



Legislation Text

File #: 06-1020, **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. (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 parking for the Airport.

Due to increased flight activity, the Airport experiences a parking shortfall during the peak holiday travel periods of November 22 through November 26 and December 22 through January 1 (Peak Periods). During the upcoming Peak Periods, 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 holidays/vacations. However, there remains a need for approximately 600-750 additional parking spaces to meet the demand during the Peak Periods. 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 City 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 Periods, LBCC has agreed to lease approximately 600-750 parking spaces to the Airport during the Peak Periods to accommodate the parking shortfall (Attachment). 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 Periods. This mirrors last year's program to address parking shortfalls during the Peak Periods. This program worked successfully for both the Airport and community members.

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: Between 500-1,000 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 Periods. It is anticipated that approximately 600-750 spaces will be utilized during the Peak Periods.

- Term: The initial term of the Lease shall commence on November 22, 2006 and shall continue through and inclusive of November 26, 2006. The term of the Lease shall automatically recommence on December 22, 2006 and shall continue through and inclusive of January 1, 2007.
- 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 600-750 parking spaces provides for a total base rent of approximately \$3,000 for the Term of the Lease. In addition, the City 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 September 20, 2006 and Budget Management Officer David Wodynski on September 27, 2006.

City Council action is requested on October 10, 2006, in order to facilitate the lease commencement date of November 22, 2006.

The costs associated with the operation of the Premises are expected to be offset by revenues. Lease and parking management costs are estimated at \$30,000 for the Term of the Lease. Assuming the Premises will be at 75 percent capacity during the Term and that the parking rate for the Premises will be \$6.00 per day, the estimated net revenue for the City would be \$10,000. The estimated net revenue will accrue to the Airport Enterprise Fund (EF 320) in the Department of Public Works (PW).

Approve recommendation.

PATRICK H. WEST
DIRECTOR OF COMMUNITY DEVELOPMENT

CHRISTINE F. ANDERSEN
DIRECTOR OF PUBLIC WORKS

APPROVED:

GERALD R. MILLER
CITY MANAGER