

## Attachment 1 - 2020 Green Building Incentive Policy (December 2020)

Arlington County’s Green Building Bonus Density Incentive Policy is a voluntary program to evaluate special exception site plan requests for bonus density consistent with Section 15.5.7.A.1 of Arlington County’s Zoning Ordinance. All site plan project developers are encouraged to include specific green building components in site plan projects and to commit to becoming certified under the U.S. Green Building Council’s (USGBC) LEED Version 4 or Version 4.1 program, or Earthcraft Multifamily program. Additionally, all projects are encouraged to achieve Energy Star certification post-occupancy. Arlington offers potential levels of bonus density (as measured in Floor Area Ratio (FAR)) when the developer commits to specific sustainability criteria as follows:

0.25 FAR	0.35 FAR	0.45 FAR	0.55 FAR	0.70 FAR
<ul style="list-style-type: none"> <li>• LEED Gold 4 or 4.1</li> <li>• Energy Optimization Performance Improvement</li> <li>• Baseline Prerequisites</li> <li>• ENERGY STAR Score 75 – or- LEED site EUI performance verification</li> </ul>	<ul style="list-style-type: none"> <li>• LEED Gold 4 or 4.1</li> <li>• Energy Optimization Performance Improvement</li> <li>• Baseline Prerequisites</li> <li>• ENERGY STAR Score 80 – or- LEED site EUI performance verification</li> <li>• 3 Items from <i>Extra list</i></li> </ul>	<p><b>Option 1:</b></p> <ul style="list-style-type: none"> <li>• LEED Gold 4 or 4.1</li> <li>• Energy Optimization Performance Improvement</li> <li>• Baseline Prerequisites</li> <li>• ENERGY STAR Score 85 – or- LEED site EUI performance verification</li> <li>• 4 Items from <i>Extra List</i></li> </ul> <p><b>Option 2:</b></p> <ul style="list-style-type: none"> <li>• Baseline Prerequisites</li> <li>• Passive House (PHIUS) certification</li> </ul>	<p><b>Option 1:</b></p> <ul style="list-style-type: none"> <li>• LEED Gold 4 or 4.1</li> <li>• Energy Optimization Performance Improvement</li> <li>• Baseline Prerequisites</li> <li>• ENERGY STAR Score 90 – or- LEED site EUI performance verification</li> <li>• 6 Items from <i>Extra List</i> including:                             <ul style="list-style-type: none"> <li>○ Energy Optimization</li> <li>○ Renewable Energy plus Storage</li> </ul> </li> <li>• Carbon Offsets (ILFI reference)</li> </ul> <p><b>Option 2:</b></p> <ul style="list-style-type: none"> <li>• Baseline Prerequisites</li> <li>• Passive House (PHIUS) certification</li> <li>• Carbon Offsets (ILFI reference)</li> <li>• Renewable Energy plus Storage from <i>Extra List</i></li> </ul>	<ul style="list-style-type: none"> <li>• LEED Gold 4 or 4.1</li> <li>• Energy Optimization Performance Improvement</li> <li>• Baseline Prerequisites</li> <li>• Zero Energy – <b>or</b> – Zero Carbon certification</li> </ul>

## Minimum Criteria for 0.25 bonus FAR

### 1) Green Building Certification

Multifamily:

- LEED Multifamily version 4.1 Gold certification, LEED for Homes Midrise version 4 Gold certification, or Earthcraft Multifamily Gold certification for multifamily development -or-

Non-residential Commercial:

- LEED version 4 or 4.1 Gold Certification (office, hotel, university, etc)

### 2) Energy Optimization

Meet the criteria that would earn the project points as part of the green building certification as follows:

- At least 10% performance improvement for LEED version 4.1 EA credit Optimize Energy Performance  
-or-
- At least 20% performance improvement for LEED version 4 EA credit Optimize Energy Performance/Annual Energy Use  
-or-
- HERS index of 65 or lower if pursuing LEED version 4.1 Multifamily EA credit Optimize Energy Performance Option 3 HERS index rating  
-or-
- HERS index of 65 or lower if pursuing Earthcraft Multifamily certification

### 3) Post-Occupancy Building Performance and Certification

Within four years of occupancy:

- Earn ENERGY STAR post-occupancy building certification with a score of at least 75  
-or-
- Demonstrate with energy utility data that the design site EUI identified in the energy model as part of the building's LEED certification has been met with the building at least 70% occupied (12-month average occupancy)

### 4) Incorporate into the project all other baseline prerequisites as outlined in Attachment 1.

## Minimum Criteria for 0.35 bonus FAR

### 1) Green Building Certification

Multifamily:

- LEED Multifamily version 4.1 Gold certification, LEED for Homes Midrise version 4 Gold certification, or Earthcraft Multifamily Gold certification for multifamily development -or-

Non-residential Commercial:

- LEED version 4 or 4.1 Gold Certification (office, hotel, university, etc)

### 2) Energy Optimization

Meet the criteria that would earn the project points as part of the green building certification as follows:

- At least 10% performance improvement for LEED version 4.1 EA credit Optimize Energy Performance  
-or-
- At least 20% performance improvement for LEED version 4 EA credit Optimize Energy Performance/Annual Energy Use  
-or-
- HERS index of 65 or lower if pursuing LEED version 4.1 Multifamily EA credit Optimize Energy Performance Option 3 HERS index rating  
-or-
- HERS index of 65 or lower if pursuing Earthcraft Multifamily certification

### 3) Post-Occupancy Building Performance and Certification

Within four years of occupancy:

- Earn ENERGY STAR post-occupancy building certification with a score of at least 80  
-or-
- Demonstrate with energy utility data that the design site EUI identified in the energy model as part of the building's LEED certification has been met with the building at least 70% occupied (12-month average occupancy)

### 4) Incorporate into the project all other baseline prerequisites as outlined in Attachment 1.

### 5) Incorporate into the project at least 3 items from the "Extra" List outlined in Attachment 2.

## Minimum Criteria for 0.45 bonus FAR

### 1) Green Building Certification

Multifamily:

- LEED Multifamily version 4.1 Gold certification, LEED for Homes Midrise version 4 Gold certification, or Earthcraft Multifamily Gold certification for multifamily development -or-

Non-residential Commercial:

- LEED version 4 or 4.1 Gold Certification (office, hotel, university, etc)

### 2) Energy Optimization

Meet the criteria that would earn the project points as part of the green building certification as follows:

- At least 15% performance improvement for LEED version 4.1 EA credit Optimize Energy Performance
- or-
- At least 25% performance improvement for LEED version 4 EA credit Optimize Energy Performance/Annual Energy Use
- or-
- HERS index of 58 or lower if pursuing LEED version 4.1 Multifamily EA credit Optimize Energy Performance Option 3 HERS index rating
- or-
- HERS index of 58 or lower if pursuing Earthcraft Multifamily certification

### 3) Post-Occupancy Building Performance and Certification

Within four years of occupancy:

- Earn ENERGY STAR post-occupancy building certification with a score of at least 85
- or-
- Demonstrate with energy utility data that the design site EUI identified in the energy model as part of the building's LEED certification has been met with the building at least 70% occupied (12-month average occupancy).

### 4) Incorporate into the project all other baseline prerequisites as outlined in Attachment 1.

### 5) Incorporate into the project at least 4 items from the "Extra" List outlined in Attachment 2.

**-or-**

### 1) Green Building Certification

For any building type:

- PHIUS+ 2018 certification

### 2) Incorporate into the project all other baseline prerequisites as outlined in Attachment 1.

## Minimum Criteria for 0.55 bonus FAR

### 1) Green Building Certification

#### Multifamily:

- LEED Multifamily version 4.1 Gold certification, LEED for Homes Midrise version 4 Gold certification, or Earthcraft Multifamily Gold certification for multifamily development -or-

#### Non-residential Commercial:

- LEED version 4 or 4.1 Gold Certification (office, hotel, university, etc).

### 2) Energy Optimization

Meet the criteria that would earn the project points as part of the green building certification as follows:

- At least 15% performance improvement for LEED version 4.1 EA credit Optimize Energy Performance
- or-
- At least 25% performance improvement for LEED version 4 EA credit Optimize Energy Performance/Annual Energy Use
- or-
- HERS index of 58 or lower if pursuing LEED version 4.1 Multifamily EA credit Optimize Energy Performance Option 3 HERS index rating
- or-
- HERS index of 58 or lower if pursuing Earthcraft Multifamily certification

### 3) Post-Occupancy Building Performance and Certification

Within four years of occupancy:

- Earn ENERGY STAR post-occupancy building certification with a score of at least 90
- or-
- Demonstrate with energy utility data that the design site EUI identified in the energy model as part of the building's LEED certification has been met with the building at least 70% occupied (12-month average occupancy)

### 4) Incorporate into the project all other baseline prerequisites as outlined in Attachment 1.

### 5) Incorporate into the project at least 6 items from the "Extra" List outlined in Attachment 2 including:

- "Additional Energy Optimization"
- "Renewable Energy plus Storage"

### 6) Purchase Carbon Offsets that meet the criteria of the International Living Futures Institute (ILFI) Zero Carbon Certification:

- One-time carbon offsets must be secured that are equivalent to the total embodied carbon emissions associated with the project scope. Acceptable forms of carbon offsets include Certified Emission Reduction (CER) and Verified Emission Reduction (VER) carbon credits; Renewable Energy Certificates (RECs) are not acceptable.
- Carbon offsets must be certified by Green-e Climate ([www.green-e.org](http://www.green-e.org)), or an equivalent program. Other certification programs must be submitted to the Dialogue for approval.
- Carbon offsets may also be generated anywhere in the world; offsets do not have to be local, although local or community-based solutions that provide additional socioeconomic benefits are encouraged.

**-or-**

1) Green Building Certification

For any building type:

- PHIUS+ 2018 certification

2) Incorporate into the project all other baseline prerequisites as outlined in Attachment 1.

3) Incorporate into the project “Renewable Energy plus Storage” as outlined in Attachment 2.

4) Purchase Carbon Offsets that meet the criteria of the ILFI’s Zero Carbon Certification:

- One-time carbon offsets must be secured that are equivalent to the total embodied carbon emissions associated with the project scope. Acceptable forms of carbon offsets include Certified Emission Reduction (CER) and Verified Emission Reduction (VER) carbon credits; Renewable Energy Certificates (RECs) are not acceptable.
- Carbon offsets must be certified by Green-e Climate ([www.green-e.org](http://www.green-e.org)), or an equivalent program. Other certification programs must be submitted to the Dialogue for approval.
- Carbon offsets may also be generated anywhere in the world; offsets do not have to be local, although local or community-based solutions that provide additional socioeconomic benefits are encouraged.

## Minimum Criteria for 0.70 bonus FAR

### 1) Green Building Certification

Multifamily:

- LEED Multifamily version 4.1 Gold certification, LEED for Homes Midrise version 4 Gold certification, or Earthcraft Multifamily Gold certification for multifamily development -or-

Non-residential Commercial:

- LEED version 4 or 4.1 Gold Certification (office, hotel, university, etc).

### 2) Energy Optimization

Meet the criteria that would earn the project points as part of the green building certification as follows:

- At least 15% performance improvement for LEED version 4.1 EA credit Optimize Energy Performance  
-or-
- At least 25% performance improvement for LEED version 4 EA credit Optimize Energy Performance/Annual Energy Use  
-or-
- HERS index of 58 or lower if pursuing LEED version 4.1 Multifamily EA credit Optimize Energy Performance Option 3 HERS index rating  
-or-
- HERS index of 58 or lower if pursuing Earthcraft Multifamily certification

### 3) Post-Occupancy Building Performance and Certification

Within four years of occupancy earn one of the following performance-based certifications:

- Zero Carbon certification by the International Living Future's Institute -or-
- Zero Energy certification by the International Living Future's Institute -or-
- Other Zero Carbon or Zero Energy certification or equivalent certification as approved by the County Manager

### 4) Incorporate into the project all other baseline prerequisites as outlined in Attachment 1.

## **Appendix 1- Baseline Prerequisites**

### ENERGY STAR appliances and fixtures

ENERGY STAR label for all clothes washers, dryers, refrigerators, dishwashers, and at least 90% LED or ENERGY STAR labeled light fixtures installed in residential and hotel units

### WaterSense Plumbing Fixtures

WaterSense label for all toilets, bathroom faucets, and showerheads installed in residential and hotel units

### Refrigerant Leakage

In addition to the energy code requirements for commissioning activities, the Commissioning Agent shall oversee the on-site refrigerant charging process and verify the following:

- Collect as-built refrigerant piping line length calculations (as-designed lengths will not be accepted)
- Collect and review the detailed refrigerant pipe pressure and vacuum testing reports that have been based on the as-built calculations for completeness and accuracy
- Collect the charge confirmation documentation

### Equity, Diversity, and Inclusion program

At least one member of the development team shall be employed by an organization with a racial and ethnic diversity, equity, and inclusion program within its management operations. Specifically, the firm's program shall include:

- Staff training plan that reflects the firm's understanding of structural racism and its intersection with the building industry.
- Professional development opportunities and data-driven policies used to identify and invest in staff diversity among leadership levels.
- Strategies in place to ensure racial and ethnic inclusion at all levels of the organization, including the Board of Directors level.

Document compliance with a written description of how the firm implements and institutionalizes diversity through policy, management philosophy, and training. Describe how the firm, on a day-to-day basis, fosters a work environment that is inclusive and conducive to diverse staff. Include copies of personnel and other relevant policies, training provided to staff, description of the general management philosophy as it relates to diversity.

### Energy Benchmarking

Permanently install energy meters or monitoring devices and software service capable of tracking and remote download of at least monthly electric and gas consumption for the entire building. Utility billing data may be used as an alternative if the owner receives energy utility bills for all energy uses in the building directly from the utility. After occupancy, provide utility reporting data through Energy Star Portfolio Manager each year for 10 years.

### Air Sealing of Ventilation Supply and Exhaust

To ensure fresh air is delivered as intended to all occupied spaces in the building, seal all central vertical and horizontal supply ductwork with aerosolized duct sealant. All code requirements for joints, sealants, and connections must be met.

-and-

For commercial and multifamily buildings, meet the criteria for central ventilation exhaust testing and performance as required by Energy Star Multifamily High-Rise certification.



### Electric Vehicle Charging Infrastructure

Exceed the criteria that would earn the project points for LEED version 4.1 credit Electric Vehicles option 1- Electric Vehicle Charging and option 2 - Electric Vehicle Charging Infrastructure, with electric vehicle charging stations for at least 4% of parking spaces and electric vehicle infrastructure for at least 15% of parking spaces.

### Human Interaction with Nature (Biophilia)

Provide a narrative describing how the project enhances existing and/or creates new natural spaces for occupants and the public to interact with nature and creates habitat for people, plants and wildlife.

Components to be evaluated include (but are not limited to):

- Enhance connections between humans and nature at the ground level and as part of the building
  - Provide opportunities to interact with nature at the ground level
  - Provide opportunities to interact with nature as part of the building (indoor gardens, green walls, atria, balconies, roof amenity space, etc.)
  - Enhance views of nature and green spaces
  - Provide access to water, where possible
  - Provide views of the sky
  - Create access to nature sounds
  - Create linkages to existing natural resources and adjoining open space (physical or visual connections)
- Create or expand natural habitats
  - Plant native trees and plants (including pollinator gardens, butterfly gardens, bird nesting areas, meadows, etc.)
  - Show that the Project meets or exceeds tree canopy requirements stipulated in the applicable sector plan
- Use natural forms and materials in design and construction
- Provide energy and environmental conservation co-benefits
  - Renewable energy (solar) access
  - Shading of outdoor space
  - Mitigate heat island
  - Reduced stormwater runoff (minimize impervious area)
  - Minimized air quality impacts (indoor – low VOC materials, minimize natural gas combustion; and outdoor – bike parking, EV charging)

### Bird-friendly Materials

A bird friendly material is defined as a building material or assembly that has, or has been treated to have a maximum threat factor of 30 in accordance with the American Bird Conservancy Bird Collision Deterrence Material Threat Factor Reference Standard, or with the American Bird Conservancy Bird-friendly Materials Evaluation Program at Carnegie Museum's Avian Research Center test protocol, or with a relevant ASTM standard.

The exterior wall envelope, and any associated openings, shall be constructed with bird friendly materials between 8 feet and 36 feet above grade. Alternatively, the exterior wall envelope between 8 feet and 36 feet above grade, and any associated openings, shall on a weighted average be constructed to achieve a maximum total building Bird Collision Threat Rating (BCTR) of 15 or less according to the methodology of LEED credit Bird Collision Deterrence. Materials other than bird friendly materials shall not exceed an aggregate of 10 square feet within any 10 feet by 10 feet square area of exterior wall below 36 feet above grade.

### Renewable Energy

- i. Provide on-site solar generation (or other acceptable forms of renewable energy) equal to at least 2.0 watts per square foot of the roof area (including mechanical area) -or-
- ii. Co-locate an integrated vegetated roof and solar whereby vegetated roof meets Virginia DEQ BMP standards and is equal to at least 12% of the roof area (including mechanical area) -and- on-site solar generation (or other acceptable forms of renewable energy) is equal to at least 1.5 watts per square foot of the roof area (including mechanical area) -or-
- iii. Procure off-site solar ((or other acceptable forms of renewable energy) to meet the criteria that would earn the project at least one point for renewable energy procurement of Tier 2 renewable energy as outlined in LEED version 4.1 Energy and Atmosphere credit Renewable Energy.
- iv. Alternative Compliance Path for Developments without sufficient solar exposure - Developments without sufficient solar exposure due to shading by surrounding development shall contribute to the Green Building Fund in the amount of \$4/s.f. roof area (including mechanical equipment). Insufficient solar exposure is defined as having a Total Solar Resource Fraction (TSRF) or equivalent solar industry metric of less than 80% for square footage of roof area needed to accommodate the minimum required solar PV array. A request to qualify for the alternative compliance path must include a report prepared by a qualified solar professional that documents insufficient TSRF.

### Light pollution reduction

At least 90% of exterior fixtures, excluding streetlights required by the County, shall meet the following specifications and have motion sensor controls, integrative photovoltaic cells, photosensors or astronomic time-clock operation. Note, Dark Sky-approved “Friendly Fixture” certification automatically meets the following specifications.

- Luminaires shall be fully shielded emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole). The luminaire’s mounting hardware shall not permit mounting in any configuration other than those maintaining full shielding.
- Fixture shall have no sag or drop lenses, side light panels, up-light panels.
- Fixture shall employ warm-toned (3000K and lower) white light sources or may employ amber light sources or filtered LED light sources.

Note: Exterior emergency lighting and lighting required by code for health and safety purposes are exempt shall be permitted to be exempted.

## **Appendix 2 - Extra List Options**

### **Envelope Commissioning and Air Leakage Test (whole building)**

Meet the criteria that would earn the project at least two (2) points for LEED version 4.1 EA credit Enhanced Commissioning Option 2 Building Enclosure Commissioning

-and-

Complete a pressure test of the building enclosure performed in accordance with industry standards per ASTM E779 and E1827 testing methods and achieve air tightness of 0.40 cfm/sf ft @ 75 Pa or lower.

### **Renewable Energy**

- i. Provide on-site solar generation (or other acceptable forms of renewable energy) equal to at least 4.0 watts per square foot of the roof area (including mechanical area) -or-
- ii. Co-locate integrated vegetated roof and solar whereby vegetated roof meets Virginia DEQ BMP standards and is equal to at least 12% of the roof area (including mechanical area) -and- on-site solar generation (or other acceptable forms of renewable energy) is equal to at least 3.5 watts per square foot of the roof area (including mechanical area) -or-
- iii. Procure off-site solar to meet the criteria that would earn the project at least three points for renewable energy procurement of Tier 2 renewable energy as outlined in LEED version 4.1 Energy and Atmosphere credit Renewable Energy.

### **Additional Energy Optimization**

Improve energy performance by an additional 5% beyond the minimum bonus density requirement for LEED version 4 or 4.1 Energy Optimization/Annual Energy Performance or 5 points lower on the HERS index.

### **Renewable Energy plus Storage**

Install on-site renewable energy equal to at least 8 watts per square foot of the roof area (including mechanical equipment) -and- battery storage programmed for daily peak load shaving at least 1 watthour per square foot of building GFA.

### **Electric Vehicle Charging Infrastructure**

Exceed the criteria that would earn the project points for LEED version 4.1 credit Electric Vehicles option 1- Electric Vehicle Charging and option 2 - Electric Vehicle Charging Infrastructure, with electric vehicle charging stations for at least 10% of parking spaces and electric vehicle infrastructure for at least 50% of parking spaces.

### **Advanced Energy Metering**

Meet the criteria that would earn the project at least one (1) point for LEED version 4.1 EA credit Advanced Energy Metering.

### **Building or Building Materials Reuse**

Meet the criteria that would earn the project at least two (2) points for LEED version 4.1 MR credit Building Life Cycle Impact Reduction.

### **Grid Harmonization**

Meet the criteria that would earn the project at least two (2) points for LEED version 4.1 EA credit Grid Harmonization.

Grid Optimal

Meet the criteria that would earn the project at least two (2) points for LEED version 4.1 EA pilot credit Grid Optimal.

No Combustion in Domestic Hot Water Heating (multifamily and hotel only)

Include in the project electric heat pump or ground source heat pump, or other non-combustion-based technologies for domestic hot water heating. Electric resistance heating as the primary heating source is not considered an acceptable strategy to meet the criteria for this “Extra” list item.

No Combustion in Ventilation (multifamily and hotel only)

Include in the project a centralized or decentralized ventilation system utilizing energy recovery, electric heat pump, ground source heat pump, or other combination of strategies that eliminate the inclusion of combustion for heating (including preheat or emergency heating) of ventilation air. Electric resistance heating as the primary heat source is not considered an acceptable strategy to meet the criteria for this “Extra” list item.

Affordable Housing (multifamily only)

Meet the criteria that would earn the project at least one (1) point for LEED version 4.1 LT credit High Priority Site and Equitable Development, Option 2, path 2 Affordable Housing in Residential or Mixed-Use Projects.

Social equity within the operations and maintenance staff

Meet the criteria that would earn the project at least one (1) point for LEED version 4 Pilot credit Social Equity within the operations and maintenance staff, Option 1, path 1. Demonstrate criteria have been met by the property management company in place at the time of tenant occupancy.

**Appendix 3 – Automatic Update**

Any project accepted by the County Manager after June 30, 2023 shall meet the following revised criteria:

### Energy Optimization

For the 0.25 and 0.35 FAR bonus levels, meet the criteria that would earn the project points as part of the green building certification as follows:

- At least 14% performance improvement for LEED version 4.1 EA credit Optimize Energy Performance
- or-
- At least 24% performance improvement for LEED version 4 EA credit Optimize Energy Performance/Annual Energy Use
- or-
- HERS index of 60 or lower if pursuing LEED version 4.1 Multifamily EA credit Optimize Energy Performance Option 3 HERS index rating
- or-
- HERS index of 60 or lower if pursuing Earthcraft Multifamily certification

For the 0.45 and higher FAR bonus levels, meet the criteria that would earn the project the following:

- At least 18% performance improvement for LEED version 4.1 EA credit Optimize Energy Performance
- or-
- At least 28% performance improvement for LEED version 4 EA credit Optimize Energy Performance/Annual Energy Use
- or-
- HERS index of 55 or lower if pursuing LEED version 4.1 Multifamily EA credit Optimize Energy Performance Option 3 HERS index rating
- or-
- HERS index of 55 or lower if pursuing Earthcraft Multifamily certification

### **Appendix 4 - Process and Implementation**

Several components of the Green Building Incentive Policy warrant clear explanation.

- *Green Affordable Housing:* In order to offset the cost of construction and documentation of high performing “green” affordable housing units, any affordable housing project receiving tax credits from Virginia Housing (formerly VHDA) may request bonus density in exchange for a commitment to the criteria outlined in this policy, including all baseline prerequisites. Each project will be evaluated on a case-by-case basis for applicability.

Affordable Housing site plan developments not requesting bonus density are expected to meet LEED Multifamily or Midrise, or Earthcraft Gold certification to ensure residents benefit from the improved indoor air quality and energy efficiency benefits of green buildings.

- *Green Building Fund:* Site plan projects that do not commit to LEED certification or Energy Star certification shall contribute to the Green Building Fund in the amount of \$0.45 /s.f. of building GFA. The contribution will be refunded or waived if a developer applies for and receives LEED or Energy Star certification within 18 months after the last Certificate of Occupancy (CO) is issued. Bonus density projects without sufficient solar exposure as defined in Appendix 1 shall make a contribution to the Green Building Fund in the amount of \$4/s.f. of roof area. Contributions to the Green Building Fund may be used by the County for green building education, including energy efficiency and renewable energy programming.
- *Units per acre to FAR calculation:* The methodology for determining the units per acre for LEED bonus calculations is as follows:
  - Determine the floor area attributed to LEED bonus FAR (example - for LEED Silver, multiply 0.25 by the site area).
  - Divide this bonus floor area by the average unit size in the proposed development to determine the number of units attributed to the LEED bonus.
  - Divide the number of units attributed to the LEED bonus by the site area.
- *Site Plans without green building bonus density:* For site plan projects not participating in the Green Building Incentive program, the standard site plan condition will require LEED version 4 or 4.1 Silver certification. In addition, the condition will specify ten years of energy reporting and the project will be designed to meet the minimum energy optimization performance as follows:
  - At least 10% performance improvement for LEED version 4.1 EA credit Optimize Energy Performance
  - or-
  - At least 20% performance improvement for LEED version 4 EA credit Optimize Energy Performance/Annual Energy Use
  - or-
  - HERS index of 65 or lower if pursuing LEED version 4.1 Multifamily EA credit Optimize Energy Performance Option 3 HERS index rating
  - or-
  - HERS index of 65 or lower if pursuing Earthcraft Multifamily certification
- *Enforcement* - Enforcement of the Green Building incentive policy will continue to require the developer to post a financial security prior to issuance of the partial Certificate of Occupancy for the last floor of space. In general, the financial security is calculated based on the square feet of bonus density approved multiplied by the average rental rate for space in the specific area of the County (as calculated by Arlington County's Real Estate Section). The amount of the financial security will be divided in two parts: a) 50% will be held until the LEED certification is achieved; and b) 50% will be held until the Energy Star certification (or equivalent) is achieved. Each certification will be guaranteed with a separate Performance Agreement and Financial

Security. If a project fails to achieve the promised LEED certification within 24 months and Energy Star certification within 48 months of occupancy, the financial security amount(s) defaults to the County as follows.

<u>Points missed</u>	<u>Percentage of financial security forfeited</u>
<u>1-2</u>	<u>25%</u>
<u>3-4</u>	<u>50%</u>
<u>5-6</u>	<u>75%</u>
<u>7+</u>	<u>100%</u>

- *Green Building Rating System:* The policy requires that the LEED Building Design and Construction rating system be used for commercial construction (e.g., office, hotel, university, multi-family exceeding 20 stories). Multifamily developments less than 20 stories shall choose between the LEED Multifamily (Version 4.1), LEED for Homes Midrise (Version 4), or Earthcraft Multifamily rating systems. This applies to all site plans, including site plans that do not request bonus density.
- *Single Family Homes:* Site plans with single family and townhome construction may use Arlington’s Green Home Choice certification program.
- Baseline prerequisites for each project will be evaluated on a case-by-case basis for applicability, taking into account site location, existing building renovations, building type, building size, etc.
- For site plans with multiple buildings, all buildings on the site must commit to earn the agreed upon LEED certification level in order to earn the full green building FAR bonus.