

# 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 Lake College /  
Rancho Cordova Center

FOLSOM BLVD

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**



# 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



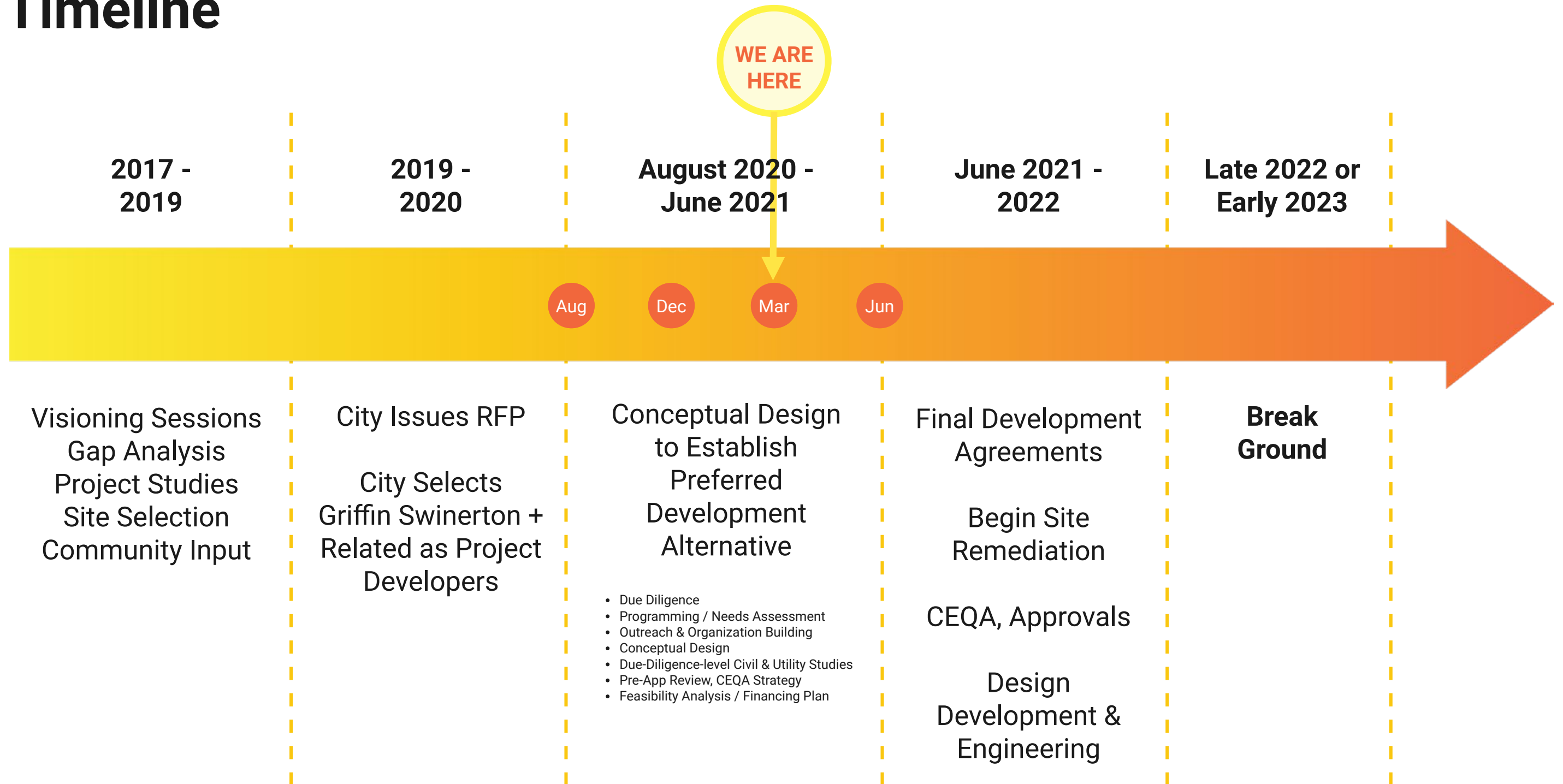
Outreach & Funding



Arts Programming



# Timeline



# **Work Completed + What We've Heard**



# Work Completed

2017-2019 Studies – Ballard King, WRNS, AMS

Previous Community Input

Review Existing Documents (Mobility Master Plan, Folsom Blvd Spec. Plan, Arts Strategic Plan, etc.)

Due Diligence (Site Survey, Existing Trees Report, Environmental Assessments, Utilities, etc.)

Site Research & Analysis

Initial City Council Interviews (09.2020)

Programming Partner Focus Groups & One-on-One Interviews

Community Survey

City Council Sessions Feedback (Dec 2020 + Jan 2021)

Additional Programming Partner Discussions

Parking Studies

Additional Housing Feasibility Analysis

Conceptual Design Development

3  
Prelim.  
Dev.  
Alts

3 Dev.  
Alts

# 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
- Exercise / Dance Studio
- Performance Space (Indoor)
- Outdoor Performances

### Flexible Meeting + Gathering

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

## 2. Innovation Hub

- 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

### Commercial Space

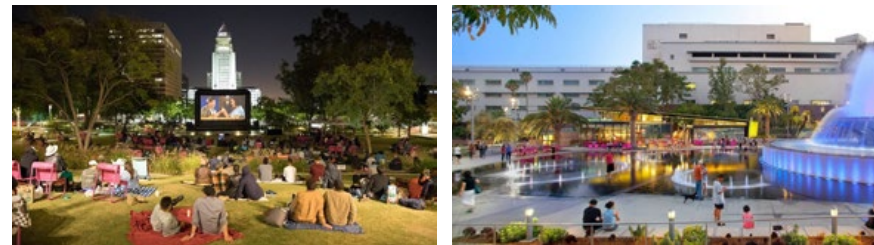
- Farmers Market
- Local Vendor Stalls
- Farm-to-Fork
- Commercial Kitchens
- Food Truck Lot
- Co-Working
- Cafe
- Indoor-Outdoor Dining
- Food Kiosks / Concessions

## 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

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

significant support for **Arts** theme

Basketball

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

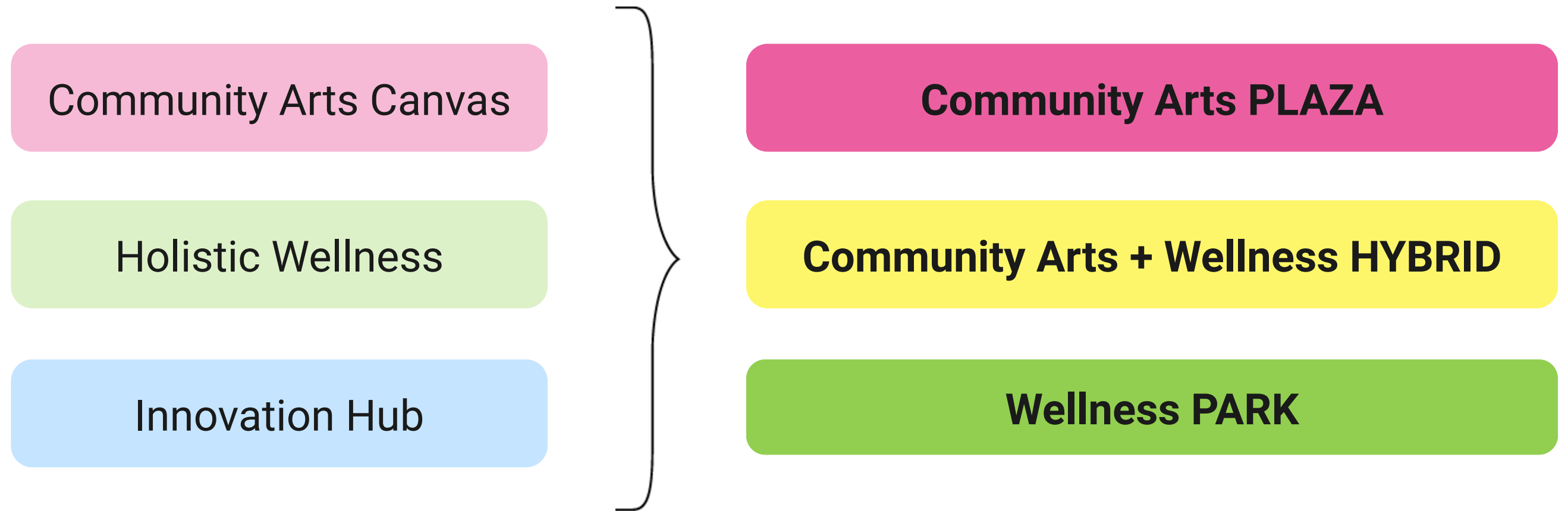
## Co-Working / Small Business Incubator



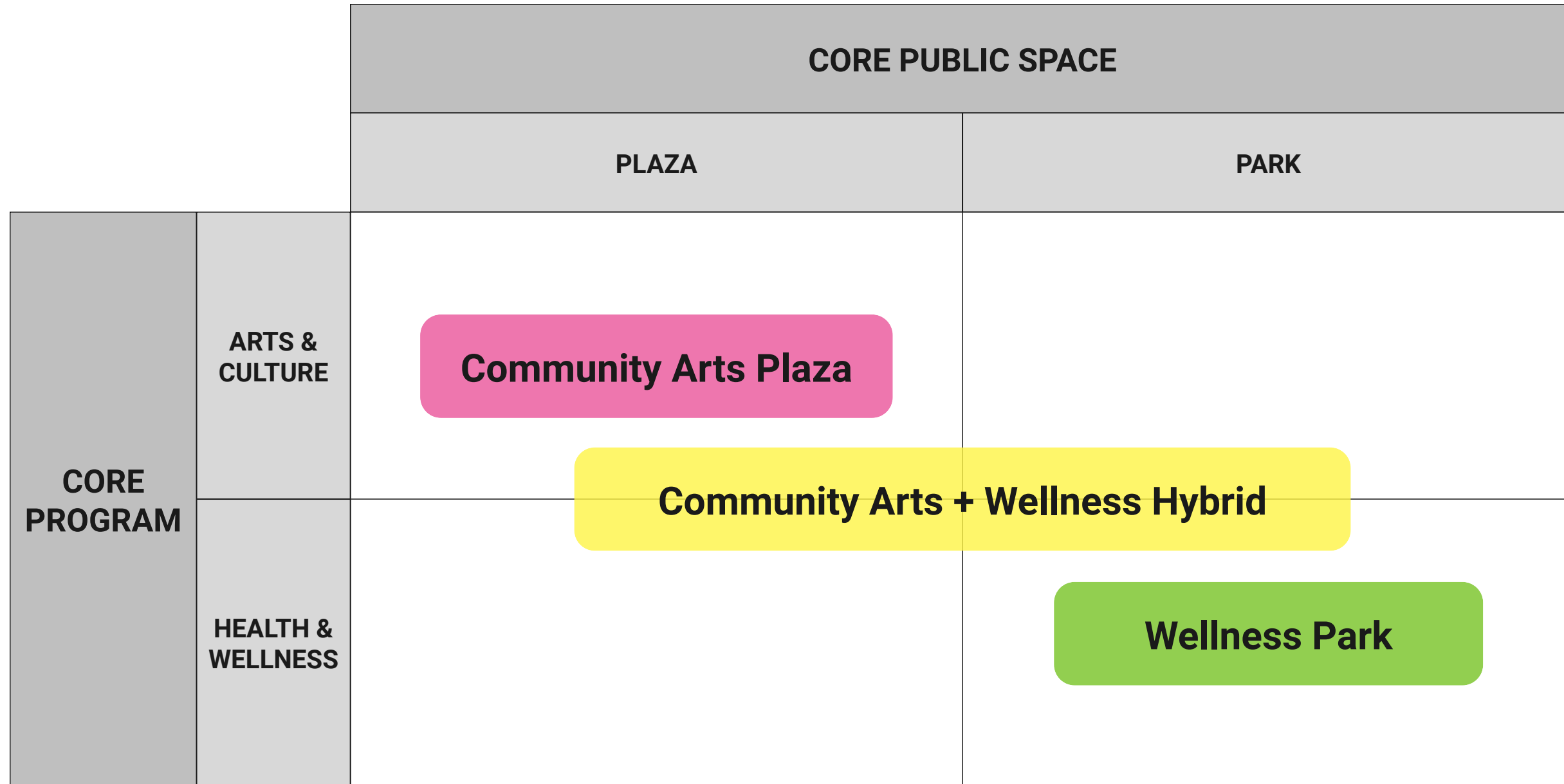
# Three Development Alternatives



# Refining the Development Alternatives



# Refining the Development Alternatives



# Consistent Master Plan Elements





# Matrix of Site Layout Options

		CORE PUBLIC SPACE		
		PLAZA	PARK	HYBRID
HOUSING	For-Sale Town-Homes	<p><b>1A. Plaza x Townhomes</b></p>	<p><b>2A. Park x Townhomes</b></p>	<p><b>3B. Hybrid x Multi-Family</b></p>
	High-Density Multi-Family	<p><b>1B. Plaza x Multi-Family</b></p>	<p><b>2B. Park x Multi-Family</b></p>	<p><b>3B. Hybrid x Multi-Family</b></p>



# Matrix of Site Layout Options

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



1 Level & 60,000 SF of Community Facilities



# 3D Massing Study Flexibility in Density



2 Levels & 75,000 - 100,000 SF of Community Facilities

# Three Development Alternatives

## 1. Community Arts Plaza



# Community Arts Plaza Precedent Images





# 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

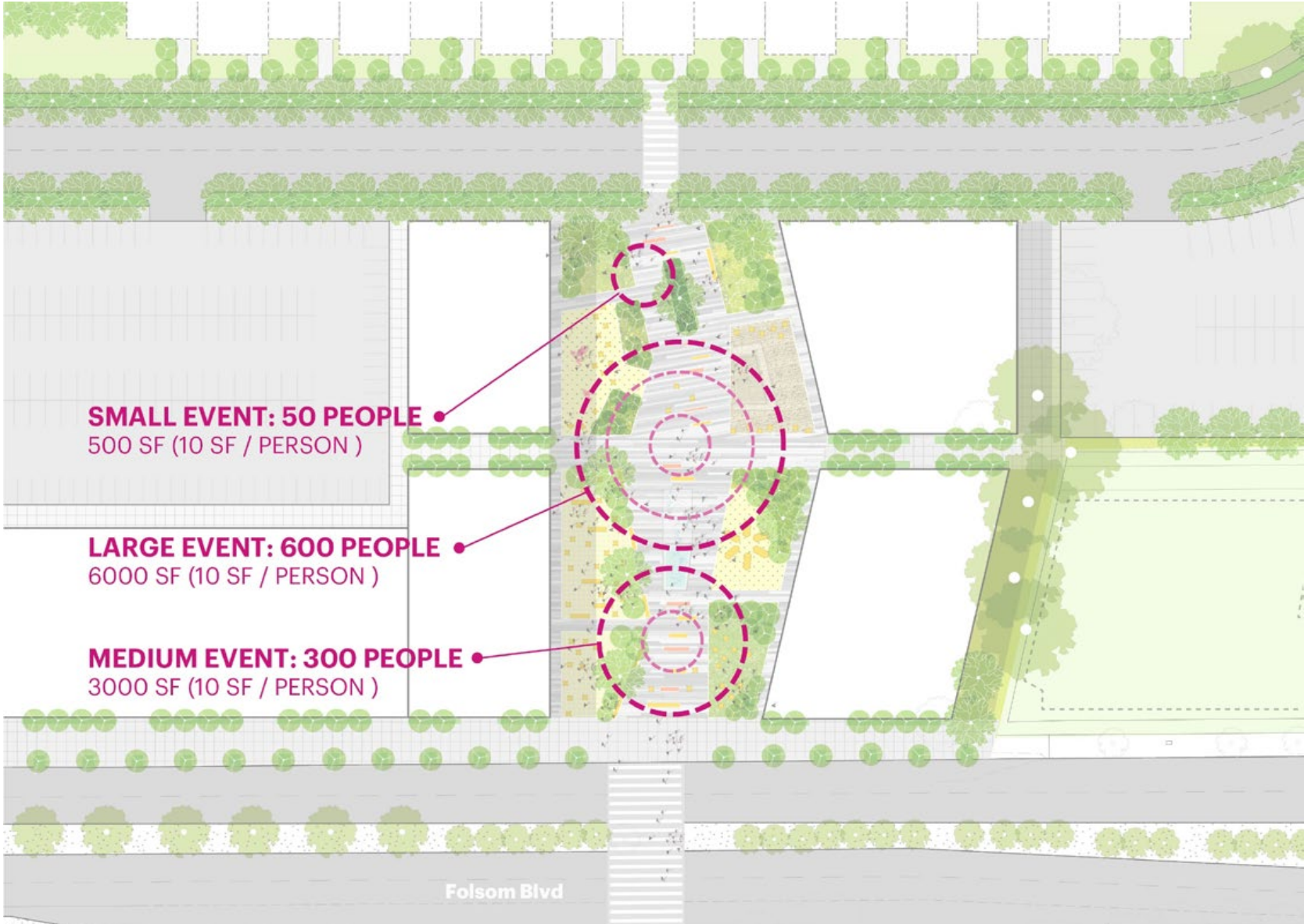
The Plaza will be flanked by **arts, culture, and community programs**. These programs could include: Theater; Art Gallery; Arts Maker Space; Art Studios; Dance/Exercise Studios; Classrooms; Café; and flexible meeting space.

- 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



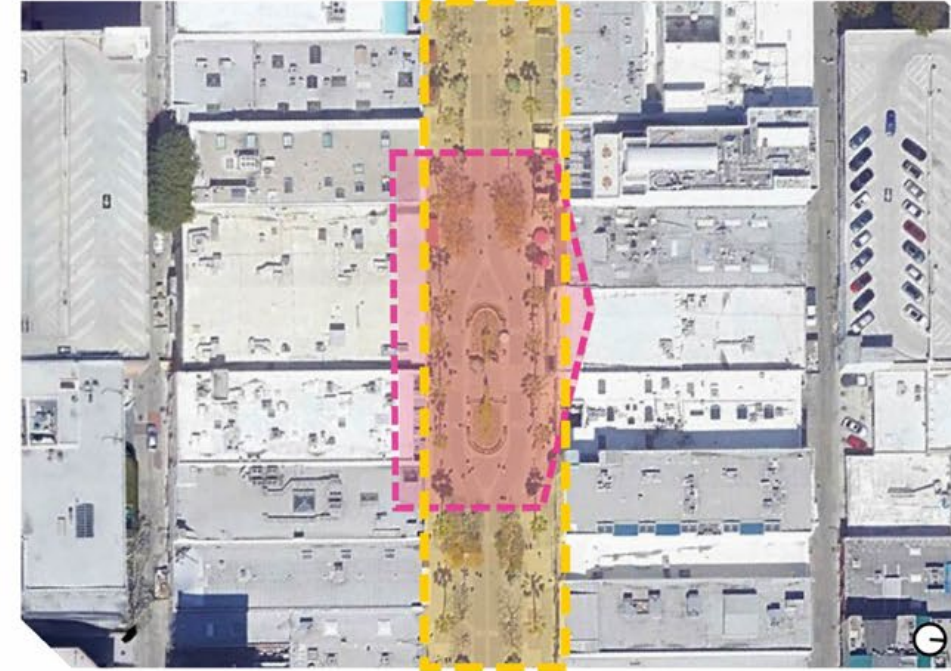
## Urban Plaza

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



**Third Street Promenade**  
Santa Monica, CA





# Three Development Alternatives

## 2. Wellness Park



# Wellness Park Precedent Images



**Connection to Nature**



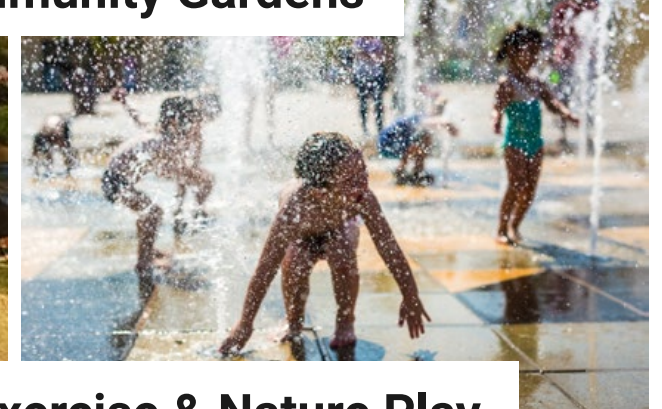
**Outdoor Gatherings**



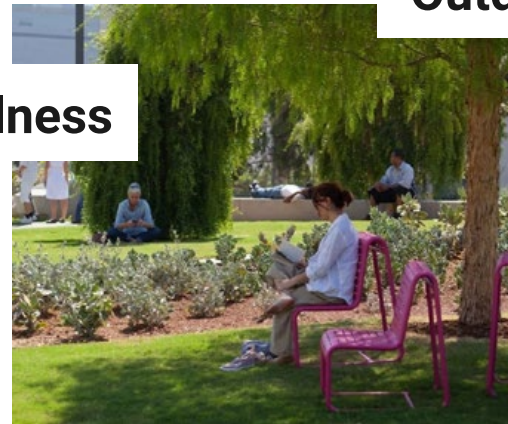
**Community Gardens**



**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.

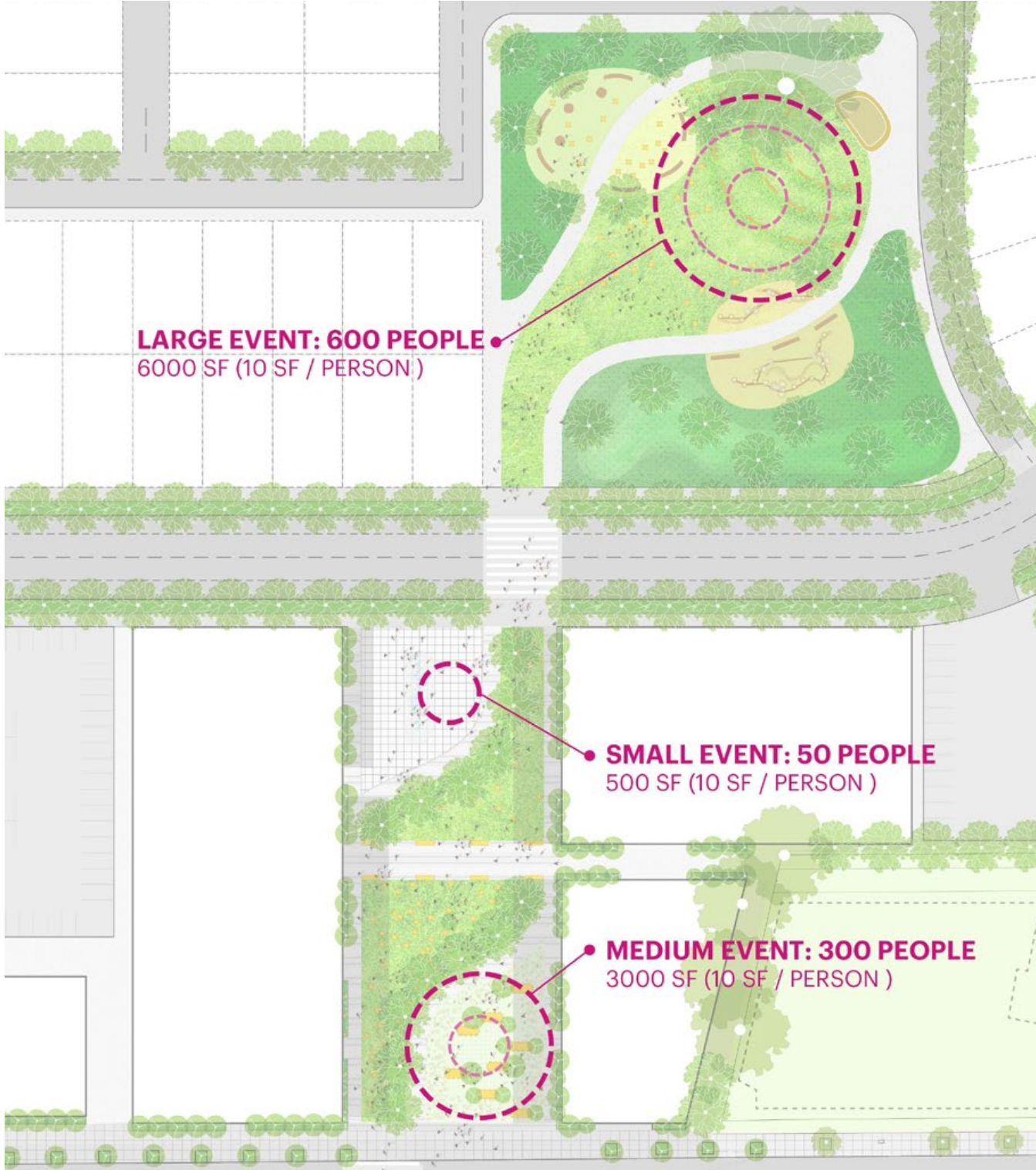
- ❶ Welcome Plaza
- ❷ Lawn / Green Space
- ❸ Interactive Water Feature
- ❹ Enhanced Crossing
- ❺ Botanical Rain Garden
- ❻ Nature Play
- ❼ Performance Stage
- ❽ Event Lawn / Flex Central Green
- ❾ Fitness Zone
- ❿ Habitat Garden





# 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**



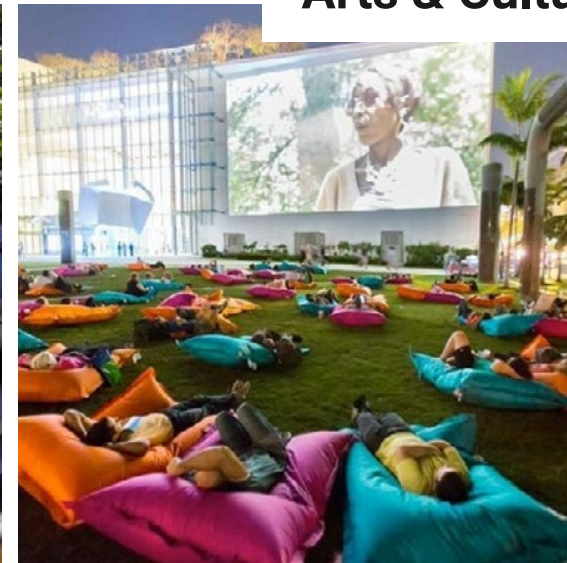
# Community Arts + Wellness Hybrid Precedent Images

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



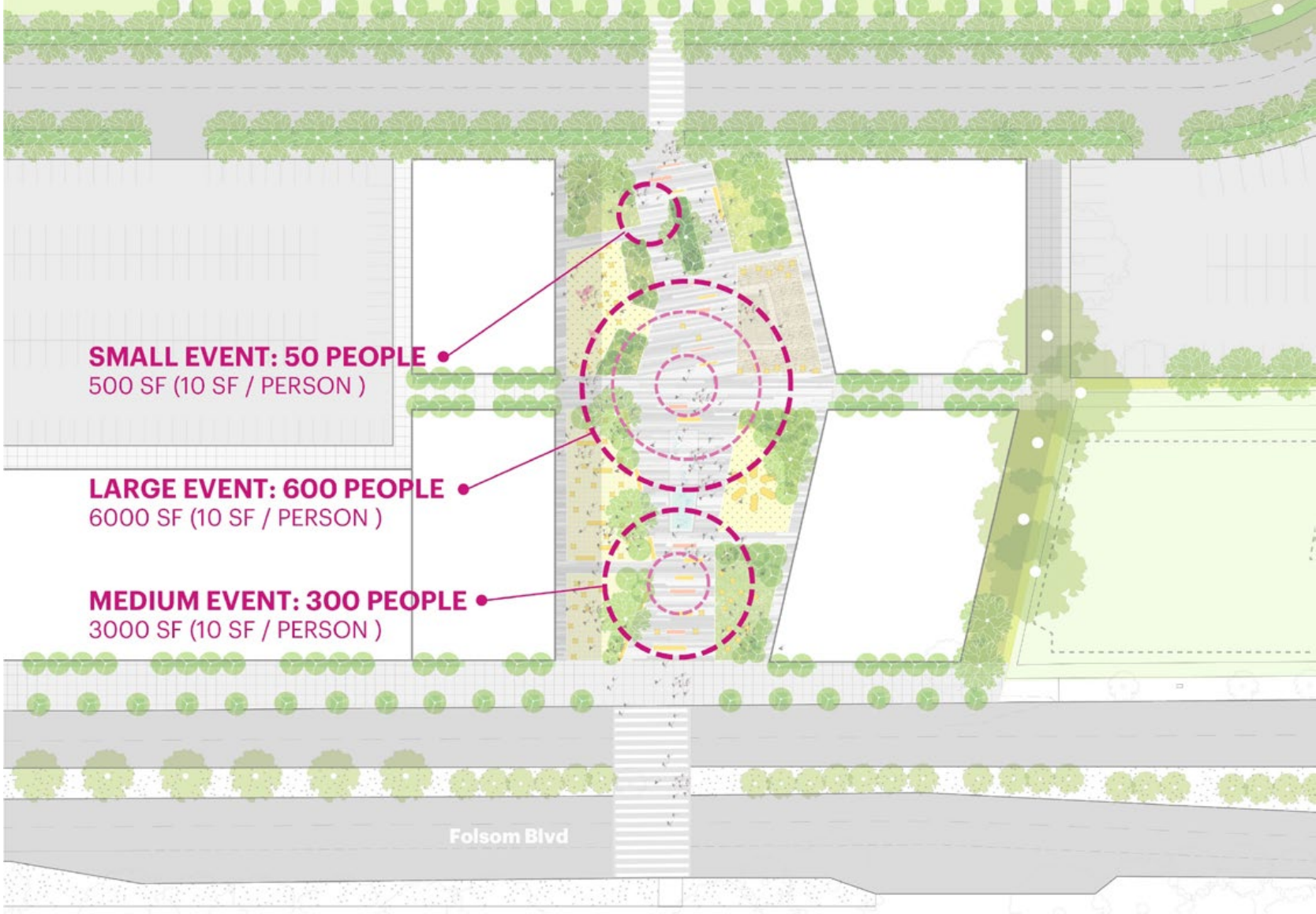


# 3D Massing Study Flexibility in Density



# 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?