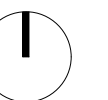
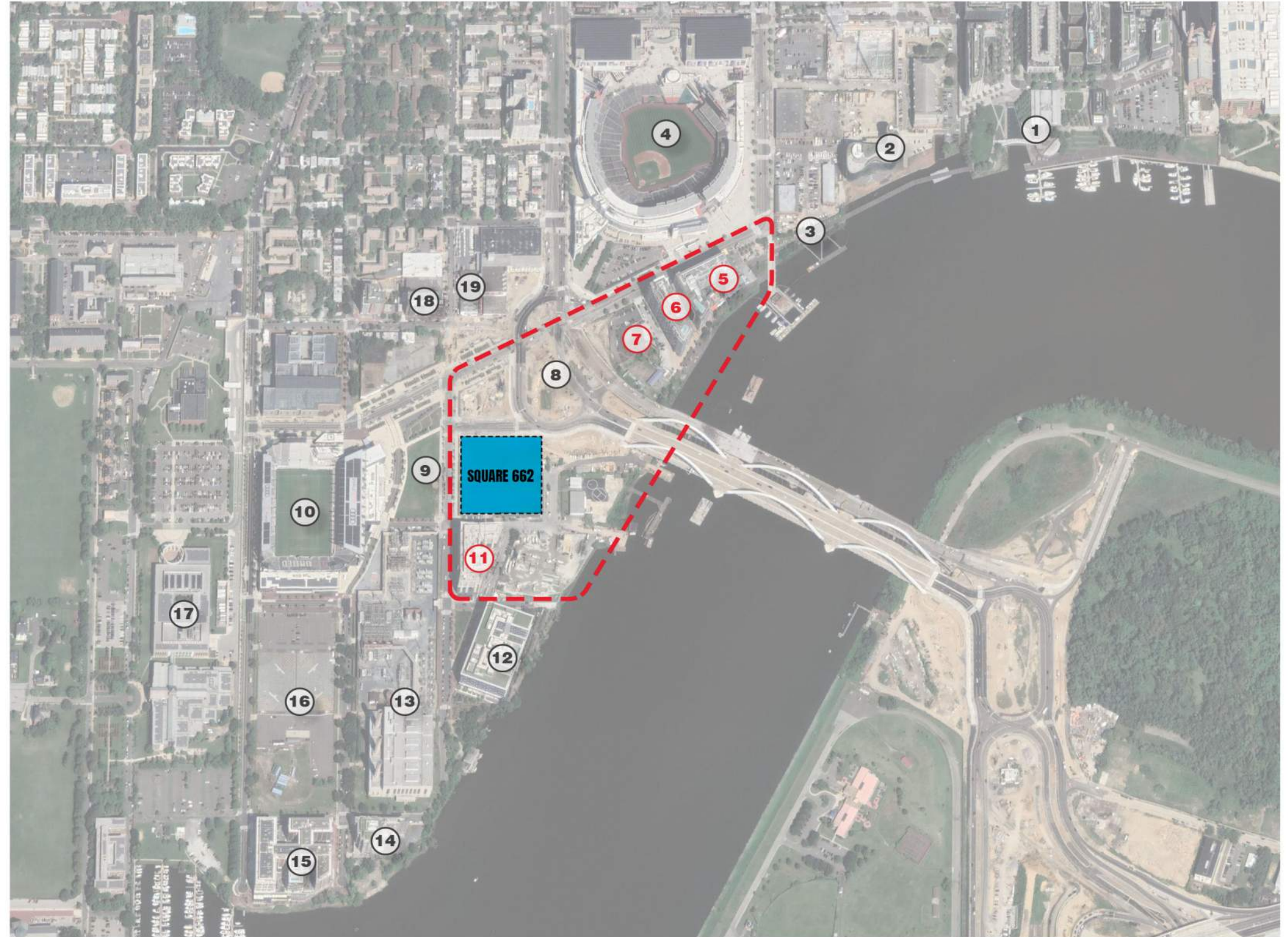
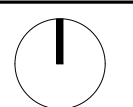
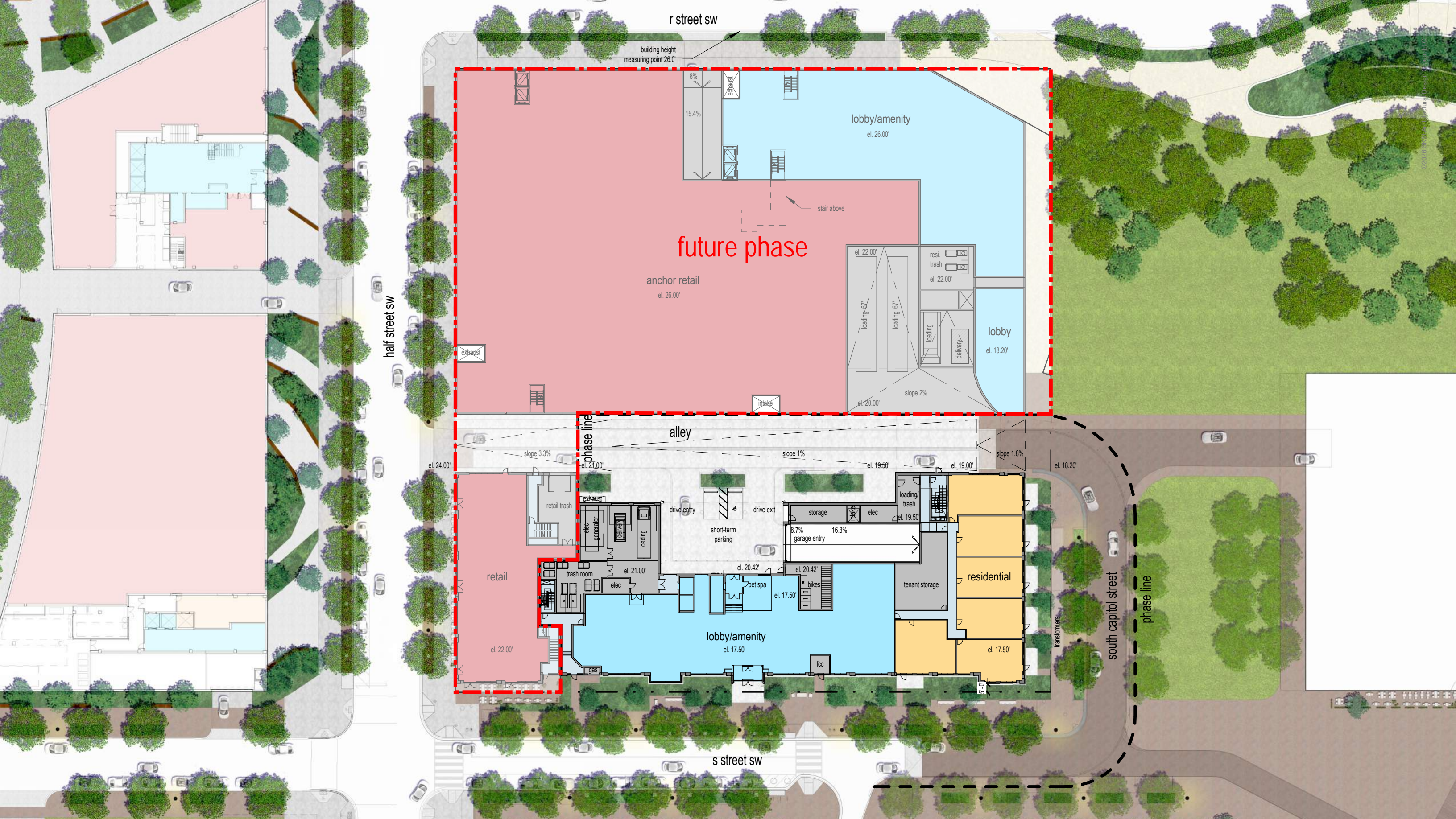
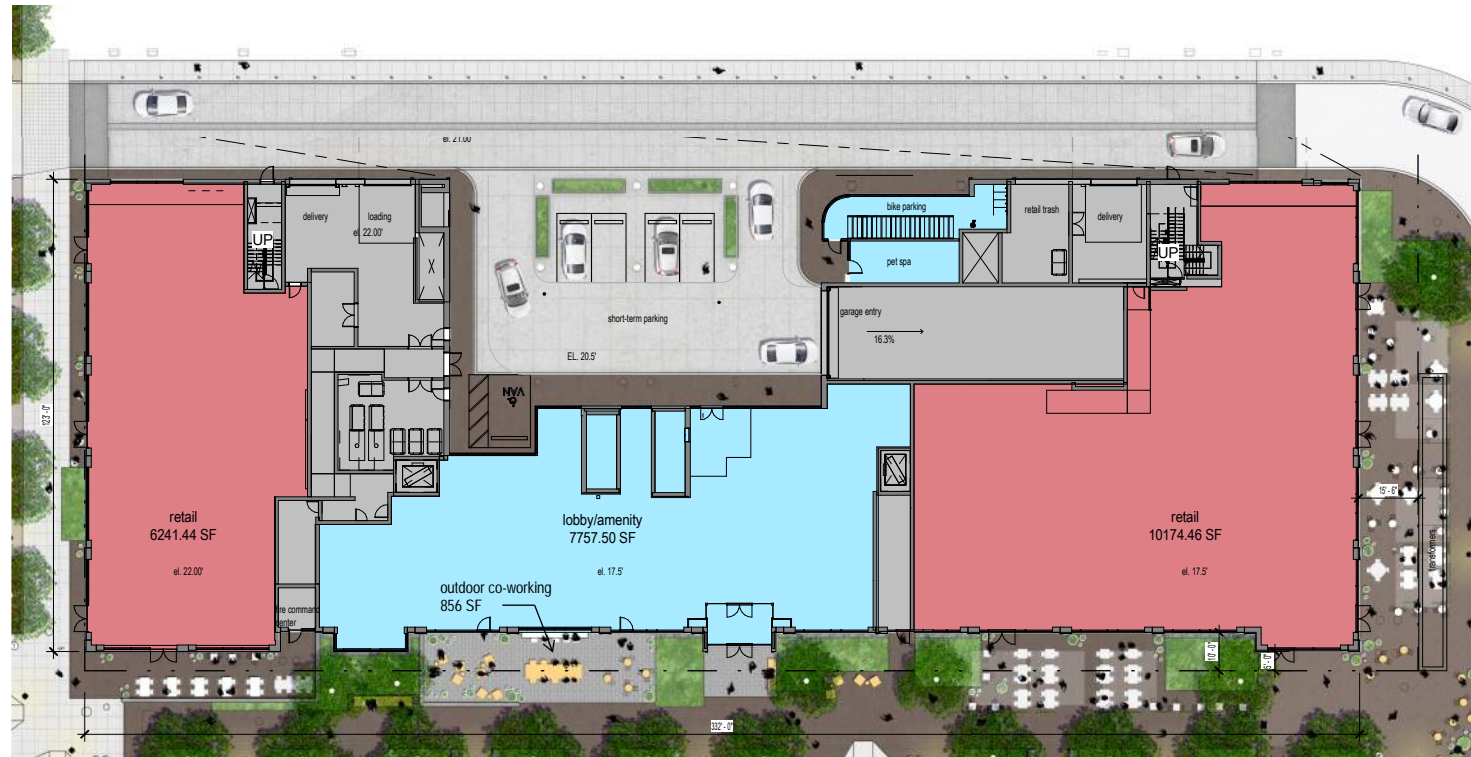


Site Context

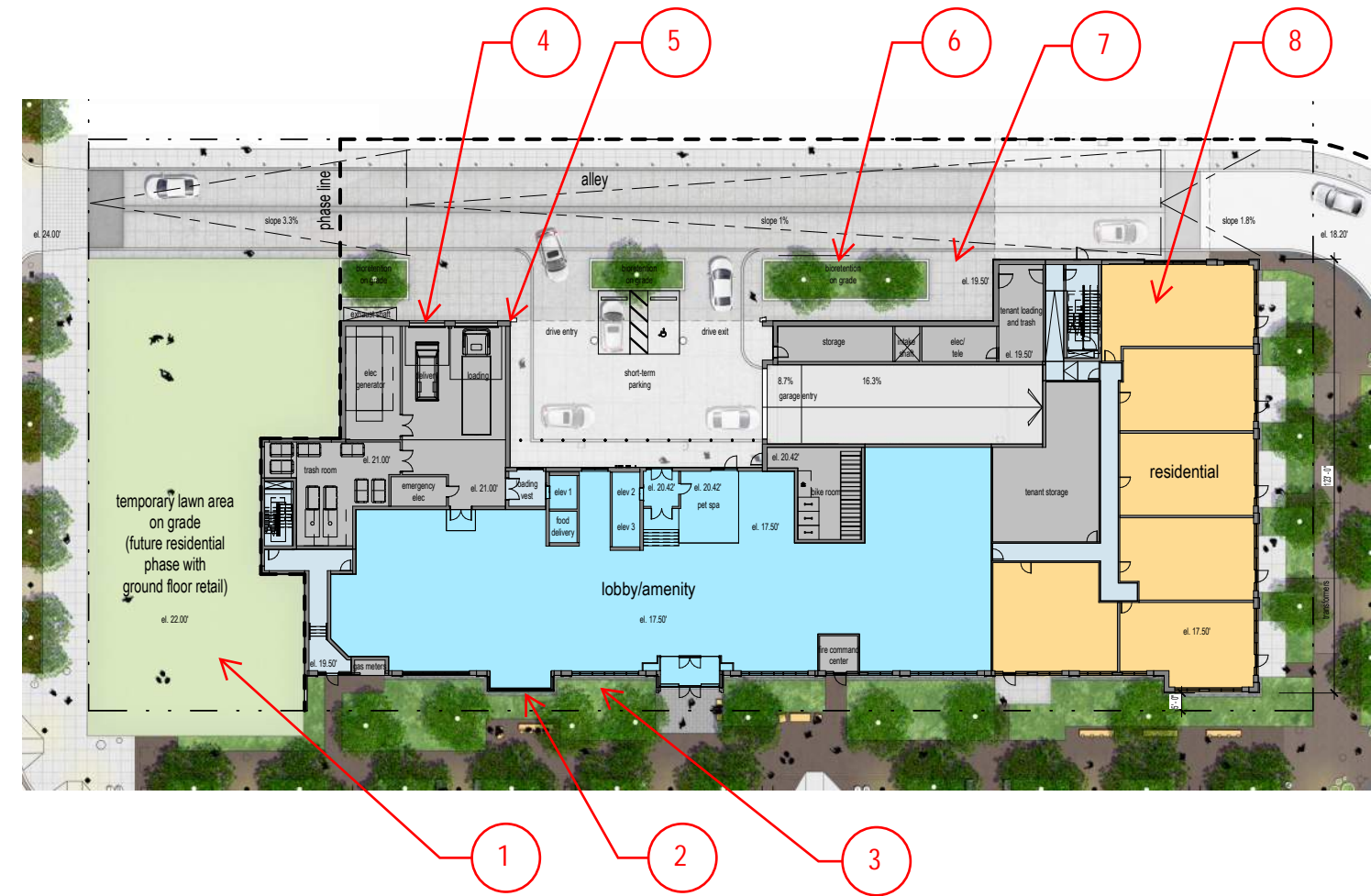
- ① Yards Park
- ② DC Water Headquarters
- ③ Diamond Teague Park
- ④ Nationals Park
- ⑤ Dock 79 (MRP|FRP)
- ⑥ Maren (MRP|FRP)
- ⑦ Riverfront 3 & 4 (MRP|FRP)
- ⑧ South Capitol Street West Oval
- ⑨ Parcel B (HOFFMAN)
- ⑩ Audi Field
- ⑪ Verge (MRP|FRP)
- ⑫ Watermark
- ⑬ Buzzard Point Power Plant
- ⑭ Peninsula 88
- ⑮ RiverPoint
- ⑯ 100 V Street
- ⑰ Fort McNair
- ⑱ Cambria Hotel DC
- ⑲ Moxy Hotel/Residential





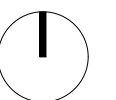


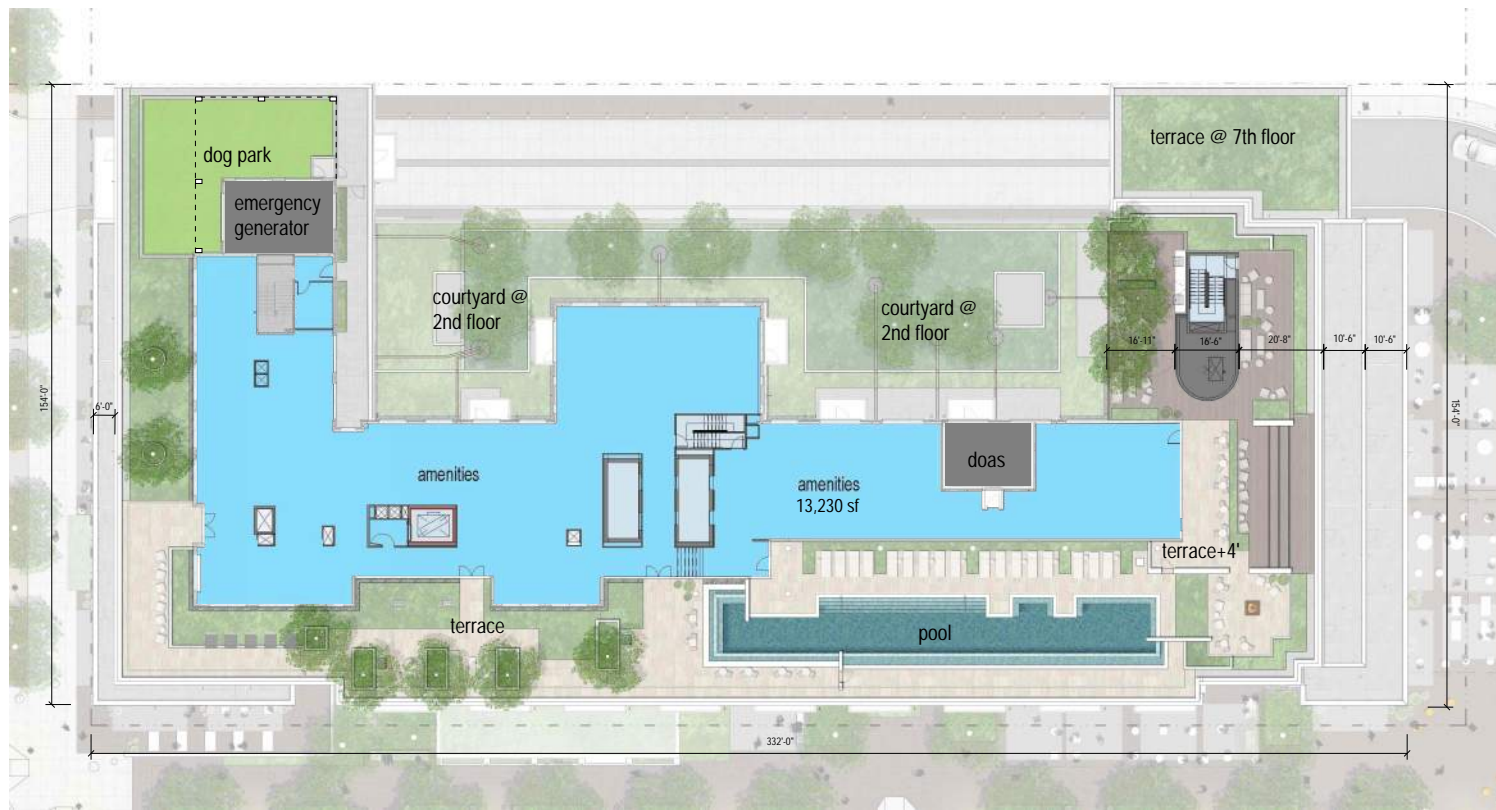
approved: 1st floor plan



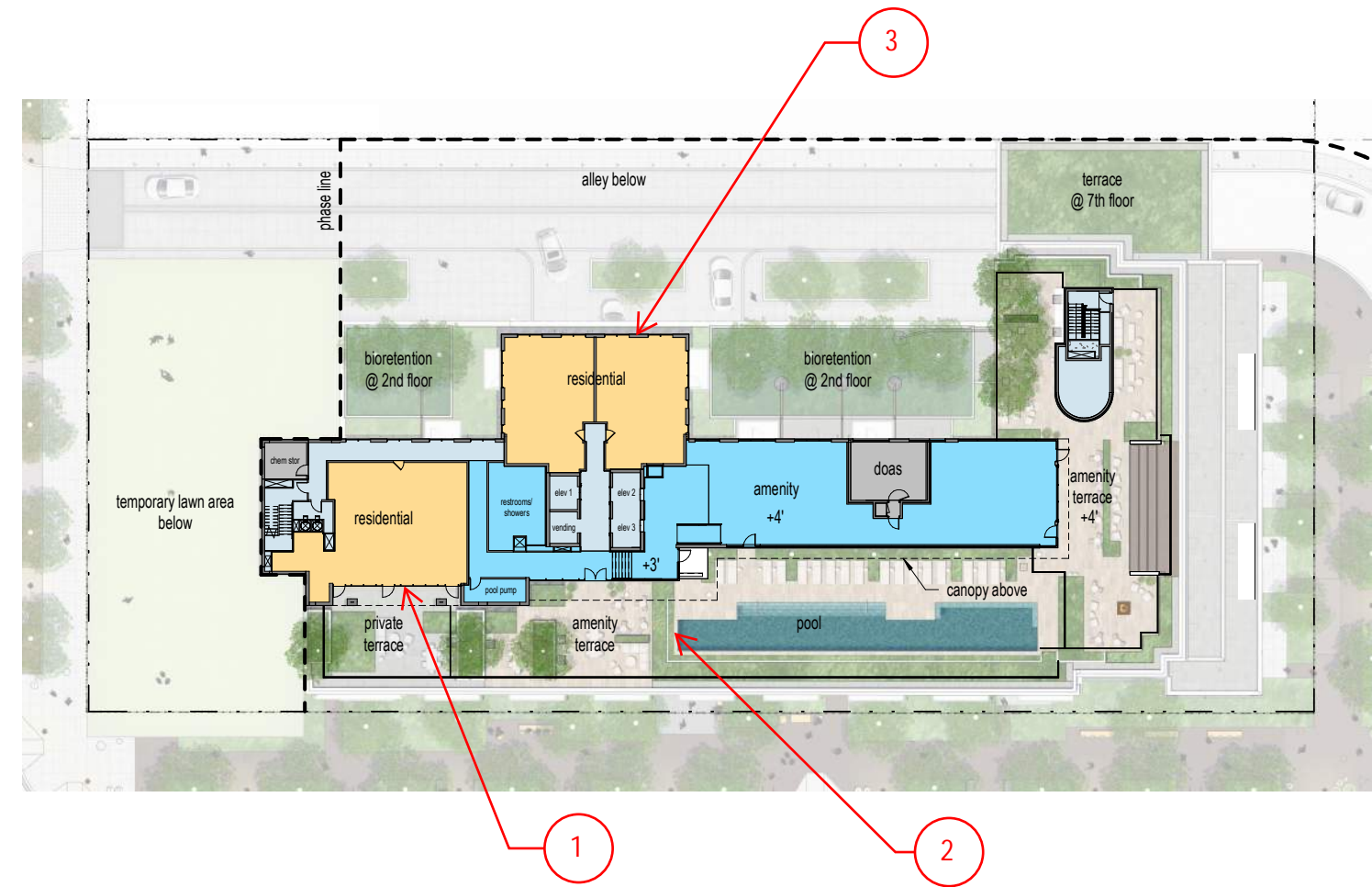
proposed phase 1: 1st floor plan

1. for feasibility purposes, re-phasing of building development removes west wing as part of phase 1 and replaces the footprint of the west wing with temporary lawn space until the future residential phase is constructed with ground floor retail. phase 1 unit count is reduced from 452 to approximately 335.
2. bay window has shifted east in coordination with amenity space inside.
3. canopy and amenity indoor/outdoor space have been removed and replaced with green space.
4. loading, delivery, and electrical generator have been relocated in coordination with new phasing.
5. exterior facade at dropoff has been pushed back to provide light and breathing room to the alley, as well as daylight and visibility to the dropoff.
6. bioretention has been added on grade along the alley, providing more greenery to soften alley.
7. additional short-term parking/loading space has been located near east wing back of house.
8. residential loft units with individual direct street entrance added to promote better streetscape engagement and ensure activation in light of ongoing retail market challenges.



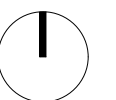


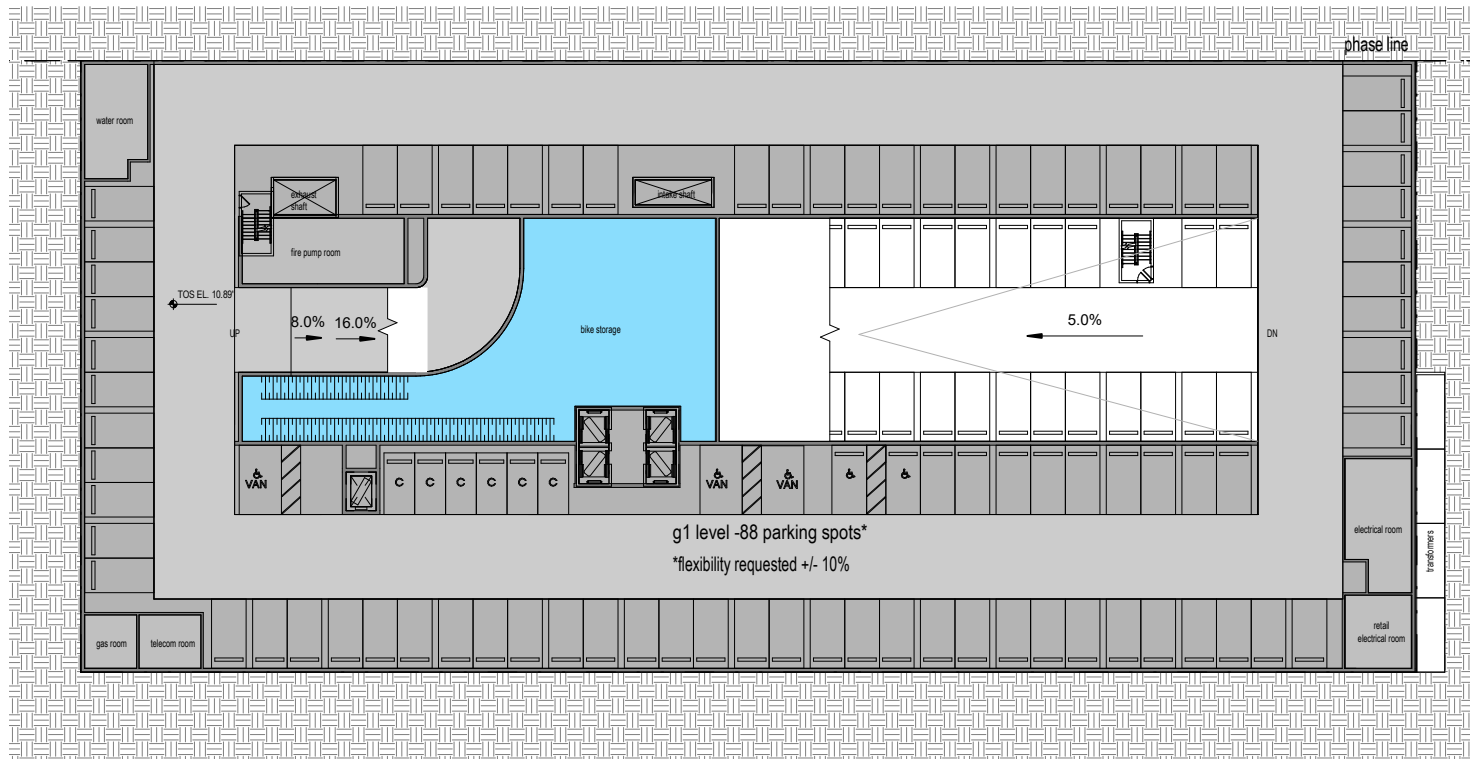
approved: penthouse floor plan



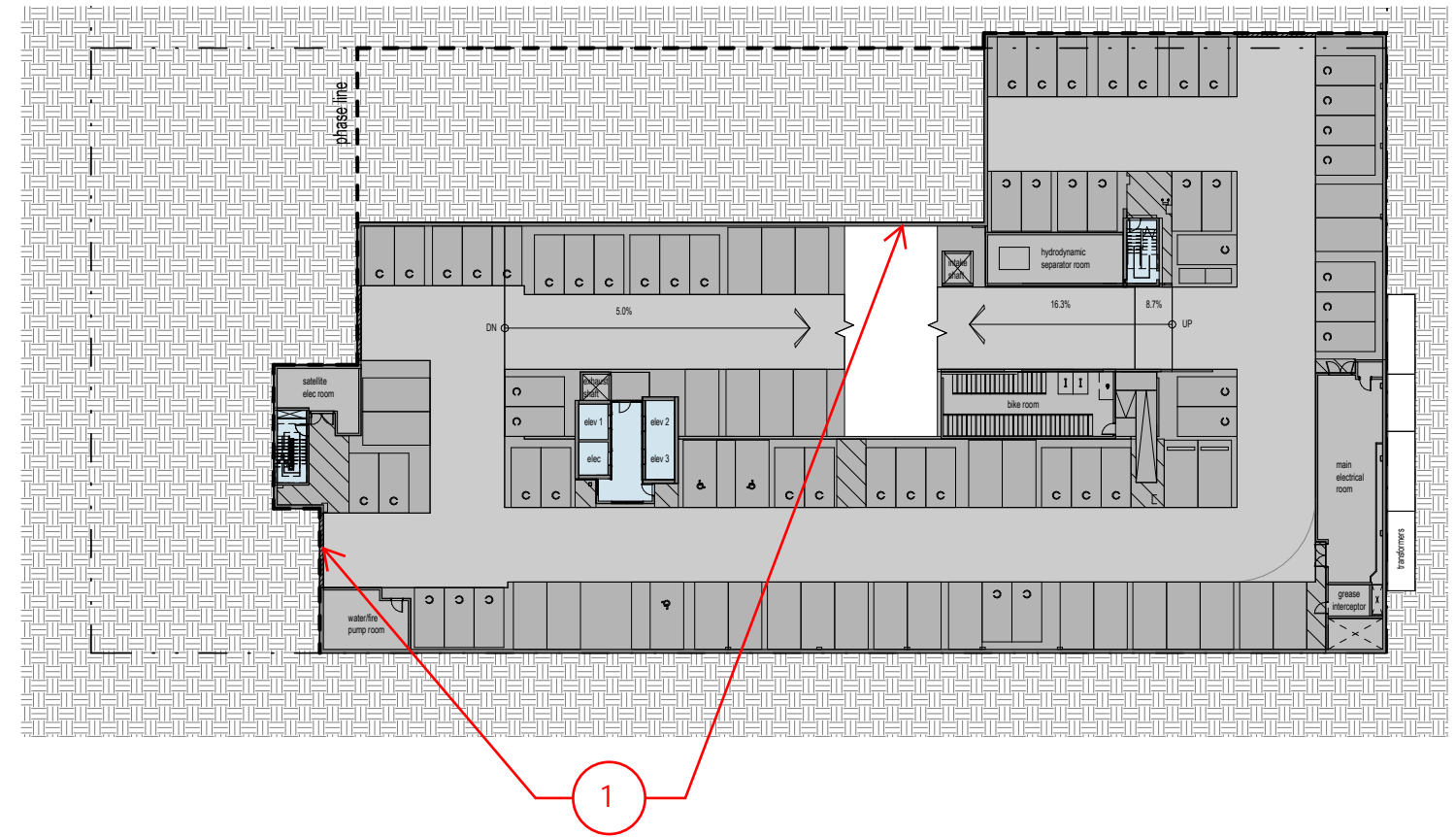
proposed phase 1: penthouse floor plan

1. unit and private terrace have been added at west end of new phase 1 building in place of amenities, which were relocated to the 1st floor to provide street activation.
2. pool deck has been shortened and shifted to align with penthouse building face and entrance to pool deck, giving more space to the year-round amenity terrace adjacent to the elevators.
3. units have been added north of the elevators in place of amenities, which were relocated to the 1st floor.



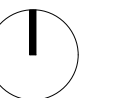


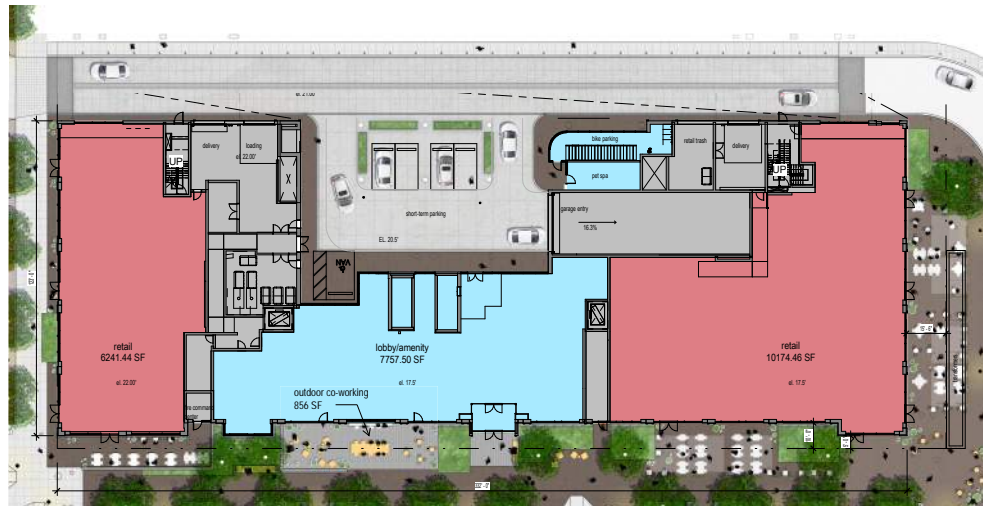
approved: g1 level plan



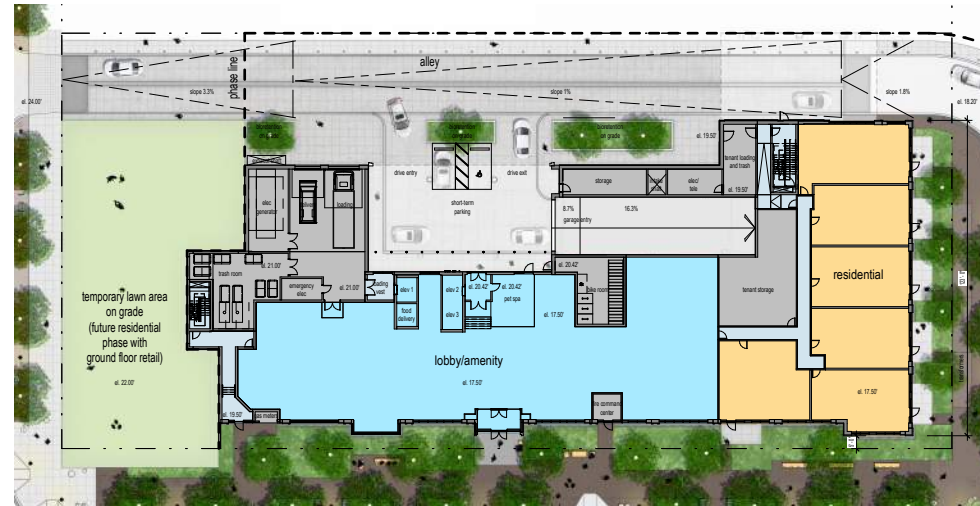
proposed phase 1: g1 level plan

1. garage footprint has been reduced in coordination with new phase line of building. total number of parking spaces has been reduced from 264 to 196 in response to reduced number of units and removal of retail as part of phase 1.

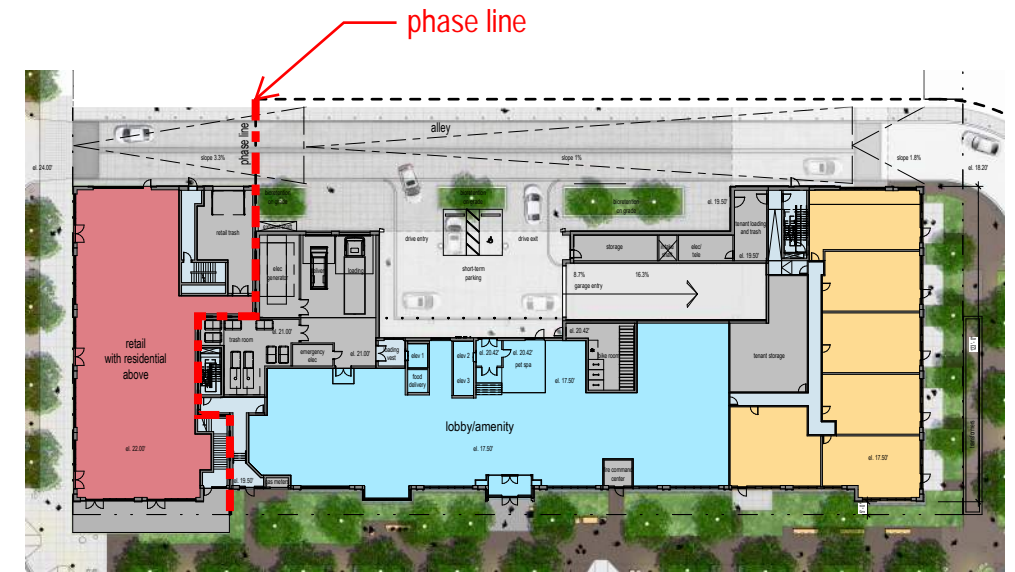




approved: 1st floor plan



proposed phase 1: 1st floor plan



future phase 2: 1st floor plan

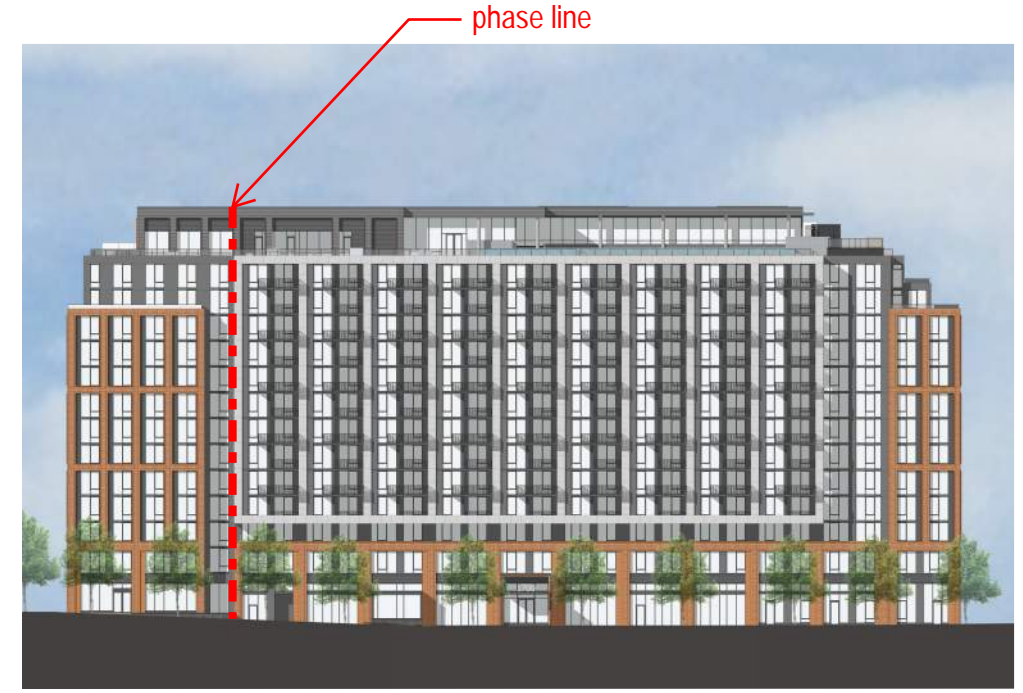




approved: south elevation



proposed phase 1: south elevation



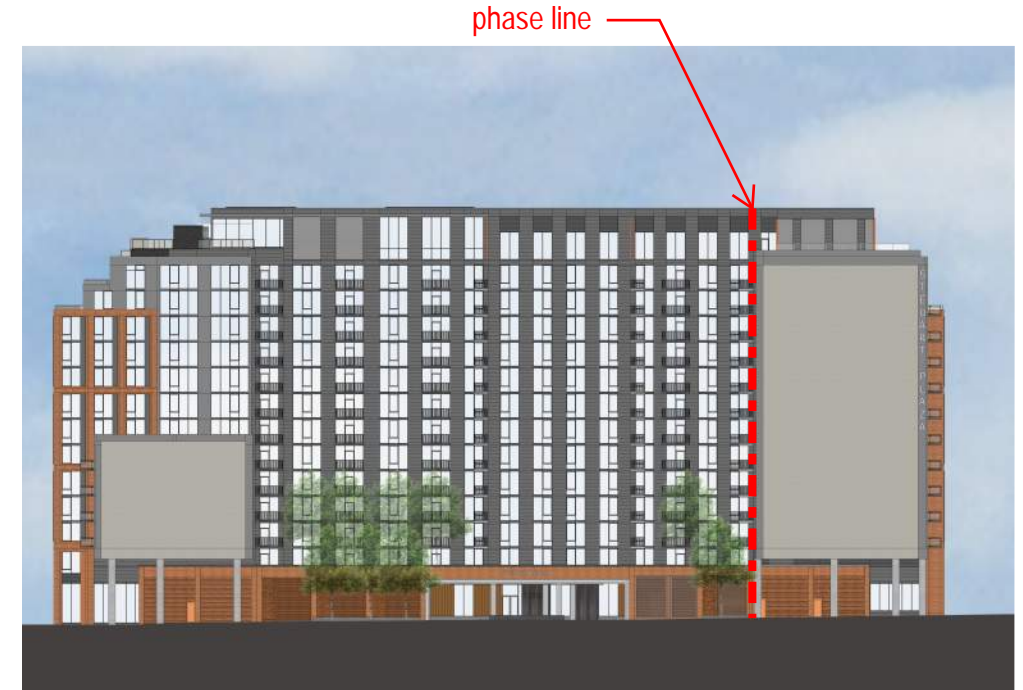
future phase 2: south elevation



approved: north elevation



proposed phase 1: north elevation



future phase 2: north elevation

note: materials shown remain consistent with design review resubmission from july 17, 2023.



approved: south elevation



proposed phase 1: south elevation

1. for feasibility purposes, re-phasing of building development removes west wing as part of phase 1 and replaces the footprint of the west wing with temporary lawn space until the future residential phase is constructed with ground floor retail. phase 1 unit count is reduced from 452 to approximately 335.
2. at ground level, bay window shifted east in coordination with amenity space inside.
3. at ground level, canopy and amenity indoor/outdoor space removed.
4. residential units with walk-up entrances and patios added at east end in place of retail.
5. at penthouse level, unit and private terrace added at west end of new phase 1 building in place of amenities, which were relocated to the 1st floor to provide street activation.

note: materials shown remain consistent with design review resubmission from July 17, 2023.



approved: north elevation



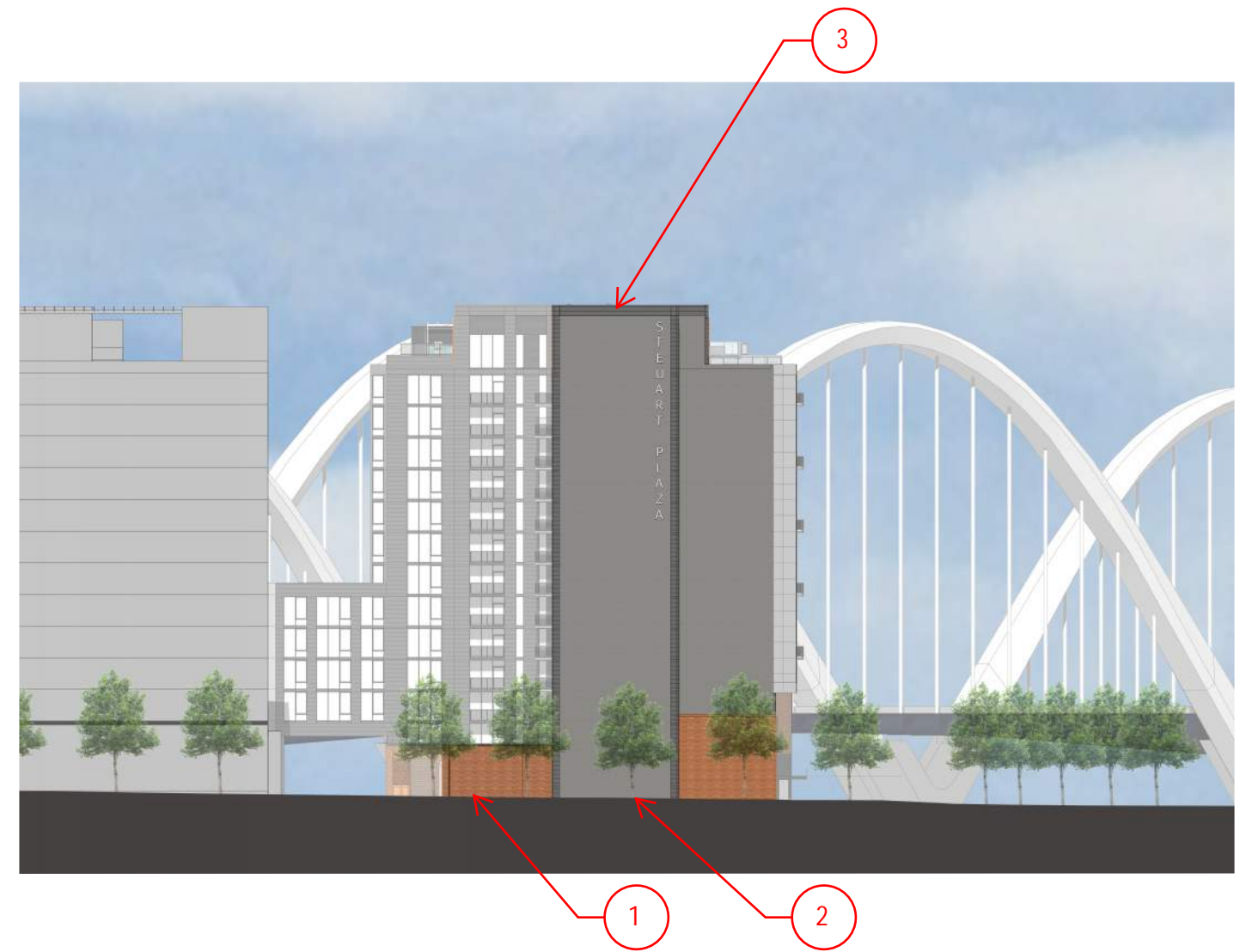
proposed phase 1: north elevation

1. additional short-term parking/loading space has been located near east wing back of house.
2. bioretention has been added on grade along the alley, providing more greenery to soften the alley.
3. exterior facade at dropoff has been pushed back to give some light and breathing room to the alley, as well as daylight and visibility to the dropoff.
4. loading, delivery, and electrical generator have been relocated in coordination with new phasing.
5. rephasing of building development removes west wing as part of phase 1 and replaces the footprint of the west wing with temporary lawn space until the future residential phase is constructed with ground floor retail.
6. west end of north facade is similar to previously approved facades where future phase connections will be made with metal panel trim surrounding EIFS on CMU with space for building signage.

note: materials shown remain consistent with design review resubmission from July 17, 2023.



approved: west elevation



proposed phase 1: west elevation

1. loading, delivery, and electrical generator have been relocated in coordination with new phasing.
2. rephasing of building development removes west wing as part of phase 1 and replaces the footprint of the west wing with temporary lawn space until the future residential phase is constructed with ground floor retail.
3. west facade is similar to previously approved facades where future phase connections will be made with metal panel trim surrounding EIFS on CMU with space for building signage.

note: materials shown remain consistent with design review resubmission from July 17, 2023.



approved: s street east view



proposed phase 1: s street east view

1. bay window shifted east in coordination with amenity space inside.
2. canopy and amenity indoor/outdoor space removed.
3. more green space introduced rather than amenity pushing into sidewalk, giving the public streetscape a more comfortable section and creating a more gracious pedestrian experience.

note: materials shown remain consistent with design review resubmission from july 17, 2023.



approved: southeast aerial view



proposed phase 1: southeast aerial view

1. rephasing of building development removes west wing as part of phase 1 and temporarily replaces the footprint of the west wing with green space.
2. at ground level, bay window shifted east in coordination with amenity space inside, and canopy and amenity indoor/outdoor space removed.
3. at ground level, residential loft units with individual direct street entrance added to promote better streetscape engagement and ensure activation in light of ongoing retail market challenges.
4. at penthouse level, unit and private terrace added at west end of new phase 1 building in place of amenities.

note: materials shown remain consistent with design review resubmission from July 17, 2023.



approved: north alley view



proposed phase 1: north alley view

1. additional short-term parking/loading space has been located near east wing back of house.
2. bioretention has been added on grade along the alley, providing more greenery to soften the alley.
3. exterior facade at dropoff has been pushed back to provide light and breathing room to the alley, as well as daylight and visibility to the dropoff.
4. loading, delivery, and electrical generator have been relocated in coordination with new phasing.

note: materials shown remain consistent with design review resubmission from July 17, 2023.



stuart buzzard point | washington, dc

april 8th, 2026 | L01

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

se aerial - APPROVED

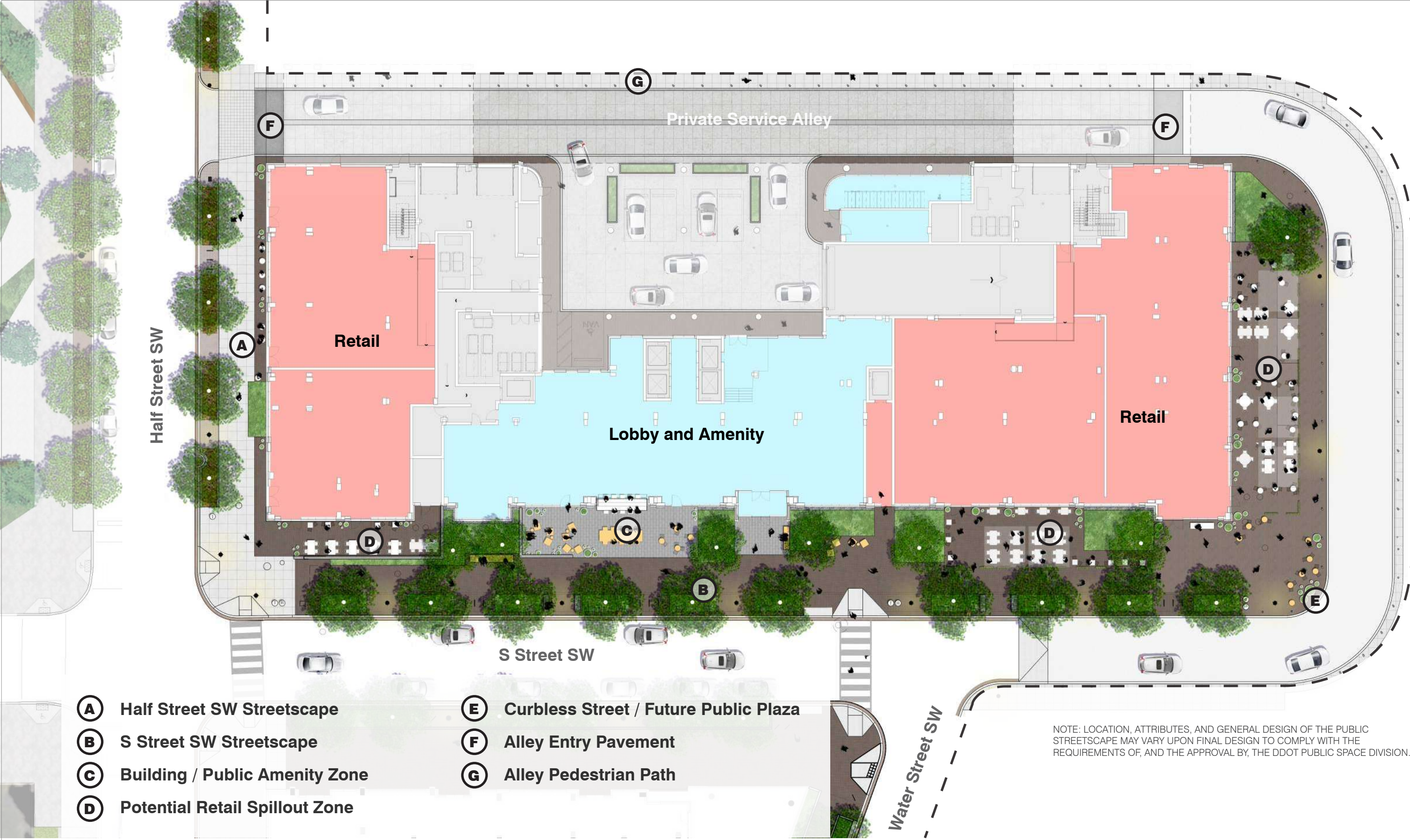


stuart buzzard point | washington, dc

april 8th, 2026 | L02

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

se aerial - PROPOSED



(A) Half Street SW Streetscape

(B) S Street SW Streetscape

(C) Building / Public Amenity Zone

(D) Potential Retail Spillover Zone

(E) Curbless Street / Future Public Plaza

(F) Alley Entry Pavement

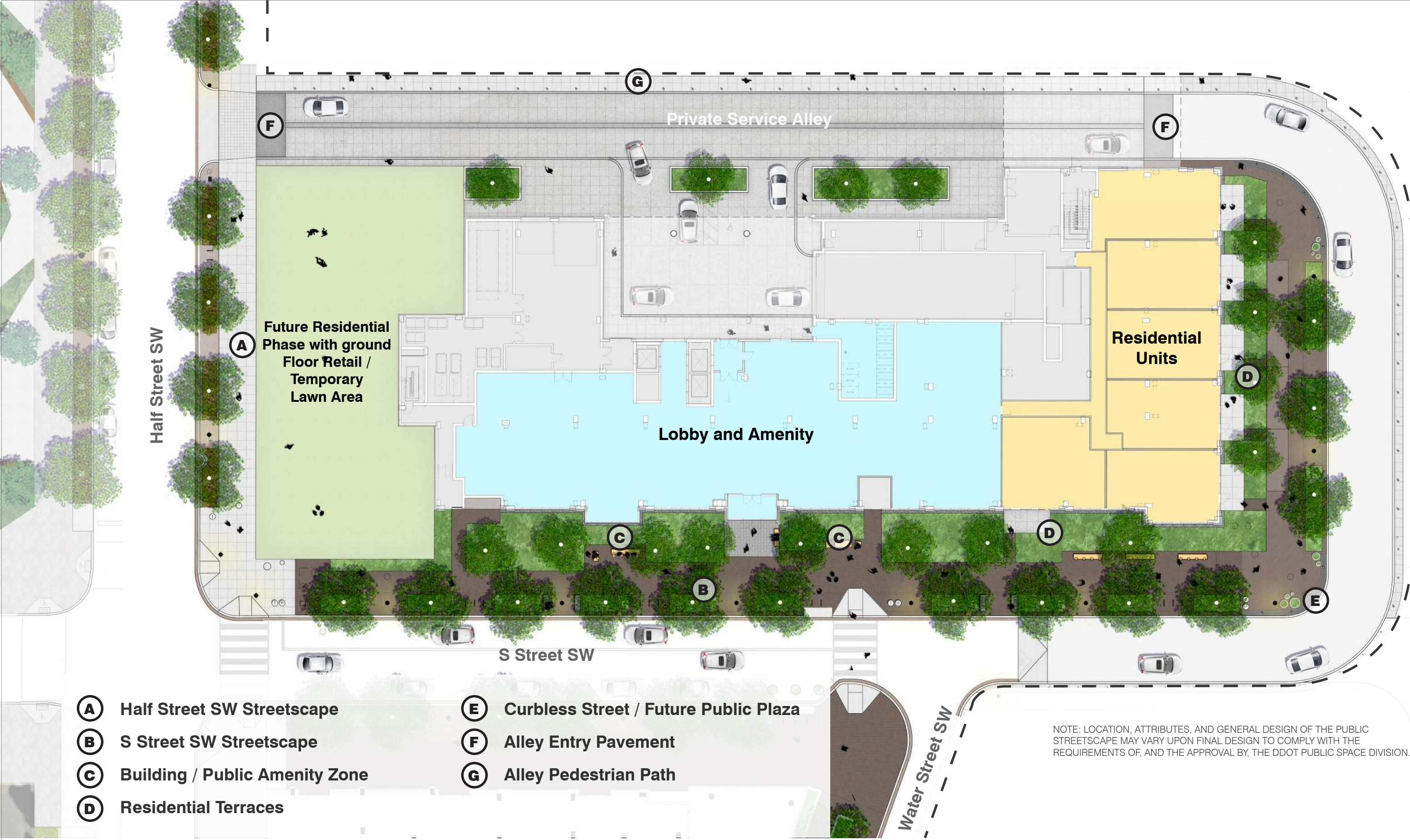
(G) Alley Pedestrian Path

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.

stuart buzzard point | washington, dc

april 8th, 2026 | L03





(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.





stuart buzzard point | washington, dc

april 8th, 2026

L05



stuart buzzard point | washington, dc

april 8th, 2026 | L06