

December 22, 2025

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 (the “Applicant”) to the District of Columbia Zoning Commission for a Modification with Hearing of the Approved PUD for 450 5th Street, NW (Square 489, Lot 21) (the “Property”) – Applicant’s Pre-Hearing Submission**

Dear Chairperson Hood and Members of the Commission:

On May 9, 2025, the Applicant submitted the above-referenced application for a Modification with Hearing of an approved PUD (the “Application”). The Applicant seeks approval for a change in use of the existing building from office to residential (the “Project”).

The Project will repurpose an aging office building into a vibrant residential building that will reshape Judiciary Square. The Property is well-suited for residential use, surrounded by amenity-rich neighborhoods such as Penn Quarter, Chinatown and East End as well as three Metrorail Stations – Judiciary Square, Archives, and Gallery Place – all within close walking distance. Although Inclusionary Zoning (“IZ”) does not apply to most Downtown zones, including the D-6-R Zone located immediately to the west of the Property, the Project will provide an IZ set-aside of 8% of the residential gross floor area reserved at 60% MFI, as described in more detail below. This addition of new housing, including new affordable housing, in a transit-adjacent and amenity-rich location will reinvent this important and underutilized downtown block.

The Commission set down the Application at its October 23, 2025, public meeting. This filing provides responses to questions and comments raised by the Commission and to comments from the Office of Planning (“OP”) in its October 3, 2025 report (“OP Report”).

A. Summary of Responses to OP and ZC Comments

A brief summary of these comments and the Applicant’s responses are as follows:

Zoning Commission or OP Comment/Question	Applicant's Response
1. <u>Habitable Penthouse IZ Requirement.</u> Provide information about the penthouse IZ set-aside for households at 50% MFI level.	The Applicant will comply with the required penthouse set-aside requirement at 50% MFI.
2. <u>IZ Unit Location.</u> Provide plans showing the location and size of the IZ units.	Eric Colbert & Associates is preparing a plan that depicts the proposed location and size of the IZ units. The Applicant will file these plans as soon as they are available, but in no event, later than the required 30-day supplemental submission deadline. Given the nature of these plans and the clarity with which they show the location and size of the IZ units, the Applicant believes the 30-day review will provide sufficient time for the Commission and OP's consideration of the IZ unit layout.
3. <u>Type of Units.</u> Provide clarification regarding whether the units will be rental or for-sale units.	All of the units will be rental units.
4. <u>Community Engagement.</u> Provide additional information regarding community outreach and whether the ANC and the community is in support of or opposition to the Project.	Attached hereto as <u>Exhibit A</u> is a letter of support from ANC 6E. The Applicant also met with ANC 2C on June 10, 2025 and received their support. A letter of support from ANC 2C is forthcoming.

B. Inclusionary Zoning

The Project will provide an IZ set-aside of 8%. The initial application proposed splitting the affordability levels evenly between 60% MFI and 80% MFI. However, in response to feedback received from OP, the Applicant revised this proposal and commits to providing all of the affordable units at the 60% MFI level, as set forth in the supplemental letter found at Exhibit 11 of the record.

As described above, most Downtown zones are exempt from IZ. The rationale behind this exemption is the lack of bonus density available in these zones, which would otherwise help offset the cost of providing those affordable units. Here, the Project is in a similar situation. The existing building is already at its maximum building envelope. In fact, the Project's design reduces the building's massing to allow for additional light and air to reach the residential units. Despite the high cost of retrofitting an office building to residential use and the lack of bonus density available for this Project, the Applicant understands the importance of affordable housing. The Project will provide roughly 27,000 square feet of IZ units at 60% MFI, as well as the penthouse affordable square footage set-aside which will be reserved at 50% MFI.

C. Community Outreach

The Applicant met with ANC 2C on June 10, 2025, and with ANC 6E on June 26, 2025. Each ANC voted to support the Project and expressed enthusiasm for the abundance of new housing, including affordable housing, the Project will provide. Attached as Exhibit A is a letter from ANC 6E, dated August 5, 2025, indicating their unanimous vote to support the Project.

ANC 2C likewise voted to support the Project and plans to file a letter indicating their support in the coming weeks.

D. Proposed Witness, Expert Witness and Testimony

The Applicant requests a total of 30 minutes for presentation of the Application at the public hearing. The Applicant expects to proffer the following witnesses and expert witnesses to present testimony at the public hearing:

- Peter Armstrong, Managing Director, The Georgetown Company; representative of the Applicant.
- Megan Mitchell, Associate, Eric Colbert & Associates (to be proffered as an expert in architecture)
- Daniel Solomon, Principal, Gorove Slade (to be proffered as an expert in transportation engineering)

Copies of the resumes of the proposed expert witnesses and outlines of the proposed testimony of all of the witnesses are attached as Exhibit B.

The Applicant respectfully requests that the Commission schedule this application for a public hearing at its earlier opportunity.

Sincerely,



Paul A. Tummonds, Jr.



Lee S. Templin / PAT

Certificate of Service

I certify that on December 22, 2025, I delivered a copy of the foregoing document and attachments via e-mail or first-class mail to the addresses listed below.

Crystal Myers
Office of Planning
crystal.myers@dc.gov

Erkin Ozberk
District Department of Transportation
erkin.ozberk1@dc.gov

SMD 2C03, Thomas S. Lee
2C03@anc.dc.gov

ANC 2C
2C@anc.dc.gov

ANC 6E
6E@anc.dc.gov

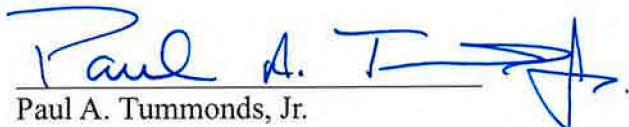

Paul A. Tummonds, Jr.

EXHIBIT A

ANC 6E LETTER IN SUPPORT

ANC6E
ADVISORY NEIGHBORHOOD COMMISSION 6E
P.O. Box 2236, Washington, DC 20013

August 5, 2025

Anthony J. Hood
Chairman of the D.C. Zoning Commission
441 4th St NW # 200, Washington, DC 20001

RE: Zoning Application to Amend Planned Unit Development at 450 5th St. NW – Case No. 78-17A

Dear Chair Hood,

At a regularly scheduled and properly noticed public meeting held on July 31, 2025, with a quorum present (8 commissioners present, 0 commissioners absent, and 1 vacant single-member district), ANC 6E voted (8 Ayes-0 Abstains-0 Nays) to APPROVE a resolution conveying to the D.C. Zoning Commission ANC 6E's support for the zoning application to amend Planned Unit Development at 450 5th St. NW – Case No. 78-17A, while encouraging the developer to explore opportunities to increase the share of affordable housing units in the proposed development project, as follows:

WHEREAS, the proposed development project is located outside the jurisdictional boundary, but in close proximity to, the western boundary of the single-member district 6E08;

WHEREAS, on June 26, 2025, the applicant provided a detailed presentation on the proposal, highlighting some of its key benefits, including adding up to 500 housing units to the area, which would help ease housing supply and affordability challenges in Ward 6;

THEREFORE, BE IT RESOLVED, that ANC 6E supports the zoning application to amend Planned Unit Development at 450 5th St. NW – Case No. 78-17A — while encouraging the developer to explore opportunities to increase the share of affordable housing units in the proposed development project — and recommends that the D.C. Zoning Commission approve the application.

ON BEHALF OF THE COMMISSION,



Ahmad Abu-Khalaf
Chair, ANC 6E

EXHIBIT B

OUTLINES OF WITNESS TESTIMONY AND EXPERT WITNESS RESUMES

**OUTLINE OF TESTIMONY OF PETER ARMSTRONG; REPRESENTATIVE OF THE
APPLICANT**

- I. Review of Approved PUD
- II. Goals and Objectives of the Modification
- III. Community Dialogue Process
- IV. Conclusion

OUTLINE OF TESTIMONY OF MEGAN MITCHELL, ERIC COLBERT &
ASSOCIATES; EXPERT IN ARCHITECTURE

- I. Introduction
- II. Site Location and Description
 - a. Overview of Site and Surrounding Area
- III. Description of Revised Residential Building
- IV. Discussion of Commission of Fine Arts and Historic Preservation Office Review and Approval
- V. Conclusion

MEGAN MITCHELL / AIA LEED AP**ASSOCIATE**

Licensed in the State of Maryland

Experience

- *Eric Colbert & Associates*, Washington, DC. September 2017-present.
 - Project Architect for CA phase and FF&E for Portner Flats at 1440 V Street, NW – new construction 8-story with PH apartment building. 96 units, 100% affordable
 - Design Architect & Project Manager for all phases of MODO at 3709 New Hampshire Ave, NW – new construction 5-story with PH modular apartment building. 17 units
 - Design Architect and Project Manager for all phases of The Faircliff at 2641 14th Street, NW – new construction LEED Platinum & Passive House Certified 8-story with PH apartment building. 125 units, 100% affordable
 - Design Architect for The Glade on Laurel at 6896 Laurel Street, NW – new construction 6-story apartment building. 353 units
- *Suzane Reatig Architecture*, Washington, DC. May 2007 – July 2017. Design Architect & Project Manager for more than 20 small multi-family projects ranging from 2-unit townhouses to a 30-unit adaptive re-use of a Harlem Office building to residential apartments. Complete project management from schematic design through construction documents and construction administration. Consistent integrity and oversight contribution to the small studio environment. Longstanding and loyal relationships with clients, colleagues and contractors.
- *Esocoff & Associates Architects*, Washington, DC. 2005-2007. Project Architect in a four-person team that designed and generated contract documents for two new fast-tracked Washington, DC condominium buildings at 401 & 425 Massachusetts Avenue, NW. Primary contributions were the design of all residential units, public corridors, exterior details and ongoing coordination with structural, MEP, civil, landscape and lighting consultants.
- *Wiedemann Architects*, Bethesda, MD. 1998-2004. Designer for a high-end residential design studio. Complete project management from schematic design through construction documents and construction administration. Projects published in Southern Living and Chesapeake Home Magazine.

Education

- University of Maryland at College Park, M. Arch, 1998
- Lebanon Valley College, BA Interior & Environmental Design, 1987
- Pennsylvania School of Art & Design, Professional Diploma, 1990

Awards

- AIA Merit Award in Urban Design/Master Planning, Augusta Phase I and II, 2016
- Built by Women DC Award, 625 Rhode Island Ave NW, 2016
- AIA DC Merit Award, 625 Rhode Island Ave NW, 2013
- AIA DC/Washingtonian Magazine Residential Design Award, 625 Rhode Island Ave NW, 2013

OUTLINE OF TESTIMONY OF DANIEL SOLOMON, GOROVE SLADE;
TRANSPORTATION ENGINEER

- I. Introduction
- II. Site Area and Conditions
- III. Access Considerations and Circulation
- IV. Discussion of Transportation Statement
- V. Conclusion

Daniel Solomon, AICP

Principal

Mr. Solomon has significant transportation planning and engineering experience, including traffic impact studies, traffic simulation, field data collection and analysis, Transportation Demand Management (TDM), roadway signing and striping plans, bicycle planning and facilities design, parking studies, functional parking lot and garage design, and multi-modal planning efforts. Mr. Solomon has been involved with various types of projects including educational institutions, mixed-use developments, commercial and retail developments, office developments, and government facilities throughout the District of Columbia, Virginia, and Maryland. He takes great interest in the multi-modal component of urban projects that require innovative solutions to benefit all modes of transportation.

Daniel's project experience covers the full spectrum of land-use and includes:

Mixed-Use Development

1401 Pennsylvania Avenue SE Redevelopment, Washington, DC
301-331 N Street NE, Washington, DC
4001 South Capitol Street, Washington, DC
5 M Street SW, Washington, DC
680 Eye Street SW, Washington, DC
801 New Jersey Avenue NW, Washington, DC
965 Florida Avenue NW Development, Washington, DC
Bryant Street Development, Washington, DC
Hecht's Warehouse, Washington, DC
New City DC, Washington, DC
One M Street SE, Washington, DC
Stanton Square / Martha's Table PUD, Washington, DC
The Lady Bird PUD, Washington, DC
The Randall School Redevelopment, Washington, DC
The Wharf/SW Waterfront Redevelopment, Washington, DC
The Yards, Washington, DC
Union Market Transportation Impact Studies, Washington, DC
101 12th Street S, Arlington, VA
1900 Crystal Drive, Arlington, VA
2001 Richmond Highway, Arlington, VA
223 23rd Street/2300 Crystal Drive, Arlington, VA
2525 Crystal Drive, Arlington, VA
Northfax, City of Fairfax, VA
Tide Lock Development, Alexandria, VA
700 Quince Orchard Road Redevelopment, Gaithersburg, MD
Montgomery Village Shopping Center, Montgomery Village, MD

Multi-modal System Design / Planning

The Yards, Washington, DC
Union Station 2nd Century Master Plan, Washington, DC
DC2026 World Cup Bid Transportation Planning, Washington, DC



Education

Master of Science,
Environmental Studies, Tel Aviv
University, 2013

Bachelor of Arts, Environmental
Policy and Urban Planning,
York University, 2009

Professional Certifications
American Institute of Certified
Planners (AICP)

Professional Associations
American Planning Association

Urban Land Institute (ULI)

ULI Regional Land Use
Leadership Institute Program
Committee

DC Building Industry Association
(DCBIA)

Young Professional Planners in
Washington DC

Experience
12 years total
10 years with Gorove Slade

Location
Washington, DC
Alexandria, VA

DDOT Livability Project Design, Washington, DC
DDOT Trip Generation Study, Washington, DC
DDOT K Street Transitway Study, Washington, DC
Sherman Avenue NW Streetscaping and Lane Reduction Study, Washington, DC
City of Alexandria Smart Mobility Framework, Alexandria, VA
City of Alexandria Cut-Through Mitigation Study, Alexandria, VA
Eisenhower East Small Area Plan Update, Alexandria, VA

Senior and Affordable Housing

801 Rhode Island Avenue NE, Washington, DC
Ingleside at Rock Creek, Washington, DC
Sunrise Senior Living, Washington, DC
Ward 4 Short-Term Family Housing, Washington, DC
Ward 5 Short-Term Family Housing, Washington, DC
Ward 6 Short-Term Family Housing, Washington, DC
Ward 7 Short-Term Family Housing, Washington, DC

Primary and Secondary Schools

DCPS Petworth Campus Transportation Plan, Washington, DC
Georgetown Day School, Washington, DC
KIPP DC Ferebee Hope, Washington, DC
KIPP DC Terrell School, Washington, DC
Latin-American Montessori Bilingual (LAMB) Public Charter School, Washington, DC
APS Career Center Site Expansion, Arlington, VA
APS Education Center Site Expansion, Arlington, VA
APS New Elementary School on Reed Site, Arlington, VA

Multi-Family Residential

10 Van Street NE, Washington, DC
1200 Varnum Street NE, Washington, DC
1315 Clifton Street Development, Washington, DC
15th & S Street NW, Washington, DC
1800 Columbia Road NW, Washington, DC
301 Florida NE, Washington, DC
57 N Street NW, Washington, DC
60 Eye Street SW, Washington, DC
Brookland Townhomes PUD, Washington, DC
Second and Fenwick, Silver Spring, MD
400 11th Street S, Arlington, VA

Commercial

1401 Okie Street NE, Washington, DC
Bladensburg DaVita Dialysis BZA, Washington, DC
Department of Public Works Master Plan, Washington, DC
CVS Real Estate Projects, Washington, DC

Entertainment, Sports and Event Centers

Nationals Baseball Park Parking Study, Washington, DC
Kennedy Center for the Performing Arts, Washington, DC
RFK Stadium Campus Redevelopment, Washington, DC
SI National Zoo, Washington, DC

Hotels

20 Massachusetts Avenue NW, Washington, DC
400 Florida Avenue NE, Washington, DC
The Yards Parcel L, Washington, DC

Colleges and Universities

George Mason University: Arlington Campus, Arlington VA
George Mason University, Fairfax, VA
George Washington University: Thurston Hall, Washington, DC
Howard University: 2020 Campus Plan, Washington, DC
Kennesaw State University Campus Plan, Kennesaw, GA
University of the District of Columbia Campus Plan, Washington, DC
University of the District of Columbia Laramore-Riggs Campus Plan, Washington, DC
Wayne State University Campus Plan, Detroit, MI