



Community Workshop #3

Land Use Alternatives for Infill Areas

February 26, 2025

Where we are now...





Community Engagement Summary

COMMUNITY WORKSHOP #1

October 15, 2024
Approx. 140 in attendance



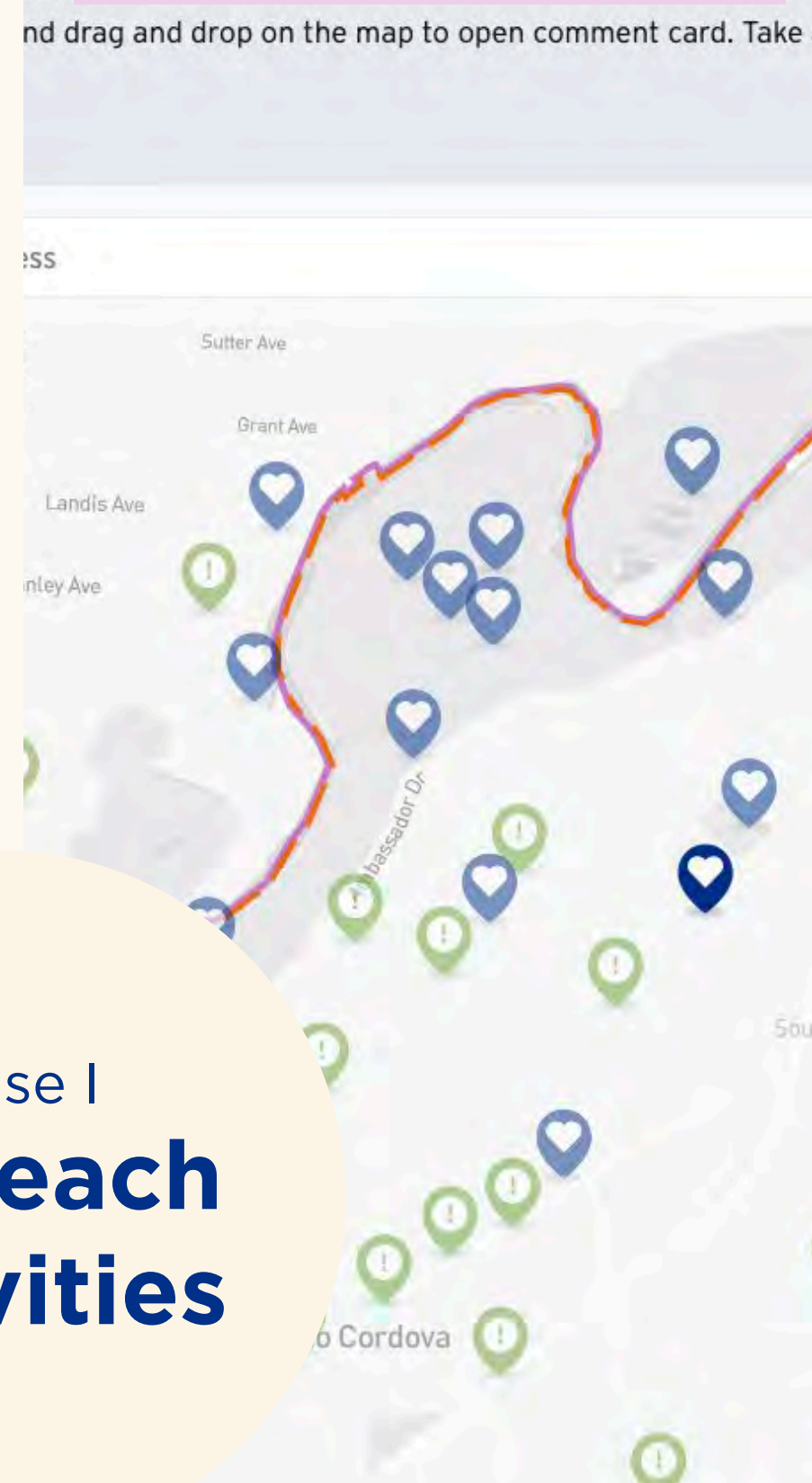
POP UP EVENTS

Good Neighbor Day -
10/24/24
State of the City - 11/6/24



ONLINE SURVEY

October 15 -
December 15, 2024
Approx. 40 responses



STAKEHOLDER OUTREACH

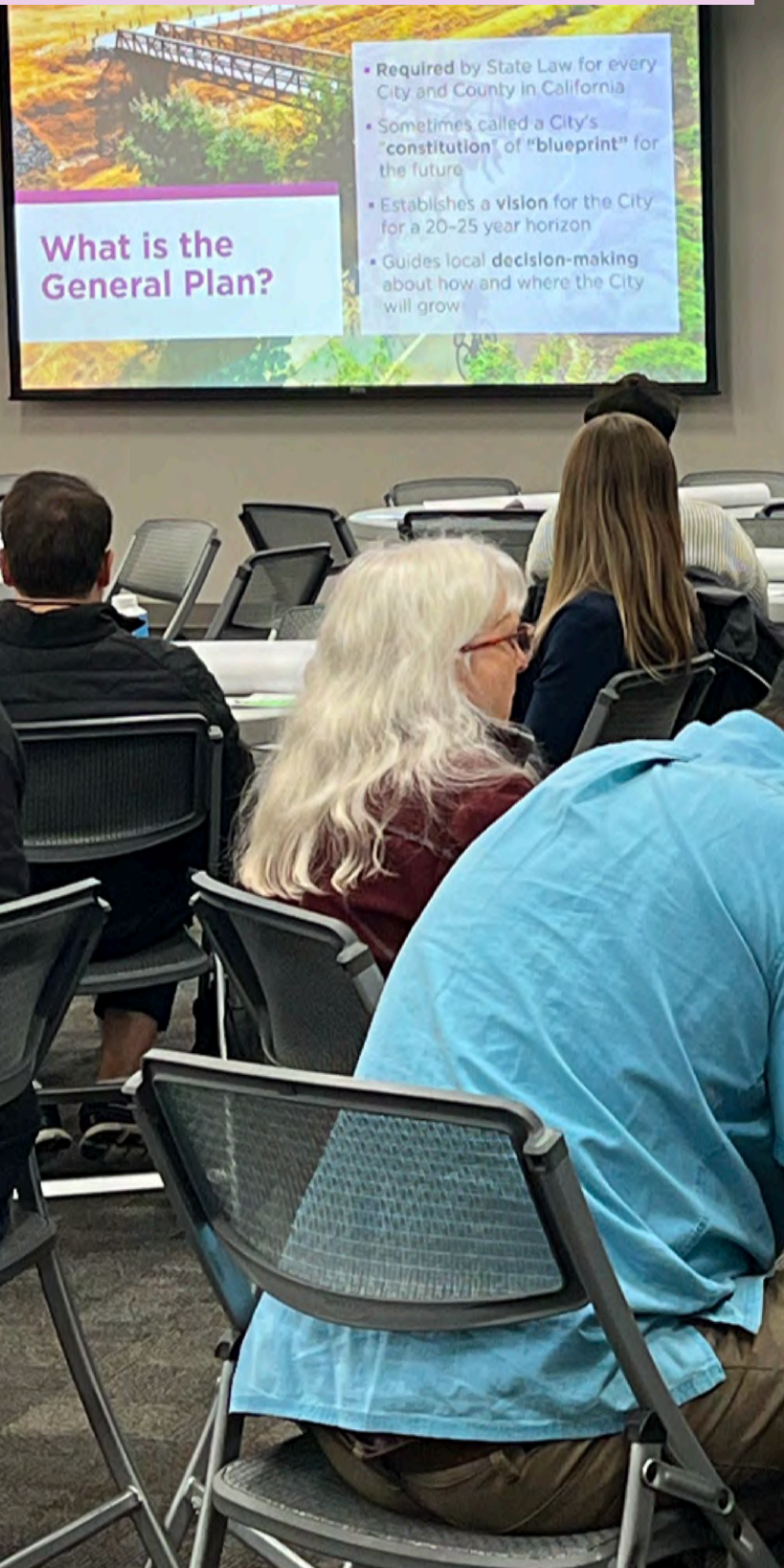
Developer Interviews,
Environmental Focus Group
and Environmental Justice
Focus Group Meetings



Phase I
**Outreach
Activities**

COMMUNITY WORKSHOP #2

February 19, 2025
Approx. 40 in attendance



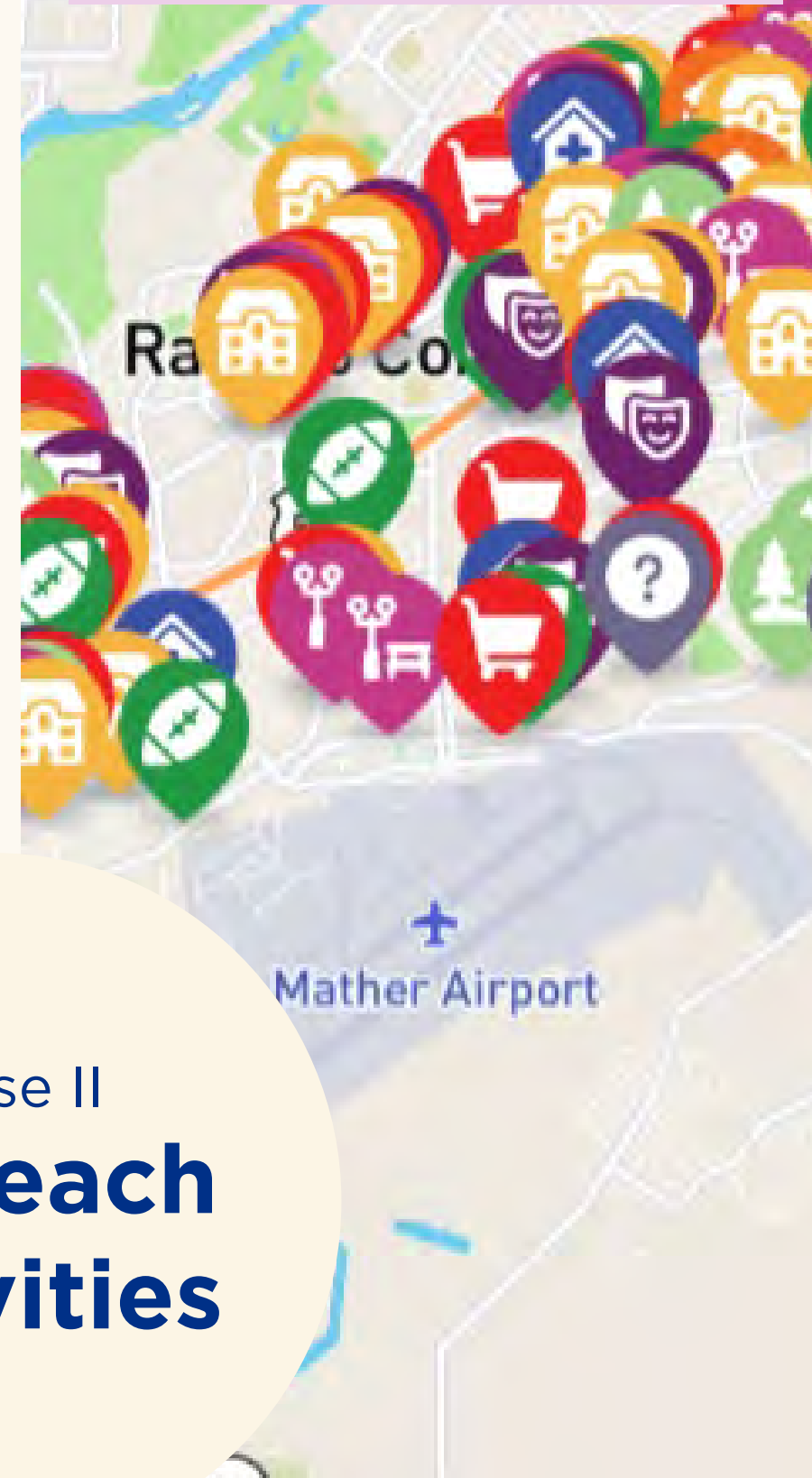
POP UP EVENTS

Farmers Market- 3/29/25
Senior Fair- 4/30/25



ONLINE SURVEY

February 19 - April 30, 2025



STAKEHOLDER OUTREACH

Environmental Justice
Focus Group Meetings



Phase II
**Outreach
Activities**

How we've received feedback.....

And counting!

600+
People Engaged

13
Workshops, Pop-ups, and Focus Group Meetings

6
Interactive Online Activities

800+
Comments
(Workshop + Online Feedback)

KEY THEMES OF COMMUNITY COMMENTS

1

Create a vibrant downtown and gathering places



2

Protect and enjoy Rancho Cordova's natural spaces



3

Add multifamily where it makes sense



4

Provide additional middle and high schools



5

Improve connectivity throughout Rancho Cordova



6

Provide a medical Center for Rancho Cordova residents



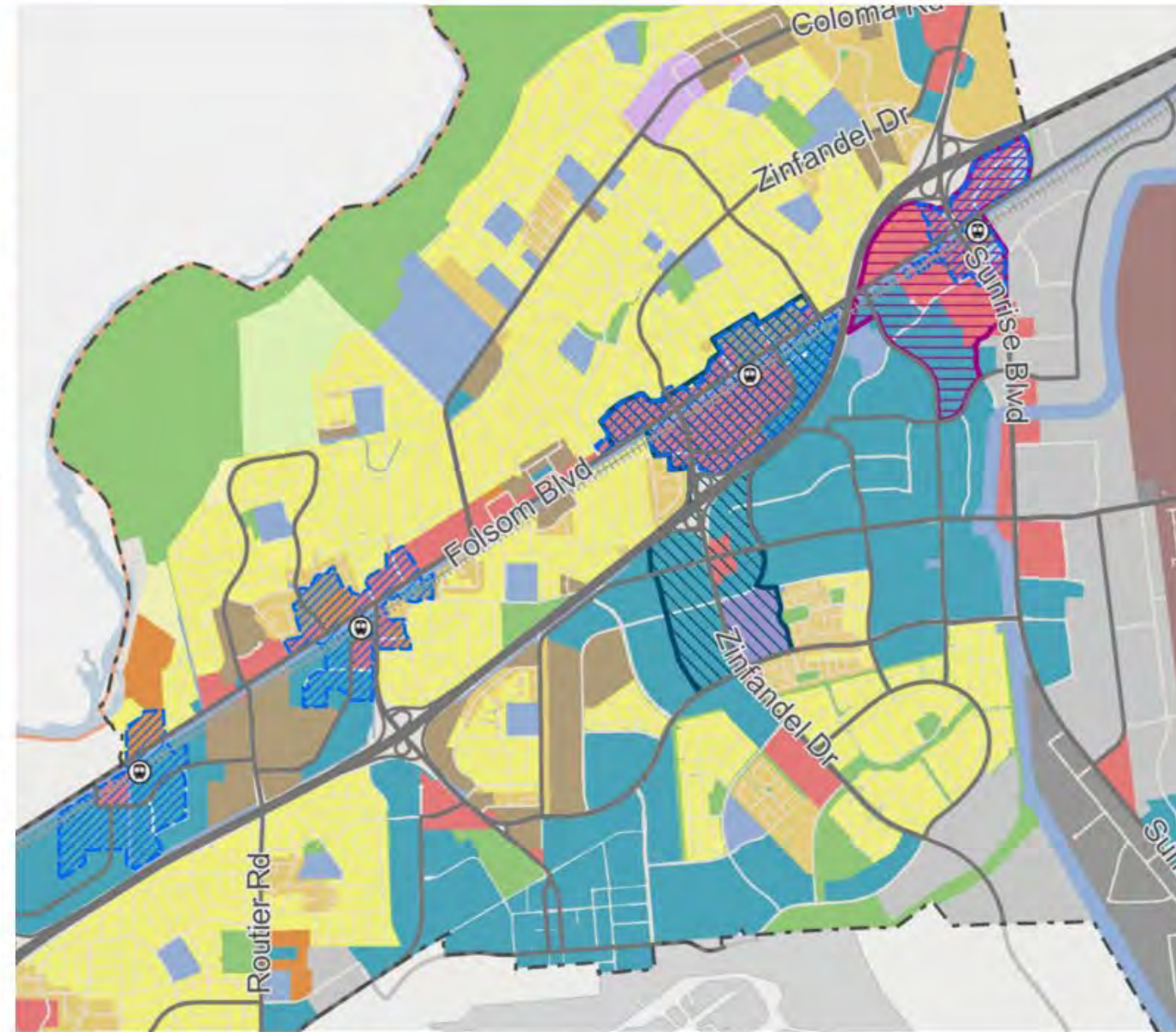


Land Use Alternatives



**Land Use Alternatives
Report** posted on the
website:

www.yourcityrc2050.org

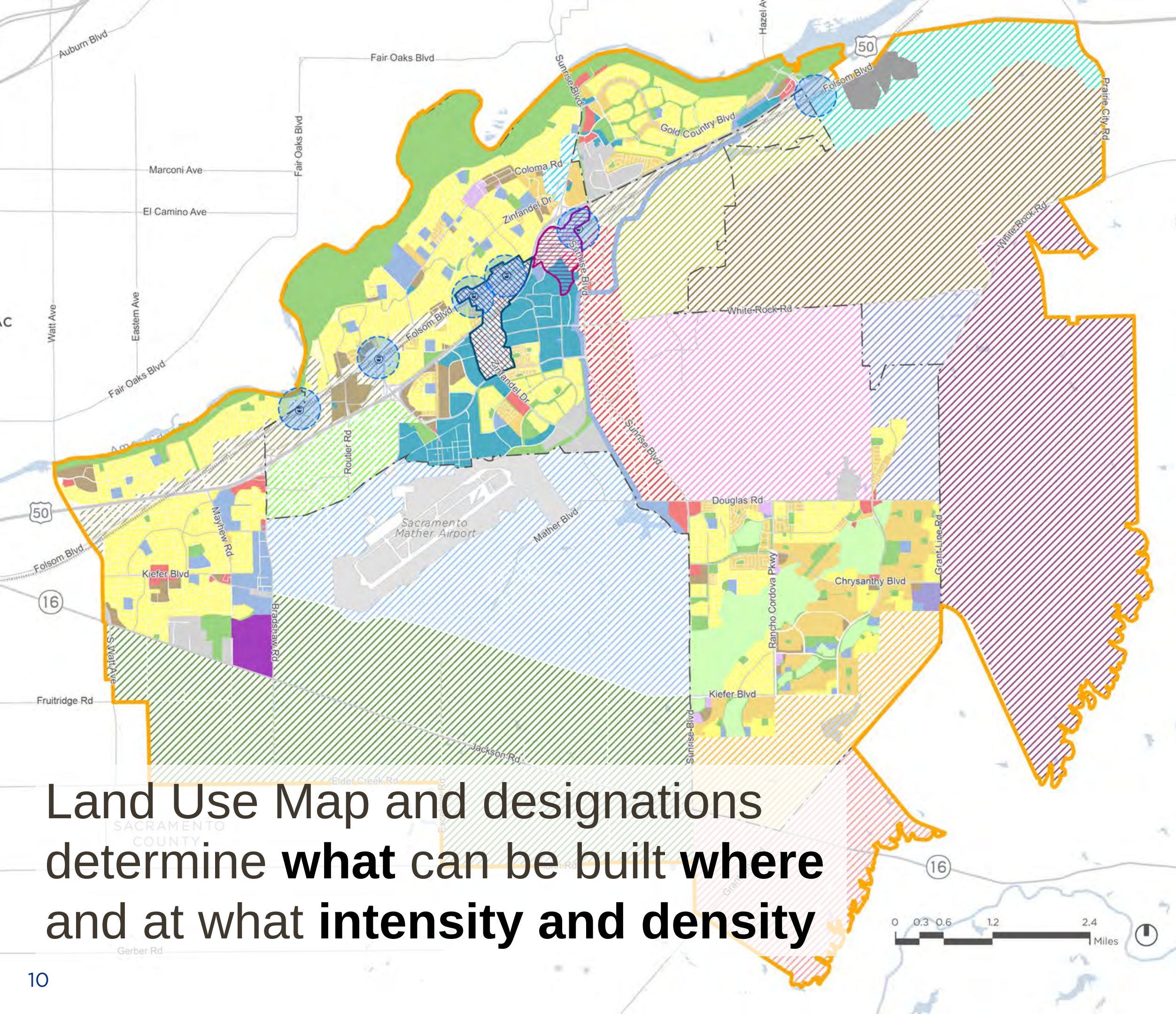


LAND USE ALTERNATIVES REPORT

February 2026



2006 General Plan Land Use Map



- Rancho Cordova City Limits
- General Plan Planning Area
- Convention Overlay
- Downtown Overlay
- TOD ¼ Mile overlay
- Estate Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial Mixed Use
- Village Center Mixed Use
- Regional Town Center
- Office Mixed Use
- Light Industrial
- Heavy Industrial
- Mining
- Public/Quasi-Public
- Parks and Open Space
- Natural Resources
- Aerojet Planning Area
- Countryside - Lincoln Village Planning Area
- Downtown Planning Area
- East Planning Area
- Folsom Boulevard Planning Area
- Glenborough Planning Area
- Grant Line North Planning Area
- Grant Line South Planning Area
- Grant Line West Planning Area
- Jackson Planning Area
- Mather Planning Area
- Rio Del Oro Planning Area
- Sunrise Boulevard North Planning Area
- Sunrise Boulevard South Planning Area
- Westborough Planning Area

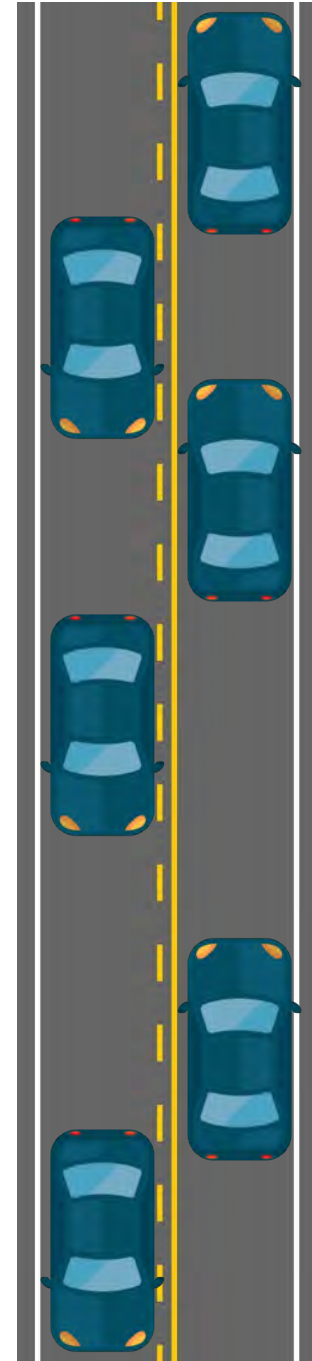
Land Use Map and designations
determine **what** can be built **where**
and at what **intensity** and **density**

0 0.3 0.6 1.2 2.4 Miles

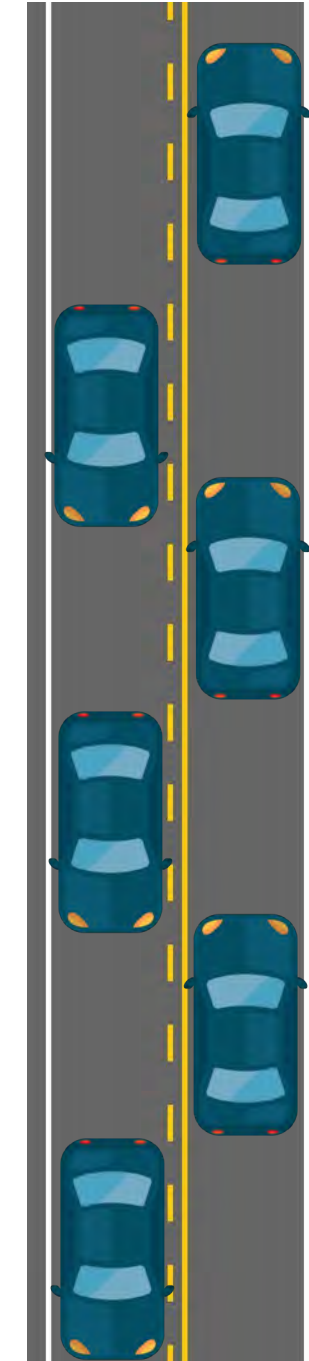
Zoning as a Tool to Separate Land Uses



Residential

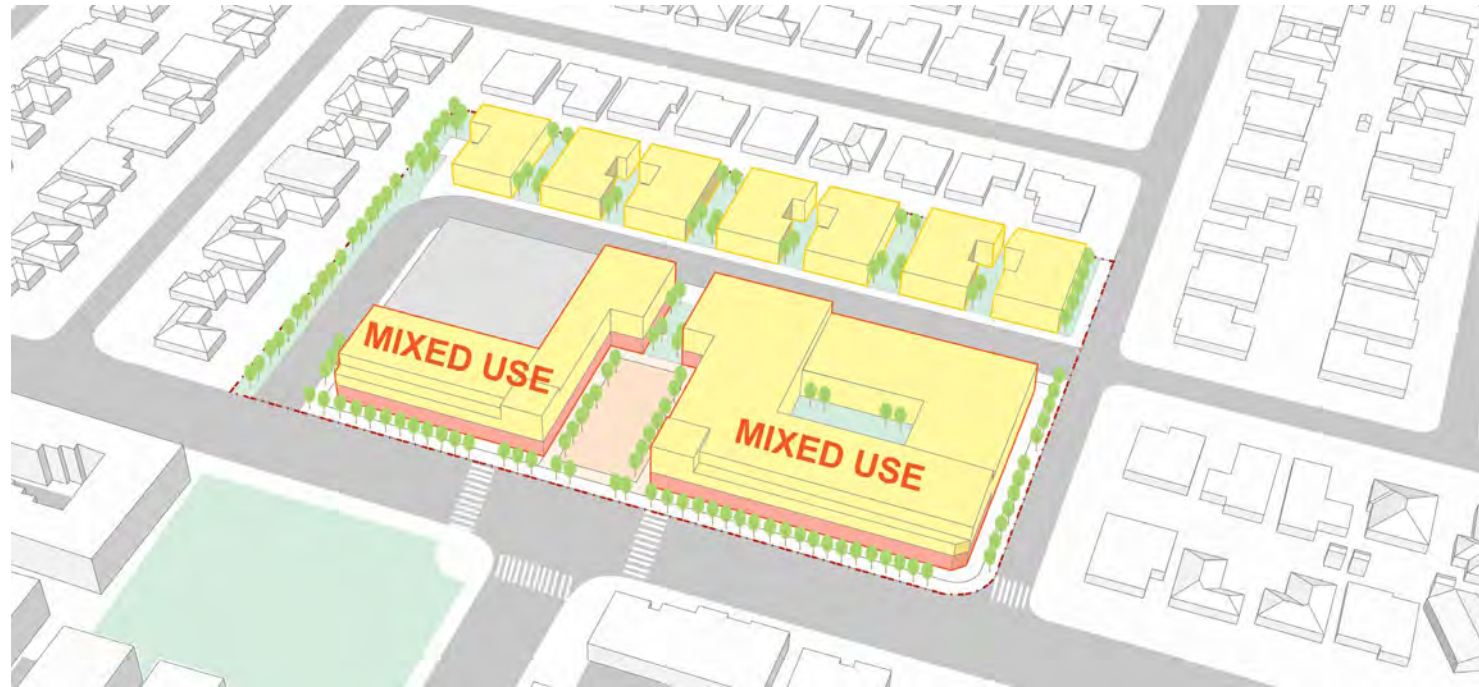


Commercial



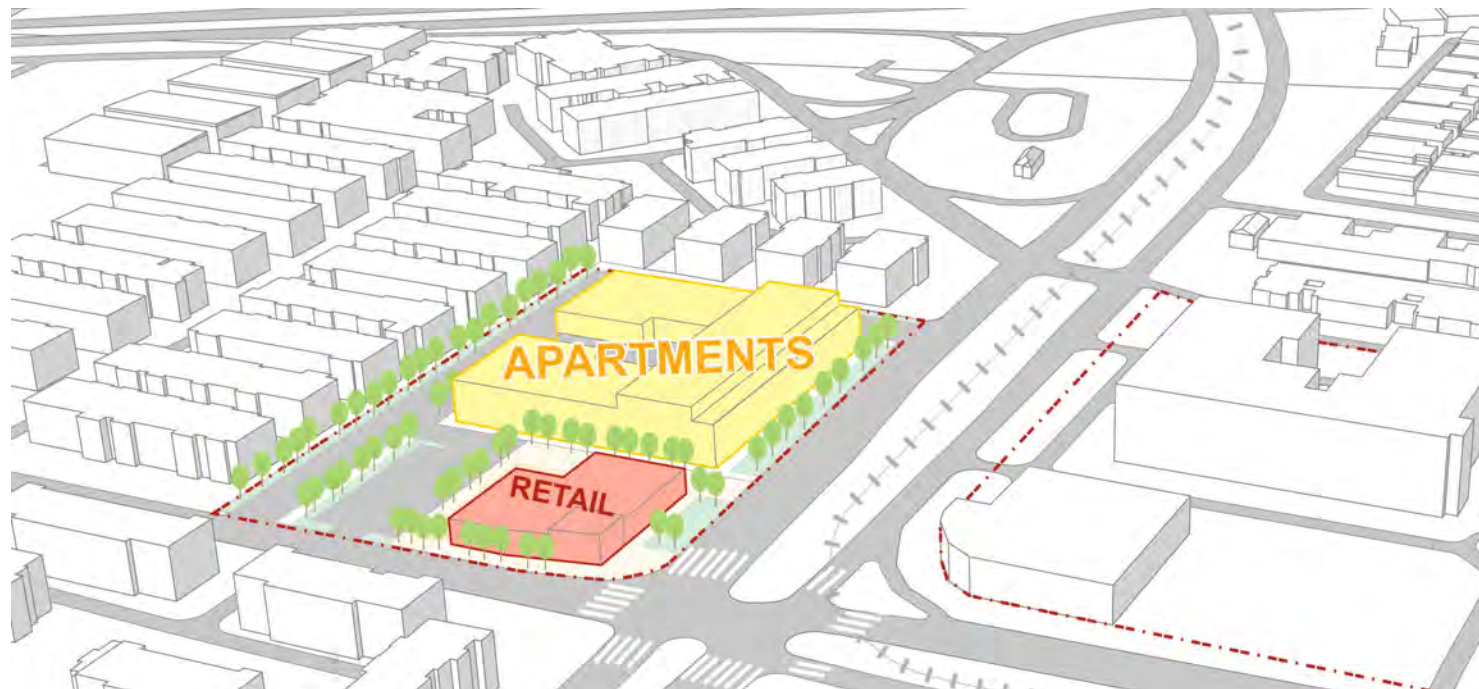
Industrial

Mixed Use Designations Can Create More Active Places



Vertical Mixed Use

Residential and commercial uses are combined in one building.

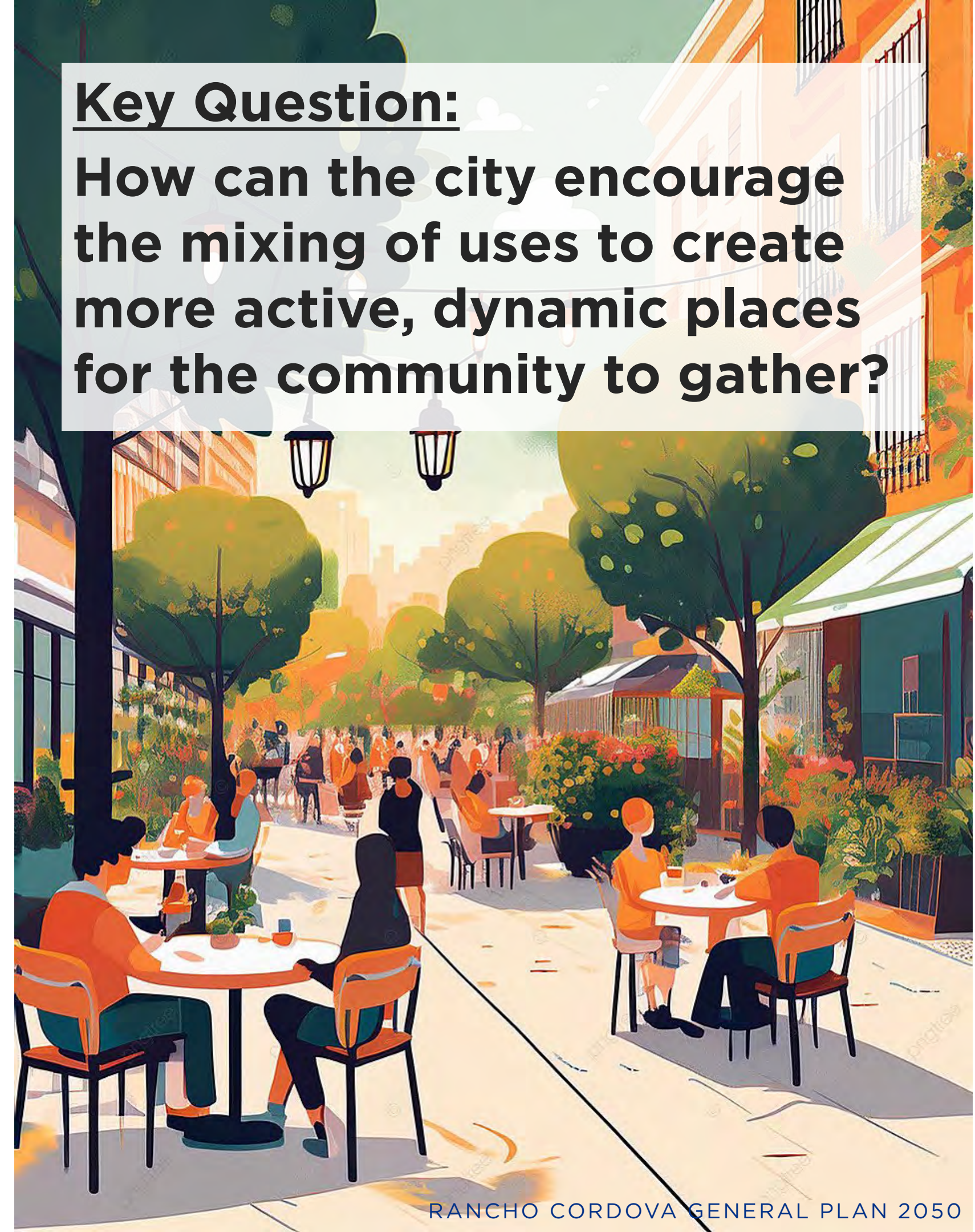


Horizontal Mixed Use

Residential and commercial are included in the same area but separated in different buildings (i.e., standalone).

Key Question:

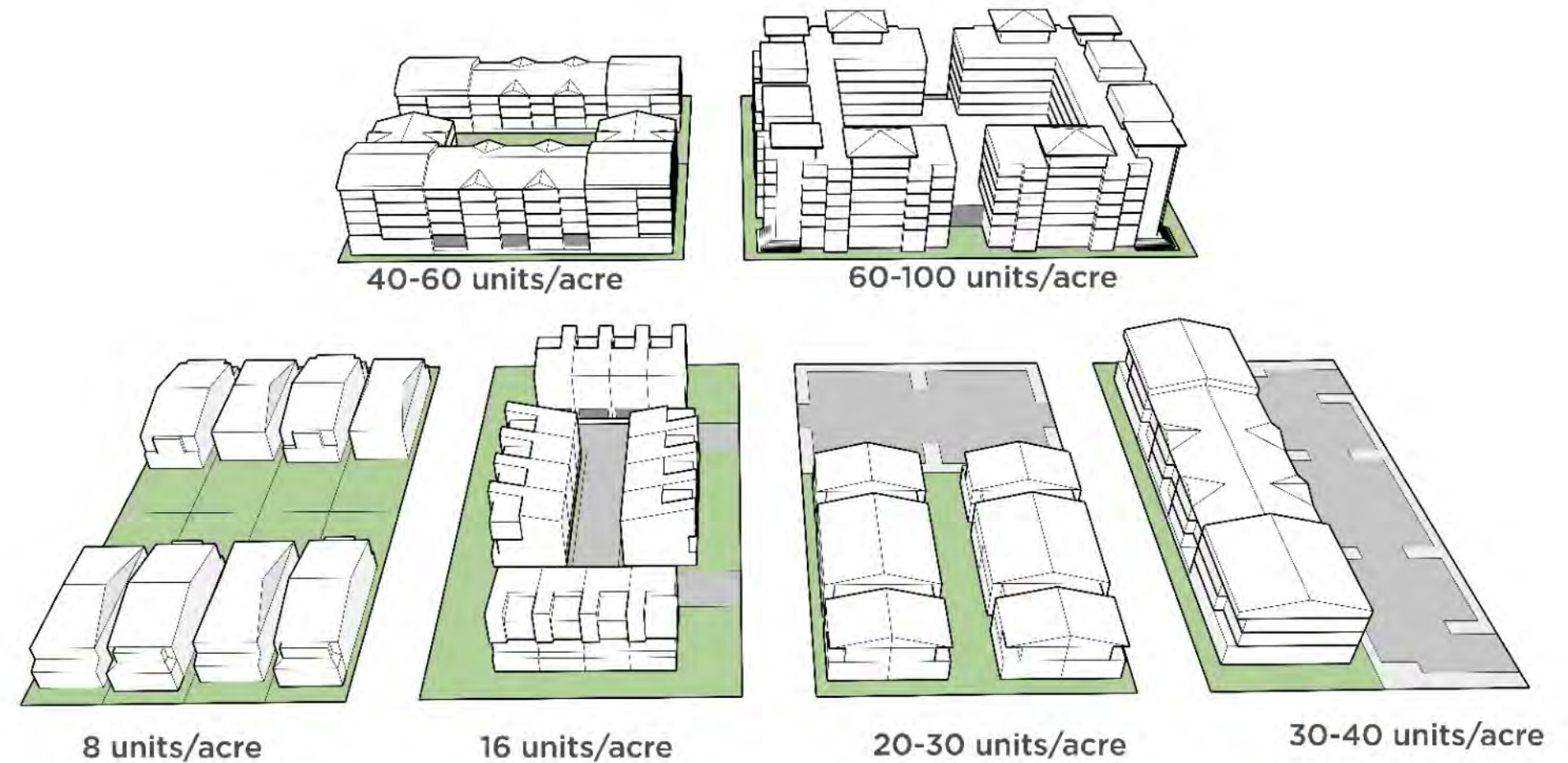
How can the city encourage the mixing of uses to create more active, dynamic places for the community to gather?



Density and Intensity

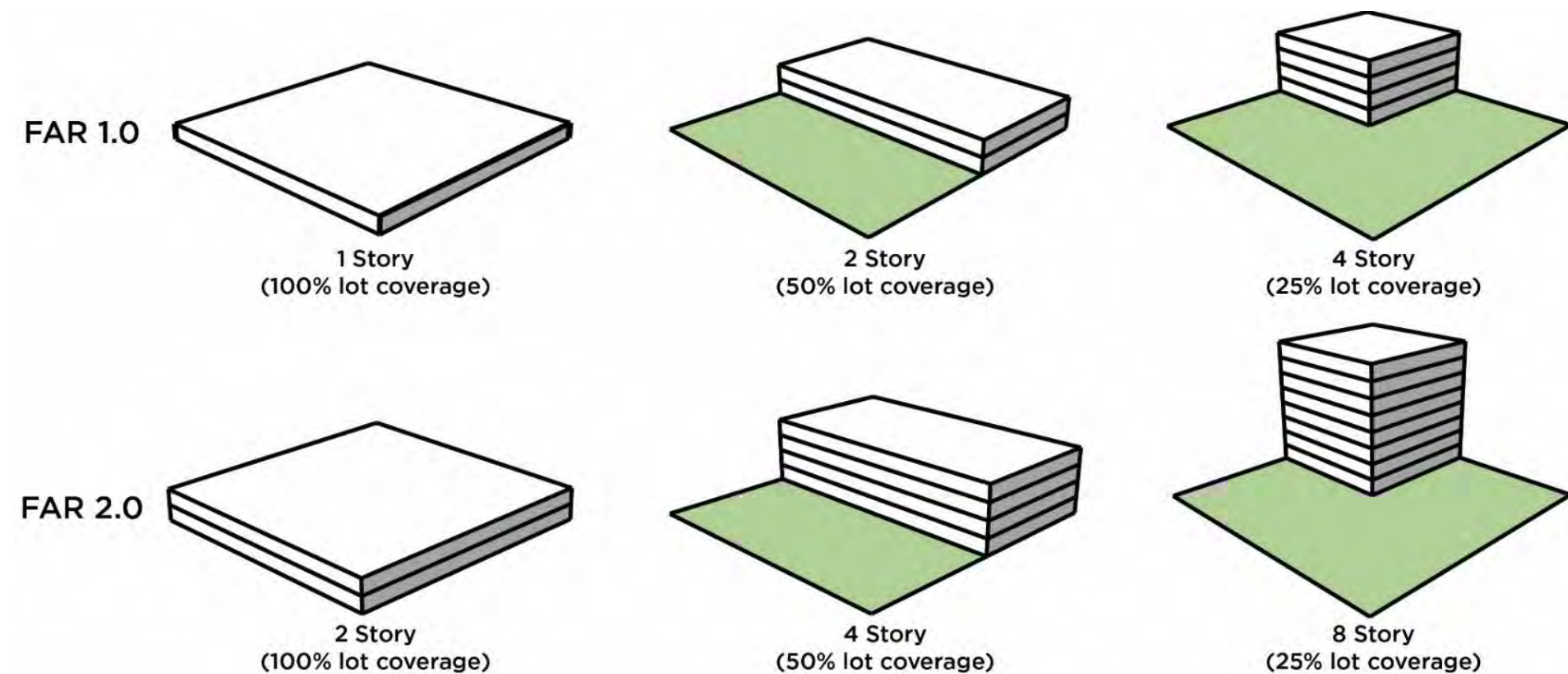
Residential DENSITY

- How many homes are allowed on a piece of land
- Expressed as **Units per Acre**

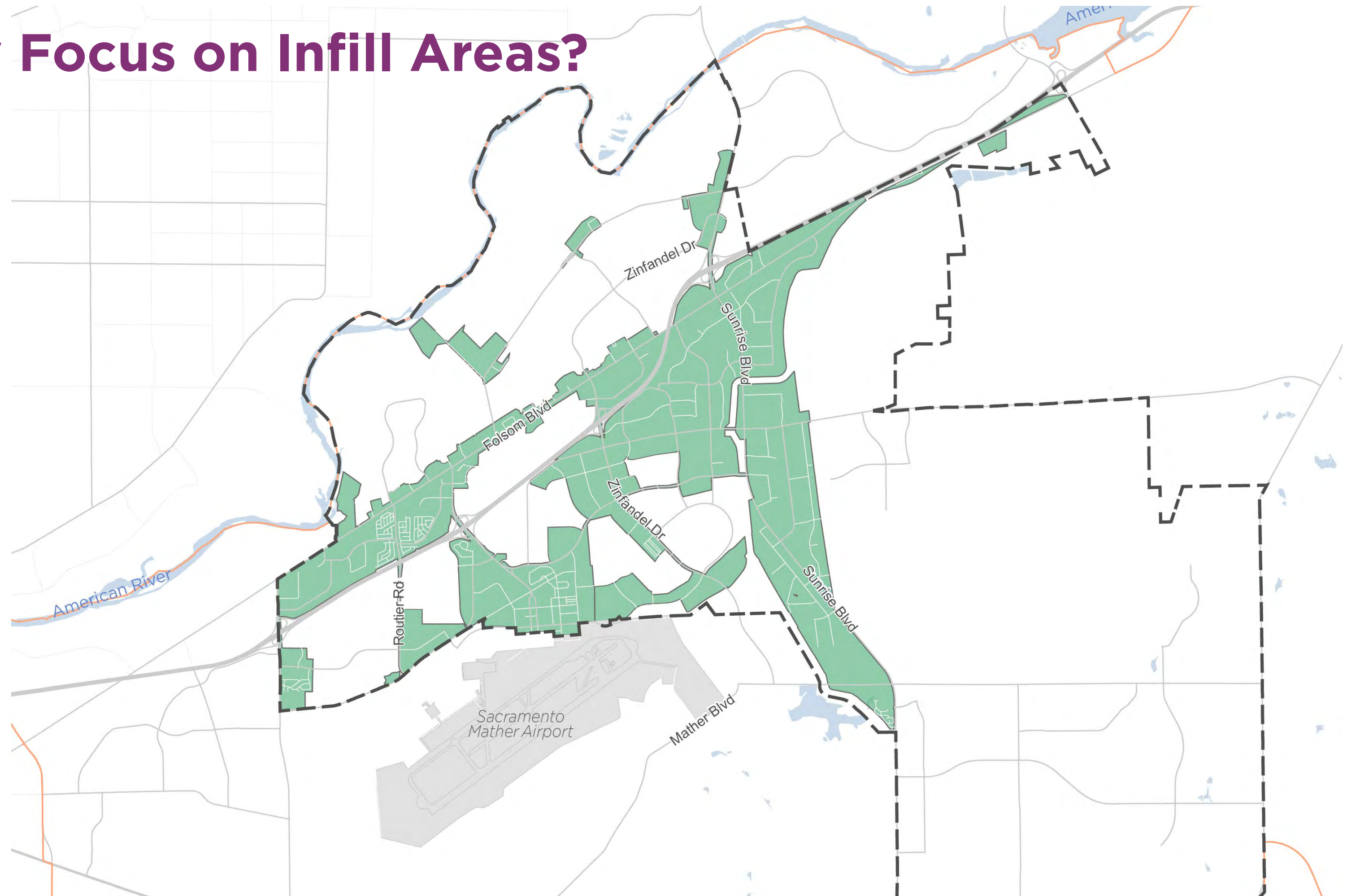


Non-Residential INTENSITY

- Building size compared to the size of the lot
- Expressed as **Floor Area Ratio (FAR)**

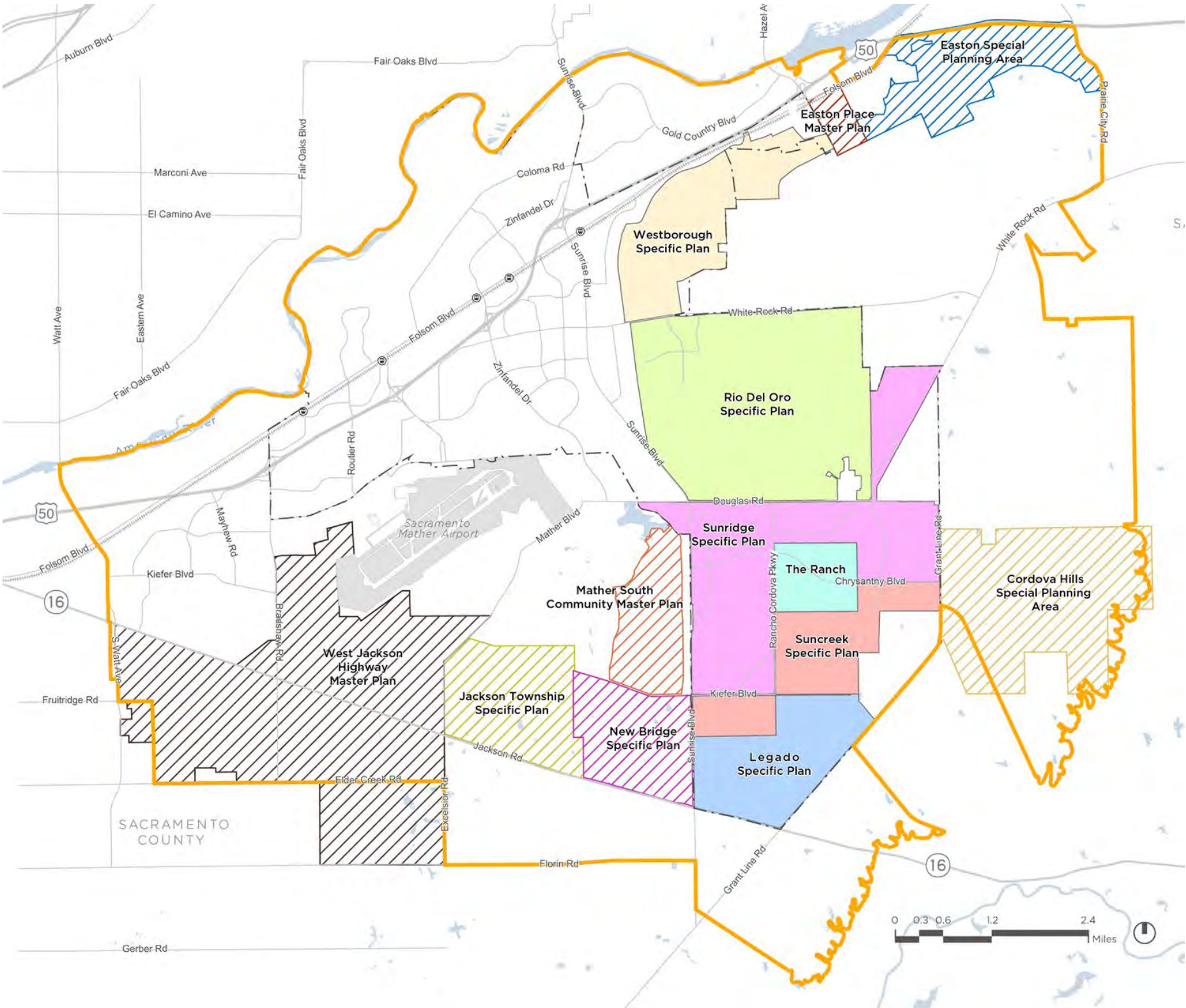


Why Focus on Infill Areas?



Why Focus on Infill Areas?

- New Growth Areas are covered by Specific Plans



Specific Plan	Residential Units Remaining	
	Single Family	Multifamily
Westborough at Easton Specific Plan (in process)	4,100	3,000
Legado (in process)	4,200	800
Rio Del Oro Specific Plan	9,000	3,000
Sunridge Specific Plan	8,200	1,200
Suncreek Specific Plan	2,600	1,400
The Ranch	800	200
Total	28,900	9,600

Specific Plan	Non-Residential Square Footage Remaining		
	Commercial	Office	Industrial
Westborough at Easton Specific Plan (in process)	-	-	-
Legado (in process)	-	-	-
Rio Del Oro Specific Plan	2,398,000	1,181,000	2,430,000
Sunridge Specific Plan	245,000	-	-
Suncreek Specific Plan	1,189,000	-	-
The Ranch	32,000	-	-
Total	3,864,000	1,181,000	2,430,000

Why Focus on Infill Areas?

- New Growth Areas are covered by Specific Plans
- Most new development activity is in Specific Plan areas



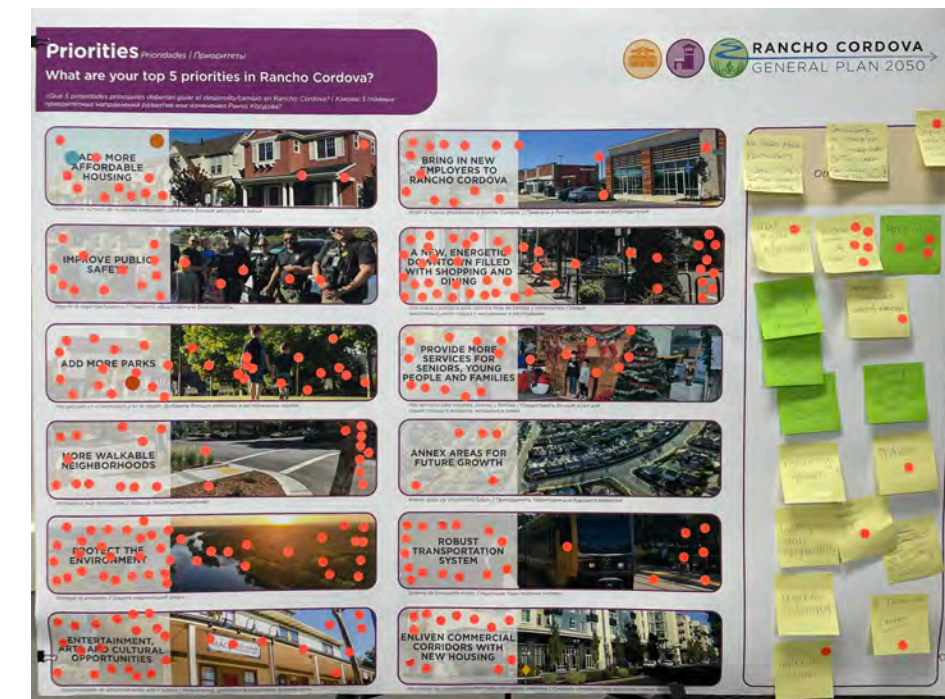
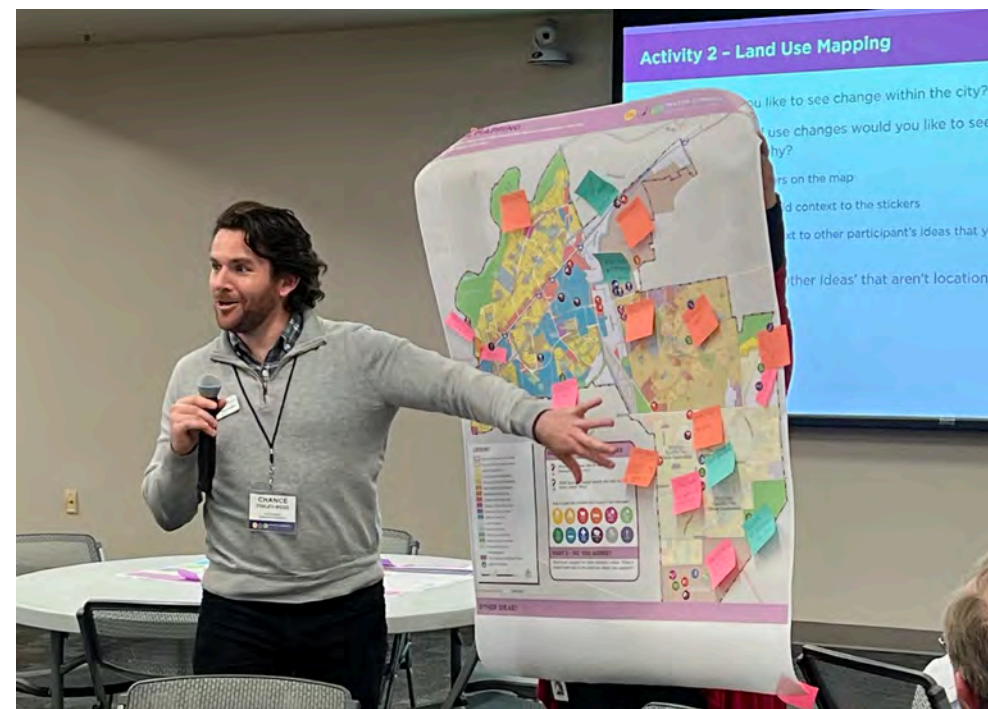
Why Focus on Infill Areas?

- New Growth Areas are covered by Specific Plans
- Most new development activity is in Specific Plan areas
- The General Plan vision for older commercial corridors, shopping centers, office parks, and a new downtown have not been realized



Why Focus on Infill Areas?

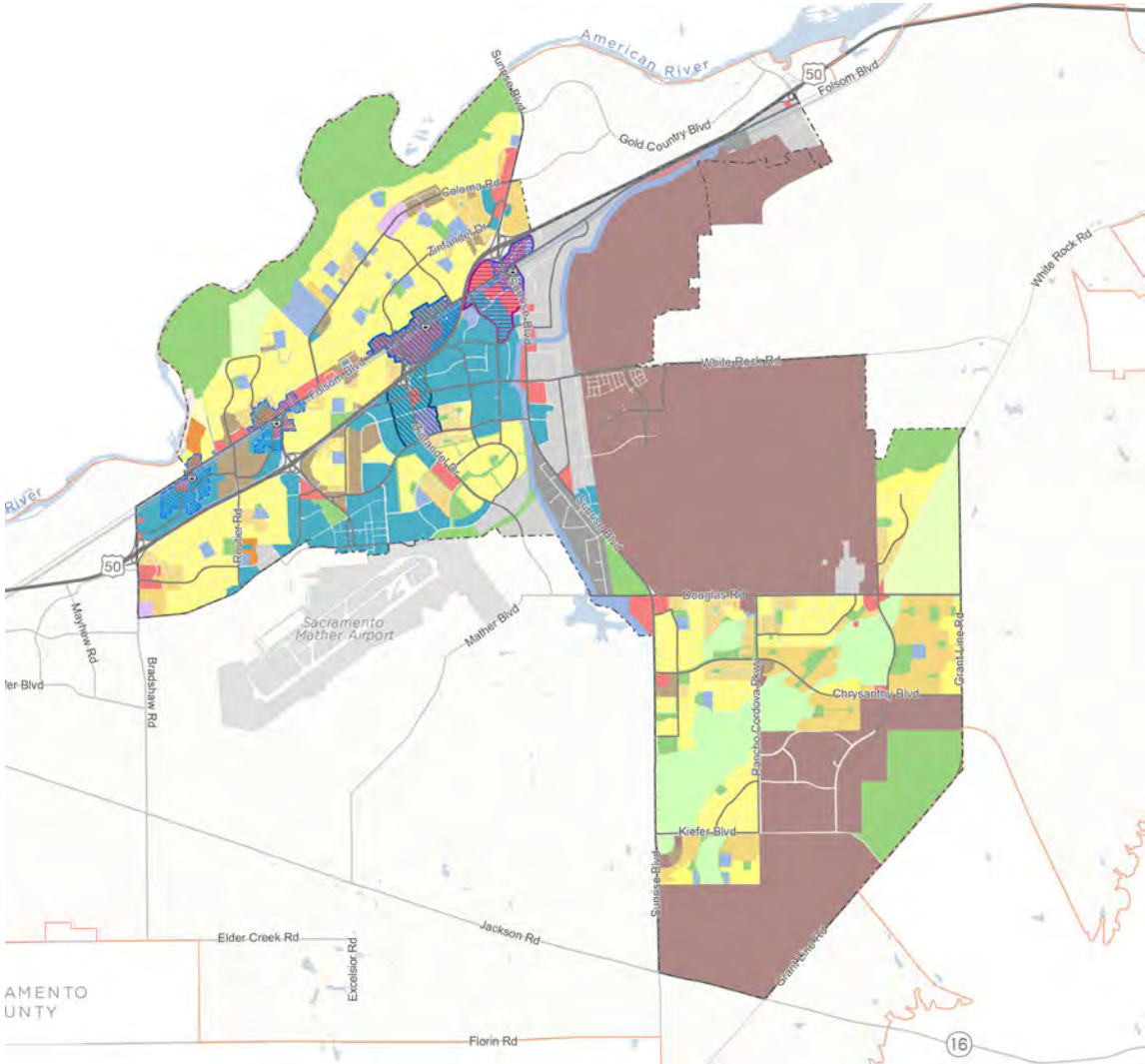
- New Growth Areas are covered by Specific Plans
- Most new development activity is in Specific Plan areas
- The General Plan vision for older commercial corridors, retail centers, office parks, and a new downtown have not been realized
- Community members have expressed a desire for more entertainment, shopping, destinations, community gathering places, variety of housing



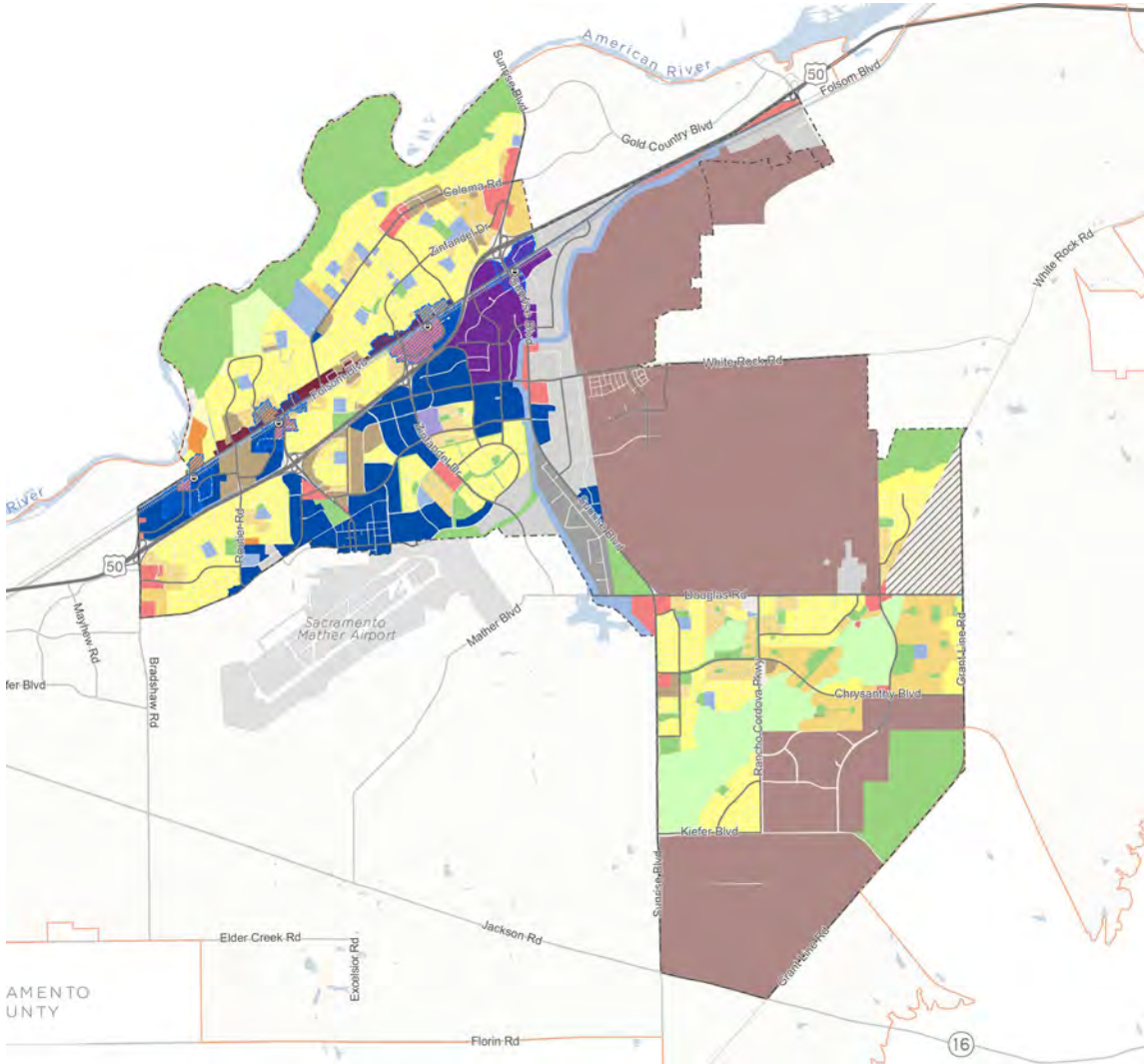
What about schools, hospitals, parks, open space?

- **Schools** and other public facilities are allowed in most areas
- **Hospitals** are permitted in all mixed use, office, commercial, and industrial areas already
- The land use designations do not preclude **new parks** from being built
- We aren't proposing to develop on any **open space areas**
- These and many other issues will be addressed through **General Plan policies**

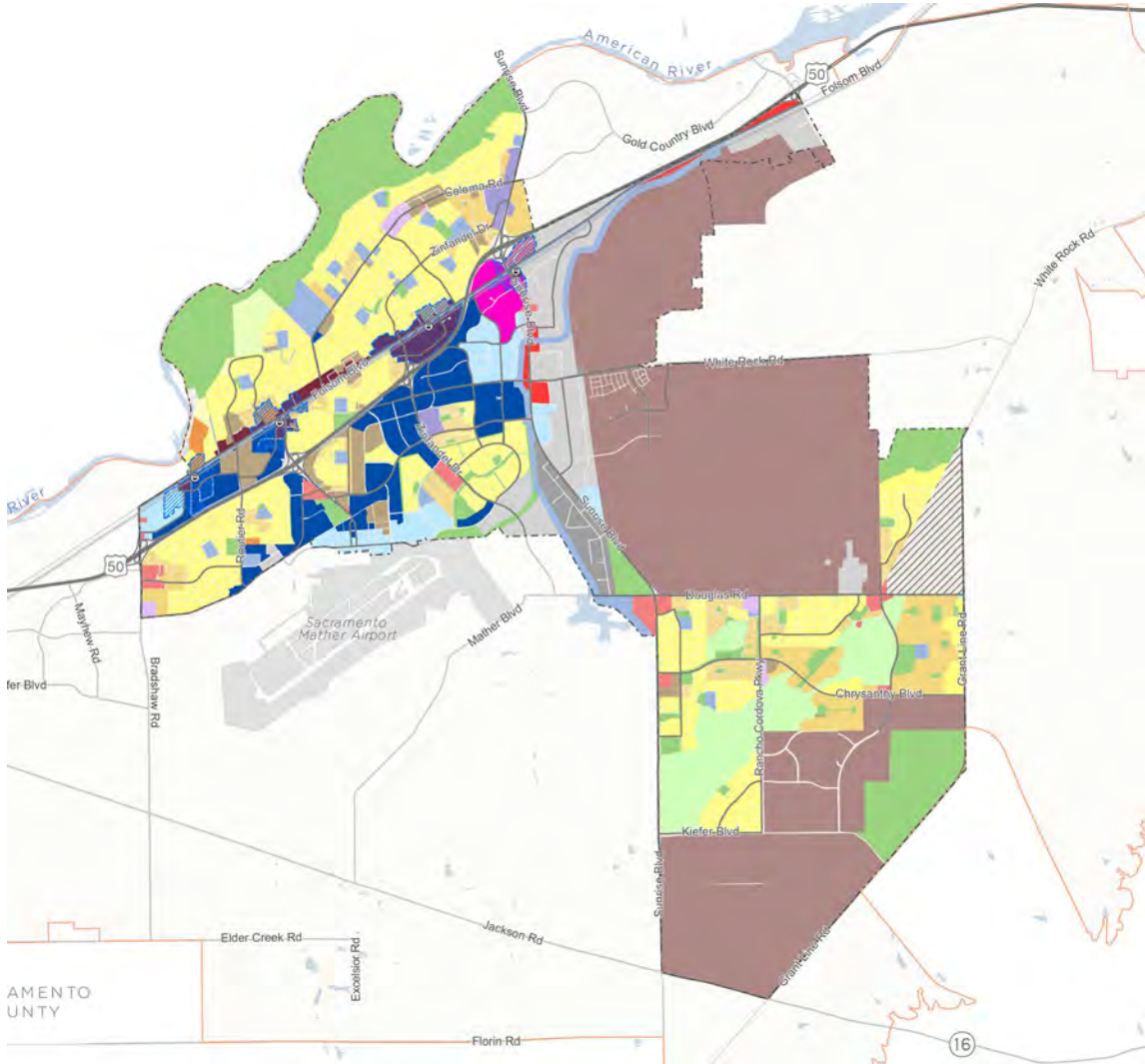
Land Use Alternatives Overview



BASE ALTERNATIVE
Refined 2006 General Plan
Land Use Diagram

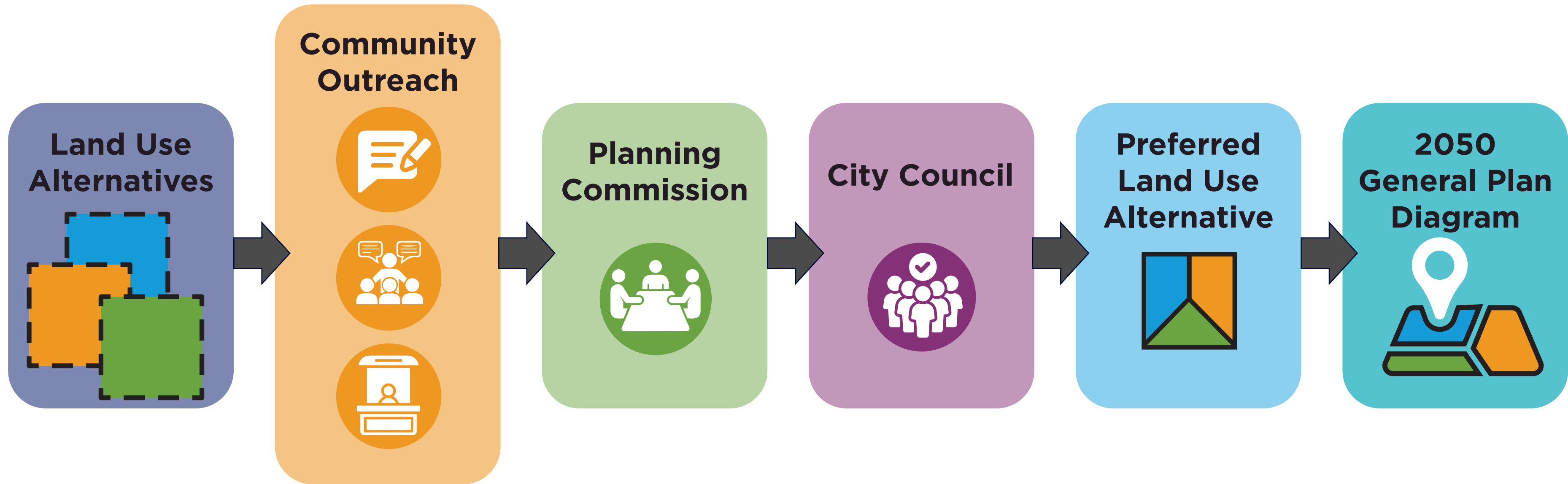


ALTERNATIVE A
Increased flexibility to
remove barriers for infill
development

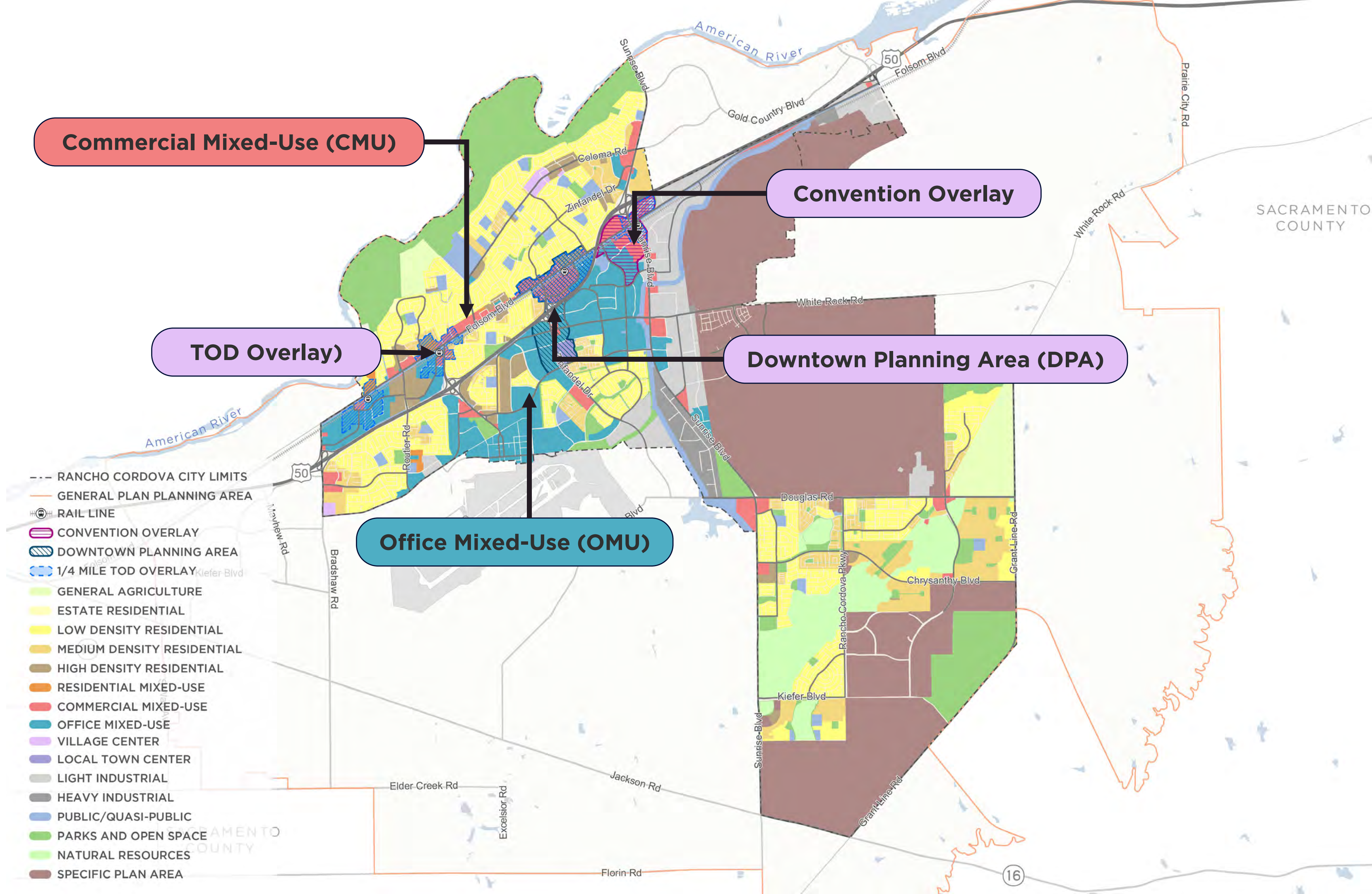


ALTERNATIVE B
Increased flexibility, higher
density, more specific land
use designations

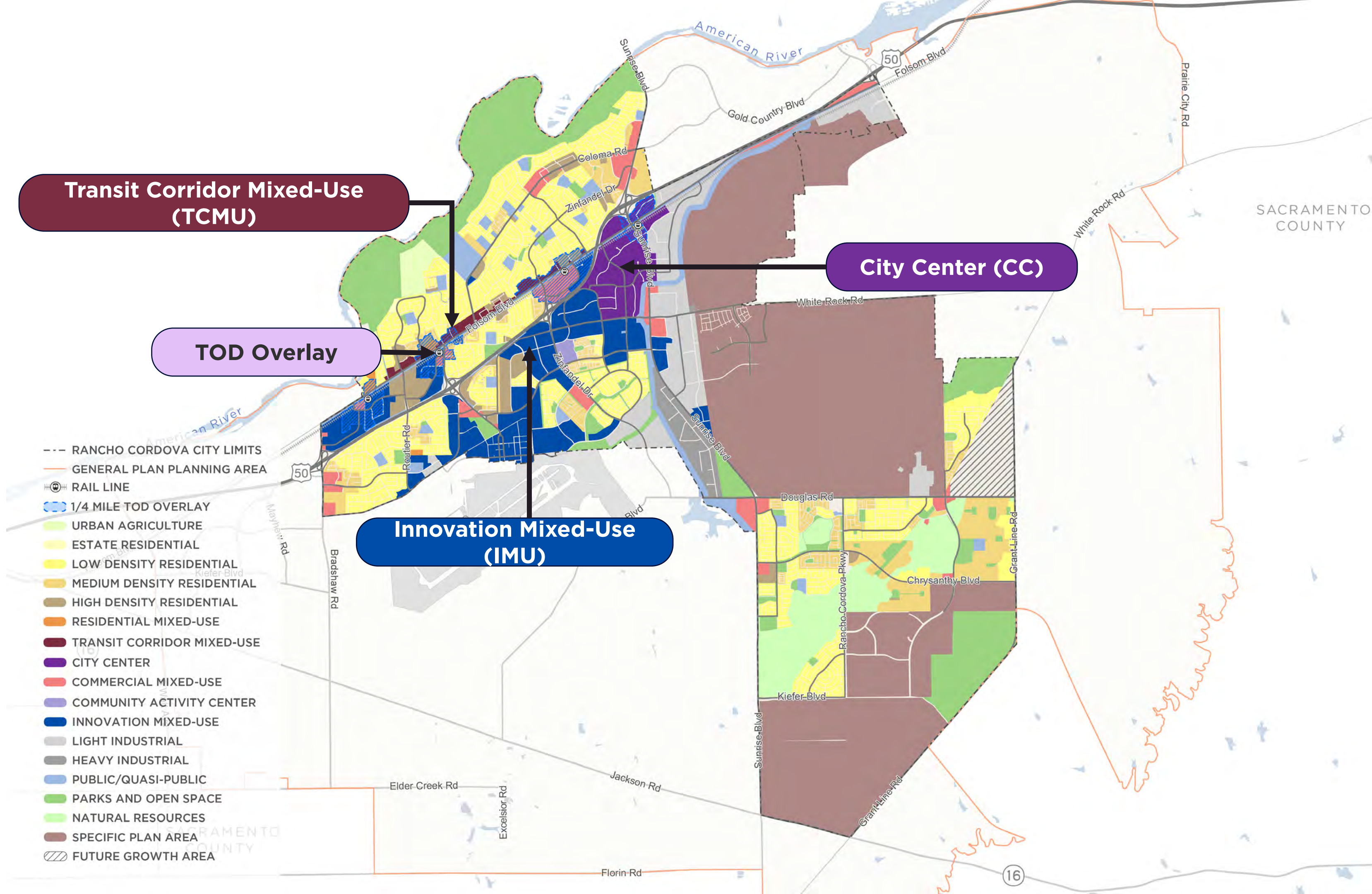
Land Use Alternatives Process



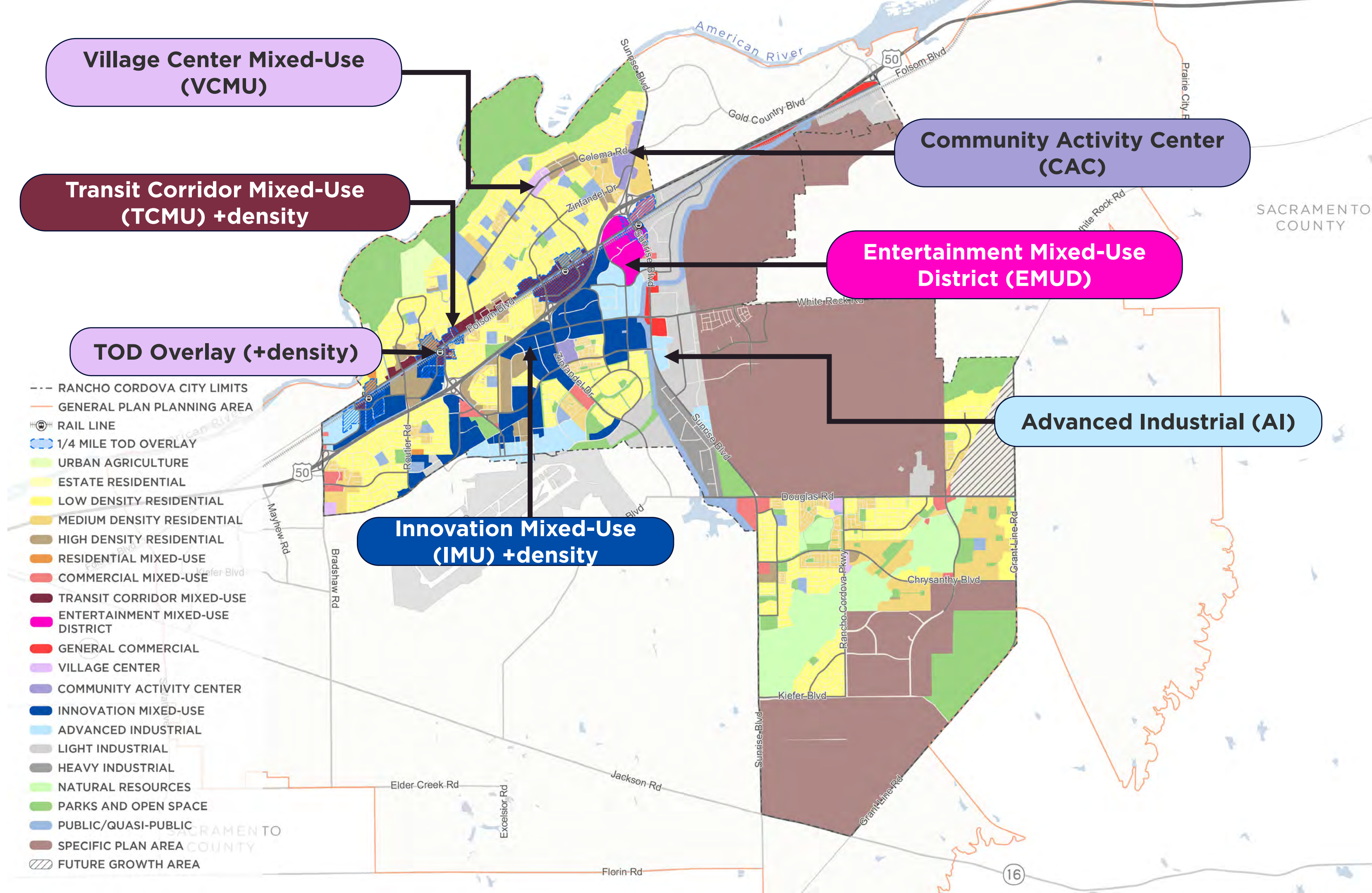
BASE ALTERNATIVE



ALTERNATIVE A



ALTERNATIVE B





Planning Strategies

5 Planning Strategies for the Land Use Alternatives

Planning Strategy #1: Reimagining Office Parks

Planning Strategy #2: Removing Barriers to Redeveloping Folsom Blvd

Planning Strategy #3: Reenvisioning a Downtown

Planning Strategy #4: Activating Commercial Centers

Planning Strategy #5: Increasing Housing Choices in Infill Areas

Strategy #1: Reimagining Office Parks

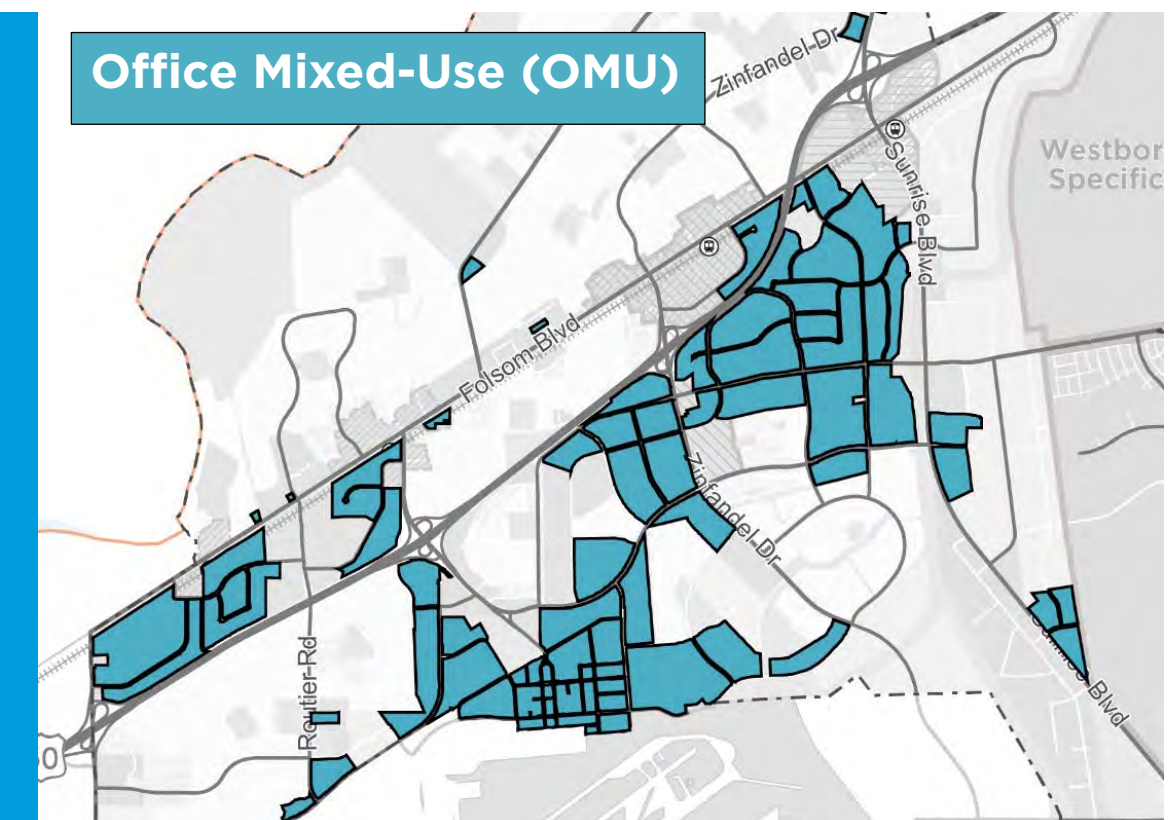


Why reimagine office parks?

Rancho Cordova's office vacancy rate is nearly twice the regional average — creating both an urgent challenge and a major opportunity to reimagine underutilized land.

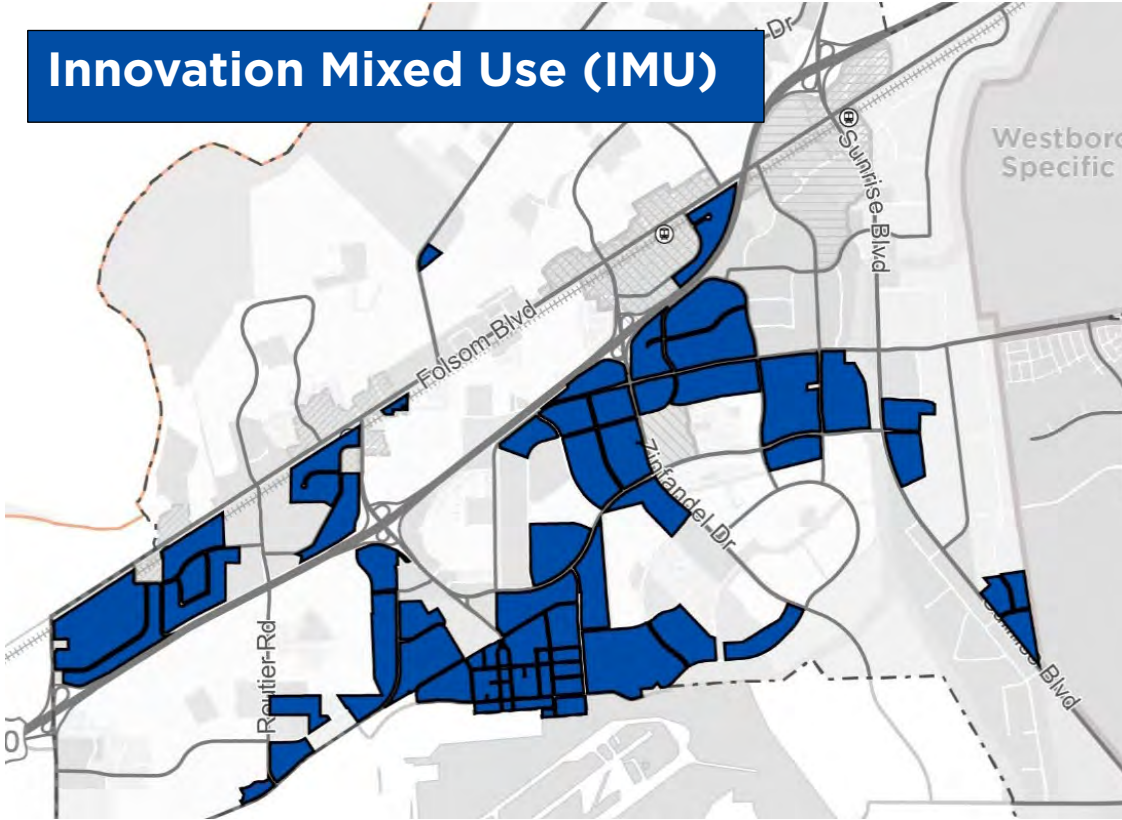
Base Alternative

- Allows office, light industrial, residential, and commercial
- Projects must include at least 50% office, limiting flexibility for housing, commercial, entertainment, etc.
- Density of 2.1–18 units/acre limits multifamily



ALTERNATIVE A: Flexible Approach to Office Parks

Innovation Mixed Use (IMU)



- **Innovation Mixed-Use (IMU)** replaces Office Mixed-Use (OMU)
- **More flexible uses** - allows mixed-use or standalone office, light industrial, residential, commercial, and entertainment
- **Increased density** of 20-40 units/acre
- Requires **amenities** such as plazas, gathering spaces, wide sidewalks

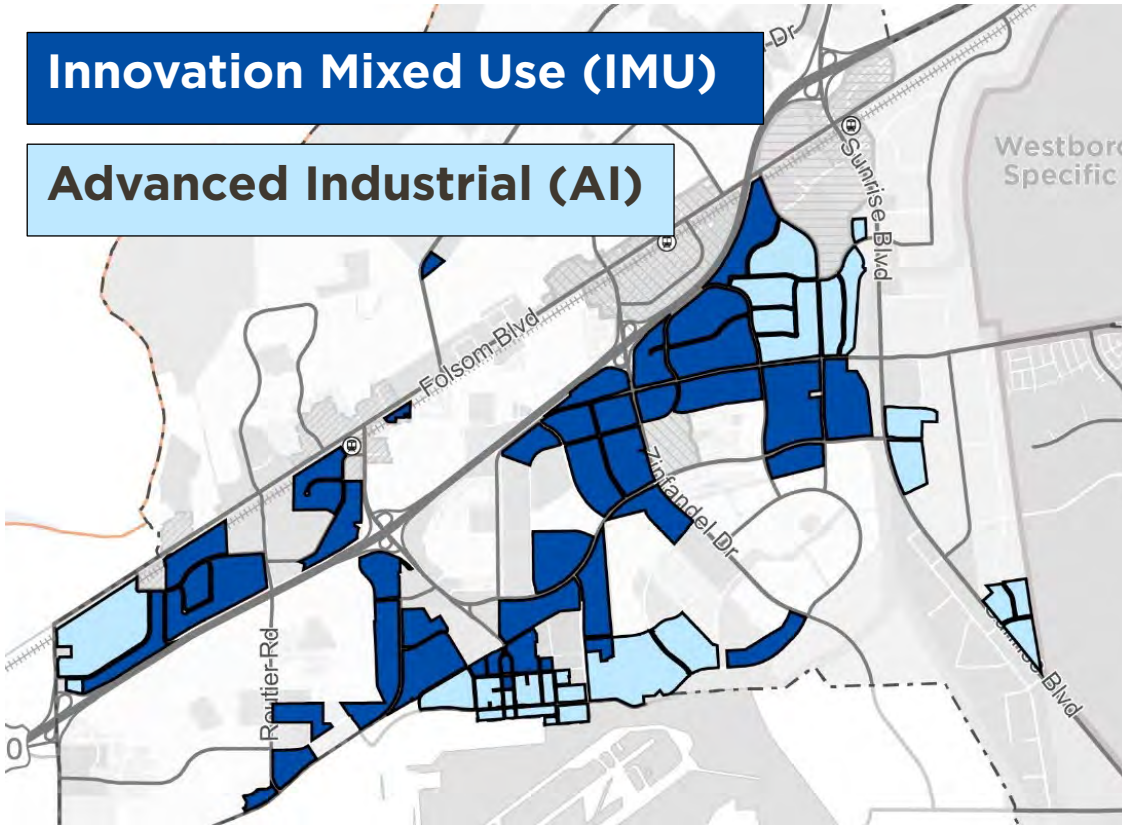


Innovation Mixed-Use continues to encourage office, light industrial, and new innovative employment uses.



Innovation Mixed-Use allows for standalone residential or mixed-use developments at densities of up to 40 units/acre.

ALTERNATIVE B: Flexible in Some Areas, Preserves Job Areas



- **Innovation Mixed-Use (IMU)** replaces most Office Mixed-Use (OMU) at **increased density** of 20-80 units/acre
- **Advanced Industrial (AI)** preserves areas for employment-only



Designates 450 acres as Advanced Industrial for employment uses only.



Innovation Mixed-Use allows for denser residential or mixed-use developments up to 80 units/acre.

Strategy #2: Removing Barriers to Redeveloping Folsom Boulevard



Why remove barriers?

Folsom Boulevard's prime location along light rail makes it a natural candidate for revitalization — but zoning barriers and safety perceptions stand in the way.

Base Alternative

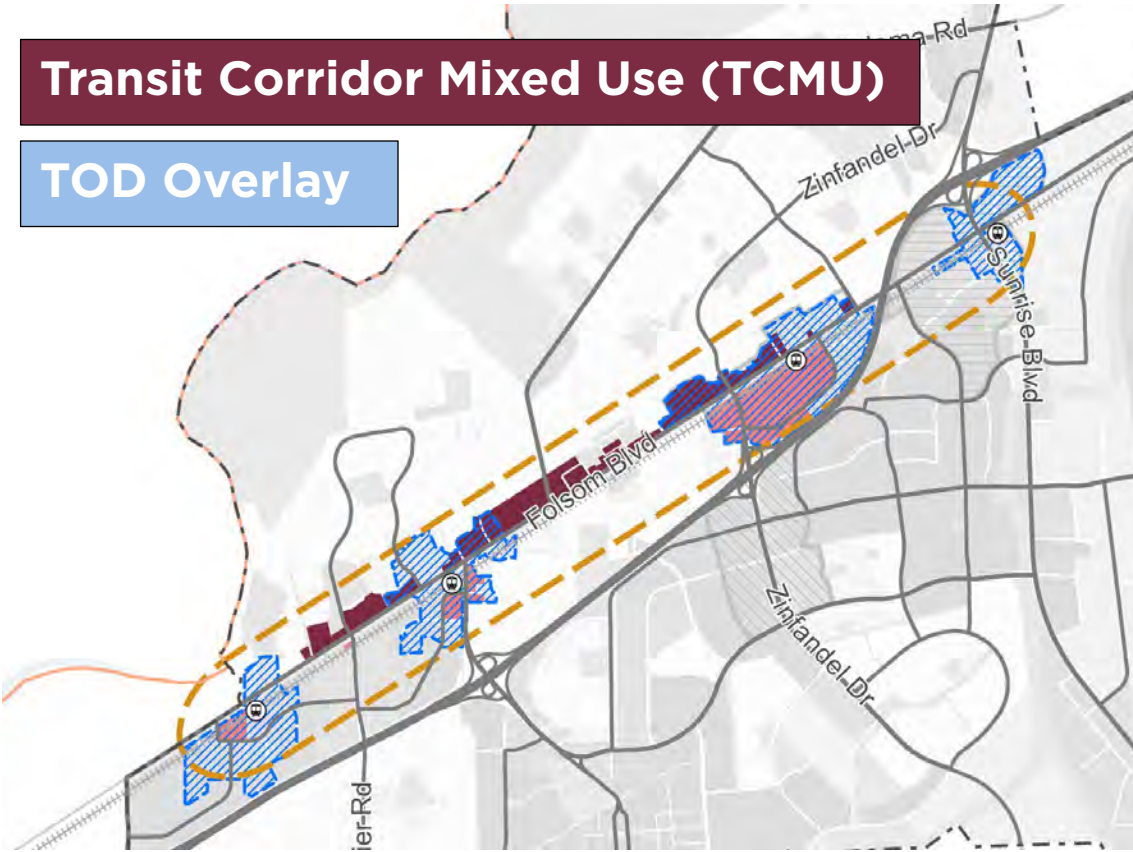
- **Commercial Mixed-Use (CMU)** allows housing as part of mixed-use projects, with commercial on at least 50% of the ground floor.
- Densities limited to **18 units/acre**, with up to 80 units/acre allowed only within the TOD overlay near transit stations.
- Prioritizes a commercial corridor; constrains new housing.



ALTERNATIVE A: Transit Corridor Mixed Use

Transit Corridor Mixed Use (TCMU)

TOD Overlay



- **Transit Corridor Mixed-Use (TCMU)** replaces CMU on north side
- **More flexible:** allows mixed-use or standalone residential or commercial
- **Increased density** of 10–40 units/acre, while maintaining up to 80 units/acre within TOD overlay areas.
- **Goal:** make it easier to build housing to increase foot traffic for local businesses, improve safety, and attract investment.

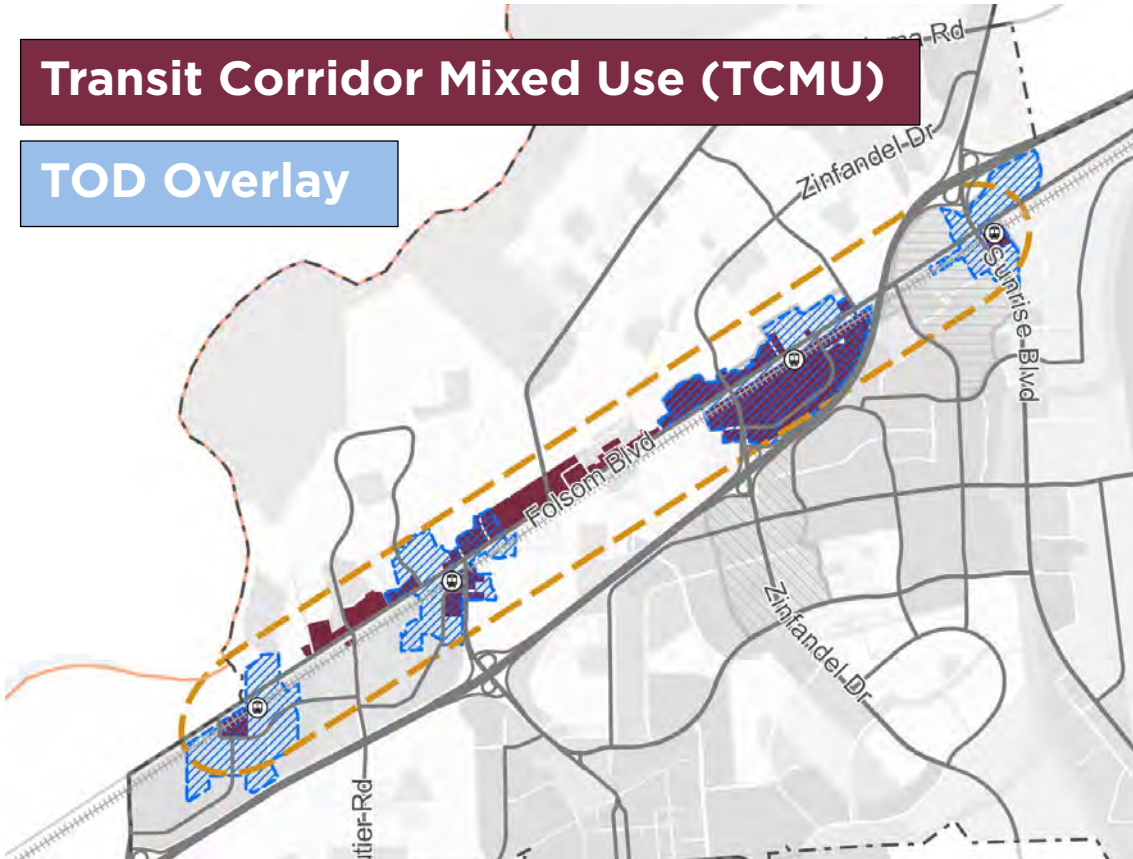


Transit Corridor Mixed-Use allows housing and mixed use up to 40 units/acre.



The **TOD Overlay** allows housing and mixed use up to 80 units/acre.

ALTERNATIVE B: Transit Corridor Mixed Use (Higher Densities)



- Extends **Transit Corridor Mixed-Use (TCMU)** to parcels south of Folsom Boulevard.
- **More flexible:** allows mixed-use or standalone residential or commercial uses
- **Increased density** of 20–60 units/acre, and 100 units/acre within TOD overlay areas.
- **Goal:** more flexibility to build urban housing types



Transit Corridor Mixed-Use allows housing and mixed use up to **60 units/acre**.



The **TOD Overlay** allows housing and mixed use up to **100 units/acre**.

Strategy #3: Reenvisioning the Downtown

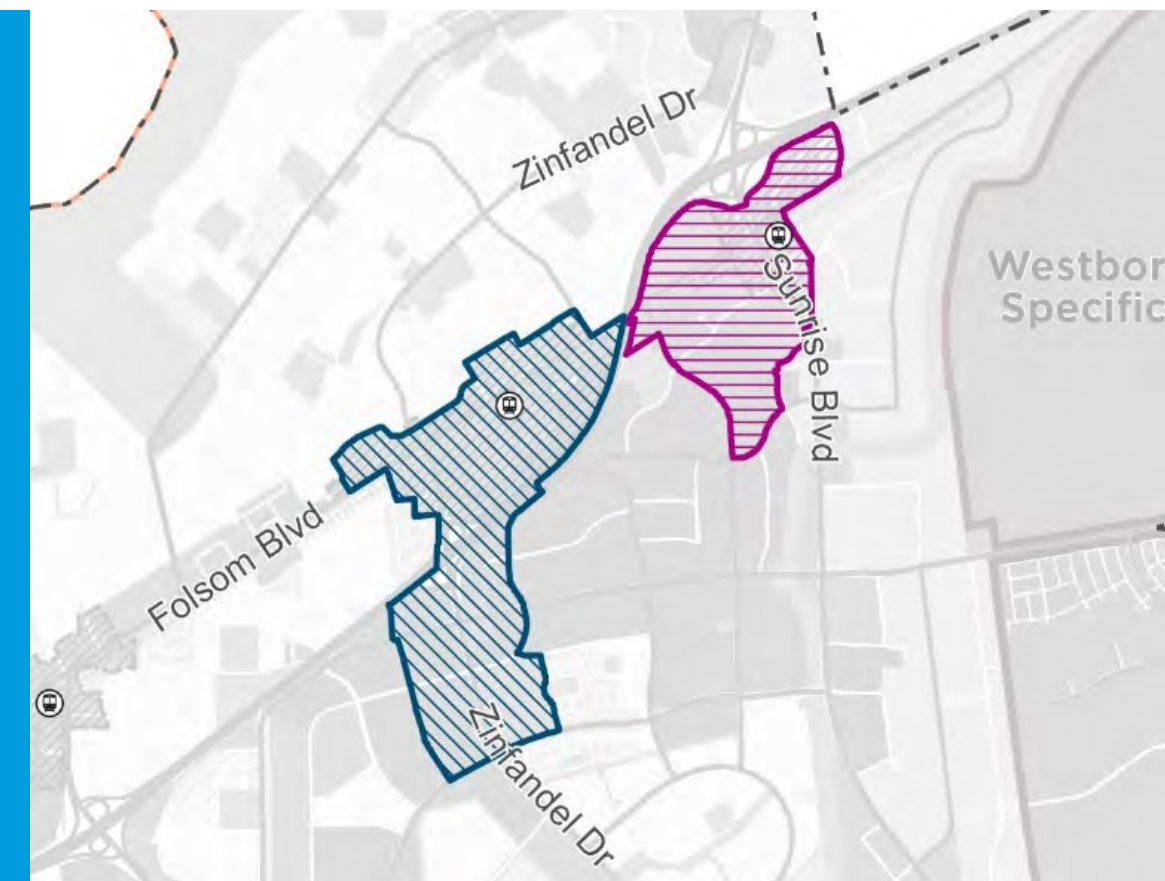
What is Rancho Cordova's Vision for a Downtown?

Rancho Cordova has never had a downtown — should the city maintain the vision for a new downtown along Zinfandel Boulevard or pursue a new downtown anchored by the arena? Do we even need a downtown?

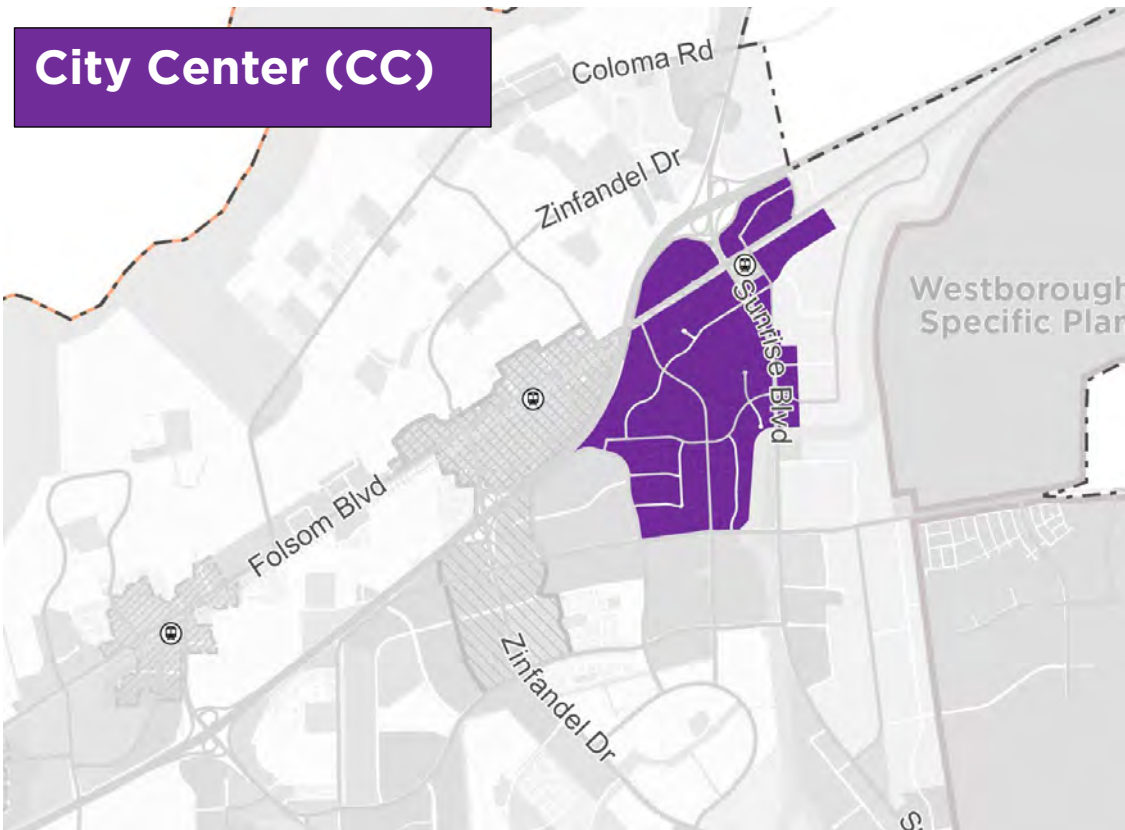


Base Alternative

- **Downtown Planning Area (DPA)** along Folsom Boulevard, Olson Drive, and south to International Drive.
- **Convention Overlay** applies near Folsom and Sunrise Boulevards to support a convention center district with hotels, restaurants, meeting space, and entertainment uses.



ALTERNATIVE A: Expansive New City Center



- **New City Center (CC)** Designation replaces the Convention Overlay and Downtown Planning Area.
- Expands beyond the footprint of the proposed arena to create a larger **Downtown District**
- Allows entertainment, hotels, retail, restaurants, offices, housing, and amenities at the **highest densities and intensities**, with tall buildings shaping the city's skyline.



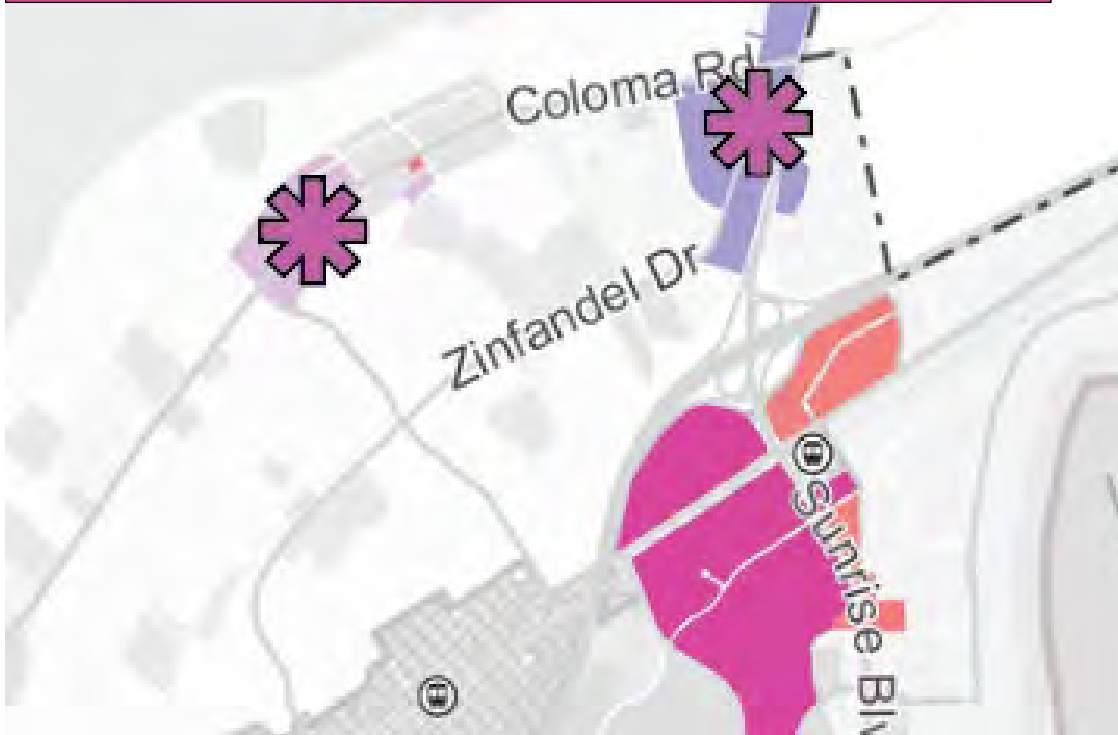
The proposed arena and surrounding development can move forward under all alternatives.



Creates a larger downtown district that provides entertainment, hotels, shops, dining, and housing in a walkable, transit-friendly setting.

ALTERNATIVE B: Entertainment District + Multiple Centers

Entertainment Mixed Use District (EMUD)



- **Entertainment Mixed-Use District (EMUD)** replaces the Convention Overlay near the proposed arena
- **Smaller footprint** than Alternative A's City Center.
- Shifts from a single Downtown to **multiple mixed-use activity centers** across the city.



The proposed arena and surrounding development can move forward under all alternatives.



*Alternative B focuses on creating new **activity centers** in neighborhoods throughout the city.*

Strategy #4: Activating Commercial Centers

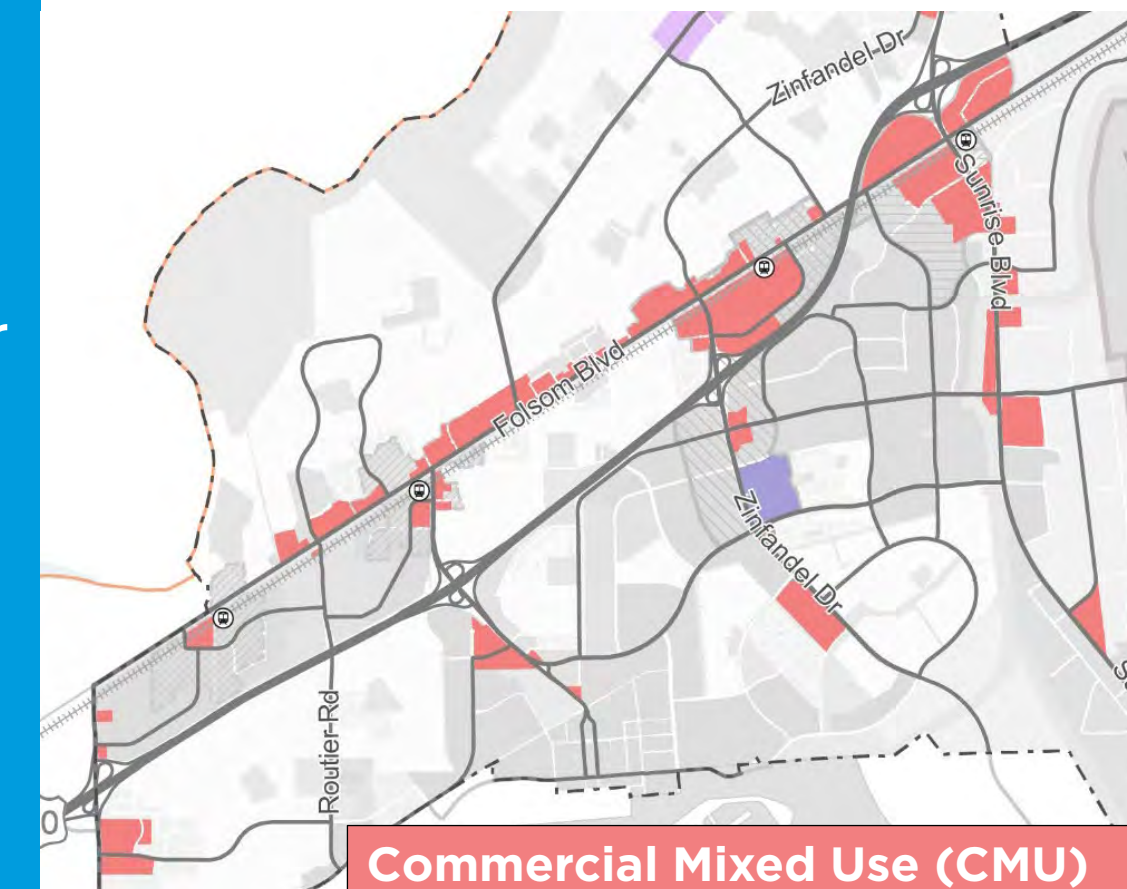


How can the city encourage vibrant gathering places?

The city's 'building blocks' vision for walkable neighborhood centers has succeeded in new growth areas, but older commercial corridors have yet to transform into the vibrant gathering places residents are asking for.

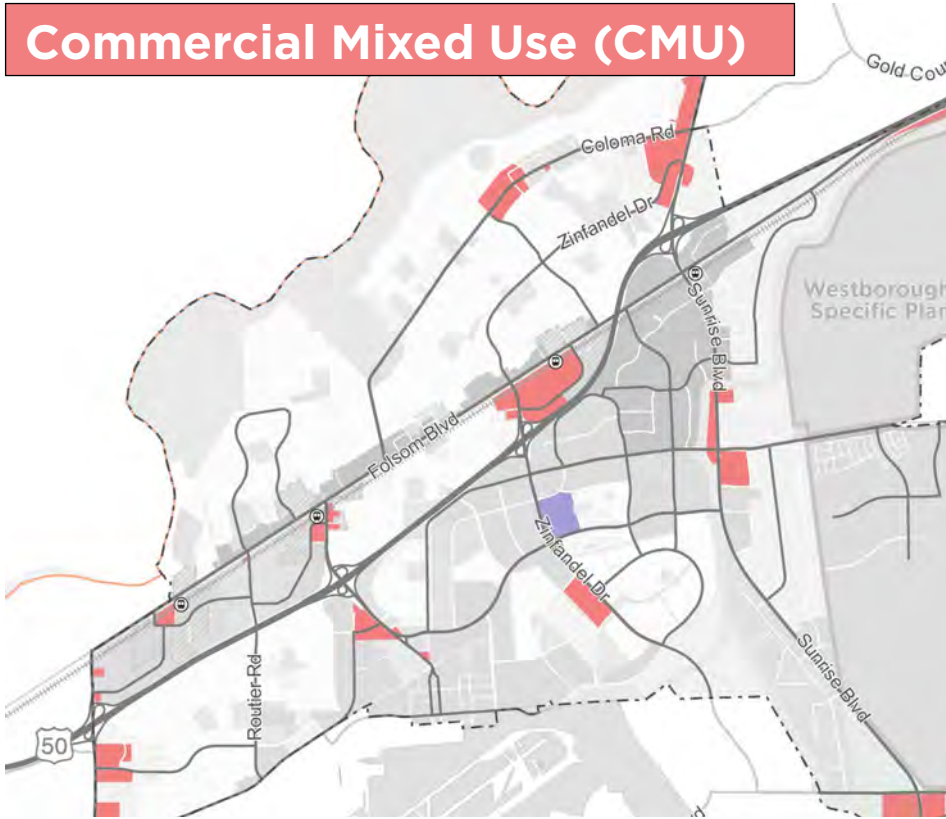
Base Alternative

- Most shopping centers designated **Commercial Mixed-Use (CMU)**
- Commercial Mixed-Use (CMU) allows housing as part of mixed-use projects, with **commercial on at least 50%** of the ground floor
- Density range of **2.1- 18 units/acre**
- Prioritizes commercial; constrains new housing
- Village Center (VC) and Local Town Center (LTC) use prescriptive form-based zoning for pedestrian-oriented design



ALTERNATIVE A: More Flexible Commercial Mixed Use

Commercial Mixed Use (CMU)



- Designates all shopping centers as **Commercial Mixed-Use (CMU)**
- **Removes the 50%** ground-floor **commercial** requirement.
- Increases density to 10–30 units/acre (from 2–18 units/acre).
- Allows standalone residential alongside existing commercial uses
- Expands housing options and supports revitalization of aging centers without restrictive design standards.



More flexible **Commercial Mixed-Use** designation allows for standalone residential to be integrated into shopping centers, similar to the Stone Creek development.

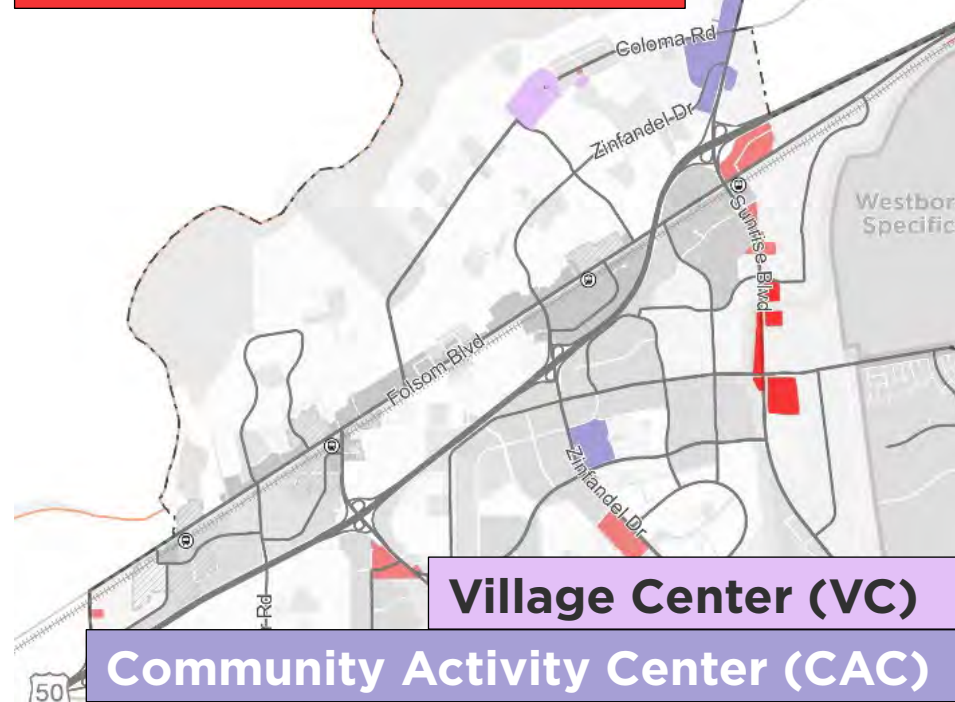


Increased density allows for housing at up to 30 units/acre in the **Commercial Mixed-Use** designation.

ALTERNATIVE B: Higher Density, Mixed-use Activity Centers

Commercial Mixed Use (CMU)

General Commercial (GC)



- **General Commercial (GC)** for areas unsuitable for housing
- Retains Village Center (VC) and Community Activity Center (CAC) at Sunrise Blvd/Coloma Rd.
- Increases allowed densities: VC to 18–30 units/acre and CAC to 18–40 units/acre (up from 6.1–18).
- Revises form-based standards and removes barriers to support walkable, vibrant mixed-use and neighborhood destinations



General Commercial is applied to areas where only commercial is allowed.

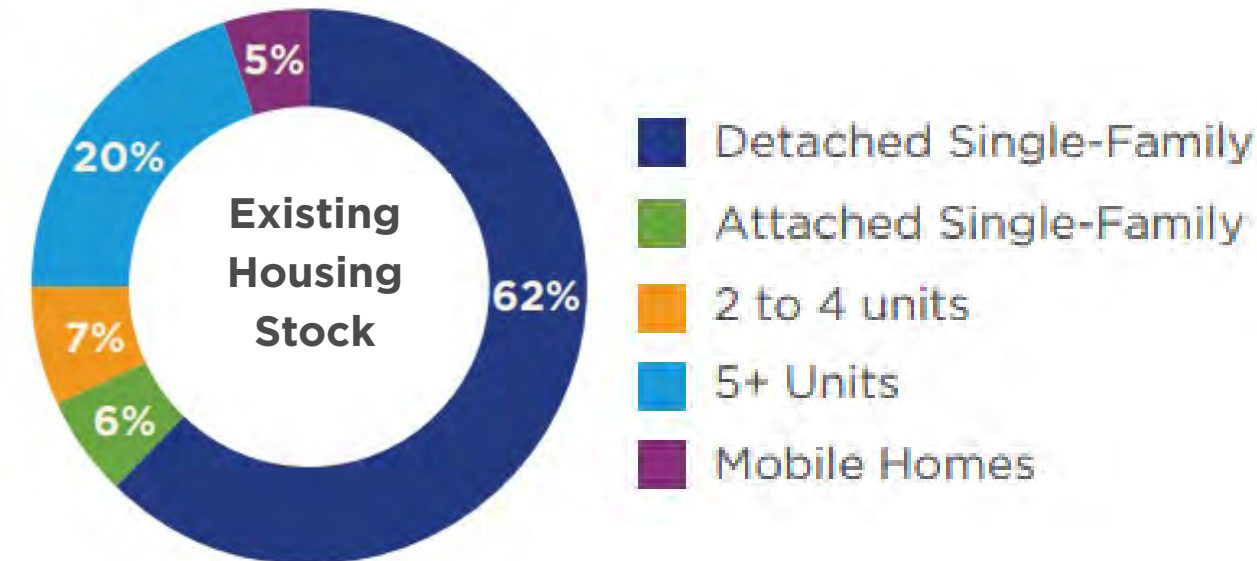


Village Centers and Community Activity Centers are designed around **active gathering spaces**



Housing up to **40 units/acre** with **commercial on the ground floor** is permitted in the Village Center and Community Activity Center

Strategy #5: Increasing Housing Choices in Infill Areas



Why Housing Choice Matters

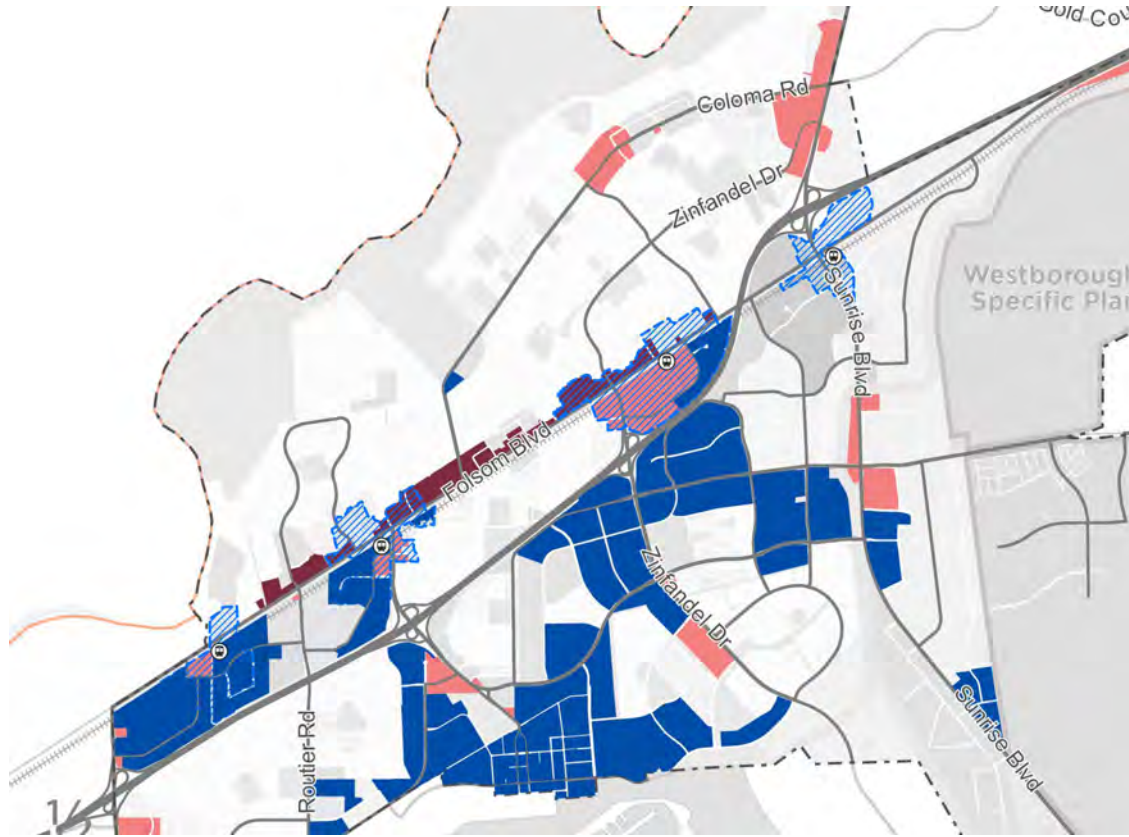
With over 60 percent of housing stock composed of single-family homes, expanding housing variety is key to supporting residents at all income levels and stages of life.

Base Alternative

- Maximum density of **18 units/acre** in mixed-use designations allows single family and townhomes (TOD allows 80 units/acre)
- **Standalone multifamily housing is restricted** (OMU requires 50% office; CMU requires 50% ground-floor commercial), limiting housing flexibility while preserving commercial/office uses.



ALTERNATIVE A: Greater Housing Density and Variety



- Supports more multifamily housing while limiting single-family
- Removes restrictions on standalone residential and increases densities to expand infill housing options.
- Transit Corridor Mixed-Use (TCMU) on Folsom Boulevard (10–40 units/acre; up to 80 near transit under TOD).
- Innovation Mixed-Use (IMU) in office parks (20–40 units/acre) and allows up to 100 units/acre in the City Center.

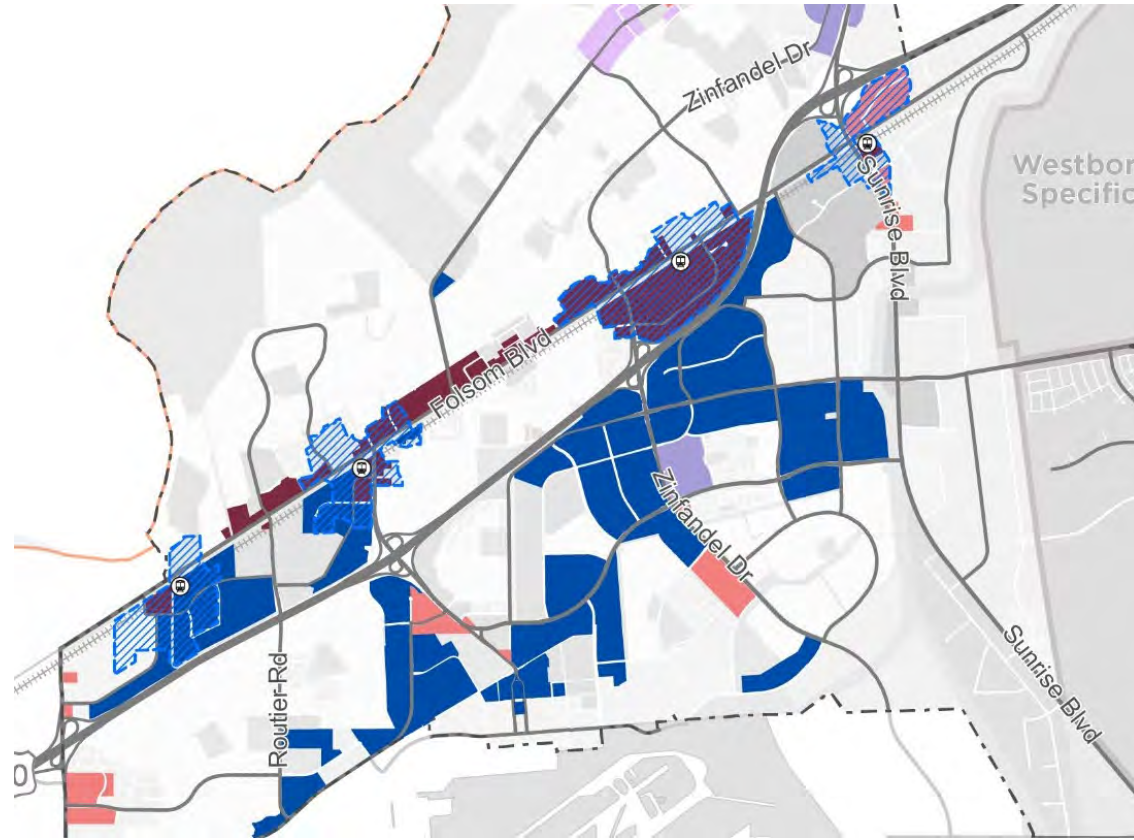


Densities of up to **40 units/acre** in the **Transit Corridor Mixed-Use** and **Innovation Mixed-Use** allow a broader range of housing types.



The **TOD Overlay** allows for housing and mixed use up to **80 units/acre**.

ALTERNATIVE B: Greatest Housing Density and Variety



- Removes standalone housing restrictions and allows slightly higher maximum densities in infill areas than Alternative A.
- Permits 20–60 units/acre in TCMU areas along Folsom Boulevard.
- Allows 20–80 units/acre in IMU-designated office parks.
- Increases densities in Village Center (18–30 units/acre) and Community Activity Center (18–40 units/acre)



Densities of up to **60 units/acre** in the **Transit Corridor Mixed-Use** and **Innovation Mixed-Use** allow a broader range of housing types.



The **TOD Overlay** allows for housing and mixed use up to **100 units/acre**.



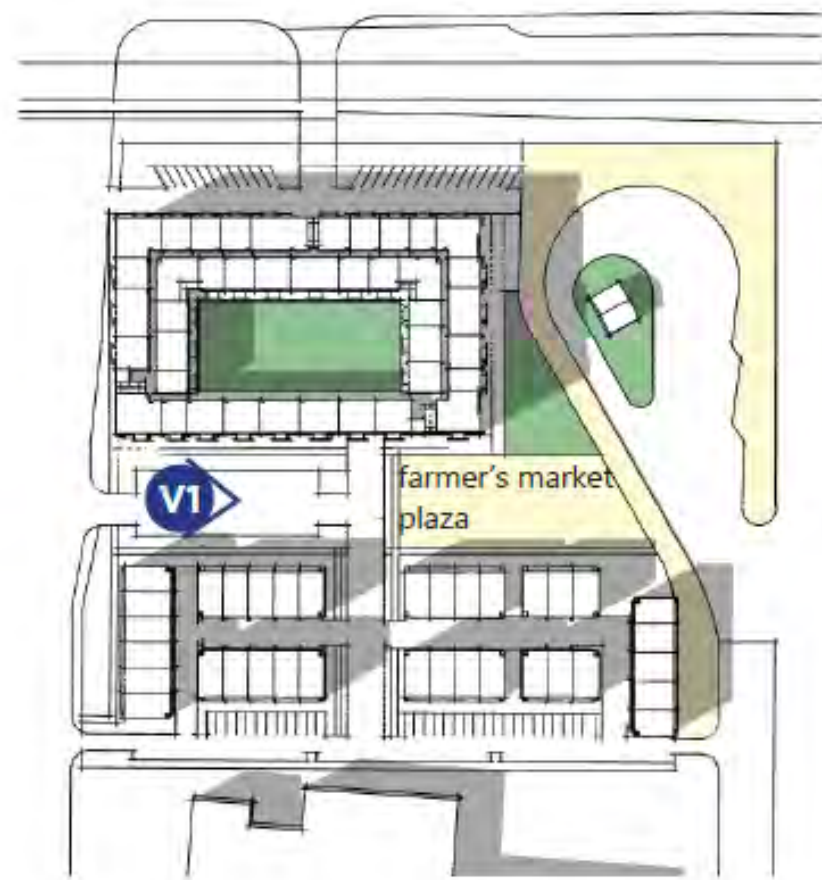
Mixed Use and Multifamily Housing Study

Mixed-Use and Multi-Family Housing Study

- Focused mixed-use and multi-family housing within the City's designated Green Zones
- Identify regulatory and financial barriers to infill Development
- Recommend targeted updates to support housing production

Sunrise Station Concept 1

100% Residential
Approximately 50 units/ac, 1.10 FAR





WHAT DO YOU THINK? Time to get your feedback!

Six Stations.....

1. Reimagining office parks
2. Removing barriers to redeveloping Folsom Blvd.
3. Reenvisioning the downtown
4. Activating commercial centers
5. Increasing housing choices in infill areas
6. Mixed-Use and Multi-Family Housing Study

PLANNING STRATEGY #1 - REIMAGINING OFFICE PARKS

Imagine living close to where you work and being able to walk to shops, cafés and the dry cleaner. Meeting friends and neighbors in nearby parks. Our office parks don't have to sit empty—they could become lively, mixed-use neighborhoods full of energy and opportunity. **What if our office parks could be so much more?**

BASE ALTERNATIVE

- Restrictive Office Requirements:** Maintains current restrictions requiring 50 percent of office space in any development, which limits the ability to add housing or retail to office parks.
- Low Density Limits:** Low density limits (2-18 units/acre) prevent multifamily housing in underutilized office areas.

OFFICE MIXED-USE (OMU)

Predominately office and light industrial, but allows commercial and residential at 2-18 units/acre if office is at least 50 percent of the development's square footage.



Office Mixed-Use projects focus on the office user by requiring new development to include at least 50 percent of the square footage as office.

Office Mixed-Use FAR: 0.25-1.5 FAR

Office Mixed-Use Density: 2-18 units/acre

ALTERNATIVE A

- Removes Office Mandate:** Removes the 50 percent office requirement, allowing office parks to transform into mixed-use neighborhoods with housing, retail, and more.
- Moderate Density Increase:** Increases density to 20-40 units/acre, enabling multifamily housing near employment centers.

INNOVATION MIXED-USE (IMU)

Replaces the OMU. Emphasis remains office and light industrial, but mixed-use standalone commercial and residential at 20-40 units/acre are allowed.



Innovation Mixed-Use allows for standalone residential development or mixed-use developments at densities of up to 40 units/acre (e.g., 3-2 story apartments).

Innovation Mixed-Use FAR: 0.25-0.8 FAR

Innovation Mixed-Use Density: 20-40 units/acre

ALTERNATIVE B

- Preserves Employment-Only Areas:** Balances mixed-use transformation with job preservation through the new advanced industrial designation.
- Most Flexible Densities:** Provides the most flexibility with densities up to 80 units/acre in some areas, maximizing housing opportunities near jobs.

INNOVATION MIXED-USE (IMU)

IMU allows for housing and mixed-use at up to 80 units/acre.



Innovation Mixed-Use allows for housing and mixed-use developments at higher densities of up to 80 units/acre, allowing more urban housing types to be built in office parks.

Innovation Mixed-Use FAR: 0.25-0.8 FAR

Innovation Mixed-Use Density: 20-80 units/acre

ADVANCED INDUSTRIAL

Preserves areas for employment uses only.



Employment uses are allowed anywhere in the IMU designation, but Alternative B preserves 400 acres for employment uses only by designating them **Advanced Industrial**.

1 STEP ONE: PICK YOUR FAVORITE ALTERNATIVE by placing a sticky dot below.

2 STEP TWO: WHAT WOULD YOU WANT TO SEE IN A REIMAGINED OFFICE PARK? What elements from the alternatives above stood out? What's missing? Share your thoughts on a sticky note below.



To join our mailing list and to participate in the planning process, go to www.yourcityrc2050.org to visit the project website.



Rancho Cordova's General Plan Update

Welcome to the City of Rancho Cordova General Plan Update website! As we embark on updating our General Plan, this site serves as your resource to provide input, track progress, review documents, and engage in this important project.

Our current General Plan from 2006 no longer reflects today's realities. With new housing, evolving business needs, and changing transportation habits, it's time to prepare for the future. What will the next 20 years bring for Rancho Cordova amidst state and regional trends? How will new technologies reshape our lives?

Your input is crucial. Share your vision for Rancho Cordova's future. What do you cherish about our city? What challenges and opportunities do you foresee? Participate in open houses and online discussions to ensure our updated General Plan reflects the values and priorities of all residents and businesses. Together, let's shape the future of our community. Learn more [HERE](#).

THANKS FOR SHARING YOUR INPUT DURING THE FIRST PHASE OF OUTREACH!



The [Phase 1 Community Outreach Summary Report](#) capturing input from all of the community events in the initial phase of the General Plan effort is available [HERE](#). This input will inform the next phases of the General Plan Process, including the development of a Vision Statement and Guiding Principles. Stay involved by joining us

Upcoming Events



Community Workshop #2
Feb 19, 2025

Project Updates



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Thank You