

Rancho Cordova Civic Center

Council Meeting #3 - December 11, 2018



AGENDA

PROCESS

Process Timeline
Meeting Schedule
Next Steps

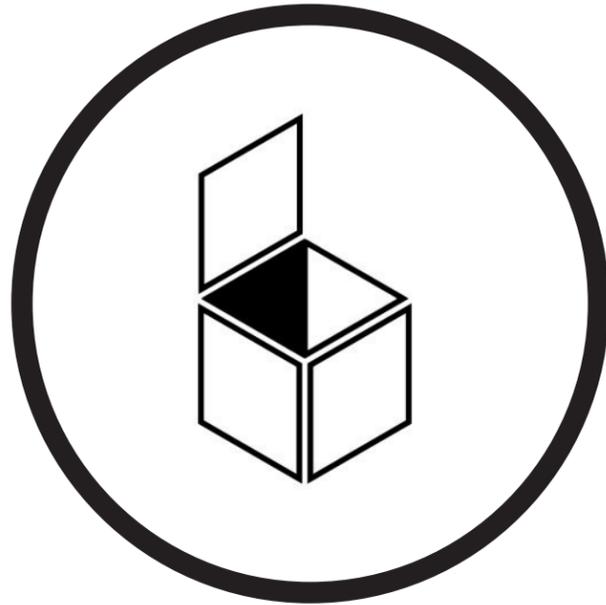
PROGRAM

Two Contrasting Program Mix Options

PLACE

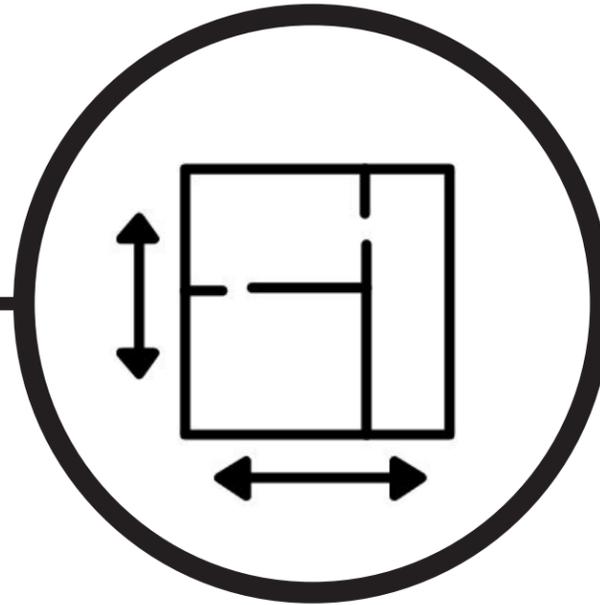
Preliminary Site Studies
Next Steps

PHASE 1
Define the Vision



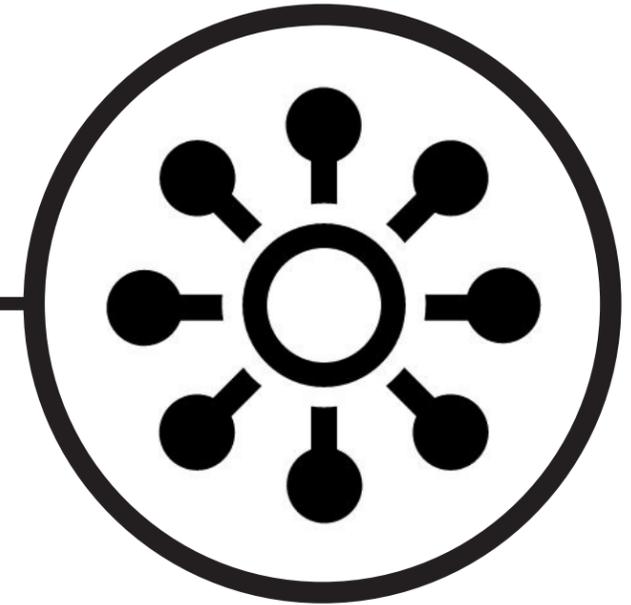
- Precedent Research of Civic & Community Centers
- Workshop and Define
 - program components
 - quality of experience
 - typology

PHASE 2
Conceptual Planning & Test Fit



- Identify Potential Sites with established set of programs, preferred experience, and typology
- Feasibility analysis of recommended site(s)
- Prioritize program need and consider phasing

PHASE 3
Comprehensive Master Planning



- Master Planning to define program size, site planning concepts, and framework for city planning & development
- Formation of Consultant Team
- Define proposed funding per phase
- Define a strategy for community and stakeholder engagement

MASTERPLAN : PROGRAMMING & COMPREHENSIVE MASTER PLAN



**STAKEHOLDER & MASTERPLAN TEAM
ENGAGEMENT**



CCM PROGRAM AND MASTERPLAN REVIEW



DESIGN TEAM RFQ/RFP SELECTION PROCESS



**DECEMBER
2018**

**JANUARY
2019**

**FEB. / MARCH
2020**

What are the potential Programs for the Rancho Cordova 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
- Co-Working Space
- Restaurant

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Senior Center
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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

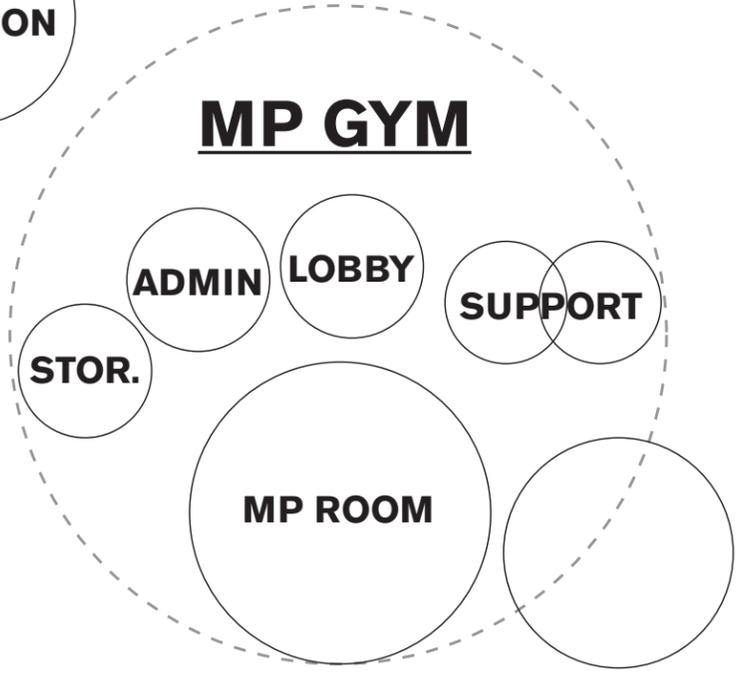
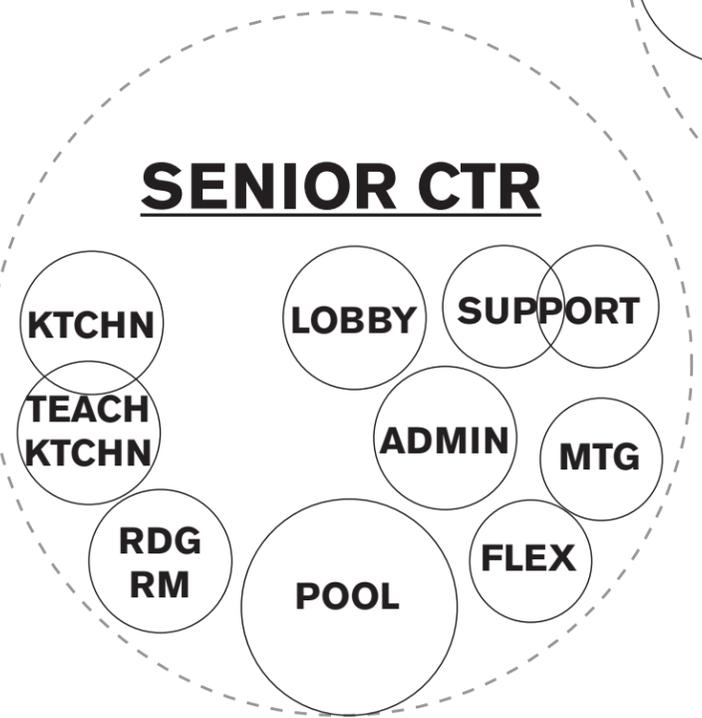
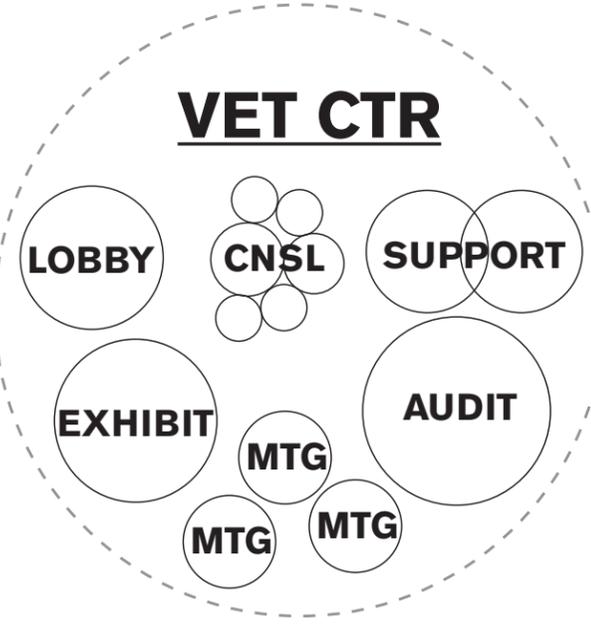
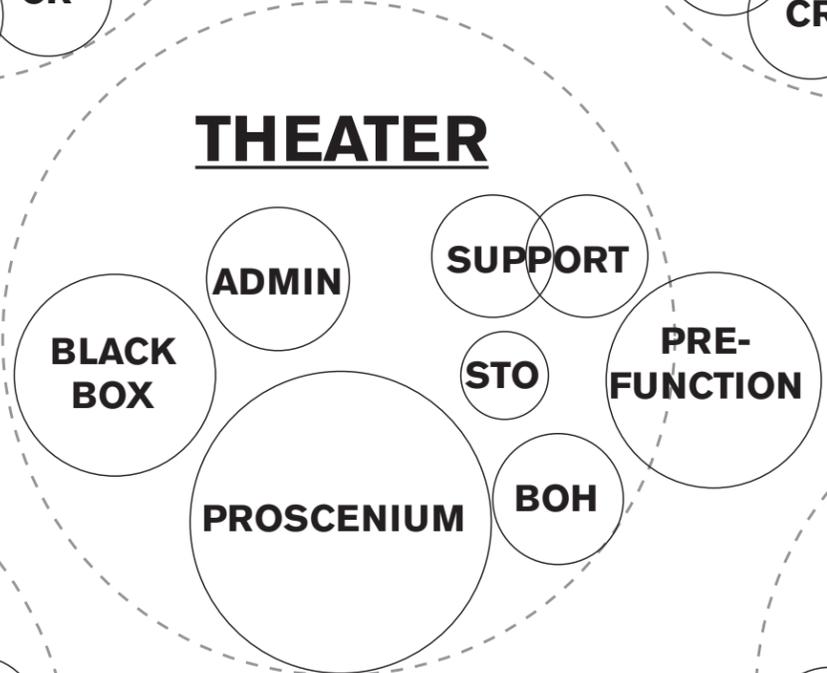
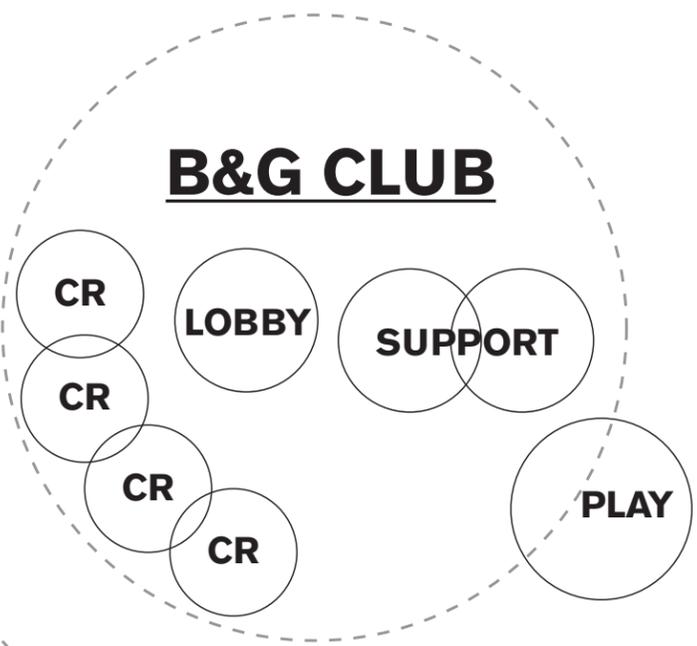
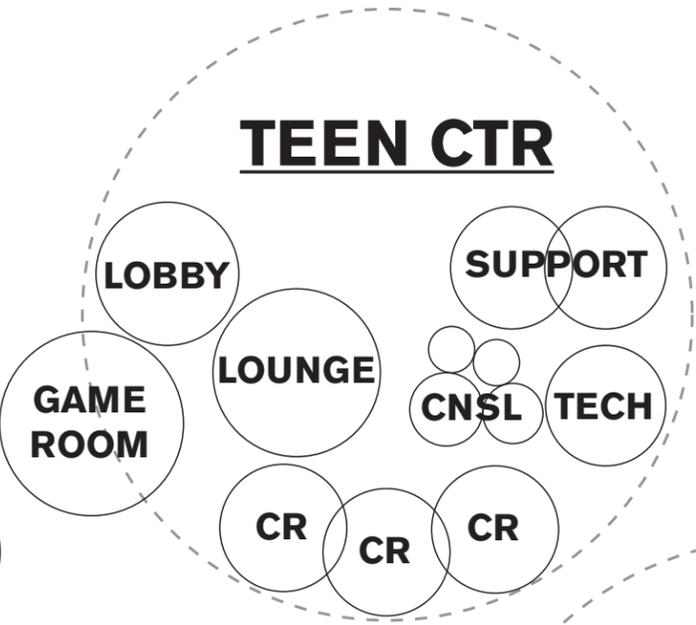
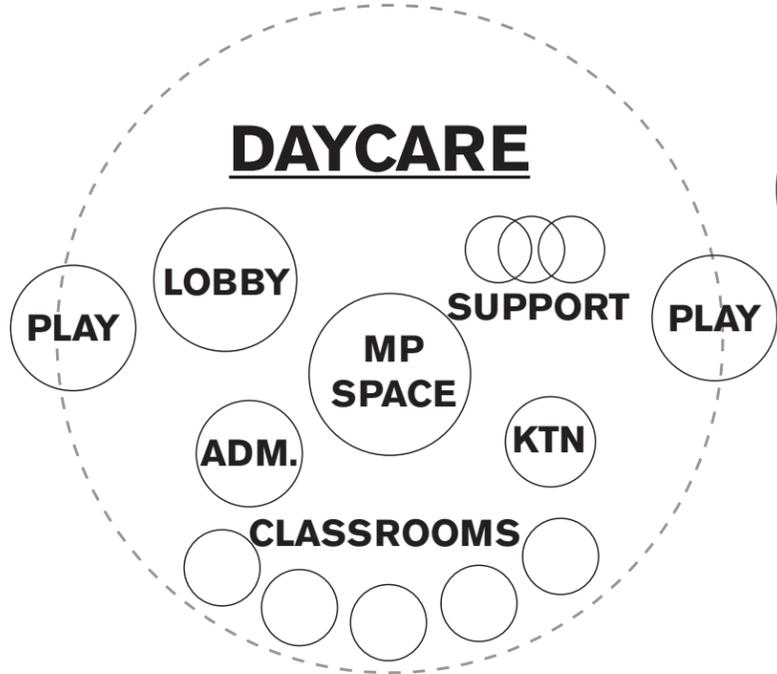
Café
Conference Center
Local Vendor Market

What are the potential Programs for the Rancho Cordova Civic Center?



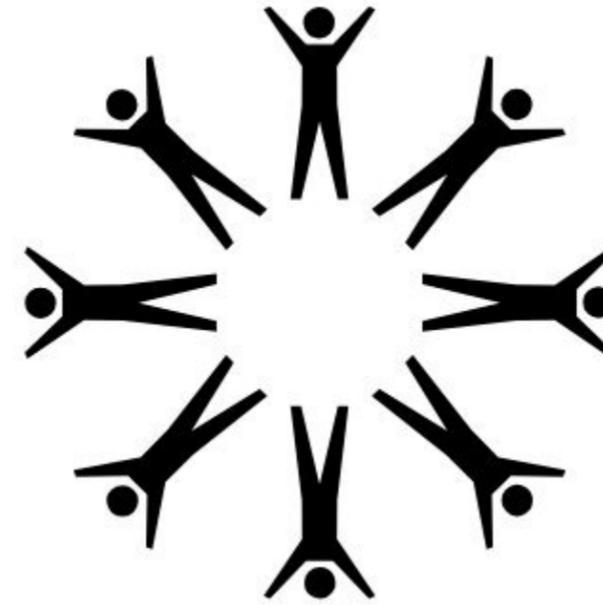
STUDENT SURVEY

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





**THEATER / CULTURAL
DESTINATION**



COMMUNITY CENTER



**EDUCATION
(ALL-AGES)**



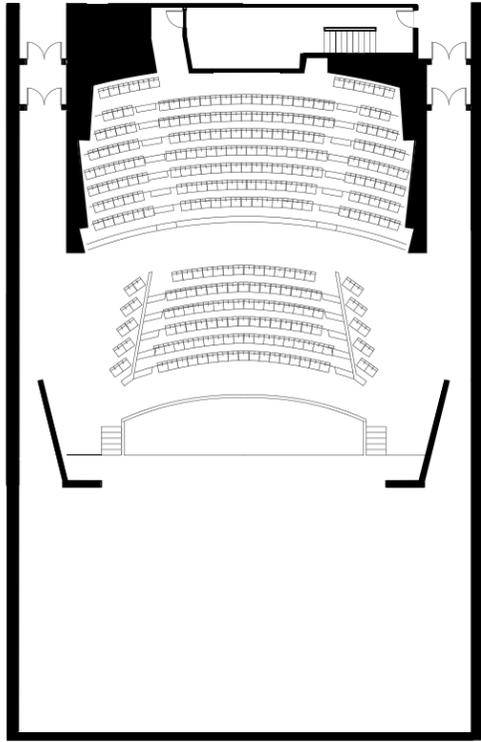
HOUSING



COMMERCIAL



**RECREATIONAL
ACTIVE SPACE**

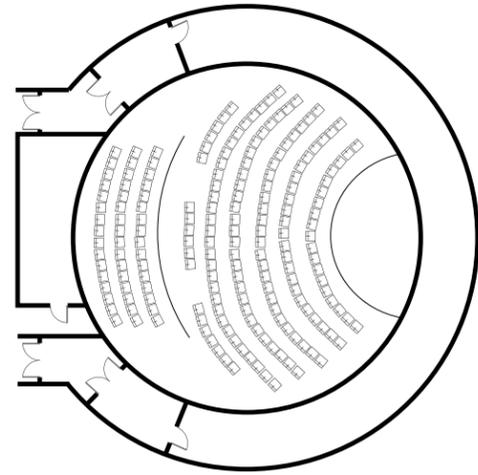


PROSCENIUM

Size Range: 2,000 sf - 7,000 sf
 Seat Count: 150 - 600 seats
 Most formal, least flexible, largest seating potential



Burlington Performing Arts Centre, Burlington ON
 (2,500 sf theater, 1,000 seat capacity)

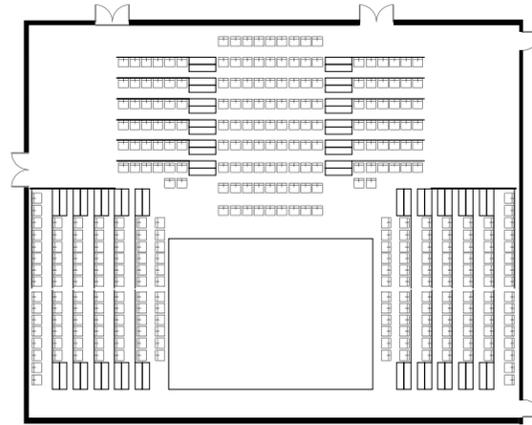


THRUST

Size Range: 2,000 sf - 6,000 sf
 Seat Count: 150 - 600 seats
 Semi-formal, semi-flexible, good seating potential



Overture Center for the Arts, Madison WI
 (Playhouse Theater, 350 seats)

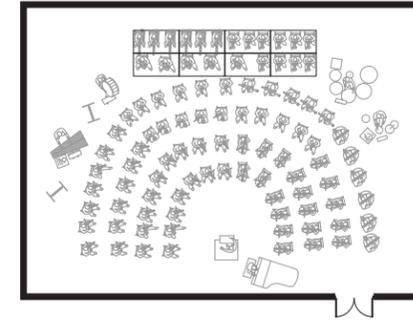


BLACK BOX

Size Range: 2,000 sf - 3,000 sf
 Seat Count: 100 - 200 seats
 Least formal, most flexible



Univ. of Chicago - Logan Center for the Arts
 (185 seats)

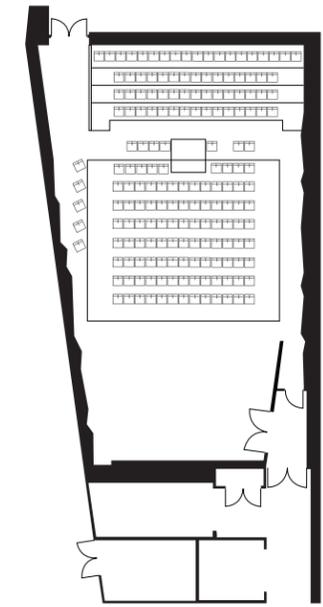


REHEARSAL HALL

Size Range: 600 sf - 3,000 sf
 Seat Count: 20 - 120 seats
 Formal, semi-flexible, seating limited



Wellesley College - Pendleton West Hall



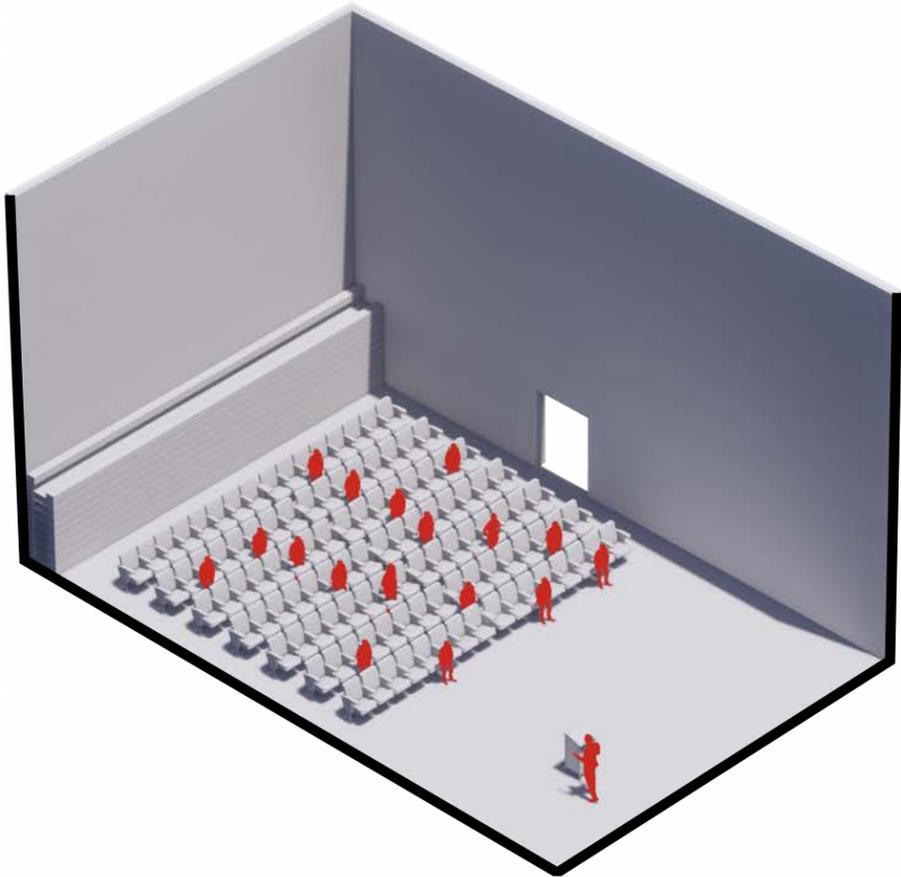
RECITAL HALL

Size Range: 800 - 3,000 sf
 Seat Count: 100 - 250 seats
 Semi-formal, semi-flexible, most intimate



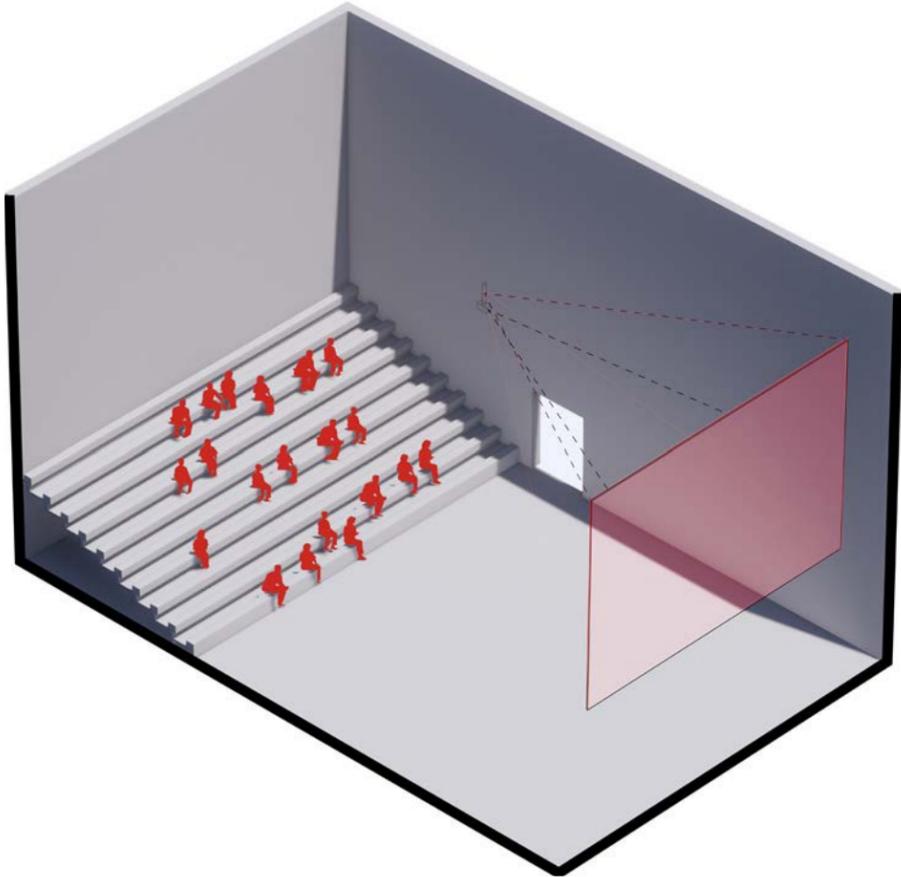
Chico State University - Zingg Recital Hall
 (196 seats)

BLACK BOX THEATER FLEXIBILITY



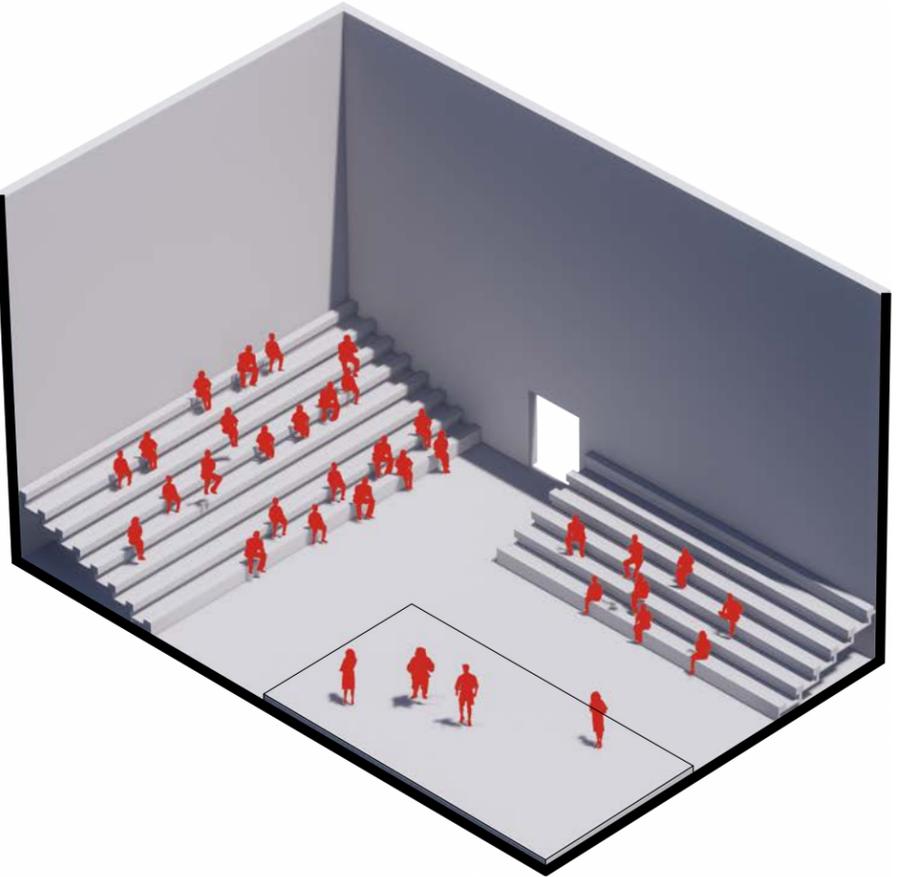
LECTURE

⌚ AM



MOVIE MATINEE

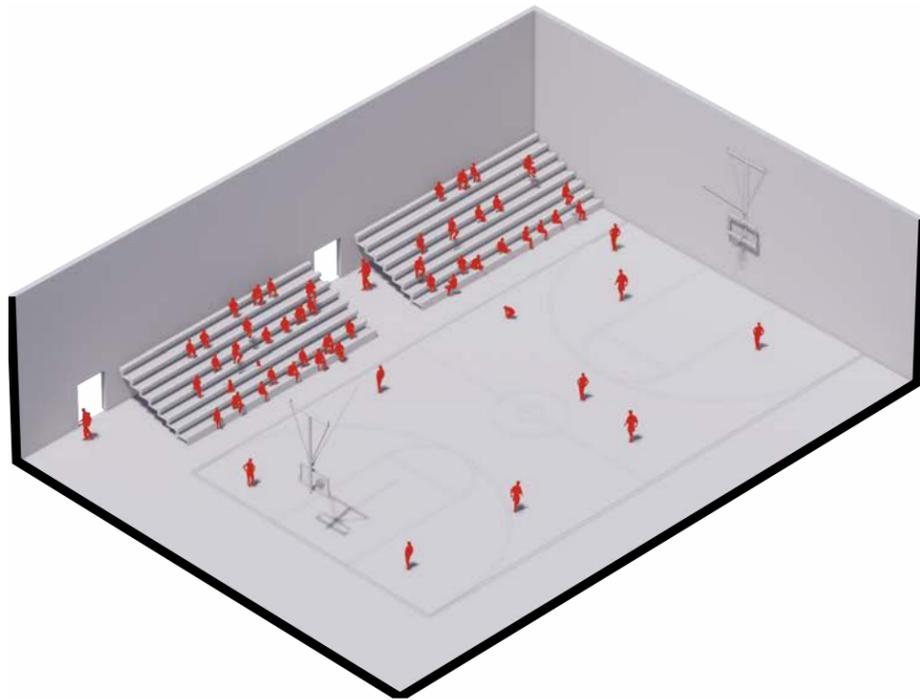
⌚ NOON



MUSICAL

⌚ 6 PM

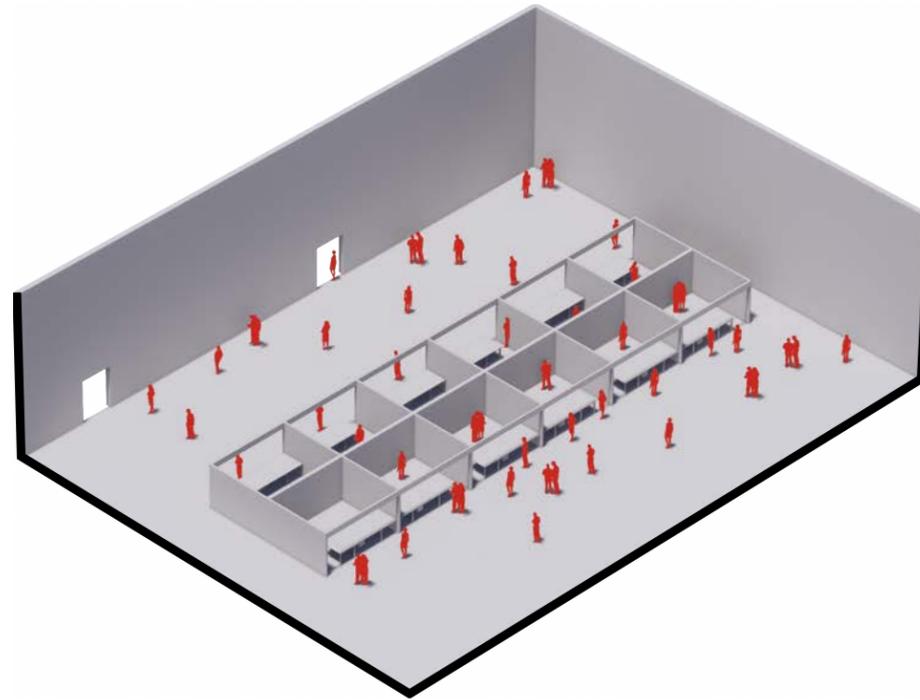
MULTI-PURPOSE GYM FLEXIBILITY



BASKETBALL GAME



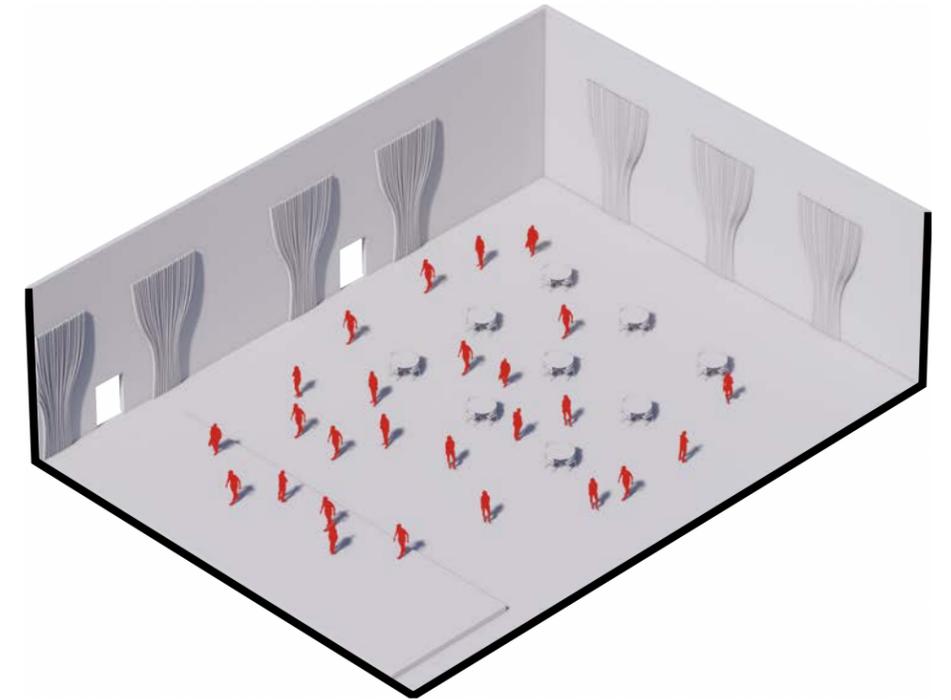
AM



CONFERENCE SHOWROOM



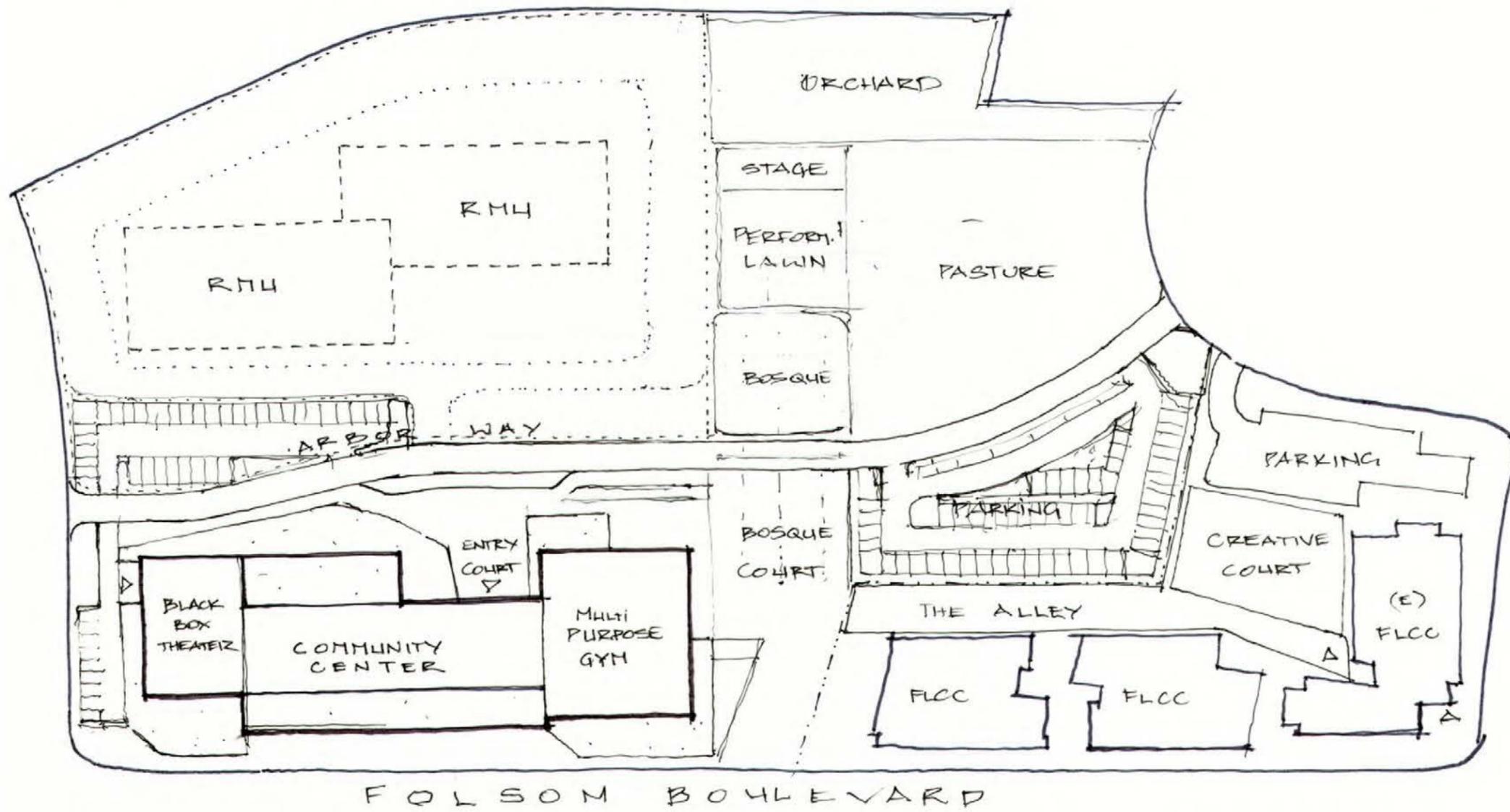
NOON



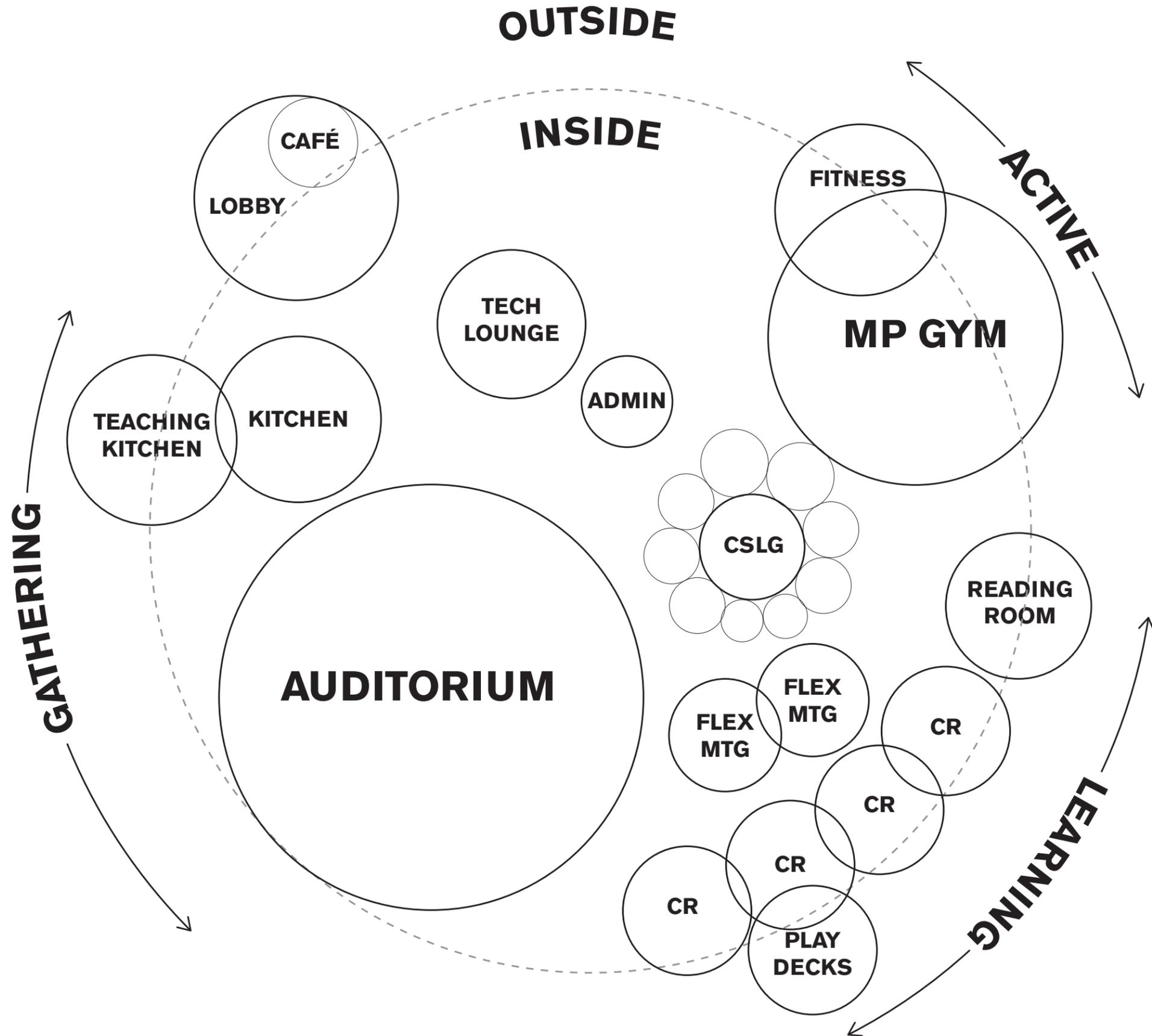
GALA



6 PM



MAIN STREET





MULTI-PURPOSE GYM
PALO VERDE COMMUNITY CENTER, ARIZONA



PERFORMANCE LAWN
THE BARN, WEST SACRAMENTO



AUDITORIUM
WEST SACRAMENTO COMMUNITY CENTER



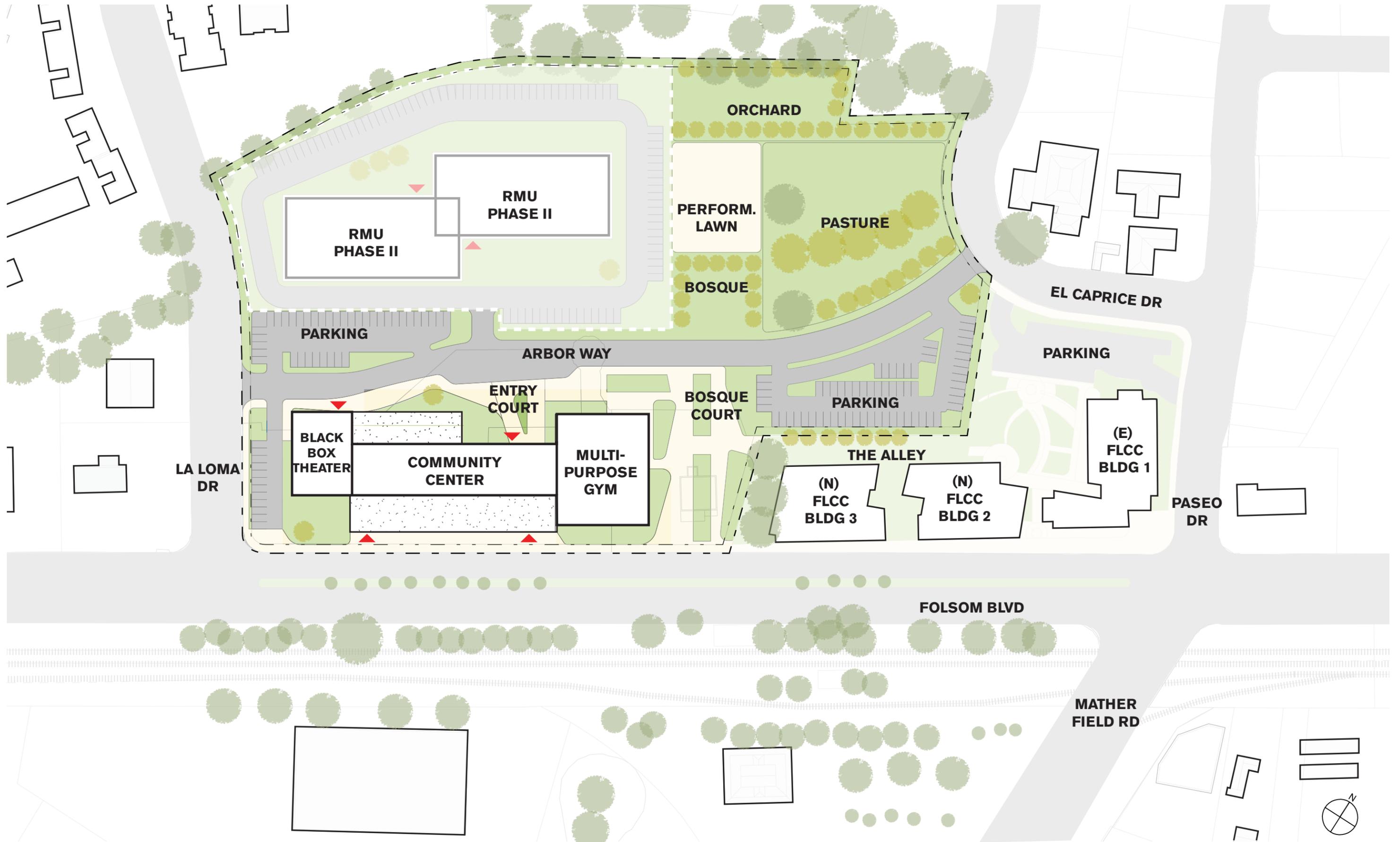
CAFÉ
SANTANA ROW, SAN JOSE

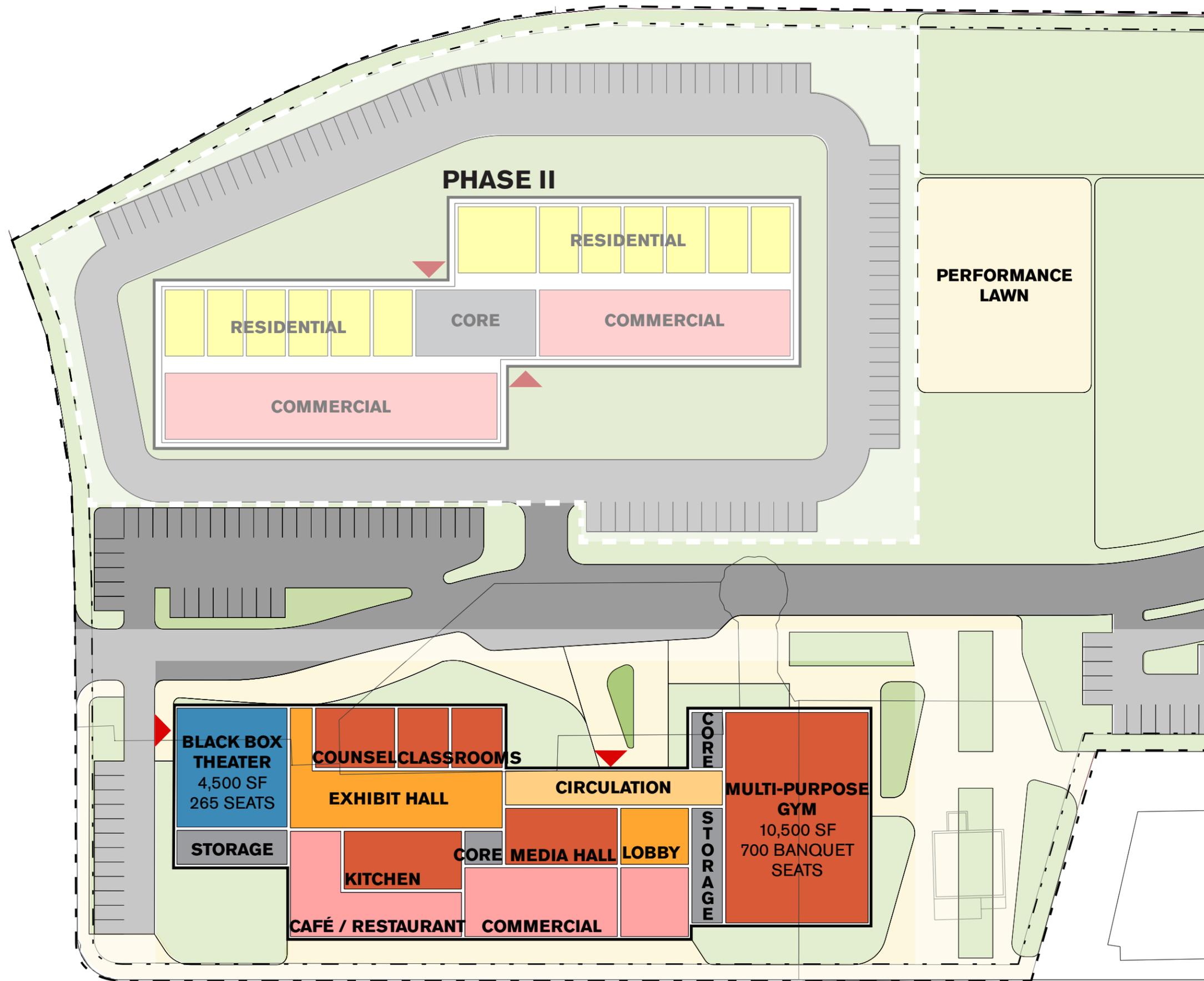


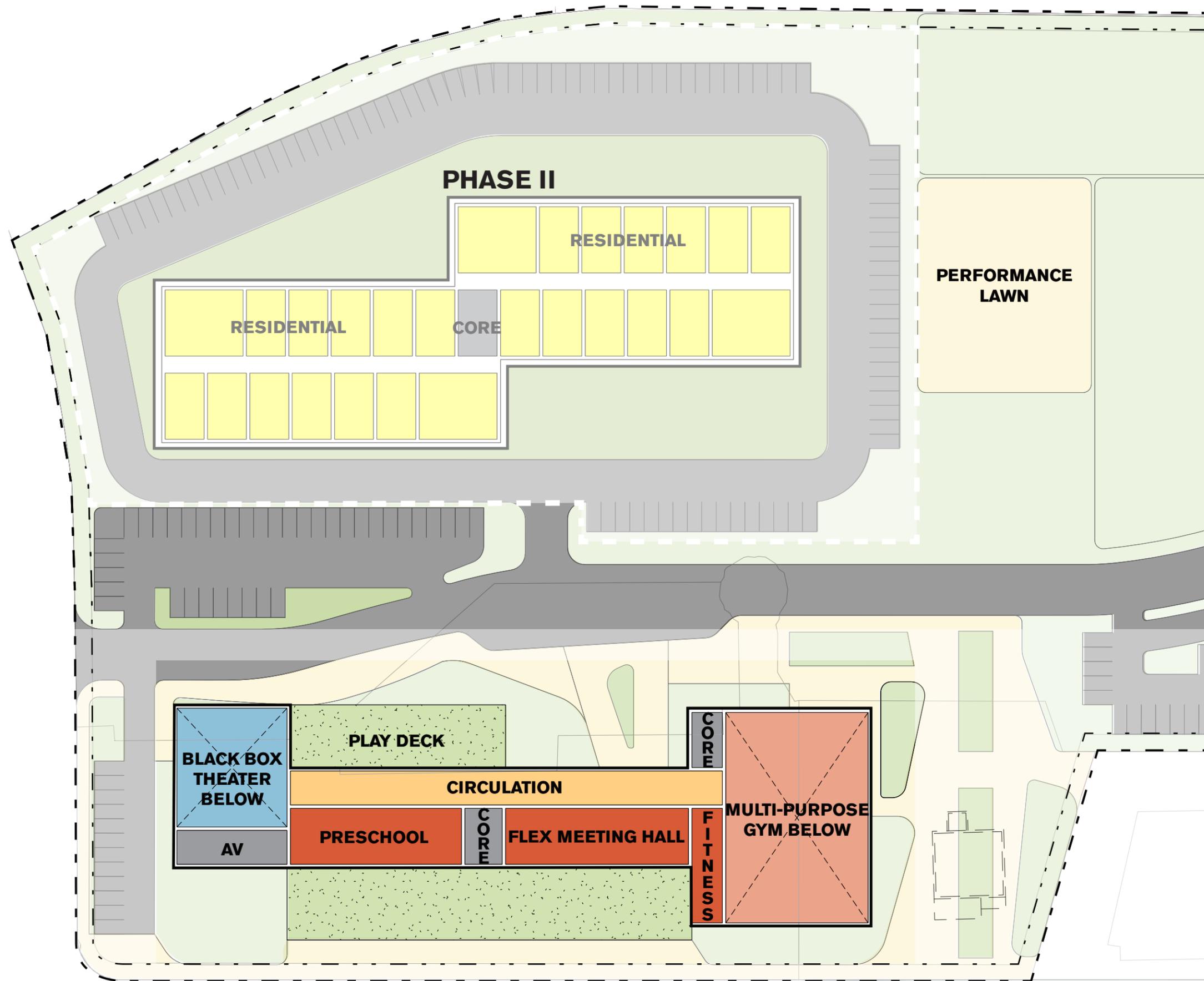
ACTIVE LEARNING SPACE
SAUNALAHTI SCHOOL, FINLAND

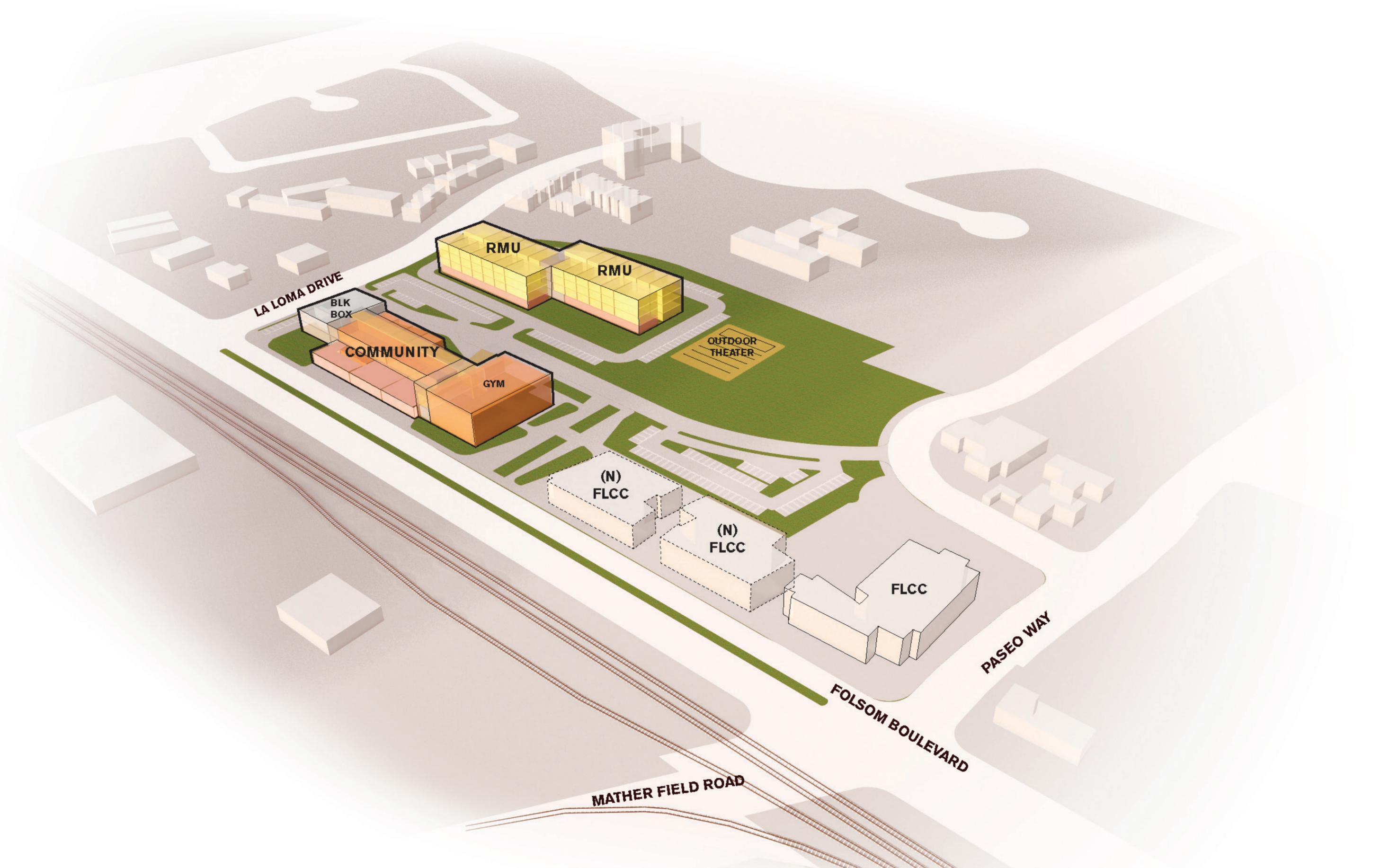


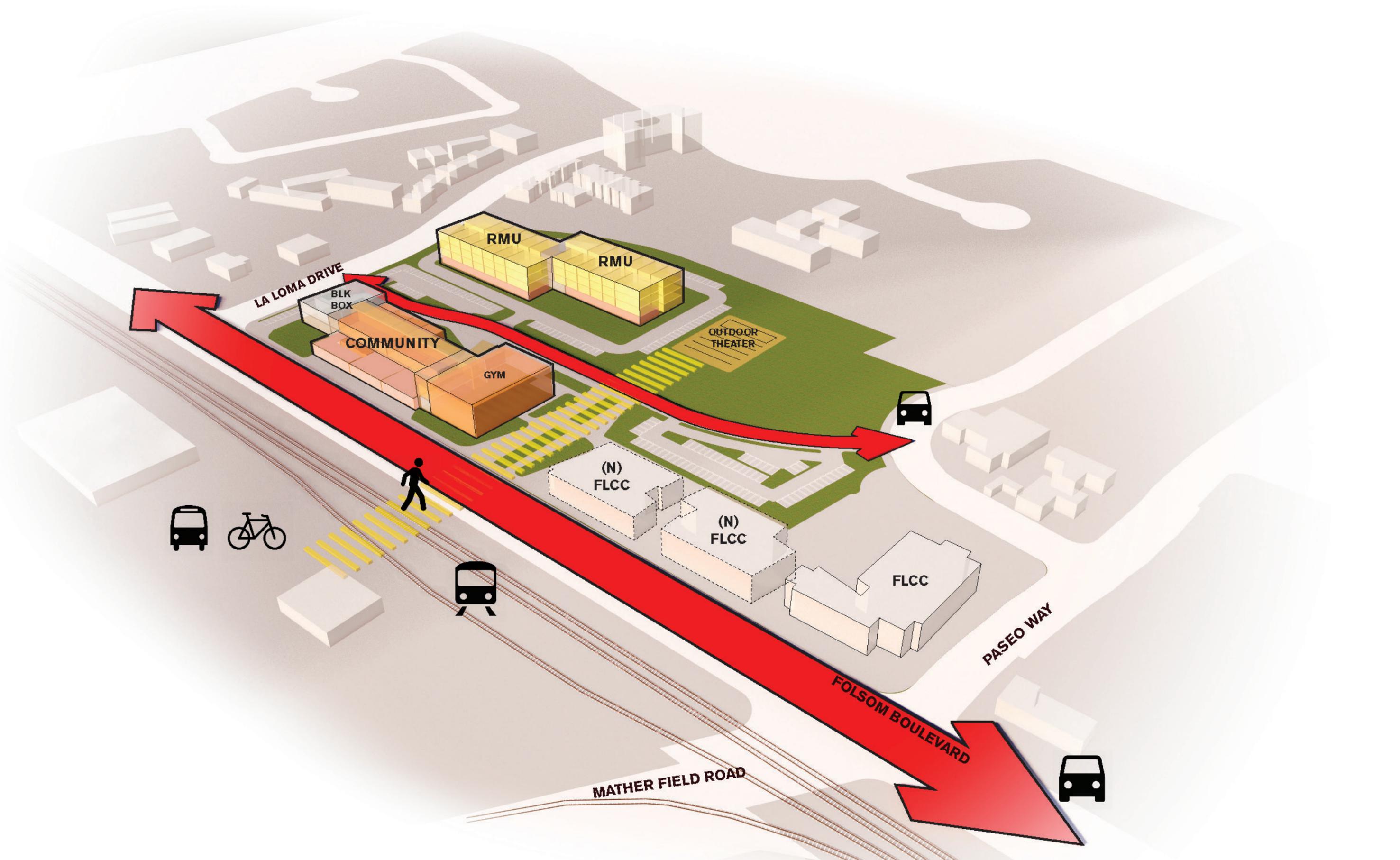
READING ROOM
PORTOLA VALLEY CIVIC CENTER















LA LOMA DRIVE

BLK BOX

RMU

RMU

COMMUNITY

GYM

OUTDOOR THEATER

(N) FLCC

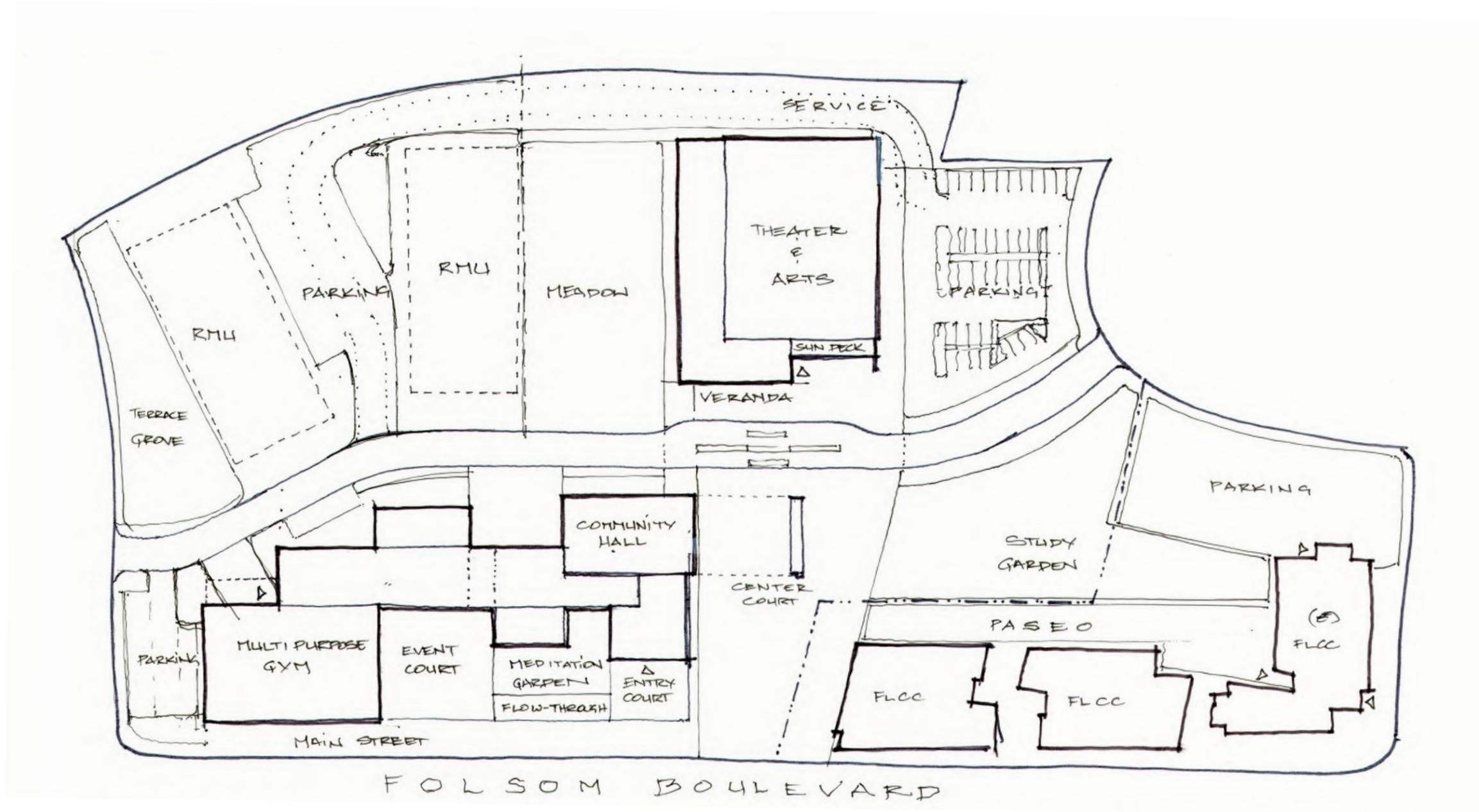
(N) FLCC

FLCC

PASEO WAY

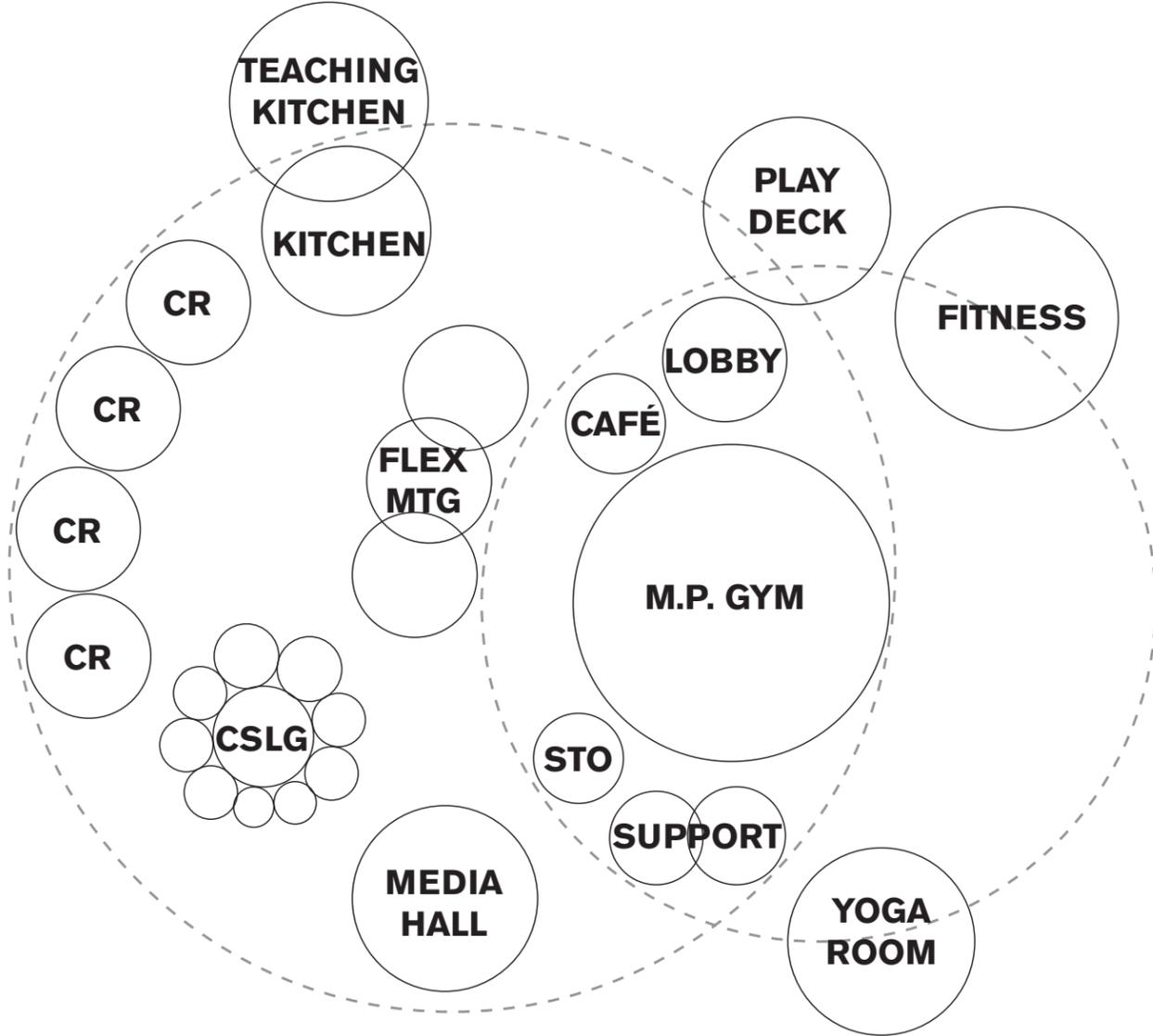
FOLSOM BOULEVARD

MATHER FIELD ROAD



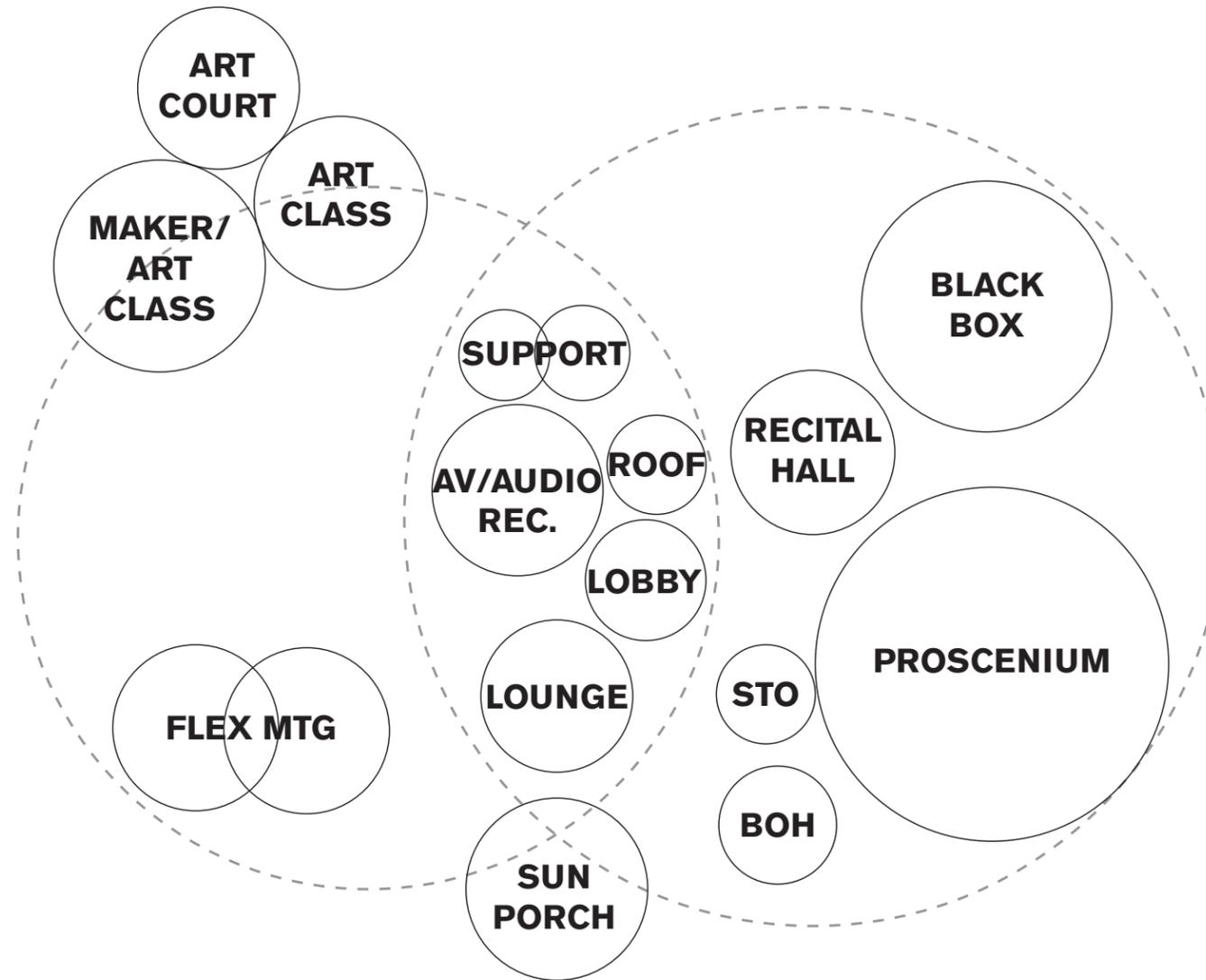
COURTYARD

COMMUNITY CENTER

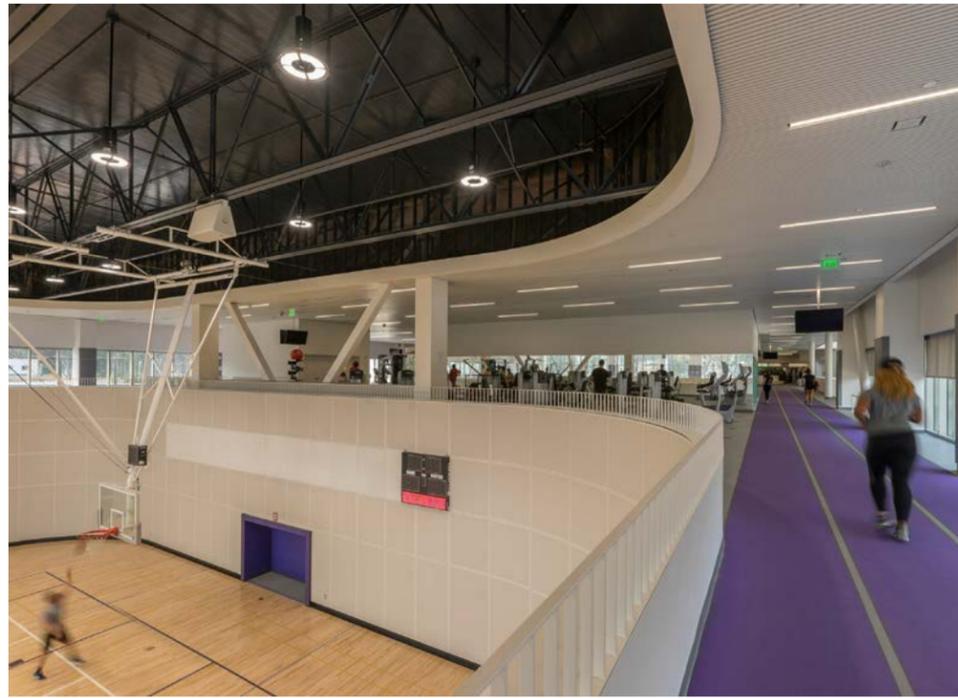


GETTING TOGETHER? ← ————— WHAT AM I DOING HERE? ————— → GETTING FIT?

THEATER / ARTS



GETTING CREATIVE? ← WHAT AM I DOING HERE? → GETTING INSPIRED?



MULTI-PURPOSE GYM
SAN FRANCISCO STATE UNIVERSITY



THEATER
SF JAZZ



THEATER
B STREET THEATER, SACRAMENTO



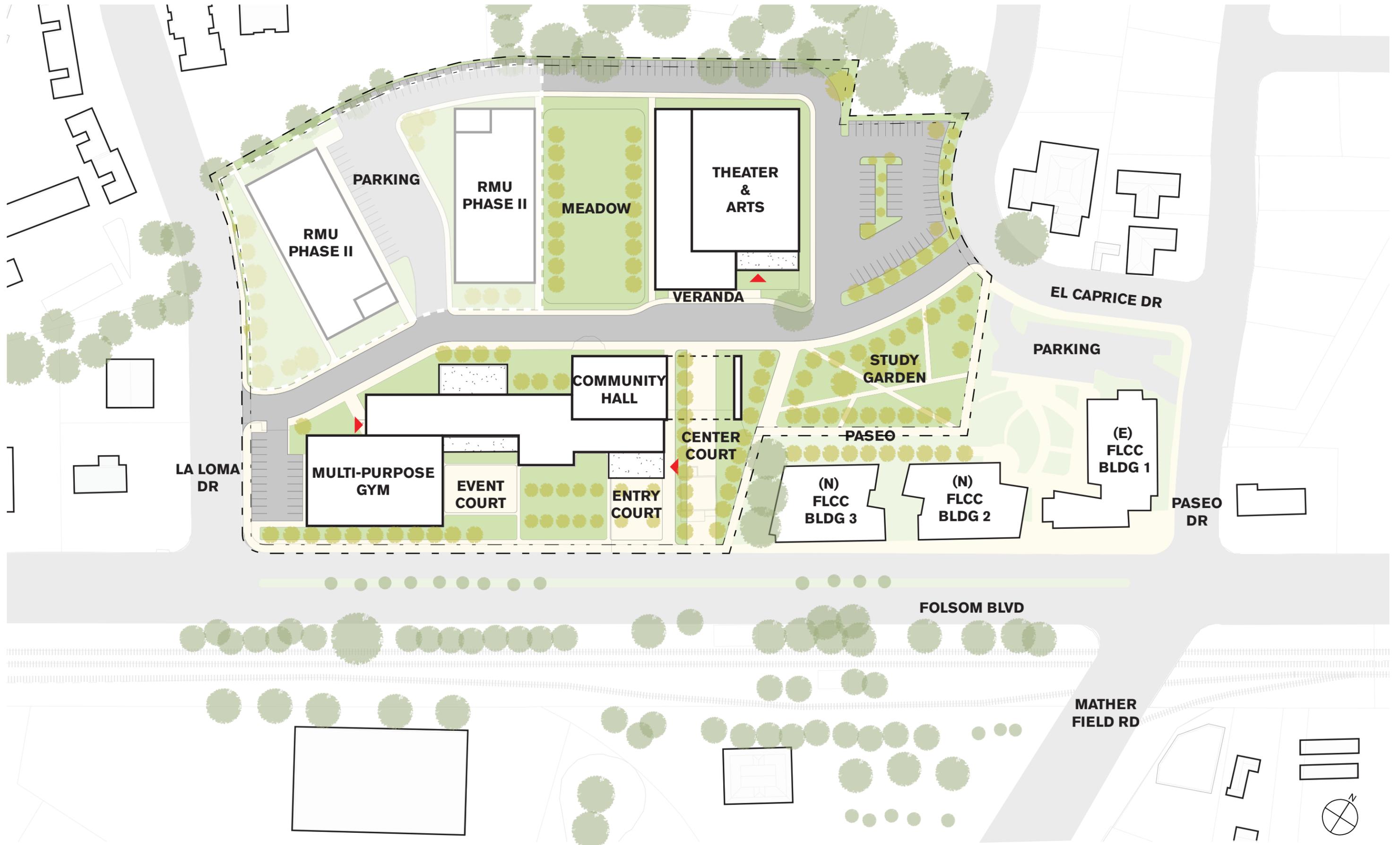
TECH LOUNGE
MARTHA RILEY COMMUNITY LIBRARY, ROSEVILLE



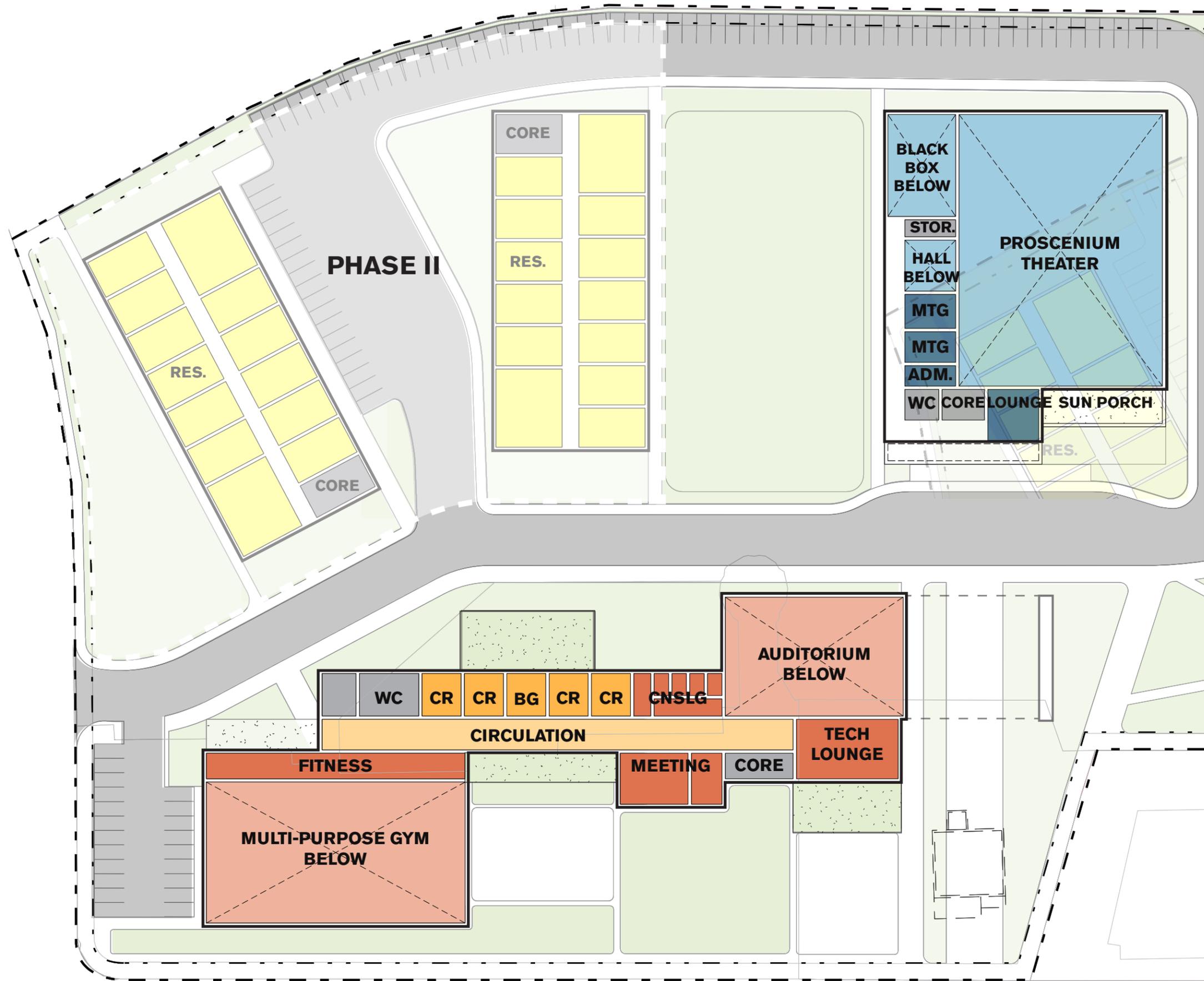
RECITAL HALL / LOBBY
12th AVE MARKET, SEATTLE

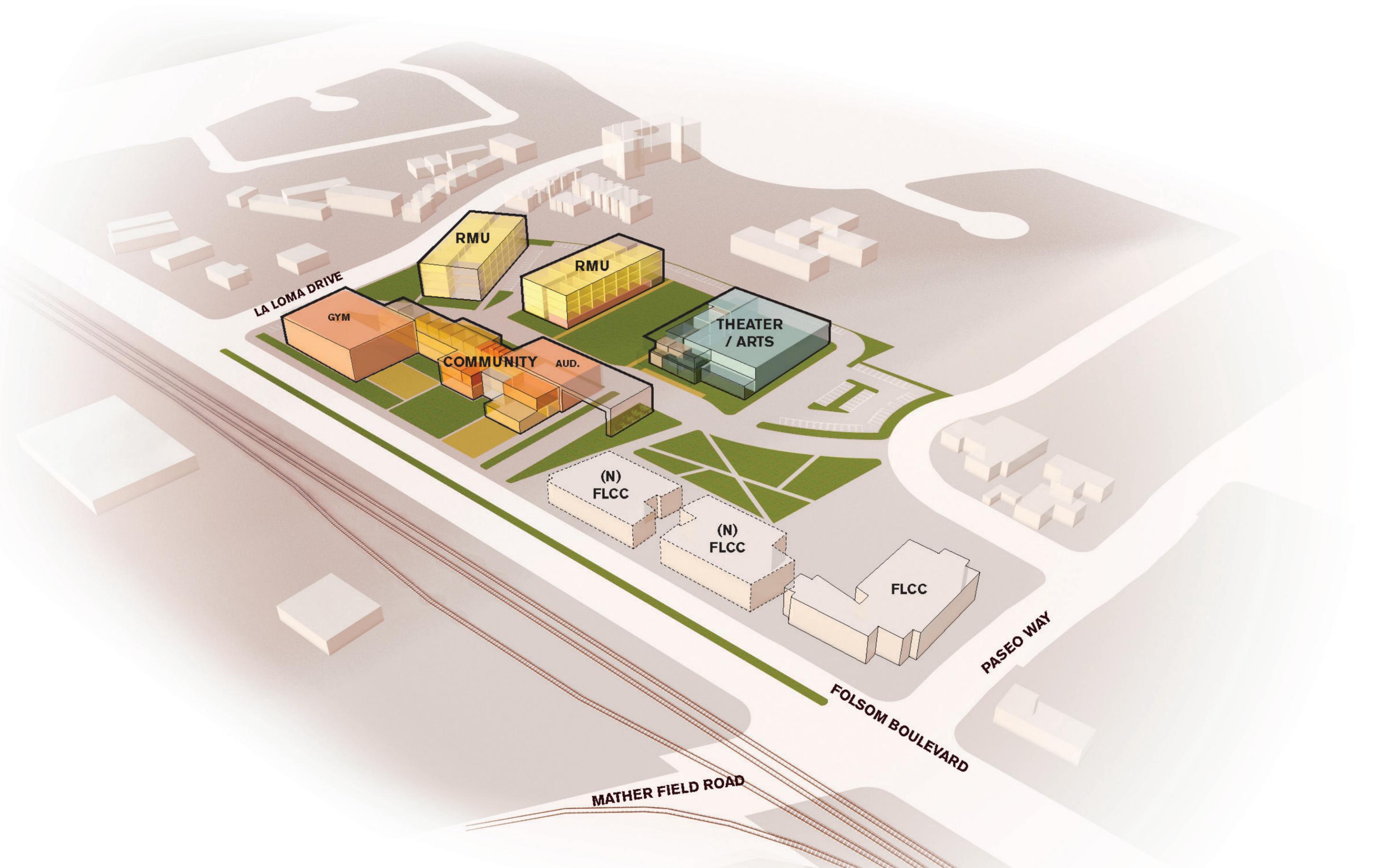


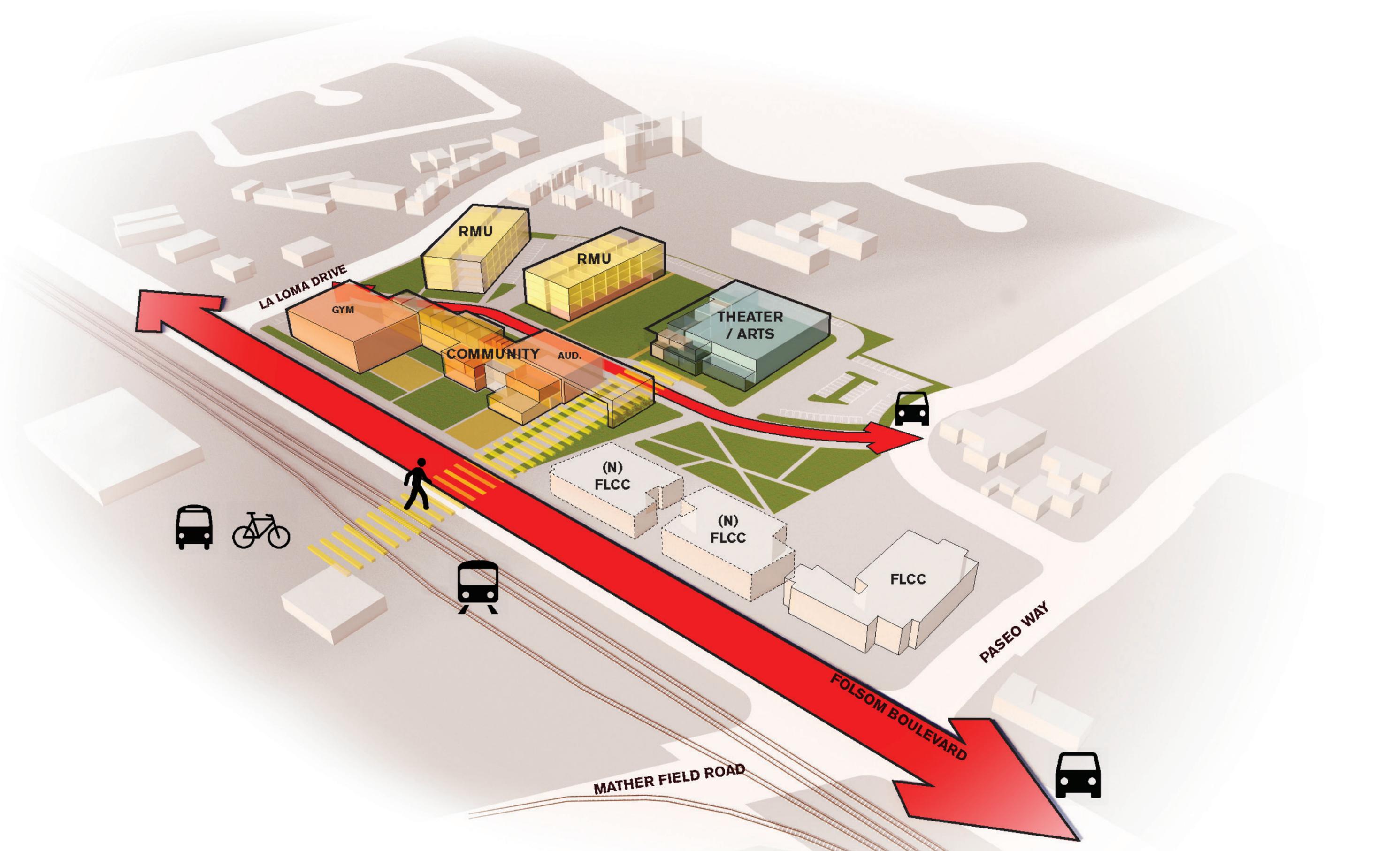
MAKER SPACE
SONOMA ACADEMY

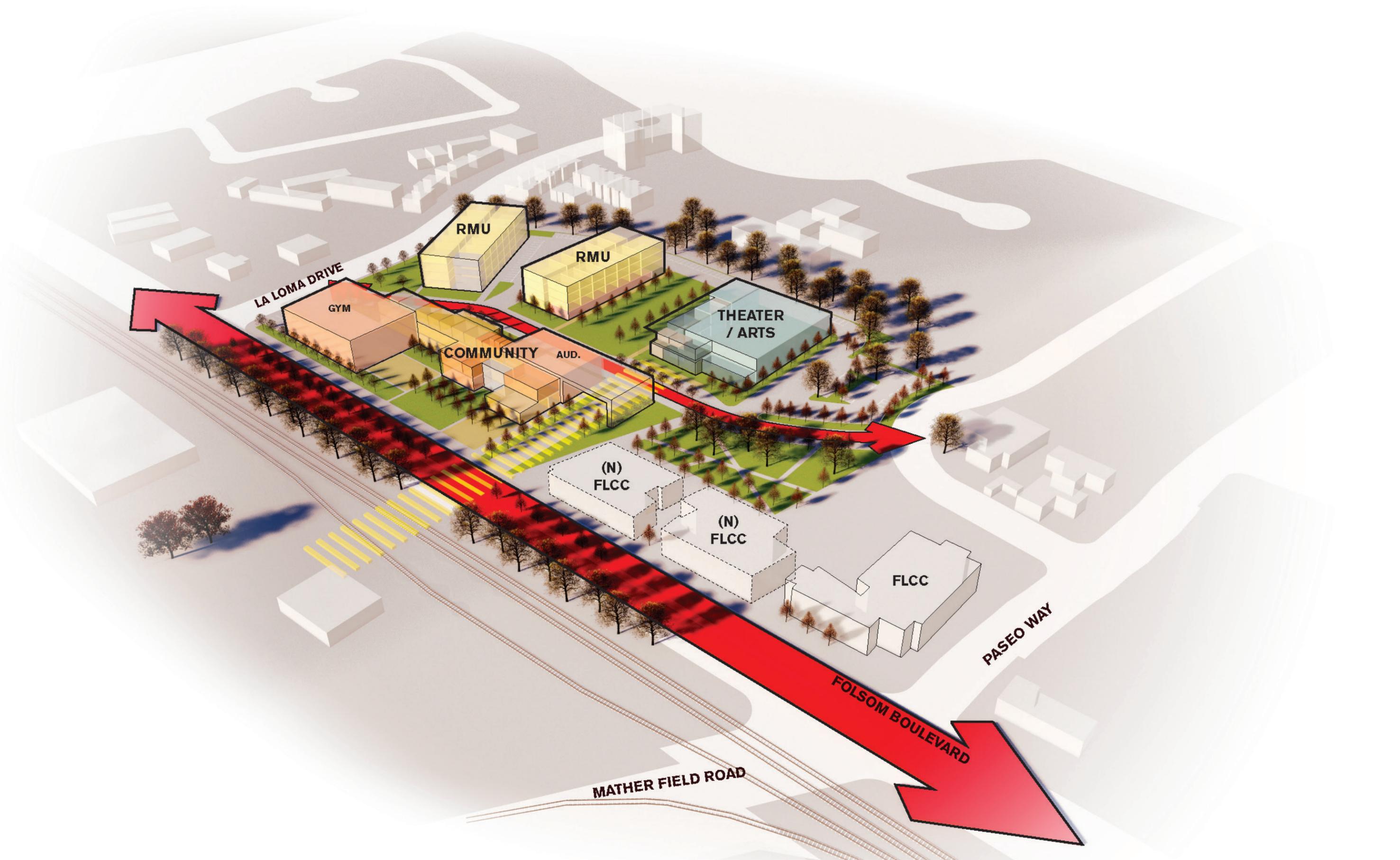




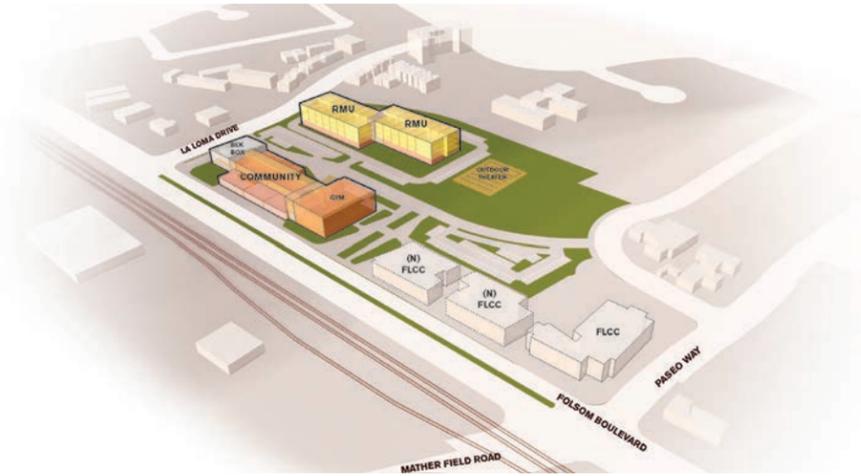








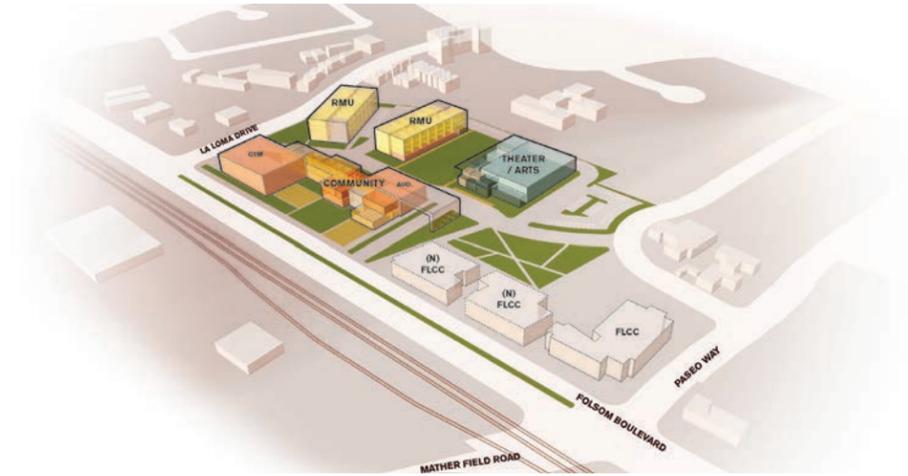




MAIN STREET

- BLACK BOX THEATER
- MULTI-PURPOSE GYM
- COMMERCIAL
- FLEX SPACE

TOTAL AREA: 80,000 SQ FT



COURTYARD

COMMUNITY CENTER

- AUDITORIUM
- MULTI-PURPOSE GYM
- FLEX

TOTAL AREA: 80,000 SQFT

THEATER

- PROSCENIUM
- BLACK BOX THEATER
- ARTS PROGRAMS

TOTAL AREA: 60,000 SQFT

NEXT STEPS

CONFIRM PROGRAM STRATEGY

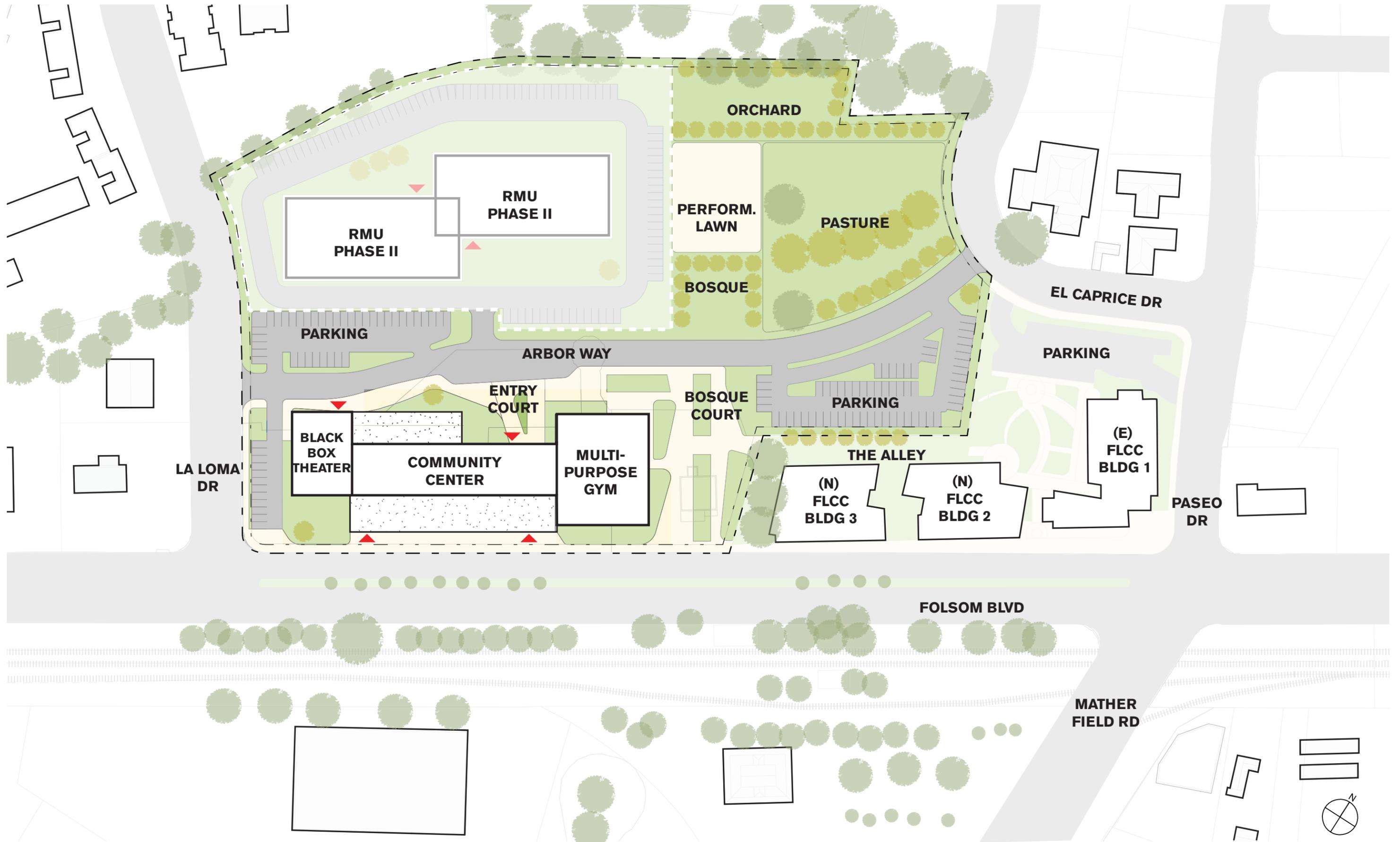
MASTERPLAN COMPLETION FOR SITE

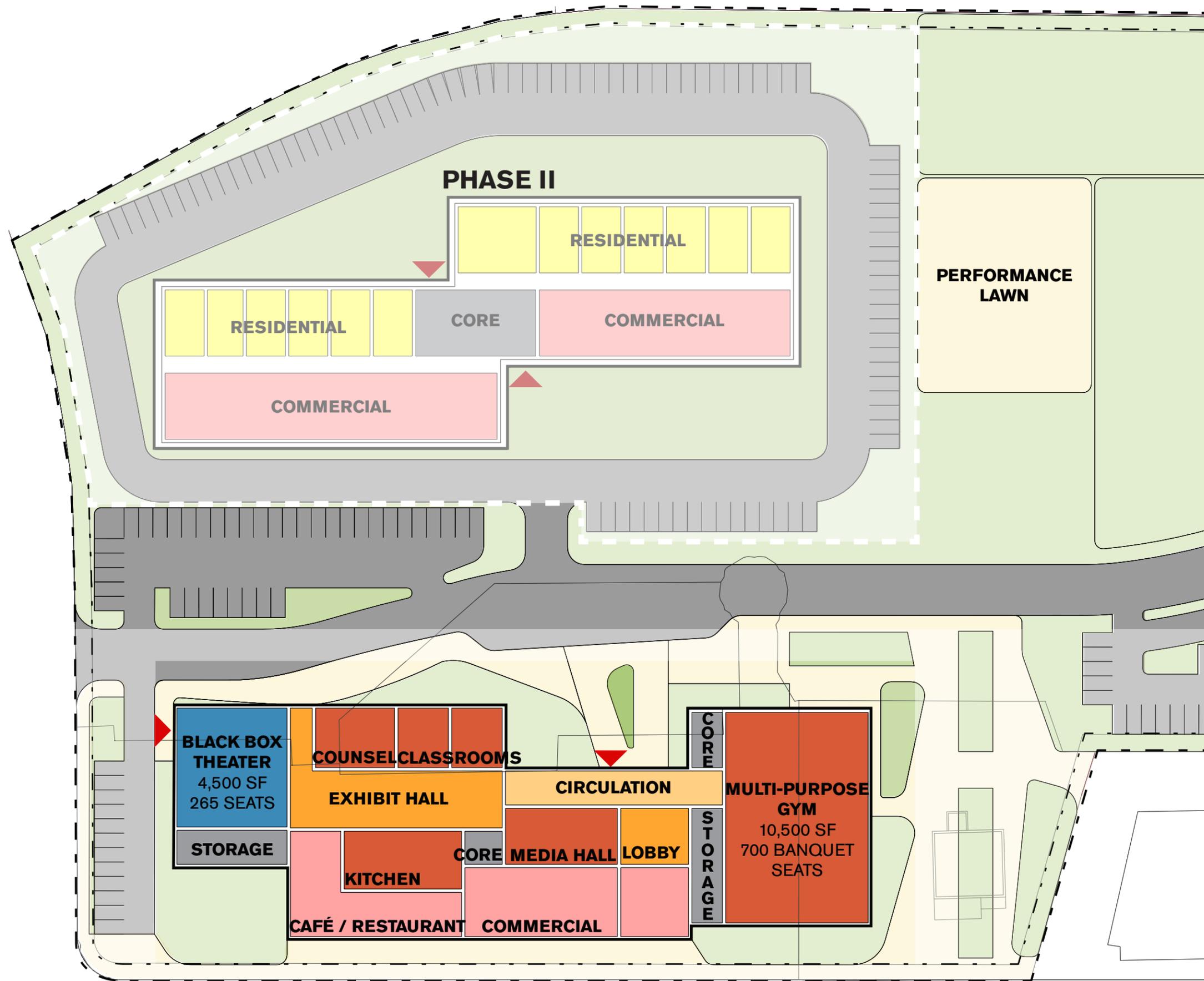
GAP ANALYSIS

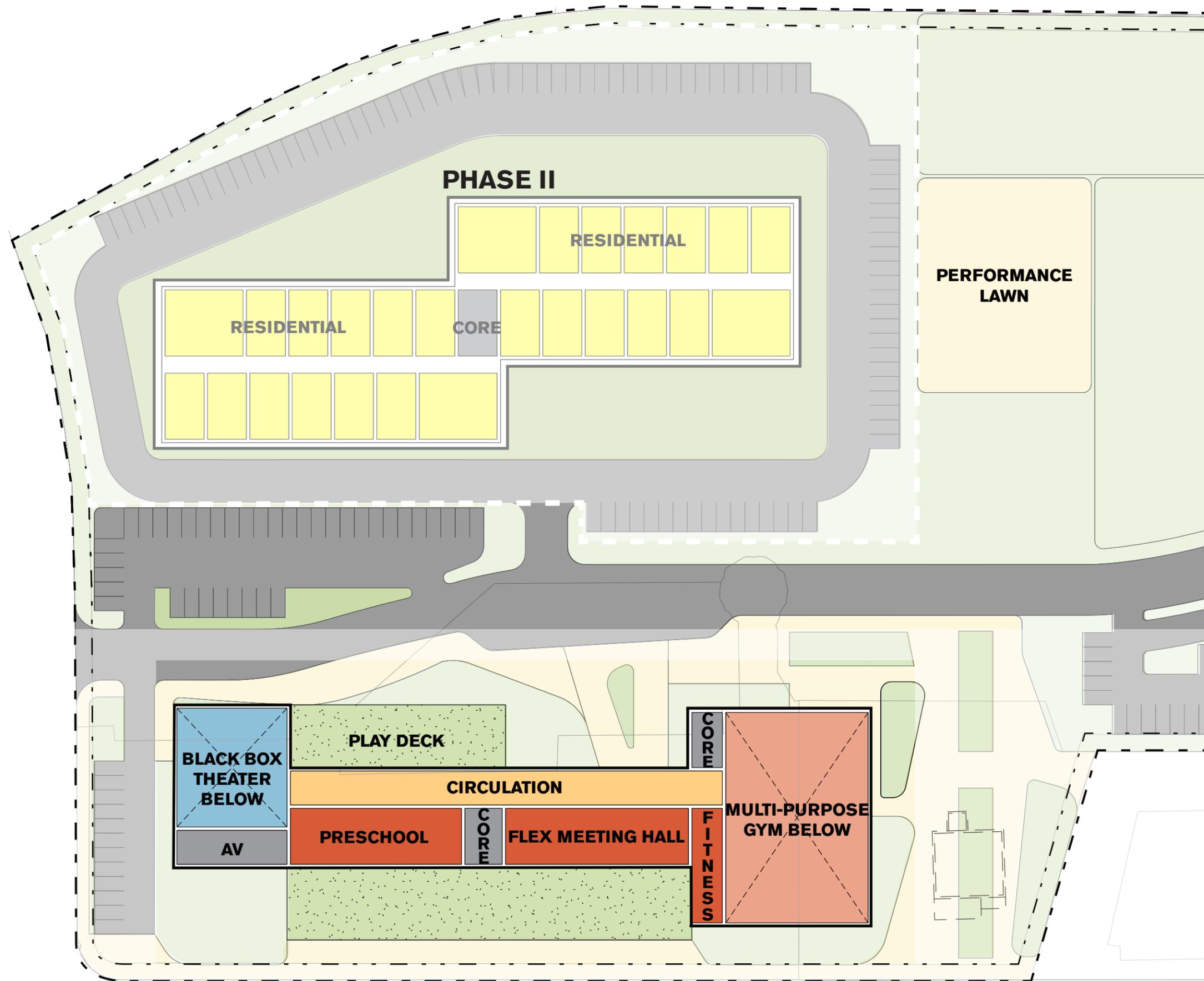
POTENTIAL SITE VISITS

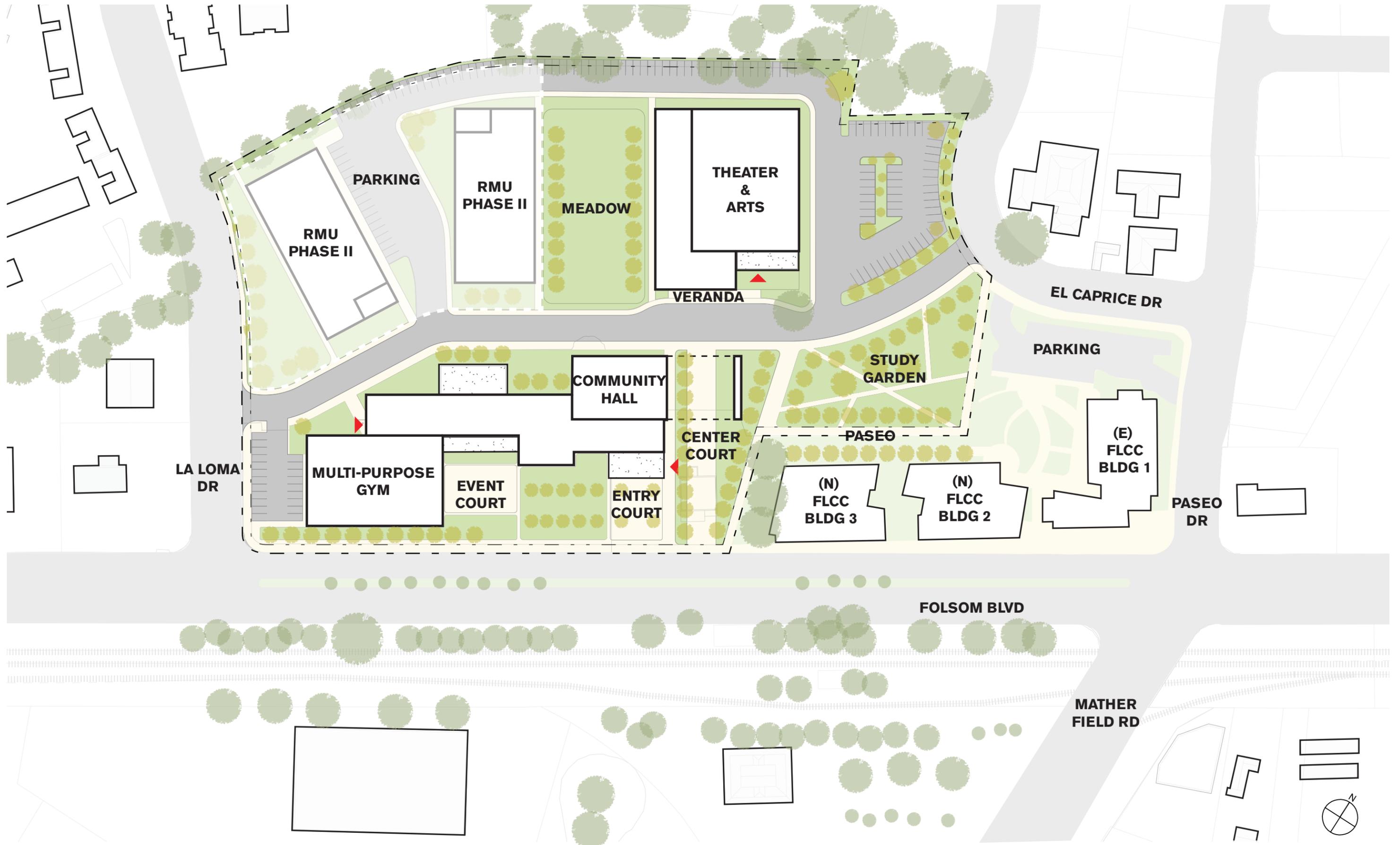
STAKEHOLDER ENGAGEMENT

**THANK
YOU**

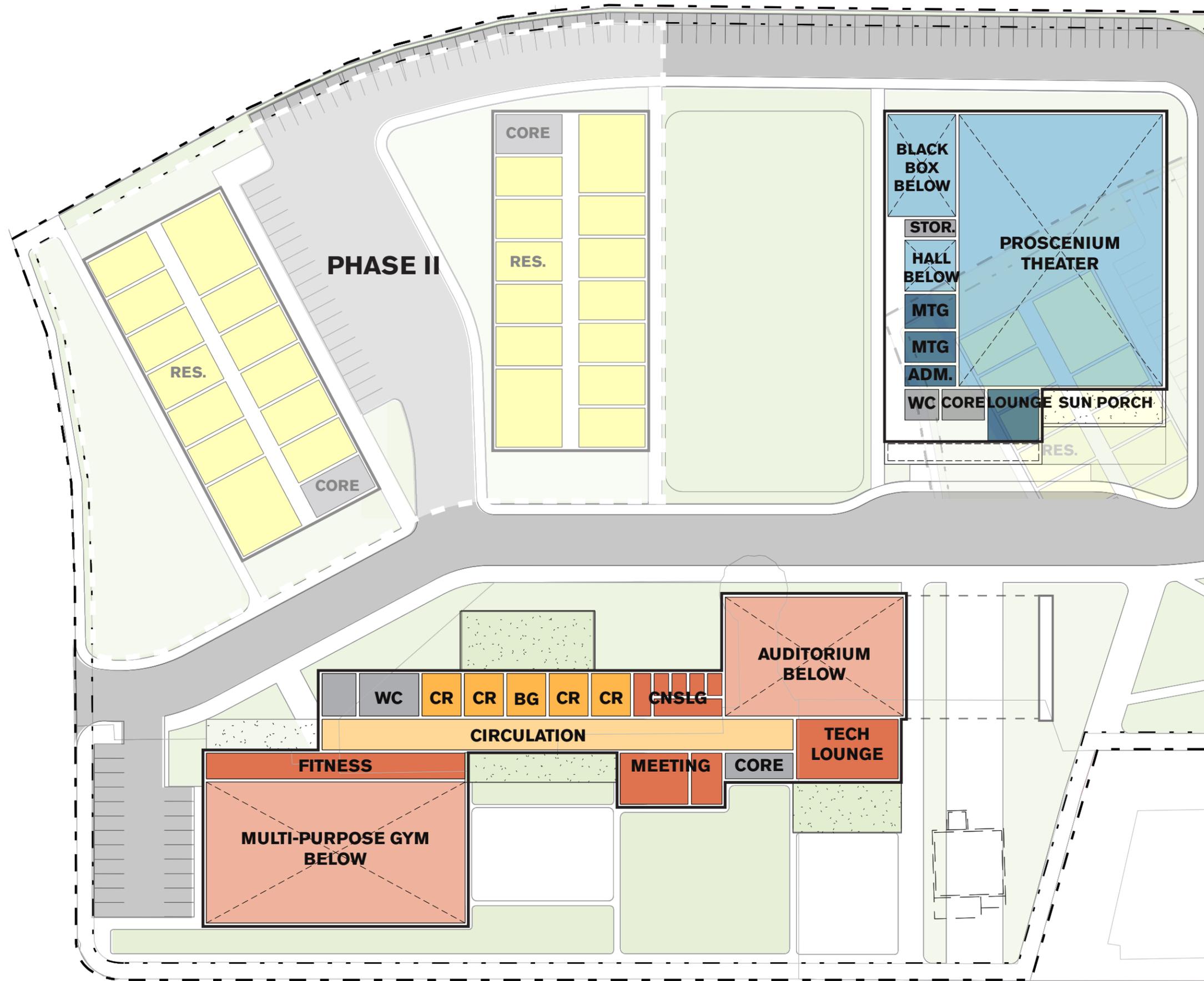


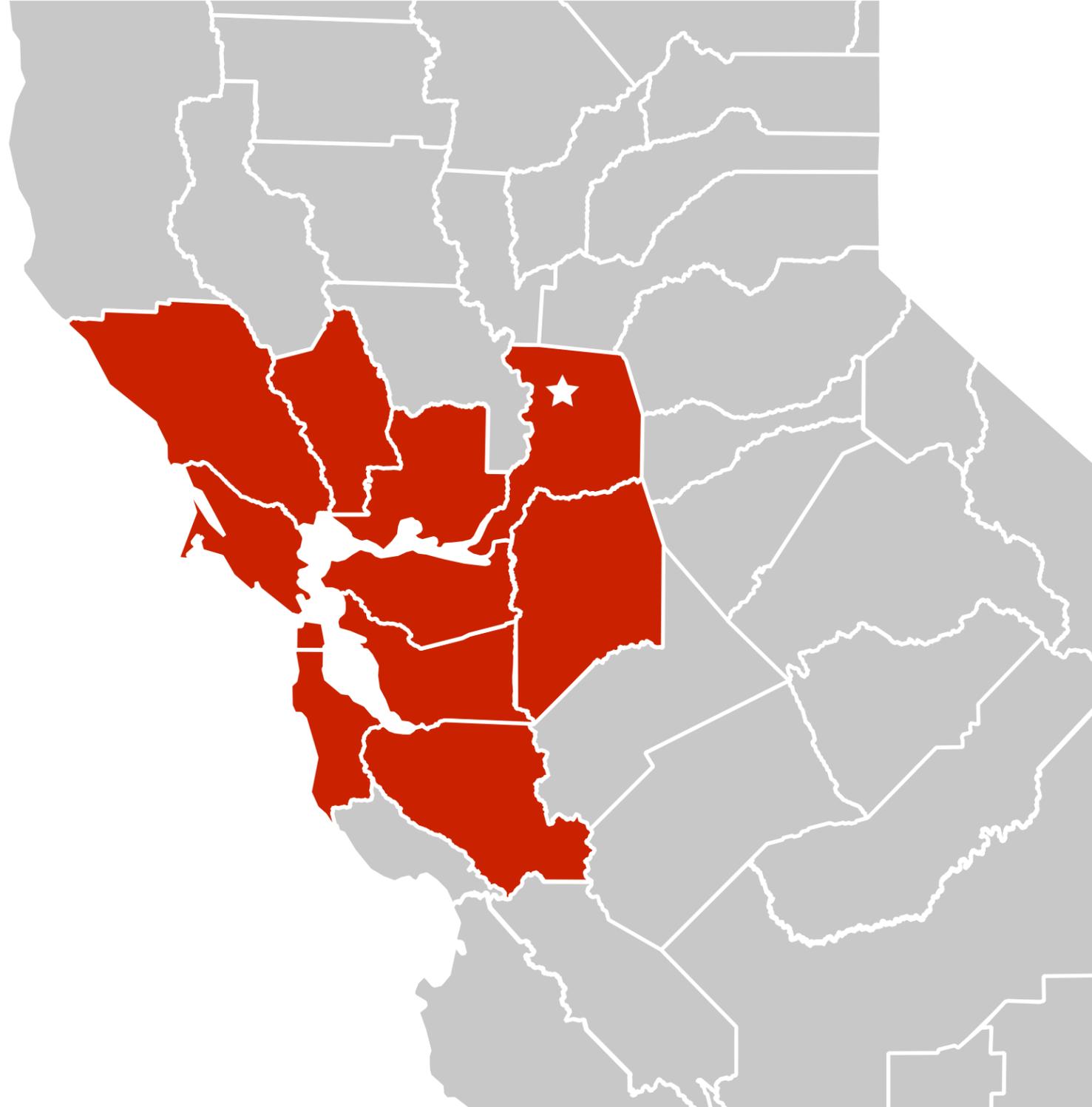










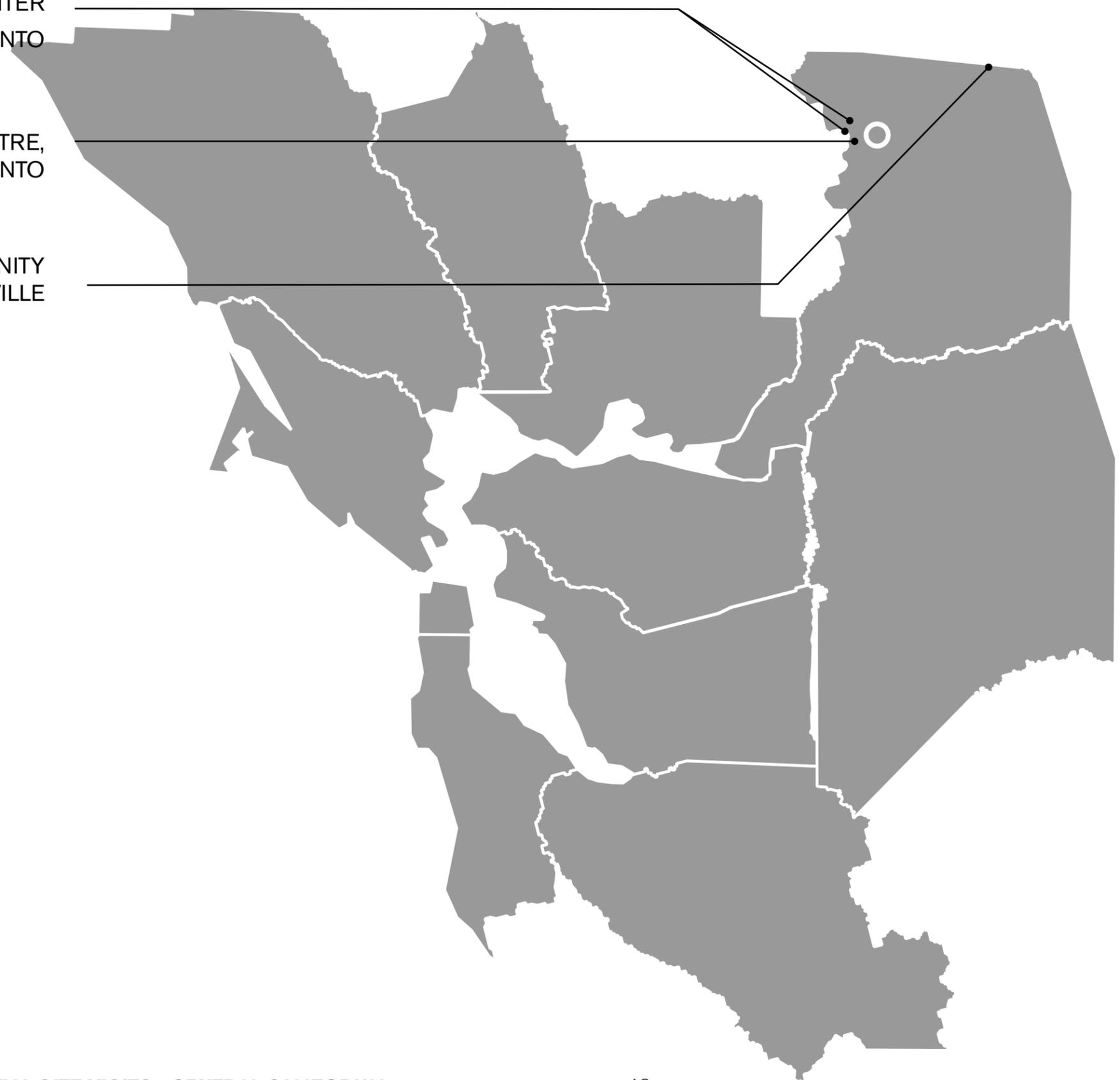


WEST SACRAMENTO COMMUNITY
CENTER

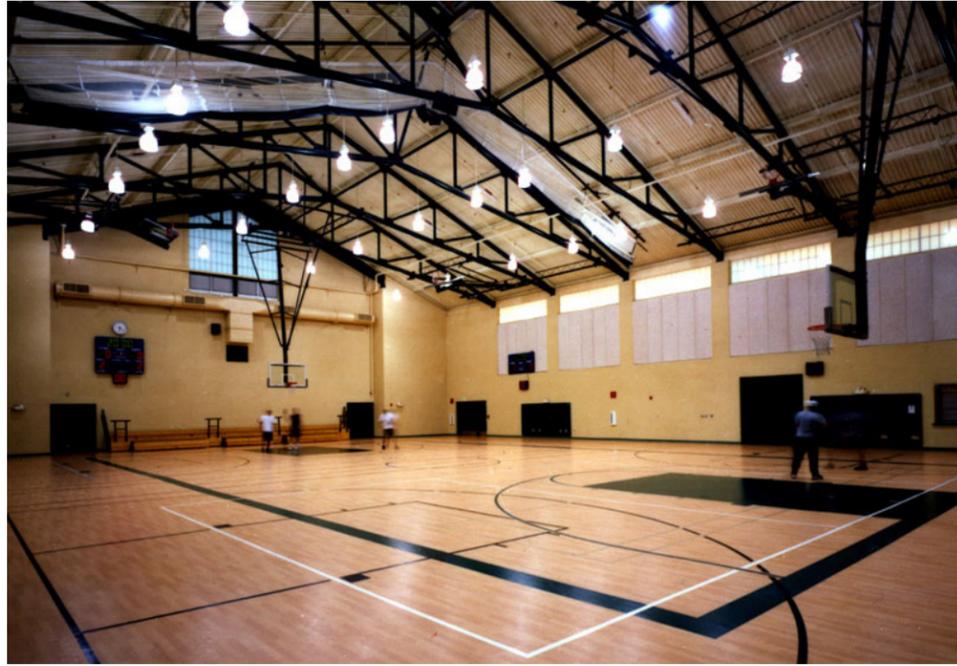
THE BARN, WEST SACRAMENTO

THE SOFIA THEATRE,
SACRAMENTO

MARTHA RILEY COMMUNITY
LIBRARY, ROSEVILLE









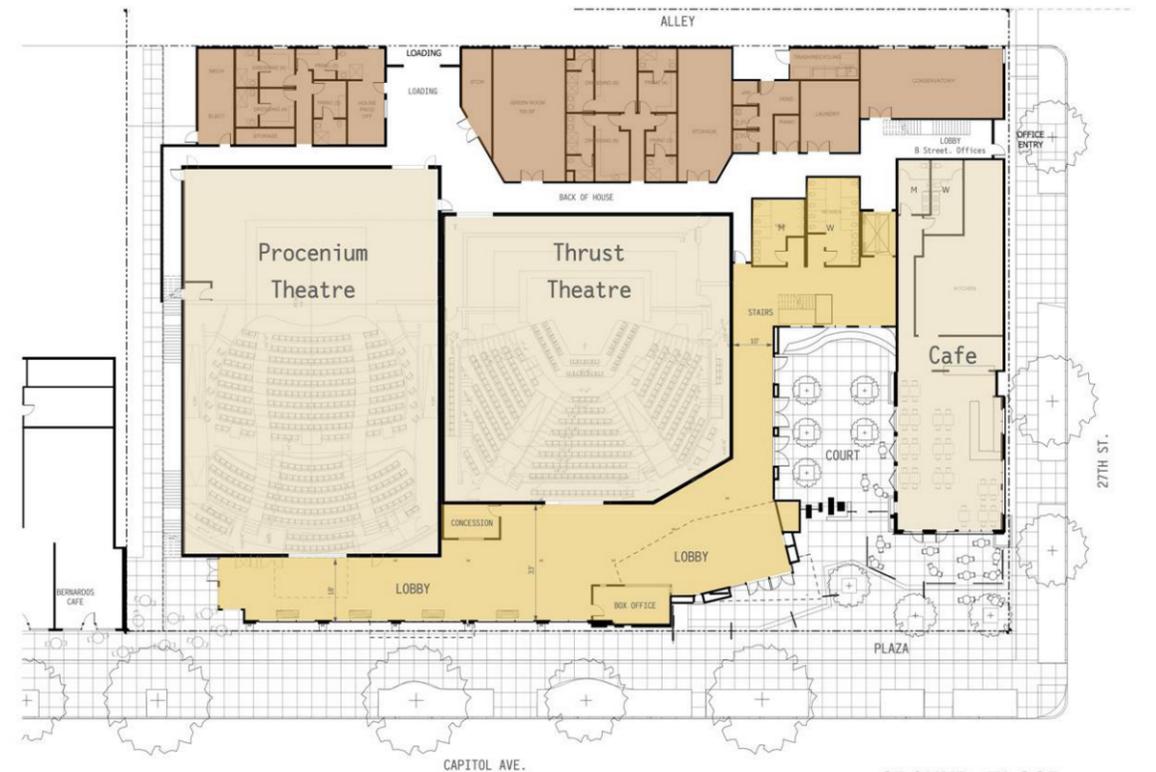
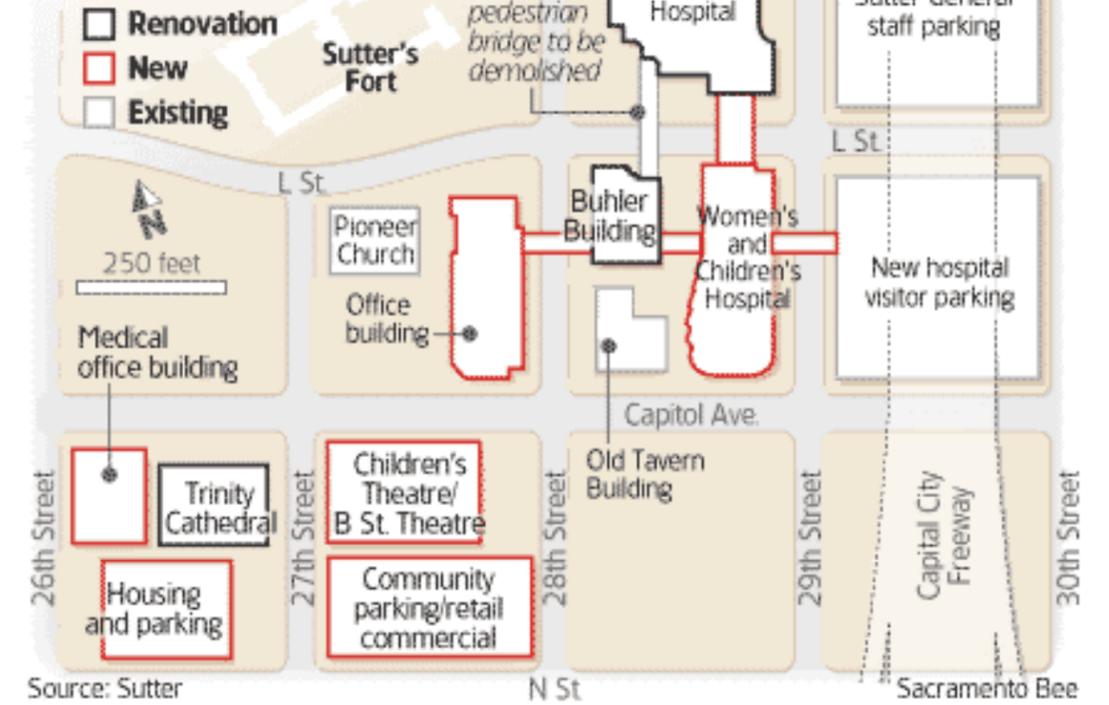
Main Street

THE SOFIA Theatre, Sacramento California (Comp. 2017)



Midtown development

Development approved near Sutter General Hospital.



Main Street

WEST SACRAMENTO CIVIC CENTER GALLERIA (Civic Center Comp. 2003)



CITY HALL & CIVIC CENTER



COMMUNITY COLLEGE

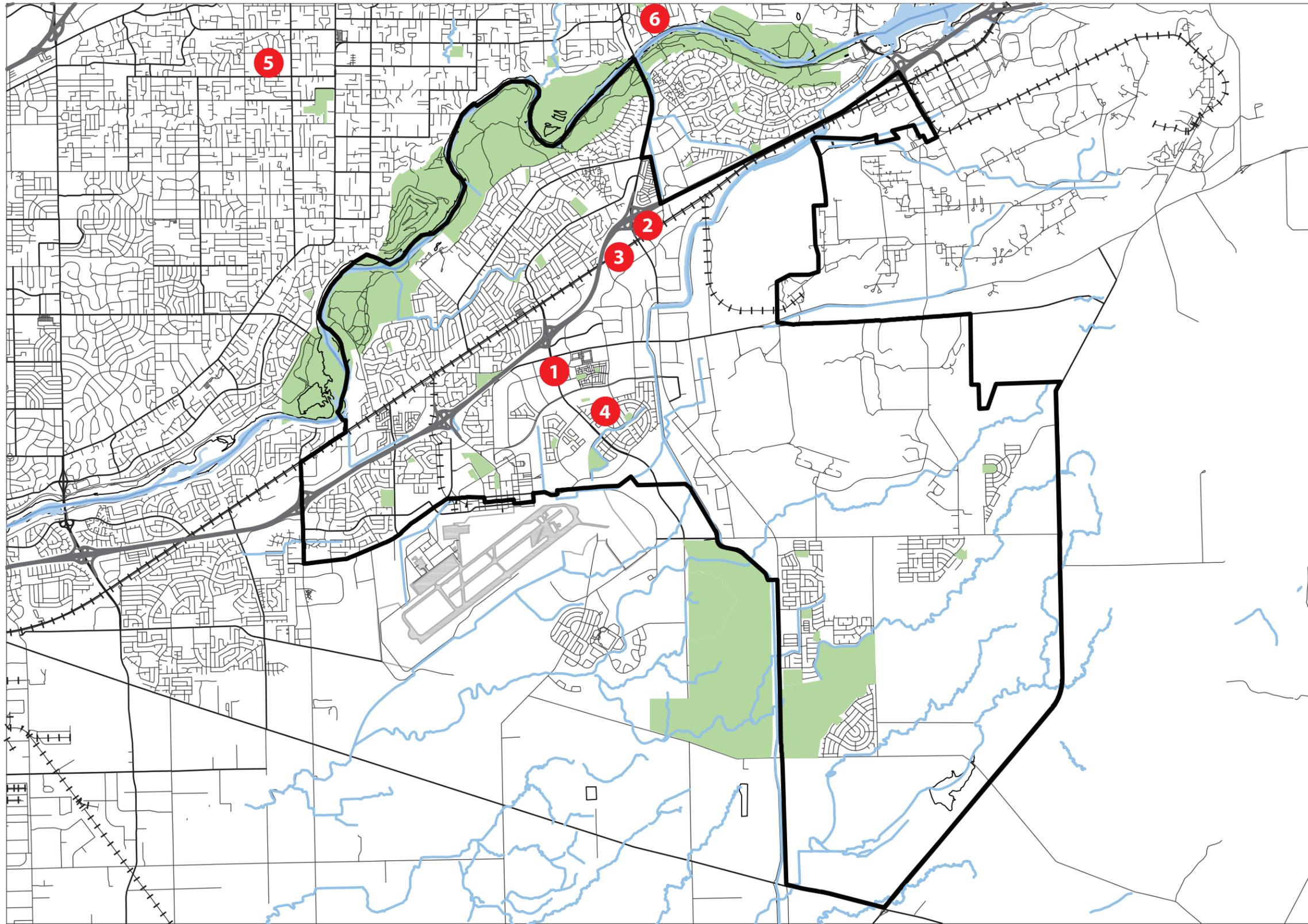


COMMUNITY CENTER



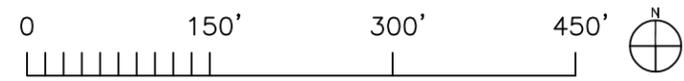
LIBRARY

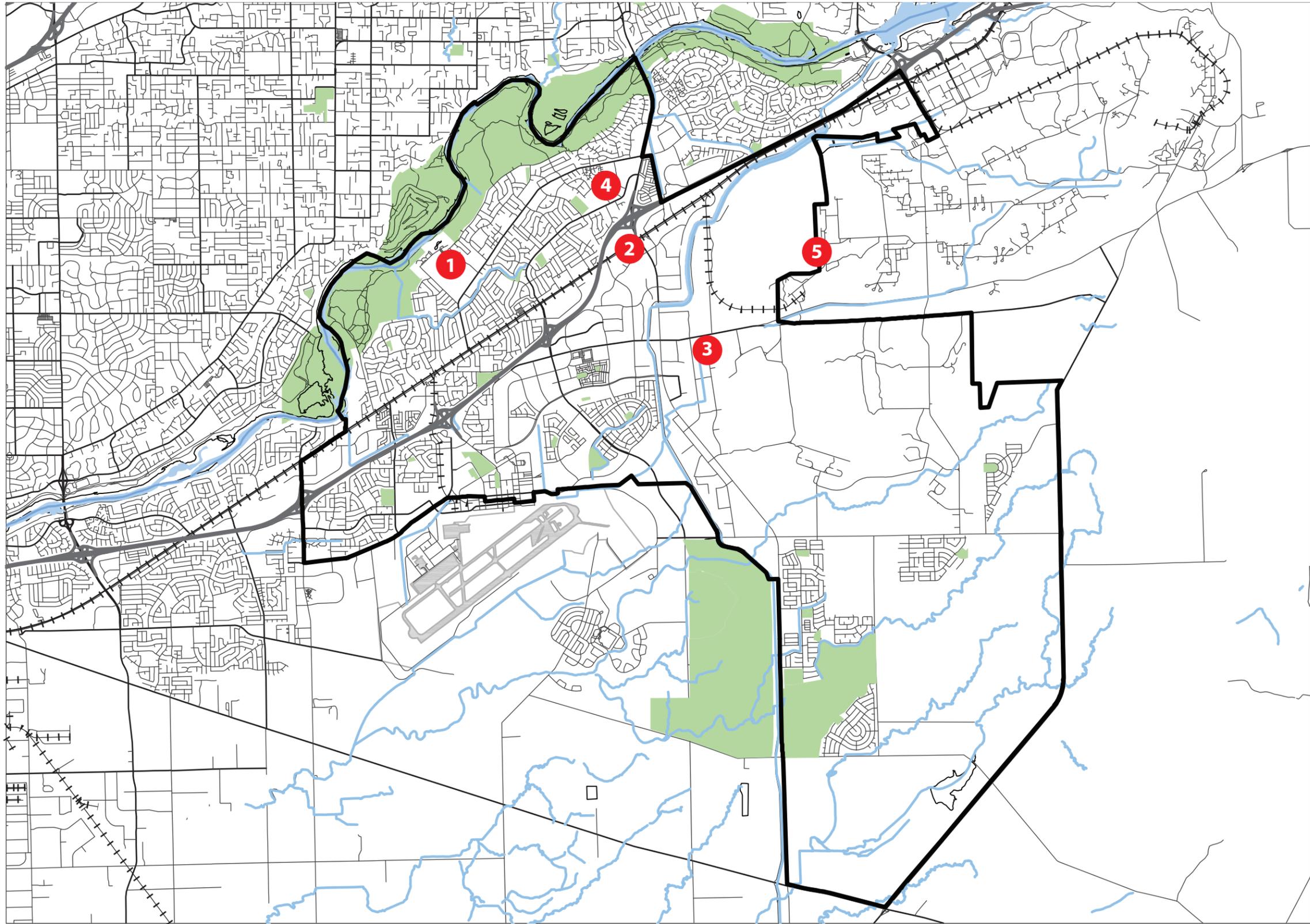




THEATERS

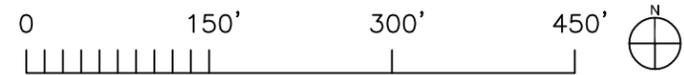
- 1** CORDOVA HIGH PERFORMING ARTS CENTER (450 seats)
- 2** SACRAMENTO MARRIOTT (550 seat event room)
- 3** SUNRISE EVENT CENTER (1,000 seat event room)
- 4** VILLAGE GREEN PARK (OUTDOOR THEATER)
- 5** CHAUTAUQUA PLAYHOUSE (96 seats)
- 6** FAIR OAKS THEATER (OUTDOOR THEATER)

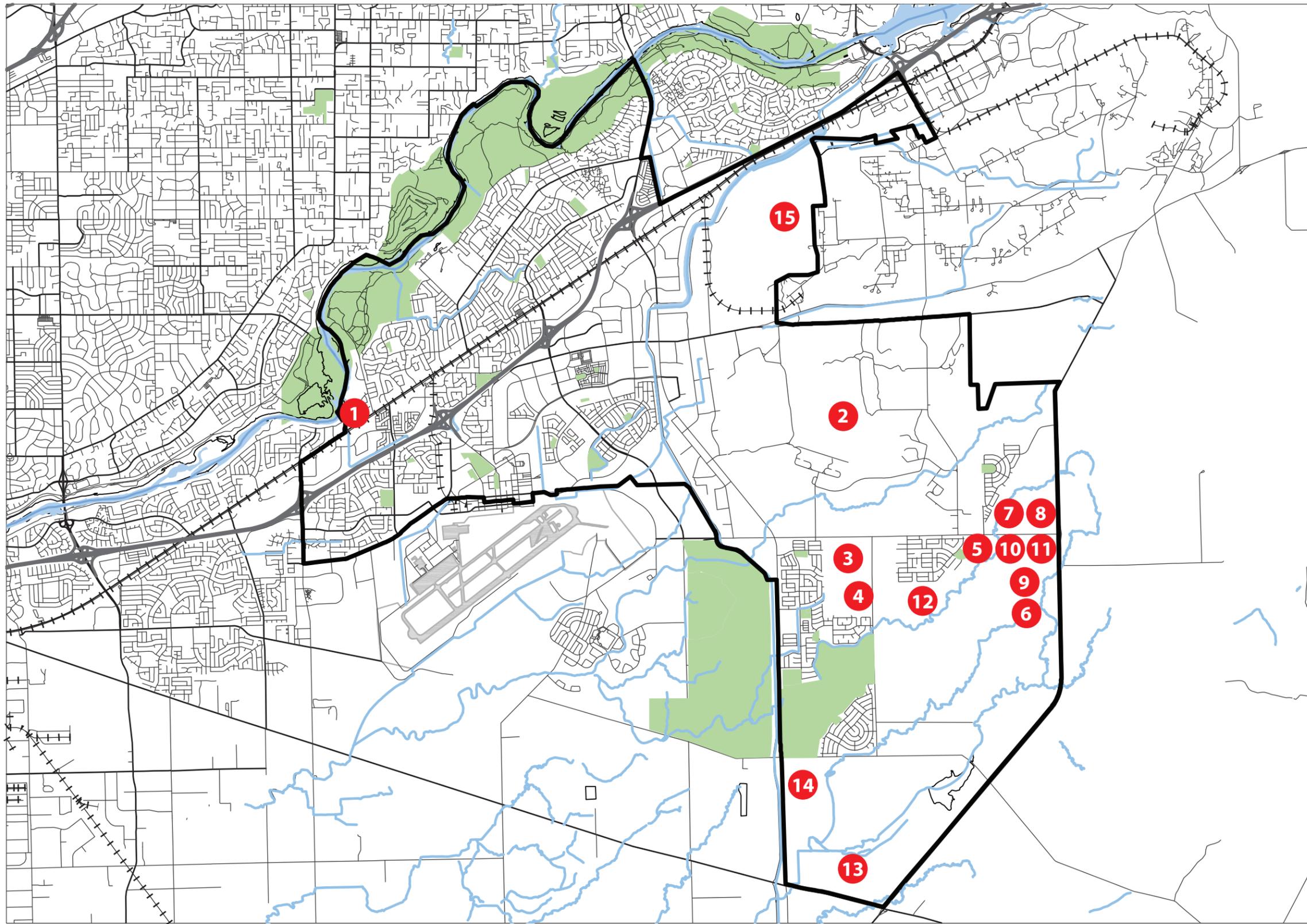




EVENT SPACES

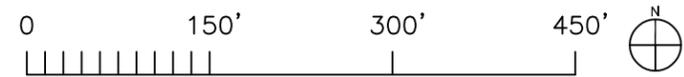
- 1** HAGAN COMMUNITY CENTER
(200 seated, 150 dining)
- 2** SUNRISE EVENT CENTER
(500-600 seats)
- 3** THE PALACE BALLROOM (640 seats)
- 4** PLATINUM PALACE BANQUET HALL
(325 seats)
- 5** SACRAMENTO MARRIOTT (550 seats)

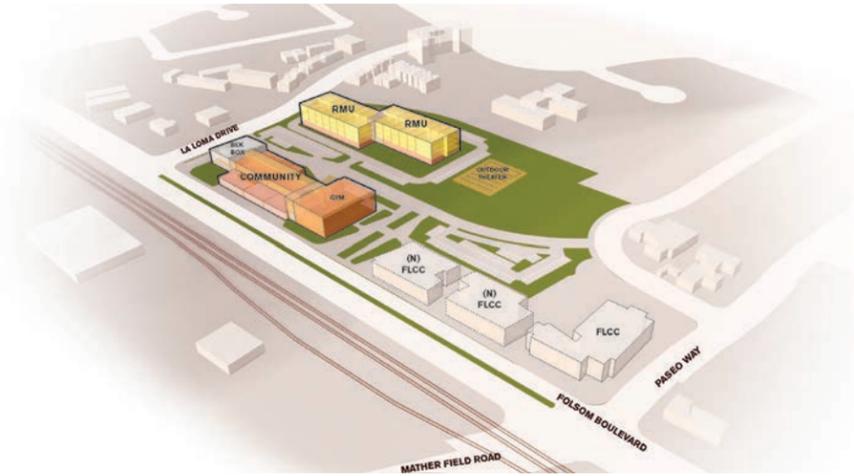




RESIDENTIAL

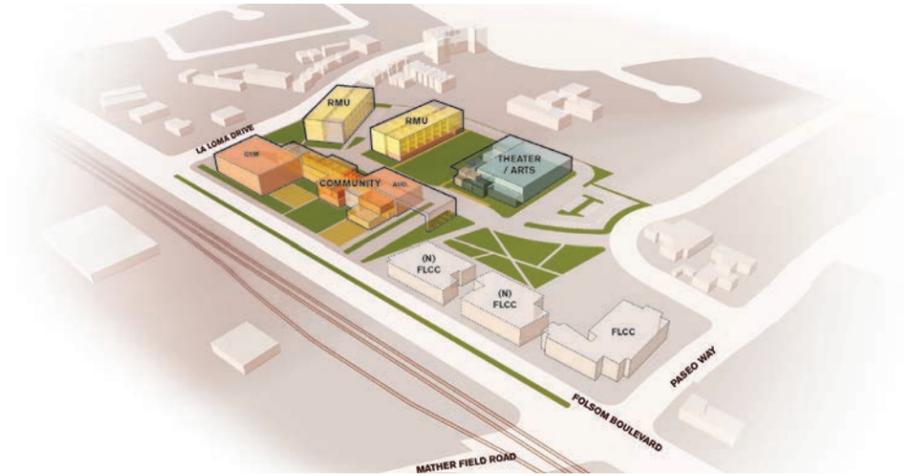
- 1** KASSIS
- 2** RIO DEL ORO
- 3** MONTELENA
- 4** ANATOLIA IV
- 5** NORTH DOUGLAS
- 6** ARISTA DEL SOL
- 7** SUNRIDGE LOT J
- 8** SUNDANCE
- 9** GRANTLINE 208
- 10** DOUGLAS 103
- 11** DOUGLAS 98
- 12** THE RANCH
- 13** ARBORETUM
- 14** SUNCREEK
- 15** WESTBOROUGH





MAIN STREET

BUILDING NAME	SPACE	AREA (SQ FT)
MIXED USE COMMUNITY HALL	BLACK BOX THEATER	4,500
	STORAGE	1,200
	CORE (X4)	400 (1,600)
	CLASSROOM (X2)	1,000 (2,000)
	EXHIBIT HALL	4,000
	CIRCULATION	2,500
	MULTI-PURPOSE GYM	10,500
	GYM STORAGE	1,200
	COMMERCIAL	5,300
	CAFÉ / RESTAURANT	3,700
	LOBBY	1,300
	MEDIA HALL	2,200
	KITCHEN	2,400
	TEACHING KITCHEN	1,800
	COUNSELLING	1,600
	AV	1,300
	PRESCHOOL	3,500
FLEX MEETING HALL	3,500	
CIRCULATION	5,000	
FITNESS	1,200	
	SUBTOTAL	58,500
	GROSSING FACTOR	1.4
	TOTAL	81,900 SF
PARKING STALLS PHASE I		114
PARKING STALLS PHASE II		87



COURTYARD

BUILDING NAME	SPACE	AREA (SQ FT)
THEATER	PROSCENIUM THEATER	8,000
	ORCHESTRA AND STAGE	6,000
	BACK OF HOUSE	6,000
	BLACK BOX	2,400
	STORAGE (X2)	300 (600)
	RECITAL HALL	900
	ARTS	600
	ARTS	1,000
	WC (X2)	600 (1200)
	CORE (X2)	450 (900)
	RECEPTION	250
	VERANDA	900
	ENTRY	900
	LOUNGE	1500
	MEETING (X2)	600 (1200)
	ADMIN	300
	LOUNGE (2ND FLR)	900
SUN PORCH	1500	
	SUBTOTAL	35,050
	GROSSING FACTOR	1.75
	TOTAL	61,338

BUILDING NAME	SPACE	AREA (SQ FT)
COMMUNITY CENTER	LOBBY / EXHIBITION	2,700
	CAFÉ	1,000
	700 SEAT AUDITORIUM	7,000
	ADMIN	1,900
	KITCHEN (W/ TEACHING)	4,500
	LOCKERS/WC	1,500
	CORE (X4)	500 (2,000)
	MULTI-PURPOSE GYM	15,000
	READING ROOM	1,800
	WC	900
	CIRCULATION (X2)	5,000 (10,000)
	CLASSROOM (X4)	600 (2,400)
	BOYS AND GIRLS CLUB	600
	COUNSELLING	1,100
	TECH LOUNGE	2,100
	MEETING	1,800
	FITNESS	2,300
	SUBTOTAL	58,600
	GROSSING FACTOR	1.4
	TOTAL	82,040
PARKING STALLS PHASE I		105
PARKING STALLS PHASE II		43