



# Rancho Cordova

Rancho Cordova, CA



Client  
The City of Rancho Cordova

Size  
470 Acres

Services  
Coordination of Public Design  
Charrette  
Preparation of a Specific Plan  
Preparation of a Form-based  
Code  
Street and Park Design

Designed  
2004

Construction  
In progress

Rancho Cordova, as a newly incorporated City, has defined an aggressive Vision: “Build a City”. Its implementing themes are equally compelling – Placemaking, Catalyst for Change, Great Ideas, Land Use Change, and Services for Quality of Life.

Since Rancho Cordova is not a traditional City, built around an historic downtown, the long-term strategy is to create a unique urban form, composed of multiple centers, each designed to contribute a complementary role in the way the City functions. This future urban form reflects many of the individual visions defined for land use, urban design, economic development, housing, circulation, and open space, natural, and cultural resources. Further, these centers are united by a set of twelve Guiding Principles. Such an approach to urban form relies on a

hierarchy of activity centers that responds to the diverse residential, commercial, employment, and recreational needs of this growing community. Capital Village represents one of the first dynamic opportunities to implement the multiple centers concept.

The City determined that a Charrette process was the best means to test and validate the Capital Village Development Program and Urban Design Plan.

The City’s Vision and Guiding Principles were used as the bases for developing the alternative plans, along with the fundamental economic requirements of the project. Forging consensus and concurrence allowed a “Win-Win” for all parties, and the ability to maintain project momentum was attained.