

**Architect:**

SMB Associates  
615 Green Street  
Fredericksburg VA 22401  
Phone: (540)373-4641  
Fax: (540)373-4641

**Owner:**

the National Association of  
Realtors

**Project Cost:**

\$46,000,000

**Square Footage:**

93,000 sf

**Cost per Square Foot:**

\$494.62/sf

**Completion Date:**

May 2004

**Project Consultants:**

**Design Architect**

Graham Gund Architects  
47 Thorndike Street  
Cambridge, MA 02141  
Phone: (617)250-6800  
<http://grahamgund.com>

**Builder**

Lawrence N Brandt, Inc.  
4801 Wisconsin Avenue, NW  
Washington, DC 20016  
Phone: (202)244-6077



**Project Description:**

The REALTOR® building located at 500 New Jersey Avenue, NW is a Class "A" 12-story modern and environmentally friendly structure. It is located within three blocks of the U.S. Capitol.

The presence of REALTORS® and their new building tenants will attract new businesses to the Capitol Hill area. Its design will set a new standard for area structures. And it will boast state-of-the-art environmental features.

**Green Features:**

The items for which NAR's building is expected to earn credit within the LEED Green Building Rating System include:

**Sustainable Sites:**

- Building in an already developed area (urban redevelopment)
- Cleaning of a contaminated brownfield site (a gasoline station occupied the property previously)
- 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 shower facilities for bicycle users
- Placing all parking underground and shading the site with trees 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 percent 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 percent 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

**Indoor Environmental Quality:**

- Prohibiting smoking throughout the office spaces and requiring special ventilation for designated smoking areas within the 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 adhesives, sealants, paints, and carpets
- Permanent entryway stems (grills and grates) to capture dirt and particulates at high volume entryways
- Providing daylight for 75 percent of regularly occupied spaces and views for 90 percent 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

