

411 Michigan Ave | Operations Plan

The Project provides a 5-story building with ground level retail and lobby, and four floors of Class A office above at the north portion of the property and a relocated and preserved 2-story historic building at the south portion of the property with double-height ground level retail or café/juice bar. The buildings are separated by an internal one-way driveway managed exclusively by valet utilizing mechanical parking located beneath the office building and in a parking structure on the south side of the property.

A. Project Scope and Programming:

- 92,356 Gross Square Feet
- 41,967 FAR SF
- 3,730 SF: Retail
- 38,237 SF: Office - Class A

B. Project Goals: Provide Class A office space, a new and desirable use in Miami Beach.

C. Entrance and Parking:

The main entrance is on Michigan Avenue. The general vehicular circulation to the project is eastbound on 5th Street, southbound on Michigan Avenue, eastbound in the private one-way driveway exiting either north or south in alley. We note the Applicant will work with the City to establish the alley as two-way between 4th and 5th Streets. The main drop-off and pick-up location for visitors, patrons, tenants and employees is the private driveway, which provides sufficient queuing. The valet operators will exclusively use the 2 car elevators accessed from the alley and the basement and ground level mechanical lifts. The number of valet attendants will be closely regulated by the Applicant to accommodate peak morning drop-off and afternoon pick-up to prevent back-ups into the surrounding streets and ensure overall safety.

The pedestrian entrances to the new office building and the relocated historic building both face Michigan Avenue and are accessible directly from sidewalk in right of way, including appropriate ADA ramping.

- The valet drop-off and pick-up are located on the ground level via the private driveway.
- Mechanical Parking is the only parking option and will be solely operated by the valet operator. There will be no self-parking on site.
- There is an underground parking garage as well as an at-grade car-lift parking structure on the south side of the property east of the historic building.
- The parking garage entrance with 2 car elevators is located on the alley in the east between 4th and 5th Streets. The alley is proposed to be changed to two-way in this area.
- Parking garage contains vehicle parking spaces including electric vehicle chargers.
- At grade car-lift structure contains carpool spaces.

D. Employee Alternative Parking Plan

- Bicycle parking will be provided on site for use by tenants and employees.
- Showers will be available for use by tenants and employees who travel to and from work by bicycle.

- Parking for scooters is available at the ground level.
- The applicant will work with employees to explain and encourage alternative commuting options including the use of City and County Transit, carpooling, and flexible hours.

E. Hours of Operation:

The Project will include primarily office uses, which will operate during normal business hours and possibly after hours. It is expected that Retail will operate at least five days and possibly seven days a week to maintain ground level activation during normal retail operating hours. At least one lobby attendant will be on site 24/7.

F. Staffing

The Project will include valet service, security staff, sanitation, and janitorial staff. Valet service will be provided during all hours the building is open.

Normal Operations

AM Shift - Total of 13 associates

- 1 Lobby Attendant
- 1 Internal Maintenance
- 2 Janitorial Staff
- 1 Loading Dock/Receiving (Retail Tenant Responsibility)
- 1 Building Retail – Main Building
- 1 Building Retail – Historic House
- 6 Employee Valet Assist

PM Shift - Total of 12 associates

- 1 Lobby Attendant
- 1 Internal Maintenance
- 5 Janitorial Staff
- 1 Loading Dock/Receiving (Retail Tenant Responsibility)
- 1 Building Retail – Main Building
- 1 Building Retail – Historic House
- 5 Employee Valet Assist

Overnight Shift - Total of 4 associates

- 1 Lobby Attendant
- 1 Employee Valet Assist

G. Rooftop and Outdoor Spaces:

The Project design incorporates multiple outdoor spaces. This includes a ground floor terrace, wrap around balconies, an atrium, a mezzanine terrace, and the rooftop. Except for the spaces designated for retail use located on the ground and mezzanine levels, these outdoor spaces will be used solely by office tenants as informal, flexible, passive spaces.

- The rooftop facilities will be used by office tenants only.
- Office balconies used by office tenants only.
- Outdoor entertainment is prohibited per the Code.

- Except as required by Building or Life Safety Code, there will not be any outdoor loudspeakers.

H. Delivery, Loading, and Waste Removal:

- All deliveries and loading shall occur on Michigan Avenue in 1 or 2 established commercial freight loading space where 3 parking spaces currently exist. The commercial freight loading spaces may be used during hours as established by the City. To avoid conflicts, the Applicant will work with delivery companies to have deliveries occur between 9:30 am and 4:00 pm, outside of the office peak hours, and use the internal drive.
- Waste removal will occur at the back entry to the retail space accessed via the two-way alley.

<u>Type of Delivery</u>	<u>Day of Week</u>	<u>Time of Day</u>
Waste/Trash pickup	7 days per week, as needed	Pursuant with Zoning restrictions

I. Security Plan

- Cameras will be provided throughout the building to assist with security.
- Building staff or security personnel will always be available to provide security and address building occupant concerns.
- Offices will have security access control with cards, key fobs, or other devices for off-hour access.