

13 BIKE FACILITIES

PCM provides over 500 bicycle parking spaces including a bike valet station, bike racks at every entrance, and hanging racks for residents' bike storage. A Fixit station is available to help address flat tires and popped chains, and cyclists using the BeltLine have a direct connection into the building right off the trail via a historic rail line that has been converted into a bridge for pedestrians and cyclists.

14 CONSTRUCTION WASTE

The adaptation of the original building into PCM generated almost 50,000 tons of construction waste. However, PCM prioritized recycling all refuse, diverting over 98% of the construction waste from the landfill. That's the equivalent of 4.2 Eiffel towers, 187 Statues of Liberty, or 3,363 school buses!

15 GRANITE PAVERS IN SURFACE PARKING

Granite pavers in the parking lot were not just installed for aesthetic reasons. Granite has higher solar reflectance index (SRI) than other paving materials. This means the pavement heats up less in the summer and reduces Atlanta's heat island effect.

16 SHOWERS

A little sweat shouldn't have to deter anyone pursuing an active lifestyle or human-powered commute. Showers on every office floor help ensure an easy transition to work for cyclists and runners.

17 WATER EFFICIENT TOILETS

High efficiency toilets use 1.1 gallons of water per flush compared to 5 gallons in older toilets. Installing these and other low-flow fixtures in every bathroom saves 6.5 million gallons of water annually—the equivalent of 10 Olympic sized swimming pools.

18 PROPERTY WIDE RECYCLING

A property wide single stream recycling program is in place to reduce the amount of material being sent to the landfill. Paper, plastic, cans and glass can all be placed into the same bin, and anything with food waste should be sent to the landfill.



PONCE CITY MARKET

~ Sustainability Facts ~

1 SUZUKI SOLAR ARRAY

PCM partnered with Georgia Tech to place a 20 kilowatt-hour (kWh) solar array onto Suzuki School Preschool's rooftop playground. The Georgia Tech R&D team, funded by a Department of Energy grant, worked for over 2 years on this solar prototype which reduces installation time by 75% and cuts hardware and labor costs by 50% of industry standards. These solar panels will help offset a significant portion of the school's electrical costs by powering the equivalent of 8 classrooms each year.

2 ORIGINAL MAPLE FLOORING

Instead of installing new flooring, PCM was able to recover the original hardwoods from 1926 on every floor that had them. Over 99.5% of the flooring in PCM is original to the building, and re-using over 400,000sf of solid wood flooring makes a big impact. The embodied energy (the energy originally expended to produce, harvest, transport, and install any material) in the wood floors at PCM represents over 10,000 Btu/sf. By extending the useful life of the floors at PCM, we are taking advantage of the 455 metric tons of CO2 that is "embodied" in those floors, and would be released into the atmosphere had the floors been ripped out and replaced. That's the equivalent to six tanker trucks full of gasoline (and does not even consider the embodied energy impact of whatever new flooring material would have been selected).

3 OFFICE/RESIDENTIAL LEVEL II EV CHARGERS

Electric vehicles reduce our dependence on fossil fuels, and EV ownership is on the rise in Georgia. PCM provides convenient and easy charging options

to support residents, office workers, and visitors who drive EVs. Level 2 chargers provide a full charge in 4–7 hours, depending on the vehicle type.

4 LEVEL III DC QUICKCHARGER

PCM's Quickcharger is the result of a partnership with the Atlanta Police Department. APD's Path Force needed a hub close to the BeltLine to charge their electric patrol vehicle and selected PCM as the best location. The Quickcharger station, which was donated to APD by Nissan North America, is also open to the public, delivering an 80% charge in under 30 minutes.

5 ZIPCAR

Car sharing reduces the number of cars on the road and reduces CO2 emissions. Residents and employees at PCM have the flexibility to go car free knowing that they will always have access to a ZipCar if they need it. Currently PCM has two dedicated ZipCars, with plans to add more over time as usage increases.

6 CONNECTION TO ATLANTA BELTLINE GATEWAY

The BeltLine, Atlanta's ever expanding multi-use trail network, runs along the east side of PCM. The BeltLine provides cyclists and pedestrians easy connectivity to PCM from surrounding neighborhoods. Residents and visitors can walk right into PCM's 3rd floor from the historic rail spur bridge or use the BeltLine's scenic Gateway through Historic Fourth Ward Park to the south.

7 LED STREET LIGHTING

PCM worked with the City of Atlanta and Georgia Power to install the city's first LED street lights along Glen Iris Drive. PCM also installed LED site lighting that lasts more than twice as long as the standard alternative high pressure sodium lights, use half the power, provide color accurate nighttime lighting, and can be programmed to dim after certain hours for even more energy savings!

8 GREEN ROOF

The addition of vegetation on the roof serves a variety of purposes. The sedum roof filters storm water runoff, insulates the building, combats Atlanta's urban heat island effect, and provides much needed greenery that can be enjoyed from the offices and residential units.

9 ENERGY RECOVERY UNITS

Maintaining healthy air flow in a building requires high levels of energy to condition air supplied from the outside. At the same time, energy is lost as air from kitchens, bathrooms, and common spaces that has already been conditioned to room temperature is expelled outside through exhaust vents. ERUs extract that energy and save thousands of kilowatt hours per year by transferring the heat between the incoming and outgoing air streams. In the winter, the heat from the room temperature exhaust air can be transferred to the colder air coming in from outside. In the summer, the heat will transfer from the incoming air to the cooler exhaust air.

10 THE TOWER TANK

The tower at PCM houses a large water tank, originally used to supply the emergency fire sprinkler system. The tank has been repurposed to hold the replacement water for PCM's water based air conditioning system. PCM harvests the condensation water that forms from the office and market hall air conditioning units and also draws from the naturally occurring water source under the building — the spring that gave Ponce de Leon Avenue its name. This water is used to provide make-up water to the air conditioning system cooling units which use water to transfer the heat from the building and reject it to the outside air.

11 OIL RECLAMATION

The Central Food Hall restaurants generate large quantities of used cooking oil throughout the day. To help them recycle it, PCM created an oil reclamation system below the floor. The chefs can just open up the drain and empty their spent oil, which flows to two large cisterns in the basement. Instead of going to waste, the oil is repurposed and refined offsite for biofuels and other uses.

12 REGENERATING ELEVATORS

When an elevator brakes, energy is released, generally in the form of heat. Nine of PCM's elevators have regenerative drive systems that capture that energy generated by the brakes as well as excess energy from the motors. These systems can recapture 200 kWh/day of energy to be returned to the grid, lowering heat release by 739,000 BTU's per day and saving PCM saving \$14,000 annually.