

Frontage Property Issues and Preferences (Bob Brunton)

1. The development is to provide several benefits to the Ohlone College district.

A- Produce a steady, growing and non attachable source of cash flow for the college district to use to supplement maintenance, supplies, and equipment for the Fremont Ohlone Campus.

B- Provide compatible and convertible businesses, structures and uses for the students, staff and visitors to the Fremont Ohlone Campus. Examples are bookstores, restaurants, music and electronic equipment stores, grocery stores. Facilities that include space for public meetings, executive education are encouraged. If housing is to be included the primary purpose should be to house students, and staff of Ohlone College either in temporary or semi- permanent nature up to one year. Any housing shall provide minimal impact to the Unified School District.

C- Encourage Student enrollment and student involvement at the College and its activities

D- Improve the image and generate goodwill to Ohlone College

2. The developer is to have an agreement with the college mindful and respectful of the students, staff, and visitors to Ohlone College. The development shall state its parking plans in reference to student and staff use. The parking plan shall be coordinated with the campus parking plans and needs. The presentation shall include this coordinated plan

3. Meetings with City of Fremont agencies and councils have reached agreements that include easement rights to ensure all developers have equal opportunity and costs in the development process. The college has had general acceptance that as long the property is developed within the guidelines of the City general plan, respects the historic nature of The Mission District and the generated funds are used to improve the Fremont campus that the plan should be approvable.

4. The developer shall state its working relationship goals and methods with the college district. The district would prefer a close, communicative and mutually profitable relationship.

5. The needs of Ohlone College will change over time. The district prefers an agreement that allows for changes in the district Master Plan. Lease agreements with buy out provisions and reduced lengths are encouraged.

6. The bidders and chosen developer shall have no obligation to provide funds to Ohlone College foundation or scholarships. Any communication or pressure to provide funds during the bidding or development process shall be reported for public acknowledgement.