

# Real Estate Journal

THE LARGEST WEEKLY COMMERCIAL/INVESTMENT NEWSPAPER COVERING THE STATE

## Use green practices for your next parking lot project

For many companies, thinking green has moved beyond a trend and buzzword to become an essential part of their growth strategies. Accordingly, green practices should be a vital part of your organization's business plan. Green practices can provide greater efficiency, better long term economic choices, and they are environmentally sustainable. The parking lot should be the first place property owners and facility managers implement green practices and reduce costs, through the use of recycled asphalt. U.S. Pavement Services, Inc. is a New England-based company that is incorporating these sustainable processes into their daily business, and passing on the benefits of green practices to their clients.

A study completed by the Federal Highway Administration showed by percentage and tonnage that asphalt pavement is the most recycled material in the United States. Eighty percent of pavement removed during widening and resurfacing projects is reused as reclaimed asphalt pavement, and the paving industry is leading this awareness and conservation movement. Aluminum cans are the next most commonly reused material and have a 60% recycle rate comparatively. Recycled materials are included in 100% of U.S. Pavement Services' asphalt, thus making it much more affordable than new materials.

Eco-friendly paving methods can save you energy, reduce long term costs, minimize pollution and waste, and may qualify your project for LEED credits. In addition to recycling traditional asphalt, U.S. Pavement Services is also utilizing new green materials that are more efficient and durable, including asphalt alternatives and new marking materials.



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Asphalt alternatives, such as Permeable Pavers, help to maximize groundwater recharge. This method is recognized as one of the best management practices by the Environmental Protection Agency (EPA). When properly designed and installed, permeable pavers can provide parking lots with a life span of more than 20 years. These are interlocking blocks with open areas or channels so that water can drain through the surface into a stone recharge bed and infiltrate into the soils beneath.

In addition to traditional tar sealcoats, new options including Solar Reflective Coating are also available. This high-performance coating is fuel resistant and non-fading. Solar Reflective Coating is also LEED compliant, extremely durable and efficient. Cementitious Surface Treatment is an EPA-approved modified composite micro-overlay designed for asphalt surfaces. It has all the benefits of a sealcoat; but, once applied, it protects the surface for 20 years or more, saving you energy by reducing the need for sealcoating, resurfacing, and replacement. This treatment also dries fast and is odor free.

After completing the application of the base, U.S. Pavement can then utilize new pavement marking paints. Low Volatile Organic Compounds (VOC) Striping Paints are fast drying, highly durable and dirt resistant. These markings cure consistently regardless of ambient temperature.

Currently, U.S. Pavement Services is also investing in the development and testing of new green sealcoat materials. They are working with companies across the country to create more environmentally friendly products, which will be available for use in the near future.

Your pavement contractor can be the best resource in determining what new materials are best for your pavement investment. At U.S. Pavement Services, we provide our customers with free pavement inspection and consultation services, and regularly provide innovative cost effective solutions to a variety of pavement problems.

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