

Square 54
May 8th, 2006

[Square 54: A community update.]

Over the past year, Boston Properties and KSI have worked to gather input from members of the Foggy Bottom and West End communities on the vision for Square 54. Please join the entire development team for an interactive discussion of the proposed plan for Square 54, including a question and answer session.

Please join us for an update on Square 54.

When:
Monday, May 8
at 6:30 PM

Where:
Westin Grand
23rd and M St. NW
in the Ballroom

www.Square54.com



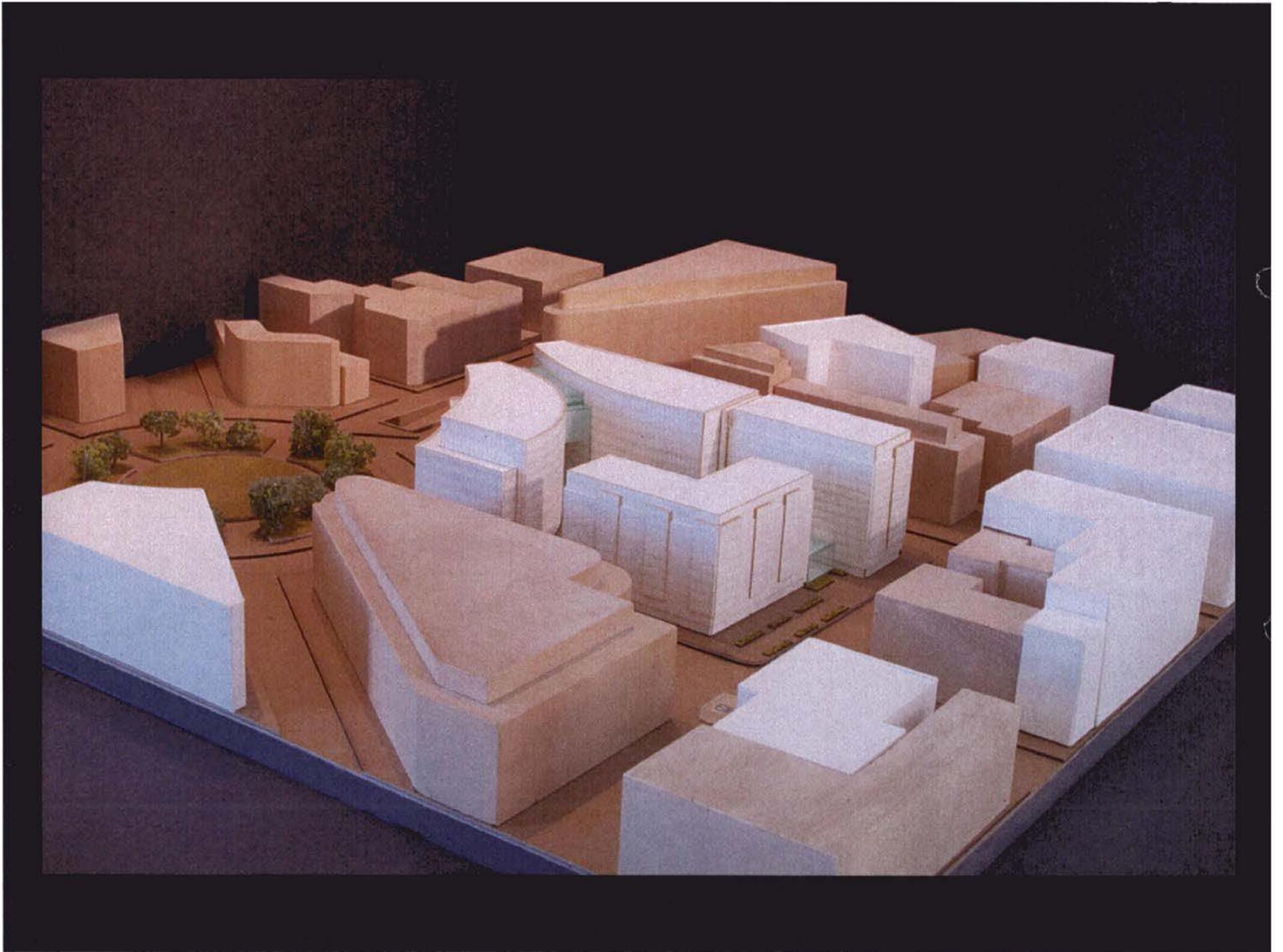




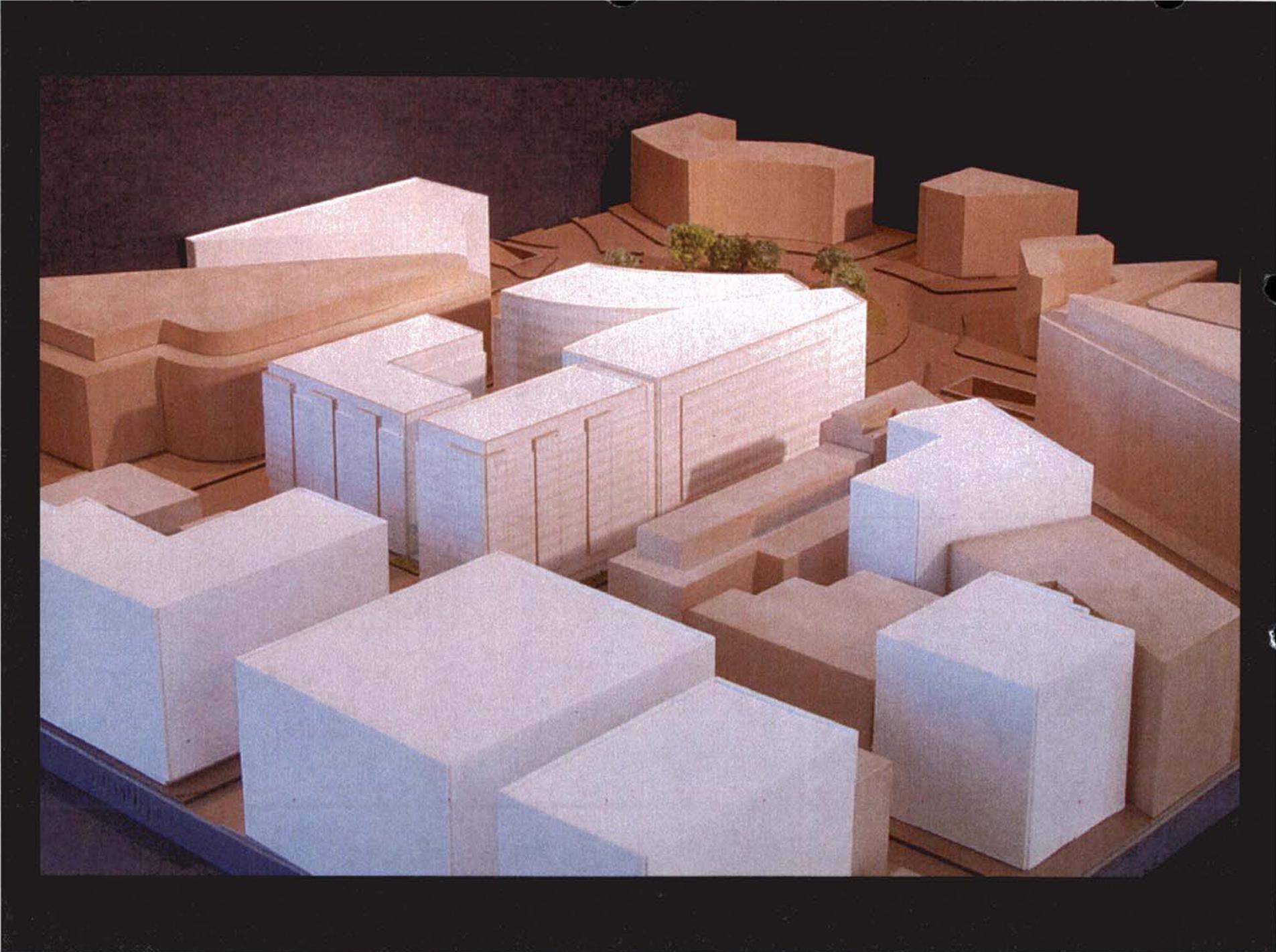




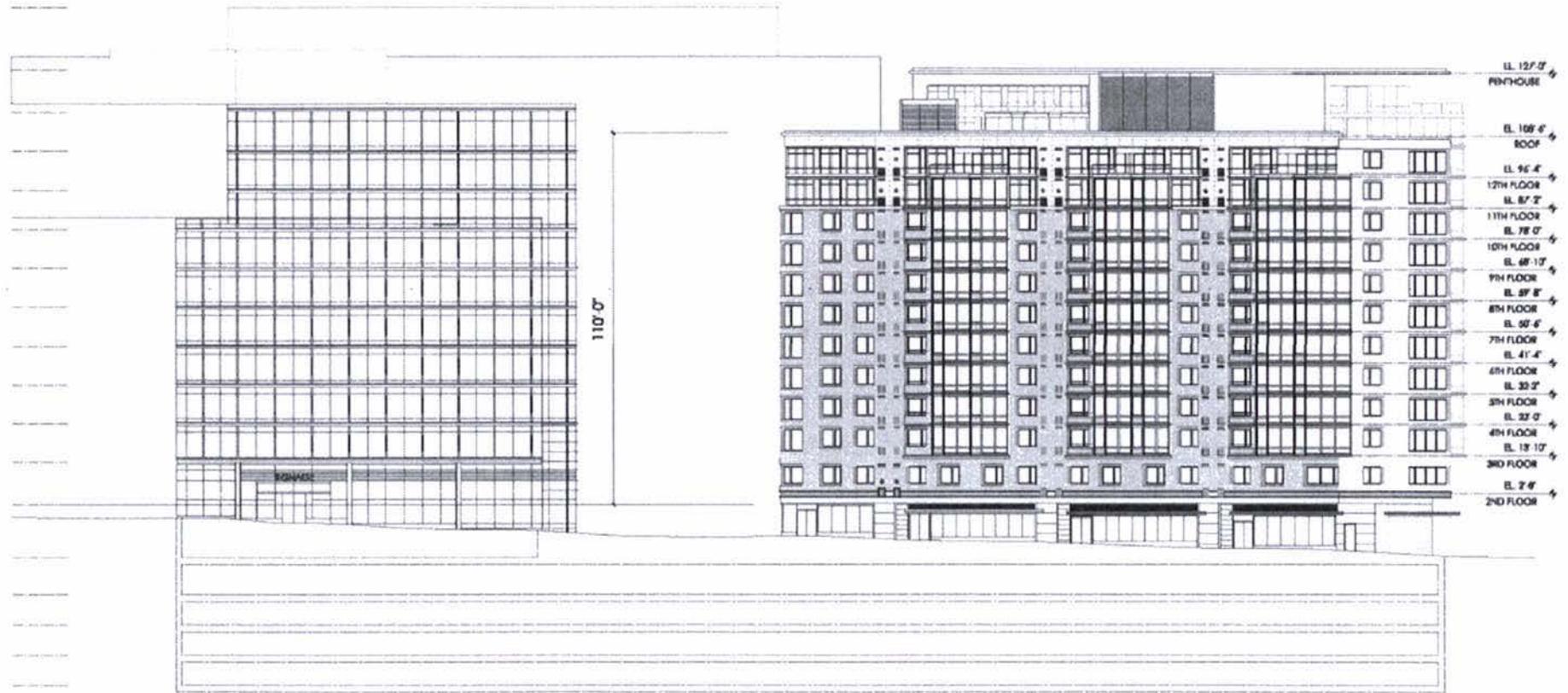




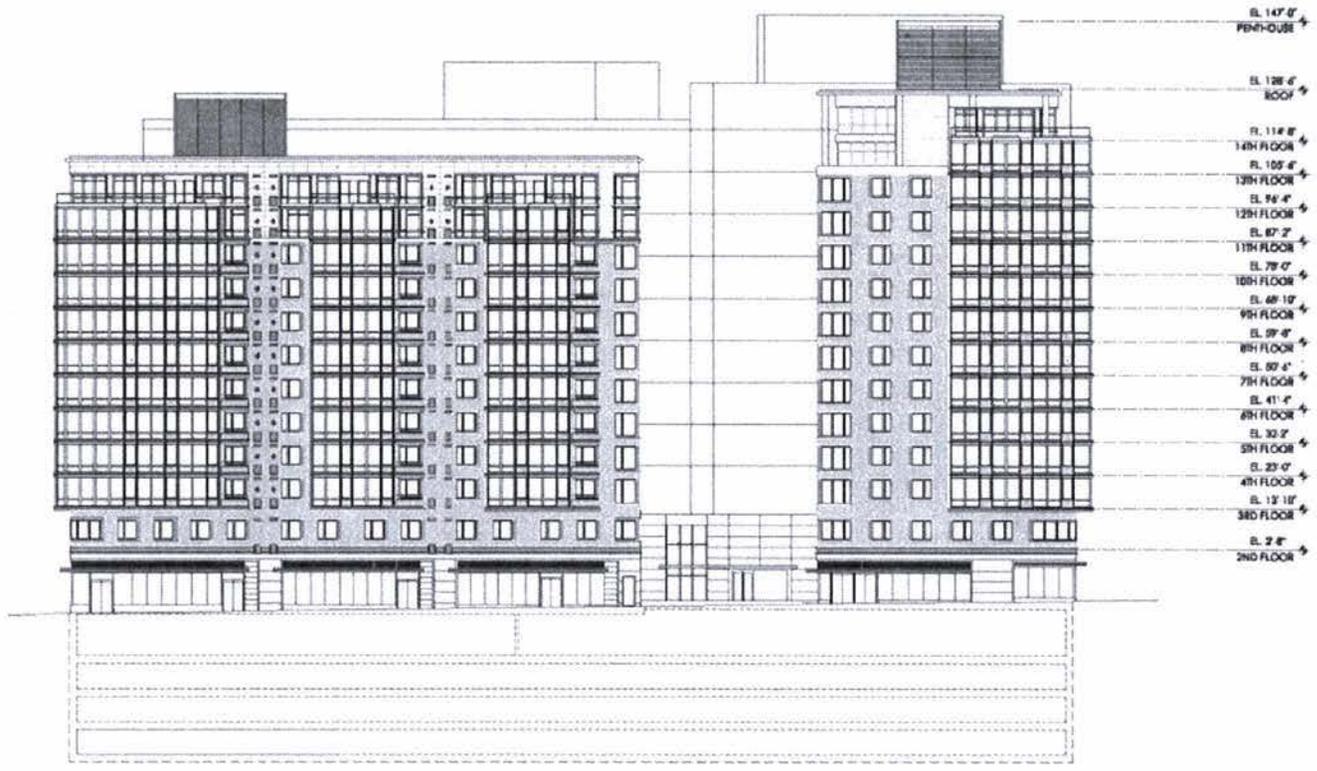


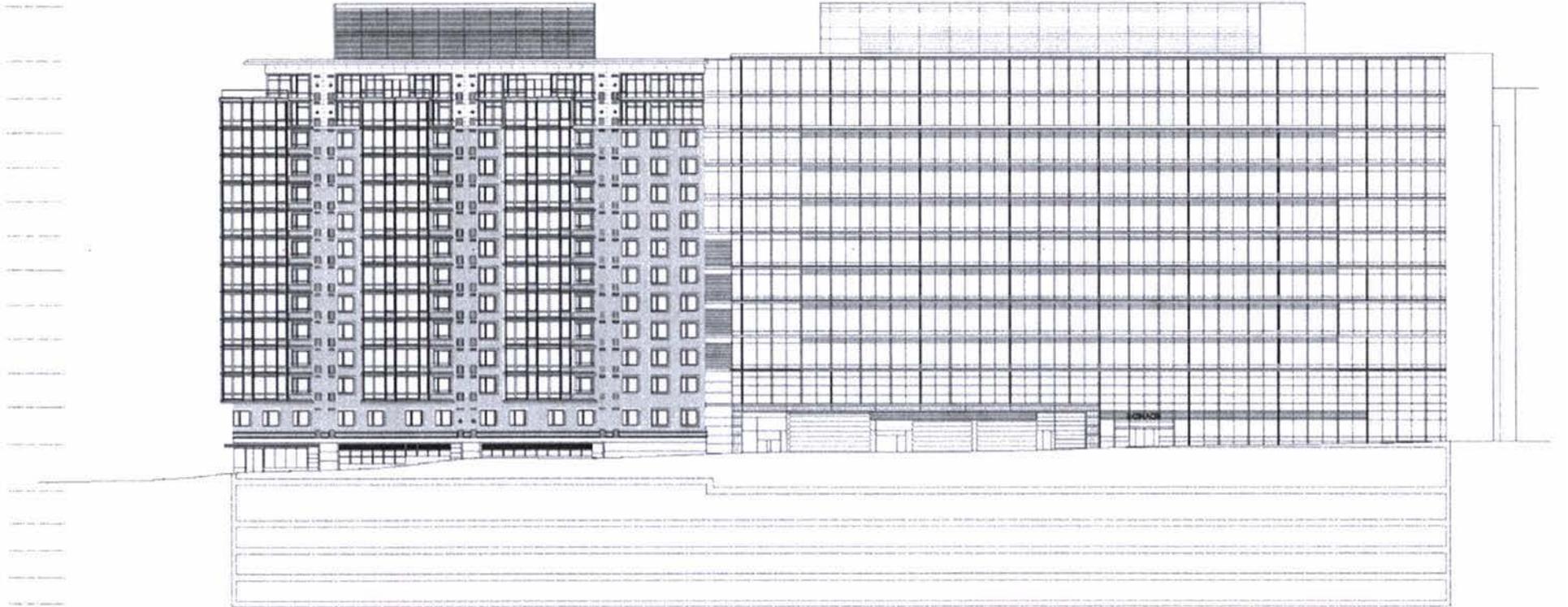


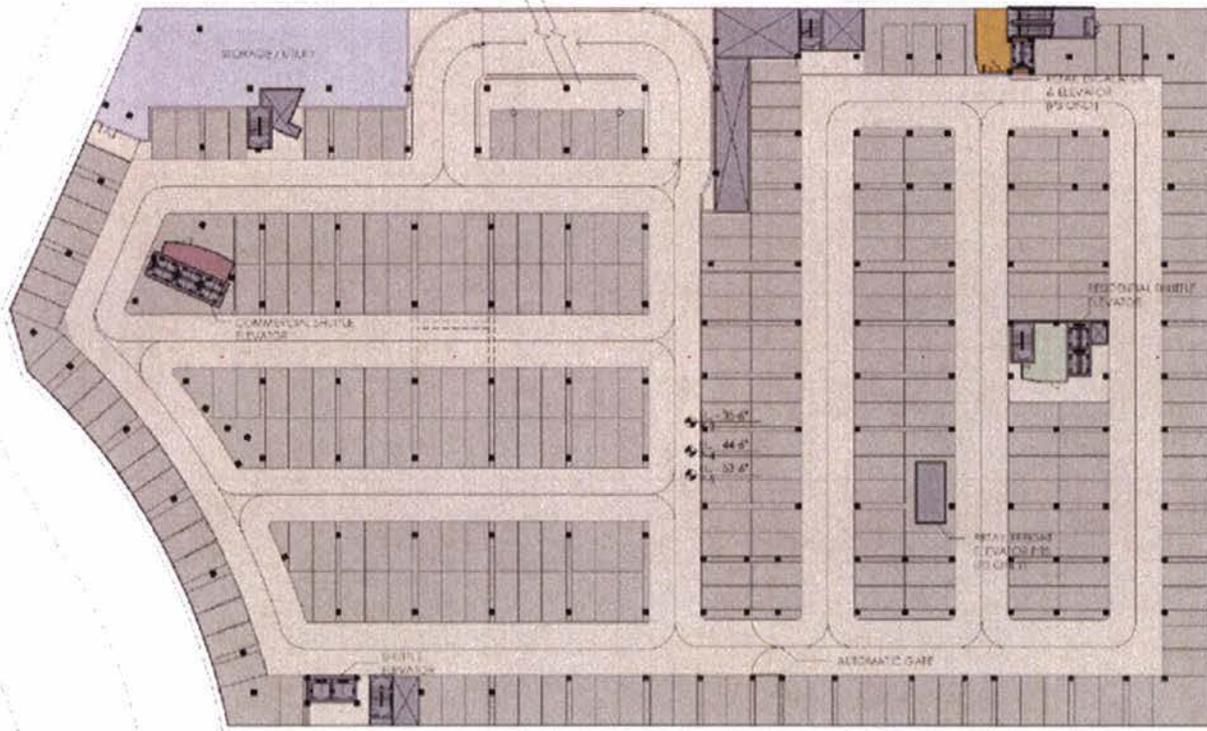




- EL. 127' 0" PENHOUSE
- EL. 109' 6" ROOF
- EL. 96' 4" 12TH FLOOR
- EL. 87' 2" 11TH FLOOR
- EL. 78' 0" 10TH FLOOR
- EL. 68' 10" 9TH FLOOR
- EL. 59' 8" 8TH FLOOR
- EL. 50' 6" 7TH FLOOR
- EL. 41' 4" 6TH FLOOR
- EL. 32' 2" 5TH FLOOR
- EL. 23' 0" 4TH FLOOR
- EL. 13' 10" 3RD FLOOR
- EL. 2' 8" 2ND FLOOR







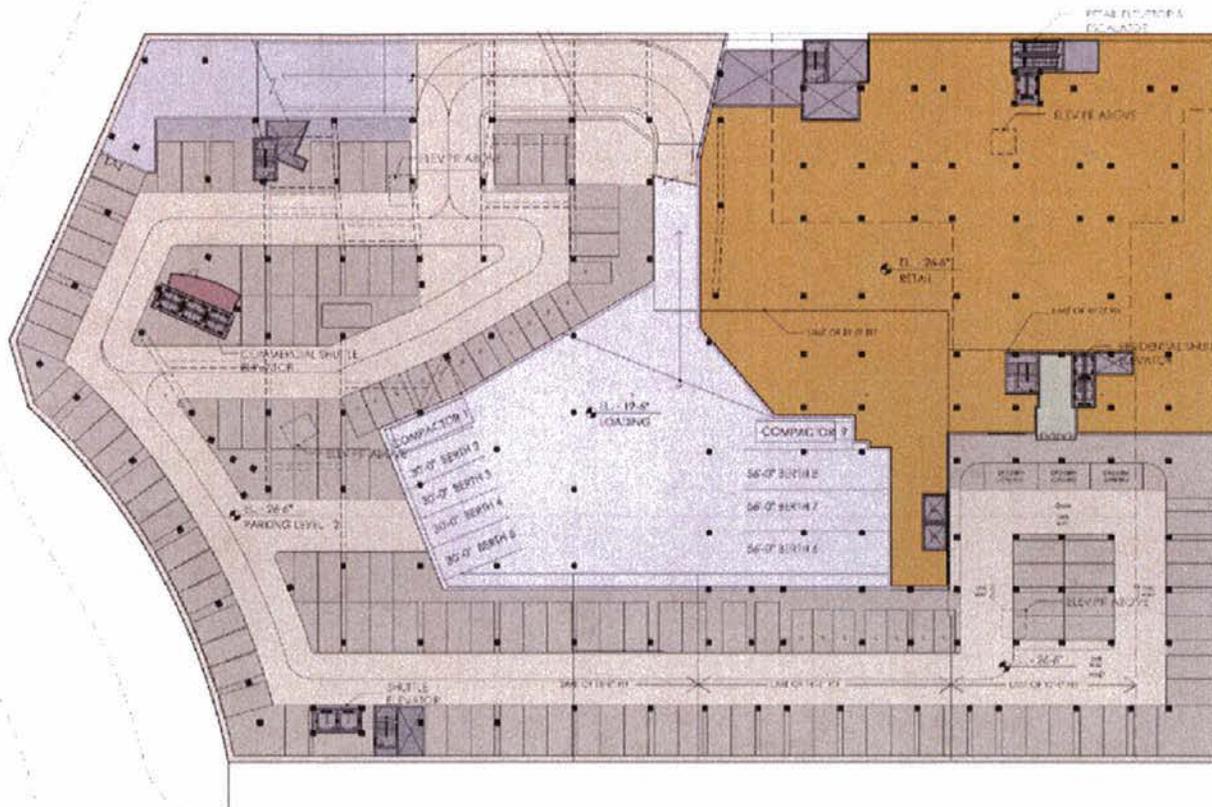
A2.01 PARKING LEVEL P5 TO P3

DATE: 08/11/2011 10:00 AM



DATE: 08/11/2011 10:00 AM

SQUARE 54 - WASHINGTON CIRCLE



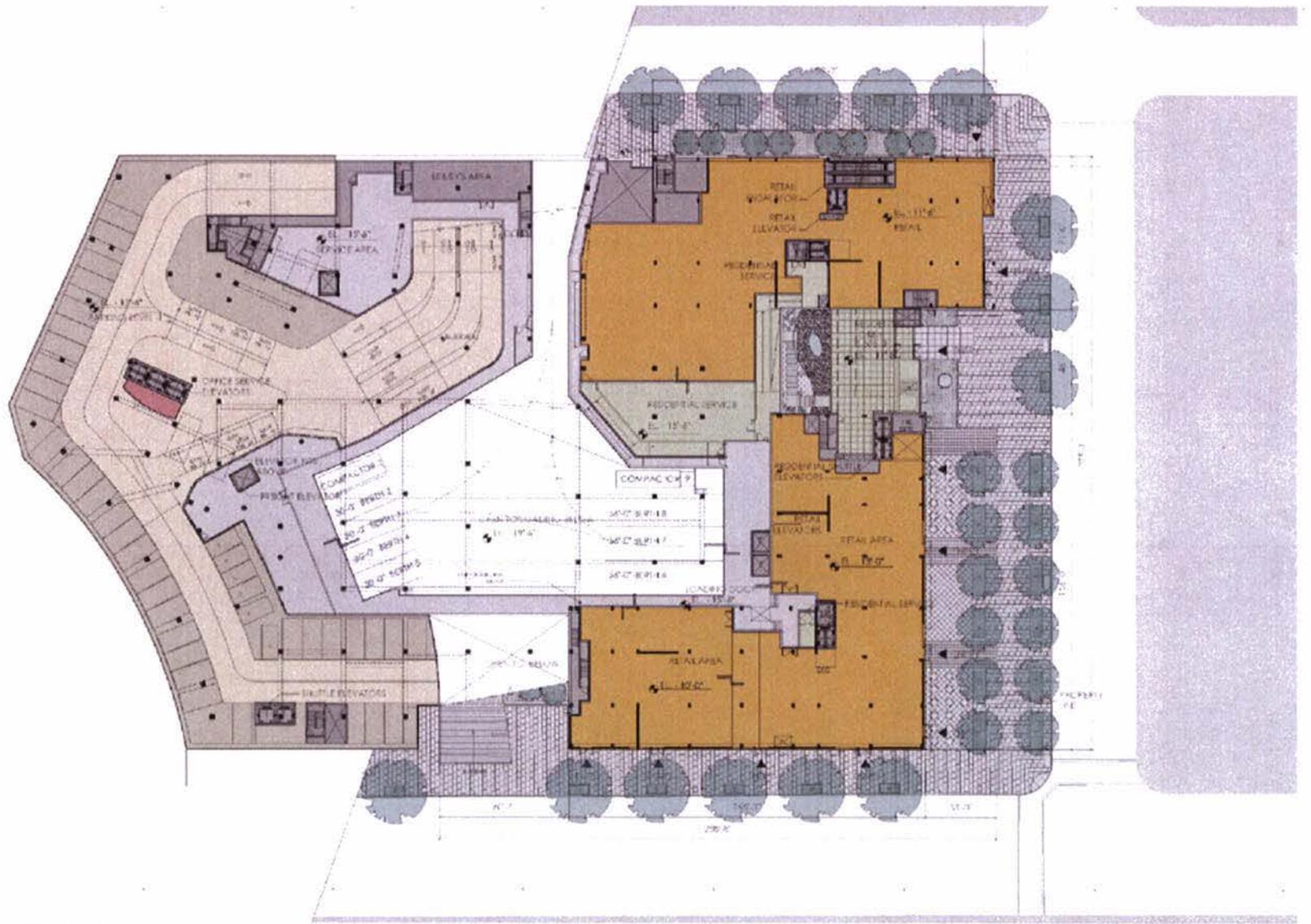
A2.02 PARKING LEVEL P2

DATE: 10/15/2014 11:58 AM



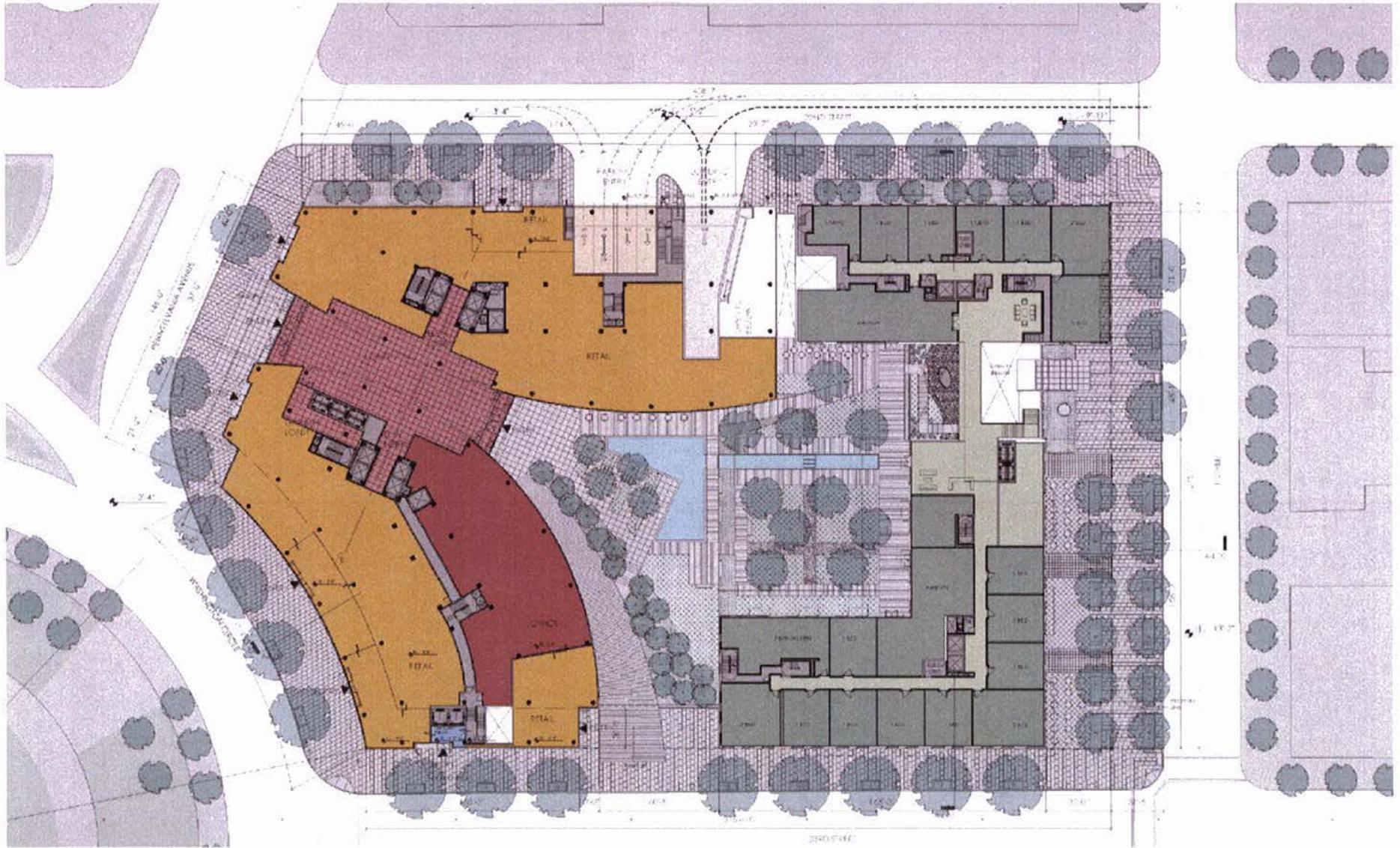
SCALE: 1/8" = 1'-0"

SQUARE 54 - WASHINGTON CIRCLE

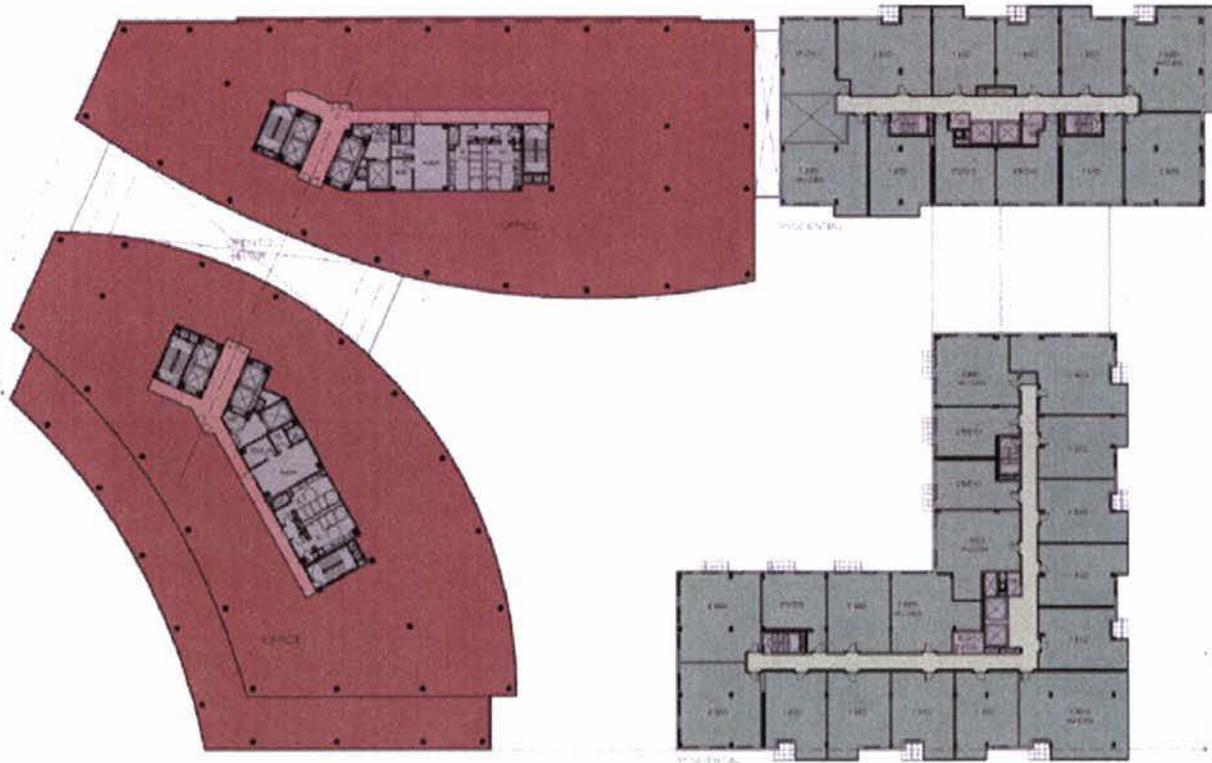


A2.03 PARKING LEVEL -1 RESIDENTIAL +1


 1" = 10'-0" (SCALE) 12/17/12
 SQUARE 54 - WASHINGTON CIRCLE



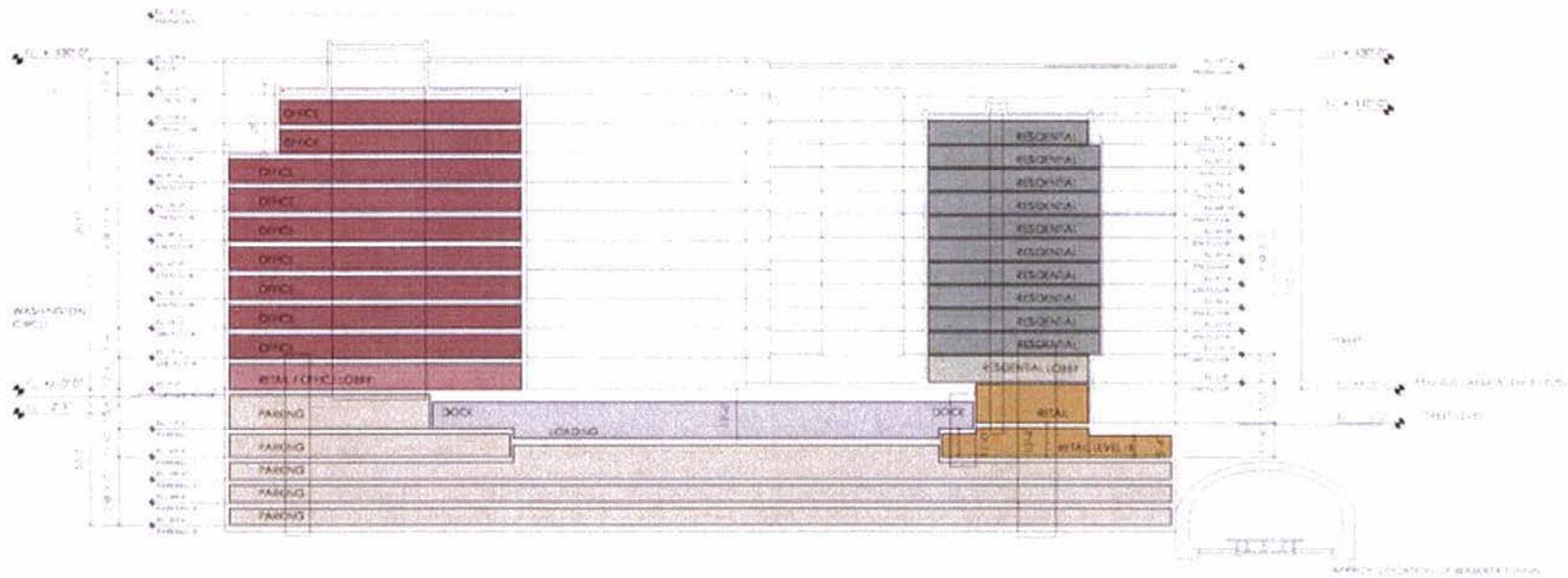
A2.04 OFFICE FLOOR 1 / RESIDENTIAL FLOOR 2



A2.06 OFFICE FLOOR 3 / RESIDENTIAL FLOORS 4-8

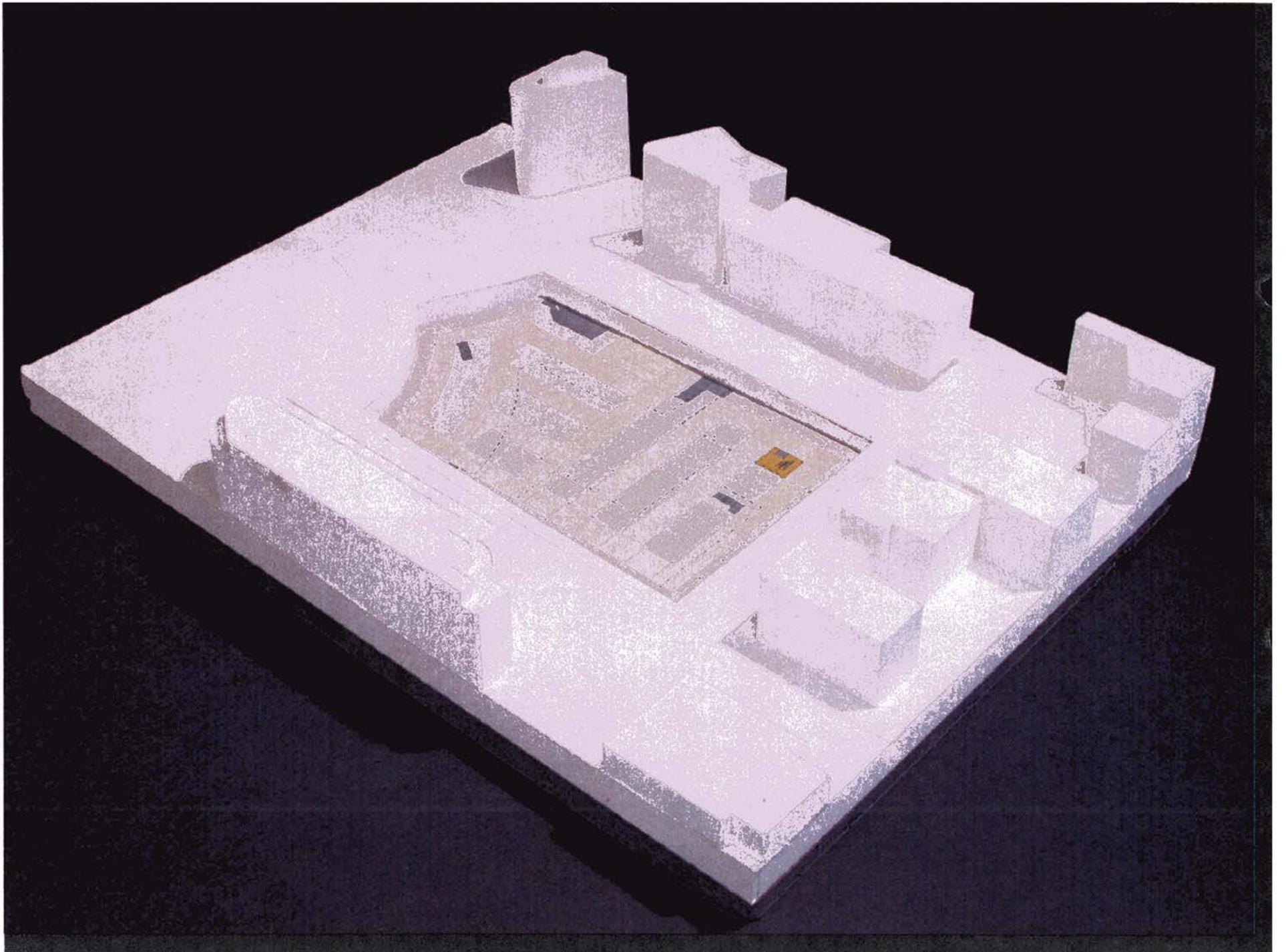


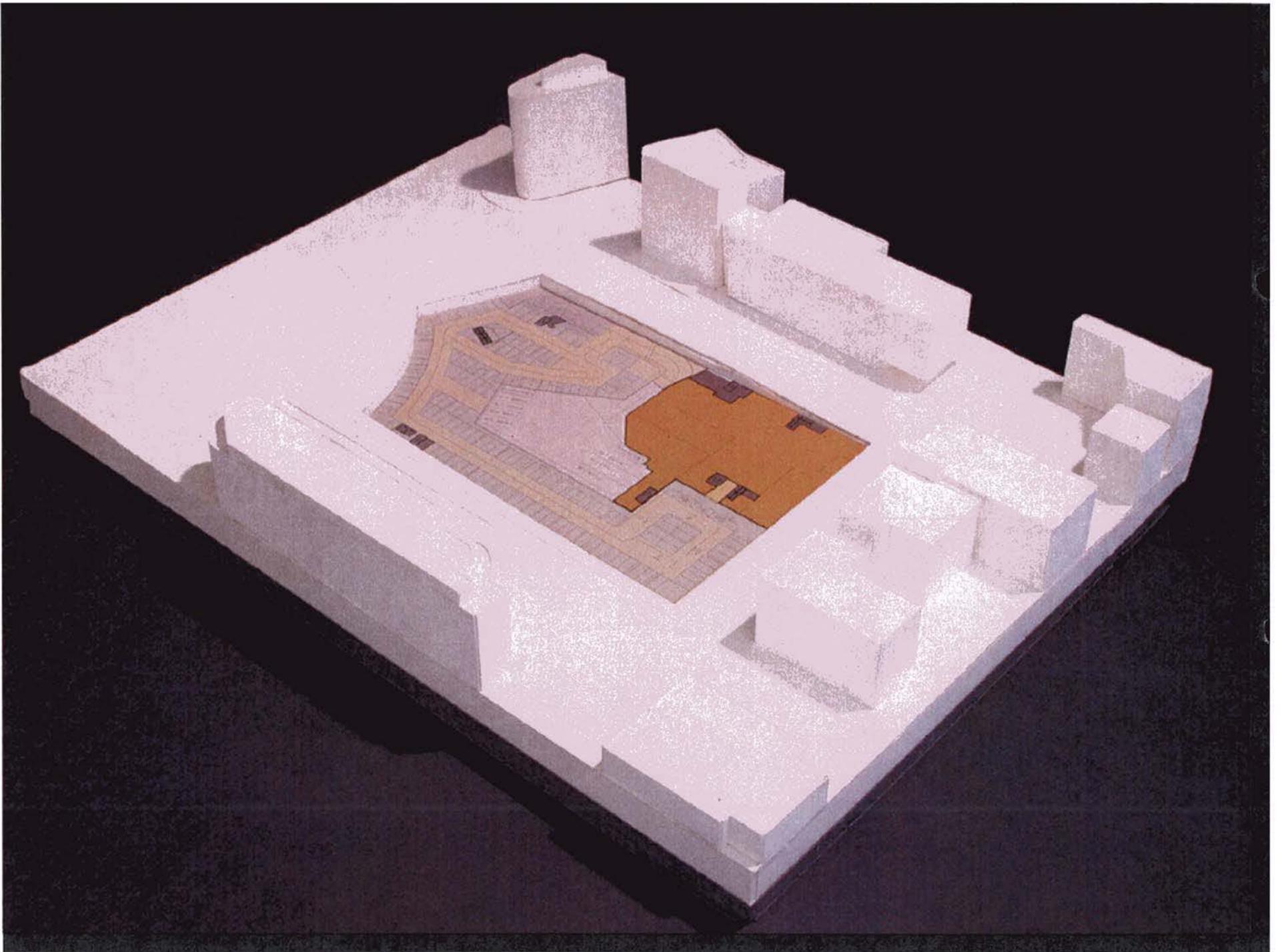
SQUARE 54 - WASHINGTON CIRCLE

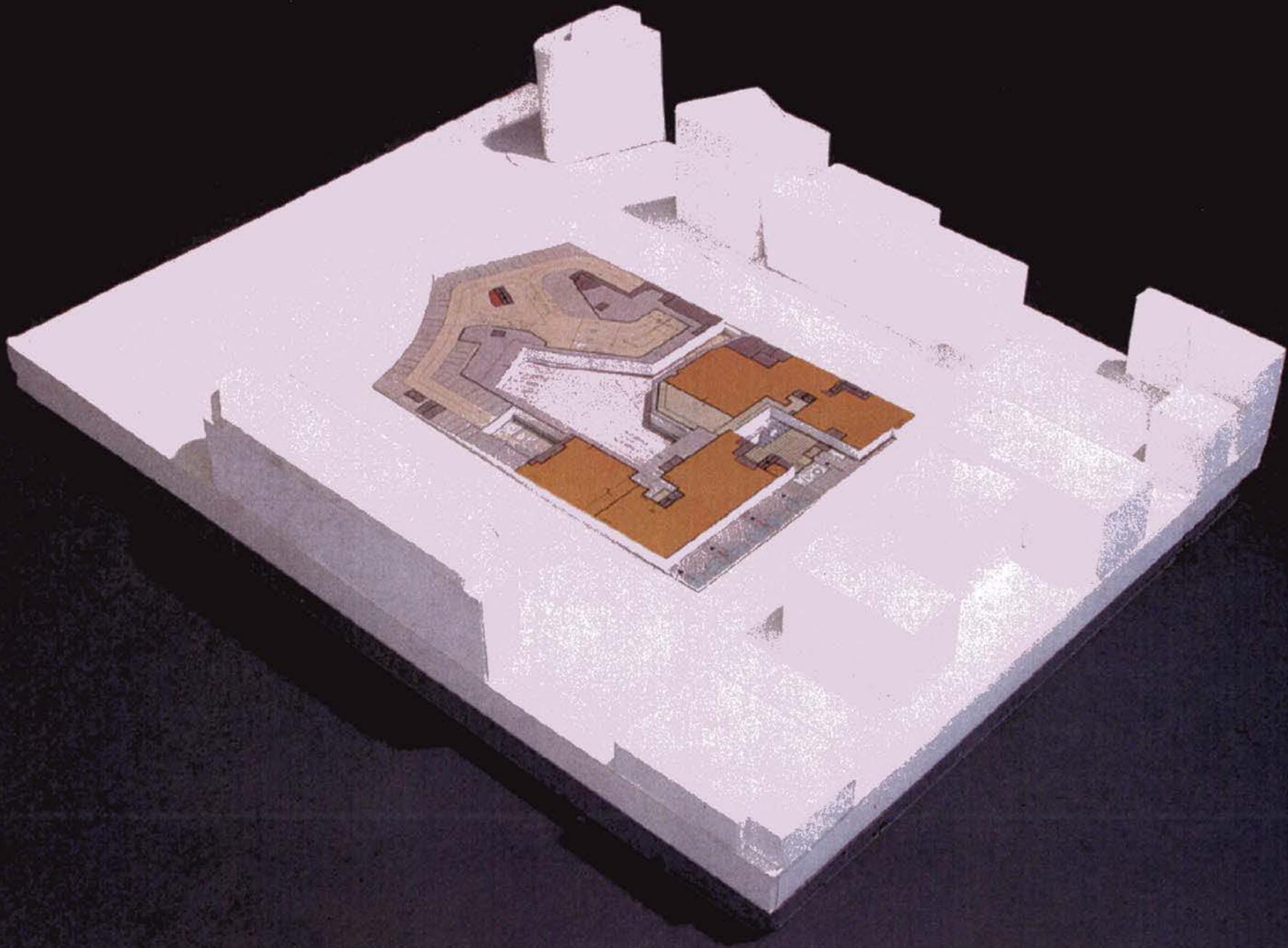


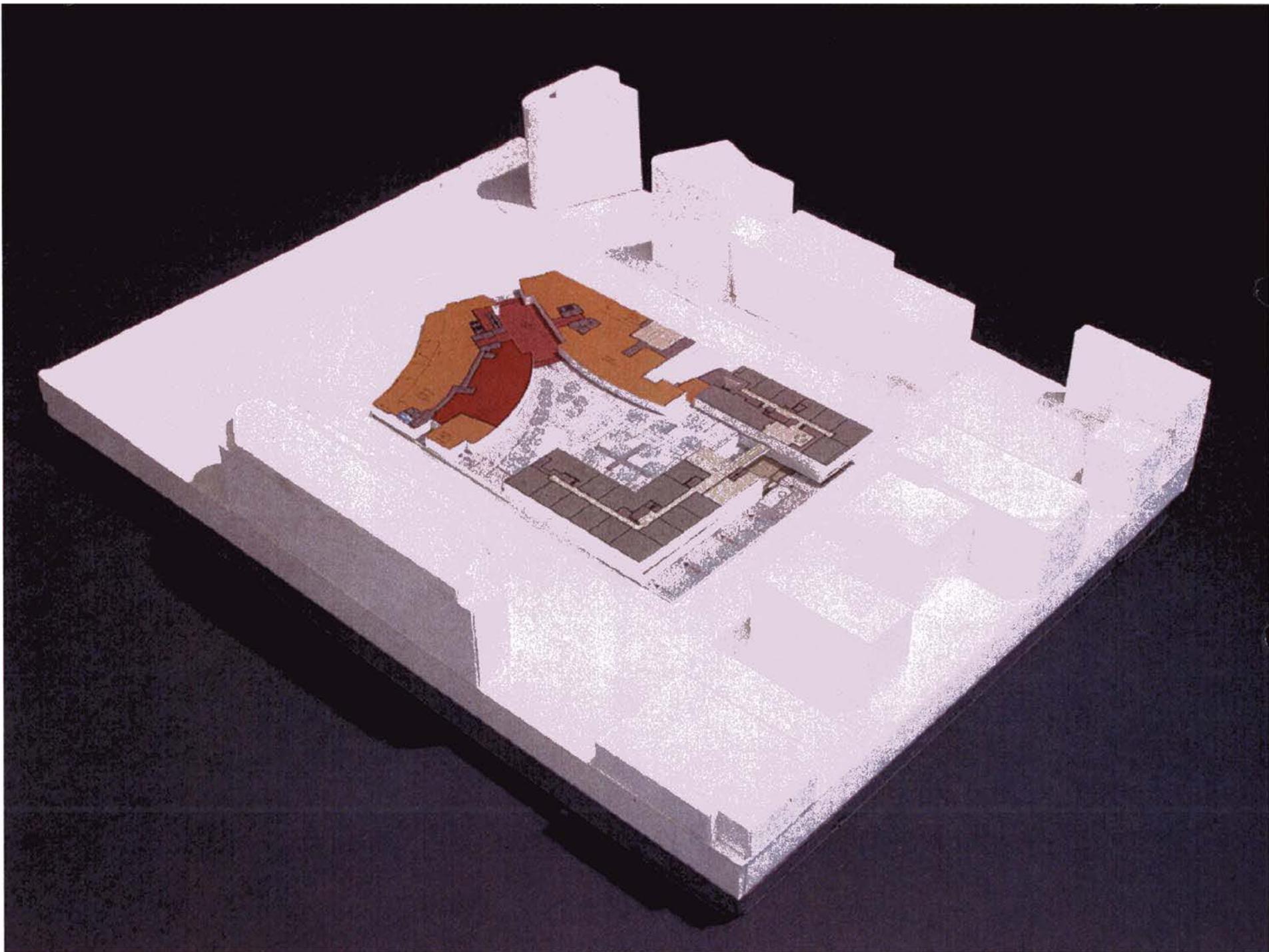
A4.02 LONGITUDINAL SECTION THROUGH SITE

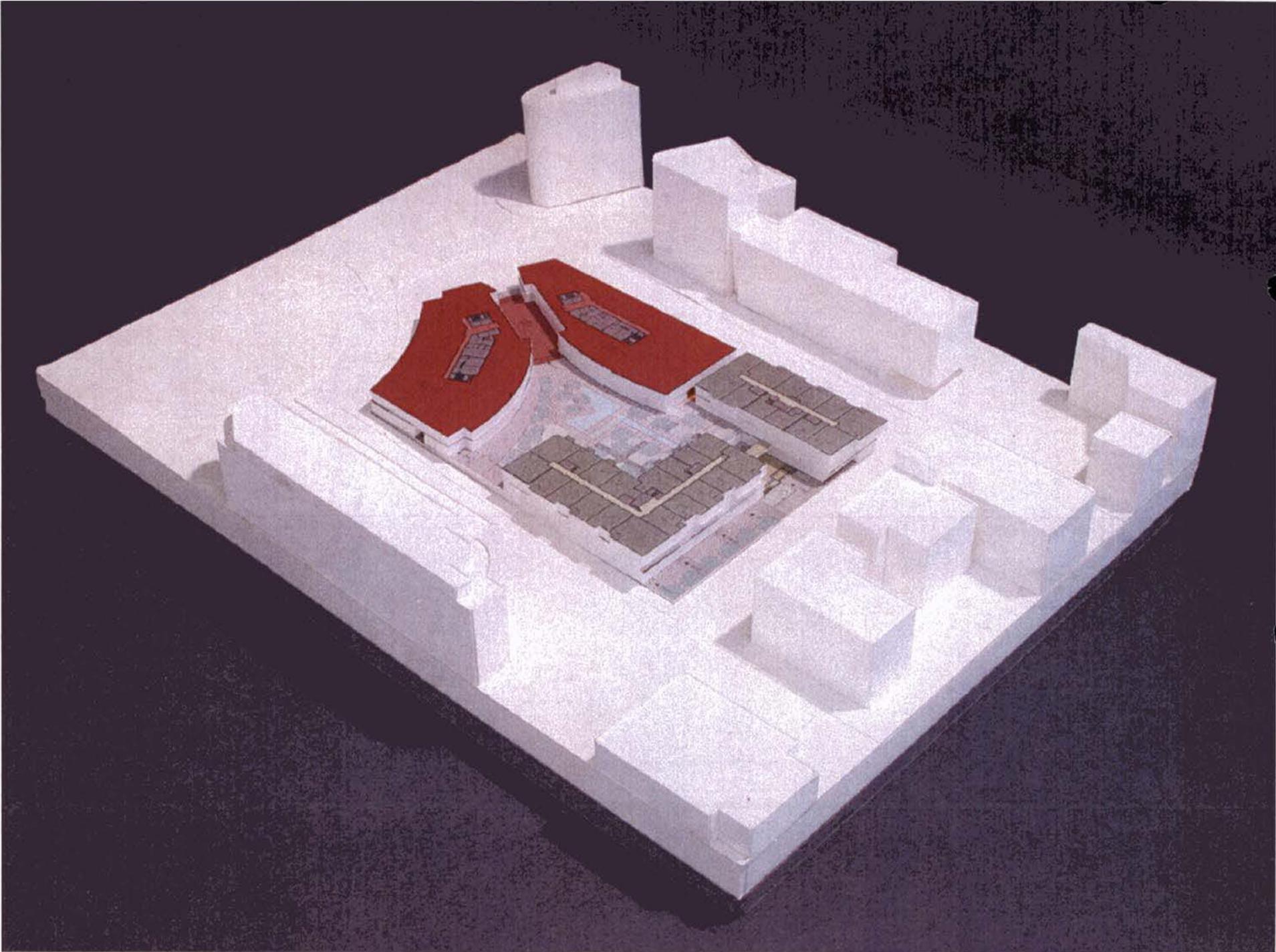
8 MAY 2012
 SCALE BAR
 SQUARE 54 - WASHINGTON CIRCLE

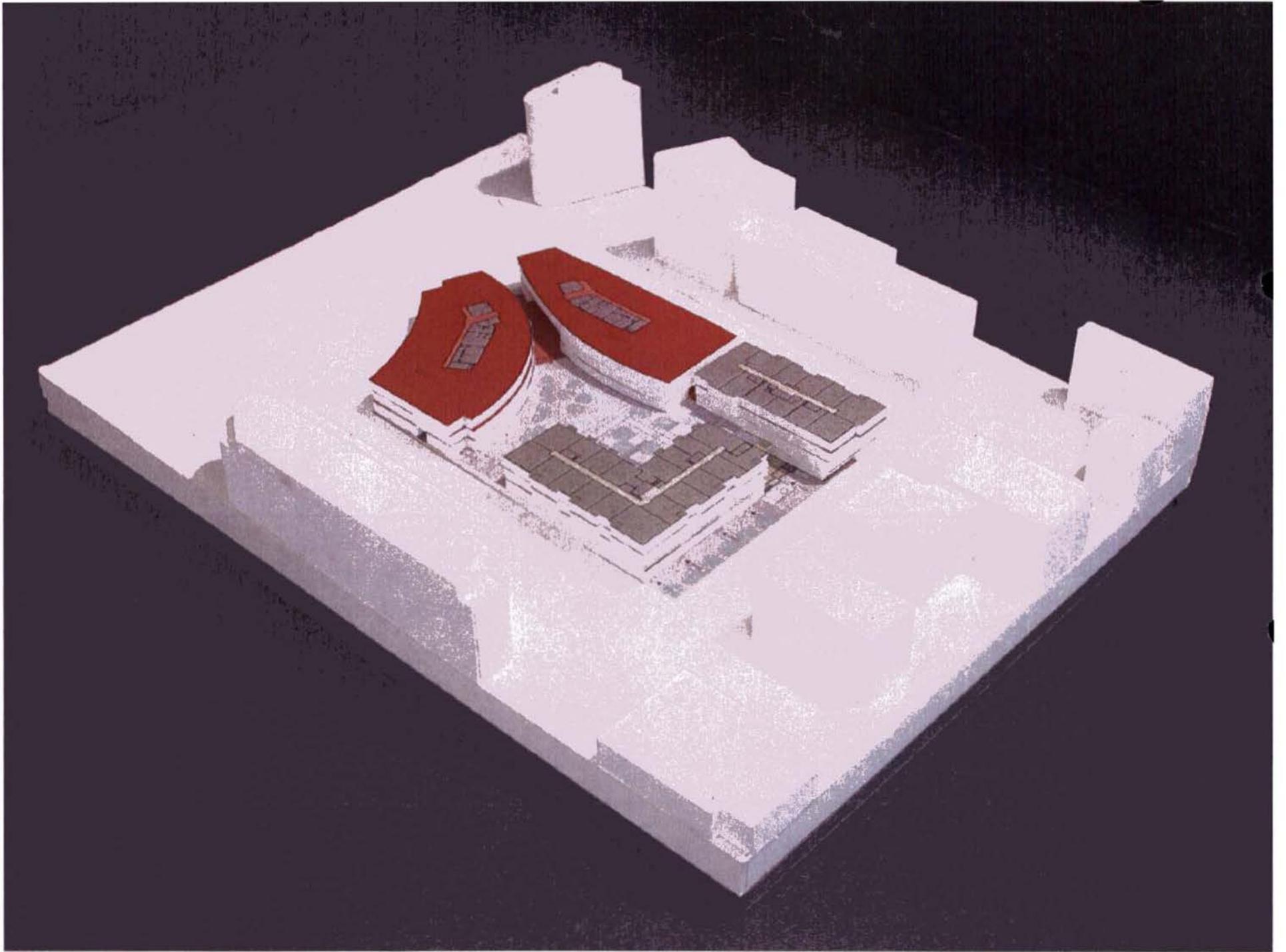


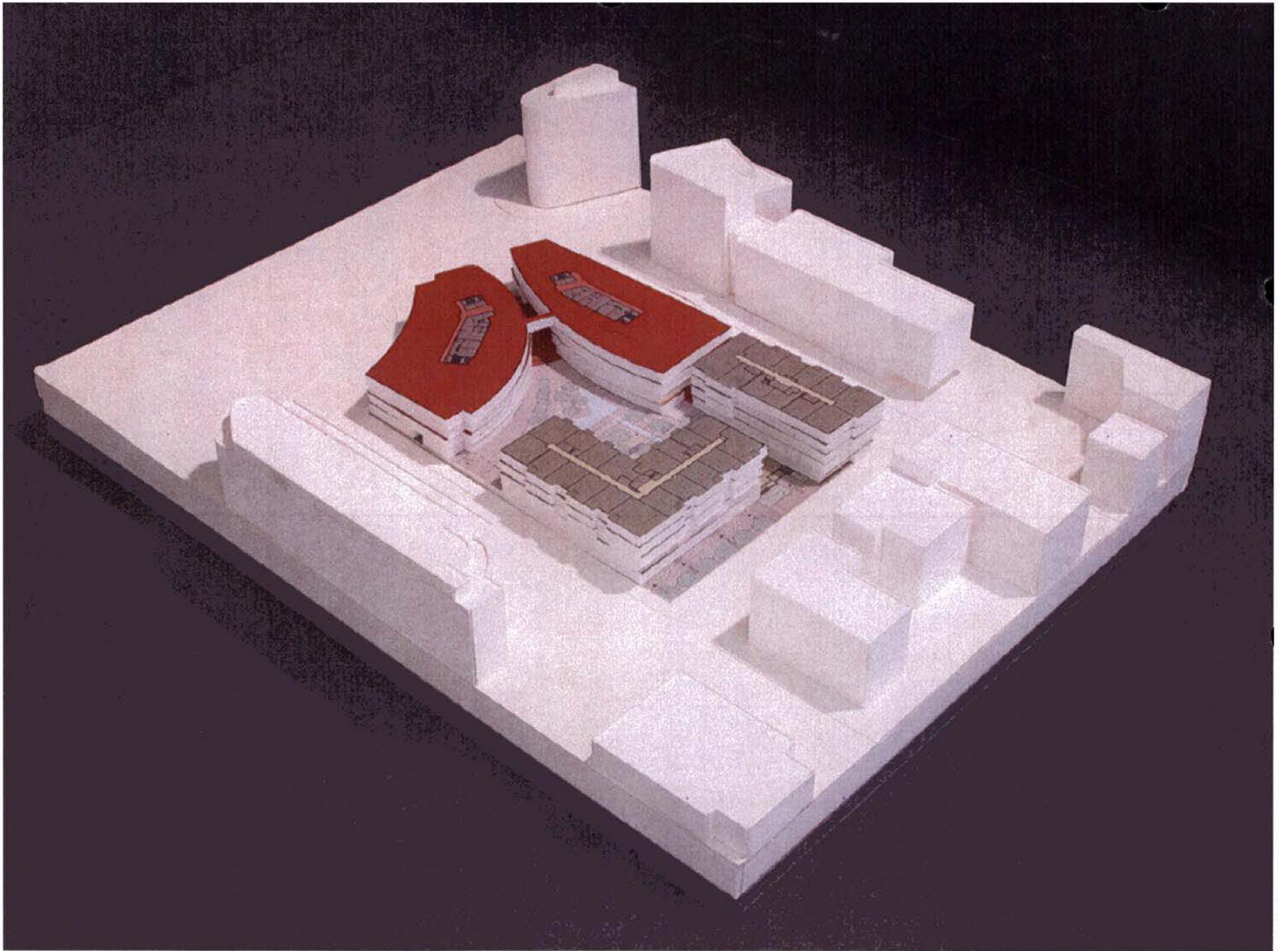














SITE PLAN

SASAKI

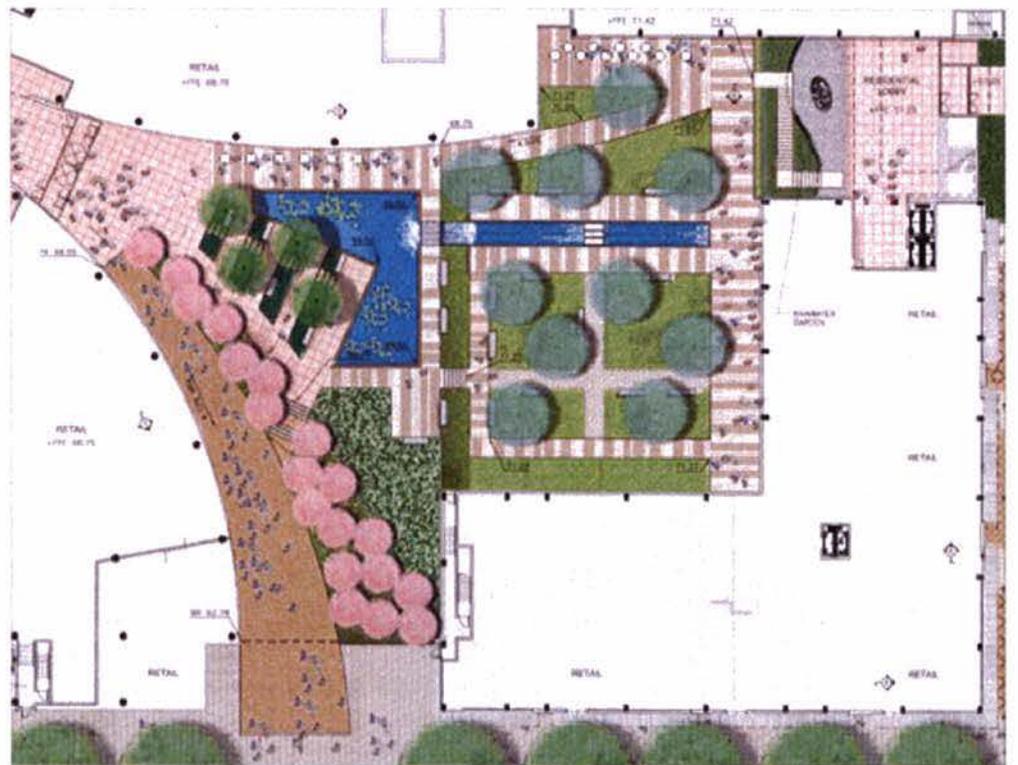
3 MAY 2024
 SCALE 1"=30'-0"
 SQUARE 54 - WASHINGTON CIRCLE



SECTION D-D @ RAINWATER GARDEN & RESIDENTIAL LOBBY
SCALE: 1/8"=1'-0"

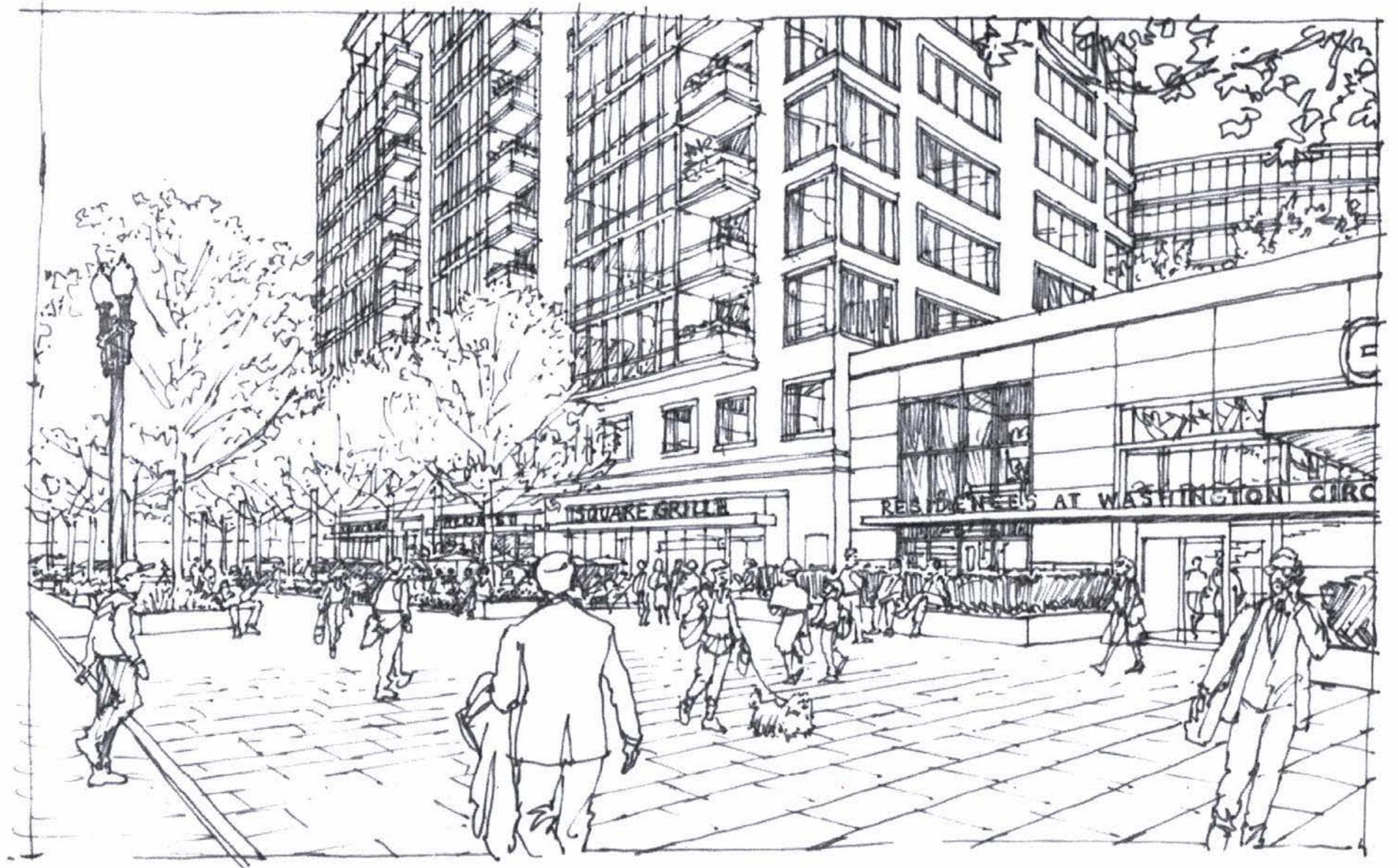


SECTION C-C @ COURTYARD
SCALE: 1/8"=1'-0"

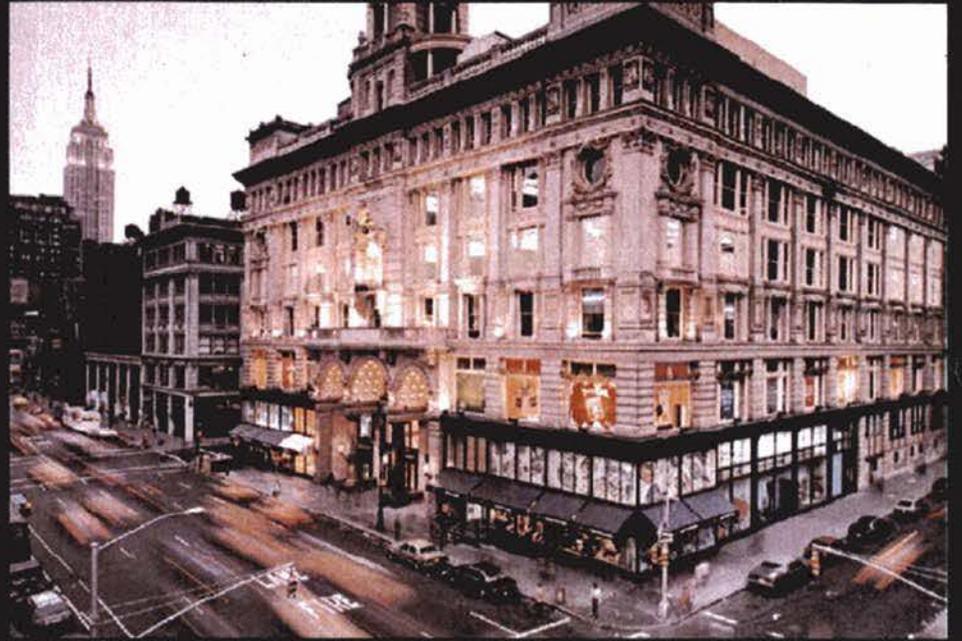


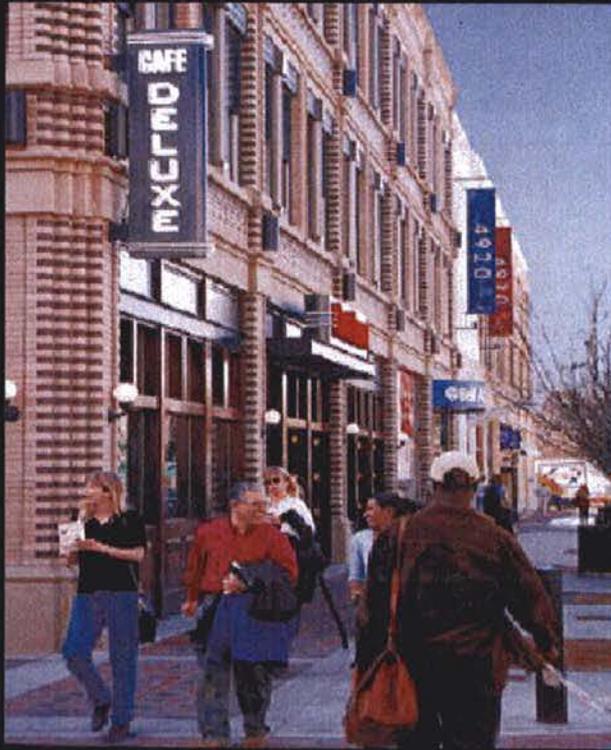
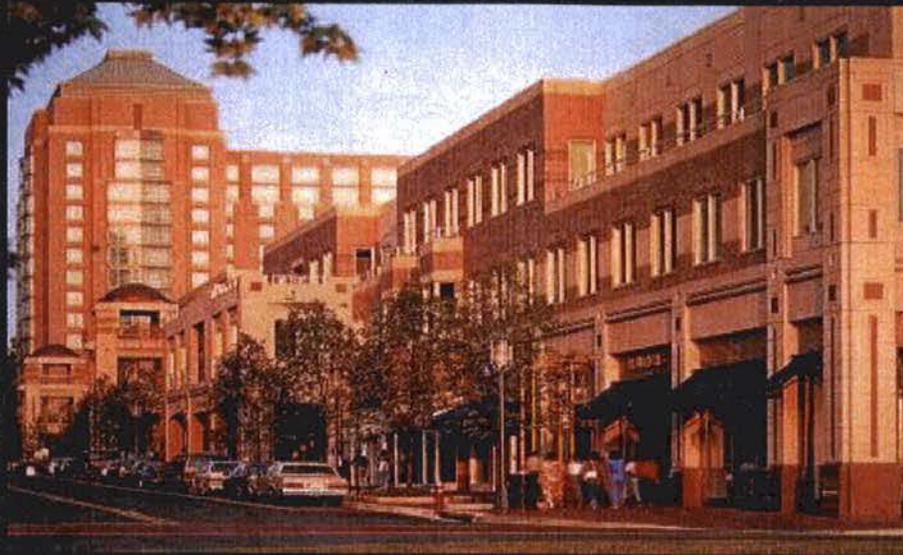
COURTYARD & RAINWATER GARDEN PLAN & SECTIONS

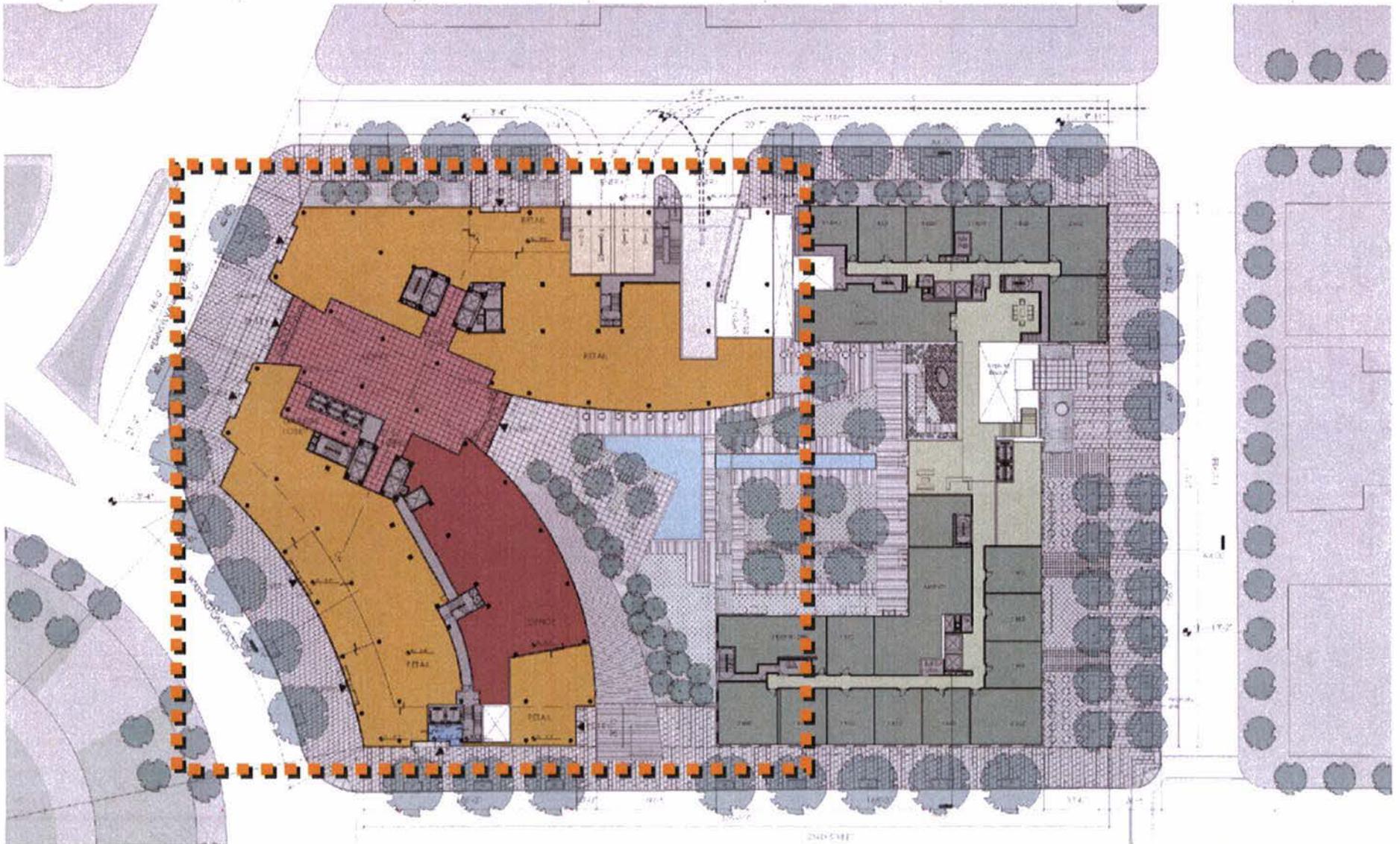












A2.04 OFFICE FLOOR 1 / RESIDENTIAL FLOOR 2

DATE: 08/11/11 10:00 AM



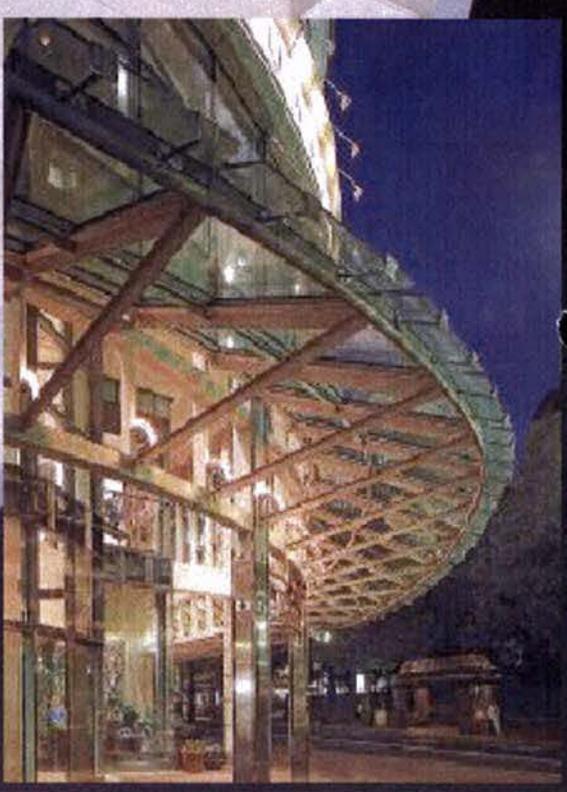
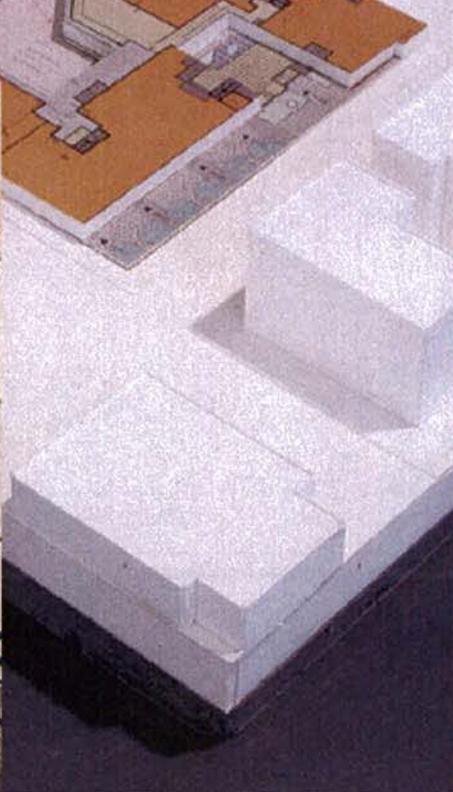
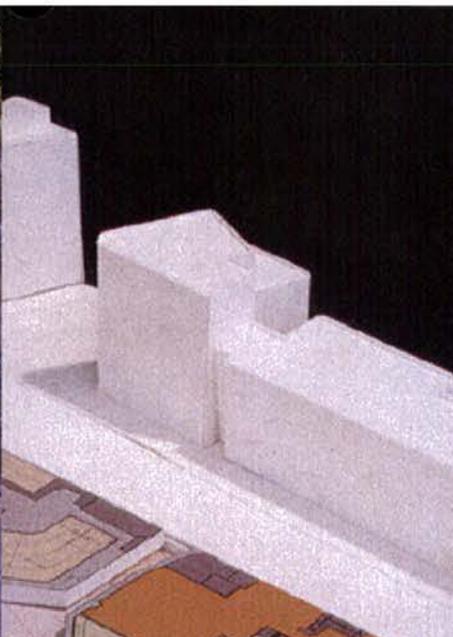
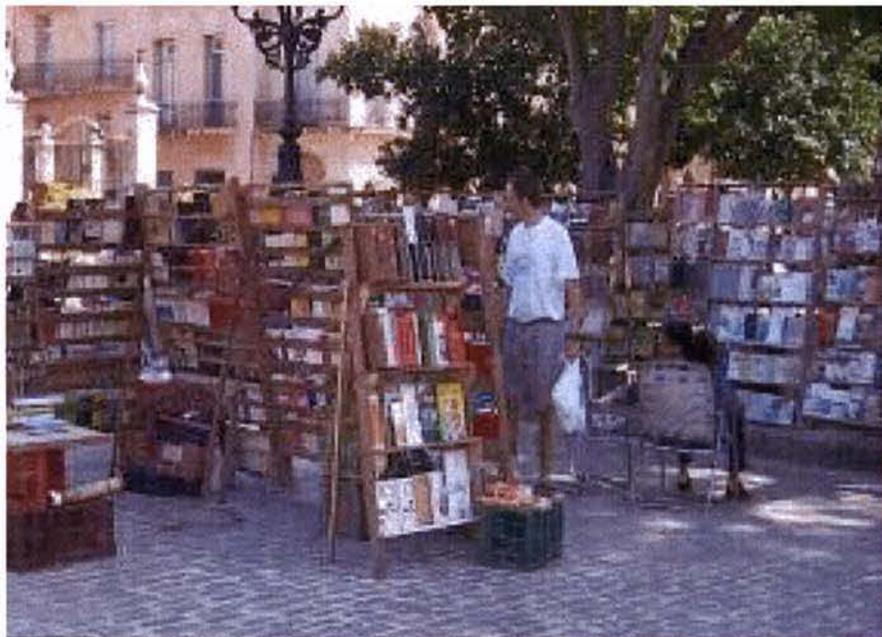


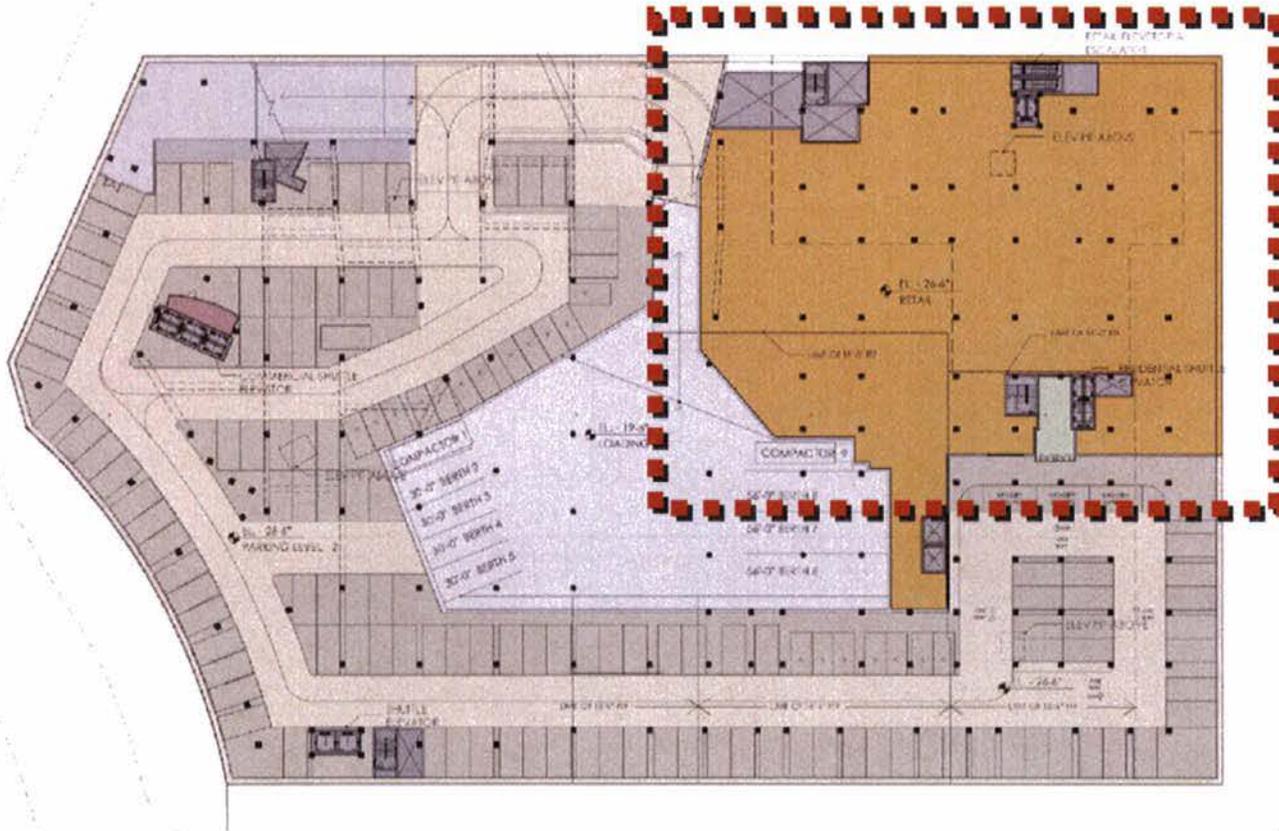


A2.03 PARKING LEVEL -1 RESIDENTIAL +1

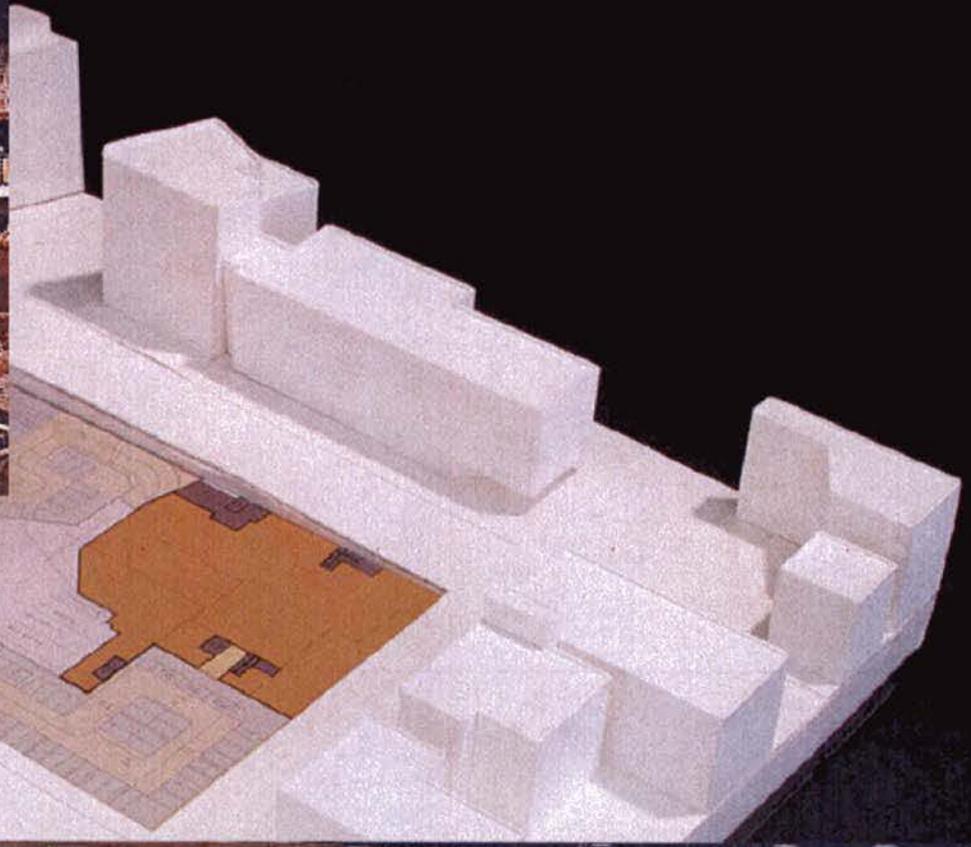
3 MAY 2012
SCALE 1/8" = 1'-0"

SQUARE 54 - WASHINGTON CIRCLE





A2.02 PARKING LEVEL P2





Square 54:

A Community Update

A Vision for Square 54

Square 54 represents an opportunity to create a unique transit-oriented, mixed use development adjacent to the Foggy Bottom/GWU Metro Station.

After a series of collaborative community meetings, the development team is pleased to present the latest vision for Square 54 that responds to the issues raised by members of the community and the Office of Planning.

Community Benefits

One of the most important aspects of the Square 54 concept is integrating the project with the surrounding neighborhood.

The proposed development offers the following key community benefits:

- World class design and architecture that enriches the character of the local community
- Retail that responds to the needs of Foggy Bottom & West End residents and workers
- Neighborhood serving grocery store
- Environmentally conscious design and construction, including open space that will create a unique neighborhood gathering place
- Rental apartment living that includes affordable residential living options
- Below grade parking and delivery solutions that work in an active, urban street grid



Timeline of Events

January 2005

Boston Properties and KSI are selected as the development team.

April 2005

Urban Land Institute (ULI) study of Square 54.

May 2005 – May 2006

Community stakeholder meetings.

February 2006

Interactive web portal, www.square54.com, launches to facilitate ongoing dialogue with the community.

Spring/Summer 2006

Anticipated filing of PUD Application.

Square 54



Under the proposed plans, the I Street corridor would incorporate neighborhood serving retail, a grocery store, and a vibrant street life element.

This lively town center, just steps from the Foggy Bottom/GWU Metro, would further enrich the character of the diverse Foggy Bottom/West End community.

Over the past year, the community has expressed the desire to incorporate open public space into the concept plan. The development team has responded with an open courtyard directly accessible from 23rd street.



As shown in the context model, the proposed development of Square 54 (shown in white) responds to and balances the adjacent uses and densities.

(Note: model shows new development proposed in the Foggy Bottom Campus Plan: 2006-2025.)

