



BUILDING MUSEUM LAWN



JUDICIARY SQUARE



JUDICIARY PARK



US NAVY MEMORIAL PLAZA



MELLON FOUNTAIN



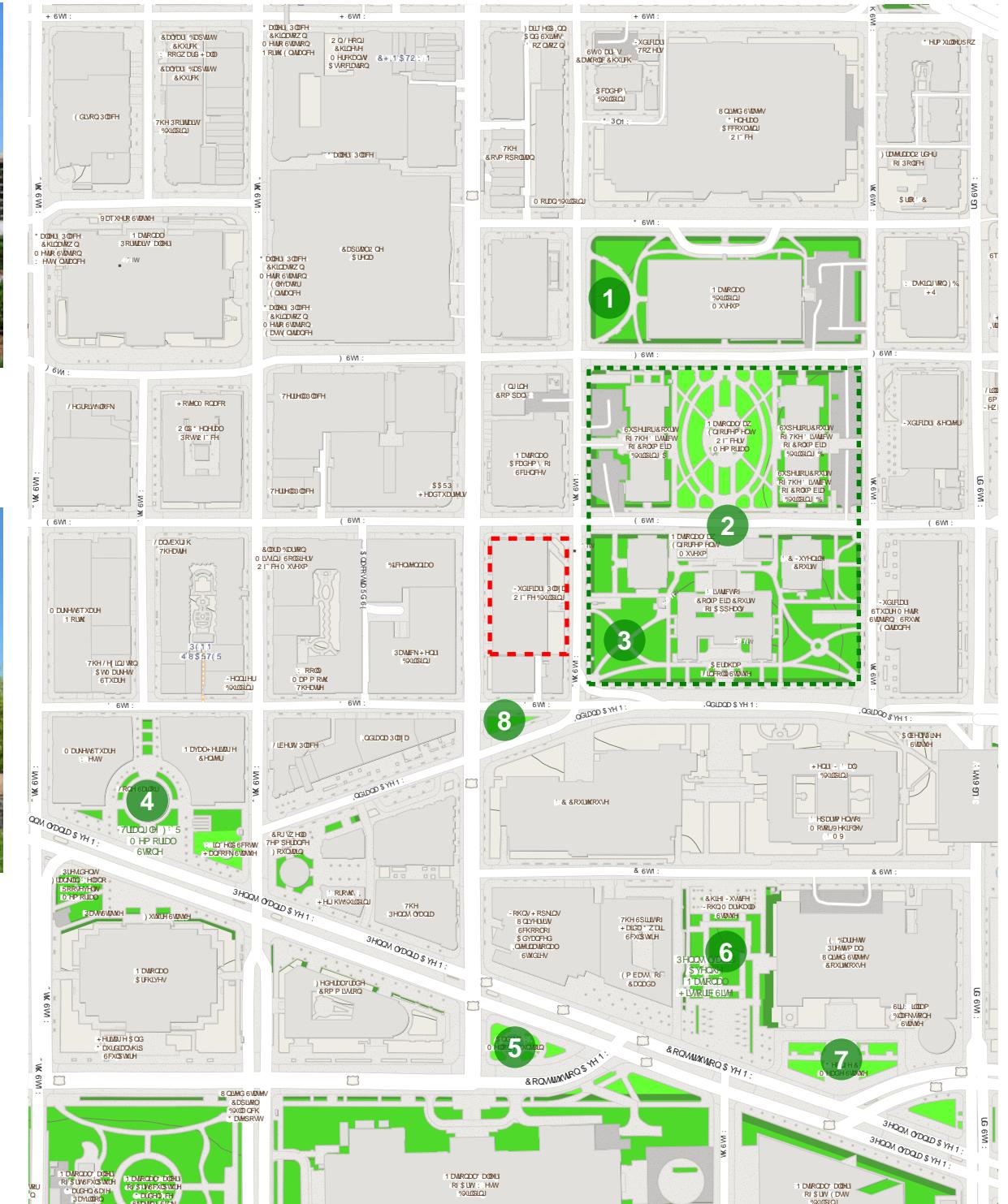
JOHN MARSHALL PARK



MEADE MEMORIAL



RES 187



450 5TH STREET, NW

PUD APPLICATION

NEIGHBORHOOD PARKS & GREENSPACE

THE GEORGETOWN COMPANY

ECA

oleandassociatesinc  
landscape architecture • urban design • planning  
green infrastructure • sustainable design

PUD-04

ZONING COMMISSION  
May 01, 2025  
City of Columbia  
CASE NO.78-17A  
EXHIBIT NO.3B2



450 5TH STREET, NW

PUD APPLICATION

PUD-05

THE GEORGETOWN COMPANY

**ECA**

EXISTING BUILDING PHOTOS

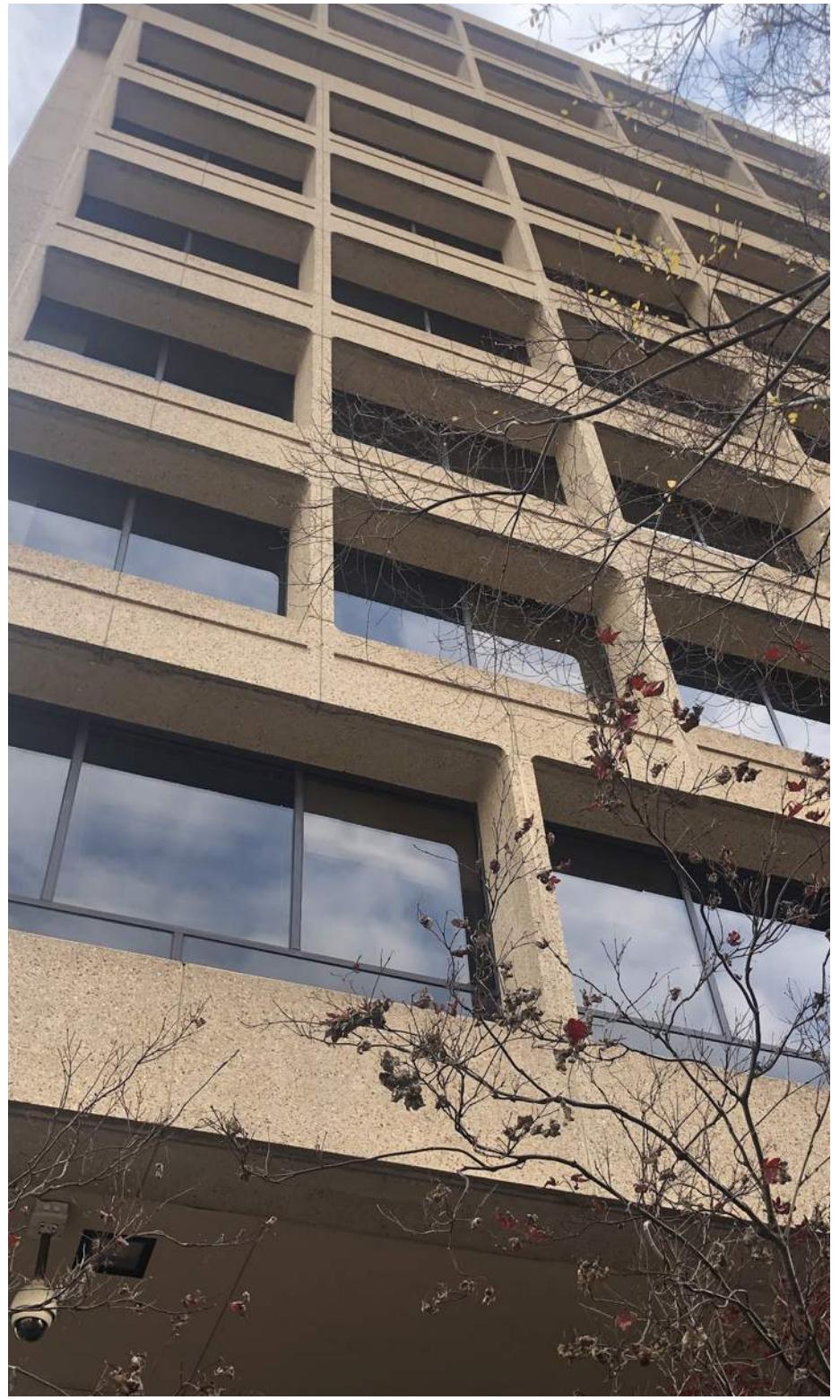
May 01, 2025

**PROS:**

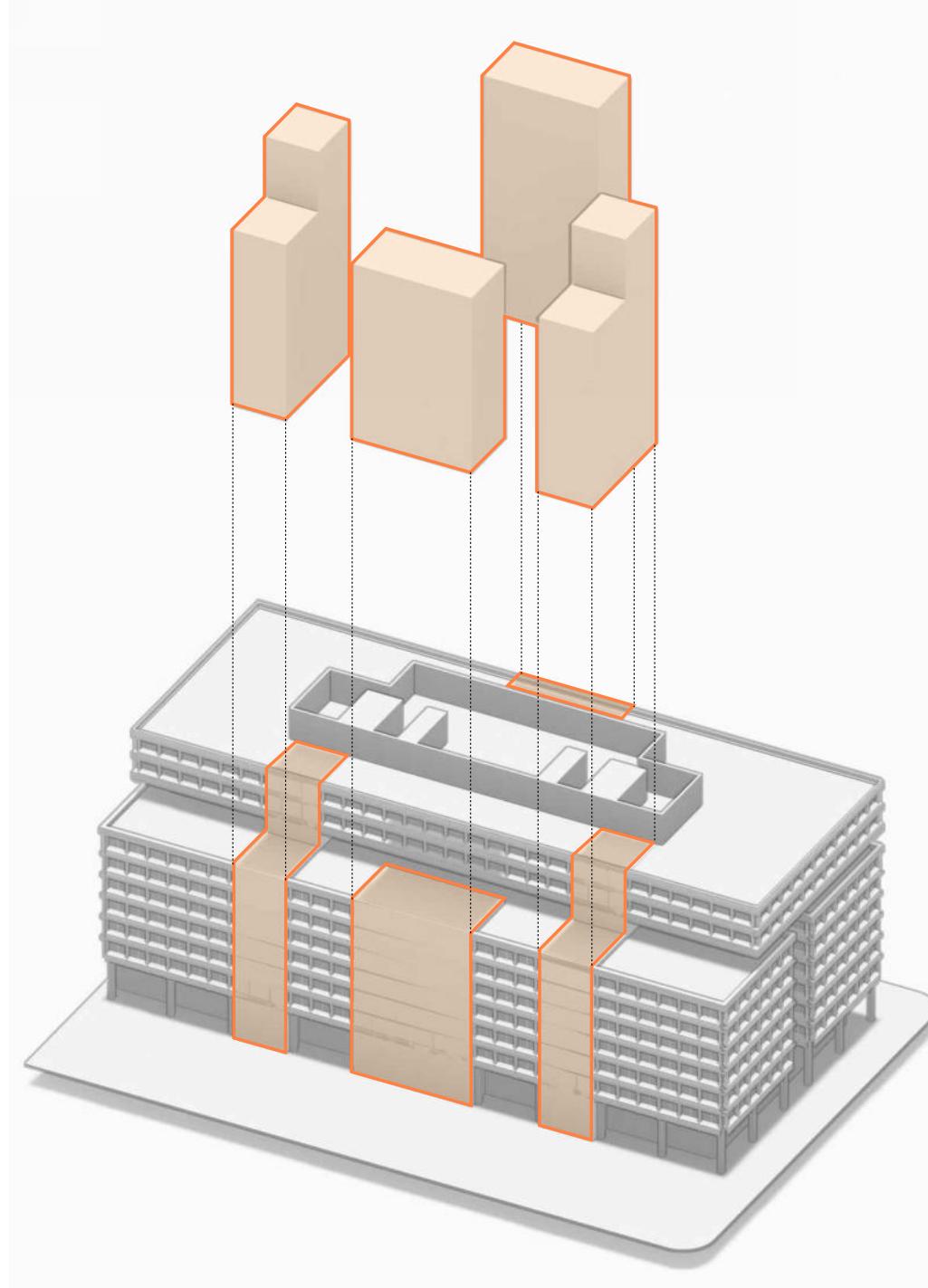
- Depth and shadow
- Long lasting building materials
- Potential to re-use many of the existing pre-cast facade panels
- Potential for abundant landscape

**CONS:**

- Unfriendly connection to the street
- Dated appearance
- Squatty proportion

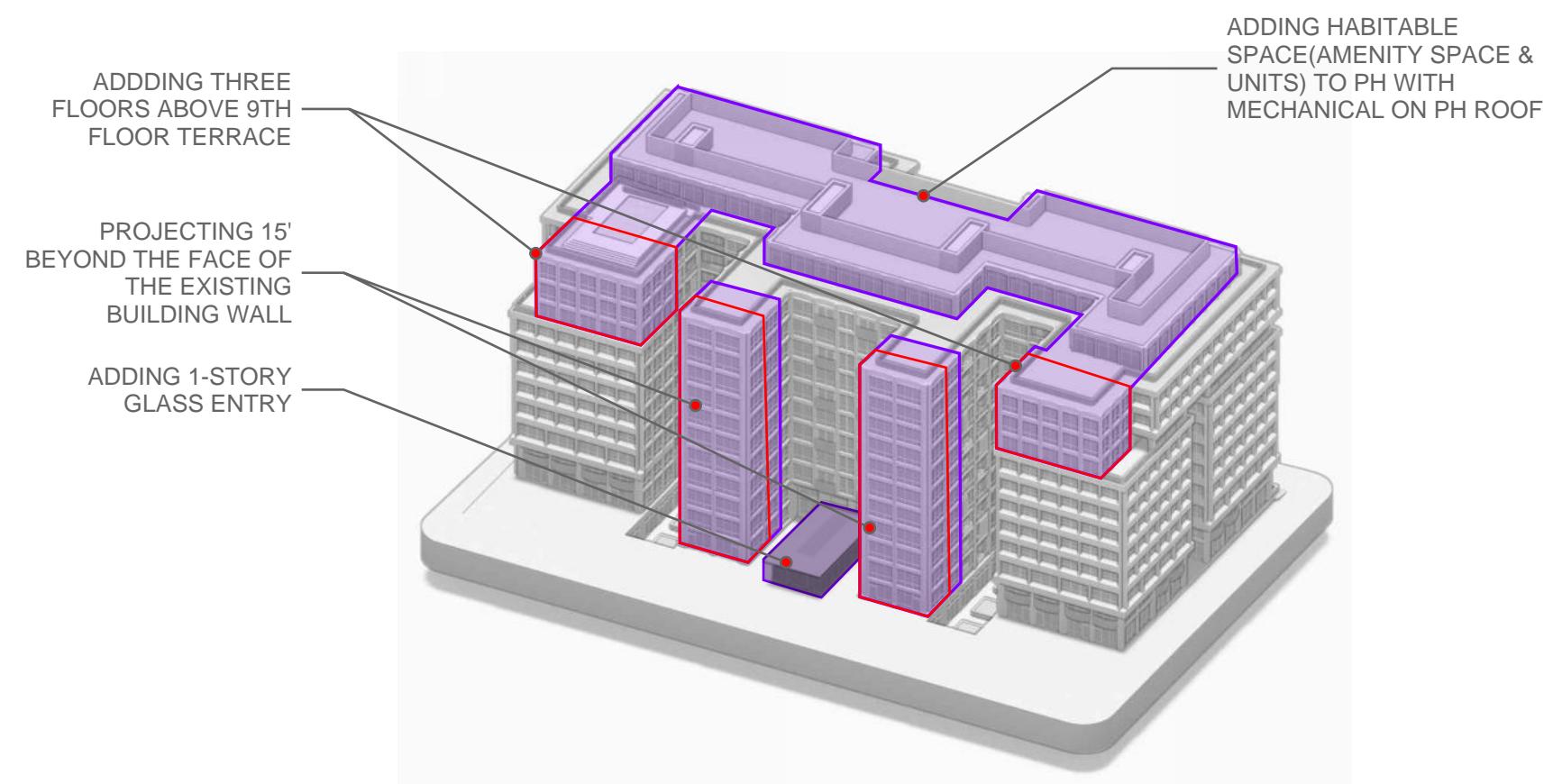


# WHAT WE ARE PROPOSING



## 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.



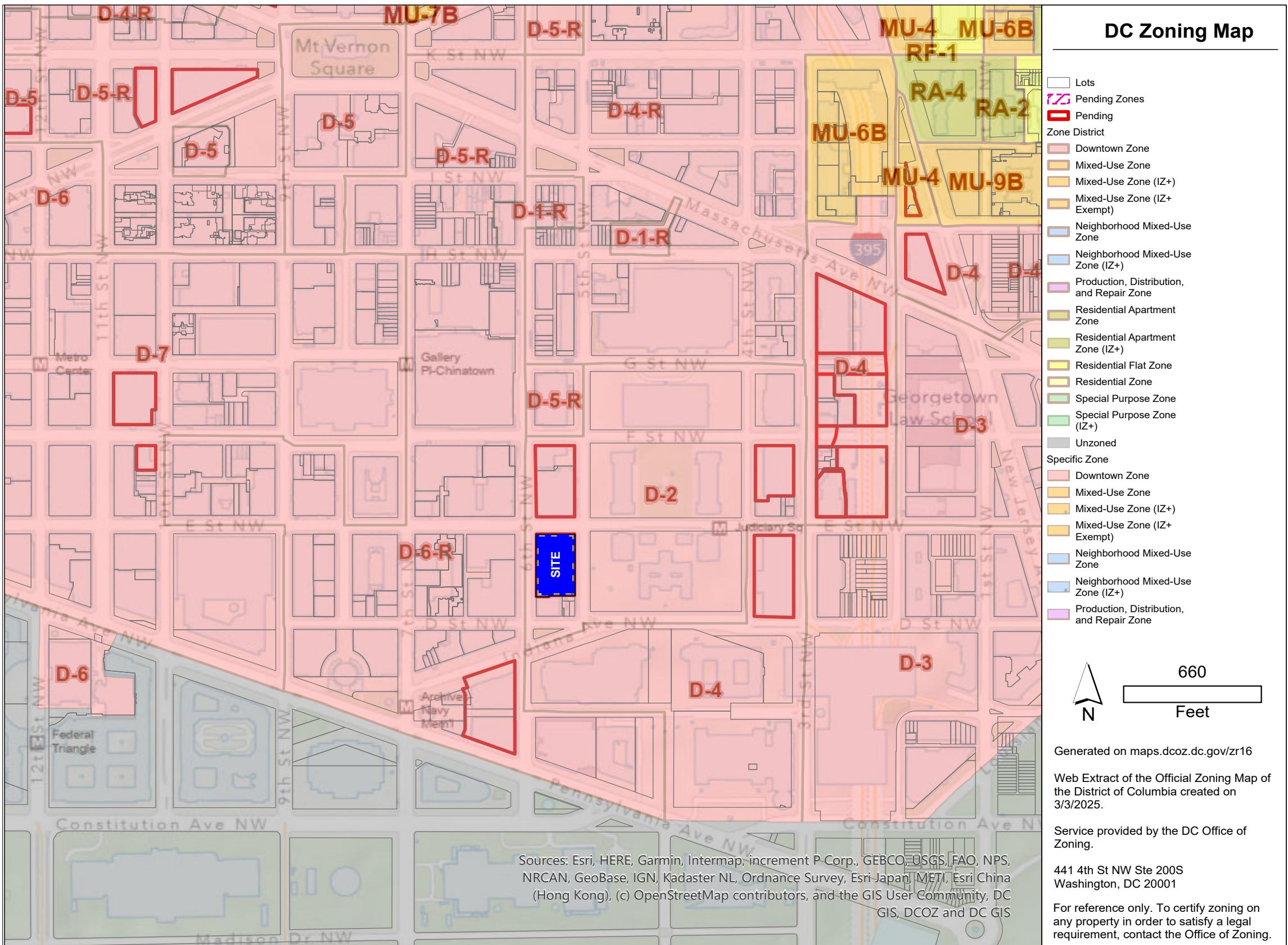
450 5TH STREET, NW

## THE GEORGETOWN COMPANY

ECA

## PUD APPLICATION

PUD-08



## DC ZONING MAP

May 01, 2025