

PROJECT TEAM:

OWNER:

Judiciary Plaza, LLC
1050 30th Street NW
Washington, DC 20007

ARCHITECT:

Eric Colbert & Associates
717 5th Street, NW
Washington, DC 20001

CIVIL ENGINEER:

Langan
1300 Wilson Boulevard, Suite 450
Arlington, VA 22209-2323

STRUCTURAL ENGINEER:

SK&A
12435 Park Potomac Avenue, Suite 300
Potomac, MD 20854

MEP ENGINEERS:

Engenium Group
655 New York Avenue NW, Suite MZ02
Washington, DC 20001

LANDSCAPE ARCHITECT:

Lee & Associates, Inc.
2000 M St NW #270
Washington, DC 20036

SUSTAINABILITY CONSULTANT:

Sustainable Building Partners
2701 Prosperity Avenue, Suite 100
Fairfax, VA 22031

TRAFFIC CONSULTANT:

Grove Slade
1140 Connecticut Ave NW, Suite 1010
Washington, DC 20036



450 5th Street, NW

450 5th Street, NW
Washington, DC 20530



450 5TH STREET, NW

AERIAL SITE VIEW

March 23, 2026



BUILDING MUSEUM LAWN

1



JUDICIARY SQUARE

2



JUDICIARY PARK

3



US NAVY MEMORIAL PLAZA

4



MELLON FOUNTAIN

5



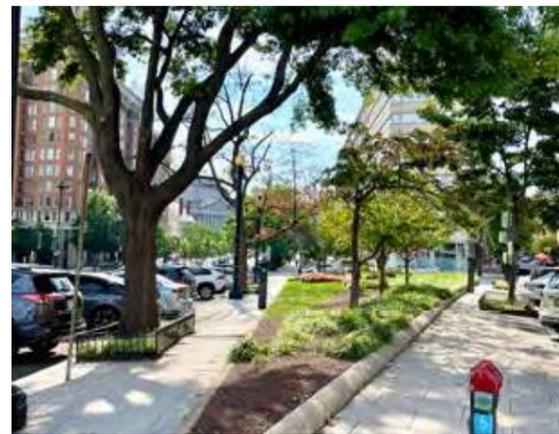
JOHN MARSHALL PARK

6



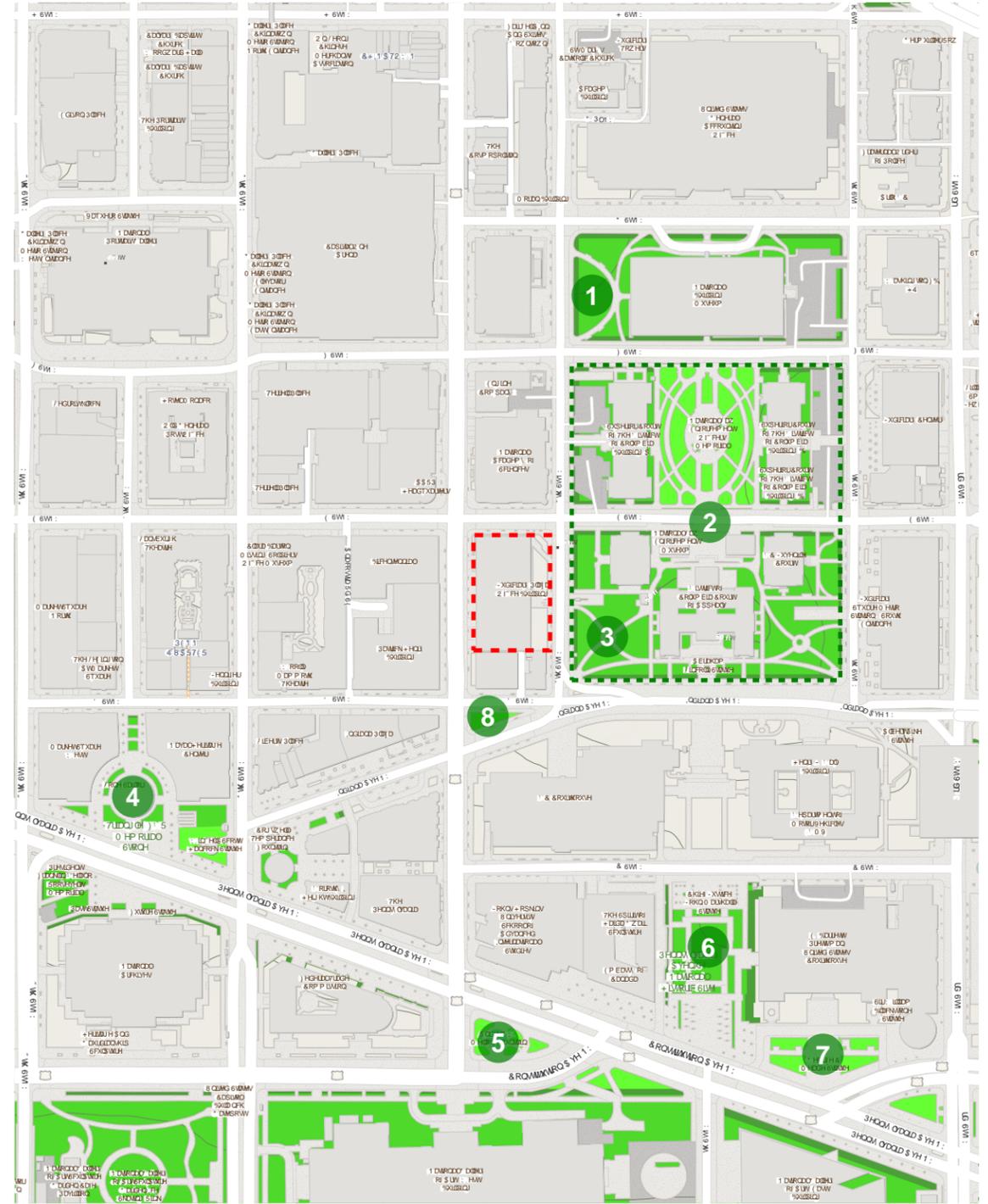
MEADE MEMORIAL

7



RES 187

8



450 5TH STREET, NW

NEIGHBORHOOD PARKS & GREENSPACE

March 23, 2026



450 5TH STREET, NW



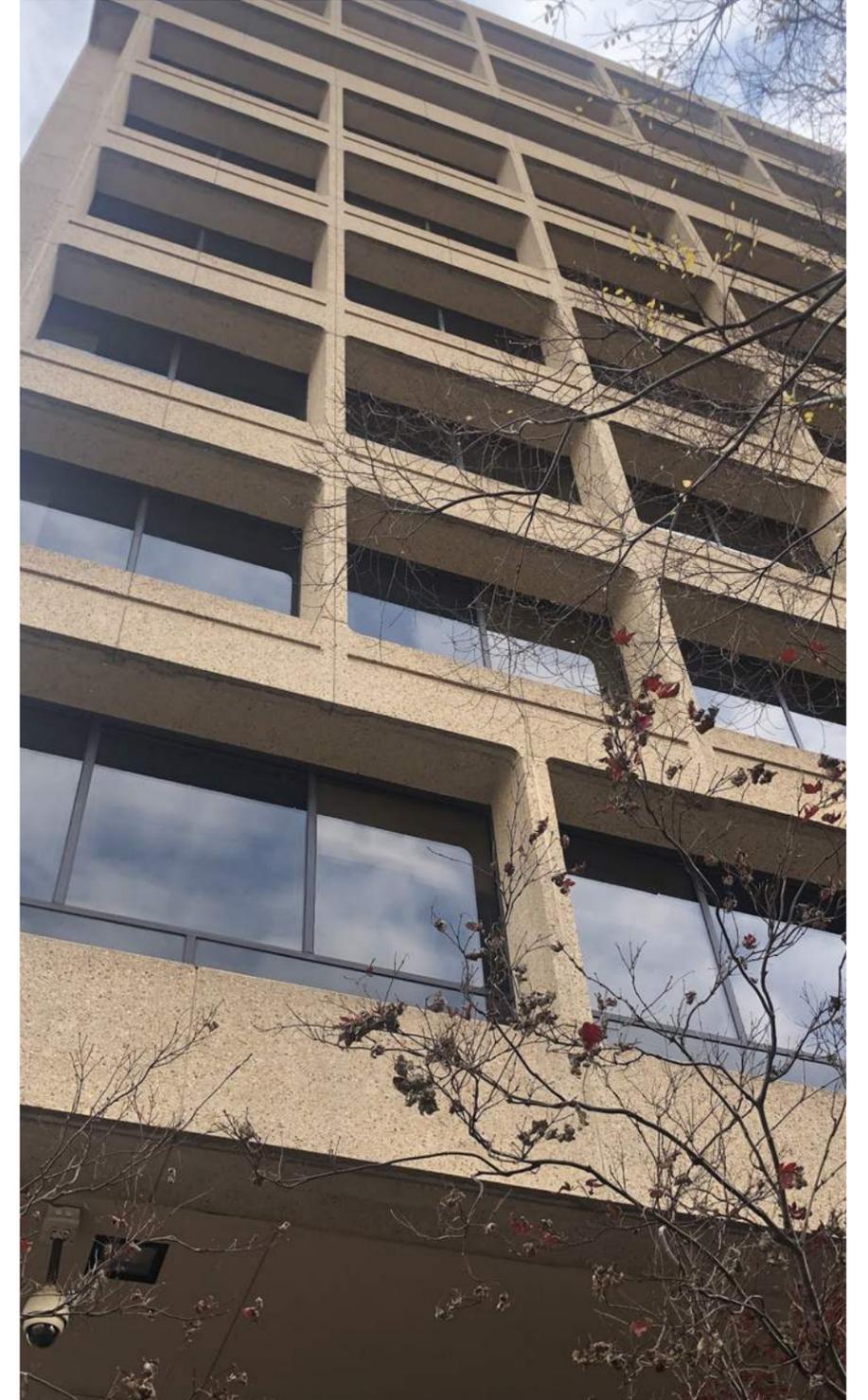
EXISTING BUILDING





- PROS:**
- Depth and shadow
 - Long lasting building materials
 - Potential to re-use many of the existing pre-cast facade panels
 - Potential for abundant landscape

- CONS:**
- Unfriendly connection to the street
 - Dated appearance
 - Squatty proportion



450 5TH STREET, NW

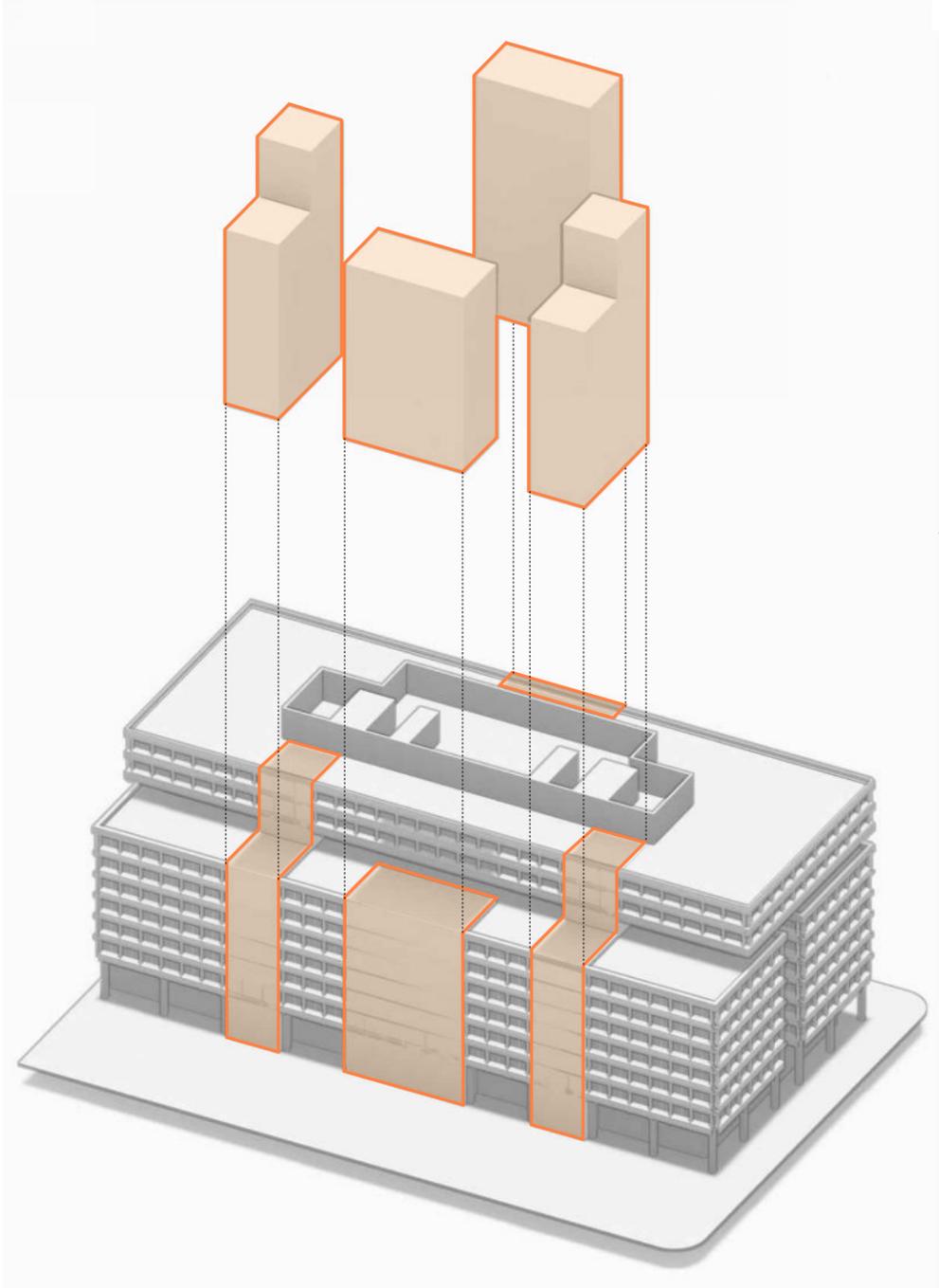
EXISTING BUILDING DETAILS

March 23, 2026

WHAT WE ARE PROPOSING

DESIGN & DEVELOPMENT GOALS:

1. To politely but confidently introduce residential use within a civic/government downtown context. And to preserve as much of the existing building and facade as possible.
2. To maintain the character of depth and shadow in the existing building and to incorporate similar qualities into the new facades.
3. To weave new but classic materials like champagne bronze through the existing and new facades, so the new interventions feel seamless and timeless.
4. To add human scale with details like operable windows, balconies and railings.
5. To knit the building landscape with the surrounding civic parks. Private residential terraces, garden walls, fences and paving will define public and private realms and will signal that the building is residential.



Portions of the existing building are proposed to be removed to allow for shallower floor depths conducive to apartments with abundant light and air.

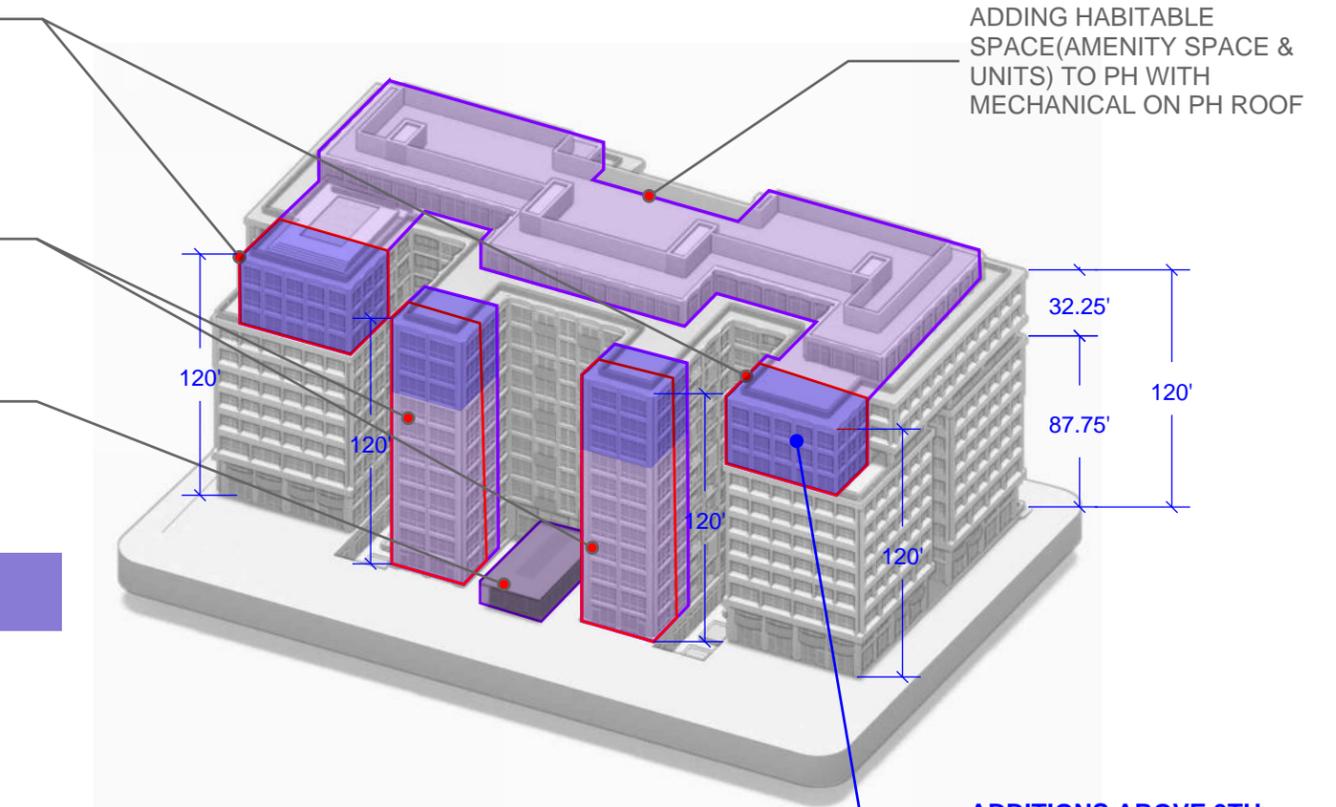
ADDING THREE FLOORS ABOVE 9TH FLOOR TERRACE
 1,564 PER FLOOR x 3
 = 4,692 EACH SIDE
 Q x 2 = **9,384 SF**

PROJECTING 15' BEYOND THE FACE OF THE EXISTING BUILDING WALL

PORTION ABOVE 9TH FLOOR
 1,436 SF PER FLOOR x 3
 = 4,308 EACH SIDE
 x 2 = **8,616 SF**

ADDING 1-STORY GLASS ENTRY

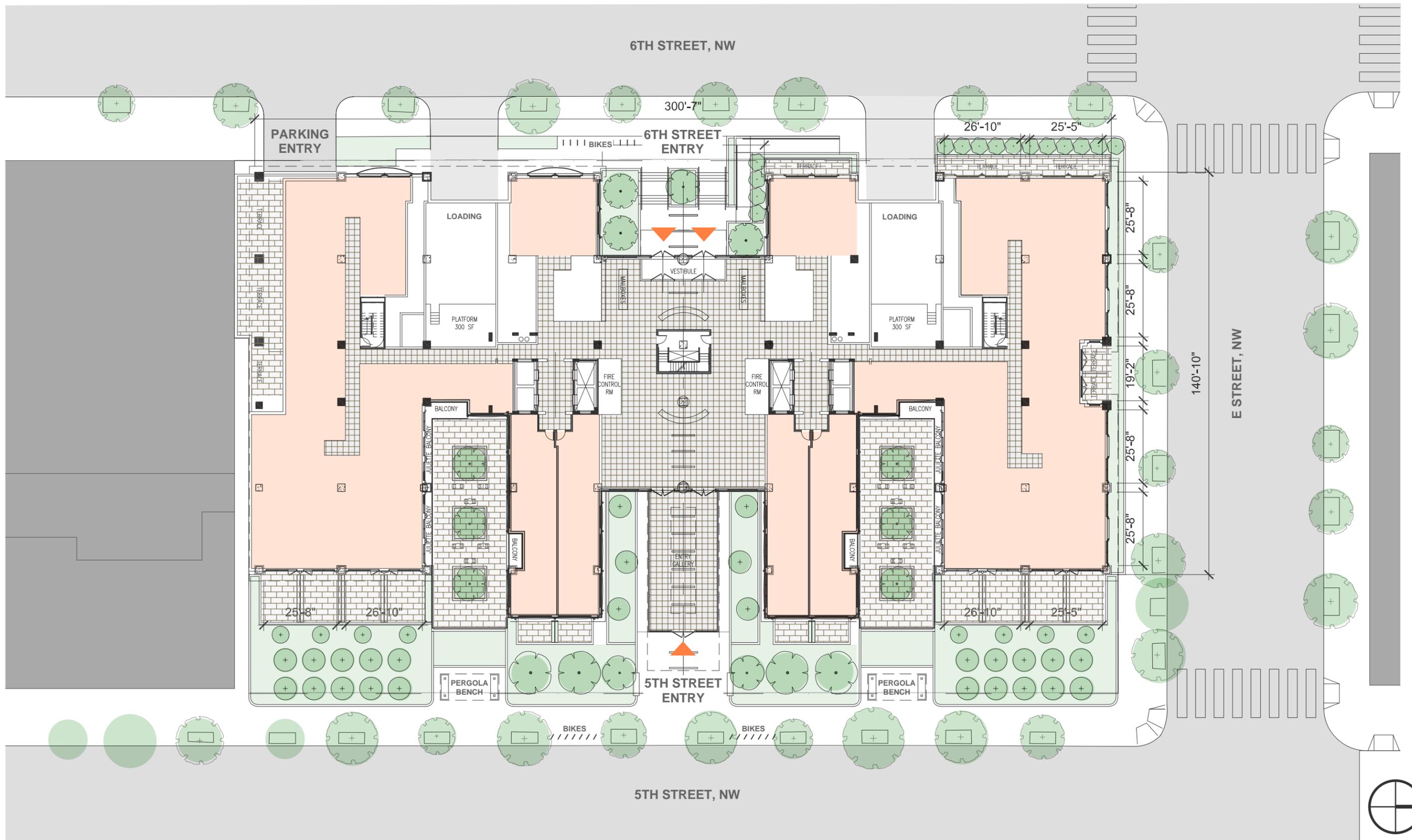
TOTAL SQUARE FOOTAGE ABOVE 9TH FLOOR = 18,000 SF



ADDING HABITABLE SPACE (AMENITY SPACE & UNITS) TO PH WITH MECHANICAL ON PH ROOF

New construction stretches and extends to add prominence and to simplify overhangs and setbacks for a more consistent and elegant massing.

ADDITIONS ABOVE 9TH FLOOR ALIGN WITH EXISTING 120' PARAPET





450 5TH STREET, NW

INTERSECTION OF 5TH & E STREETS FACING SW

March 23, 2026



450 5TH STREET, NW

WEAVING EXISTING & NEW

March 23, 2026



450 5TH STREET, NW

5TH STREET VIEW FROM JUDICIARY PARK

March 23, 2026



450 5TH STREET, NW

5TH STREET ENTRY

March 23, 2026



450 5TH STREET, NW

6TH STREET ENTRY

March 23, 2026



450 5TH STREET, NW

INTERSECTION OF 6TH & E STREETS FACING SE

March 23, 2026



450 5TH STREET, NW

FACADE TRANSITION

March 23, 2026



450 5TH STREET, NW

SOUTH FACING BALCONIES

March 23, 2026