



stuart buzzard point | washington, dc

april 24th, 2026 | L01

SK+I | Stuart Investment Company | MRP Realty | FRP | OCULUS

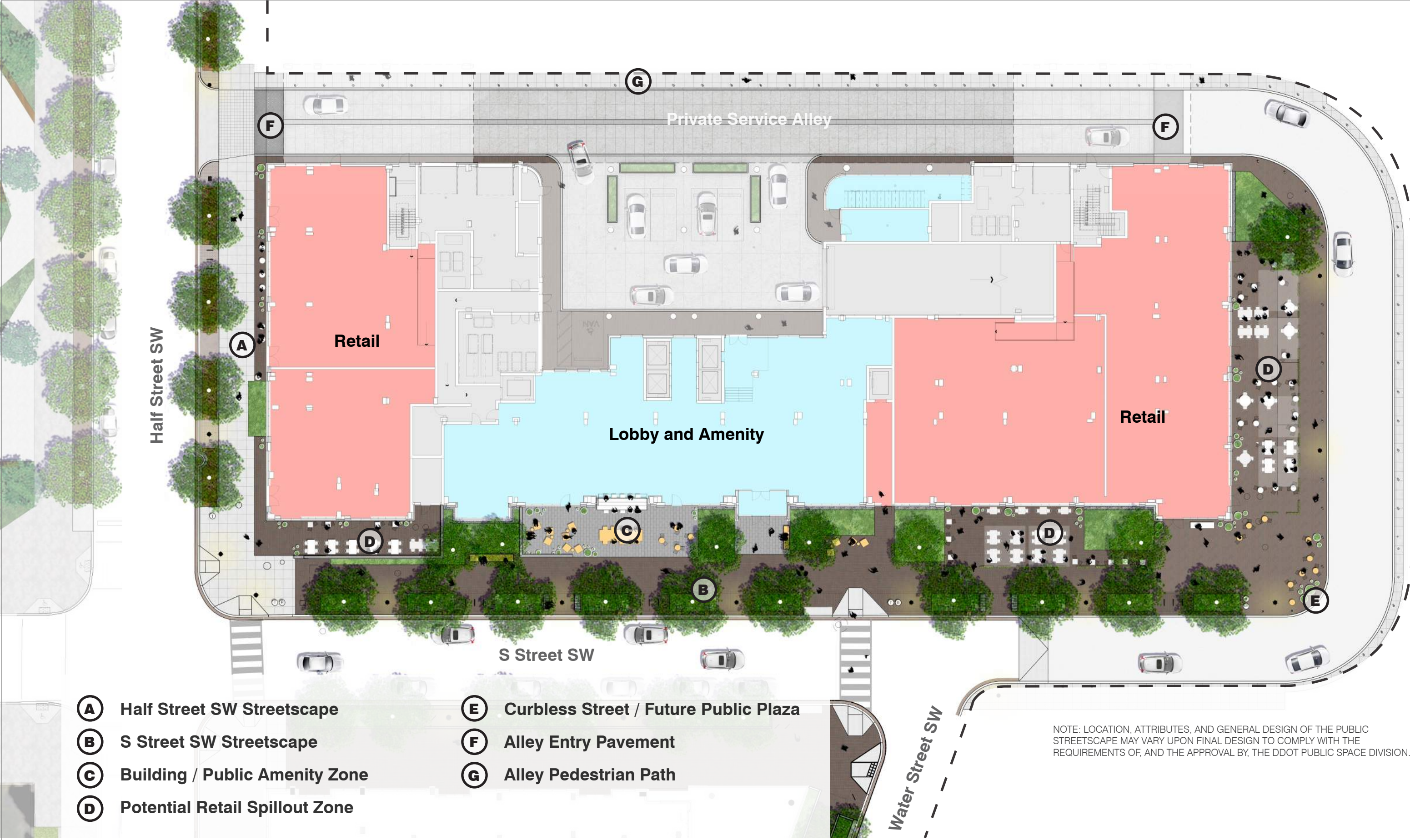
se aerial - APPROVED

ZONING COMMISSION
District of Columbia
CASE NO. 21-20D
EXHIBIT NO. 4A2



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april 24th, 2026 | L02



(A) Half Street SW Streetscape

(B) S Street SW Streetscape

(C) Building / Public Amenity Zone

(D) Potential Retail Spillout Zone

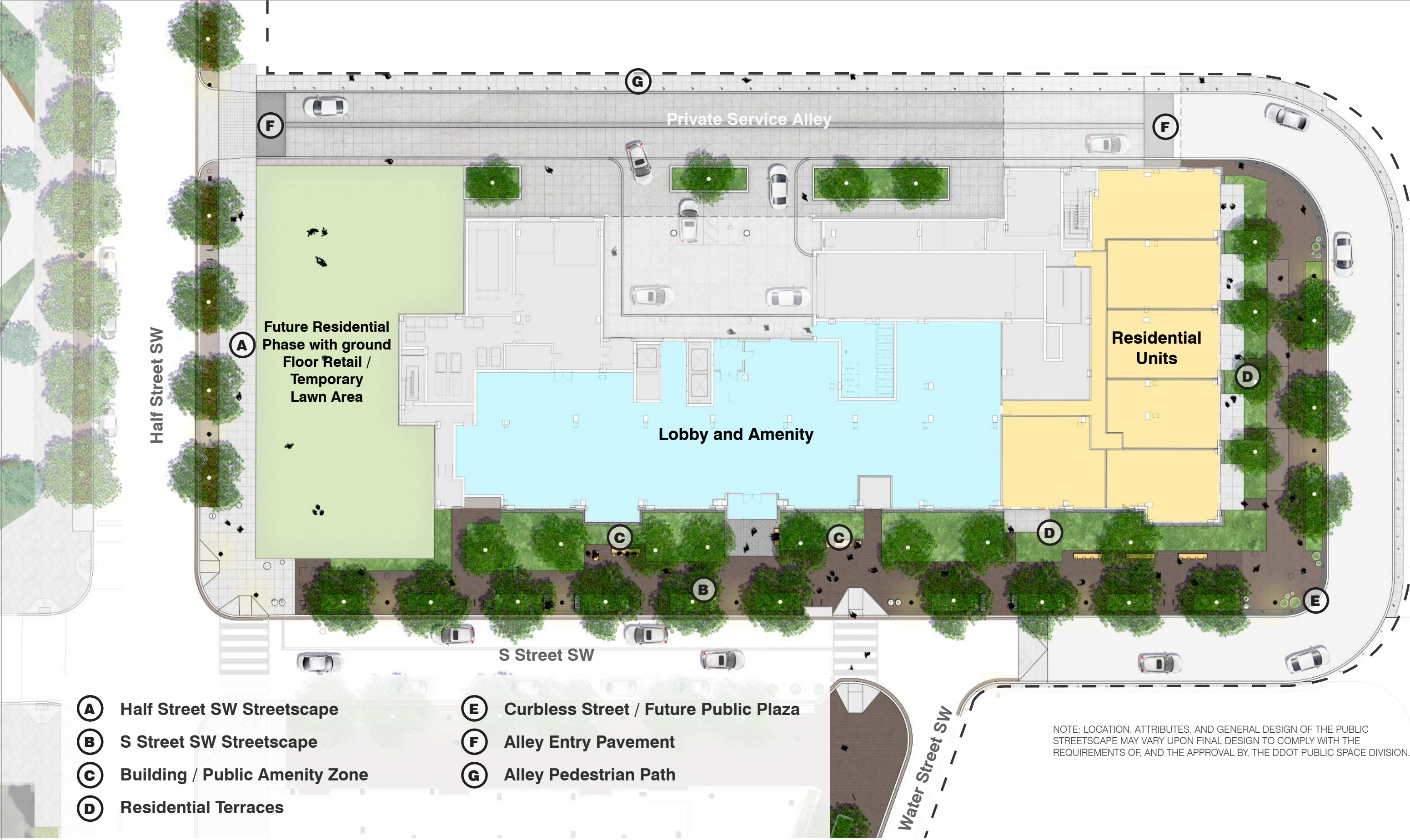
(E) Curbless Street / Future Public Plaza

(F) Alley Entry Pavement

(G) Alley Pedestrian Path

NOTE: LOCATION, ATTRIBUTES, AND GENERAL DESIGN OF THE PUBLIC STREETScape MAY VARY UPON FINAL DESIGN TO COMPLY WITH THE REQUIREMENTS OF, AND THE APPROVAL BY, THE DDOT PUBLIC SPACE DIVISION.





(A) Half Street SW Streetscape

(B) S Street SW Streetscape

(C) Building / Public Amenity Zone

(D) Residential Terraces

(E) Curbless Street / Future Public Plaza

(F) Alley Entry Pavement

(G) Alley Pedestrian Path

NOTE: LOCATION, ATTRIBUTES, AND GENERAL DESIGN OF THE PUBLIC STREETScape MAY VARY UPON FINAL DESIGN TO COMPLY WITH THE REQUIREMENTS OF, AND THE APPROVAL BY, THE DDOT PUBLIC SPACE DIVISION.





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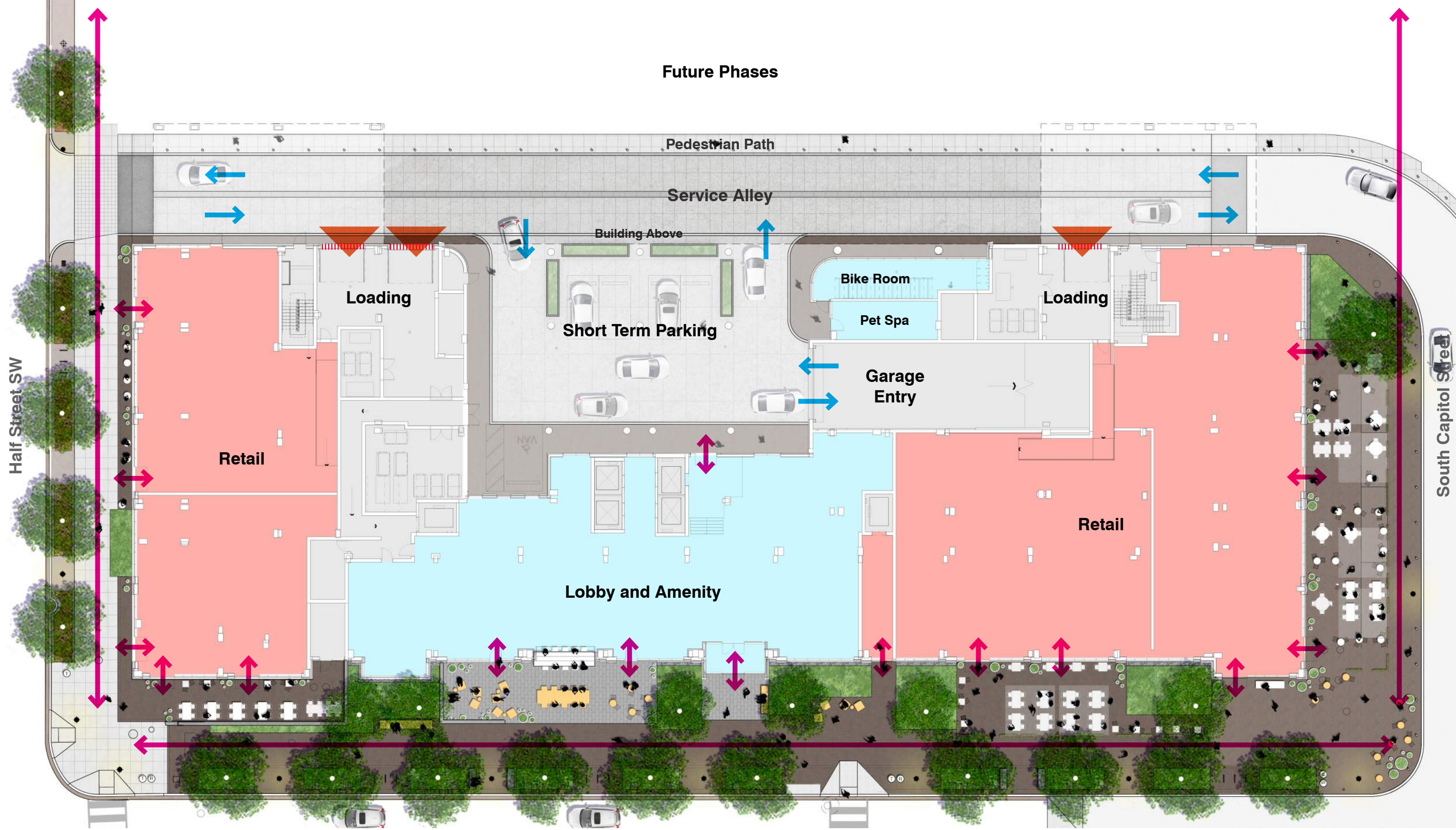
south capitol street north view - PROPOSED



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Future Phases

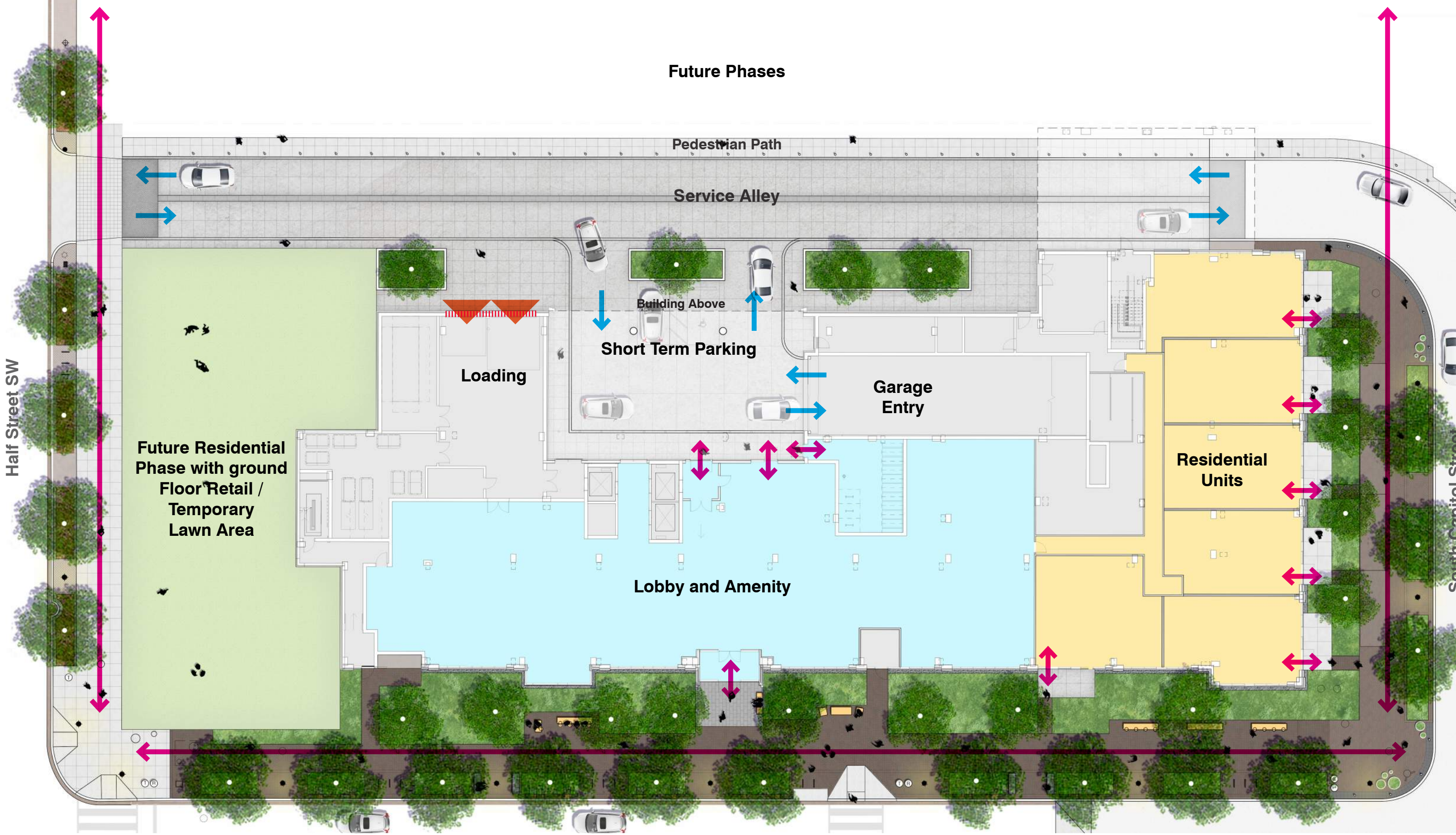


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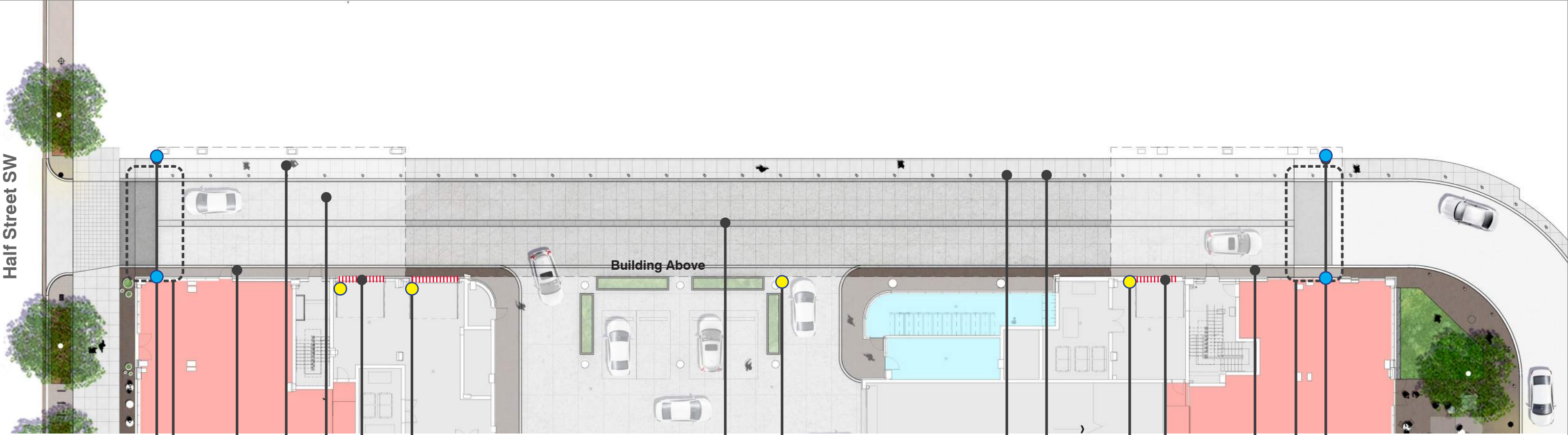
Future Phases



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april 24th, 2026 | L13





signage
rough pavement transition

pedestrian path: smooth pavement

pedestrian path: smooth pavement

vehicular lane: raked concrete finish

garage door

vehicle mirrors

central gutter

vehicle mirrors

flush kurb marking pedestrian path

bollards at flush kurb where possible

vehicle mirrors

garage door

pedestrian path: smooth pavement

rough pavement transition

signage





signage

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vehicular lane: raked concrete finish

bioretention planters

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