freshwater emergent wetland Willow thicket Willow riparian scrub/shrub Valley foothill riparian Wet meadow/seasonal wetland Vernal pool complex Alkali seasonal wetland complex 	  <p>Early colonial settlements were established in this area as a result of the 1849 California gold rush. An early route for miners from Sacramento heading east towards gold in the Sierra Nevada foothills was established along the present alignment of Folsom Blvd. <i>Above Left: Panning for Gold (1850). Above Right: Hydraulic Mining, American River (1870).</i></p>  <p>Folsom Blvd was also the route for the Pony Express. The Sacramento Valley Railroad opened for business to Folsom in 1856, hauling ore, food, goods and passengers along the 23 mile line between Folsom and the river docks in Sacramento. <i>Above: "Pioneer" Sacramento Valley Railroad steam locomotive (1869).</i></p>	 <p>In addition to gold, agriculture became the main industry in this area in the mid to late 1800s. A strong community of vineyards and orchards had grown up between the 1850s and the 1880s. <i>Above: Menke Hop Farm (1880s).</i></p>  <p>Vineyards founded by Roland Federspiel's family became well known in the area. The Cordova name eventually came from the Cordoba wine region in Spain. <i>Above: Federspiel Vineyards (1945)</i></p>  <p>The American River continued to be a central force and catalyst for innovation in the region, for continued gold dredging and agricultural irrigation. The Nimbus Dam was built on the American River in the 1950s.</p>	 <p>The Mather Air Force Base was established as an airfield and pilot training school in 1918 after WWI, and it was in active use by the Air Force until 1988.</p>  <p>Aerojet, a rocket and missile propulsion manufacturer, opened a plant in Rancho Cordova in 1953, and by 1958 the company's employment reached 34,000. They produced rocket motors, and expanded to the defense and space exploration industry throughout the Space Race and Vietnam War. In 1969, Aerojet rocket motors propel astronauts to the moon on the Apollo 10 mission.</p>	 <p>City Incorporation (2003)</p>  <p>Growth and continued urban development. Aerial Photo (2020)</p>  <p>The site today, including a grand Valley Oak.</p>
<p>In response to increasing housing demand (especially at Mather Field and Aerojet), the first major housing development in this area was constructed just north of Folsom Blvd and Zinfandel Dr. The name of this model home subdivision, "Rancho Cordova", can be traced to Roland Federspiel and his vineyards.</p>				

What other aspects of Rancho Cordova history and culture would you like to see reflected in the Mills Crossing project?