

## parking systems

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# Park, swipe and leave: It's that simple when you use a Automotion Parking Systems lot

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By Ari Milstein,  
Automated  
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Park, Swipe, Leave...it's that simple. Those three steps are all a driver needs to do when parking a car in an Automotion Parking Systems lot. After that, the automatic parking system takes over. Integrating the latest in laser and computer technology with conventional elevator components, Automotion Parking Systems offers a parking solution that eliminates most of the hassles of conventional parking and doubles, sometimes triples the capacity of similarly sized conventional garages.

Working with a manufacturer that has over 90 automated parking projects worldwide, we have a proven system that delivers cars to their owners within 2 minutes...All without anyone touching the vehicle! No scratches, dings, or accusations of stolen personal items...Because no one ever touches the cars. The system has all the advantages and security of an attached garage at home...without the lawnmower and old clothes.

These systems are the latest trend in high-end luxury condos. Because of the system's ability to maximize space, its cutting edge technology, and the convenience to users, it makes for a perfect addition to urban luxury condominium developments. Developers benefit from the system's compact and customizable design, which often allows for the creation of a parking system where a conventional garage would not fit. Tenants benefit from the security of having their car untouched.

To the project itself, the advantages are many. It provides the building with a unique and valuable amenity, assists in compliance with zoning requirements for specific residential unit to parking ratios, all while maximizing the saleable s/f. Often this system can be built without having an impact on the FAR allowance.

The company that designs and manufactures Automotion's parking systems is recognized as one of the leaders in the field of automated parking. It has already built one system in the U.S. as part of a high-end luxury rental building in downtown Washington D.C. and is currently building the first automated garage in New York City in the Nolita neighborhood of lower Manhattan.

The Nolita project is a perfect case study for the advantages of

the automated parking system. The project, purchased by a group of investors and co-developed by American Development Group, LLC and Langsam Property Services Corp., consists of a 100 car parking lot on Baxter and Hester Sts. Because of the compact design of the Automotion Parking System, the developers were able to transform the 100 car lot into a 67 car automated garage, a 24 unit apartment building, and ground floor retail space.

#### How does the system work?

The driver enters through a traditional overhead garage door, parks the vehicle on a pallet inside an "entry and exit room," swipes

his credit card or magnetic key, takes a receipt, and walks away. Sensors scan the entry/exit room and make sure there is no one inside. Lasers analyze the dimensions of the vehicle to determine if it will fit in the system and where to place the car. Once the sensors determine everything is ok to proceed, the pallet with the car upon it, which sits on a lift, lowers or raises the vehicle into the system.

The main component of the system, the storage and retrieval unit (SRU), takes over from there. Using a "quick exchange" system, the pallet with the car is rolled from the lift onto the SRU and the empty pallet from the SRU replaces the

occupied one on the lift. The lift returns to the entry/exit room with an empty pallet and is ready to receive the next vehicle. Meanwhile, the SRU, essentially an elevator on tracks, begins the process of storing the vehicle in one of the spots. When the SRU reaches the spot where the car is being placed the quick exchange process is repeated and the empty pallet from the rack is replaced with the occupied pallet. The SRU returns, with the empty pallet, back to the lift to accept the next car.

When the driver returns he swipes his credit card or magnetic key again. This initiates the retrieval process. The system, using the credit

card or magnetic key FOB information to identify the appropriate vehicle begins the retrieval process.

Can you remember withdrawing money before the days of the ATM? Or paying bills before the ease of online transactions? Sometimes we can't even imagine how we existed without these conveniences. It is amazing how technology improves efficiency in our daily lives. Soon automated parking will be like the ATM; we will wonder how we managed without it.

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Our Associated firm, Langsam Property Services Corp. currently manages over 300 properties with 10,000 units in the New York metropolitan area. We have saved thousands of dollars to the bottom line by bulk purchasing insurance, fuel, repair and maintenance services.

Our related firm, Automation Parking Systems is currently building a 68-car state-of-the-art automated parking system in the downtown New York area with a "FAR" of 0. Call us to see how we can maximize your "FAR" and see how far we can go.

#### Related Companies

ADG Baxter Construction Group, LLC • ADG Park Construction Group, LLC  
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