

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for a modification to an approved Planned Unit Development for Square 489, Lot 21 was mailed to Advisory Neighborhood Commission (“ANC”) 2C and 6E and to owners of all property within 200 feet of the perimeter of the project site and to each lessee having a lease with the owner for a part of the building on the project site on September 3, 2024, at least forty-five (45) calendar days prior to the filing of this application as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning), Subtitle Z, §§ 300.7 and 704.3.

The Applicant has reached out to both ANCs and met with the Office of Planning in the summer and fall of 2024.

A copy of the notice is attached to this Certificate.

/s/ Lee S. Templin
Lee S. Templin
As Attorney for the Applicant
May 9, 2025

NOTICE OF INTENT TO FILE A ZONING APPLICATION

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR
A MODIFICATION WITH HEARING FOR AN APPROVED PLANNED UNIT
DEVELOPMENT

September 3, 2024

Pursuant to Subtitle Z §704 of the District of Columbia Zoning Regulations, Judiciary Plaza LLC (“Applicant”) hereby gives its notice of intent to file an application for a Modification with Hearing for an approved Planned Unit Development (“PUD”) for the property known as 450 5th Street, NW - Square 489, Lot 21 (the “Property”). The Property is located in Ward 2 and is adjacent to Ward 6, it has frontage on 5th, 6th, and E Streets, NW, and it consists of approximately 57,250 square feet of land area.

The Property was rezoned to the former C-3-B Zone pursuant to the PUD and Zoning Map Amendment approval in Z.C. Order No. 213 (dated April 13, 1978), Order No. 252 (dated April 12, 1979), and Order No. 287 (dated June 14, 1979). The original PUD approved an office building with ground floor retail which included approximately 400,000 square feet of gross floor area (for a Floor Area Ratio (“FAR”) of approximately 7.0) and a height of 120 feet. That building was constructed and the majority of the office space is currently leased to the United States Department of Justice, which is expected to vacate the building in 2025.

The Applicant proposes to convert the existing office and retail building to a residential building with ground floor retail uses (the “Project”). The Project will help invigorate the surrounding area and helps foster numerous goals and plans for the revitalization of the Downtown, Penn Quarter, and Chinatown neighborhoods. The Project will utilize the existing structure with some targeted demolition which is necessary to bring light and air into the new residential units and provide for appropriate amenity spaces for the residents. The total gross floor area included in the Project is approximately 411,500 square feet for a total FAR of approximately 7.2.

No change will be made to the height of the existing building, but the Project will activate and use the roof level of the building. The Project will include approximately 520 – 540 residential units. The Project will continue to use the approximately 260 parking spaces that are located in the existing building from the existing entrance/exit on 5th Street, NW.

Pursuant to Subtitle Z, Section 300.9 of the Zoning Regulations, the Applicant and its development team will request an opportunity to present the Project to Advisory Neighborhood Commission (“ANC”) 2C and 6E in the near future, and the Applicant is available to discuss the proposed development with all interested and affected groups and individuals.

This application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 3 of the Zoning Regulations, not less than forty-five (45) days from the date of this Notice, which is given pursuant to Subtitle Z, Section 300.7 of the Zoning Regulations.

The project architect is Eric Colbert & Associates. The land use counsel is Goulston & Storrs. If you require additional information regarding the proposed modification application, please contact Paul Tummonds at 202-721-1157.