How much bonus density does a building typically receive?

- The bonus awarded is on average 7% of the entire building’s GFA but varies depending on the size of the site area.
- The entire building must get LEED certification.
- Example -

Why give bonus for LEED Silver? Isn’t that standard in the market?

- Arlington requires more than LEED Silver
  - LEED version 4 is required by Arlington and is more rigorous than previous LEED versions, particularly in energy efficiency. *Exhibit 1* below shows the improvement of the LEED reference energy standard (ASHRAE standard 90.1) over time.
– The old version of LEED (version 2009) is still active in the marketplace. Staff still receives preliminary site plan applications with the LEED version 2009 scorecard. However, it is not acceptable by Arlington’s standards for bonus density. Arlington requires the updated LEED version 4.

– ENERGY STAR building certification is required for office buildings that participate in Arlington’s program and is optional for multifamily and hotel (the program offers .025 FAR to residential development in exchange for Energy Star certification). Energy Star certification requires demonstration of performance after occupancy. Requiring both design and construction and performance is unique to Arlington’s program.

– For participating multifamily development, Energy Star Appliances and WaterSense fixtures, LEDs and Energy Star light fixtures are required. Energy and water savings resulting from these building components directly benefit the residents.

– Ten years of energy reporting is required for all participating buildings.

• Staff has found that LEED is not standard in the marketplace for residential. By-right residential construction does not do LEED certification. Office has more readily embraced LEED which is why staff has recommended pushing harder on energy performance with Energy Star certification.

• Over the years LEED has improved, the energy code has improved, and technology has improved. The green building incentive program has also improved to lead the market toward greater energy efficiency and sustainability. Staff will continue to assess the market and update the program as needed.

• LEED version 4 is pushing the market toward greater energy efficiency in two ways. First, ASHRAE 90.1-2010 is a more rigorous standard. Second, other LEED points, especially in the materials section, have become more difficult to achieve, pushing project teams to pursue more energy efficiency points.
Exhibit 1