



Tejon Street Parking, Colorado Springs, Colorado

The Tejon Street Parking Structure consists of 515 precast concrete pieces utilized to construct the parking garage expansion. Eight distinctive components make up the 400 structural and 115 architectural pieces needed for the addition. The project was challenging as it was completed in two phases, each spearheaded by a different architectural firm. The four extra parking levels needed to adhere to current code requirements, as well as achieve an aesthetic match to the existing two-level structure.

Precast erection took only 12 weeks, and as a result, the garage was completed one month ahead of schedule. The use of structural and architectural precast concrete allowed the Costilla/Tejon Street Parking Garage Expansion project to be completed under budget and much earlier than anticipated.

Project Facts:

Market Segment:	Parking Structures
Building Type:	Parking Garage
Products Used:	Double tees, light walls, spandrels, acid etched walls and stair landings



Project Design Team:

Owner:	El Paso County, Colorado Springs, CO
General Contractor:	Gerald H. Phipps, Colorado Springs, CO
Architect of Record:	CSNA Architects, Colorado Springs, CO
Engineer of Record:	HCD Engineering, Inc., Colorado Springs, CO



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Extensive shoring was required for the interior light walls as they stacked an additional forty feet on top of the existing light walls. The new levels contributed an extra 140,500 square feet to the former 111,000 square foot parking structure. 439 supplementary parking spaces were created, raising the total number to 788.



To reduce the scale of the structure without sacrificing space, horizontal precast wall panels were incorporated into the design. The combination of uninterrupted bands of panels and long openings for natural ventilation furthered the impression of a lower, wider silhouette. Exit and entrance ramps were placed at the rear corner of the structure, allowing the storefront to face pedestrian-heavy Tejon and Costilla for a more pleasant view.



Great care and attention to detail was paid to enhance the appearance from Tejon Street. The complementary-toned panel and spandrel systems on either side of the glazed stair tower provide visual interest and appeal, and the consistent use of blue for the canopies and top of the tower unifies the structure horizontally and vertically.



An architectural concrete mix of local aggregates, sands, and fines was given an acid etch finish to ensure that the color and texture of the new addition would match those of the original structure. Continuing the reveal pattern also played a role in minimizing the scale of the six-and-a-half-level parking facility.

