

OPERATIONAL PLAN

7140 Abbot Avenue

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 232 residential units (124 Studio units, 99 1-bedroom units and 9 2-Bedroom units) and 16,045 +/- square feet of commercial space (the "Project") along with an expansive amount of amenity space. Note, of the 232 units, 141 are co-living units.

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 floors 2-4 of the Project podium. The design and operation of the 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, it is best to create availability at the 2nd level instead of upper levels conflicting with permanent residential parking. The commercial and residential parking is limited to a single ingress/egress access point on Byron, keeping 72 Street (A Street) and Abbott Avenue (B Street) free from vehicular interference.

COMMERCIAL HOURS:

The commercial uses will maintain normal business hours in compliance with the City's Land Development Regulations.

LOADING:

All loading and back of house uses are located on the ground floor and are accessible from the alley. The loading zone is located on southern side of the ground floor and contains the following commercial and residential loading berths: (i) one (1) 35' x 12' size commercial loading berth; and (ii) five (5) 10' x 20' size residential loading berths. The designated loading area is only accessible from entry off 71 Street through the alley, with egress only onto 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 through the alley. Trash pickup will be prohibited from 6:00 PM to 8:00 AM.