

## Frontage Property Preferences (Bill McMillin)

First, let me say that I like Development Goals and Guiding Principles on page 3 of the previous RFP. One change I would suggest would be to reword the next to the last Guiding Principle to have it conform with our no longer requiring residential, by adding to the start of the sentence, "If the project has residential uses, the project should include residential opportunities that directly support the core academic, recreational, cultural and service missions of Ohlone College."

It might be beneficial to clarify what directly supports the academic mission means by adding that there is a preference for residential that is available for faculty, staff and students.

Second, I also like the section on Desired Development on page 5, but again would suggest some rewording of the second sentence "The major elements of the proposed private development shall include, but are not limited to the following" since the following list includes several housing options which are now not required. Also the reference to ownership housing should be taken out since parcel C is not for sale and not included this time.

Here is my preference list (Not a Requirements List) for the frontage property RFP:

1. With regard to the Name of the Development and Signage

I think it would be nice to have Ohlone in the name of the development and on prominent signage at both Witherly Lane and Pine with possibly archway signs over the streets.

2. With regard to vehicle access to the project,

I would suggest a preference for trying to have some access to the project directly from Mission between Witherly & Pine so that those intersections will not be congested at peak times for student access to their parking areas.

3. With regard to retail and community uses,

I understand that there was acceptance with Whole Foods of the concept of having a community meeting facility as part of their property. I think it would be nice to have that concept as a preference for any grocery and/or some large tenant in the project. I think it would be helpful to suggest a preference for the opportunity to relocate/combine our bookstore with one in the project.

4. With regard to building design, especially for office buildings,

I would suggest that there be a preference for designs which could be easily used or converted to college use at the termination of the lease instead of having the buildings torn down. Very little was discussed about office uses, possibly because the office market has suffered lately, however over the term of the ground lease the project would make a good site for office use which could be more compatible with the college.