

March 23, 2010

Thank you for your interest in the February 25, 2010 Open House. We hope you enjoyed participating in the brainstorming session for the Ohlone. If you were unable to attend, the materials presented are available on the website at <http://www.greenrepublicsj.com/profiles.shtml>. As discussed during the meeting, we have compiled and summarized the feedback we received from all of the participants in this memo.

Background:

On Thursday, February 25th the Ohlone development team and City of San Jose convened the first community meeting of 2010 about this project. At this workshop, attendees were split into small breakout groups and presented with five distinct profiles of likely residents. Each group was asked to brainstorm on the lifestyle needs of each based on the information provided by the facilitator. Over the course of the meeting, each group rotated through all five stations.

During the course of the conversation the facilitators asked for specific suggestions on architecture, retailers for on-site spaces, community features, amenities and integration of the adjacent park. The feedback will be used to help guide the development team in designing the project and its interaction with the surrounding community.

Summary of Comments:

The comments we received ranged from very specific to broad themes. Those that appear across multiple profiles are summarized in this section. The feedback that is specific to each profile appears in the next section.

As we had hoped, the comments ranged from specific design and lifestyle amenities to broad community issues. The verbatim comments have been shared with Steinberg Architects and are being used to help guide their design process.

In reviewing the feedback, there were several items that appeared in the recorded responses to every profile and were clearly communicated as being profiles for the attendees:

- Work with VTA to Install the West San Carlos light rail station concurrent with the delivery of the first phase the project.
- Dedication of the required parkland as soon as possible with proper neighborhood serving amenities that make it a central gathering point for the community and a funding structure for maintenance
- Adequate parking for residents, visitors and retail customers
- Open space for the public and residents to congregate with unique events (i.e. movies, farmer's market, flower market, art installations, live music)

With respect to design, several suggestions were made:

- Align the buildings to take advantage of climate elements (breeze, sunlight, etc.)
- Ensure views from the top looking down are as pleasant as the views looking up from the sidewalk
- Large plaza/public gathering space at W. San Carlos and Sunol Streets
- Engagement between the Ohlone and the new section of the park to make that corner vibrant
- Onsite multi-purpose community rooms for residents and surrounding community

- Private outdoor space (i.e. balconies) for entertaining and/or private gardens
- Using funds from onsite parking meters to fund onsite improvements/beautification

Individual Comments:

The five profiles presented were:

- **Station 1: Tim & Laura**
Profile: Young family, two children
- **Station 2: Rob & Alice**
Profile: Couple over 65 with grandchildren nearby
- **Station 3: Sara**
Profile: Single divorcee, mid-forties
- **Station 4: Kurt & Joanne**
Profile: Shop owner couple operating in the Ohlone, live/work, mid-30's
- **Station 5: Frank**
Profile: 40's software engineer living the green lifestyle in San Jose

Kurt & Joanne – Small business owners in the Ohlone

- Onsite business center to help small businesses/residents
- Bank/credit union in retail space
- WiFi throughout the retail space
- Community room space that can double as meeting space for business owners
- Adequate safeguards to keep rats, snakes and other pests separate from residences
- Businesses to close at midnight
- HOA to coordinate with businesses as well as residents

Sarah – Single divorcee in mid-40's

- Onsite fitness facilities w/separate accommodations for women
- Well-lit pathways through the Ohlone
- Safe and well-lit pathways to surrounds community
- High-end finishes/appliances in units
- Concierge to provide services including basic errands and shuttle to airports
- Dog park
- Wine bar/high end restaurant
- Outside observers unable to see inside units

Frank -

- Storage space on site to accommodate sports equipment, bikes, et al
- Access to and pathways on the Los Gatos Creek Trail clean, clear and rid of homeless
- Park amenities established and maintained at a high level
- Gym
- Electric vehicle charging stations and/or car sharing
- Active outdoor space
- Coffee shop/cafe
- Moderate pricing of units for affordability
- Personal outdoor space to dry sports equipment

Tim and Laura – Young family, two children

- Playground w/shared recreational space for kids, young adults, exercisers, seniors and pets
- Adequate sound proofing for neighbors
- Kids/families in low rise residential units
- On-site daycare

- Small market for essentials
- Safety measures around light rail station
- Safe passage to area schools
- Kid friendly activities on plaza

Rob and Alice – over 65 with grandchildren nearby

- Access to medical care onsite/nearby
- Development able to accommodate fire/ambulance vehicles and equipment easily and quickly
- Community room/activity space for playtime in addition to outdoor space
- Able to transition to assisted living and/or decreasing mobility
- Design elements w/seniors in mind including level tubs and lower cabinets
- Onsite handyman managed by the HOA
- High end restaurant/market with high end food products (fresh & packaged)
- Resident events to create generational camaraderie amongst the seniors

Conclusion

With these comments, we are able to move forward with the design process using these and previous community open houses suggestions. We hope to be holding our second community meeting of 2010 later this spring and will be in touch once we have a firm date on the calendar.

As discussed at the meeting, these comments have also been shared with the City of San Jose Planning Staff and Councilmember Pierluigi Oliverio's office.

Please let us know if you have any questions.