

# Intelligencer Journal/Lancaster New Era

## Cooperative agreement boost for garage project

BY BERNARD HARRIS, Staff Writer

The Lancaster city Redevelopment Authority on Tuesday took another step toward construction of a new parking garage on North Market Street.

Authority members voted unanimously to approve a cooperative agreement with the city that allows them to accept \$3 million for the project provided through the state Redevelopment Capital Assistance grant program.

City Council members approved the agreement last week.

The garage is planned to provide secure parking to residents of the Lancaster Press building, at North Prince and West Lemon streets. The building is slated for a \$16 million renovation into 44 units for the Garden Spot Village retirement community.

The garage will be built on the site of a surface parking lot that now serves the Brickyard sports bar and other nearby businesses.

The garage will replace those parking spaces and provide about 180 additional spaces to support businesses along Lemon Street and the 300 and 400 blocks of North Queen Street, said Randy Patterson, director of the city's Economic Development & Neighborhood Revitalization department.

The garage would be owned by the city Redevelopment Authority, which would sell bonds for the local match for the project. Those bonds will be repaid using half the increased tax assessments over 20 years in a designated tax increment financing district. The other half of the tax bill goes to the three taxing entities -- Lancaster city and county and School District of Lancaster.

The tax bills paid by the property owners will not be higher than they otherwise would be, Patterson said.

The size of the garage will be determined by an analysis of the area's development potential and the amount that can be financed, Patterson said.

He expects the garage to be four stories tall and cost between \$7 million-\$9 million.

The bond issue will likely be done this summer. Garage construction should begin by fall. Completion should take a year, he said.

bharris@lnpnews.com

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