

Tysons Strawman Plan Text—Green Building Issues and Recommendations

1. Task Force Recommendations
 - Expectation of LEED Certification/Silver for all new construction in Tysons.
 - Expectation of LEED Silver by 2013 for all new construction in Tysons.
 - Density bonuses of 6% FAR for Silver, 8% for Gold, 10% for Platinum.

2. Staff Perspectives on the Task Force Recommendations
 - Are density bonuses/incentives necessary? The County has been successful in obtaining LEED commitments for both Certified and Silver level buildings without density bonuses. Silver level certification is current policy for most public buildings in the County. In addition, many federal agencies that build or lease buildings have already committed to a certification level of LEED Silver.
 - What are appropriate density bonus percentages; what rationale should be used to determine the percentages? Development in Tysons is locationally advantaged. The site-specific features of Tysons make five LEED-NC (New Construction) or CS (Core and Shell) points very likely and an additional five to nine points much easier to obtain than buildings in the rest of the County. Under LEED-NC, to move from the minimum points needed to achieve Certified to obtain LEED Silver, a building needs an additional seven points. Over 70% of this point spread can come from points that are almost certain, based on location. Therefore, staff does not feel that a density bonus is needed as an incentive for LEED Silver certification in Tysons.

3. Staff Recommendation
 - LEED Silver, or equivalent, should be set as the minimum expectation in Tysons to reflect locational advantage in Tysons and the increased density provided under the redevelopment options.
 - Bonus densities should be provided for certifications at the LEED Gold and Platinum levels based on cost to achieve LEED certification and also to provide incentives for achievements above LEED Silver.
 - FAR bonus densities for LEED certification should be up to the following amounts:
 - 0% Silver.
 - 3-5% for Gold (to be determined after further research).
 - 10% for Platinum.
 - Plan language should be incorporated to reflect that the FAR density bonus is to be negotiated based on considerations of the specific site and the overall environmental objectives for Tysons.
 - Plan language should specifically discuss green building certification for individual buildings within Tysons using LEED-NC and LEED-CS, or equivalent; the use of LEED-ND (Neighborhood Development), a rating system for neighborhoods and larger developments, is not appropriate for Tysons because it incorporates many of the same concepts as the recommended Plan concepts for Tysons and would not represent a significant achievement within Tysons.
 - Plan language should be added to identify areas of emphasis for LEED credits, including such areas as air quality, water and energy conservation, and alternative transportation strategies.
 - Density bonuses should be revisited periodically to gauge their effectiveness and adjust for changes in market conditions and rating systems.