



Legislation Text

File #: 07-1224, **Version:** 1

Recommendation to authorize City Manager to execute a lease between the City of Long Beach and the Long Beach Community College District for the short-term use of parking spaces at Veterans Memorial Stadium from December 21, 2007 through January 1, 2008. (District 5)

The Long Beach Airport (Airport) currently has approximately 2,000 parking spaces available in its parking structure and adjacent lots that are, at times, filled to capacity. In addition, the Airport leases approximately 2,000 parking spaces from the Boeing Company at the southeast corner of Lakewood Boulevard and Conant Street, known as Airport Lot D. This provides for a total of approximately 4,000 parking spaces to serve both short-term and long-term current parking needs for the Airport.

The Airport experiences a parking shortfall during the peak holiday travel period of December 21 through January 1 (Peak Period), due to increased flight activity. During the upcoming Peak Period, the Airport anticipates a parking demand of approximately 5,400 spaces, resulting in a shortfall of approximately 1,400 spaces. Some of the shortfall is accommodated through the use of vacant tenant parking spaces at the Airport due to holiday-period/vacations. However, there remains a need for approximately 750 additional parking spaces to meet the anticipated demand during the Peak Period. In order to minimize impacts on the surrounding community and curtail street parking in the adjacent neighborhoods, the Airport proposes to work with Long Beach Community College (LBCC) to utilize the adjoining Veterans Memorial Stadium parking lot (Vets Lot) to accommodate the parking shortfall.

The Vets Lot, which contains 4,000 parking spaces, is located directly across Conant Street from Airport Lot 0, between Faculty Avenue and Clark Avenue. Since LBCC will not be in session during the Peak Period, LBCC has agreed to lease 750 parking spaces (see attached) to the Airport during the Peak Period to accommodate the parking shortfall. Access to the leased area will be from Conant Street and shuttle services will be provided. As a result, impacts to the surrounding neighborhoods will be minimized. Additionally, the Airport's use of these parking spaces is not anticipated to impact any activities occurring at Veterans Memorial Stadium during the Peak Period.

This mirrors last year's program to address parking shortfalls during the Peak Period.

This program was successful in meeting the needs of both the Airport and the community.

The proposed Lease with LBCC would contain the following major terms and provisions:

- Lessor: Long Beach Community College District.
- Lessee: City of Long Beach.
- Premises: Approximately 750 parking spaces located in the Veterans Memorial Stadium Lot. Thirty-days prior to use, Lessee shall provide Lessor with the exact number of spaces needed during the Peak Period. It is anticipated that approximately 750 spaces will be utilized during

the Peak Period.

- Term: The initial term of the Lease shall commence on December 21, 2007 and shall continue through and inclusive of January 1, 2008.
- Use: The Premises shall be used by passengers at the Long Beach Airport for long-term parking.
- Rent: The base rent shall be \$8 per parking space per month prorated for the number of days in the Term. The anticipated 750 parking spaces provides for a total base rent of approximately \$2,400 for the Term of the Lease. In addition, the City's Airport Fund and LBCC will share equally in any net revenue generated by the use of the Premises.
- Utilities: Lessor shall provide all utilities to the Premises.

Security, shuttle services and parking management of the Premises will be provided by the Airport through existing vendor contracts for similar operations at Airport Lot D.

This letter was reviewed by Deputy City Attorney Richard F. Anthony on October 1, 2007 and Budget Management Officer Victoria Bell on October 11, 2007.

City Council action is requested on October 23, 2007, in order to allow sufficient time to execute the Lease in a timely manner.

The costs associated with the operation of the Premises are expected to be offset by revenues. Lease and parking management costs are estimated at approximately \$9,000 for the Term of the Lease. Assuming that the Premises will be at 75 percent capacity during the Term, with the parking rate for the Premises at \$8 per day, the estimated net revenue for the Airport Fund (EF 320) in the Department of Public Works (PW) would be approximately \$22,500. There is no impact to the General Fund.

Approve recommendation.

MICHAEL P. CONWAY
ACTING DIRECTOR OF COMMUNITY DEVELOPMENT

CHRISTINE F. ANDERSEN
AIRPORT MANAGER

APPROVED:

PATRICK H. WEST
CITY MANAGER

