

**Planning Commission Environment Committee Meeting, January 24, 2019  
Green Building – Energy Policy Plan Update (2017-CW-2CP)**

Review of Stakeholder Comments

1. Concern that policy is not strong enough:
  - Desire for policies that result in construction of highly energy-efficient buildings; concern that “encouraging and emphasis on energy efficiency and conservation” is too weak.
  - Concern that LEED does not focus exclusively on energy, or emphasize energy enough to result in energy efficient buildings.
  - Suggestions:
    - Require developers to earn all energy points in LEED.
    - Demonstrate innovative measures to minimize and/or reduce energy use or generate energy on site.
    - Meet ENERGY STAR standards.
    - Commit to benchmarking and publicly disclose energy consumption.
    - Demonstrate how energy improvements will meet and 80% or greater reduction in emissions.
  
2. Concern that there are missed opportunities in the policy to be more effective:
  - Development industry needs to be nudged toward energy efficiency.
  - “Encourage energy efficiency and conservation through adoption of recognized strategies such as DEES (Designed to Earn ENERGY STAR) or a comparable number of additional LEED points earned on its energy scale.”

Comments from the Planning Commission

Recommendation to reword policy b:

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

- 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, 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.
- 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
- Emphasizing energy efficiency and conservation.

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- ~~—— 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.