2024 OPERATIONAL DETAILS

7401-25 Harding Avenue Office and Commercial

Number of Employees:	The number of employees will depend heavily on the exact tenant mix, which has not yet been determined. The office space is proposed to be leased.
Commercial Hours:	The uses will keep normal business hours, depending on the use. It is anticipated that no commercial or office use will be open beyond 12:00 AM. No restaurant uses are currently contemplated.
Security:	The Applicant will incorporate a Property-wide security system, including multiple security cameras with DVR recording. Security personnel will also monitor the Property 24 hours a day.
Music/Entertainment:	No entertainment is proposed and all exterior music will be ambient in nature.
Carpool Parking:	Carpool spaces will be clearly marked. Building management will monitor the use of carpool spaces by tenants to ensure compliance. Carpool spaces will be made available on a first-come basis to the office and commercial tenants for the use of their employees.
Employee Parking:	It is anticipated that retail employees who drive to the site will park on-site or in nearby parking facilities, including the City's P-92 lot. Office tenant employee parking will be on-site and/or managed by the tenants. The site is well-served by transit.
Public Bicycle Parking:	The plan provides for bicycle parking spaces for the public within the garage.
Commercial Loading:	Two dedicated loading spaces have been located along the south side of the proposed garage. An additional two loading spaces will be provided in the 7410 Collins development and made available to the property via easement. Large-scale deliveries, if any, will occur in Collins Court and will be barred between the hours of 6:00 PM and 8:00 AM**.**
Commercial Trash:	A fully enclosed trash room will be located in the building. Garbage trucks will use Collins Court and

trash pick-ups will be barred between the hours of 8:00 PM and 8:00 AM**.**

Commercial Queuing: The proposed uses are not expected to create a queue.