



BUILDING MUSEUM LAWN

1



JUDICIARY SQUARE

2



JUDICIARY PARK

3



US NAVY MEMORIAL PLAZA

4



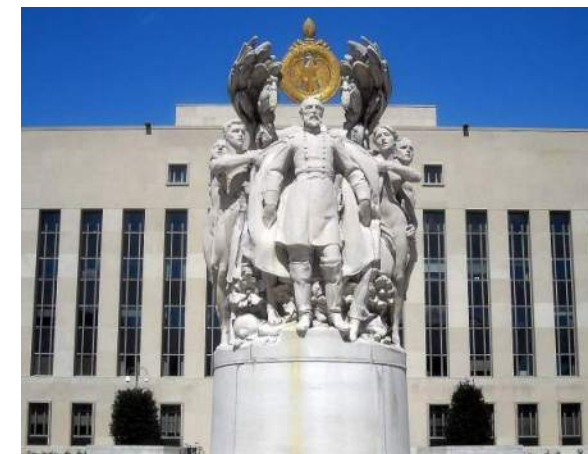
MELLON FOUNTAIN

5



JOHN MARSHALL PARK

6



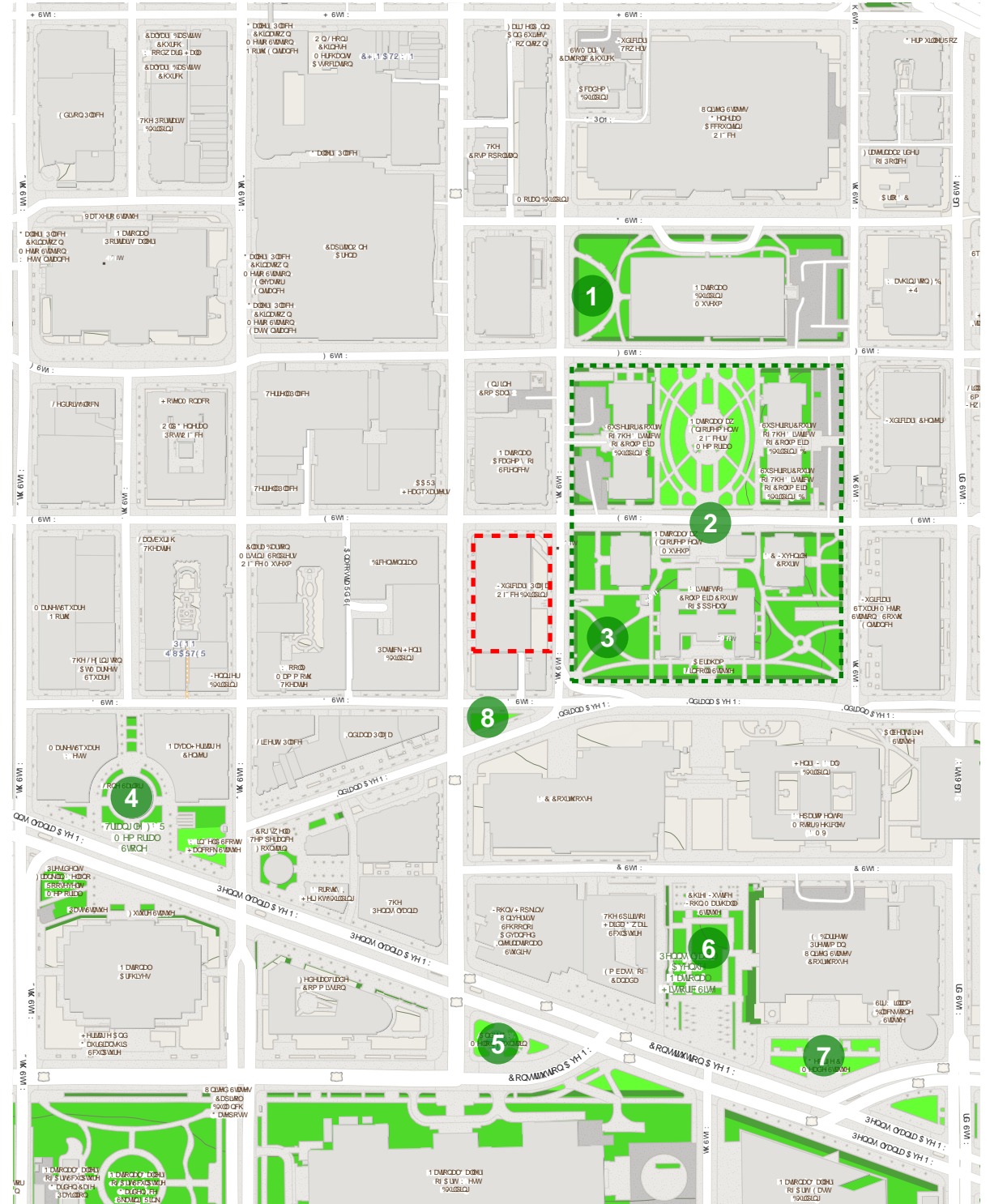
MEADE MEMORIAL

7



RES 187

8



450 5TH STREET, NW

PUD APPLICATION

NEIGHBORHOOD PARKS & GREENSPACE



450 5TH STREET, NW



PUD APPLICATION

PUD-05



EXISTING BUILDING PHOTOS

May 01, 2025

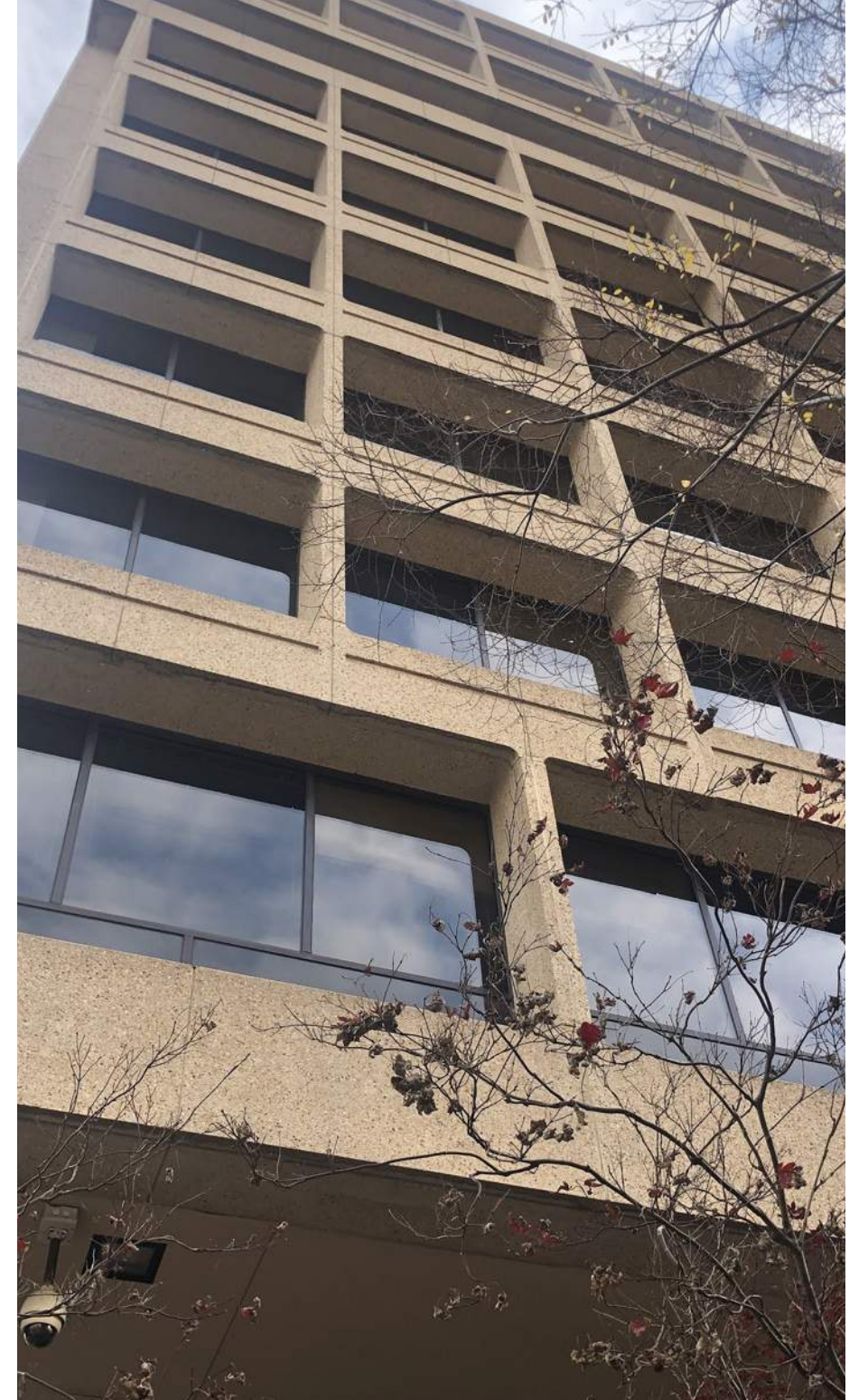


PROS:

- 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

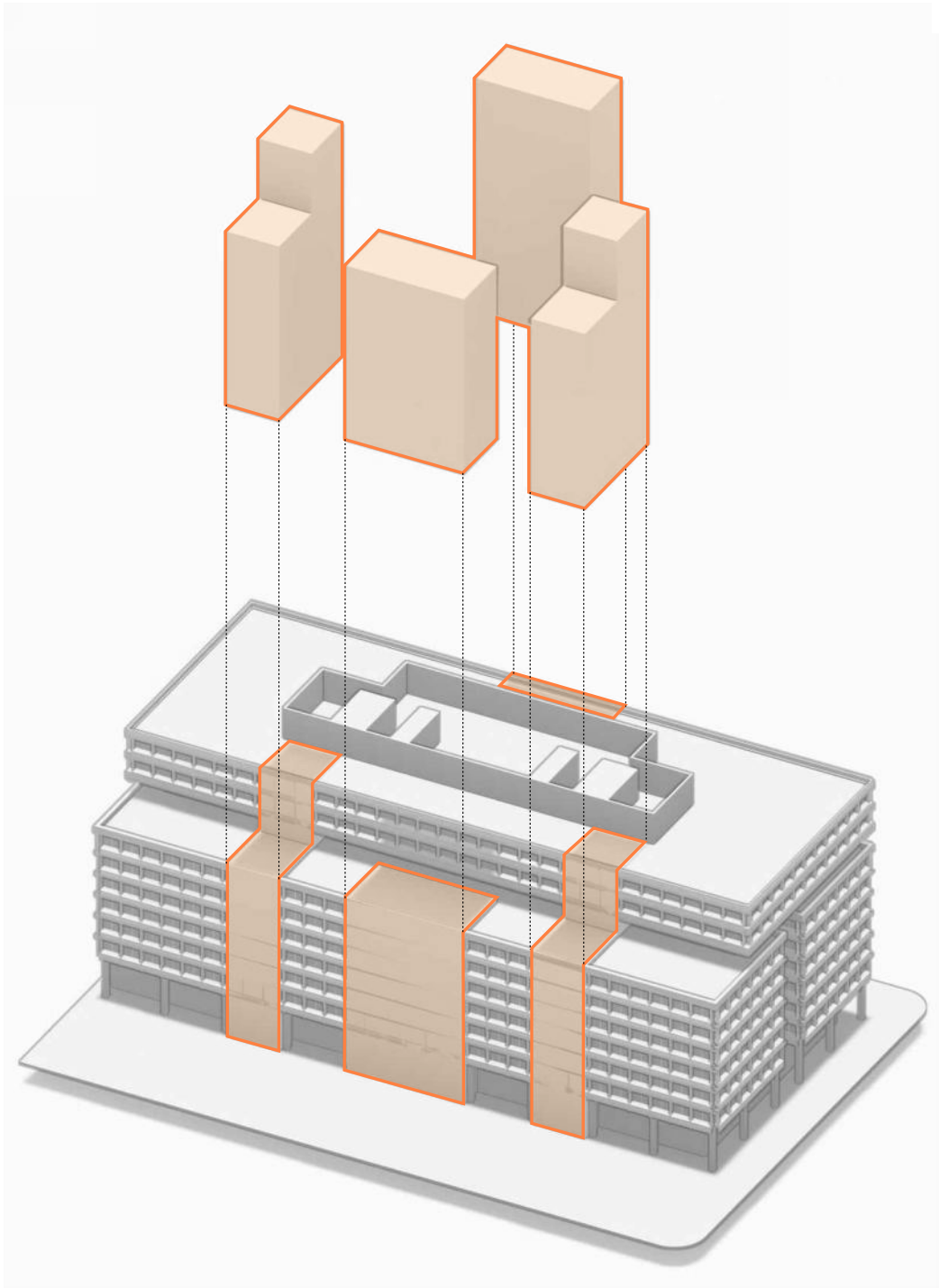
PUD APPLICATION

EXISTING BUILDING DETAILS

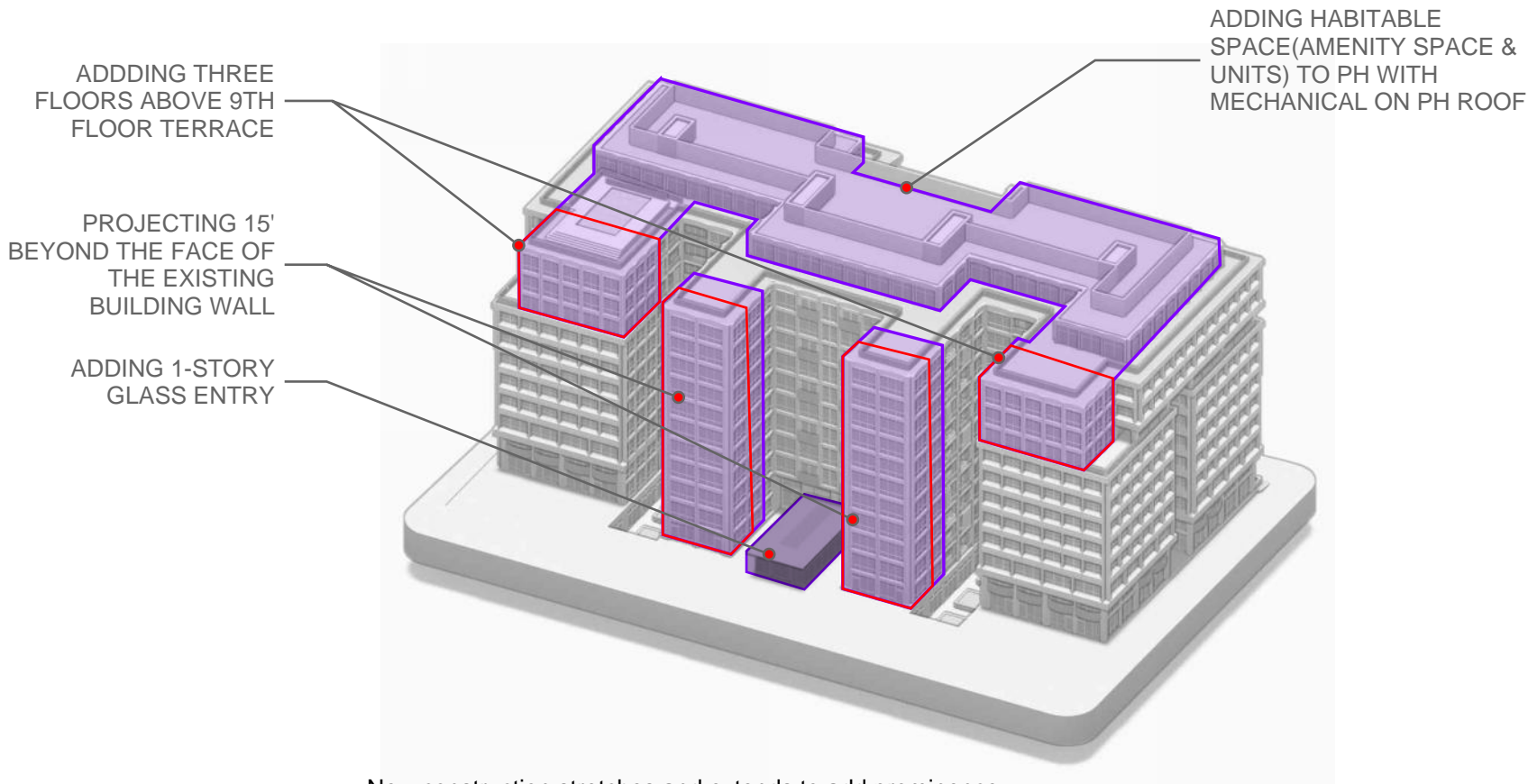
WHAT WE ARE PROPOSING

DESIGN & DEVELOPMENT GOALS:

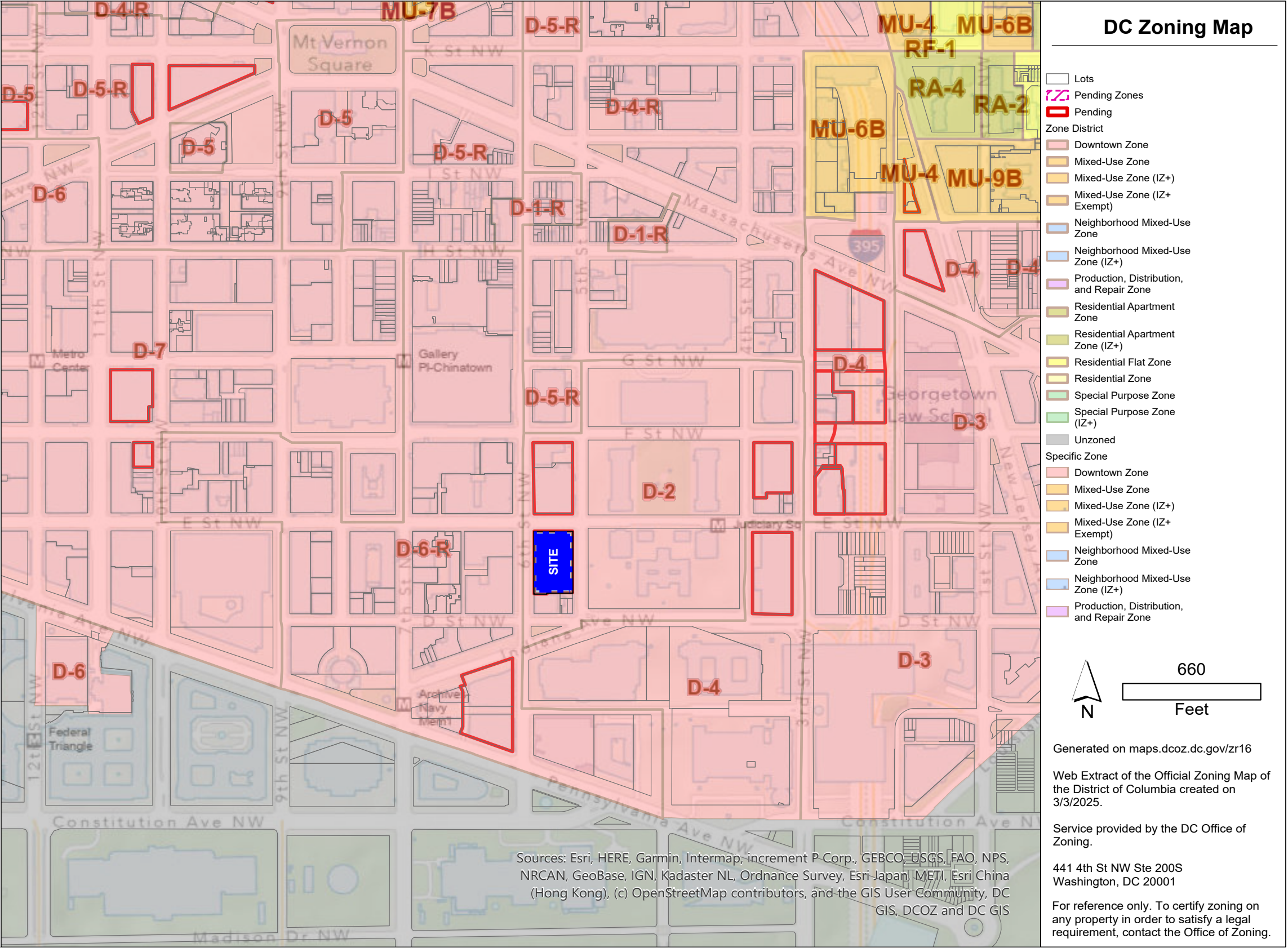
- 1. To politely but confidently introduce residential use within a civic/government downtown context. And to preserve as much of the existing building and facade as possible.
- 2. To maintain the character of depth and shadow in the existing building and to incorporate similar qualities into the new 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.



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



450 5TH STREET, NW

PUD APPLICATION

DC ZONING MAP