Green Building Incentive Program
Arlington, Virginia

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Joan B. Kelsch
Arlington, Virginia

- 26 square miles
- Population 216,700
- Employment 221,700
- Housing Units 110,300
- Population density
  - 8,399 persons/sq mile
- 11 Metrorail Stations
General Land Use Plan

- Low Residential (1-10 units/acre)
- Low Residential (11-19 units/acre)
- Medium Residential
- High Medium Residential
- High Residential
- Service Commercial
- General Commercial
- Service Industry
- Public
- Semi-Public
- Government and Community Facilities
- Low Office-Apartment-Hotel
- Medium Office-Apartment-Hotel
- High Office-Apartment-Hotel
- Medium Density Mixed Use
- High Medium Residential Mixed-Use
- Coordinated Mixed-Use Development District
- High Medium Residential/Low Office-Apartment-Hotel
- Low Office-Apartment-Hotel/Medium Residential
- High Residential/High Office Apartment-Hotel
- Medium Office-Apartment-Hotel/Medium Residential
- Mainrd
Green Building Incentive Program
History of Green Building Incentive Program

• Launched in 2000
  – Incentive for LEED Silver only, commercial office only
• Update in 2003
  – Included all LEED levels and all project types
• Update in 2009
  – Adjusted bonus to reflect technology and building code enhancements
• Update in 2012
  – More focus on energy efficiency to align with Community Energy Plan goals
• Update in 2014
  – Focus on energy performance and Arlington priority issues
Green Building Incentive Program

• LEED V4 Silver or higher – *plus the following:*
  • Energy Reporting for 10 years
  • ENERGY STAR building certification within 4 years
    • Prerequisite for office, optional for multifamily
    • ENERGY STAR appliances and WaterSense fixtures

• Options for additional density:
  • Arlington Priority credits
  • Net Zero Energy Certification
# Green Building Bonus Table

<table>
<thead>
<tr>
<th>Certification Level</th>
<th>LEED v4 (+E* for office)</th>
<th>Two Arlington priority credits</th>
<th>Total FAR available</th>
</tr>
</thead>
<tbody>
<tr>
<td>Silver</td>
<td>0.25 FAR</td>
<td>+ 0.05 FAR</td>
<td>0.30</td>
</tr>
<tr>
<td>Gold</td>
<td>0.35</td>
<td>+ 0.05 FAR</td>
<td>0.40</td>
</tr>
<tr>
<td>Platinum</td>
<td>0.50</td>
<td>+ 0.05 FAR</td>
<td>0.55</td>
</tr>
</tbody>
</table>

FAR – Floor Area Ratio
Explanation of Floor Area Ratio (FAR)

- Site Area = 40,000 sq ft
- 0.25 FAR = 10,000 sq ft

Therefore:
- 10,000 sq ft would be added to the building in exchange for LEED V4 Silver certification
Thank you!

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Green Building Program Manager

Arlington Initiative to Rethink Energy (AI RE)
Office of Sustainability and Environmental Management
Arlington County, VA

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Explanation of Floor Area Ratio (FAR)

Attachment 3

2201 N. Pershing
Green Building Bonus example
Total building GFA - 260,000 s.f.

16,893 s.f.
Green Building Bonus

52,000 s.f. floor plate

300' x 75'