“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
“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
• 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
• 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
- 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
LEASE CENTRAL
Plano, Texas

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

BOKA Powell
ONE BETHANY EAST
Allen, Texas

$250 to $300 per stall, enhanced metal frames and mesh or masonry cladding
GRANITE PARK III
Plano, Texas

$250 to $300 per stall, enhanced metal frames and mesh or masonry cladding
$300 to $500 per stall, utilizes perforated metal panels and glass and glazing at elevator lobby
VICTORY PARK SILVER GARAGE

Dallas, Texas

$300 to $500 per stall, masonry accents and enhanced detailing
$2,000 to $3,000 per stall, architectural cladding to match the building and enhanced metal screening
SAINT ANN COURT
Dallas, Texas

$2,000 to $3,000 per stall, metal louvres, glass and glazing, and architectural details
1920 MCKINNEY

Dallas, Texas

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