

THE FIRST CERTIFIED GREEN GARAGES



On July 1, 2015, the Green Parking Council (GPC), the non-profit organization promoting sustainability in the global parking industry, announced the first parking structures to earn Green Garage Certification. This snapshot summarizes the achievements of these seven sites.

Green Garage Certification is a comprehensive sustainability standard for existing and new parking facilities. It evaluates 48 elements of garage operation, programs, structure, and technology, including parking facility management practices that maximize performance while minimizing waste; programs that encourage alternatives to single-occupant fossil-fueled vehicles, and efficient and sustainable technology and structure design. Sustainable garages may utilize energy-efficient lighting and ventilation systems, guidance systems that help drivers find parking faster, idle-reduction technologies, electric vehicle fueling stations, host biking, car sharing, carpooling and alternative fuel vehicles and practice storm water management. For more information, go to greenparkingcouncil.org/certification

Green Garage Certification will be delivered and promoted globally by the Green Business Certification, Inc., the certification body for the U.S. Green Building Council's global LEED® green building rating system, in a strategic partnership with the GPC and the International Parking Institute. The GPC is an affiliate of the International Parking Institute.

Email info@greenparkingcouncil.org for additional site information or for media contacts.



SILVER SPRING METRO PLAZA

Silver Spring, Maryland



Brookfield

Owner

impark

Operator



Constructed in 1986, the 466 space Silver Spring Metro Plaza garage sits below over 700,000 square feet of office space and ground floor retail. Energy efficiency measures, garage recycling and responsible cleaning practices lessen the facility's impact on the environment. Additionally, access to the nearby Silver Spring Metro Station, carshare vehicles, EV fueling and bikesharing positions this property as a multimodal hub within the community.

Management Highlights:

- Over 50% of garage waste diverted from landfills
- 120% oversell of spaces through shared parking program
- Decks cleaned with Green Seal certified cleaners

Program Highlights:

- Online reservations reduce patron circling
- Two carshare vehicles available for patron use
- 26% discount for drivers of alternative fuel vehicles

Technology & Structure Design Highlights:

- Pay-on-foot kiosk reduces vehicle idling on egress
- Four hours of free electric vehicle charging
- 95% of garage lighting fixtures controlled by occupancy sensors



BANK OF AMERICA PLAZA

Los Angeles, California

Brookfield

Owner

ABM
Parking Services

Operator



The 2,128 space Bank of America Plaza Garage serves a 55-story office tower in downtown Los Angeles. Situated on a four acre site with a lush garden and open seating area, this facility serves as a hub for the surrounding community. Energy efficient lighting and ventilation systems and green cleaning practices contribute to this facility's low-impact operations. The garage's low-emitting vehicle spaces, bicycle parking amenities, and electric vehicle fueling stations all allow patrons to easily utilize more sustainable transportation options.

Management Highlights:

- Over 125% oversell of spaces through shared parking program
- Over 50% of garage waste diverted from landfill
- Over 60% of labor for most recent construction project was from local sources

Program Highlights:

- Placemaking initiatives include a farmers market and arts and music events
- Two hybrid carshare vehicles are available for patron use
- 100 bicycle parking spaces are available for patron use

Technology & Structure Design Highlights:

- 10 Level 2 charging ports available for patrons
- 65 CO sensors ensure ventilation only runs when needed
- Lighting fixtures controlled by advanced programmable system



BG GROUP PLACE

Houston, Texas

BG HOLDCO LLC

Owner

Winpark

THE EXACT RIGHT WAY™

Operator

Wrapped in a glass façade and vegetative roof, the 1,118-space BG Group Place brought Class A, sustainable development to a downtown Houston block. Energy efficient lighting and ventilation technologies and a condensate recovery system reduce the property's resource consumption, while nearby bicycle sharing and metro rail access provide commuters with a variety of transportation options.

Management Highlights:

- Over 30% of garage waste diverted from landfill
- Proactive operational maintenance manual ensures facility longevity
- Garage commissioning verified efficiency of mechanical and electrical systems

Program Highlights:

- 56 spaces reserved for low-emitting and fuel efficient vehicles
- Creative locator cards educate patrons on facility's sustainability attributes
- Parkers offered access to local bicycle sharing program

Technology & Structure Design Highlights:

- Green roof reduces heat island effect and mitigates stormwater runoff
- AVI technology reduces idling on entrance and egress
- CO sensors ensure ventilation runs only as needed



FOREST HOME GARAGE

Ithaca, NY



Cornell University

Owner and Operator



Consultant



Constructed in 2009, Forest Home Garage is part of the parking system at Cornell University, which hosts a student population of 30,000 and manages 10,000 parking spaces.

This garage contributes to a campus wide initiative to reach carbon neutrality by 2035 by incorporating energy efficient measures in the construction of this cast-in-place garage. The 254-space garage encourages bike usage and offers public spaces for placemaking.

Management Highlights:

- Campus wide parking plan with a demand management including more than 200% oversubscription of permits
- Active member of ITCTC transportation management organization
- ASHRAE Building Systems Commissioning

Program Highlights:

- Public space placemaking with green space, open courtyards and benches, and hosting of a series of annual events
- Financial incentives for ride share patrons
- Bike commuting encouraged with extensive bike parking (12%), restrooms, showers, fountains. Extensive campus-wide bike sharing program integrated into garage marketing and operations

Technology & Structure Design Highlights:

- Permit system provides rapid access and reduced exit idling
- Landscaped areas are populated with water efficient plantings
- Highly efficient LED dimmable lighting system controlled by timers and photo sensors



CANOPY AIRPORT PARKING

Commerce City, Colorado

Och Ziff Capital Management Group

PAVE
PARKING ACQUISITION VENTURES

Owner

Propark
AMERICA

Operator



Canopy Airport Parking placed sustainability central in its development and construction. Recycled construction materials, commissioning, energy-efficient fixtures and responsible construction waste management were among the strategies employed at this near-airport location. Since completing construction in 2010 the facility has built upon its green foundation to embrace sustainable operations and programming with a variety of initiatives including, recycling, alternative fuel shuttles, educational initiatives.

Management Highlights:

- Over 75% of construction waste was diverted from landfill
- Over 40% of the construction materials were recycled
- Garage commissioning verified efficiency of mechanical and electrical systems

Program Highlights:

- Online reservations reduce patron circling
- 160 spaces reserved for low-emitting and fuel efficient vehicles
- Anti-idling payment system integrated with highway “fastpass” transponder

Technology & Structure Design Highlights:

- 8 electric vehicle charging stations available to patrons at no charge
- High SRI roofing materials reduces heat island effect
- Solar array and 8 wind turbines provide clean, renewable energy



WESTPARK CORPORATE CENTER

Tysons Corner, Virginia



Property Manager



Operator



Westpark Corporate Center garage in Tysons Corner, Virginia is an enclosed, below-grade five-level parking structure with 1,486 spaces, supporting a 500,000 square-foot office park project of two nine-story buildings. As a community with nine times the number of parking spaces as people seeks to transform itself into a more walkable, pedestrian-friendly neighborhood, Westpark's parking program leads by example.

Management Highlights:

- Restaurant and office shared parking program, with demand-responsive pricing.
- Proactive operational maintenance is integrated into a strong building maintenance program
- Garage commissioning verified efficiency of mechanical and electrical systems

Program Highlights:

- Active transportation demand management in heavily congested region, including ridesharing, public maps, and regular public information as mass transit system is built out.
- Six Level 2 electric vehicle charging stations offered free of charge. EV drivers enjoy 20% rate discount
- Carpool and vanpool promotion with 30 designated spaces. 50% rate discount for carpools and free parking for vanpools. Program integrated into access control system to easily allow a choice of carpool vehicles on a single account

Technology & Structure Design Highlights:

- High efficiency, fluorescent lighting retrofit produces quality lighting with reduced energy consumption.
- Over 75% of lighting fixtures controlled by occupancy sensors
- Compliance with Green Globe Stormwater Management Criteria



CHARLES SQUARE GARAGE

Cambridge, Massachusetts



Owner



Operator



Charles Hotel Garage, located in the historic Harvard Square in Cambridge, MA, is a 550-space two-level garage located beneath a mixed-use complex of a luxury hotel, condominiums, retail and a commercial tower. The garage roof supports an exterior courtyard at street level and an interior raised courtyard, each of which regularly host placemaking activities. The garage offers free EV charging, bike sharing, tire inflation, and an innovative small car discount program.

Management Highlights:

- Extensive recycling program with a high participation rate
- Green cleaning practices with electric sweeper and pressure washing
- EnergyStar Portfolio Manager monitoring of energy use

Program Highlights:

- Active placemaking with two publicly accessible courtyards and year-round public events including farmer's markets in the summer and an ice skating rink in the winter
- A free bike share program for hotel guests and a nearby public bike share station
- Prolific green marketing program inside garage as well as online

Technology & Structure Design Highlights:

- Demand-controlled, sensor-activated ventilation system with variable speed fan drives
- Energy consumption offset with renewable energy credits (RECs)
- Innovative and automated small car discount program and small car reserved spaces





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The Green Parking Council, an independent 501(c)3, is an affiliate of the International Parking Institute

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