



2 Eye Street SE

Washington DC

Board of Zoning Adjustment

Submission Package - September 8th, 2015

Square: W-695
Lot: 21

SITE LOCATION
2 Eye Street, SE
Washington, DC 20003

OWNER / APPLICANT
McDonald's Corporation

CONTRACT PURCHASER / DEVELOPMENT TEAM
RCP Development and Crescent Communities

LAND USE COUNSEL
Goulston & Storrs

ARCHITECT
SK+I Architectural Design Group, LLC

CIVIL ENGINEER
Wiles Mensch Consulting

INDEX OF SHEETS CHANGED POST-HEARING

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ZONING SUMMARY OF CONDITIONS		
LOT AREA: 57,867 SF	ZONING (Criteria) (C-3-C / South Capitol TDR)	ZONING (Proposed Development) (C-3-C)
FAR	6.5 Max base	Proposed
	10.0 Max per TDR's	9.6 (with TDR'S purchased)
HEIGHT	90' Max.	Proposed
	130' Max. per height act	130' (based on width of South Capitol St and with TDR's purchased)
Lot Occupancy		Proposed
	100%	76% typical floors (81% ground level)
SIDE YARD		Proposed
	NONE; but if provided 8'-0" min or 2" per foot of adjacent height; or 21'-8" at maximum of 130' of height	East Side Yard NONE West Side Yard = 9.0'
REAR YARD		Proposed
	12'-0" min or 2.5" per foot of adjacent height; or 27'-1" at maximum 130' of height	NONE Closed Court in lieu of rear yard
Closed Court		Proposed
	4" per 1'-0" of height not less than 15'-0" and minimum area shall be twice the square of the width; or 43'-4" at maximum 130' of height and 3,755 sf min. area at 130' height	51'-6" width and 7,120 sf area for central court and 36'-8" min. inscribed circle and 5,297 sf for irregular court for 1st thru 11 floors and 43'-4" min. inscribed circle and 5,589 sf for irregular court 11 to 13th floors
Residential Units		Proposed
	not applicable	558 approx.
Retail		Proposed
	not applicable	3,420 SF approx.
Parking		Proposed
	For Residential 1 per 4 dwelling units (140 required per 558 dwelling units) / For Retail over 3,000 sf 1 per 750 sf (for 5,000 sf would require 3 spaces) TOTAL required = 143	143 spaces minimum
Loading		Proposed
	For Residential (1) berth @ 55' depth, (1) loading platform at 200 sf, (1) delivery at 20' depth (NONE for Retail less than 8,000 sf)	(2) berths @ 30' depth (2) loading platforms at 200 sf, (1) delivery @ 20' depth
GAR		Proposed
	per zone 0.20	0.20



Property to (East) 82 Eye Street, SE



Aerial Site Context (n.t.s.)



Site Photo 1 - Aerial looking NW



Property to (West) Capitol Skyline Hotel, SW



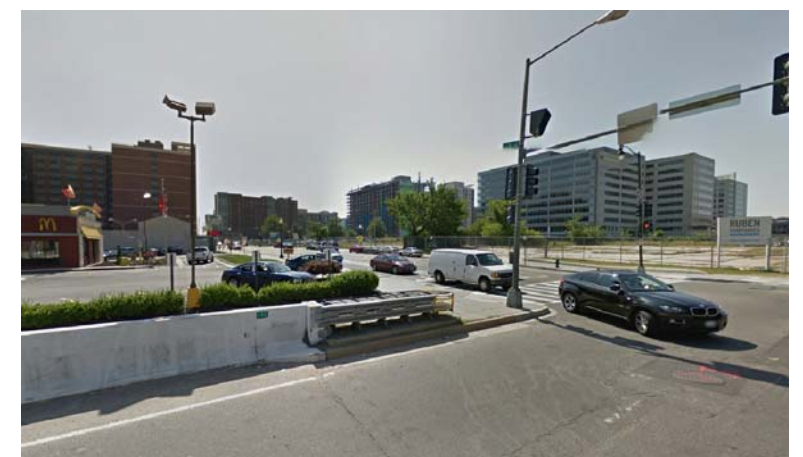
Site Photo 2 - Existing Building



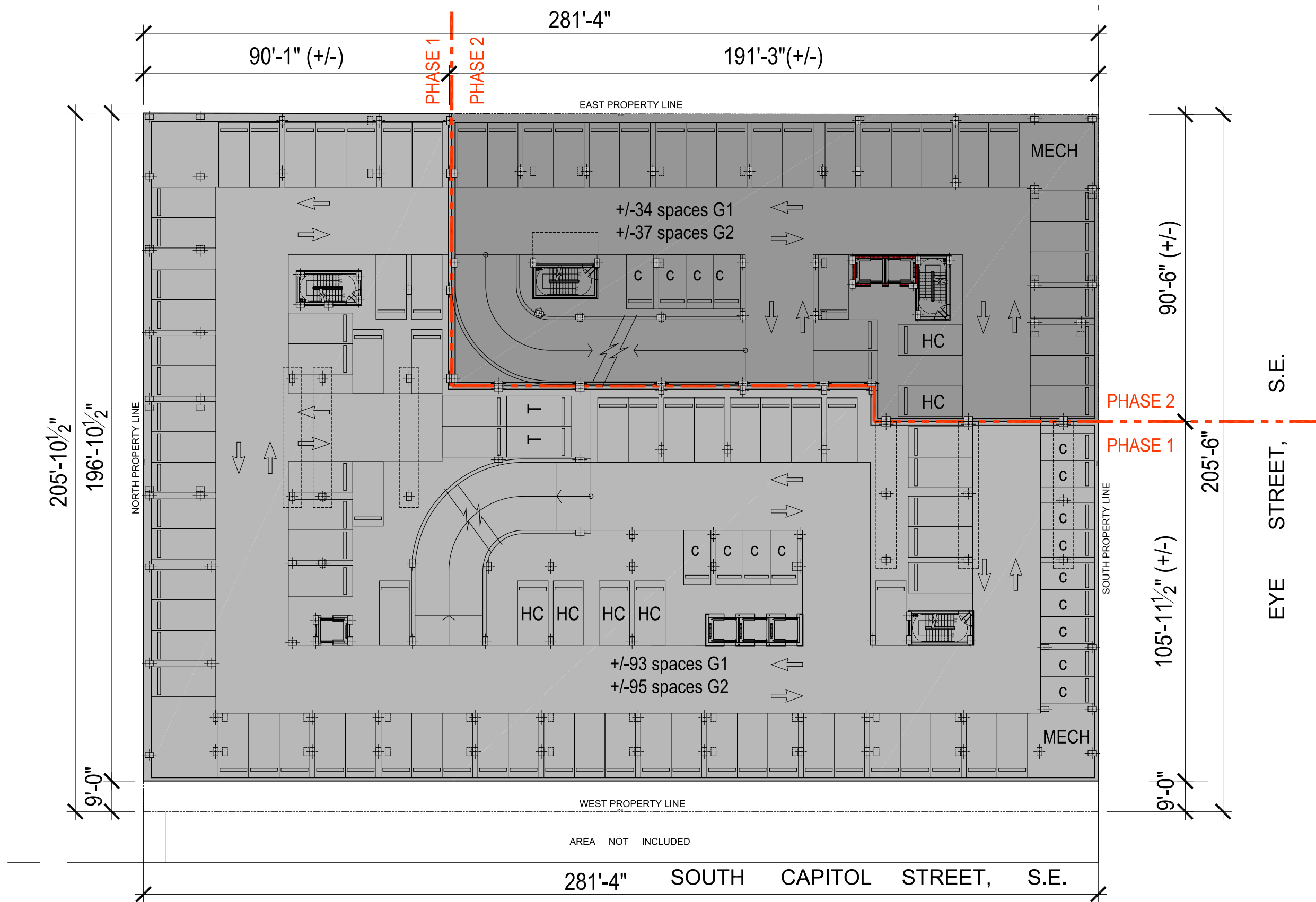
The Axiom / Property to (East) 100 Eye St, SE



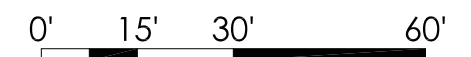
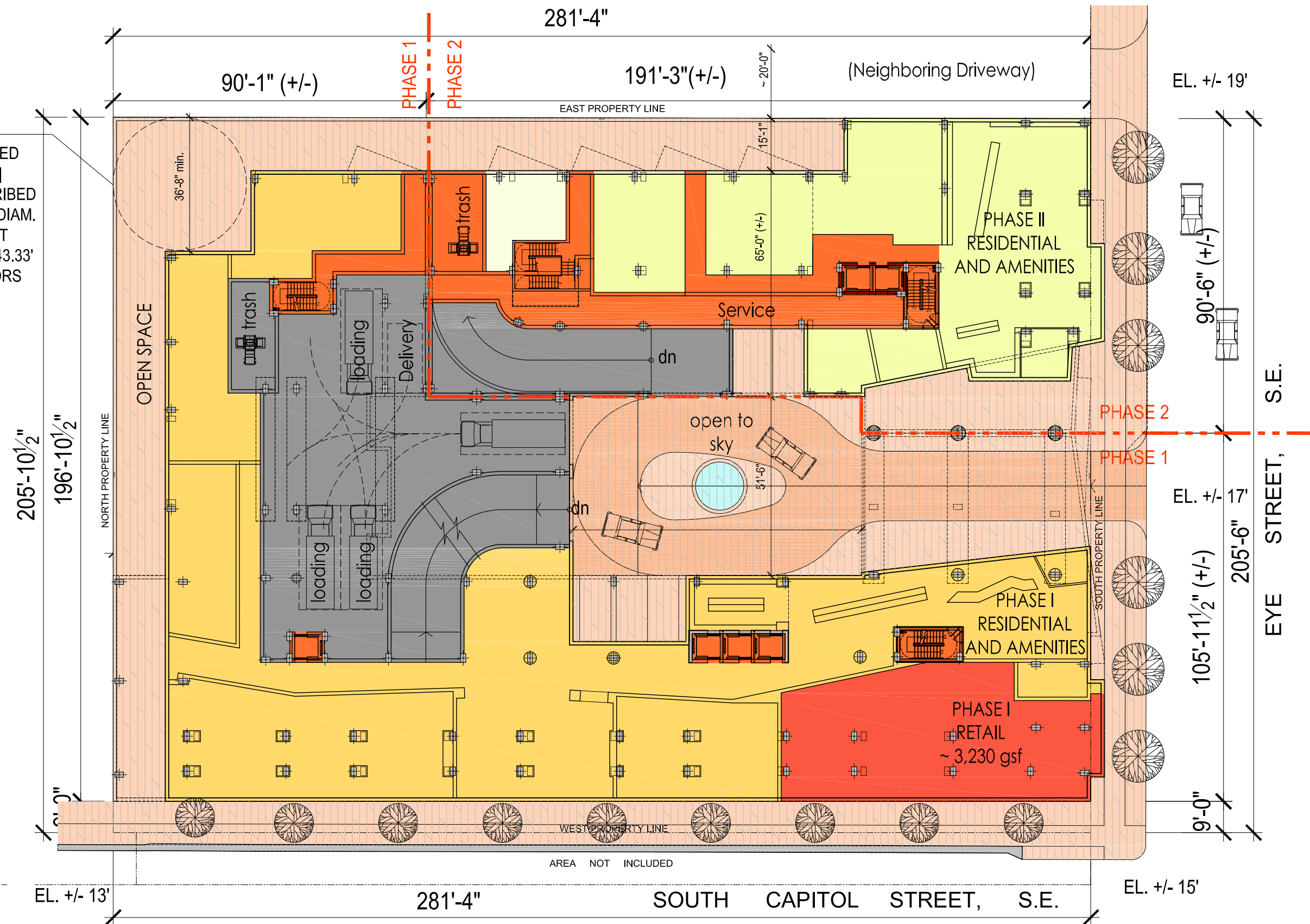
Site Photo 3 - Looking NW

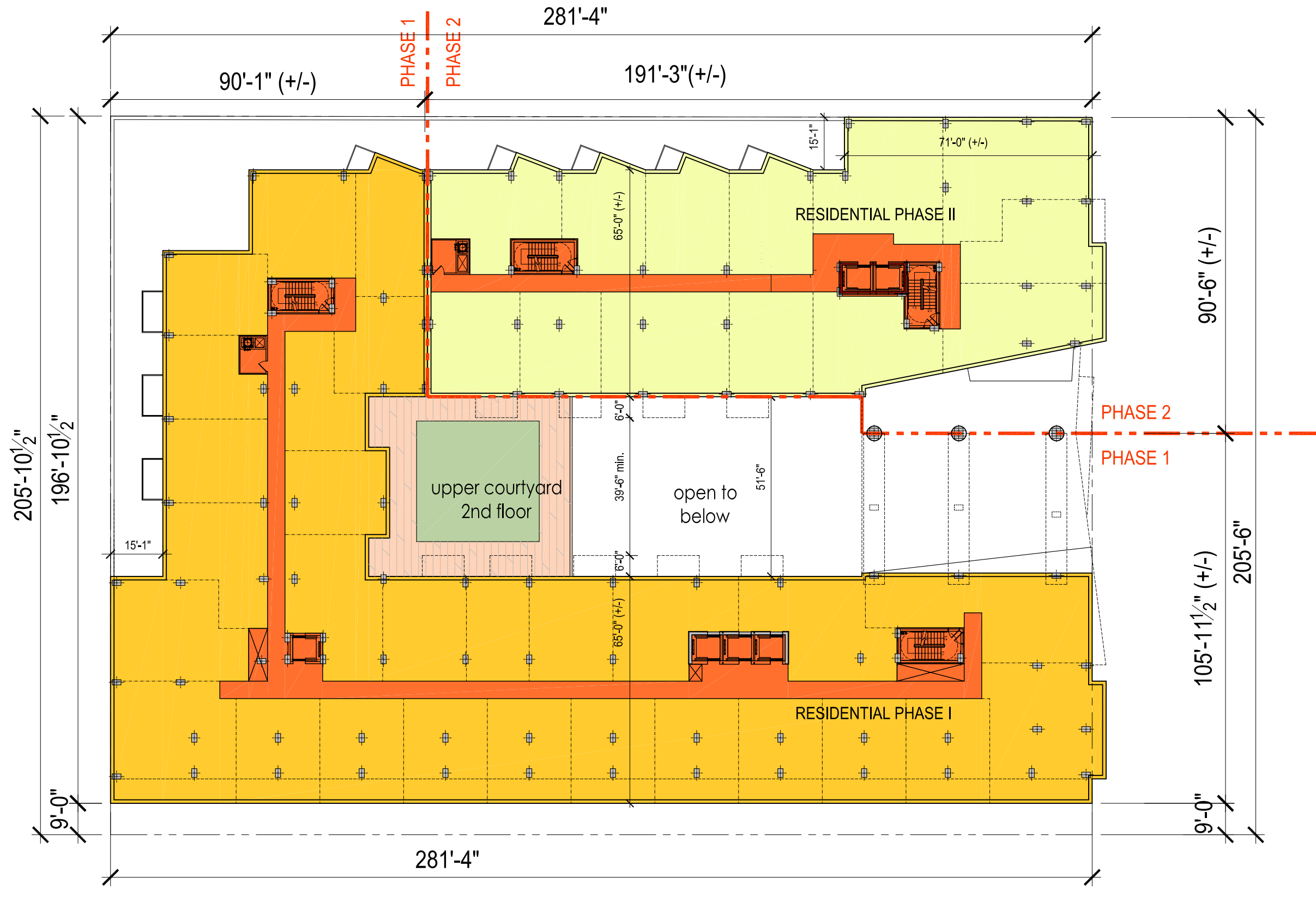


Site Photo 4 - Existing Building



NOTE: _____
IRREGULAR SHAPED
COURT [5,297 SF]
BELOW; W/ INSCRIBED
CIRCLE OF 36.66' DIAM.
FROM FLOORS 1ST
THRU 11TH, AND 43.33'
DIAM. FROM FLOORS
11TH THRU 13TH





Architectural floor plan showing two phases of a building. The plan includes dimensions and labels for various areas.

Overall Dimensions:

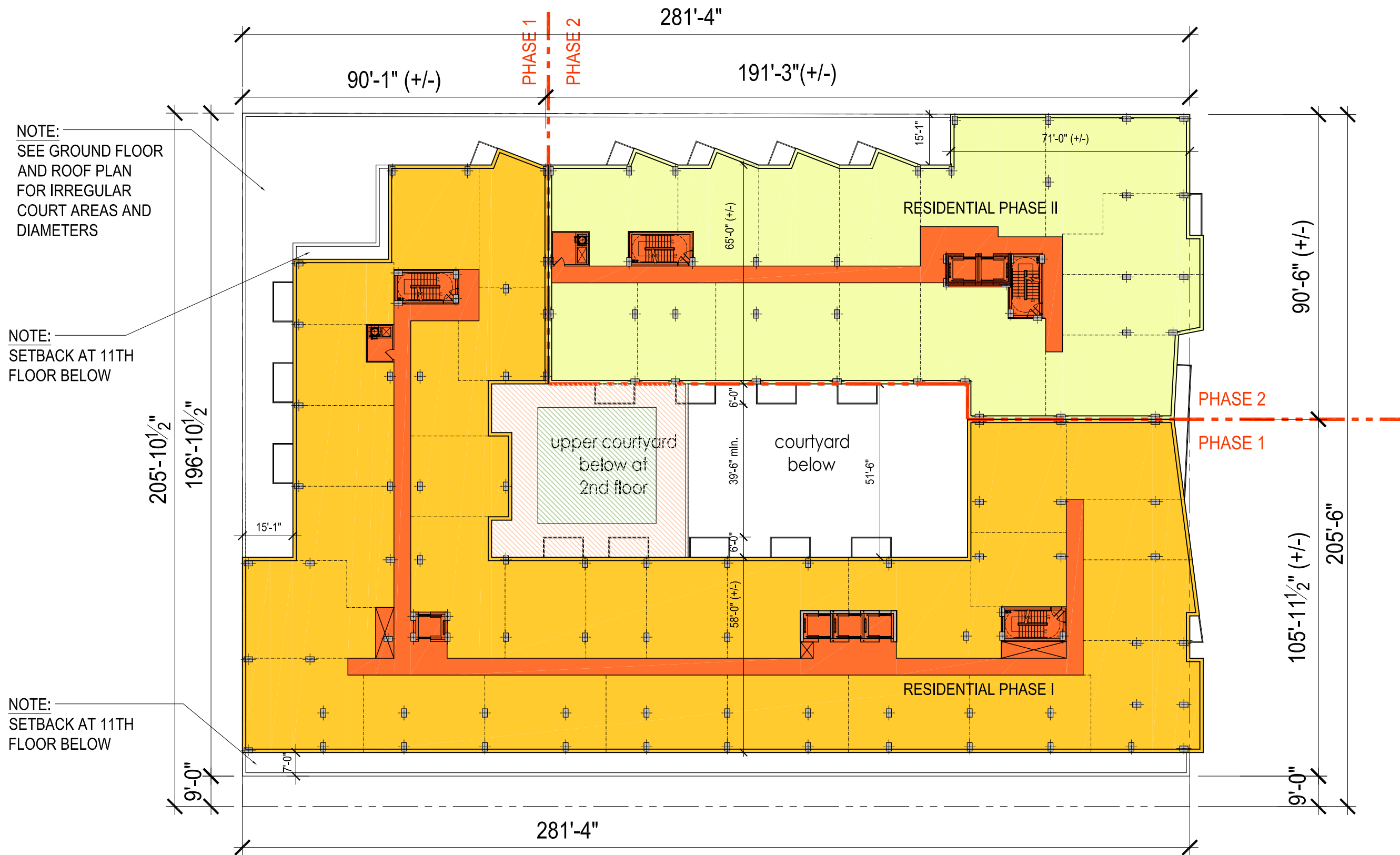
- Top: 281'-4" (Total), 90'-1" (+/-) (Phase 1), 191'-3" (+/-) (Phase 2)
- Left: 205'-10 1/2" (Total), 196'-10 1/2" (Phase 1), 9'-0" (Phase 2)
- Right: 90'-6" (+/-) (Phase 2), 205'-6" (Phase 1), 9'-0" (Phase 2)
- Bottom: 281'-4" (Total)

Internal Dimensions and Labels:

- Top Left: 15'-1" (Width), 9'-0" (Height)
- Top Right: 15'-1" (Width), 71'-0" (+/-) (Length)
- Center: 135'-4" (Length), 51'-6" (Width), 65'-0" (+/-) (Length)
- Bottom: 65'-0" (+/-) (Length), 9'-0" (Height)

Labels and Notes:

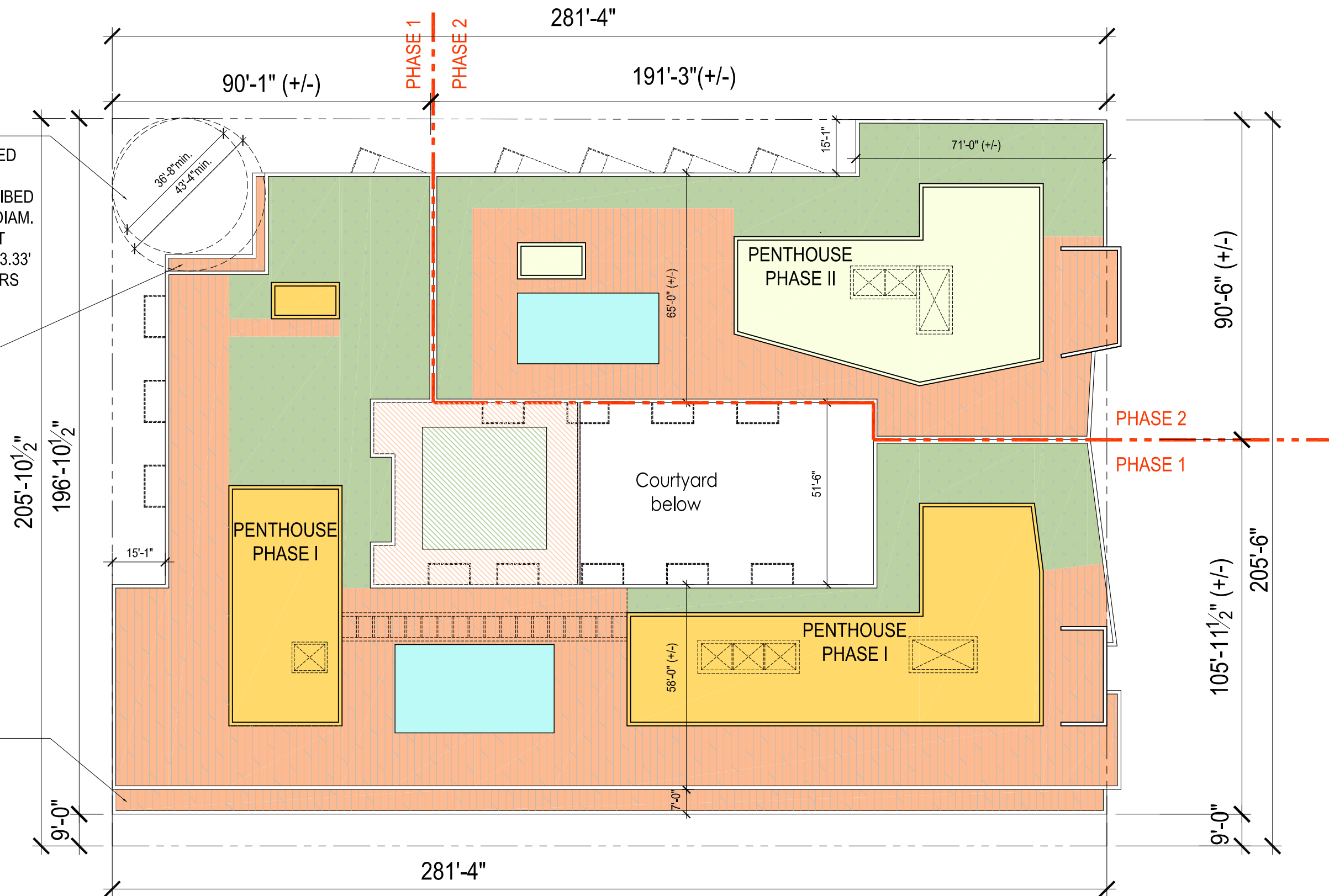
- open to below
- RESIDENTIAL PHASE I
- RESIDENTIAL PHASE II
- PHASE 1
- PHASE 2



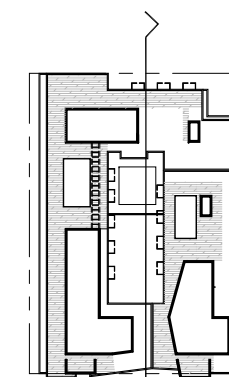
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NOTE:
SETBACK AT 11TH
FLOOR BELOW

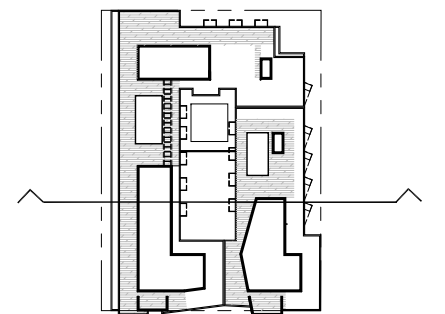
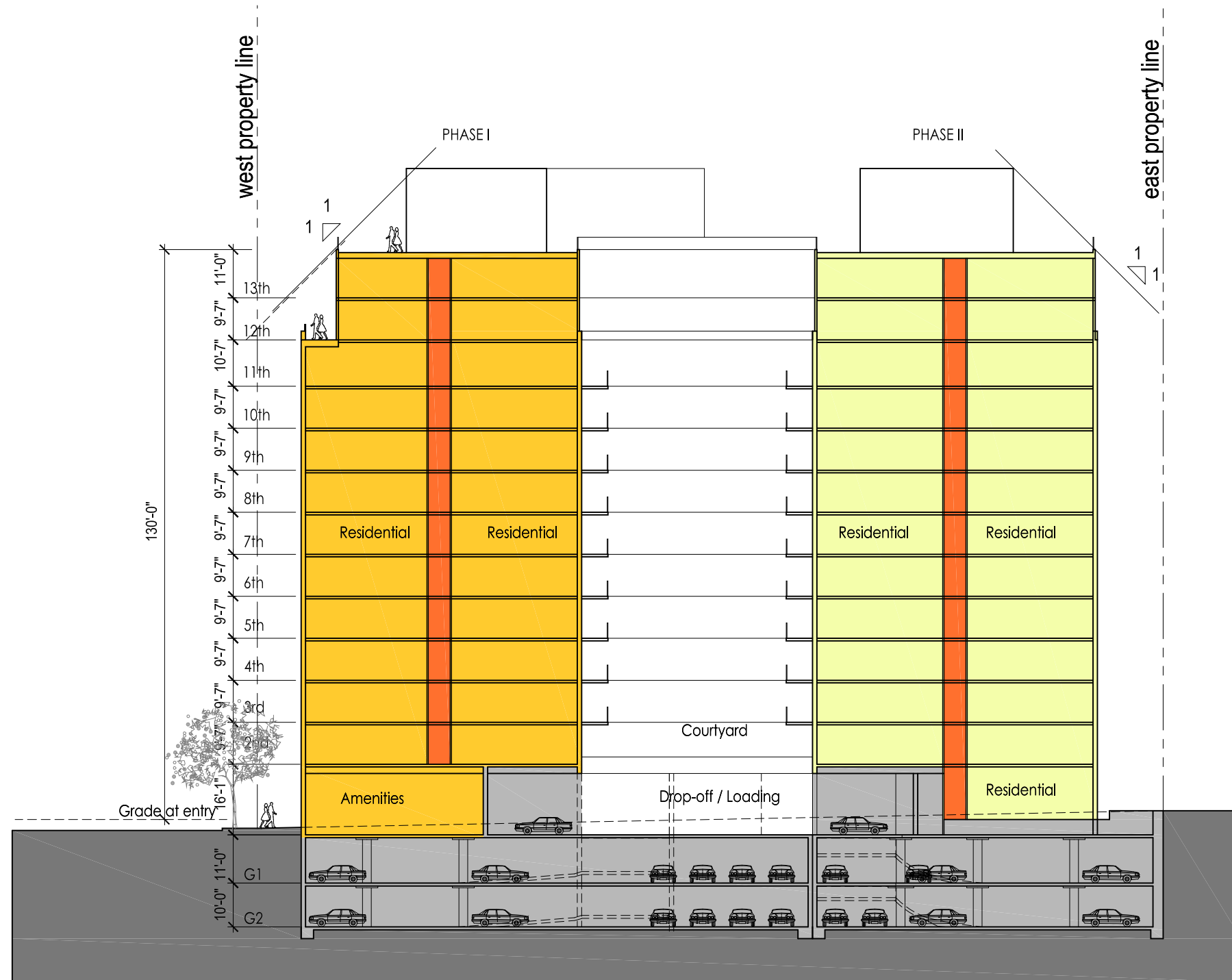
NOTE:
SETBACK AT 11TH
FLOOR BELOW



Note: The penthouse layouts, pool locations and landscape shown of the building are for illustrative purposes. Changes to the schematic design shown not affecting the relief being sought nor the square footage may occur.



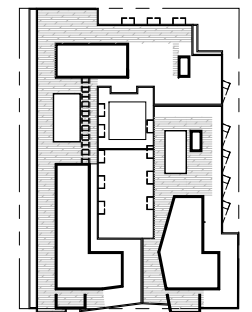
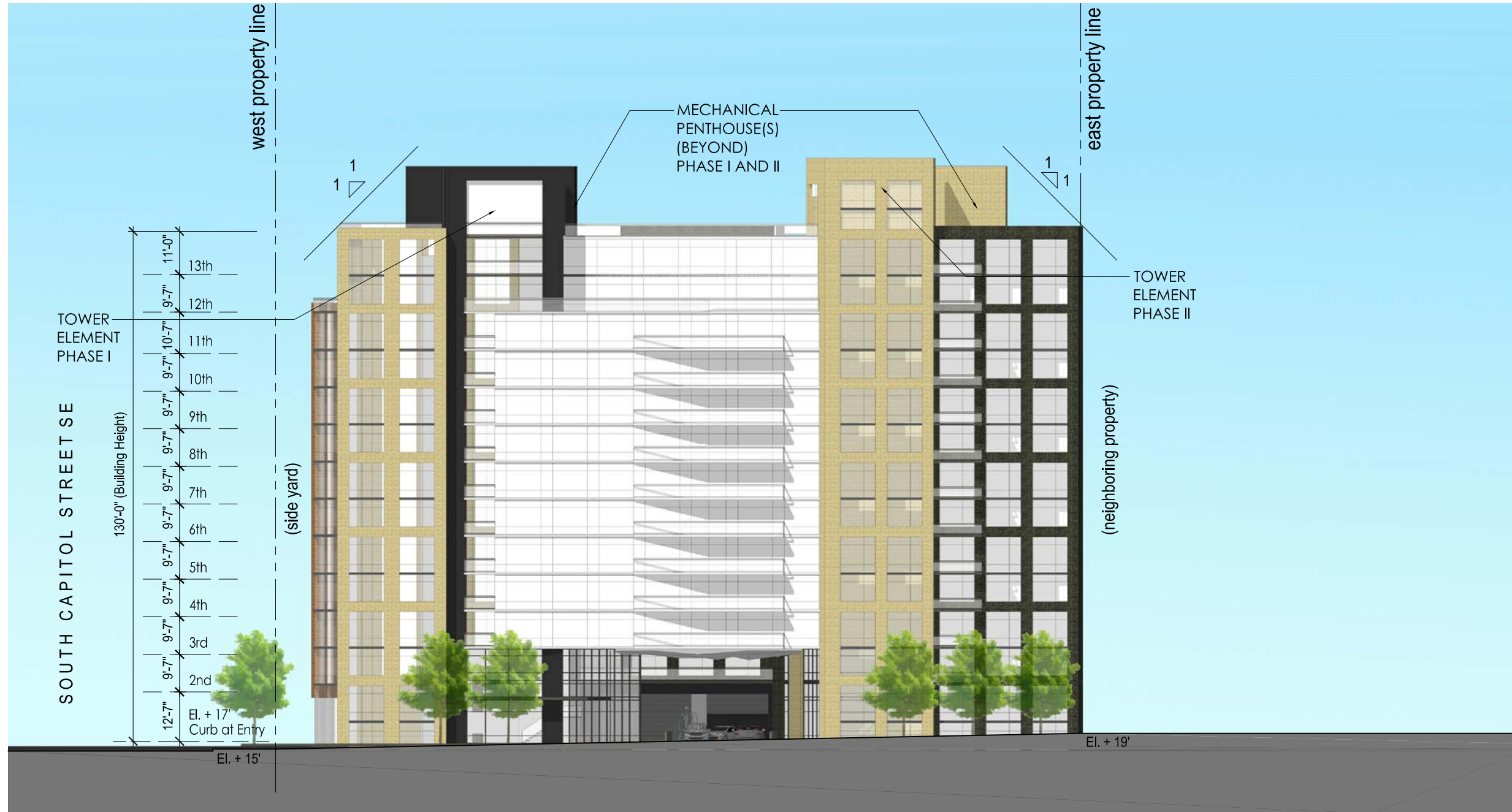
0' 15' 30' 60'



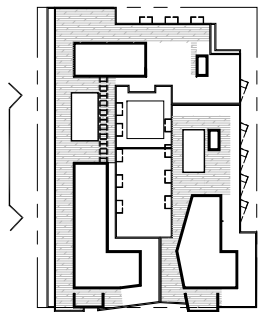
KEY PLAN







KEY PLAN



KEY PLAN