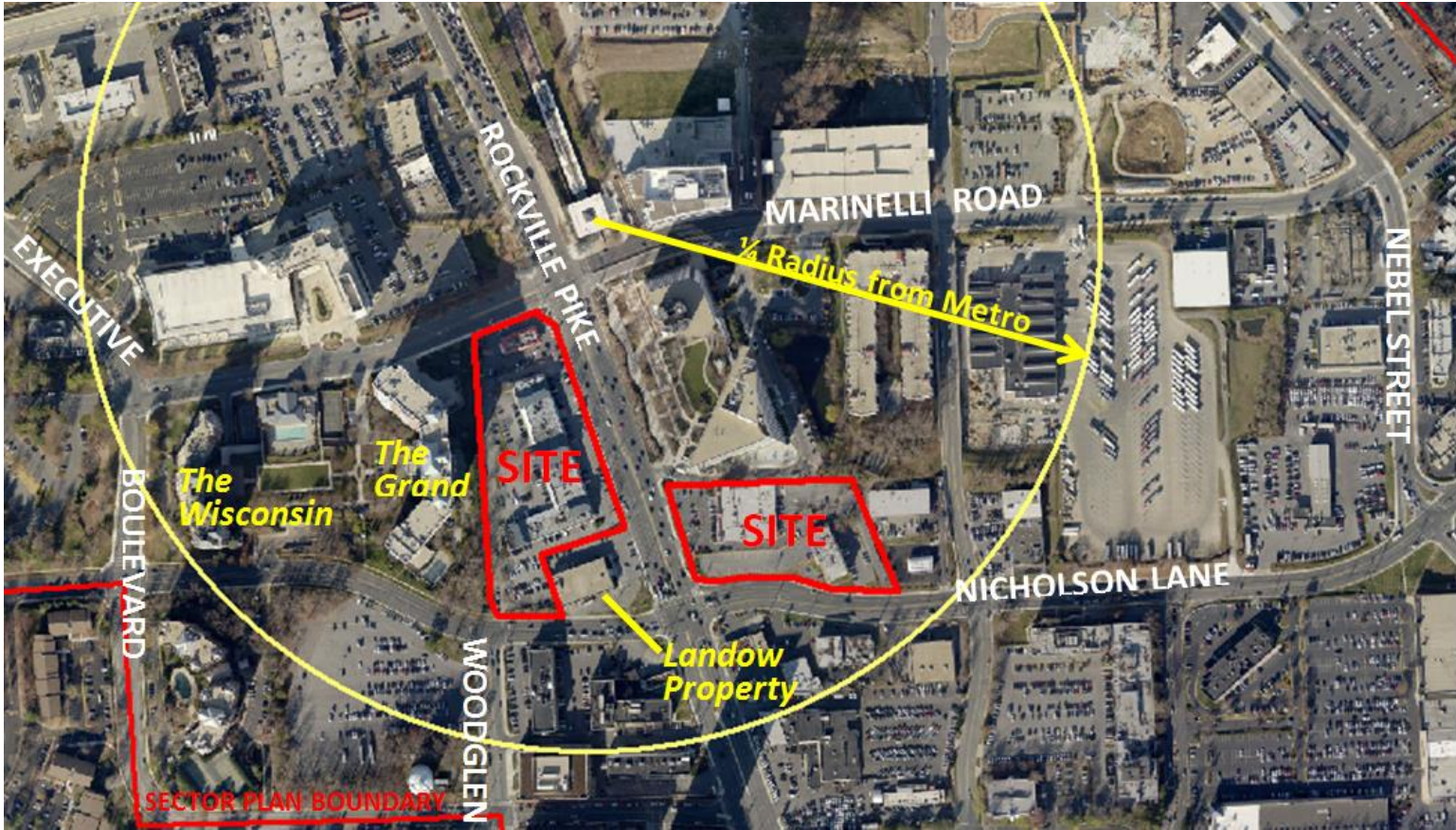


Saul Centers White Flint

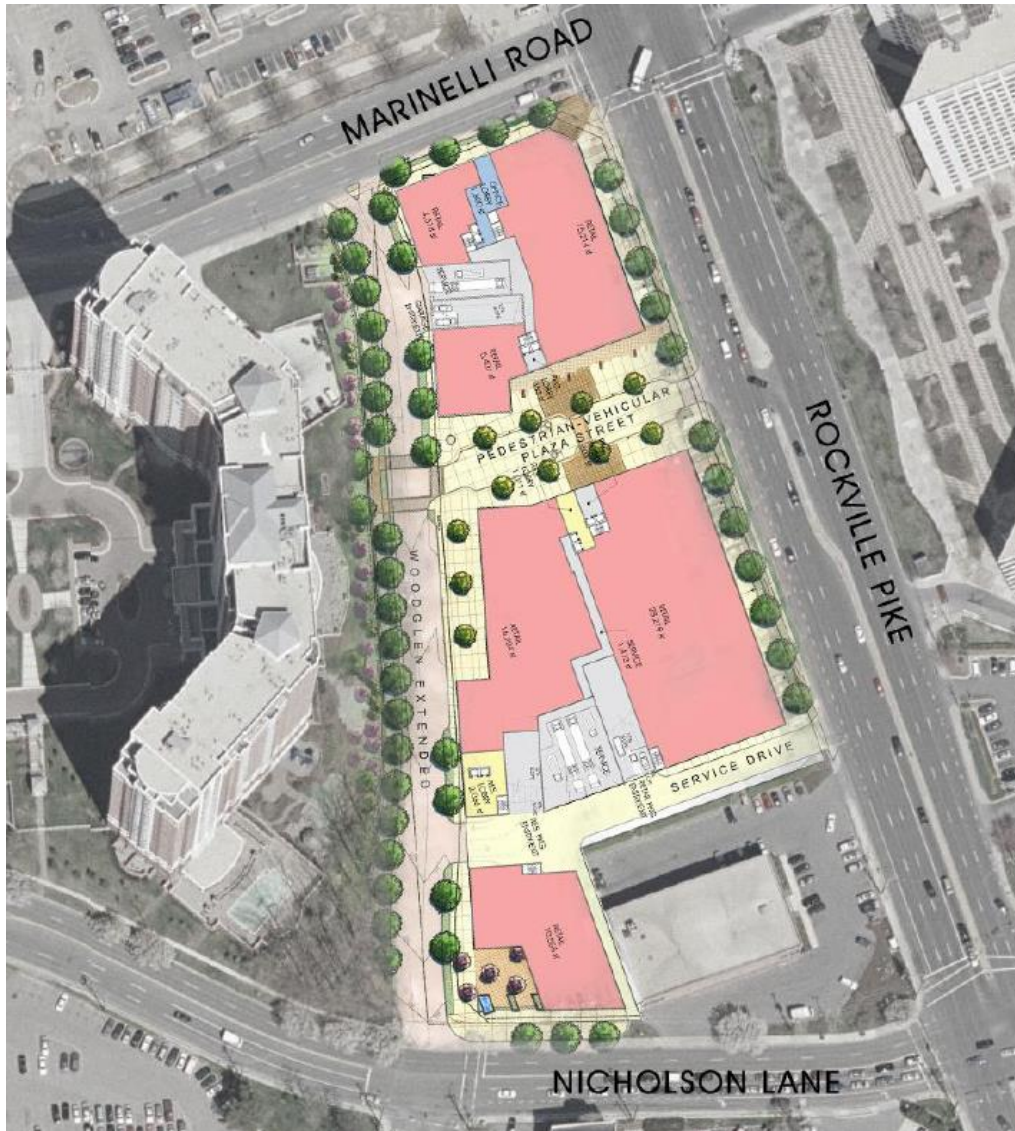
Sketch Plan No. 320140010



Site Description



Previous Approval



G-860: Metro Pike Center

Mixed-use project
2.22 FAR

246,223 SF residential use
201,822 SF non-residential use

247 dwelling units including 15%
MPDUs

Two Buildings

- 11 floors
- 13 floors

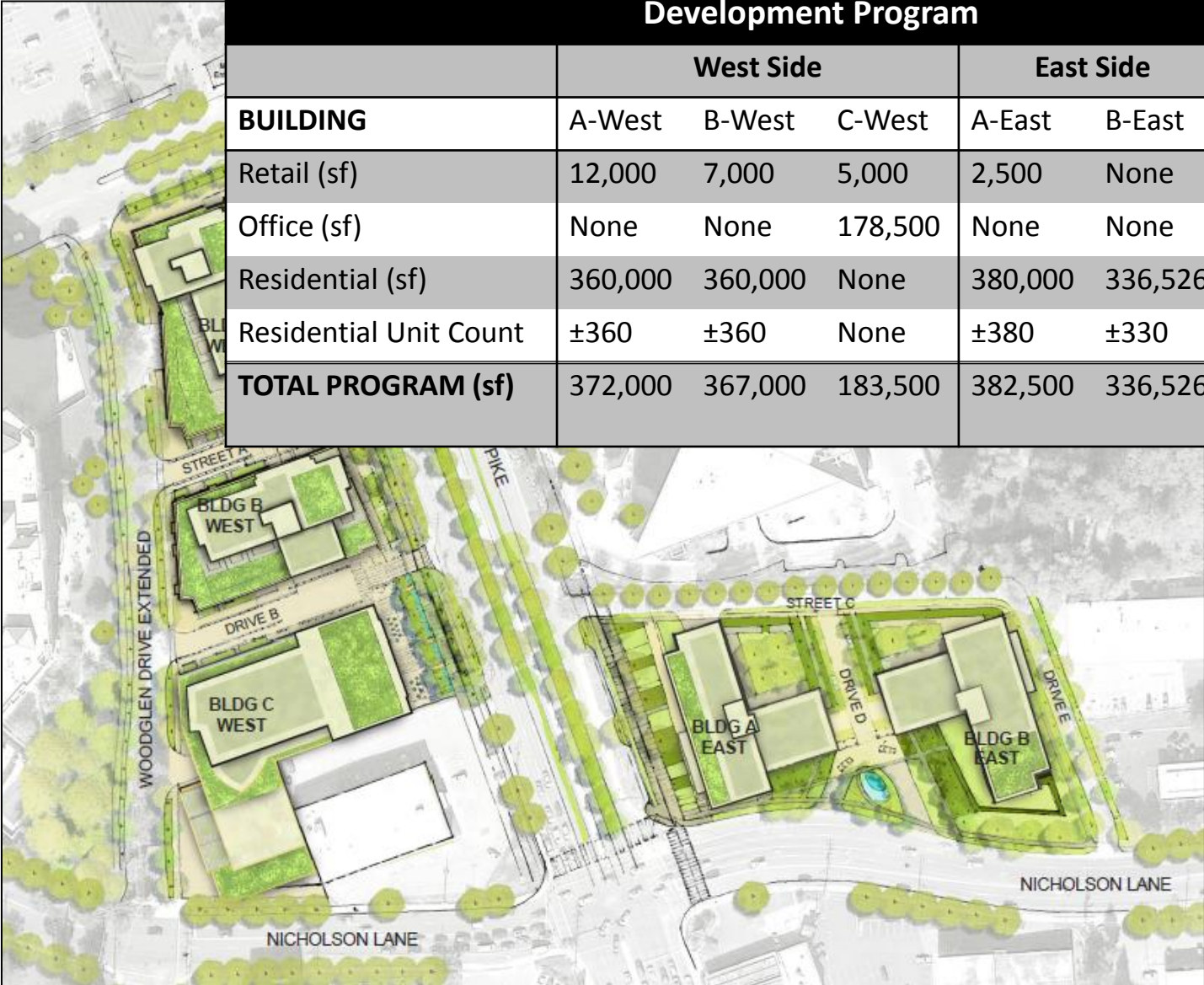


Proposal



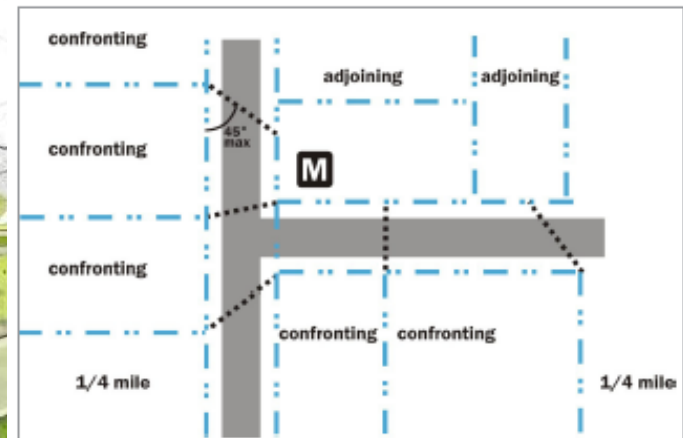
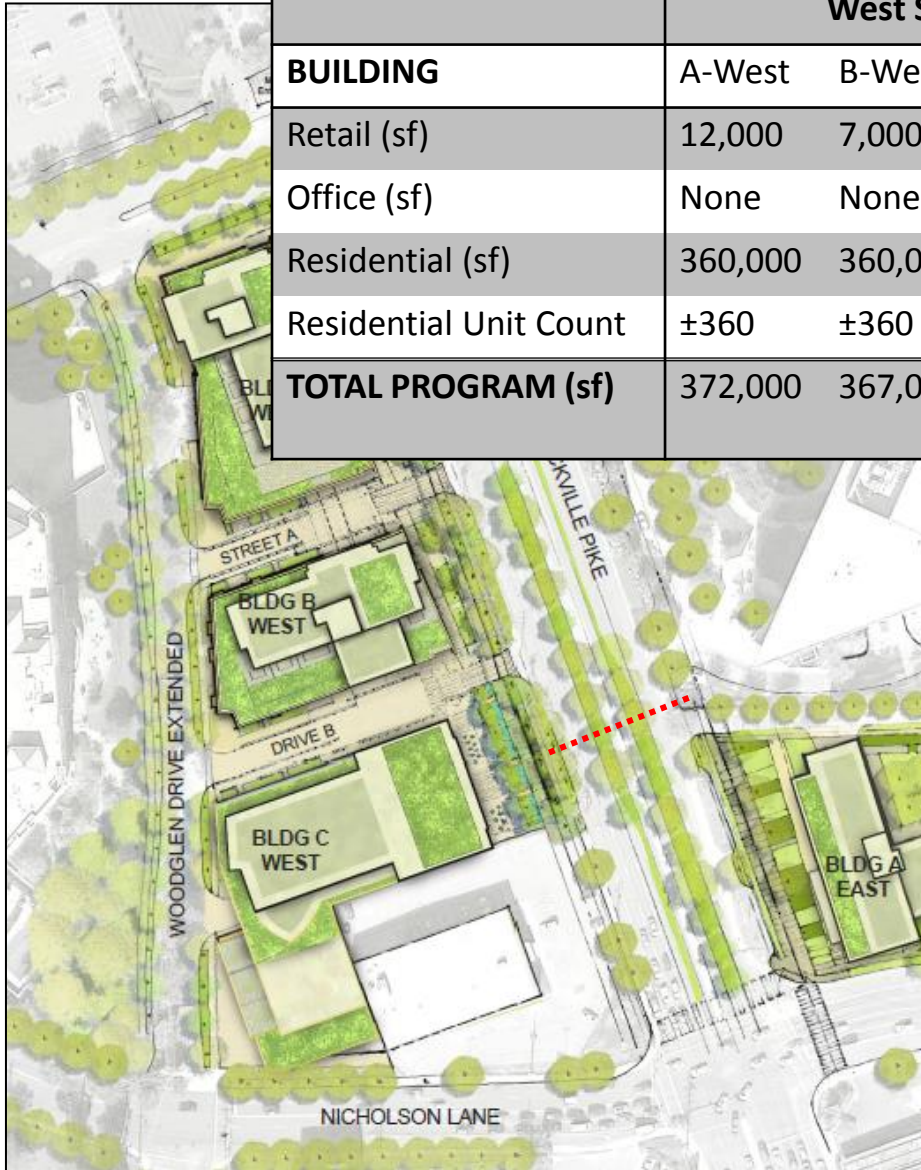
Proposal

Development Program						
	West Side			East Side		
BUILDING	A-West	B-West	C-West	A-East	B-East	TOTALS
Retail (sf)	12,000	7,000	5,000	2,500	None	26,500
Office (sf)	None	None	178,500	None	None	178,500
Residential (sf)	360,000	360,000	None	380,000	336,526	1,436,526
Residential Unit Count	±360	±360	None	±380	±330	±1,430
TOTAL PROGRAM (sf)	372,000	367,000	183,500	382,500	336,526	1,641,744*



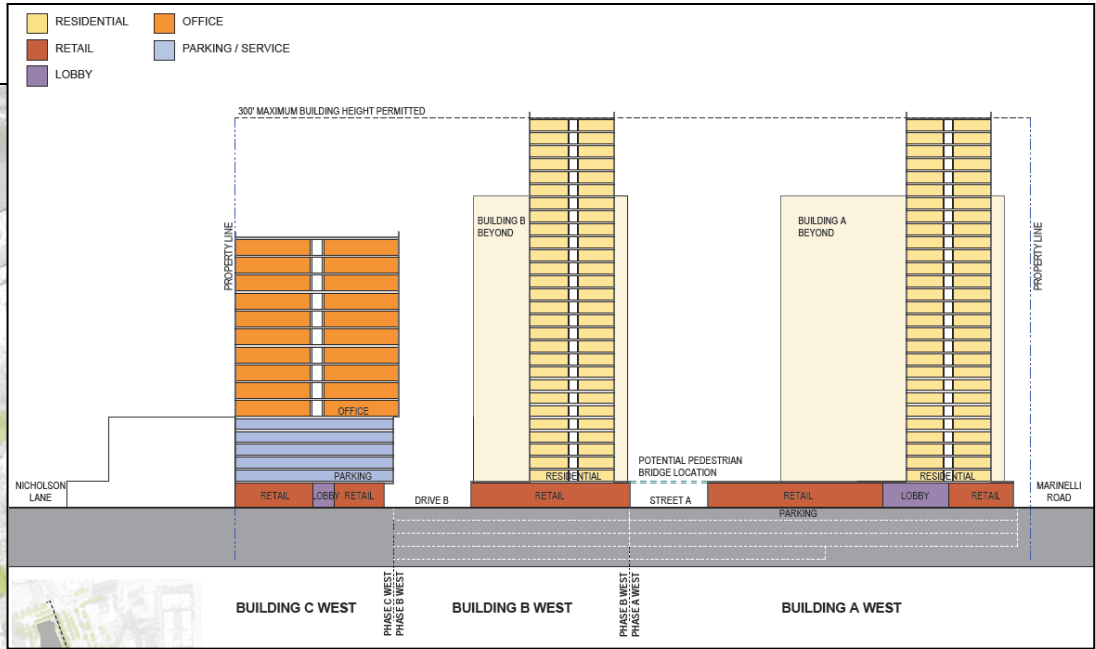
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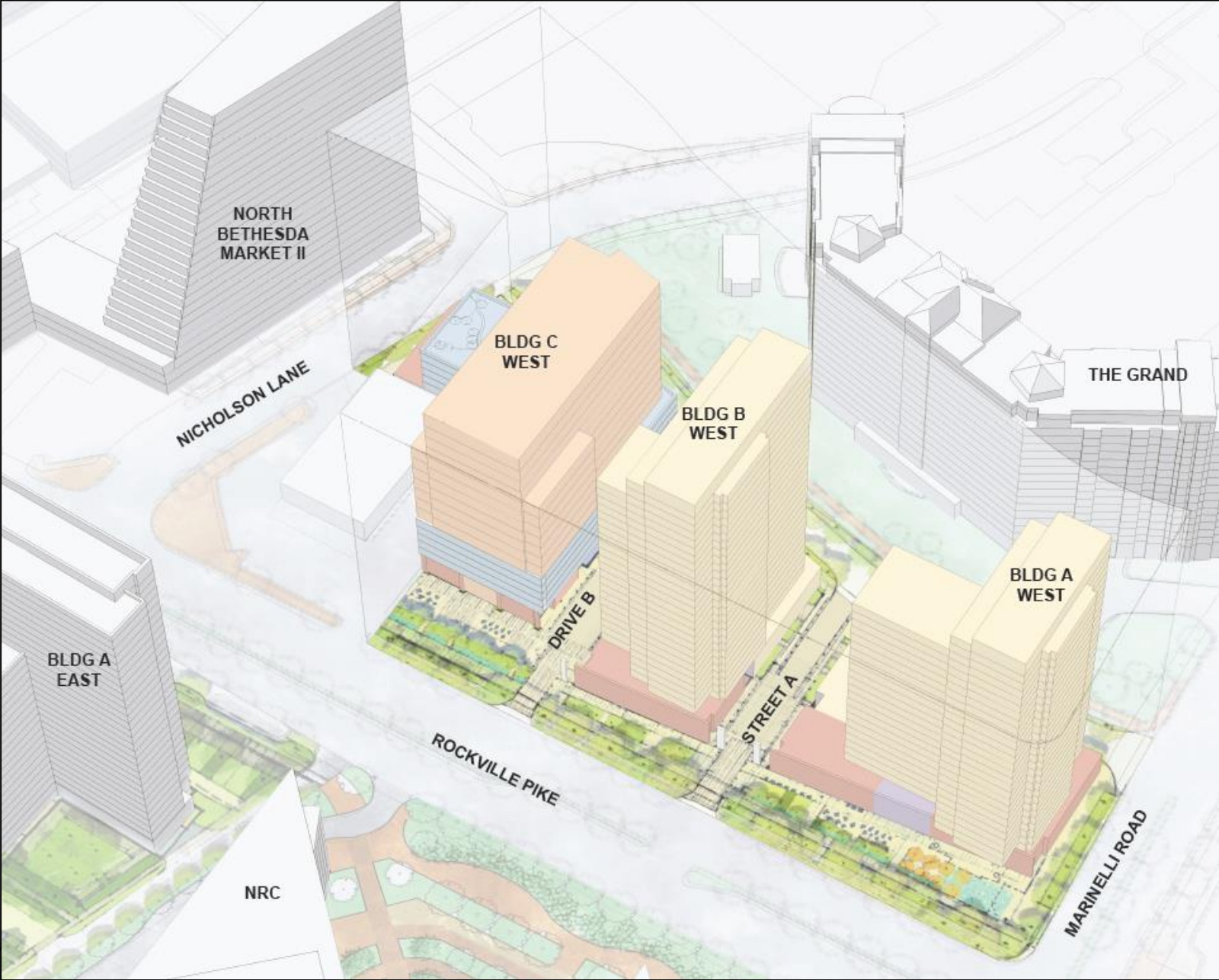


Confronting properties are those that are directly across a right-of-way from each other based on a line between the two properties that is drawn perpendicular to the right-of-way. Properties within a 45 degree diagonal across an intersection are also considered confronting.

Proposal: West Side



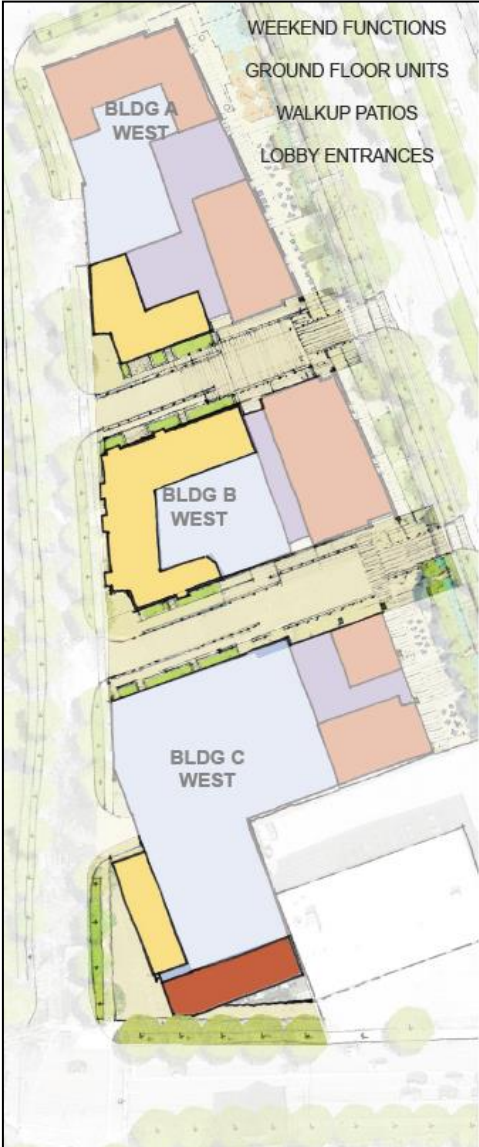
Proposal: West Side



Proposal: West Side

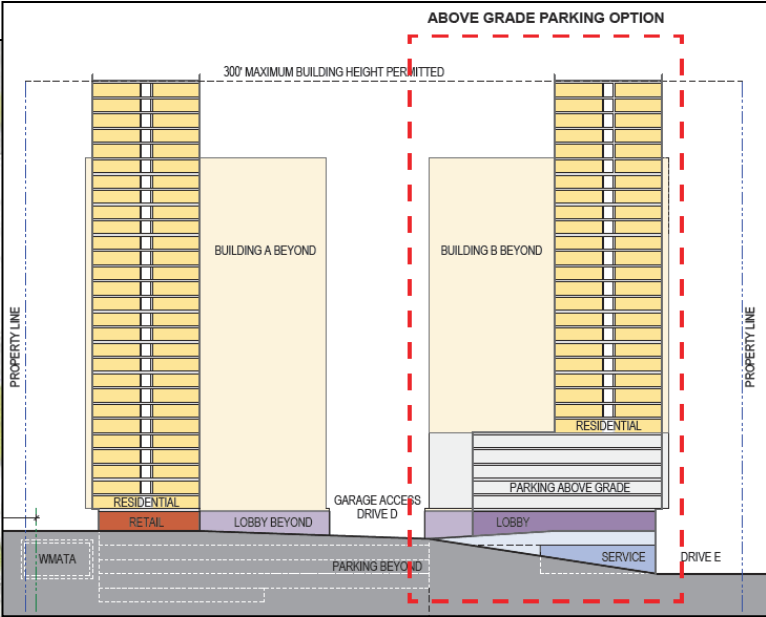
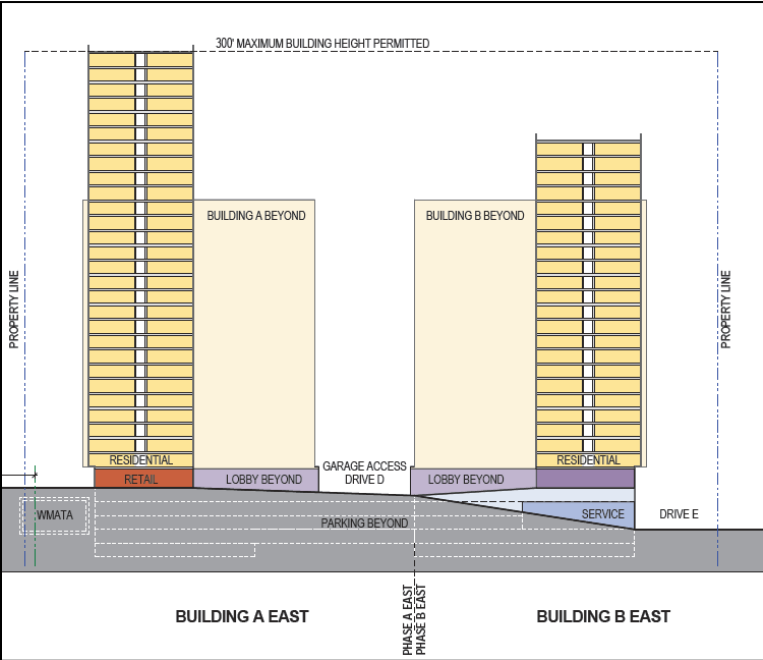


Proposal: West Side

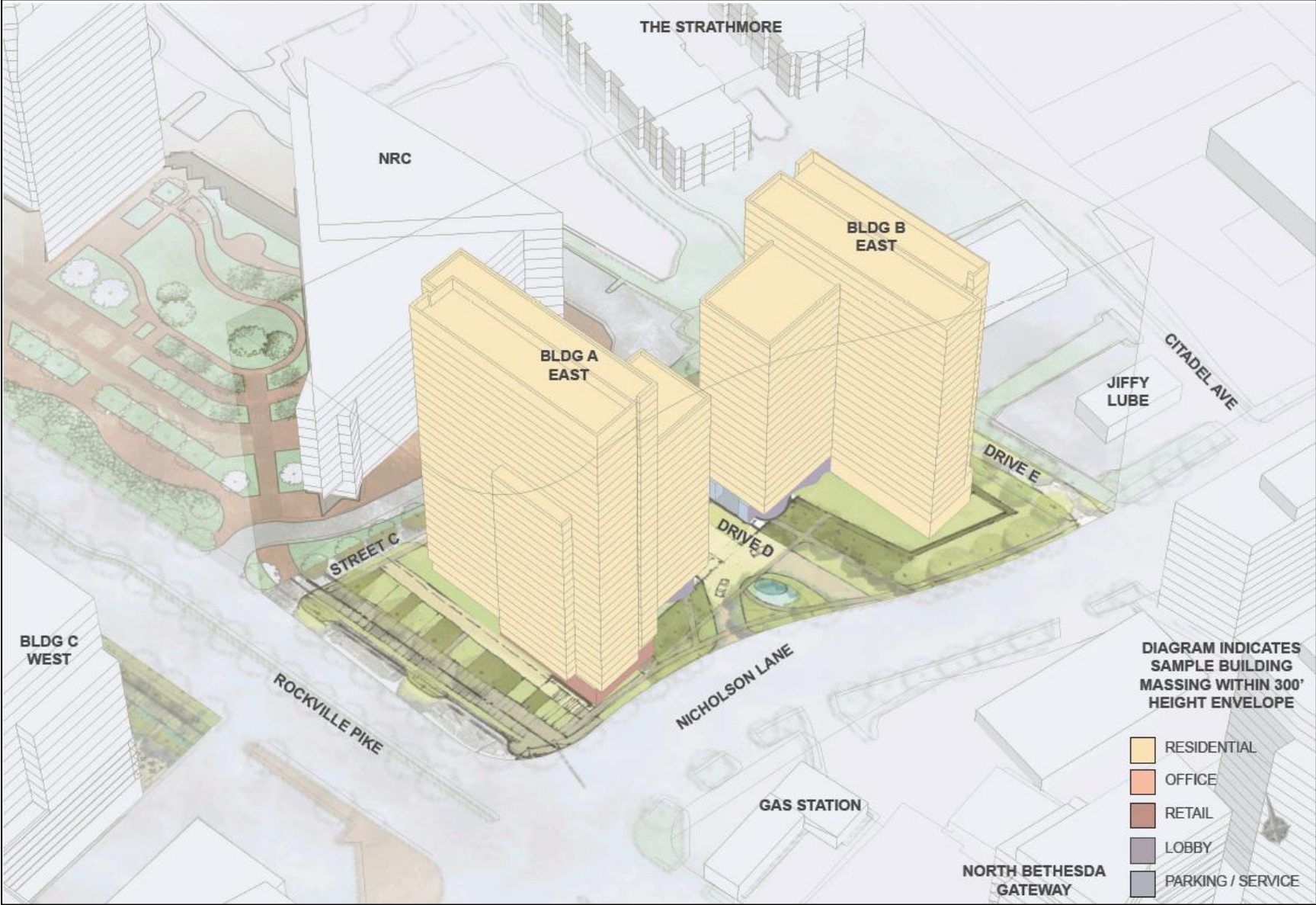


CADY'S ALLEY, GEORGETOWN, WASHINGTON, DC.

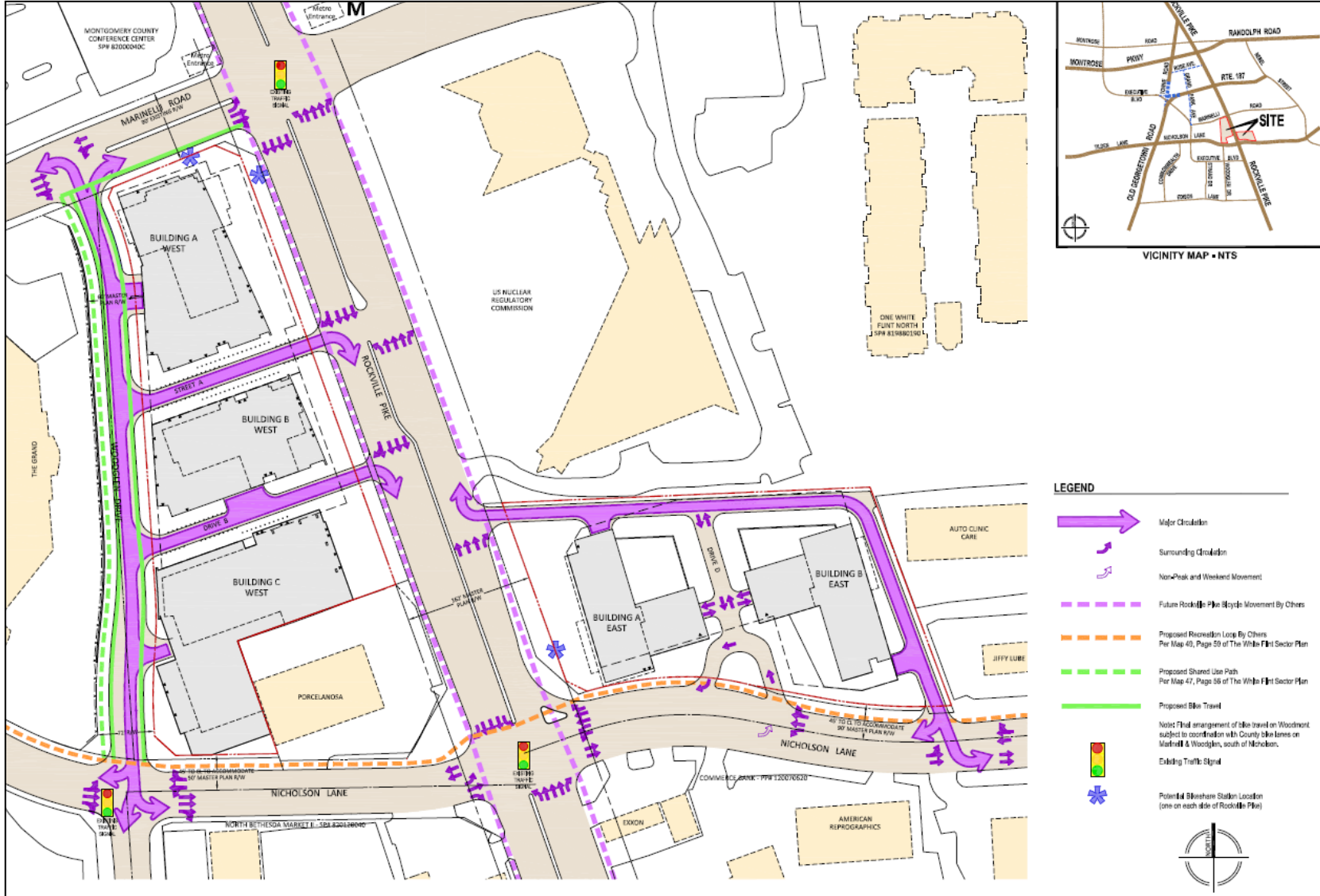
Proposal: East Side



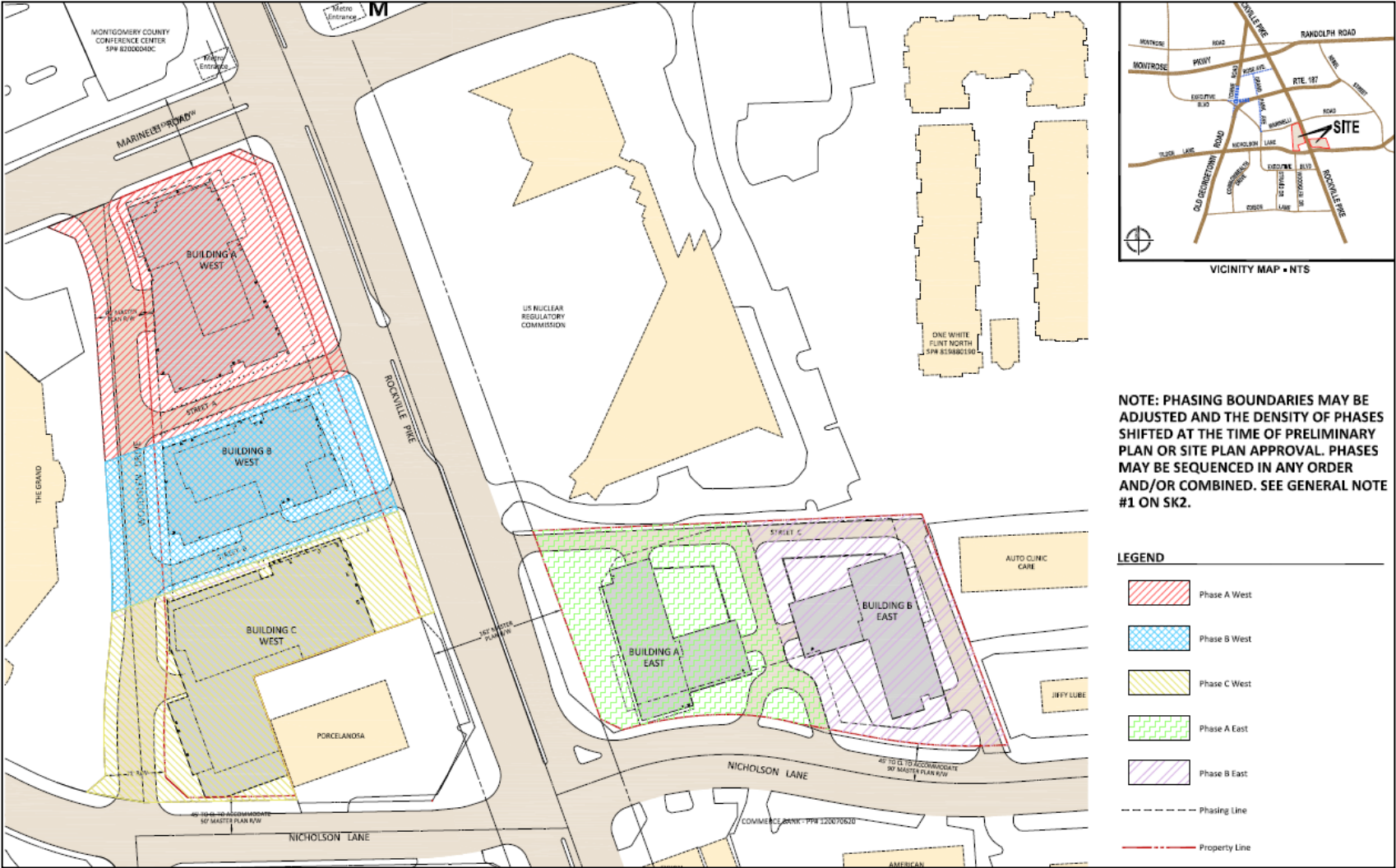
Proposal: East Side



Proposal: Circulation



Proposal: Phasing



Public Benefits

Public Benefits Calculations			
Public Benefit	Incentive Density Points		
	Max Allowed	Requested	Recommended
59-C-15.851: Major Public Facilities	70	5	5
59-C-15.852: Transit Proximity	50	50	50
59-C-15.853: Connectivity and Mobility			
Minimum Parking	10	2	2
Public Parking	25	2	2
Wayfinding Signage	10	3	3
59-C-15.854: Diversity of Uses and Activities			
Enhanced Accessibility	20	6	6
59-C-15.855: Quality of Building and Site Design			
Structured Parking	20	15	15
Public Art	15	4	4
Public Open Space	20	14	14
Exceptional Design	10	4	4
59-C-15.856: Protection and Enhancement of the Natural Environment			
Building Lot Terminations	30	5	5
Tree Canopy	15	4	4
Vegetated Roof	15	3	3
Cool Roof	10	3	3
TOTAL	320	120	120

