

## **National Association of Realtors Headquarters Green Building Tour Summary**



On December 1, 2006 COG officials had an opportunity to tour the National Association of Realtors (NAR) new headquarters green building located at 500 New Jersey Avenue, NW. Represented on the tour were local government energy and environmental planners, as well as four elected officials, Greenbelt Mayor Judith Davis; Fairfax County Supervisor Penelope Gross; Arlington County Board Member Christopher Zimmerman, and Mayor Adam Ortiz, Edmonston, MD. The tour was lead by Iris Admur, LEED AP, Green Shape; Joe Molinaro, NAR's Director of Smart Growth Programs; and Hugh Morris, NAR's Community Outreach Representative.



Naomi Friedman; COG staff (far left); Mayor Judith Davis, Greenbelt (second from left); Mayor Adam Ortiz, Edmonston, MD (third from left); County Board Member Christopher Zimmerman, Arlington County (fourth from left); Supervisor Penelope Gross, Fairfax County (fifth from left); Stuart Freudberg, Director of Environmental Programs, MWCOG (third from right-back); Paivi Spoon, Prince George's County (second from right-front); Eileen Emmet, Montgomery County (first from right); and Ron Cashion, Montgomery County (second from right-back).

The tour, organized by COG, is part of a regional effort to educate and promote green buildings. In November, the COG Board passed Resolution R55-06 (<http://www.mwcog.org/uploads/committee-documents/uVhZV1820061214083631.pdf>) to develop and adopt regional Green Building guidelines and implementation strategies to assist the region with green building implementation. This action was a result of a coordinated effort of local government planning and environmental staff members pushing the green building issue to the forefront of the regional agenda. Upon adoption of the resolution, the newly formed COG Intergovernmental Green Building Group (IGBG) is tasked with recommending regional green building policies and guidelines, identify opportunities, leverage resources, as well as organize tours of certified green buildings in the area.

Located in the heart of Washington, DC, NAR is one of the first LEED-Silver certified buildings in the metropolitan Washington region. The exterior certainly demands attention. The unusual shape and glass front makes it definitely eye-catching. Once inside, you immediately sense the difference in the air quality, perhaps due to the carbon dioxide monitors and/or the many other LEED-silver award winning features. Some of these features are:

1. Bicycle storage on the premise and access to showers;
2. All parking underground and use of trees and light colored pavement to reduce the urban heat island effect;

3. Uses low-flow faucets, lavatory motion sensors and waterless urinals resulting in 30% less water use than standard code-compliant fixtures;
4. Captures rain water in a 10,000-gallon tank for reuse in landscape irrigation;
5. Uses wind power to supply 50% of the building's energy consumption;
6. Uses locally and regionally produced building materials for over 80% of the building materials;
7. Employs a carbon dioxide monitoring system that introduces fresh air when there is an increase in occupancy levels;
8. Permanent entryway systems to capture dirt and particulates;
9. Uses low-emitting, low VOC paints, and carpets; and
10. Uses high efficient HVAC systems and a high-performance glass curtain wall resulting in a 30% reduction in energy use compared to ASHRAE code standards.



View of the Capitol from the tenth floor of NAR.

NAR occupies five floors of the 12-story building, using only 40,000 square feet out of 133,000 total square feet. The balance of the space is rented with the assurance of Green Tenant Improvement Guidelines that require sustainable design throughout the rented space. NAR provides regular tours of the facility. Additional information on the NAR facility may be found at [www.nar.org](http://www.nar.org). COG will be scheduling additional green building tours throughout FY 2007. For more information, go to [http://www.mwcog.org/environment/committee/committee/events.asp?COMMITTEE\\_ID=201](http://www.mwcog.org/environment/committee/committee/events.asp?COMMITTEE_ID=201).