

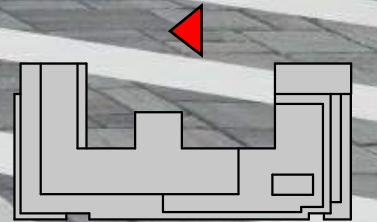


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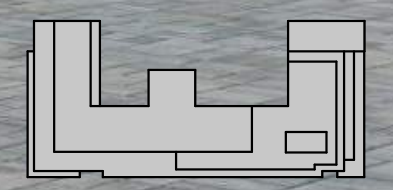


Architectural Group, LLC





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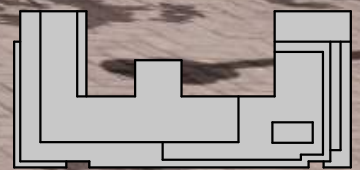


stuart buzzard point | washington, dc
southeast corner view

january 24th, 2022 | 030



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stuart buzzard point | washington, dc
s street east view

january 24th, 2022

031

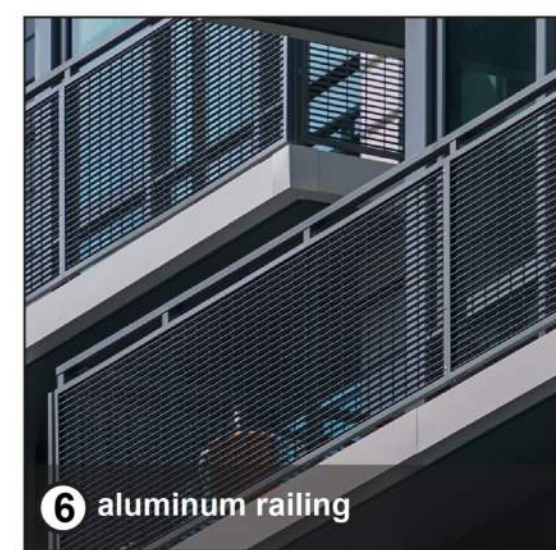
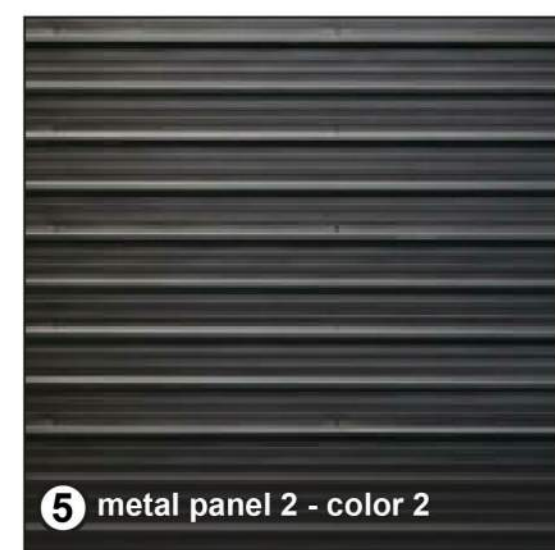
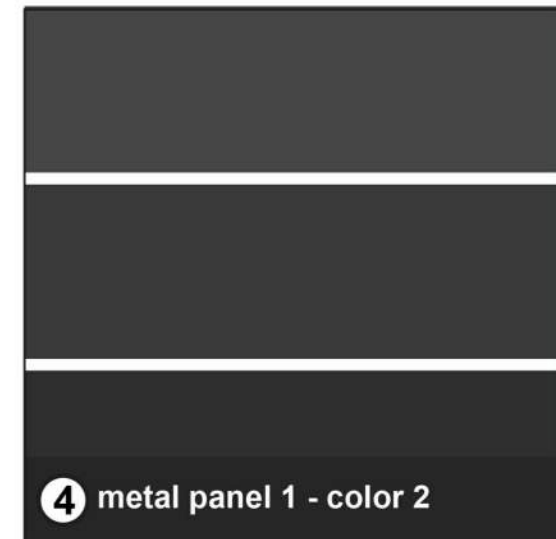
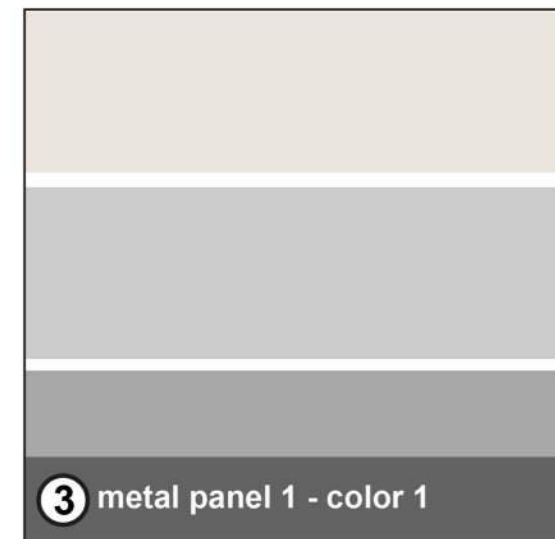
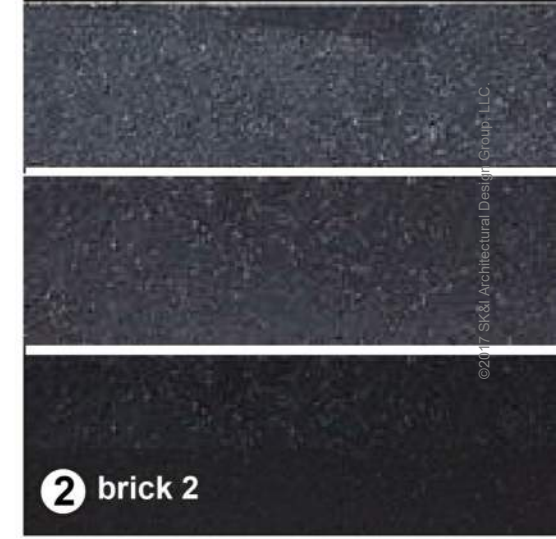
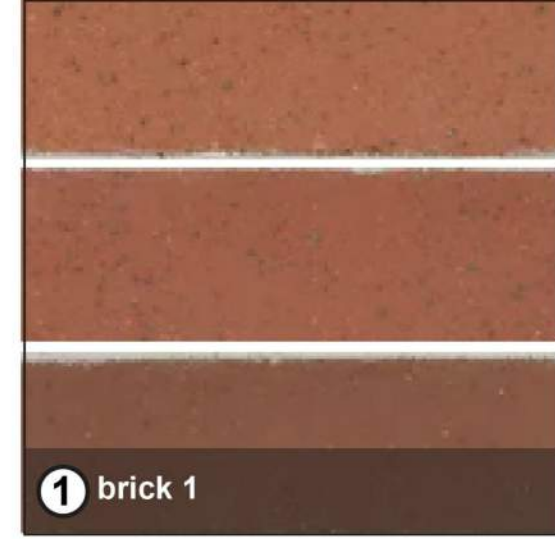


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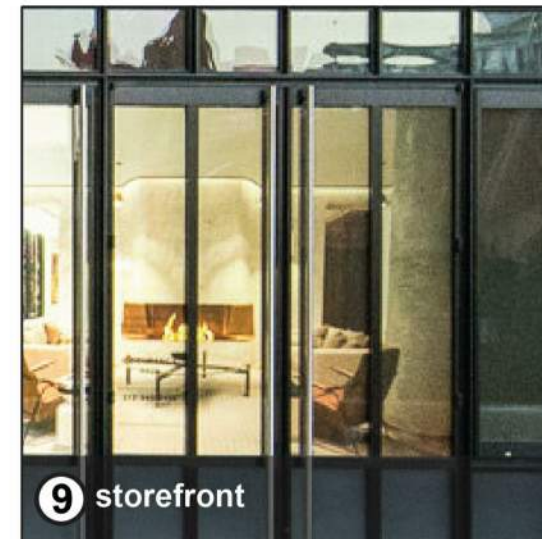
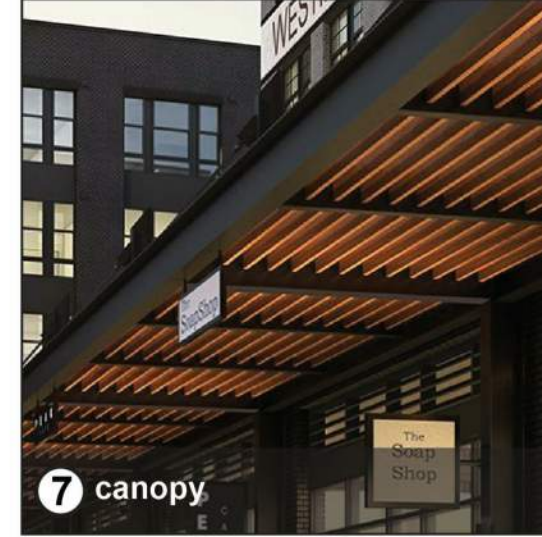


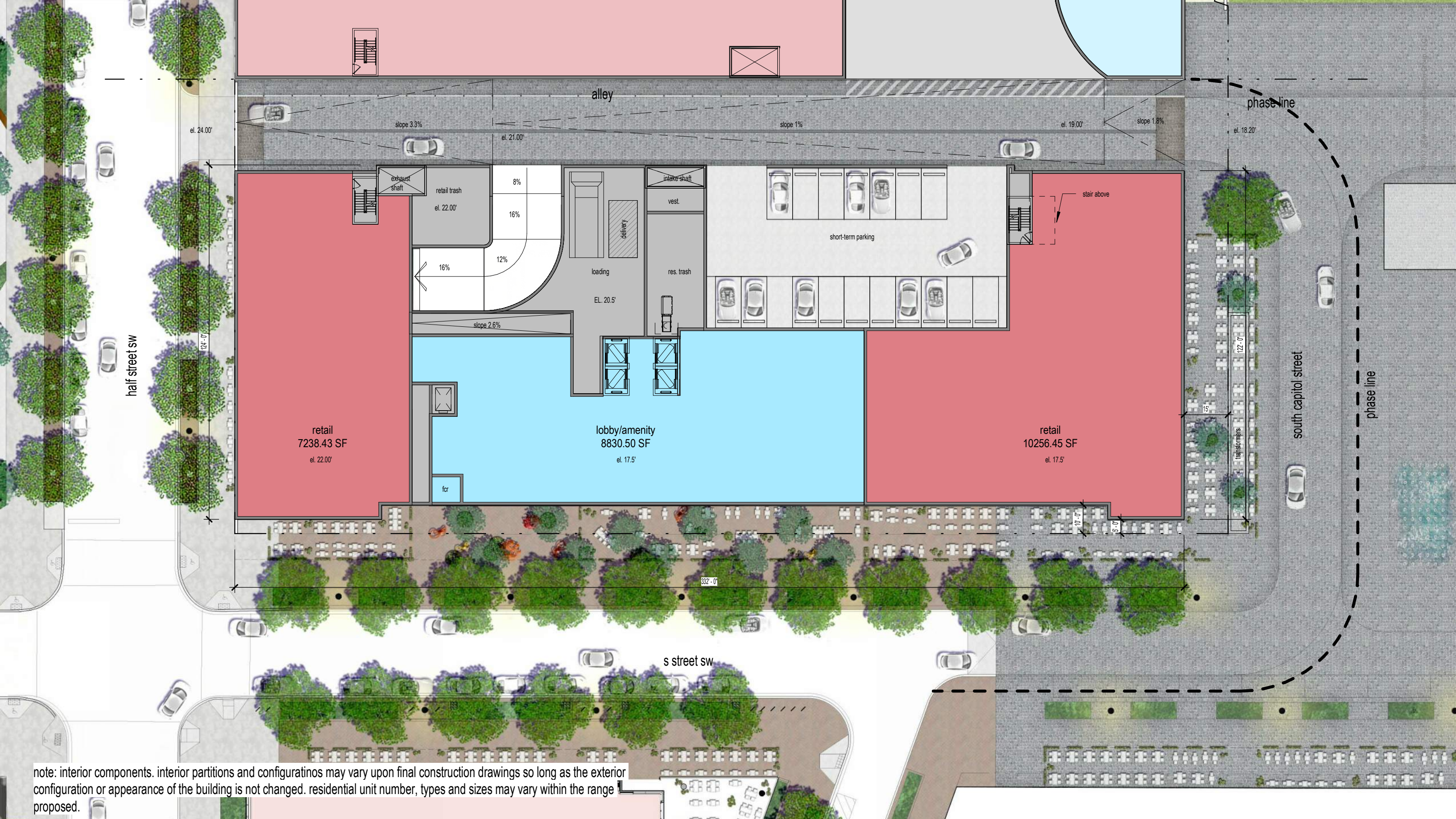
steuart buzzard point | washington, dc
s street west view

january 24th, 2022 | 032



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note: interior components. interior partitions and configurations may vary upon final construction drawings so long as the exterior configuration or appearance of the building is not changed. residential unit number, types and sizes may vary within the range proposed.

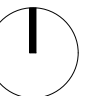
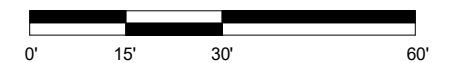
stuart buzzard point | washington, dc

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

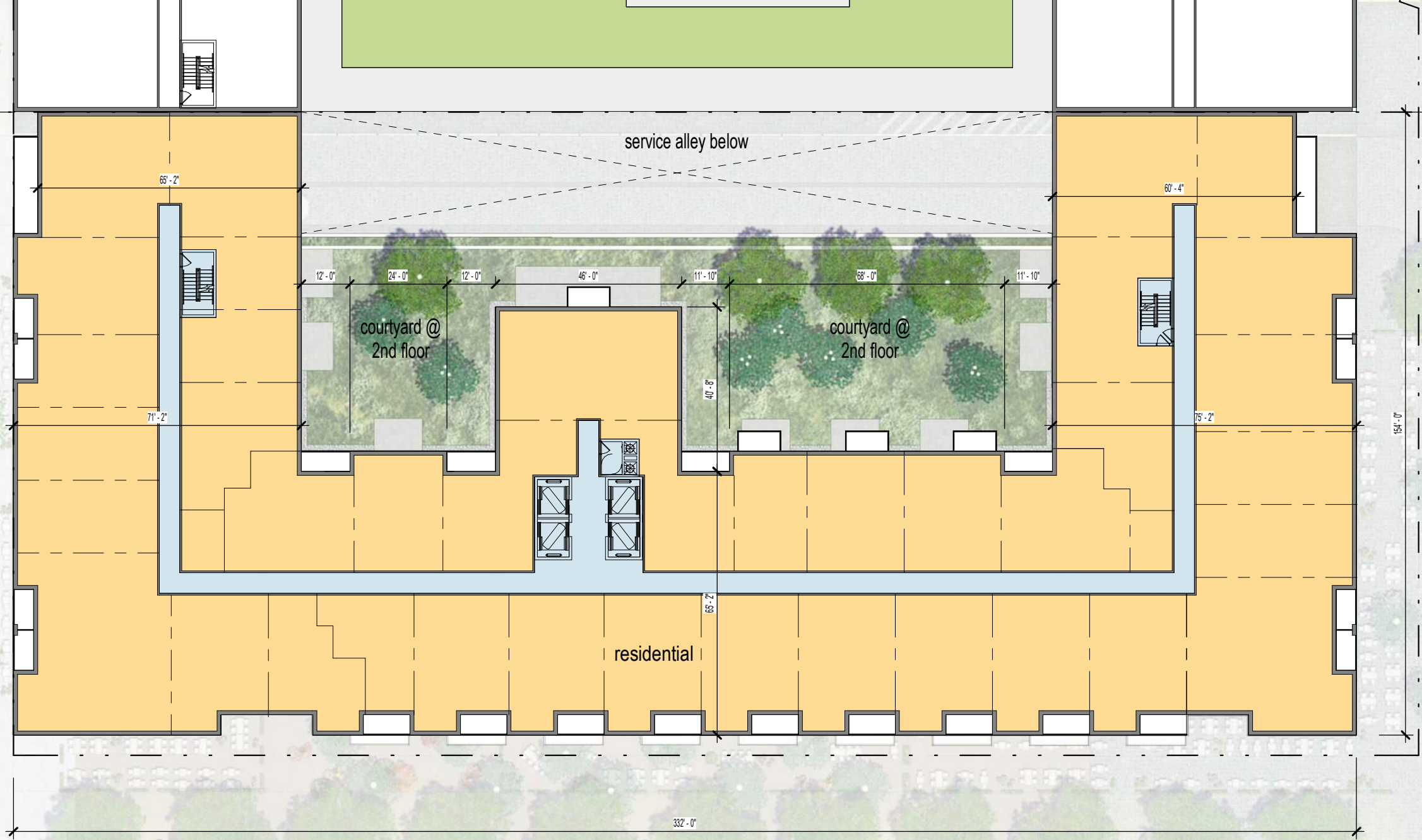
1st floor plan

january 24th, 2022

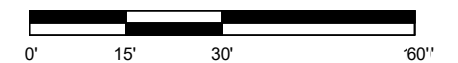
035



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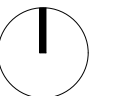
exterior details. to make minor refinements to exterior details, dimensions, and locations or any other changes to comply with construction codes or that are otherwise necessary to obtain a final building permit, or to address the structural, mechanical, or operational needs of the building or its systems.

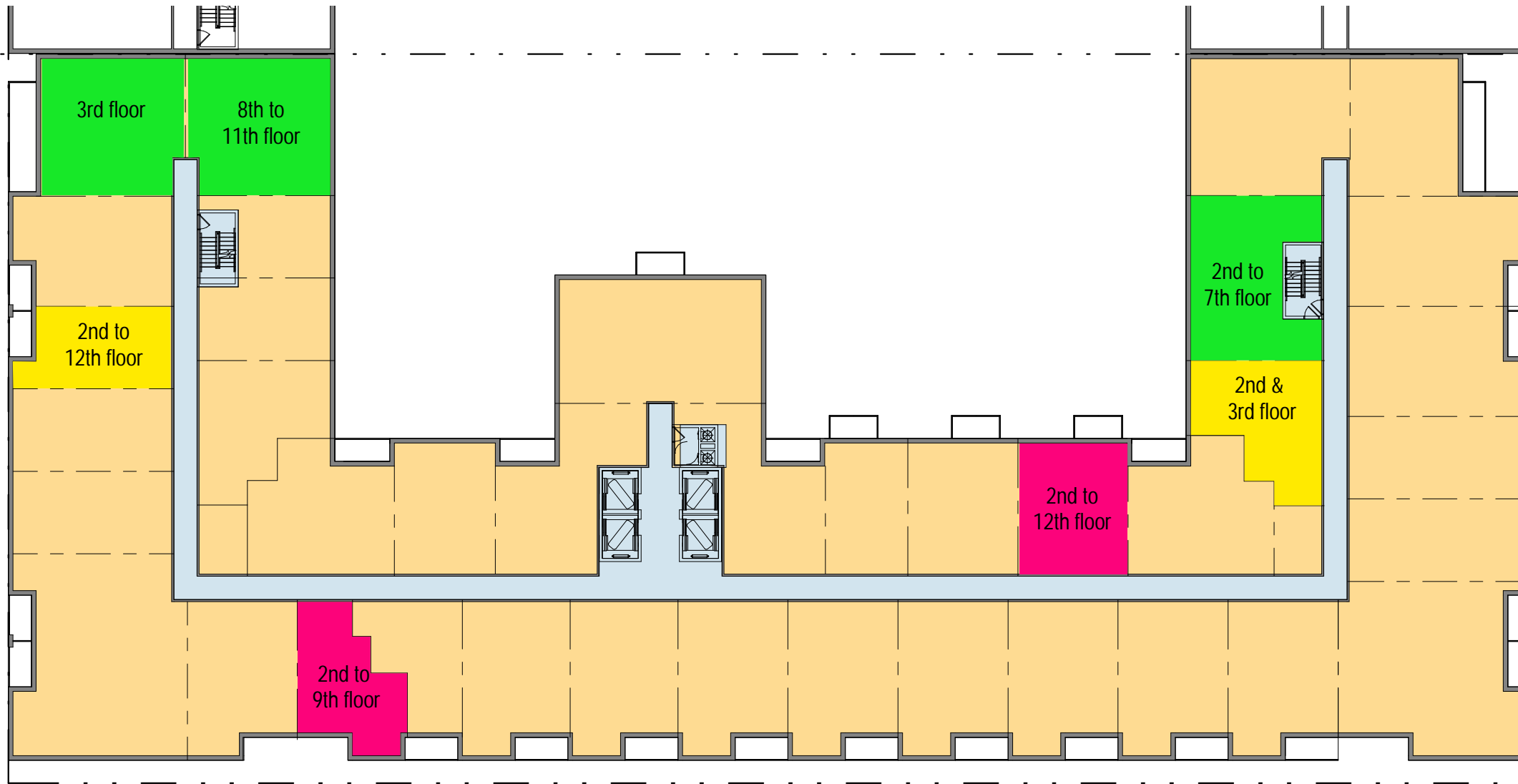




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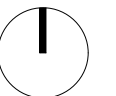
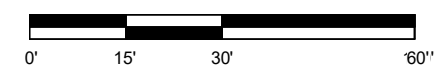




INCLUSIONARY ZONING UNIT MIX				
Floor	Studio	1 Bed	2 Bed	Total
13	0	0	0	0
12	1	1	0	2
11	1	1	1	3
10	1	1	1	3
9	1	2	1	4
8	1	2	1	4
7	1	2	1	4
6	1	2	1	4
5	1	2	1	4
4	1	2	1	4
3	2	2	2	6
2	2	2	1	5
1	0	0	0	0
Total	13	19	11	43

INCLUSIONARY ZONING UNIT MIX					
Unit Type	IZ Units	IZ Unit %	Market Units	Market Unit %	Total Units
Studio (EFF, Studio, Jr1's)	13	30.23%	126	32.23%	139
One Bedroom (1BR, 1BR+D, Jr2's)	19	44.19%	174	44.50%	193
Two Bedroom (2BR, 2BR+D)	11	25.58%	91	23.27%	102
Total	43	100.00%	391	100.00%	434
			Residential GSF	IZ Unit GSF	
			420,443	33,635	

note: interior components, interior partitions and configurations may vary upon final construction drawings so long as the exterior configuration or appearance of the building is not changed. residential unit number, types and sizes may vary within the range proposed.
 residential units, to modify the number of residential units in each building by +/- 10% and to shift the distribution and location of the inclusionary units as a the floor plans are refined so long as their location and distribution continues to meet the requirements of subtitle c of the zoning regulations.



meridian consulting llc

Steuart Buzzard Point
LEED-H Multifamily Midrise v4
1/20/2022

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61.0 0 49.0 Total Project Score			Possible Points 110		
Y ? N			Certified: 40 pts Silver: 50 pts Gold: 60 pts Platinum: 80 pts		
2 Integrative Process			4.0 0 5.0 Materials and Resources		
			Y		Prereq, Certified Tropical Wood
			Y		Prereq, Durability Management
				1	Credit, Durability Management Verification
			2.0	3.0	Credit, Environmentally Preferable Products
			2	1	Credit, Construction Waste Management, 10%-60% Reduction
13 0 2 Location and Transportation			8.0 0 10 Indoor Environmental Quality		
Y			Y		Prereq, Ventilation
		15	Y		Prereq, Combustion Venting
			Y		Prereq, Garage Pollutant Protection
8			Y		Prereq, Radon-Resistant Construction
			Y		Prereq, Air Filtering
3			Y		Prereq, Environmental Tobacco Smoke
			Y		Prereq, Compartmentalization
2			1	2	Credit, Enhanced Ventilation
		2	1.0	1	Credit, Contaminant Control
			1	2	Credit, Balancing of Heating & Cooling Distribution Systems
				3	Credit, Enhanced Compartmentalization
3 0 4 Sustainable Sites			1	1	Credit, Combustion Venting
Y			1		Credit, Enhanced Garage Pollutant Protection
Y			2		Credit, Low Emitting Products, Paints, Adhesives/Sealants, Flooring, Insul.
		1		1	Credit, Low Emitting Products, Composite Wood
			1		Credit, No Environmental Tobacco Smoke
		1	1 0 5 Innovation		
			Y		Prereq, Preliminary Rating
			1		Credit, Innovation, Exemplary Performance, Compact Development
				1	Credit, Innovation
				1	Credit, Innovation
				1	Credit, Innovation
				1	Credit, LEED-H Accredited Professional
7 0 5 Water Efficiency			2 0 2 Regional Priority		
Y				1	Credit, Access to Transit; Rainwater Management (3 pts)
7		5	1		Credit, Community Resources
		6		1	Credit, Construction Waste Management, 3 pts
		1	1		Credit, Site Selection, 8 pts
		1			
		1			
		1			
		1			
23 0 14 Energy and Atmosphere					
Y					
Y					
Y					
Y					
21.0		9			
		2			
		3			
		2			
1					
1					

Note: The above targeted points may change over the course of the project but the project will achieve a LEED Gold rating.



Steuart Buzzard Point

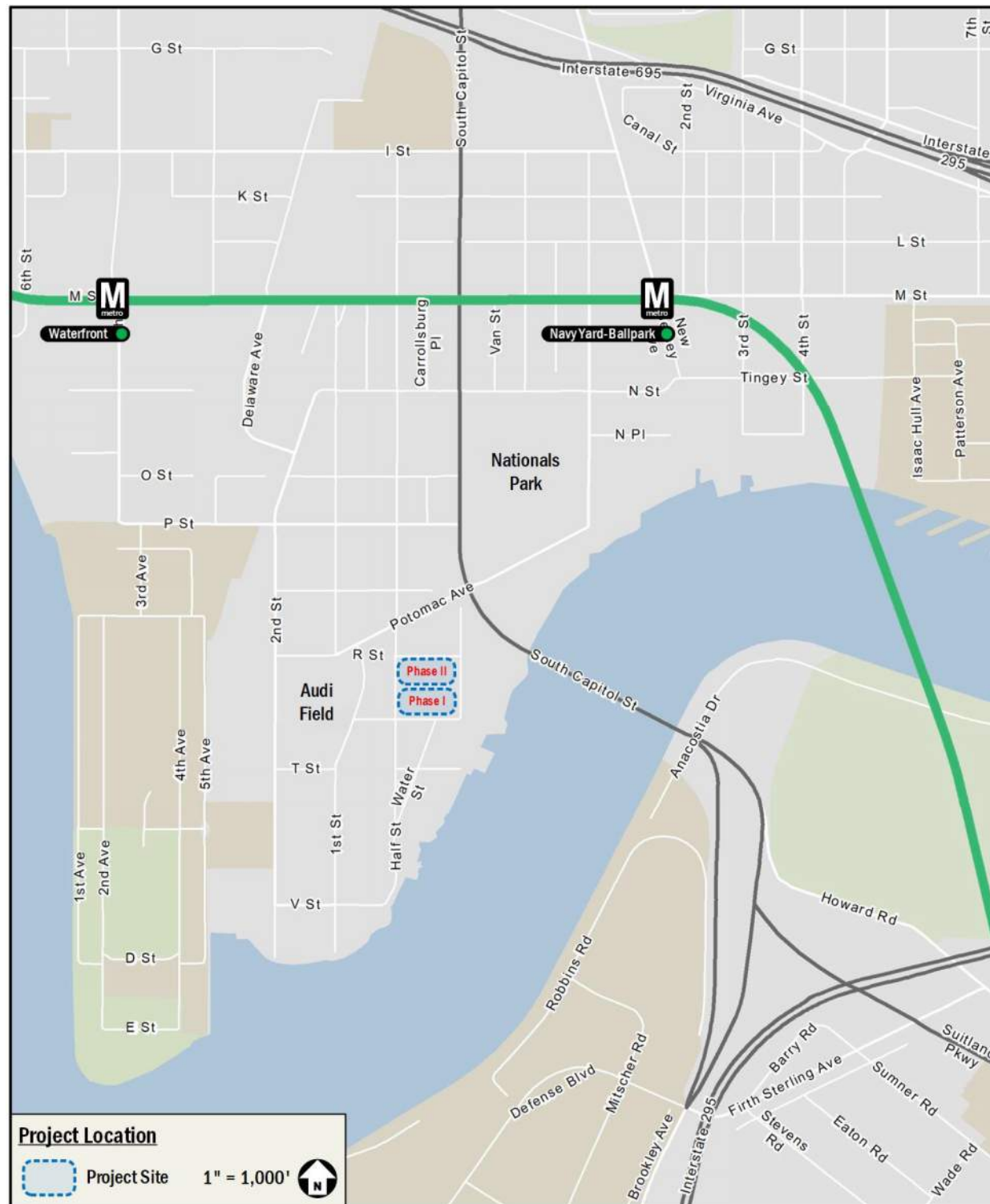
Design Review Hearing

January 24, 2022

GOROVE SLADE
Transportation Planners and Engineers

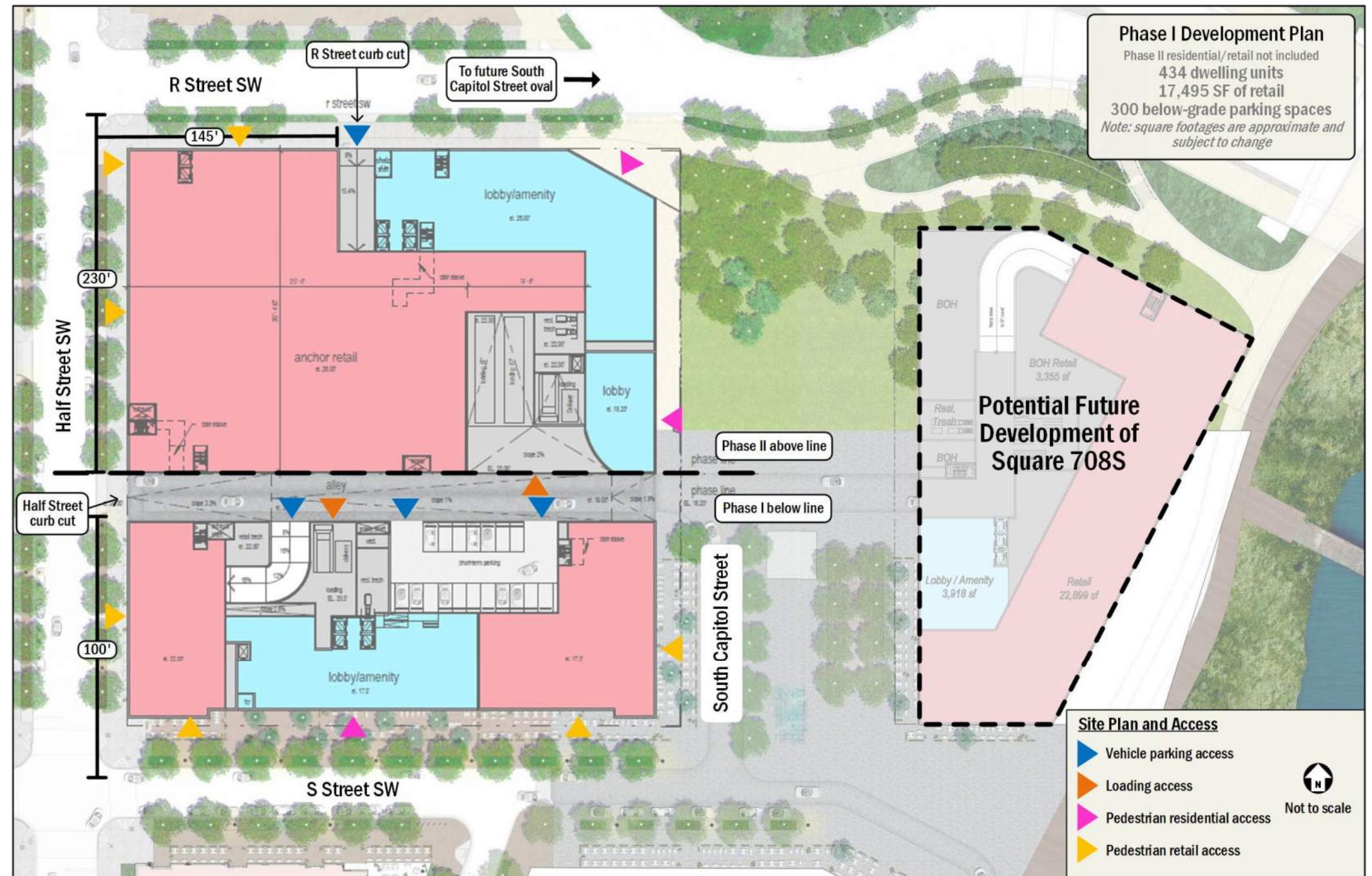


Location



Proposed Site Plan

- PSC granted concept approval for 3 curb cuts: Half Street, R Street, South Capitol Street ROW (Half Street & R Street Primary Access)
- Access plan geared to serve Phase I, Phase II and Square 708S to the east. Primary pedestrian focus proposed along S Street, Square 708S plaza, and extension to river.
- The community has a strong desire for a Grocer in this area of Buzzard Point, which is being targeted for Phase II of the development. This site represents one of the only opportunities to accommodate a large format grocer in the area



Transportation Demand Management Plan

Sitewide

- Unbundle cost of parking
- Identify Transportation Coordinators
- Provide Transportation Coordinators' contact info to goDCgo, conduct annual survey, report TDM to goDCgo
- Transportation Coordinators market transportation alternatives
- Transportation Coordinators receive TDM training
- Transportation Coordinators will subscribe to the applicable goDCgo newsletters
- Provide welcome packets to new residents w/ non-auto options
- Provide residents who wish to carpool with relevant info
- Meet ZR16 bike parking requirements and provide free of charge to residents
- Long-term bike room accommodate cargo, tandem, kids' bikes
- Install Transportation Information Center Display in lobby
- Designate 2 parking spaces for vanpool
- Provide bike repair station in long-term bike storage room
- Provide 12-dock CaBi station with 12 bikes, 1 year of maintenance costs
- Post TDM commitments publicly
- Transportation Coordinator to submit documentation to DCRA confirming compliance with TDM commitments
- Transportation Coordinator will submit a letter to ZA, DDOT & goDCgo every 5 years summarizing continued compliance

Transportation Demand Management Plan

Residential

- Provide welcome packets to all new residents
- Provide a free SmarTrip card and CaBi coupon to every new resident
- Provide an annual CaBi membership to each resident for the first year after the building opens
- Provide one (1) collapsible shopping cart for every 50 residential units
- Designate parking spaces in the garage for car-sharing and micro-mobility services (number to be determined by DDOT). If no agreement reached, provide 1 additional year of free CaBi membership to residents after building opens

Retail

- Post “getting here” and other relevant information on retailers’ websites with focus on non-auto modes
- Transportation Coordinator will demonstrate to goDCgo project is in compliance with applicable DC Commuter Benefits Laws
- Provide SmarTrip card and CaBi coupon for each new employee
- Participate in Capital Bikeshare Corporate Membership program and offer discounted annual memberships to employees
- Coordinate with ANC on wayfinding plan along walking routes to the property from the Metrorail station

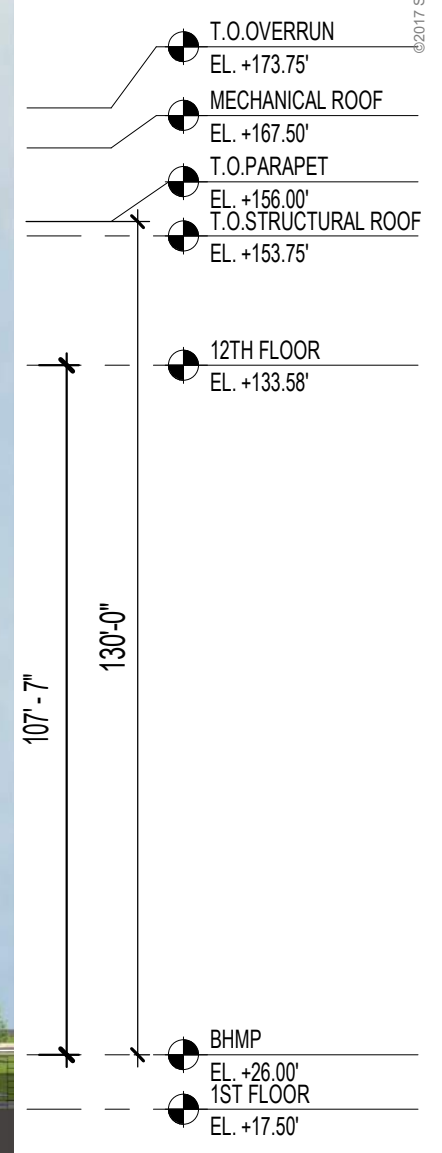
DDOT Conditions

- Implement the Transportation Demand Management (TDM) Plan as proposed in the Applicant's December 22, 2021 CTR (Exhibits 10A1, 10A2, 10A3), for the life of the project, with the minor revisions discussed in greater detail in the DDOT report and listed below.

DDOT Modifications to TDM Plan

- Modify a Residential TDM condition to state: "Designate eight (8) parking spaces in the vehicle parking garage for car-sharing and micro-mobility services to use with right of first refusal. If an agreement has not been reached with one or multiple providers to occupy all of the dedicated spaces, the Applicant will provide one (1) additional year of membership to Capital Bikeshare for each resident after the building has opened."
- Modify the Capital Bikeshare TDM condition to state: "Install one (1) Capital Bikeshare station with a minimum of twelve (12) bike stalls, located on site or at an off-site location within the Ward or at a location to be determined by DDOT." Strike the references to zoning at the beginning.
- If the Applicant is proposing any Electric Vehicle (EV) charging stations, include a bullet in the TDM stating the minimum amount. DDOT recommends six (6) for this site (1 per 50 spaces).

Questions?

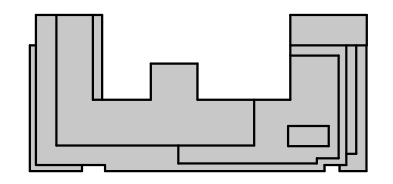


s street sw (south) elevation

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material legend

- 1. brick 1
- 2. brick 2
- 3. metal panel 1
- 4. metal panel 2
- 5. metal panel 3
- 6. aluminum railing
- 7. canopy
- 8. louvers
- 9. storefront
- 10. glass railing
- 11. cast stone

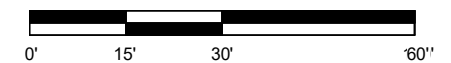
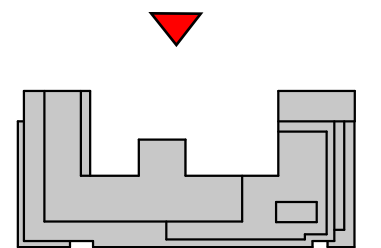


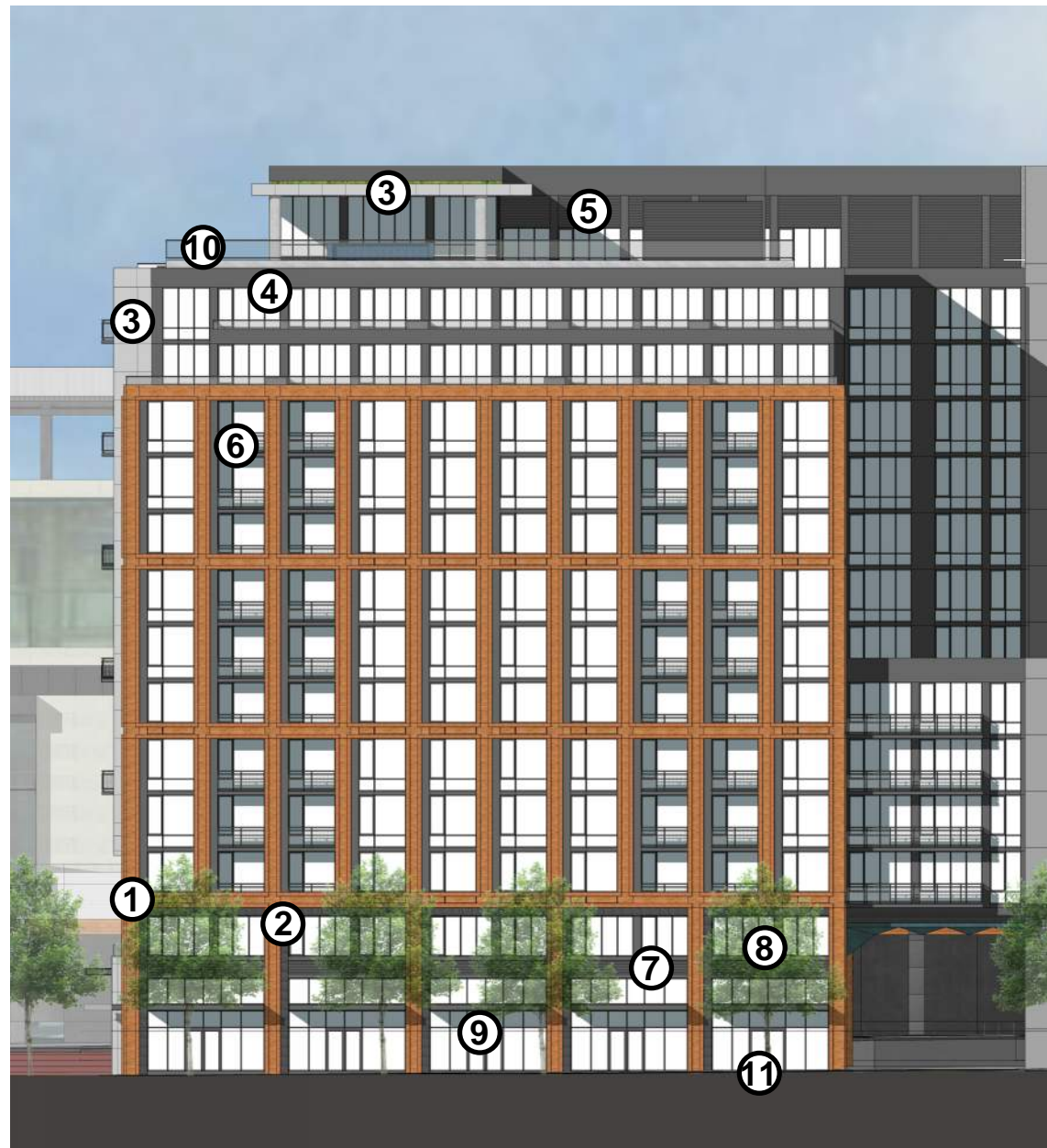


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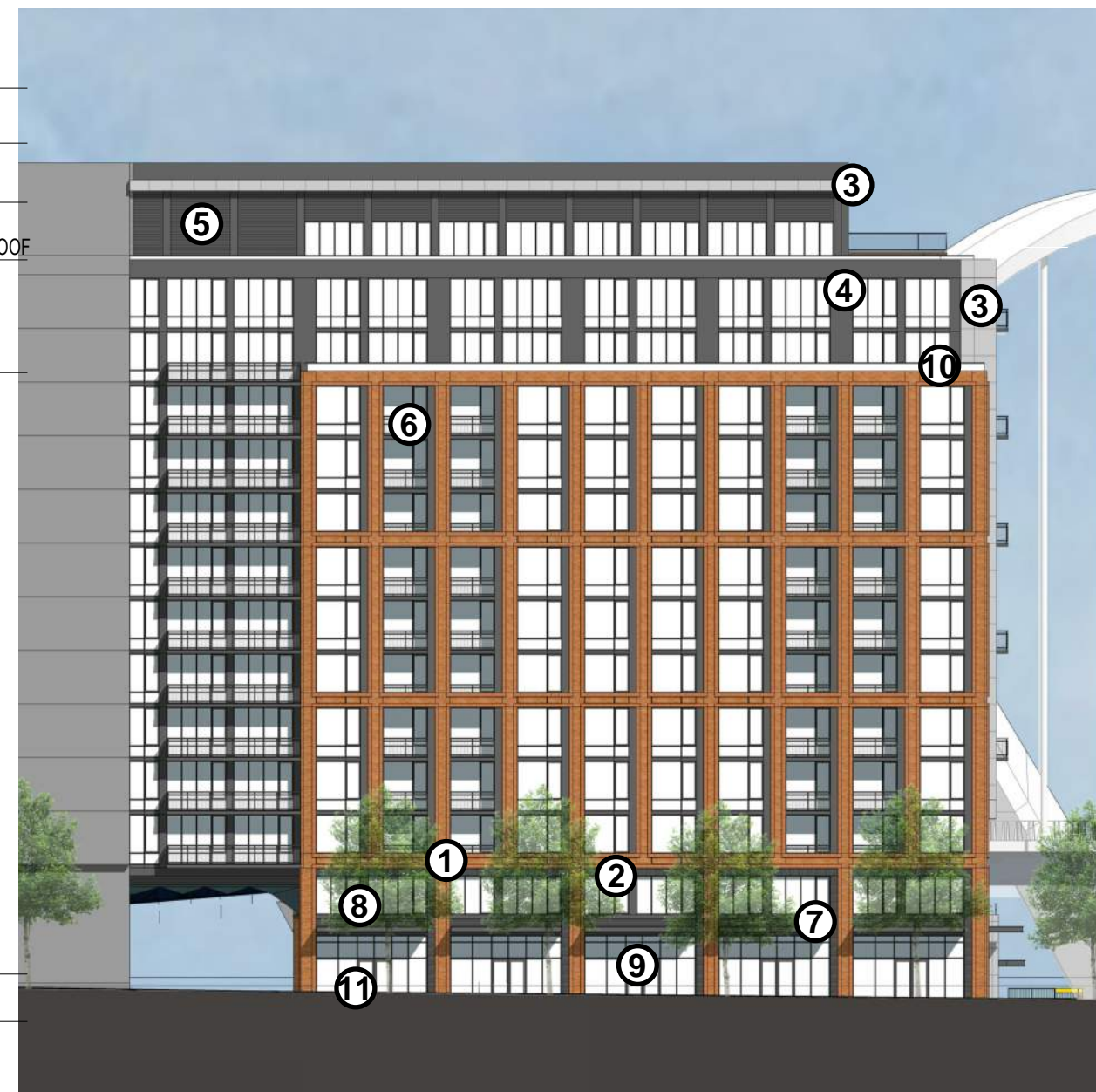
material legend

- | | | | |
|------------------|---------------------|---------------|-------------------|
| 1. brick 1 | 4. metal panel 2 | 7. canopy | 10. glass railing |
| 2. brick 2 | 5. metal panel 3 | 8. louvers | 11. cast stone |
| 3. metal panel 1 | 6. aluminum railing | 9. storefront | |





T.O.OVERRUN
EL. +173.75'
MECHANICAL ROOF
EL. +167.50'
T.O.PARAPET
EL. +156.00'
T.O.STRUCTURAL ROOF
EL. +153.75'
12TH FLOOR
EL. +133.58'
BHMP
EL. +26.00'
1ST FLOOR
EL. +17.50'



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12TH FLOOR
EL. +133.58'
BHMP
EL. +26.00'
1ST FLOOR
EL. +17.50'

south capital street (east) elevation

half street sw (west) elevation

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- 9. storefront

