

Date: February 24, 2023

Project ID: SPLN23-0001

Project Name: Riverhouse Neighborhood

Purpose: Response to PDSP Comment DES-GB-2

DES Green Building Comment:

"The applicant has not specified whether or not they are seeking additional density through the County's Green Building Incentive Program. If the applicant is seeking additional density, please specify the level of FAR, and provide details of how the project intends to meet Arlington's Baseline Prerequisites as required for projects pursuing bonus density under the 2020 Green Building Incentive Program."

Applicant Response:

We intend to seek additional bonus density of 0.25 FAR through Arlington County's Green Building Incentive Policy for the following buildings submitted as part of the applicant's Phased Development Site Plan:

- Landbay N (buildings N1 & N2)
- Landbay S (townhomes)

At this time, the applicant does not seek additional bonus density through the Green Building Incentive Policy for any of the buildings in Landbay C (buildings C1, C2, and C3).

Riverhouse Landbay N (buildings N1 & N2) is designed to achieve LEED Gold certification (based on the Pentagon City Sector Plan requirements) under the LEED BD+C v4: New Construction rating system and will be seeking additional bonus density of 0.25 FAR through Arlington County's Green Building Incentive Program. The baseline prerequisites will be addressed as detailed below:

- 20% energy cost savings relative to the ASHRAE 90.1-2010 baseline
- ENERGY STAR Score 75 and data sharing for 10 years
- In-unit ENERGY STAR Appliances and Fixtures (clothes washers, dishwashers, clothes dryers, refrigerators, and 90% of lighting)
- WaterSense labeled in-unit toilets, lavatory faucets, and showerheads
- Refrigerant leakage verification by CxA
- Air sealing of ventilation supply and exhaust w/ aerosolized duct sealant
- Human interaction with nature and biophilic design elements
- Bird Friendly materials
- 4% EV Charging Stations & 15% EV Ready
- Renewable Energy Tier 2 off-site purchase
- Light pollution reduction for 90% of exterior fixtures
- Equity, diversion, and inclusion program



RiverHouse Neighborhood Landbay S (townhomes) are designed to achieve LEED Gold certification (based on the Pentagon City Sector Plan requirements) under the LEED BD+C v4: Homes rating system and will be seeking additional bonus density of 0.25 FAR through Arlington County's Green Building Incentive Program. The baseline prerequisites will be addressed as detailed below:

- HERS index of 65 or lower
- ENERGY STAR for homes and data sharing for 10 years
- In-unit ENERGY STAR Appliances and Fixtures (clothes washers, dishwashers, clothes dryers, refrigerators, and 90% of lighting)
- WaterSense labeled in-unit toilets, lavatory faucets, and showerheads
- Refrigerant leakage verification by CxA
- Air sealing of ventilation supply and exhaust w/ aerosolized duct sealant
- Human interaction with nature and biophilic design elements
- Bird Friendly materials
- 4% EV Charging Stations & 15% EV Ready
- Renewable Energy Tier 2 off-site purchase
- Light pollution reduction for 90% of exterior fixtures
- Equity, diversion, and inclusion program