

**Planning Commission Environment Committee Stakeholder Work Session  
November 9, 2017**

**Draft Plan Amendment Language, revised October 26, 2017**

The draft language has been updated from the October 12, 2017 version presented at the Planning Commission Environment Committee meeting, reflecting the comments made by staff and Planning Commissioners. The following edits have been made for clarification and to increase ease of readability.

Text that has been added is noted with underlining. Text that has been removed is noted with ~~strikethrough~~.

Policy b. Within the Tysons Urban Center, Suburban Centers, Community Business Centers, Industrial Areas and Transit Station Areas as identified on the Concept Map for Future Development, unless otherwise recommended in the applicable area plan;

- ensure that zoning proposals for nonresidential development or zoning proposals for multifamily residential development incorporate green building practices sufficient to attain certification through the LEED-NC or LEED-CS program or an equivalent program specifically incorporating multiple green building concepts, where applicable; and
- encourage an emphasis on energy efficiency and conservation,

where these zoning proposals seek at least one of the following:

- Development in accordance with Comprehensive Plan Options;
- Development involving a change in use from what would be allowed as a permitted use under existing zoning;
- Development at the Overlay Level; or
- Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range.

Where developments with exceptional intensity or density are proposed (e.g. at 90 percent or more of the maximum planned density or intensity), ensure that higher than basic levels of green building certification are attained.