

*Green Buildings in Alexandria: Policy Recommendations*  
*Appendix #5*

## Regional Green Building Policies and Programs Overview: COG Members

February 5, 2008 (with updates for Fairfax County)

| Jurisdiction and Green Building Contact Information   | Policies for Public Facilities  | Policies for Private Development  |
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| <b>VIRGINIA</b>   |   |   |
| <p><b>City of Alexandria, VA</b><br/><a href="http://www.alexandriava.gov">www.alexandriava.gov</a></p> <p>Jeremy McPike<br/><a href="mailto:jeremy.mcpike@alexandriava.gov">jeremy.mcpike@alexandriava.gov</a></p> <p>Erica Bannerman<br/><a href="mailto:erica.bannerman@alexandriava.gov">erica.bannerman@alexandriava.gov</a></p> | <p>Green Building Policy for City facilities. Requires:</p> <ul style="list-style-type: none"> <li>• Analysis procedures for LEED feasibility for facilities 5,000 or greater</li> <li>• Staff green building training</li> <li>• Procurement practices for green Architectural/ Engineering services, buildings maintenance, and supplies</li> <li>• LEED-registered projects in planning and construction. 12, 000 sq ft green roofs.</li> <li>• LID demonstration projects</li> <li>• Participation in Energy Star, Rebuild America, and the USGBC.</li> <li>• Public Schools incorporate energy conservation and green measures</li> </ul> <p>Green public projects in construction include TC Williams High School - LEED certification pending (Awarded Virginia Sustainable Building Network's Green Innovation Award), and the Charles Houston Recreation Center.</p> <p>LEED registered projects include the new DASH Bus Facility, Police Department, and Human Services under LEED Existing Building.</p> <p>A 5,000 square foot green roof and 5,000 square foot bioretention area will be installed at Coral Kelly Magnet Elementary School by 2009.</p> <p>Additionally, the Station at the Yard project is a mixed-use building with a LEED registered fire station and retail for the first floor and four stories of EarthCraft affordable/ workforce housing units above.</p> | <p>Checklist that tracks green building/ sustainable development practices</p> <p>Contractors of new developments required to complete LEED assessment checklist explaining how the development will voluntarily comply with LEED.</p> <p>Private Development includes the first LEED - Gold certified condo Project in Virginia at the Cromley Lofts.</p> <p>Ongoing public education to encourage the implementation of green building practices.</p> <p>Planning staff is developing possible incentives, appropriate standards, submission requirements, and the City's review process for green buildings.</p> |

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| <p><b>Arlington County, VA</b><br/> <a href="http://www.arlingtonva.us">www.arlingtonva.us</a></p> <p>Joan Kelsch<br/> <a href="mailto:jkelsch@arlingtonva.us">jkelsch@arlingtonva.us</a></p>  | <p>Internal working policy supporting sustainable practices. Formalized policy requiring LEED Silver certification of all public buildings over 5,000 sq ft. in development.</p> <p>Demonstration green roof on County office building.</p> <p>Green public buildings include LEED certified Langston Brown School and Community Center; LEED certification pending for Walter Reed Community Center, the Parks Operations building, and Shirlington Library.</p>   | <ol style="list-style-type: none"> <li>1. LEED Scorecard for site plan projects. Expectation 26+ credits. Staff oversight.</li> <li>2. Density Incentive of .15-.35 FAR for LEED certification (ranging from certified to platinum). Bond to ensure compliance.</li> <li>3. \$0.03/sq ft contribution to Green Building Fund for projects not seeking LEED certification.</li> <li>4. Energy Star requirement for appliances and fixtures in multifamily buildings.</li> <li>5. Voluntary Green Home Choice program based on EarthCraft.</li> </ol>  |
| <p><b>Fairfax County, VA</b><br/> <a href="http://www.fairfaxcounty.gov">www.fairfaxcounty.gov</a></p> <p>Noel Kaplan<br/> Department of Planning and Zoning<br/> <a href="mailto:Noel.Kaplan@fairfaxcounty.gov">Noel.Kaplan@fairfaxcounty.gov</a></p> | <p>Sustainable Development Policy for Capital Projects adopted by Board of Supervisors, February 2008.</p> <p>Goal of LEED silver certification for county projects greater than 10,000 square feet in size; project teams encouraged to meet LEED ratings beyond Silver if practicable.</p> <p>Goal of LEED certification for projects between 2,500 and 10,000 square feet; project teams encouraged to attain LEED Silver level if practicable.</p> <p>Highest LEED level practical for smaller projects.</p> <p>Energy Management Control Systems into all new county buildings and retrofits.</p> <p>LID demonstration projects.</p> | <p>Comprehensive Plan Amended in December 2007 to incorporate support for green building practices.</p> <p>Plan linkages established between the incorporation of green building/energy conservation practices and the attainment of certain Comprehensive Plan Options, planned uses, and densities/intensities of development.</p> <ul style="list-style-type: none"> <li>• LEED certification or equivalent for nonresidential and multi-story multifamily residential zoning proposals in growth centers seeking: <ul style="list-style-type: none"> <li>- The high end or Overlay Level of the planned density/intensity range;</li> <li>- A Comprehensive Plan Option;</li> <li>- A change in use from what would be allowed as a permitted use under existing zoning.</li> </ul> </li> <li>• ENERGY STAR<sup>®</sup> Qualified home designations for other residential development proposals at the high end of the Plan density range.</li> </ul> <p>Policy Plan support for better site design, LID, and energy/water conservation</p> <p>Proffer commitments during zoning process for variety of green building and LID practices.</p> <p>Ongoing public education to encourage LID techniques, including LID</p> |

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| <p><b>City of Falls Church, VA</b></p>   | <p>City Council 2007 Vision and Strategic Plan promotes green building and LID. Directs staff to create green building program for public and private buildings.</p> <p>2006 Comprehensive Plan incorporates policies for green building.</p> <p>Pursuing use of recycled carpets in City building renovations. Energy management system in City Hall.</p> <p>LID demonstration project in City Hall area.</p>  | <p>City Council 2007 Vision and Strategic Plan promotes green building and LID. Directs staff to create green building program for public and private buildings.</p> <p>2006 Comprehensive Plan incorporates policies for green building.</p> <p>Successful negotiations for LEED and green roofs on four private projects.</p>  |
| <p><b>Town of Leesburg, VA</b></p>   | <p>Leesburg Town Plan promotes energy efficiency and use of green building standards such as LEED</p>   | <p>Leesburg Town Plan promotes energy efficiency and use of green building standards such as LEED</p>  |
| <p><b>Loudoun County, VA</b><br/> <a href="http://www.loudoun.gov">www.loudoun.gov</a></p>   | <p>Green building practices currently being implemented. Energy efficiency and green design in current RFPs. ENERGY STAR appliances, tankless water heaters, dual flush toilets, waterless urinals, programmable thermostats, and ultraviolet lighting in ductwork are a County standard.</p> <p>LEED accredited professionals on staff. Energy manager on staff since 2001.</p> <p>Energy accounting software in use for public buildings. Undertaking lighting retrofits.</p> | <p>Countywide Housing Policies, CPAM 2007-0001 - Adopted September 18, 2007</p> <p>Guiding Principles Policies - The County encourages development that utilizes energy efficient design and construction principles, promotes high performance and sustainable buildings, and minimizes construction waste and other negative environmental impacts.</p> <p>Mixed Use Business Zoning District - Adopted December 19, 2007</p> <p>Incentive Program - The Board of Supervisors may grant an increase of 0.1 FAR above the maximum permitted floor area ratio when at least 20% of the total floor area of the district achieves the Leadership in Energy and Environmental Design (LEED) Certification at the Gold level.</p> |
| <p><b>Prince William County, VA</b><br/> <a href="http://www.pwccgov.org">www.pwccgov.org</a></p> <p>Lou Ann Purkins<br/> <a href="mailto:lpurkins@pwccgov.org">lpurkins@pwccgov.org</a></p> | <p>Internal policy for green building under consideration</p> <p>Recently completed green police station and development services building to meet LEED certification</p> <p>Energy management control systems being implemented in all new buildings and building upgrades</p>   | <p>Green building for private development under review by senior staff</p> <p>Amendment to the Environmental Chapter of the Comprehensive Plan for green building to be considered during 2008 update.</p> <p>Policy support for better site design, LID, and energy/water conservation in the</p>   |

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|   |                                | Comprehensive Plan.<br>Proffer commitments and SUIP conditions negotiated during zoning process for a variety of green building and LID practices. |

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| <b>MARYLAND</b>  |   |  |
| <p><b>City of Gaithersburg, MD</b><br/><a href="http://www.gaithersburgmd.gov">www.gaithersburgmd.gov</a></p> <p>Erica Shingara<br/><a href="mailto:eshingara@gaithersburgmd.gov">eshingara@gaithersburgmd.gov</a></p>     | <p>Master Plan Environment Element states following goals and strategies:</p> <ul style="list-style-type: none"> <li>• Municipal facilities, City funded projects, and infrastructure projects be constructed, renovated, operated, maintained and deconstructed using green building, LID, waste management, and conservation landscaping principles and practices to the fullest extent possible.</li> <li>• Incorporate sustainable requirements in bid requests for new building projects or renovations, when feasible, and utilize construction consultants with green experience.</li> <li>• Perform energy audits of existing City facilities and implement energy retrofits when appropriate.</li> </ul> <p>Green building education of City officials and staff</p> <p>City considering legislation requiring LEED Silver certification for municipal buildings.</p> <p>New LEED certified Youth Center</p> | <p>Green building education and outreach to residents, and development community.</p> <p>Partner in M-NCPPC Going Green at Home program with M-NCPPC.</p> <p>Green residential building code standards in development.</p> <p>Development Review: Requires new commercial, institutional, or multi-family development to complete and submit a LEED checklist as part of the site plan and building permit application process.</p> <p>Commercial Incentive Program with tiered incentives discounting City building permit fee according to levels of LEED certification:</p> <ul style="list-style-type: none"> <li>• LEED Platinum: 50% refund;</li> <li>• LEED Gold: 40% refund;</li> <li>• LEED Silver: 30% refund; and</li> <li>• LEED Certified: 20% refund.</li> </ul> |
| <b>Greenbelt, MD</b>   | City requires LEED Silver certification for public buildings  |  |
| <p><b>Montgomery County, MD</b><br/><a href="http://www.goinggreenathome.org">www.goinggreenathome.org</a></p> <p>Marion Clark, M-NCPPC<br/><a href="mailto:marion.clark@mncppc-mc.org">marion.clark@mncppc-mc.org</a></p> | <p>Green Building Bill of 2007 requires all new County buildings, additions and major renovations greater than 10,000 square feet, and all building projects receiving County funding of 30% or more meet LEED Silver and Energy Design Standards. Includes life-cycle-cost analysis of alternative systems and components. Required written certification of</p>   | <p>Green Building Bill of 2007 requires that all private commercial and multifamily development projects over 10,000 sq ft meet LEED certification <b>or equivalent.</b> <b>The regulation to implement this Montgomery Green Building Law has been adopted.</b></p> <p>Senior staff developing green building implementation plan,</p>  |

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|  | <p>compliance to energy standards.</p> <p>The regulation to implement this Montgomery Green Building Law has been adopted.</p> <p>Senior staff developing green building implementation plan.</p> <p>Energy conservation practices in all County buildings</p> <p>The Green Building Program for Montgomery County Public Schools (MCPS) works with students, staff and the community to establish MCPS as a model for sustainable school design and operations.<br/> <a href="http://www.Schools2Green.org">www.Schools2Green.org</a></p> | <p>including tax incentive package.</p> <p>Going Green at Home outreach and education program for homeowners, builders, and contractors.</p> <p>Master and Sector Plans language encourages green building technology. White Flint and Glenmont redevelopment piloting LEED for Neighborhoods standard</p> <p>Development Review promotes and requests use of high performance measures.</p> |
| <b>Prince George' County, MD</b>   | <p>General guidelines for environmentally sustainable development. Green building program launch in mid-2007.</p> <p>Low VOC paint purchasing for all public buildings.</p> <p>Energy Manager to be hired. Energy audits of County buildings underway.</p>   | <p>General guidelines for environmentally sustainable development. Green building program under development.</p>   |
| <p><b>City of Rockville, MD</b><br/> <a href="http://www.rockvillemd.gov">www.rockvillemd.gov</a></p> <p>Nate Wall<br/> <a href="mailto:nwall@rockvillemd.gov">nwall@rockvillemd.gov</a></p> | <p>Environmental Commission studying green building programs from other jurisdictions, and will make recommendations to Mayor and City Council for program.</p>  | <p>Environmental Commission studying green building programs from other jurisdictions, and will make recommendations to Mayor and City Council for program.</p> <p>City currently has a moratorium in place on most new construction activities. Would like to have green building program in place before moratorium expires in December 2007.</p>  |

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| <b>DISTRICT OF COLUMBIA</b>  |   |  |
| <p><b>Washington, D.C.</b><br/> <a href="http://www.dc.gov">www.dc.gov</a></p> <p>Chris Shaheen,<br/> <a href="mailto:chris.shaheen@dc.gov">chris.shaheen@dc.gov</a></p> | <p>Green Building Act of 2006 legislates green building practices for government buildings:</p> <ul style="list-style-type: none"> <li>Effective immediately, residential buildings over 10,000 sq ft and all commercial projects that result from lease of public</li> </ul> | <p>Green Building Act of 2006 legislates green building practices for private buildings:</p> <ul style="list-style-type: none"> <li>In January 2009, all commercial buildings over 50,000 sq ft must complete LEED checklist as part of permit process</li> <li>In January 2010, commercial</li> </ul> |

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| <b>DISTRICT OF COLUMBIA</b>  |  |   |
|  | <p>property through disposition must meet Green Communities or LEED Silver certification standards.</p> <ul style="list-style-type: none"> <li>• Building projects first funded in FY08 budget, including interior renovations, residential, and commercial, must meet Green Communities or LEED Silver certification standards.</li> <li>• Starting in FY09 budget, all new construction or substantial improvement of projects receiving more than 15% of total costs through public financing must meet Green Communities or LEED certification standards.</li> <li>• District of Columbia building code to be updated to include green building practices</li> </ul> <p>Energy efficiency, green power, and environmentally preferable purchasing.</p> <p>ENERGY STAR and green design included in RFP's.</p> <p>LID demonstration projects.</p> | <p>buildings greater than 50,000 sq ft and resulting from sale of public property through deposition must meet LEED certification standards</p> <ul style="list-style-type: none"> <li>• In January 2012, all commercial buildings over 50,000 q ft must meet LEED certification standard</li> </ul> <p>Expedited permitting of green building projects before policy implementation date</p> <p>Office of Planning Sustainable resource guide for development community</p> <p>Ongoing energy efficiency and conservation programs:</p> <ul style="list-style-type: none"> <li>• Free energy audits.</li> <li>• Renewable Energy Demonstration Project provides up to 50% of installation costs</li> <li>• District Solar Initiative</li> <li>• ENERGY STAR appliance and lighting rebates</li> <li>• Grants for small business energy efficiency measures</li> <li>• Support for energy efficiency/weatherization in low income homes and CDC projects</li> </ul> |
| <p><b>Anacostia Waterfront Corporation</b><br/> <a href="http://www.anacostiawaterfront.net">www.anacostiawaterfront.net</a></p> | <p>Draft green development standards for public and private development in review.</p>   | <p>Draft green development standards for public and private development in review.</p>  |

Source: Greening the Metropolitan Washington Region's Built Environment, 2007, Metropolitan Washington Council of Governments  
<http://www.mwcog.org/environment/greenbuilding/>  
<http://www.fairfaxcounty.gov/news/2008/030.htm>