

Mills Crossing

Community Session
July 15, 2021

Agenda

Community Session

1. **Introduction**
2. **Project History**
3. **Vision: Master Plan Opportunities**
4. **Questions + Discussion**
5. **Wrap Up + Next Steps**

Appendix

Community Facilities Opportunities

FAQ

Community Survey Responses



Project History



Mills Crossing Civic Center

Mather Field/Mills Station

MACC

Folsom Lake College /
Rancho Cordova Center

MATHER FIELD RD

FOLSOM BLVD

PASEO DR

LA LOMA DR

2006-2008 Site Plan (Initial Proposal)



2018 – 2019 City Studies



WRNSSTUDIO



STAKEHOLDER MEETINGS:

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

STUDY SESSIONS:

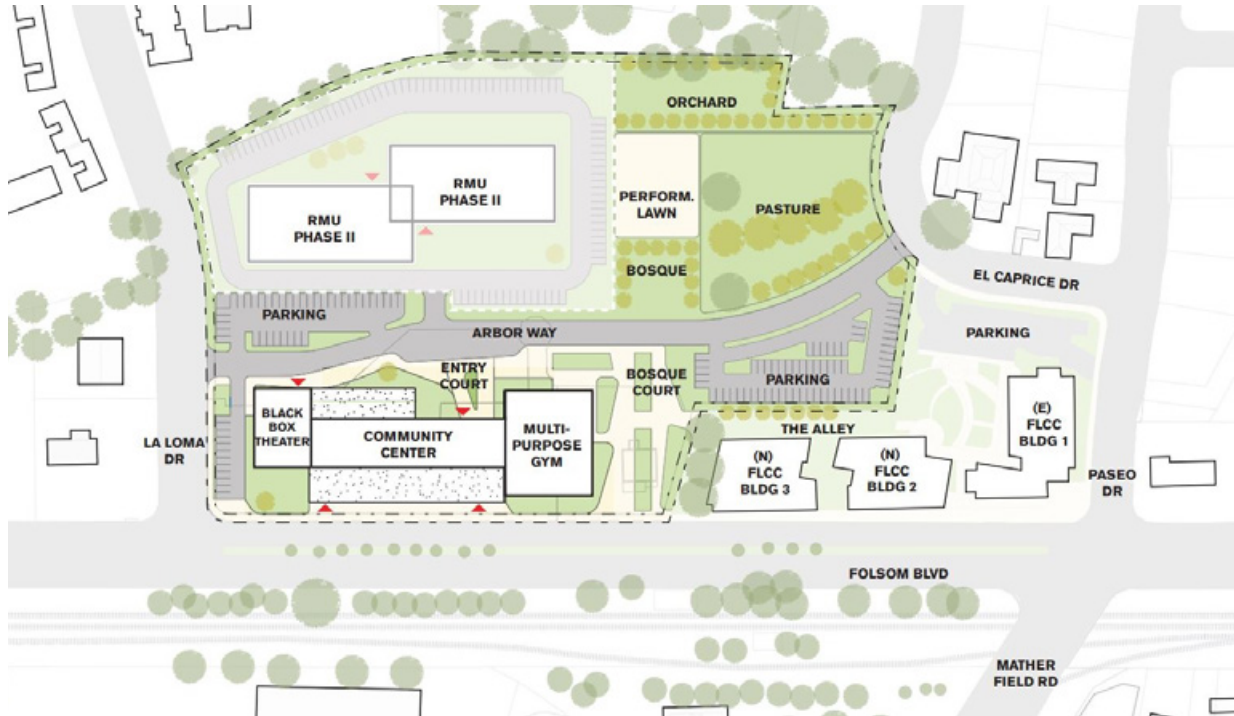
Council & Community
Feedback

RESEARCH:
Market trends,
demographics,
usage statistics

THEMES:

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

December 2018 Site Plan (Visioning Process)



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.



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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

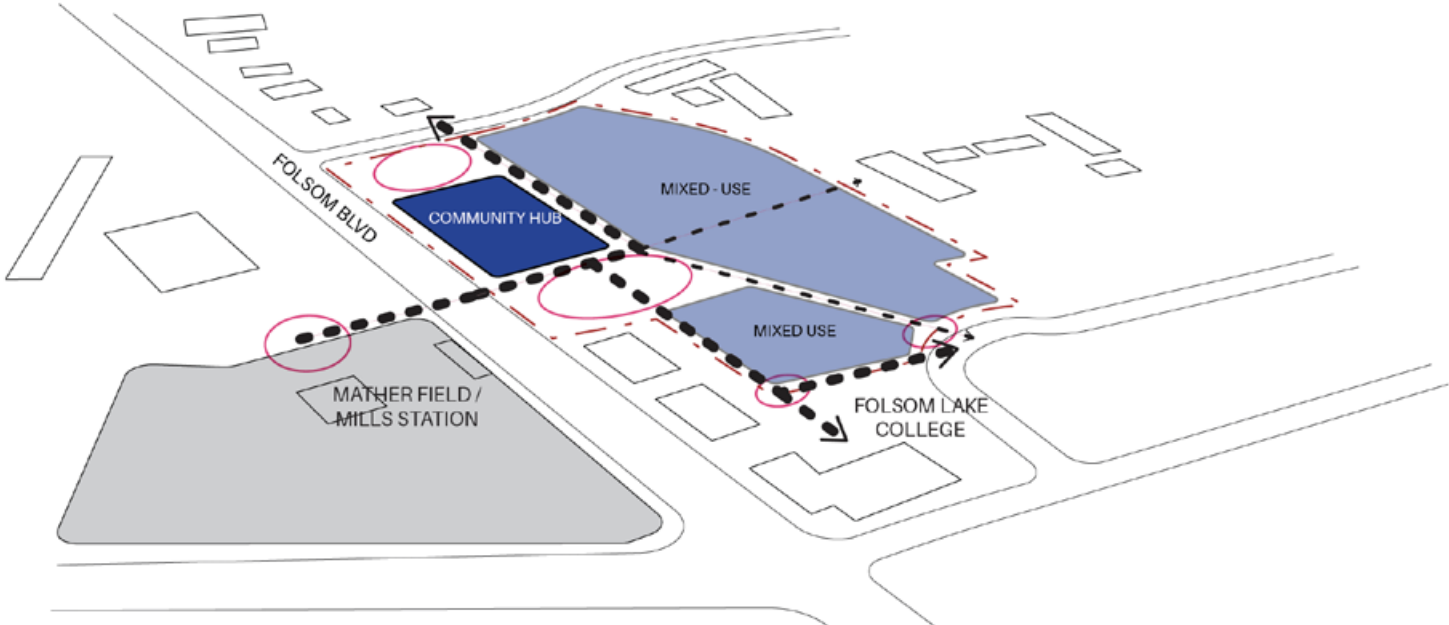
Commercial and Residential – Café, Restaurants, Local Vendor Market, Food-Truck Lot, Conference Center, Mixed-Income Multifamily Residential

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

December 2019 Site Plan (RFQ Process)



December 2019 Site Plan (RFQ Process)



Development Team

Developers



Master Developer &
Civic/Community Facilities



Housing

General Contractor



Design



Master Plan & Public Space



Housing

Programming & Outreach



Timeline



Work Completed

2018-2019 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 (Sept. 2020)

Programming Partner Focus Groups & One-on-One Interviews

Community Survey (Nov. - Dec. 2020)

City Council Sessions Feedback (Dec 2020 + Jan 2021)

Additional Programming Partner Discussions

Parking Studies + Additional Housing Feasibility Analysis

Continued Conceptual Design Development

City Council Session (March 2021)

3
Prelim.
Dev.
Alts

Pref.
Option

Our
Work

September 2020: Initial City Council Interviews

Summary of Initial Briefings with Council Members

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

Flexibility: both indoor
and outdoor space

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

Exercise, fitness, and health
could be important programs

re-activate
this entire corridor

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

catalyze investment,
spark development

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

Arts + Health +
Makers Space – multi-use

access to
services

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

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

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

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

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 [Blaise](#) 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.

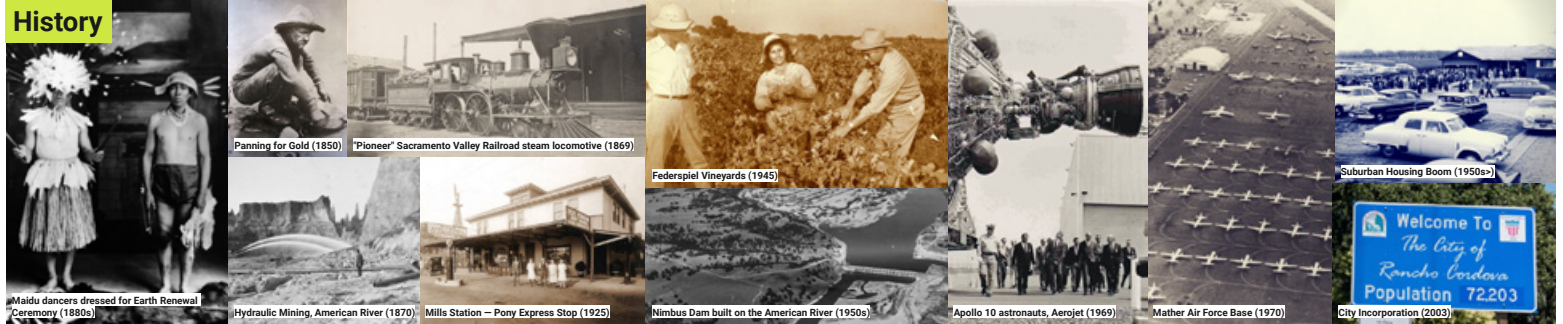
We need your input to help make the Mills Crossing Civic Center a successful, vibrant, and useful community hub. Your answers to the following questions will help provide us with guiding direction about the future character and uses of the Civic Center.

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

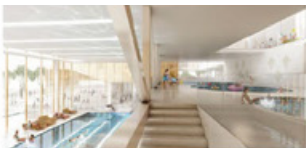
Synthesizing Prior Work (2018+) on Programming

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

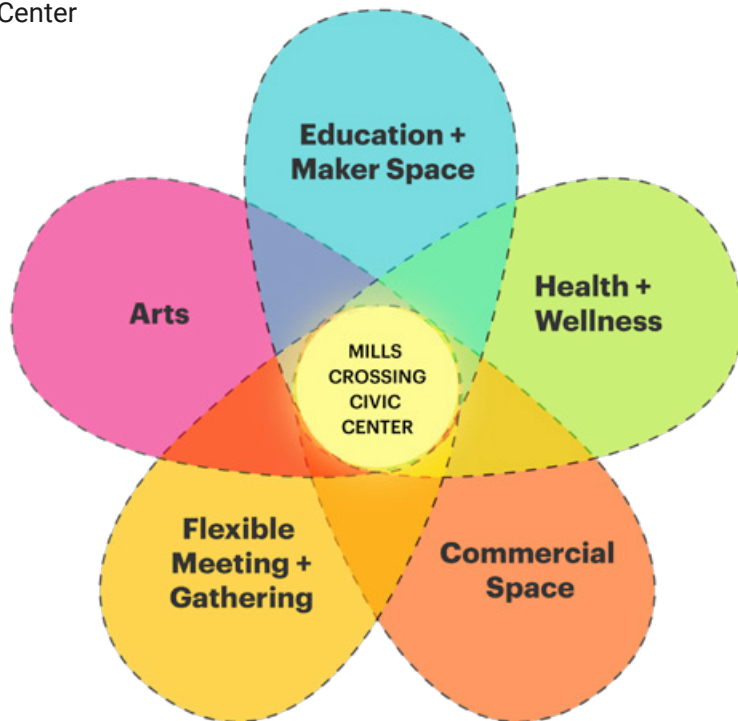
RESULT | 5 Programming Themes

PROGRAMMING THEMES	POTENTIAL PROGRAM ELEMENTS	DEDICATED FACILITIES	FLEX FACILITY	OUTDOOR SPACE
Arts	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			
Flexible Meeting & Community Gathering	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			
Health & Wellness	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			
Education, Craft, Maker Spaces	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			
Commercial Spaces	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

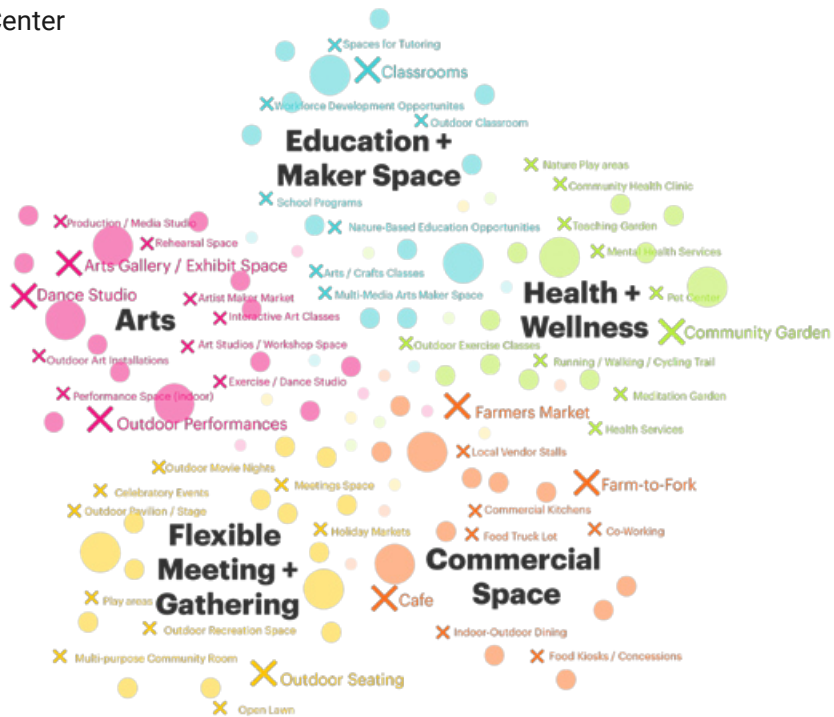
Focusing on Potential Programs for the Mills Crossing Civic Center

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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
Arts
Outdoor Art Installations
Performance Space (Indoor)
Outdoor Performances

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

Flexible Meeting + Gathering

Education + Maker Space

Spaces for Tutoring
Classrooms
Resource Development Opportunities
Outdoor Classroom
School Programs
Nature-Based Education Opportunities
Arts / Crafts Classes
Multi-Media Arts Maker Space

Commercial Space

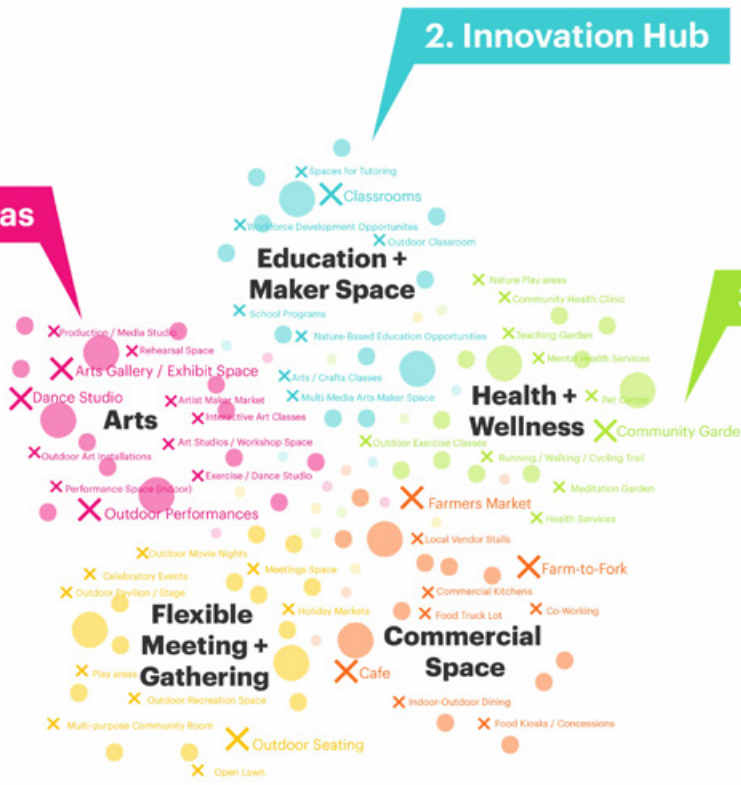
Farmers Market
Local Vendor Stalls
Farm-to-Fork
Commercial Kitchens
Food Truck Lot
Co-Working
Cafe
Indoor-Outdoor Dining
Food Kiosks / Concessions

2. Innovation Hub

Health + Wellness

Nature Play areas
Community Health Clinic
Teaching Garden
Mental Health Services
Pet Center
Outdoor Exercise Classes
Running / Walking / Cycling Trail
Meditation Garden
Health Services

3. Holistic Wellness



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



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

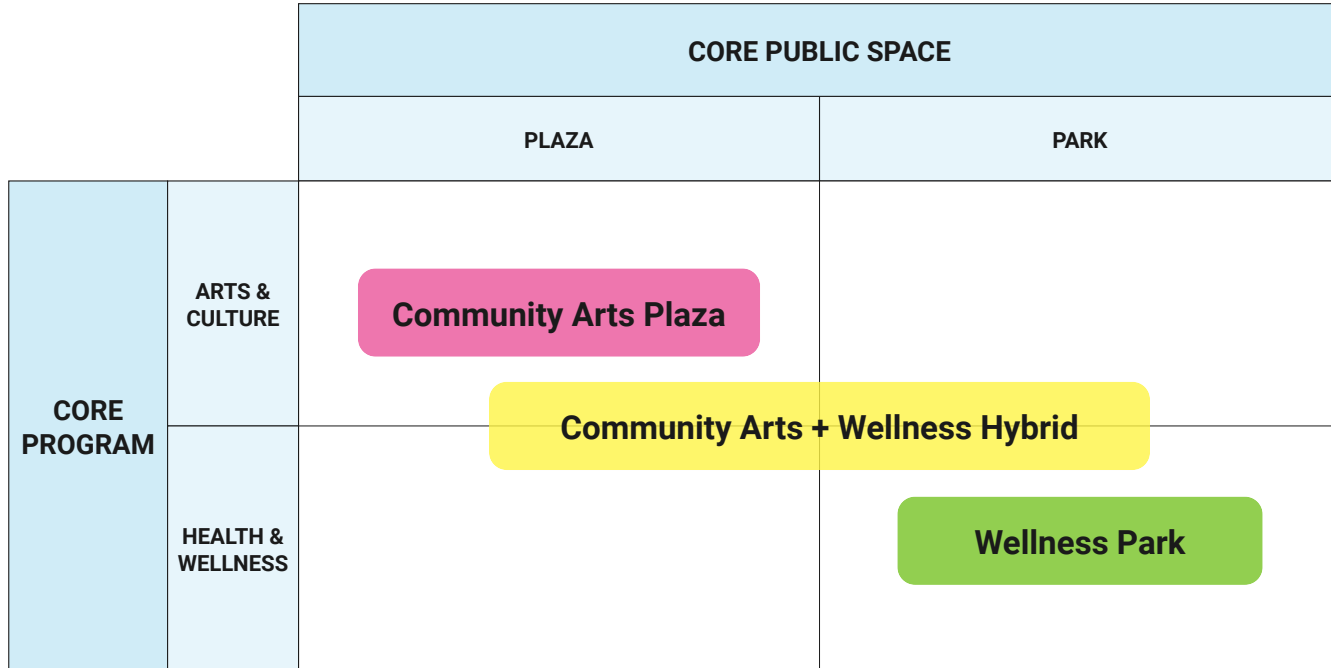
Wellness PARK

Community Arts + Wellness Hybrid



Creativity / Innovation

Refining the Development Alternatives



Three Development Alternatives

1. Plaza (Community Arts)

2. Park (Wellness)

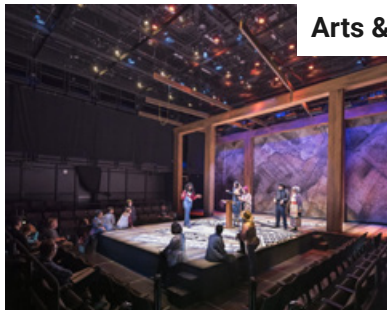
3. Hybrid Plaza + Park (Arts + Wellness)





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 - 100,00 sqft
Buildings btwn 1-3 stories

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



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

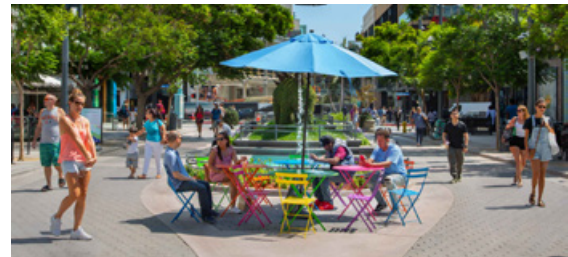


3rd Street Promenade Santa Monica, CA

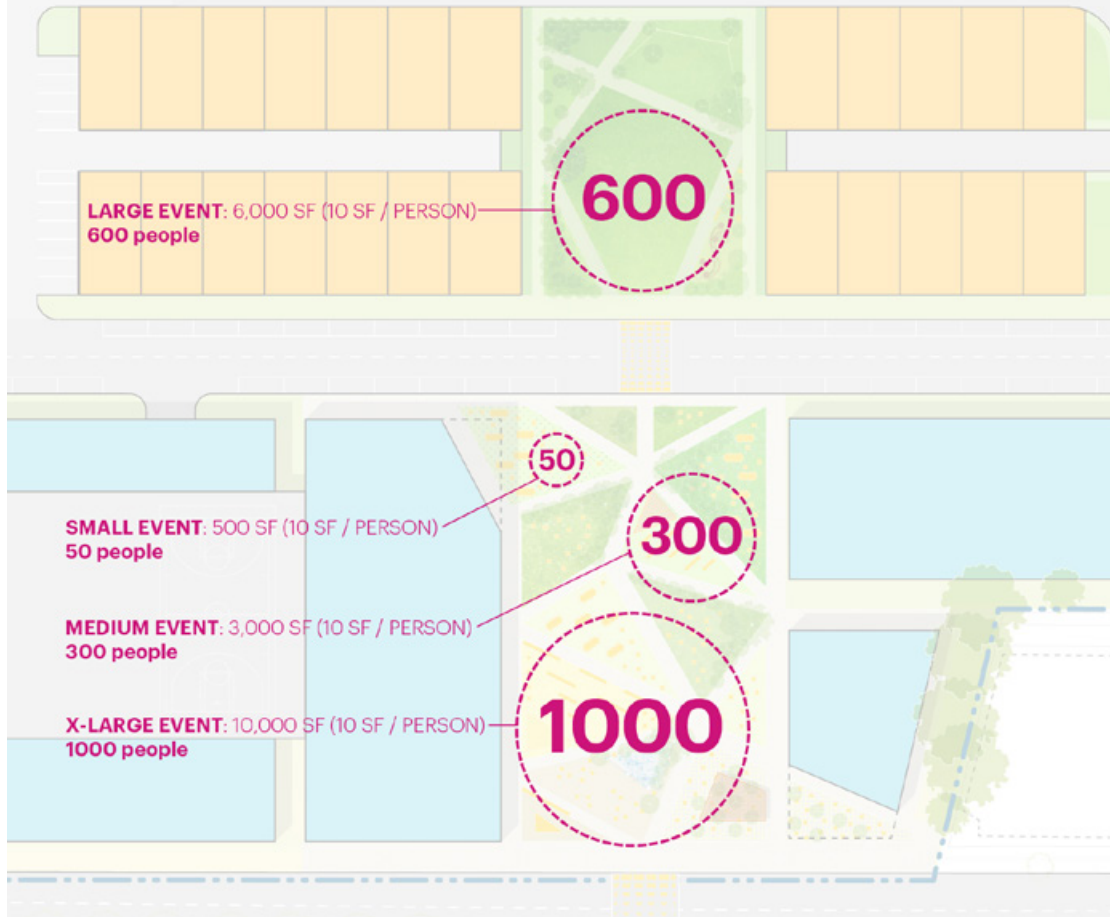
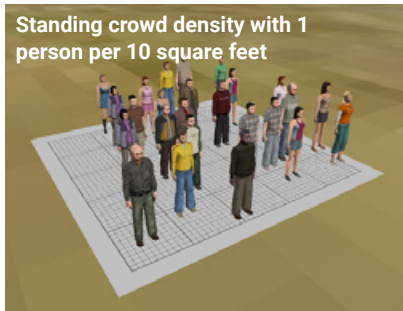
1 acre per block
70ft wide x 3 total blocks



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 = \sim .6 acres
- Park = \sim .9 acres



Housing: For-sale Urban Townhomes



Sutter Brownstones in Midtown Sacramento



Sutter Brownstones in Midtown Sacramento



Dallas Townhouses in East Village, Dallas

Housing: Multifamily



Questions + Discussion

Thank you!