

Green Buildings in Alexandria: Policy Recommendations
Appendix #1

Green Building Developments in Alexandria

Project Name	Owner	Size (Gross SF)	Project Type	Green Building	Registered with LEED	Status
2903 Mt Vernon	Julie K. Wadler	7,500	office w/ retail	Designing to LEED standards - required by Conditions of Approval to achieve up to 26 points.	7/31/2007	Planning Commission and City Council December 2008.
ARHA - West Glebe	Alexandria Redevelopment and Housing Authority (ARHA)	52,000	residential	Earthcraft certification	n/a	Approved by City Council in October 2007. Construction to start summer 2009.
ARHA- Old Dominion	Alexandria Redevelopment and Housing Authority (ARHA)	39,000	residential	Earthcraft certification for ARHA units	n/a	Approved by City Council in October 2007. Construction to start summer 2009.
ATA	Lane Development, LLC	1,059,000	residential and office	Project under review - will be required to incorporate green building into project	6/21/2007	Planning Commission and City Council March 2009.
Braddock Gateway	Jaguar Development, LLC	770,000	Mixed Use - Residential, Retail, Office Possibly Hotel	Required by Conditions of Approval to provide green vegetated roof where possible, achieve 26 points towards LEED- NC certification and reuse existing building materials.	n/a	Approved by City Council in March 2008. Construction to be phased over 5 landbays. Start date unknown.
Carlyle Center	Trammell Crow Residential	300,000	residential	Required by Conditions of Approval to achieve up to 20 points under LEED program	n/a	Under construction. To be completed Fall 2009.
Carlyle Plaza One (Block P - east block)	JM Zell Partners, LTD	602,000	office w/ retail	Required by Conditions of Approval to achieve 26 points under LEED program.	6/26/2008	On hold.

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Charles Houston	City of Alexandria	34,993	community facility	Required by conditions of approval to achieve points toward certification under LEED	12/9/2005	Under construction. To be completed spring 2009.
Cooper Cary Office Space	Saul Centers	13,317	office	LEED Gold certification	3/1/2007	complete
Cromley Lofts	Cromley Lofts, LLC	10,967	residential	LEED Gold certification	10/28/2005	complete
DASH Bus Facility	City of Alexandria	270,880	community facility	Required by Conditions of Approval to achieve points toward Silver Certification under LEED	1/30/2006	Under construction. To be completed fall 2009.
Edmondson Plaza	Carr Properties	117,674	office	Required by Conditions of Approval to achieve 23 points under LEED program	n/a	Under construction. To be completed spring 2010.
Episcopal High School Baker Science Center	Episcopal High School	27,000	school	LEED certification	10/20/2003	complete
Episcopal High School Gym Addition	Episcopal High School	54,000	school	Goal of LEED certification	n/a	Approved by City Council September 2008
Harvard and King Streets	Faison and Associates	52,440	residential	registered with LEED for New Construction	12/19/2005	Under concept review
Human Services	Mt. Vernon Avenue LLC	42,301	office	Registered with LEED for Existing Buildings	12/11/2006	
James Bland	Alexandria Redevelopment and Housing Authority (ARHA) and EYA	630,000	residential	Earthcraft for ARHA units. Get LEED for homes certification for first phase and all other phases built to no less than that standard.	n/a	Received City Council approval Oct 2008. Construction of first phase to start in fall 2009
Landmark Gateway	Tall Cedars, LLC	540,000	residential w/ retail	will be required to incorporate green building into project	n/a	Planning Commission and City Council in Jan 2009.

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Lindsay Lexus	Lindsay Cadillac Co, Inc	21,320	auto storage/prep	will be required to incorporate green building into project	n/a	Planning Commission and City Council in March 2009.
Madison	Madison Venture, LLC	276,605	residential w/ retail	Required by Conditions of Approval to hire LEED AP and incorporate green building technologies, including requirement for green roof.	n/a	Approved by City Council in January 2008. Construction to start spring 2009.
Mill Road Marriott	Miller Global	130,000	hotel	Required by Conditions of Approval to achieve up to 20 points under LEED program	n/a	Constructed completed.
Payne Street Condos	621 N Payne, LLC	227,614	Residential with retail	Required by conditions of approval to achieve points towards LEED certification and reuse existing building materials.	n/a	Approved by City Council in September 2008.
Police Facility	City of Alexandria	108,500	community facility	LEED Silver	3/1/2007	Approved by City Council in June 2008 Construction to start spring 2009.
Potomac Yard Fire Station	City of Alexandria	168,630	community facility and residential	LEED-NC and Earthcraft	3/20/2007	Under construction.

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Potomac Yard Landbay G	MRP Realty	697,085 sf office, 182,915 sf retail, 623 hotel rooms, 414 dwelling units	mixed use town center	planning to seek LEED certification for office buildings, Virginia Green for hotels and Earthcraft Home for residential	n/a	Planning Commission and City Council in Jan 2009.
Potomac Yard Landbay I and J	Potomac Yard Development PYD	227 dwelling units	residential	will be required to incorporate green building into project	n/a	Planning Commission and City Council in Jan 2009.
SHRM 1800 Duke	SHRM	100,000	office	Registered with LEED for Existing Buildings	5/20/2008	
Slaters Lane	Diamond Linclnia	30,00	residential	LEED Silver	n/a	Approved 2005 by CC Oct 15, 2005
TC Williams High Sschool	City of Alexandria	435,000	school	Achieving points toward LEED certification.	4/9/2003	Received City Council approval in January 2008. Construction nearing completion.
Victory Center	Spaulding and Slye	125,000	office	Requirement to incorporate sustainable elements and technologies wherever possible with goal of possible LEED certification	12/15/2004	Approved by City Council in November 2005 Shell under construction.