Rancho Cordova City Council Approves Downtown Dova Development

Approval advances plans for 7,500-seat arena, two professional arena soccer teams, housing, and a year-round destination fostering entertainment and community

Rancho Cordova, CA (November 3, 2026) – The City of Rancho Cordova and KozPure, the developer behind Downtown Dova, today announced the City Council's approval of the project's development agreement and financial participation agreement. The decisions complete a series of key City Council actions advancing plans for a new destination for sports, entertainment, housing, and economic opportunity, bringing the development one step closer to groundbreaking.

The approvals establish a framework for the City and KozPure to move forward with the development, outlining the responsibilities, financial participation, and commitments involved in bringing Downtown Dova to fruition. The project will be primarily privately financed, along with the city's financial performance-based participation through a combination of building fee waivers, City payment of development impact fees, and sharing future revenues from the project. This combination is designed to support the development and its long-term economic contributions to Rancho Cordova. Together, these agreements represent an important step in a collaborative process shaped by years of planning, public engagement, and coordination between City leadership, KozPure, and its development partners.

"This is an exciting moment for Rancho Cordova and a significant step forward for the future of our city," said Garrett Gatewood, Mayor of Rancho Cordova. "Downtown Dova represents an opportunity to create something truly special for our residents, local businesses, and the generations that will follow. With groundbreaking now on the horizon, we're looking forward to seeing the next chapter of Rancho Cordova's growth begin."

"We've always believed in the potential of Rancho Cordova, and we're ready to show people what's possible here," said Joshua Wood, Co-Founder and CEO of KozPure. "We are blessed to be able to build the downtown in the City we call home. We have a lot of work ahead and are hyper-focused on ensuring that this project is built at the highest quality for our community."

"There's a lot of excitement surrounding Downtown Dova, and now it's about delivering on that excitement," said Charanjeet "Charlie" Tiwana-Purewal, Co-Founder, President, and COO of KozPure. "We're now focused on getting shovels in the ground and building something that

reflects the pride of this community and gives the people of Rancho Cordova the downtown they deserve."

At the heart of Downtown Dova will be Dova Arena, a 7,500-seat multipurpose venue set to become home to two professional arena soccer teams competing in the Major Arena Soccer League (MASL). Awarded to KozPure in 2025, the men's and women's franchises will bring professional indoor soccer back to the Greater Sacramento region, introducing a new generation of fans to the fast-paced, high-scoring excitement of arena soccer. Competing as part of MASL's expanding network of teams across the United States and Mexico, the franchises will connect Rancho Cordova to a league featuring international talent while creating opportunities for local men and women to pursue professional soccer careers.

Beyond professional sports, Dova Arena will welcome concerts, family entertainment, and community celebrations, establishing a year-round destination for residents and visitors throughout the Greater Sacramento region. The broader Downtown Dova district will introduce housing, hotels, restaurants, retail, and public gathering spaces, supporting local businesses, creating jobs, and generating economic activity while offering residents new places to live, work, and spend time.

"Getting to this point has taken years of planning, conversations and hard work," said City Manager Micah Runner. "Downtown Dova has the potential to bring something new to Rancho Cordova, while also creating jobs, supporting our local economy and bringing more people into our city. We're excited to see the project move into this next phase."

The November 2nd approvals follow several significant milestones in the project's development, including the Rancho Cordova Planning Commission's unanimous recommendation in September and the City Council's October 26th approval of the arena's major design review, land transfer agreement, and environmental determination. Together, these actions have advanced Downtown Dova through critical stages of the City's public review and approval process.

With these approvals secured, KozPure and its development partners will move forward with final preparations for construction, with work expected to begin as soon as weather, site conditions, and remaining requirements allow. Dova Arena is currently targeting an opening in the first quarter of 2028. The arena and surrounding public plaza will anchor the first phase of Downtown Dova, laying the foundation for a larger mixed-use district that will introduce new residential, hospitality, retail, and entertainment offerings in subsequent phases.

The City of Rancho Cordova and KozPure extend their sincerest appreciation to the City Council, Planning Commission, City staff, development partners, and community members whose contributions and engagement have helped advance the project.

For more information about Downtown Dova and future project updates, visit www.downtowndova.com or Downtown Dova | City of Rancho Cordova.

About Downtown Dova

Downtown Dova is a privately funded mixed-use sports and entertainment district in Rancho Cordova, California, developed by KozPure Development. The district is designed to be a new downtown for the region and a gathering place for the whole community, anchored by a multipurpose arena for professional sports, concerts and community events.

About the City of Rancho Cordova

The City of Rancho Cordova incorporated on July 1, 2003, becoming the 478th city in California. Since that time, Rancho Cordova is one of the top five fastest growing cities in California—an emerging urban center, with a small-town feel. Over 3,500 businesses employ a workforce of 73,000+, making Rancho Cordova one of the largest employment centers in the Greater Sacramento region, as well as home to the first city-driven AI & Robotics Ecosystem in the nation. The city's over 87,000 residents enjoy a beautiful, six-mile stretch of the American River, a burgeoning arts scene, 26 miles of bike and pedestrian trails, 70 acres of creeks and tributaries, and over 100 (mostly free) events. Whether you call Rancho Cordova an All-America City, Playful City USA, Tree City USA, or Your City, its neighborhoods and business districts reflect innovation, opportunity, diversity, and community.

About KozPure

KozPure is a real estate development firm dedicated to creating transformative projects that bring communities together and drive long-term growth. With expertise in sports and entertainment venues, mixed-use developments, and land development, KozPure delivers projects that combine vision, innovation, and impact. From arenas and hospitality to retail and residential, the company focuses on building vibrant destinations that enhance the local economy and enrich community life.