



# Building A Better Long Beach

December 1, 2008

## REDEVELOPMENT AGENCY BOARD MEMBERS

City of Long Beach  
California

### RECOMMENDATION:

Approve and authorize the Executive Director to execute all documents necessary for a lease with Hillcrest Development Partners, LLC, for retail space located at 150 E. Broadway at a monthly lease rate of \$4,550; and execute all documents necessary for a sublease with Bikestation Long Beach for ground floor retail space located at 150 E. Broadway at a monthly sublease rate of \$1, for the temporary relocation of Bikestation Long Beach. (Downtown – District 2)

### DISCUSSION

Bikestation Long Beach (Bikestation) has been operating on The Promenade in Downtown Long Beach since 1995. Operations for the commuter bicycle parking, repair and rental facility, reportedly the first of its kind in the United States, are currently housed in two structures owned by the Redevelopment Agency (Agency).

Planned improvements for the Bikestation and the former amphitheater space as part of the Promenade Master Plan make it necessary to temporarily relocate the Bikestation. With the current energy crisis, the Bikestation has seen a significant increase in membership and use of the facilities. To maintain their growth momentum, it is key that the interim site is close to the current facility as well as the transit mall.

Staff was recently contacted by the owners of the ground floor commercial space in the Pacifica project located at 150 E. Broadway with an offer to lease space for the Bikestation (Exhibit A – Site Map). A lease has been negotiated containing the following major terms and provisions:

Landlord: Hillcrest Development Partners, LLC

Lessee: City of Long Beach Redevelopment Agency

## REDEVELOPMENT AGENCY BOARD MEMBERS

December 1, 2008

Page 2 of 3

- Premises: Approximately 1,600 square feet of ground floor retail space located on the northeast side of the Pacifica project facing Broadway.
- Use: Temporary relocation site for the Bikestation currently operating on First Street.
- Lease Rate: \$4,550 per month (\$2.85 per square foot)
- Term: One (1) year commencing December 7, 2008, with an option to extend, on a month-to-month basis, at the above quoted rental rate.
- Improvements: Landlord shall, at its sole cost and expense, perform all improvements.
- Operating Expenses: Landlord shall pay for the costs of Lessor's share of property taxes, property insurance, HOA fees, water, electricity, maintenance, and administration. Lessee shall be responsible for the maintenance of interior premises, windows, repairs, and janitorial service.

The lease rate of \$4,550 per month is deemed reasonable and acceptable. Agency staff compared the lease rate to equivalent lease rates for this type of space in the downtown area and also conferred with Don Smith of Smith Consulting Group who concurred with the proposed rate.

The Agency will sublease the space to the Bikestation at a rate of \$1 per month. The Bikestation will assume responsibility for maintenance, repairs, janitorial and all other required services. The Bikestation concurs with the temporary location and the lease, and will accept the sublease. This lease transaction essentially compensates the Bikestation for relocation benefits.

During this interim period, the temporary facility will allow the Bikestation to continue to support the needs of the Bikestation patrons, including bike repair, 24/7 secured access to bike storage by members, transient bike storage for non-members during regular operating hours and bike rentals. Assisting the Bikestation during this transition also supports the City of Long Beach's green initiatives by encouraging more people to get out of their cars and onto their bicycles.

REDEVELOPMENT AGENCY BOARD MEMBERS

December 1, 2008

Page 3 of 3

SUGGESTED ACTION:

Adopt recommendation.

Respectfully submitted,



CRAIG BECK  
EXECUTIVE DIRECTOR

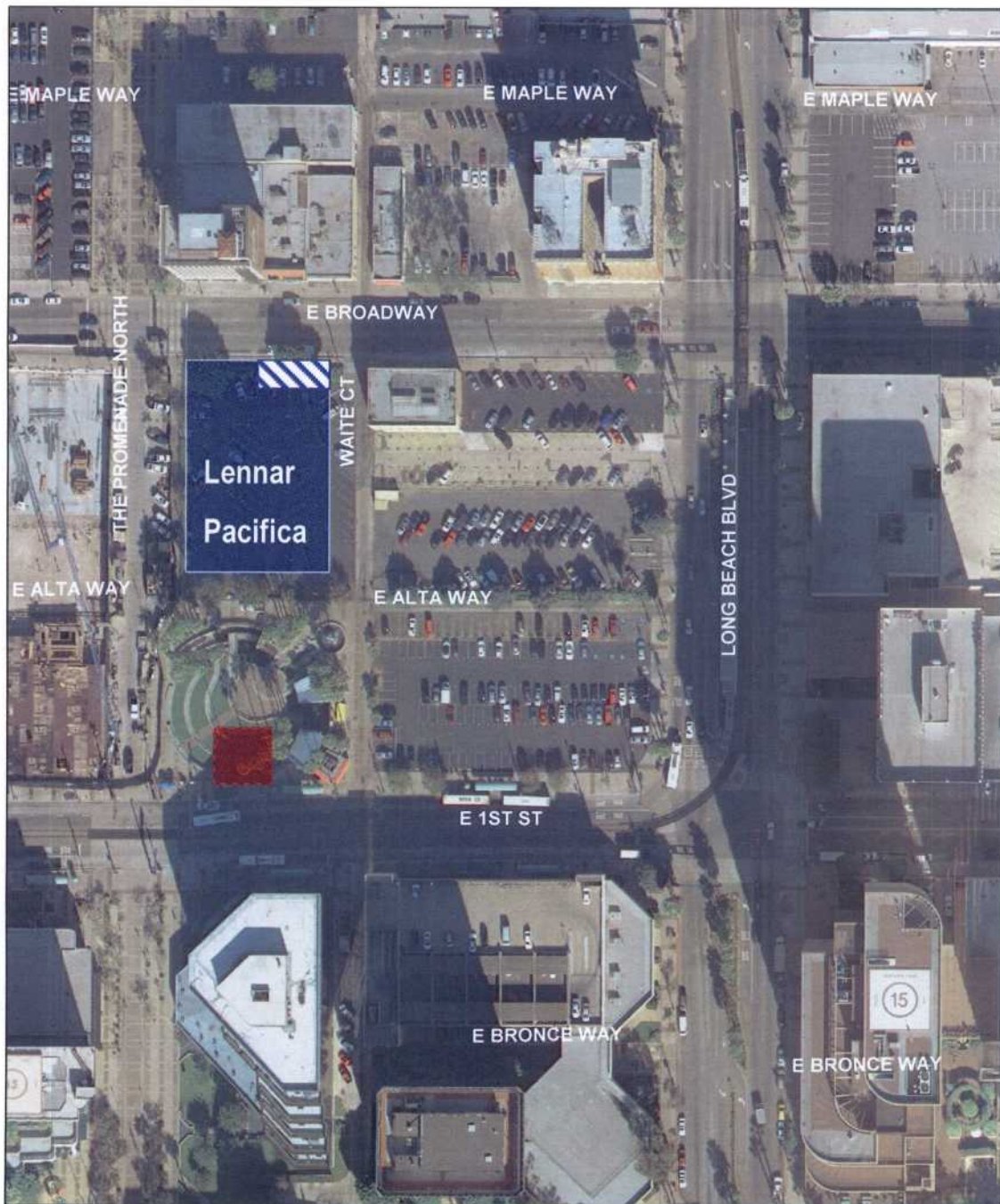
CB:AJB:SR:rsw

Attachments: Exhibit A – Site Map

R:\RDA Board\RDA Board Meetings\2008\December 1\Lease.Hillcrest (Bikestation).doc



# Exhibit A



Current Bikestation Location



Proposed Bikestation Interim Location

