

ATLANTIC



**Green
Garage**

**ATLANTIC PARKING
Sustainable
Garage
Program**

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With over twenty-five years of experience in every aspect of parking, transportation and garage management, Atlantic provides leadership and expertise to hundreds of companies throughout the Washington, DC, area and beyond. Atlantic is well-known for maximizing revenue by keeping the quality of operations at the highest level while keeping costs contained.

Atlantic's motto is, "where first and last impressions make the difference." Every member of Atlantic's staff in each specialized division is held to that standard in all Atlantic activities.

Beyond its distinguished record in parking, valet and transportation, Atlantic prides itself on being an environmentally friendly and socially responsible company.

Atlantic's goal is to continue to do business with the highest possible standards and to do so in an environmentally responsible manner. Accordingly, Atlantic's talented staff has combined its experience in order to create an energetic program aimed at making Atlantic garages green.

Atlantic's professional staff includes LEED accredited professionals. That means that Atlantic is able to evaluate all of its activities in the field using in-house expertise in order to remain at the cutting edge of today's environmental responsibility.

Atlantic has partnered with AtSite, a sustainable buildings company currently managing the design, construction or implementation of new sustainable building platforms in several major new and existing building projects in the Washington, DC–Baltimore metropolitan market. AtSite is a founding member of the Sustainable Buildings Alliance, a group of leading AEC firms that specialize in energy and environmental initiatives and are experienced in the implementation of innovative, smart solutions.

What follows is a summary of Atlantic's program for sustainable garages. Atlantic's standard operating procedures in all of its parking facilities include many of these practices. Other practices described in the brochure are options that require customer approval and appropriate budgeting. The alternative approaches are listed on the last page of this booklet.

Additionally, Atlantic has established working relationships with several consulting companies which can assist Atlantic in implementation of various Sustainable Garage goals.

Atlantic looks forward to partnering with you to make a difference through more sustainable parking operations.

Atlantic Parking Sustainable Garage Program

The following pages note a series of sustainable garage issues on the left margin and Atlantic Parking's responses to that issue as part of its Sustainable Garage Program.

LEED Accredited Staff

Atlantic's Maintenance Manager is a LEED Green Associate. He ensures that Atlantic's Sustainable Garage Program reflects LEED standards that have the most impact on garage operations and maintenance.

Atlantic's maintenance staff is trained to maintain LEED standards in their work. The Maintenance Manager oversees the actions of his staff to ensure that practices in the field are concurrent with quality sustainable principles.

Our staff is able to assess garages and recommend alternative approaches to making sure that the garage becomes green. Atlantic seeks to do so with the participation of an independent third party, which helps to add unbiased validity to the assessments. In addition, LEED Existing Buildings certification points can be certified by the third party consultant.

Operations

It is Atlantic's policy that all car motors are turned off at the first opportunity after entering a parking facility and are not permitted to remain idling.

Wherever possible, signs instructing drivers to turn off motors are posted near ticket distribution locations.

Atlantic Parking, Valet and Transportation employees are trained to act proactively to reduce vehicle idling.

Atlantic promotes the use of special parking spaces for environmentally friendly vehicles, as permitted by property owners.

Atlantic promotes the use of special discounted parking rates for hybrid vehicles, car pools, van pools, etc.

Cleaning

Atlantic's Maintenance Department uses environmentally friendly cleaning supplies to maintain the parking booths, offices, drive lanes and parking areas. those products include:

- Window cleaners
- Degreasers
- Deck cleaners

Atlantic uses a "Green floor Washer" which filters road grease and oil from the water as the deck is washed. The grease and oil residue is disposed of utilizing the best practices available. ¹

An environmentally friendly oil absorbent product is used by Atlantic. the green absorbent is disposed of in an environmentally responsible manner. ¹

Atlantic Maintenance Department staff are trained to perform their responsibilities in a manner consistent with the highest values of environmental protection.

Without regard to what cleaning or absorbing product is used Atlantic disposes of hazardous cleaning products, rags, etc. utilizing licensed disposal resources.

Atlantic routinely sweeps the parking areas at night, when the number of parkers is reduced, to minimize exposure to the dust which is a by-product of sweeping.

Atlantic works with particular consultants and suppliers to install filters in trench drains, french drains and catch basins to remove oil, grease and sediment from parking area water runoff.

Lighting

Atlantic has both an in-house capacity and several available consultants on call to ensure that:

- the most energy efficient light fixtures are used
- the most energy efficient bulbs are used
- lighting operation is done in an energy efficient way

Atlantic is also able to conduct basic photometric studies to determine lighting levels in a garage facility or parking lot to ensure that code minimum light levels are in place and that contract specific lighting requirements are met, while at the same time determining if light levels are higher than they need to be, expending unnecessary energy.

Understanding that property owners have the final word on lighting systems, Atlantic advocates implementation of the following priorities:

- Use of Low mercury light bulbs
- Use of low gas light bulbs
- Use of 28 watt fluorescents
- Use of LED conversion lights
- Changing metal halide to more energy efficient lights
- Switching to magnetic ballasts for metal halide lights
- Utilizing weather tight fixtures for fluorescents ²
- Utilizing LED lights where possible ³

Lighting (contd)

Atlantic will work with electricians to modify electrical systems so that:

- Light circuits can be planned for greater energy efficiency
- Use of timers and motion sensors can reduce the need for constant light

Atlantic will design light operation plans to adjust to parking patterns in particular facilities, ensuring that energy use is at a minimum without adversely affecting safety. For example, if a floor of a garage can be closed during non-peak hours it could result in significant energy reduction.

Atlantic collects burned out light bulbs with hazardous materials light bulbs for disposal in central, environmentally qualified bulb disposal facilities.

Trash

Atlantic promotes recycling of trash:

We will recommend and budget for mixed recycling containers for cans, plastic and glass are placed next to trash containers in easy-access areas of garages such as the elevator lobbies. This recycling effort works in tandem with the recycling program of the building in which the parking garage is located.

Oil and grease containers and oil and grease from Atlantic-owned equipment are collected and disposed of in environmentally responsible ways.

Atlantic recycles all metal signs and other garage/lot materials at authorized recycling facilities whenever possible.

Atlantic's staff is trained to recognize opportunities to reduce negative environmental impact of day to day activities and is rewarded for their initiative in doing so.

Snow and Ice

Atlantic has written guidelines on treatment of snow and ice in environmentally responsible ways. (see attached). The guidelines are distributed annually to all property managers and owners of facilities for which Atlantic is the Parking Management Company. The guidelines serve as policy for Atlantic employees and no variance is tolerated.

All employees are trained in ways to handle snow and ice in ways that minimize adverse effects on the environment while offering necessary protections to customers.

Paper

It is Atlantic's policy to purchase tickets which are printed on recycled paper

Atlantic's invoices, letterhead, envelopes, etc. all utilize recycled paper.

Atlantic provides a green billing option. Invoices are delivered electronically and can be paid on line by credit card.

Equipment

Whenever possible Atlantic utilizes recycled materials in its products. Such products might include, for example, tire stops, benches and bumpers made of recycled plastic, vinyl or rubber.

Atlantic maintenance staff regularly checks exhaust fans to ensure efficient operation and removal of harmful air from the garage. Where possible, exhaust fans will have filters installed to remove harmful particulates from the air and CO sensors installed to automatically activate fans when carbon monoxide levels are too high.

Atlantic uses rechargeable batteries for appliances whenever possible.

Notes:

- 1 Atlantic has contracted with a series of vendors to dispose of the following by-products of garage operation in an environmentally correct manner: light bulbs, oil and grease, bottles and cans, paper, oil absorbent.
- 2 Extreme cold (such as most garages) forces fluorescent lights to utilize as much as three times the electrical power to bring bulbs to full intensity and to sustain that light level. By enclosing the fixture in weather tight cases the heat of the bulb dramatically reduces the amount of power need for it to operate.
- 3 LED fixtures and bulbs are a low voltage alternative to other lighting. LED lamps do not require ballasts and use a small fraction of the power required for incandescent or florescent bulbs.

Atlantic Parking Sustainable Garage Plans

Atlantic Green

**All Atlantic facilities use these
standard operating procedures**

Turn off car motors to prevent them from idling too long
Staff Training to reduce idling vehicle motors
Use Green oil and grease absorbent and dispose of them properly
Train staff for environmentally friendly cleaning practices
Sweep at night (as permitted)
Design light operation plan for energy savings
Purchase recycled paper tickets
Print on recycled paper
Check exhaust fan operation
Use authorized and sustainable bulb disposal resources
Use environmentally friendly ice melt and snow treatment
Recycle old metal signs

Atlantic Greener

**Atlantic will provide or arrange for these additional
green garage standards when authorized to do so***

Special parking spaces for energy efficient vehicles
Discounted parking for hybrids, carpools, vanpools
Green power washer
Install mixed recycling containers
Light fixture, bulb study
Photometric study
Recommend use of recycled equipment (wheel stops, etc.)

Atlantic Greenest

**Atlantic will provide or arrange for these additional
green garage standards when authorized to do so***

Modify light circuits, install timers, motion sensors
Install CO sensors
Change to more energy efficient bulbs
Change to more energy efficient ballasts, fixtures
Assessment of garage facility by LEED consultants
Quarterly LEED Assessment by outside consultants
Obtain drain filters for ground water

*Will require additional costs

Larger parking facility assessments will be conducted in coordination with AtSite Sustainable Projects.



SNOW AND ICE REMOVAL GUIDELINES

Following consultation with several ice melt manufacturers, concrete companies and pre-cast concrete manufacturers Atlantic has formulated the following guidelines concerning the safe removal of ice and snow from parking facilities:

Ice Melt Products

Normal salt (sodium chloride) and corrosives (calcium chloride) must never be used on concrete surfaces. They will damage concrete quickly, and a chemical residue stays on and in the concrete and will eventually damage the rebar and other metals around the concrete. The runoff from these products has a record of damaging vegetation and nearby waterways.

The recommended ice melt product is Landscaper's Choice. The active ingredient is CMA (calcium magnesium acetate). CMA is non-corrosive, quick acting, non-tracking and not harmful to vegetation. It is the first choice of concrete experts. Landscaper's Choice is fairly expensive.

There are other products available commercially that have similar benefits but a significantly lower cost. One such product is Safer Than Salt, which has a similar chemical structure but costs about a third as much as Landscaper's Choice.

Both Landscaper's Choice and Safer Than Salt contain sodium chloride, but it is a different chemical formula that deters penetration of other surfaces and substances.

Magnesium chloride is also an option for any surface. It is a form of salt extracted from naturally briny water and is 100% safe for concrete, vegetation, other surfaces. However, it's not effective at temperatures under 20 degrees and can be slippery if too much is applied. It also tends to cost more than several alternatives.

Salts may be used on asphalt or other surfaces not containing or near concrete. The least expensive is probably rock salt (such as Halite). However, it leaves a dusty residue that tracks into and out of buildings, sidewalks, etc., and can harm floor coverings – certain tiles, carpet, etc. If that is a concern a product other than rock salt should be used.

Sometimes it's possible to use sand rather than ice melt, which is certainly less destructive. There are some forms of grit available commercially that aren't as dirty and don't track as much. Although sand and grit are much safer than most other products, it's much more difficult to get rid of after a winter storm and it can clog drains, boosting maintenance costs.

Whatever product is used, it should be used as sparingly as possible, and once the snow/ice event is over surfaces should be hosed clean so the ice melt does not lie on the surface or soak into the concrete. Moreover, vehicles will bring road salts and corrosives into parking structures during the winter. So power washing garages after the winter season is an extremely important part of prolonging the life of your concrete structures.

Plows and Shovels

Efforts should be made to prevent damage to surfaces in the process of plowing. Plastic, rubber or Teflon tips should be used on equipment to prevent scoring concrete.

Heaters

In those facilities with heaters on drive paths, they should be (1) tested annually in the fall, (2) turned on at least six hours prior to a snow/ice event, (2) be turned off once the snow/ice event has ended and the drive path has dried.

Special care must be taken not to use a corrosive product on heated surfaces. Salts will quickly short the system and repair can be extremely expensive.

January 2, 2009