1327 Jefferson St., N.W.
Washington, DC 20011

October 1, 2002

16930

Chairman Geoffrey Griffis
District of Columbia Board of Zoning & Adjustment
441 4th Street, N.W.
Suite 210 South
Washington, DC 20001

Dear Chairman Griffis:

I am heartened by news that the National Association of Realtors (NAR), the nation's largest trade association, plans to construct a new office building at 500 New Jersey Ave., NW. That area has long needed a boost, and based on the design developed by NAR, the District has everything to gain and nothing to lose.

In light of the events of September 11th, it is reassuring to know the association is devoted to D.C. and has chosen a location that even tourists to our city now avoid because of its proximity to the nation's Capitol. Beyond this, as a District resident, I urge you to approve the proposed design for the following reasons:

- The site at 500 New Jersey Ave. was previously approved for development of an office building of similar height and density and would be appropriate for the proposed new building, which is aesthetically pleasing.

- The new building would bring significant new business to the area. NAR is expected to occupy the top four floors of the 12-story building, with the balance of office space and two retail spaces – about 60,000 square feet – leased to outside tenants. Professionals who work in the building will spend money in area shops, restaurants and facilities.

- Most of the $45 million in construction and acquisition capital for the building will go to local area businesses. Washington developer Lawrence N. Brandt Inc. is serving as the project developer, CarrAmerica of Washington is providing construction management services and local architects Bannigan and Associates is providing architectural services. This is in addition to the many D.C. contractors and subcontractors that will be hired.

- The building will be one of the most environmentally "green" commercial structures in the country and will serve as an example for future construction of environmentally friendly structures.

- And as mentioned, this property represents NAR's commitment to maintaining a significant presence in the District, which results in considerable revenues and employment opportunities for the city.

BZA
Case No. 16930
Exhibit No. 76

Board of Zoning Adjustment
District of Columbia
CASE NO.16930
EXHIBIT NO.76

As a D.C. resident, I urge you to approve the design concept as proposed by NAR. I believe the association has spent considerable time and effort to ensure its design concept meets, and really exceeds, the requirements for building a viable office building in the District.

Sincerely,



Desiree French