

# Mills Crossing

Community Session  
July 7, 2021

# Agenda

Community Session | July 7, 2021: 5:30 PM – 7 PM

- |   |            |
|---|------------|
| <b>1. Introduction</b>                      | 5:30 (5m)  |
| <b>2. Project History</b>                   | 5:35 (10m) |
| <b>3. Vision: Master Plan Opportunities</b> | 5:45 (25m) |
| <b>4. Questions + Discussion</b>            | 6:10 (30m) |
| <b>5. Wrap Up + Next Steps</b>              | 6:40 (5m)  |

## Appendix

FAQ

Community Survey Responses



# Project History



# 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





# 2018 – 2019 City Studies



WRNSSTUDIO



## STAKEHOLDER MEETINGS:

Students/Youth, Adults,  
Faith, Community, etc.

**STUDY SESSIONS:**  
Council & Community  
Feedback

**RESEARCH:**  
Market trends,  
demographics,  
usage statistics

## THEMES:

- Resident Access & Priority
- Affordability
- Partnerships
- Do Not Duplicate - Identify Gaps

# City RFP (2019)

## MILLS STATION DISTRICT P3 MASTER DEVELOPMENT OPPORTUNITY



[HOME](#) [ABOUT US](#) [WHAT'S NEW](#) [DEPARTMENTS](#)

[Departments](#) > [Community Development](#) > [Civic Center](#) > [Mills Station District Project Information](#) >

### VISION

Help our Vision become a reality.

The Mills Station District is envisioned to be a flexible gathering place to discover, relax and connect. A place where businesses, residents and visitors can be inspired by local cuisine and art, enjoy recreational facilities, and host meetings, events and celebrations.

#### **Catalyst for Local Business**

A place to connect and linger, pedestrian-scaled, walkable streets, smaller retail storefronts to encourage local business, dynamic public space.

#### **Support Community Health, Wellness and Fun**

Go-to spot for a picnic or after school hangout, connects to nature and highlights Rancho Cordova natural resources, connects to community partners, urban farming and recreation, potential anchors like natural science museum/library.

#### **Destination for Arts and Culture**

Cultural gathering place, backdrop to a public square, exhibition/creation/education, dense/diverse context, museums or performing arts theatre alongside a facility for local artists.

#### **Citizen Focused**

Community hub, inclusive for all ages, potential anchors like convention/community center, veterans center, or youth center.



[HOME](#) [ABOUT US](#) [WHAT'S NEW](#) [DEPARTMENTS](#)

[Departments](#) > [Community Development](#) > [Civic Center](#) > [Mills Station District Project Information](#) >

### PRIORITY PROGRAMS

#### **Priority Programs**

Through three visioning sessions, the City Council identified the following priority elements for the site. Developers are encouraged to pursue a combination of these elements (not all have to be included).

Cultural – Performing Arts, Art Exhibition Space, Museums, Nature Center, Library

Recreational – Basketball Courts, Playground, Flexible Meeting Space, Craft/Maker Space, Classroom Kitchen

Commercial and Residential – Café, Restaurants, Local Vendor Market, Food-Truck Lot, Conference Center, Mixed-Income Multifamily Residential

Community Serving – Teen Activity Center, Counseling/Mental Health Services, Classroom/Study Rooms, Pre-School/Day care



# Development Team

## Developers



Master Developer &  
Civic/Community Facilities



Housing

## General Contractor



## Design



Master Plan & Public Space



Housing

## Programming & Outreach



# Timeline





# Work Completed



# September 2020: Initial City Council Interviews

Summary of Initial Briefings with Council Members

remarkable **buildings** +  
remarkable **public spaces**

**re-activate**  
this entire corridor

A **mix of housing** that  
caters to high, medium,  
and low incomes

**Flexibility:** both indoor  
and outdoor space

The local higher education  
community is in need of large-  
scale **arts/maker spaces**

**access to  
services**

Ever since becoming a  
city, Rancho Cordova has  
wanted to put **high-  
quality high-density  
housing on Folsom.**

A public, city-controlled  
**basketball court** is a top  
priority

**catalyze investment,  
spark development**

Something **unique has to  
happen here**, and should  
probably be **arts-focused**

**Food production** could be an  
important program.... potentially  
a commercial kitchen that  
doubles as a **business incubator**

**Exercise, fitness, and health**  
could be important programs

Condo or townhouse for-  
sale is preferred. Could also  
consider artist housing, or  
**live / work units.**

**Arts + Health +  
Makers Space – multi-use**

A **connection** to the  
WellSpace Health Center  
could be important



# Outreach & Engagement

Engaging with Potential Users, Programming Partners, and Community Members

focus groups

one-on-one interviews

arts survey

community survey



**RIOS**

# Community Survey

## Survey Overview

**Working with the City of Rancho Cordova Communications & Public Affairs team, the survey was shared widely throughout the city.**

- Rancho Cordova News (digital newsletter)
- Rancho Cordova Alert (digital news alert)
- Social: Facebook, Instagram, Twitter, Nextdoor, LinkedIn
- Shared with partners for distribution: Cordova Community Council, Rancho Cordova Chamber of Commerce, Rancho Cordova Travel & Tourism
- Update on City website for the project

**The survey received 275 responses.**

- Open from November 16 - December 7
- As a reference point, this number is comparable to a recent public survey conducted for a downtown park in Denver, CO.
- State polls often use sampling sizes of ~400 people.

## Mills Crossing Civic Center Survey

### Project Overview

The City of Rancho Cordova has entered into a public-private partnership with a developer team led by [Griffin Swinerton](#) and [Related](#) to develop the [Mills Crossing Civic Center](#). This ~10-acre site, located across from the Mills Station Arts & Culture Center (the [MACC](#)) and the Mills Light Rail Station and next to Folsom Lake College/Rancho Cordova Center, is envisioned to become a thriving center of civic and cultural identity for Rancho Cordova — a multi-use hub for activity that incorporates cultural, community, residential, and commercial uses.

We need your input to help make the Mills Crossing Civic Center a successful, vibrant, and useful community hub. Your answers to the following questions will help provide us with guiding direction about the future character and uses of the Civic Center.

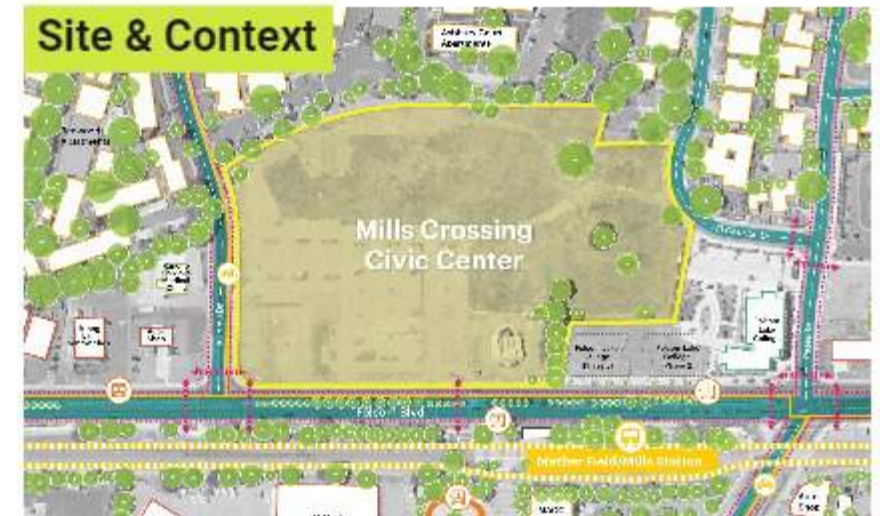
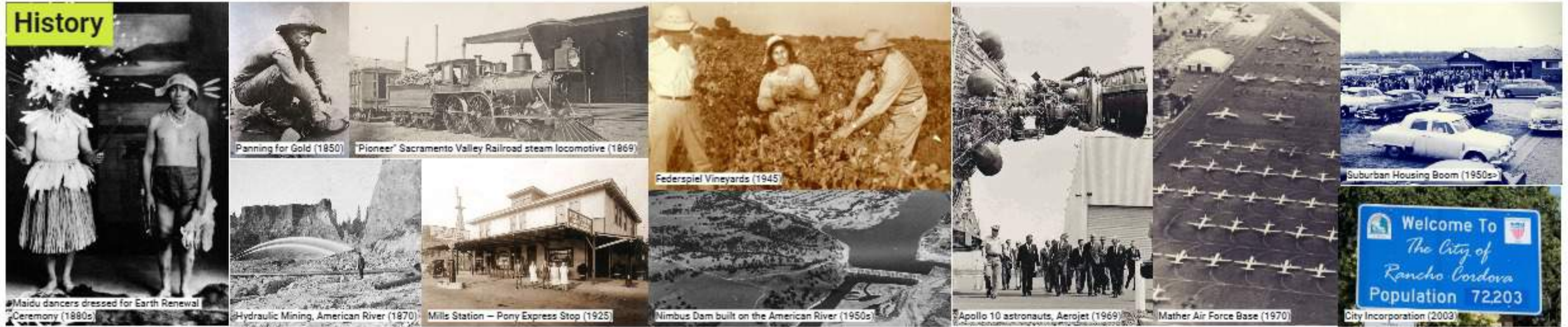
Thank you for taking this 10-minute survey! If you have any questions, please [contact the project team](#).





# Research & Analysis | History, Ecology, Context

A Diverse Legacy of Discovery, Innovation, and Growth





# 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

**Water feature** in public spaces is appealing

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

significant support for **Wellness** theme

Support for entrepreneurs

# **Project History: Community Programming**

# Synthesizing Prior Work (2018+) on Programming

Focusing on Potential Programs for the Mills Crossing Civic Center



## CULTURAL

Library  
Children's Museum  
Art Museum  
Arts Center  
Theater/Auditorium  
Performance Center  
Teen Center  
Nature Center  
Veterans Center  
Senior Center  
Community College  
Classroom/Study Rooms  
Pre-School/Daycare  
Exhibition Space  
History Museum  
Preschool  
Church Meeting Space  
Boys & Girls Club

## RECREATIONAL

Park  
Basketball Courts  
Baseball Courts  
Soccer Fields  
Tennis Courts  
Multipurpose Community Room  
Gymnasium  
Yoga/Meditation  
Fitness Room  
Locker Rooms  
Craft / Maker Room  
Classroom Kitchen  
Community Center  
Dance Studio  
Community Garden  
Playground  
Aquatic Center  
Foodtruck Lot

## CIVIC SERVICES

Council Chambers  
Administrative Offices  
Public Works  
Human Resources  
Community Development  
Recreation  
Finance  
Executive Offices  
Permit Center  
Police Department  
Staff Cafeteria  
Transit Center  
Parking

## COMMERCIAL

Retail  
Café  
Hotel  
Conference Center  
Housing  
Local Vendor Market  
Events Space  
Go-Working Space  
Restaurant



# Synthesizing Prior Work (2018+) on Programming

Focusing on Potential Programs for the Mills Crossing Civic Center



## CULTURAL

Theater  
Art Museum  
Teen Center  
Nature Center  
Veterans Center  
Senior Center  
Classroom/Study Rooms  
Daycare  
Exhibition Space  
History Museum  
Preschool  
Church Meeting Space  
Boys & Girls Club



## RECREATIONAL

Basketball Courts  
Multipurpose Community Room  
Craft / Maker Room  
Classroom Kitchen  
Community Center  
Playground  
Foodtruck Lot



## COMMERCIAL













Café  
Conference Center  
Local Vendor Market



## STUDENT SURVEY

Community Study Rooms  
Mental Health Services  
Multi-purpose Community Rooms  
Gymnasium  
Dance Studio  
Game Room  
Cafe  
Movie Theater  
Pet Cafe

# RESULT | 5 Programming Themes

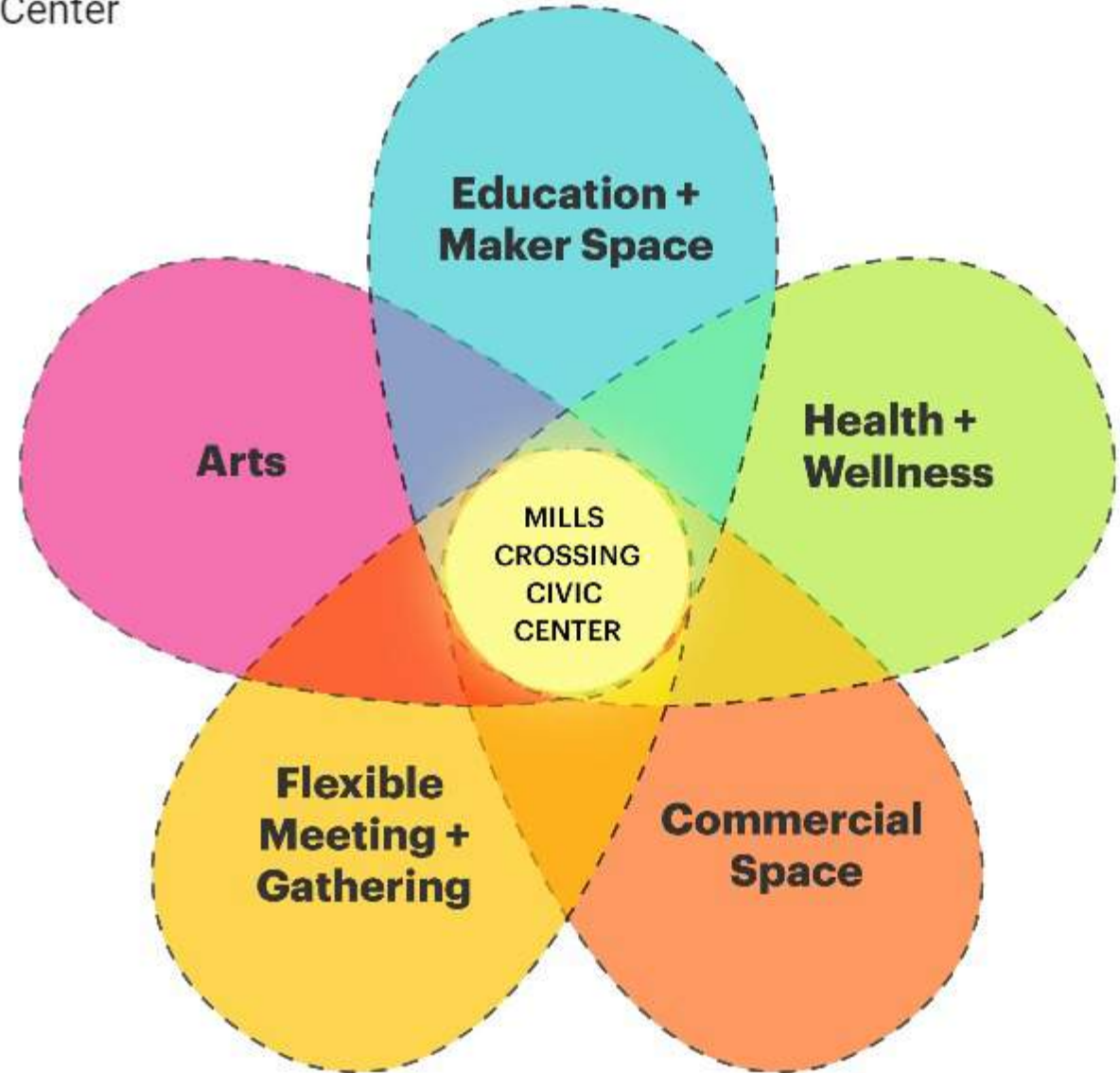
PROGRAMMING THEMES	POTENTIAL PROGRAM ELEMENTS	DEDICATED FACILITIES	FLEX FACILITY	OUTDOOR SPACE
<b>Arts</b>	Performance Space; Rehearsal Space; Production / Media Studio; Dance Studio; Arts Gallery / Exhibition Space; Outdoor Art (e.g. sculpture, murals, etc.); Outdoor Performances (music, dance, theater); Interactive Art Classes; Art Studios / Workshop Space; Artist Maker Market; Multi-Media Arts Maker Space; Rotating Public Art Installations			
<b>Flexible Meeting &amp; Community Gathering</b>	Multi-Purpose Community Room; Meetings Space (e.g. book clubs, volunteer groups); Outdoor Flexible Public Pavilion / Stage; Open Lawn (picnicking, lawn seating); Holiday Markets and Local Vendor Markets; Celebratory Events (Festivals, Parades, etc.); Indoor Rec Room (e.g. basketball, volleyball); Play Areas for Kids; Exercise/Dance Studio; Dog Park; Game Room; Outdoor Group Fitness			
<b>Health &amp; Wellness</b>	Health Services; Community Health Clinic; Mental Health Services; Pet Center; Community Garden; Teaching Garden; Running / Walking / Cycling Trail; Outdoor Exercise Classes; Nature Play; Mindfulness / Meditation Garden; Mobility Hub (e.g. bike share, e-scooter rental); Physical Therapy Services			
<b>Education, Craft, Maker Spaces</b>	Classrooms; Multi-Media Arts Maker Space; Flexible Outdoor Classroom Space; Tech Maker Space; School Programs; Workforce Development Opportunities; Digital Learning Lab; Student Farm; Arts / Crafts Classes; Teaching Kitchen; All-Ages Educational Programs; Pop-Up Library			
<b>Commercial Spaces</b>	Coffee Shop / Cafe; Food Kiosks / Concessions; Farm-to-Fork; Food Truck Lot; Farmers Market; Indoor-Outdoor Dining; Local Vendor Stalls; Commercial Kitchen; Co-Working Space; Small Business Incubator; Retail Spaces			



# 5 Programming Themes

Focusing on Potential Programs for the Mills Crossing Civic Center

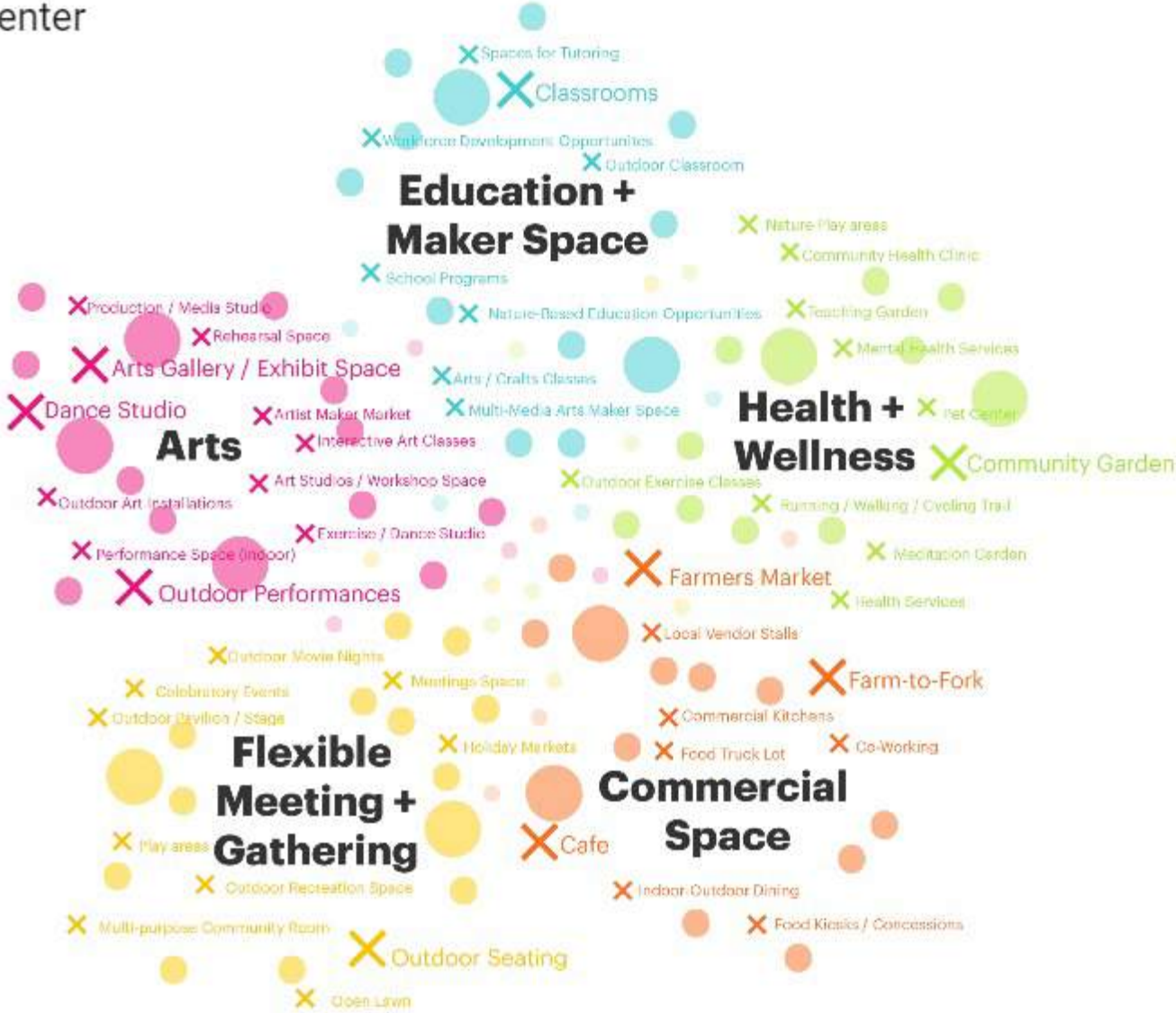
PROGRAMMING THEMES	POTENTIAL PROGRAM ELEMENTS	DEDICATED FACILITIES	FLEX FACILITY
<b>Arts</b>	Performance Space, Rehearsal Space, Production / Media Studio / Post-Production Arts Gallery / Exhibition Space - Curatorial (Art, Design, Sculpture, Murals, etc.) Studio / Fabrication / Printmaking / Casting / Foundry / Welding / Glass / Ceramics / Pottery / Woodshop Stage / Set / Props / Market, Multi-Media Arts, Maker Spaces, Floating Public Art, etc.	●	●
<b>Flexible Meeting &amp; Community Gathering</b>	Multi-Purpose Community Room, Meeting Space (e.g., book club, volunteer group) Outdoor Pavilion / Event Pavilion / Stage / Open-air Deck / Amphitheater / Public Market and Local Vendor Markets / Community Events / Theater / Parade, etc. / Indoor Rec Room (e.g., pickleball, volleyball, Play Area for Kids, Exercise / Dance Studio / Dog Park / Game Room, etc.) / Community		●
<b>Health &amp; Wellness</b>	Health Services / Community Health Clinic / Mental Health Services / Cancer Community Center, Learning Center, Running / Walking / Cycling Path Outdoor Learning Garden, Nature Play, Wind, Fire / Meditation Garden Mental Health, Yoga, Pilates, etc. / Outdoor Physical Therapy Services	●	
<b>Education, Craft, Maker Spaces</b>	Classrooms / Multi-Media Arts / Maker Space / Flexible Outdoor Classroom / Various Tech Maker Spaces / Senior Programs / Workforce Development Opportunities / Digital Learning Lab / Bookstore / Arts / Crafts Classes / etc. / etc. / etc. All-Ages Educational Programs, Pop-Up Library	●	●
<b>Commercial Spaces</b>	Coffee Shop / Deli / Food Trucks / Concessions / Home Goods / and Thrift Store / Family Market / Indoor Outdoor Dining / and Senior State Community Center Co-Working Space / Small Business Incubator / Retail Space	●	





# 5 Programming Themes

Focusing on Potential Programs for the Mills Crossing Civic Center



# 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 (outdoor)
- 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

## 2. Innovation Hub

- Spaces for Tutoring
- Classrooms
- Workforce Development Opportunities
- Outdoor Classroom
- School Programs
- Nature-Based Education Opportunities

### Education + Maker Space

- Arts / Crafts Classes
- Multi-Media Arts Maker Space

### Health + Wellness

- Fitness Play areas
- Community Health Clinic
- Teaching Garden
- Mental Health Services
- Herb Garden
- Community Garden
- Outdoor Exercise Classes
- Running / Walking / Cycling Trail
- Meditation Garden
- Health Services

## 3. Holistic Wellness

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

### Commercial Space



# Community Arts Canvas

A Platform for the Creative Expression of Rancho Cordova's Diverse Communities





# Community Arts Canvas

A Platform for the Creative Expression of Rancho Cordova's Diverse Communities





# Community Arts Canvas

An Arts and Culture-Based Center, Organized around a Central PLAZA





# Innovation Hub

A Center that fosters innovation and learning, organized around a Central STREET





# Innovation Hub

A Center that fosters innovation and learning, organized around a Central STREET





# Holistic Wellness

A Civic Center that supports multi-dimensional health & wellness for individuals, communities, and ecologies





# Holistic Wellness

A Civic Center that supports multi-dimensional health & wellness for individuals, communities, and ecologies





**Vision:**  
**Master Plan Opportunities**



# Vision

*Planning for Today and the Future, 2025 - 2065*



- Transit-Oriented Development
- Catalyst for Folsom Corridor
- Innovative, Ambitious City
- Modern Placemaking
- Community Hub



# Vision

## *Informed by Industry Best Practices*

### Project for Public Spaces

## Our Approach to Mixed-Use

DEC 31, 2008

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The most successful downtowns, waterfronts, town centers and commercial hubs present a rich array of places where the life of the community--its organized activities as well as its spontaneous interactions--plays out. What these communities have in common is a network of streets, paths, parks and squares that hold the neighborhood together and provide the stage on which public lives are played. The ground floors enjoy a tight, symbiotic relationship with the public spaces, forming a seamless transition between indoors and out.

PPS works with developers and communities to create these kinds of neighborhoods, where a broad array of new types of activities and destinations located in close proximity to each other result in the same dynamic conditions that attracted people to older cities and neighborhoods. We have studied the characteristics of successful urban settlements, and especially the web of public spaces that knit them together, and apply what we have learned to the planning, programming, design and management of new communities. We ensure that new developments:

- **Begin with the public spaces** as the basic framework around which housing, retail and commercial development are planned and designed;
- **Build a strong sense of community** by creating social gathering places, developing a sense of stewardship among its residents and providing places for community events;



# Refining the Development Alternatives

DECEMBER 2020

Community Arts Canvas

Holistic Wellness

Innovation Hub

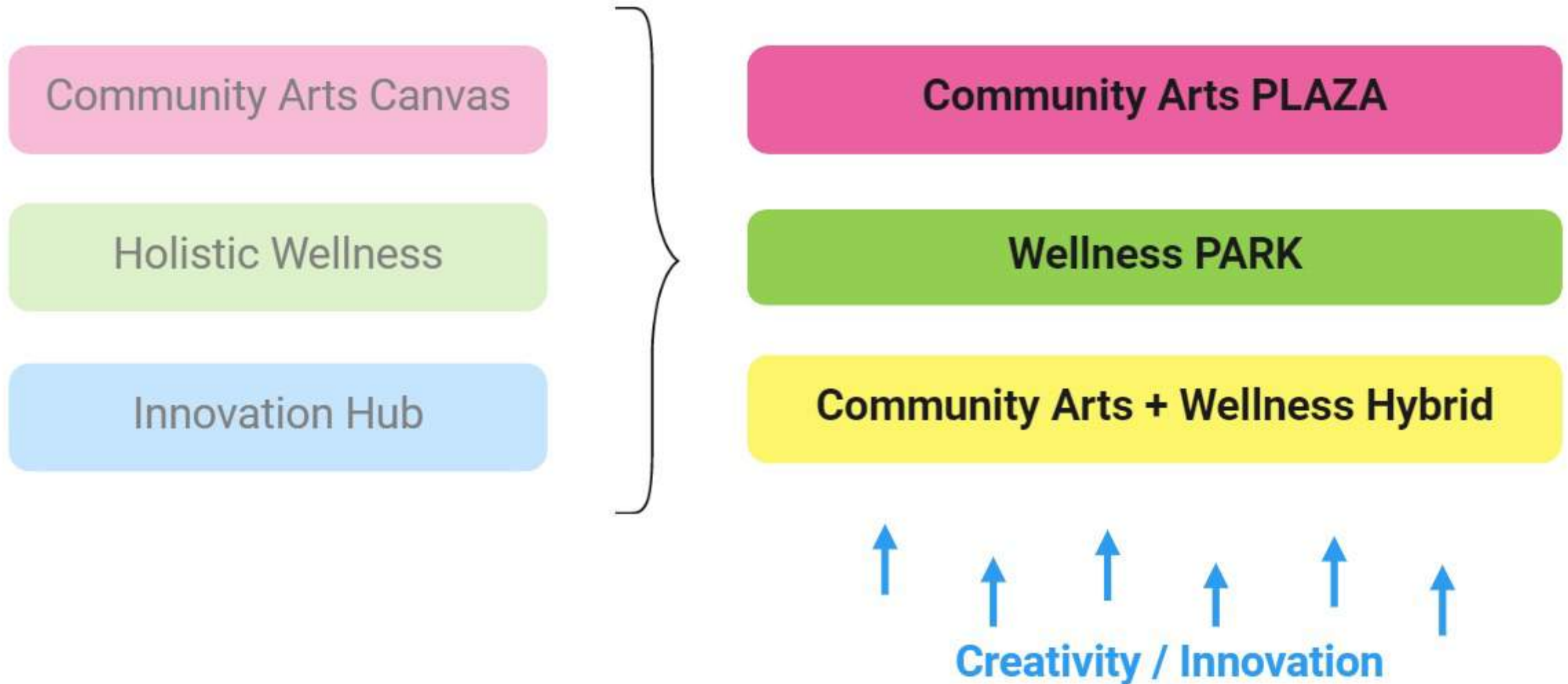
MARCH 2021

Community Arts PLAZA

Wellness PARK

Community Arts + Wellness Hybrid

Creativity / Innovation





# Refining the Development Alternatives

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



# Three Development Alternatives

1. Plaza (Community Arts)

2. Park (Wellness)

3. Hybrid Plaza + Park (Arts + Wellness)





Mills Crossing Civic Center (MCCC)  
Rancho Cordova, CA



# Community Arts + Wellness Hybrid





# Community Arts + Wellness Master Plan





# Community Arts + Wellness Outdoor Public Spaces

The core public space will be a large open space that transitions from an **activate Urban Plaza** at Folsom Blvd to a **green Central Park** experience as you enter the site. This large public gathering area supports a range of outdoor experiences, such as: Café Seating; Interactive Water Feature; Performance Stage; Outdoor Meeting; Shaded Gardens; and Kiosks. Across the internal street, a **Community Park** will offer outdoor gathering spaces such as a central lawn, shaded habitat gardens, and a children's play area.

- 1 Enhanced Crossing to Transit
- 2 Interactive Water Feature
- 3 Mobility Hub
- 4 Café Seating w/Shade
- 5 Stage / Performance Plaza
- 6 Urban Green
- 7 Shade Pavilion
- 8 Outdoor Seating + Tables
- 9 Outdoor Work Lounges
- 10 Gardens / Park Spaces
- 11 Enhanced Crossing
- 12 Community Park Lawn
- 13 Children's Play Area
- 14 Habitat Gardens
- 15 Street can be Closed for Festivals
- 16 Community Green (Gardens, Outdoor Classrooms)





# Community Arts + Wellness Outdoor Public Spaces



*Plaza*



*Park*



*Street*



# **Precedents & Comparable Projects**

# Civic Centers in the Region: Building Facilities



**Elk Grove Community Center**  
(Within "District56")

**32,000 sqft**

Elk Grove Population: ~179,000

**Building Facilities:**

- Senior Center of Elk Grove
- 3 non-profits (American Legion, Veterans of Foreign Wars and the Marine Corps League)
- Main Hall (500 guests)
- Stage
- Commercial kitchen



**West Sac Community Center**

**21,000 sqft**

West Sac Population: ~53,000

**Building Facilities:**

- Black Box Theater
- Art Gallery (Gallery 1075)
- Historical Gallery
- Room Rentals
- Senior Lounge
- Cafe



**Citrus Heights Community Center**

**29,200 sqft**

Citrus Heights Population: ~88,000

**Building Facilities:**

- Meeting Rooms (12-966 people)
- Commercial Catering Kitchen
- Patio and Barbecue Areas
- Senior Center



**Mills Crossing Civic Center Community Facilities**

**80,000 - 100,000 sqft**

Rancho Cordova Population: ~76,000

**Potential Building Facilities:**

- Flexible Theater (~300 seat)
- Commercial/Teaching Kitchen
- Artist Studios, Gallery
- Maker Space/Incubator/Classrooms
- Yoga/Exercise/Dance Studios
- Co-Working
- Health Clinic + Wellness Facilities
- Day Care/Child Care Center
- Cafe/Fresh Market



# MARRS

## Midtown Sacramento, CA

**.6 acres**

Building-to-Building = 78ft

Length = 340ft



### **Mills Crossing:**

**2 acres** (including street closure)

Plaza/Park = .8 acres

Community Park = .4 acres

Community Green = .3 acres

Street (Festival Zone) = .5 acres



20th Street between J & K Streets





# Music Center Plaza

## Los Angeles, CA

### 1.3 acres

Central Plaza = .8 acres

Gardens, Entry = .5 acres

### Mills Crossing:

### 1.5 acres

Plaza/Park = .8 acres

Community Park = .4 acres

Community Green = .3 acres





# The Park at the Pearl District San Antonio, TX

**.9 acres**

Lawn + Splash Pad = .2 acres

Plazas + Gardens = .7 acres



**Mills Crossing:**

**1.5 acres**

Plaza/Park = .8 acres

Community Park = .4 acres

Community Green = .3 acres





# 3rd Street Promenade Santa Monica, CA

1 acre per block  
70ft wide x 3 total blocks

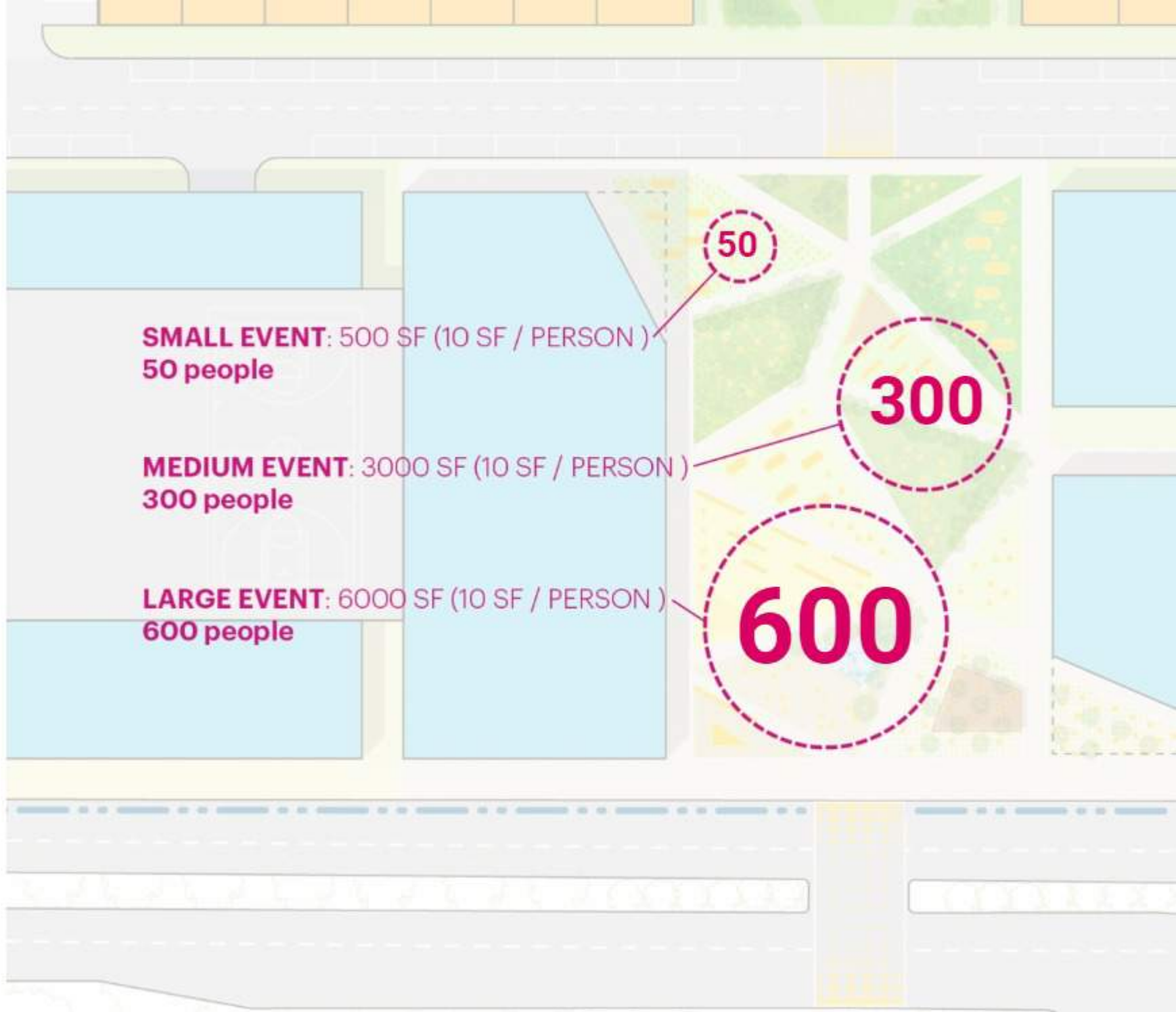
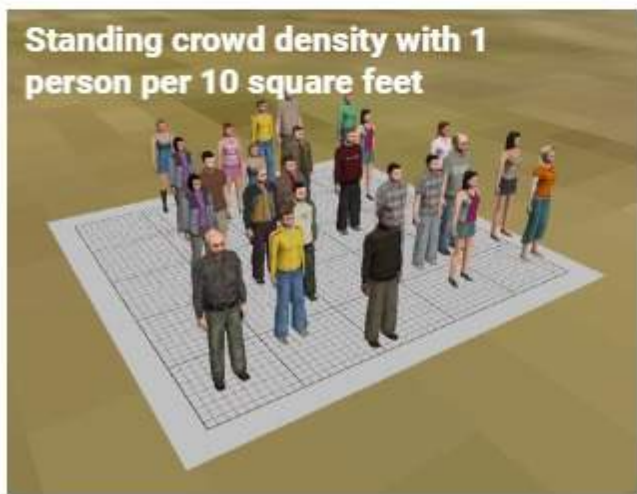


**Mills Crossing:**  
1.5 acres  
Plaza/Park = .8 acres  
Community Park = .4 acres  
Community Green = .3 acres





# Outdoor Event Capacity





# Runway at Playa Vista Playa Vista, CA

27,000 sqft Mixed-Use District

- Restaurants
- Grocery Store
- Public Plazas
- Residential
- 24-7 work/live/play community





# The Pearl District

## San Antonio, TX

"Pearl is a thriving and vibrant community, home to many spirited visionaries who each paint a unique portrait of the South Texas past, present and future. From culture to cuisine, we hope you explore to your heart's content."

- Restaurants & Brewery
- Residential
- Plazas + Park
- Venue
- Retail
- Education
- 22-acre district





# PROXY

## San Francisco, CA

PROXY is a two-block project located in San Francisco which seeks to mobilize a flexible environment of food, art, culture, and retail within renovated shipping containers.

- Event Space
- Biergarten
- Park
- Surrounding by Hayes Valley residential fabric
- PROXY = ~.6 acres
- Park = ~.9 acres





# Housing: For-sale Urban Townhomes





# Housing: Multifamily





# **Opportunities: Community Facilities**





Mills Crossing Civic Center (MCCC)  
Rancho Cordova, CA



# Community Arts Center



# Flexible Performing Arts Theater (300 seats)



Black Box Theater



Green Box Theater



White Box Theater



Film Screenings



Concerts





# Audio / Visual Production



Podcast Studio



E-Sports



Video Production



Audio Studio / Classroom



# Community Arts Center

**Classes**



**Studios**



**Dance / Music Class**

**Exhibits**





# Arts Maker Space





# Health & Wellness



# Health & Wellness



**Childcare Center**



**Basketball**



**Clinic**



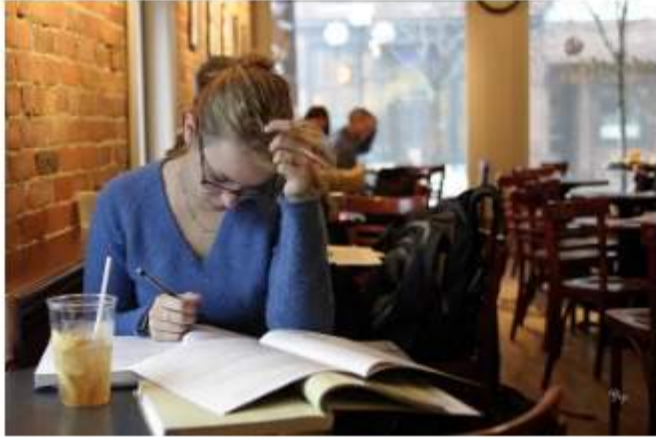
**Garden**



**Mental Health**



# Cafe / Healthy Market





# Flex Spaces



# Flexible Spaces: Co-Working / Incubator / Events / Training



Weddings / Banquets



Teaching Kitchen



Flex Meetings / Classes



Co-Working / Incubator



# Outdoor Public Spaces



# Outdoor Public Spaces



**Questions + Discussion**

***Thank you!***



# Appendix

# FAQ



## MILLS CROSSING CIVIC CENTER In the Heart of Our Community



### FREQUENTLY ASKED QUESTIONS

#### Q: What is the Mills Crossing Civic Center?

**A:** The City of Rancho Cordova is making great progress toward its goal of developing a civic amenity right in the heart of our community. This public-private partnership's goal is to 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, and creative maker spaces. Located on Folsom Boulevard adjacent to Folsom Lake College/Rancho Cordova Center and across the street from the Mills Station Arts & Culture Center (The MACC), the Mills Crossing Civic Center would offer both indoor and outdoor flexible gathering spaces, as well as market-rate and affordable housing, while further revitalizing Folsom Blvd. and maximizing a transit-oriented center.

#### Q: What is the focus of the public spaces at the Civic Center, and how was this decided?

**A: The process:**

- Since incorporation in 2003, the City of Rancho Cordova has envisioned an active, mixed-use central gathering hub at this transit-oriented development site and has been working steadily to implement this vision.
- In 2018, the city purchased the site and then conducted four community visioning sessions to determine the goals, uses and activities for the project.
- In July 2019, following the community sessions, the city requested proposals from qualified developers to find a developer partner to bring the Civic Center to fruition.
- In July 2020, the city selected the developer team of Griffin Swinerton, RIOS design firm, Related California and Mogavero Architects to prepare the final site design and use proposal for City Council approval.
- On April 27, 2021 the City Council selected a preferred development proposal, and the project team is now finalizing this proposal, moving one step closer to constructing the center and realizing the community's dreams.



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- **On April 27, 2021** the City Council selected a preferred development proposal, and the project team is now finalizing this proposal, moving one step closer to constructing the center and realizing the community's dreams.



**The site:**

- The selected site proposal includes 80,000 – 100,000 square feet of indoor community facilities focused around arts, health and wellness, cultural and community space, and creative maker spaces.



**Potential indoor uses include:**

- ◆ A flexible black box theater
- ◆ Artist studios
- ◆ Gallery/exhibit space
- ◆ Maker space/incubator/learning hub
- ◆ Podcast and audio/visual production space
- ◆ Yoga/exercise/dance studios
- ◆ Community health clinic
- ◆ Daycare center
- ◆ Teaching kitchen



**A hybrid plaza/park as well as a community park would be available for central outdoor gatherings that include:**

- ◆ An interactive water feature
- ◆ A stage/performance plaza
- ◆ Shaded café seating
- ◆ Outdoor meeting and work lounge
- ◆ Flexible lawns
- ◆ Kiosks (coffee, farm stand, etc.)
- ◆ Outdoor meeting/dining
- ◆ Habitat garden
- ◆ Outdoor fitness areas
- ◆ Nature play areas

- A 3-story parking garage mitigates on-street parking.

**Q: How is the community space being planned, including the 80,000-100,000 sq ft of buildings, 250-300 required parking spaces, and the 1.5 acres of public outdoor space?**

**A:** The development team is carefully evaluating multiple facets of this project to ensure it is highly successful, including:

- Selecting community uses that will make this project unique from other similar community spaces, such as the Village Green amphitheater, the Cordova Community Pool at Hagan Park, the existing Rancho Cordova Library, or other facilities.
- Balancing (1) the city's financial ability to construct, operate and maintain brand new community facilities of this size while making them affordable to the community nonprofits; and (2) not overburdening the city's residents with heavy financial liability.
- Finding the right balance between demand for and size of community space, so the Civic Center is a consistently busy hub of activity.
- Ensuring that spaces are flexible enough to be reconfigured for future uses.
- This is an ambitious project for an ambitious young city. The space plan with 80,000 - 100,000 square feet of community facilities greatly exceeds the amount of community center space in neighboring cities, such as Elk Grove, Citrus Heights and West Sacramento.



## Q: Why is housing being considered at the Civic Center site?

The Civic Center site is one of only a few transit-oriented development (TOD) locations in the city. Best practices in TOD design and planning call for:

- ◆ Mixed uses where people visit, gather, live, work, learn, and play.
  - ◆ Multi-faceted spaces that serve a diverse set of needs for communities and residents while also serving as a catalyst for future development opportunities nearby.
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- ◆ “Future-proofing” to incorporate flexibility and a mix of “gather, work, live, learn, play” uses in order to accommodate a community’s diverse and varied needs, especially in light of a post-pandemic reality.

- Housing has always been part of the city’s vision for this site. Since 2008, the site has been zoned Residential Mixed-Use to maximize the adjacent Mills light rail station, the adjacent Folsom Lake College Rancho Cordova Center, and now the Mather Arts and Culture Center (MACC).
- Housing close to public spaces ensures overall activity and more safety at the site.
- The selected site proposal includes approximately 60-70 units of for-sale urban townhomes and 50-60 units of multi-family apartments.

## Q: I've heard there will be more housing than community facilities on the site?

A: No, the preferred development identified by the City Council on April 27, 2021 includes 54% (5.4 acres) for community facilities and 46% (4.6 acres) for housing. The primary focus of the 10-acre parcel where the Civic Center would be built is the planned 80,000 – 100,000 square feet of indoor community space, in addition to over 1.5 acres of outdoor gathering space.





### **Q: Will city tax dollars be spent to build privately owned housing?**

**A:** No. The city's allocated funding for this project will go towards the community spaces, Civic Center parking, public plaza and parks. Market rate housing covers its own costs. Any affordable housing may be partially funded through tax credits, other State subsidies, and bank financing, which are separate funds already dedicated for affordable housing.

### **Q: Will City Hall be located at the MCCC?**

**A:** No. Early on in the visioning process, City Hall, City offices and other City services were ruled out as possible uses of a future Civic Center.

### **Q: Will a Youth Center or Boys and Girls Club be located at the Civic Center?**

**A:** No. Development of a Youth Center less than a mile away at 10455 Investment Circle is already well underway. The design is complete, and the renovation of the facility will be begin in Fall 2021, with an anticipated completion date and opening in Summer 2022. More information can be found on the city's website here: [CityofRanchoCordova.org/YouthCenter](http://CityofRanchoCordova.org/YouthCenter).

### **Q: How does the amount of outdoor public space provided in the site concepts compare with other civic centers?**

**A:** The amount of public space—approximately 1.5 acres—exceeds or is comparable to other significant community gathering spaces around the region, including the West Sacramento Community Center (1.4 acres), Patricia's Green Park at Hayes Valley in San Francisco (.9 acres), Music Center Plaza in Los Angeles (1.35 acres), and The Park at the Pearl District in San Antonio (1 acre).



### **Q: What is not being considered, and why not?**

**A:** The selected site concept does not include a bowling alley, standalone movie theater, large retail shopping destination, or a public library. These uses were mostly ruled out during the community visioning process that began in 2018. Prior studies have determined that Folsom Blvd has an overabundance of retail spaces that may cause additional retail at the Civic Center to struggle. The city is continuing to look and plan for an appropriate location for a future Rancho Cordova library.

### **Q: Is this selected site proposal the final draft? Will there be any more changes to this proposal?**

**A:** On April 27, 2021 the City Council selected this proposal as the preferred development alternative and directed city staff and Griffin Swinerton, the city's developer partner, to move forward with finalizing these plans and securing future users for these spaces. Depending on the outcome of these efforts, small adjustments may be made to the size and location of the proposed uses prior to finalizing these elements.

### **Q: What is the Evaluation Committee, and is it still active?**

**A:** The Evaluation Committee, comprised of community partners, was convened Summer 2019 to review and rank the developer proposals to assist the City Council's selection of a master developer partner. The Evaluation Committee recommended the selection of the Griffin Swinerton/RIOS/Related California/Mogavero Architects team and is no longer active.



## Q: Who is the city's Master Developer Partner on this project?

**A:** The city has selected the development team of Griffin Swinerton and Related California (with architects/designers RIOS and Mogavero Architects) to be the Master Developer Partner on this project. This team was selected through a year-long competitive process that started in 2019 and culminated in July 2020.

### BACKGROUND INFORMATION ABOUT THESE PARTNERS

**Griffin Swinerton** combines the complementary strengths of its well-respected partner firms, Griffin Structures and Swinerton Builders, each with decades of experience serving public sector clients throughout California and the U.S. With over \$3 billion in development experience in the past 40+ years, Griffin Swinerton is known for its trusted, committed reputation with public sector partners, who are often long-term repeat clients. Notable projects include the Riverside Convention Center Expansion, the Burlingame Community Center, the Yorba Linda Library & Cultural Arts Center, and the Discovery Cube Science Center in Orange County.

**RIOS** is a multidisciplinary design firm, working together to create singular, integrated and comprehensive solutions for a variety of design challenges. Combined, RIOS's talents comprise a wide range of professional skills, including architecture; landscape architecture; urban planning; and graphic, interior, exhibit and product design. In 2007, they were awarded "Firm of the Year" by the California Council of the American Institute of Architects. Notable projects include the redesign of San Diego's Horton Plaza, Grand Park in Los Angeles, Downtown Commons in Sacramento, the renovation of the Los Angeles Music Center Plaza, and its 2019 research initiative Toward a Playful City.

**Related California** has a 30-year track record of delivering top-quality, mixed-income housing and mixed-use developments across California. Related works with world-class architects and designers to create distinctive new urban spaces that fit seamlessly into the fabric of existing communities. In the past five years alone, Related earned 20+ awards, including the Global Award for Excellence from the Urban Land Institute and the Housing and Community Design Award for Excellence from the American Institute of Architects and the U.S. Department of Housing and Urban Development.



## **Q: Where is this project in the overall process of development?**

**A:** Griffin Swinerton, the city's developer partner, and city staff are currently reaching out to potential users to determine whether spaces can be filled as proposed in the selected site concept. Following these discussions, the city will formalize the site plan through a Development Agreement with Griffin Swinerton and move towards the final design and construction of the project. Construction is expected to take between 2-3 years, with spaces being filled in 2025 or 2026.

## **Q: Will pop-up activities be scheduled to test potential uses of the site?**

**A:** Yes. The Civic Center may be developed in phases, so there is an opportunity to test potential uses on the undeveloped portions of the site. For example, we may test outdoor uses such as food and beverage service, outdoor movies and performances, a pop-up circus, a community garden, or wellness programming such as clinic tents.

## **Q: How will the proposed uses affect traffic in the area?**

**A:** Griffin Swinerton will conduct a traffic study to learn how the Civic Center will affect traffic in the area and will identify ways to mitigate traffic issues.



# **Community Survey Responses Summary**

# What We've Heard: Community Survey

## Survey Overview

**Working with the City of Rancho Cordova Communications & Public Affairs team, the survey was shared widely throughout the city.**

- Rancho Cordova News (digital newsletter)
- Rancho Cordova Alert (digital news alert)
- Social: Facebook, Instagram, Twitter, Nextdoor, LinkedIn
- Shared with partners for distribution: Cordova Community Council, Rancho Cordova Chamber of Commerce, Rancho Cordova Travel & Tourism
- Update on City website for the project

**The survey received 275 responses.**

- Open from November 16 - December 7
- As a reference point, this number is comparable to a recent public survey conducted for a downtown park in Denver, CO.
- State polls often use sampling sizes of ~400 people.

## Mills Crossing Civic Center Survey

### Project Overview

The [City of Rancho Cordova](#) has entered into a public-private partnership with a developer team led by [Griffin Swinerton](#) and [Related](#) to develop the [Mills Crossing Civic Center](#). This ~10-acre site, located across from the Mills Station Arts & Culture Center (the [MACC](#)) and the Mills Light Rail Station and next to Folsom Lake College/Rancho Cordova Center, is envisioned to become a thriving center of civic and cultural identity for Rancho Cordova — a multi-use hub for activity that incorporates cultural, community, residential, and commercial uses.

We need your input to help make the Mills Crossing Civic Center a successful, vibrant, and useful community hub. Your answers to the following questions will help provide us with guiding direction about the future character and uses of the Civic Center.

Thank you for taking this 10-minute survey! If you have any questions, please [contact the project team](#).

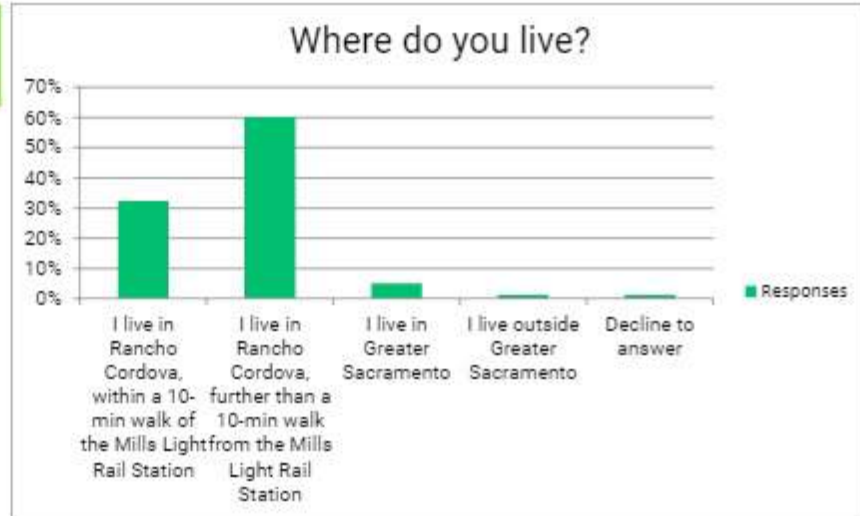




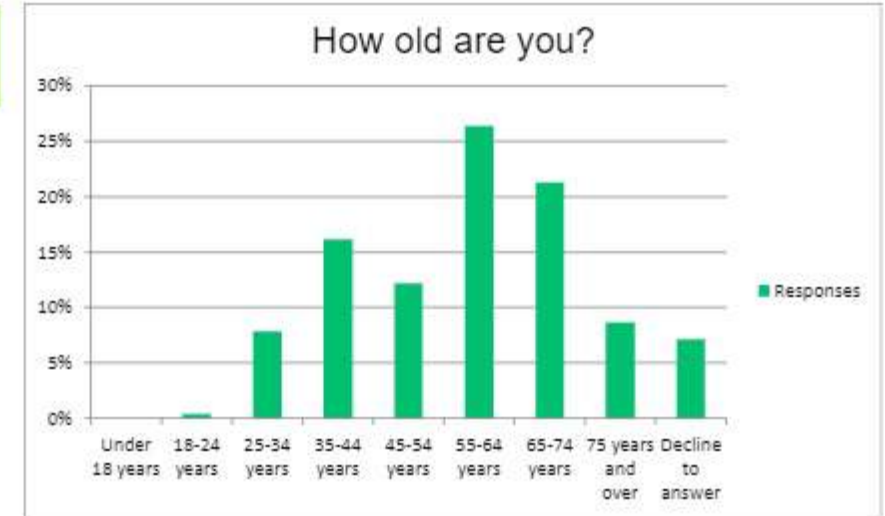
# What We've Heard: Community Survey

## Survey Respondents

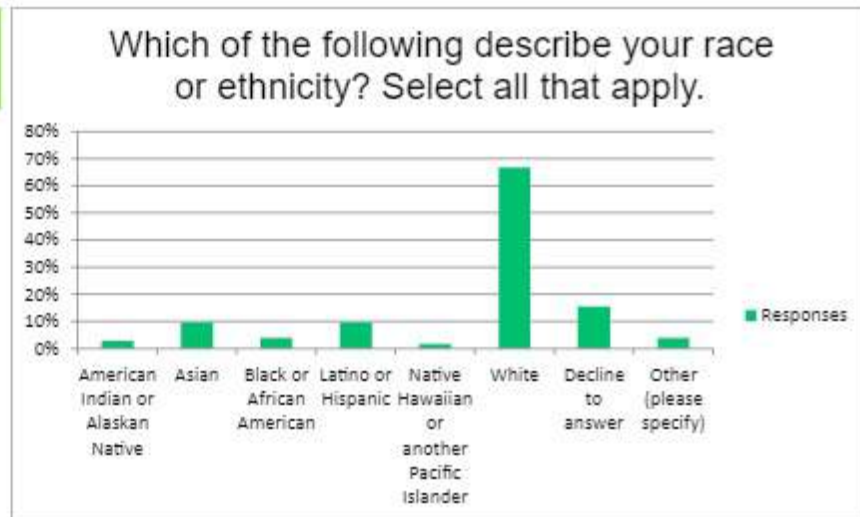
### Location



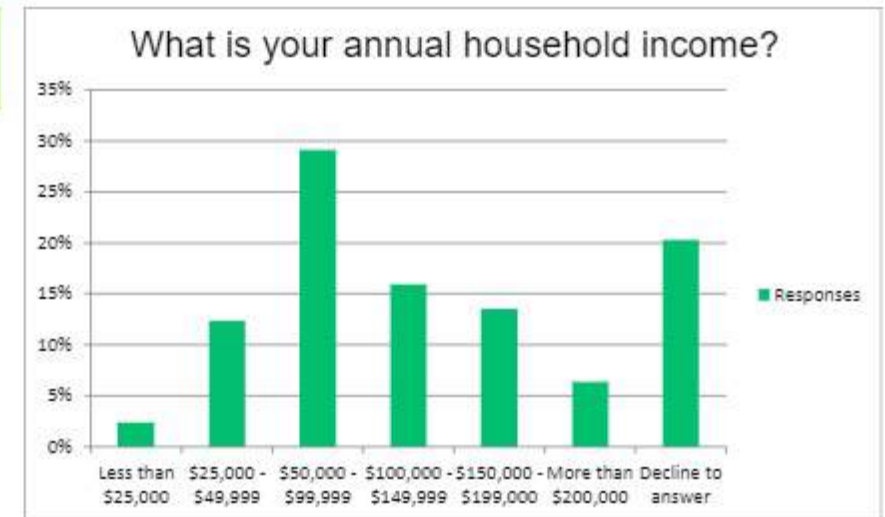
### Age



### Race / Ethnicity



### Income



# What We've Heard: Community Survey

## Favorite Civic Space

### Favorite civic space, anywhere in the world, and what makes it meaningful



Golden Gate Park | San Francisco



Pioneer Square | Portland



Central Park | New York



Civic Center Plaza | San Francisco



Balboa Park | San Diego



Downtown Commons | Sacramento

Energetic, Open,  
Human Scale, Green

a **family-friendly** place that acted as a retreat from the rest of the world...provides a place for people to **recreate, picnic and see interesting things**

Proximity to adjacent activities,  
**walkability**, alternative transportation options, gardens/green-scape

**Walkable** center area, surrounded by civic life – fountain, train station, entertainment, shopping, art, festival space, etc.

Has a sense of **history**, cool architectural elements

Sense of **destination and exploration**, with both small and larger areas to gather

**Vibrant, airy**, people enjoying themselves from throwing frisbees to playing chess



# What We've Heard: Community Survey

Favorite Civic Space in Rancho Cordova region

Favorite public and/or community space to spend time in the Rancho Cordova or Greater Sacramento area



Hagan Community Park



American River Parkway



Village Green Park



The Harris Center, Folsom



Palladio, Folsom



Crocker Art Museum, Sac.

American River bike trail, every time I take a hike it is a new experience.

Hagan Park, the combination of the wildlife and greenery plus easy access makes it one of the best parks in rancho not next to the river.

Village Greens—playground, spray park, amphitheater. Versatile in the summer and when weather permits.

The American River Parkway is beautiful and peaceful. There are a lot of public facilities - bathrooms, dog run, basketball court, play areas.

The Crocker Art Museum. The design of the spaces allows for a large attendance.

The Harris Center in Folsom. The variety of programs is fabulous.

Palladio in Folsom, nice outdoor walking areas with shopping and good restaurants

Cesar Chavez plaza in downtown Sacramento for the farmer's market and weekly summer music concerts

# What We've Heard: Community Survey

What's Missing?

Types of community amenities and/or public spaces that Rancho Cordova is currently missing

Theater

More housing

Community Garden

Bike Path

A Bowling Alley

Music Venues

Art Studios

a place for families to gather outdoors to celebrated the history and diversity of Rancho Cordova

A "Downtown" destination

Movie Theater

hands-on learning centers

Performance Art Space

Meeting Space

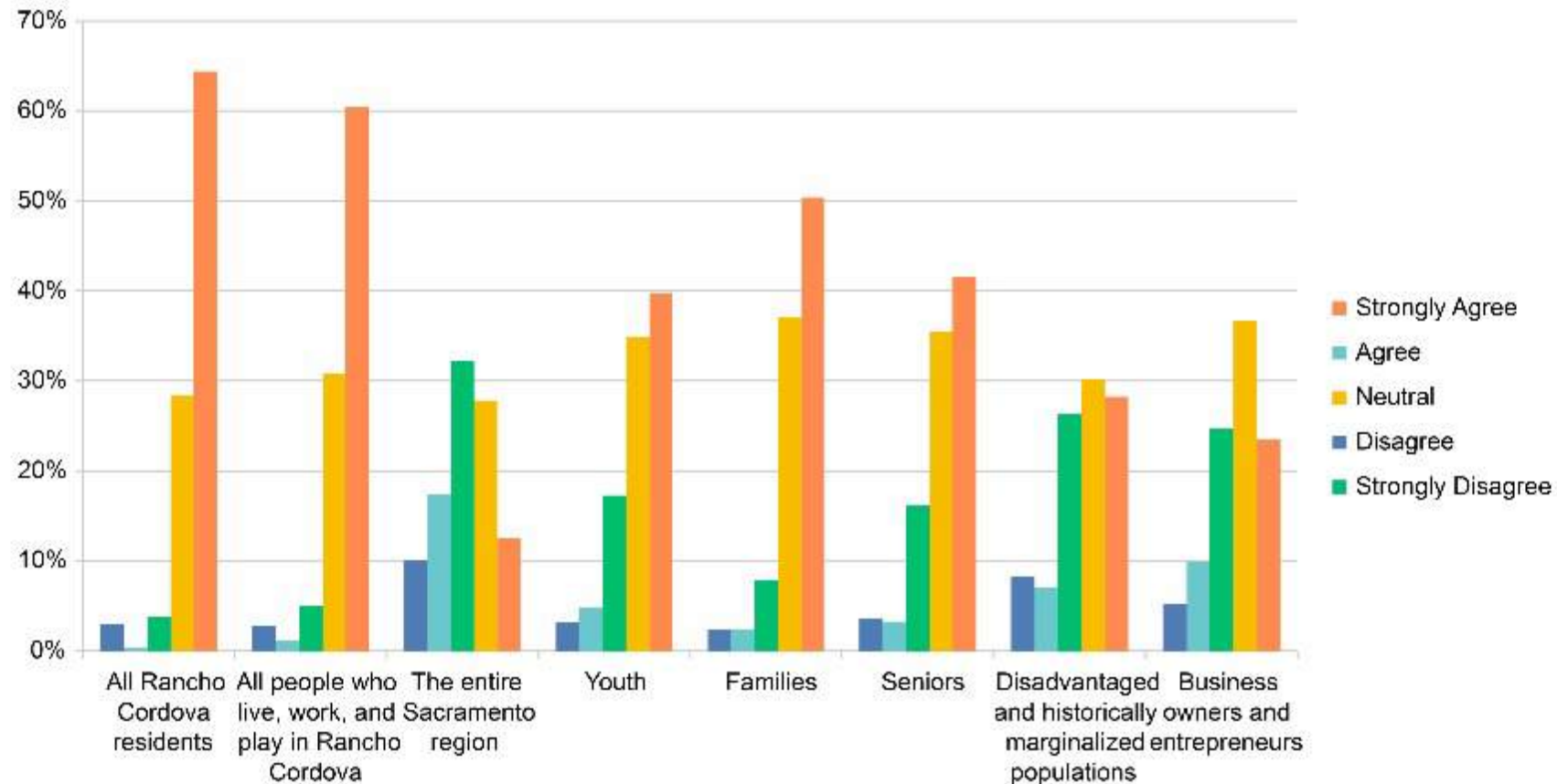
A place where kids and young adults can go to do fun activities



# What We've Heard: Community Survey

Users

## WHO should the Mills Crossing Civic Center specifically serve?



### Highlights:

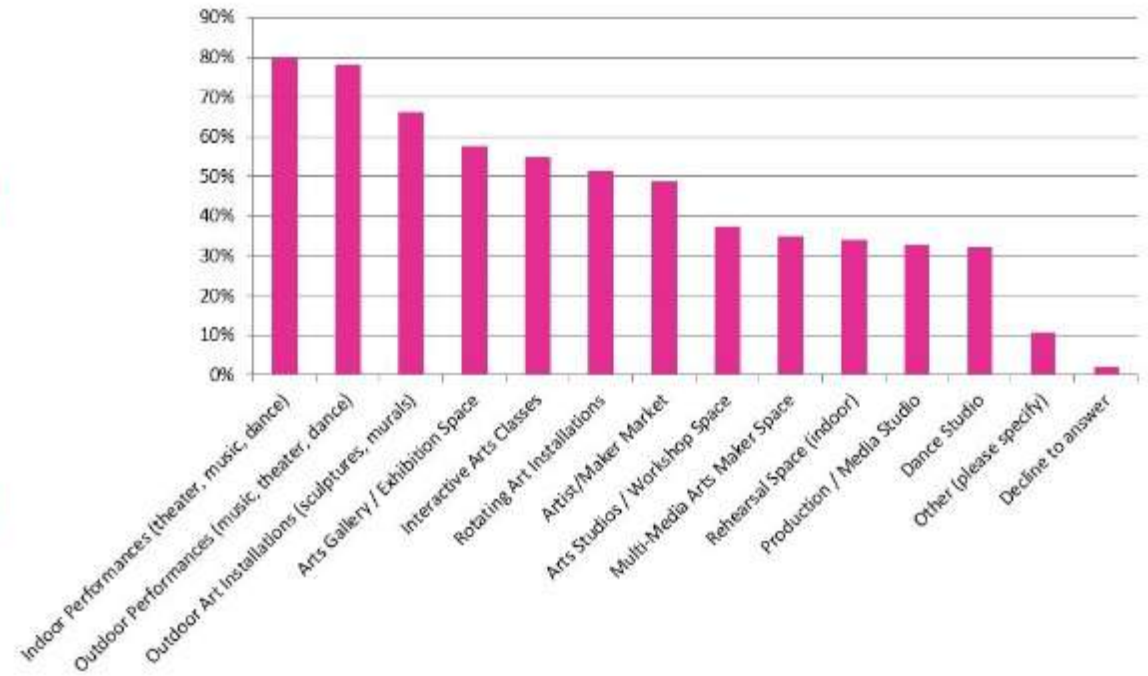
Inclusive + Local

- 65% strongly agree that the Center should serve all Rancho Cordova residents
- 10% strongly disagree that the Center should serve the entire Sacramento Region

# What We've Heard: Community Survey

Art Elements + Experiences

Which ARTS elements and experiences would you include in Mills Crossing Civic Center? Select all that apply.



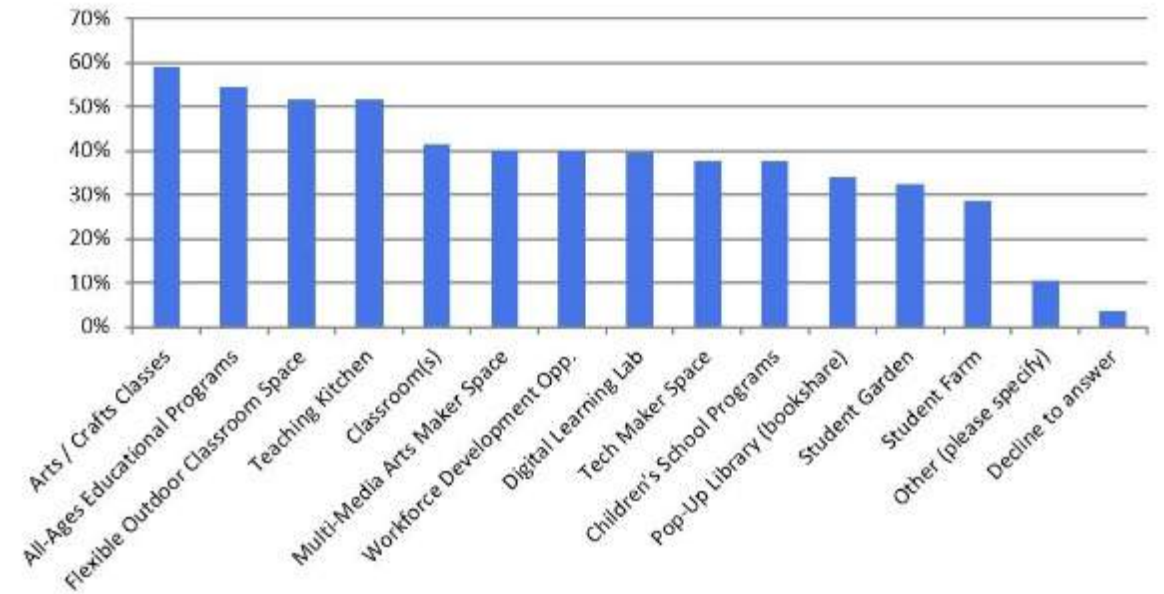


# What We've Heard: Community Survey

Education Elements + Experiences

Which EDUCATION elements and experiences would you include in Mills Crossing Civic Center? Select all that apply.

 41% Classroom(s)	 40% Multi-Media Arts Maker Space	 52% Flexible Outdoor Classroom	 38% Tech Maker Space
 38% Children's School Programs	 40% Workforce Development Opportunities	 40% Digital Learning Lab	 29% Student Farm
 59% Arts / Crafts Classes	 52% Teaching Kitchen	 55% All-Ages Educational Programs	 34% Pop-up Library

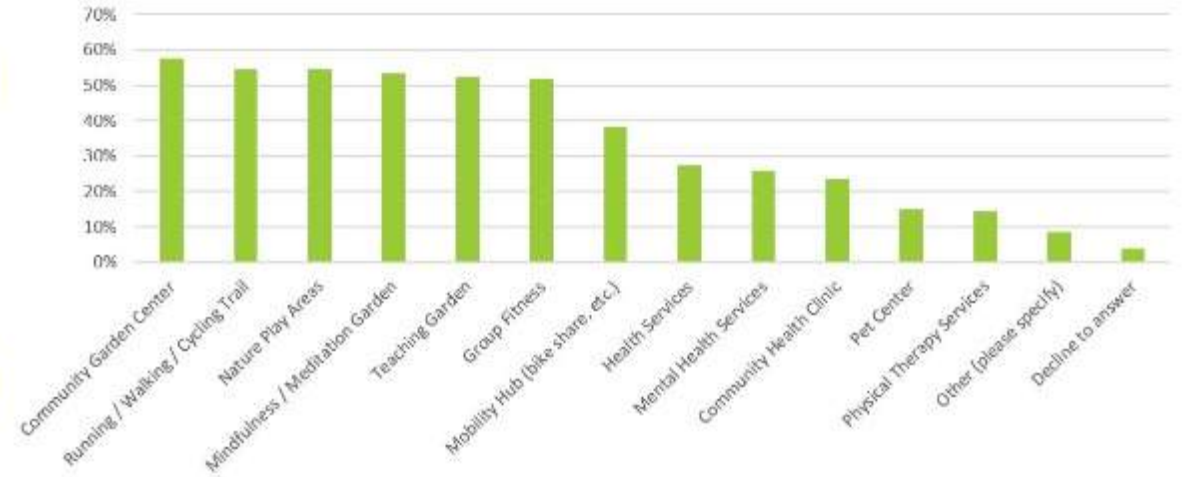




# What We've Heard: Community Survey

Health Elements + Experiences

Which HEALTH elements and experiences would you include in Mills Crossing Civic Center? Select all that apply.

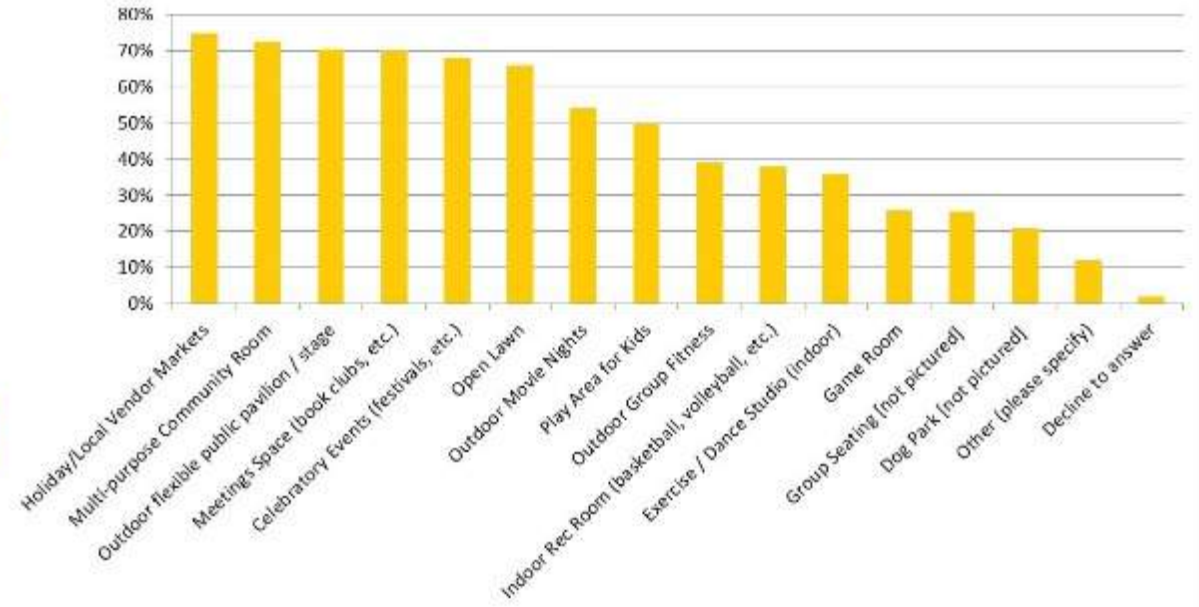




# What We've Heard: Community Survey

## Gathering Elements + Experiences

Which GATHERING elements and experiences would you include in Mills Crossing Civic Center? Select all that apply.

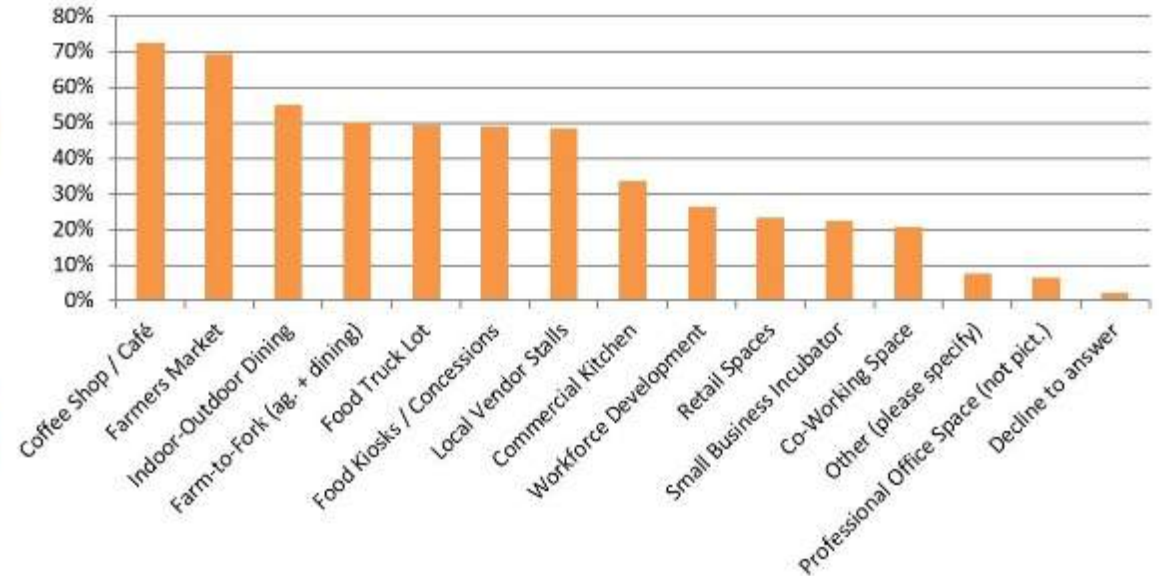




# What We've Heard: Community Survey

Commercial Elements + Experiences

Which **COMMERCIAL** elements and experiences would you include in Mills Crossing Civic Center? Select all that apply.





# What We've Heard: Community Survey

If you have any other thoughts about Mills Crossing Civic Center, please write them here!

It should be a destination. When someone comes to visit, I want to take them there. There is something special. Something that makes Rancho Cordova unique.

Educate people on growing and eating fruits and vegetables for **health of people and the planet**

Opportunities for people in the community to support others by **sharing knowledge and skills** with each other.

Cultural symbols for all of the countries the members of our community are from

This should be designed to fit the community that lives the closest first

**We need more places for the performing arts** – plays, concerts, etc. that are available for all ages and sophisticated enough for serious community performances.

We need lots of housing here to stimulate the local economy and add to available income for spending locally.

Maybe have a rotation of "themed" markets / activities / classes so that there are new things to bring people back.

I enjoy **nature-centered outdoor spaces** for gathering and activities. The bike trail can be a great local place for a long family bike ride and picnic.

Would like things to be environmentally sustainable and use renewable resources.

We need to educate our community, young and old, with **digital media, production media, MakerSpace**

Add-in rotating historical information, displays, artifacts (native, agricultural, scientific)

Welcoming for all ages, and fostering Civic Respect and identity.

More scalable, affordable **meeting space** for non-profits to use for meetings or events.