



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 & storrs

architect
sk+i architectural design group, llc

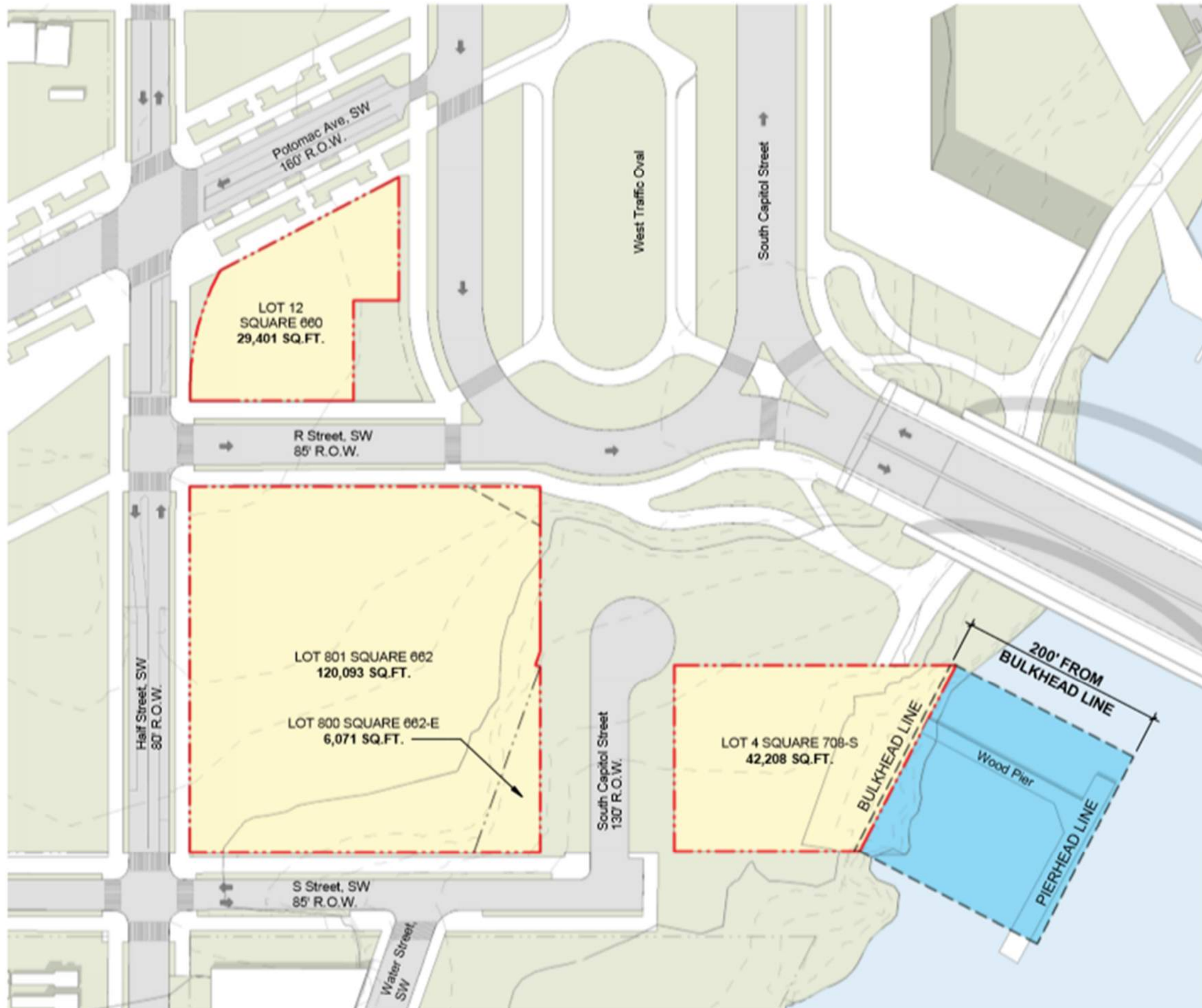
civil engineer
bohler dc

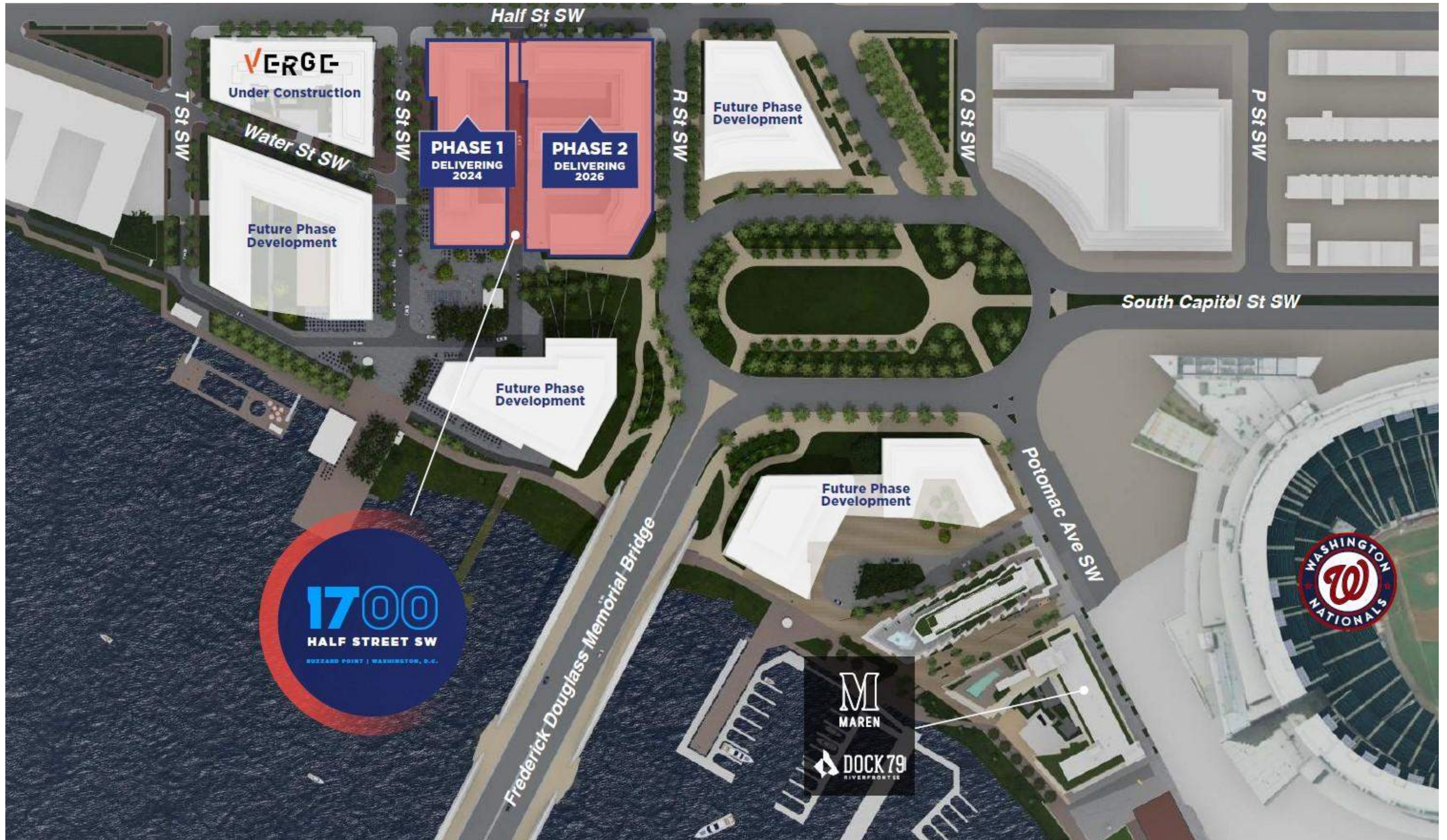
landscape architect
oculus

traffic consultant
gorove slade

- A family-owned enterprise, Steuart Investment Company (SIC) has been in business in Washington, DC since 1904, evolving from coal and ice delivery and automotive businesses to real estate investment and development.
- Over 1,000 apartment units and a Giant Food grocery store have been developed by SIC and partners in recent years in northwest and northeast DC, on land formerly supporting family-operated businesses. Similarly, SIC is readying several more acres for development along the Capital Riverfront in keeping with the Buzzard Point Vision Framework.
- Since the mid to late 1990s, the nearly five acres of Buzzard Point ownership, comprised of parcels Sq. 660, Sq. 662, Sq. 662e, and Sq. 708s, have been leased to industrial users –including the existing Superior Concrete batching facility (Square 600/662/662E) and the Metropolitan Police Department, which uses Square 708s as a heliport.
- More recently, the remainder of Square 662 and Square 660 have been leased to the South Capitol bridge-builder team for the past couple of years. The bridge-builder is scheduled to vacate at the end of this current month as that project nears completion. A portion of Sq. 660 was sold by SIC to the City clearing the way for development of the new Frederick Douglass Bridge and South Capitol Street Oval, as well.
- SIC properties developed in the past 10 years, such as 360 H Street, NE or 415-425 L Street, NW, utilized legacy land-holdings addressing community needs and contributing to the evolution of neighborhoods and quality of life.
- Collectively our partner and we approach these riverfront sites with similar long-term perspective, enabling us to respond to and respect the District’s planning initiatives, while improving neighborhoods and expanding the City’s revenue base.
- With respect to this Phase 1 Application, we and our partners have worked closely with ANC6D and we look forward to continuing that collaborative effort as we plan and develop subsequent phases of these important parcels in Buzzard Point.

South Capitol Street Properties





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



stuart buzzard point | washington, dc

january 24th, 2022

005





① corner of s st sw and half st sw



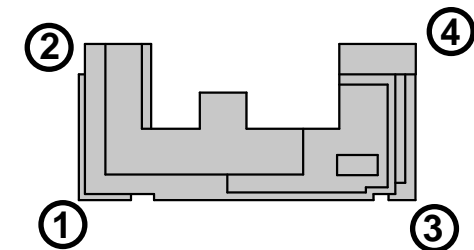
② half st sw

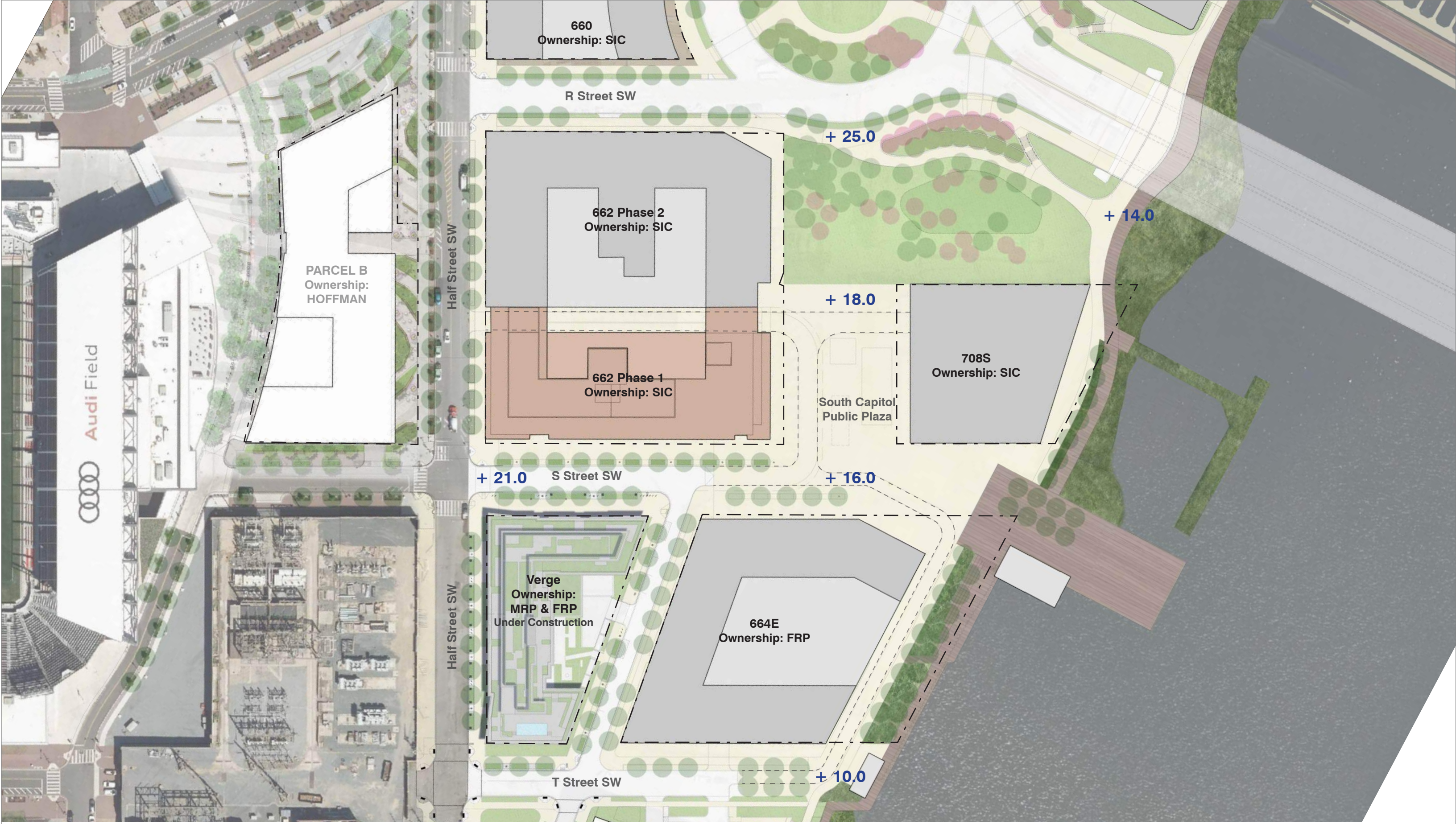


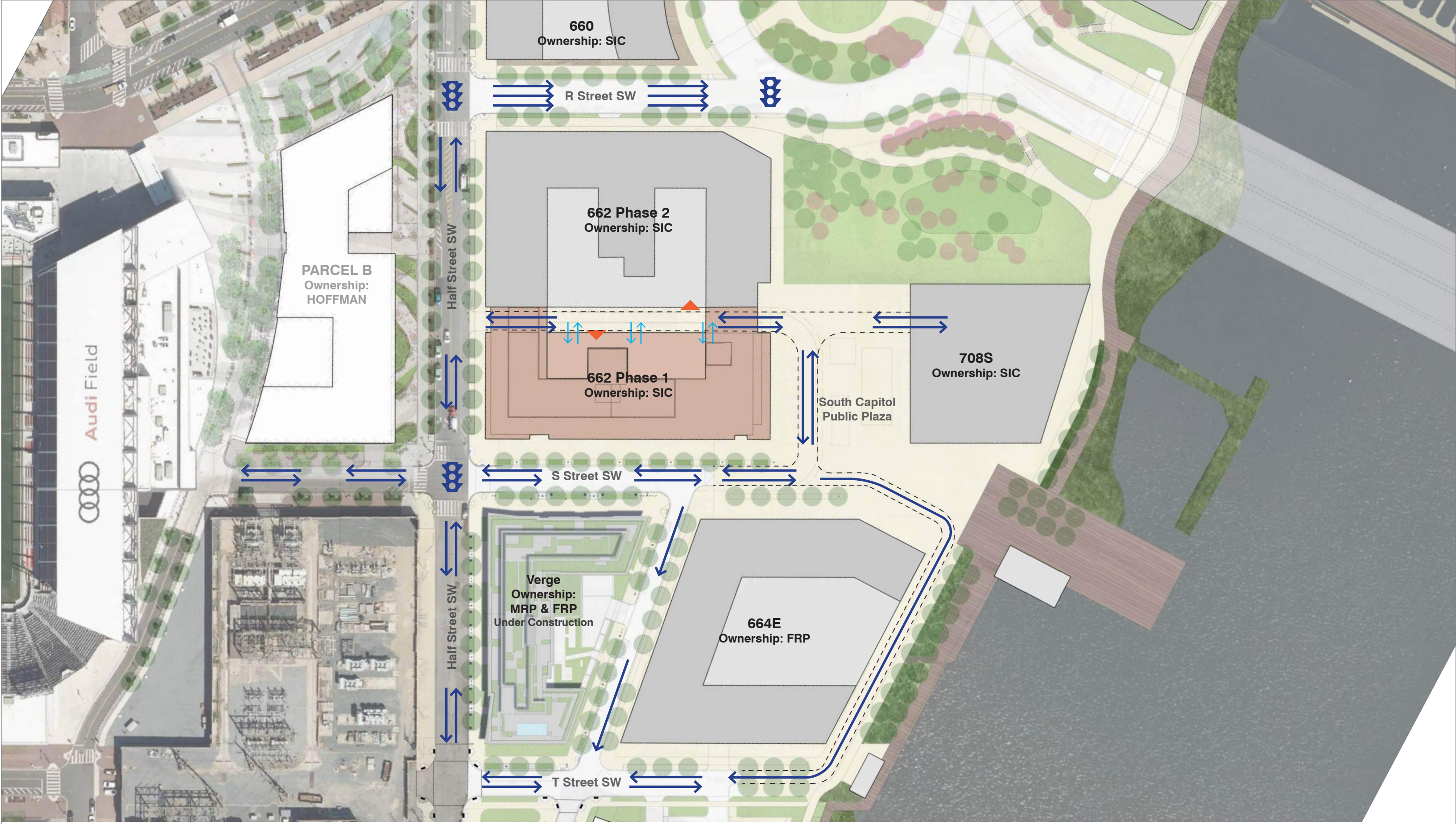
③ corner of s st sw and south capitol st sw

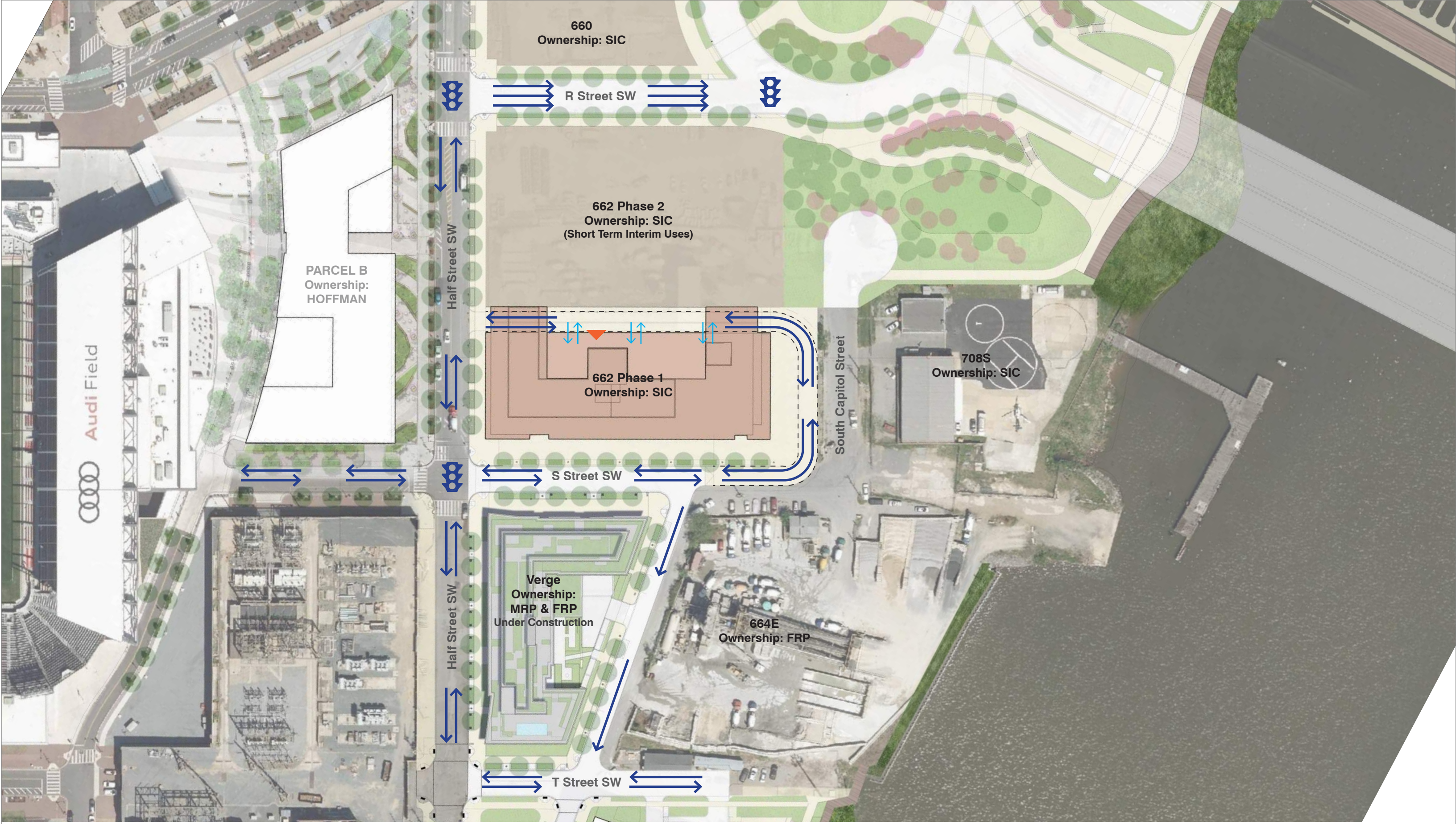


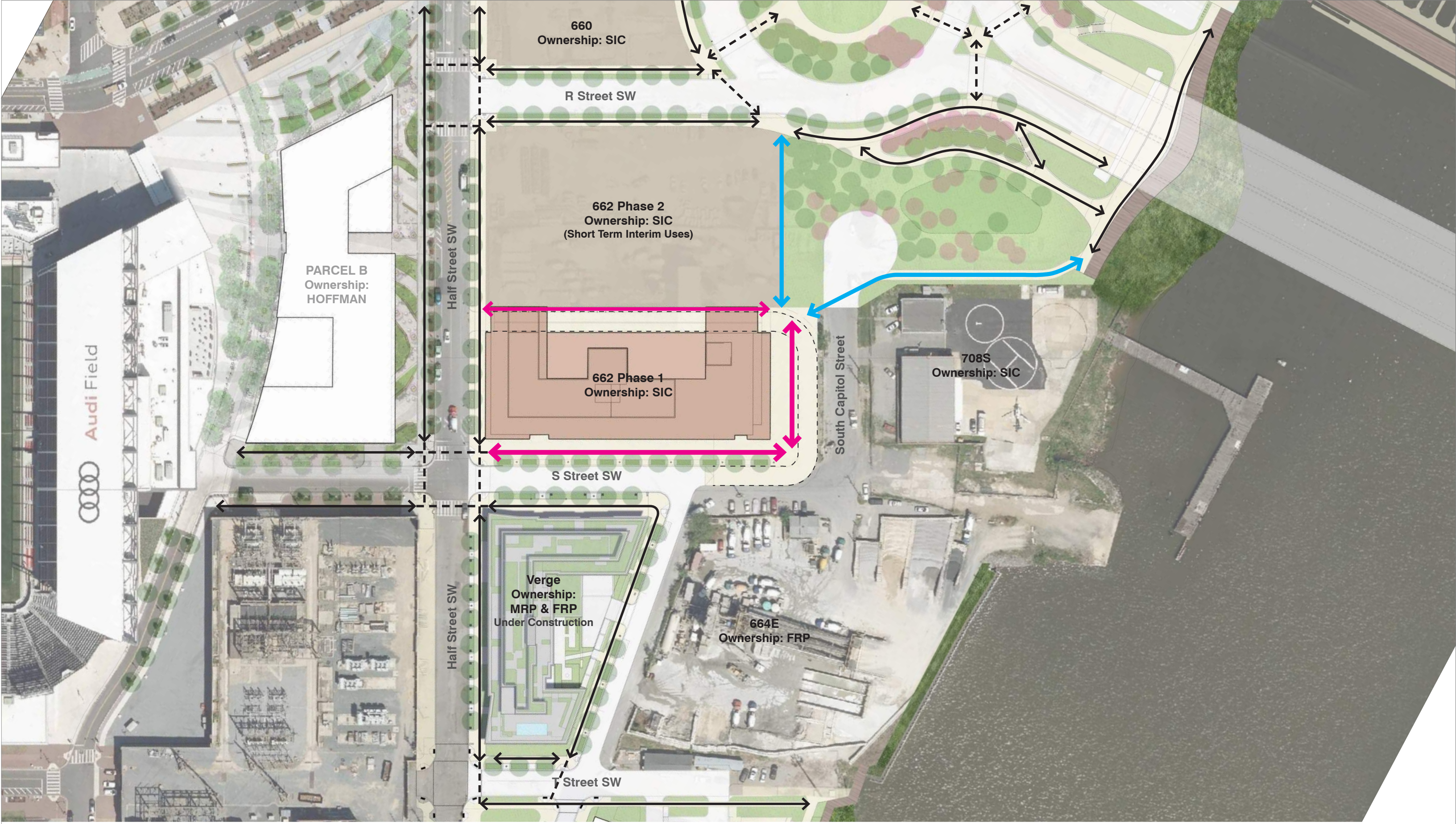
④ south capitol st sw

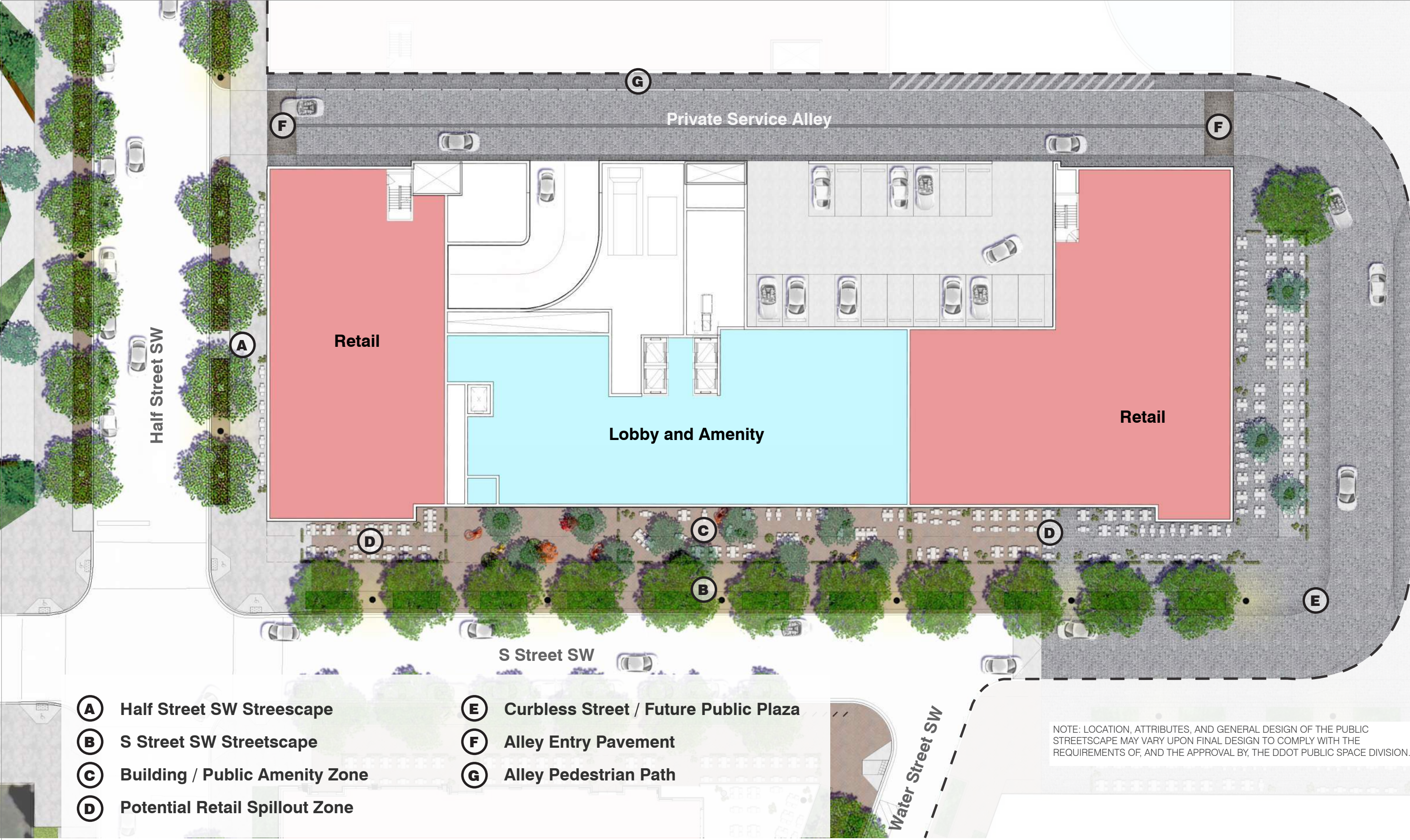










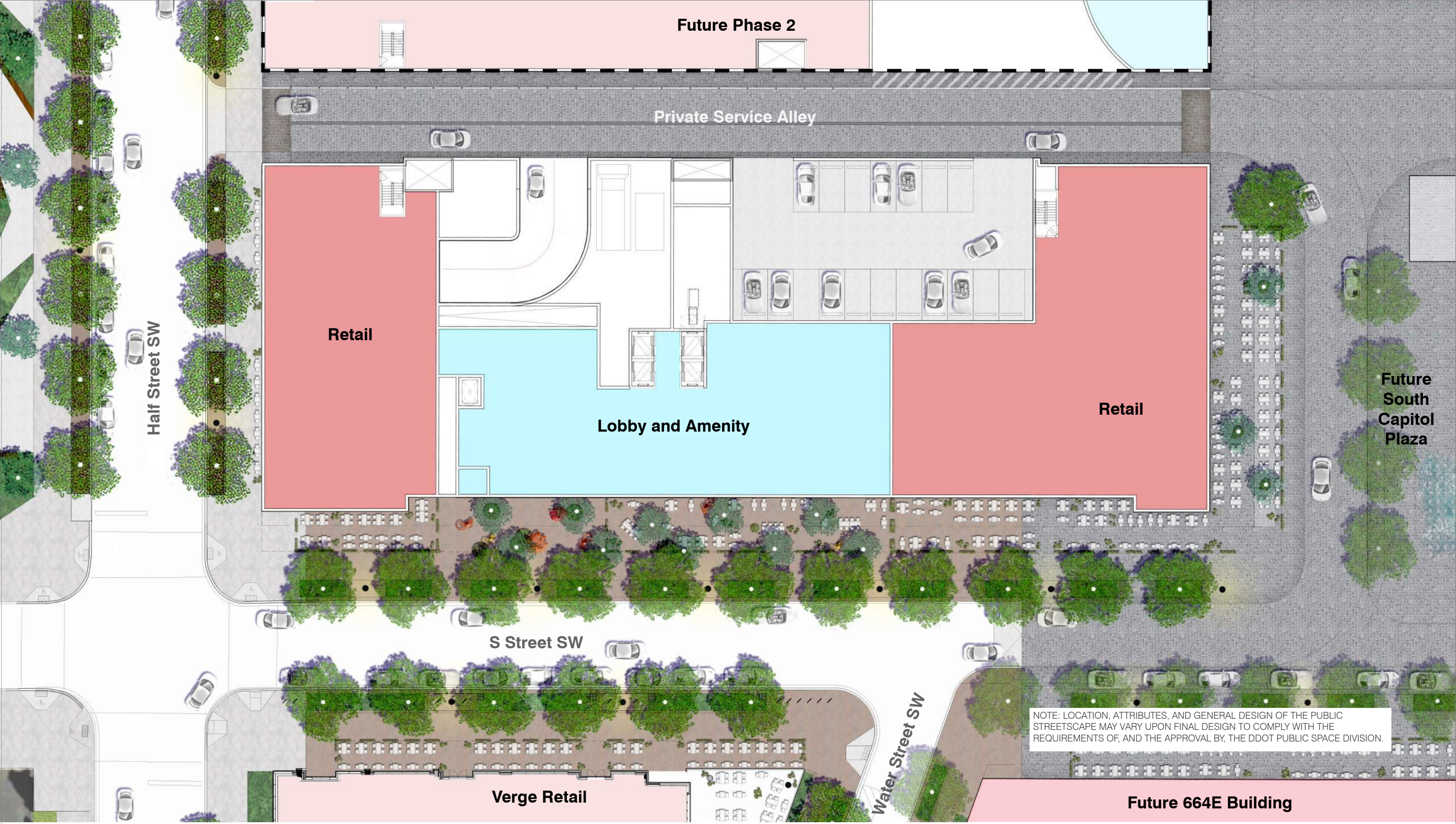


NOTE: LOCATION, ATTRIBUTES, AND GENERAL DESIGN OF THE PUBLIC STREETScape MAY VARY UPON FINAL DESIGN TO COMPLY WITH THE REQUIREMENTS OF, AND THE APPROVAL BY, THE DDOT PUBLIC SPACE DIVISION.

- (A)** Half Street SW Streetscape
- (B)** S Street SW Streetscape
- (C)** Building / Public Amenity Zone
- (D)** Potential Retail Spillover Zone

- (E)** Curbless Street / Future Public Plaza
- (F)** Alley Entry Pavement
- (G)** Alley Pedestrian Path





Future Phase 2

Private Service Alley

Retail

Lobby and Amenity

Retail

Half Street SW

Future South Capitol Plaza

S Street SW

Verge Retail

Water Street SW

Future 664E Building

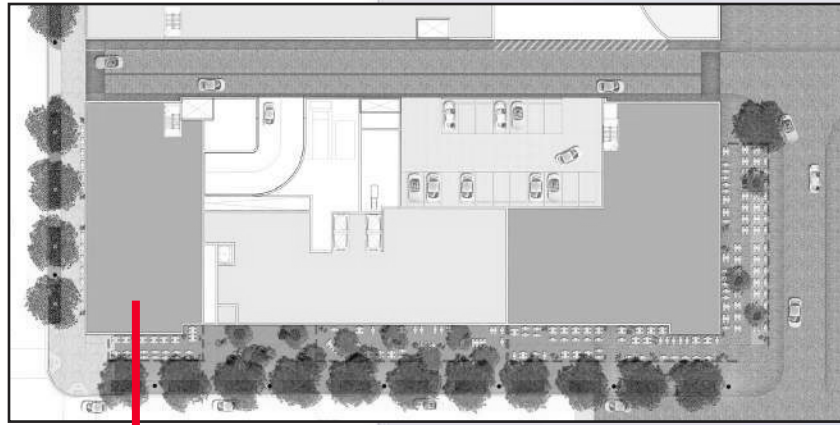
NOTE: LOCATION, ATTRIBUTES, AND GENERAL DESIGN OF THE PUBLIC STREETScape MAY VARY UPON FINAL DESIGN TO COMPLY WITH THE REQUIREMENTS OF, AND THE APPROVAL BY, THE DDOT PUBLIC SPACE DIVISION.

stuart buzzard point | washington, dc

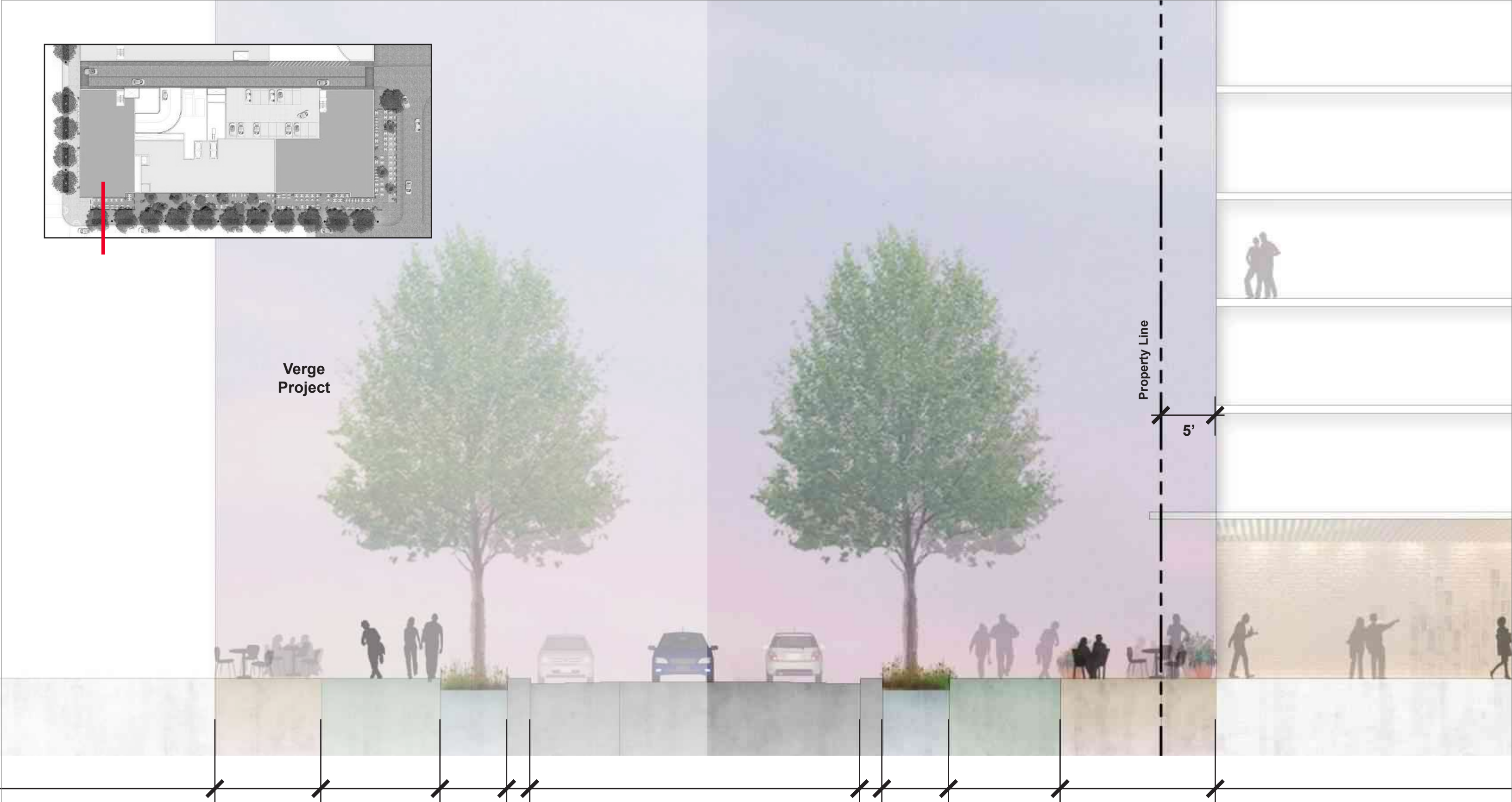
january 24th, 2022

012





Verge Project



Property Line

5'

Verge Building

Outdoor Retail

Sidewalk +/- 10'

LID 6'

S Street SW

LID 6'

Sidewalk 10'

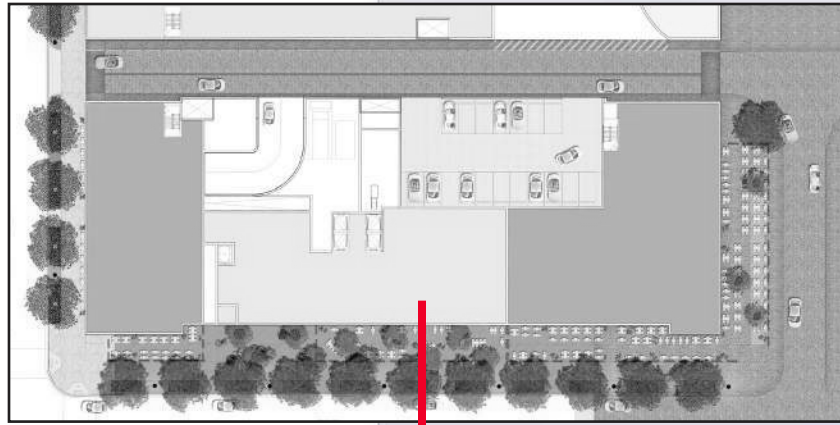
Amenity Zone +/- 14'

Adjacent Retail

stuart buzzard point | washington, dc

january 24th, 2022

013



Verge Project



Property Line

10'

Verge Building

Outdoor Retail

Sidewalk 10'

Furniture Zone 8'

S Street SW

Furniture Zone 8'

Sidewalk 10'

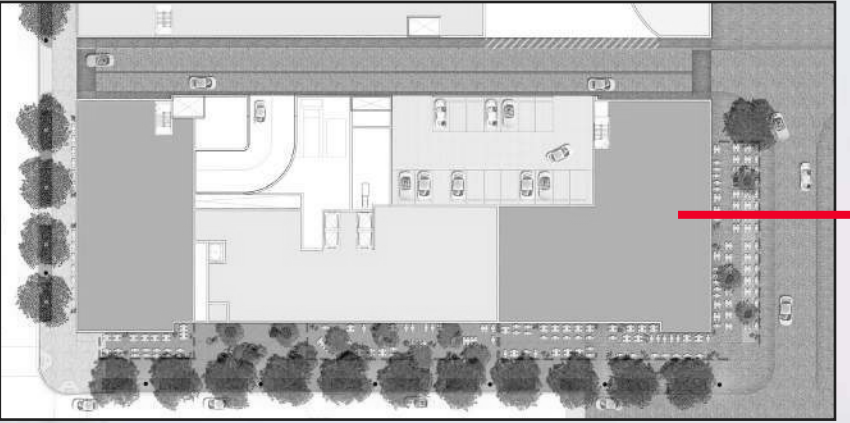
Amenity Zone +/- 19'

Lobby and Amenity

stuart buzzard point | washington, dc

january 24th, 2022

014



**Future
South Capitol
Public Plaza**

Adjacent Retail

**Amenity Zone
+/- 25'**

**Sidewalk
10'**

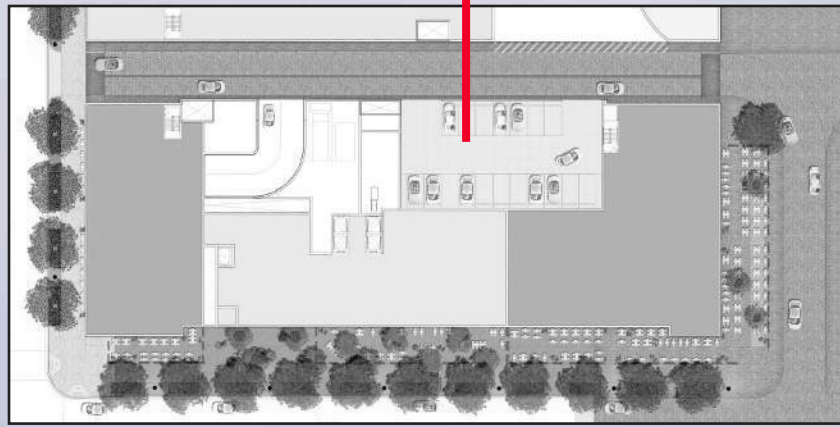
**Curbless Street
22'**

Future South Capitol Public Plaza

stuart buzzard point | washington, dc

january 24th, 2022

015



Phase I
Phase II

Short Term Parking

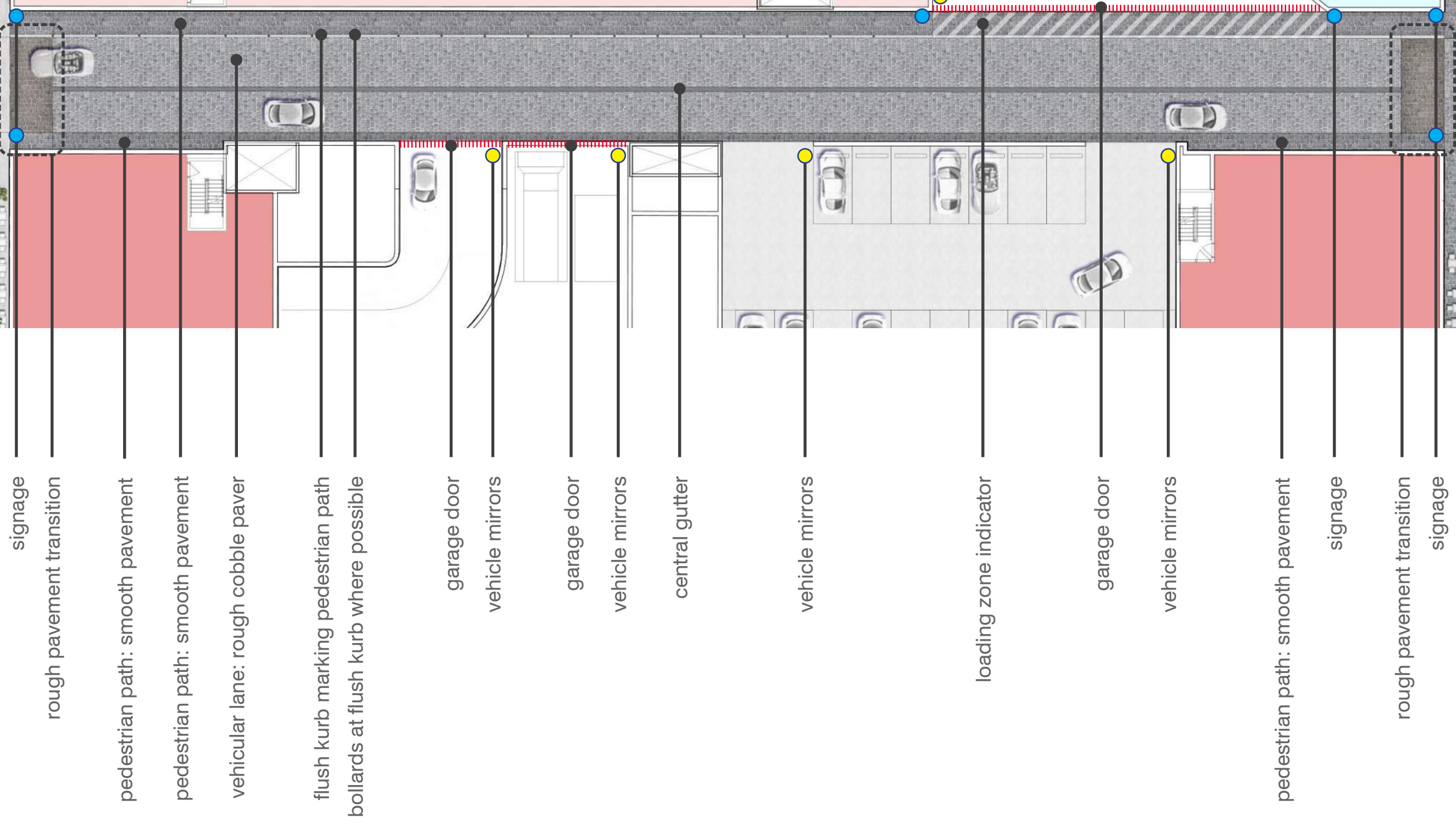
Service Alley
24'

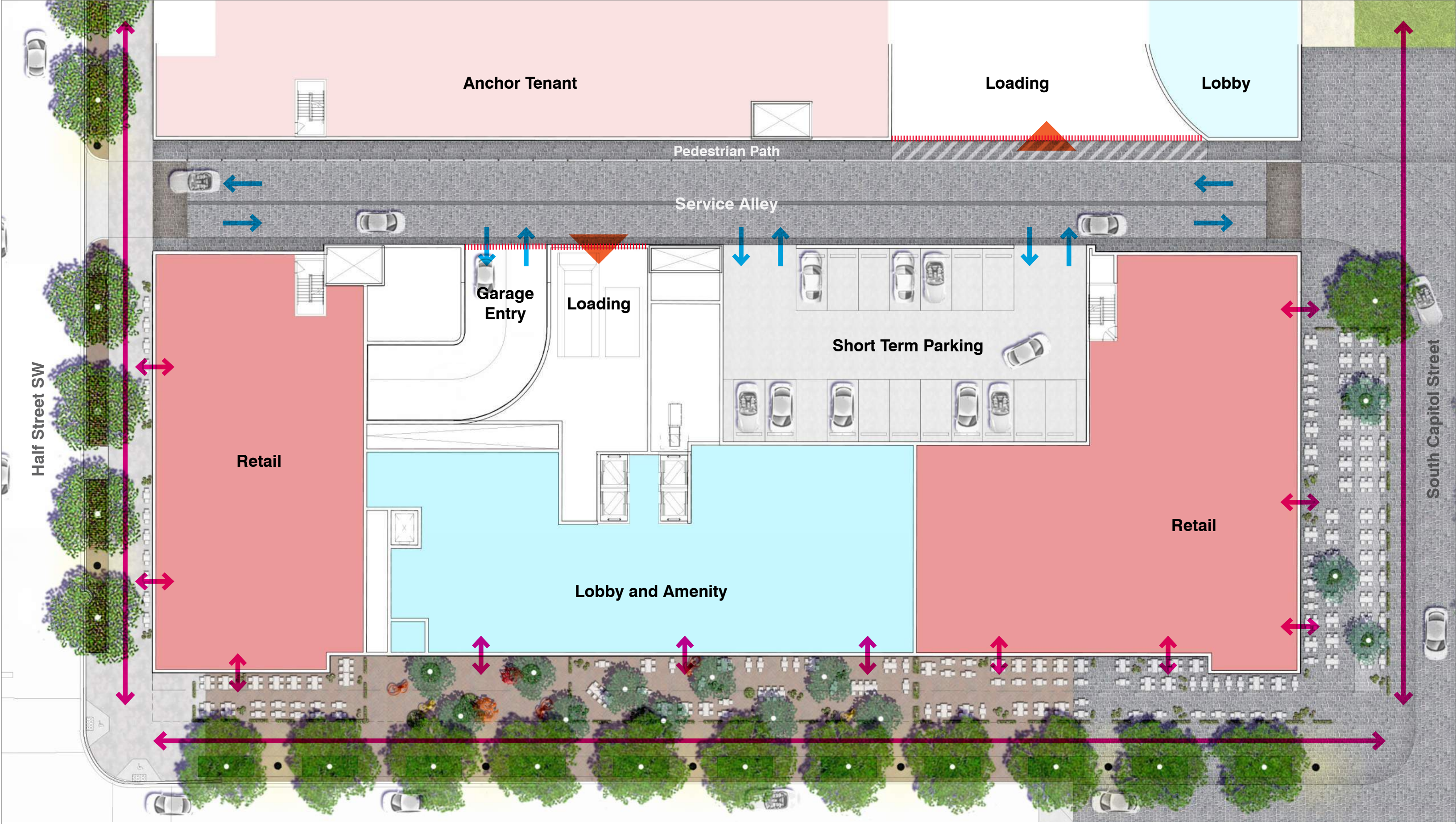
Ped.
Zone 6'



stuart buzzard point | washington, dc

january 24th, 2022 | 016





stuart buzzard point | washington, dc

january 24th, 2022

018





parcel b (proposed)



maren & dock 79 south



maren & dock 79 north



watermark dc



peninsula88



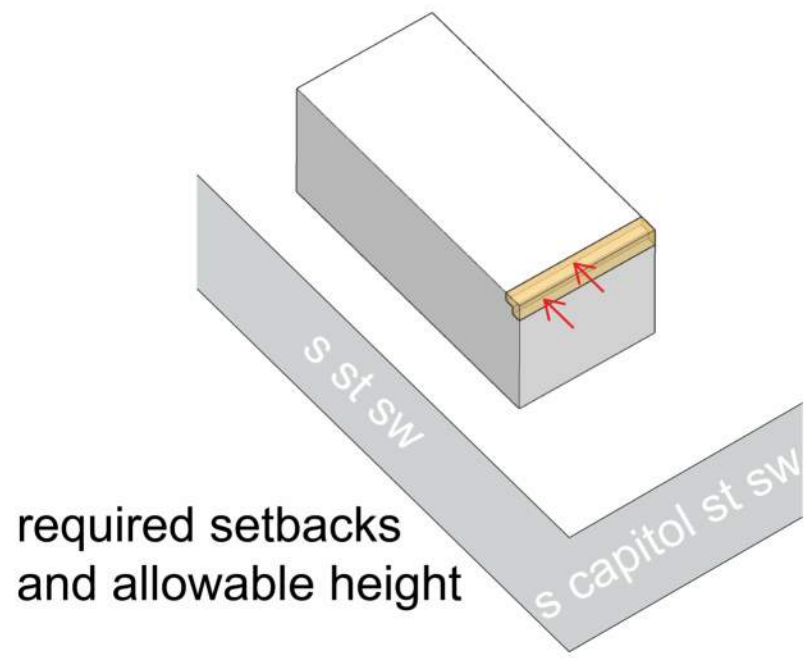
the stacks (proposed)



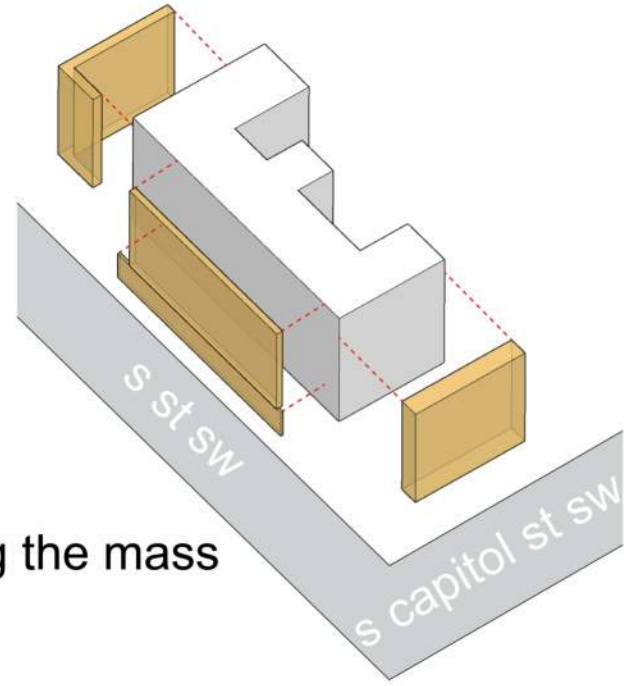
the verge



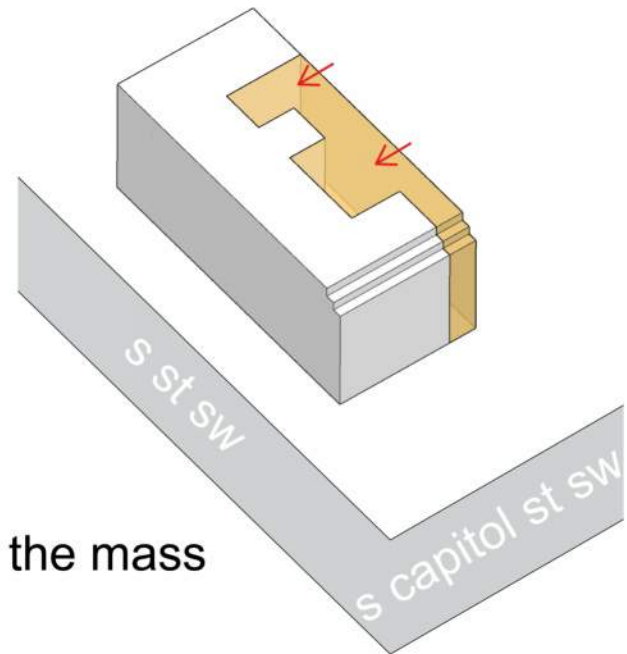
riverpoint



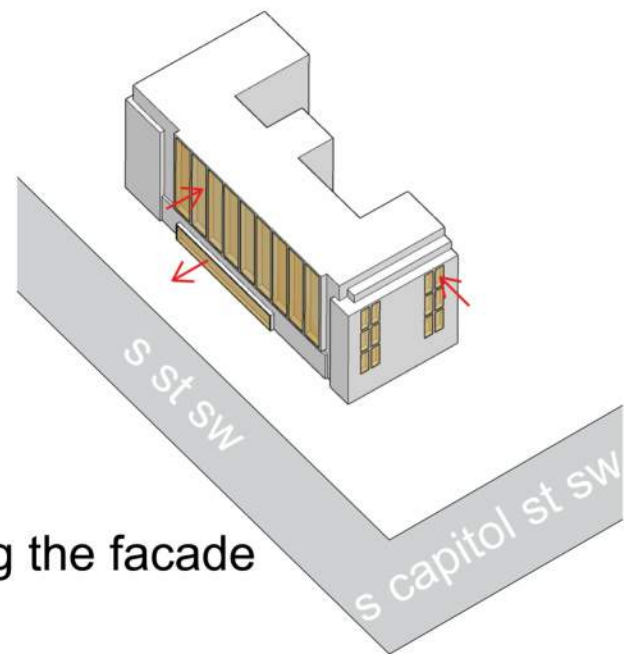
required setbacks and allowable height



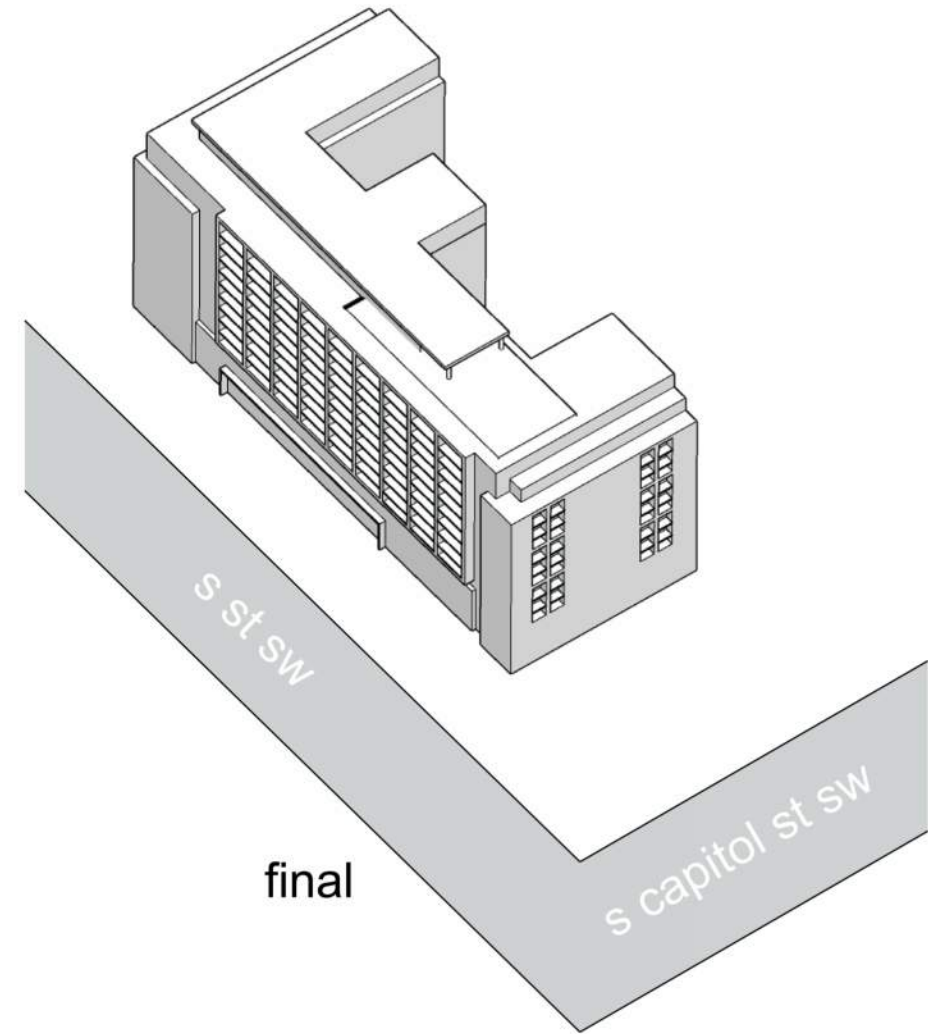
exploding the mass



carving the mass



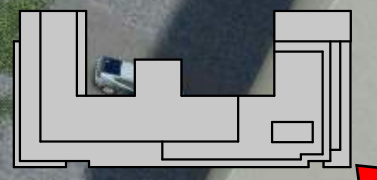
articulating the facade



final



© 2021 Architectural Design Group, LLC



steuart buzzard point | washington, dc

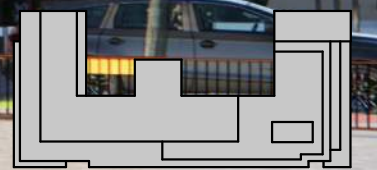
january 24th, 2022

021

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

se aerial





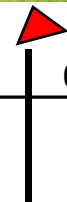
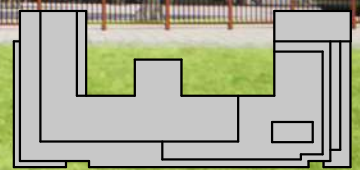


STEUART PLAZA

steuart buzzard point | washington, dc
view from water street

january 24th, 2022

024





©2017 SK&S Architecture Group, LLC

steuart buzzard point | washington, dc

january 24th, 2022

025