

OPERATIONAL PLAN

72nd & Park

PROJECT SUMMARY:

One of the first new projects in North Beach, the vision for the enclosed project contains a mix of residential and commercial uses comprised of 270 residential units (121 Micro-units, 17 Studio units, 56 1-bedroom units, 46 2-Bedroom units and 30 3-Bedroom units) and 12,500 square feet of commercial space (the “Project”) along with an expansive level of amenity space.

NUMBER OF EMPLOYEES (COMMERCIAL AND RESIDENTIAL):

The number of employees is dependent on the tenant mix. Potential tenants have yet to be determined for this Project. Once the exact tenant mix is confirmed, we are happy to provide an updated Operational Plan at staff's request. Applicant anticipates up to 25 employees for the residential and commercial venues.

PARKING FACILITIES:

All residential parking is internalized within a four-story parking podium. The parking podium contains 9 ground floor parking spaces located at the western portion of the Property. The design and operation of the ground floor parking configuration is intended to create simplicity and convenience for residents and patrons of this Project. Commercial uses are intended to benefit from the walkability of the district and not create a parking demand. The upper level residential parking is limited to ingress/egress on Carlyle Avenue. The updated garage configuration is more efficient and easier to navigate than the previous design as there are no dead ends.

COMMERCIAL HOURS:

The commercial uses will keep normal business hours in compliance with the City's Land Development Regulations.

LOADING:

All loading and back of house uses are internalized within the ground floor of the parking facilities. The loading zone is located on eastern side of the ground floor parking facilities and contains the following commercial and residential loading berths: (i) two 35' x 12' size commercial loading berths; and (ii) four (4) 10' x 20' size residential loading berths. The loading area containing all loading berths for the Project can be accessed from Byron Avenue, with egress only onto Carlyle Avenue via a dedicated right turn only exit to provide for streamlined loading with de minimis impacts on pedestrian and vehicular traffic. All loading uses will comply and be commensurate with the loading facilities available on-site. No loading will take place in the right of way. Loading will be prohibited from 6:00 PM to 8:00 AM.

TRASH DISPOSAL AND FACILITIES:

Fully enclosed trash rooms are provided at the ground level for the various commercial and residential uses on site. Vertically, there is a single trash chute system in the same location along every residential floor that allows for the direct disposal of residential trash to the enclosed trash room located on the ground floor. There are multiple trash receptacles dedicated for the commercial spaces located on the eastern and western side of the Property for convenient access for all commercial tenants. Standard size trash trucks can easily access and maneuver inside the garage. Trash pickup will be prohibited from 6:00 PM to 8:00 AM.