

# Key Revisions to Arlington's Green Building Incentive Policy

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Office of Sustainability and Environmental Management  
Department of Environmental Services

# Background

- ▶ Arlington offers site plan developers a small amount of bonus density in exchange for energy efficiency and sustainability components
- ▶ The policy was last updated in 2014 with a minor amendment in 2019
- ▶ The 2020 Update focuses on increased energy efficiency in design and construction and ongoing energy performance
- ▶ General sustainability components are also included in the policy
- ▶ Extensive public engagement
  - ▶ Commissions (E2C2, EDC, UFC, PRC, LRPC)
  - ▶ NAIOP (working group and Arlington committee)
  - ▶ Private developers
  - ▶ Advisory Group (Energy Consultants, Engineers, Architects)
  - ▶ Chamber of Commerce, Washington Gas, Dominion Energy
  - ▶ Environmental Groups (EcoAction Arlington, Biophilic interests, citizens with environmental focus)
  - ▶ Online Konveio engagement (110+ comments)

# Changes between 2014 (existing) Policy and Proposed 2020 Update

- LEED Gold -- All participants participating in the Green Building Incentive must achieve LEED Gold certification (or Earthcraft for multi-family)
- New “bridge” level between LEED Gold and Net Zero/Zero Carbon

# Changes between 2014 (existing) Policy and Proposed 2020 Update

Additional baseline criteria include:

- Minimum energy efficiency above the LEED baseline (from 5% to 20% improvement)
- Post-occupancy energy performance as measured by Energy Star or energy model EUI

# Changes between 2014 (existing) Policy and Proposed 2020 Update

In addition to LEED Gold certification, participating projects must include new baseline criteria as follows:

- Energy measures include:
  - Electric vehicle charging
  - Renewable energy (GB Fund option)
  - Energy benchmarking
  - Energy Star and WaterSense fixtures
  - Air sealing and refrigerant leakage requirements
  - Ventilation performance
- Community sustainability priorities include:
  - Social equity
  - Light pollution reduction
  - Bird-friendly materials
  - Human/nature/building interaction

# Green Building Fund Option for Renewable

- ▶ Alternative Compliance Path for Developments without sufficient solar exposure
  - ▶ Developments without sufficient solar exposure due to shading by surrounding development contribute to the Green Building Fund in the amount of \$4/s.f. roof area (including mechanical equipment).
  - ▶ County to use contributions to Green Building Fund for renewable energy and energy efficiency programming

# Changes between 2014 (existing) Policy and Proposed 2020 Update

- Participation above the initial 0.25 FAR level requires 3-6 items from the *Extra List*. Options include:
  - Renewable energy
  - Energy storage and resilience
  - Additional EV charging
  - Electrification of building systems
  - Additional energy efficiency
  - Low carbon materials
  - Affordable housing
- Participation at the three highest levels offers options to use more stringent rating systems
  - Passive House
  - Net Zero Energy
  - Zero Carbon

# Changes between 2014 (existing) Policy and Proposed 2020 Update

The policy would be automatically updated on June 30, 2023

- Ensures policy continues to remain rigorous and in line with the Community energy Plan goals.
- Update would increase minimum requirements for energy efficiency between 3-4% depending on the density level