

# The Washington Post

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## REAL ESTATE

### Arlington house makes a green statement

By — Michele Lerner, Published: July 3, 2013

Construction is underway in what developers call the first super-energy-efficient single-family home of its kind in Arlington, a four-bedroom, four-bathroom, more than 3,000-square-foot silver-level LEED structure.

The house, at 5734 Eighth St. N., is being built with U.S. Green Building Council Leadership in Energy and Environmental Design certification in mind. Builders must demonstrate that they've adhered to the council's standards on sustainability and environmentally friendly practices in construction to receive certification.

"The decision to build 'more green' wasn't really politically motivated for me, but a consequence of education and rather just made economic sense on a large scale," says **Waqas Ali**, managing member of **FMS Properties**, a father-son home-building enterprise in business for more than 20 years and founded by his father, Hashmat Ali. "It's irrational to build irresponsibly in the present at the expense of potential future costs incurred by environmental loss."

Waqas Ali spent 2012 in Sweden earning a master's degree in sustainable business from Lund University. FMS Properties began building small rental communities and condominium complexes, but, Ali says, "Many high-rises are already making the move toward LEED certification, but individual, single-family homes built under the LEED for homes program are a relatively new and unique phenomena. I'd like to be at the front of that."

The sustainable home ... has a traditional design, with shingles, stone, and classic dormers and windows on the exterior. Inside, the house has 3,209 square feet and high-tech features, such as opacity-switching smart glass that allows you to shift the glass front door between opaque privacy mode and transparent mode.

Environmentally friendly features include construction techniques that create a tight thermal envelope, sustainable or reclaimed wood, energy-efficient hybrid appliances and a climate-control system that learns residents' preferences.<sup>1</sup>



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<sup>1</sup>Lerner, Michelle. "Arlington house makes a green statement" *The Washington Post* 3 Jul. 2013: Real Estate 3. Print.

## Will This Be Arlington's Most Energy Efficient Home?

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June 10, 2013

by [Shilpi Paul](#)

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Rendering of roofdeck on 5734 8th Street N.

LEED certification has become de rigueur for large new-construction buildings, but now a local developer is building single-family homes in Arlington with features that earn them the coveted certification.

The [first](#) of these homes from FMS Properties (also one of the first residences in the county to earn LEED Silver certification) is going up at 5734 8th Street N ([map](#)) with a projected delivery date of August 2013.

Green features of the four-bedroom Bluemont Sustainable Home will include opacity-switching smart glass that converts from clear to frosted, hybrid appliances, and a climate control system that learns your habits and adjusts accordingly. The home will also come equipped with ENERGY STAR-certified appliances and feature insulation, thermal wrapping and air filtration systems that goes beyond typical construction standards. The home will have a \$1.075 million price tag.

The home on 8th Street will not be the last sustainable home from FMS Properties. Developer Waqas Ali told UrbanTurf that he hopes to break ground on a second home at 2101 N Dinwiddie Street later this year.

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