



2008 Award of Excellence
AIA Montana Design Awards Program

Merit Award



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Architects of Record:

Jeffery A. Canning, AIA
Michael J. Heffner, AIA
James W. Coons, AIA
Jason T. Fitzgerald, AIA
Collaborative Design Architects
2280 Grand Road, Suite C
Billings, MT 59102
406-248-3443
jeff@collaborativedesignarchitects.com

Park II Parking Garage Addition

Upon its construction, North 27th Street acted like a wall in the urban framework of Billings, Montana. More specifically, this thoroughfare divided the district into two halves, west and east.

The downtown's west side was characterized as a more prosperous area, while the separated east side, was in dire need of vision and direction. In 1997, local Architects, developers, merchants and business people began to create a plan to rejuvenate the area. A Downtown Framework Plan was developed to revitalize the "depressed" Billings business district. Site amenities were designed, unique financing options were put into place, and shop owners were given the opportunity to use special funding to help renovate their shops. While much of the plan focused on the defined shop areas in the western half of the downtown, it also specifically outlined development potential for the east side of the North 27th ... an architectural metamorphosis began to happen.

On Historic Montana Avenue buildings were renovated and a multi-story professional office facility was constructed. However, one of the main five goals of the framework plan had yet to be addressed. A main objective for the plan was to find ways to ease the access to the area for cars, pedestrians, and bicyclists. An opportunity presented itself when the neighboring Wells Fargo Tower had recently been resold and leased. This transaction created an increased demand for parking. The existing Park II garage located between North 26th and 27th Streets and 1st Avenue North required a significant addition.

The 6-story Park II Expansion added 224 parking spaces as well as a new drive-through bank facility on the ground level. The garage consists of post-tensioned concrete structure forming five connected levels of parking, a new exit ramp, a glass enclosed cantilevered stairway and a perforated aluminum skin. The 5' x 10' perforated panels conceal the cars during the day, allow the concrete frame to be seen at night and meet the code mandated ventilation requirement. The centerpiece of the parking facility is the northeast stairway which faces towards the proposed GSA Federal Building. The curving cantilevered stair at the bottom of the tower lands at a landscaped sidewalk bulb-out built to maintain the new City of Billings' standard. An improved plaza area at the corner of North 27th and 1st Avenue North and the addition of trees, planters and landscaping around the base of the parking facility help reduce the mass of the large structure at the pedestrian level inviting people to move freely around this growing area in Downtown Billings.