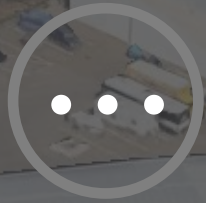


La Loma Dr

Folsom Blvd

MILLS CROSSING

City Council Update
February 21, 2023



Pending:
2020-22



In Progress:
2022-25



Completion:
2026-27

AGENDA

1. Introduction

2. Community Engagement

3. In Brief | Project Overview

4. In Focus | Design Progress

5. Next Steps



An Innovative Public Private Partnership:



IMPORTANT **NOTE** BEFORE WE DIVE IN . . .

The updated concepts, plans, and images in this presentation are provided to initiate additional dialogue with the City, Council, & Community.

**These updates are not
“etched in stone”**

The eventual designs and programming will result from an ongoing dialogue and feedback from these key stakeholders – today’s update is an important step in that direction





1. Introduction



Pending:
2020-22



In Progress:
2022-25

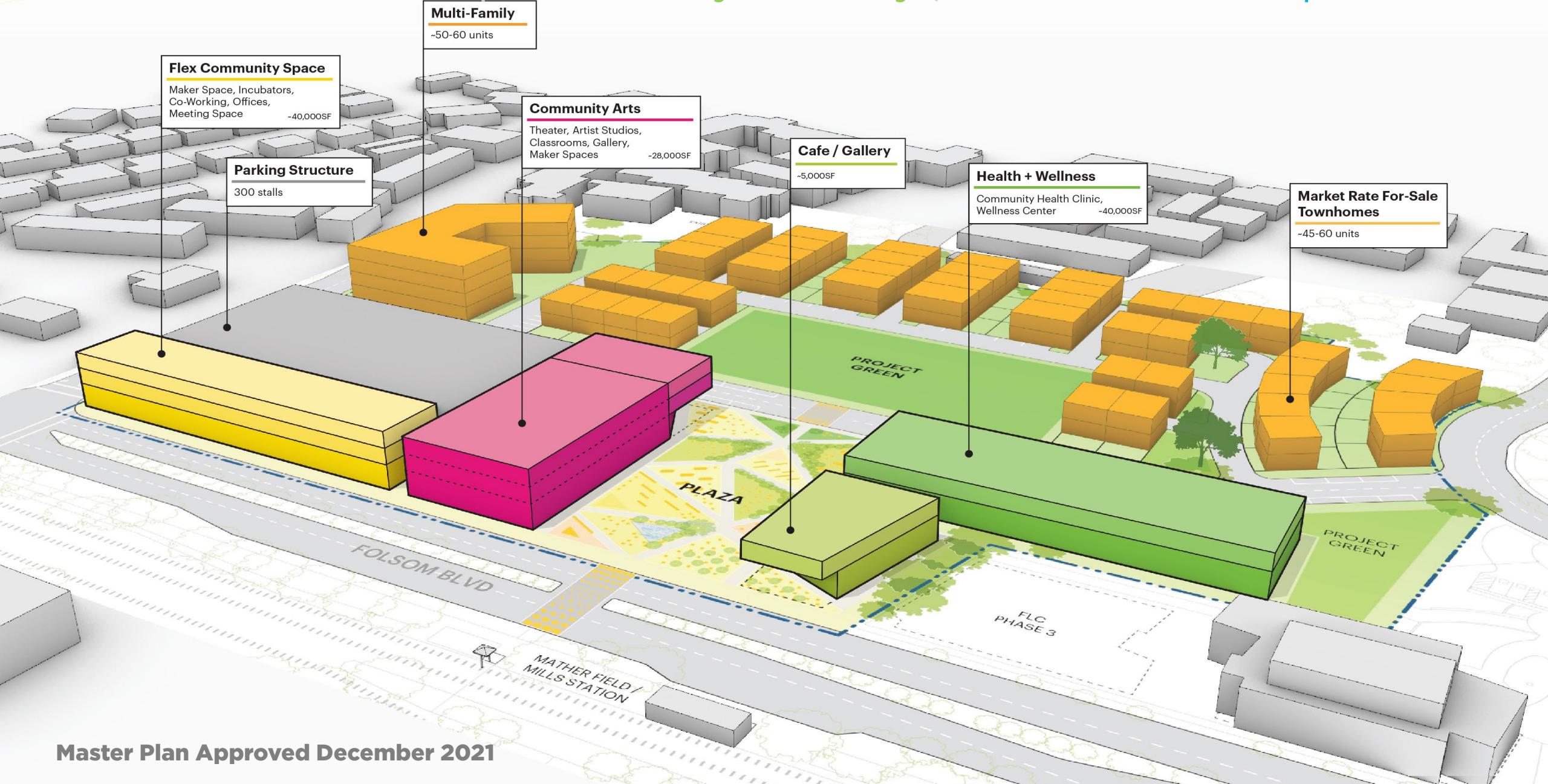


Completion:
2026-27

MILLS CROSSING

Community Amenity

Economic Development



Flex Community Space
Maker Space, Incubators,
Co-Working, Offices,
Meeting Space
~40,000SF

Multi-Family
~50-60 units

Community Arts
Theater, Artist Studios,
Classrooms, Gallery,
Maker Spaces
~28,000SF

Parking Structure
300 stalls

Cafe / Gallery
~5,000SF

Health + Wellness
Community Health Clinic,
Wellness Center
~40,000SF

**Market Rate For-Sale
Townhomes**
~45-60 units

WHAT WE AIM TO ACCOMPLISH

1

UPDATE:

On the 5 Major Work Streams



2

FEEDBACK:

As We Work Towards a **May 2023** Design Charrette



5 MAJOR WORK STREAMS

1

**Process /
Approvals**



Overall Schedule, CEQA, Planning/Subdivision, etc.



2

**Design &
Engineering**



Master Plan and Public Spaces, Community-Commercial, Housing, Parking Structure



3

**Project
Financing**



Financing Plan, Grants, NMTCS, City Investment, Bonds, etc.



4

**Community
Engagement**



Community Workshops, Design Charrettes, etc.



5

**Operations &
Occupancy**



Operations “Civic Curator”, Project Occupants / Programming Partners





2. Community Engagement



Pending:
2020-22



In Progress:
2022-25



Completion:
2026-27

5 MAJOR WORK STREAMS

1

Process /
Approvals

2

Design &
Engineering

3

Project
Financing

4

Community
Engagement

5

Operations &
Occupancy

May
2023

Design
Charrettes



Pop-Up
Workshops



Surveys,
Social Media
Videos & Photos

Community Workshops



COMMUNITY OUTREACH CALENDAR



Design Charrette



Pop-Up Workshops (4)



Community Celebration

2023

March April May June July August September October November

Community Workshops (3)

Surveys, Social Media Videos & Photos
Throughout entire outreach process



DESIGN CHARRETTE | MAY 2023



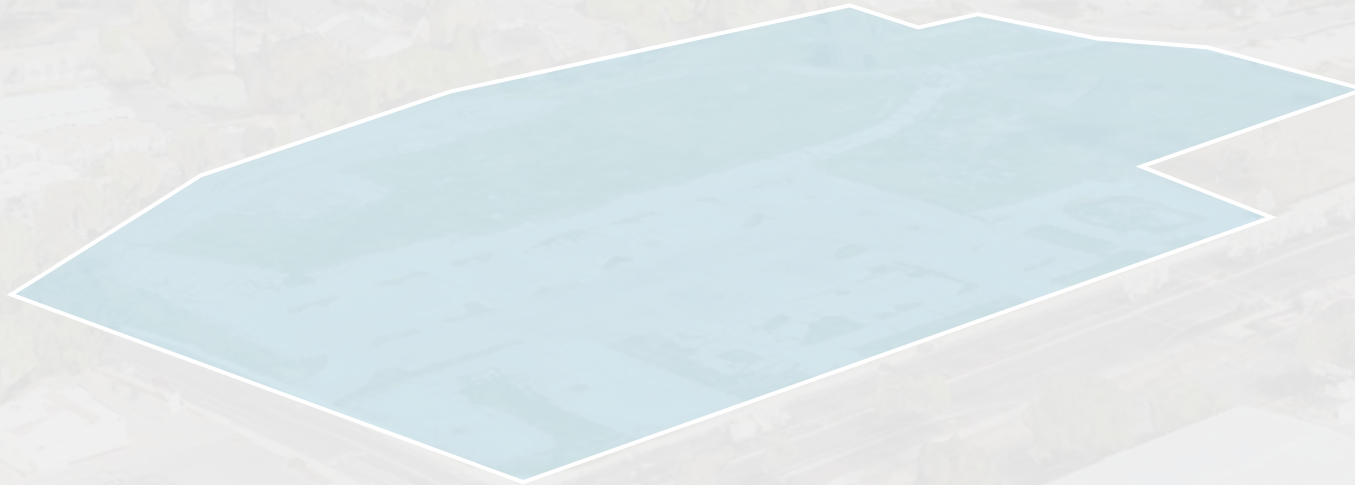
Project Name

Design Character

Outdoor Events, Programming

Housing Opportunities

How to Stay Involved



3. In Brief

Project Overview



Pending:
2020-22



In Progress:
2022-25

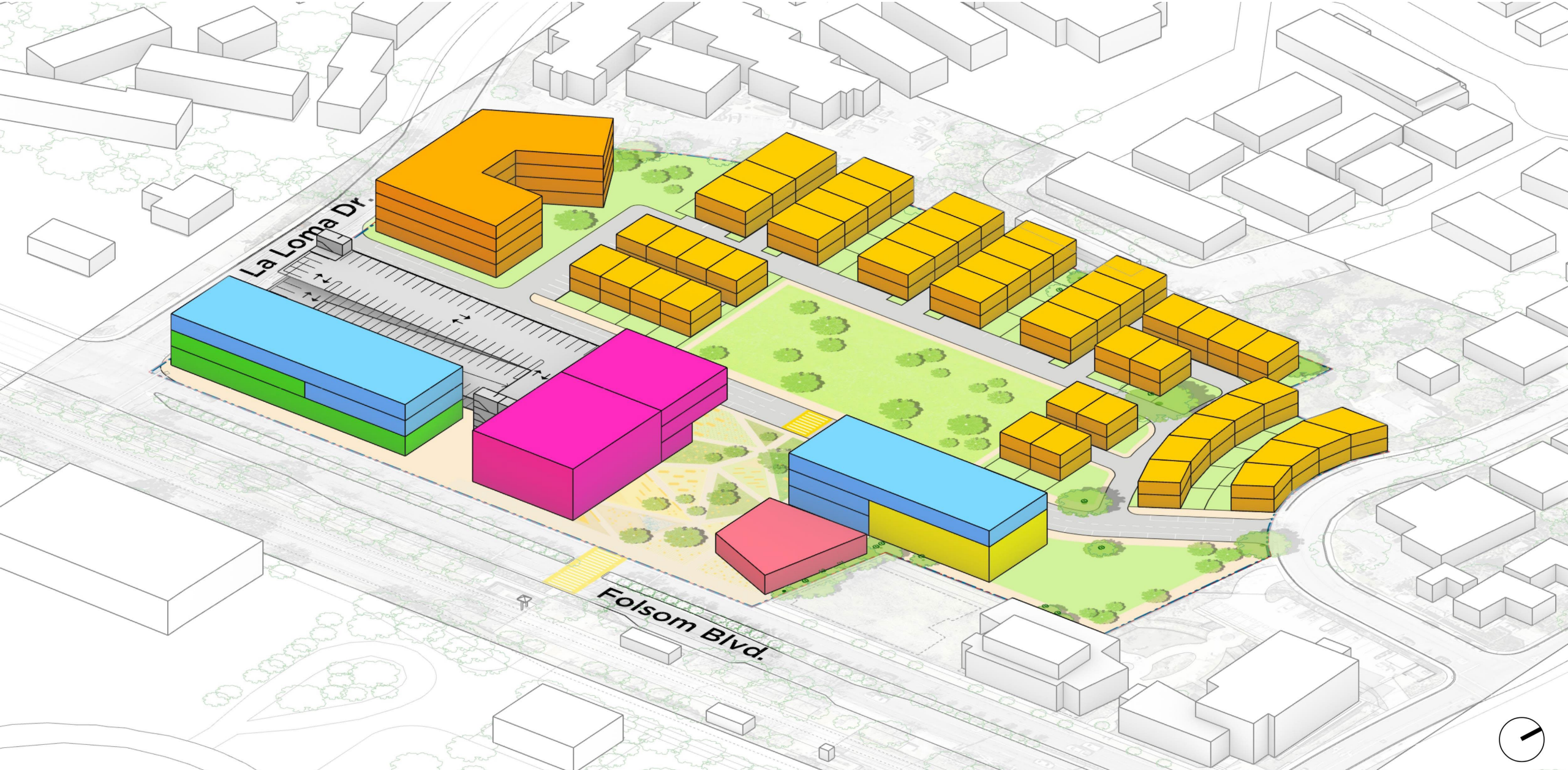


Completion:
2026-27

5 MAJOR WORK STREAMS



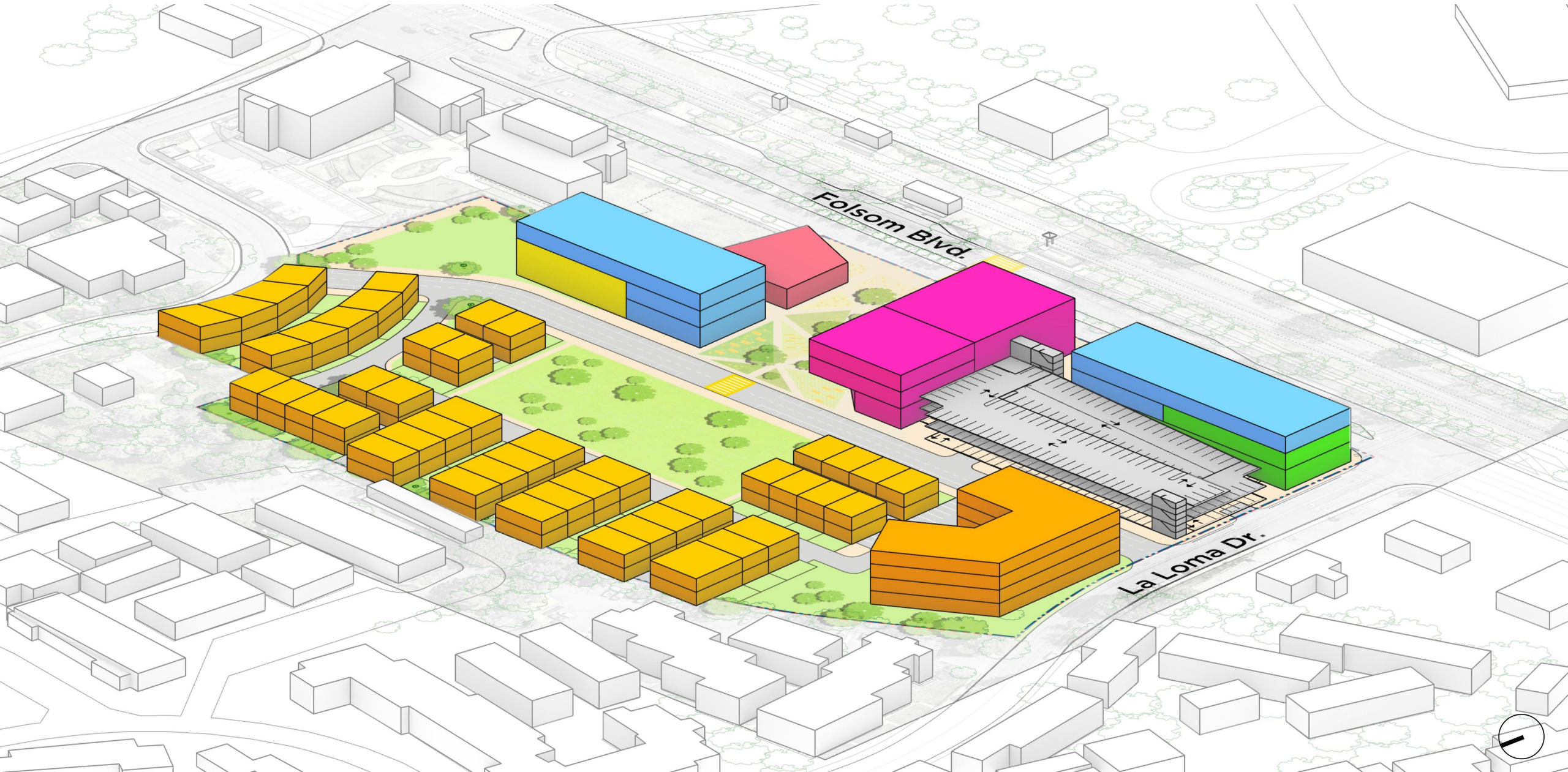
MASTER PLAN | 3d 360° Model



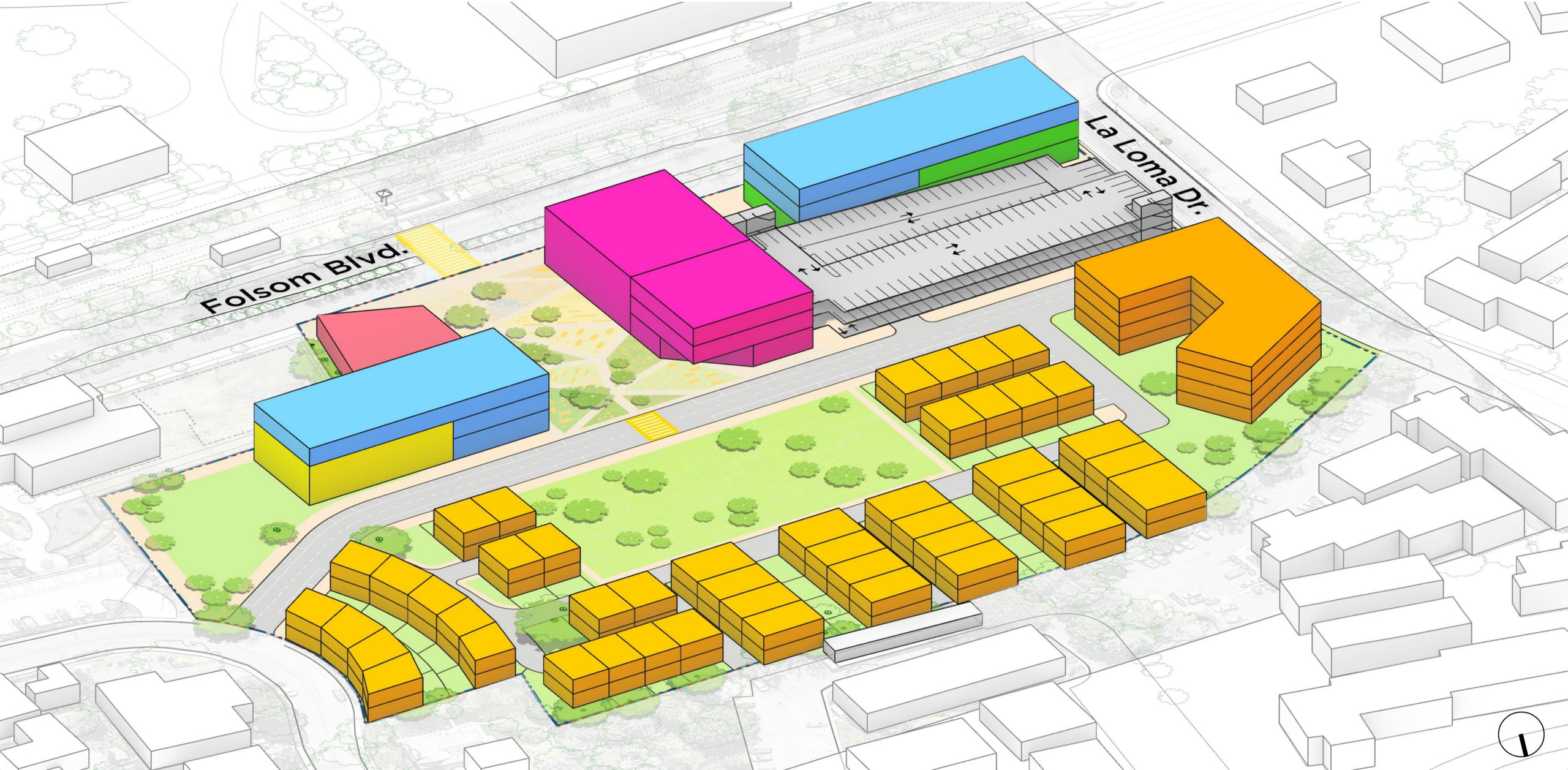
MASTER PLAN | 3d 360° Model



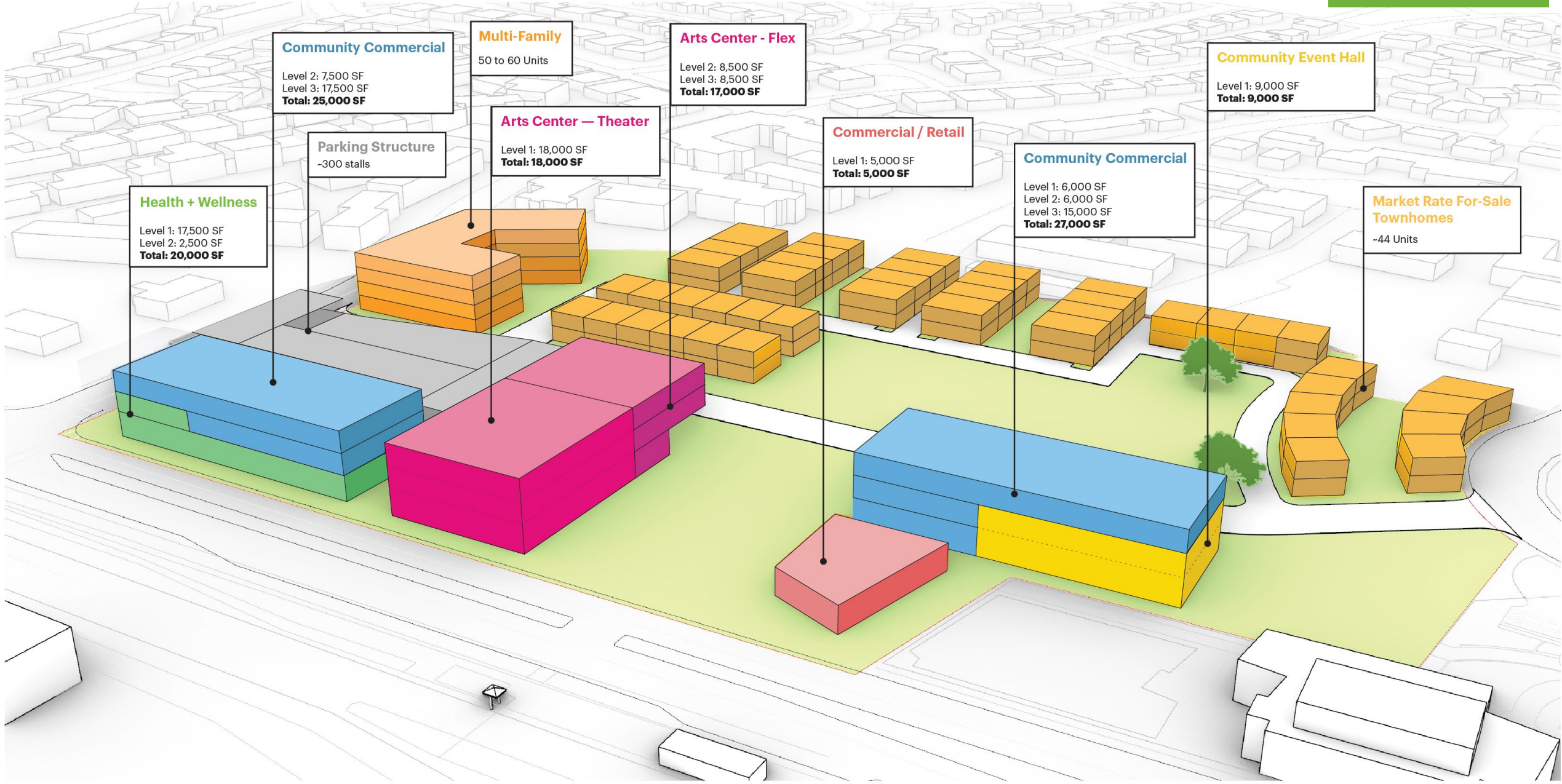
MASTER PLAN | 3d 360° Model



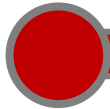
MASTER PLAN | 3d 360° Model



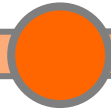
Master Plan Site Design Refinement



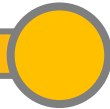
ARCHITECTURAL CHARACTER | Spectrum



Traditional
/Historical

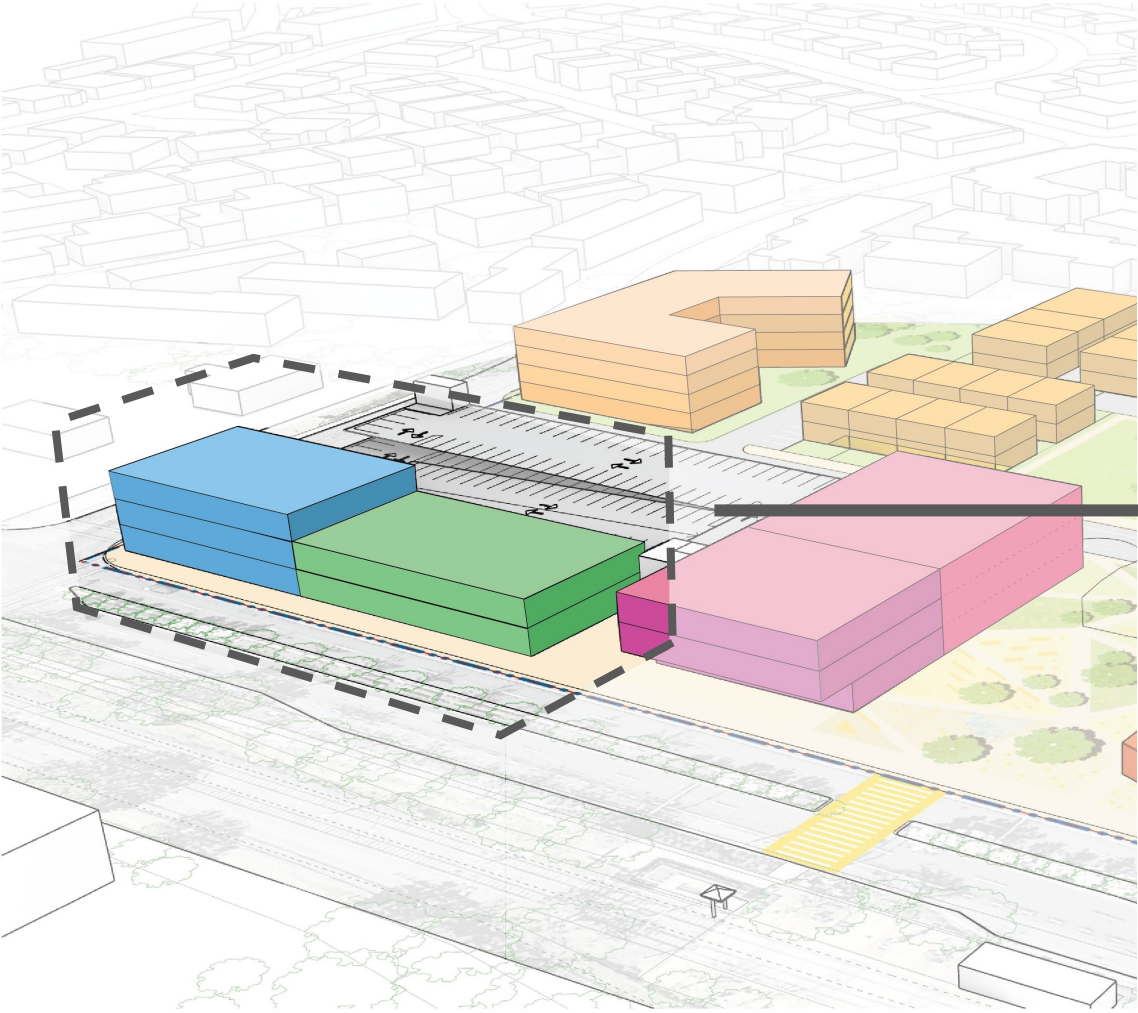


Contemporary
/Contextual



Progressive
/Forward-thinking

MASTER PLAN | Refined Building Details



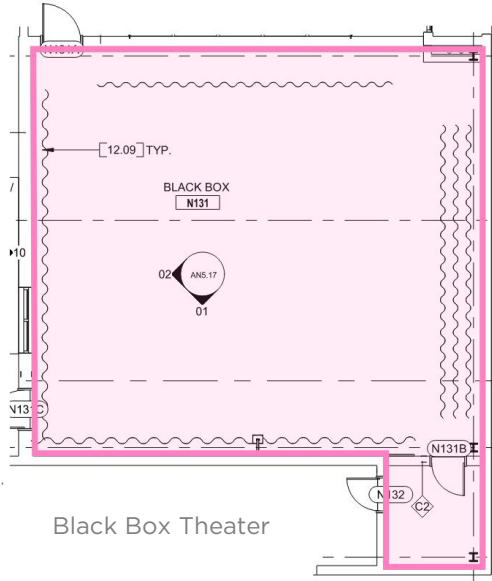
Right-Sized:
Health + Wellness: 20,000 sf
Community Commercial: 25,000 sf
Total: 45,000sf



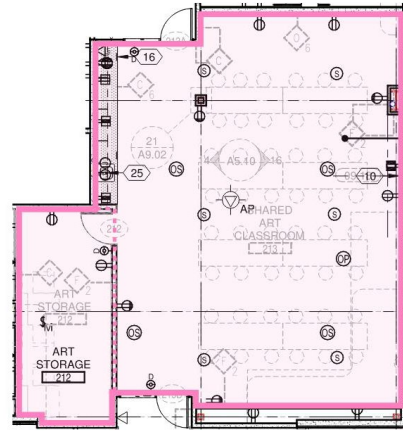
Refined:
Health + Wellness: 20,000 sf
Community Commercial: 25,000 sf
Revised Total: 45,000sf

PROGRAM VALIDATION

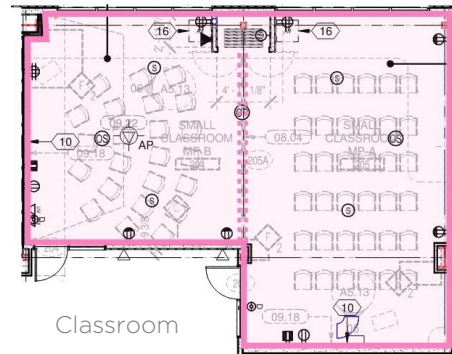
Arts Center



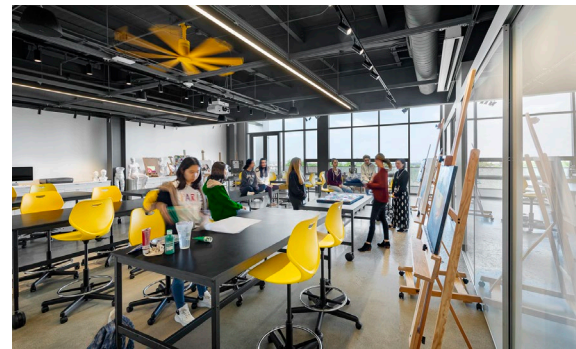
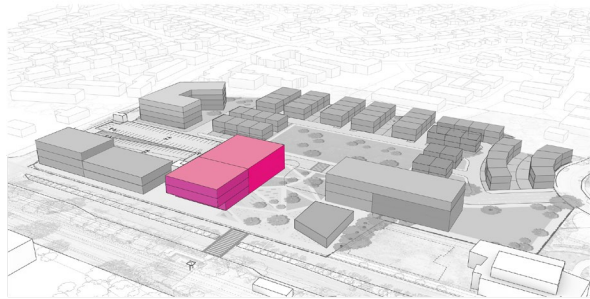
Black Box Theater



Art Studio



Classroom

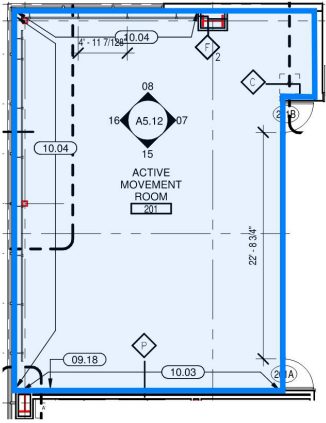


PROGRAM VALIDATION

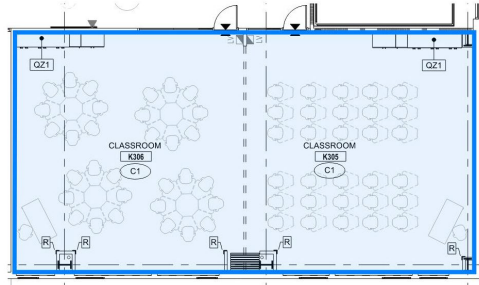
Community-Commercial

2

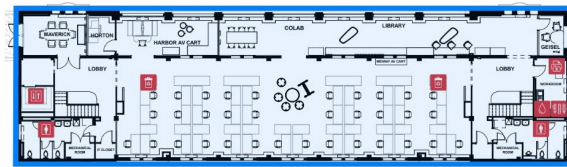
Design & Engineering



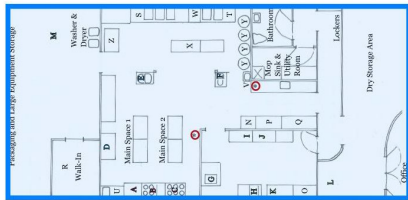
Activity Room



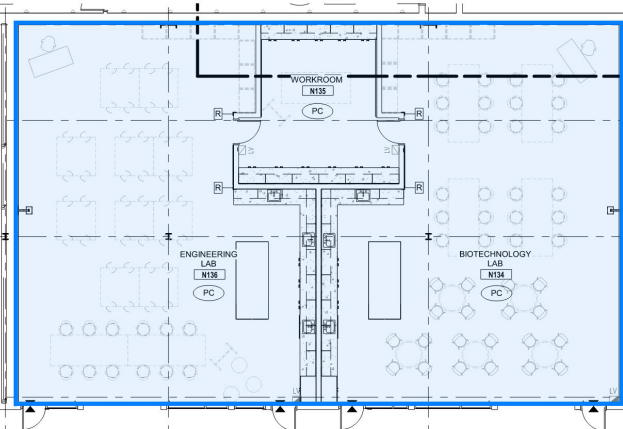
Classroom



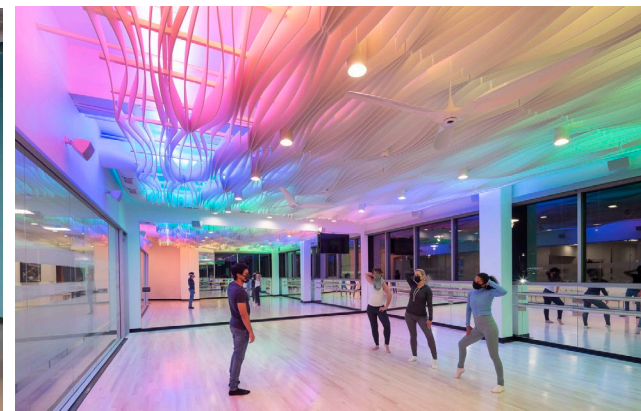
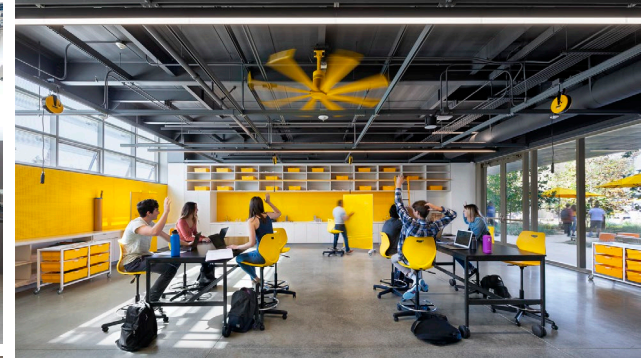
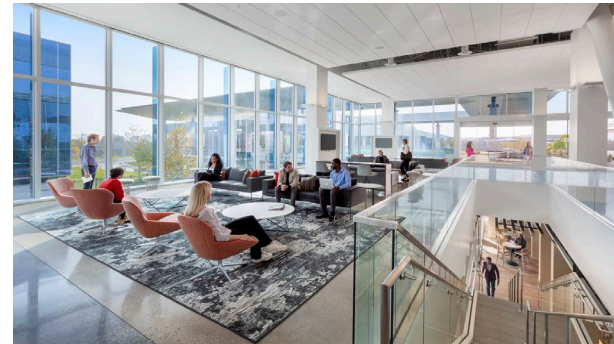
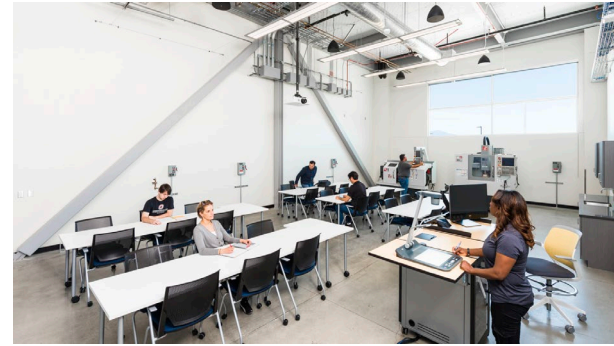
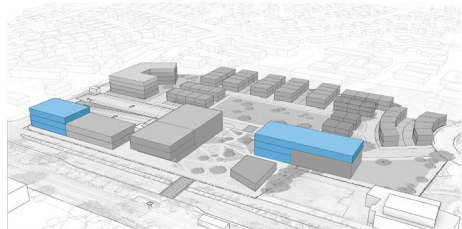
Office



Incubator Kitchen



Maker Space



5 MAJOR WORK STREAMS

1

Process / Approvals

2

Design & Engineering

3

Project Financing

4

Community Engagement

5

Operations & Occupancy

Augmenting the City's Investment with Grants and New Markets Tax Credits (NMTCs)

**\$7.5
Million**

Awarded
(2 Grants)



**\$24.1
Million**

Applications
Submitted



**~\$9
Million**

Pending
Opportunities



SACOG named Mills Crossing one of the Sacramento Region's Top 10 of 2022



How housing, transit, and community space will transform area along Folsom Boulevard. Rancho Cordova's plan for a bustling 10-acre transit oriented development site is moving forward. It is one of the best TOD opportunities within the city.

[Read more](#)

5 MAJOR WORK STREAMS

1

Process /
Approvals

2

Design &
Engineering

3

Project
Financing

4

Community
Engagement

5

Operations &
Occupancy

May
2023

Design
Charrettes



Pop-Up
Workshops



Surveys,
Social Media
Videos & Photos

Community Workshops



“ANCHOR TENANTS”

1 Process / Approvals

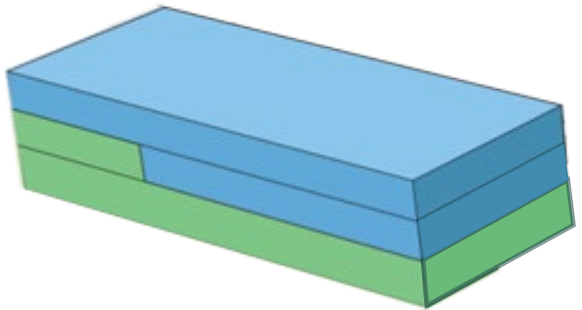
2 Design & Engineering

3 Project Financing

4 Community Engagement

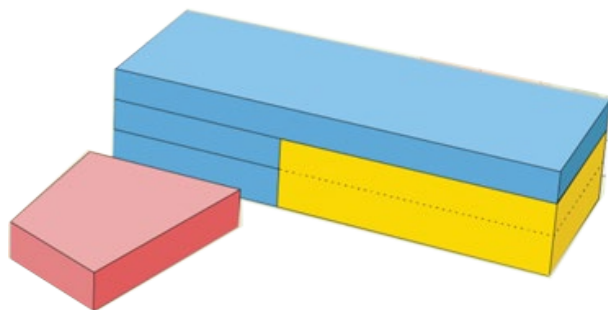
5 Operations & Occupancy

Office / Health Center



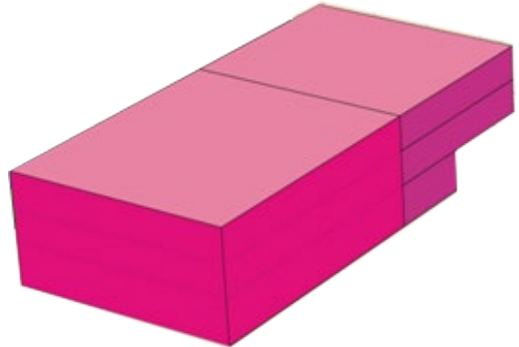
25,000 SF - Anchor Office User
20,000 SF - Community Health Center

Community Hub & Retail



4,000 SF - Commercial Kitchen/Incubator
9,000 SF - Community Event Hall
30,000 SF - Diversified Community Space
3,500 SF - Retail

Community Arts Center

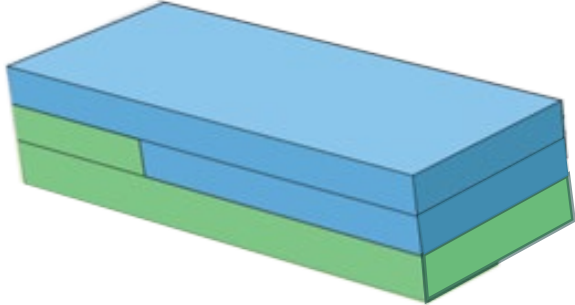


15,000 SF - 300-Seat Black Box Theater
20,000 SF - Studios, Exhibit, Classrooms

“ANCHOR TENANTS”

1 Process / Approvals

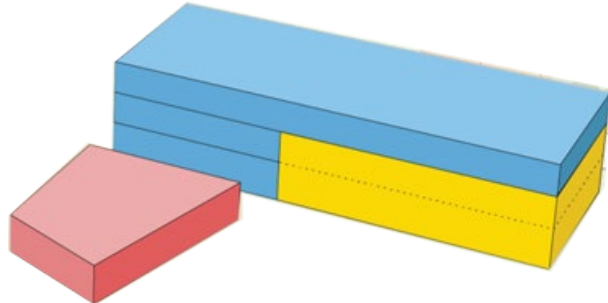
Office / Health Center



25,000 SF - Anchor Office User
20,000 SF - Community Health Center

2 Design & Engineering

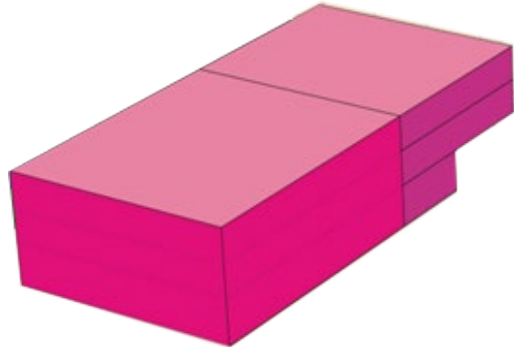
Community Hub & Retail



4,000 SF - Commercial Kitchen/Incubator
9,000 SF - Community Event Hall
30,000 SF - Diversified Community Space
3,500 SF - Retail

4 Community Engagement

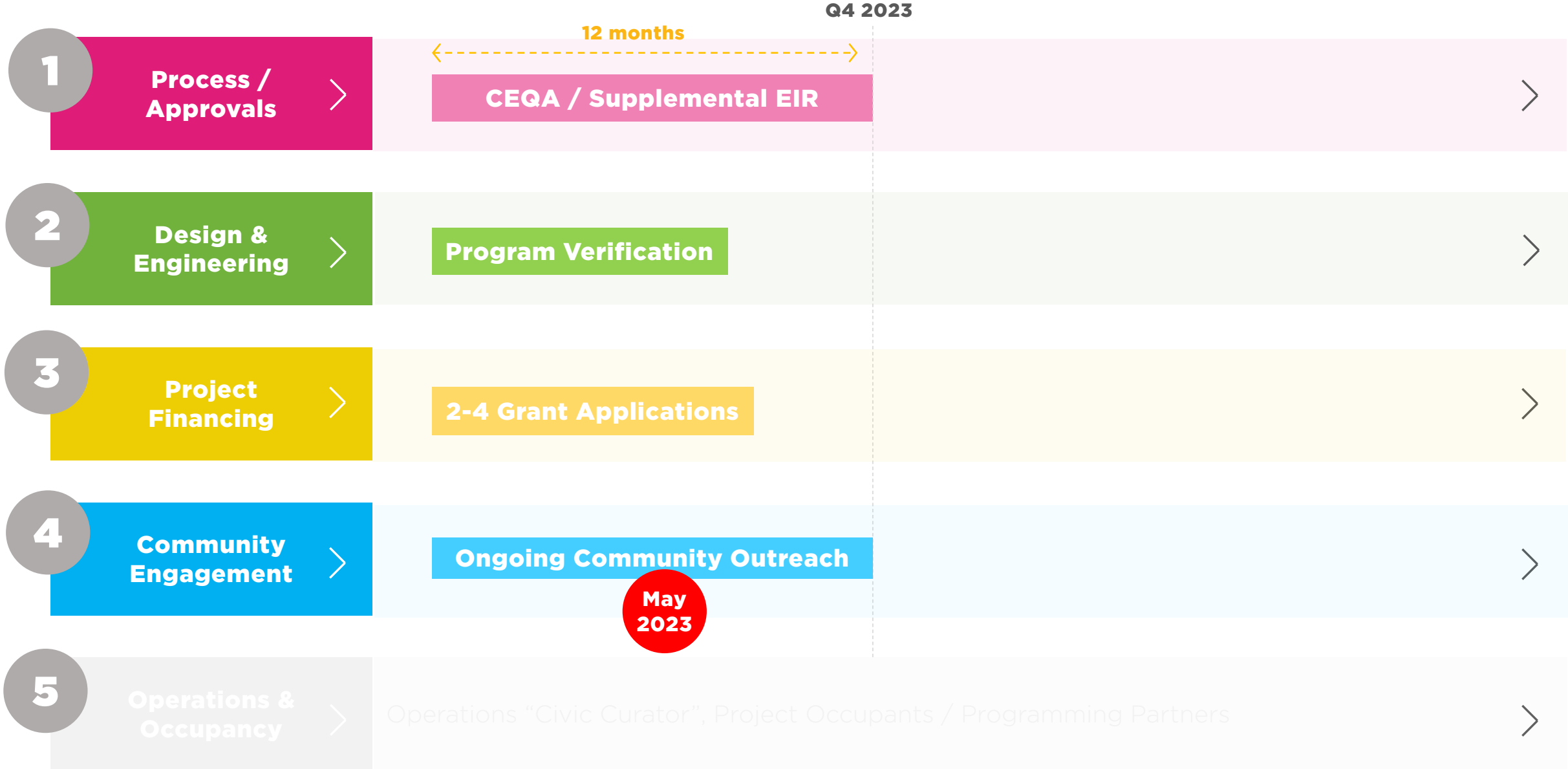
Community Arts Center



15,000 SF - 300-Seat Black Box Theater
20,000 SF - Studios, Exhibit, Classrooms

5 Operations & Occupancy

5 MAJOR WORK STREAMS





4. In Focus

Design Progress



Pending:
2020-22



In Progress:
2022-25



Completion:
2026-27

DESIGNS ARE CONCEPTUAL

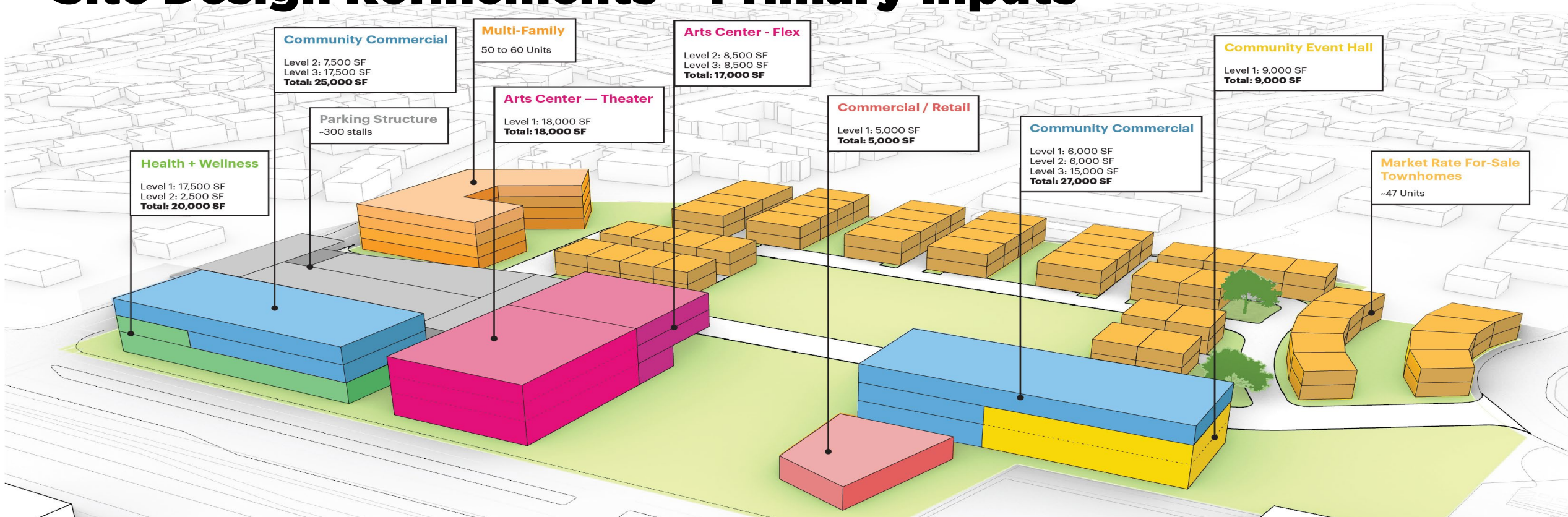
To be programmed
and detailed with City,
Council, & Community
Feedback and
Collaboration



LOOKING AHEAD:

As We Work Towards a **May 2023** Design Charrette

Site Design Refinements - Primary Inputs



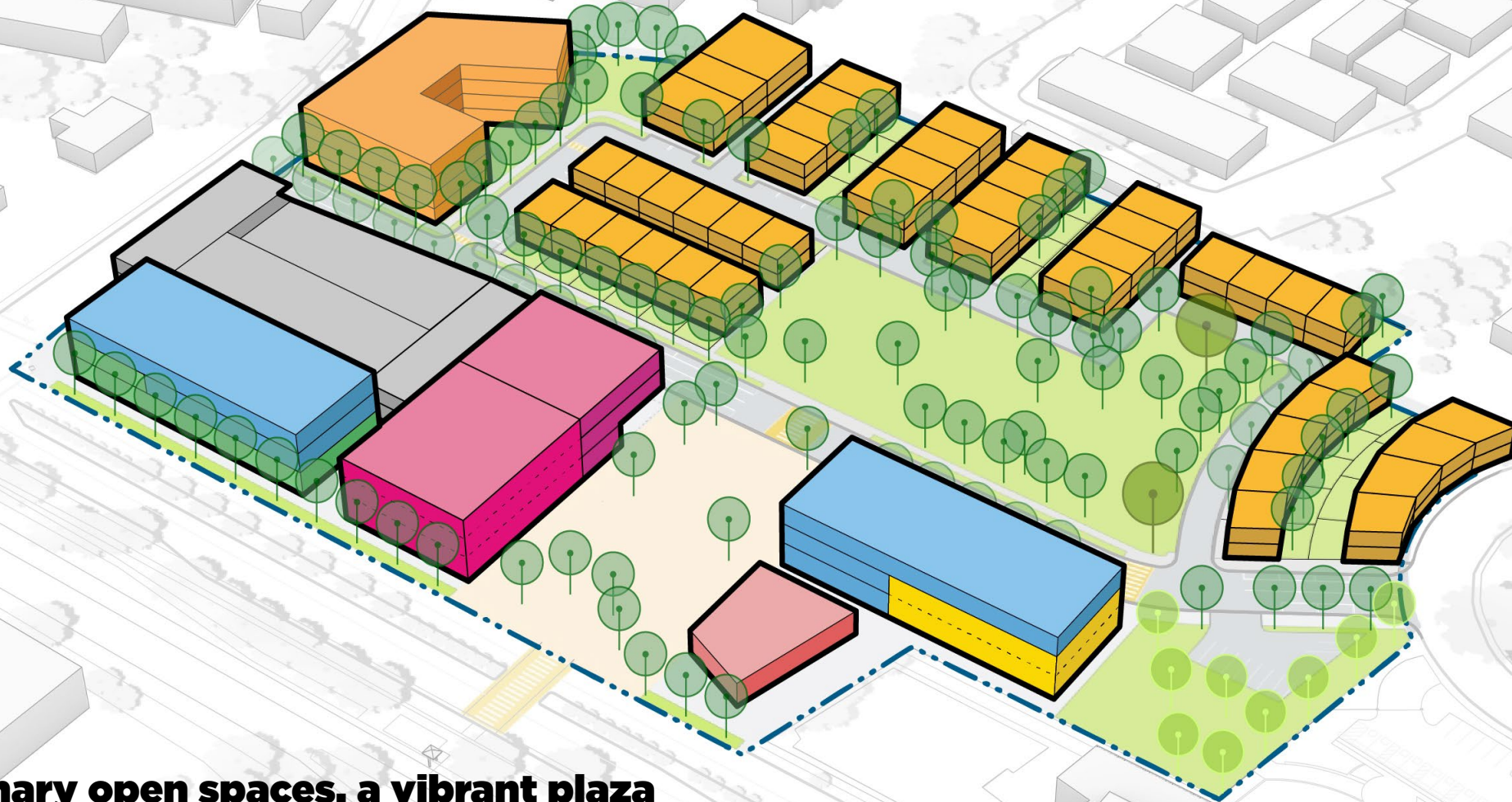
CEQA

Program Verification

Community Engagement

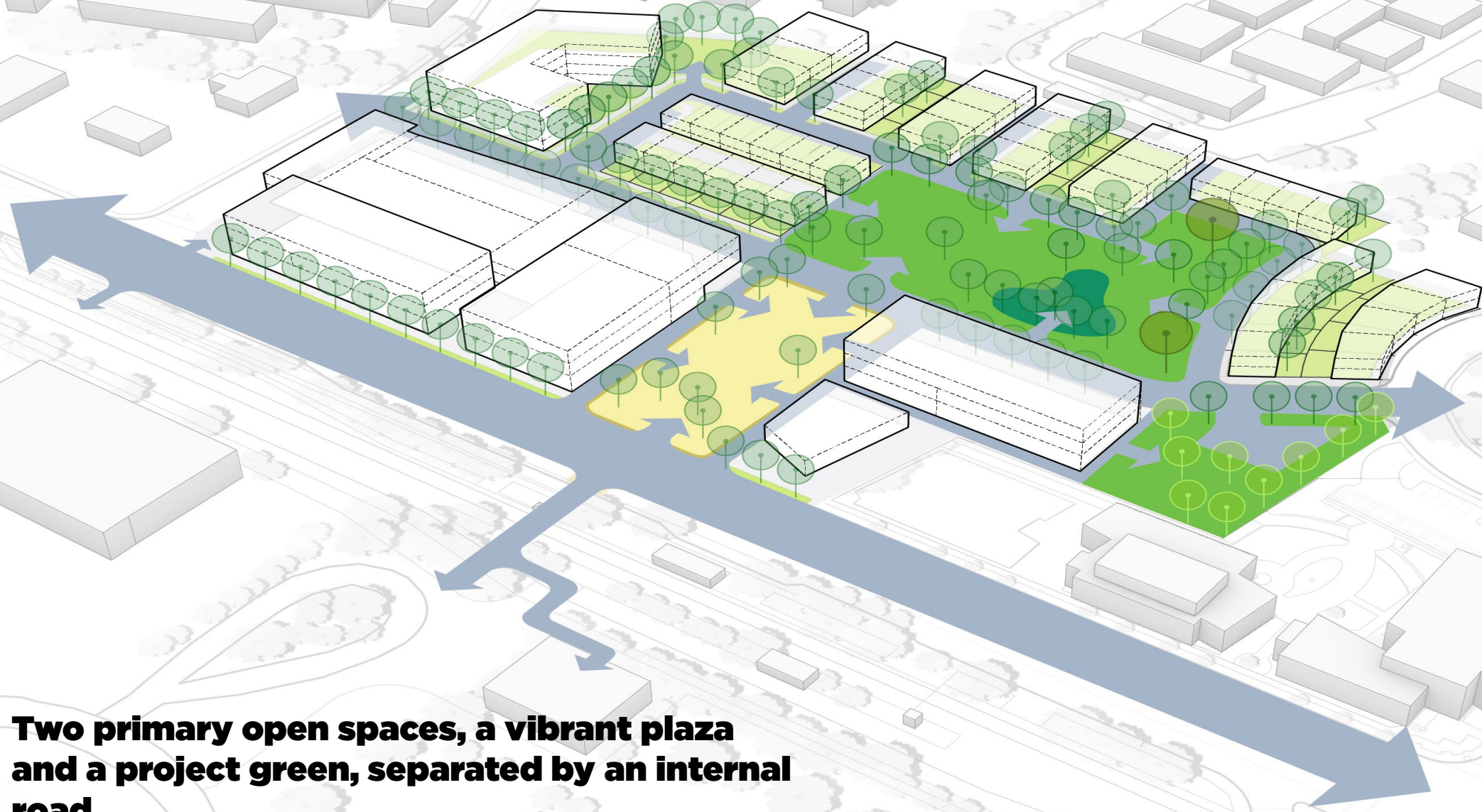
Landscape & Outdoor Program Verification

Example Site Refinement



Two primary open spaces, a vibrant plaza and a project green, separated by an internal road

Example Site Refinement | Open Space



Two primary open spaces, a vibrant plaza and a project green, separated by an internal road

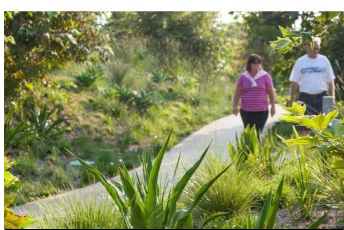
OUTDOOR SPACES | A Variety of Opportunities



Community garden



Sports courts



Nature trail



Orchard



Outdoor classroom



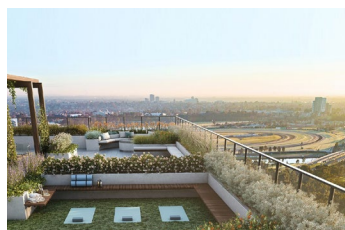
Market/ Plaza



Outdoor dining



Stroll gardens



Meditation/ Yoga



Pop up space



Picnic area



Nature play



Water feature

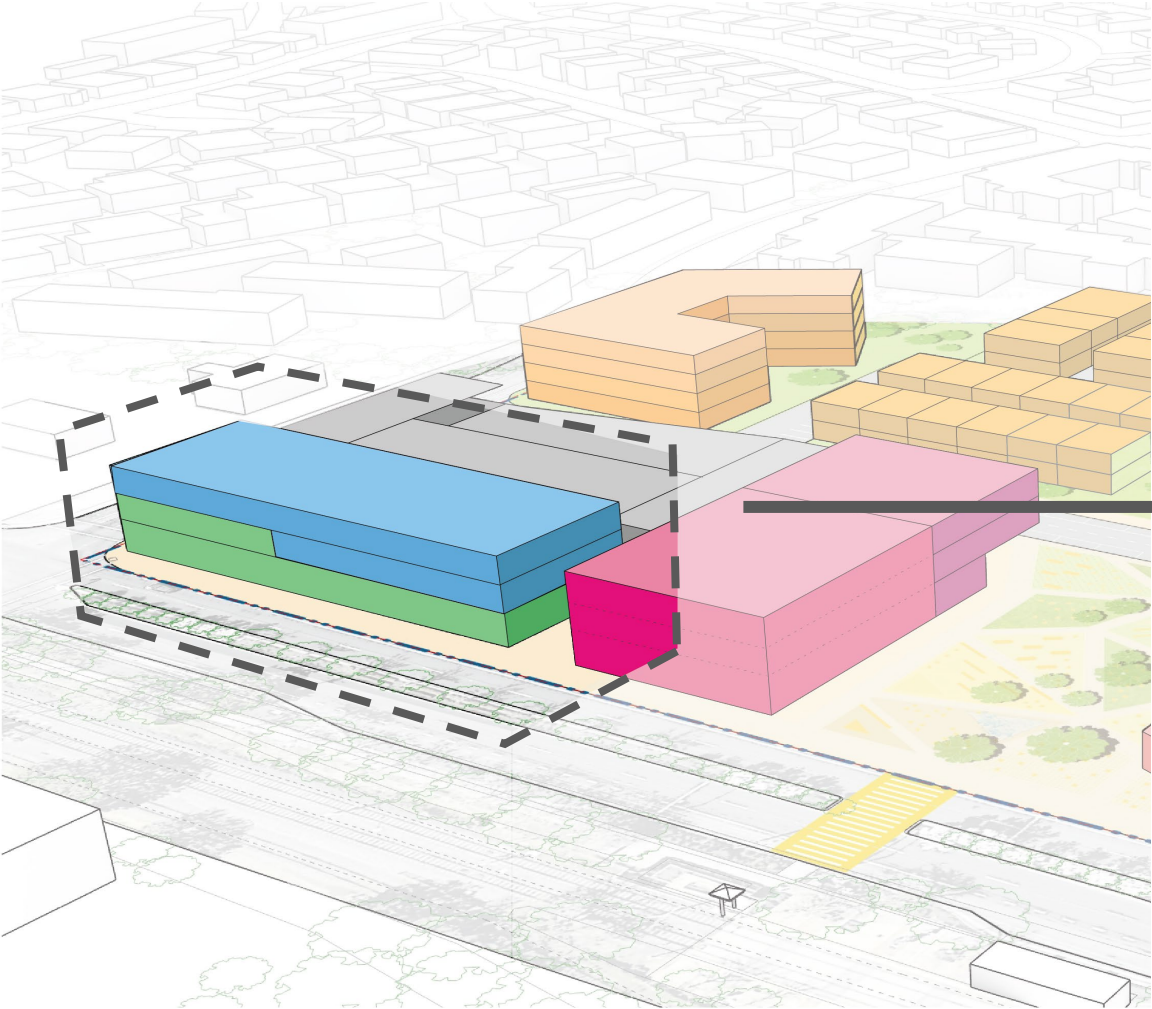


Vernal pool

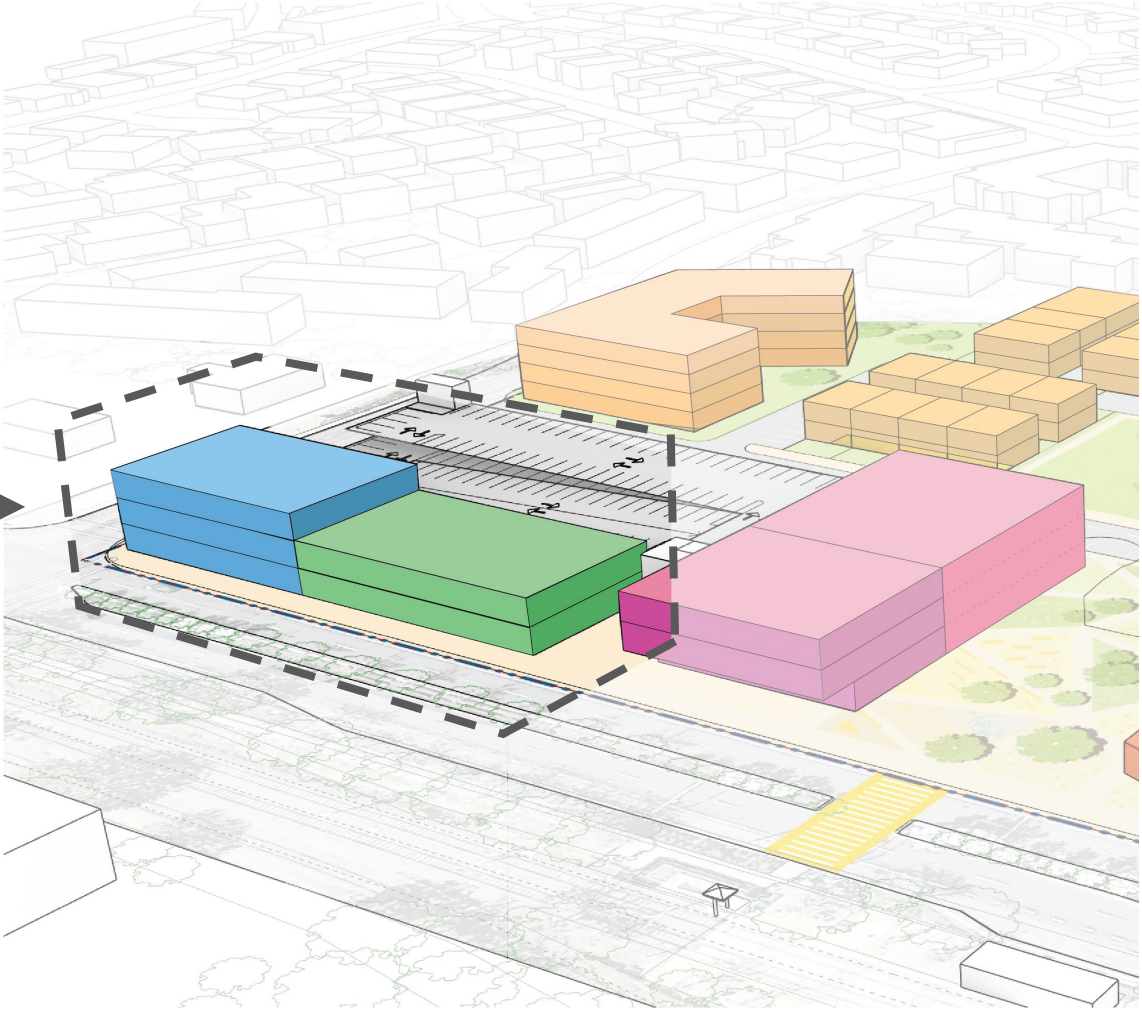


Wellness Walk

MASTER PLAN | Right-sizing

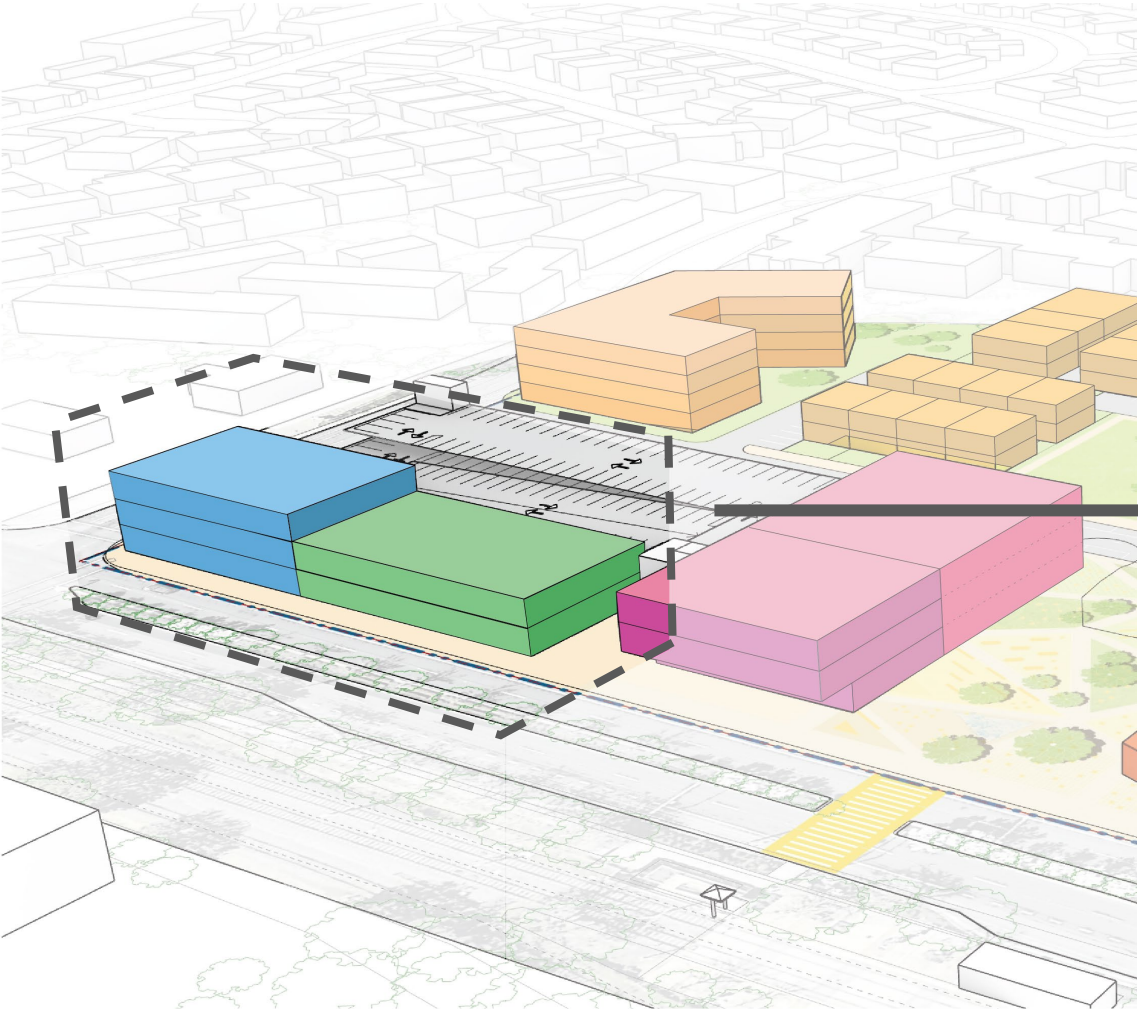


CEQA:
Health + Wellness: 27,000 sf
Community Commercial: 25,000 sf
Total: 52,000sf

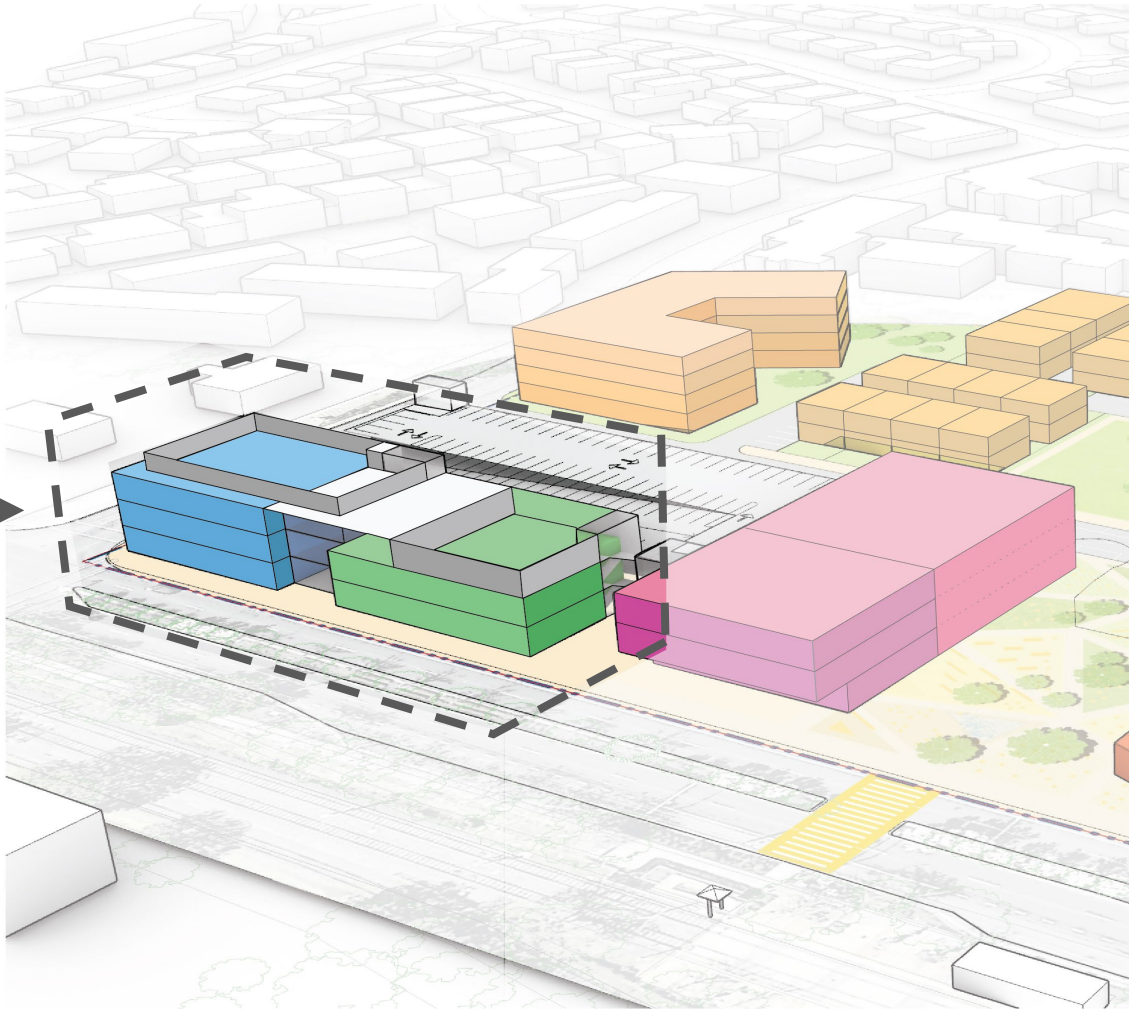


Right-Sized:
Health + Wellness: 20,000 sf
Community Commercial: 25,000 sf
Revised Total: 45,000sf

MASTER PLAN | Refined Building Details



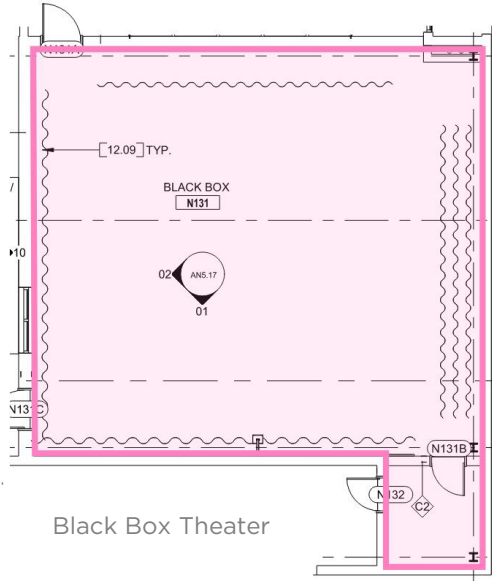
Right-Sized:
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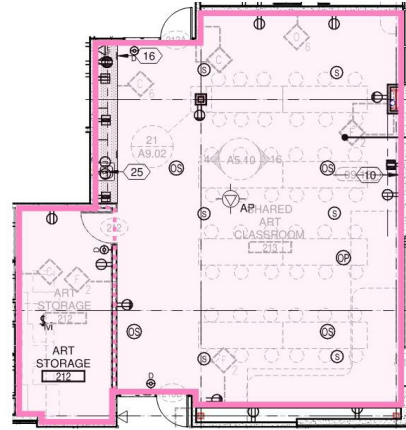
Refined:
Health + Wellness: 20,000 sf
Community Commercial: 25,000 sf
Revised Total: 45,000sf

PROGRAM VALIDATION

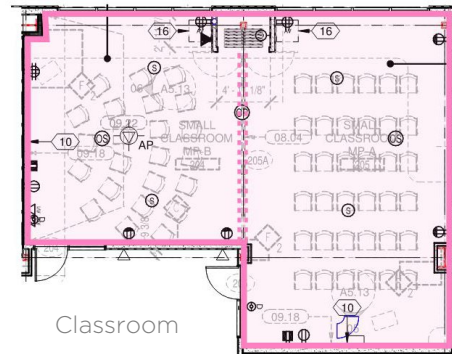
Arts Center



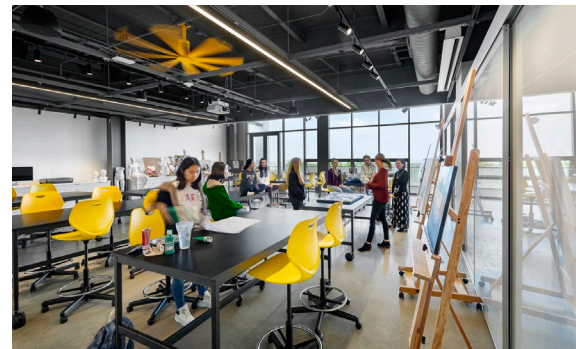
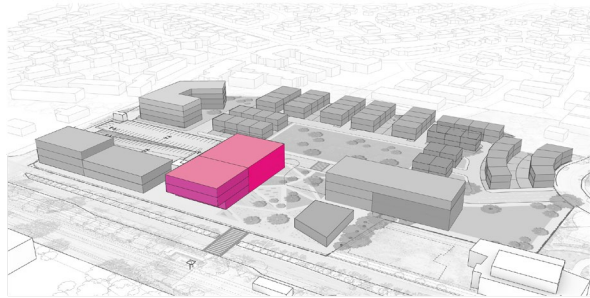
Black Box Theater



Art Studio

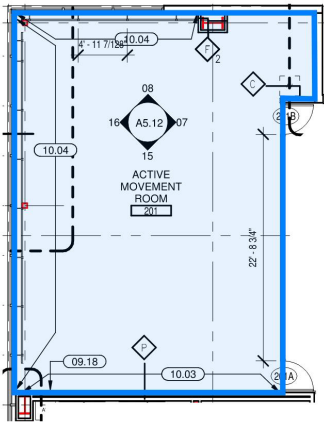


Classroom

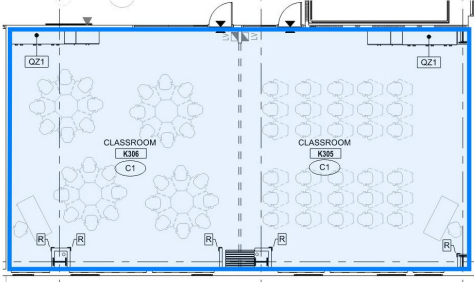


PROGRAM VALIDATION

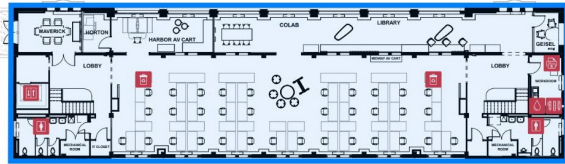
Community-Commercial



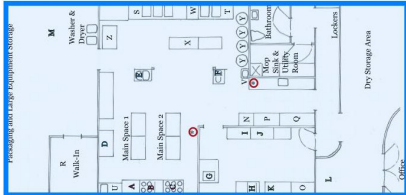
Activity Room



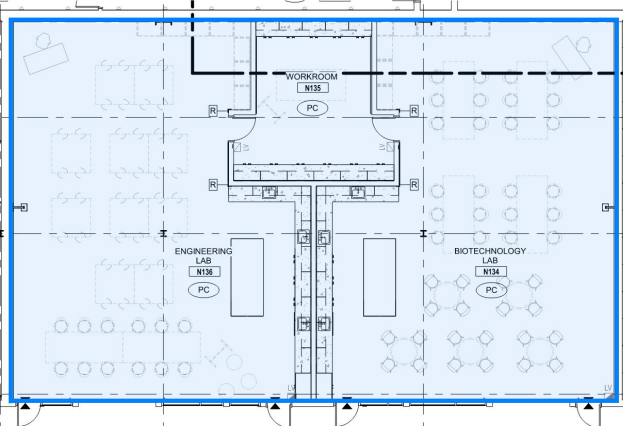
Classroom



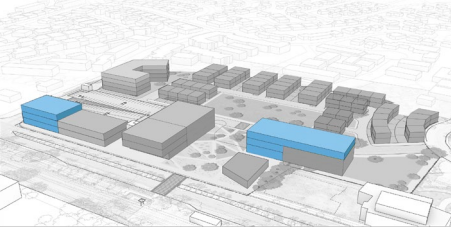
Office



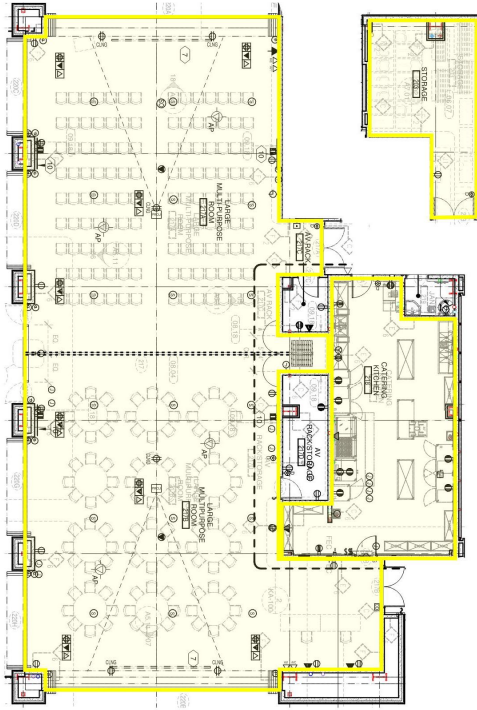
Incubator Kitchen



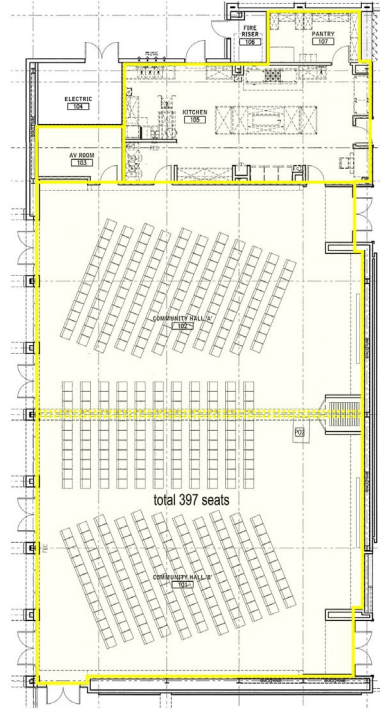
Maker Space



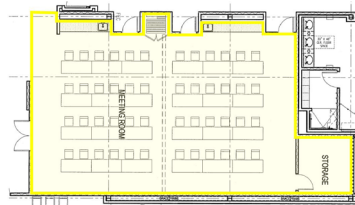
PROGRAM | Events Hall



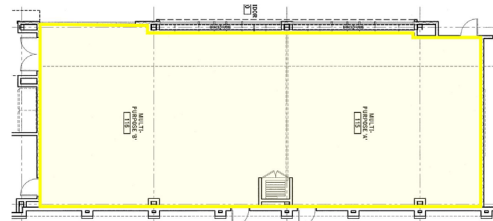
Event Space + Catering Kitchen



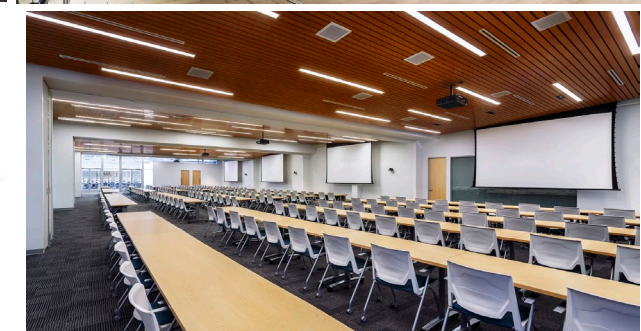
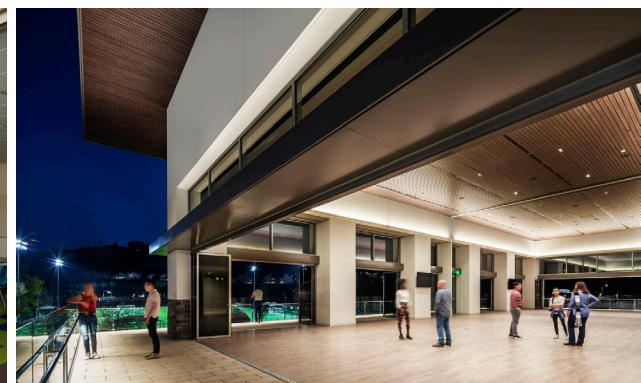
Event Space + Catering Kitchen



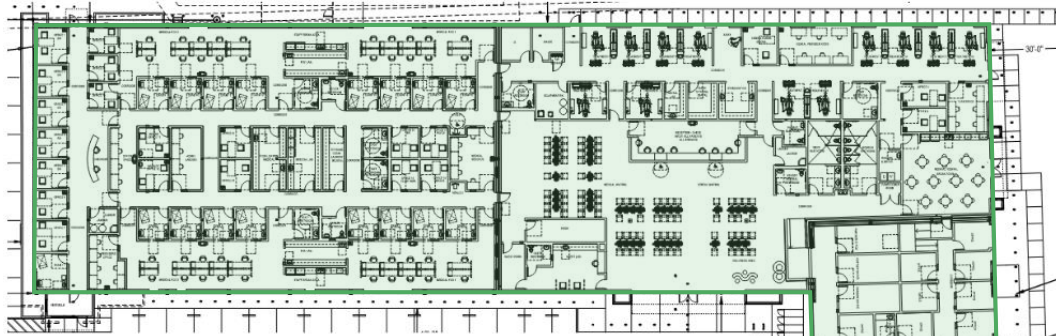
Meeting Room



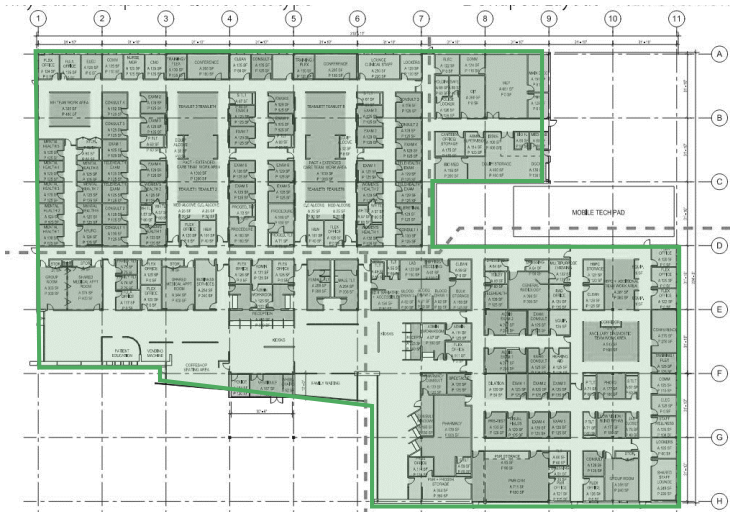
Multipurpose Room



PROGRAM | Health + Wellness



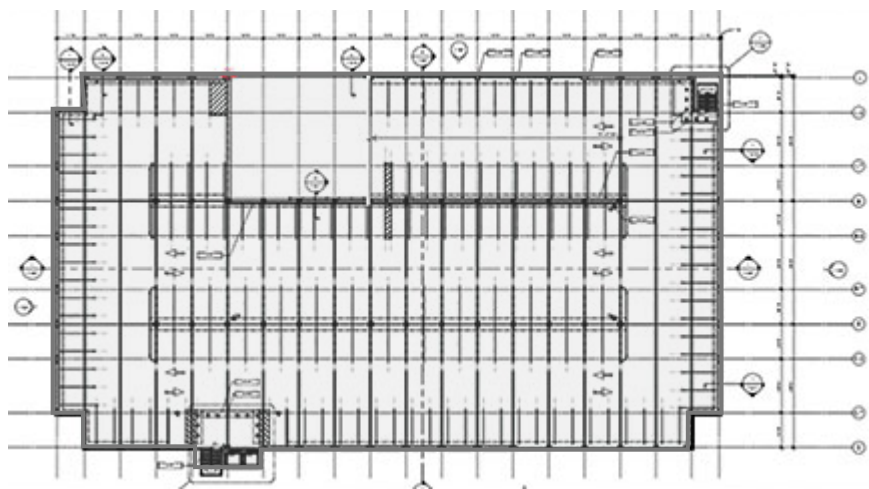
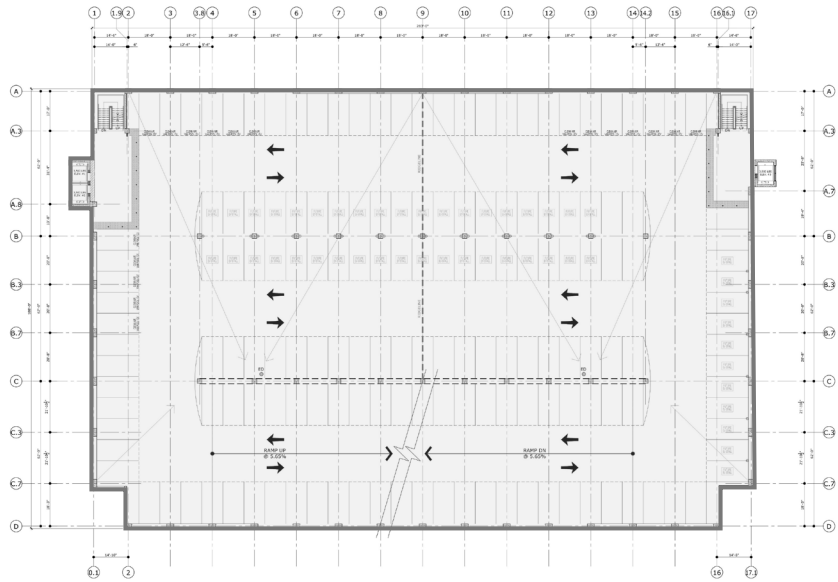
Whole Person Community Clinic



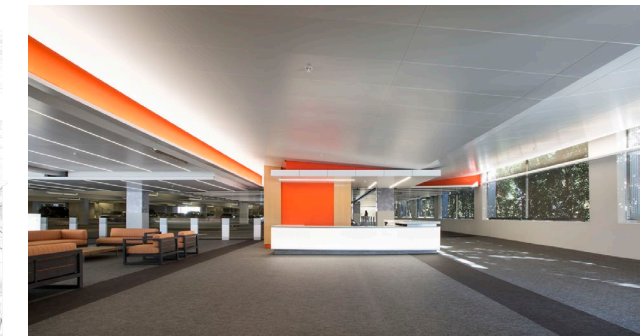
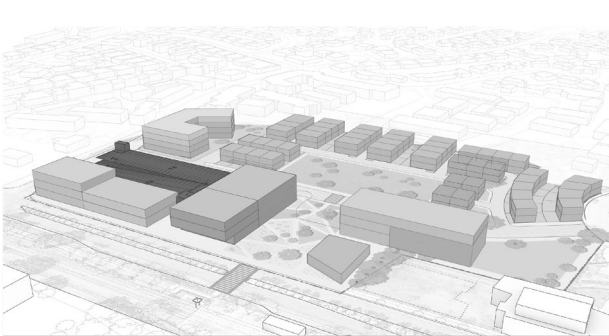
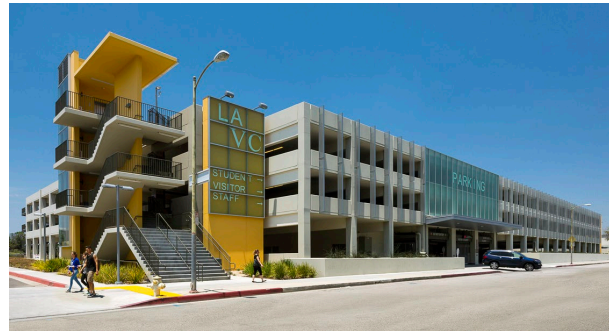
Outpatient Clinic



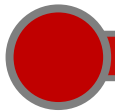
PROGRAM | Parking Structure



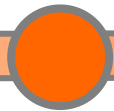
-300 Parking Spaces



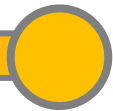
Character | Spectrum



Traditional
/Historical



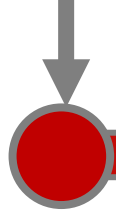
Contemporary
/Contextual



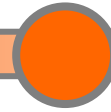
Progressive
/Forward-thinking

Character | Traditional

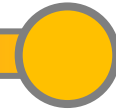
- *Inspired by the past, re-interpreted for today*
- *Using traditional forms with modern materials*



Traditional
/Historical



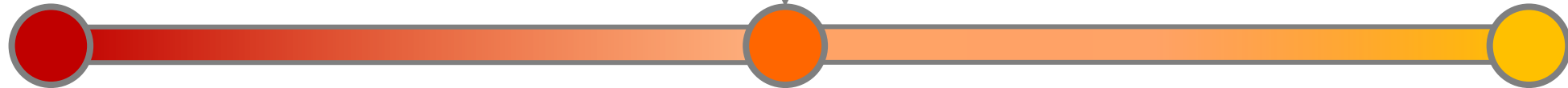
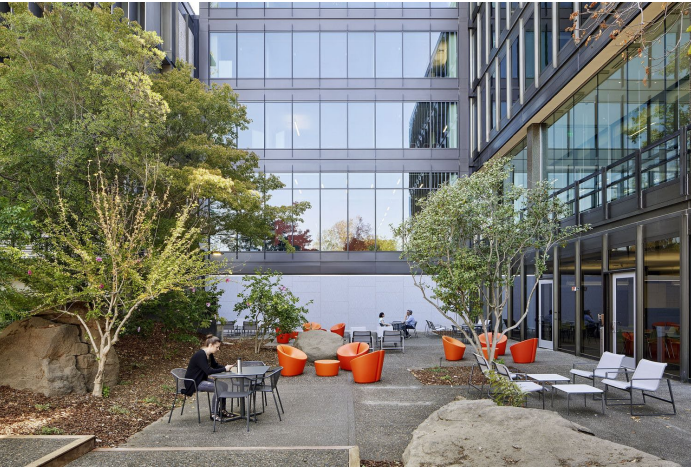
Contemporary
/Contextual



Progressive
/Forward-thinking

Character | Contemporary/Contextual

- *Inspired by the community and its context*
- *Responding to place*
- *Looking to the future, but grounded by the past*



Traditional
/Historical

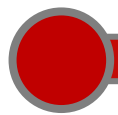
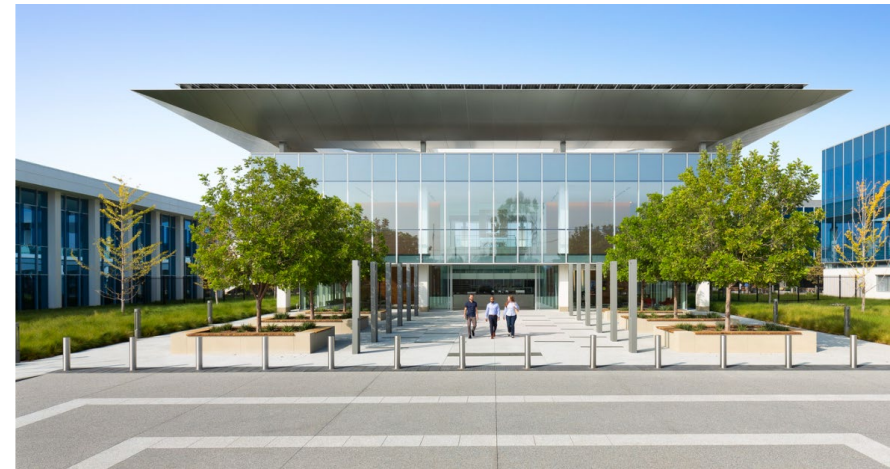
Contemporary
/Contextual

Progressive
/Forward-thinking

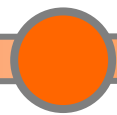
Character | Progressive/Forward-thinking



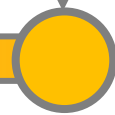
- *At the forefront of design and technology*
- *High-tech materials and finishes*
- *Sustainability on display*



Traditional
/Historical



Contemporary
/Contextual



Progressive
/Forward-thinking





5. Next Steps



Pending:
2020-22

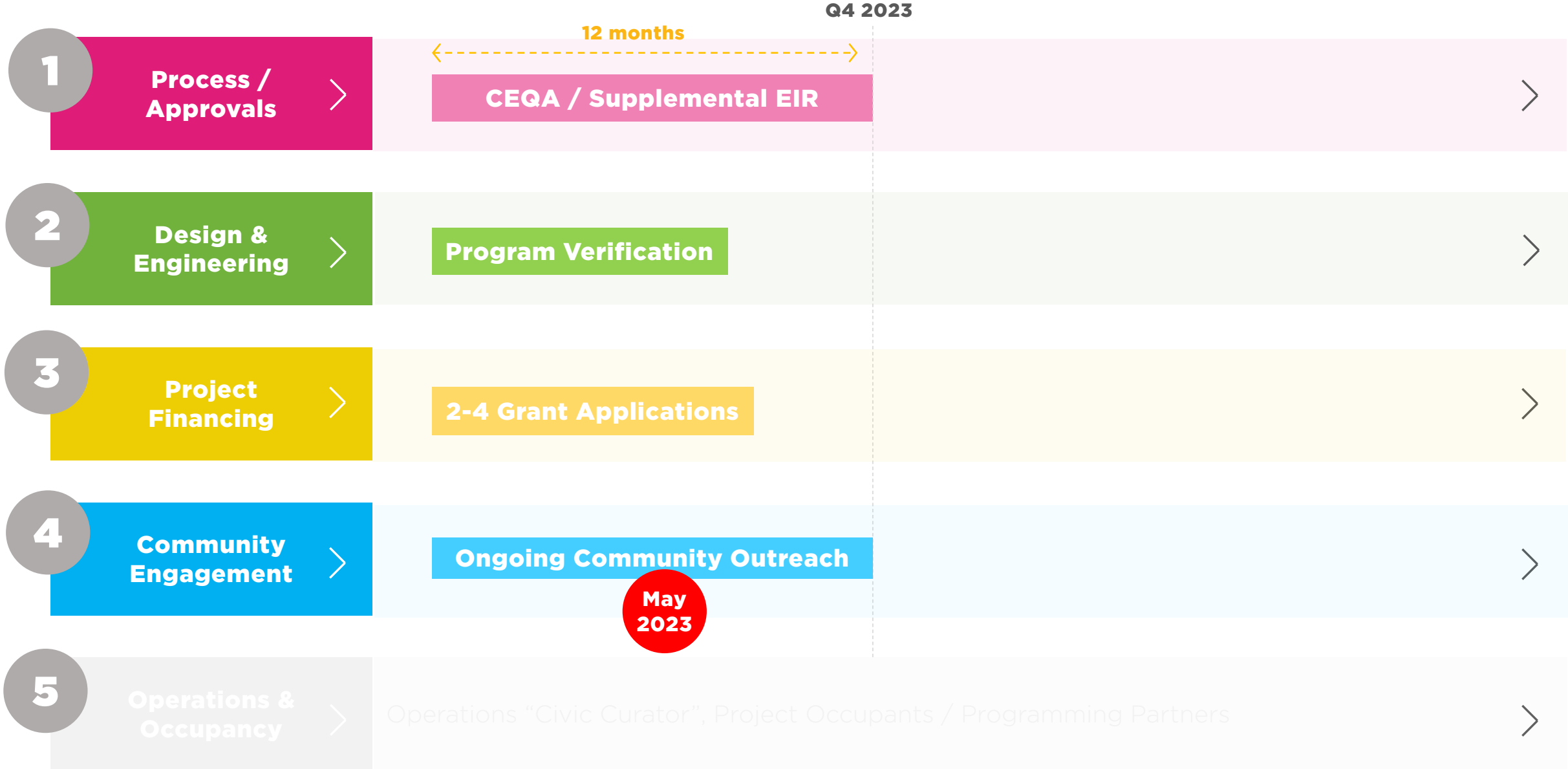


In Progress:
2022-25



Completion:
2026-27

5 MAJOR WORK STREAMS



DESIGN CHARRETTE | MAY 2023



Project Name

Design Character

Outdoor Events, Programming

Housing Opportunities

How to Stay Involved