

Tysons Straw Man Plan Text  
Green Building Incentive Recommendations

Both residential and non-residential development in Tysons is expected to be LEED Silver, or equivalent, as a result of the locational advantage that Tysons has compared to the rest of the County. This locational advantage includes the proximity to planned transit improvements, community services, and development density. However, the new LEED 3.0 rating system presents some additional difficulties in reaching a Silver level of certification for residential buildings because many of the credits are more easily achieved in commercial structures. To reflect this difficulty, implementation of this policy may stress the equivalency aspect for residential structures until such time as the urban fabric in Tysons develops substantially enough to allow for locational credits to be routinely granted.

**Green Building Incentive:**

The expectation for all buildings in Tysons is LEED Silver, or equivalent. Density bonuses may be achieved for additional levels of certification, to reflect the difficulty and cost of attaining either Gold or Platinum.

The bonus densities for achievement of additional levels of certification are as follows:

- Buildings certified LEED Gold, or the equivalent, may achieve an increase in total allowable FAR of up to 4%.
- Buildings certified LEED Platinum, or the equivalent, may achieve an increase in total allowable FAR of up to 10%.

Intensity bonuses should be revisited periodically to gauge effectiveness and adjust for changes in market conditions, rating systems, or other factors such as building codes.

Tax abatements or other cost recovery strategies may be considered in the future as an alternative and/or preferred incentive option. At this time, tax abatements are unavailable for use.