



450 5TH STREET, NW

SOUTH FACING BALCONY "ROOM"

March 23, 2026





450 5TH STREET, NW

BALCONY IN COURT FACING EAST

March 23, 2026



450 5TH STREET, NW

VIEW INTO COURT

March 23, 2026



450 5TH STREET, NW

GROUND FLOOR PRIVATE TERRACE

March 23, 2026



Site Location

Metrorail (Red Line, Yellow Line, and Green Line)

- Judiciary Square Metro Station
- Gallery Place Metro Station
- Archives-Navy Memorial Metro Station

Bus

- Metrobus Routes: D24, D30, D10, D40, D1X, D32
- Omniride: MC-E, R1-E, ST-E
- MTA: 230, 250, 610/620, 640, 650, 705/715, 810, 820, 830, 840
- Bus routes provide connections to 27 Metrorail stations serving all six (6) Metrorail lines

Bicycle Facilities

- E St NW bike lanes, providing access to 9th St NW cycle track

Capital Bikeshare

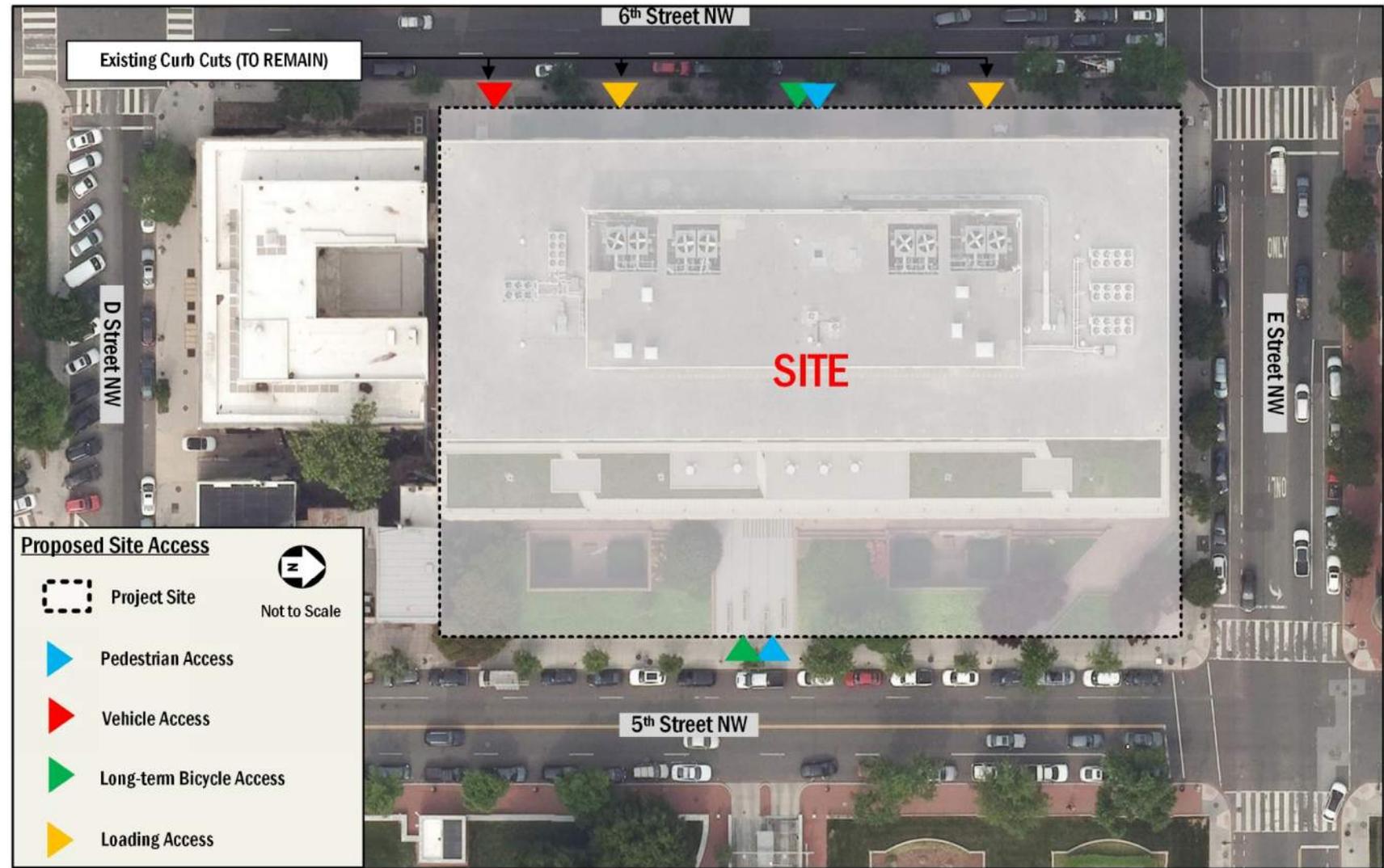
- 4 existing stations within ¼ mile with a total of 90 docks
- 3 additional stations within ½ mile planned



Access and Circulation

Access

- Vehicular access via 6th St NW
- Loading access via two (2) existing curb cuts on 6th St NW
- Pedestrian access at the front entrance along 5th St NW and back entrance along 6th St NW
- Long-term bike parking in a secure storage room in the parking garage, short-term bike parking along the eastern frontage of the site along 5th St NW and along the western site frontage along 6th St NW



Bicycle Facilities

- Long-Term: 199 spaces (167 required)
- Short-Term: 26 spaces (25 required)

Parking and Loading

Vehicle Parking

- 242 existing parking spaces provided in the below-grade garage, no changes proposed due to nature of office-to-residential conversion and desire to avoid significant structural changes
- Supported by robust TDM plan as coordinated with DDOT

Loading

- Two (2) existing 25'x36.5' loading berths with two (2) 175 SF (17.5'x10') loading platforms, one (1) 12'X30' loading berth and one (1) 10'X20' service delivery space required
 - *One (1) existing loading berth to be repurposed as service/delivery space*
- Requires back-in/front-out loading, which is supported by proposed Loading Management Plan

Loading Management Plan

- Identify loading manager will be on duty during delivery hours and is responsible for coordinating with vendors and tenants to schedule deliveries, suggesting truck routing, and working with the community and neighbors to resolve any conflicts should they arise.
 - *Trucks will be instructed to approach the loading docks from the south on 6th Street NW to avoid backing across both northbound and southbound travel lanes*
- A lease provision will require all residents to schedule deliveries that utilize the loading areas.
- The dock manager will monitor inbound and outbound truck maneuvers and will ensure that trucks accessing the loading dock do not block vehicular, bike, or pedestrian traffic along 6th Street NW except during those times when a truck is actively entering or exiting a loading berth.
- A truck detection and pedestrian warning system will be installed at the loading dock.
- A flagger will be present whenever a vehicle is entering/exiting the loading dock and alert pedestrian/bicyclists/other vehicles to trucks that may be entering or exiting the loading facilities.

Transportation Demand Management Plan

- Unbundle cost of vehicle parking from residential lease
- Identify Transportation Coordinator to create TDM marketing program, work with, coordinate, and receive TDM training from goDCgo (DDOT's TDM program), provide TDM materials to residents, and conduct annual commuter survey
 - Provide Loading Management Plan to Transportation Coordinator
- Provide residents who wish to carpool with detailed carpooling information
- Exceed zoning requirements for bicycle parking and accommodate non-traditional sized bikes including cargo, tandem, electric, and kids bikes in the storage room, as well as provide a bicycle repair station in each long-term bicycle parking storage room
- Offer a SmarTrip card and one (1) complimentary Capital Bikeshare coupon good for a free ride to every new resident
- Provide a bicycle repair station in each long-term bicycle parking storage room
- Hold transportation event for residents, employees, and members of the community once per year for a total of three (3) years
- Provide a business center on-site to encourage teleworking

Transportation Demand Management Plan – DDOT Requested Updates

- Contribute \$40,000 to the DDOT Transportation Mitigation Fund to fund pedestrian, bicycle, CaBi, transit, and streetscape projects within ANC 2C or other DDOT-led programs and data collection/research efforts aimed at reducing vehicle trips and enhancing safety. – Agree
- Install a micromobility corral, subject to DDOT approval, in one of the daylighting areas as identified by DDOT – Agree
- Ensure the bike storage rooms are accessible 24/7. – Agree
- Maintain at least a Bronze level in the goDCgo Transportation All Star Awards program. – Agree
- Commuter survey must be in accordance with templates and survey guidance on goDCgo.com. – Agree

DDOT Coordination

Comprehensive Transportation Review

- Multimodal assessment performed
- Scoping document submitted June 30, 2025
- Scoping document finalized on September 8, 2025
- Transportation Statement submitted on February 4, 2026

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

- Implementation of the TDM plan as included in Transportation Statement, with revisions – **Agree**
- Implementation of the LMP as included in Transportation Statement – **Agree**

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



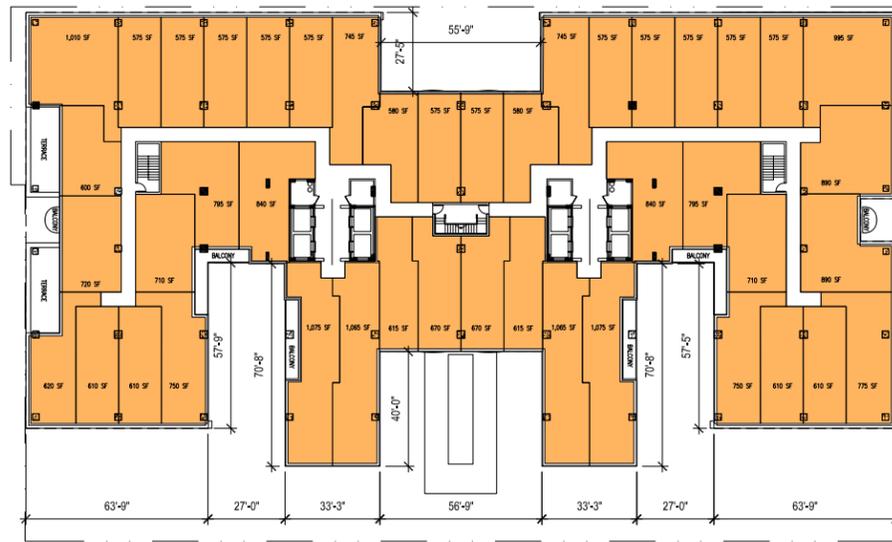
450 5TH STREET, NW

THANK YOU!

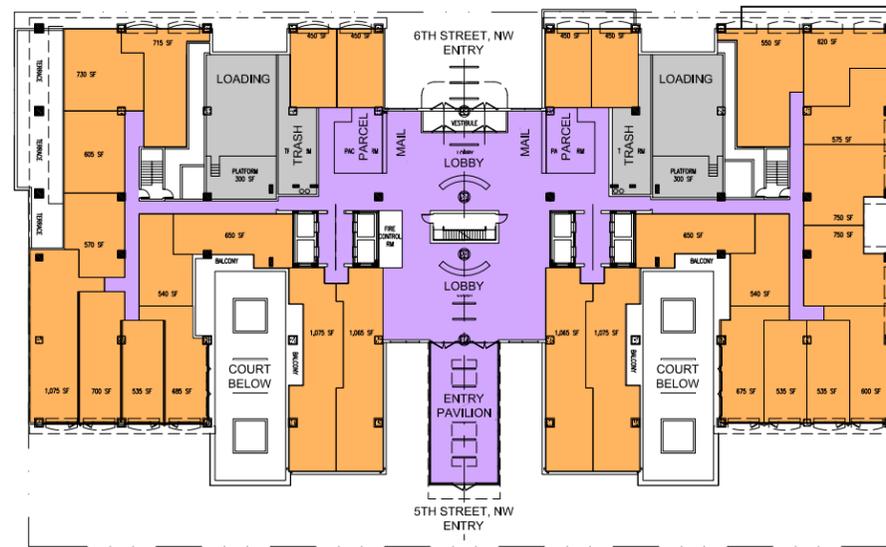
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ZONING COMMISSION HEARING - Case # 78-17A

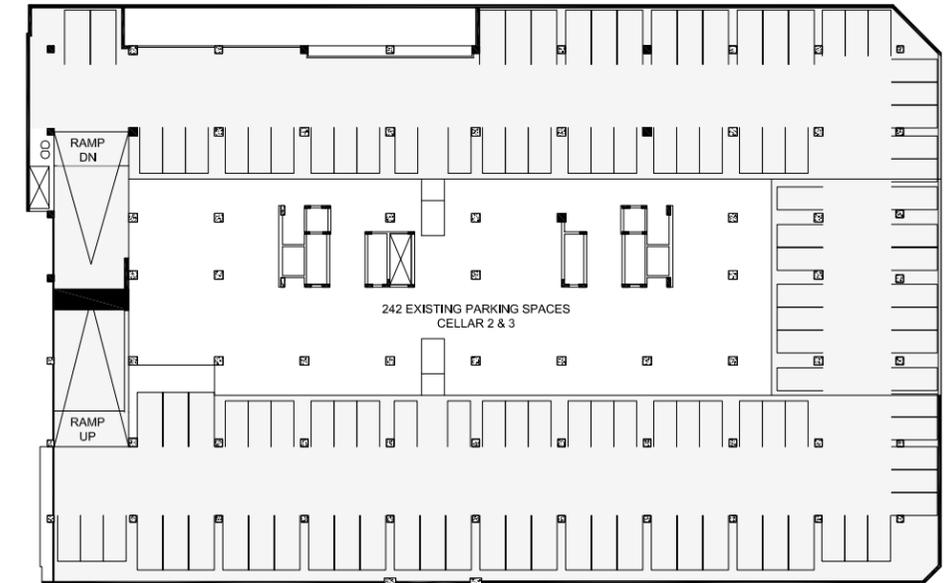
APPENDIX



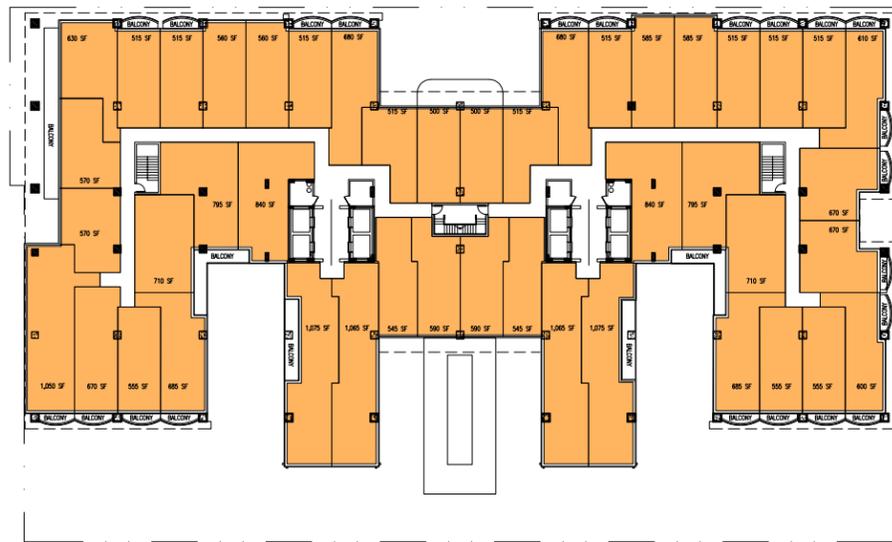
TYPICAL FLOOR (3-8)



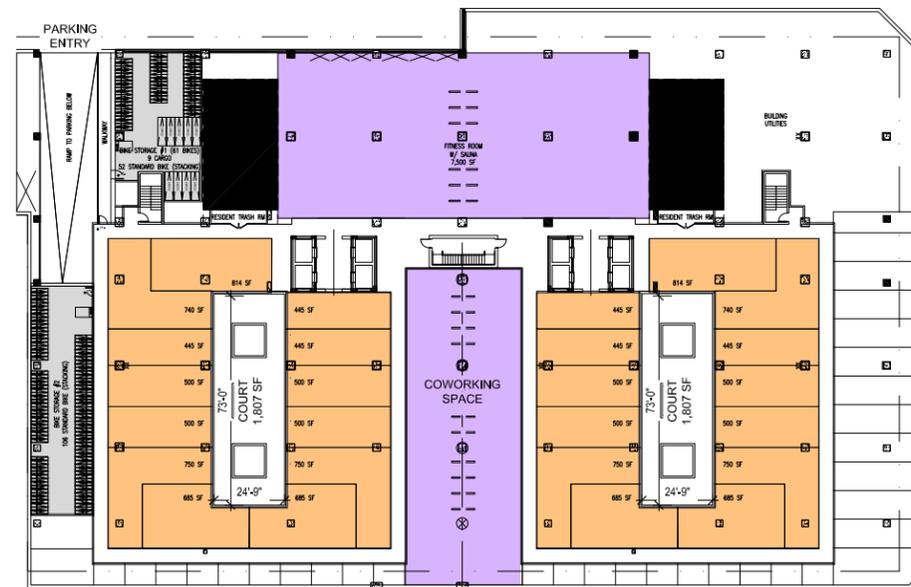
1ST FLOOR



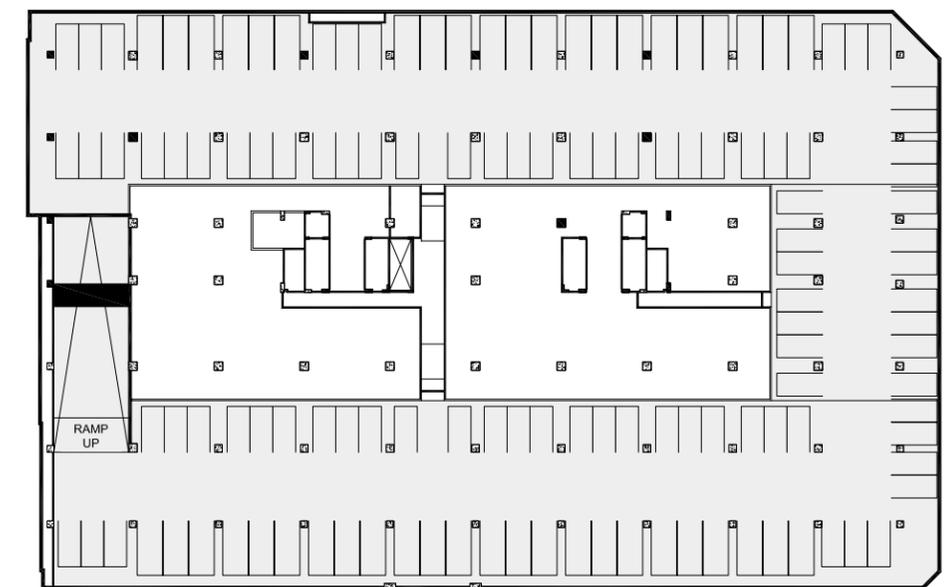
CELLAR 2



2ND FLOOR

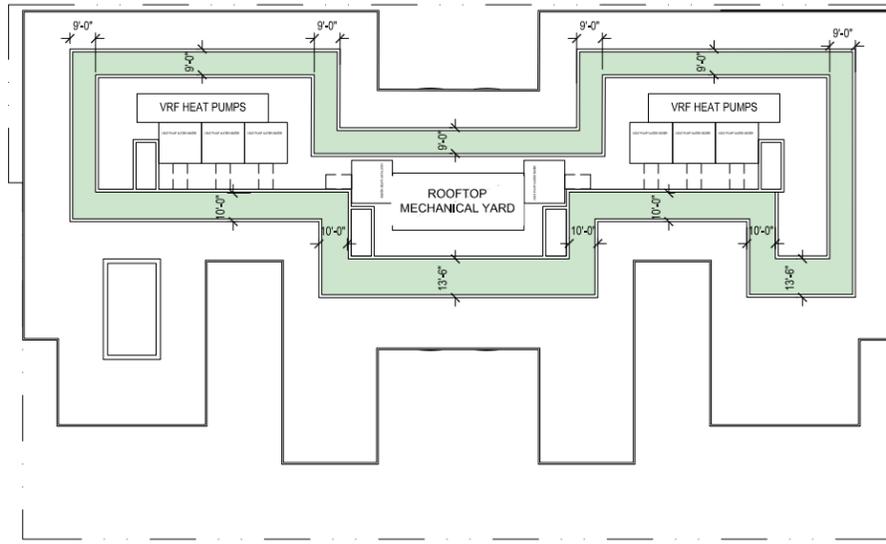


CELLAR 1

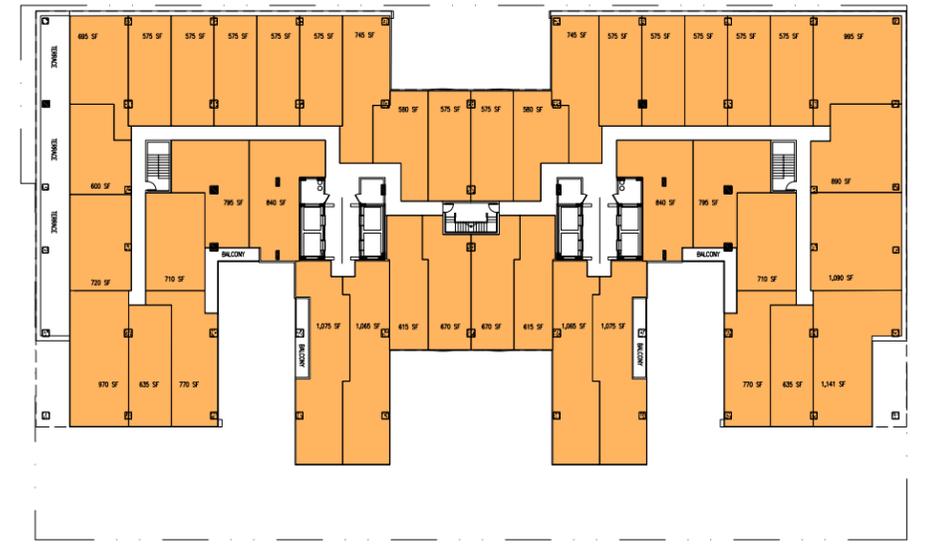


CELLAR 3

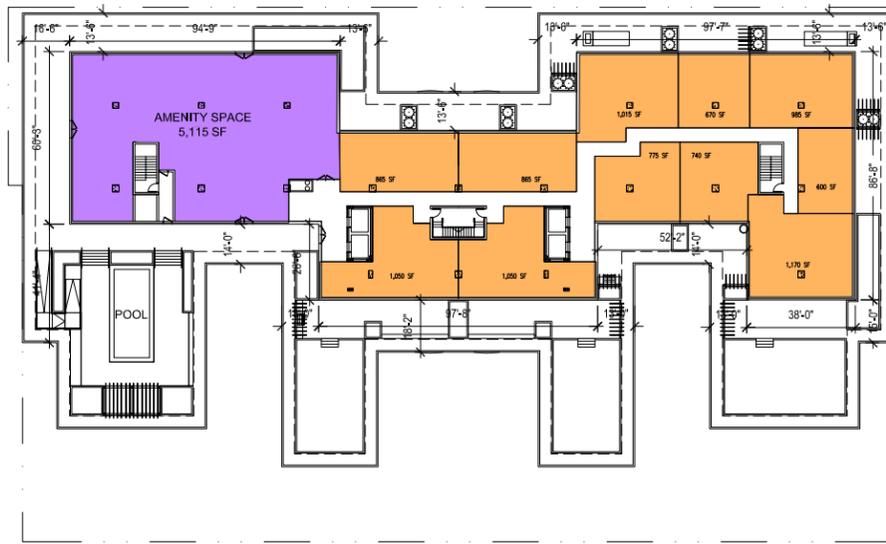




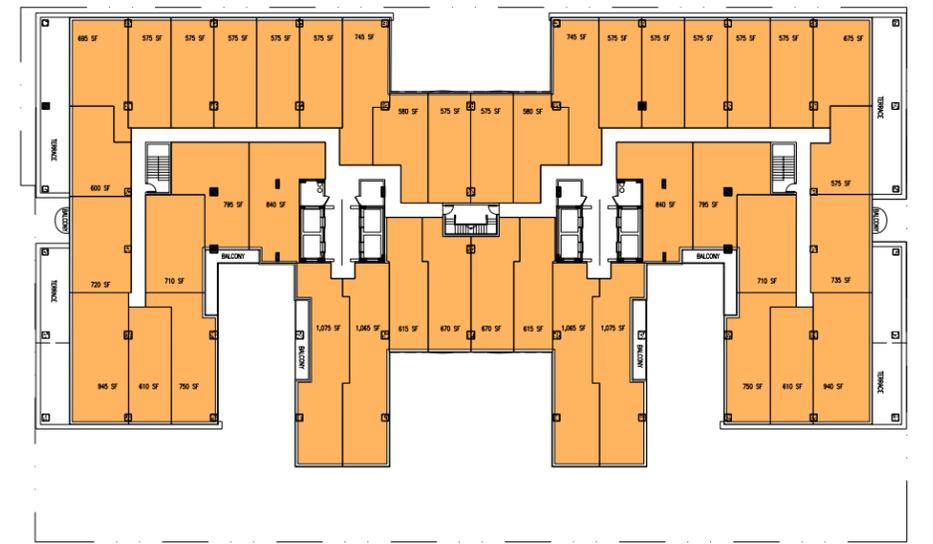
ROOF



10TH - 11TH FLOOR



PH FLOOR



9TH FLOOR





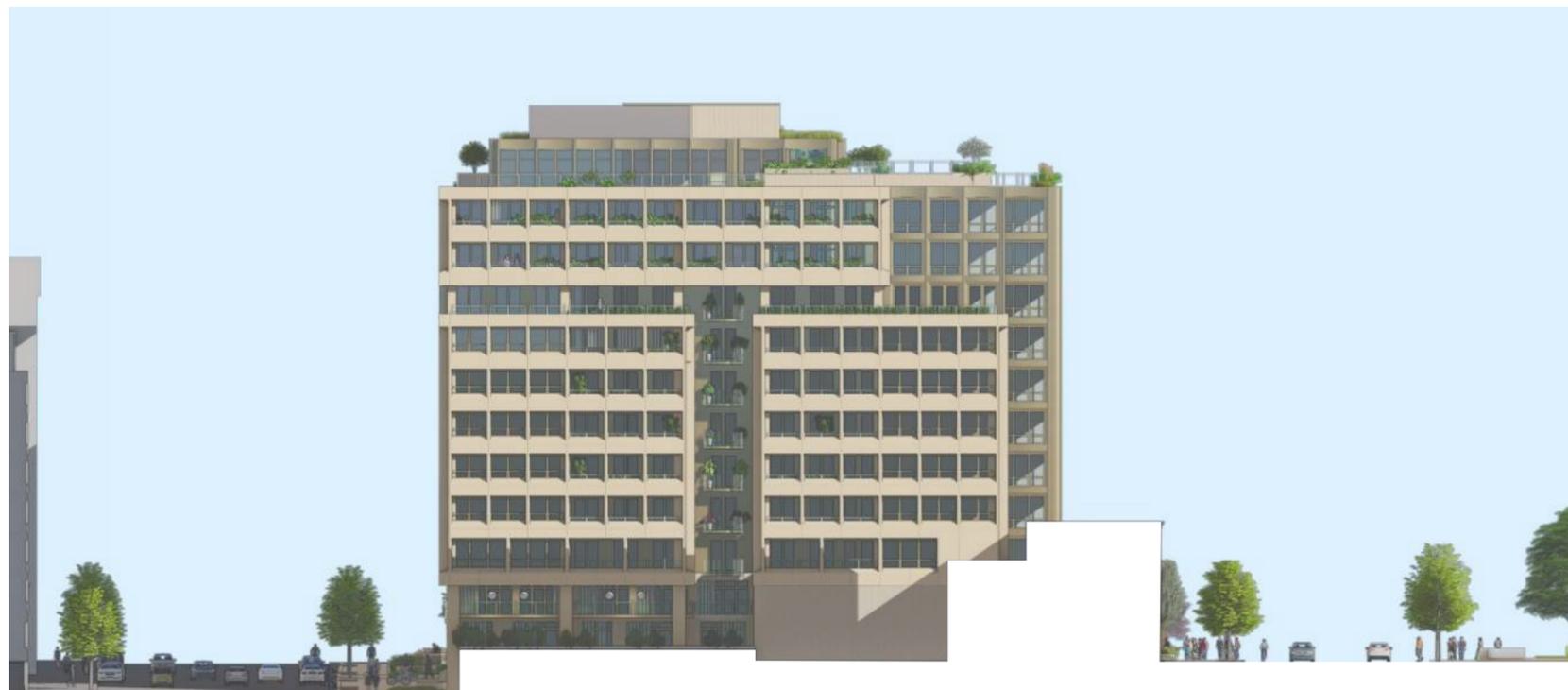
ELEVATION 1 - EAST



ELEVATION 2 - WEST



ELEVATION 3 - NORTH



ELEVATION 4 - SOUTH



U.S. COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910

401 F STREET NW SUITE 312 WASHINGTON DC 20001-2728 202-504-2200 FAX 202-504-2195 WWW.CFA.GOV

28 February 2025

Dear Mr. Armstrong:

In its public meeting of 20 February conducted by videoconference, the Commission of Fine Arts reviewed a concept submission for the conversion to residential use of an existing 11-story office building at 450 5th Street, NW (case number SL 25-057) facing Judiciary Square. The Commission approved the concept and provided the following comments for the development of the design.

The Commission members expressed appreciation for the effort to convert this office building into residences within this primarily institutional and commercial precinct. Acknowledging the challenges of adapting the building's existing large floor plates for residential units, they commended the inventive and sustainable building reuse, characterizing the proposal as a thoughtful and elegant approach to accommodate alterations and additions that embrace the original building design intent. Noting the proposal to retain much of the existing precast skin while adding metal curtainwall elements, they recommended further development of the transition details—such as at the interior courtyard corner conditions along the east and west facades—to resolve the articulation and planar relationships between these systems. They suggested salvaging and reusing the existing modular precast panels where possible. Regarding the landscape along 5th Street, they raised concerns about the trellis structures, which they said appear awkward and unrelated to the architecture, and they requested further study of their character, scale, placement, programming, and relationship with the adjacent ground-floor residential units. They added that the use of these structures for retail along the sidewalk could activate the public space, serving building residents as well as the general public. They encouraged developing a more robust landscape design, particularly on the east front, such as with a double row of trees along 5th Street.

The Commission looks forward to further review of this prominent project. Please continue to consult on the development of the design with the staff which, as always, is available to assist you.

Sincerely,

Thomas E. Luebke, FAIA
Secretary

Peter Armstrong
The Georgetown Company
500 Park Avenue, 10th Floor
New York, NY 10022

cc: Megan Mitchell, Eric Colbert & Associates
John Marcolin, Lee & Associates