



Recreation Commission Agenda and Report

General Order of Business

1. Preliminary
 - A. Call to Order
 - B. Salute to the Flag
 - C. Roll Call
2. Consent Calendar
3. Approval of Minutes
4. Public Communications
5. Staff Presentations/Ceremonial Items
6. Action Items
7. Commission Referrals
8. Commission and Staff Communications
9. Adjournment

Order of Discussion

Generally, the order of discussion after introduction of an item by the Chair will include comments and information by staff followed by Recreation Commission questions or inquiries. The applicant, or their authorized representative, or interested citizens may then speak on the item. At the close of public discussion, the item will be considered by the Recreation Commission and action taken.

Consent Calendar

Items on the Consent Calendar (printed on separate sheet) are considered to be routine by the Recreation Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner or citizen so requests, in which event the item will be removed from the Consent Calendar and considered in its normal sequence on the agenda.

Addressing the Recreation Commission

Any person may speak on any item under discussion by the Recreation Commission after receiving recognition by the Chair. Speaker cards will be available at the speaker's podium prior to and during the meeting. To address the Commission, a card must be submitted to the Clerk indicating name, address and the number of the item upon which a person wishes to speak. Speakers are required to line up to conserve time between speakers. When addressing the Recreation Commission, please walk to the rostrum located directly in front of the Commission. State your name and address. In order to ensure all persons have the opportunity to speak, a time limit may be set by the Chair for each speaker. In the interest of time, please limit your comments to new material; do not repeat what a prior speaker has said.

Public Communications

Any person desiring to speak on a matter which is not scheduled on this agenda may do so under the Public Communications section. Please be aware provisions of California Government Code Section 54954.2(b) prohibit the Recreation Commission from taking any immediate action on an item which does not appear on the agenda, unless it meets stringent requirements. The Chair may limit the length of your presentation.



Agenda and Report • Fremont Recreation Commission Meeting • March 7, 2018

Assistance

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 2 working days in advance of the meeting by contacting the Community Services Department at (510) 494-4347.

Information

For Information on current agenda items please contact the Community Services Department at (510) 494-4347.

Copies of the Agenda and Report are available at the Community Services Department administrative office at 3300 Capitol Avenue, Building B and are available at each Commission meeting. In addition, complete agenda packets will be available for review at the Commission meeting or at the Community Services Department office three days prior to Commission meetings.

Information about the City or items scheduled on the Agenda and Report may be referred to:

**Tracey Leung, Executive Assistant
Community Services Department
3300 Capitol Avenue, Building B
Fremont, California 94538
Telephone: (510) 494-4347**

Your interest in the conduct of your City's business is appreciated.

Recreation Commission

John Dutra
Brian Hughes
Mia Mora
Larry Thompson
Pavan Vedere
(Vacant)
(Vacant)

Department Staff

Suzanne Wolf, Community Services Director
Kim Beranek, Community Services Deputy Director
Juan Barajas, Park Superintendent
Kathy Cote, Environmental Services Manager
Esther deLory, Management Analyst II
Jimmy Dilks, Waterpark Revenue & Sales Manager
Matt Herzstein, Waterpark Operations Manager
Irene Jordahl, Recreation Superintendent I
Mark Mennucci, Senior Landscape Architect
Ken Pianin, Solid Waste Administrator
Roger Ravenstad, Parks Planning & Design Manager
Lance Scheetz, Recreation Superintendent I
Damon Sparacino, Recreation Superintendent II

AGENDA
FREMONT RECREATION COMMISSION
REGULAR MEETING
CITY COUNCIL CHAMBERS
3300 CAPITOL AVENUE, BUILDING "A"
FREMONT, CALIFORNIA 94538
March 7, 2018
7:00 P.M.

1. PRELIMINARY

- A. Call to Order**
- B. Salute to the Flag**
- C. Roll Call**

2. CONSENT CALENDAR

3. APPROVAL OF MINUTES

- February 7, 2018

4. PUBLIC COMMUNICATIONS

5. STAFF PRESENTATIONS/CEREMONIAL ITEMS

5.1 UPRR ACQUISITION FOR PARK TRAIL

Staff will provide an update on East Bay Greenway Trail Project including the Union Pacific Railroad reach.

6. ACTION ITEMS

6.1 FREMONT CIVIC CENTER MASTER PLAN PROJECT PHASE 1, ADOPTION OF CIVIC CENTER PLAZA MASTER PLAN - CAPITOL AVENUE/STATE STREET

To consider the adoption of the Civic Center Plaza Master Plan for the approximately 1-acre new civic center plaza located in downtown, and a finding that no further environmental review is required pursuant to Sections 15183 and 15168 of the California Environmental Quality Act (CEQA) Guidelines as the project would not result in new or substantially more severe significant environmental effects than what was analyzed in the General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2010082060) and the Downtown Community Plan (DCP) Supplemental EIR (State Clearinghouse No. 2010072001)

7. COMMISSION REFERRALS

8. COMMISSION AND STAFF COMMUNICATIONS

9. ADJOURNMENT

STAFF REPORT

6.1 FREMONT CIVIC CENTER MASTER PLAN PROJECT PHASE 1, ADOPTION OF CIVIC CENTER PLAZA MASTER PLAN - CAPITOL AVENUE/STATE STREET –

To consider the adoption of the Civic Center Plaza Master Plan for the approximately 1-acre new civic center plaza located in downtown, and a finding that no further environmental review is required pursuant to Sections 15183 and 15168 of the California Environmental Quality Act (CEQA) Guidelines as the project would not result in new or substantially more severe significant environmental effects than what was analyzed in the General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2010082060) and the Downtown Community Plan (DCP) Supplemental EIR (State Clearinghouse No. 2010072001)

Contact Persons:

Name:	Clifford Nguyen	Roger Ravenstad
Title:	Urban Initiatives Manager	Parks Planning and Design Manager
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Executive Summary: Staff recommends the adoption of the Civic Center Plaza Master Plan to allow development of the approximately 1-acre new civic center plaza that would be located in the heart of downtown. The proposed civic center plaza is considered a Civic Park in the Parks and Recreation Chapter of the General Plan. It would be constructed in conjunction with the 13,400-square-foot community center as part of Phase 1 of the Civic Center Master Plan project. The project would anchor the corner of Capitol Avenue and State Street on the designated site of the future civic center where, in 2009, the Recreation Commission had specifically recommended acquisition of one acre of the land for a future civic center plaza. It would serve as the City's center of community activity—a welcoming facility for social and civic functions with flexible indoor and outdoor spaces that would provide the community opportunities to gather, engage, and celebrate. The project would facilitate the programmatic needs of Fremont's culturally diverse and innovative community and would become downtown's primary destination for traditional community center functions.

The proposed project is identified as a catalytic project within downtown that is crucial to the social and economic health, and civic pride of the community. Staff recommends that the Recreation Commission recommend that the City Council adopt the Civic Center Plaza Master Plan as shown in Exhibit "A."

BACKGROUND:

For as many years Fremont has existed, there has been a longstanding vision for the creation of a vibrant downtown that could unite the City—a downtown that is unique—a centrally-located neighborhood that belongs to and is shared by everyone in the community. Adopted in November

2011, the 2035 General Plan update reinforced this vision to create a lively mixed-use, transit oriented downtown at the core of Fremont’s City Center.

It is an established City Council priority to transform the downtown into a vibrant mixed use district. Downtown is identified as a 110-acre core area bound by Mowry Avenue, Paseo Padre Parkway, Walnut Avenue and Fremont Boulevard. Its development is guided by the Downtown Community Plan and Design Guidelines (DCP) adopted less than a year after the adoption of the General Plan update. The goal of the DCP is to implement the direction articulated in the General Plan by creating a distinct and memorable destination through establishing an authentic identity for the community of an urban, sustainable, transit-oriented mixed-use downtown. A key feature of that identity is a distinctive central gathering place for the community—a new civic center.

In July 2014, the City Council approved the phasing plan of the future civic center project based on the DCP priorities set in 2012. The new civic center envisioned would become a hub of civic, social and community activity and serve as the primary destination for City services. The master plan includes general guidance and a framework for planning and development of the new civic center that would be built in phases on the designated approximately 5.7-acre city-owned site at Capitol Avenue, between Liberty Street and State Street (location of former Town Fair Shopping Center and current Family Resource Center parcels). Four phases are called out in the master plan, including development of the proposed 1-acre civic center plaza and community center in the first phase, and a new city administrative building to consolidate city services and parking structure in latter phases. The master plan, however, allows flexibility for a future design of the civic center to solve issues and achieve best practices, including adjustments to development phasing. Its development would be funded by the City Council’s adoption of the Surplus City Property Disposition Plan, which is the selling of City-owned properties identified as surplus to fund initiatives in downtown as well as in Warm Springs.

The City retained Studios Architecture and the landscape architectural firm SWA as their sub-consultant to complete conceptual design work for the civic center based on a phasing plan that was revised in October 2015 by the City Council. At the time, the City Council affirmed moving forward with a design that re-ordered the development phasing of the civic center, which was intended to advance the possible development of the administrative building ahead of the parking structure and was a cost saving measure in that it positioned critical structures to be constructed sooner thus saving costs on escalation.

In March 2016, a Recreation Commission work session was held to receive input on the conceptual design of the civic center plaza. The Recreation Commission indicated its overall support of the conceptual design, while also noting that the design should be vandal-resistant to the extent feasible and softscape areas (e.g., the center lawn) should be included to help create a flexible welcoming space. The input received, as well as input from work sessions with the City Council and Planning Commission, focus group meetings, and the City’s online form for civic engagement –Open City Hall, helped to inform the design and uses of the civic center. Further staff time on the civic center project was delayed however, due to higher escalations in construction labor and materials costs as well as the City Council’s decision to not move forward on the sale of remaining surplus assets that were intended to contribute towards the funding of the civic center project.

In April 2017, staff returned to the City Council to share cost saving measures that could enable Phase 1 of the downtown civic center project to proceed, namely the construction of the civic center plaza

and community center. The City Council elected to proceed with a revised Phase 1 based on a no-debt model. Staff was also asked to explore alternative financing, design and phasing strategies for Phases 2-4, which included the future administrative building, and report back in late 2018.

In December 2017, staff presented renderings that reflected the City Council's comments from April 2017 where they provided further guidance. The design of the civic center plaza and community center had been revised to align with the no-debt model. Staff, however, was requested to explore some enhancements to the design, including the potential addition of an outdoor stage within the plaza and a roof-mounted solar system above the community center. Those enhancements have been included for consideration.

PREVIOUS ACTIONS:

The "Criteria for Selection of Park Sites" of the Parks and Recreation Master Plan sets forth the requirements used to evaluate parcels for acquisition or dedication as city-owned park land. In July 2009, the Recreation Commission recommended to the City Council that the acquisition of the 1-acre portion of the site complied with the Parks and Recreation Master Plan and the Parks and Recreation Chapter of the General Plan. The City Council took subsequent action to purchase the subject site whereby the acquisition included funding from Park Dedication Fees for future development of a 1-acre civic center plaza that would expand the citywide park system and serve the needs of the community.

DISCUSSION/ANALYSIS:

Project Description

The proposed Park Master Plan identifies the concept-level design characteristics of the approximately 1-acre new civic center plaza. The City would complete clearing any remnant site improvements from the former Town Fair shopping center to accommodate the project, except for the southeasterly one-third portion of the site that is currently graveled and partially paved for parking (former Town Fair 2 building area). The new civic center plaza would be constructed in conjunction with the 13,400-square-foot community center and an 80-space surface parking lot as part of Phase 1 of the Civic Center Master Plan project. See below for discussion of the design analysis.

General Plan and Downtown Community Plan (DCP) Conformance

The General Plan's vision is for Fremont to evolve from an auto-oriented suburb into a sustainable, strategically urban, modern community. The proposed Civic Center Plaza Master Plan would be consistent with the General Plan as well as the DCP in that it would create an identifiable civic center and public realm open space in downtown. The General Plan and DCP provide that civic uses in the downtown are critical to creating a distinct identity for the Fremont community and fostering social and economic vitality. The proposed Civic Center Plaza Master Plan would be consistent with these goals and policies of establishing a civic center plaza which is fundamental in creating a vibrant downtown and would galvanize the community's desire to create a social and civic heart for the City.

The design of the proposed Civic Center Plaza Master Plan, which consists of a more urban mix of materials than is typical for a more suburban park, would further the goals and policies of the General Plan and DCP in supporting the creation of well-designed parks and recreational facilities by creating a large centrally-located civic center plaza in downtown. The civic center plaza as shown in Exhibit A would include base facilities that comply with the Civic Parks standards of the General Plan.

Design Analysis

The design of the civic center plaza would facilitate the programmatic needs of Fremont's diverse, innovative, and lively community. The design features a triangular lawn at the center of the space which gives the civic center plaza a signature aesthetic while providing unique flexibility for programming of community events and activities. At the southeast corner of the lawn would be a multipurpose stage with a specimen tree serving as a backdrop. Adjacent to the lawn would be a hardscape plaza along Capitol Avenue, an alley for food trucks, and a garden breakout space under a tree canopy. These spaces would also allow for a broad range of outdoor programming including active games/sports, concerts, maker fairs, markets, and more. Breakout spaces adjacent to the community center would create an open relationship between building and landscape, and facilitate indoor/outdoor activities, including private events.

The community center and the shape of the lawn inform the energetic pattern of site circulation, which would open up at each pathway intersection to create a sense of arrival at either end of the site and at the main entrance of the building. The plaza geometry is informed by the same graphic language, with stormwater treatment planters to soften the space and a drift of trees to provide shade. The plaza would act as an extension of Capitol Avenue during major downtown events, and light poles at the corners of the plaza would make for a friendly and safe space at all hours. The planting features drought tolerant natives which would give the space local character, ecological value, and seasonal interest. An elegant pair of existing Italian Stone Pine trees would be preserved, framing the plaza and providing shade. Approximately 52 trees would be planted on the site, including California Sycamore, Jacaranda, and Cork Oak trees. Hardscape materials would feature local aggregates while providing durability.

FISCAL IMPACT: Capital costs (design and construction) to build the 1-acre civic center plaza would be funded by Park Facilities Development Impact Fees (PWC8836). The staffing, operations and maintenance costs of the new civic center plaza are anticipated to be funded by the City's General Fund.

ENVIRONMENTAL REVIEW: Pursuant to CEQA Guidelines Sections 15183 and 15168, projects that are consistent with the development intensity established by existing zoning, specific plan or general plan policies for which an EIR was certified do not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. This streamlines review of such projects and reduces the need to prepare repetitive environmental studies.

An Environmental Compliance Checklist has been prepared for the proposed project which demonstrates that the project qualifies for review under CEQA Guidelines Sections 15183 and 15168, and does not need additional environmental review since the General Plan EIR (State Clearinghouse No. 2010082060) and the DCP Supplemental EIR (State Clearinghouse No. 2010072001), adequately addressed the project's potential environmental effects.

ENCLOSURES:

- Exhibit A –Fremont Civic Center Plaza Master Plan
- Informational 1 – Fremont Downtown Community Center

RECOMMENDATION:

- 1) Find that no further environmental review is required pursuant to Sections 15183 and 15168 of the California Environmental Quality Act (CEQA) Guidelines as the proposed Civic Center Plaza Master Plan allowing the development of the 1-acre civic center plaza would not result in new or substantially more severe significant environmental effects than what was analyzed in the General Plan Environmental Impact Report (EIR) (State Clearinghouse No. 2010082060) and the Downtown Community Plan (DCP) Supplemental EIR (State Clearinghouse No. 2010072001) previously prepared and certified.

- 2) Adopt the Fremont Civic Center Plaza Master Plan, as shown in Exhibit “A.”