

OHLONE COMMUNITY COLLEGE DISTRICT

MEMORANDUM

To: Interested Parties

From: Doug Treadway
President/Superintendent

Date: September 5, 2007

SUBJECT: Board member preferences: RFP information packet

As part of the discussion of the Resolution for soliciting bids to develop the frontage property, it was suggested that board members might want to have their preferences included in a listing that would go out with the RFP information packet.

The following is a compilation of the individual member preferences that do not constitute any requirement on developers but at the same time give general guidance to the types of uses of the college property envisioned by the board:

- The project elements are supportive of the positive public image of Ohlone College and will be compatible with and where applicable support the academic, cultural, student service, athletic and recreational activities of the College.
- Mixed-use housing, retail and office/commercial development are the desired overall approach.
- If housing is included, there is a preference that the developer address the feasibility of including a significant portion that would be for college students' apartments.
- Retail development specific types and uses of interest include an upscale grocery store, bookstore, restaurants, deli, coffee shop, music and electronic stores. Also, inclusion of a large public meeting/banquet space over the grocery or another large square foot tenant is desirable.
- The name "Ohlone" is desired to be included in the development project name. In addition to a new central architectural element that becomes the compelling entry to the college, the preservation, upgrading or new construction of prominent signage at both Witherly Lane and Pine streets is needed.
- The college desires that the project provide direct traffic access from Mission Boulevard between Witherly and Pine Streets, if acceptable to the City of Fremont.
- The Tenant plan for customer parking should be coordinated with the campus parking facilities and plans.

Board Approved 9/4/07