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From the Washington Business Journal:

https://www.bizjournals.com/washington/breaking_ground/2015/10/goodbye-south-capitol-street-mcdonalds-hello-558.html

Goodbye, South Capitol Street McDonald's. Hello, 558-unit apartment building.

Oct 27, 2015, 3:38pm EDT Updated: Oct 28, 2015, 11:48am EDT

The South Capitol Street corridor, north and south of Nationals Park, is filling in nicely, and quickly.

RCP Development Co. and Crescent Communities have submitted plans to replace the McDonald's at 2 Eye St. SE, where South Capitol Street SE meets the Southeast Freeway ramp, with a 558-unit apartment building to be constructed in two phases, ground-floor retail and at least 143 parking spaces. The top two floors of the western edge of the building will be set back in an effort to preserve the South Capitol Street view corridor.

The RCP site, according to the D.C. tax office, is still owned by McDonald's Corp., and has an assessed value of \$22.6 million. It is located a block north of 1000 South Capitol, where Lerner Enterprises recently pitched a 13-story apartment building with between 300 and 360 units. South of M Street, Monument Realty and the JBG Cos. are in the process of developing major mixed-use projects fronting the South Capitol corridor.

The 57,867-square-foot RCP lot includes only the McDonald's and its related parking spaces. While it sits along narrow Eye Street, RCP has the permission of D.C.'s zoning administrator to use the much wider South Capitol Street for the purpose of deciding the building's height — planned at 130 feet.

RCP is no stranger to Capitol Riverfront, as it is co-developing with Greystar a 13-story, 227-unit apartment building with ground-floor retail at 82 Eye St. SE. The partners acquired that 20,000-



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RCP Development and Crescent Communities will replace the McDonald's at 2 Eye St. SE, near Nationals Park, with a 558-unit apartment building.

square-foot lot, roughly five blocks north of Nationals Park, from Potomac Development Corp. in July 2014 for \$12.23 million.

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