



Recreation Commission Agenda and Report

General Order of Business

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|----|--------------------------------------|-----|-------------------------------------|
| 1. | Call to Order and Salute to Flag | 7. | Action Items |
| 2. | Roll Call | 8. | Written Communications |
| 3. | Consent Calendar | 9. | Commission Referrals |
| 4. | Approval of Minutes | 10. | Commission and Staff Communications |
| 5. | Oral Communications | 11. | Adjournment |
| 6. | Staff Presentations/Ceremonial Items | | |

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.

Oral Communications

Any person desiring to speak on a matter which is not scheduled on this agenda may do so under the Oral 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	•	April 6, 2016
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See Table of Contents for Meeting Location

See Reverse

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

Lila Bringhurst
Jeff Couthren
John Dutra
Brian Hughes
Larry Thompson
Pavan Vedere
Laura Winter

Department Staff

Annabell Holland, Community Services Director
Kim Beranek, Community Services Deputy Director
Kathy Cote, Environmental Services Manager
Esther deLory, Management Analyst II
Matt Herzstein, Water Park Operations Manager
Irene Jordahl, Recreation Superintendent I
Kyle Kramer, Parks Superintendent
Mark Mennucci, Senior Landscape Architect
Fairin Stamps, Urban Landscape Manager
Ken Pianin, Solid Waste Administrator
Roger Ravenstad, Parks Planning & Design Manager
Lance Scheetz, Sales and Revenue Manager
Damon Sparacino, Recreation Superintendent I
Thomas Young-Doyle, Urban Landscape Manager

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FREMONT RECREATION COMMISSION
REGULAR MEETING
CITY COUNCIL CHAMBERS
3300 CAPITOL AVENUE, BUILDING “A”
FREMONT, CALIFORNIA 94538
APRIL 6, 2016, 7:00 P.M.**

- 1. CALL TO ORDER AND SALUTE TO THE FLAG**
- 2. ROLL CALL**
- 3. CONSENT CALENDAR**
- 4. APPROVAL OF MINUTES – March 2, 2016**
- 5. ORAL COMMUNICATIONS**
- 6. STAFF PRESENTATIONS/CEREMONIAL ITEMS**
- 7. ACTION ITEMS**
 - 7.1 WARM SPRINGS INNOVATION DISTRICT 4 ACRE PARK MASTER PLAN**

Recommend that City Council Consider a Master Plan for a Community/Citywide Park in The Warm Springs/South Fremont Community Plan Area 4, the Evaluation of the 4 Acre Site According to the “Criteria for Selection of Park Sites”, and Approval of the Lease (Joint Use) Agreement with the School District.

Contact Persons:

Name:	Joel Pullen	Roger Ravenstad
Title:	Senior Planner	Park Planning & Design Manager
Div/Dept:	Community Development	Community Services
Phone:	510-494-4436	510-494-4723
E-Mail:	jpullen@fremont.gov	rravenstad@fremont.gov

**7.2 AMENDMENT TO RECREATION SERVICES DIVISION SERVICE FEES
Amendment to the City of Fremont Master Fee Schedule Resolution to
Update Certain Recreation Services Division Facility Use and Service Fees**

Contact Persons:

Name:	Damon Sparacino	Kim Beranek
Title:	Recreation Superintendent I	Deputy Director
Div/Dept:	Community Services Department	Community Services Department
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8. WRITTEN COMMUNICATIONS

9. COMMISSION REFERRALS

10. COMMISSION AND STAFF COMMUNICATIONS

11. ADJOURNMENT

AGENDA
FREMONT RECREATION COMMISSION REGULAR MEETING
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 - 7.1 WARM SPRINGS INNOVATION DISTRICT 4 ACRE PARK MASTER PLAN - Recommend that City Council Consider a Master Plan for a Community/Citywide Park in The Warm Springs/South Fremont Community Plan Area 4, the Evaluation of the 4 Acre Site According to the “Criteria for Selection of Park Sites”, and Approval of the Lease (Joint Use) Agreement with the School District.**

Contact Persons:

Name:	Joel Pullen	Roger Ravenstad
Title:	Senior Planner	Park Planning & Design Manager
Div/Dept:	Community Development	Community Services
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Executive Summary: In conjunction with Lennar Corporation development being proposed within the 110-acre Area 4 of the Warm Springs Community/South Fremont (WS/SF)Community Plan, a network of urban plazas and parks are planned adjacent to the future Warm Springs BART Station Plaza. In May 2015, the Recreation Commission reviewed the overall WS/SF Plan, which discussed the open space concept for the area. On December 2, 2015, the Recreation Commission reviewed the 2.5 acre Civic Plazas. The action before the Commission tonight is the Master Plan for the 4 acre joint use Community Park in Warm Springs Area 4, the assessment of the suitability of the site as park land, environmental review, and the Joint Use Lease Agreement for the park .

This report recommends the Recreation Commission recommend approval of the 4 acre Community Park and Joint Use Lease Agreement for WS/SF Area 4 to the City Council.

BACKGROUND: In July 2014, the City Council adopted the WS/SF Community Plan. The goal of the WS/SF Community Plan is to create up to 20,000 new jobs and 4,000 urban housing units, and an employment-based urban center that allows industrial, research and development, office and convention, hotel, retail and entertainment, and residential uses around the BART station. The Community Plan also includes public facility uses, most notably an urban elementary school (transitional kindergarten to fifth/sixth grade) and adjoining joint use four-acre public community park and other public open space. New public open space typologies and design guidelines were included in the WS/SF Community Plan for establishment of a public urban park (Citywide Park) and urban plazas (Civic Park, and Warm Springs Urban Plazas) that would support the urban nature of this area by allowing for both active and passive activities such as sitting, walking, gathering, play and contemplation.

Within the 110-acre Warm Springs Community Plan Area 4, the Master Plan approved by City Council in Spring 2015 calls for 2,214 residential units, approximately 1.3M square feet of commercial and industrial uses, a school, and parks and plazas within a transit-oriented urban neighborhood adjacent to the western side of the Warm Springs BART Station. In September 2015, the Planning Commission approved the large-lot tentative map providing the five locations of developable lots and lots reserved for public uses. Four lots of between 0.5 and 0.75 acres were set aside within the multi-family communities nearest BART, for a total of approximately 2.5 acres of urban plazas, which were reviewed by the Recreation Commission on December 2, 2015. These areas are intended to fulfill a connective pedestrian-oriented role from adjacent residences and commercial areas, but to also provide urban passive recreational opportunities and visual relief within the district.

The proposed dedication of park land at the future 4 acre park must comply with the Parks and Recreation Master Plan and the Parks and Recreation Chapter of the General Plan. 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. One criterion requires the Recreation Commission to review and make recommendations to the City Council about any parcel under consideration for inclusion into Fremont’s park system. The specific criteria which are evaluated for the 4 acre WS/SF community/citywide park site in this report are: conformance with City of Fremont policies, physical configuration, topography, encumbrance, access, environmental constraints, and compatibility with surrounding land uses, and operations, maintenance and supervision costs and impacts. The report concludes with a summary and recommendation.

DISCUSSION/ANALYSIS:

Project Description: The proposed Warm Springs Innovation District Community/Citywide Park Master Plan identifies the concept-level design characteristics of the 4 acre joint use Community Park within the portion of the Warm Springs/South Fremont Area 4 adjacent to the elementary school. See below for discussion on the design analysis.

General Plan Conformance: When the City Council adopted the Warm Springs/South Fremont Community Plan, it found that the 4 acres of proposed community park are in conformance with the General Plan. This section re-states those sections of the General Plan that the City Council considered in its findings. The proposed joint use Community/Citywide Park Master Plan would effectuate the goals and polices contained within the General Plan and WS/SF Community Plan that support the creation of public realm open space for a diverse new innovation district. The Land Use Element of the General Plan describes this area as follows:

Innovation Center

*This designation corresponds with the ±879 acre WS/SF Community Plan, adopted by the City Council on July 22, 2014. The Innovation Center is a hybrid mixed-use designation that allows a range of uses, which include industrial, research and development, office and convention, hotels, retail and entertainment, residential, an elementary school **and public open space.** [Emphasis added]*

[...]

The proposed Community/Citywide Park Master Plan would be consistent with and implement the following policies of the General Plan:

Land Use Element:

Policy 2-6.4: Parks Maintain and enhance a network of civic, neighborhood, community, and linear parks. Parks should be recognized as fundamental to Fremont’s quality of life, and should be carefully managed to create a balance between passive and active open space.

Community Plans Element:

Policy 11-10.2: WS/SF BART Station – Develop the area around the future Warm Springs/South Fremont BART Station with high-intensity land uses that promote the use of BART and encourage walking or bicycling to and from the station.

Policy 11-10.4: South Fremont Open Space – Ensure that future development in the vicinity of the Warm Springs/South Fremont BART Station includes provisions for urban open space. Plans for urban open space should recognize the needs of the local workforce as well as Fremont residents. Urban open space may include parks, plazas, courtyards, and other public gathering places, and should contribute to a sense of identity in the station area.

Policy 11-10.5: South Fremont Community Facilities – Provide for the community facilities necessary to support the level and type of expected growth in the South Fremont area. This should include school(s), and could also include urban parks, community centers, public safety facilities, and similar public uses.

Parks and Recreation Element:

Goal 8-1: A Wide Range of Parks and Recreational Facilities. Provide a wide range of parks and recreational facilities to reflect the community’s desire for a variety of

recreational experiences.

Policy 8-1.1: Parks and Recreational Facility Guidelines. Develop parks and recreational facilities consistent with the standards and guidelines included in the Parks and Recreation chapter of the General Plan and in the Parks and Recreation Master Plan.

Policy 8-1.3: Standards for New Parks and Recreation Facilities. Acquire and develop new park lands and recreational facilities consistent with City standards.

Analysis: The Master Plan for the 4 acre Warm Springs/South Fremont community/citywide park, would further the above goals and policies of the General Plan in supporting the creation of well-designed parks and recreational facilities, particularly with respect to the more connective urban properties intended for the Innovation district.

Parks and Recreation Master Plan – Criteria for Selecting Park Sites: The 4 acre site adjacent to the future Innovation District elementary school site is consistent with the Parks and Recreation Master Plan Criteria for Selecting Park Sites in the following ways:

1. Physical Configuration: The proposed 4 acre area is directly adjacent to a proposed new elementary school and will be under joint use between the school and City park system. The site is essentially level with no significant vegetation or natural features. The site is near the new Warm Spring Bart Plaza, the bicycle network, single family homes, and multi-family homes.

Staff comment: The site configuration is appropriate for the acquisition and development as a citywide park.

2. Topography: The Criteria for Site Selection require new city parks to have an average slope gradient no greater than 5% to provide flat, usable recreation spaces. This property is generally flat; thus, site topography would not preempt development to the City standards for civic parks.

Staff comment: The site topography is well suited to park development.

3. Encumbrance: The site is not encumbered with easements which would preclude park development. No power lines are situated on the site. There will be designated emergency vehicle access ways to support fire trucks, but they will not legal easements.

Staff comment: The site is not encumbered with any easements or other restrictions that would prevent development of the site as a civic park.

4. Access: The site has good access from a local and citywide perspective. Primary vehicular access to the site is from Innovation Way, which connects to Fremont Boulevard and Lopes Way. The site is near the Warm Springs Bart Station and bicycle routes.

Staff comment: The site provides safe and convenient access for local residents.

5. Environmental Constraints: The land is part of the undeveloped portion of the former NUMMI car plant and is adjacent to the new Tesla car plant property. There is no knowledge of any uses on the site that would have used hazardous materials.

Staff comment: The site is not known to be constrained by hazardous materials or unsafe environmental conditions.

6. Compatibility with Surrounding Land Uses: Existing land uses adjacent to the site are:

To the north: Grimmer Boulevard and future multi-family residential housing.

To the south: Future elementary school and Tesla car plant (beyond).

To the east: New neighborhood street and future multi-family (affordable) residential housing and Union Pacific Railroad/BART (beyond).

To the west: New neighborhood street and Future multi-family residential housing and Fremont Boulevard (beyond).

Dedication of the site to park land as a community/citywide park would be consistent with the development pattern proposed in the Warm Springs/South Fremont Community Plan, where community/citywide parks are located near higher density residential and major transportation. The adjacent multi-family residential buildings and Warm Spring BART Plaza are all compatible uses.

Staff comment: Dedication and development of this site for a park would be compatible with all the proposed land uses in the area.

7. Maintenance Impacts: The size, shape and general physical characteristics of the site would not create maintenance impacts disproportionate to the benefit provided to the community by providing a community/citywide park in this area. City policy is that all new parks come with an identified funding source to support maintenance of the facility. The city has committed to take on the maintenance of this park in the Development Agreement with Lennar Corporation. If no funding source is identified prior to the dedication of this park, there will be a corresponding impact on the City General Fund.

Staff comment: Dedication and development of this park will create maintenance impacts on the City's park system under current policy.

8. Capital Improvements, Operations, and Supervision Costs: The development of this park could be funded with Park Facilities fee credit to the developer, which are intended for this purpose. The actual costs of operations and supervision will be considered in more detail during design development.

All public utilities (electric, water, storm drainage, and sanitary sewer) are available to the site. Depending on the final site design of the park, some or all of the utility services will need to be extended into the site upon development.

Staff comment: Costs of capital improvements, operations and supervision can be addressed by the developer through the credit of Park Impact Fees otherwise due to the developer.

Lennar Area 4 Master Plan Conformance: The Lennar Area 4 Master Plan calls for a joint use community park to be located adjacent to the elementary school between Innovation Way and South Grimmer Boulevard.

Design Analysis: The 4 Acre joint use Community/Citywide Park is bordered by South Grimmer Blvd. to the north, unnamed new neighborhood streets east and west, and a new 5 acre elementary school to the south. Parking for park users is available through a joint use parking lot on the school site. The Warm Springs Area Plan emphasizes pedestrian and bicycle connectivity. Access to and through the park is integrated into this framework of wide sidewalks, enhanced pedestrian crossings and bike lanes and bicycle and pedestrian friendly amenities. The park and the school parcels will each have their own separate infrastructures (sewer, water, power) and be separately maintained.

The school yard and community park will be jointly enclosed by a low (4' high) fence along street on 3 sides and by the school buildings on the south. During school hours, the park area will be available for use by the school only. Outside of school hours the park area, parking on school property along Discovery Road, and small school play area on school property along Enlightenment Drive will be available to park users. The interior of the school campus will be secured. The City will have access to the multipurpose gym for scheduled events.

The joint use agreement with the school will anticipate the potential school building expansion into the school district owned paved area adjacent to the small playground along Enlightenment Drive. Should this expansion occur, a corresponding expansion of paved area will occur in the City owned park adjacent to the propose bathroom. This expansion of paved area will accommodate State Architect minimum requirements for school yard paved area for elementary schools.

There are multiple access points to the park from the surrounding neighborhood. The intent is for these access points to be gated, but not locked, and signed to prohibit park use during school hours. Plaza areas have been created outside the fence at the corners on Grimmer and near the

entry to the school to provide areas for the public to use during school hours.

The Community Park includes a restroom that will be locked during school hours. The restroom will be automatically unlocked during the hours the park is open to the public. Structure and equipment that are used during school hours are subject to review by the office of State Architect. The park restroom and plaza areas outside fence are not available to students during school hours and, therefore not subject to the State Architect review. The City staff and School District have worked very closely to develop a design for the park which meets both School District and City program needs, and the City standards for high quality, durability, and low maintenance.

The park includes two play structures with an adjacent shaded seating area for parents. Multi-use lawn area that can accommodate a youth, under10, soccer field, 10' wide perimeter path, (4) plexi-paved ½-court basketball courts, a small outdoor classroom / gathering space, (2) ball walls and numerous hard court games.

Rather than asphalt surfacing, the hard court area will be designed as a plaza space with scored toned concrete and trees in grates. Ornamental pedestrian lighting will allow passive use of the Community Park until park closing.

The City is committed to incorporating sustainability in the design, including the use of LED lighting and water efficient irrigation systems. A well is proposed to provide irrigation for turf area with a potable water back-up. Non-turf area will be landscaped with low maintenance, low plants. Educational opportunities to illustrate sustainable systems will be provided.

Joint Use Agreement: The Fremont Unified School District and the City of Fremont will enter a 40 year license agreement for joint use of each other's facilities. The agreement covers approximately 5 acres of land proposed for the elementary school and approximately 4 acres of land of proposed community/citywide park land.

The park will have the park facilities inside the fenced area available for exclusive use by the school one half hour before the start of the school day to one half hour after the school day. The District will not be charged for use of the park. The facilities include: Playground facilities appropriate for kindergarten through sixth grade aged children, outdoor classroom areas, public restrooms, promenade, soccer field, walking/jogging trail loop, outdoor basketball half courts, additional green field. The City agrees to expand the paved play area should the District need to expand buildings on their property.

The school will have facilities inside and outside the fenced area available for the City for public use. Inside the fenced area the facilities include paved play area and a younger aged playground. Outside the fenced area the school facilities include a parking lot for public use. In addition, the City shall have the right to use the school's multi-purpose room for at least one evening, one weekend day each week, and during school breaks exceeding one week. The City will not be charged for use of the multi-purpose room when a custodian is on duty, otherwise the City shall pay for custodian during hours of use.

The City and District shall endeavor to meet twice annually to discuss the coordination of use for the multi-purpose room, joint use park, and other terms of the joint use.

FISCAL IMPACT: Land costs and capital costs to build the 4 acre plaza will be in the form of Parkland Dedication Impact Fee and Park Facility Impact Fee credit. The value of the park land will be determined through third party appraisal and the amount will be subtracted from what the developer is required to pay through Parkland Dedication Fees for the Area 4 development area. The cost of improvements will be reviewed and approved by the City, and the agreed amount will be subtracted from what the developer is required to pay through Park Facility Impact Fee credit for the Area 4 development area.

MAINTENANCE IMPACT: This four acre community will be a new park that will be maintained by City forces. City policy is that all new parks come with an identified funding source to support maintenance of the facility. The city has committed to take on the maintenance of this park in the Development Agreement with Lennar Corporation. If no funding source is identified prior to the dedication of this park, there will be a corresponding impact on the City General Fund.

ENVIRONMENTAL REVIEW: Pursuant to the California Environmental Quality Act (CEQA), a Final Environmental Impact Report (SCH#2013032062) was previously certified for the WS/SF Community Plan in which the plan for joint use community/citywide park was included. Therefore, no further environmental review is required.

ATTACHMENTS:

Attachment for this report will be distributed at the Recreation Commission Meeting

- Concept Plan for the Innovation District Plaza Master Plan.

RECOMMENDATION:

1. Recommend that City Council find that the proposed 4 acre Warm Springs Innovation District Community/Citywide Park is consistent with the General Plan policies and the Criteria for Selection of Park Sites in the Parks and Recreation Master Plan.
2. Recommend that City Council approve the proposed Warm Springs Innovation District Community/Citywide Park Master Plan as shown in the exhibit A.
3. Recommend that City Council direct the City Manager to enter into a Lease Agreement between the Fremont Unified School District and the City of Fremont detailing the joint use of the 4 acre community park and 5 acre elementary school at the Warm Springs Innovation District.

**7.2 AMENDMENT TO RECREATION SERVICES DIVISION SERVICE FEES
Amendment to the City of Fremont Master Fee Schedule Resolution to
Update Certain Recreation Services Division Facility Use and Service Fees**

Contact Persons:

Name:	Damon Sparacino	Kim Beranek
Title:	Recreation Superintendent I	Deputy Director
Div/Dept:	Community Services Department	Community Services Department
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Executive Summary: This item is before the Recreation Commission to consider amending the City of Fremont Master Fee Resolution to establish rental fees for the newly constructed batting cages located at Northgate Community Park.

BACKGROUND: On July 7, 2015, City Council adopted Resolution 2015-46 updating Master Fee Resolution 8672 which established user fees for the Recreation Services Division services and activities. Staff is recommending amendments to the Master Fee Resolution to establish rental fees for the newly constructed batting cages located at Northgate Community Park.

DISCUSSION: Pursuant to Government Code 50402, the City is authorized to establish fees for use of park facilities and services so long as the fees do not exceed the cost of providing such services. The Recreation Services Division strives for cost recovery in its programs balanced with offering reasonable rates that are in line with other local institutions.

In December 1999, following the first complete review of Recreation Services Division facilities fees and services in 13 years, staff recognized the need to review fees more frequently and recommend incremental fee adjustments in order to maintain market viability. Recreation Services Division staff has since reviewed fees each year beginning in 2001. As a result of each review, staff has recommended updating fees when operations and maintenance, market pricing, and other economic conditions support such action. Staff has also recommended new fee categories as new facilities come on line.

The newly constructed batting cages at Northgate Community Park are scheduled to come on line in the spring/summer of 2016. In early 2016, staff completed a market analysis of batting cages in the surrounding area. A discussion of the market analysis and the recommended fees are outlined below.

During the Parks and Recreation Master Planning process, and as early as 1993, cricket was identified as a recreation need of the community. Since the Master Plan was adopted, the game of cricket has become more of a priority to the community and the City on a whole. The cricket community proposed the idea of building a cricket/baseball batting cage facility at Northgate Community Park to complement the existing cricket field. A batting cage facility would increase the cricket playing opportunities within the city and provide a warm-up/practice area when the

Northgate Cricket Field is either in use or closed due inclement to weather.

In 2013, the Northgate Batting Cage Project was added to the Recreation Division Capital Improvement Plan. The project includes an outdoor batting cage facility with a synthetic (year-round) playing surface. The facility has three regulation length cricket tunnels that will be rented as a group, and two modified length tunnels that can be rented individually. All five tunnels are designed and striped to accommodate baseball, softball, and cricket.

In preparation of the Northgate Batting Cages coming on line, staff conducted a cricket and baseball batting cage market analysis. Of the eleven agencies surveyed (4 Municipal and 7 Private), batting cage hourly rental rates range from a low of \$0 (totally subsidized by the City) to a high of \$65 (indoor private facility), as outline in Exhibit A - Batting Cage Market Analysis.

In addition to the market survey, staff conducted an analysis of the operation, maintenance, and capital replacement costs associated with the Northgate Batting Cage Facility, as outline in Exhibit B - Batting Cage Cost Analysis. With a projected annual use of 400 hours, operating costs are estimated at \$15.00 per hour per tunnel. These costs include: replacement of the turf, nets, and automatic locking system; city and department overheads; and part time reservation staff and facility monitors. These costs do not include contracted labor associated with facility repair or capital replacement.

At this time, staff recommends establishing the following hourly rental rates for the Northgate Batting Cages:

	<u>Single/Triple Tunnel</u>
Resident Non-Profit (youth and adult)	\$10/\$25
Resident	\$15/\$40
Non-Resident	\$20/\$55

Research Process and Market Analysis: Staff research and methodology has been directed at meeting three critical interests while ensuring fees do not exceed the reasonable cost to provide the services. The first interest is to ensure that fees are consistent with the external local market for similar services and consistent with internal pricing for like facilities. A second interest is to ensure that customer demand for service is met without creating additional impact on City resources. The third interest is ensuring that pricing is consistent with the City's enterprise approach to doing business. As outlined below, these three interests were addressed during the 2016 market analysis and fee review:

1) *Market consistency:* In achieving internal and external market consistency, staff ensures that updated and new fees maintain a comparable position in the external market for similar facilities and services and are internally consistent with fees for similar City facilities/services. In order to determine external market consistency, batting cage fee information was gathered from various cities and other public or private agencies.

2) Impact on City resources: The proposed fees have no impacts on existing City resources with the exception of some additional hourly staffing costs associated with facility reservations and monitoring. The increased costs are included in the proposed fees.

3) Business model/cost recovery: A third interest was ensuring that recommended fees were consistent with the City's enterprise-based approach to doing business by recovering, but not exceeding, the actual costs for providing service. Recommended fees for the batting cages are aimed at meeting this interest by adjusting them to remain within the current market rate while taking into account cost recovery, affordability, and room to grow incrementally in subsequent years.

Summary: The newly constructed batting cages at Northgate Community Park are scheduled to come on line during the spring/summer of 2016. In early 2016, staff completed a market analysis of batting cages in the surrounding area. Staff recommends that the Recreation Commission consider amending the City of Fremont Master Fee Resolution to establish rental fees for the newly constructed batting cages located at Northgate Community Park.

Fees for Northgate Batting Cages would be effective immediately after Council adoption.

ENCLOSURES:

- Exhibit A – Batting Cage Market Analysis
- Exhibit B – Batting Cage Cost Analysis
- Exhibit C – Proposed updated Master Fee Schedule (2016)

RECOMMENDATION:

1. The Recreation Commission recommends that the City Council establish rental fees for the newly constructed batting cages located at Northgate Community Park.
2. The Recreation Commission recommends that the City Council amend the Master Fee Resolution to reflect the changes in the 'Proposed updated Master Fee Schedule – Exhibit C.

8. WRITTEN COMMUNICATIONS

9. COMMISSION REFERRALS

10. COMMISSION AND STAFF COMMUNICATIONS

11. ADJOURNMENT