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	WE ARE HERE			
2017 - 2019	2019 - 2020	August 2020 - June 2021	June 2021 - 2023	2024 - 2025
			+	
Visioning Sessions Gap Analysis Project Studies	City Issues RFP City selects Griffin	Conceptual Design to Establish Preferred Development	Final Development Agreements	t Design Development & Engineering
Site Selection	Swinerton + Related as	Alternative	CEQA, Approvals	Break Ground
Community Input	Project Developers	 Due Diligence Programming / Needs Assessment Outreach & Organization Building Conceptual Design 	Community Input	
		Due-Diligence-Level City & Utility StudiesPre-App Review, CEQA Strategy	Schematic Design	

Feasibility Analysis / Financing Plan

Development

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Design References + Inspiration: Regional Context & History

Pre - 1849

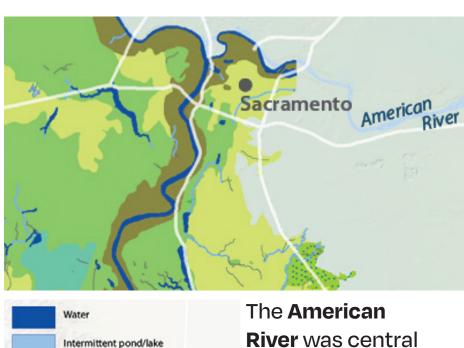
Early History &
Indigenous Communities



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.



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.



Tidal freshwater emergent wetland
Non-tidal freshwater emergent wetland
Willow thicket
Willow riparian scrub/shrub
Valley foothill riparian
Wet meadow/seasonal wetland
Wet meadow/seasonal wetland
Vernal pool complex
Alkali seasonal wetland complex
Alkali seasonal wetland complex
Alkali seasonal wetlands,
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.

1849 - 1855
Birthplace of the California
Gold Rush & Railroad



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. Above Left: Panning for Gold (1850). Above Right: Hydraulic Mining, American River (1870).



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. Above: "Pioneer" Sacramento Valley Railroad steam locomotive (1869).



Several "way stations" or sprang up along this Railway route — including as Mills

Station, which was built in 1911, and was been used as a tavern, post office, grocery store, library, firehouse, and ice cream parlor.

The community of Mills was named after the mills that John Sutter built along the American River. Grist mills would turn a water wheel to grind wheat and other grains. Above: Mills Station in 1925.

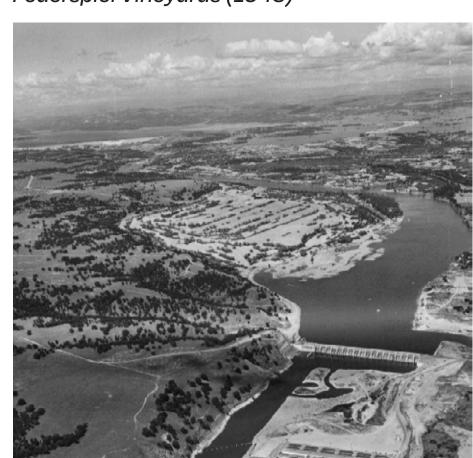
1849 - WWI Agriculture & Infrastructure



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. Above: Menke Hop Farm (1880s).



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. Above: Federspiel Vineyards (1945)



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.

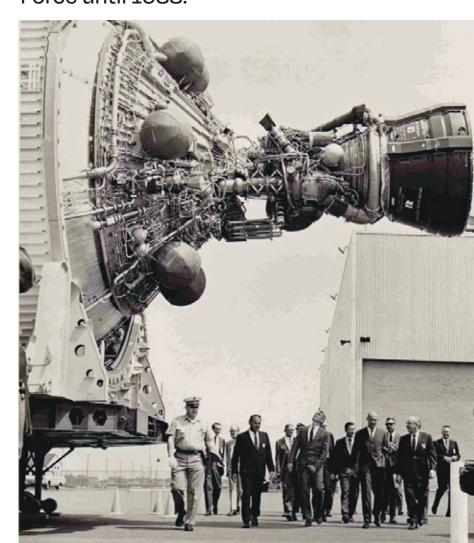
WWI - Cold War

Aerospace &

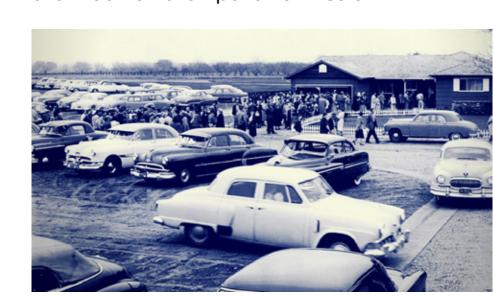
Post-War Development



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.



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.



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.

2003 - Present

City Incorporation &

Continued Growth



City Incorporation (2003)



Growth and continued urban development. Aerial Photo (2020)



The site today, including a grand Valley Oak.

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