

## ONE ISLAND PARK OPERATIONAL PLAN

The project consists of office, and restaurant or food service uses, along with the existing marina, as permitted in the I-1 zoning district (the "Project"). The operational criteria for the Project is provided below:

### ***Office***

1. Principal hours of operation shall be during customary business hours, 7:00 AM to 6:00 PM, Monday through Friday. After-hours access will be permitted to authorized individuals via a controlled access security system (i.e., access cards or other comparable system).
2. Maximum occupant content of approximately  $\pm 1,425$  persons for office floors, not including lobby.
3. Maximum number of employees allowed in the offices at one time per floor shall be  $\pm 233$ .
4. Self-parking and valet parking will be available for office users.

### ***Food Service***

#### *Restaurant*

5. Approximately  $\pm 100$  outdoor seats plus additional patron area.
6. Maximum occupant content of approximately  $\pm 299$  persons, if permitted by the Fire Marshal.
7. Maximum hours of operation shall be limited to 7:00 AM to 3:00 AM, Sunday through Saturday.
8. Maximum of  $\pm 35$  employees per shift, during normal operations (not including special events).
9. Special Events may occur on the premises, subject to City ordinances, rules or regulations, and may exceed the hours of operation and occupancy loads specified herein, if permitted by the Fire Marshal.
10. Restaurant parking will be valet only.

#### *Café*

11. Approximately  $\pm 36$  seats.
12. Maximum hours of operation shall be during customary business hours, 7:00 AM to 6:00 PM, Monday through Friday.
13. Maximum of  $\pm 6$  employees per shift, during normal operations.

### ***Marina***

14. Maximum hours of operation shall be 24 hours a day, seven (7) days per week.
15. Maximum of seven (7) wet slips.
16. Maximum of  $\pm 10$  employees per shift, not including private yacht crew members.

17. Marina parking will be valet only.

***General Operations; Deliveries; Loading; Trash; Security and Garage***

18. All on-site trash disposal, and other equipment and supplies shall be physically blocked from view and noise limited by a wall and roofed enclosures within the Property.

19. All trash rooms shall be air conditioned and enclosed.

20. Trash bins shall be wheeled out via the service elevator to main dumpster(s) located in the loading dock area. Trash removal from main dumpster(s) shall take place non-peak business hours (customary peak business hours are between 7-10 AM and 4-6 PM).

21. Deliveries, loading, trash removal, and waste collection shall occur on the areas designated for loading and off-street loading areas identified on Sheet A1-01, and during non-peak business hours (customary peak business hours are between 7-10 AM and 4-6 PM).

22. There shall be security personnel, on-site, monitoring the garage and premises during all hours of operation.

23. Video surveillance shall be provided to keep occupants, tenants, employees, visitors, and assets safe.

24. The minimum parking required by the land development regulations shall be provided.

25. Signs to minimize vehicle conflict in the driveways in and out of the property shall be posted in appropriate locations.