



NATIONAL ASSOCIATION OF REALTORS

500 NEW JERSEY AVE NW, WASHINGTON DC

BZA EXHIBITS | APRIL 2, 2025

ZDS

Board of Zoning Adjustment
District of Columbia
CASE NO. 16930A
EXHIBIT NO. 24



DRAWING LIST

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G1.0 - ZONING DATA
G1.1 - EXISTING SITE PHOTOS
C1.0 - EXISTING SITE SURVEY
C2.0 - PROPOSED SITE PLAN
C3.0 - PERVIOUS SURFACE AREA EXHIBIT
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A3.0 - PROPOSED RENDERING - MAIN ENTRANCE
A3.1 - PROPOSED RENDERING - NEW JERSEY AVE.
A3.2 - PROPOSED RENDERING - SERVICE AREA

PROJECT TEAM

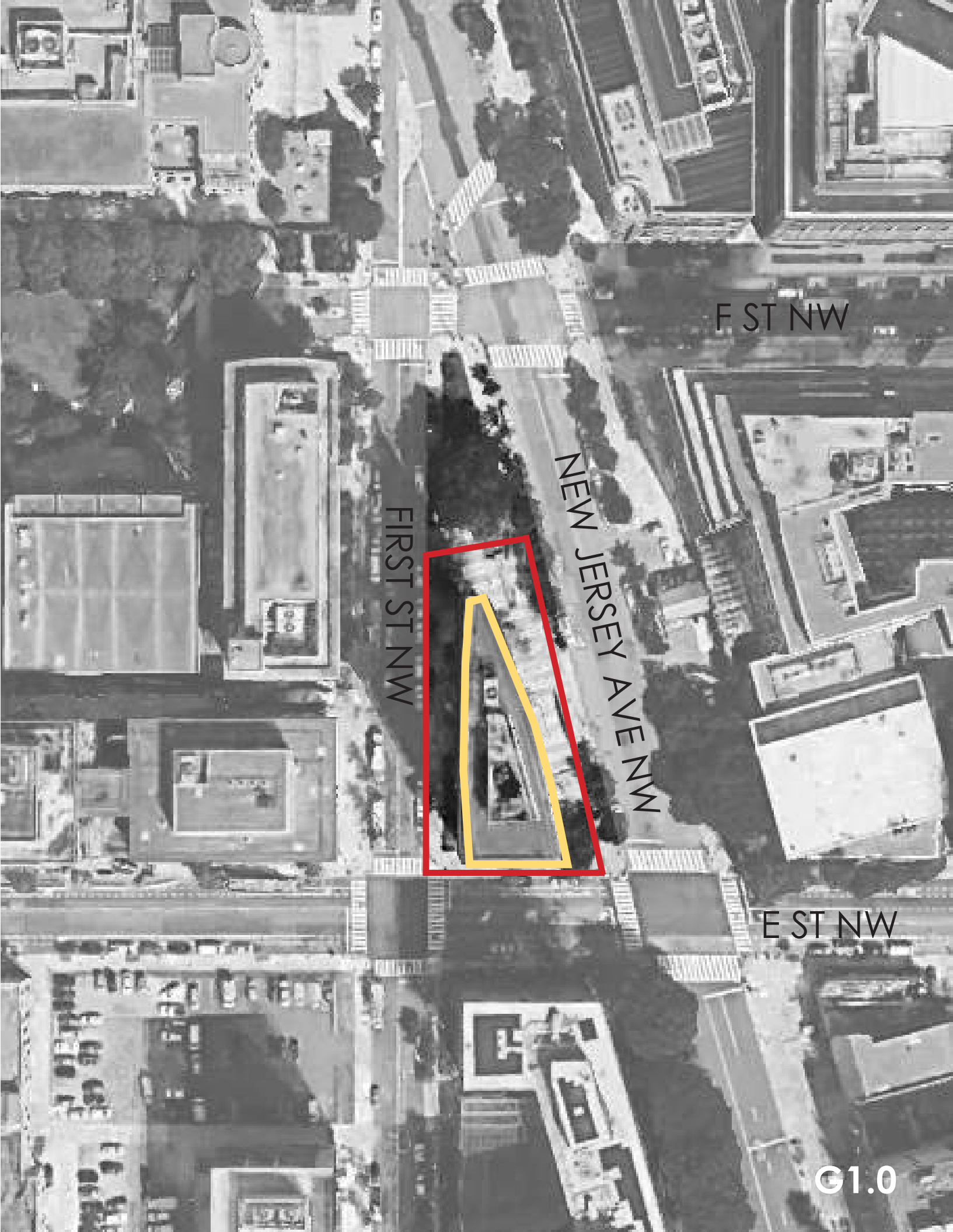
OWNER: NATIONAL ASSOCIATION OF REALTORS (NAR)
OWNER'S REPRESENTATIVE: CUSHMAN WAKEFIELD
ARCHITECTURE & INTERIORS: ZDS ARCHITECTURE & INTERIORS
CIVIL ENGINEER: CAS ENGINEERING
LANDSCAPE ARCHITECT: HORN & CO.
LAND USE ATTORNEY: GOULSTON & STORRS
MEP ENGINEER: BECHT ENGINEERING
STRUCTURAL ENGINEER: BECHT ENGINEERING
TRAFFIC CONSULTANT: GOROVE SLADE

ZONING DATA

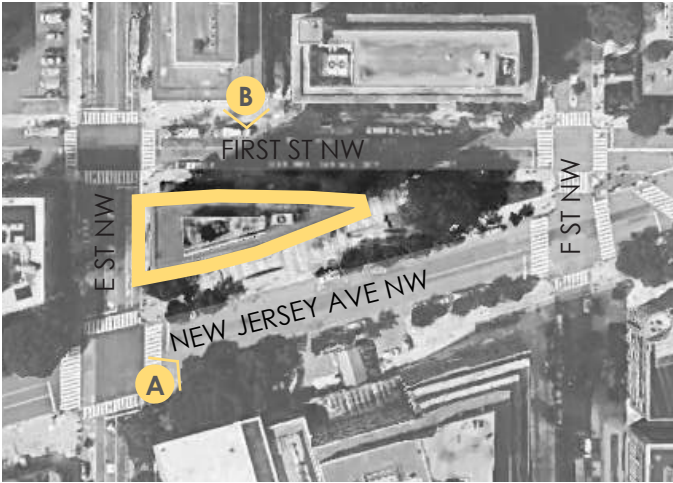
ZONING DATA			
ENFORCING AGENCY: DC OFFICE OF ZONING			
SQUARE/SUFFIX/LOT	0627 / / 0013		
PREMISE ADDRESS	500 NEW JERSEY AVE. NW		
ZONING DISTRICT	D-3		
OVERLAY DISTRICT	CREDIT TRADE AREA 3		
HISTORIC DISTRICT	N/A		
USE(S)	MIXED: BUSINESS/RETAIL/RESTAURANT		
NOTES:	PROPOSED WORK TO BE COMPLETED UNDER ONE OR MORE BUILDING PERMITS PENDING APPROVALS REQ'D OUTSIDE THE DEPARTMENT OF BUILDING		

FAR CALCULATIONS (NET CHANGE)			
LEVEL	ROOM	FAR AREA (SF)	NOTES
1ST FLOOR	LOBBY	184	CURTAIN WALL BUMP OUT
1ST FLOOR	MECH ROOM	-75	CEILING HEIGHT 6'-6" MAX. (AREA EXCLUDED)
SUBTOTAL		109	
2ND FLOOR	OFFICE	92	CURTAIN WALL BUMP OUT
2ND FLOOR	MECH ROOM	-224	CEILING HEIGHT 6'-6" MAX. (AREA EXCLUDED)
SUBTOTAL		-132	
TOTAL FAR AREA INCREASE:		-23	

LOT OCCUPANCY CALCULATION (NET CHANGE)		
LEVEL	EXISTING (SF)	PROPOSED (SF)
LOT AREA	8285	8285
BUILDING AREA	7607	7607
LOT OCCUPANCY	92%	92%
TOTAL OCCUPANCY INCREASE		0%



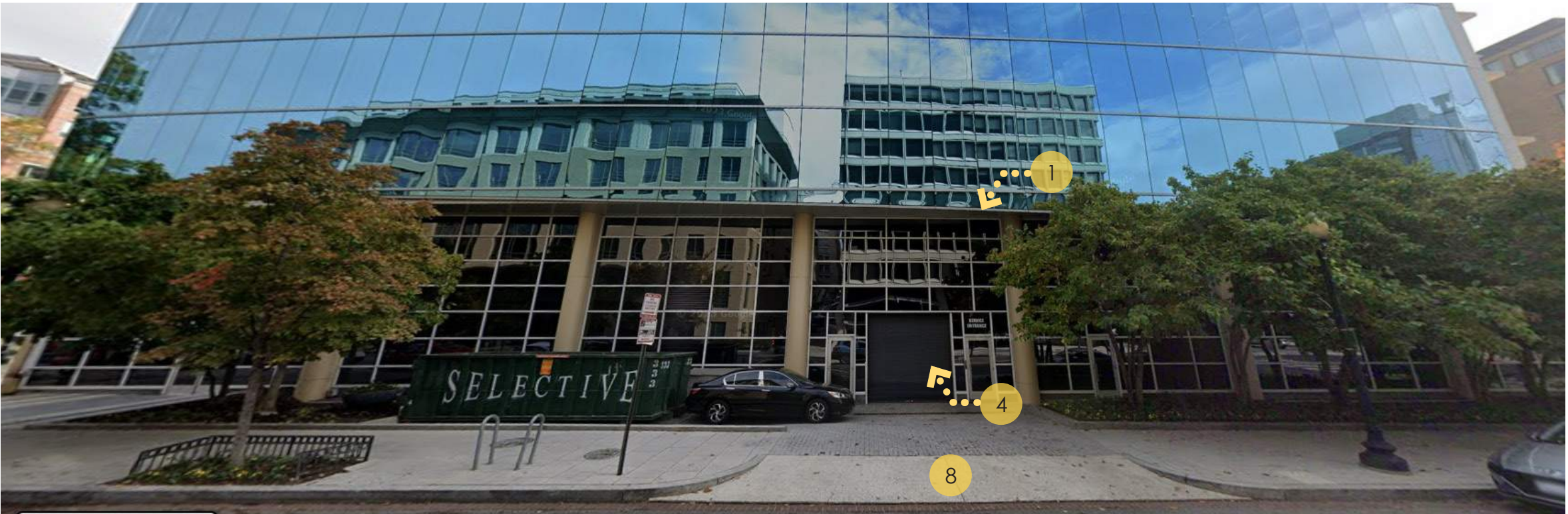
EXISTING
SITE PHOTOS



- KEYNOTES:
- 1. BOTTOM OF EXIST BUILDING PROJECTION @ 3RD FLOOR
 - 2. ENTRY CANOPY
 - 3. LOBBY
 - 4. SERVICE BAY
 - 5. BOH
 - 6. STEEL SCULPTURE
 - 7. BOLLARDS
 - 8. CURB CUT
 - 9. FOOD & BEVERAGE TENANT (NOT IN SCOPE)
 - 10. FOUNTAIN
 - 11. GARAGE ENTRY

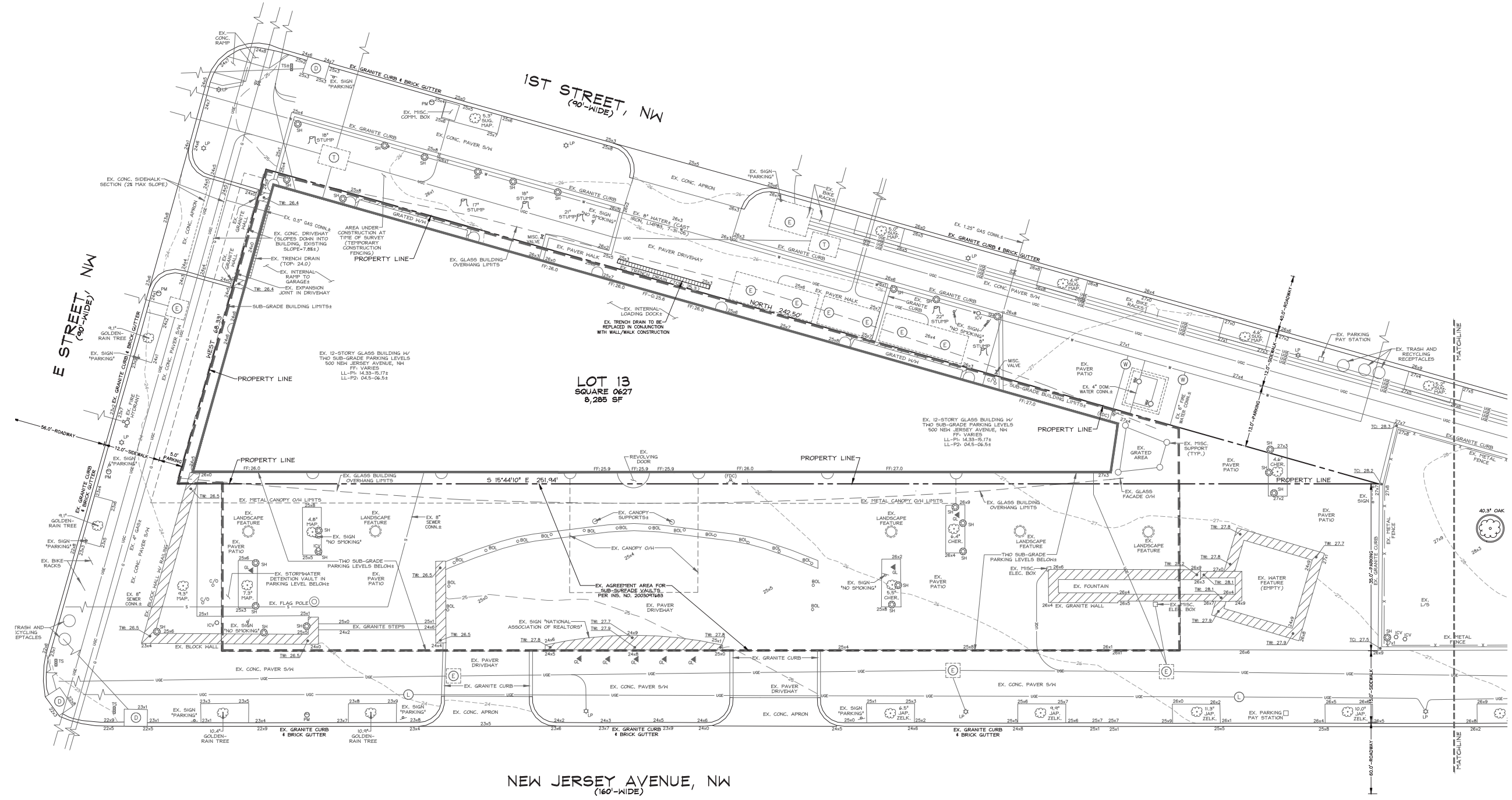
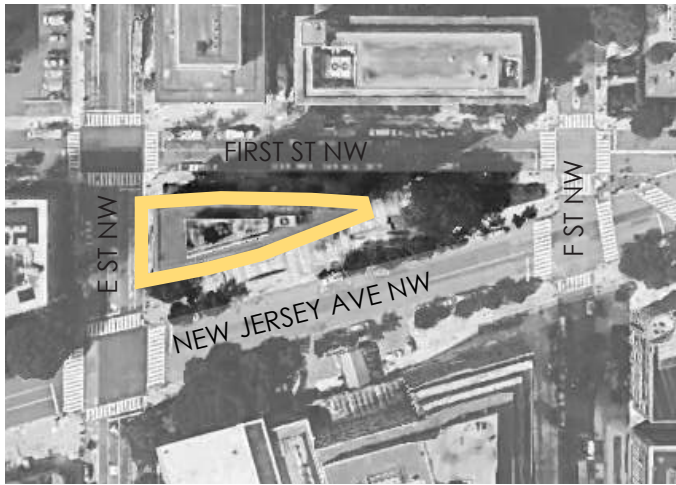


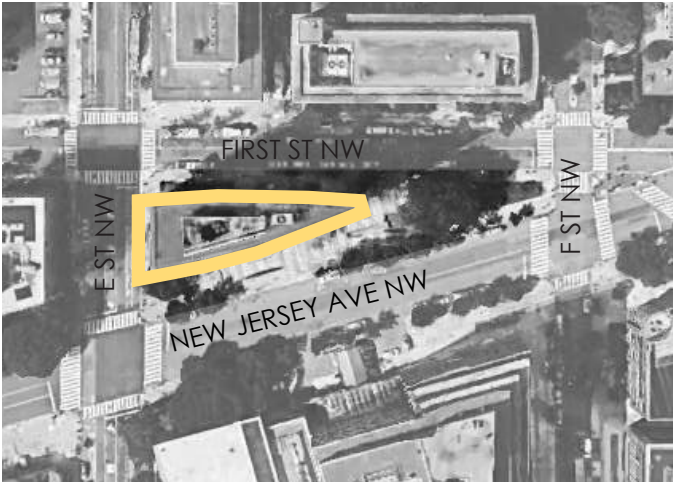
A VIEW LOOKING NORTH ON NEW JERSEY AVE. NW



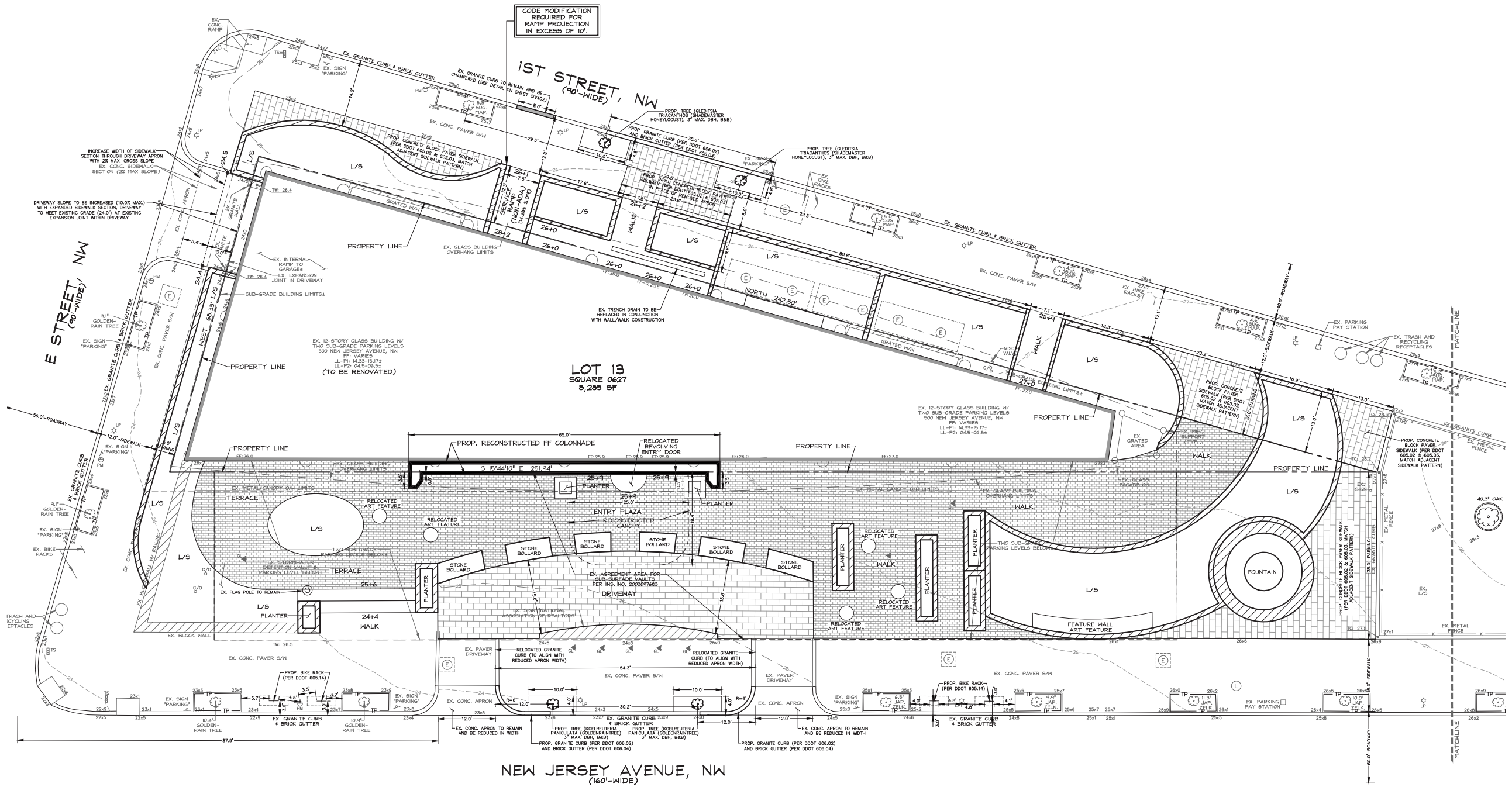
B VIEW LOOKING AT BUILDING FROM FIRST ST. NW

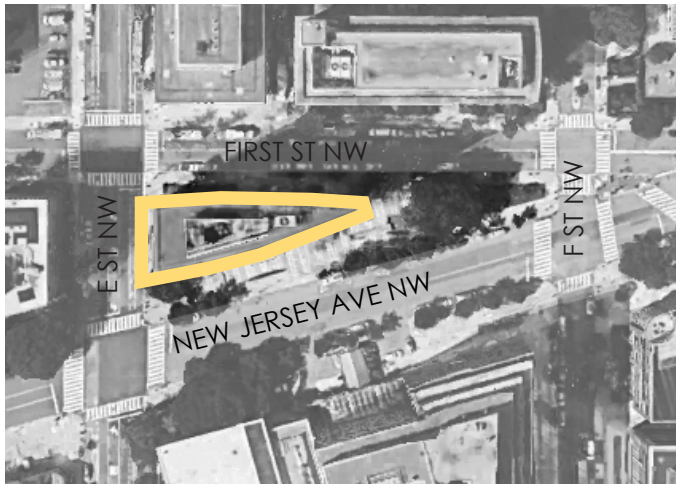
EXISTING
SITE SURVEY





PROPOSED
SITE PLAN

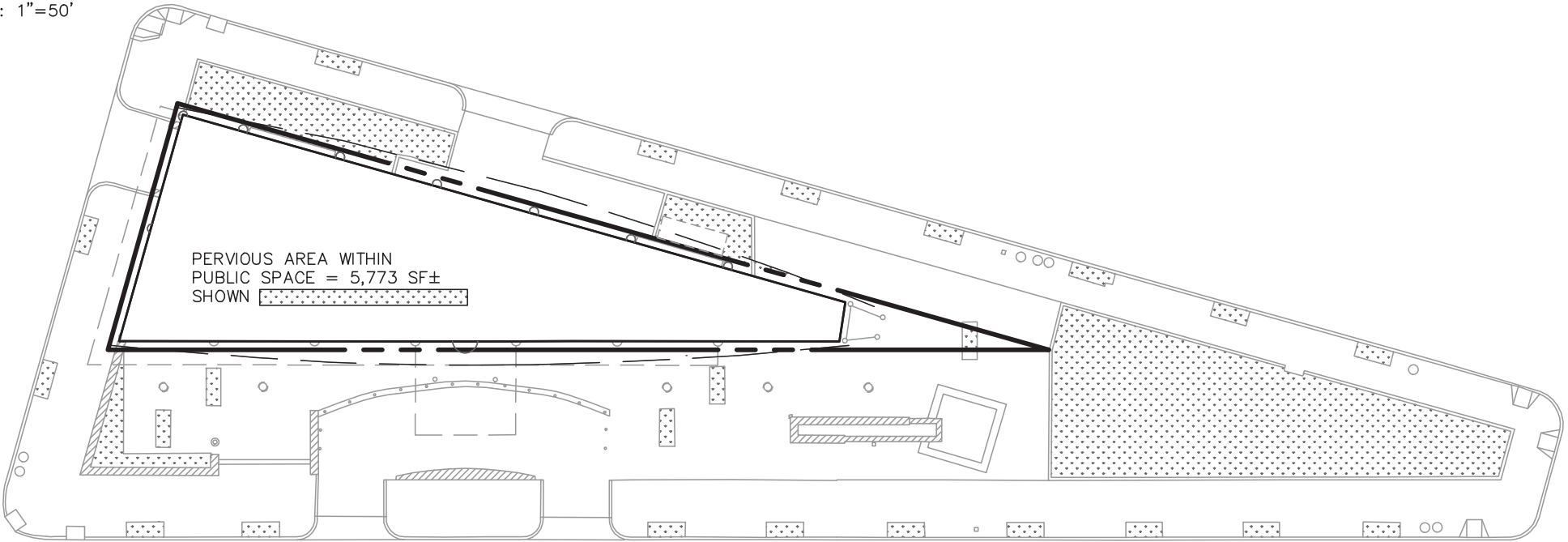




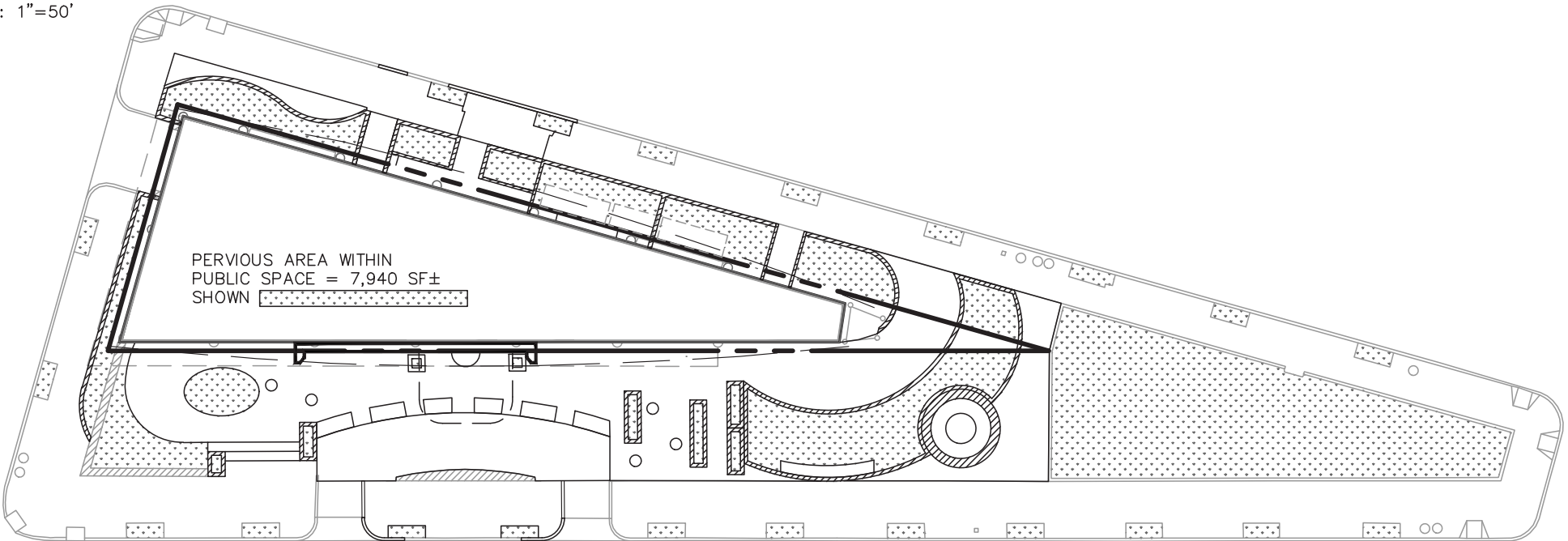
PERVIOUS SURFACE CALCULATIONS (PUBLIC SPACE)		
	AREA (SF)	
EXISTING	5773	
PROPOSED	7940	
ADDED AREA	2167	
TOTAL PERVIOUS SURFACE INCREASE		38%

PERVIOUS SURFACE AREA EXHIBIT

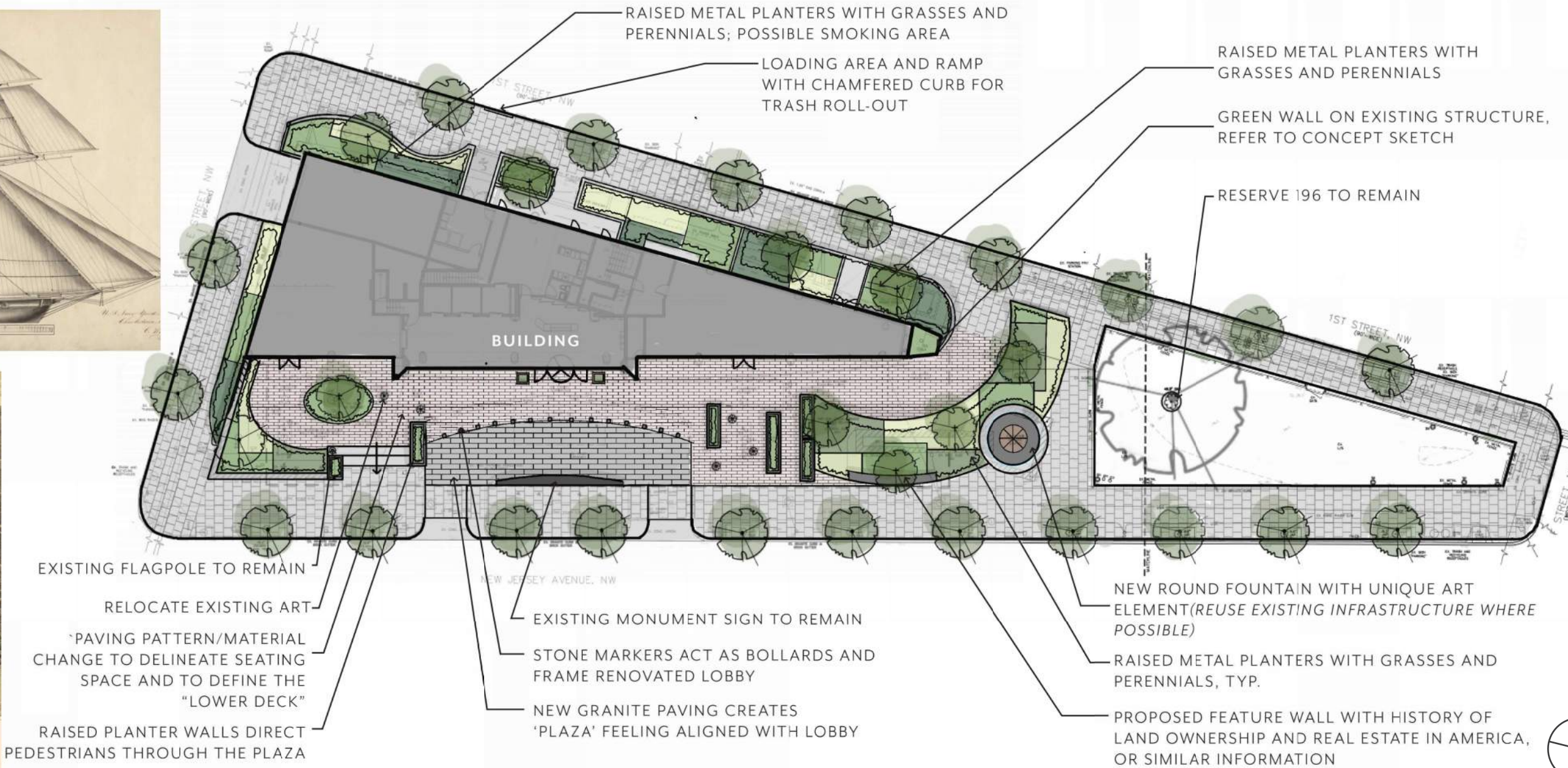
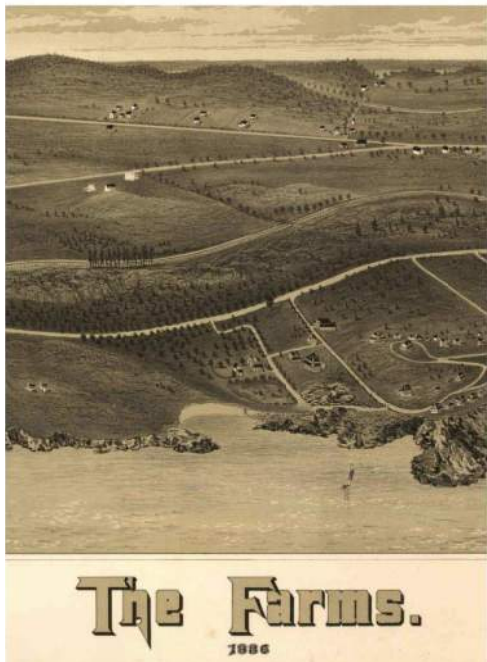
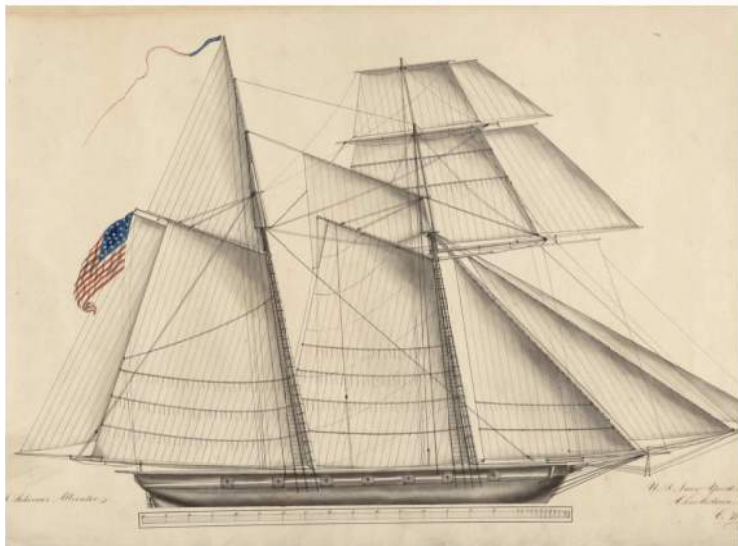
EXISTING CONDITIONS
SCALE: 1"=50'



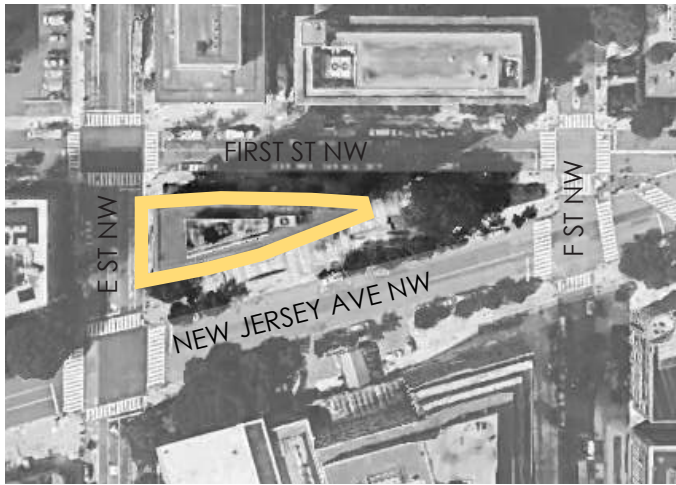
PROPOSED CONDITIONS
SCALE: 1"=50'



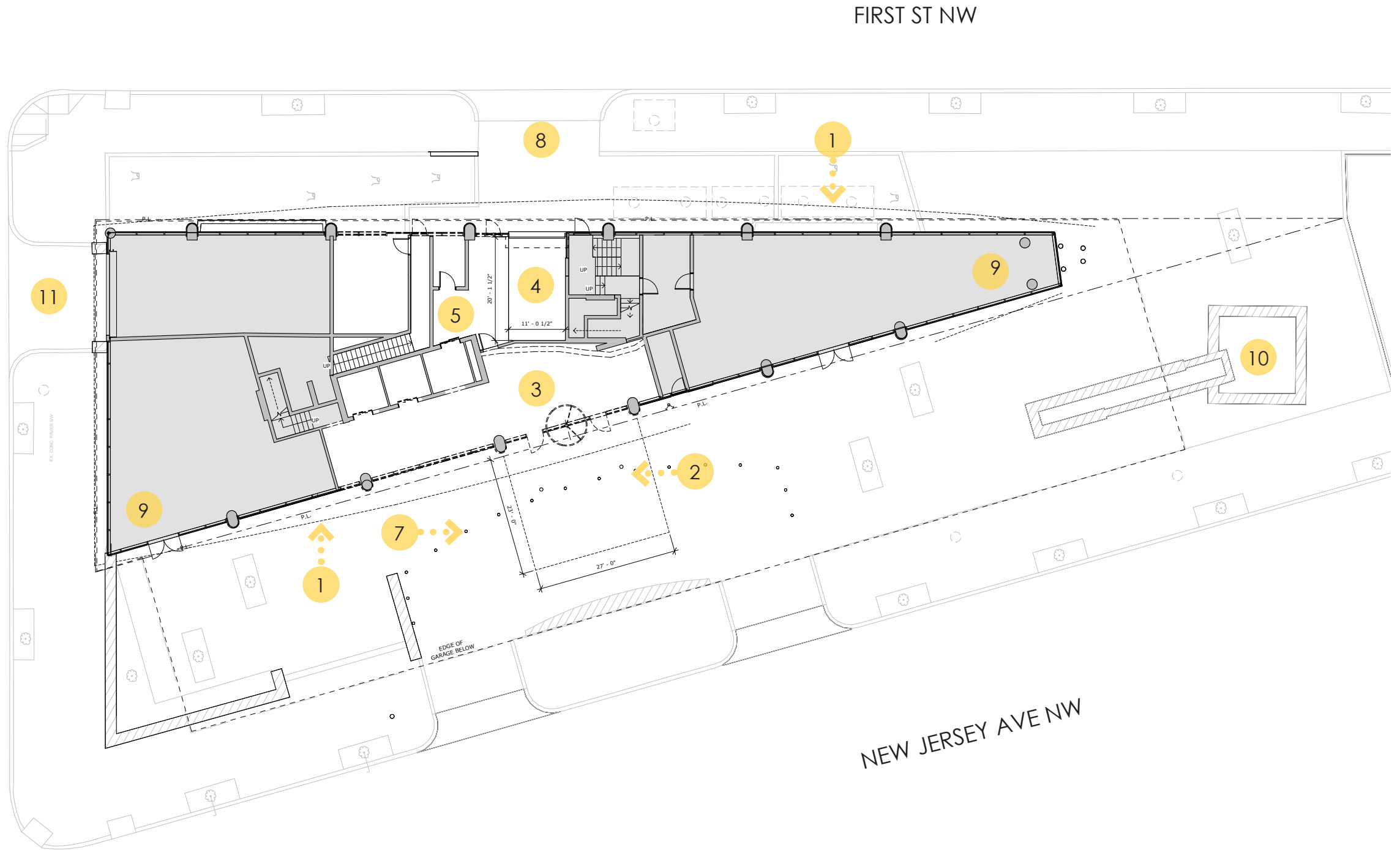
PROPOSED
LANDSCAPE PLAN



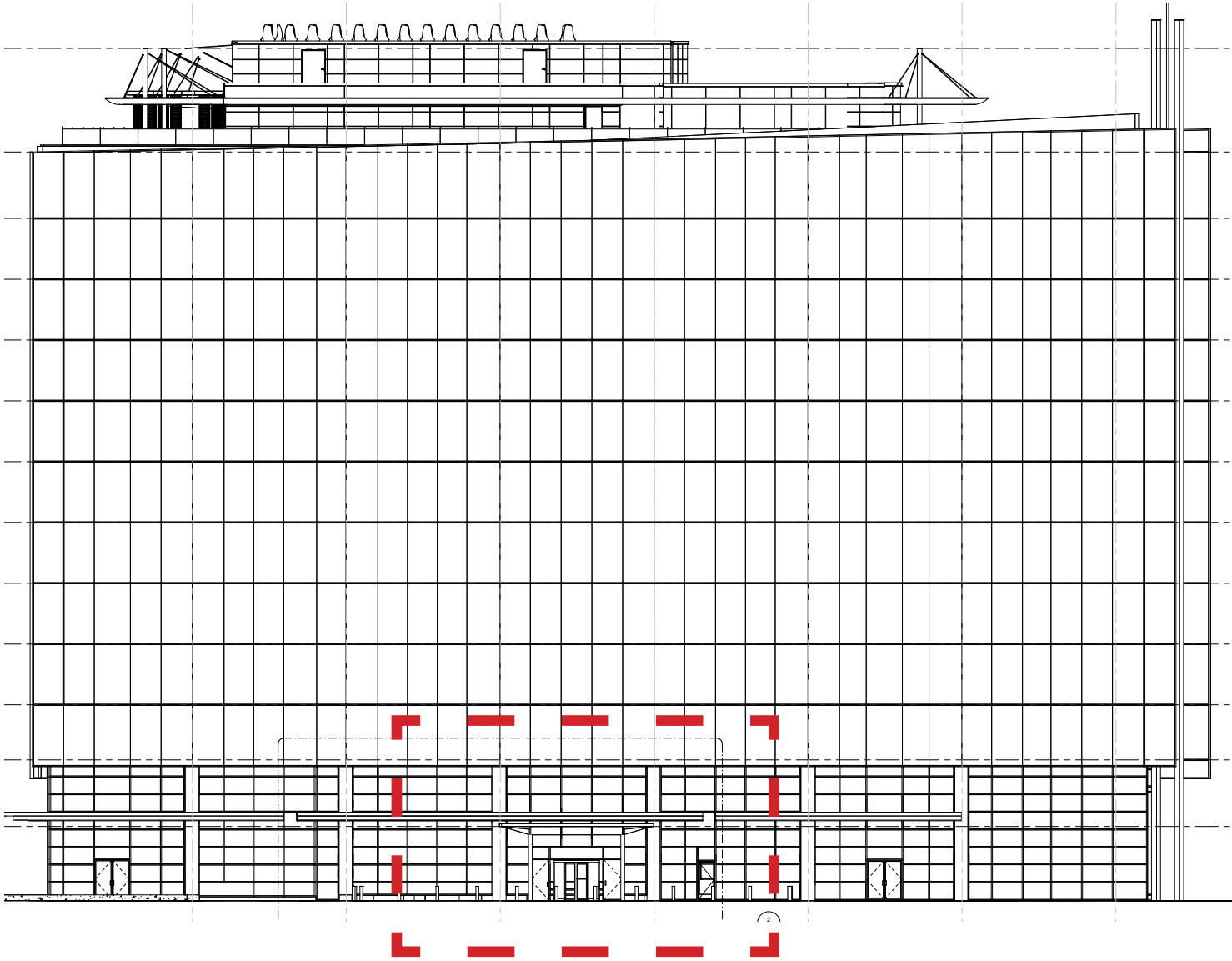
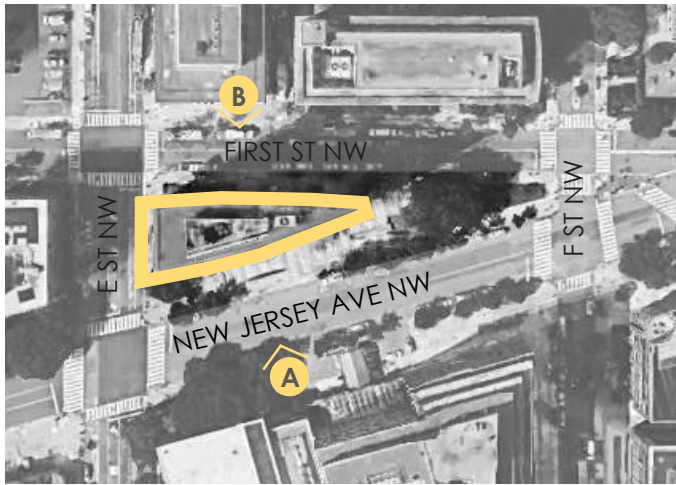
EXISTING
GROUND FLOOR PLAN



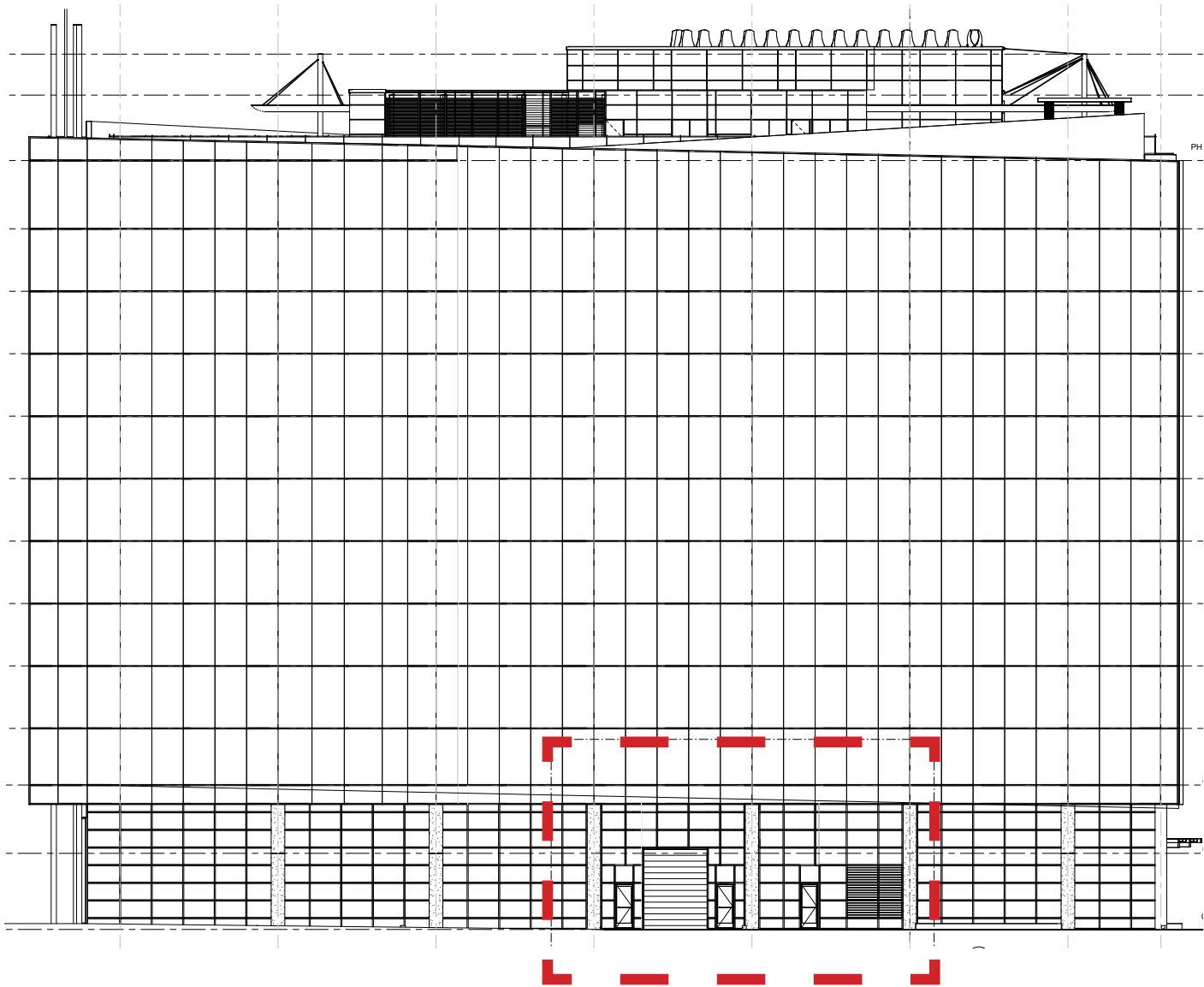
- KEYNOTES:
- 1. BOTTOM OF EXIST BUILDING PROJECTION @ 3RD FLOOR
 - 2. ENTRY CANOPY
 - 3. LOBBY
 - 4. SERVICE BAY
 - 5. BOH
 - 6. STEEL SCULPTURE
 - 7. BOLLARDS
 - 8. CURB CUT
 - 9. FOOD & BEVERAGE TENANT (NOT IN SCOPE)
 - 10. FOUNTAIN
 - 11. GARAGE ENTRY



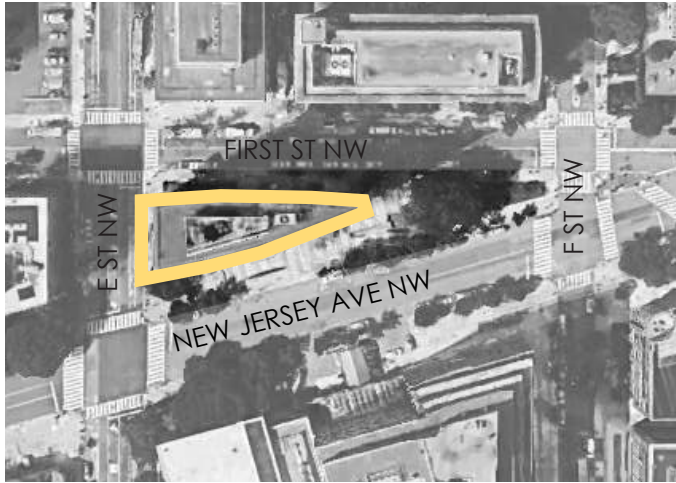
EXISTING
ELEVATIONS



A EAST ELEVATION - NEW JERSEY AVE. NW
BUILDING ENTRANCE / LOBBY



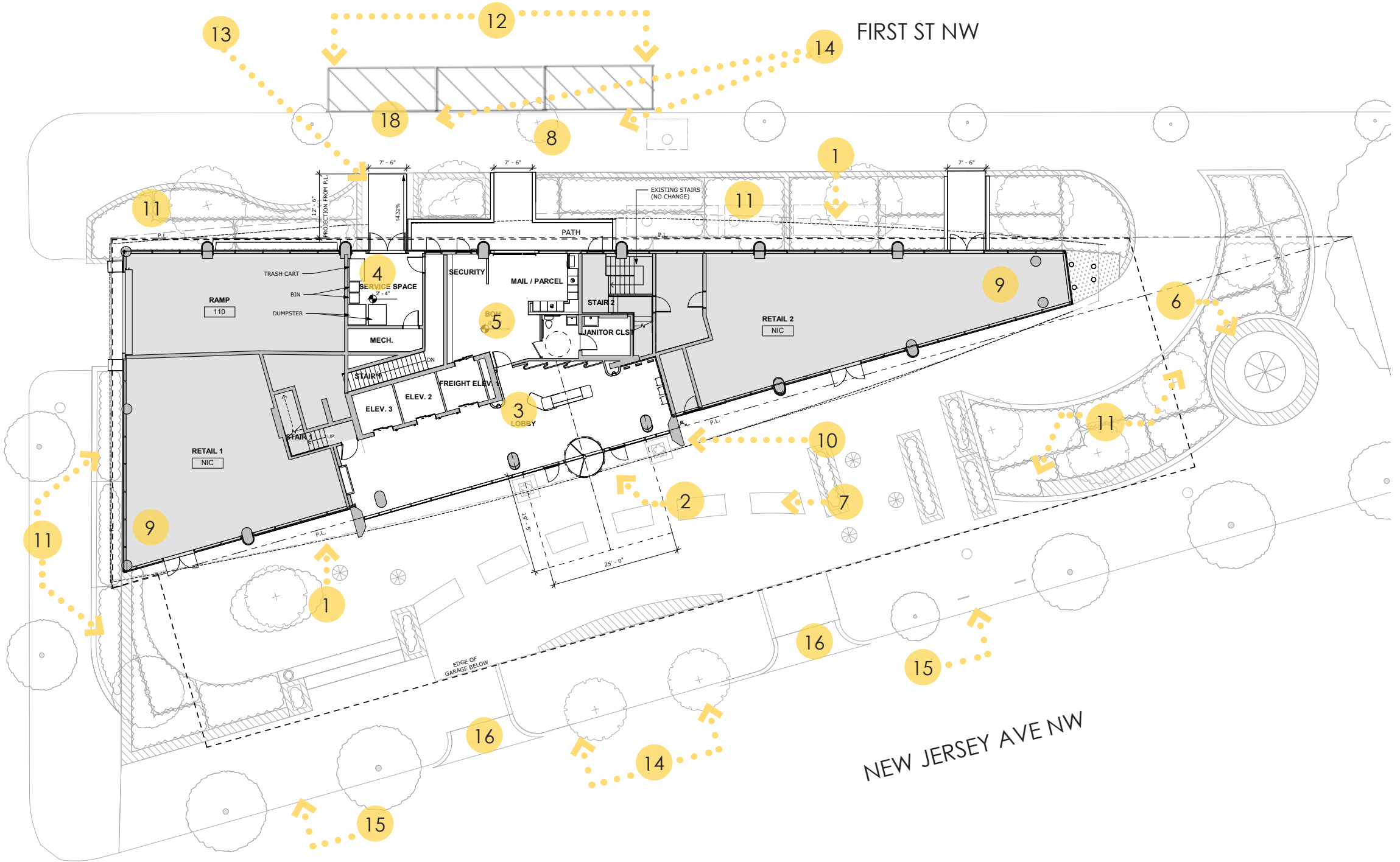
B WEST ELEVATION - FIRST ST. NW
SERVICE ACCESS / BOH

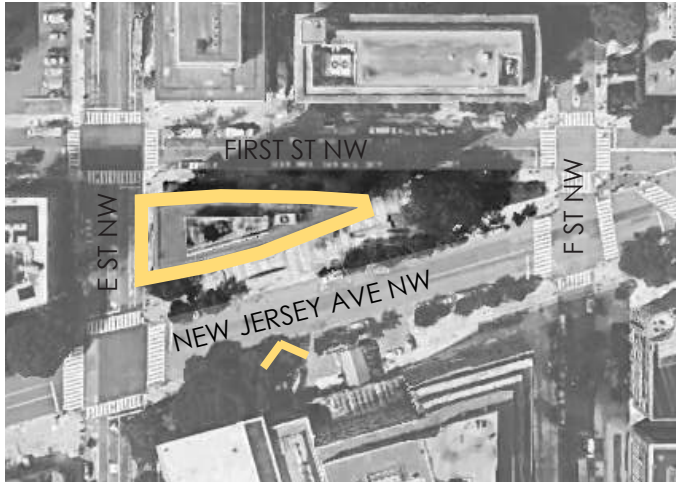


PROPOSED GROUND FLOOR PLAN

KEYNOTES:

1. BOTTOM OF EXISTING BUILDING PROJECTION @ 3RD FLOOR (NO CHANGE)
2. REPLACE ENTRY CANOPY (SIZE TO REMAIN)
3. LOBBY
4. SERVICE SPACE
5. BOH
6. RENOVATE STEEL SCULPTURE AND ADD DECORATIVE LIGHTING
7. REPLACE BOLLARDS (SEE LANDSCAPE PLAN)
8. CLOSE CURB CUT
9. FOOD AND BEVERAGE (NOT IN SCOPE)
10. NEW COLONNADE AND CURTAIN WALL (EXPAND LOBBY)
11. LANDSCAPE IMPROVEMENTS (SEE LANDSCAPE PLAN)
12. EXPAND COMMERCIAL LOADING ZONE
13. NEW SERVICE RAMP (PEDESTRIAN)
14. NEW STREET TREES
15. NEW BIKE RACKS
16. REDUCED CIRCULAR DRIVEWAY WIDTH DOWN TO 12'-0" (FROM +/- 17'-8")
17. NEW LOUVERS
18. CHAMFERED CURB

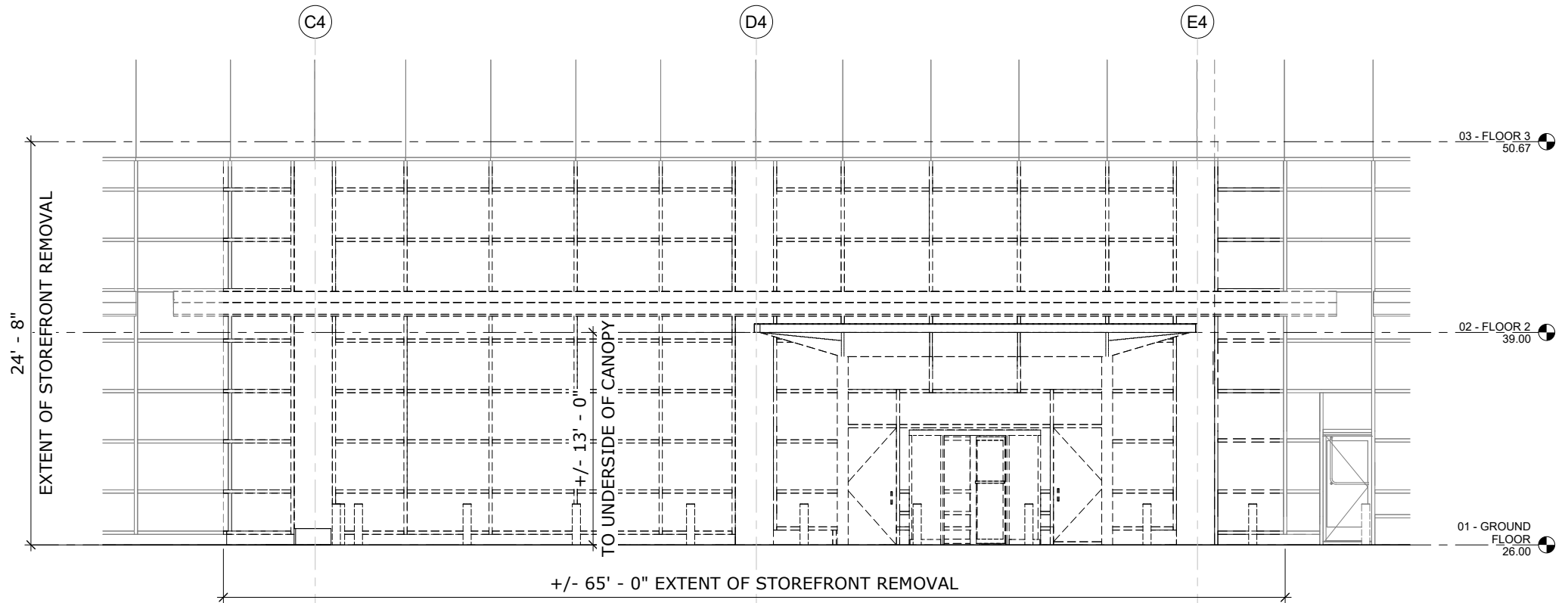




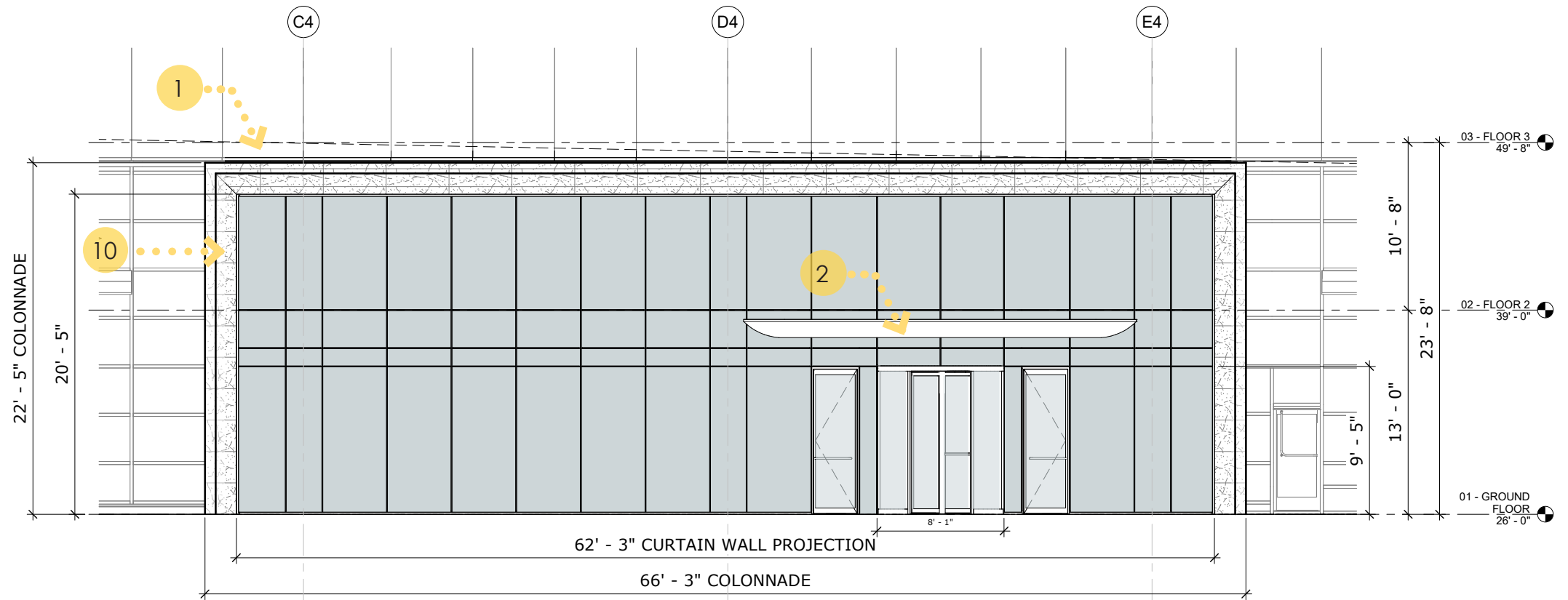
KEYNOTES:

1. BOTTOM OF EXISTING BUILDING PROJECTION @ 3RD FLOOR (NO CHANGE)
2. REPLACE ENTRY CANOPY (SIZE TO REMAIN)
3. LOBBY
4. SERVICE SPACE
5. BOH
6. RENOVATE STEEL SCULPTURE AND ADD DECORATIVE LIGHTING
7. REPLACE BOLLARDS (SEE LANDSCAPE PLAN)
8. CLOSE CURB CUT
9. FOOD AND BEVERAGE (NOT IN SCOPE)
10. NEW COLONNADE AND CURTAIN WALL (EXPAND LOBBY)
11. LANDSCAPE IMPROVEMENTS (SEE LANDSCAPE PLAN)
12. EXPAND COMMERCIAL LOADING ZONE
13. NEW SERVICE RAMP (PEDESTRIAN)
14. NEW STREET TREES
15. NEW BIKE RACKS
16. REDUCED CIRCULAR DRIVEWAY WIDTH DOWN TO 12'-0" (FROM +/- 17'-8")
17. NEW LOUVERS

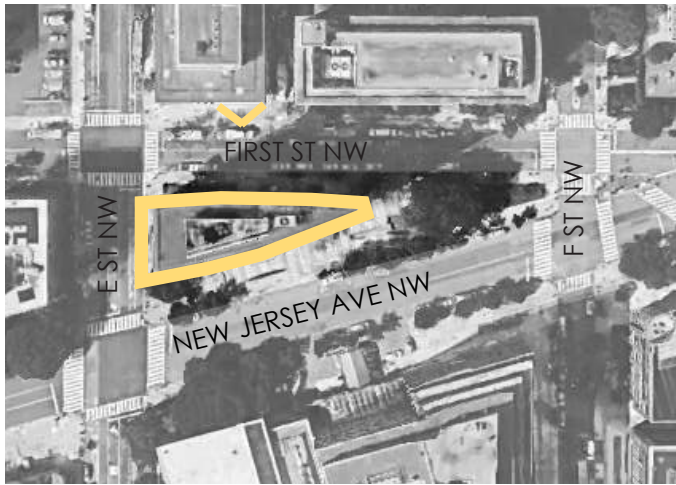
PROPOSED ELEVATIONS - NEW JERSEY AVE. NW



A ELEVATION - DEMO

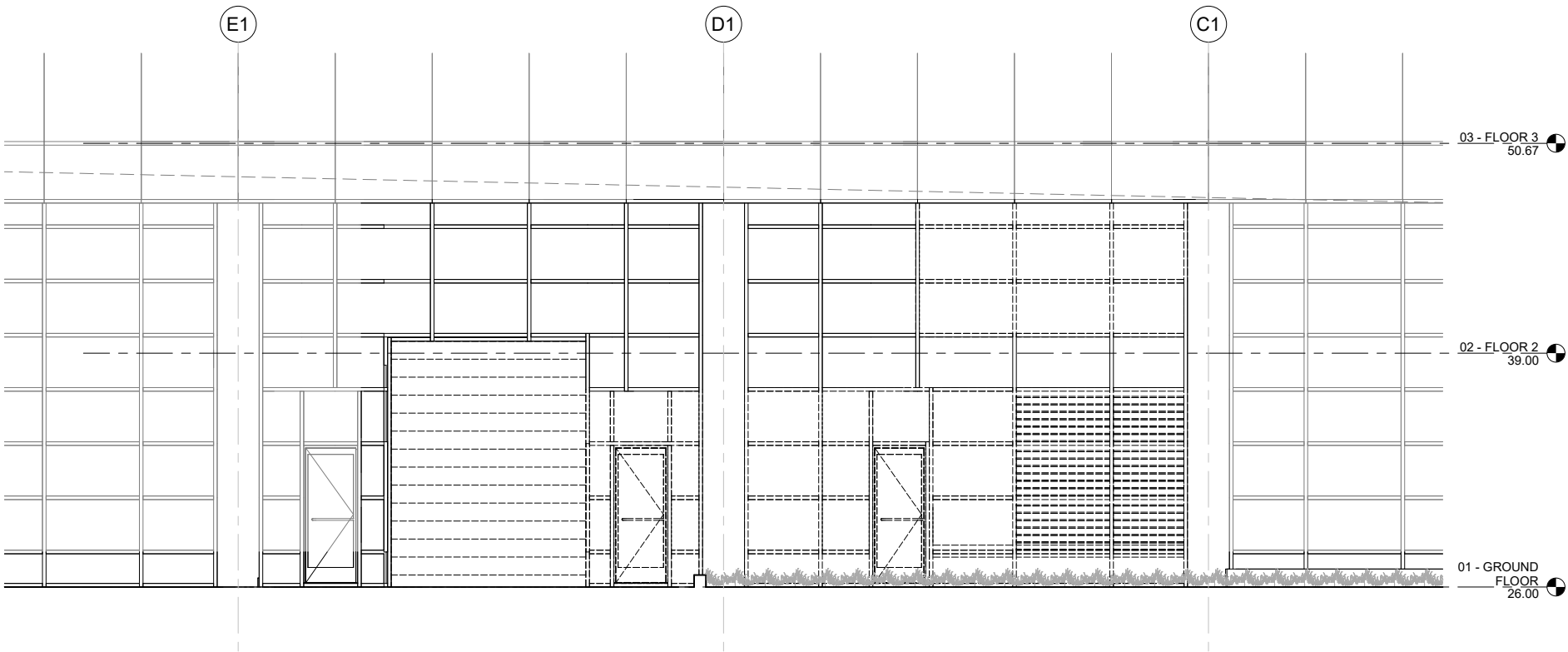


B ELEVATION - PROPOSED

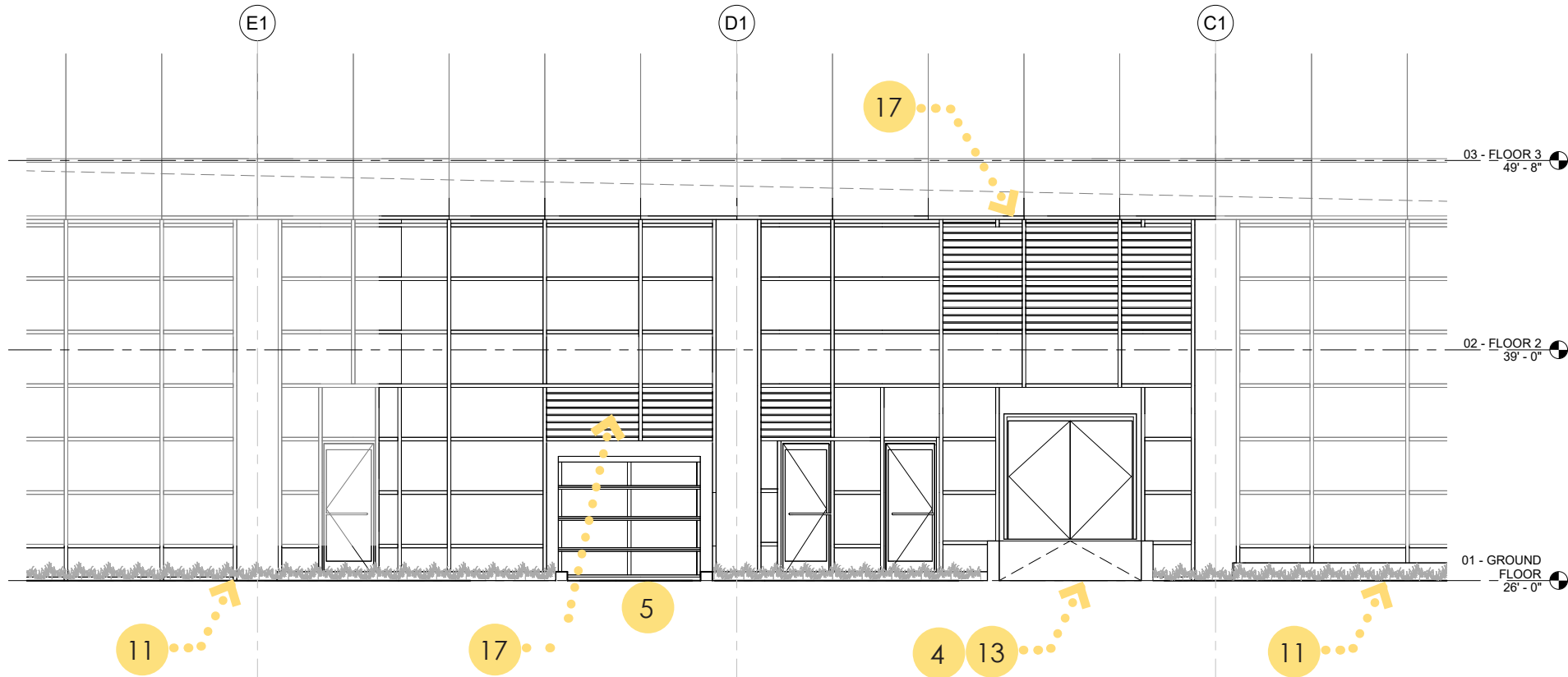


- KEYNOTES:
- 1. BOTTOM OF EXISTING BUILDING PROJECTION @ 3RD FLOOR (NO CHANGE)
 - 2. REPLACE ENTRY CANOPY (SIZE TO REMAIN)
 - 3. LOBBY
 - 4. SERVICE BAY (RELOCATED)
 - 5. BOH (RELOCATED)
 - 6. RENOVATE STEEL SCULPTURE AND ADD DECORATIVE LIGHTING
 - 7. RELOCATE BOLLARDS (SEE LANDSCAPE PLAN)
 - 8. CLOSE CURB CUT
 - 9. FOOD AND BEVERAGE (NOT IN SCOPE)
 - 10. CURTAIN WALL AND FRAME (ARCHITECTURAL TRIM) PROJECTION TO UNDERSIDE OF EXISTING BUILDING PROJECTION (1ST & 2ND FLOOR)
 - 11. LANDSCAPE IMPROVEMENTS (SEE LANDSCAPE PLAN)
 - 12. EXPAND COMMERCIAL LOADING ZONE
 - 13. NEW SERVICE RAMP (PEDESTRIAN)
 - 14. NEW STREET TREES
 - 15. NEW BIKE RACKS
 - 16. REDUCED CIRCULAR DRIVEWAY WIDTH DOWN TO 12'-0" (FROM +/- 17'-8")
 - 17. NEW LOUVERS

PROPOSED
ELEVATIONS - FIRST ST. NW



A ELEVATION - DEMO



B ELEVATION - PROPOSED

SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE ASCERTAINED BY THE CONTRACTOR AT THE SITE OF WORK, AND SHALL BE ACCOMPLISHED WITH THE INTENT OF THIS PROJECT.

REVISIONS		
NO	DATE	DESCRIPTION

PERMIT
SUBMISSION
SET

ISSUED DATE: 04-05-2025

SK DATE/REF:

SHEET TITLE
EXTERIOR
ELEVATIONS
FIRST STREET

PROPOSED RENDERING
MAIN ENTRANCE



NATIONAL ASSOCIATION OF REALTORS

PROPOSED RENDERING
NEW JERSEY AVE
LOOKING SOUTH



PROPOSED RENDERING
1ST STREET NW
SERVICE AREA / BOH





Transportation Planners and Engineers

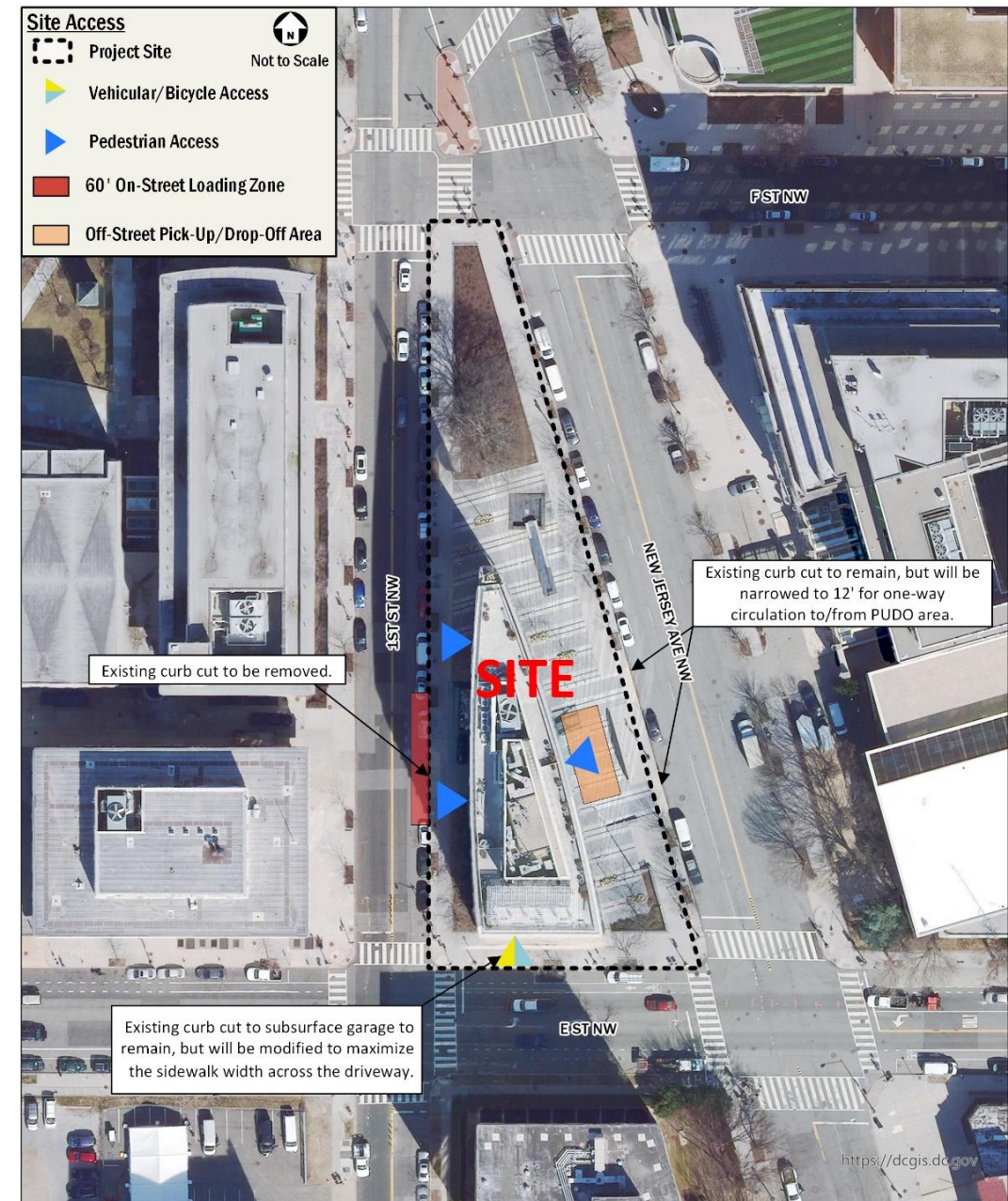
**500 New Jersey Avenue NW
Transportation Presentation
BZA Case No. 16930A**

April 2, 2025

Loading

Loading

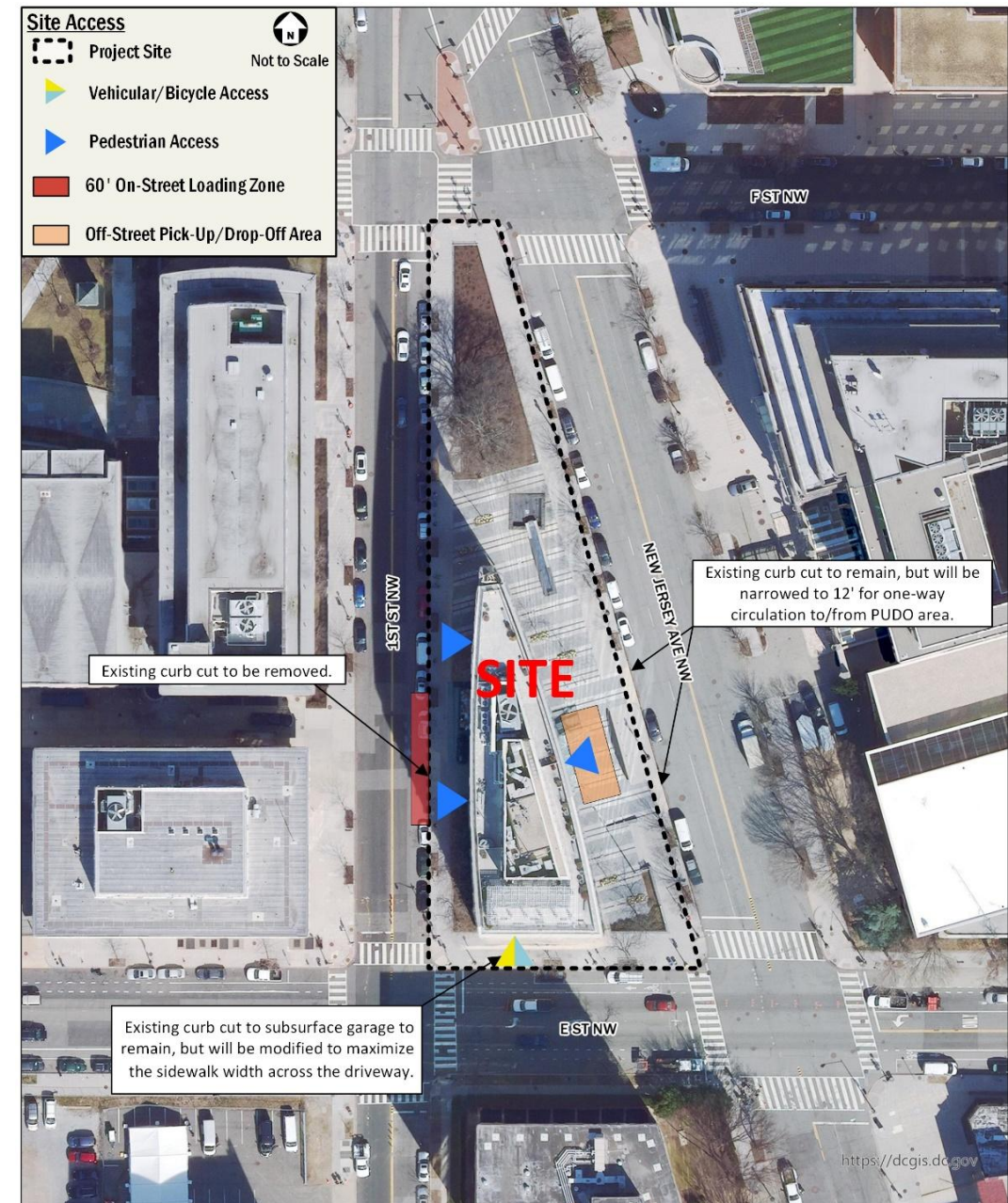
- Existing First Street NW curb cut, service/delivery space, and off-street loading area to be removed
- Existing curbside loading zone to be expanded to 60 feet to accommodate site-generated loading activity
- Data collected indicates low demand for on-site loading facilities
- Data provided by DDOT indicates low demand for curbside loading zone



Public Space Elements

Public Space Improvements

- Existing curb cut on E Street NW to be modified to maximize the width of the sidewalk while maintaining driveway function
- Existing curb cuts on New Jersey Ave NW to be narrowed to 12 feet to meet current DDOT standards
- Four (4) new short term bicycle parking spaces proposed on New Jersey Avenue NW



Loading Management Plan

- Designates residential loading manager to coordinate/schedule
 - Coordinate/schedule loading activities, will be on-site while loading occurs
 - Distribute suggested truck routing maps and other flyer materials
 - Call 311 for violation of parking restriction
- Trucks using the loading zone will not be allowed to idle and must follow all District guidelines for heavy vehicle operation
- Approximately 60-foot on-street loading zone demarcated by “No Parking: Loading Zone” signs
- Building staff to ensure trash bins are rolled out to the curb along First Street NW and returned expeditiously to the building trash room
- Provide the Loading Management Plan and Curbside Management Plan in the public space construction permit application

Transportation Demand Management Plan

- Appoint a Transportation Coordinator to receive TDM training from goDCgo and liaise with DDOT, goDCgo, and Zoning Enforcement.
- Promote transportation options to tenants via property websites, newsletters, and events (e.g., Bike to Work Day), and distribute welcome packets to new employees with transit guides, carpool/vanpool details, Capital Bikeshare coupons, and DC Bike Maps.
- Provide at least 20 short- and 20 long-term bicycle parking spaces.
- Include commuter resources (CommuterConnections.com, transit links, goDCgo) on property websites, and offer carpooling resources and referrals to MWCOG matching services.
- Demonstrate tenants with 20+ employees comply with DC Commuter Benefits Law.
- Share the Loading Management Plan (LMP) with the Transportation Coordinator.
- Post-Certificate of Occupancy, submit compliance documentation to the Office of Zoning.
- Every five years, submit a compliance summary to the Zoning Administrator, DDOT, and goDCgo.

DDOT Coordination

Transportation Statement

- Assessment focused on on-site transportation elements including site access, loading, and streetscape elements
- Scoping document finalized on February 11, 2025
- Transportation Statement submitted on February 14, 2025

DDOT has no objection to the approval of the application with the following conditions:

- Implement the Transportation Demand Management (TDM) plan for the life of the project – **Agree**
- Implement the Loading Management Plan (LMP) for the life of the project – **Agree**

Applicant will engage in continued coordination with DDOT as part of Public Space permitting.