

April 2, 2009

Recommendations from the  
Tysons Land Use Task Force Draft Review Committee  
Green Buildings and Affordable Housing

Green Buildings

A 6% increase in total FAR for LEED Gold or equivalent

A 10% increase in total FAR for LEED Platinum or equivalent

A 2% increase in total FAR for LEED Silver or equivalent if zoning approved by 2013 and LEED certification obtained within 5 years of zoning approval

A requirement that all buildings in Tysons constructed after 2013 be LEED Silver or equivalent

An option to require that one or more elements (e.g., water consumption) be part of how the LEED standard is obtained to receive the full increase in FAR

The bonus densities adopted be automatic for projects meeting the requirements

Use a percentage bonus density rather than a fixed FAR bonus regardless of where within Tysons

### Affordable Housing

Require that all housing within Tysons be 20% affordable housing

Affordable housing includes units provided to those with no more than 120% of Area Median Income (AMI) for owner occupied units and high rise rental units

Affordable housing includes units provided to those with no more than 100% of AMI for rental units not in high rise buildings

Distribution of affordable housing could be consistent with proportions currently used, with the stipulation that 10% of affordable units (2% of total units) be for those with no more than 60% of AMI

Provide 20% increase in total FAR for the housing component of all buildings

Allow some or all of the affordable units for a project to be built elsewhere within Tysons, such as through agreement with another entity, provided that 20 percent of the total units in the two developments are affordable

Establish a mechanism to allow sufficient contributions to get the requisite affordable units built within Tysons in the future when there is a compelling reason why such affordable units cannot reasonably be part of the project and good faith efforts to build or reach agreement with another entity for building such units elsewhere within Tysons have not been successful

Allow affordable units to be sized differently from market units

### Unresolved Affordable Housing Issue

Requiring both ADU compliance and 20% total of affordable units in units that are not high rise (stick built)