

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 283 residential units (125 Micro-units, 18 Studio units, 59 1-bedroom units, 49 2-Bedroom units and 32 3-Bedroom units) and 12,511 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 16 ground floor parking spaces. 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. However, to the extent parking is needed, its best to create availability at the ground level instead of upper levels conflicting with permanent residential parking. Additionally, there are two distinct parking areas for the convenience of the retail uses at the ground level. The upper level residential parking is limited to ingress/egress on Carlyle Avenue. The ground floor parking spaces will also serve residents that need quick and convenient access for drop off or pick up.

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. For loading purposes, there are two (2) loading lanes located on the eastern side of the ground floor parking facilities: (i) two 35' x 12' size loading berths; and six (6) 10' x 20' size loading berths. The two (2) larger loading berths and two (2) reduced size are 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. The four (4) remaining reduced size loading spaces are in a separate vehicular area accessible only via Byron Avenue. 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.