

# The Aesthetic Versatility of Precast

Precast concrete provides excellent aesthetic versatility. It is available in practically any color, form, and texture. Precast concrete can be veneered with other traditional building materials such as brick, granite, limestone, terra cotta, tile, and more. This allows for the look and feel of these materials while adding all the benefits of precast concrete. Different finishes can also be combined for one project, or even into one panel, without the need for multiple trades and additional detailing for movement and waterproofing. Precast concrete offers an efficient way to develop a multitude of façade treatments with less cost and detailing time. The next few pages show a small sample of precast concrete's aesthetic versatility on parking structures throughout the United States.



## Publix Greenwise Hyde Park

Tampa, Fla.

**Designer/Contractor:** R.R. Simmons Construction Co., Tampa, Fla.

**Structural Engineer:** LEAP & Associates International, Tampa, Fla.

**Owner:** Publix Supermarkets Inc., Lakeland, Fla.

**Precaster:** Coreslab Structures (TAMPA) Inc., Tampa, Fla.

The new Tampa Greenwise Hyde Park store, part of Publix Supermarkets, features nearly 40,000 square feet of retail space on the ground with 2 levels of structured parking above. The design-build contractor chose a total-precast concrete solution featuring thin in-laid brick and architectural detailing in the exterior walls. The exposed double-tee floor system includes roof insulation, eliminating the need for a secondary drop ceiling.

## Building M at National Harbor

National Harbor, Md.

**Designer:** Hickok Cole Architects, Washington, D.C.

**Contractor:** Coakley Williams Construction Co., Gaithersburg, Md.

**Structural Engineer:** Structura, Rockville, Md.

**Owner:** NH-M Garage LLC, National Harbor, Md.

**Precaster:** Tindall Corp., Petersburg, Va.

**Precast Specialty Engineer:** The Consulting Engineers Group, Mount Prospect, Ill.

The design for this precast concrete parking structure borrows massing and proportion from the adjacent office building. The architects worked closely with the precast manufacturer to incorporate thin brick and two finishes into the exterior façade, consisting of a main field with a light sandblast and other areas accentuated with a heavy sandblast. The structure's double tees bear on exterior bearing walls and interior lite walls.



## Fort Worth Convention Center

Fort Worth, Texas

**Designer/Structural Engineer:** Jacobs Engineering, Fort Worth, Texas

**Contractor:** Thomas S. Byrne Ltd. General Contractor, Fort Worth, Texas

**Owner:** City of Fort Worth Transportation & Public Works Department, Fort Worth, Texas

**Precaster:** Gate Precast Co., Hillsboro, Texas

The 11-story, 1,200-car parking structure features precast concrete spandrel panels and column covers, which work with colored glass panels at the corners. Special formliners were used to match the precast textures to the convention center's natural limestone facing. The center's horizontal limestone banding was mimicked with various exposed-concrete horizontal accents within the spandrel panels.

## Village of Libertyville West Parking Structure

Libertyville, Ill.



**Architect:** *Loebl Schlossman & Hackl, Chicago, Ill.*

**Parking Designer/Engineer:** *Walker Parking Consultants, Elgin, Ill.*

**Contractor:** *McShane Construction Corp., Rosemont, Ill.*

**Owner:** *Village of Libertyville, Ill.*

**Precaster:** *J.W. Peters/IPC Inc., Iowa Falls, Iowa*

**Precast Specialty Engineer:** *The Consulting Engineers Group, Mount Prospect, Ill.*

Precast concrete expedited the 10-month schedule for this project to ensure it was completed for shoppers to use during the holiday season. The total-precast concrete structure was wrapped with brick and stone to complement nearby structures. The exterior was enhanced with glass canopies, metal grating, planter boxes and vertical planting screens.

## Lancaster Newspapers Parking Garage

Lancaster, Pa.

**Designer:** *Greenfield Architects Ltd., Lancaster, Pa.*

**Contractor:** *High Construction Co., Lancaster, Pa.*

**Structural Engineer:** *Providence Engineering Corp., Lancaster, Pa.*

**Owner:** *Lancaster Newspapers, Lancaster, Pa.*

**Precaster:** *High Concrete Group LLC, Denver, Pa.*

Responding to the strictures of the city's Historical Architectural Review Board, the project design team modeled this parking structure on the 18th-century housing nearby. It features thin brick and bands of cast-stone inserts, in a 40-40-20 mix of red brick shades with black ironspot stippling to mimic nearby residences. Windows are simulated by keystones and aluminum-framed openings. The driving surface consists of 15-foot-wide carbon-fiber reinforced double tees.





## Memorial Hospital Parking

Colorado Springs , Colo.

This seven level, 1500-space parking structure used a blended three-color thin brick to match the existing hospital, and was complimented by an acid-etched finish. The architect wanted an emphasis on vertical elements to deviate from "a typical parking deck look." The lower level was designed to accommodate truck deliveries and bus traffic with a spacious floor-to-floor height. An emphasis was put on openness and bright lighting to provide for a secure deck (given that it is open 24 hours a day). Thus, moment frames were utilized for lateral resistance and the double tees were painted white to provide intense illumination.



**Architect:** Charles L.T. Smith & Assoc.,  
Colorado Springs, Colo.

**Engineer:** HCDA Engineering, Inc.,  
Colorado Springs, Colo.

**Contractor:** JE Dunn Construction,  
Colorado Springs, Colo.

**Owner:** Memorial Hospital,  
Colorado Springs, Colo.

**Precaster:** Stresscon Corporation,  
An EnCon Company,  
Colorado Springs, Colo.

## Stanford Mall Parking Structure

Palo Alto, Calif.

**Designer:** ELS Architects and HNA Pacific, Calif.

**Contractor:** Charles Pankow Builders, Calif.

**Structural Engineer:** KPFF Consulting Engineers, Calif.

**Owner:** Stanford University Trust/Stanford Mgmt., Calif.

**Precaster:** Midstate Precast, LP, Calif.

This 475,000 square feet, 1504-space parking structure utilized an innovative Precast Hybrid Moment Resistant Frame system. This allowed for enhanced visibility and security as the need for interior walls was eliminated. Many architectural details were incorporated into the structure to complement the adjacent shopping center.

