



## Banner Building Parking Structure Greenwood Village, Colorado

As part of a major renovation, new owners upgraded the interior of the prominent 10-story Banner Office Building and added a 426 space garage for the convenience of its tenants. Cost and schedule were the focus of the garage design, and the challenge was met. The garage was conceived, designed, and constructed in slightly over 5-1/2 months and its cost was only \$5,050 per space. The short construction time resulted from the use of precast concrete for the superstructure, and the low cost resulted from the simplicity of the structure, and efficient use of lighting and mechanical systems.

Functionally, the lower level ramps down 5 feet and has a separate entrance and exit. The second and third levels are connected with an exterior ramp that is accessed midway along the length of the facility. Two-way traffic flow with 90° parking is used on lower levels, but one-way traffic flow is used on the top level. A ramp provides pedestrian access to the building at the lower level and a courtyard path connects the garage at the ground level. Two stair cores accommodate vertical pedestrian flow. Access to the office building is via a ramp into the basement elevator area or via a pedestrian courtyard walkway at the intermediate level of the garage



Photos by Paul Mack

Footprint	Spaces	SF/space	Superstructure
115' x 332'	426	263	Precast 3-Levels 2-Bays

*"We could not have built the Banner Office Building garage without the help of our parking consultant Paul Mack. He was able to communicate with a difficult owner and come up with value engineering suggestions in a timely manner. His structural design was simple, but effective, and his parking module design was very efficient. Paul specified inexpensive, reliable access control equipment as well as good graphics."*

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Founder Paul Mack, P.E. had significant involvement in phases of this project while at another firm