



steuart buzzard point washington dc

design review square: 662 & 662E phase I

site location
1700 half street s.w.
washington d.c.

property owners
steuart investment company

developer / applicant
mrp realty
florida rock properties
steuart investment company

land use counsel
goulston & storr

architect
sk+i architectural design group, llc

civil engineer
bohler dc

landscape architect
oculus

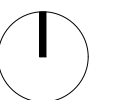
traffic consultant
gorove slade

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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





① corner of s st sw and half st sw



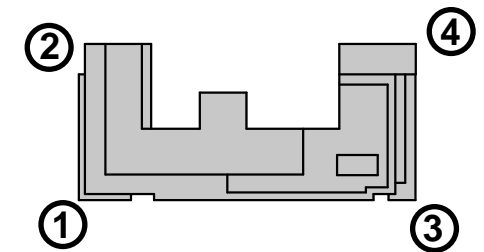
② half st sw



③ corner of s st sw and south capitol st sw



④ south capitol st sw





parcel b (proposed)



maren & dock 79 south



maren & dock 79 north



watermark dc



peninsula88



the stacks (proposed)



the verge



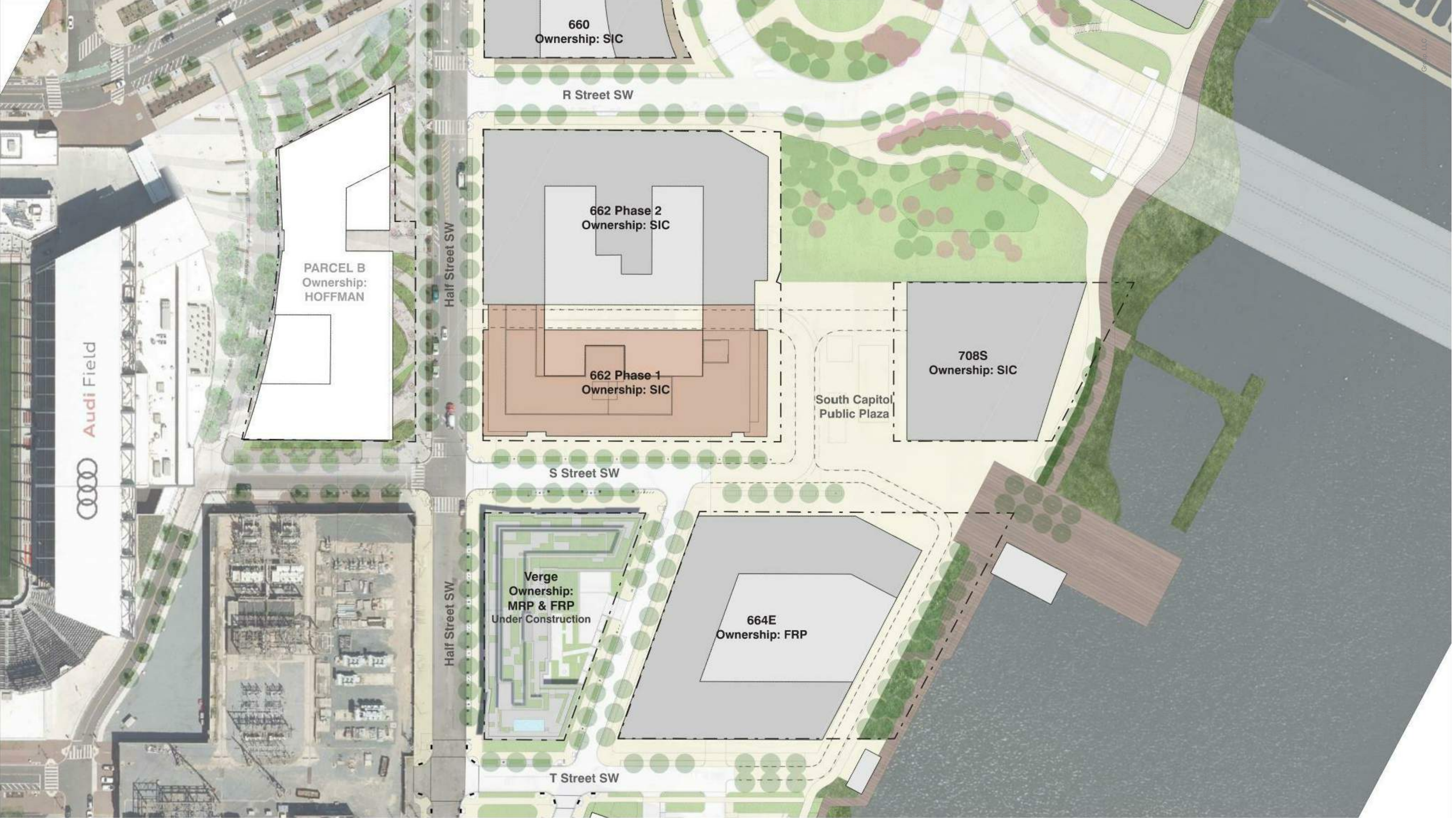
riverpoint

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neighborhood context

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003



660
Ownership: SIC

R Street SW

662 Phase 2
Ownership: SIC

PARCEL B
Ownership:
HOFFMAN

Half Street SW

662 Phase 1
Ownership: SIC

708S
Ownership: SIC

South Capitol
Public Plaza

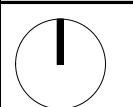
S Street SW

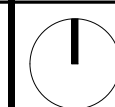
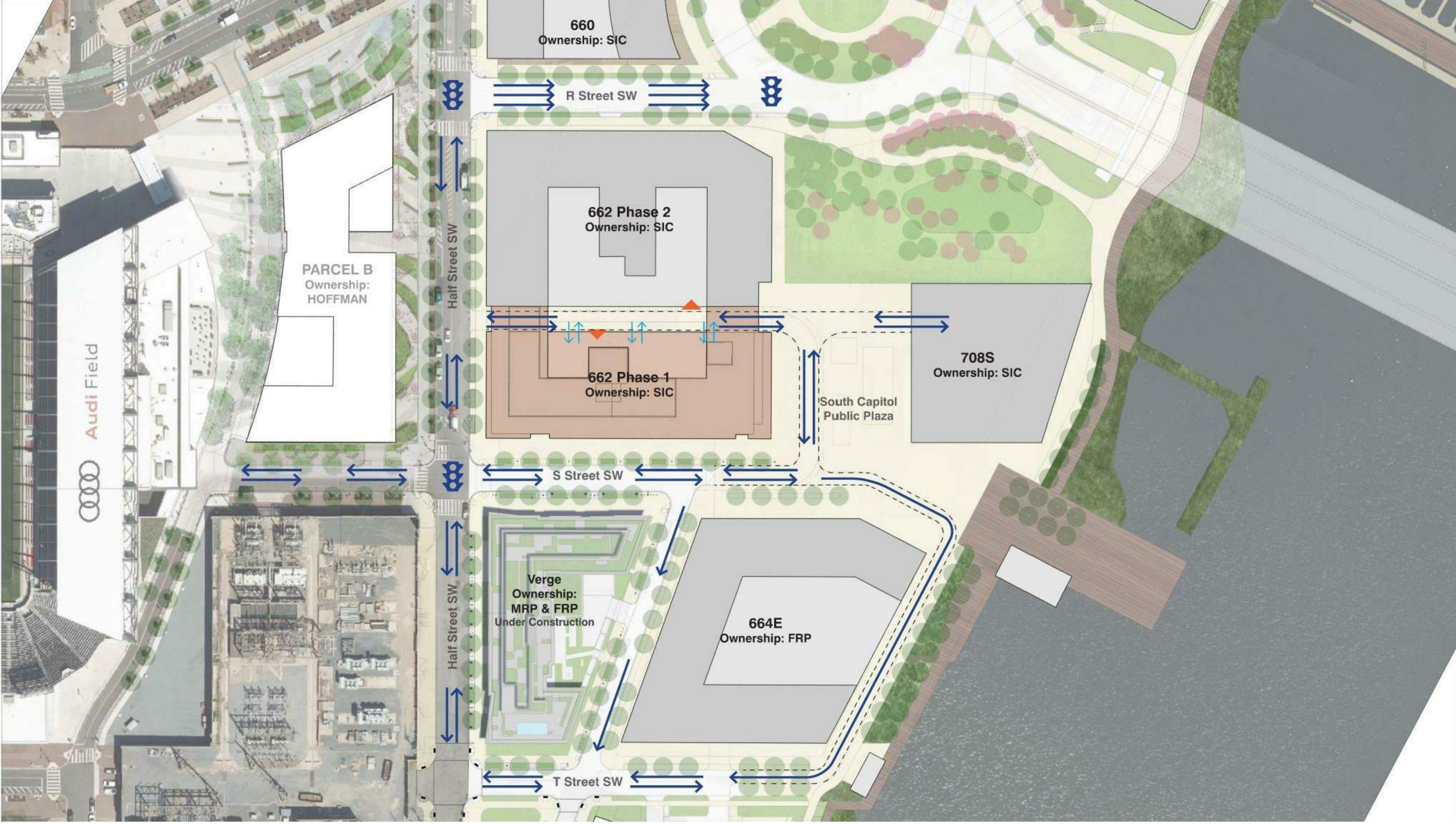
Verge
Ownership:
MRP & FRP
Under Construction

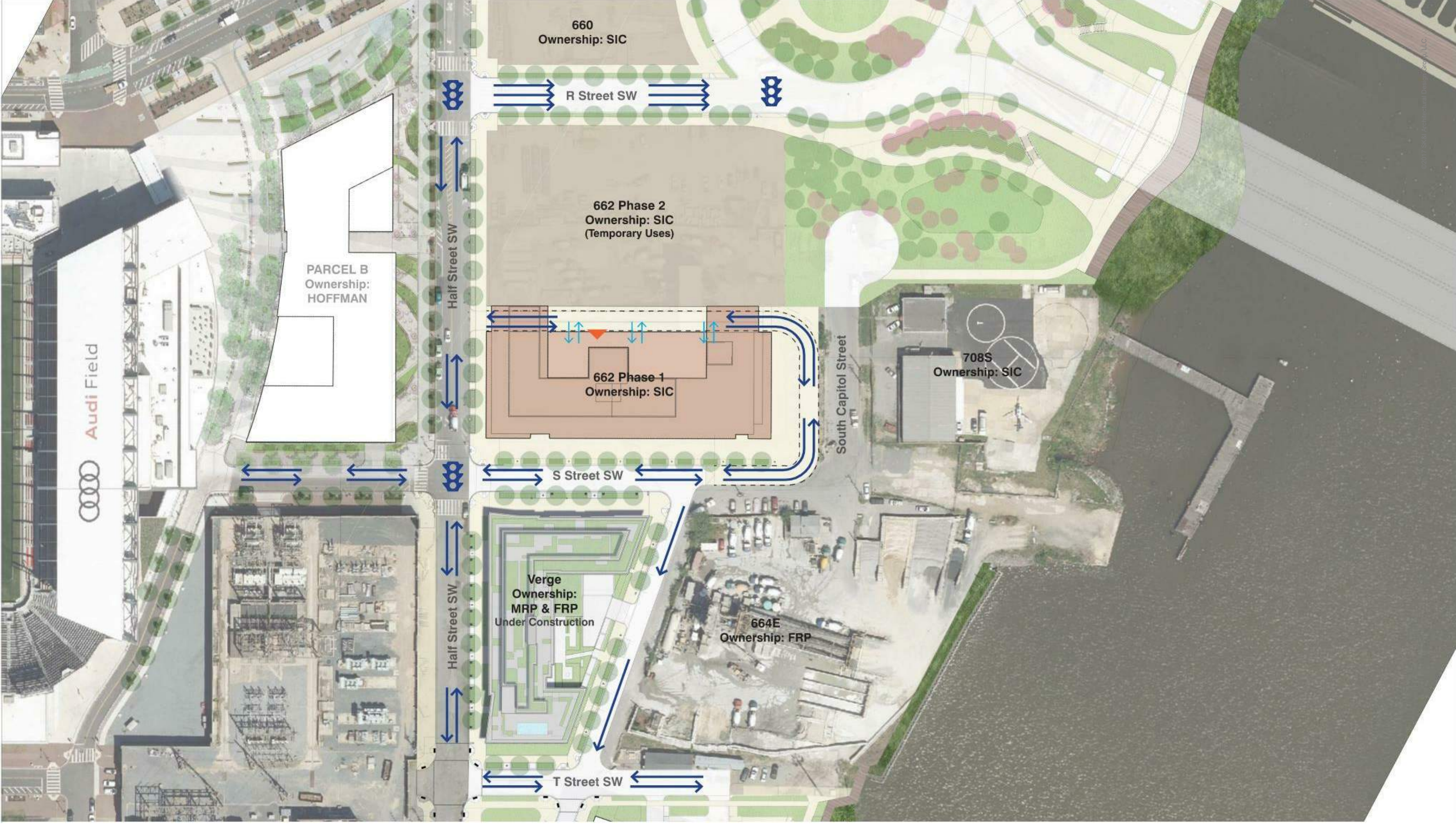
Half Street SW

664E
Ownership: FRP

T Street SW







660
Ownership: SIC

R Street SW

662 Phase 2
Ownership: SIC
(Temporary Uses)

PARCEL B
Ownership:
HOFFMAN

Half Street SW

662 Phase 1
Ownership: SIC

708S
Ownership: SIC

South Capitol Street

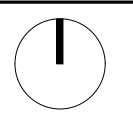
S Street SW

Verge
Ownership:
MRP & FRP
Under Construction

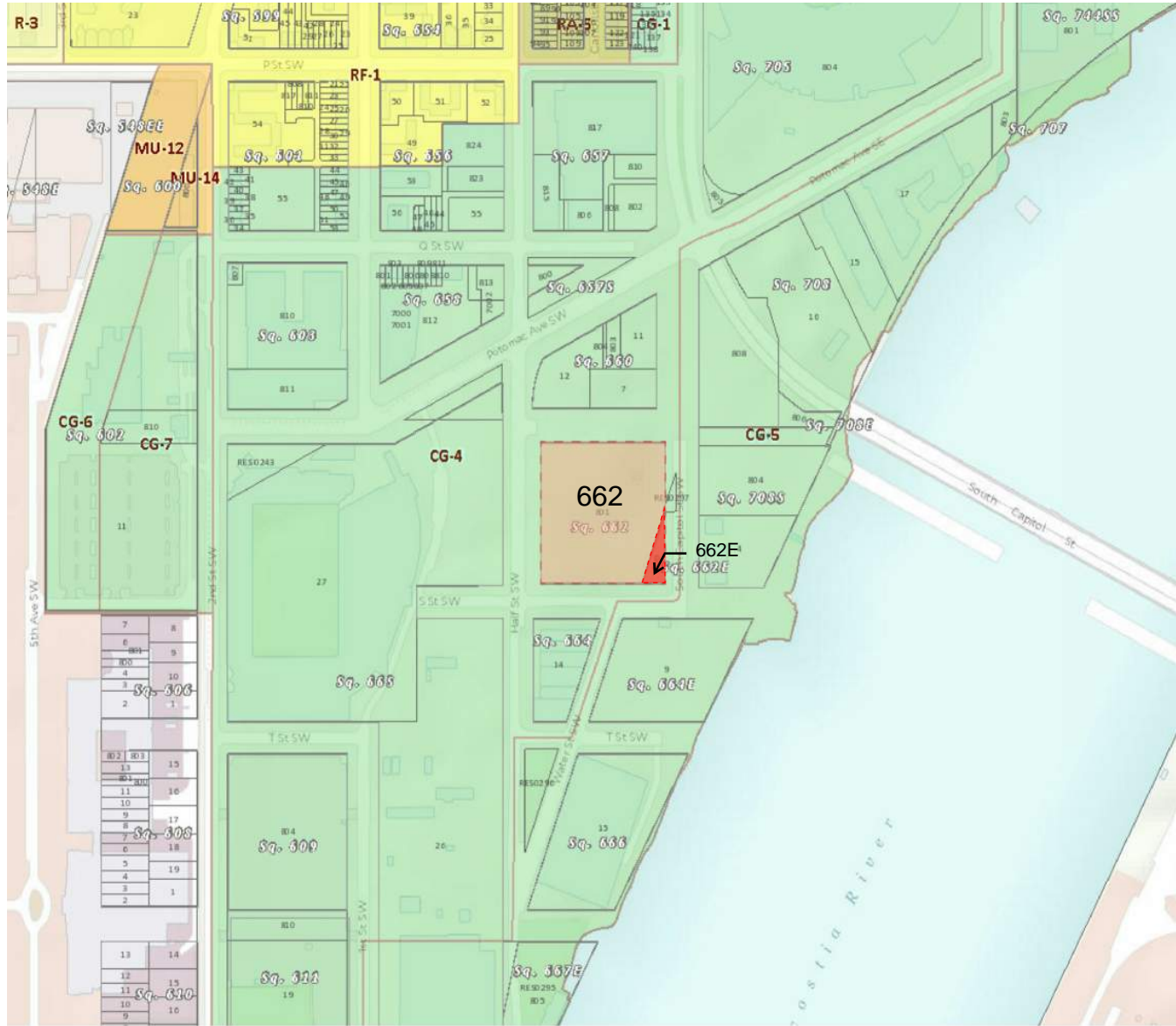
664E
Ownership: FRP

Half Street SW

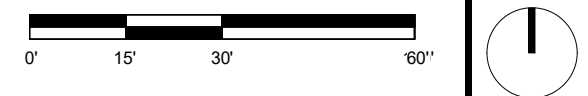
T Street SW

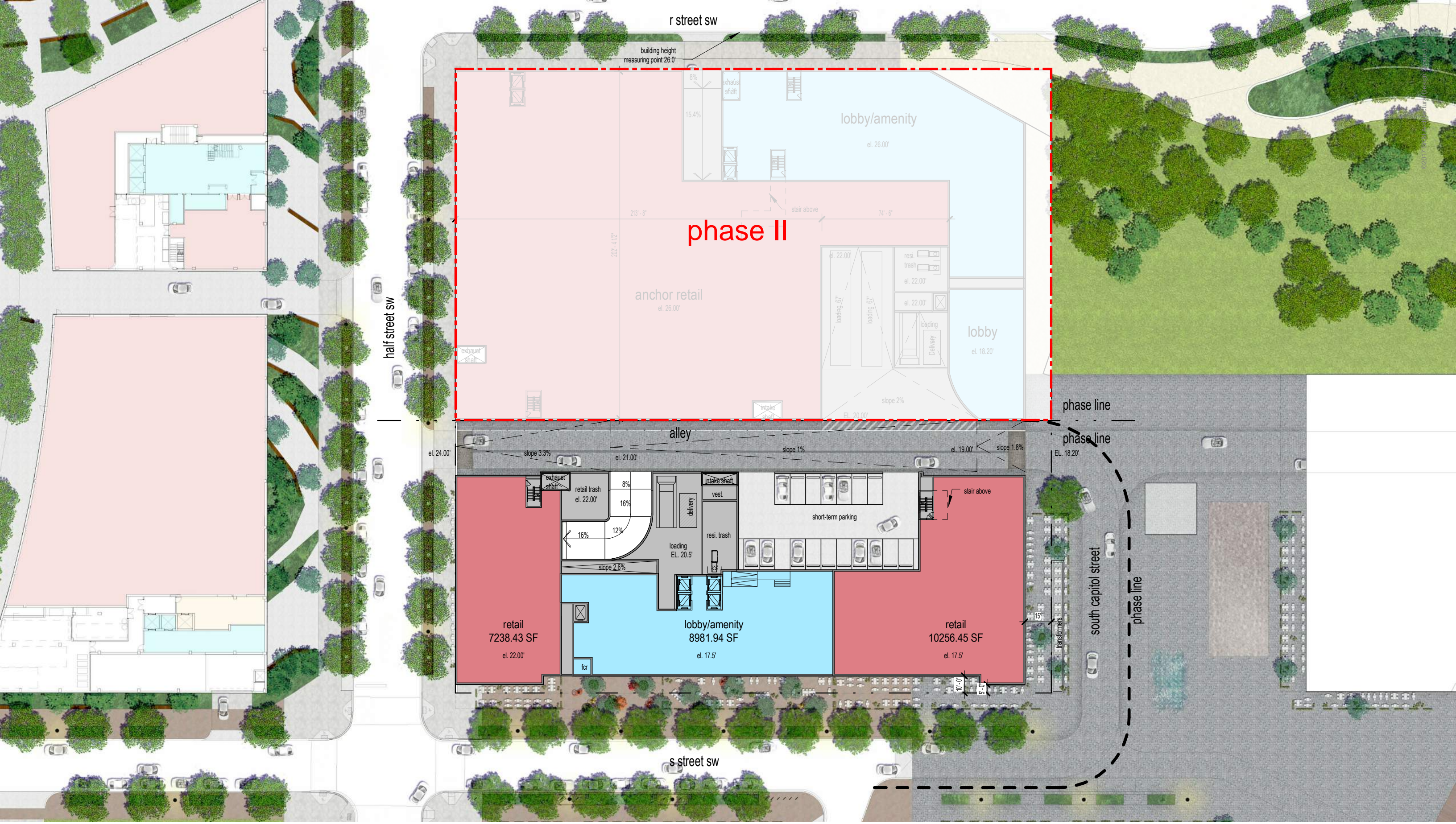


stuart buzzard point program summary (GFA)



DEVELOPMENT DATA - BLOCK 662			
Total Lot Area 662	126,124		
Total Lot Area Phase 1	55,300		
	ZONING	PROPOSED Total Block 662	BREAKDOWN Phase 1 - Design Review
Zone	CG-4	CG-4	CG-4
FAR Residential	8.2	3.33	7.60
FAR Commercial	3.0	0.14	0.31
FAR Total	8.2	3.47	7.92
Number of Dwelling Units		434	434
Building Height	130'	130'	130'
Penthouse Height	20'	20'	20'
Lot Occupancy	100.00%	29.69%	67.71%
Plaza Requirement - 8% Lot Area	10,090 sf	15,482 sf	15,482 sf
Side Yard - None required if provided, width must be 2in/foot not less than 5'	23.08'	15.00'	15.00'
Rear Yard - 2.5in/foot but no less than 12 feet	32.55'	246.25'	246.25'
Open Court - 4in/foot of height of court	23.69' & 45.58'	30.00' & 83.83'	30.00' & 83.83'
Closed Court - 4in/foot of height of court	45.58'	NA	NA
Penthouse FAR (Habitable Space)	0.4	0	0
Penthouse FAR (Communal Space)	no limit	11,827	11,827
Penthouse Setback	1 to 1	1 to 1	1 to 1
GAR %	0.2	0.2	0.2
Parking Residential Use ((1)parking/(3)unit)	145		
Parking Retail Use ((1.33)parking/1,000sf if >3,000sf)	20		
Total required by phase	165		
Parking Residential Provided		224	224
Parking Retail Provided		40	40
Total provided by Phase		264	264
Compact parking spaces allowed - 40%	106	6	6
Parking-Required accessible spaces (2% for Resi.)	201-300 spots =7 ADA spaces	8	8
	301-400 spots =8 ADA spaces		
	401-500 spots =9 ADA spaces		
	501-1000 spots =2% ADA spaces		
Bicycle Parking Residential - Long Term (1/3units)	145	145	145
Bicycle Parking Residential - Short Term (1/20units)	22	22	22
Bicycle Parking Retail - Long Term (1/10,000sf)	2	2	2
Bicycle Parking Retail - Short Term (1/3,500sf)	5	5	5
Total Bicycle Parking Required	174		
Total Bicycle Parking Provided		174	174
Loading Berths Residential Use	1@30', 1@20', 1@100sf		
Loading Berths Retail Use between 5,000 and 20,000sf	1@30', 1@100sf	1@30', 1@20', 1@200sf	1@30', 1@20', 1@200sf
Affordable Housing Unit Summary			
Residential GFA		420,443	420,443
GFA set aside	8%	33,635	33,635
AMI Level	60%	60%	60%
flexibility requested			

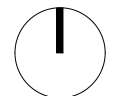
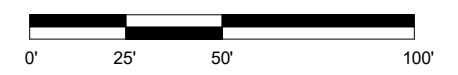


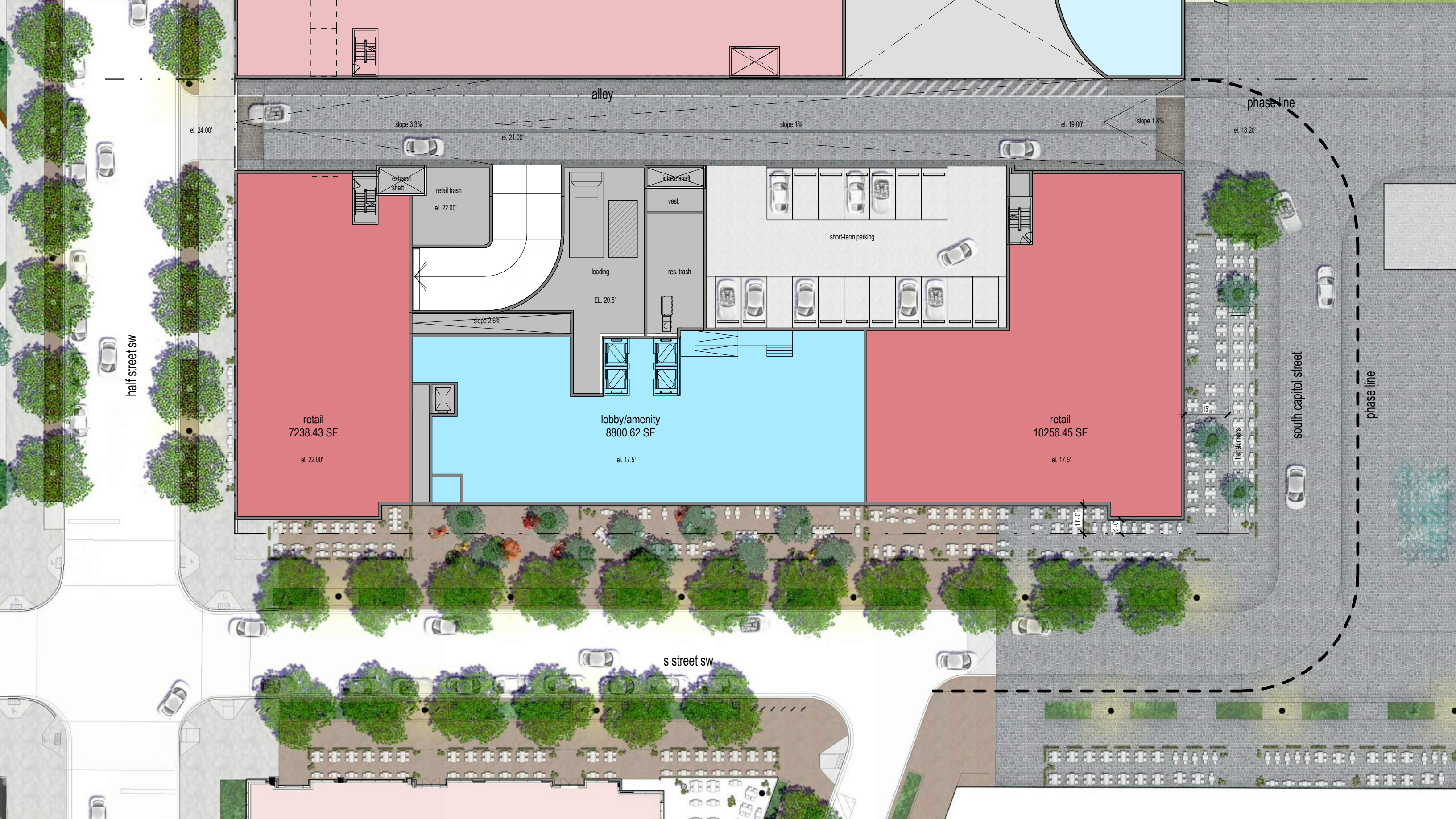


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662 site plan

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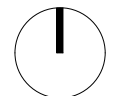
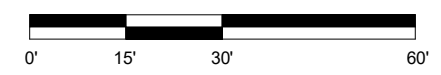


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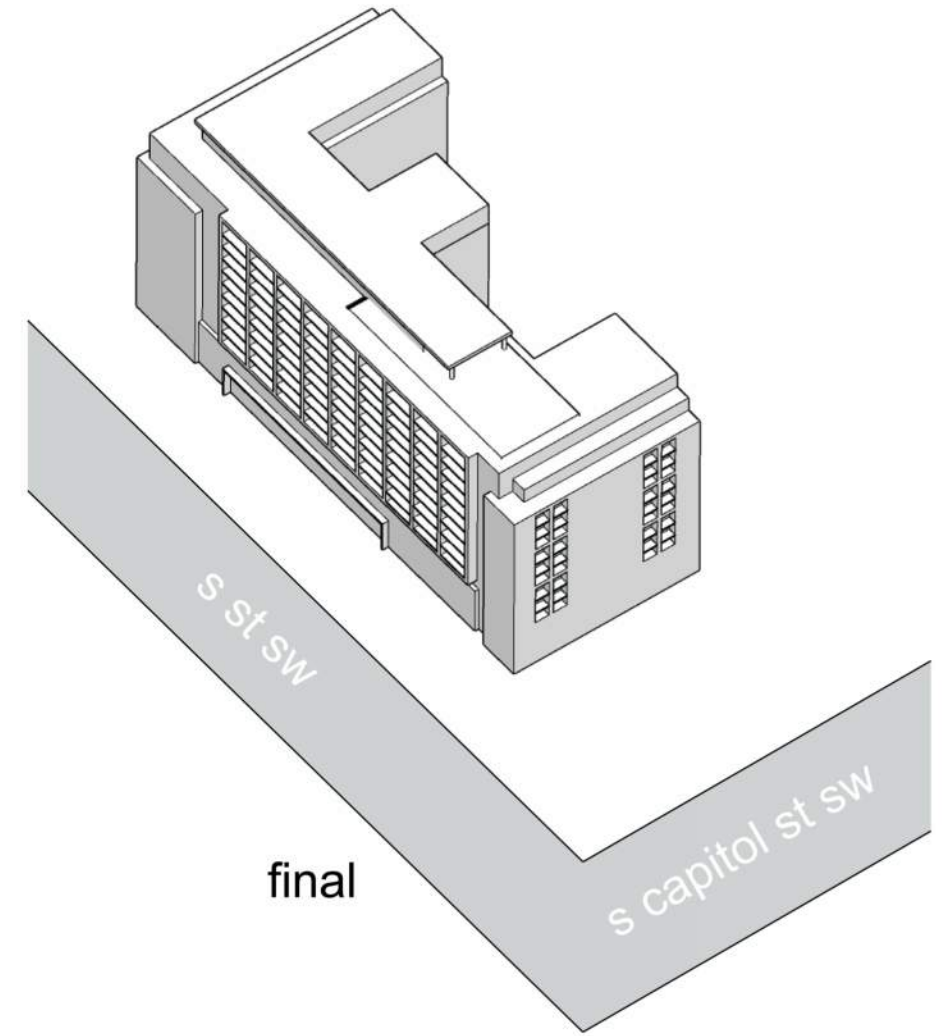
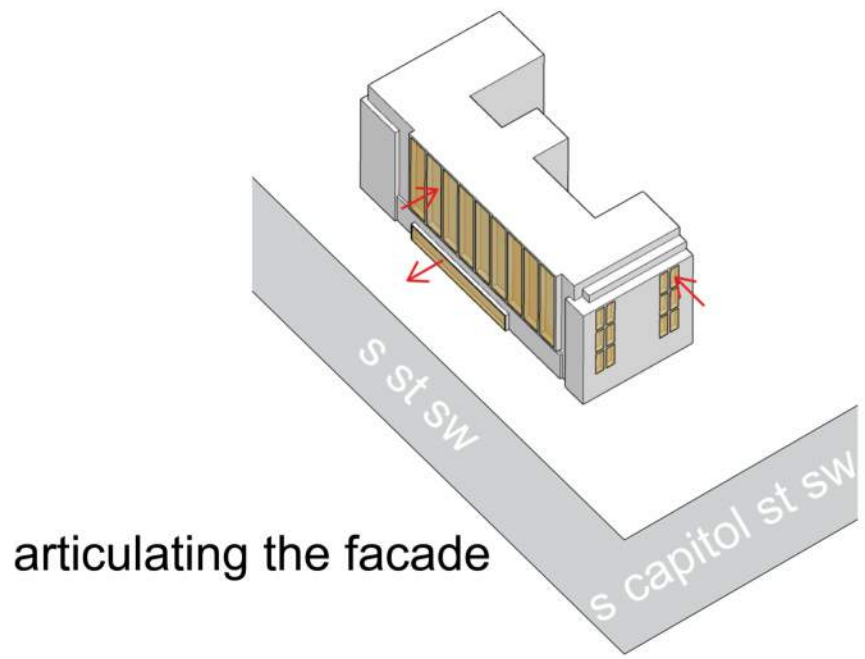
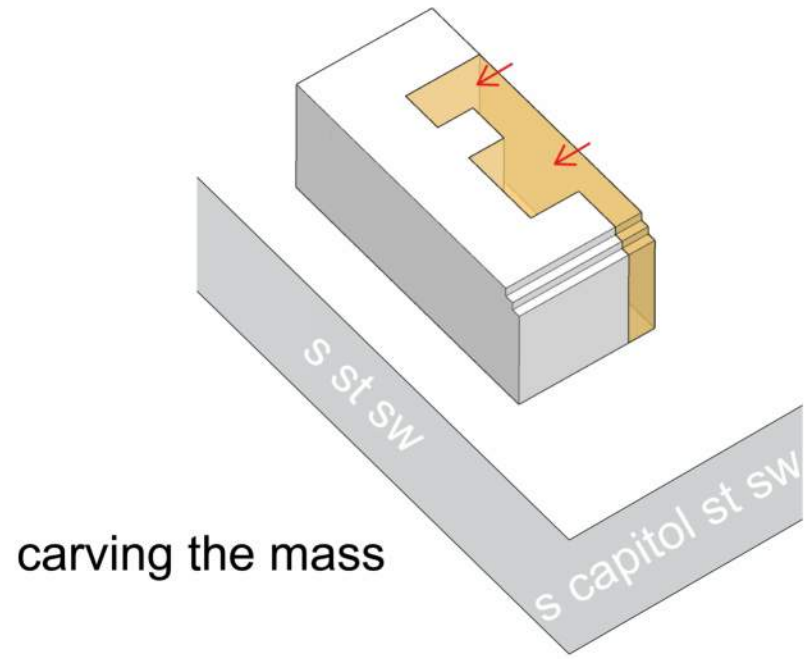
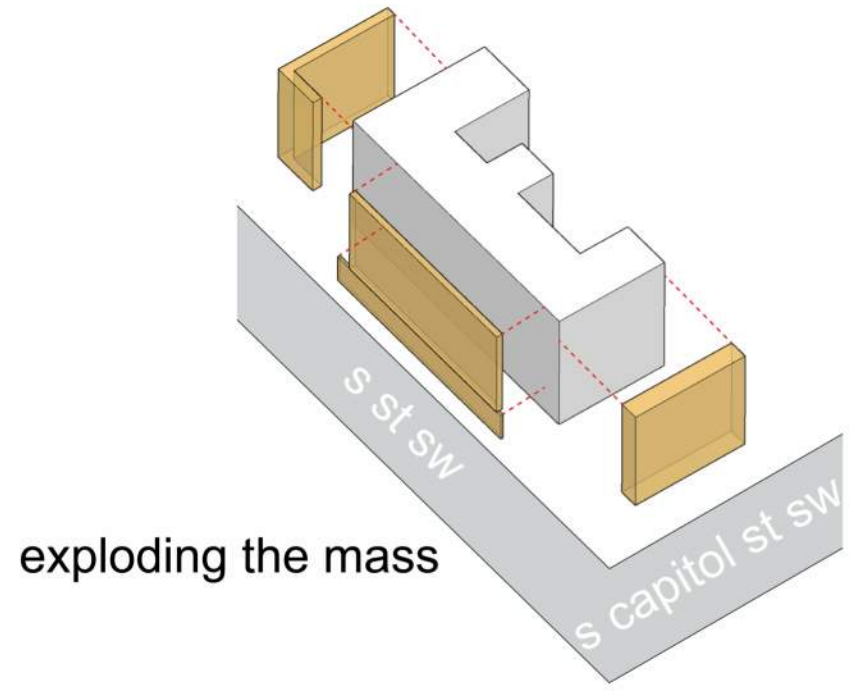
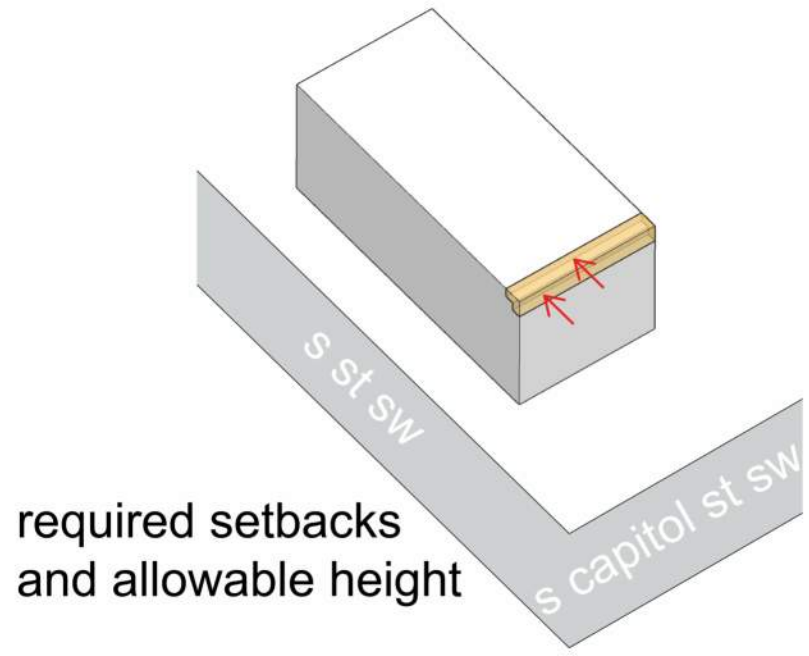
phase 1 site plan

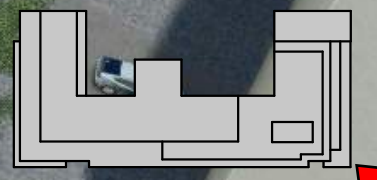
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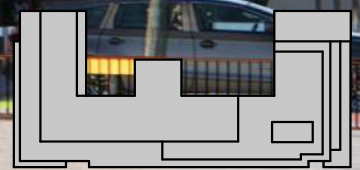
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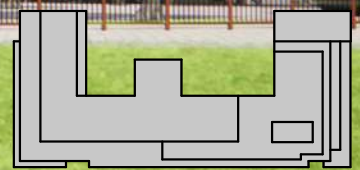
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view from water street

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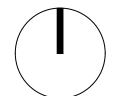
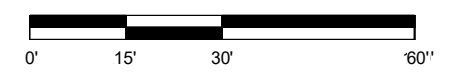
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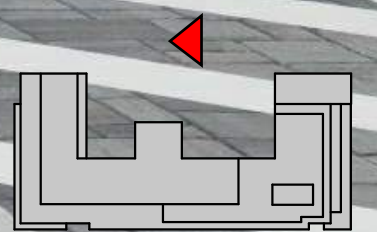
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view s street



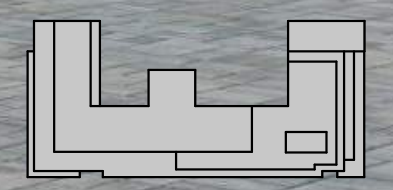


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southeast corner view

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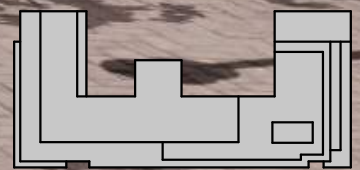


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s street west view

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