

# New Downtown Parking Decks

## FREQUENTLY ASKED QUESTIONS



**Q: Why is the City of Greensboro proposing to build two parking decks downtown?**

**A:** The demand for downtown parking has exceeded the supply of available spaces in the existing parking decks. Three out of the four parking decks are full, with less than 100 spaces available in the Church Street deck. Surface Lots are currently near capacity.

**Q: Where will the proposed parking decks be built?**

**A:** One parking deck will be built on February One Place and the other parking deck will be built at the intersection of Eugene and Bellemeade.

**Q: What is the projected cost of the two parking decks?**

**A:** Both parking decks are currently under design. Based on current planning cost estimates, each parking deck is estimated to cost approximately \$30 million to construct (\$60 million total estimate when combined). Once final design plans are complete, the City will be better able to determine overall project costs and financing needs. Based on current estimates however, we expect annual costs (Operating, Maintenance, and Debt Service) for the two new parking decks to range between \$5 million to \$5.5 million per year.

**Q: What type of bonds will be issued for this project and will they be voter approved?**

**A:** Once final costs are known for both decks (i.e., including all costs associated with project design, land costs, and construction of both decks), City Council will be asked to issue Limited Obligation Bonds (LOBs) to help fund the project. LOBs are not required to be voter authorized and will be funded as described below. This is consistent with how the City has handled new parking deck projects in the past.

**Q: How will the LOBs be funded?**

**A:** Funding to support the debt service for the LOBs will primarily come through monthly and hourly fees paid by parkers who use City owned and operated parking decks and surface lots. In addition, new City property and sales taxes generated by the new private development projects that are expected to occur as a result of the new parking decks will also be used to help with debt service.

**Q: Will monthly parking rates in the City's parking decks rise as a result of the two new parking decks?**

**A:** If the City is required to issue \$60 million in LOBs to help finance the project, it is anticipated that parking rates in the City's parking decks will need to increase between \$15 to \$25 per month the first year (i.e., moving from the current \$65/month rate to \$80-\$90/month starting in January 1, 2019) and increasing incrementally at a rate of \$5 to \$7 per month for 5 years thereafter to help service the project debt.

**Q: How long will it take for the debt to be repaid?**

**A:** The City will finance the debt over a 30 year period.

**Q: How long will the construction process take from design to completion?**

**A:** Typically this takes between 18 to 24 months.

**Q: Once construction begins, will February One Place be closed permanently?**

**A:** A portion of February One Place, from its intersection with S. Davie Street westward approximately 133 feet, will be temporarily closed during construction. The street will continue to be available for car

and pedestrian access upon completion of the downtown development project and will remain owned by the City and available for public use.

**Q: Will these parking decks look different than the existing parking decks downtown?**

**A:** The City is planning to create more visually appealing and efficient downtown parking structures and mixed-use developments with these projects. Both parking decks will include ground floor retail space, enhanced perimeter streetscapes and thanks to the efforts of our private development partners, a mix of planned development uses above the parking decks to include future hotels and office space.

**Q: Will anyone be given free parking in the new parking decks?**

**A:** No. All tenants will pay the market rate.

**Q: Will the City own the deck?**

**A:** Yes.

**Q: Will there be retail on the ground floor?**

**A:** Yes.

**Q: What other parking decks does the City own?**

**A:** Davie Street Deck, built in 1967  
Greene Street Deck, built in 1972  
Church Street Deck, built in 1990  
Bellemeade Street Deck, built in 1990

**Q: Are the four existing parking decks paid for?**

**A:** Yes.

**Q: How much has the City already spent or committed to spend on both projects?**

**A:** Approximately \$4.1 million (\$2.1 million – land, \$2 million design) on February One deck and, \$2 million (design) on Eugene Deck

**Q: Please explain the envisioned partnerships with the private sector on both projects.**

**A:** February One Deck:

- Under the reimbursement agreement, the developer will build a new public parking deck for City in conjunction with the development of their hotel project. Once complete, the City will fully own and operate the new public parking deck.
- City is paying the full cost for the design and construction of the public components of the project.

Eugene Deck:

- City will build new parking deck.
- Phase I – City will be responsible for the development of the public parking deck. CHI LLC will be responsible for the development of the private basement parking and private ground floor retail.
- Phase II – CHI LLC will be responsible for the future private development of phase II (hotel, office)

**Q: Will contracting of both parking decks be subject to the City's MWBE program and project goal setting?**

**A:** Yes.

**Q: Who do I contact if I have more questions about this proposed project?**

**A:** A special e-mail has been designated for additional questions: [NewParkingDecks@greensboro-nc.gov](mailto:NewParkingDecks@greensboro-nc.gov)