

# 450 5TH STREET NW

**U.S. COMMISSION OF FINE ARTS: ARCHITECTURE & SITE CONCEPT PHASE**

**Presented by Eric Colbert & Associates and Lee & Associates, Inc.**

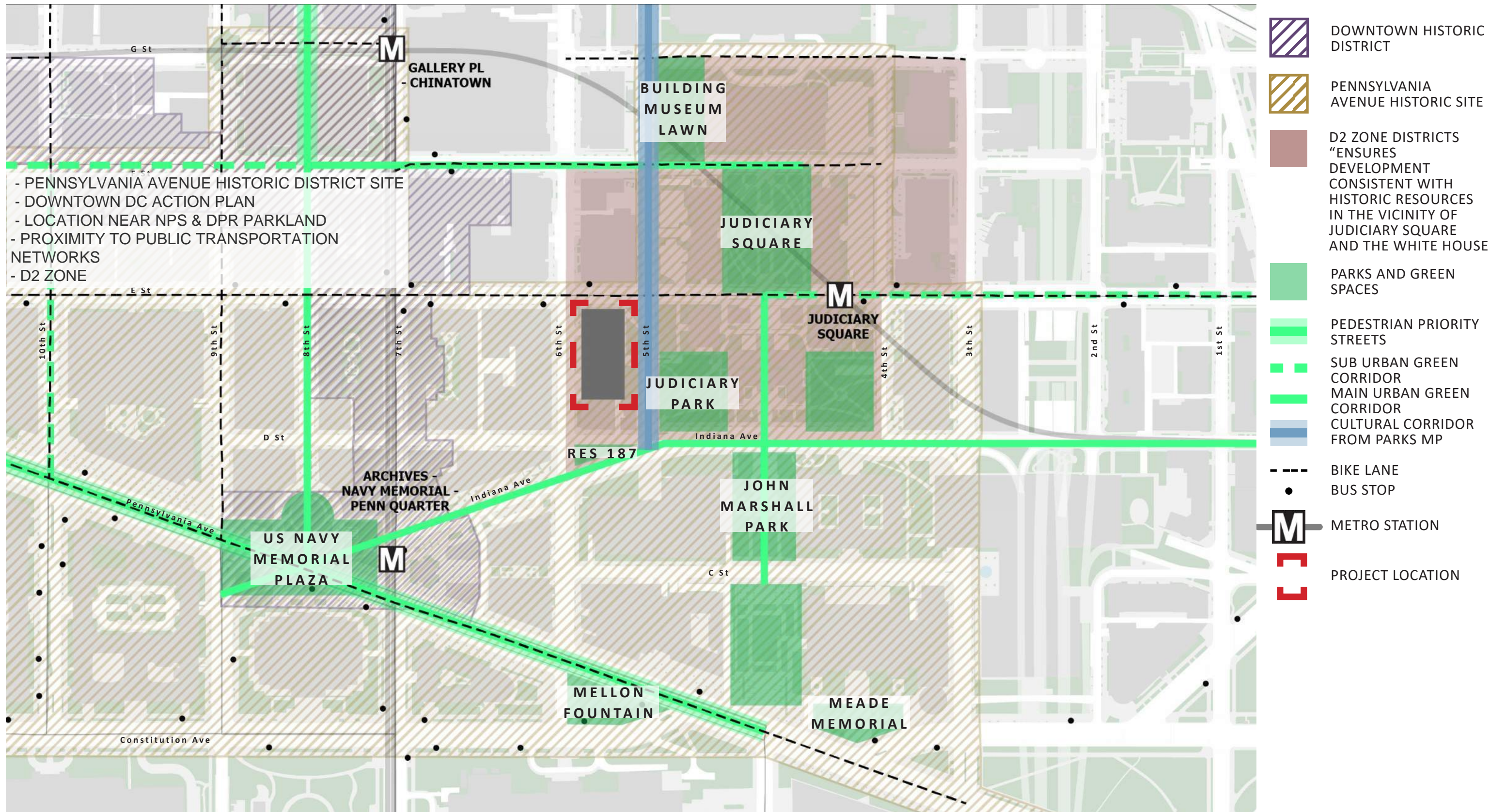
**FEBRUARY 20, 2025**

The Project will include approximately 385,000 gross square foot and approximately 500 residential units .The overall design intent is to introduce residential use within the civic/government building context while respecting urban heights, setbacks and view sheds. The architecture seeks to maintain the character of depth and shadow in the existing facades and to incorporate similar qualities into the new facades.

New compatible and classic materials, like the proposed bronze metal panel, will weave through the existing and new facades, so the interventions feel seamless. Architectural details, such as operable windows, terraces, balconies and railings, will provide the unspoken cues that the building is current and residential. A thoughtfully designed landscape will soften and shade the building base that serves the biophilic needs of the residents whilst expanding the green space footprint of the city. Private residential terraces, garden walls, trellis fences and textural paving will emphasize the building entranceways and create a welcoming transition between the public and private realms. The building and landscape will be designed in cohesion, both in respect of the neighborhood's history and the dynamic future of urban living.



# CONTEXT ANALYSIS SUMMARY

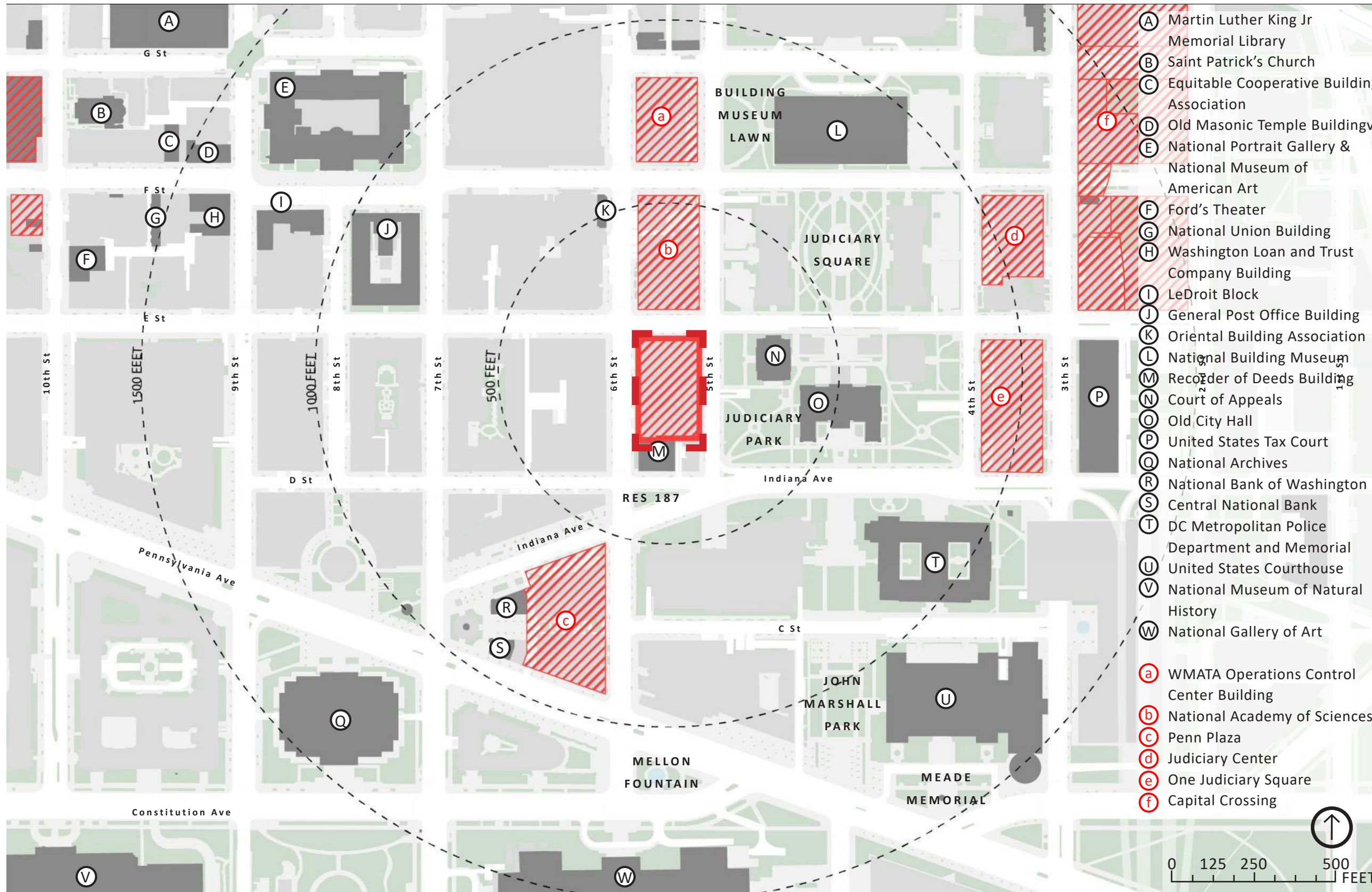




450 5TH ST. NW

CFA CONCEPT REVIEW

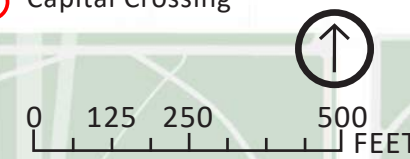
**NEIGHBORHOOD CONTEXT  
SURROUNDING BUILDINGS AND DEVELOPMENT**

# HISTORY & CONTEXT SUMMARY



-  PUDs (PLANNED UNIT DEVELOPMENTS)
-  HISTORIC LANDMARK BUILDINGS

- (A) Martin Luther King Jr Memorial Library
- (B) Saint Patrick's Church
- (C) Equitable Cooperative Building Association
- (D) Old Masonic Temple Building
- (E) National Portrait Gallery & National Museum of American Art
- (F) Ford's Theater
- (G) National Union Building
- (H) Washington Loan and Trust Company Building
- (I) LeDroit Block
- (J) General Post Office Building
- (K) Oriental Building Association
- (L) National Building Museum
- (M) Recorder of Deeds Building
- (N) Court of Appeals
- (O) Old City Hall
- (P) United States Tax Court
- (Q) National Archives
- (R) National Bank of Washington
- (S) Central National Bank
- (T) DC Metropolitan Police Department and Memorial
- (U) United States Courthouse
- (V) National Museum of Natural History
- (W) National Gallery of Art
- (a) WMATA Operations Control Center Building
- (b) National Academy of Sciences
- (c) Penn Plaza
- (d) Judiciary Center
- (e) One Judiciary Square
- (f) Capital Crossing



450 5TH ST. NW

**CFA CONCEPT REVIEW**



# THE EXISTING BUILDING

This project is a proposed conversion of an existing 1981 Brutalist Style office building to a current 500 unit +/- residential apartment building. The located within the Pennsylvania Avenue Historic District; 450 5th Street is not a contributing building. And though not considered contributing, one of the team goals is to maintain and preserve the integrity and spirit of the existing building by utilizing much of the existing precast facade. All existing windows will be replaced with new energy efficient and operable units appropriate for residential use. And all new windows will be window wall components to rest on the existing slab and allow for larger areas of glass within the new facades.



450 5TH ST. NW



CFA CONCEPT REVIEW



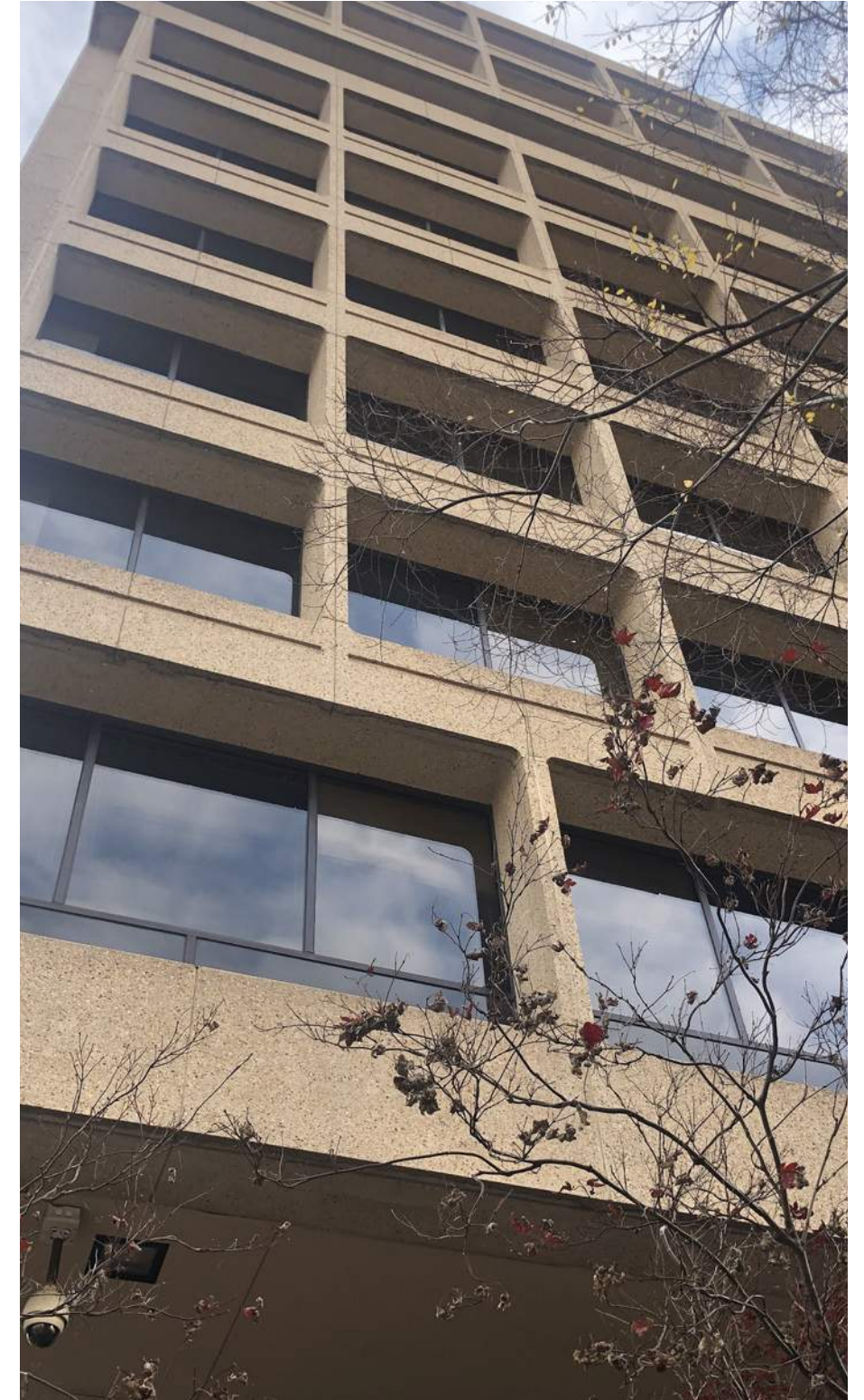
EXISTING BUILDING IN CONTEXT

# 1981 BRUTALISM



- 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 ST. NW

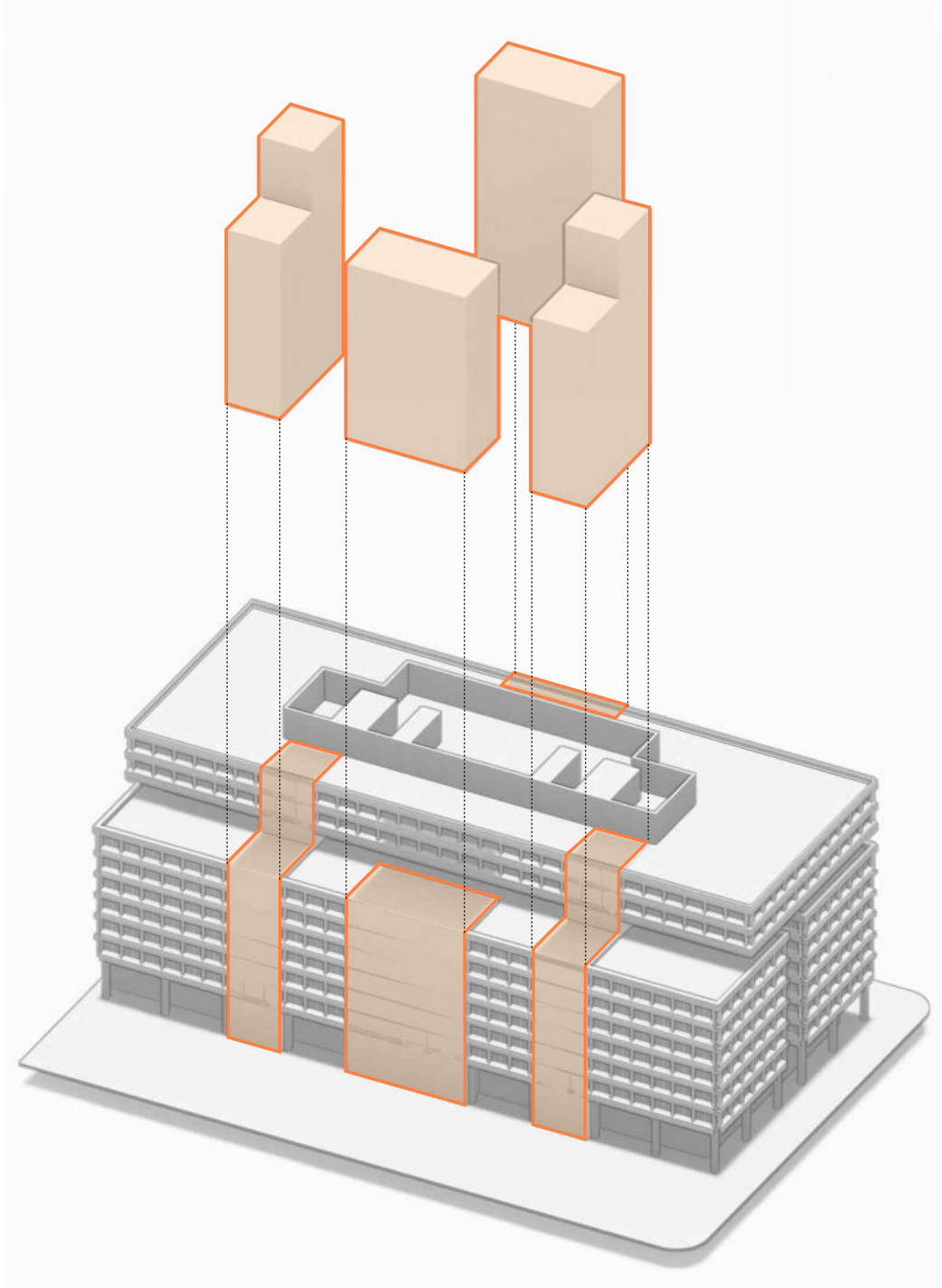
CFA CONCEPT REVIEW

BUILDING DETAILS

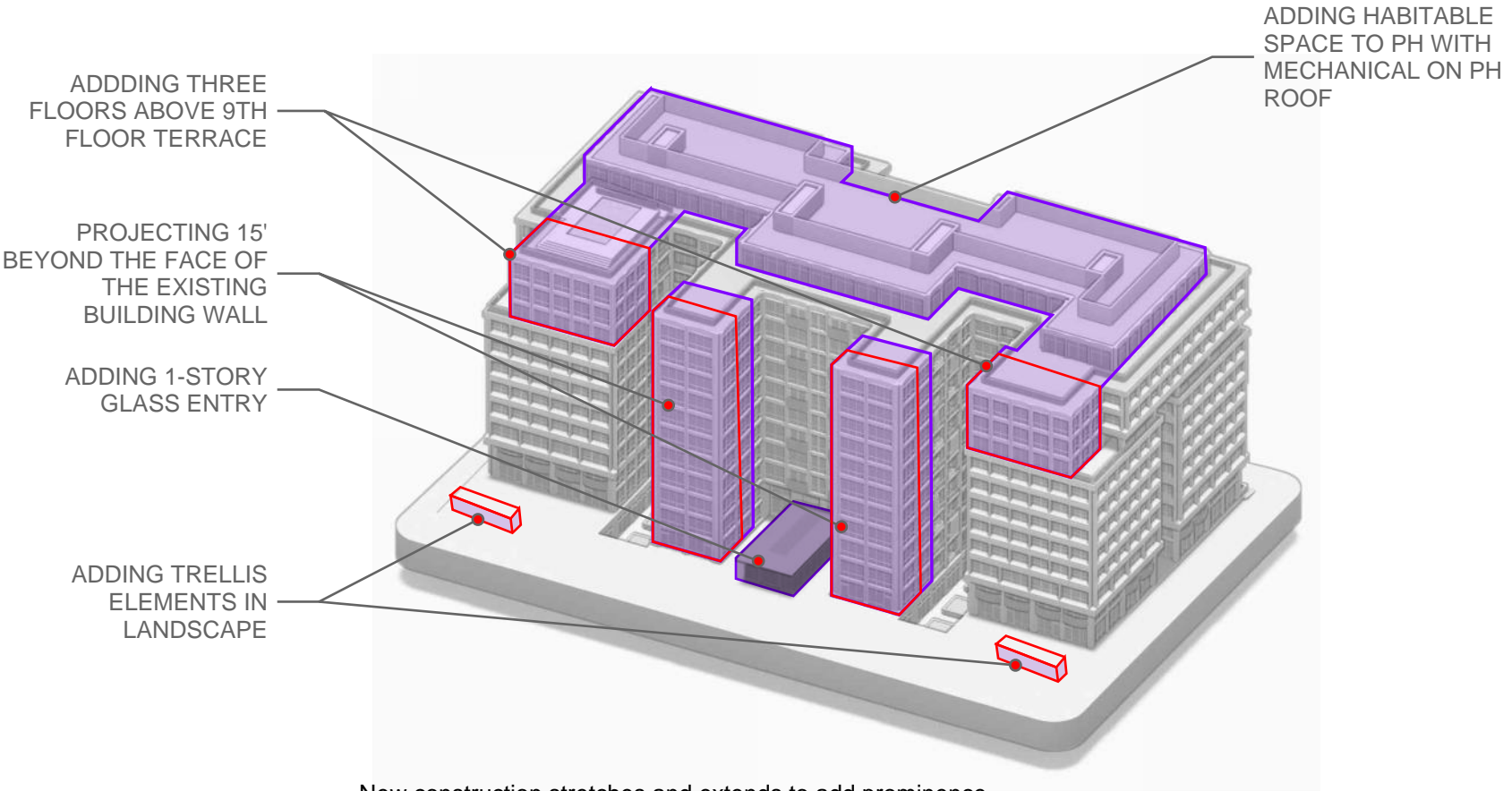
# WHAT WE ARE PROPOSING

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.



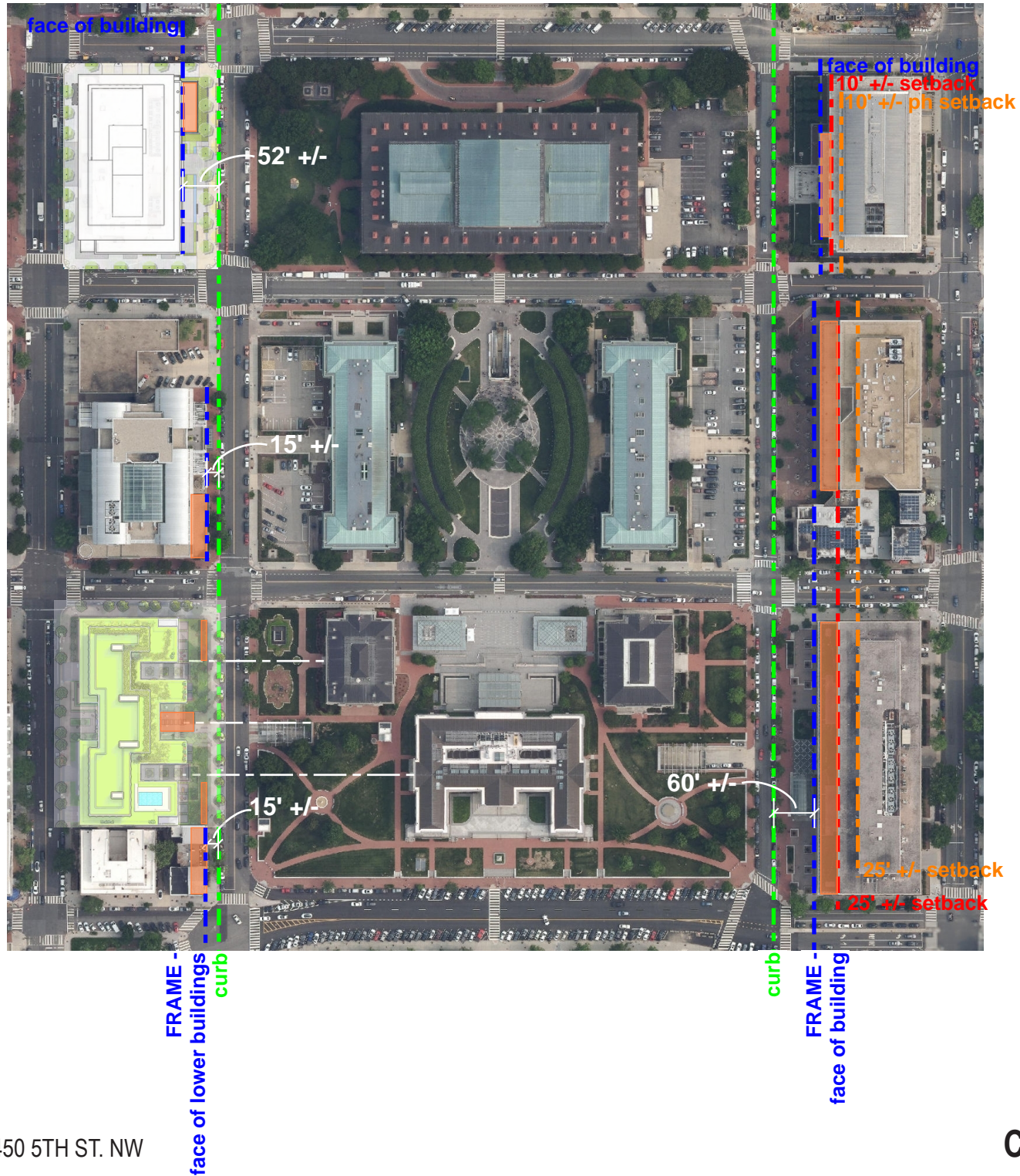
Portions of the existing building are proposed to be removed to allow for shallower floor depths conducive to apartments with abundant light and air.



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

# THE FRAME

The "Frame" around Judiciary Square is held on the east side by buildings with similar heights and setbacks. On the west side, the low scale historic buildings and small additions create a human scale "frame".



Building height remains at 120'.



450 5TH ST. NW

CFA CONCEPT REVIEW

URBAN ANALYSIS

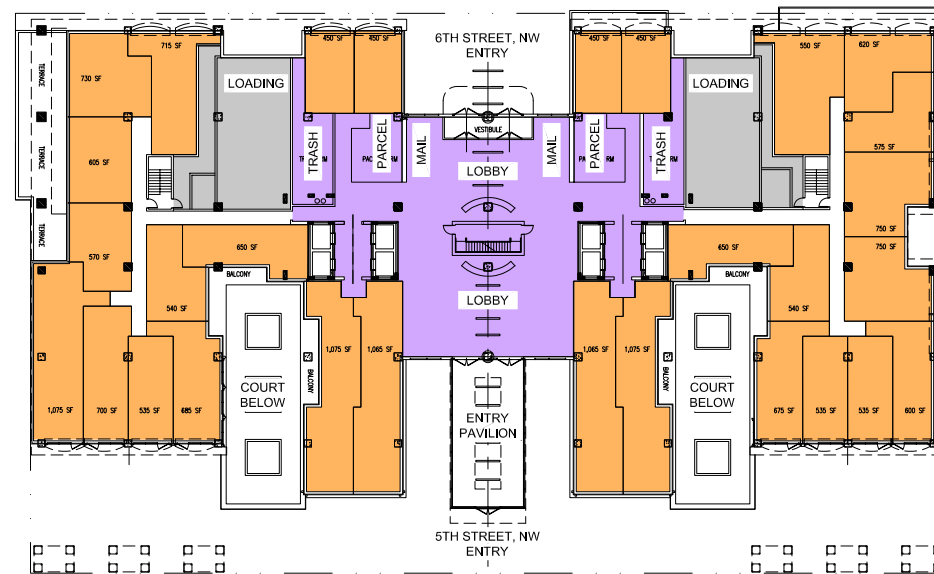


# PEDESTRIAN SCALE

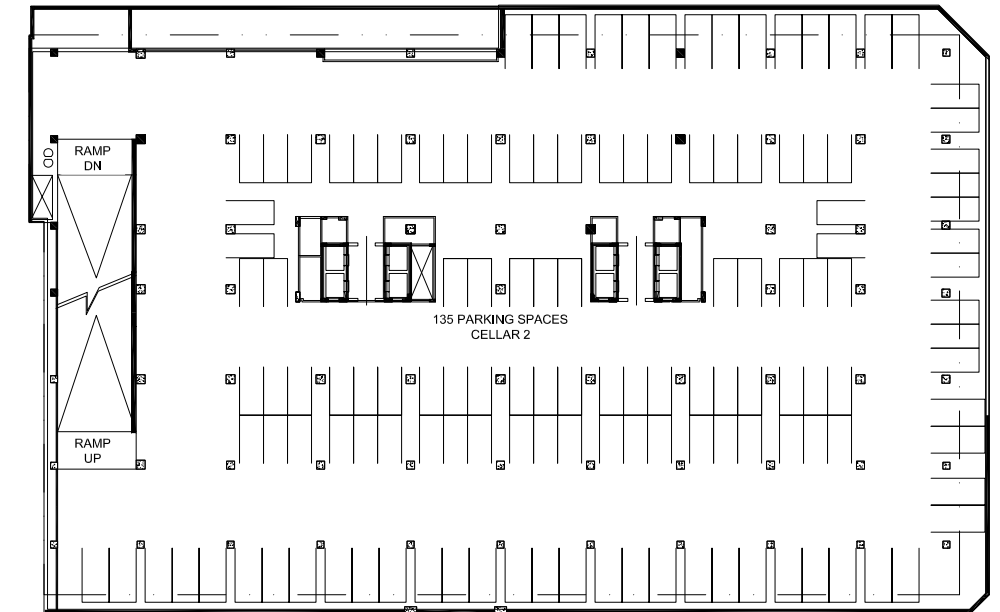




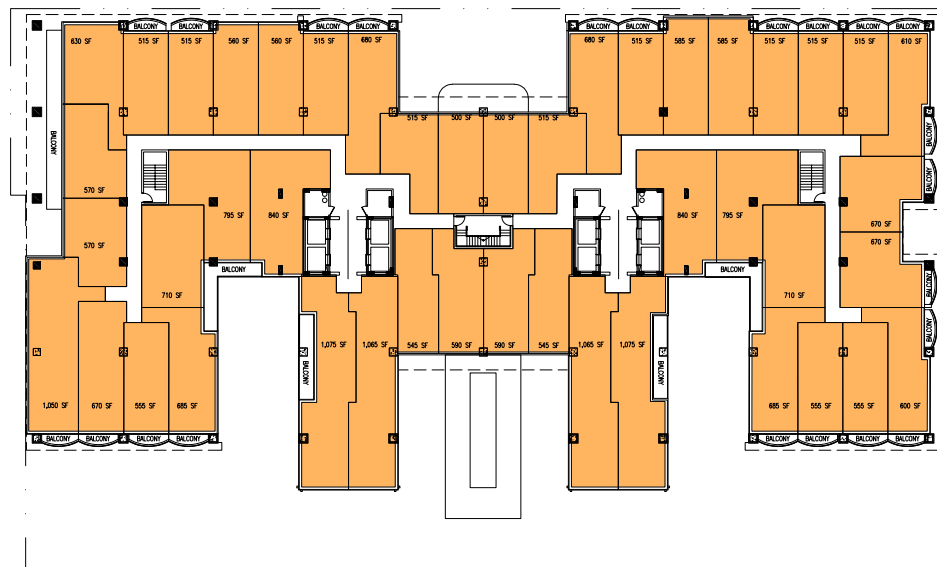
TYPICAL FLOOR (3-8)



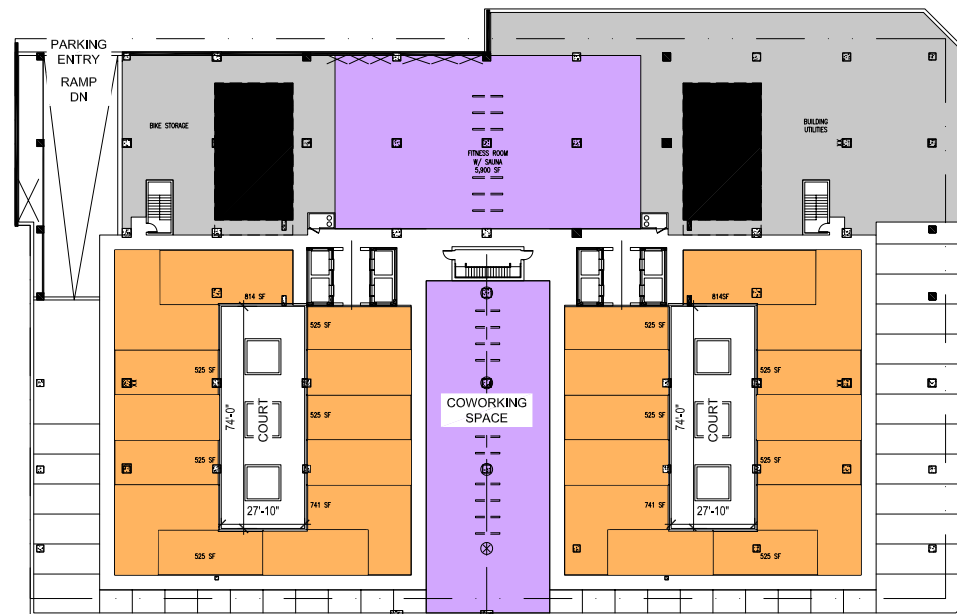
1ST FLOOR



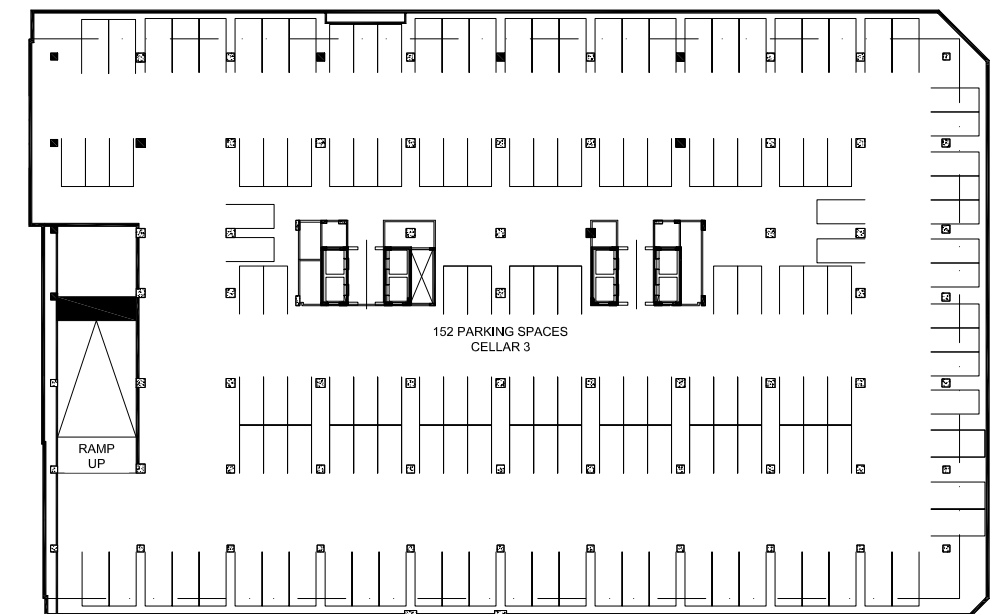
CELLAR 2



2ND FLOOR



CELLAR 1

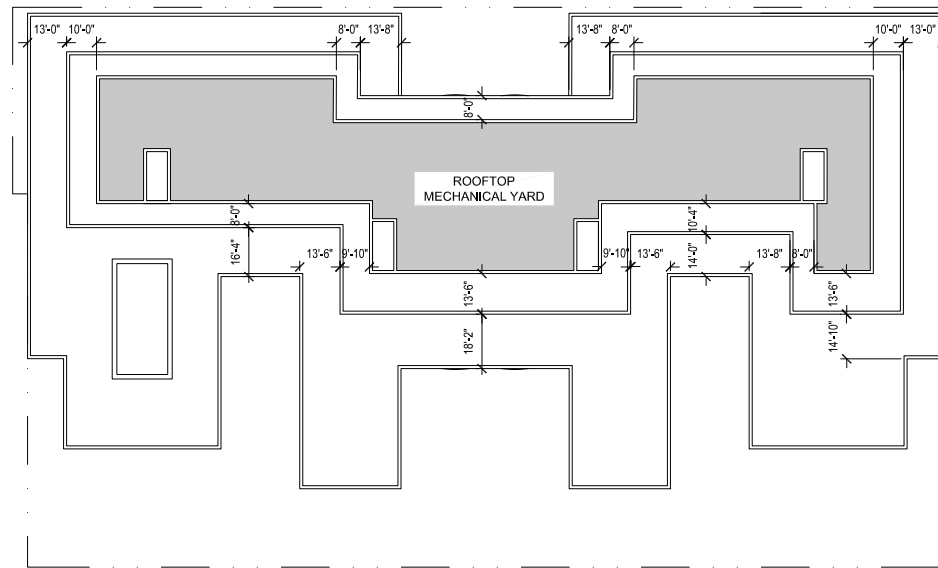


CELLAR 3

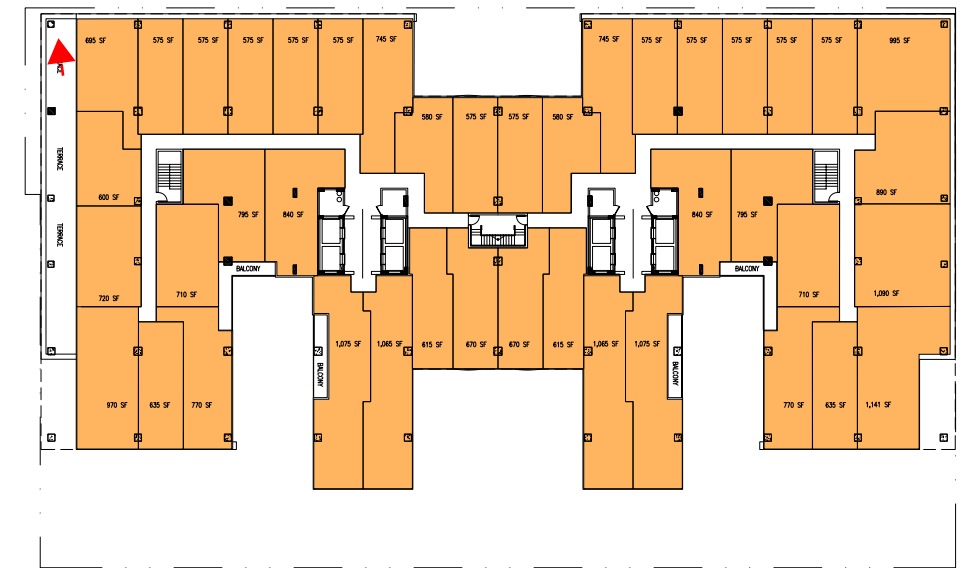




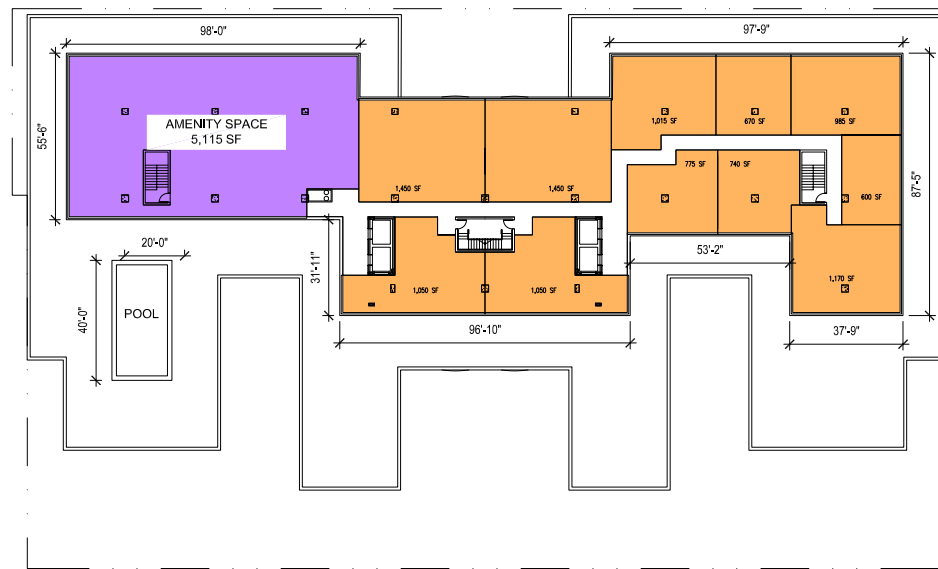
SW FACING TERRACE AT 11TH FLOOR



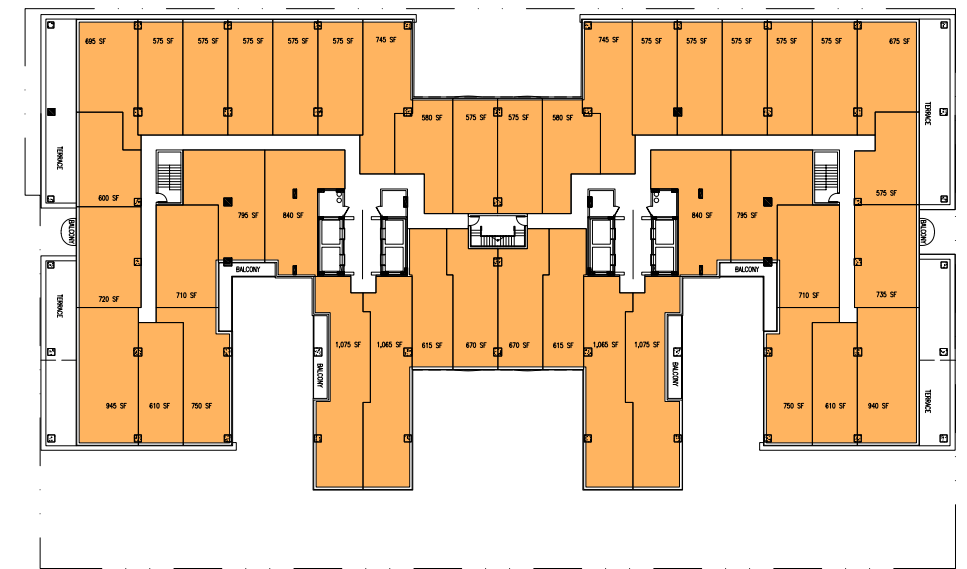
ROOF



10TH - 11TH FLOOR



PH FLOOR

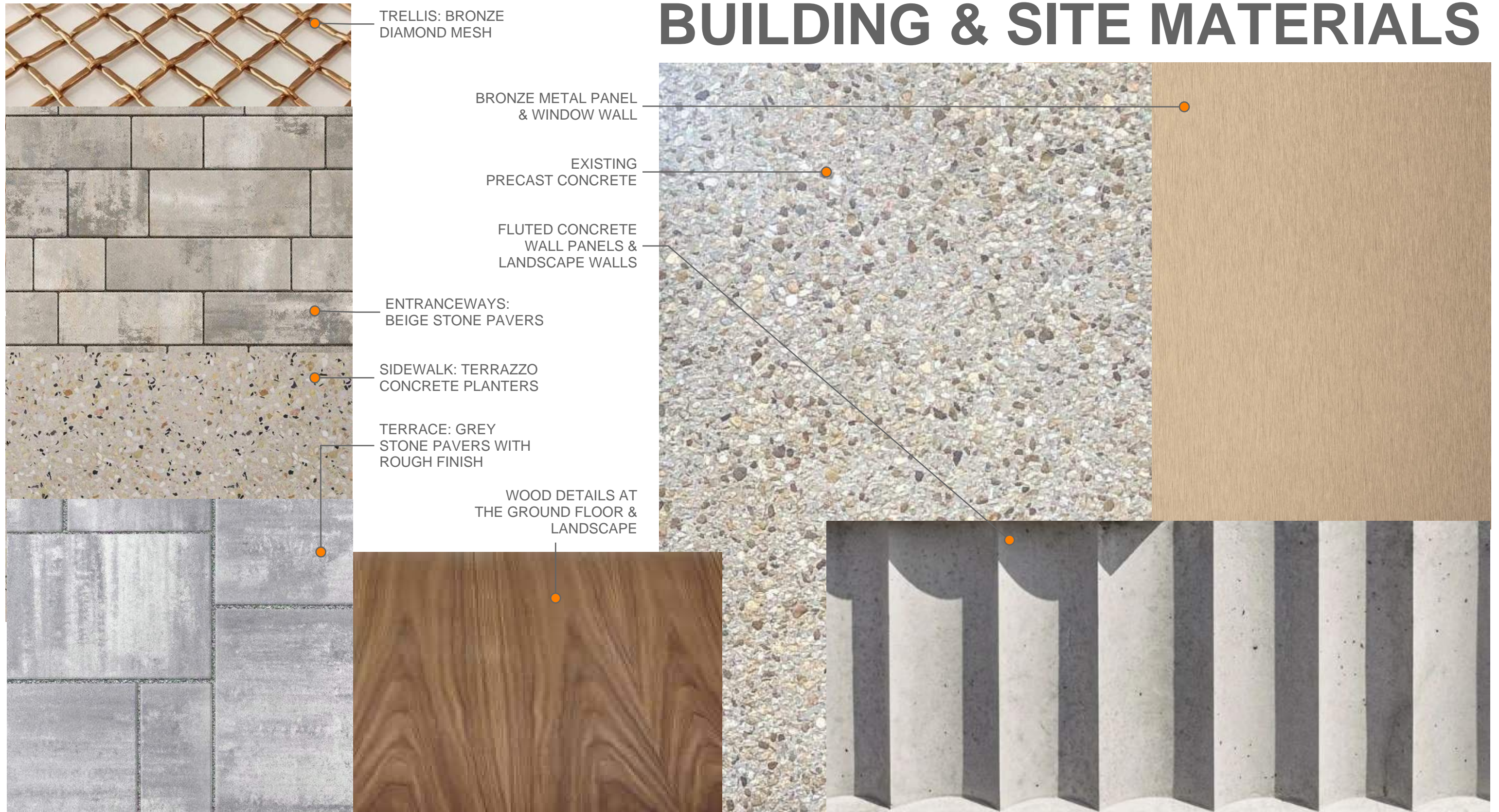


9TH FLOOR



FLOOR PLANS

# BUILDING & SITE MATERIALS

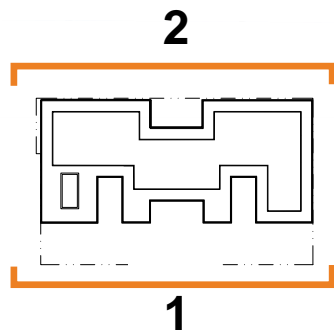




ELEVATION 1 - EAST

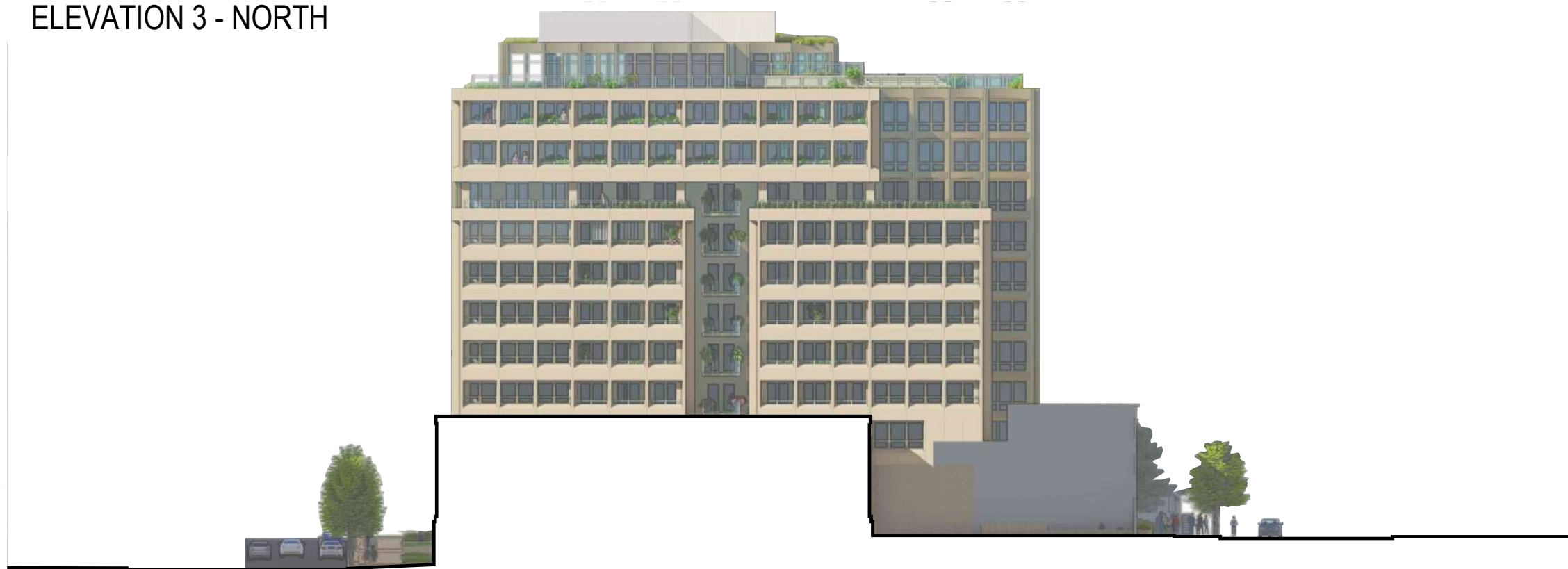


ELEVATION 2 - WEST

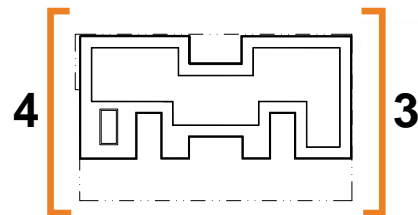




ELEVATION 3 - NORTH



ELEVATION 4 - SOUTH





450 5TH ST. NW

CFA CONCEPT REVIEW

SECTION ELEVATION THROUGH COURTYARD

# OVERALL SITE PLAN

WEST SIDE - CONCEAL BACK OF HOUSE UTILITIES AND PROVIDE PRIVACY TO 6TH ST UNITS

MAINTAIN QUIET AND PRIVATE EXPERIENCE IN THE BACK

BACK ENTRANCE CREATE CONTINUITY WITH FRONT

SHARED CONCEALED TERRACE SPACE FOR PRIVATE GATHERINGS

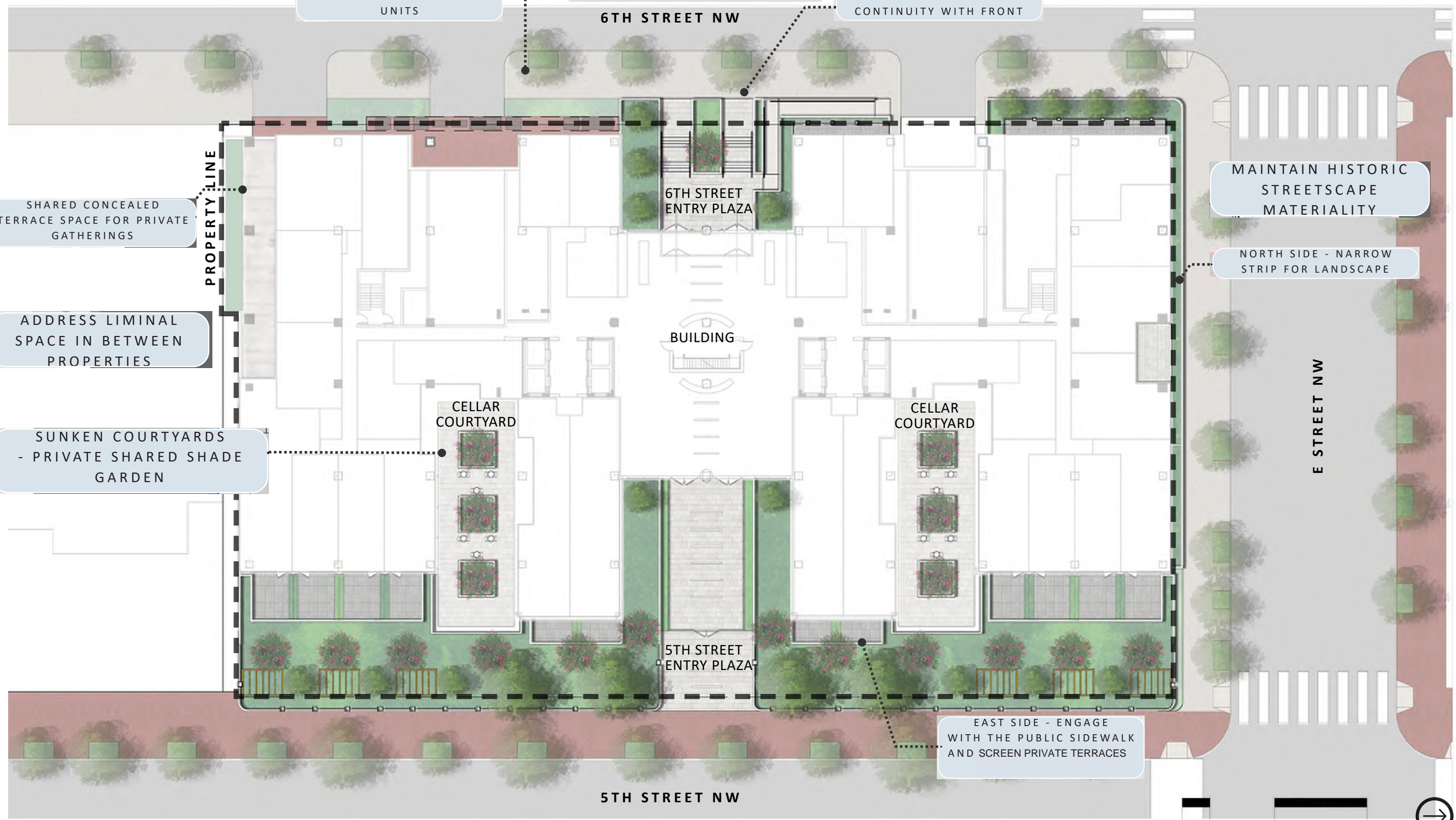
ADDRESS LIMINAL SPACE IN BETWEEN PROPERTIES

SUNKEN COURTYARDS - PRIVATE SHARED SHADE GARDEN

MAINTAIN HISTORIC STREETSCAPE MATERIALITY

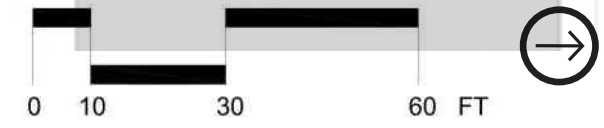
NORTH SIDE - NARROW STRIP FOR LANDSCAPE

EAST SIDE - ENGAGE WITH THE PUBLIC SIDEWALK AND SCREEN PRIVATE TERRACES



450 5TH ST. NW

## CFA CONCEPT REVIEW





# ENLARGED SITE PLAN

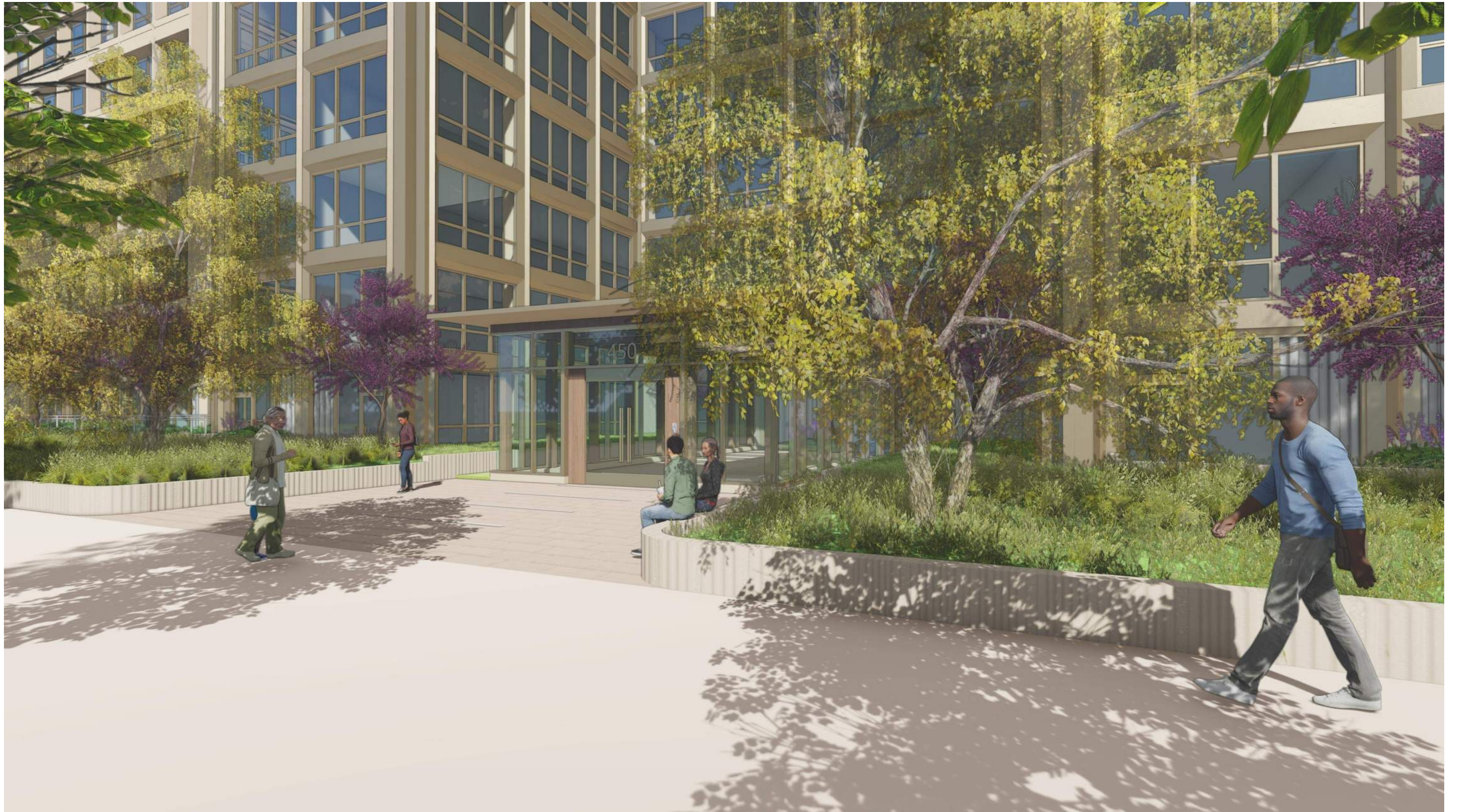
## 5TH STREET NW STREETScape



450 5TH ST. NW

CFA CONCEPT REVIEW

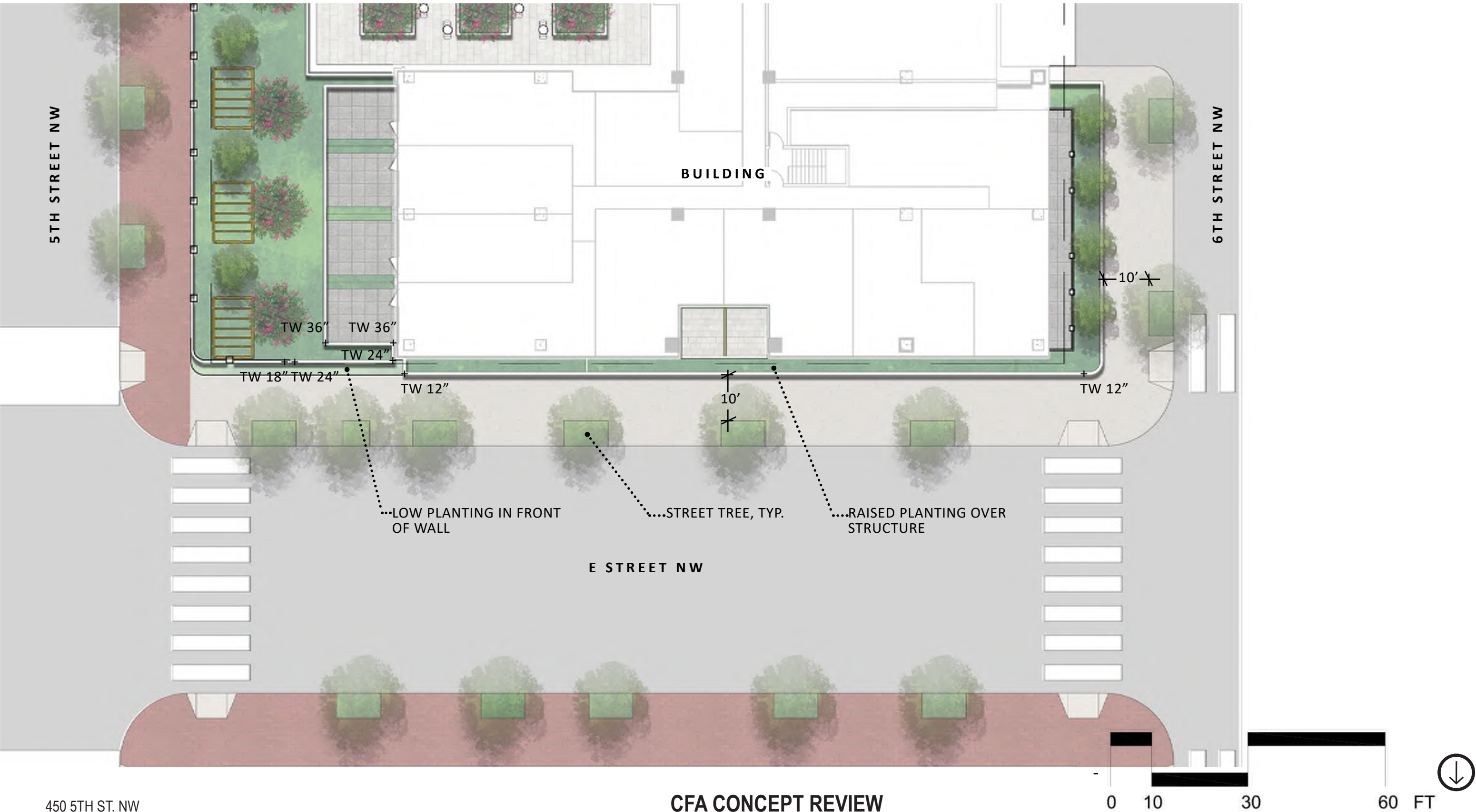






# ENLARGED SITE PLAN

## E STREET NW STREETScape



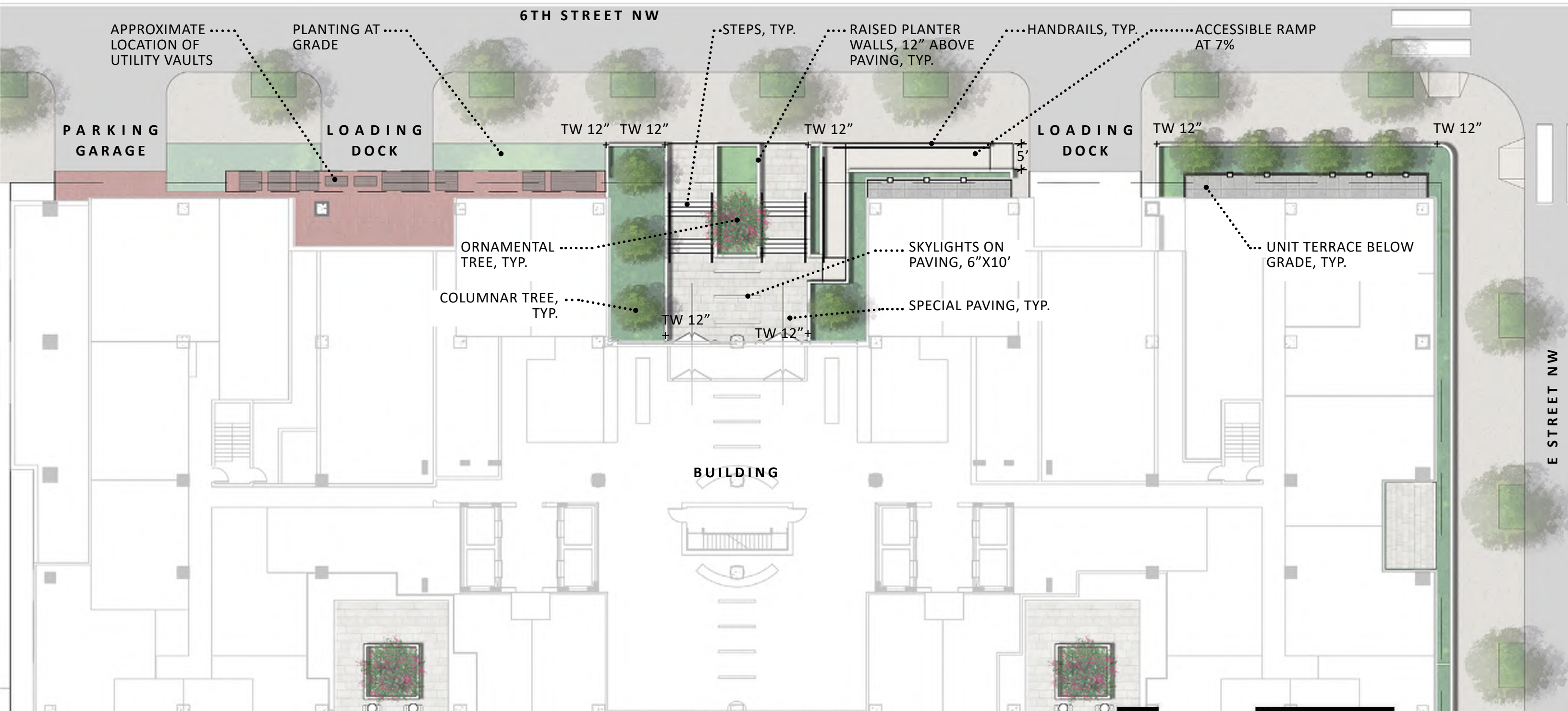
450 5TH ST. NW

CFA CONCEPT REVIEW

0 10 30 60 FT

# ENLARGED SITE PLAN

## 6TH STREET NW STREETSCAPE



450 5TH ST. NW

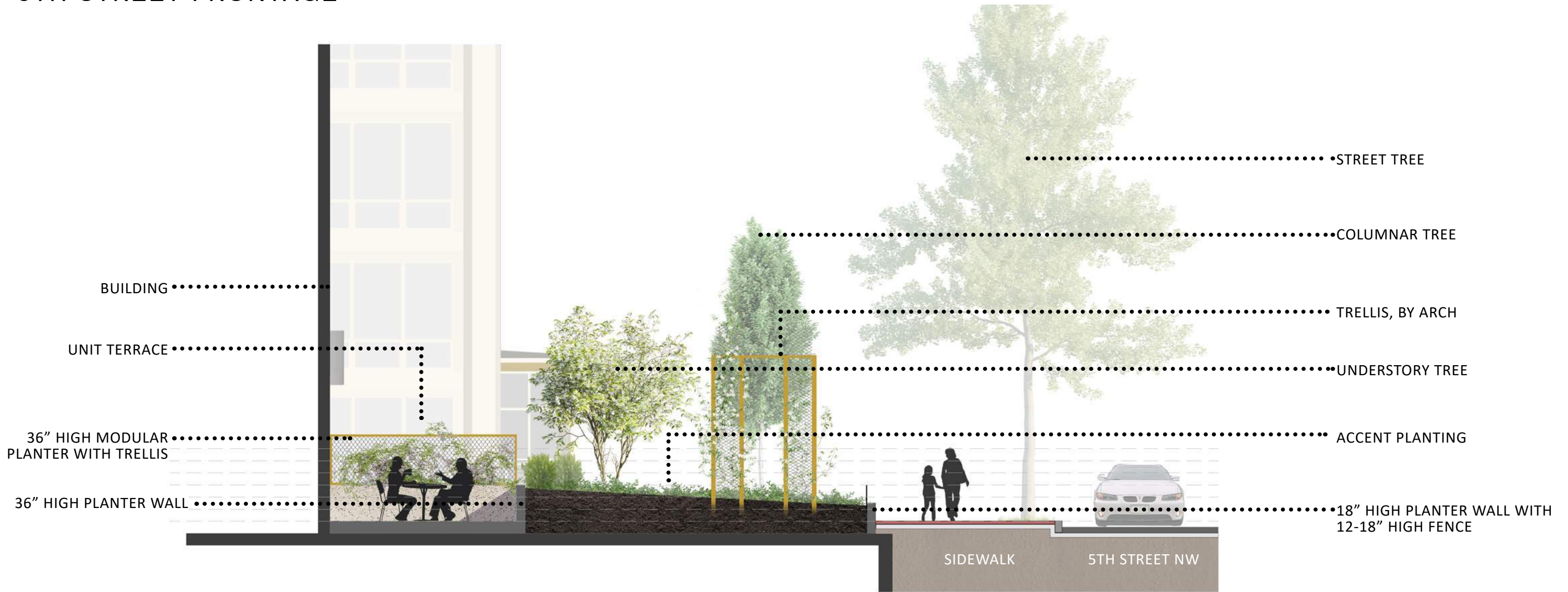
CFA CONCEPT REVIEW





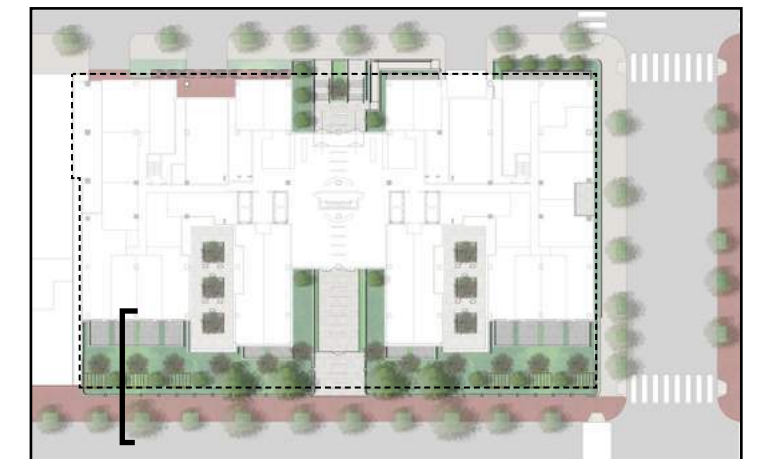
# SECTIONS

## 5TH STREET FRONTAGE



1/8"=1'-0"

KEY MAP



450 5TH ST. NW

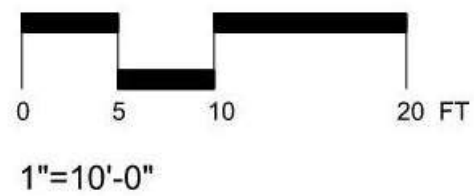
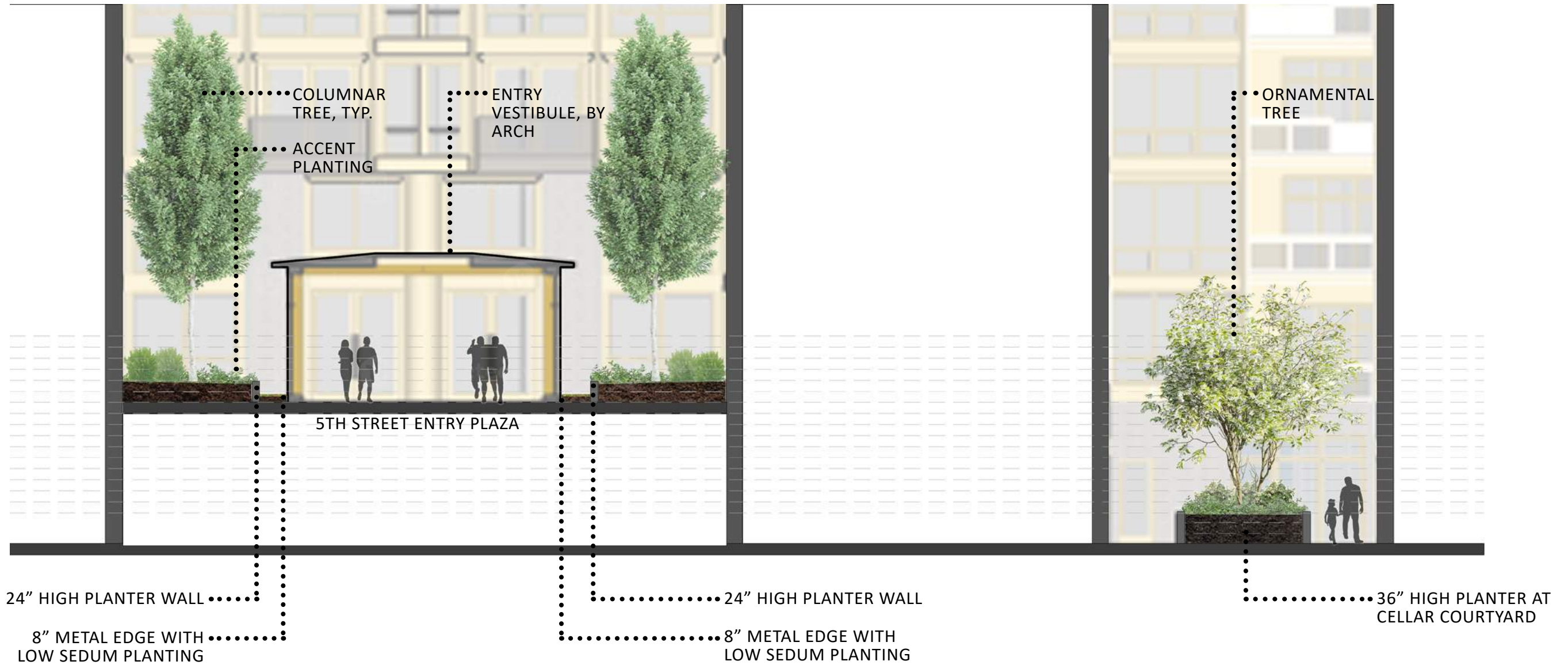
CFA CONCEPT REVIEW



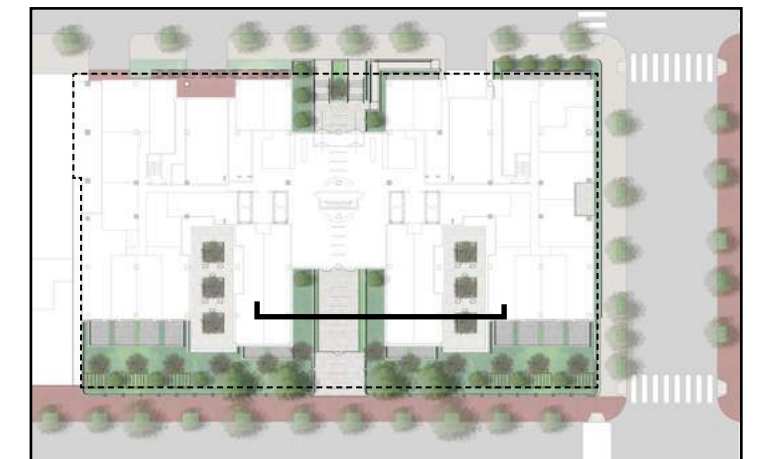


# SECTIONS

## 5TH STREET PLAZA AND CELLAR



KEY MAP



# SECTIONS

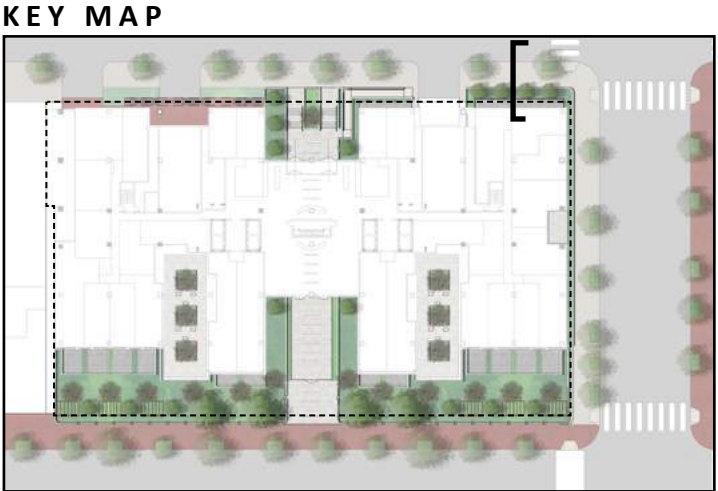
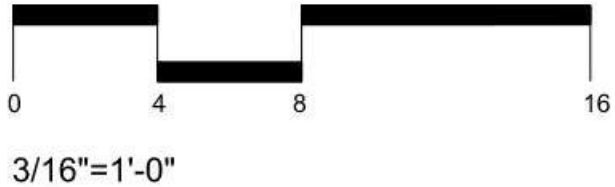
## 6TH STREET UNIT TERRACE AND PLANTER



ORNAMENTAL TREE

12" HIGH PLANTER WALL WITH BERMED PLANTING

36" HIGH WALL AT UNIT TERRACE

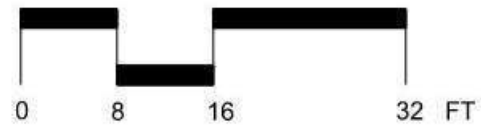


450 5TH ST. NW

CFA CONCEPT REVIEW

# SECTIONS

## 5TH STREET AND 6TH STREET PLAZA



1/16"=1'-0"

KEY MAP



450 5TH ST. NW

CFA CONCEPT REVIEW



450 5TH ST. NW

**CFA CONCEPT REVIEW**

**VIEW FROM JUDICIARY PARK**



450 5TH ST. NW

**CFA CONCEPT REVIEW**

**VIEW FROM 5TH & E STREET, NW**



450 5TH ST. NW

CFA CONCEPT REVIEW

VIEW FROM 6TH & D STREET, NW FACING NW



450 5TH ST. NW

**CFA CONCEPT REVIEW**

**VIEW FROM 6TH & E STREET, NW FACING SE**





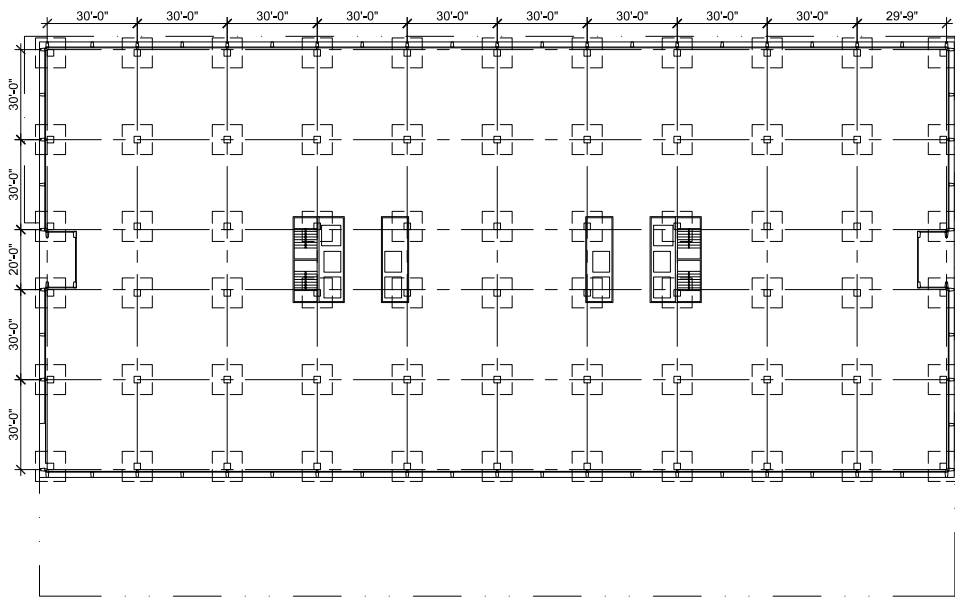
450 5TH ST. NW

**CFA CONCEPT REVIEW**

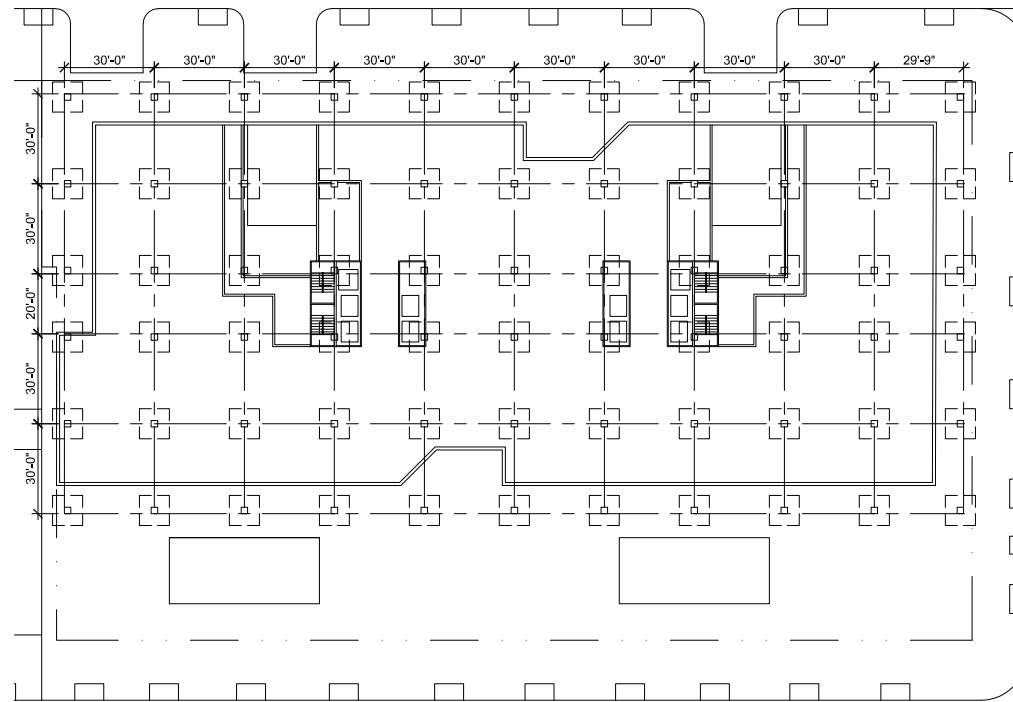
**VIEW LOOKING ACROSS JUDICIARY PARK FACING NW**



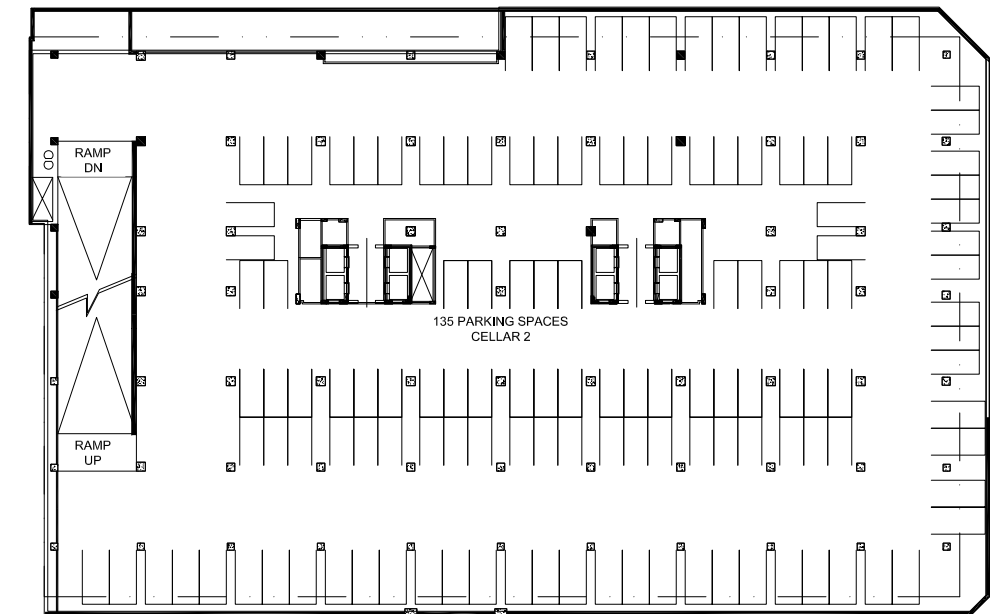
# appendix



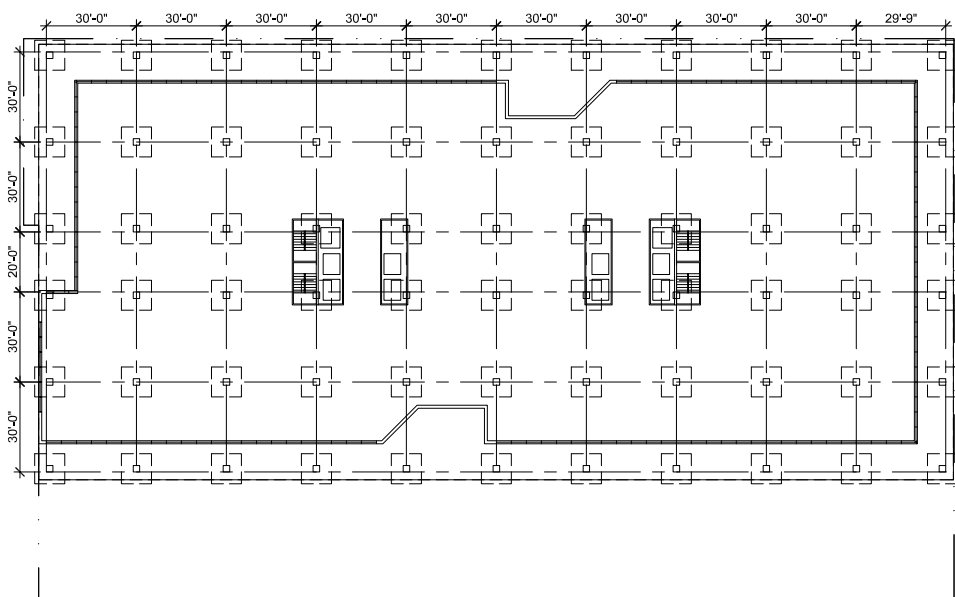
TYPICAL FLOOR (3-8)



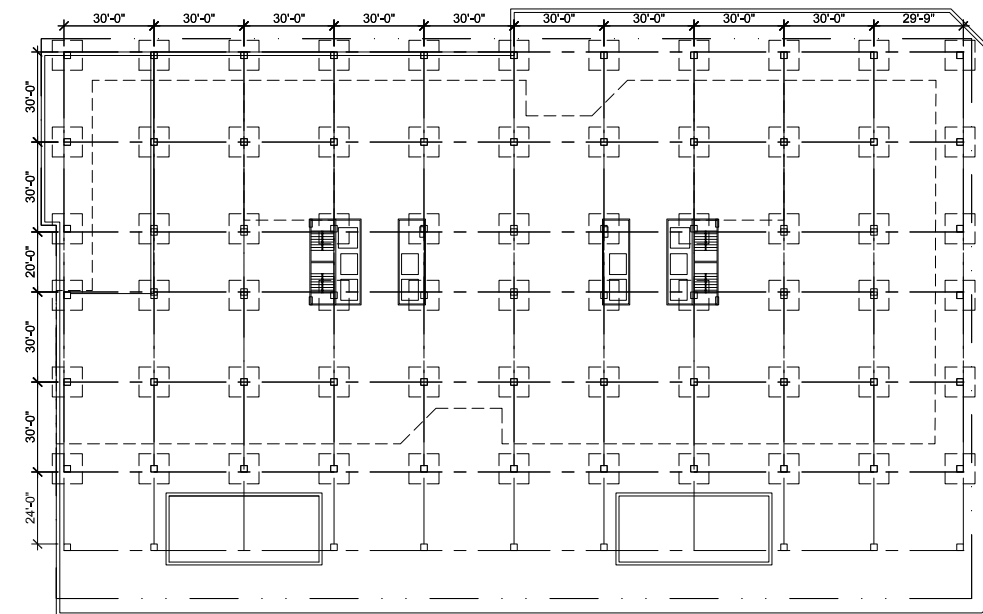
1ST FLOOR



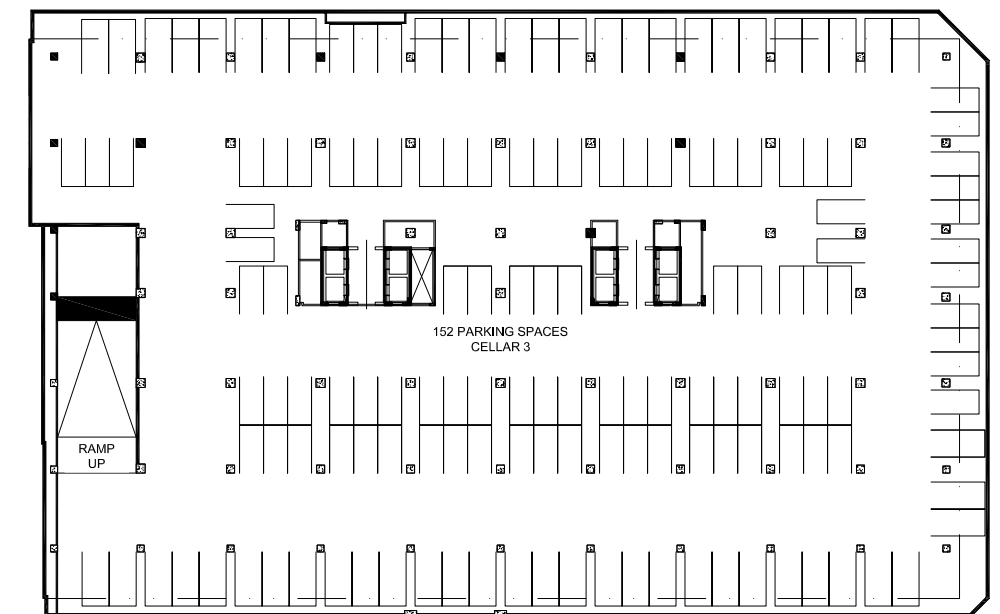
CELLAR 2



2ND FLOOR

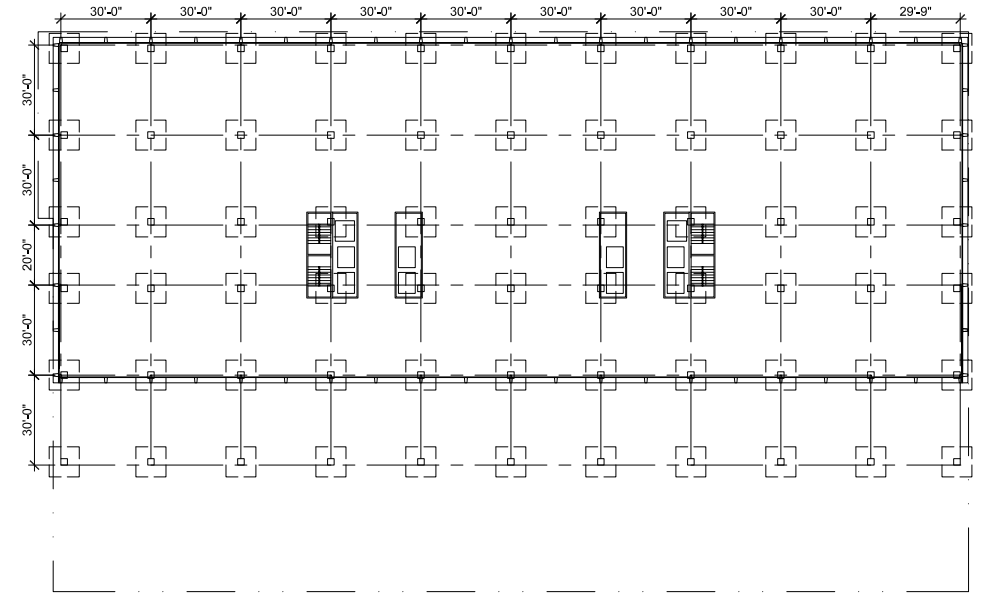


CELLAR 1

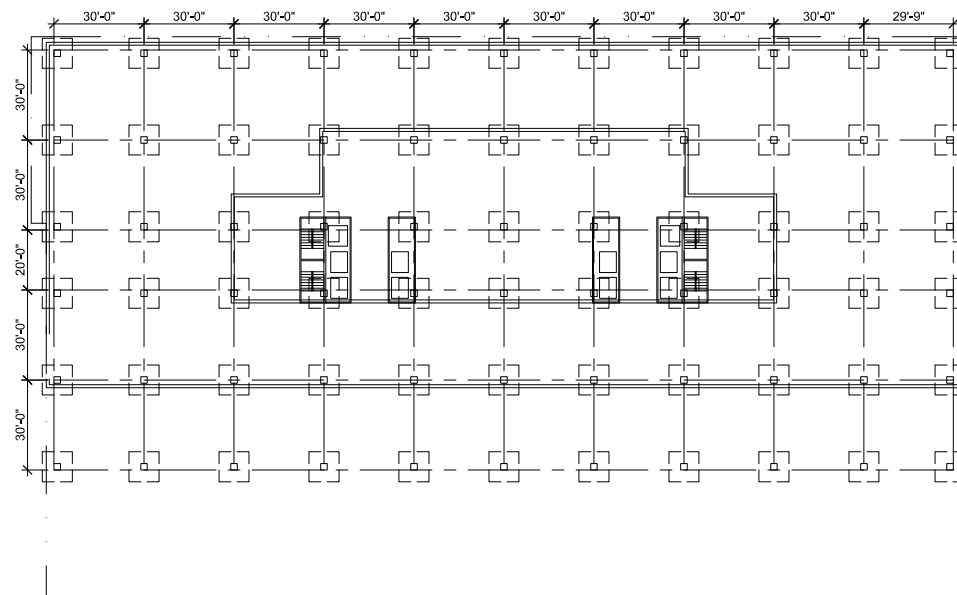


CELLAR 3

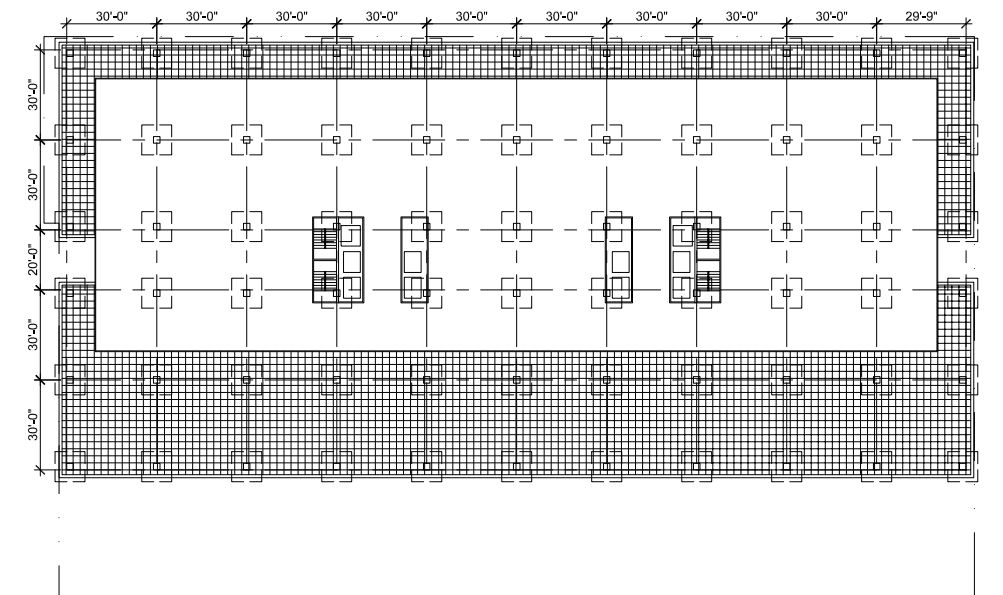




10TH & 11TH FLOOR



PH FLOOR



9TH FLOOR



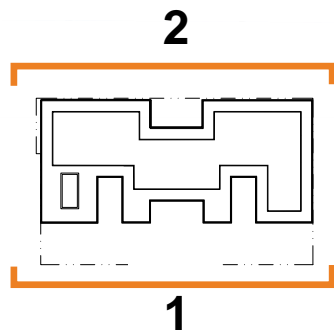
EXISTING FLOOR PLANS



EXISTING ELEVATION 1 - EAST



EXISTING ELEVATION 2 - WEST

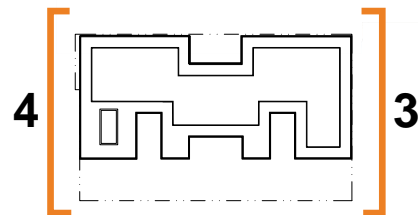




EXISTING ELEVATION 3 - NORTH

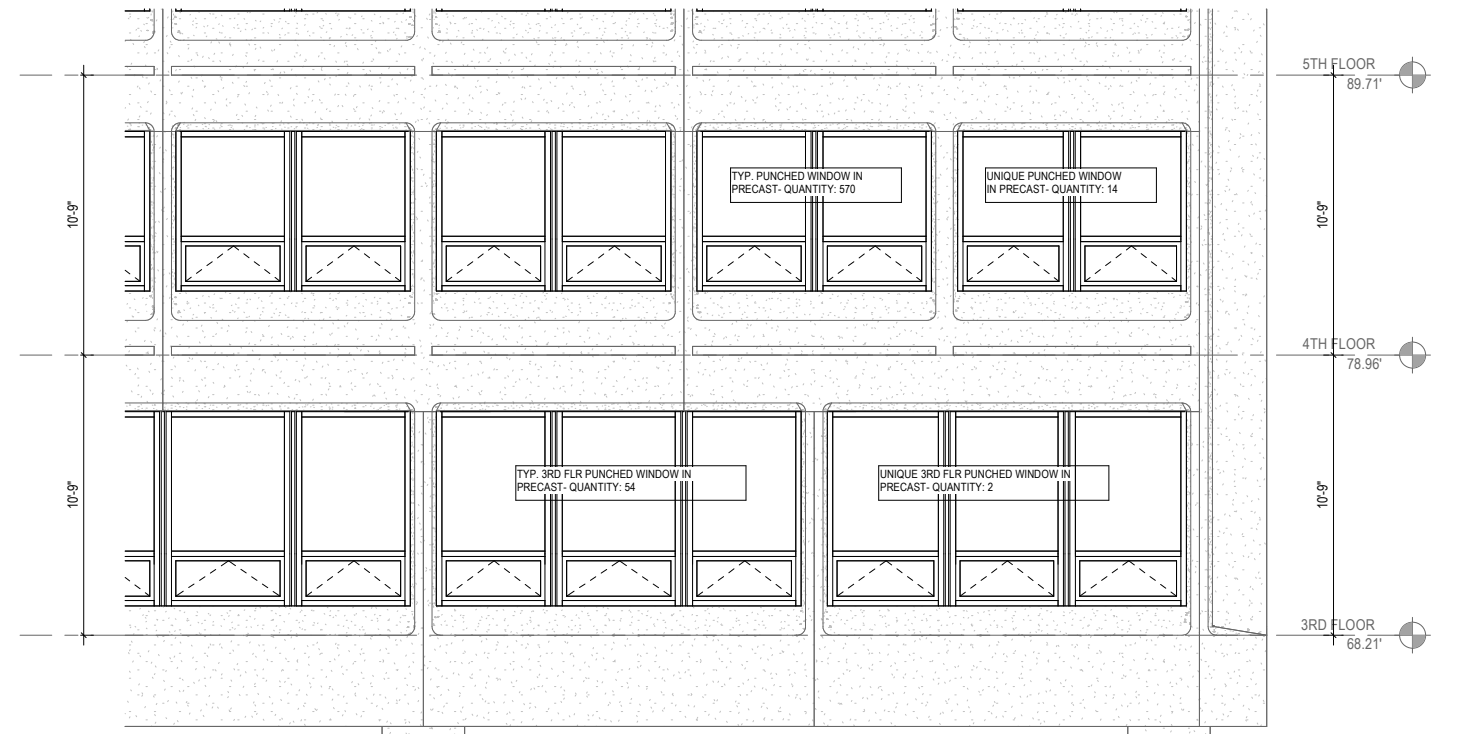


EXISTING ELEVATION 4 - SOUTH

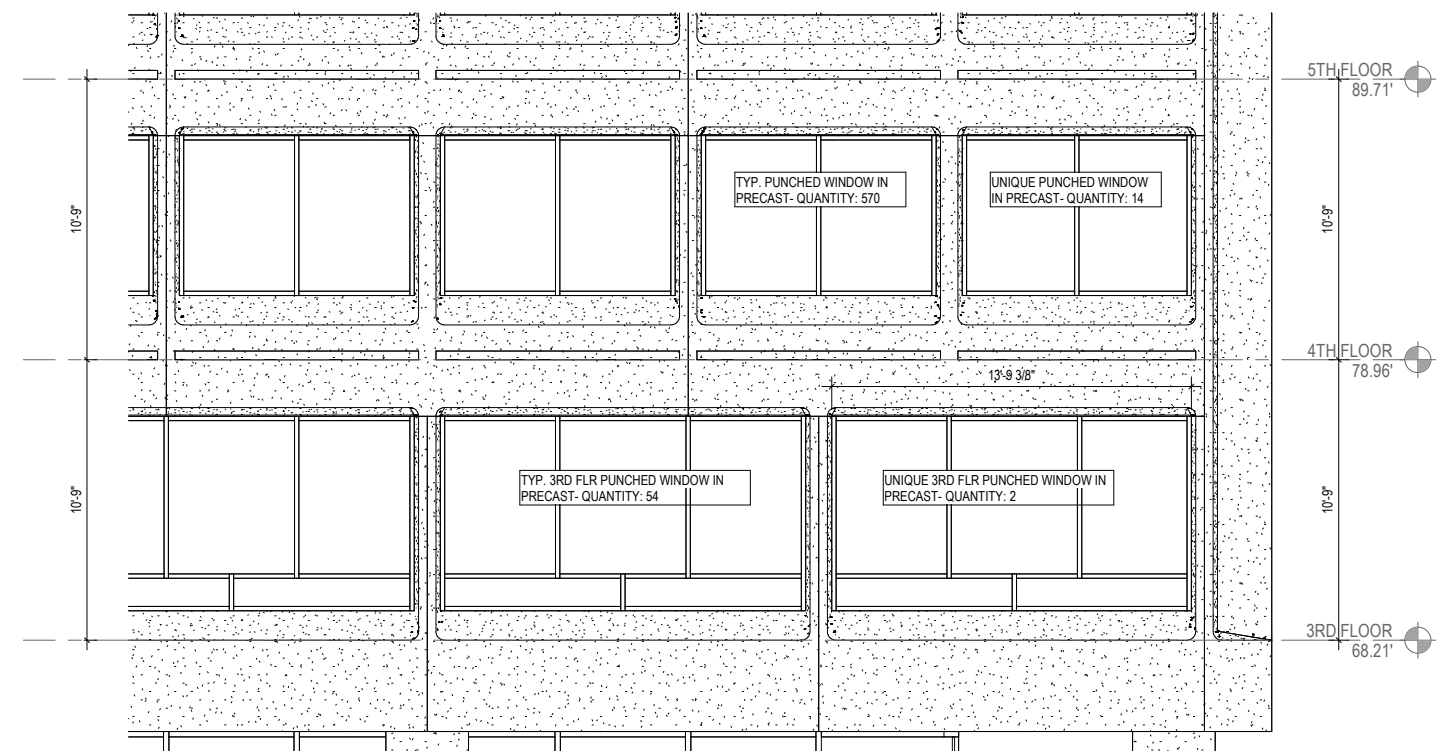




**PROPOSED WINDOW WALL AND REPLACEMENT WINDOWS AT PRECAST**



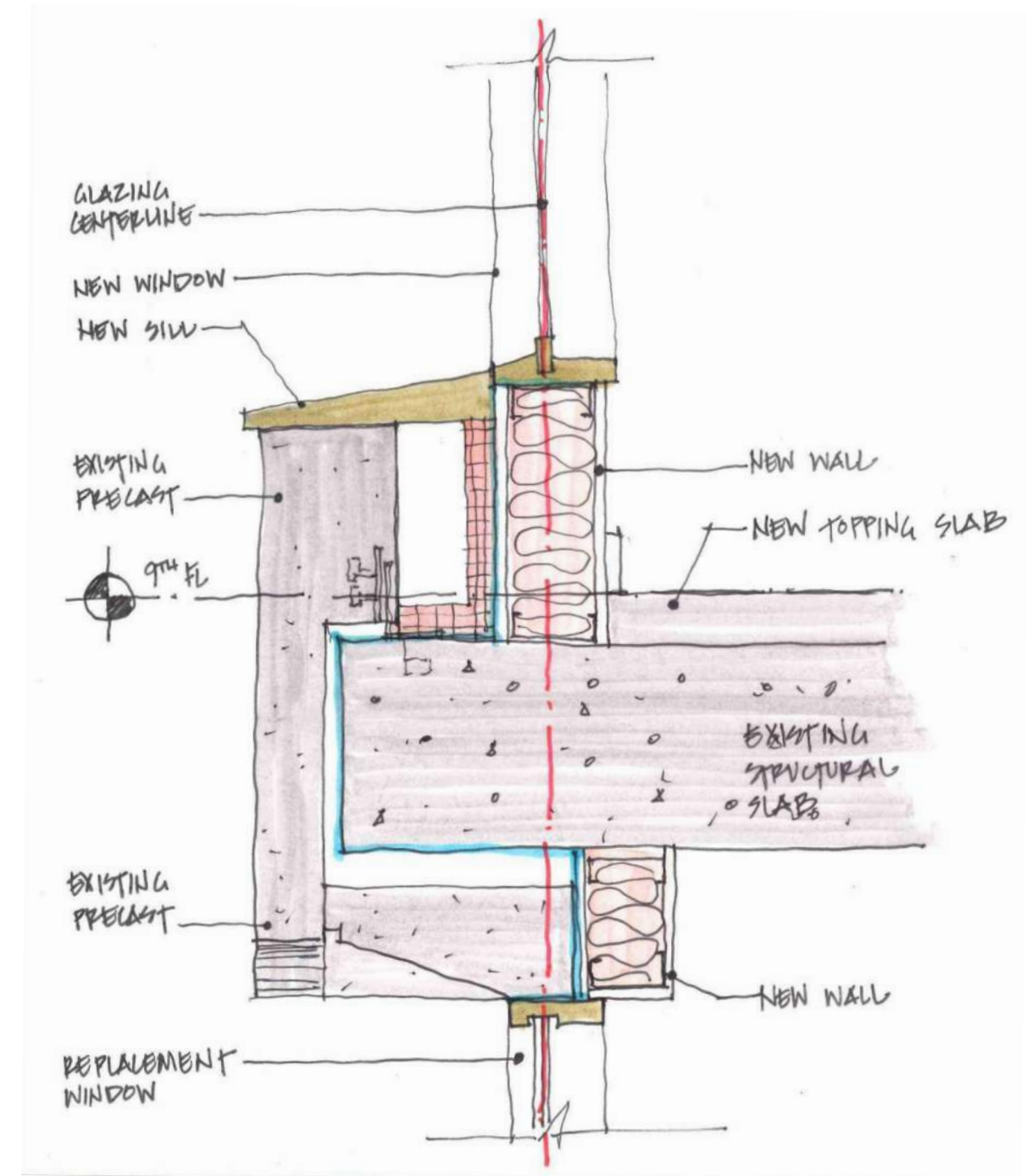
**PROPOSED WINDOWS IN PRECAST**



**EXISTING WINDOWS IN PRECAST**



# TRANSITIONS





450 5TH ST. NW

CFA CONCEPT REVIEW

WALKING ALONG 6TH STREET HEADING NORTH

# LIGHT & AIR

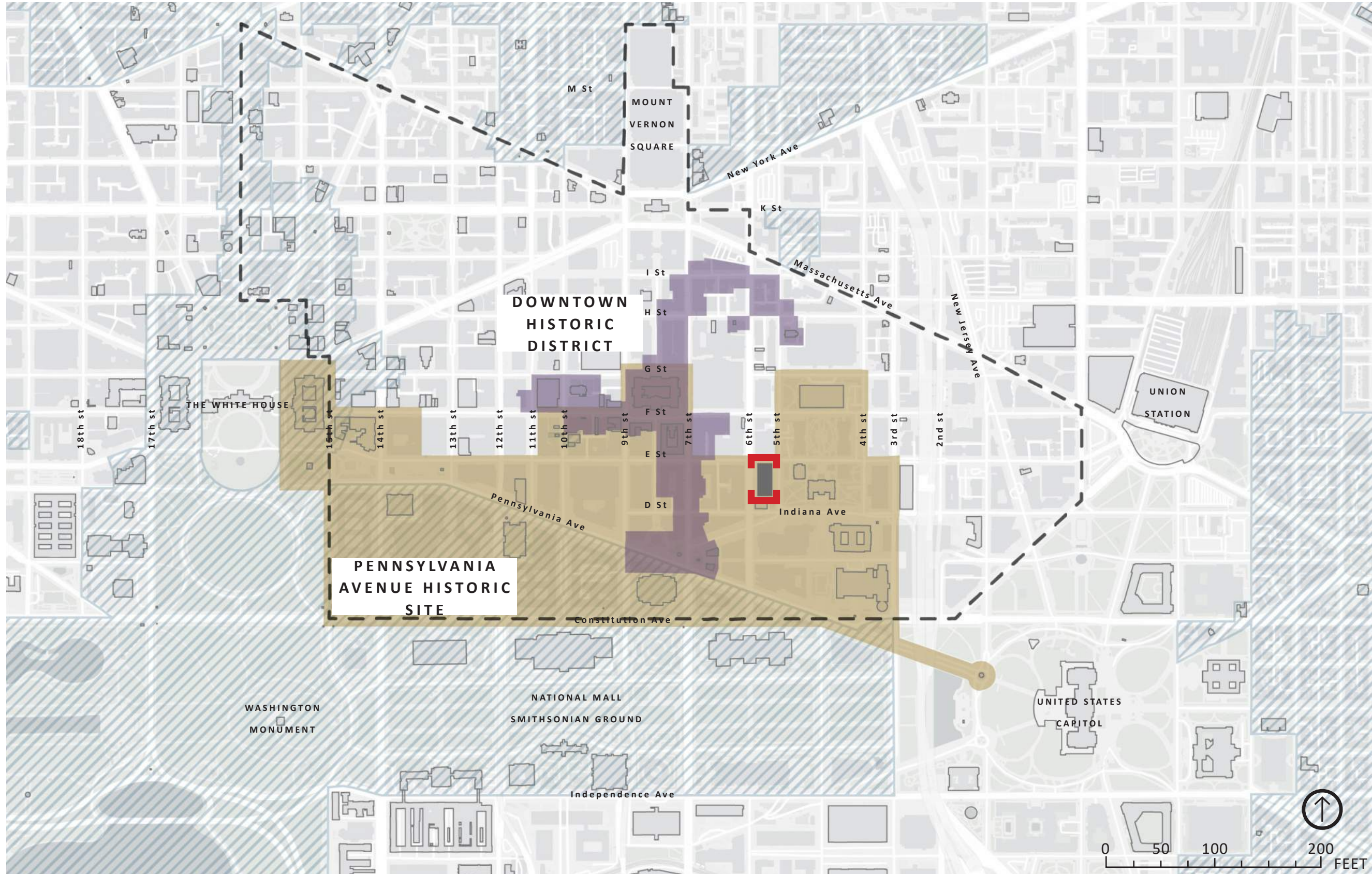


# COMMUNITY



# SITE CONTEXT

## HISTORIC DISTRICTS



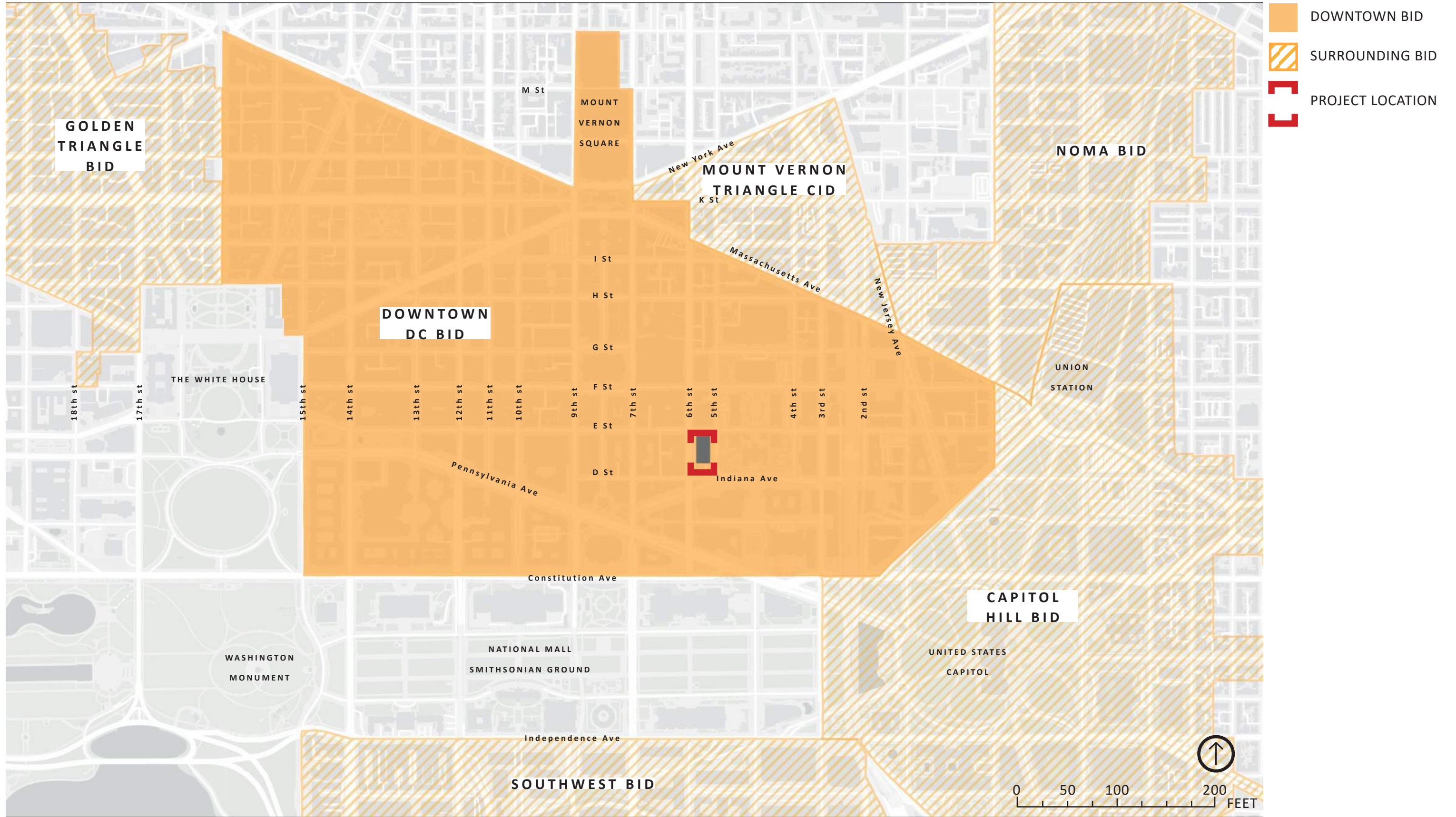
- PENNSYLVANIA AVENUE HISTORIC SITE
- DOWNTOWN HISTORIC DISTRICT
- SURROUNDING HISTORIC DISTRICTS
- LANDMARK BUILDINGS
- PROJECT LOCATION

450 5TH ST. NW

**CFA CONCEPT REVIEW**

SOURCE: OPEN DATA DC, GIS

# DOWNTOWN DC ACTION PLAN

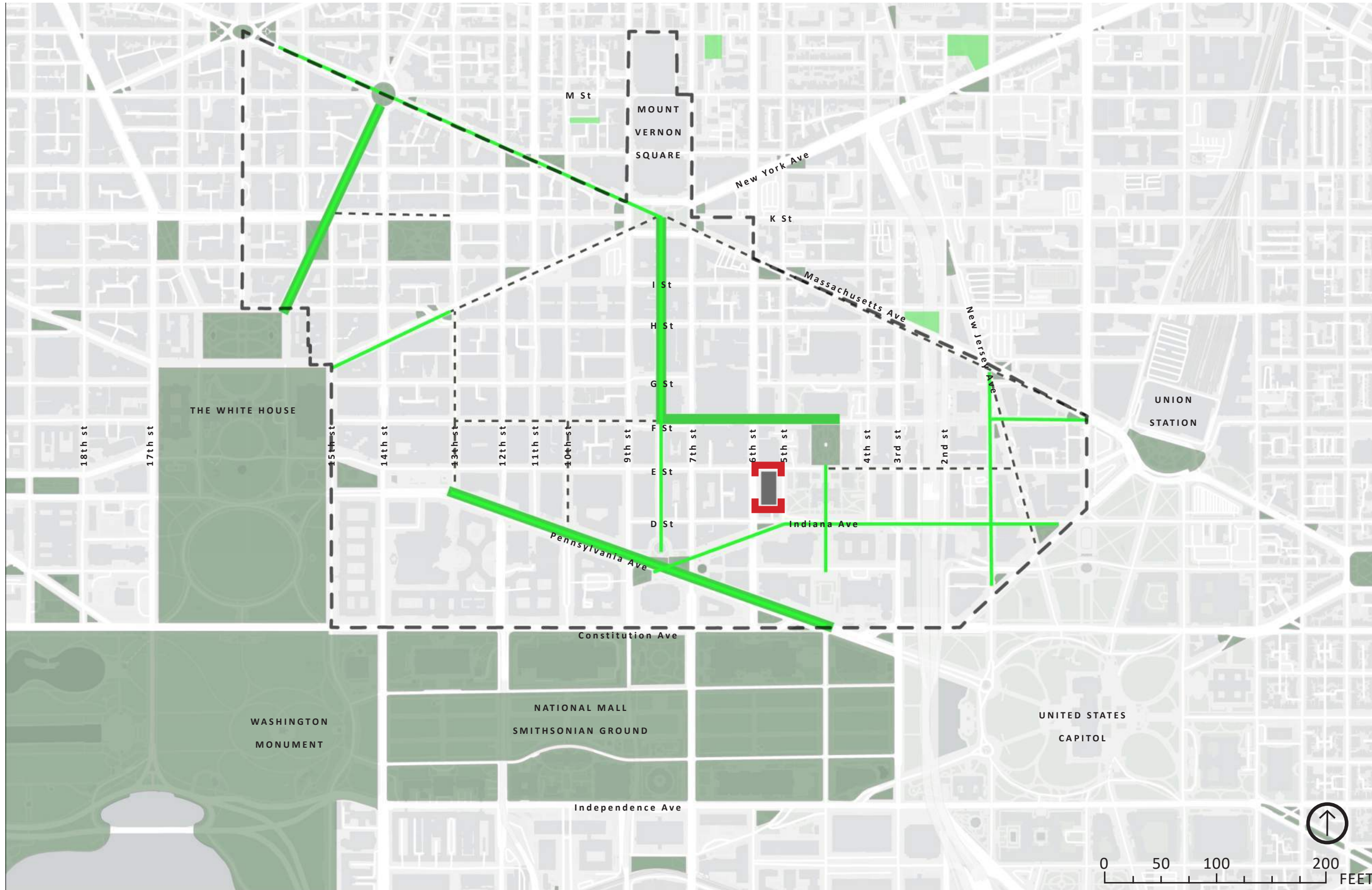


450 5TH ST. NW

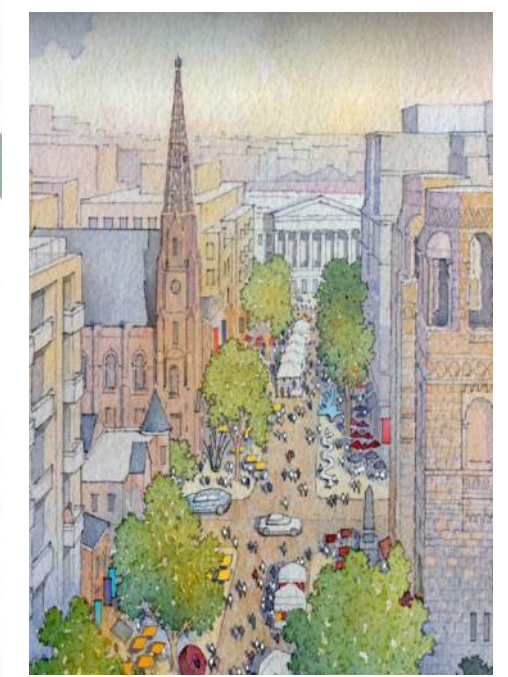
## CFA CONCEPT REVIEW

# SITE CONTEXT

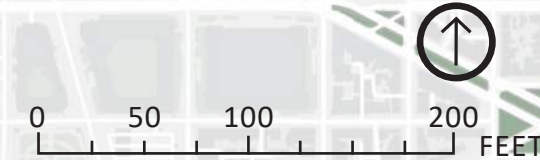
## PROPOSED GREEN SPACE AND CORRIDORS



- NPS PARKLAND
- DPR PARKLAND
- PEDESTRIAN PRIORITY STREETS (PROPOSED)
- MAIN URBAN GREEN CORRIDOR (PROPOSED)
- SUB-URBAN GREEN (PROPOSED)
- DOWNTOWN DC BID
- PROJECT LOCATION



8TH STREET NW LOOKING SOUTH  
SOURCE: DOWNTOWN ACTION PLAN, 2024



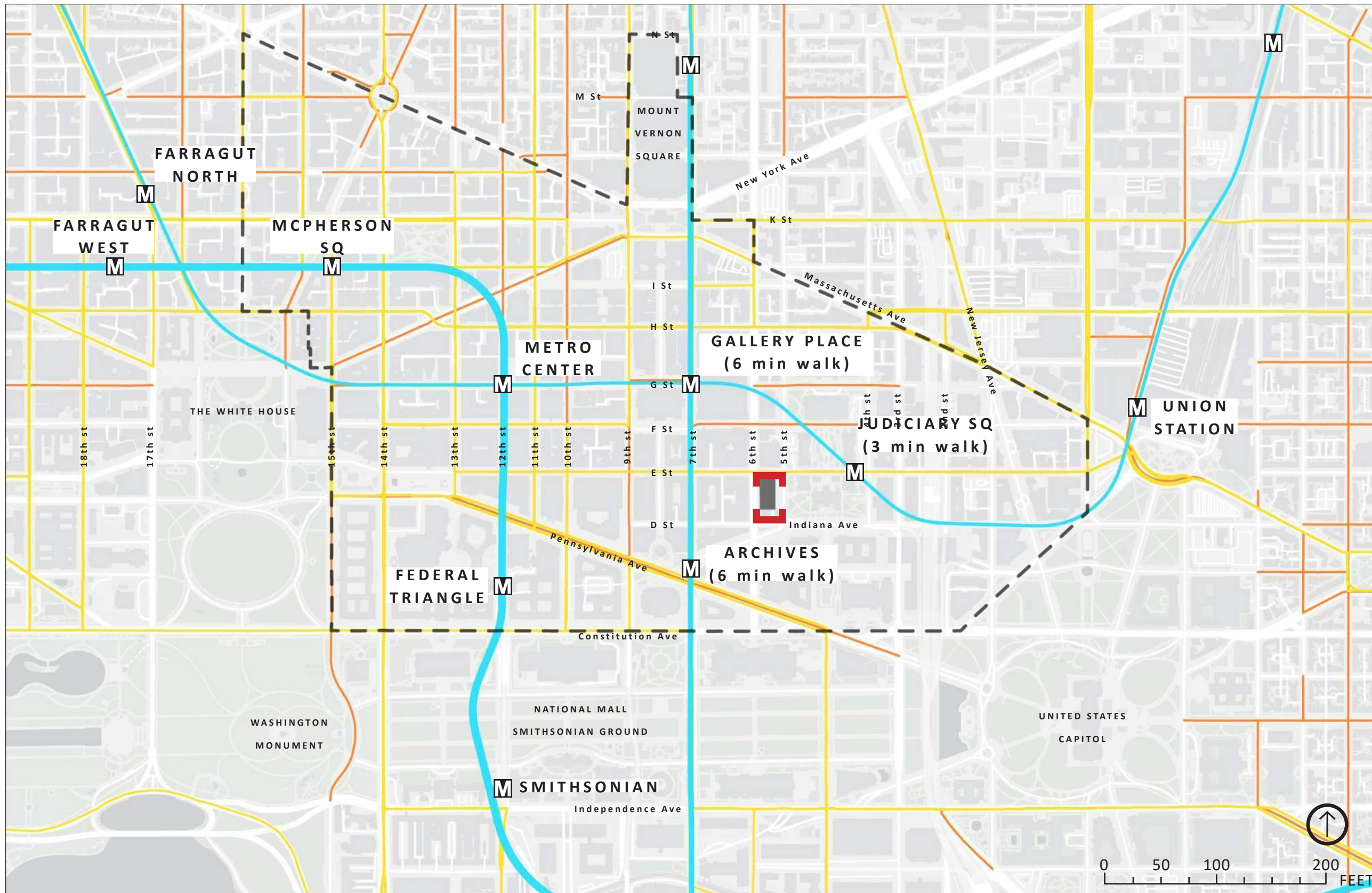
SOURCE: DOWNTOWN DC PARKS MASTER PLAN APPENDIX, 2023

450 5TH ST. NW

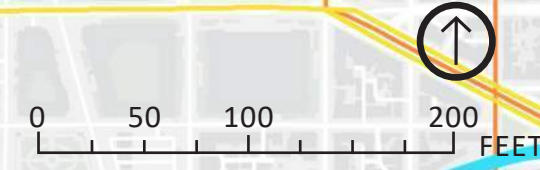
### CFA CONCEPT REVIEW

# SITE CONTEXT

## PUBLIC TRANSPORTATION NETWORKS



- WMATA METRO LINE
- METRO BUS ROUTES
- BICYCLE LANES
- M** WMATA METRO STATION
- ▭ PROJECT LOCATION
- DOWNTOWN DC BID



450 5TH ST. NW

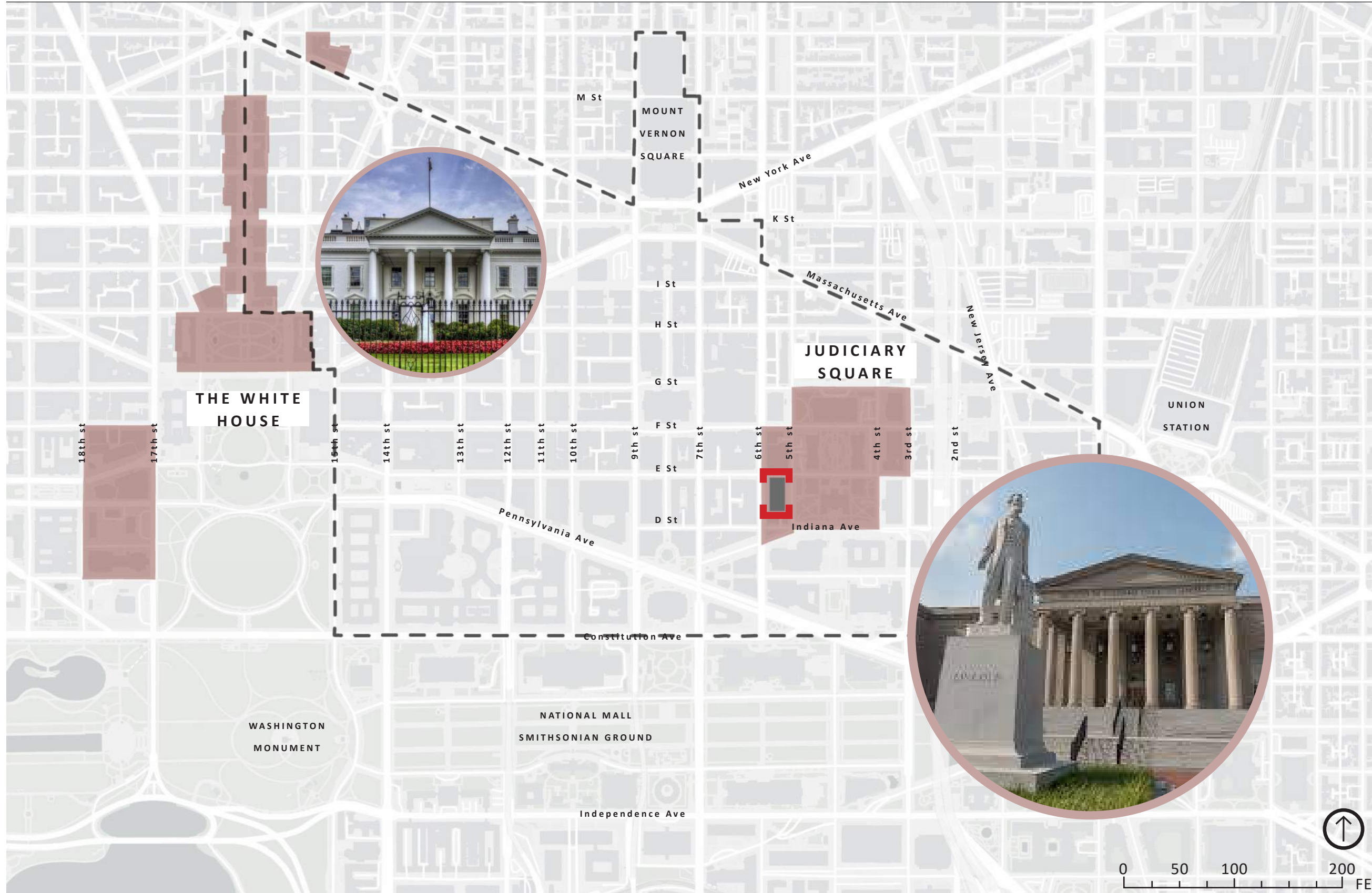
### CFA CONCEPT REVIEW

SOURCE: OPEN DATA DC, GIS



# SITE CONTEXT

## ZONING DISTRICTS



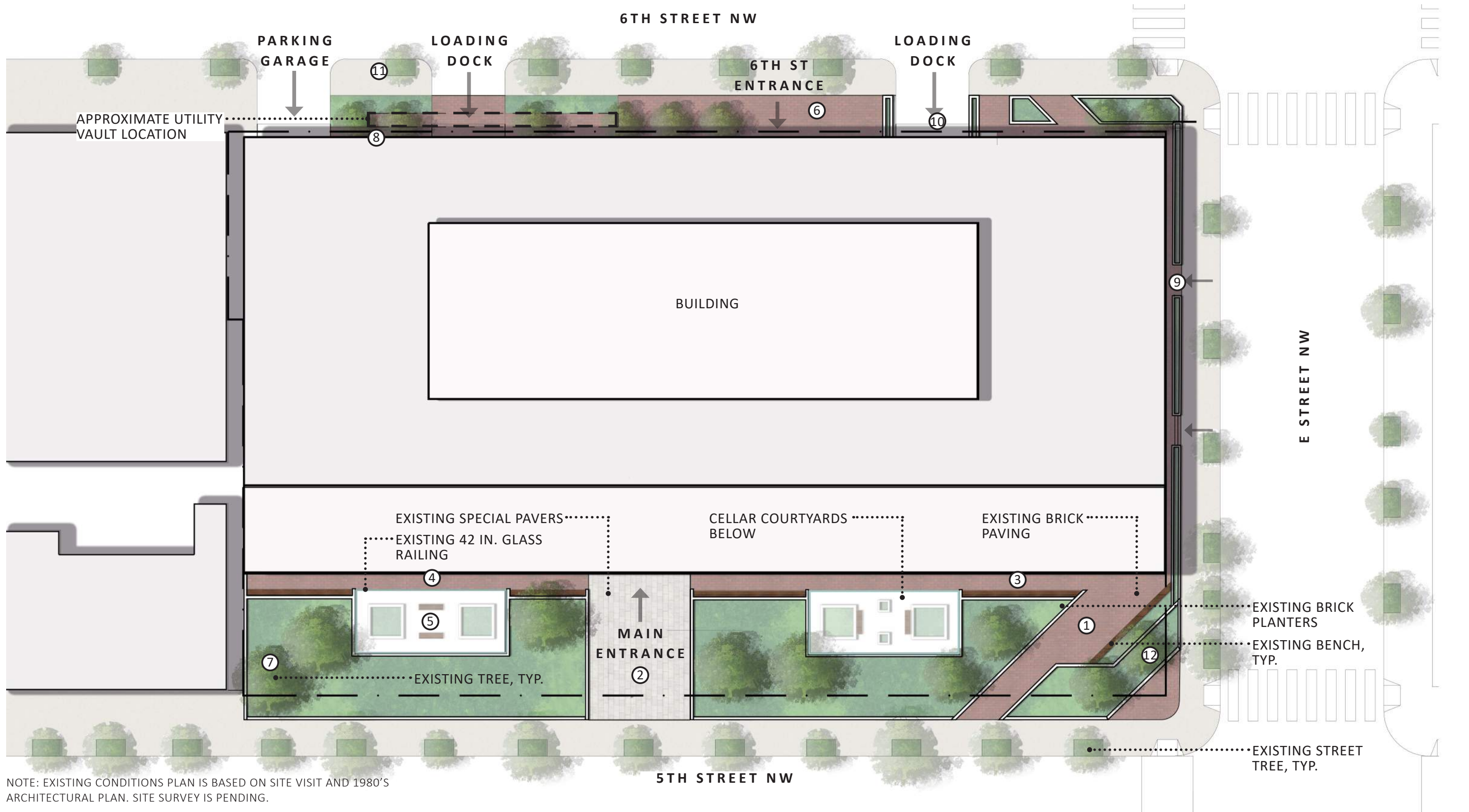
- D2 ZONE DISTRICTS "ENSURES DEVELOPMENT CONSISTENT WITH HISTORIC RESOURCES IN THE VICINITY OF JUDICIARY SQUARE AND THE WHITE HOUSE"
- DOWNTOWN DC BID

450 5TH ST. NW

### CFA CONCEPT REVIEW

SOURCE: OFFICIAL ZONING MAP, DCOZ

# EXISTING CONDITIONS PLAN



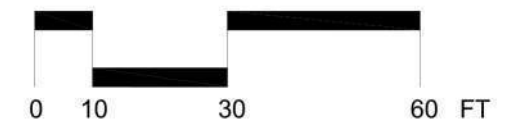
NOTE: EXISTING CONDITIONS PLAN IS BASED ON SITE VISIT AND 1980'S ARCHITECTURAL PLAN. SITE SURVEY IS PENDING.

450 5TH ST. NW

## CFA CONCEPT REVIEW

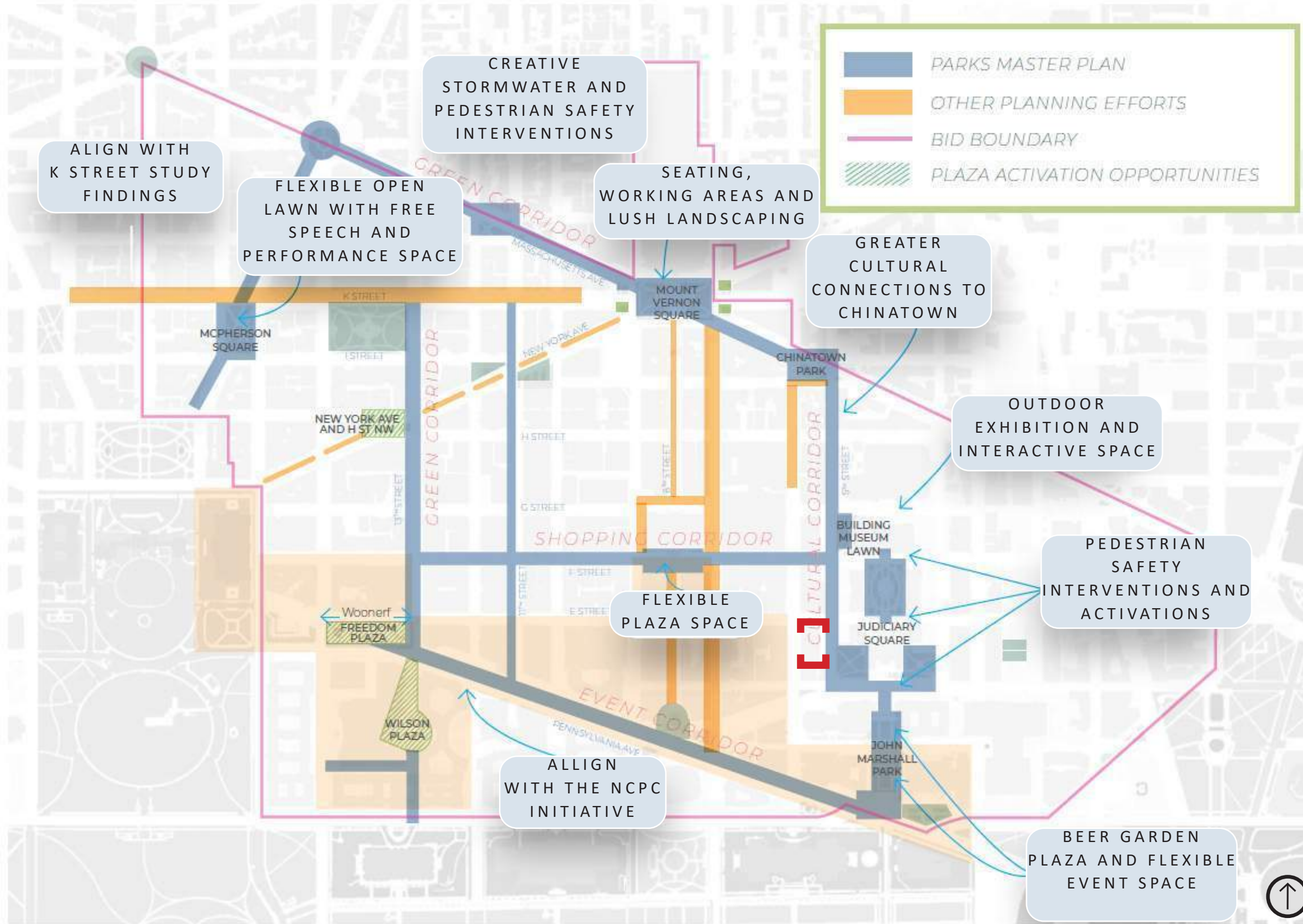
FEBRUARY 20, 2025

SCALE: 1"=30'



# SITE RESEARCH CONNECTION PRIORITIES

# LOCATION RELEVANCE



*"5TH ST HAS ALSO BEEN IDENTIFIED ACROSS PLANNING EFFORTS AS A KEY CORRIDOR BECAUSE IT IS ANCHORED BY THE CHINESE COMMUNITY CHURCH AND CHINATOWN PARK AT THE NORTHERN END AND JUDICIARY SQUARE, JUDICIARY PARK AND JOHN MARSHALL PARK AT THE SOUTHERN END, WITH THE NATIONAL BUILDING MUSEUM AND ITS LAWN IN THE MIDDLE. AS A RESULT, BOTH STREETS (7TH AND 5TH) ARE POSITIONED TO FORTIFY THE CHARACTER OF CHINATOWN AND ENHANCE THE OPEN SPACE NETWORK. **IMPROVED STREETSAPES, WAYFINDING, AND OUTDOOR EXHIBIT OPPORTUNITIES ARE A FEW EXAMPLES OF CORRIDOR IMPROVEMENTS THAT SHOULD BE COORDINATED ACROSS PLANNING EFFORTS**" PG. 39*

 PROJECT LOCATION

 SOURCE: DOWNTOWN DC PARKS MASTER PLAN, 2023

450 5TH ST. NW

## CFA CONCEPT REVIEW

# EXISTING CONDITIONS OBSERVATIONS



① BRICK WALLS BEND AT 45 DEGREE ANGLES TO WORK WITH DESIRED SIGHT LINES AND EASE OF ACCESS



② CONCRETE PLANTERS AT THE MAIN ENTRANCE PREVENT HIGH FOOT TRAFFIC AND VEHICLES FROM ENTERING. SPECIAL PAVING IS SHOWN



③ BRICK PLANTER WALLS FACING THE BUILDING FEATURE BENCHES THAT ARE SUBTLY EMBEDDED WITHIN THE PLANTER



④ CELLAR COURTYARDS ARE SURROUNDED BY UNSTURDY GLASS AND METAL RAILINGS



⑤ UNNOTICEABLE FROM THE STREET, THE BRICK WALLS CONCEAL TWO COURTYARDS ON THE BASEMENT LEVEL. DUE TO HEAVY SHADE, THE COURTYARDS DO NOT FEATURE A LOT OF PLANTS OR SEATING BUT ALLOW LIGHT TO REACH THE LOWER LEVELS



⑥ STEPS ON THE BACKSIDE OF THE BUILDING HAVE BEEN ALTERED TO MAKE ACCESS ADA COMPLIANT AND EXTEND THE ENTRANCE TOWARDS THE STREET

450 5TH ST. NW

## CFA CONCEPT REVIEW

# EXISTING CONDITIONS OBSERVATIONS



7 CLUSTERED EVERGREEN TREES AT SOUTHEAST CORNER OF LOT PROVIDE HEAVY SHADE YEAR-ROUND



8 MARGINAL HIDDEN SPACES CAN BE FOUND IN THE WESTERN PART OF THE BUILDING



9 BOLLARDS PREVENT VEHICLES FROM ENTERING THE SITE. A SINGLE RISER CREATES A TRIPPING HAZARD



10 THE BACKSIDE OF THE BUILDING IS RESERVED FOR LOADING AND ACCESS TO THE PARKING GARAGE



11 THE EXISTING PLANTING INCLUDES NON-NATIVE AND/OR INVASIVE SPECIES, WHICH LACK BIODIVERSITY AND WILDLIFE VALUE.



12 EXCESSIVE USE OF BRICK BLENDS WITH THE HISTORIC DISTRICT AESTHETIC, BUT CAN CONTRIBUTE TO EXCESSIVE ENVIRONMENTAL HEAT ESPECIALLY IN THE SUMMER

450 5TH ST. NW

## CFA CONCEPT REVIEW

**NEIGHBORHOOD CONTEXT**  
**SURROUNDING PARKS AND GREEN SPACE**



**BUILDING MUSEUM LAWN**



**JUDICIARY SQUARE**



**JUDICIARY PARK**



**JOHN MARSHALL PARK**



**US NAVY MEMORIAL PLAZA**



**MELLON FOUNTAIN**



**MEADE MEMORIAL**



**RES 187**

450 5TH ST. NW

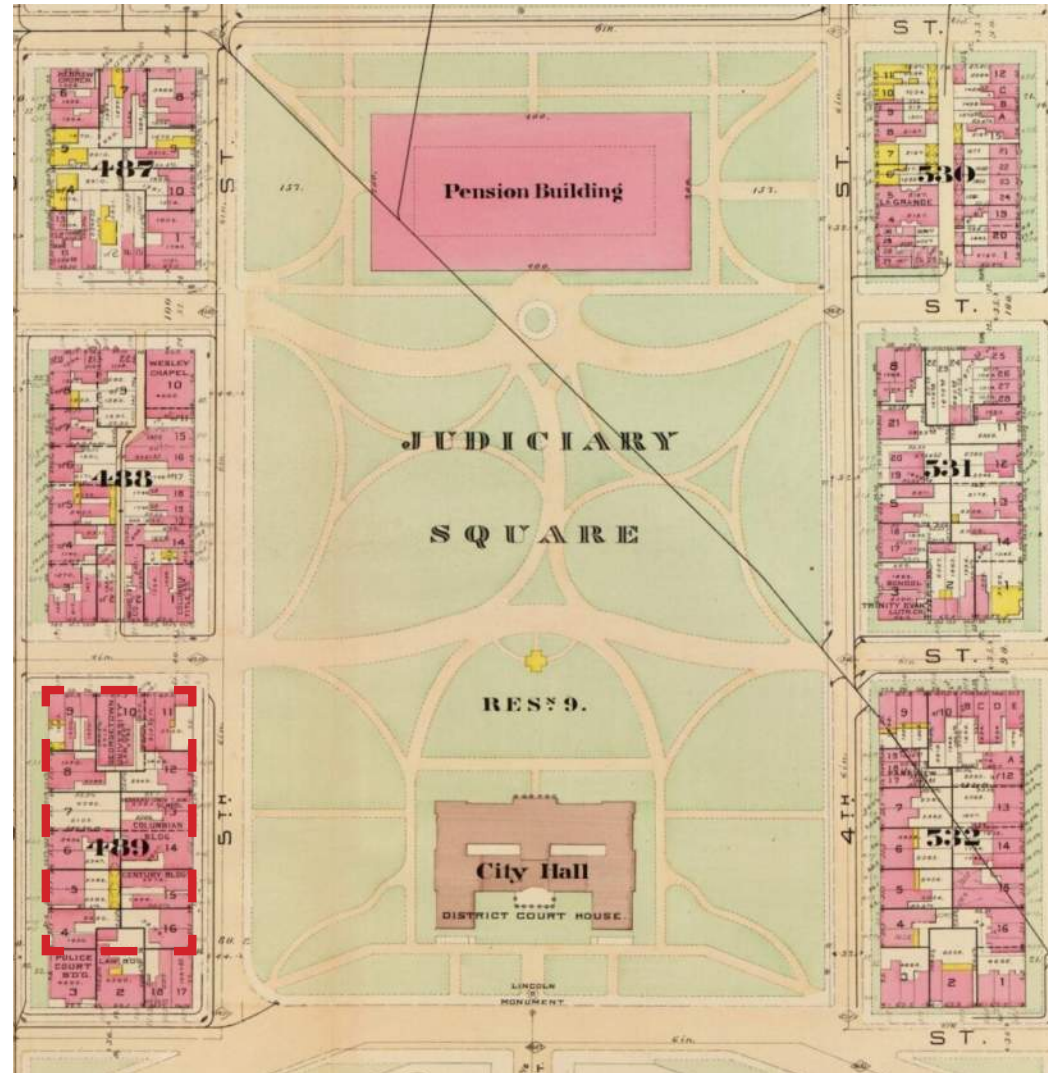
**CFA CONCEPT REVIEW**

# NEIGHBORHOOD CONTEXT

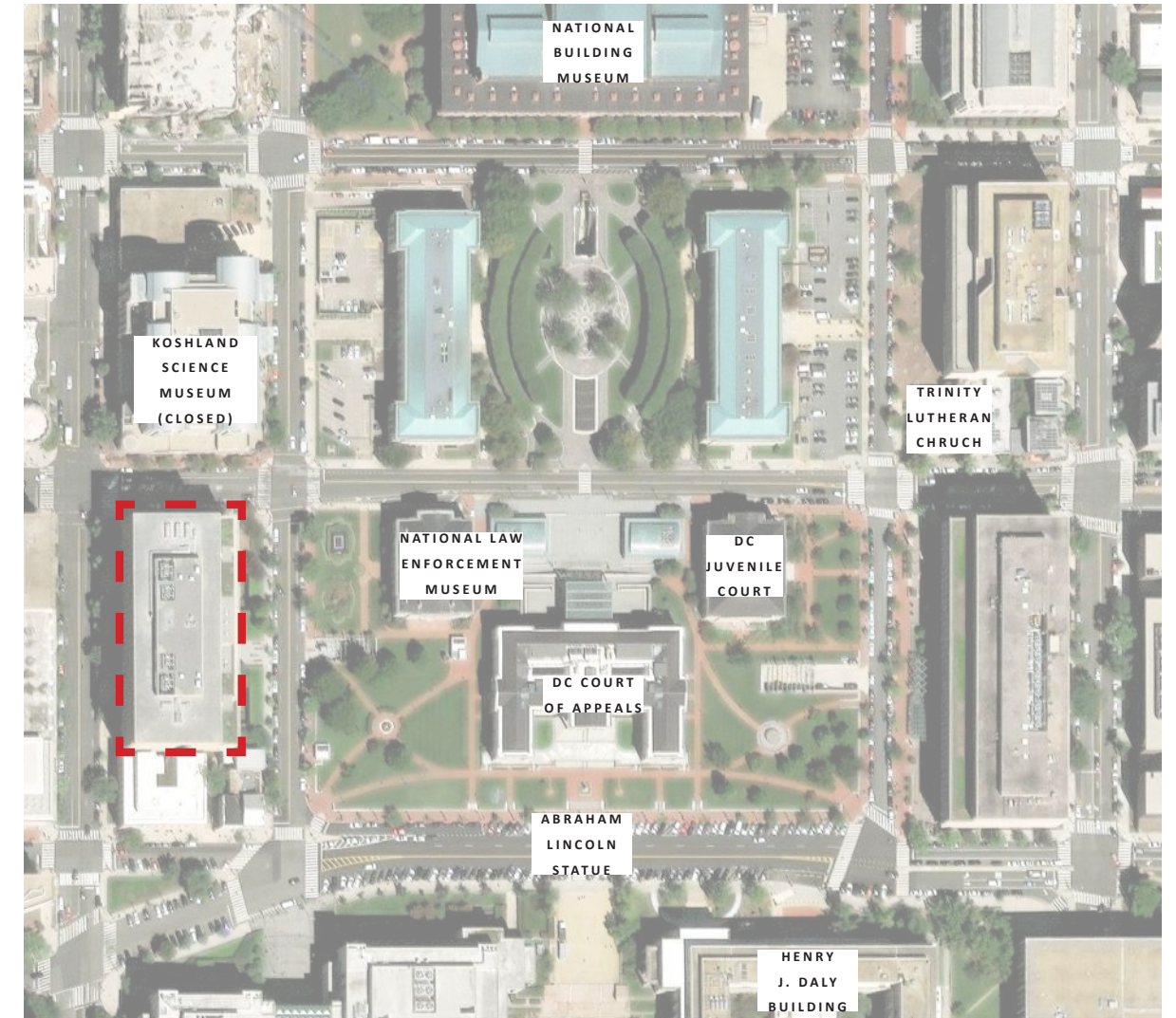
## JUDICIARY SQUARE HISTORY



1801 GOOSE CREEK (TIBER CREEK) PASSED THROUGH JUDICIARY SQUARE CONTAINING A JAIL  
SOURCE: HISTORICAL MAP OF THE CITY OF WASHINGTON DC 1801-02, LIBRARY OF CONGRESS



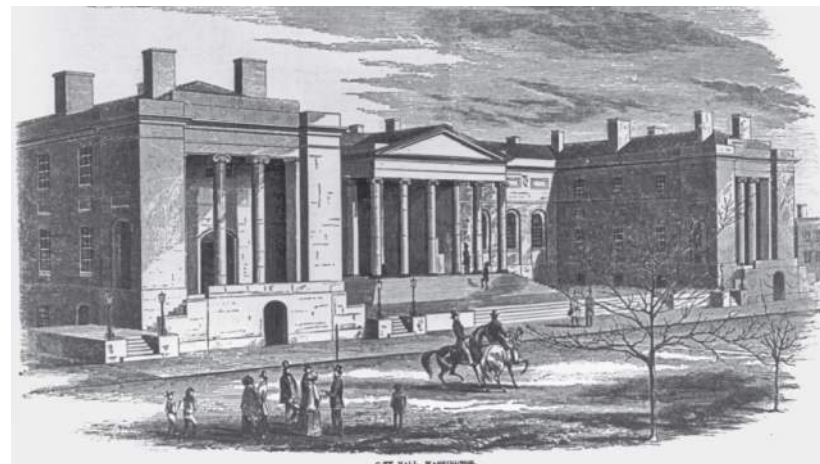
1903 MAP OF JUDICIARY SQUARE. THE JAIL WAS REMOVED AND THE PARK WAS REDESIGNED TO A DESIGNATED PARK  
SOURCE: LIBRARY OF CONGRESS



CURRENT AERIAL VIEW OF JUDICIARY SQUARE  
SOURCE: ESRI 2024



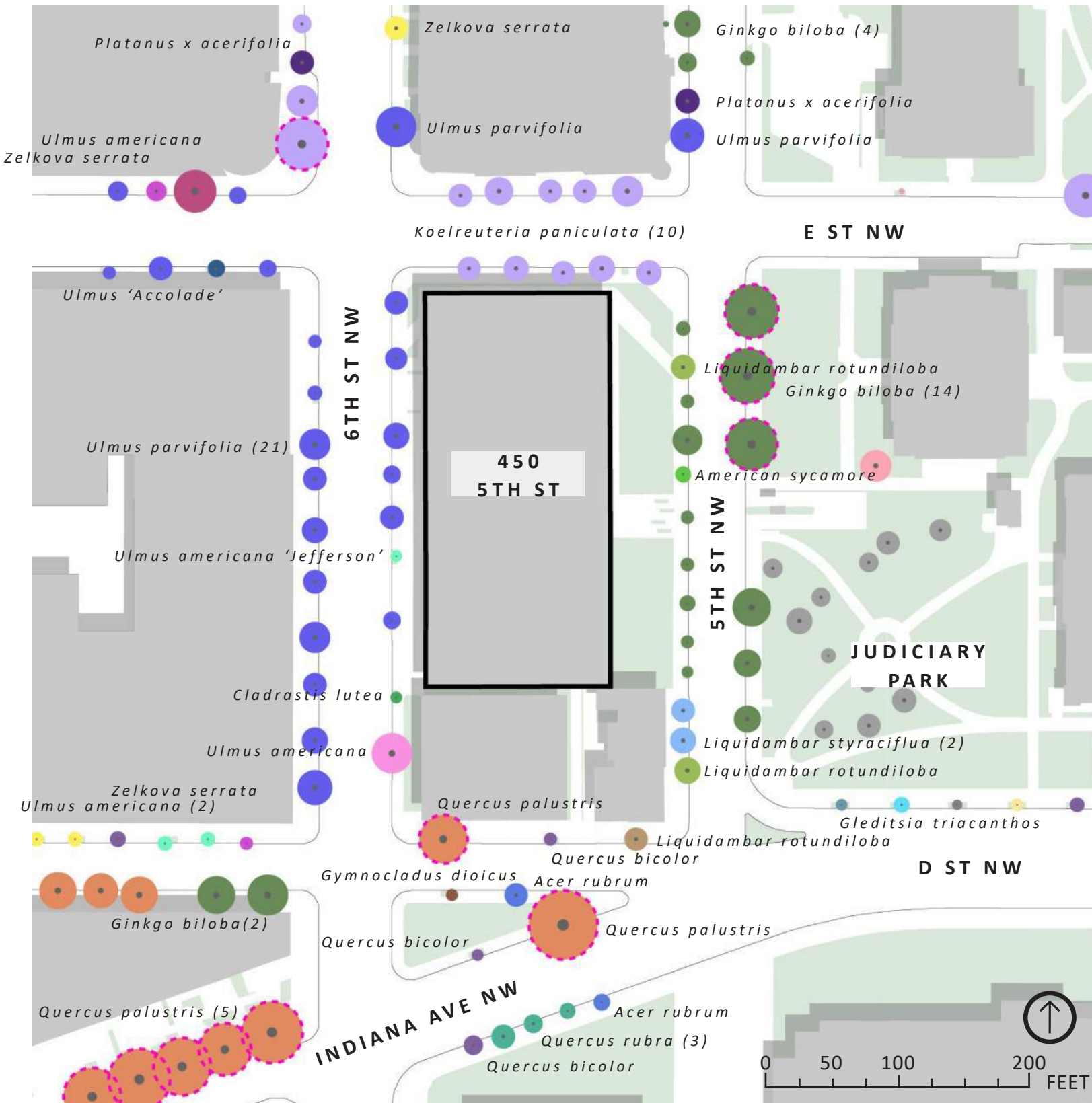
450 5TH ST. NW



### CFA CONCEPT REVIEW

# SITE CONTEXT

## EXISTING STREET TREES SPECIES



450 5TH ST. NW


CFA CONCEPT REVIEW




# SITE CONTEXT

## MOST COMMON STREET TREES




 *Ulmus parvifolia*  
Chinese Elm  
NON-NATIVE  
Count: 23




 *Ginkgo biloba*  
Ginkgo Tree  
NON-NATIVE  
Count: 20




 *Koelreuteria paniculata*  
Golden Rain Tree  
NON-NATIVE  
Count: 14




 *Quercus palustris*  
Pin Oak  
NATIVE  
Count: 10




 *Quercus bicolor*  
Swamp White Oak  
NATIVE  
Count: 5




 *Zelkova serrata*,  
Japanese Zelkova  
NON-NATIVE  
Count: 5




 *Ulmus americana*  
'Jefferson'  
Jefferson Elm  
NATIVE CULTIVAR  
Count: 3




 *Quercus rubra*  
Red Oak  
NATIVE  
Count: 3




 *Acer rubrum*  
Red Maple  
NATIVE  
Count: 2




 *Gleditsia triacanthos* var.  
*inermis* 'Skyline'  
Skyline honeylocust  
NATIVE CULTIVAR  
Count: 2



 *Liquidambar rotundiloba*,  
Roundleaf Sweetgum  
NATIVE  
Count: 2

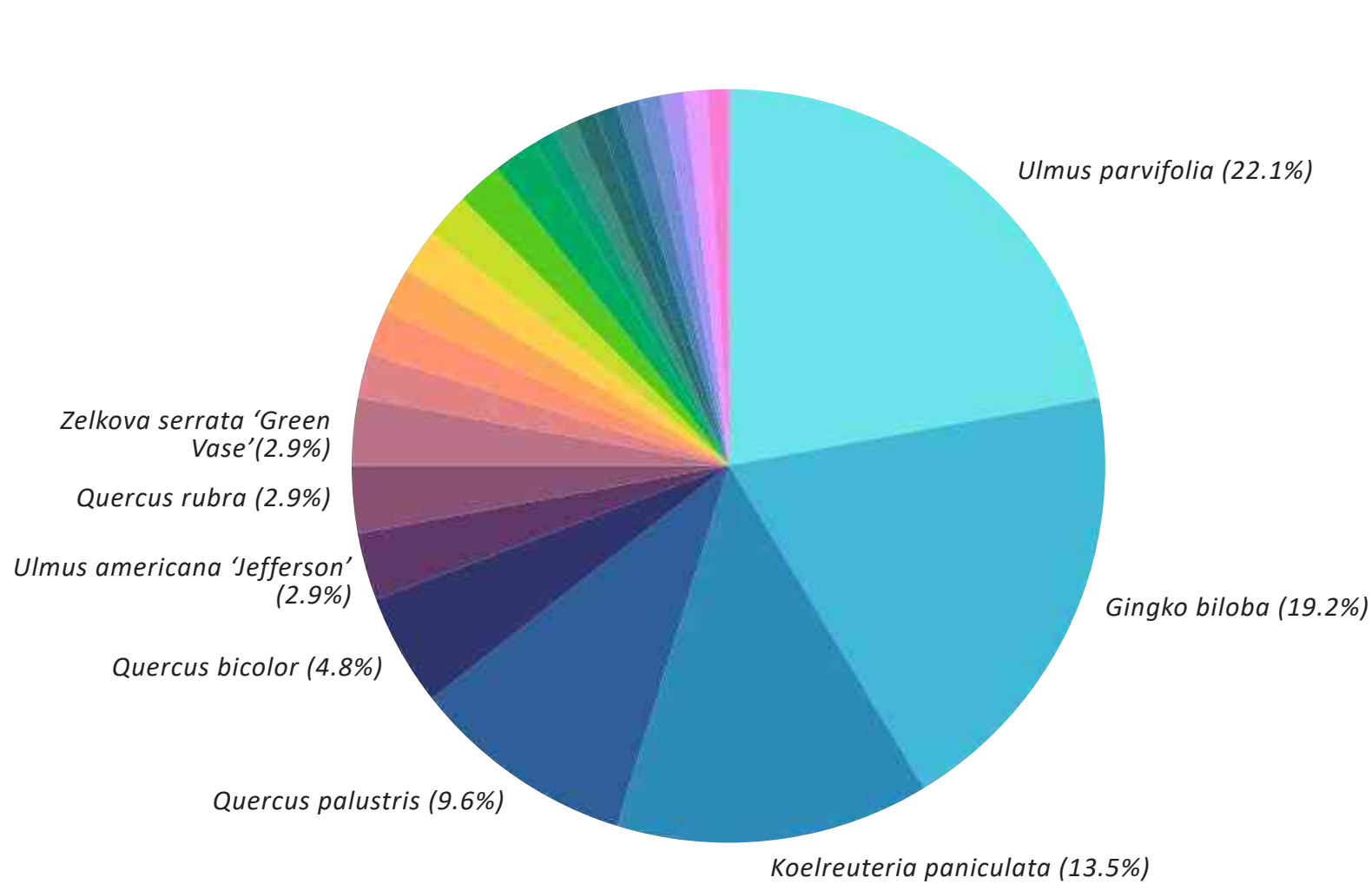


 *Liquidambar styraciflua*,  
Sweetgum  
NATIVE  
Count: 2

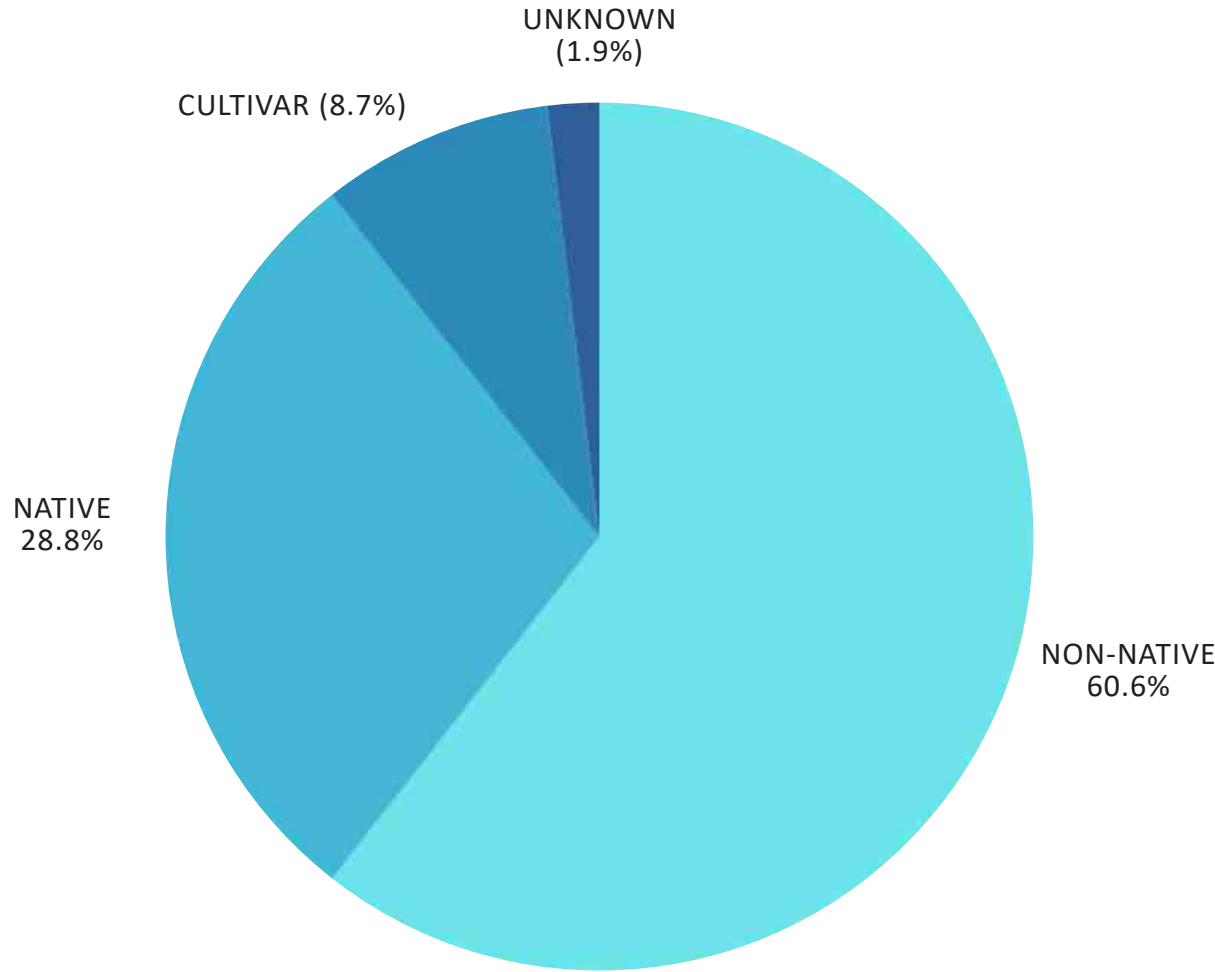
# SITE CONTEXT

## MOST COMMON STREET TREES

TYPES OF STREE TREE SPECIES NEAR THE SITE



AMOUNT OF NON-NATIVE, NATIVE, CULTIVAR SPECIES



# LANDSCAPE PLANTING

## STREETSCAPE (TREES + SHRUBS)

*Betula nigra* 'Heritage'  
River Birch



*Acer rubrum* 'October Glory'  
Red Maple



*Amelanchier canadensis*  
Serviceberry



*Cercis canadensis* 'Ace of Hearts'  
Eastern Redbud



*Aronia arbutifolia* 'Brilliantissima'  
Red Chokeberry



*Hydrangea quercifolia* 'Pee Wee'  
Oakleaf Hydrangea



*Ilex glabra* 'Gem Box'  
Inkberry Holly



*Myrica cerifera* 'Don's Dwarf'  
Southern Wax Myrtle



Large canopy tree

Tall columnar tree

Flowering ornamental tree

Flowering ornamental tree

Ornamental shrub with seasonal interest

Flowering ornamental shrub

Evergreen shrub

Evergreen shrub

# LANDSCAPE PLANTING

## STREETSCAPE (PERENNIALS + GROUNDCOVER)

*Rudbeckia fulgida*  
Coneflower



Flowering perennial, yellow

*Asclepias tuberosa*  
Butterfly Weed



Flowering perennial, orange

*Penstemon digitalis*  
Foxglove Beardtongue



Flowering perennial, white

*Phlox subulata*  
Creeping Phlox



Low spreading perennial, purple

*Tiarella cordifolia*  
Foamflower



Spring wildflower, purple

*Amsonia hubrichtii*  
Hubricht's Bluestar



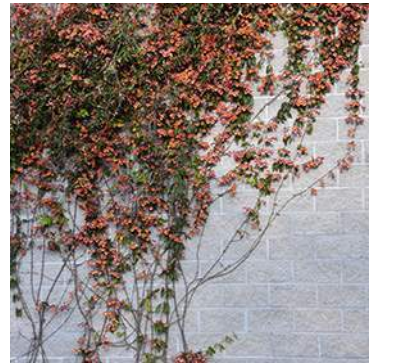
Erect clump-forming perennial, blue

*Helleborus 'Pink Frost'*  
Christmas Rose



Winter blooming evergreen perennial, pink

*Bignonia capreolata*  
'Tangerine Beauty'  
Crossvine



Flowering vine. orange

# LANDSCAPE PLANTING COURTYARD

*Hamamelis virginiana*  
**Witch Hazel**



Flowering shrub / small tree

*Hydrangea quercifolia*  
*'Pee Wee'*  
**Oakleaf Hydrangea**



Flowering ornamental shrub

*Ilex glabra 'Gem Box'*  
**Inkberry Holly**



Evergreen shrub

*Tiarella cordifolia*  
**Foamflower**



Spring wildflower

*Hosta 'Blue Mouse Ears'*  
**Hosta**



Flowering perennial

*Helleborus 'Pink Frost'*  
**Christmas Rose**



Winter blooming evergreen perennial, pink

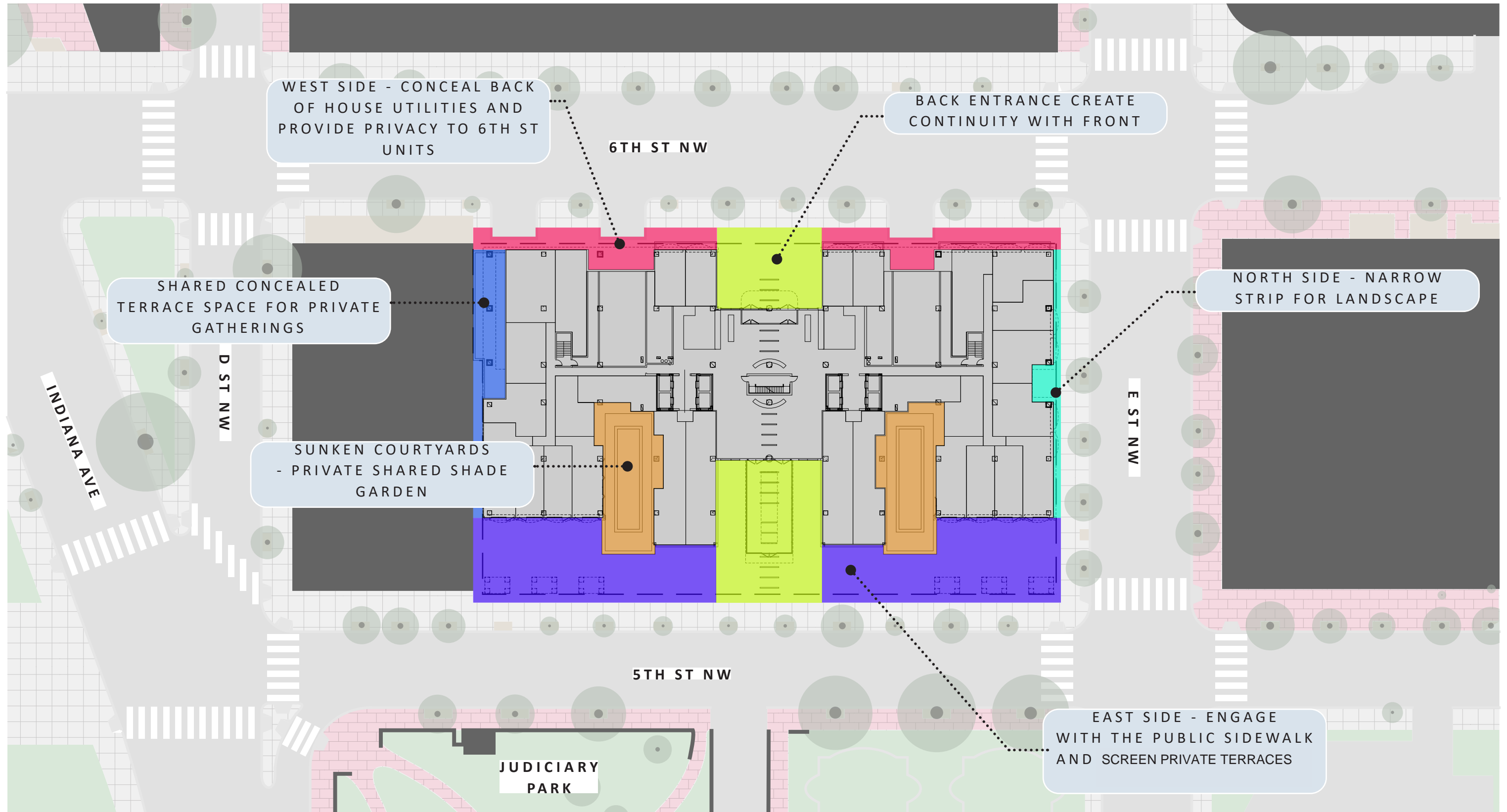
*Polystichum acrostichoides*  
**Christmas Fern**



Fern

# CONCEPT DIAGRAM

## GROUND FLOOR SPATIAL CONCEPT

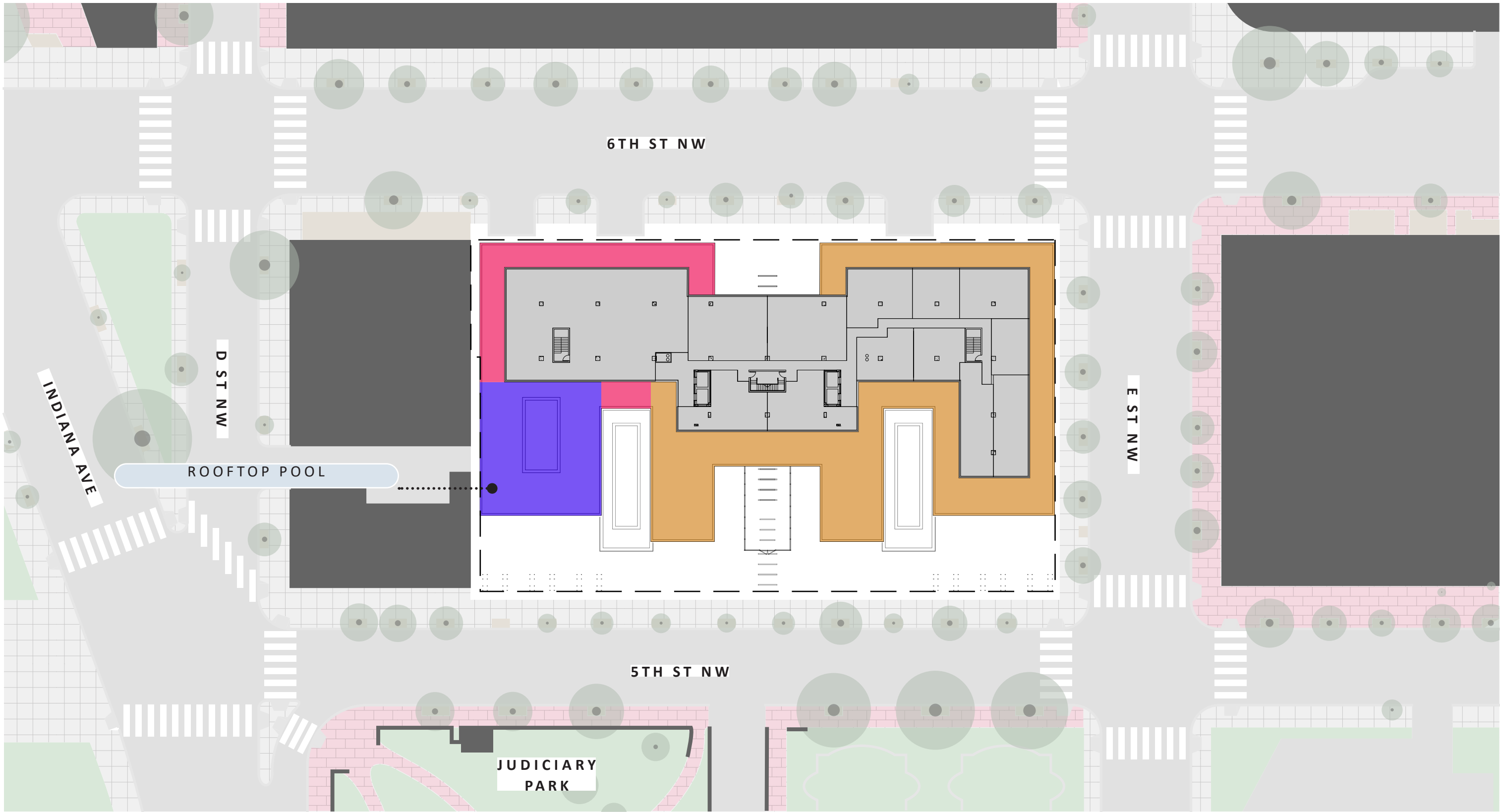


450 5TH ST. NW

CFA CONCEPT REVIEW

# CONCEPT DIAGRAM

## ROOFTOP SPATIAL CONCEPT



450 5TH ST. NW

CFA CONCEPT REVIEW