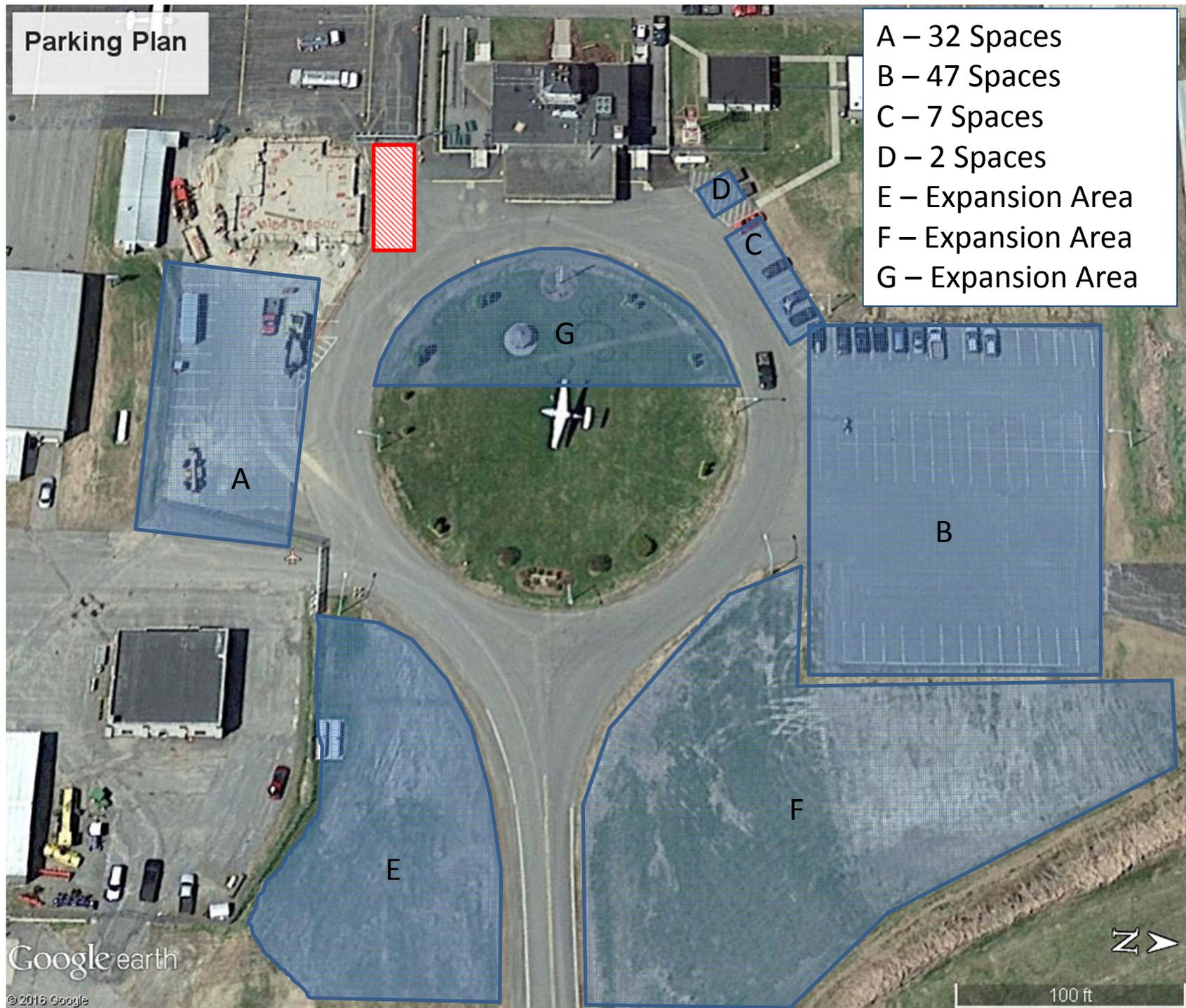


Parking Plan

- A – 32 Spaces
- B – 47 Spaces
- C – 7 Spaces
- D – 2 Spaces
- E – Expansion Area
- F – Expansion Area
- G – Expansion Area



## Parking Summary

Parking Lot A – 32 total spaces, including the only two handicap parking spaces for terminal area. This lot was preexisting with 36 available spaces prior to the construction of the Aviator Restaurant. The security fence was modified to maximize parking spaces and to facilitate snow removal.

Parking Lot B – 47 total spaces currently available. 3 Spaces recently removed to accommodate vehicle access to back of Schermerhorn Corporate Hangar #2.

Parking Lot C – 7 total spaces available. This area is the closest parking to terminal and fire house.

Parking Lot D – 2 spaces recently added with removal of dumpsters. These spaces have been provided to the FBO for use by Hertz for customer drop-off of rental cars (no written agreement).

Area E – Main Terminal Gate – future Fire Lane No Parking Area.

Area F – Future parking lot expansion area.

## Dedicated Restaurant Parking Considerations

- The current lease states: “Vehicles of Tenant, Sublessee, agents, visitors, successors and assigns shall be parked in public parking lots at the airport. Tenant may propose construction of additional parking areas for use by Tenant, Sublessee, agents, visitors, successors and assigns. Any additional parking including location and size of parking area shall be subject to the approval of the County. Construction of any additional parking shall be completed at Tenant’s sole expense.”
- Parking lot A has long been used at the airport for transient Tiedown aircraft customers.
- The lot is also closest to the aircraft maintenance shop (county owned – included in FBO operator agreement that expires Dec 31, 2018).
- The lot has been the main parking area for the old Airport Café that was located inside the terminal. The old café was renovated by Schermerhorn and all restaurant equipment has been removed. It is currently being used for storage of restaurant equipment and supplies.
- The FBO operator agreement does not specifically allow for any other uses for the old airport café and the agreement has not been amended.

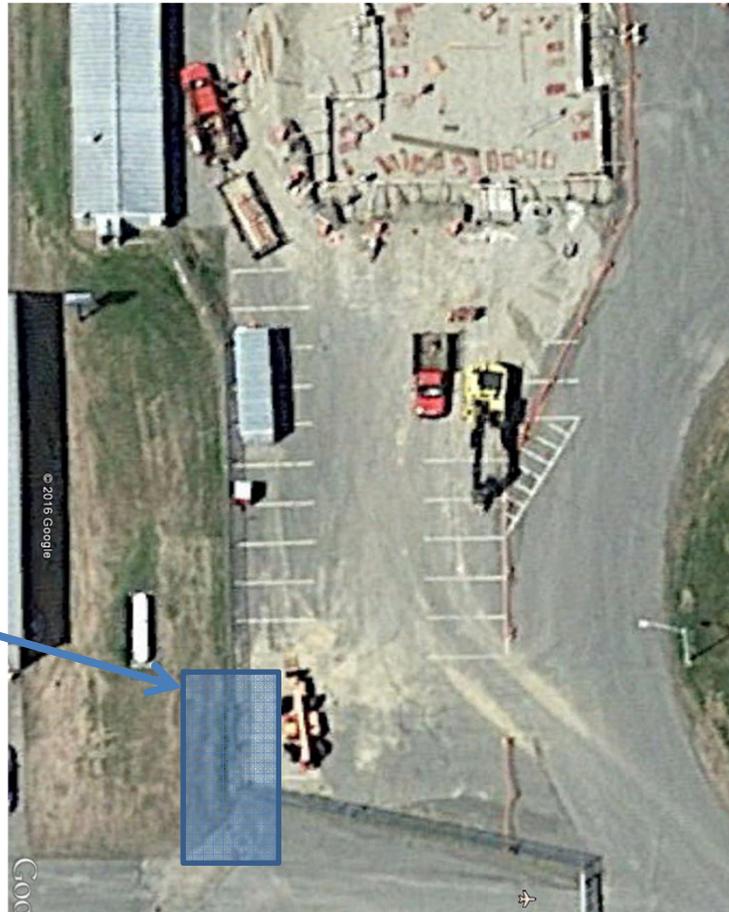
## **Recommendations**

- Transient aviation activity at the airport fluctuates with seasonal changes and weather patterns
- The highest demand for aircraft and vehicle parking is during the summer months. The higher summer aviation activity results in a higher demand for vehicle parking, especially in parking lot A
- Should the committee decide to accept an offer from Mr. Schermerhorn to lease parking lot A for Aviator Restaurant only parking, it may be appropriate to require construction of additional parking spaces in future lots E, and/or F & G

## Parking Lot A Options (32 available spaces)

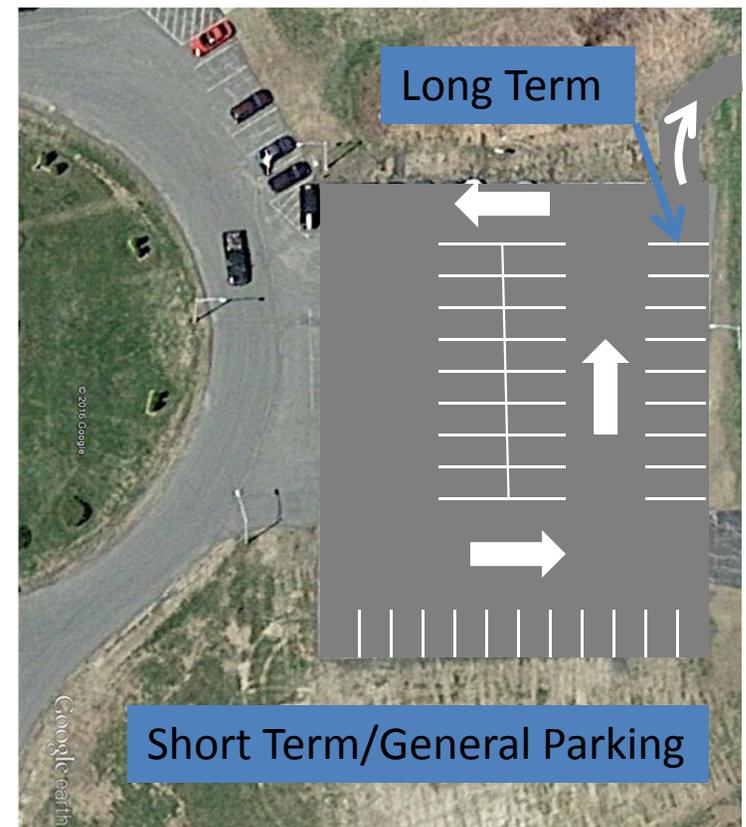
- Lease all of Lot A to the Aviator
  - 1 to 30-year lease
- Lease a portion of Lot A to the Aviator
  - Set aside a few parking spaces for County owned aircraft maintenance hangar – keeps more options available at end of FBO lease agreement
    - 1 to 30-year lease

Set aside parking for  
Aircraft Maintenance  
Hangar



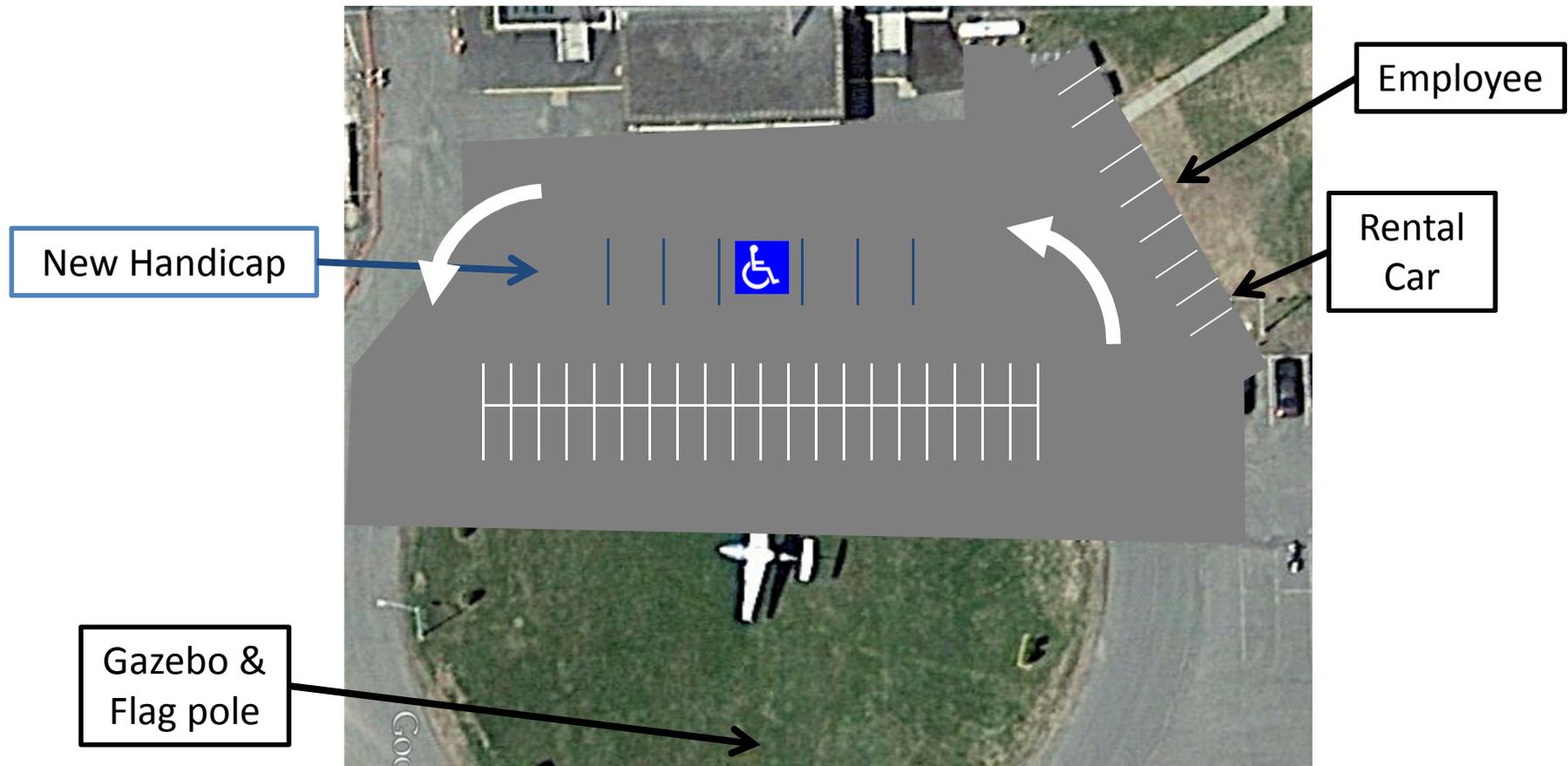
## Parking Lot B Options (47 available spaces)

- Designate short and long term parking within Lot B
  - Split lot west and east (top and bottom)
    - Snow removal considerations
  - Split lot north and south (right and left)
    - Better for snow removal
    - Require pavement sealer and restriping
    - ADA compliance requirement



### Parking Lot C & D Options (9 total available spaces)

- Designate employee parking & car rental return (6 FBO staff & Airport Manager)
  - Employee parking in Area C
  - Handicap parking in Area D
  - Relocate temporary rental car return to far end of Area C (2 spaces)
- Modify circle for handicap parking area and short term/passenger drop off
  - Relocate gazebo and flag pole





Google earth

200 ft