

# TOWN SQUARE PARKING GARAGE

SILVER SPRING, MARYLAND



## Construction Data:

Cost \$22,000,000  
Completion Date 2004

## Parking Data:

Number of Spaces 1271  
Number of Levels 7

## Structural Features:

Cast-in-place post-tensioned concrete structural system  
Precast veneer façade with enhanced brick

## Walker Parking Consultants' Services:

Prime Designer/Engineer of Record  
PARCS/Signage Consulting

## Client Reference:

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*Awarded the 2008 "Overall Excellence in Smart Growth" from the US Environmental Protection Agency.*

The redevelopment of Downtown Silver Spring, Maryland created the need for two new parking structures designed to serve retail, entertainment, and cinema patrons visiting the city – Wayne Avenue Garage and Town Square Garage. Town Square Garage has six retail spaces and a 4,000 square foot parking office. It has a very attractive exterior façade incorporating precast concrete and brick in a building-like appearance to blend with the adjacent residences and buildings. It also has flat floors and provides an open, well-lit environment that maximizes the feeling of openness and comfort. The ceilings are painted white to increase luminance levels and the glass-backed stair/elevator towers provide passive security to the users.

The facility contains a number of the latest technological advances in parking structure design including epoxy-coated reinforced steel, a fully encapsulated post-tensioning system, and chloride inhibiting add-mixtures. In addition, design measures such as positive drainage, low slump and low water-cement ratio concrete will help contribute to long-term durability while reducing life-cycle maintenance costs.

Both garages includes state-of-the-art pay-on-foot revenue control parking equipment that will allow the cinemas and the retail tenants to validate parking tickets for reduced parking costs to the consumer. Space availability signs are located at every level to assist in directing drivers to open parking spaces.