

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
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DISTRICT OF COLUMBIA
2000 14TH ST NW FL 8
WASHINGTON DC 20009-4487

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ZONING COMMISSION
District of Columbia
CASE NO. 78-17A
EXHIBIT NO. 25

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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF VIRTUAL PUBLIC HEARING**

TIME AND PLACE: March 23, 2026 @ 4:00 p.m.

Via WebEx: <https://dcoz.dc.gov/ZC78-17A> (to participate & watch)

Via Telephone: 1-650-479-3208 **Access code:** 2312 939 8513 (audio participation & listen)

Via YouTube: <https://www.youtube.com/c/DCOfficeofZoning> (to watch)

Instructions: <https://dcoz.dc.gov/release/virtual-public-hearings>

Witness Sign Up: <https://dcoz.dc.gov/service/sign-testify>

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 78-17A (Judiciary Plaza, LLC – Modification with Hearing to Approved PUD @ Square 489, Lot 21 [450 5th Street, N.W.]

THIS CASE IS OF INTEREST TO ANCs 2C & 6E

Oral and Written Testimony

- All who wish to testify in this case are **strongly encouraged** to sign up to do so **at least 24 hours prior to the start of the hearing** on OZ's website indicated above. Also, see below: *How to participate as a witness – oral statements*. **On the day of the hearing – by 3:00 p.m.**, call 202-727-0789 to sign up to testify.
- All written comments and/or testimony **must be submitted to the record at least 24 hours prior to the start of the hearing** – see below: *How to participate as a witness – written statements*.

Judiciary Plaza, LLC (the “Applicant”) filed an application on May 9, 2025, requesting the Zoning Commission (“Commission”) approve a Modification with Hearing to an Approved PUD (the “Application”) pursuant to Subtitle X, Chapter 3, Subtitle Z § 300, and Subtitle Z § 704 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations, “Zoning Regulations of 2016,” to which all subsequent references herein are made unless otherwise specified) for the property known as Lot 21 in Square 489 (the “Property”). The Property is within the boundaries of ANC 2C and across the street from ANC 6E.

The Property is located in the Judiciary Square neighborhood and is bounded by 5th Street, NW to the east, 6th Street, NW to the west, E Street, NW to the north, and a currently vacant three-story building formerly occupied by the District of Columbia Recorder of Deeds to the south. The Property is improved with an eleven-story office building with ground floor retail. Per the Approved PUD and related Zoning Map Amendment, the Property is located in the MU-8B (formerly C-3-B) zone. The underlying zoning for the Property is the D-2 zone.

The Applicant proposes to modify the Approved PUD for a change in use from office to residential (the “Project”). The Project will provide approximately 500 residential units, with eight percent of the residential gross floor area (“GFA”) set aside for Inclusionary Zoning units to be provided at 60% of the Median Family Income (“MFI”). The Project will retain the maximum height of 120 feet and will slightly increase the overall GFA to approximately 412,000 square feet. The Project will retain approximately 242 below-grade vehicle parking spaces. The Applicant requests the following flexibility: (i) to provide a newly created open court along 5th Street, N.W., of a width

This meeting/hearing is governed by the Open Meetings Act. A portion of this meeting/hearing may be closed according to the Act. Please address any questions or complaints arising under this meeting/hearing to the Office of Open Government at opengovoffice@dc.gov.