



# AO DOES PARKING RIGHT... THE FIRST TIME

By Jason Rupp, Partner at AO

When it comes to parking structures, the difference between “good enough” and “done right” can mean the difference between a costly headache and lasting value. It’s not just about stacking cars efficiently — it’s about designing a structure that performs today, adapts tomorrow, and adds long-term equity to your project.

At AO, we don’t just design garages. With over 200 permitted parking structures across the country, we solve problems before they start, future-proof your investment, and deliver tangible results — we consistently deliver up to 10% more stalls — sometimes as much as 30% in overall costs. We’ve seen the pitfalls firsthand, stepping in to fix projects that were poorly designed, overbuilt, or just didn’t meet their potential.

*Choosing AO isn’t just a good move. It’s the smartest investment you’ll make in your parking structure. Here’s why:*

## 1. THINK BEYOND TODAY

Parking demand isn’t static. EV adoption, rideshare evolution, and building code changes are reshaping how garages are used. A “good enough for today” structure could become tomorrow’s liability.

At AO, we are planning for the future. Flat floor designs, increased ceiling clearances, and centralized utilities aren’t bells and whistles - they’re deliberate choices that pave the way for future options for conversion, events or adaptation to automated parking. It is an investment that can potentially save millions compared to demolition and rebuilding later.

We don’t just design for parked cars. We design for flexibility, adaptability, and long-term value.

## 2. URBAN DESIGN PRESSURE: YOUR GARAGE IS ON DISPLAY

Today's cities are demanding more from parking structures. Design review boards expect integrated façades, activated ground floors, green screens, and even public art — and they expect it without blowing your budget.

AO knows how to turn garages into assets that earn approval, enhance the urban experience, and maintain financial discipline. Whether it's blending retail into the base, activating a corner, or designing a wrapped garage, we deliver designs that respect both your wallet and the streetscape.

You want faster approvals and stronger community support? Start by rethinking what your garage can do.

## 3. CODES THAT KEEP CHANGING: STAY AHEAD OR PAY LATER

Building codes are evolving fast — especially around EV infrastructure, fire safety, and stormwater management. We've seen projects blindsided midstream by code shifts that triggered major redesigns and costly delays.

AO's dedicated Parking Studio stays ahead of these changes, tracking emerging trends and building flexibility into our designs early. When you work with us, you don't just meet today's codes — you're better positioned to meet tomorrow's too.

Stay ahead of the curve — or pay for it later.

## So, Can You Afford Not to Hire Us?

*At AO, we've seen every mistake in the book — because we've been called in to fix them. With over 200 permitted parking structures, we know how to maximize stall counts, reduce construction costs, future-proof investments, and deliver smarter, more resilient solutions that hold their value.*

**The bottom line:  
Our savings typically  
more than cover our  
design fees.**

*Once you work with AO, you'll see why so many of our clients come back again and again. We don't just design parking.*

**We design value — and  
we get it right... the  
first time.**



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