

2019 OPERATIONAL DETAILS

1212 Lincoln

<u>Number of Employees:</u>	Approximately fifty (50) total employees will be employed by the hotel component. The remaining number of employees will depend heavily on the exact tenant mix, which has not yet been determined, but it is expected that there may be up to 150 employees of the remainder of the uses in the project.
<u>Hours:</u>	The hotel will operate 24/7. The remaining uses will keep normal business hours, depending on the use.
<u>Security:</u>	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, including all portions of the garage.
<u>Music:</u>	No entertainment is proposed and all exterior music will be ambient in nature.
<u>Valet Parking:</u>	Valet will be offered, utilizing a ramp on the northwest corner of the property, on Lincoln Road. Storage for valet parking will be the garage,
<u>Employee Parking:</u>	It is anticipated that employees who drive to the site will park in the integrated garage or other parking garages or City lots in the vicinity.
<u>Bicycle Parking:</u>	The plan provides for a dedicated enclosed area for bicycle parking for employees.
<u>Loading:</u>	Dedicated loading and service areas have been located along the alley and space has been provided on the western edge of the property in order to permit larger trucks to move to the side of the alley when delivering so as to not inhibit free travel along the alley. The loading for each use will be defined by the ultimate interior layout, but access will be available from both the internal loading spaces and the "pull off"

along the alley. These areas will serve all portions of the building, including the hotel. Large-scale deliveries will be barred between the hours of 6:00 PM and 8:00 AM.

Garbage:

A fully enclosed trash room will be located in the rear of the building serving both the hotel and the commercial uses. Access to the trash room will be from internal corridors in the building. Garbage pick up will be barred between the hours of 6:00 PM and 8:00 AM.

Queuing:

The proposed uses are not expected to create a queue. If a food service use located in the “Mercado” area becomes popular enough to merit a queue, there is more than adequate room to accommodate that queuing within the building.