COLUMBUS GEORGIA CONVENTION & TRADE CENTER

Parking Garage:
A project to complete since 2002

COLUMBUS GEORGIA
CONVENTION & TRADE CENTER

September 22, 2026

Project history | procurement status | location rationale | stakeholder process | long-term master plan

PURPOSE

To approve the RFP that was conducted for a general contractor to design and construct services for the Convention and Trade Center Parking Garage

AGENDA CLARITY

What Council is actually being asked to authorize

AUTHORIZE THE CONTRACT

Brasfield & Gorrie, LLC

to design and construct an approximately 500-space parking garage for the Columbus Convention & Trade Center.

1 Contract award

Authorize the City Manager and/or designee to execute the design-build contract.

2 Approximately 500 spaces

Carry forward the approximately 500-space Trade Center parking objective.

3 Front Avenue site

The resolution notes the Authority's recommendation for the City-owned site across Front Avenue.

This action does not approve a final architectural design. Design, sitework coordination and accommodation of a separately designed bridge are within the scope that follows.

Source: Sept. 22, 2026 Purchase Authorization / Item A resolution, RFP No. 25-0002.

RFP NO. 25-0002

The procurement process is complete and ready for Council action



Evaluation included voting representatives from the Trade Center, METRA, Public Works and Engineering; non-voting advisors included the City Manager's Office and three Historic Columbus representatives.

Source: Sept. 22, 2026 agenda report, pp. 1-3.

SCENARIO A

Why the Front Avenue site is the Authority's recommended location

Capacity during construction

Scenario A preserves more usable parking while the new facility is being built.

Access and circulation

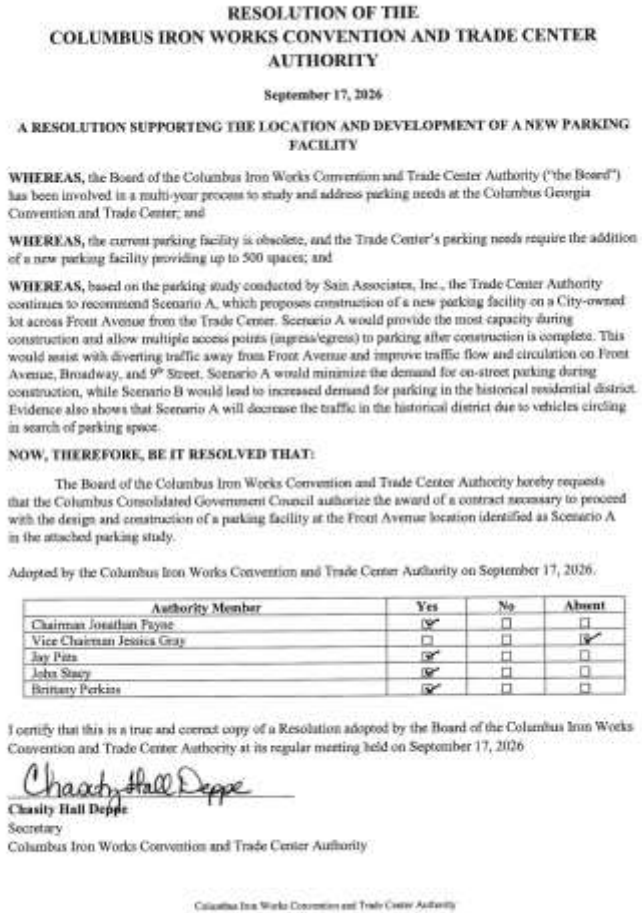
The Authority resolution cites multiple ingress/egress points and improved traffic circulation.

Historic district traffic

The resolution states Scenario A reduces demand for on-street parking and vehicles circling in the historic residential district.

Future connection

The Council scope requires the garage to accommodate a separately designed bridge connection to the Trade Center.



RESOLUTION OF THE
COLUMBUS IRON WORKS CONVENTION AND TRADE CENTER AUTHORITY

September 17, 2026

A RESOLUTION SUPPORTING THE LOCATION AND DEVELOPMENT OF A NEW PARKING FACILITY

WHEREAS, the Board of the Columbus Iron Works Convention and Trade Center Authority ("the Board") has been involved in a multi-year process to study and address parking needs at the Columbus Georgia Convention and Trade Center; and

WHEREAS, the current parking facility is obsolete, and the Trade Center's parking needs require the addition of a new parking facility providing up to 500 spaces; and

WHEREAS, based on the parking study conducted by Sain Associates, Inc., the Trade Center Authority continues to recommend Scenario A, which proposes construction of a new parking facility on a City-owned lot across Front Avenue from the Trade Center. Scenario A would provide the most capacity during construction and allow multiple access points (ingress/egress) to parking after construction is complete. This would assist with diverting traffic away from Front Avenue and improve traffic flow and circulation on Front Avenue, Broadway, and 9th Street. Scenario A would minimize the demand for on-street parking during construction, while Scenario B would lead to increased demand for parking in the historical residential district. Evidence also shows that Scenario A will decrease the traffic in the historical district due to vehicles circling in search of parking space.

NOW, THEREFORE, BE IT RESOLVED THAT:

The Board of the Columbus Iron Works Convention and Trade Center Authority hereby requests that the Columbus Consolidated Government Council authorize the award of a contract necessary to proceed with the design and construction of a parking facility at the Front Avenue location identified as Scenario A in the attached parking study.

Adopted by the Columbus Iron Works Convention and Trade Center Authority on September 17, 2026.

Authority Member	Yes	No	Absent
Chairman Jonathan Payne	☑	☐	☐
Vice Chairman Jessica Gray	☐	☐	☑
Jay Pitts	☑	☐	☐
John Stacy	☑	☐	☐
Brittany Perkins	☑	☐	☐

I certify that this is a true and correct copy of a Resolution adopted by the Board of the Columbus Iron Works Convention and Trade Center Authority at its regular meeting held on September 17, 2026

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Chasity Hall Deppe
Secretary
Columbus Iron Works Convention and Trade Center Authority

Columbus Iron Works Convention and Trade Center Authority

Signed Authority resolution - Sept. 17, 2026

Source: Trade Center Authority resolution adopted Sept. 17, 2026; Sept. 22 Council agenda.

GOVERNANCE

The Trade Center Authority reaffirmed Scenario A

SEPTEMBER 17, 2026

4 YES

1 ABSENT

0 NO

The adopted resolution requests that Council authorize award of a contract necessary to proceed with design and construction at the Front Avenue location identified as Scenario A.

- City-owned lot across Front Avenue from the Trade Center.
- Up to approximately 500 spaces.
- Resolution references construction-period capacity, access, circulation and historic-district traffic considerations.

Source: signed Columbus Iron Works Convention & Trade Center Authority resolution, Sept. 17, 2026.

The Sain study evaluated two distinct development scenarios

Sain Associates studied observed conditions during Christmas in the South and the Aflac Christmas Party, then modeled construction and post-construction conditions for two future parking/hotel scenarios.

SCENARIO A

Two-deck solution

- Phase 1: new ~500-car deck on city lot adjacent to the Marriott
- New deck can enter/exit from Front Avenue and Broadway.
- Phase 2: replace the existing Trade Center deck with a smaller ~250-car deck.
- Study assumes a new 150-room hotel adjacent to the Trade Center.

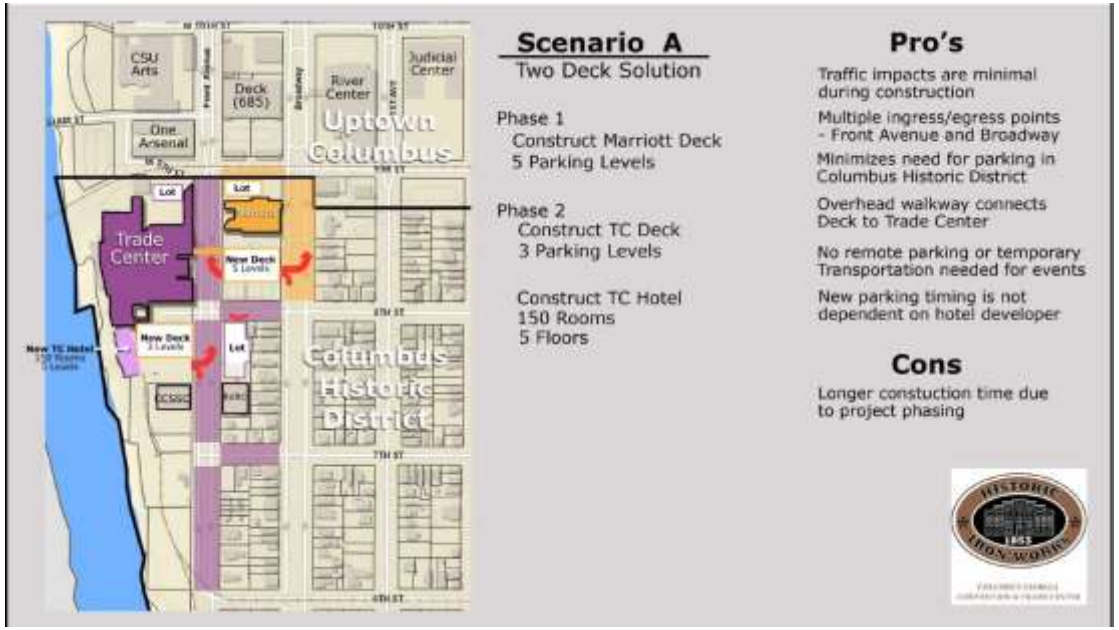
SCENARIO B

One-deck solution

- Demolish the existing Trade Center deck.
- Construct one ~650-car deck at that location.
- The existing 179-space surface lot remains.
- Study assumes a new 150-room hotel; all deck traffic uses a single Front Avenue access point.
- More costly

Source: Sain Associates Traffic and Parking Study, Feb. 14, 2025, Executive Summary; Master Plan and Parking Study, pp. 5-6.

Scenario A — two smaller parking decks



PROS

- Minimal traffic impacts during construction.
- Spreads ingress/egress traffic through the area.
- Minimizes traffic impacts to the historic residential neighborhood south of 7th Street.
- Improves Front Avenue ingress by dispersing traffic to the new deck on 8th Street.
- Minimizes probability of on-street parking in the historic residential neighborhood.

CONS

- More pedestrians crossing Front Avenue during ingress/egress.

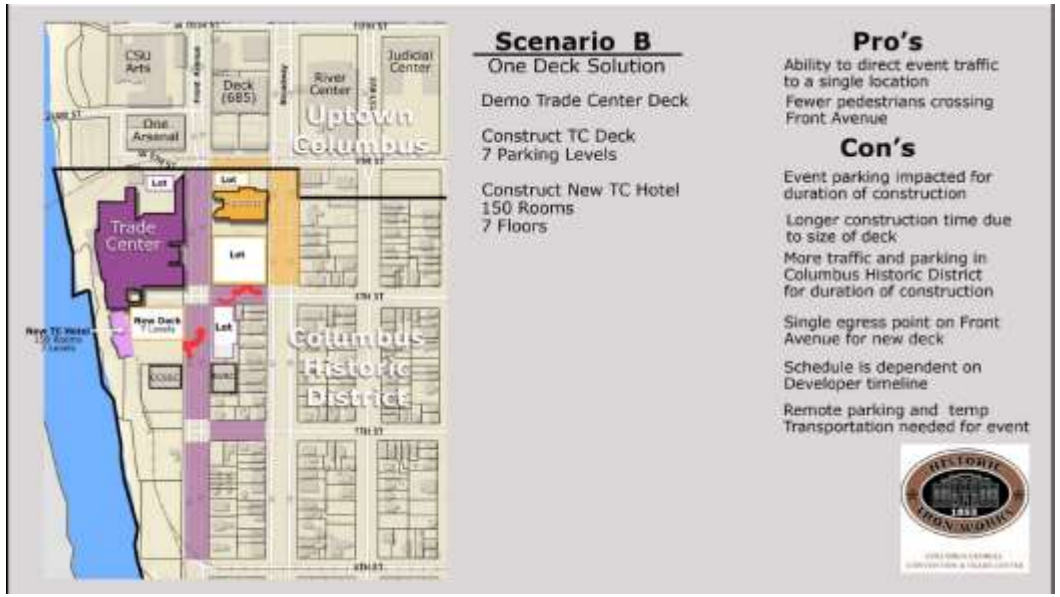
Additional master-plan consideration

The master-plan presentation also notes a longer construction time because Scenario A is a two-project phasing strategy.

Sources: Sain Associates, Table E-1; Master Plan and Parking Study, Scenario A slide.

PROS & CONS IDENTIFIED IN THE SAIN STUDY

Scenario B — one larger parking deck



PROS

- Ability to direct incoming traffic to a single parking location.
- Fewer pedestrians crossing Front Avenue during ingress/egress.

CONS

- Difficulty maintaining event parking access during construction.
- Increased traffic circulation and on-street parking in the historic residential neighborhood during construction.
- Concentrates ingress/egress traffic on Front Avenue.
- Master-plan slide also identifies longer construction time, more traffic/parking in the historic district, developer-timeline dependence, and temporary remote parking needs.
- More costly and could prevent desire convention center hotel growth.

Sources: Sain Associates, Table E-1; Master Plan and Parking Study, Scenario B slide.

STUDY CONCLUSION

What Sain Associates recommended — and why

SAIN RECOMMENDATION: ADOPT SCENARIO A

Construction capacity	Scenario A provides the most parking capacity during construction.
Multiple access points	Post-construction access can be distributed rather than concentrated at one Front Avenue point.
Historic district	Scenario A minimizes on-street parking demand and vehicle circulation in the historic residential district during construction.
Front Avenue circulation	The study says distributed access would improve traffic flow on Front Avenue, Broadway and 9th Street.
Egress capacity	Sain estimated Scenario A would have about 4× the egress capacity of Scenario B, reducing estimated egress times by about 75%.

Important limitation: Sain's field study was based on two significant Trade Center events in late 2024, then used those observations to model the future scenarios.

Source: Sain Associates Traffic and Parking Study, Executive Summary, pp. ii-iii.

WHAT HAPPENS NEXT

Council action is followed by structured stakeholder engagement

The next phase moves from procurement into a collaborative design conversation.

1 Award / mobilize

Allow the selected design-builder to formally enter the project.

2 Convene stakeholders

Chamber-supported meeting with the contractor, affected partners and preservation voices.

3 Listen before design is fixed

Discuss scale, architecture, traffic, pedestrian movement, lighting, landscaping and neighborhood impacts.

4 Translate input into design

Use professional design, engineering and traffic analysis to test feasible responses.

5 Communicate milestones

Keep Council and stakeholders informed as concepts advance toward a buildable design.

Stakeholder engagement is a design-development step - not a substitute for the completed competitive procurement process.

Planned process described by Trade Center leadership; the agenda scope also requires coordination with City staff and other entities.

LONG-TERM MASTER PLAN

The parking garage is infrastructure within a broader convention-hotel strategy

PARKING

Create modern, connected capacity that supports today's Trade Center operations and future site planning.

STEP 1

→

TRADE CENTER

Protect event access, improve circulation and create a stronger guest arrival experience.

MASTER PLAN

→

CONVENTION HOTEL

A long-standing objective appearing in multiple Columbus planning and destination-development records.

LONG-TERM GOAL

Documented examples include City/Development Authority history, Columbus 2025/CCG planning, Uptown redevelopment planning and VisitColumbusGA FY27 strategy.

COMMUNITY PLANNING RECORD

Convention-supporting hotel development is not a new objective

2001+	**City / Development Authority**	Court record says the City and later DACG sought a hotel on the adjacent tract to support the Trade Center.
Uptown planning	**River District TAD #3**	Identified a “New or expanded Convention Center hotel” among redevelopment opportunities.
2019-23	**Columbus 2025 / CCG**	Work program: continue pursuing an additional hotel adjacent to the Trade Center.
FY27	**VisitColumbusGA**	Strategy 3 calls for convention-hotel advocacy and support for additional convention or headquarters hotel rooms.

These records document continuity of the objective; they do not predetermine a hotel developer, brand, size or final agreement.

Sources: Ga. Ct. App. 2017; River District TAD #3; CCG 2038 Comprehensive Plan / 2019-23 STWP; VisitColumbusGA FY27 Annual Playbook.

COUNCIL ACTION

September 22: decision summary

THE ACTION

Authorize execution of the Brasfield & Gorrie design-build contract for an approximately 500-space Trade Center parking garage.

What is established	Competitive RFP completed; contractor recommended; funding sources identified; Authority recommends Scenario A.
What follows	Design development, contractor coordination, stakeholder engagement and continued communication with Council.
What is not fixed by this vote	Final architectural details, every design feature, or a future convention-hotel agreement.
Long-term context	The garage is being planned as enabling infrastructure within a broader Trade Center master-plan objective that includes a future convention hotel.

The contract decision and the subsequent design/stakeholder process are distinct steps.

Prepared from Sept. 22, 2026 agenda materials, Sept. 17 Authority resolution, prior City records and published planning/legal sources.

SOURCES

Key records supporting this presentation

Sept. 22, 2026 Council Agenda Report / Item A	Design & Construction Services for Trade Center Parking Garage - RFP No. 25-0002.
Sept. 17, 2026 Trade Center Authority Resolution	Formal recommendation supporting Scenario A on the City-owned Front Avenue site.
CCG 2038 Comprehensive Plan / 2019-23 STWP	Documents the Columbus 2025 objective to continue pursuing an additional hotel adjacent to the Trade Center.
VisitColumbusGA FY27 Annual Playbook - Strategy 3	Current strategy includes convention-hotel advocacy and additional convention/headquarters hotel rooms.

Presentation distinguishes documented facts, the specific Council action, and future design/stakeholder steps.