

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 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
- 41,377 FAR SF
- 3,125 SF: Retail
- 38,252 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 general vehicular circulation for the project is eastbound on 5th Street, southbound in the alley, westbound in the private driveway existing either north or south on Michigan Avenue. The main access to parking for visitors, patrons, tenants and employees is via the car elevator located in the east alley and operated at all times by one or more parking attendants.

The majority of the vehicular traffic to the Project, for the office uses, will be arriving in the morning and be familiar with this drop-off location, but knowledgeable patrons and visitors can also arrive similarly. Upon arrival at the car elevator, the driver parks by the elevator, turns the car over to the valet, who then enters the elevator and parks the vehicle beneath the building. The driver and any passengers access the building either from the east or through the private driveway. Should any back-up occur with the operation at the car elevator, the valet attendants will direct arriving vehicles to queue in the private driveway and then the attendants take the vehicles around the block (north on Michigan, east on 5th and south in the alley, to the car elevator). Alternatively, attendants may park vehicles in the parking structure on the south side of the private driveway.

For pick-up of vehicles for departures, mainly in the late afternoon, valet attendants will bring the vehicles, either via the car elevator, south in the alley and west into the private driveway, or directly from the south parking structure at the private driveway, to a valet stand located just east of the historic building.

For visitors unfamiliar with the car elevator for drop-off, valet attendants will properly manage the egress at Michigan Avenue during business hours to safely direct them to the on-street parking spaces on Michigan or to the car elevator in the alley, especially during the afternoon departures, to safely handle any conflicting traffic during these peak times. Specifically during the afternoon peak hour for departures, a valet operator will be stationed at Michigan Avenue with temporary sign to manage any vehicles arriving to the project.

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.

- The valet drop-off and pick-up are located on the ground level via the alley at the car elevator and the private driveway, respectively.
- 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 car elevator is located on the one-way alley in the east between 4th and 5th Streets. No change is proposed for the existing alley.
- 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 through the designated off-street delivery area proposed along the west side of the alley outside of peak office arrival and departure times to avoid conflicts.
- Waste removal will occur at the back entry to the retail space accessed via the two-way alley.
- A pull off lane within the property line has been designated for these purposes.

<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.