



**ACCESS THIS
PRESENTATION!**



bokap.it/parking



PARKING STRATEGIES

“You never change things by fighting the existing reality. To change something, build a new model that makes the existing model obsolete.”

- R. Buckminster Fuller



Legacy Central



Victory Park Silver Garage



Granite Park III

BOKA Powell

1920 McKinney



St. Ann Court



The Link at Uptown



Southwest Airlines Wings



One Bethany East



BOKA Powell

Uber Elevate Mobility Hub Concept Downtown Dallas





FUTURE PROOFING GARAGES

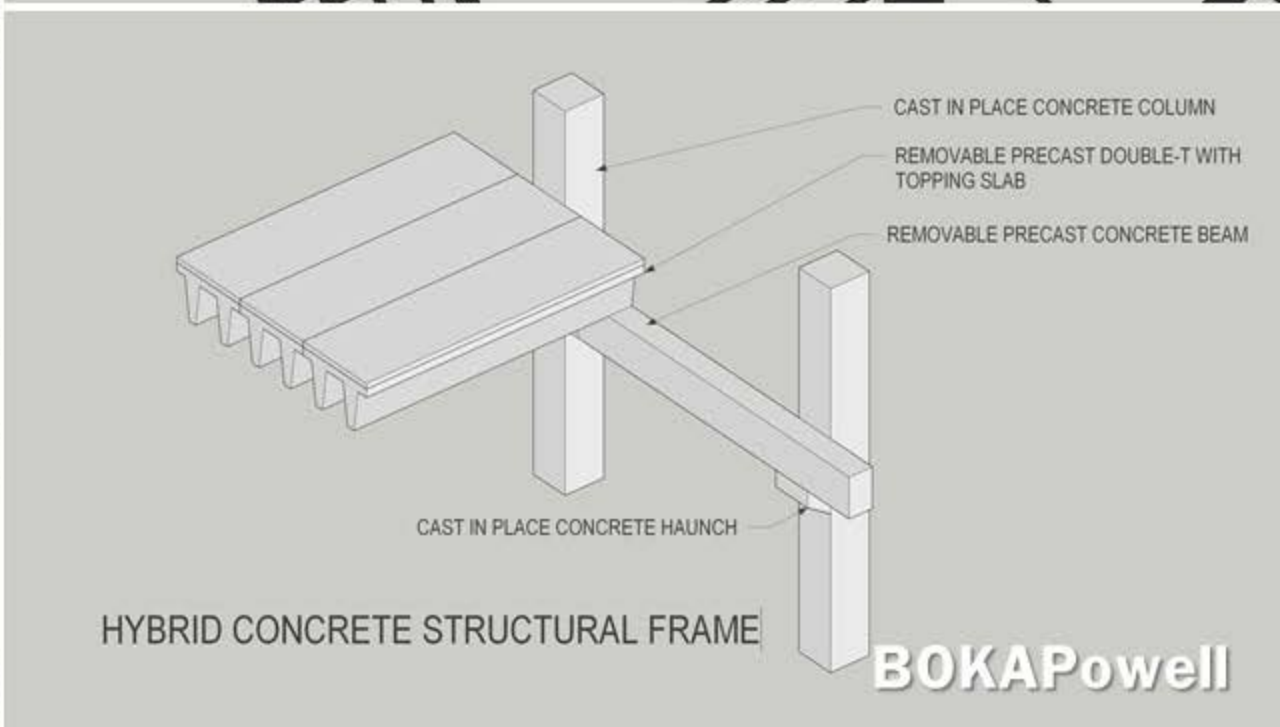
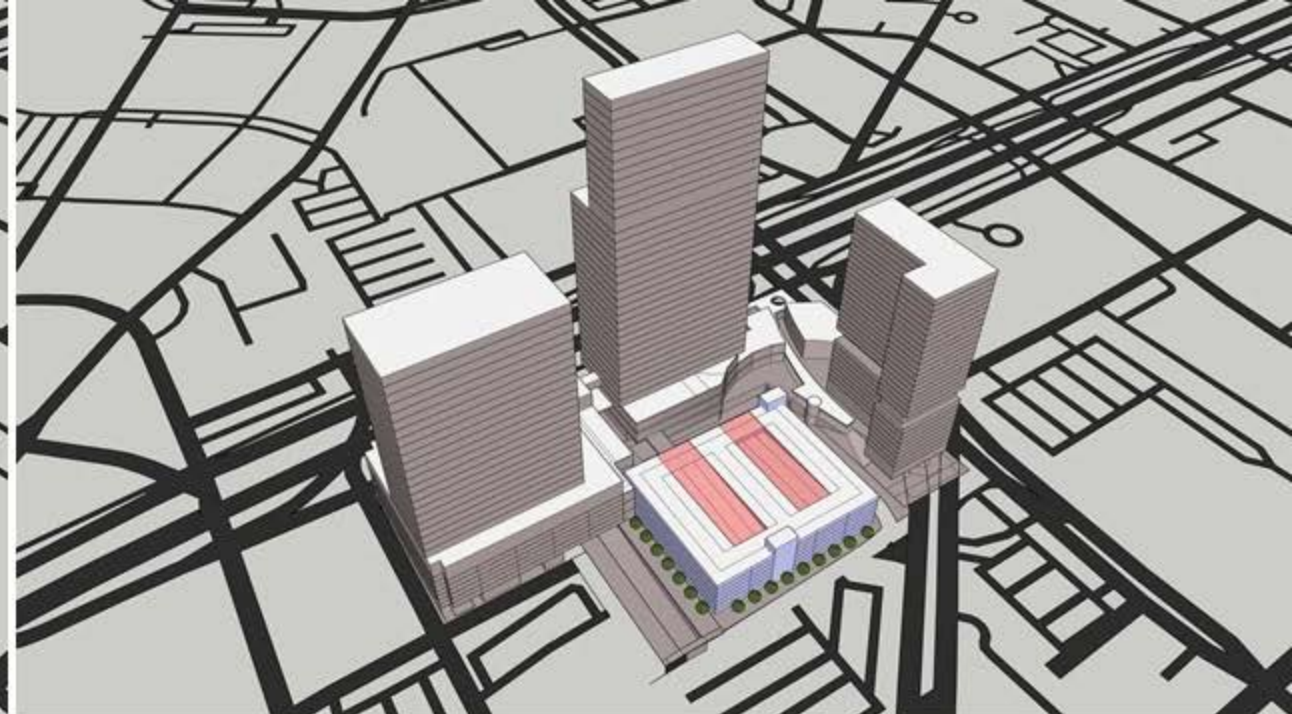
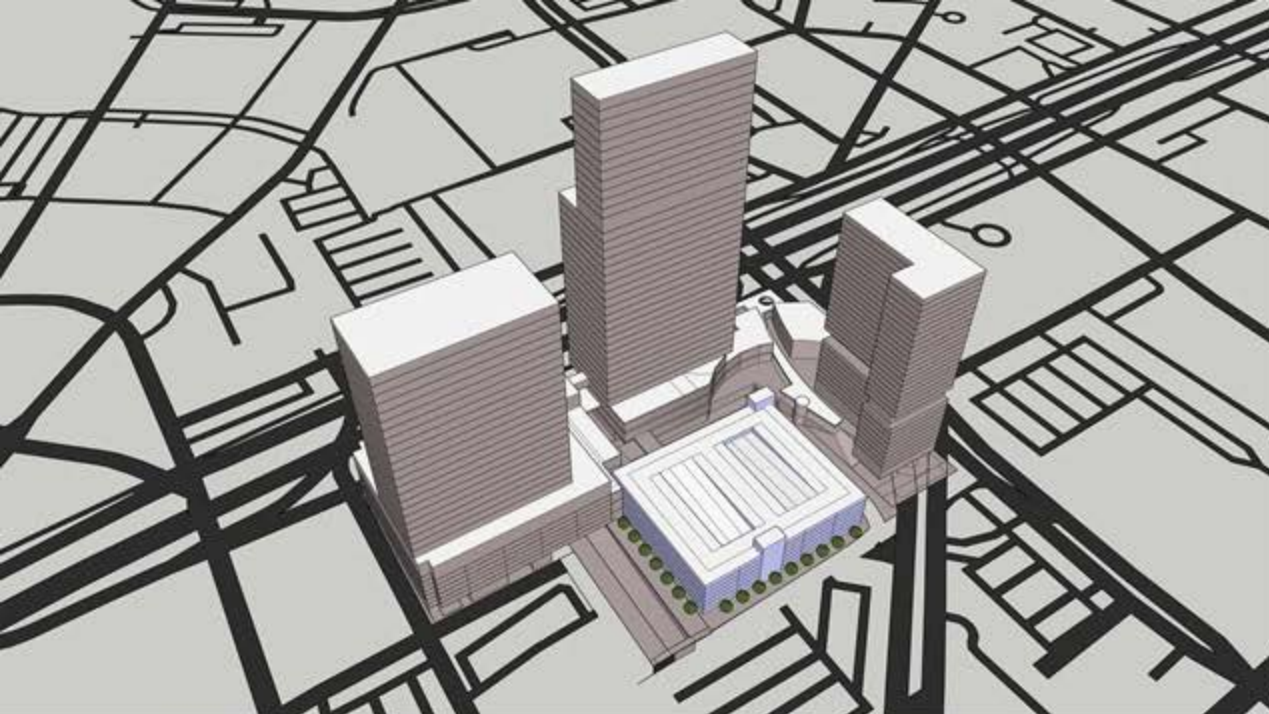
“We are called to be architects of the future, not its victims.”

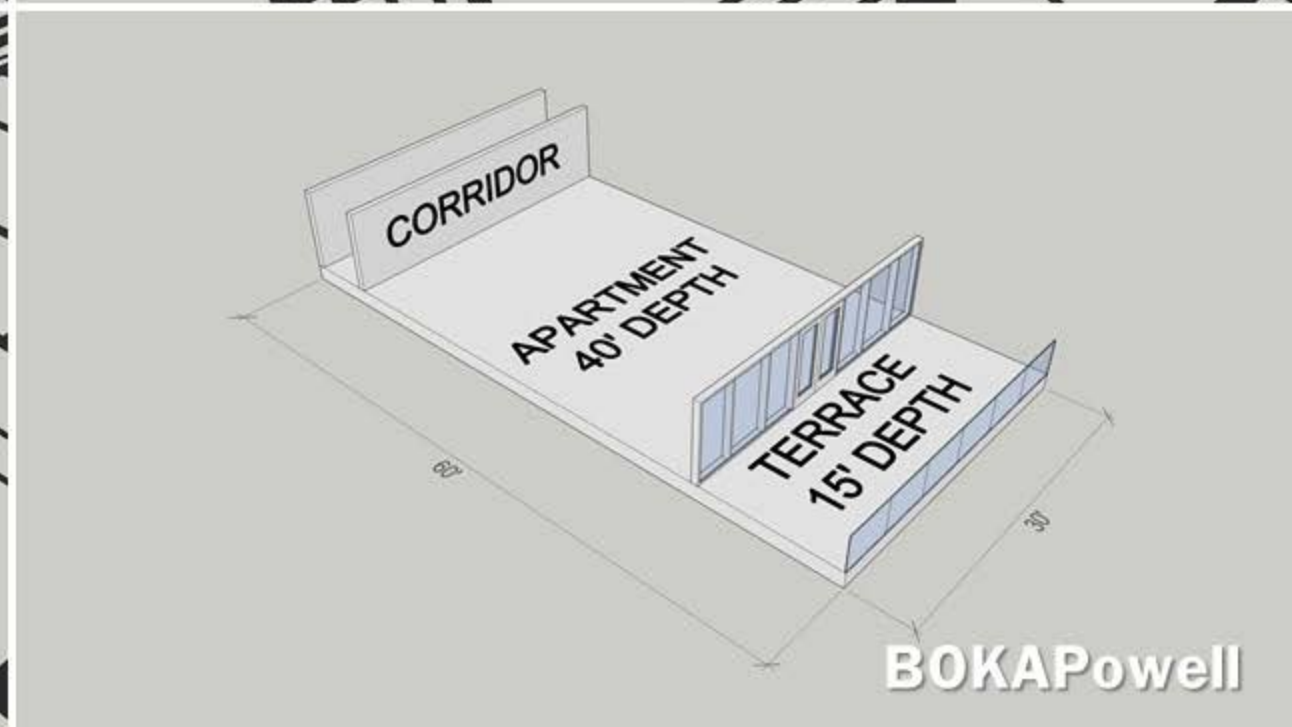
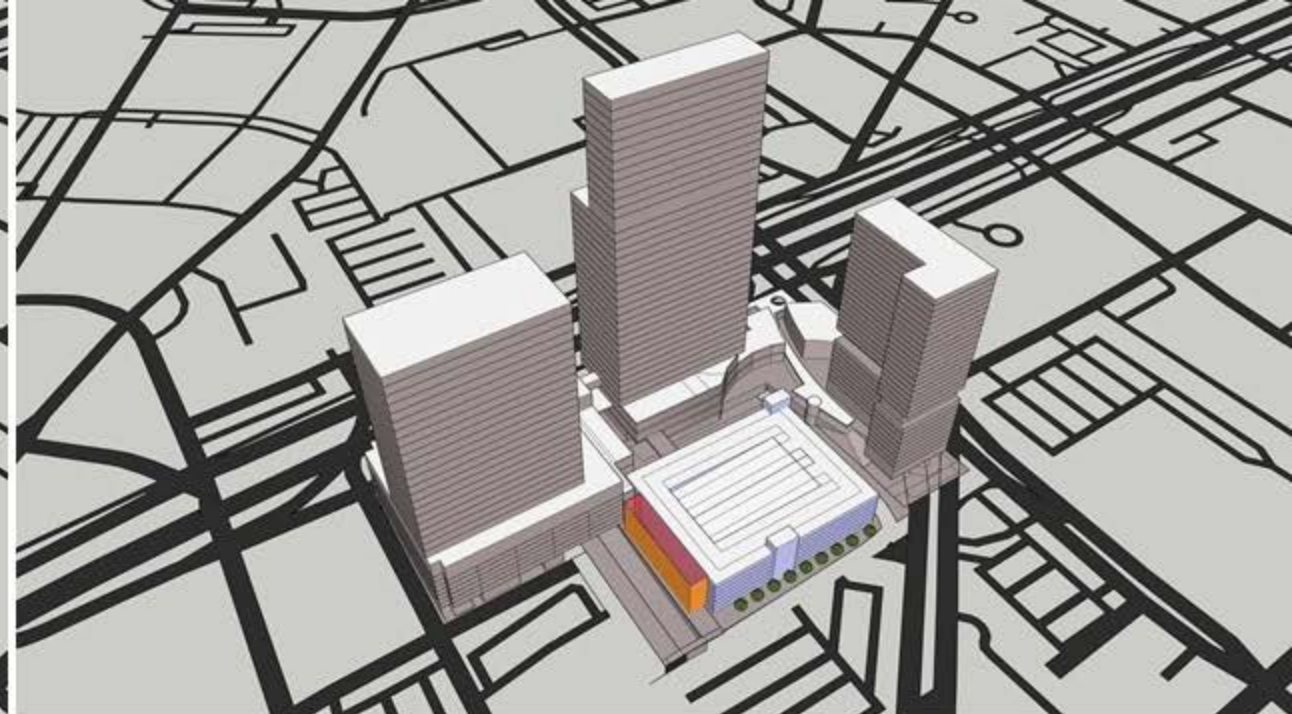
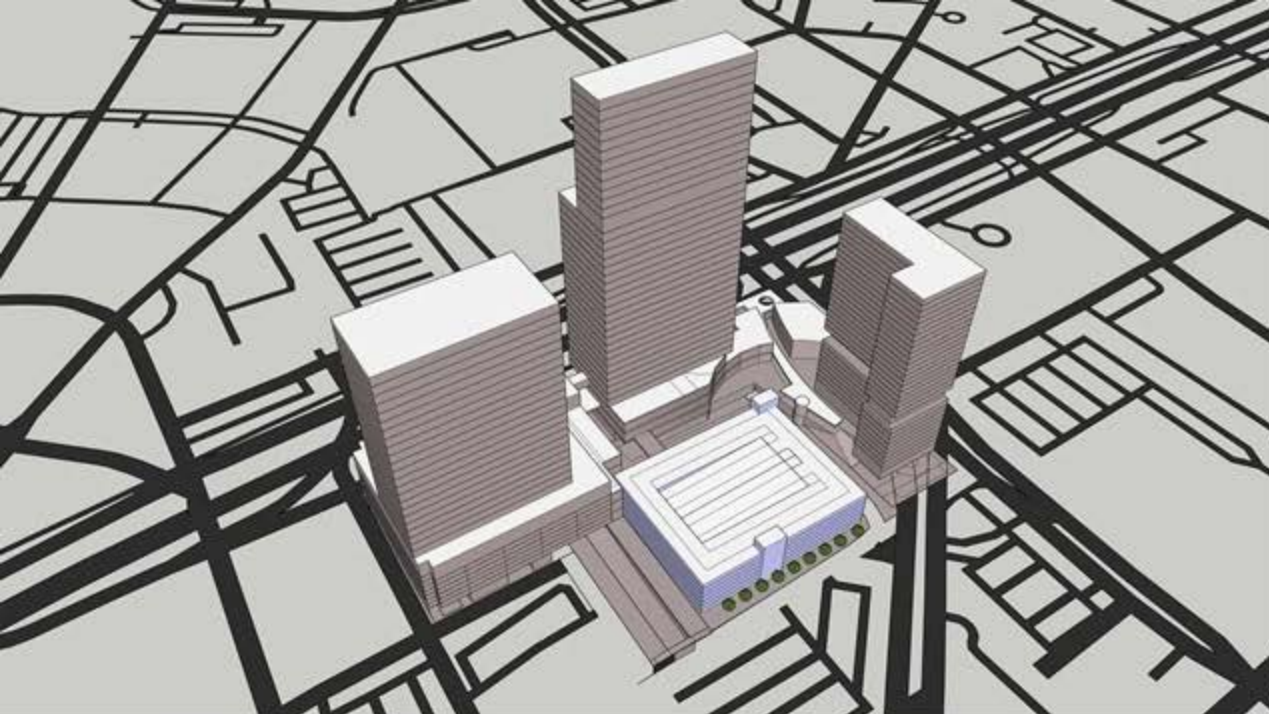
- R. Buckminster Fuller

FUTURE PROOFING PARKING GARAGES

- Floor-to-floor height
- Live load capacity
- Internal vs External ramps
(Removable ramps)
- Floor leveling
- 2 bay, 3 bay, 4 bay or more
- Freestanding vs podium
- Utility service capacity
- FAR considerations
- Suburban vs. urban
- Life safety/exiting requirements
- Construction type
- Conveyance systems
- Perimeter envelope
- Interstitial space at lowest occupied level
- Sprinkler Systems









MULTI-FAMILY CONVERSION

- HVAC
- Plumbing
- One bathroom per 650 SF
- Beam and slab structure
- Resident parking
- Loading facilities
- Amenity space
- Visitor parking
- Thermal comfort
- Power DAS, Fiber low-voltage security, EMS
- Security



HOTEL CONVERSION

- Includes all multi-family considerations
- Smoke evacuation (brand standards vary)
- Plumbing fixture increase one bathroom per 350 SF
- Guest arrival experience
- Common area
- Meeting rooms
- Restaurants/F&B
- Guest parking
- Visitor parking
- Curb-side layby/hired cars
- BOH/Service functions



OFFICE CONVERSION

- **Greater floor-to-floor height (12' to 15')**
- **Acoustic considerations**
- **Ordinary hazard sprinkler**
- **Occupant load increase/exiting requirements**
- **HVAC/IAQ/Filtration**
- **Day lighting consideration**
- **Minimal plumbing impact**
- **70 to 100 PSF live load**





LEGACY CENTRAL

Plano, Texas



\$150 to \$200 per stall, paint and metal accents at elevator lobby

BOKAPowell

ONE BETHANY EAST

Allen, Texas



\$250 to \$300 per stall, enhanced metal frames and mesh or masonry cladding

BOKAPowell

GRANITE PARK III

Plano, Texas



\$250 to \$300 per stall, enhanced metal frames and mesh or masonry cladding

BOKAPowell

SOUTHWEST AIRLINES WINGS

Dallas, Texas



\$300 to \$500 per stall, utilizes perforated metal panels and glass and glazing at elevator lobby

BOKAPowell

VICTORY PARK SILVER GARAGE

Dallas, Texas



\$300 to \$500 per stall, masonry accents and enhanced detailing

BOKAPowell

THE LINK AT UPTOWN

Dallas, Texas



\$2,000 to \$3,000 per stall, architectural cladding to match the building and enhanced metal screening

BOKAPowell

SAINT ANN COURT

Dallas, Texas



\$2,000 to \$3,000 per stall, metal louvres, glass and glazing, and architectural details

BOKAPowell

1920 MCKINNEY

Dallas, Texas



\$3,000 to \$5,000 per stall, fully-clad architectural/mechanically ventilated

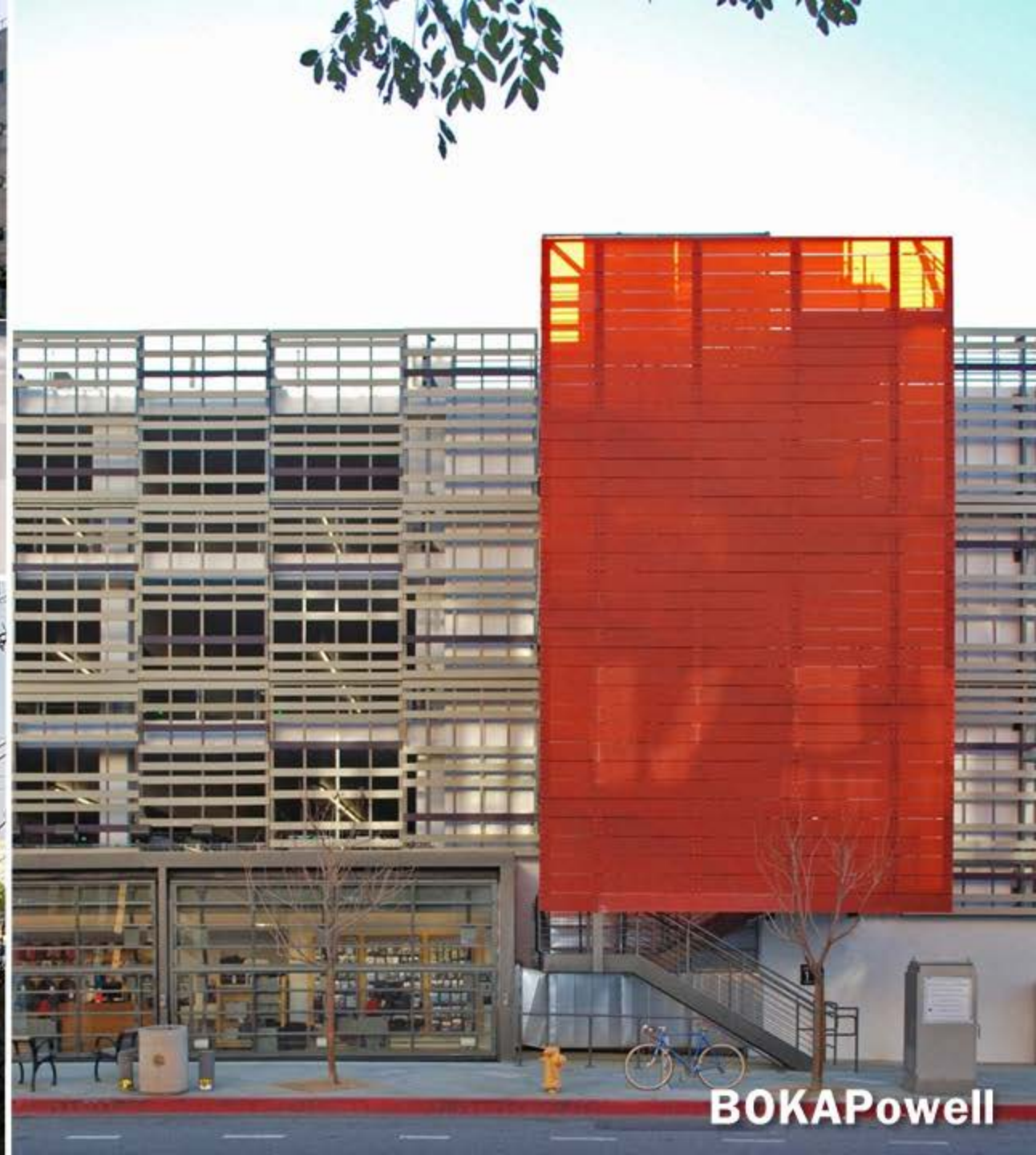
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FUTURE OF PARKING GARAGE LAYOUTS

- User comfort
- Ease of locating empty spaces (Phone apps)
- Apps: Park-Fi, AirGarage, Bosch, ParkMobile, Waze-INRIX, Parking Panda, SpotHero, HERE Technologies
- Fully autonomous parking: increases car storage by 50%
- Shared parking

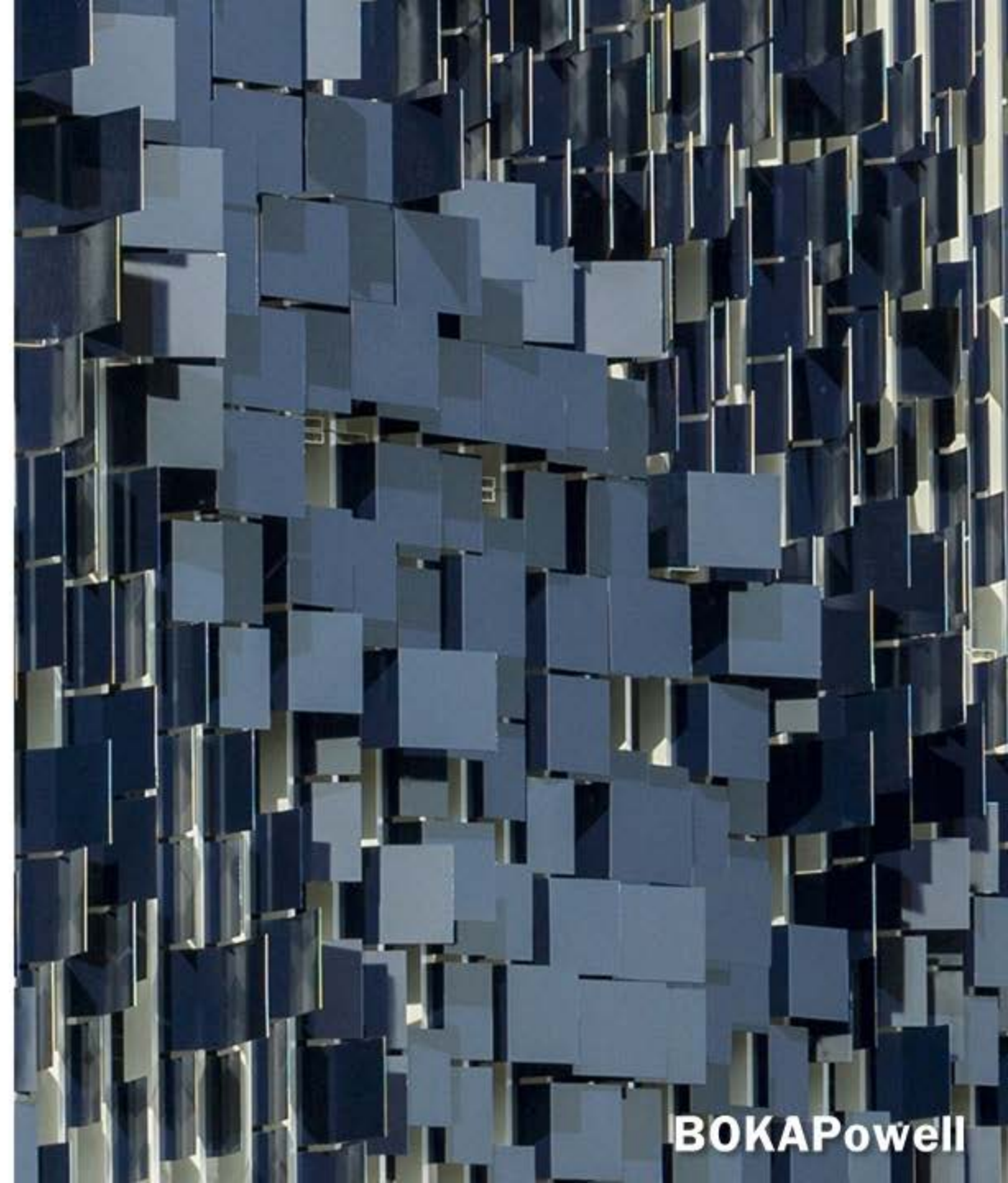


INSPIRATION



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INSPIRATION



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