

OPERATIONAL PLAN

72B Project

PROJECT SUMMARY:

The enclosed project contains a mix of residential and commercial uses comprised of 125 residential units (32 1-bedroom units, 58 2-Bedroom units and 35 3-Bedroom units) and over 14,000 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.

DROP OFF/PARKING FACILITIES:

Most of the residential parking is internalized within a four-story parking podium. The parking podium contains a ground floor grand drop-off area via a continuous 1-way drive aisle with ingress and egress access from Carlyle Avenue. The design and operation of the ground floor drop off area will serve residents, visitors and patrons for convenient drop off/pick up services and for delivery services that will prevent congestion and queuing from the public right of way. Upper level access is provided by dedicated ramp with access from Carlyle Avenue, a C Street.

In addition to self park options for the commercial and residential uses, Applicant is exploring valet operations for user convenience. Applicant is working with its traffic engineers as well as the city engineers to confirm the valet scope/maneuverability operations. Applicant understands that a coordinated review is required through the city's transportation engineers for approval.

COMMERCIAL HOURS:

The commercial uses will keep normal business hours in compliance with the City's Resiliency Code.

LOADING:

All loading and back of house uses are internalized within the ground floor of the parking facilities. There is a dedicated loading entrance for the proposed Project from Dickens Avenue

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that provides direct access to the ground floor loading facilities that includes: (i) two (2) 12' x 35' size loading berths; three (3) 10' x 20' size loading berths; and a dedicated maneuvering space that allows for all truck maneuvers to take place internal to the site. A separate dockmaster room with a dedicated dockmaster employee is also provided to coordinate all loading and back of house activities. No loading will take place in the right of way. Please keep in mind the residential loading is limited to 125 units. Similarly sized projects cater to a larger density pool.

TRASH DISPOSAL AND FACILITIES:

Fully enclosed trash rooms are provided at the ground level, with a dedicated space for Residential and a separate space for the Commercial uses. Standard size trash trucks can easily access and maneuver inside the garage as there is a reserved space dedicated for efficient maneuverability within the loading area.