

City of Rancho Cordova

This is the third in a series of articles featuring local governments that are using Blueprint Project principles in built projects, plans or general plans. In April, SACOG Director Linda Budge gave presentations to the Cap-to-Cap delegation in Washington, D.C. and to the SACOG Board regarding Rancho Cordova's smart planning that incorporates Blueprint principles.

BUILDING A UNIQUE SENSE OF COMMUNITY IS A worthy challenge many new cities, including Rancho Cordova, must face. Through comprehensive civic engagement activities, similar to those used in the Blueprint Project, Rancho Cordova has developed a Draft General Plan rooted in good growth principles that accomplish this feat.

According to Linda Budge, SACOG Director and member of the Rancho Cordova City Council, development of the City has been an on-going

process for the last 150 years. "The real challenge is the transition of Rancho Cordova from a suburb to infusing it with a downtown center on Folsom Boulevard," she said. "Luckily, Blueprint hit us at exactly the right time, as we develop our first General Plan."

Rancho Cordova's Draft General Plan focuses primarily on good growth in infill areas, such as the Folsom Boulevard corridor near the American River Parkway. By including mixed-use and transit-oriented zoning, the Draft Plan promotes an increase in alternative transportation modes, including transit, walking and bicycling, and a decrease in vehi-

ular traffic. Once the Draft Plan is adopted, a comprehensive zoning code will follow.

To create an exceptional community space, Rancho Cordova officials plan to include a central city hall and civic center space, interconnected street grid networks, business park development for accessible work opportunities, and plenty of amenities.

To make the Draft General Plan vision a reality, city officials have set up clear goals and processes. Through a series of public input workshops and guidance from Blueprint's smart growth principles, a new General Plan and Vision Guide were created to help guide the process. In fact, Rancho Cordova will soon have a brand new development to show for all their hard work.

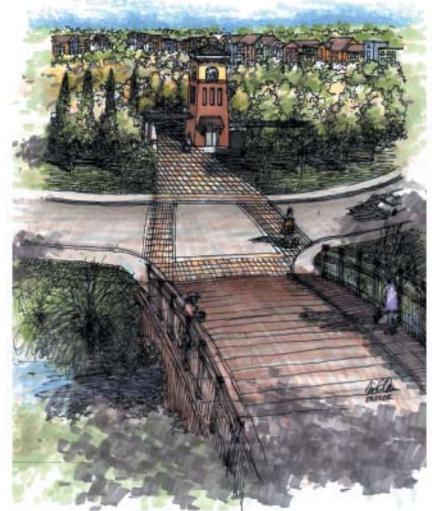
Capital Village, a 150-acre development by Beazer Homes and architectural firm Jeffery DeMure & Associates, between Zinfandel Drive and Prospect Park Drive, embodies the principles of smart growth, and will break ground in May. Based on a village concept, the center of Capital Village will be primarily commercial, featuring stores, offices, restaurants, and other services. Neighborhoods containing a mix of 850 for-sale residential dwellings,

ranging from single-family to multi-family homes, will surround the village center. Among several appealing features, Capital Village will make it easy for residents to walk to work, as several large companies including E-trade, Vision Service Plan and Delta Dental are within walking distance.

Specific residential plans for Capital Village also include live/work units, bungalows, cottages, townhomes, and brownstones that include a unique aesthetic touch—alley-loaded garages, similar to those in the Curtis Park neighborhood of Sacramento.

As with all successful good growth ventures, Rancho Cordova's vision requires a solid foundation of community stakeholder interests and consistency throughout implementation.

Can communities grow from a single vision? Rancho Cordova is proving they can thrive.



Neighborhood parks, trails, bike paths, and a pedestrian-centered downtown are amenities Rancho Cordova intends to provide.

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Nearby schools and regional retail opportunities improve accessibility to work and leisure activities. Illustrations: Jeffery DeMure & Associates.