

Green Buildings in Arlington and the DC Region

NAIOP Breakfast Seminar
Hilton McLean Tysons Corner
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Green buildings in Arlington

- Public sector
- Private sector

Regional green building activities

- District
- Montgomery County
- Council of Governments

Future of green building in the region

- 65.2% of total U.S. electricity consumption
- > 36% of total U.S. primary energy use
- 30% of total U.S. greenhouse gas emissions
- 136 million tons of construction and demolition waste in the U.S. (approx. 2.8 lbs/person/day)
- 12% of potable water in the U.S.
- 40% (3 billion tons annually) of raw materials use globally

* Commercial and residential

- Arlington committed to green buildings nearly 10 years ago
- Public facilities
 - LEED silver is the goal



- LEED accredited professional
- LEED Scorecard listing specific “green” components of the project, with explanation of each credit





- Specify number of LEED credits in site plan condition
- LEED reports due at specific permit applications
- If LEED requirements not met, County withholds permits

- If developer does not apply for LEED certification from USGBC, the project contributes to Arlington's Green Building Fund
- Contribution calculated at \$0.03 per square foot
- Fund to be used for green building education and outreach

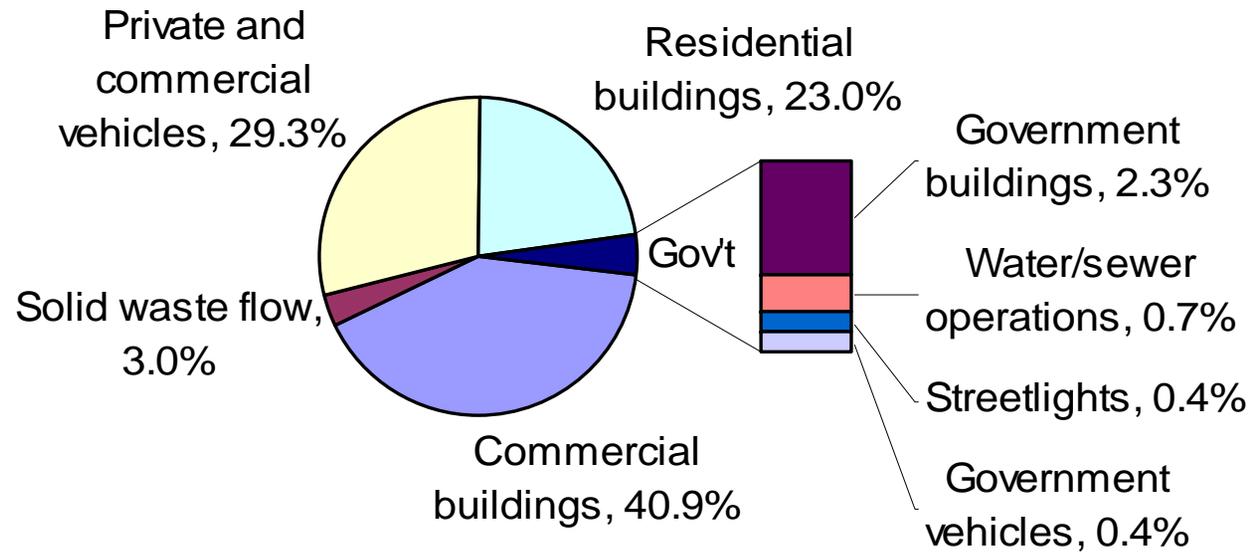
- Any site plan project may apply for bonus density
- Includes density awards for all levels of LEED (certified, silver, gold and platinum)
- FAR bonus ranges from .15 for Certified to .35 for Gold/Platinum



Arlington Initiative to Reduce Emissions

- Announced January 1, 2007
- Set goal of 10% reduction in GHG emissions from County government operations by 2012, from 2000 base
- Specific actions in 2007 by government and outreach to residents and businesses
- Climate action plans will set future agenda, work plans

Total Arlington County Greenhouse Gas Emissions by Sector, 2000



Encouraging Arlington businesses to reduce emissions, pursue partnerships

- Partnership with Energy Star
- Educational Seminars
- Business Summit
- Engage commercial office building owners and management companies, small business, employers, multifamily properties



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Washington Metropolitan Council of Governments (COG)

- Promote balanced sustainable growth and livable communities*
- Projected growth of 1.6 million people and 1.2 million jobs by 2030
- Promote regional consistency in Green Building policy
- To be the #1 Green Region

*COG Strategic Plan Goal, 2004

- Promote coordinated Green Building practices in region
- Encourage use of Green Building practices in government buildings and encourage/facilitate private sector green building implementation
- IGBG prepare report on:
 - Options and recommendation to develop and adopt regional Green Building guidelines
 - Options and recommendations to measure regional progress

- Within 1 year, public projects required to achieve LEED Silver rating.
- Within 3 years, public projects required to achieve LEED Gold rating (including at least 4 energy optimization performance points)
- Within 3 years, commercial projects required to achieve a minimum LEED Certified rating (including at least 4 energy optimization points)
- Within 5 years commercial projects required to achieve a LEED Silver rating with an Energy Star rating of 75 or no less than 4 energy optimization points

- Commercial projects: New buildings, renovations, and additions > 10,000 square feet must achieve LEED Certified rating
- Publicly funded projects: LEED Silver rating
- September 2008

- Northern Virginia
 - Currently 8 LEED rated buildings in Arlington
 - ~22 registered for LEED in Arlington
 - ~20 registered for LEED in NoVA



- Washington, D.C.
 - Currently 7 LEED rated buildings
 - ~60 registered for LEED
- Maryland
 - Currently 11 LEED rated buildings
 - ~100 registered for LEED



- Seven projects using Arlington's green building incentive program
- Several using LEED without incentive
 - Tenant requirement
 - Political decision
 - Good for business
- Ordinances
- Regional effort

For more information:

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