



**Green Building  
Incentive Program  
Arlington, Virginia**

May 10, 2017

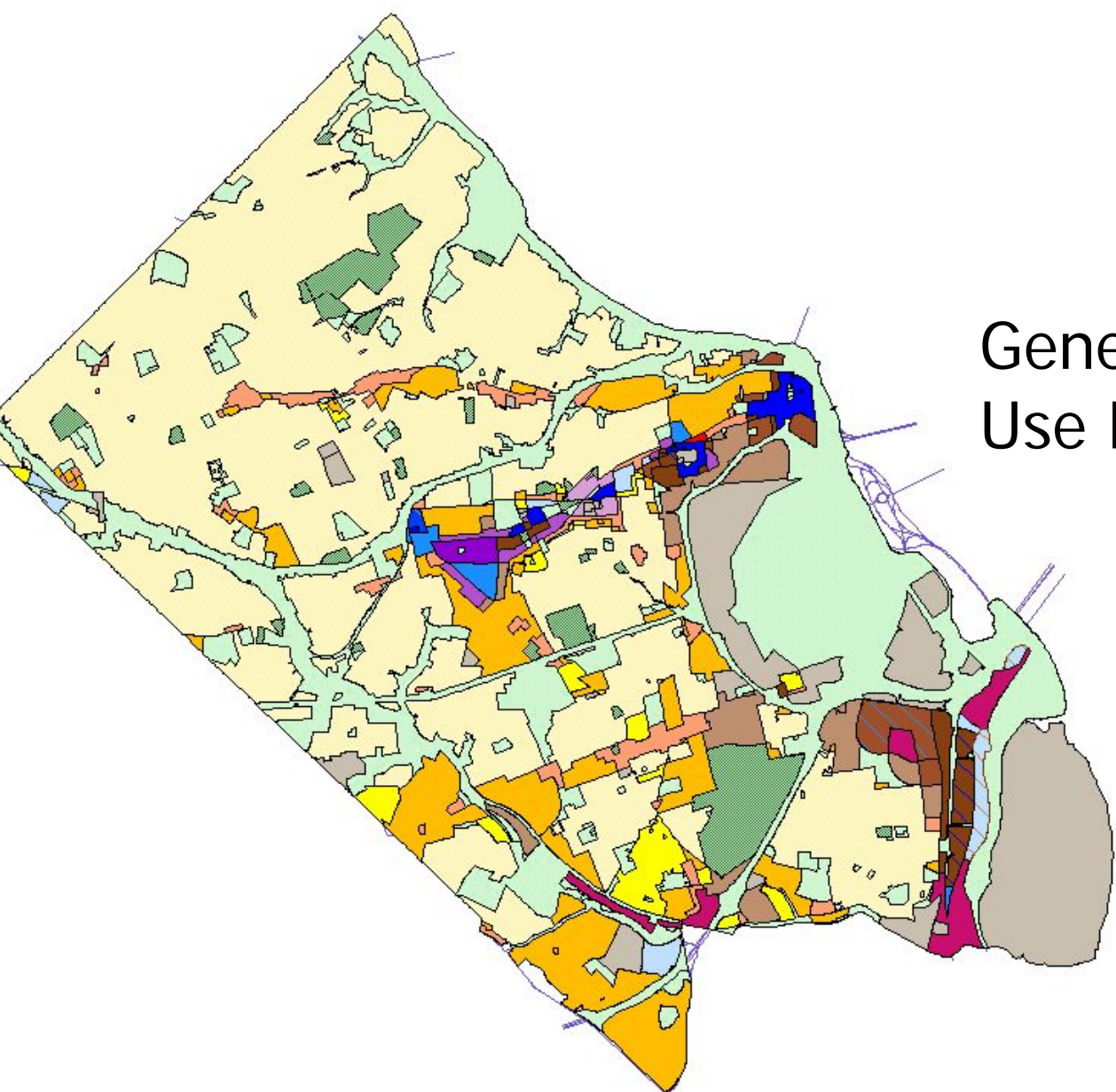
Joan B. Kelsch

# Arlington, Virginia

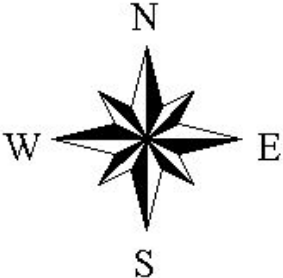
- 26 square miles
- Population 216,700
- Employment 221,700
- Housing Units 110,300
- Population density
  - 8,399 persons/sq mile
- 11 Metrorail Stations

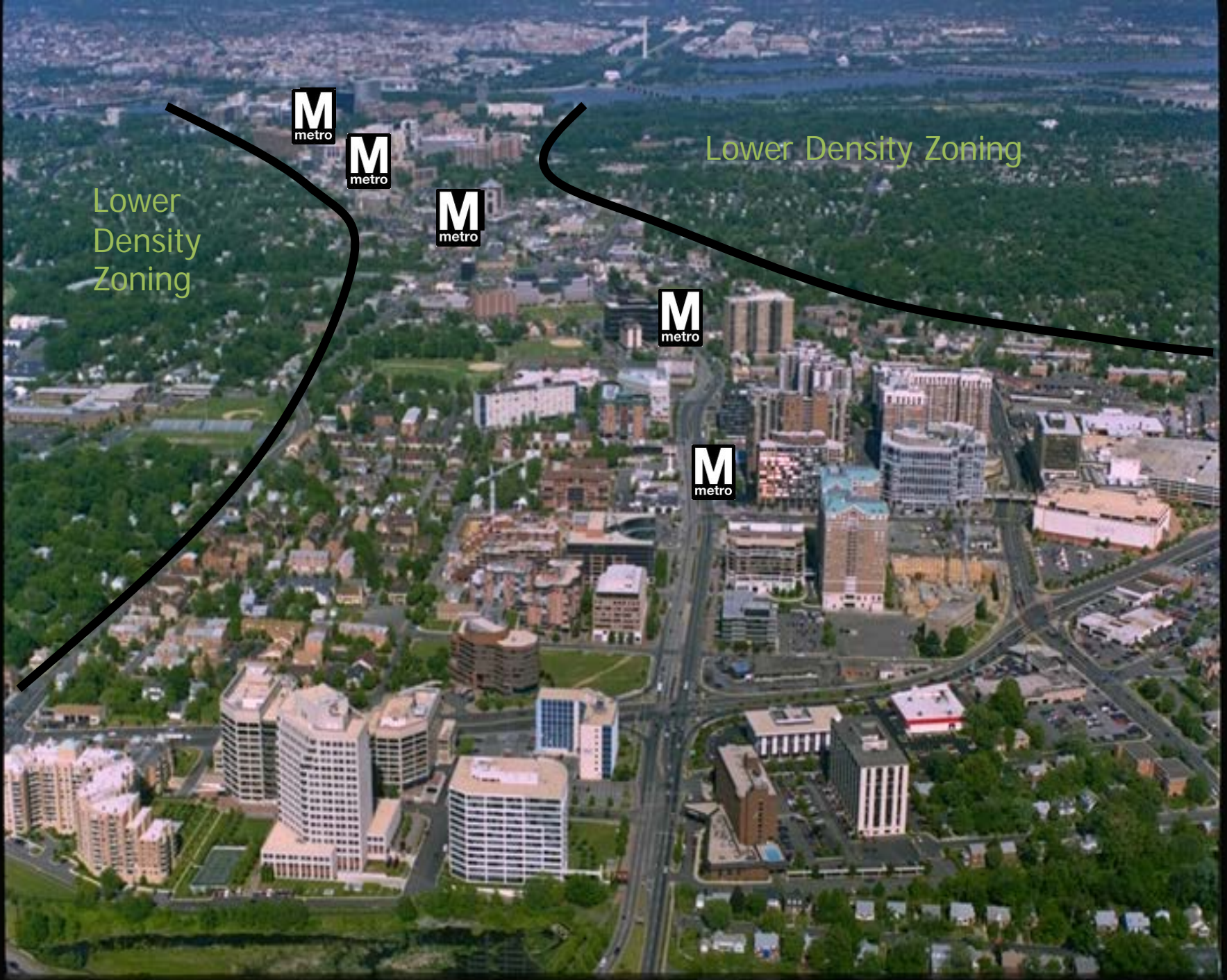


# General Land Use Plan



- Glup
- Low Residential (1-10 units/acre)
  - Low Residential (11-15 units/acre)
  - Low-Medium Residential
  - 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





Lower  
Density  
Zoning

Lower Density Zoning



# Green Building Incentive Program



Arlington Initiative to  
*Rethink*  
*Energy*



# 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

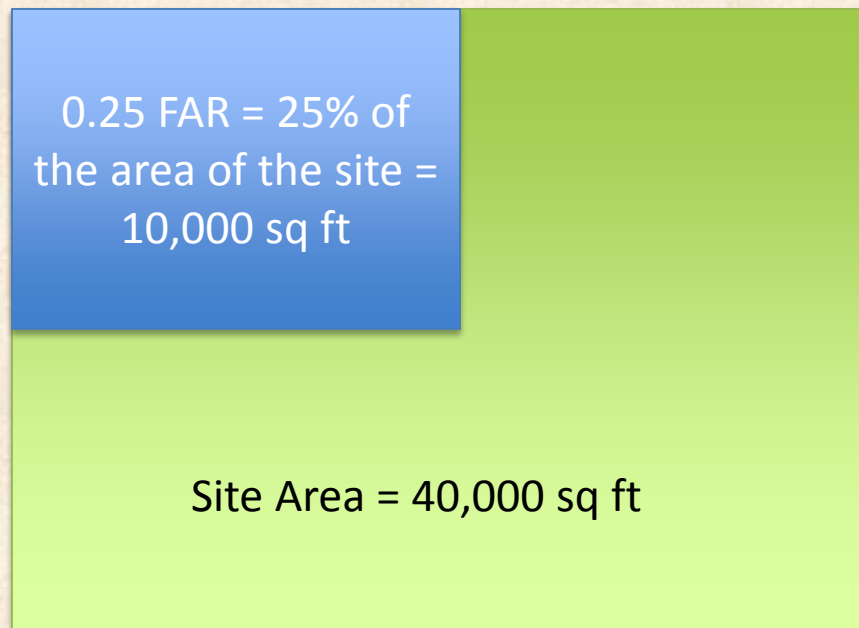
# Green Building Bonus Table

Office and Residential			
<u>Certification Level</u>	<u>LEED v4 (+E* for office)</u>	<u>Two Arlington priority credits</u>	<u>Total FAR available</u>
Silver	0.25 FAR	+ 0.05 FAR	0.30
Gold	0.35	+ 0.05 FAR	0.40
Platinum	0.50	+ 0.05 FAR	0.55

FAR – Floor Area Ratio



# Explanation of Floor Area Ratio (FAR)



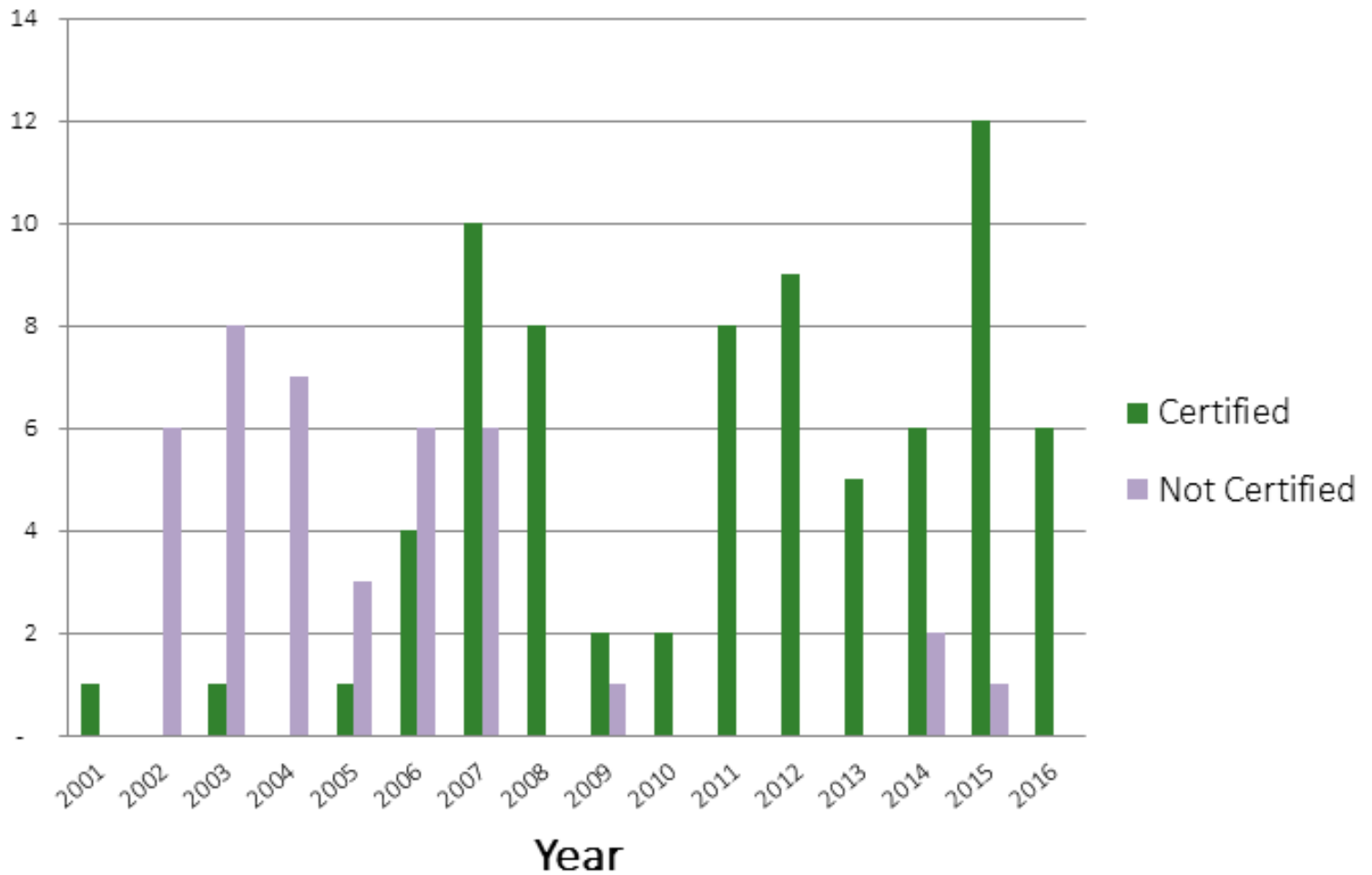
- Site Area = 40,000 sq ft
- 0.25 FAR = 10,000 sq ft

Therefore:

- 10,000 sq ft would be added to the building in exchange for LEED V4 Silver certification

## Green Buildings Approved in Arlington

Number of  
Site Plan  
Buildings





# Thank you!

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# Explanation of Floor Area Ratio (FAR)



Arlington Initiative to  
**Rethink  
Energy**

Attachment 3

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

