



Bijou and Cascade Garage Colorado Springs, Colorado

The City of Colorado Springs has always been proactive in providing parking within its central business district. Following long-range plans, the City built a garage, then another, then the first was expanded vertically, and then the second. When studies indicated the parking supply was getting low, the City built this third garage increasing CBD capacity about 20%. Its site is near a major corridor into the city from Interstate 25. Unlike the first two garages, this one has a mixed-use component that incorporates future retail business spaces and offices into the garage.

The 3-level structure is 3-bays wide, and makes good use of precast concrete, brick, steel braced frames and EFIS. Functionally, two bays are flat parking and one is ramped, all using two-way traffic flow that exits through a cashier booth at grade. An easement situation cut-out one corner of the garage, lowering its efficiency. Storefronts for future mixed-uses hide cars parked in a bay behind the curtain-walls. Designed for vertical and horizontal expansion, the structure includes firewalls and ventilation built into the initial construction. It received the **Award of Excellence for Historically Compatible New Construction** from the Colorado Springs Historical Association.



Photos by Paul Mack

Footprint	Spaces	SF/space	Superstructure
223' x 189'	305	364	Precast 3-Levels 3-Bays

“The City of Colorado Springs added a third city owned parking garage in our central business district. We selected Paul Mack to be our parking consultant. He was particularly helpful and his suggestion to use braced frames in lieu of shear walls opened view planes in the structure creating a safer feeling for patrons. I have known Paul for several years and have always found him to be competent and easy to work with.”

Gregory Warnke
Parking Administrator
City of Colorado Springs
30 S. Nevada Ave, Suite 504
Colorado Springs, CO 80903
719-385-5682

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