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VIA IZIS

Mr. Anthony J. Hood, Chairperson
District of Columbia Zoning Commission
Office of Zoning
441 4th Street, NW, Suite 200-S
Washington, DC 20001

Re: **Z.C. Case No. 78-17A – Application of Judiciary Plaza LLC (“Applicant”)**
for a Modification with Hearing of the approved Planned Unit Development
(“Application”) for 450 5th Street, NW (Square 489, Lot 21) (the “Property”)
– Supplemental Letter

Dear Chairperson Hood and Members of the Commission:

At the request of the Office of Planning, we hereby submit this supplemental letter to discuss the above-referenced Application’s environmental resilience measures in light of the nearby Resilience Focus Area (“RFA”) on the Comprehensive Plan’s (“Comp Plan”) Generalized Policy Map (“GPM”). As shown on the GPM excerpt attached as Exhibit A, the Property is located to the north of a Resilience Focus Area on the GPM.

The Comp Plan’s RFAs comprise corridors where “future analysis is anticipated to plan for inclusive, equitable growth and climate resilience.” 10-A DCMR § 304.8. The Plan focuses on implementing “site-specific solutions for a climate adaptive, emergency responsive, and resilient Washington, DC.” § 304.9. The Department of Energy and the Environment (“DOEE”) released a 2023 Resilience Focus Area Strategy which ranks the RFA located to the south of the Property, the National Mall/Federal Triangle Area, as fourth out of fifteen on the DOEE’s prioritization framework. The ranking discusses the RFA’s susceptibility to riverine, tidal inundation, and interior flood risk, referencing the 2006 flooding event that overwhelmed the area’s stormwater and sewer system.

The Project is located to the north of the 500-year floodplain and the RFA but will incorporate significant sustainability measures. As shown on pages L-06 and C-06 of the plans at Exhibit 3B of the record (“Plans”), attached hereto as Exhibit B, the streetscape level includes approximately 1,670 square feet of bioretention area adjacent to the entrances at the 5th and 6th

Street sides of the Project. These bioretention areas are designed to capture stormwater runoff and mitigate the effects of potential flooding. The Project's penthouse will feature approximately 12,012 square feet of intensive green roof area and approximately 9,602 square feet of extensive green roof area. This sizeable amount of green roof will also help absorb rainwater, further decreasing the stormwater runoff. In addition, the Project will meet LEED certification and incorporates extensive native plantings along the perimeter of the Property. Accordingly, the Project features numerous sustainability measures that make the Property more climate adaptive.

We look forward to the Commission's consideration of the Application. Please do not hesitate to contact the undersigned with any questions.

Respectfully Submitted,

/s/ Paul A. Tummonds
Paul A. Tummonds

/s/ Lee S. Templin
Lee S. Templin

Certificate of Service

I certify that on July 8, 2025, I delivered a copy of the foregoing document and attachments via e-mail to the addresses listed below.

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