

A



2 Eye Street SE | Washington DC

Revised BZA Package - January 26th, 2016

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

00	COVER AND SHEET INDEX
01	CHARTS
02	G1
03	GROUND FLOOR PLAN PHASE I AND II
04	GROUND FLOOR PLAN OPTION A
05	GROUND FLOOR PLAN OPTION B
06	2ND FLOOR PLAN
07	TYPICAL FLOOR PLAN
08	12TH THRU 13TH FLOOR PLANS
09	ROOF LEVEL FLOOR PLAN
10	SECTION NORTH-SOUTH (FACING EAST)
11	SECTION EAST-WEST (FACING NORTH)



2 Eye Street SE | Washington, DC

Revision Note: Upated rendering shown on cover for further notes see sheet 11.

January 26, 2016

00

Cover and Sheet Index



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



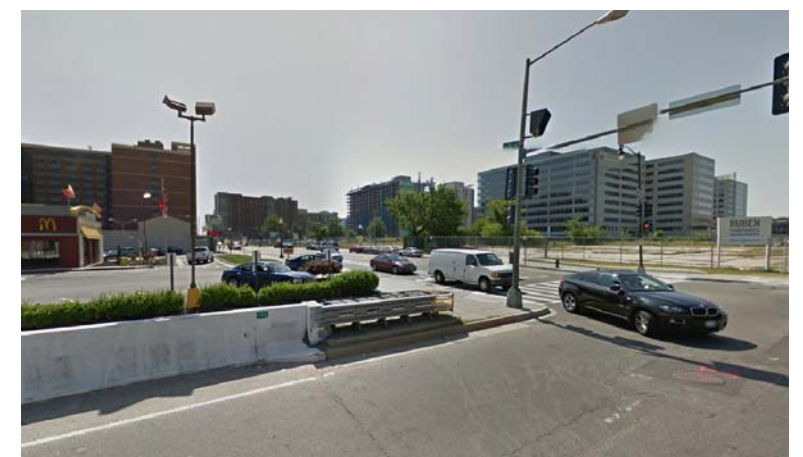
Site Photo 2 - Existing Building



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



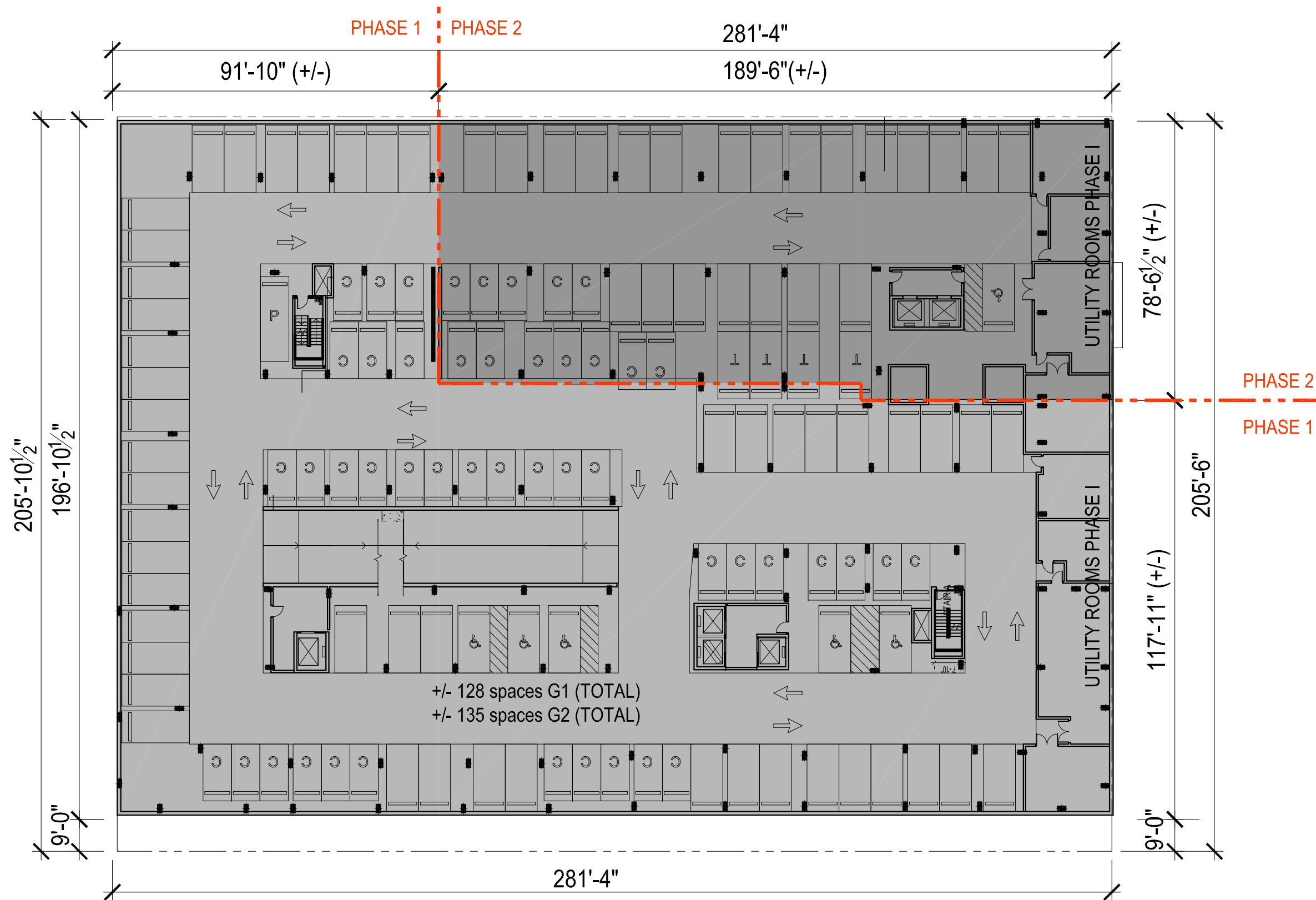
Site Photo 3 - Looking NW



Site Photo 4 - Existing Building

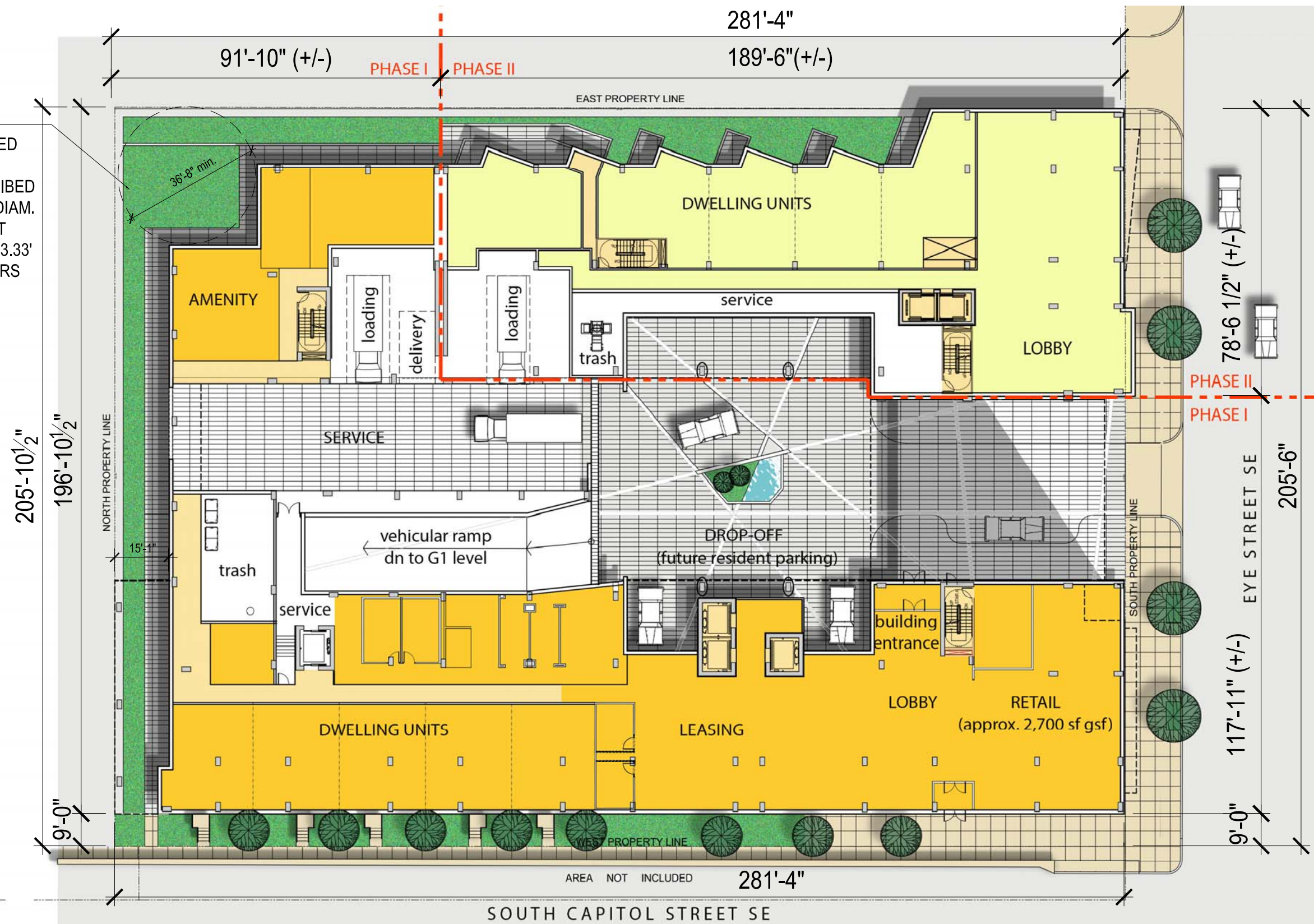
Revision Note: No changes to aerial map or site context.



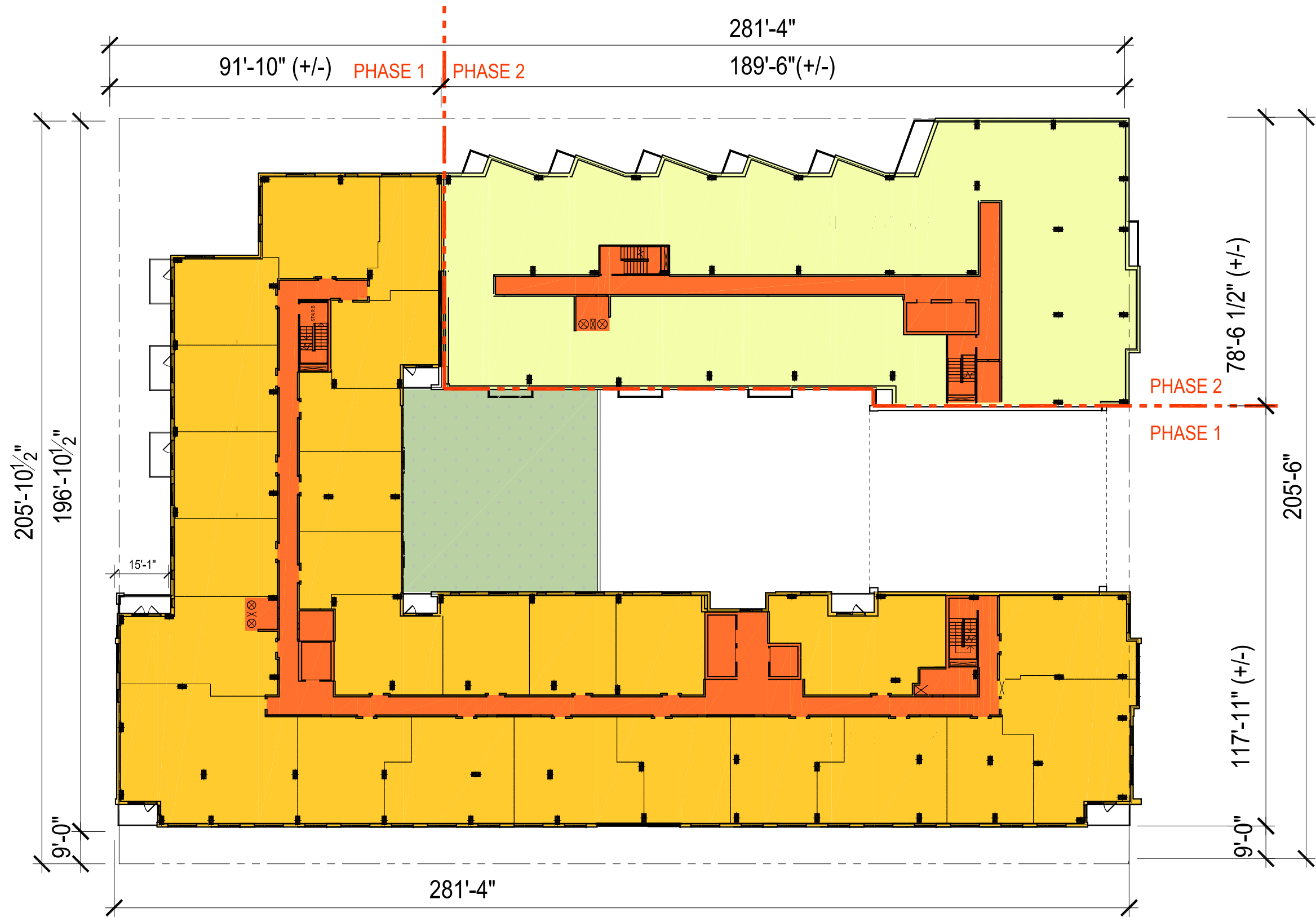


Revision Note: Garage has been updated to share a vehicular ramp between the proposed Phases I and II, which allows for easier truck maneuvering at the ground level as well as less mixing between service access and vehicular access.

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



Revision Note: A single vehicular entrance is now provided for both phases, which allows for easier truck maneuvering at the ground level as well as less mixing between service access and vehicular access, and allows room for dwelling units with stoops along South Capitol.



NOTE:
SEE GROUND FLOOR
AND ROOF PLAN
FOR IRREGULAR
COURT AREAS AND
DIAMETERS



Revision Note: Revised to reflect changes to the facades.



2 Eye Street SE | Washington, DC

January 26, 2016

06



Typical Floor Plan

0' 15' 30' 60'

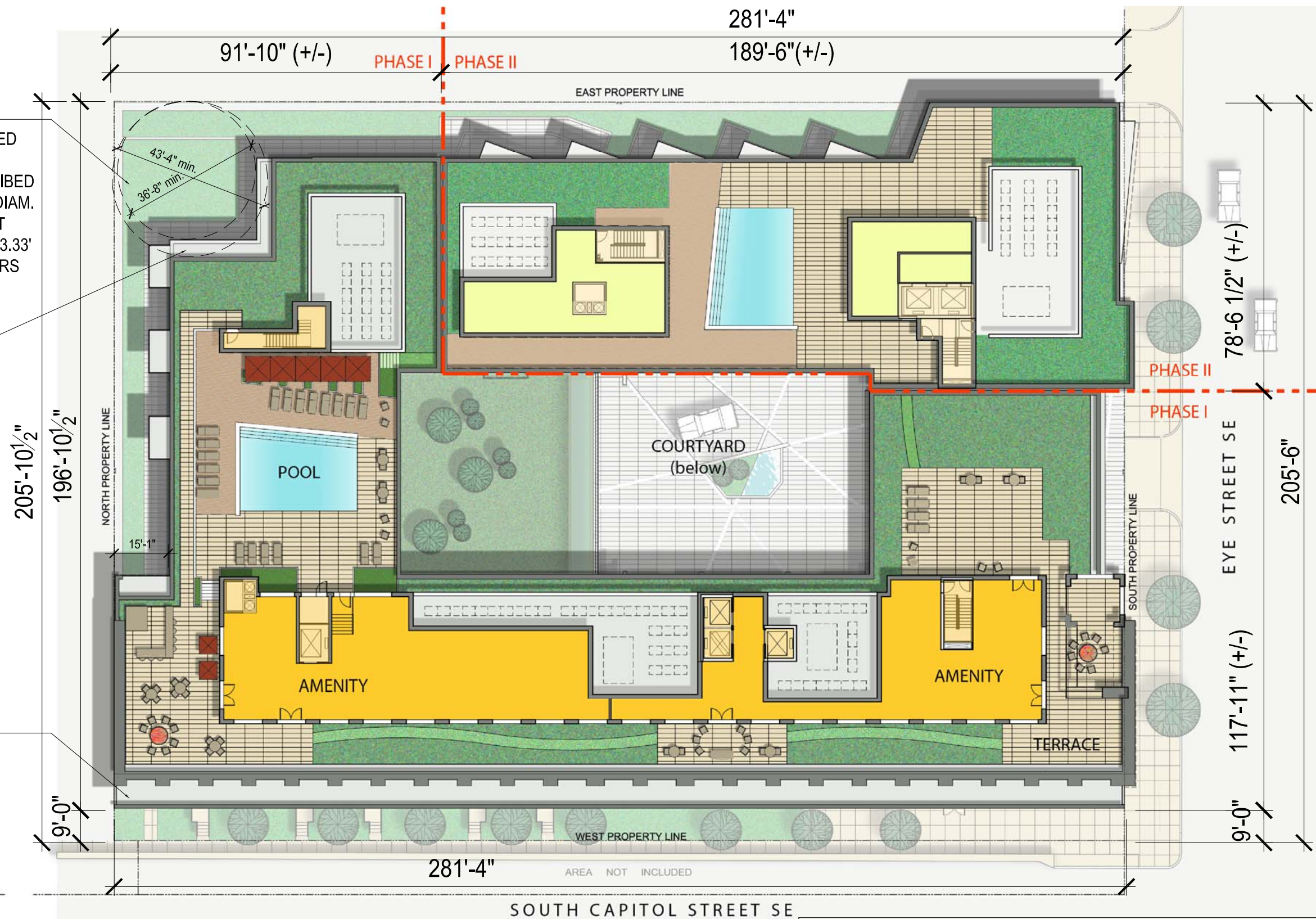




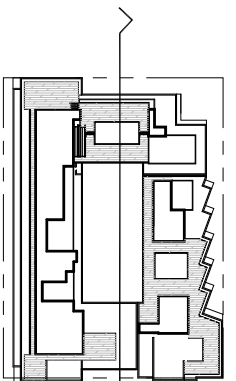
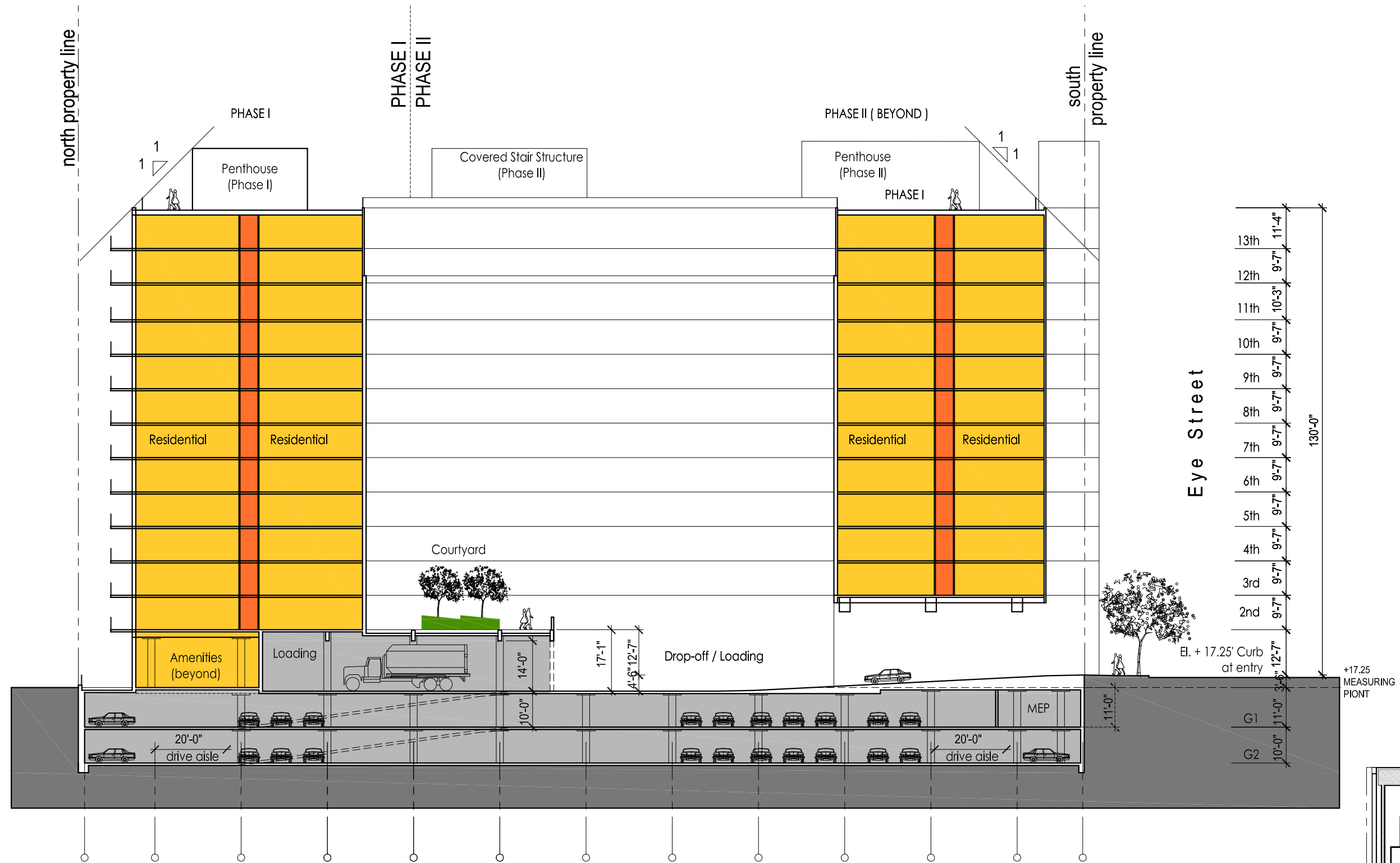
NOTE:
IRREGULAR SHAPED
COURT [5,297 SF]
BELOW; W/ INSCRIBED
CIRCLE OF 36.66' DIAM.
FROM FLOORS 1ST
THRU 11TH, AND 43.33'
DIAM. FROM FLOORS
11TH THRU 13TH

NOTE:
SETBACK AT 11TH
FLOOR BELOW

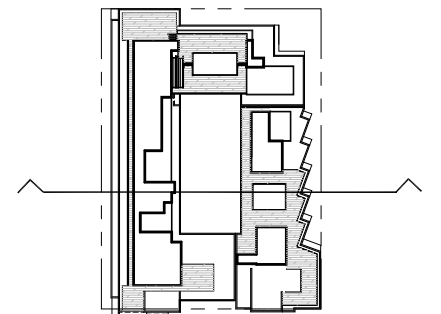
NOTE:
SETBACK AT 11TH
FLOOR BELOW



Revision Note: The Penthouse design has been updated to coordinate changes to the facades along South Capitol and to create more open space at the roof level adjacent to neighboring properties and preserve views between the two phases.



Revision Note: Garage has been updated to share a vehicular ramp between the proposed Phases I and II.



KEY PLAN

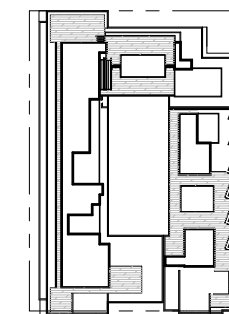
Revision Note: Garage has been updated to share a vehicular ramp between the proposed Phases I and II.



Revision Note: Per the ANC's critique, the South Capitol Street facade has been revised to add depth, ground floor dwellings have been added, and the top floors are treated with a different material which integrates the setback to the south and north.

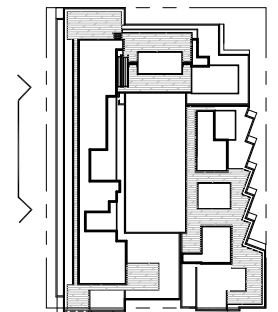


Revision Note: Rendering has been updated to coordinate with facade changes at corner of South Capitol as well as Eye Street and also reflects update plan at ground floor.



KEY PLAN

Revision Note: Per the ANC's critique, the South Capitol Street facade has been revised to add depth, the top floors are treated with a different material which integrates the setback to the south and north, the Eye Street facade integrates these changes.



KEY PLAN

Revision Note: Per the ANC's critique, the South Capitol Street facade has been revised to add depth, ground floor dwellings have been added, and the top floors are treated with a different material which integrates the setback to the south and north.



2 Eye Street SE | Washington, DC

January 26, 2016

West Elevation - South Capitol Street

