

The  
**REALTOR**<sup>®</sup>  
Building



NATIONAL ASSOCIATION OF REALTORS<sup>®</sup>



**CENTENNIAL**

Since 1908

500 NEW JERSEY AVENUE, NW  
WASHINGTON, D.C. 20001

# Welcome

## **Welcome to the NATIONAL ASSOCIATION OF REALTORS® “green” building!**

The nation’s 1.3 million REALTORS® are proud of the NAR building, a landmark in the heart of America’s No. 1 city on Capitol Hill, where it serves as the Washington, D.C., operations center for the Chicago-based association.

The building is the first newly constructed building in the District of Columbia to meet “green” standards – high levels of environmental performance as set by the U.S. Green Building Council. For its achievements in the field of

### **TOWER**

The dynamic lines of the REALTOR® Building form a ship’s prow as the modern structure soars majestically over New Jersey Avenue in Washington, D.C.





#### **BOARD ROOM**

Furnished like a futuristic control room, the board room where NAR's Leadership Team meets, has the latest in digital enhancements, plus a breathtaking view of the city.

sustainable environmental design, the building was

awarded the Silver Certification from the LEED (Leadership in Energy and Environmental Design) Green Building Rating System.

The striking, glass-wrapped structure sets new architectural and environmental standards for the city, has been honored with several awards for architecture, design, finance and environmental projects, and creates a dramatic presence with its breathtaking view of the U.S. Capitol only three blocks away.

Construction of the \$46-million Class "A" building was begun in October 2002, and the building was dedicated and opened for business two years later in October 2004. NAR occupies five floors of the 12-story building, using more than 44,000 square feet. The remaining 48,000 square feet is rented.

# Overview

## AN OVERVIEW OF NAR'S D.C. BUILDING

### SIZE

93,000 square feet

### COST

\$46 million

### DESIGN ARCHITECT

Graham Gund Architects, Cambridge, Mass.

### ARCHITECT

SMB Architects, P.C., Washington, D.C.

### DEVELOPER

Lawrence N. Brandt, Inc.

### DEVELOPMENT CONSULTANT

CarrAmerica Development, Inc.

### LEASING AGENT/PROPERTY MANAGER

Cassidy & Pinkard

### INTERIOR DESIGN

Graham Gund Architects and Lucas Stefura Interiors

### LANDSCAPE ARCHITECT

Oehme, Van Sweden & Associates

### CONSULTING ENGINEER

E.K. Fox & Associates

### STRUCTURAL ENGINEER

Fernandez & Associates

### OCCUPANCY

October 2004



NATIONAL ASSOCIATION OF REALTORS®  
100 NEW JERSEY AVENUE, NW

## LOCAL COMPANIES

Most of the \$46 million in construction and acquisition went to Washington, D.C., area businesses.

## AESTHETICS

The building raises the bar in terms of design. It is dramatic and modern yet appropriate for the location. Three world-class architectural firms submitted design concepts.

## DISTINGUISHED PANELISTS

To ensure a design that would be first class and at the same time enhance the Capitol Hill location, NAR selected a panel of three prominent architectural professionals from Washington, D.C., to join REALTORS® in making the final choice of the design concept. They were George White, FAIA, former Architect of the Capitol; Harry Robinson III, FAIA, former dean of architecture at Howard University and chairman of the D.C. Commission of Fine Arts; and Colden “Coke” Florance, FAIA, a prominent D.C. architect.

**“The modern design and green features of the building reflect NAR’s commitment to sustainability and the community – and we carry that commitment into our next 100 years.”**

**Dick Gaylord**

*2008 NAR President*

# Green Facts

## THE "GREEN" FACTS BEHIND NAR'S SILVER AWARD

The U.S. Green Building Council awards LEED™ Silver Certification for building projects achieving high levels of environmental performance within the categories of Sustainable Sites, Water Efficiency, Energy & Atmosphere, Materials & Resources, Indoor Environmental Quality and Innovation & Design Process. REALTORS® take pride in knowing that they are leading the way in environmental design in our nation's capital.

The items for which the REALTOR® building earned Silver Certification:

### SUSTAINABLE SITES:

- Building in an already developed area (urban redevelopment)
- Cleaning of a contaminated brownfield site (a gasoline station previously occupied the property)
- Location near public transportation (NAR's building is located just three blocks from Union Station, which is served by a Metrorail subway station and commuter trains)
- Providing bicycle storage and access to shower facilities for bicycle users
- Placing all parking underground and shading the site with trees and light colored pavement to reduce the urban heat island effect
- Lighting designed to reduce spillage of light from the site, reducing light pollution

### WATER EFFICIENCY:

- Using native and adaptive plant species in the landscape to reduce irrigation demands and capturing rain water in a 10,000-gallon tank for reuse in landscape irrigation
- Using low-flow faucets, lavatory motion sensors and waterless urinals to reduce water usage, resulting in 30% less water use than standard code-compliant fixtures

## ENERGY AND ATMOSPHERE:

- Designing and installing efficient HVAC systems and a high-performance glass curtain wall, resulting in a 30% reduction in energy use compared to ASHRAE code standards
- Zero use of CFC-based refrigerants in the building
- Purchase of “green power” (a renewable energy source such as wind power) to supply 50% of the building’s energy consumption

## MATERIALS AND RESOURCES:

- High-recycled content building materials, including concrete, steel, and glass, carpet and ceiling tile
- Use of locally and regionally produced building materials for over 80% of the building materials

## INDOOR ENVIRONMENTAL QUALITY:

- Prohibiting smoking throughout the building, including first-floor restaurants
- Installation of a carbon dioxide (CO<sub>2</sub>) monitoring system to introduce fresh air in response to increases in occupancy
- Use of low-emitting, low VOC paints, and carpets
- Permanent entryway systems to capture dirt and particulates
- Providing daylight for 75% of regularly occupied spaces and views for 90% of all occupied work areas

## INNOVATION:

- Writing and implementing Green Tenant Improvement Guidelines to ensure that the sustainable design intent is carried out in the build-out of rented office space
- Creating a comprehensive green housekeeping plan which requires the use of non-toxic cleaning products, recycled content paper and plastic supplies to be used by cleaning services
- A public education program to teach the building’s visitors about its sustainable or “green” features



## **2008 NAR OFFICERS**

Dick Gaylord, President  
Charles McMillan, President-Elect  
Vicki Cox Golder, First Vice President  
James Helsel Jr., Treasurer  
Pat V. Combs, Immediate Past President

## **REAL PROPERTY OPERATIONS COMMITTEE (RPOC) CHAIRMEN**

James Dunham, 2008  
John Vranas, 2007  
Ronald Myles, 2006  
W. Alan Huffman, 2005  
Dale Colby, 2004  
James Helsel Jr., 2002/2003  
Richard Rosenthal, 2001  
*(and Building Project Leader)*



NATIONAL ASSOCIATION  
OF REALTORS®

*The Voice For Real Estate®*

## **2008 REAL PROPERTY OPERATIONS COMMITTEE MEMBERS**

Joseph Ditchman Jr.  
Martin Edwards Jr.  
Robert Galliher  
Richard Harps  
James Helsel Jr.  
Doug Hinderer  
W. Alan Huffman  
Nancy Lane  
George Peek  
Richard Rosenthal  
John Vranas  
Nestor Weigand Jr.

## **NAR STAFF EXECUTIVES**

Dale Stinton, CEO  
Ralph Holmen, Associate General Counsel  
Stacy Boden, D.C. Facilities Manager  
Susan Losczyk, Building Project Financing