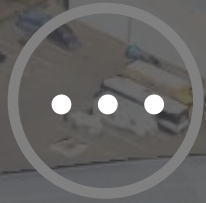


La Loma Dr

Folsom Blvd

MILLS CROSSING

Community Workshop: April 19th & 20th, 2023



Pending:
2020-22



In Progress:
2022-25



Completion:
2026-27

AGENDA

1. Introduction

2. Community Engagement

3. Project Overview

4. Next Steps



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





Community Engagement



Pending:
2020-22

In Progress:
2022-25

A white rounded square containing a blue circular icon with a blue wedge-shaped segment, representing an in-progress status. Below the icon, the text "In Progress:" and "2022-25" is displayed in blue.

Completion:
2026-27

COMMUNITY OUTREACH TIMELINE



Design Charrette



Pop-Up Workshops



Community Celebration

2023

March April May June July August September October November

Community Workshops

Surveys, Social Media Videos & Photos
Throughout entire outreach process



DESIGN CHARRETTE | MAY 17 2023 - Sign Up Today!



Project Name

Design Character

Outdoor Events, Programming

Housing Opportunities

How to Stay Involved



Project Overview



Pending:
2020-22



In Progress:
2022-25



Completion:
2026-27



Project Overview

Goal: Develop a 10-acre, city-owned parcel into a beautiful urban hub for our community that focuses on the arts, health and wellness, cultural and community space, creative maker spaces, housing and retail.

Location: Folsom Blvd. adjacent to Folsom Lake College/ Rancho Cordova Center and across the street from The MACC.

SITE PLAN

PROPERTY LINE



Multi-Family
4 Levels

Townhome Lots

Project Green
1.3 acres

Project Green
0.5 acres

Parking Structure
3 Levels
~300 spaces

Arts Center —
Flex
17,000 SF
3 levels

Plaza
0.8 acres

Community Facilities
35,000 SF
3 Levels

Community Commercial 27,000 SF
Events/Meeting 9,000 SF

Community Facilities
55,000 SF
3 Levels

Health & Wellness 27,500 SF
Community Commercial 27,500 SF

West Plaza

Arts Center —
Theater
18,000 SF
1 levels

Commercial/
Retail
7,200 SF
1 Level

FLC PHASE 3

FLC PHASE 2

LA LOMA DR

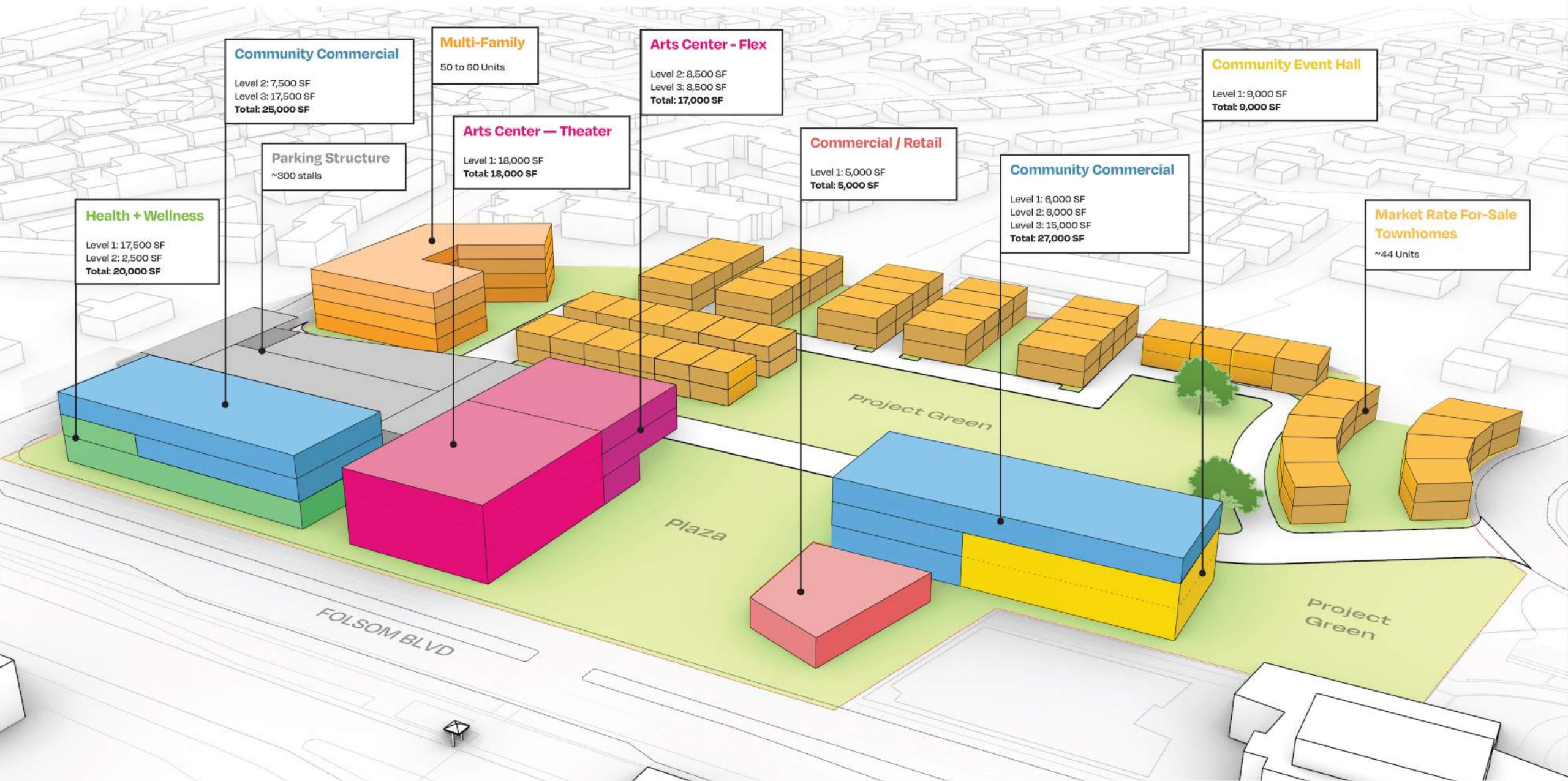
PROJECT DESCRIPTION

The proposed project would have the following uses:

- **Community Commercial Buildings**
- **Public Open Space (Up to 2.5 acres)**
 - Project Green Space
 - Plaza Space
- **Parking Structure**
 - Includes between 275-325 spaces
- **Housing Units (up to 120 units)**
 - Multi-Family Apartments
 - For Sale Townhouse-Style Homes

	Square Feet
Health & Wellness	20,000
Community - Commercial	25,000
Community - Commercial	27,000
Arts Center - Perform. Venue	14,000
Arts Center - Flexible Studios	17,000
Community Event Hall	9,000
Commercial - Retail	5,000
Total	117,000

SITE PLAN



Community Commercial
Level 2: 7,500 SF
Level 3: 17,500 SF
Total: 25,000 SF

Multi-Family
50 to 60 Units

Arts Center - Flex
Level 2: 8,500 SF
Level 3: 8,500 SF
Total: 17,000 SF

Community Event Hall
Level 1: 9,000 SF
Total: 9,000 SF

Parking Structure
~300 stalls

Arts Center — Theater
Level 1: 18,000 SF
Total: 18,000 SF

Commercial / Retail
Level 1: 5,000 SF
Total: 5,000 SF

Community Commercial
Level 1: 6,000 SF
Level 2: 6,000 SF
Level 3: 15,000 SF
Total: 27,000 SF

Market Rate For-Sale Townhomes
~44 Units

Health + Wellness
Level 1: 17,500 SF
Level 2: 2,500 SF
Total: 20,000 SF

Project Green

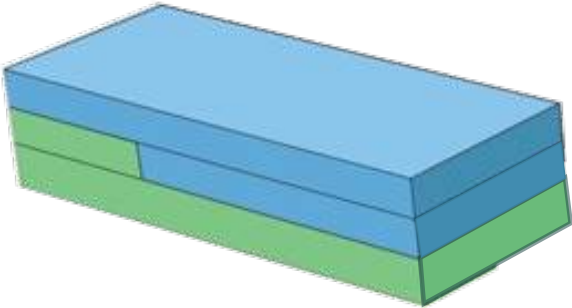
Plaza

Project Green

FOLSOM BLVD

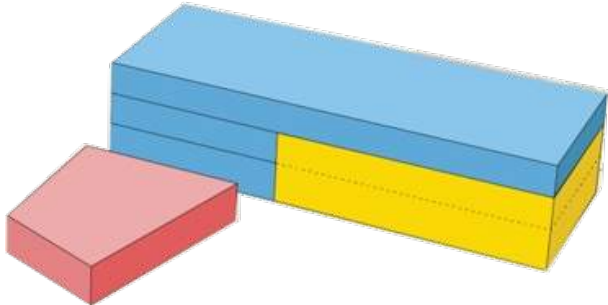
MILLS CROSSING: PROJECT USERS AND OCCUPANTS

Office /
Health Center



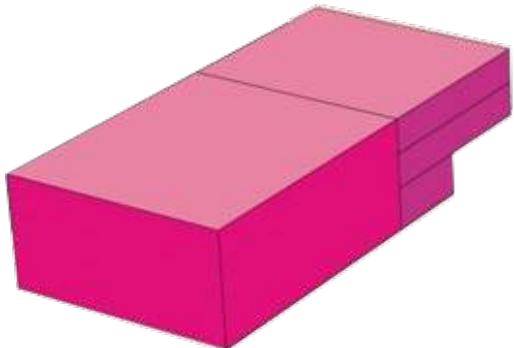
25,000 SF - Anchor Office User
20,000 SF - Community Health Center

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



Community Facilities



Pending:
2020-22



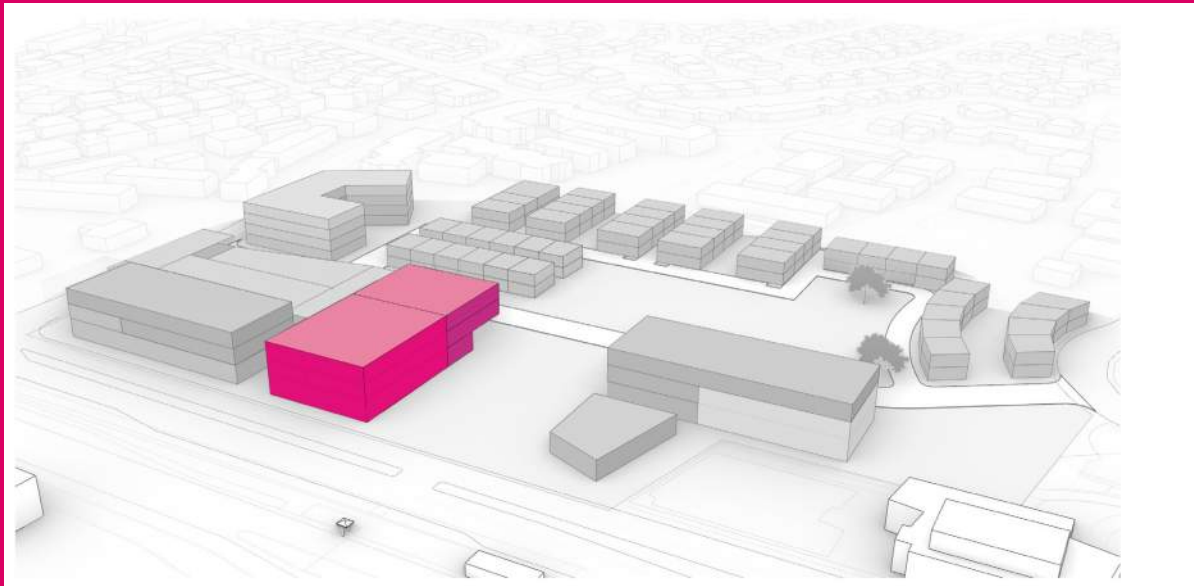
In Progress:
2022-25



Completion:
2026-27

The plans include a **Community Arts Center** with space for a flexible performing venue and other art—related spaces such as artist studios, art classrooms, and a gallery.

Community Arts Center





Would you (personally or through an organization) be interested in renting or using these spaces for performing arts, education, or visual arts?

The Mills Crossing **Community Health Center** will be a destination for a state-of-the-art physical and behavioral health center serving Rancho Cordova and its residents needs.

Community Health Center





What services are you looking for at the Community Health and Wellness Center?

The Mills Crossing **Community Pavilion or Event Hall** will be a destination for all of Rancho Cordova. A rental venue that can host everything from city wide gatherings, special events, weddings, birthdays, and neighborhood celebrations.

Community Pavilion / Event Hall





How would you use the Mills Crossing Event Hall?

The plans include the ***Community Commercial Hub*** at Mills Crossing. This could include a range of spaces for different kinds of commercial tenants and non-profits

Community Commercial Hub





What kind of Community Workforce Center or Makers Space would you be interested in having at Mills Crossing? How would you use it?



What would you use the new Community-Commercial space for?

The plans include a variety of **Retail space** spaces such as a fresh food market, café and other retail stores

Retail Space



The plans include a variety of ***Outdoor Features and Amenities*** spaces a variety of options such as a pop-up market plaza, outdoor stages, community gardens, and picnic areas are all being considered

Outdoor Features & Amenities

Mills Crossing will offer a variety of outdoor space opportunities

OUTDOOR SPACES | A Variety of Opportunities



Pop-Up + Market Plaza



Water Feature



Active Recreation



Outdoor Stage/ Project Green



Outdoor Dining



Nature Play for Kids



Community Garden



Interpretive gardens



Wellness Walk/ Nature Trail



Outdoor Artwork



Picnic Area



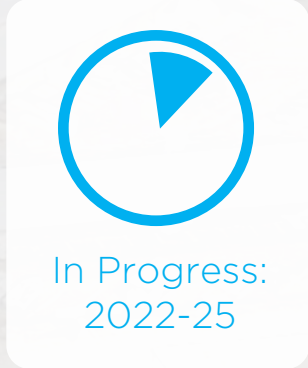
Outdoor Work Lounge/ Classroom



Timeline and Next Steps



Pending:
2020-22

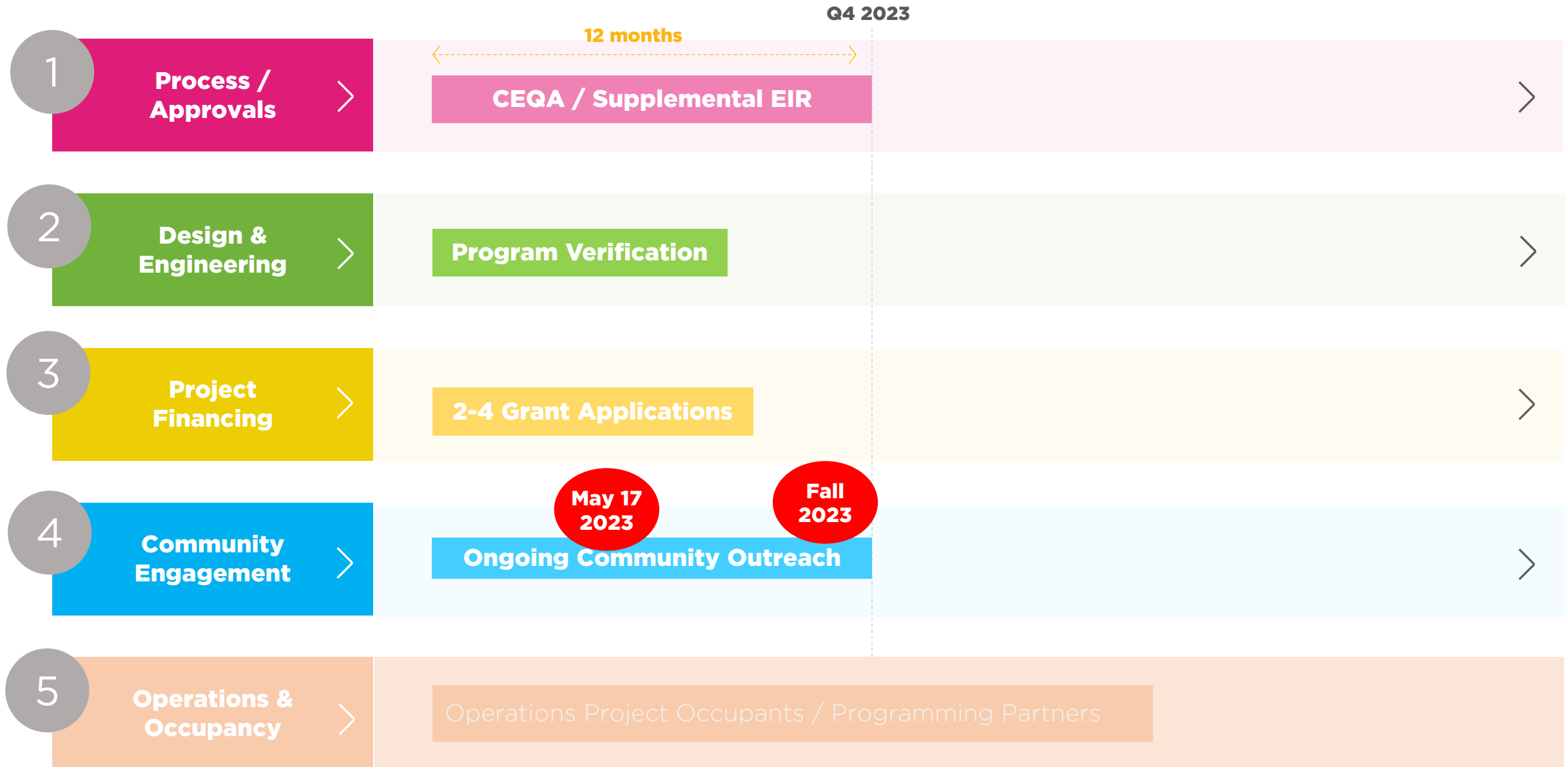


In Progress:
2022-25



Completion:
2026-27

PROJECT TIMELINE



DESIGN CHARRETTE | MAY 17 2023 SIGN UP TODAY!



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