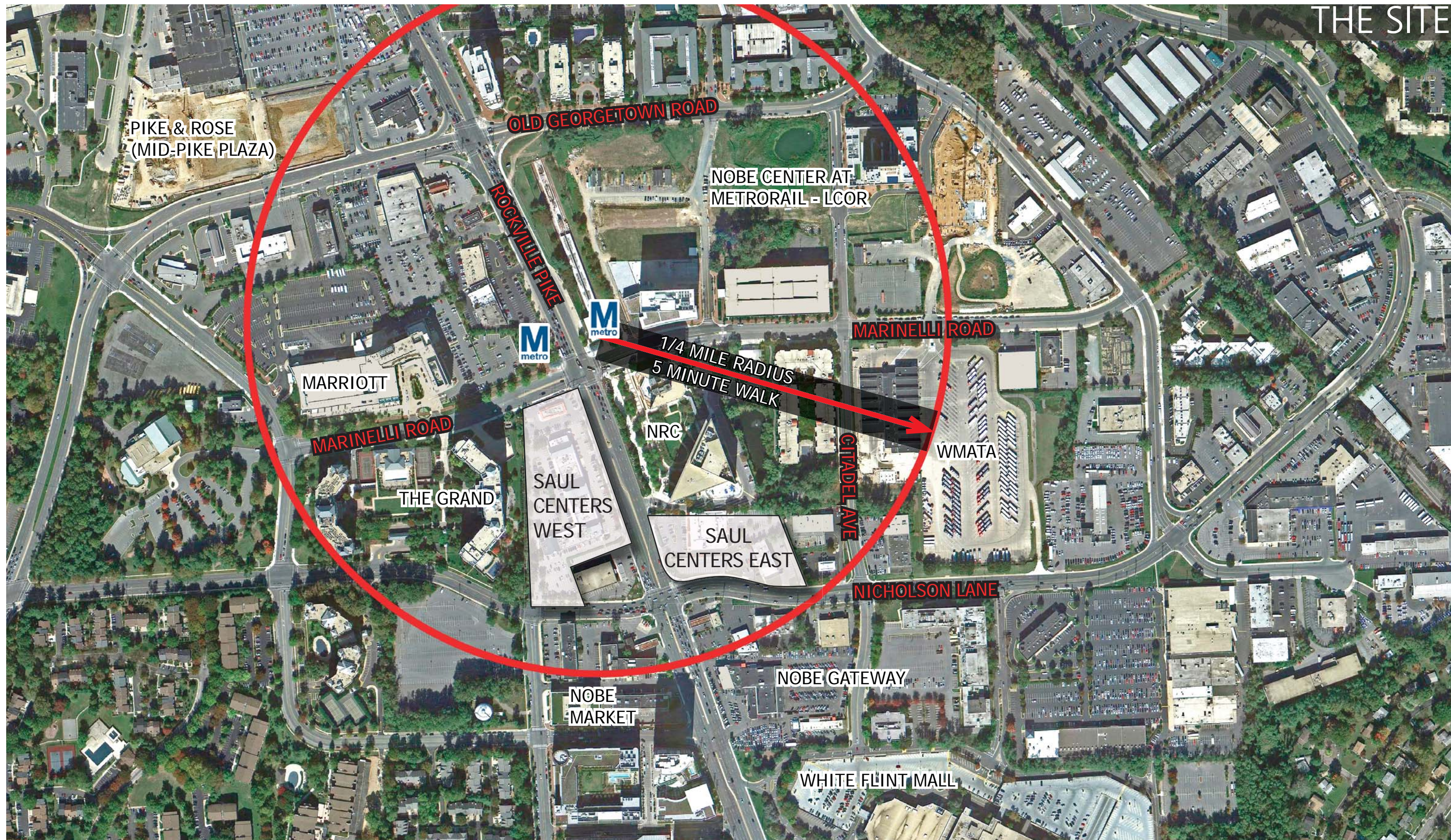


WHITE FLINT COMMUNITY PRESENTATION

11503 ROCKVILLE PIKE
5541 NICHOLSON LANE
METRO PIKE CENTER

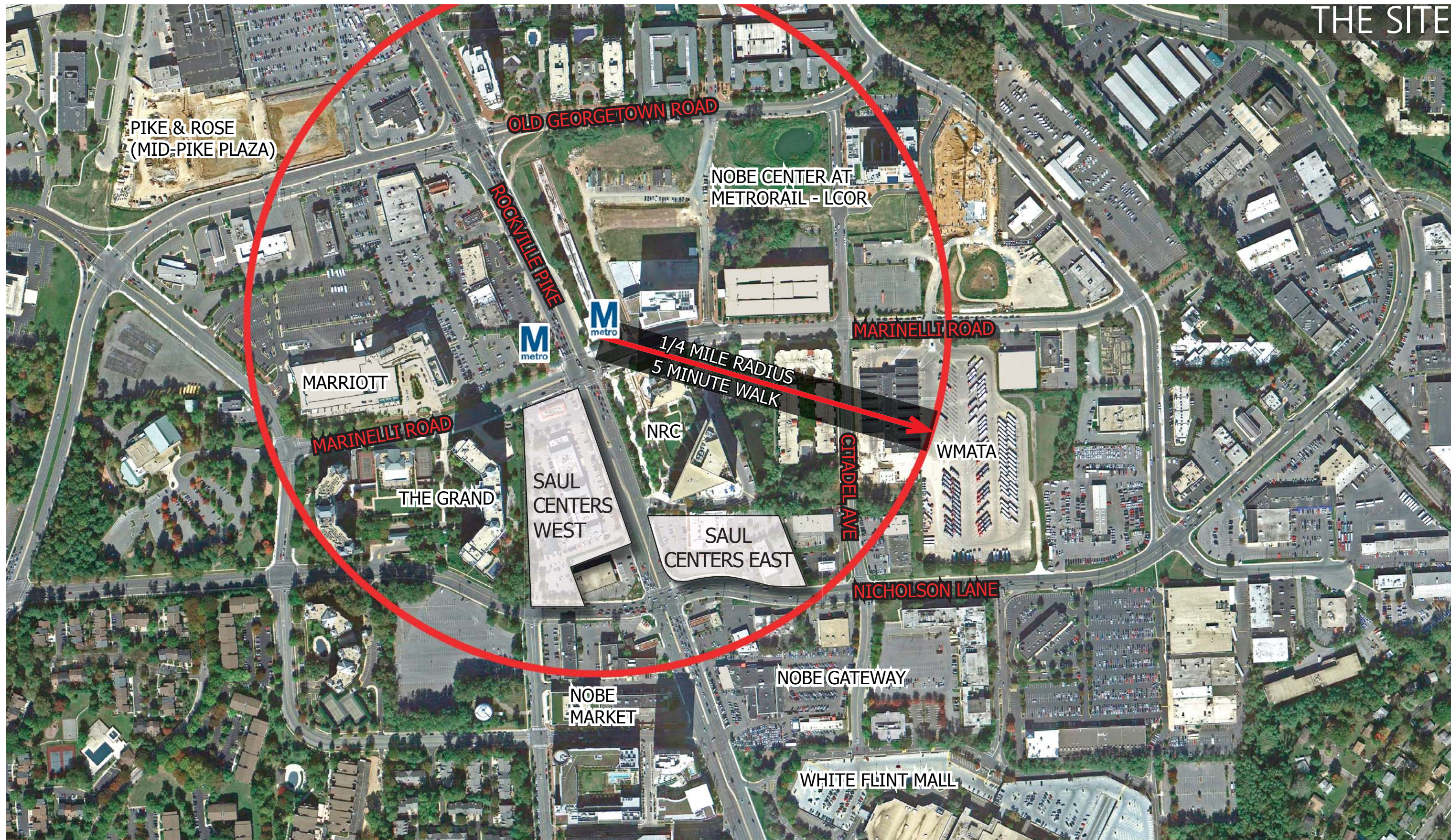
Development Team Members
TORTI GALLAS AND PARTNERS
VIKA MARYLAND
LINOWES & BLOCHER
WELLS & ASSOCIATES
MICHAEL VERGASON LANDSCAPE ARCHITECTS

SAUL CENTERS
8 JULY 2013



8 July, 2013

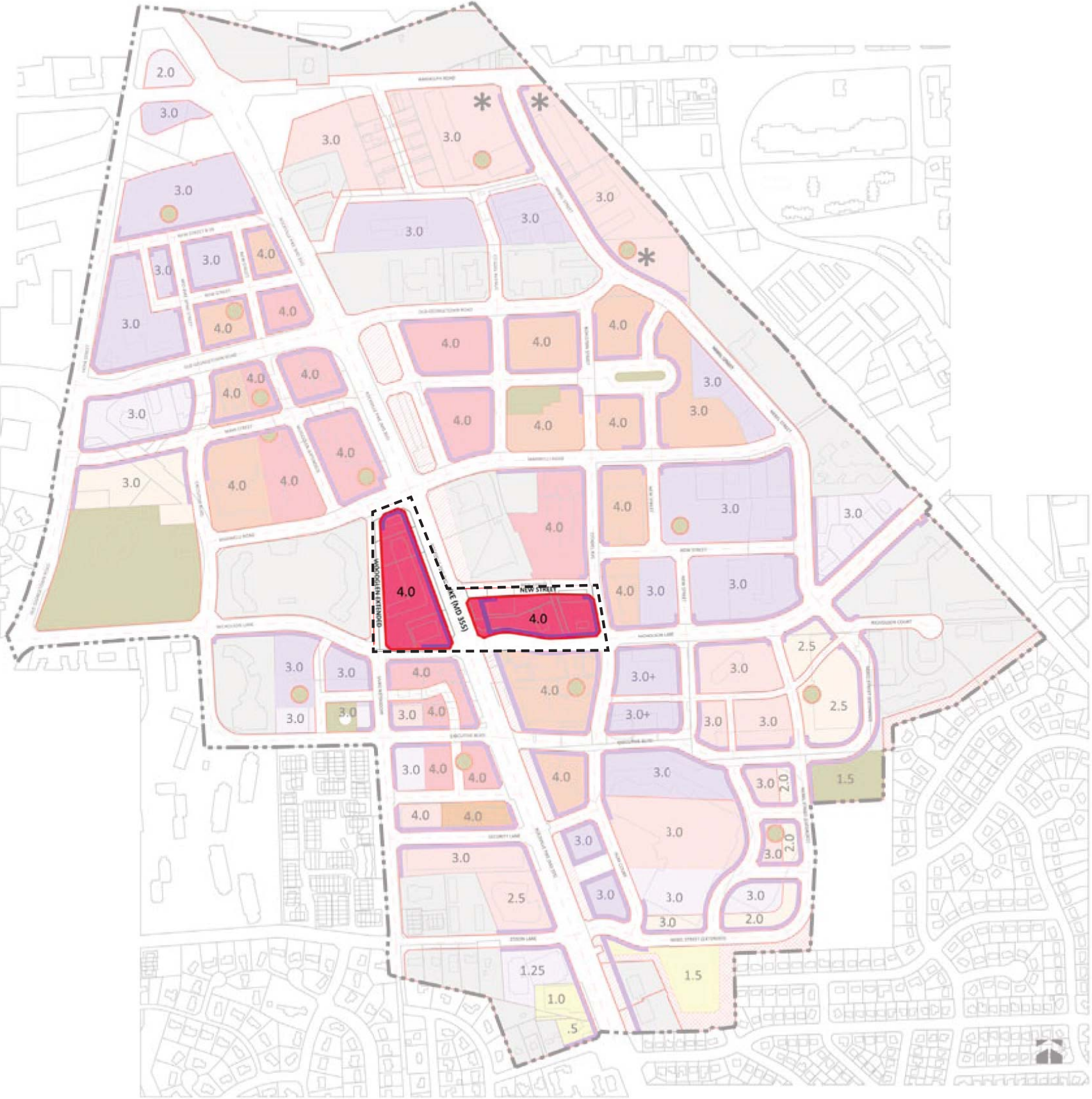
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SECTOR PLAN - CR-4 ZONE



ALLOWED

4.0 FAR

C - 3.5

R - 3.5

H - 300'

PROPOSED

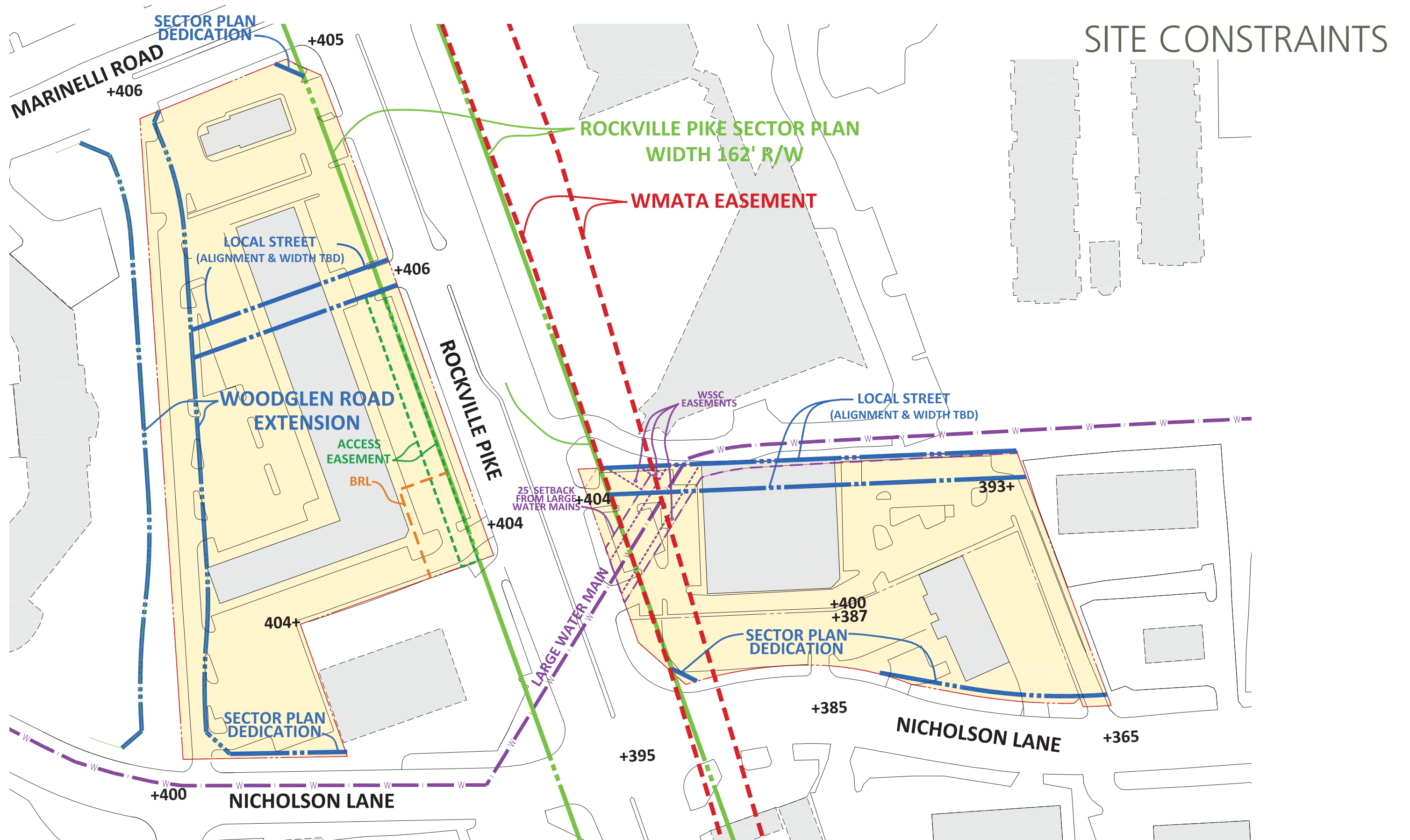
4.0 FAR

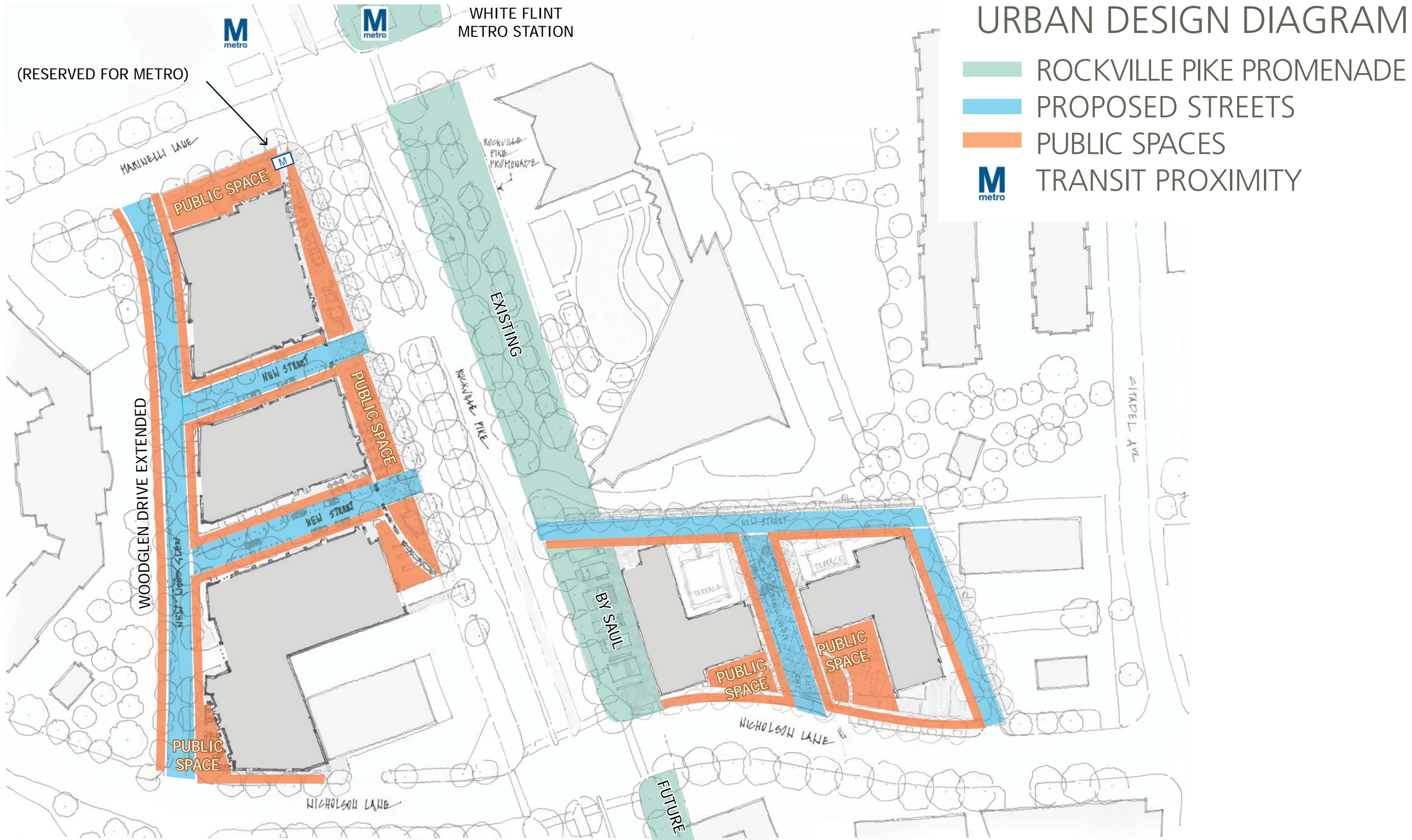
C - 0.5

R - 3.5

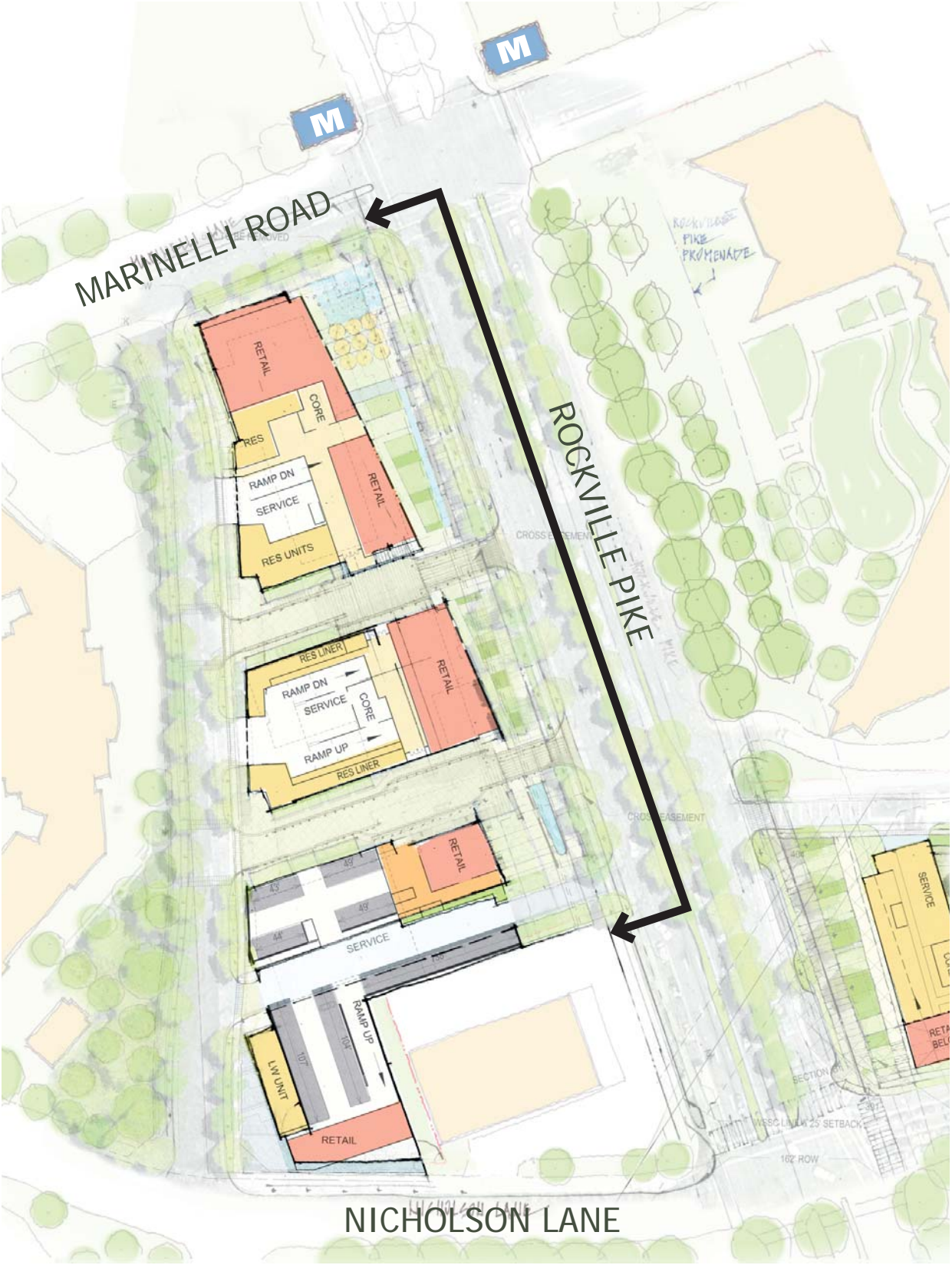
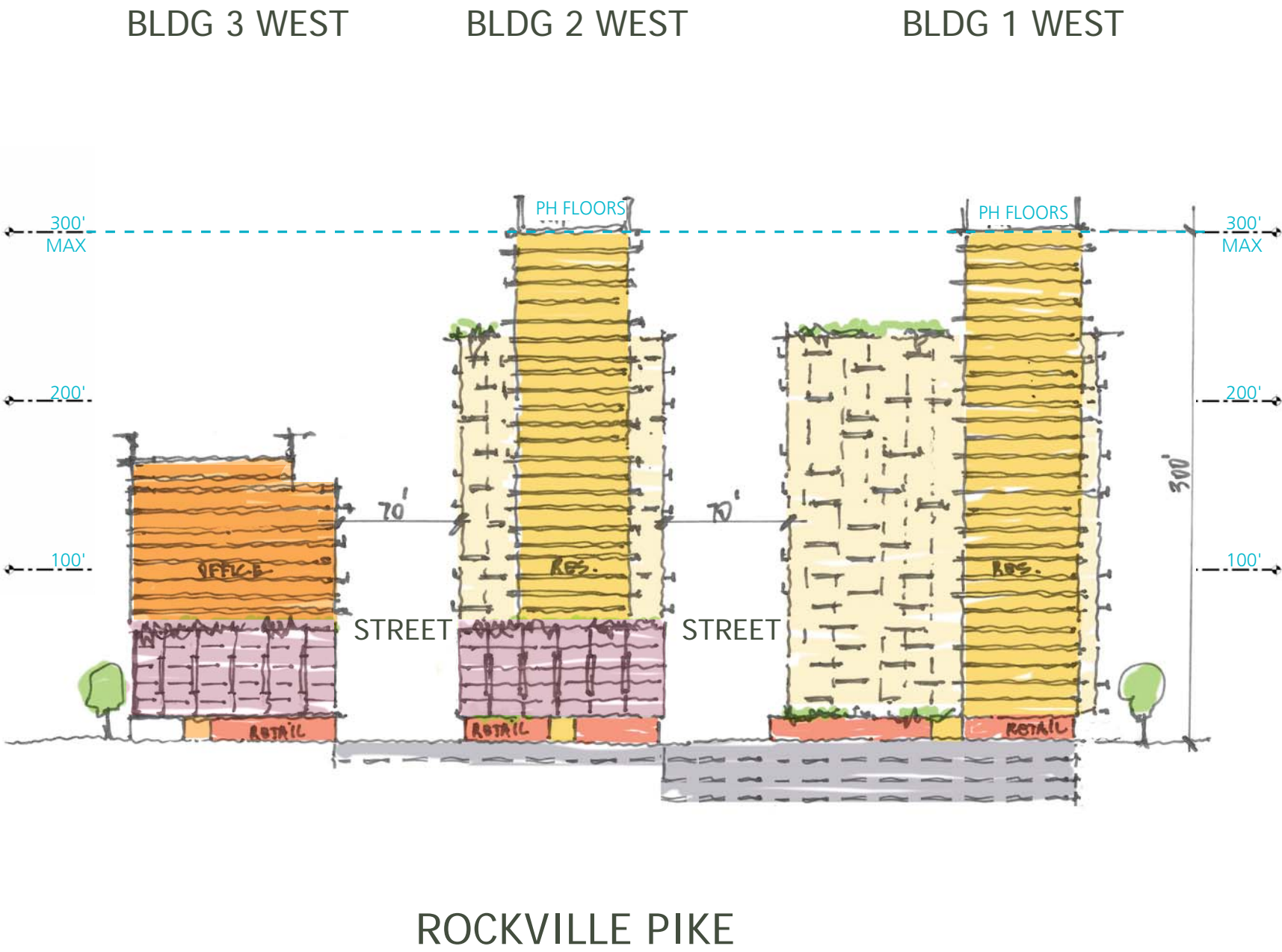
H - 300'

TOTAL PROGRAM FOR SAUL CENTERS - WHITE FLINT:	
1,436 K RESIDENTIAL	(3.5 FAR)
205 K COMMERCIAL	(0.5 FAR)
1,641 K TOTAL	(4.0 FAR)

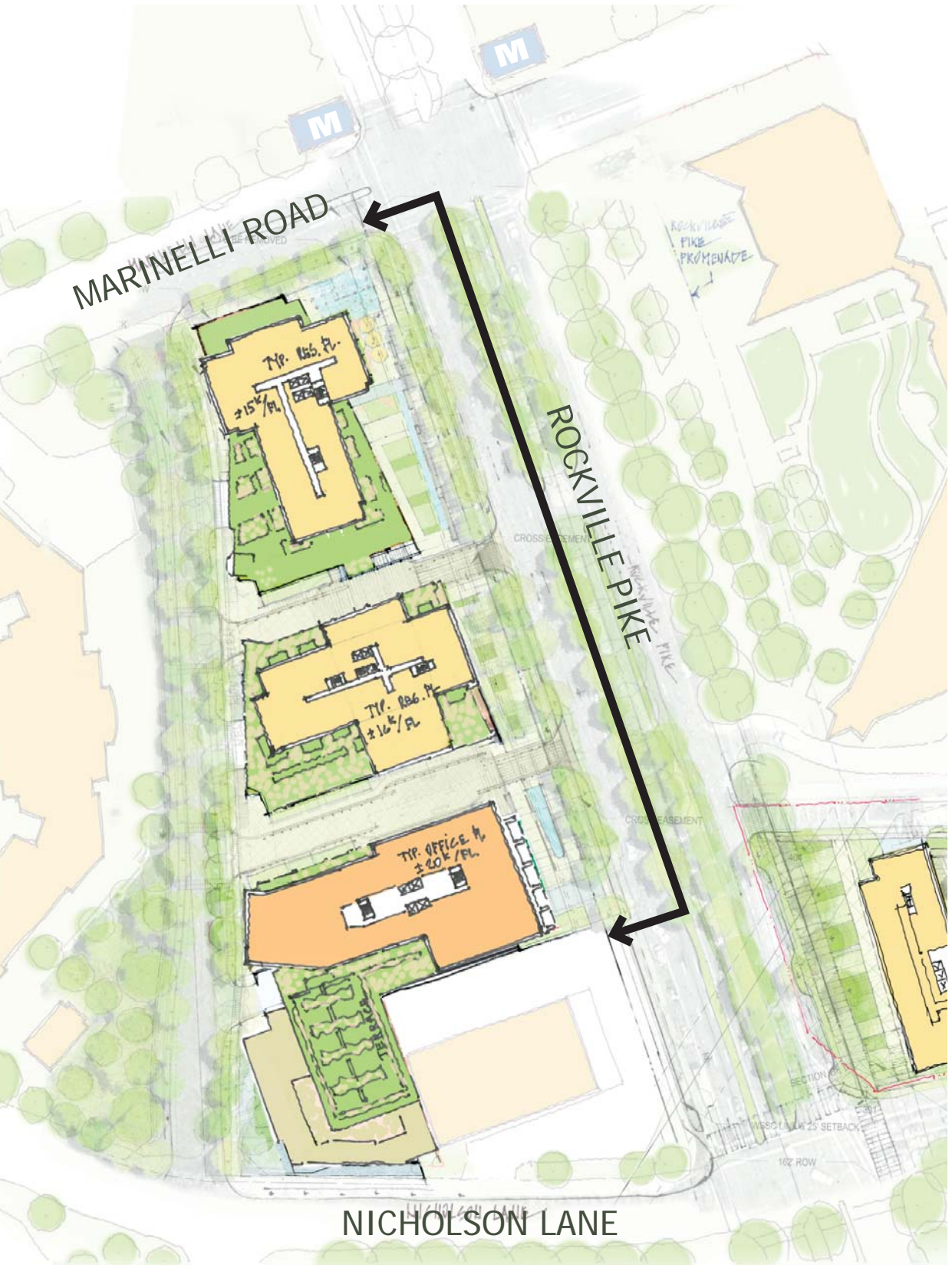
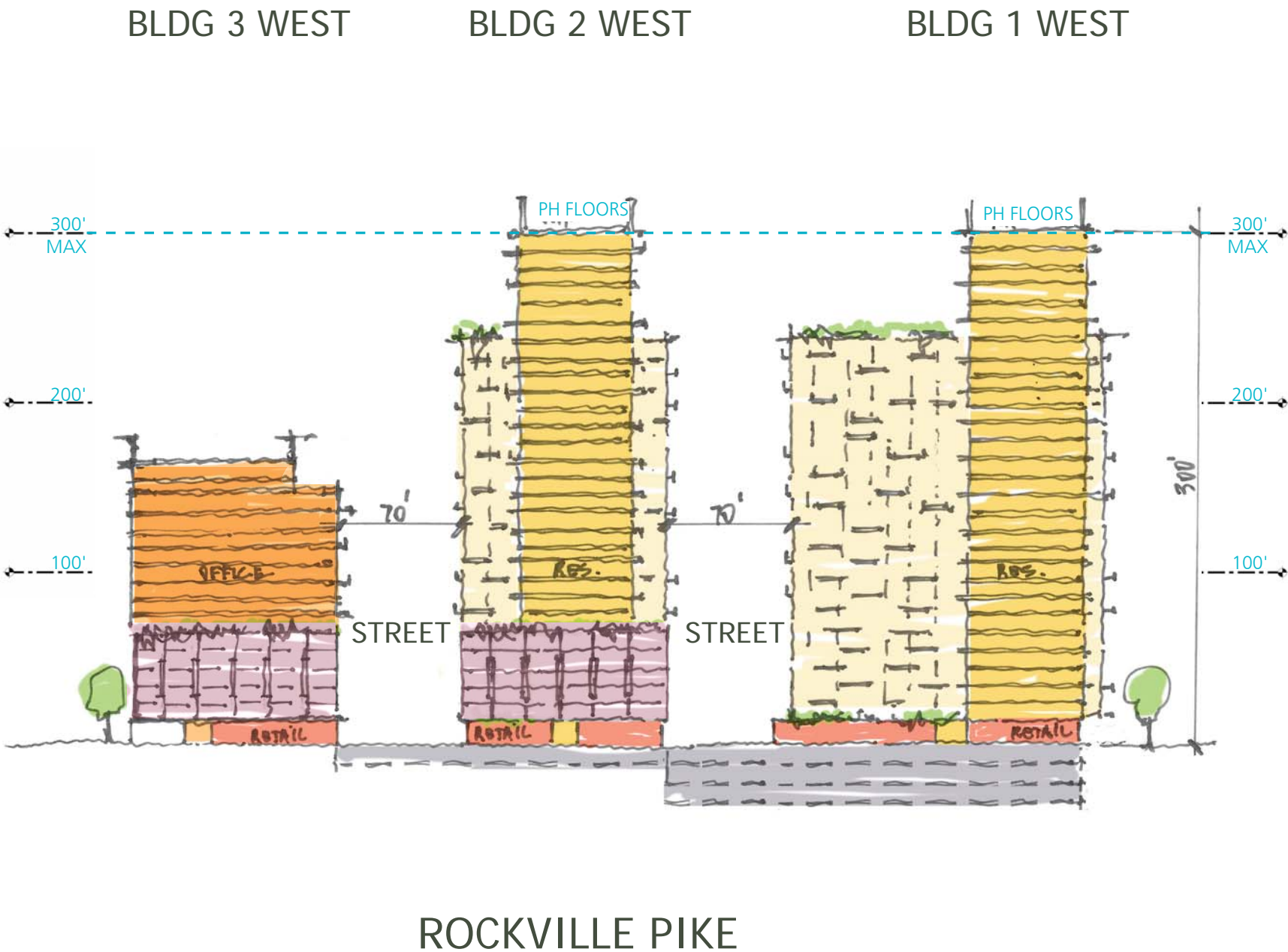




SAUL CENTERS WEST



SAUL CENTERS WEST



SAUL CENTERS EAST

BLDG 1 EAST

BLDG 2 EAST



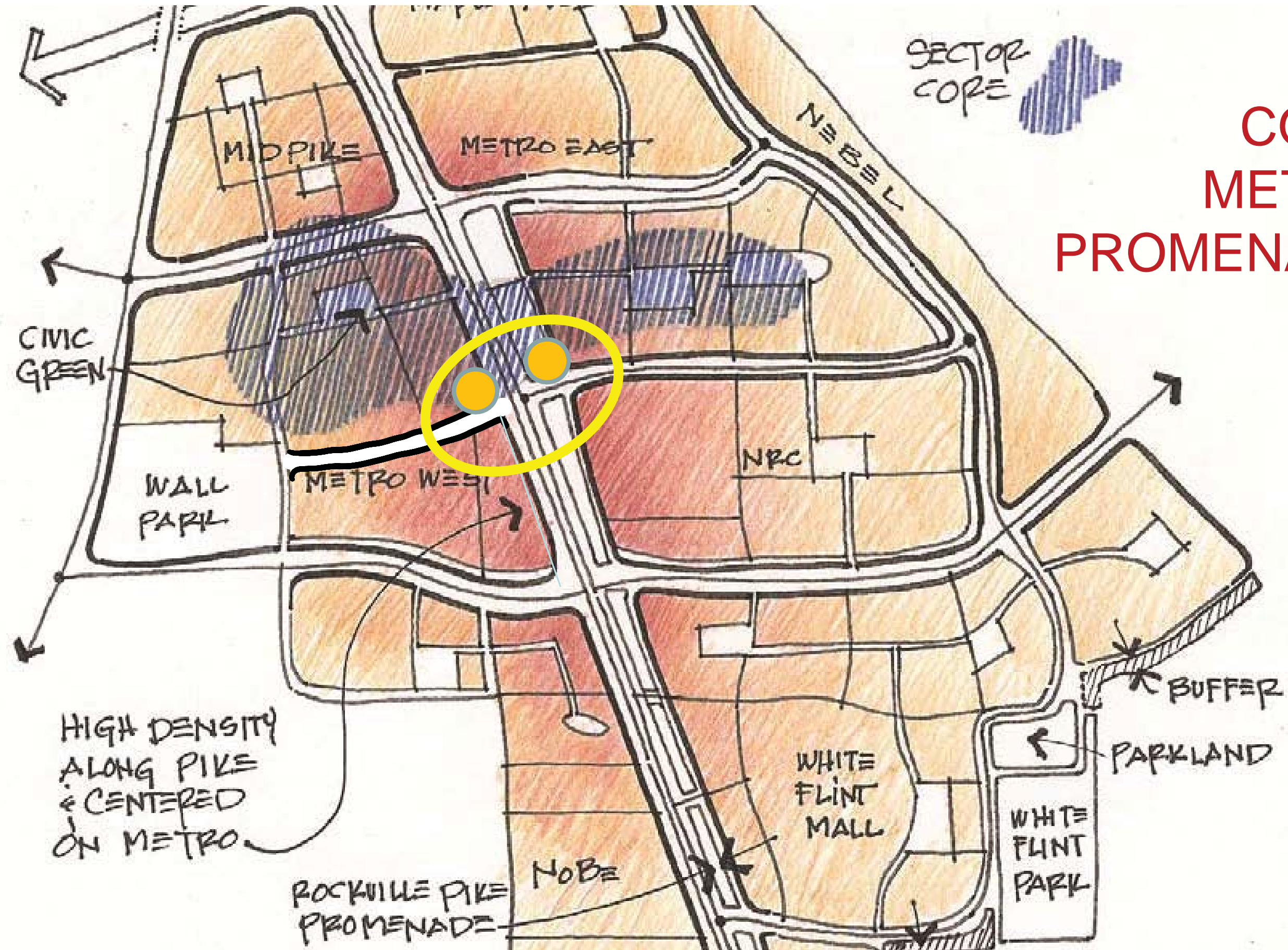
COMMUNITY FEEDBACK

1. THE BROADER CONTEXT
2. ACTIVATING THE GROUND PLANE
3. STREET CHARACTER
4. CONNECTING TO BIKEWAYS

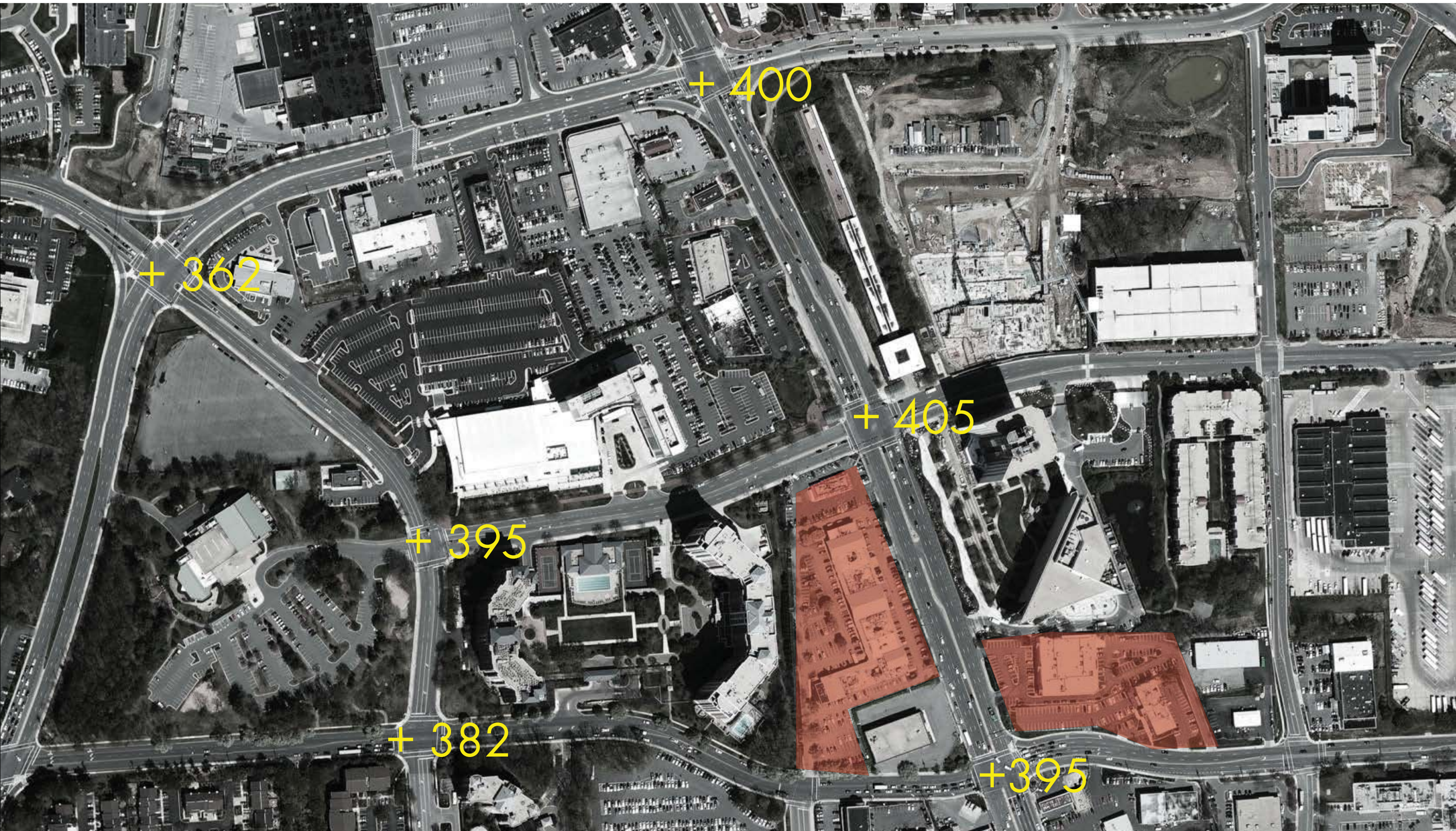
COMMUNITY FEEDBACK

1. THE BROADER CONTEXT
2. ACTIVATING THE GROUND PLANE
3. STREET CHARACTER
4. CONNECTING TO BIKEWAYS

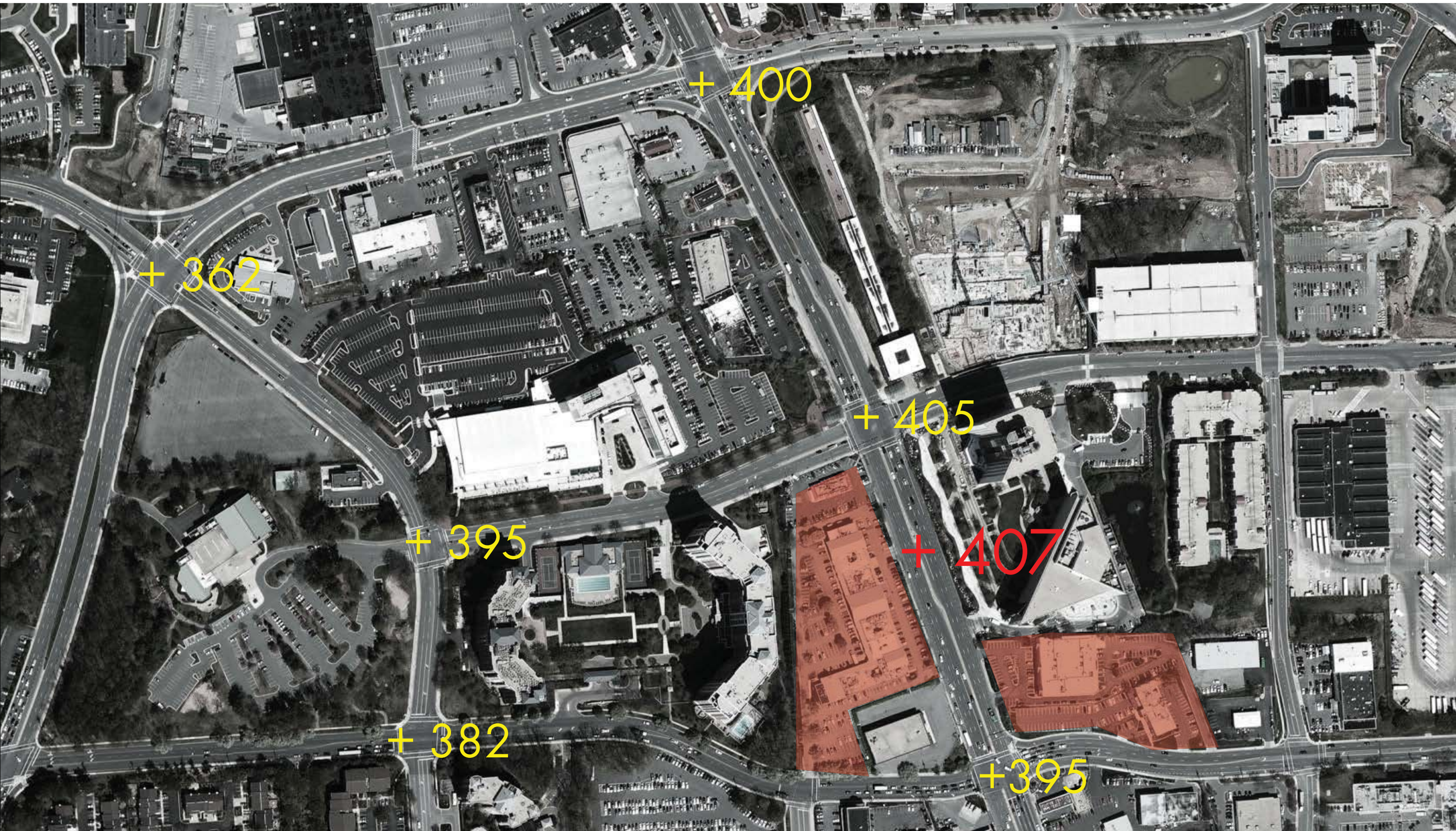
THE BROADER CONTEXT



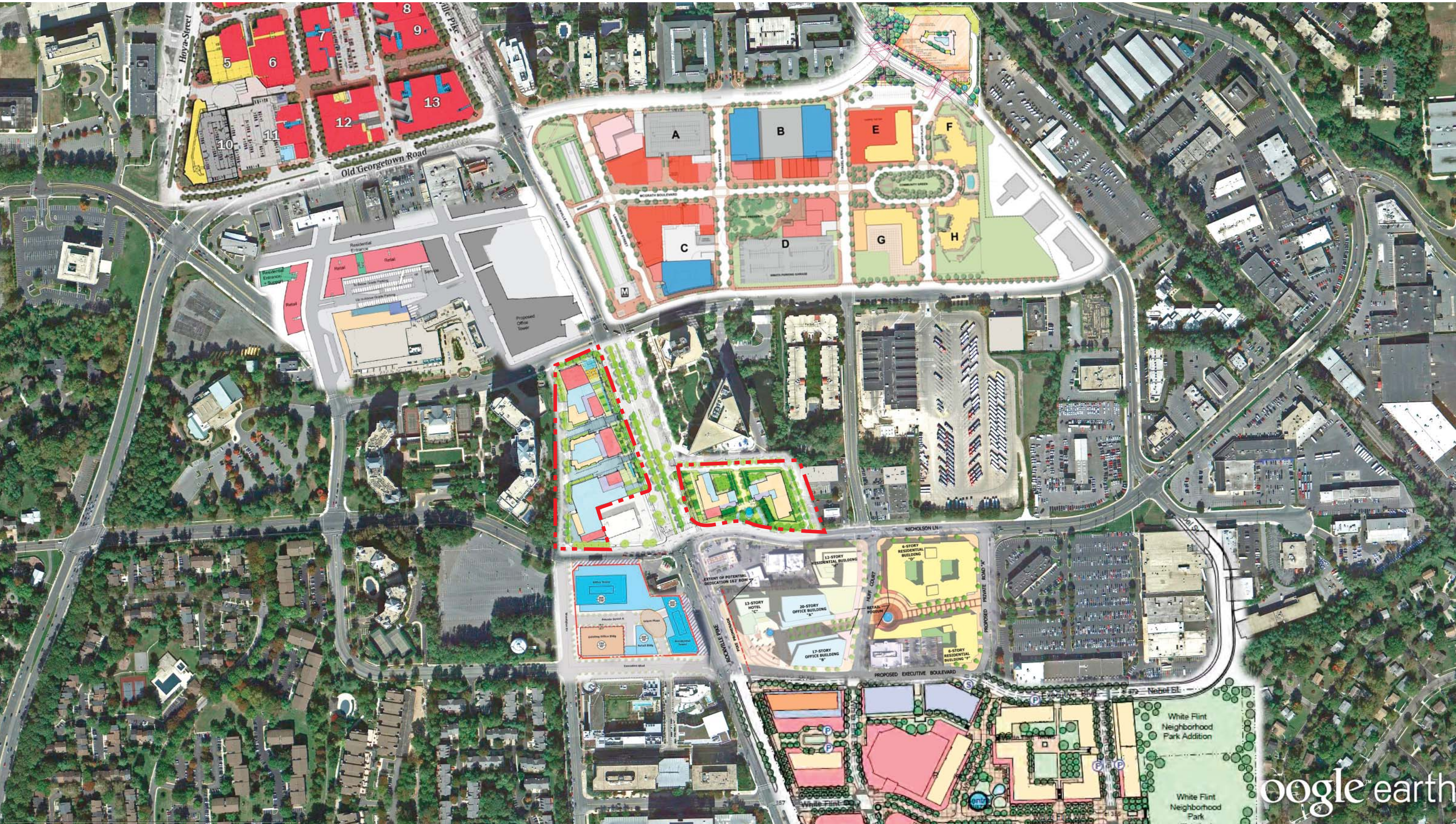
THE BROADER CONTEXT




THE BROADER CONTEXT



THE BROADER CONTEXT





ACTIVE
LIVELY
URBANE

RESIDENTIAL
RECREATIONAL
RELAXED

COMMUNITY FEEDBACK

1. THE BROADER CONTEXT

2. ACTIVATING THE GROUND PLANE

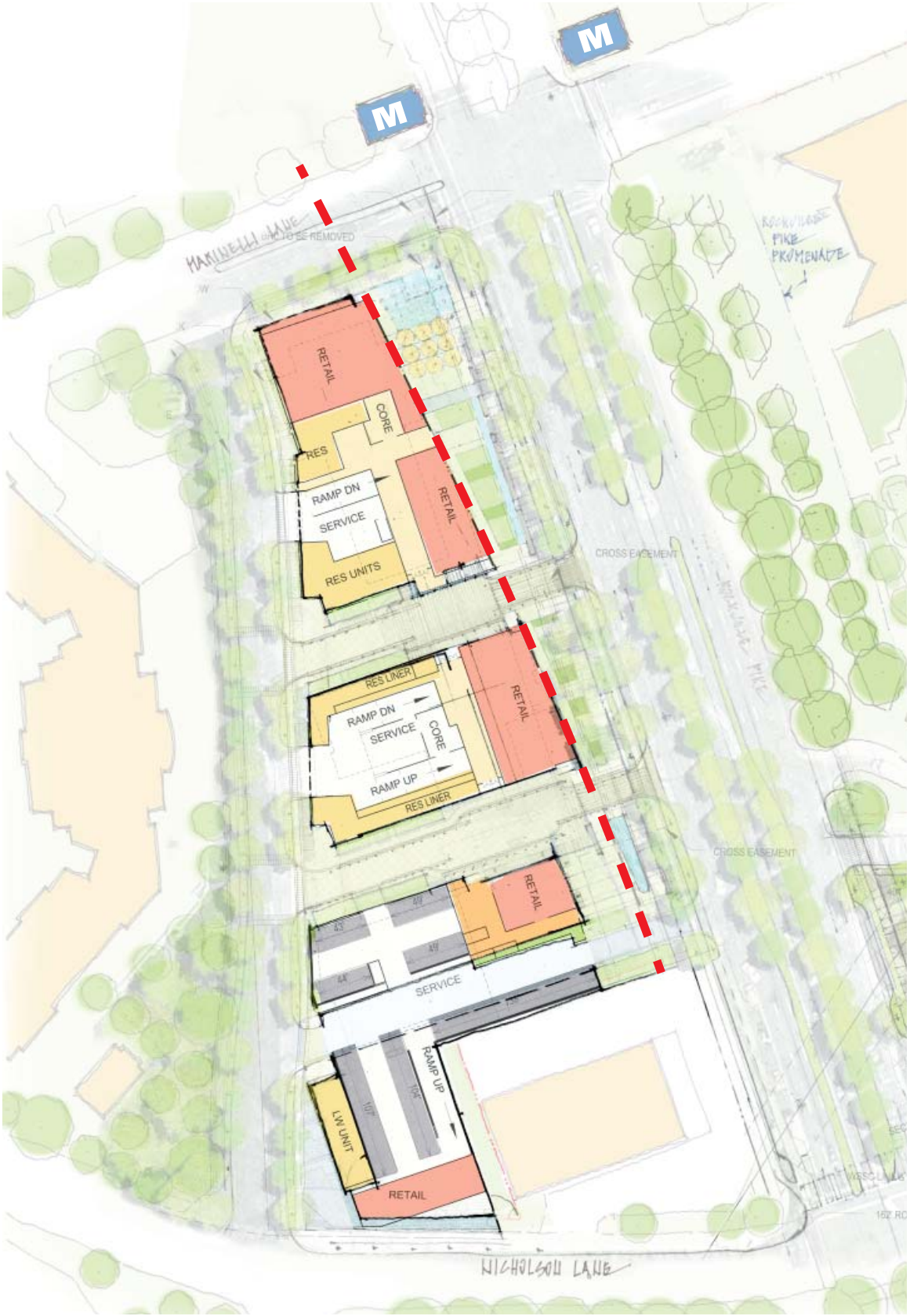
3. STREET CHARACTER

4. CONNECTING TO BIKEWAYS

ACTIVATING THE GROUND PLANE



INITIAL PLAN
CORNER RETAIL



REVISED PLAN
CONTINUOUS RETAIL

ACTIVATING THE GROUND PLANE



INITIAL PLAN
ROCKVILLE PIKE PUBLIC SPACE



REVISED PLAN
ROCKVILLE PIKE PUBLIC SPACE

ACTIVATING THE GROUND PLANE



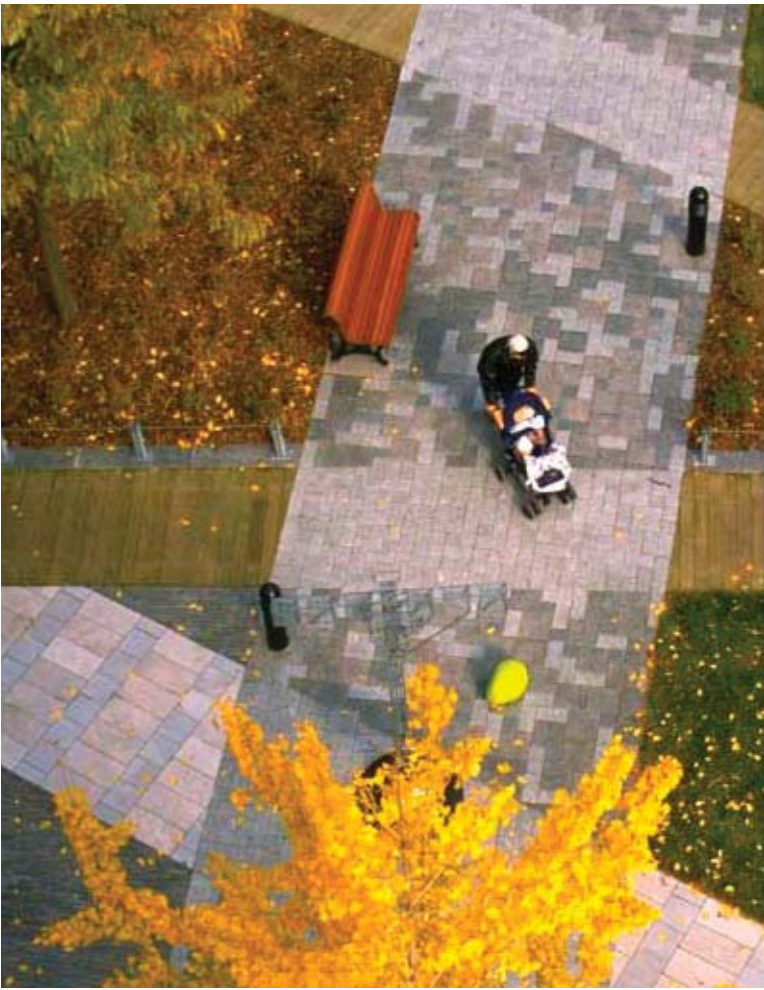
COMMUNITY FEEDBACK

1. THE BROADER CONTEXT
2. ACTIVATING THE GROUND PLANE
3. STREET CHARACTER
4. CONNECTING TO BIKEWAYS

STREET CHARACTER



STREET CHARACTER





STREET CHARACTER



ROCKVILLE PIKE PROMENADE

STREET CHARACTER



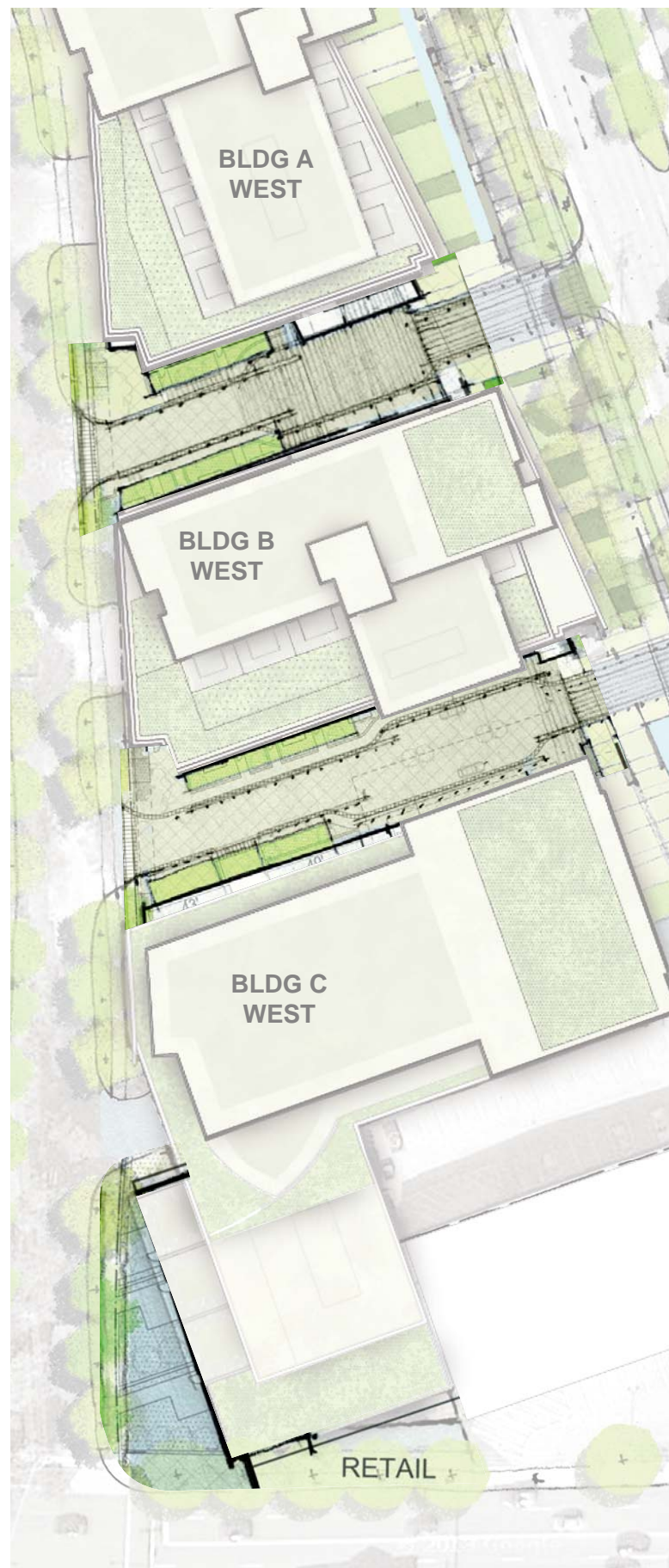
WEST SIDE VIEW



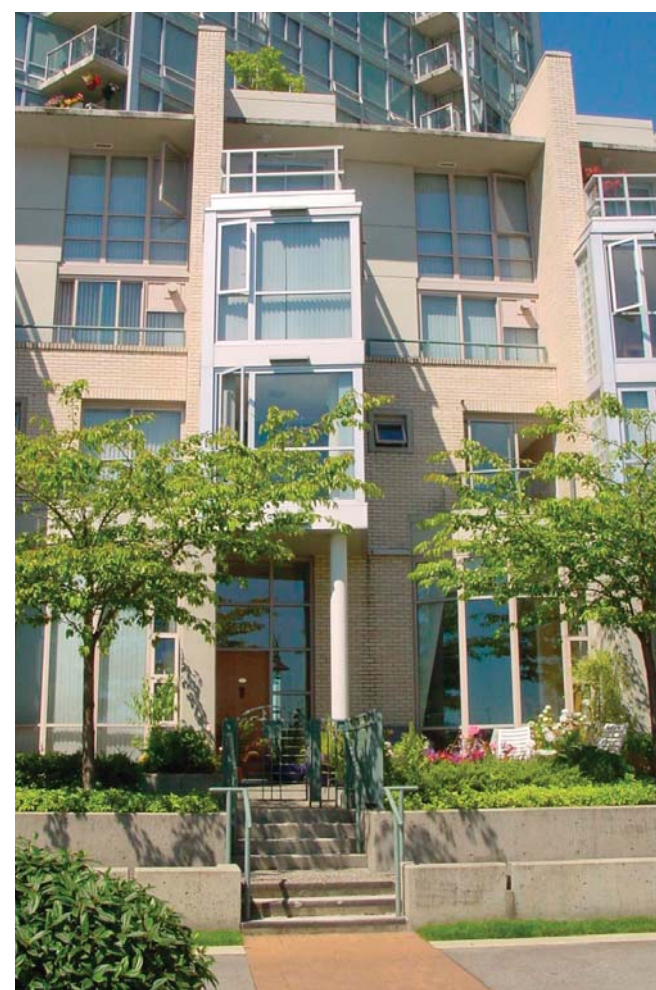
STREET CHARACTER



WOODGLEN



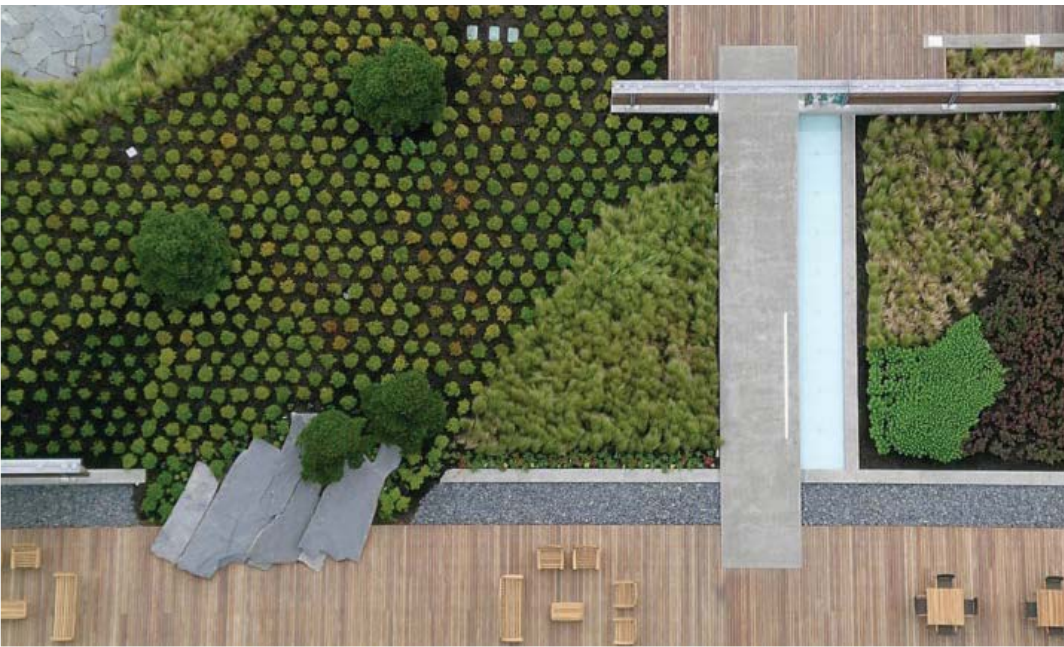
STREET CHARACTER



MID-BLOCK STREETS



STREET CHARACTER



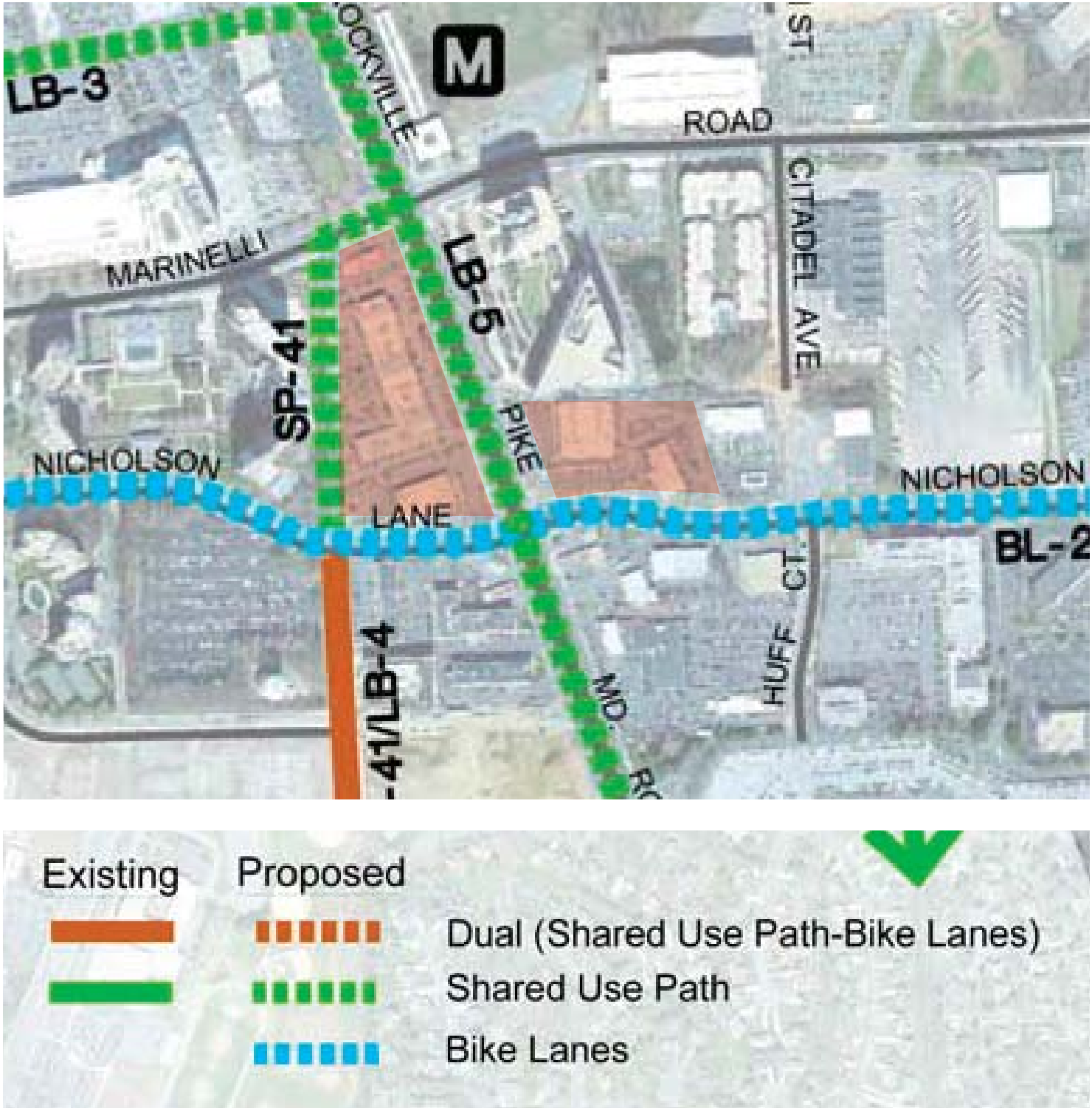
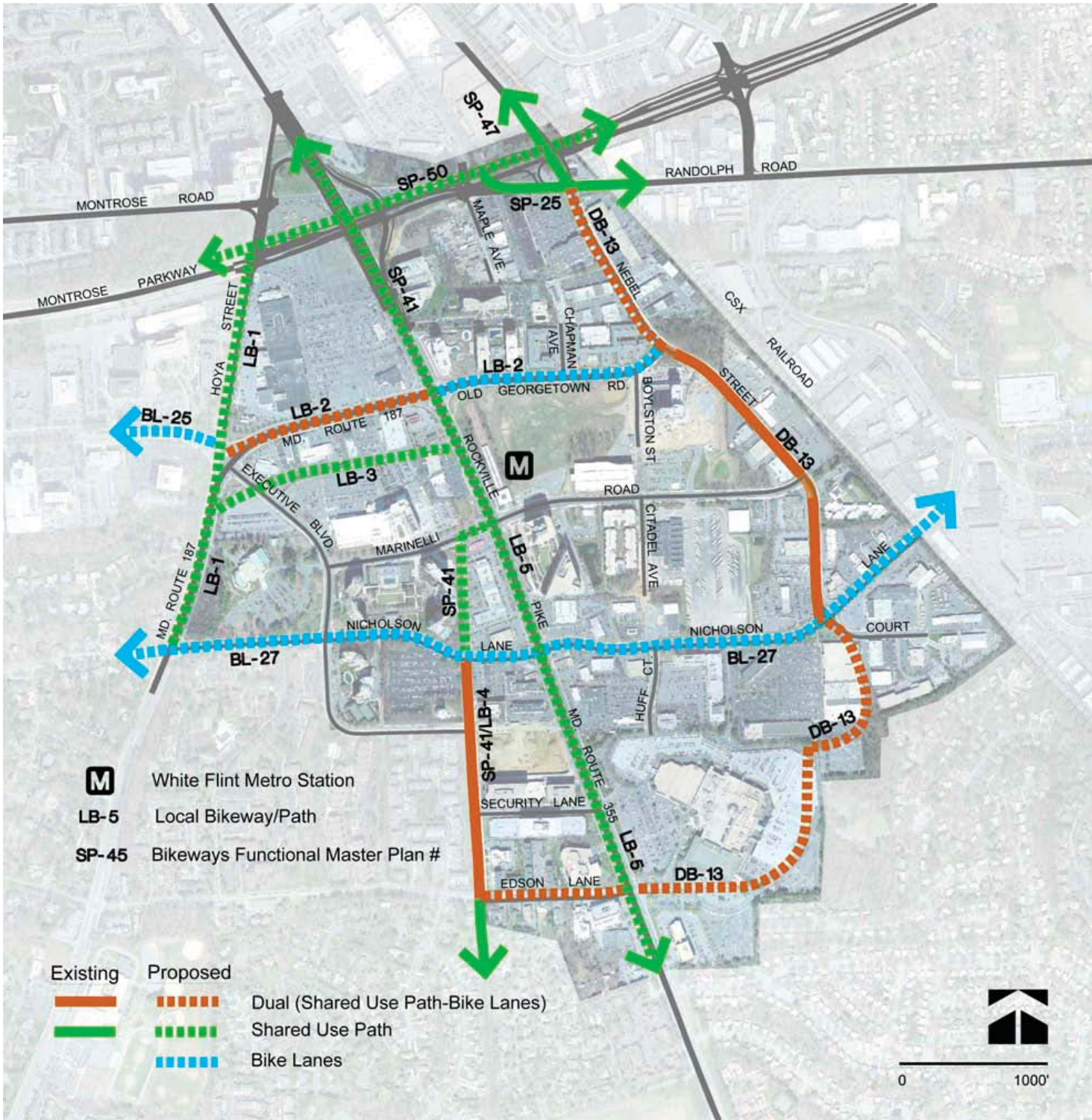
EAST SITE

COMMUNITY FEEDBACK

1. THE BROADER CONTEXT
2. ACTIVATING THE GROUND PLANE
3. STREET CHARACTER
4. CONNECTING TO BIKEWAYS

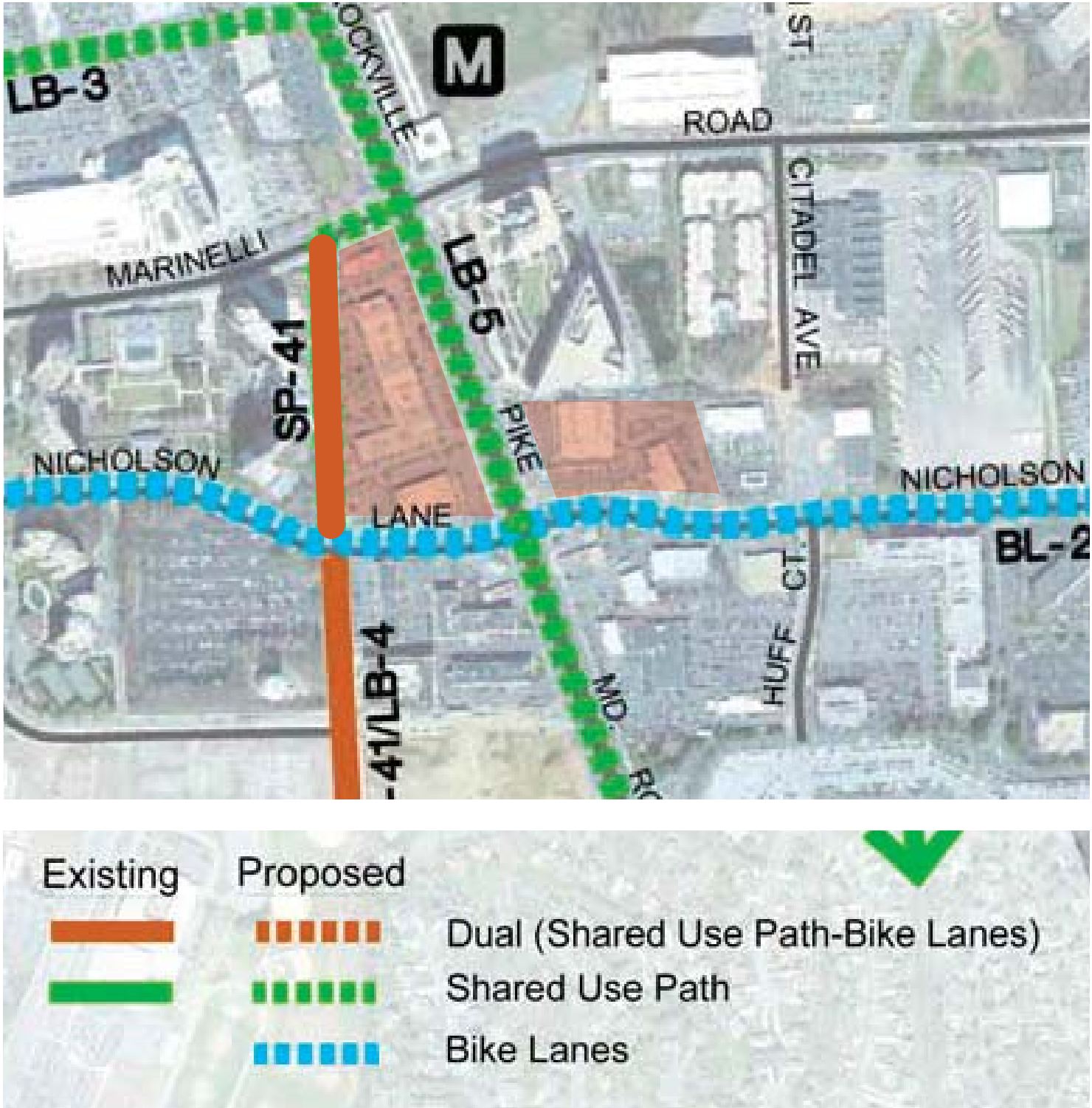
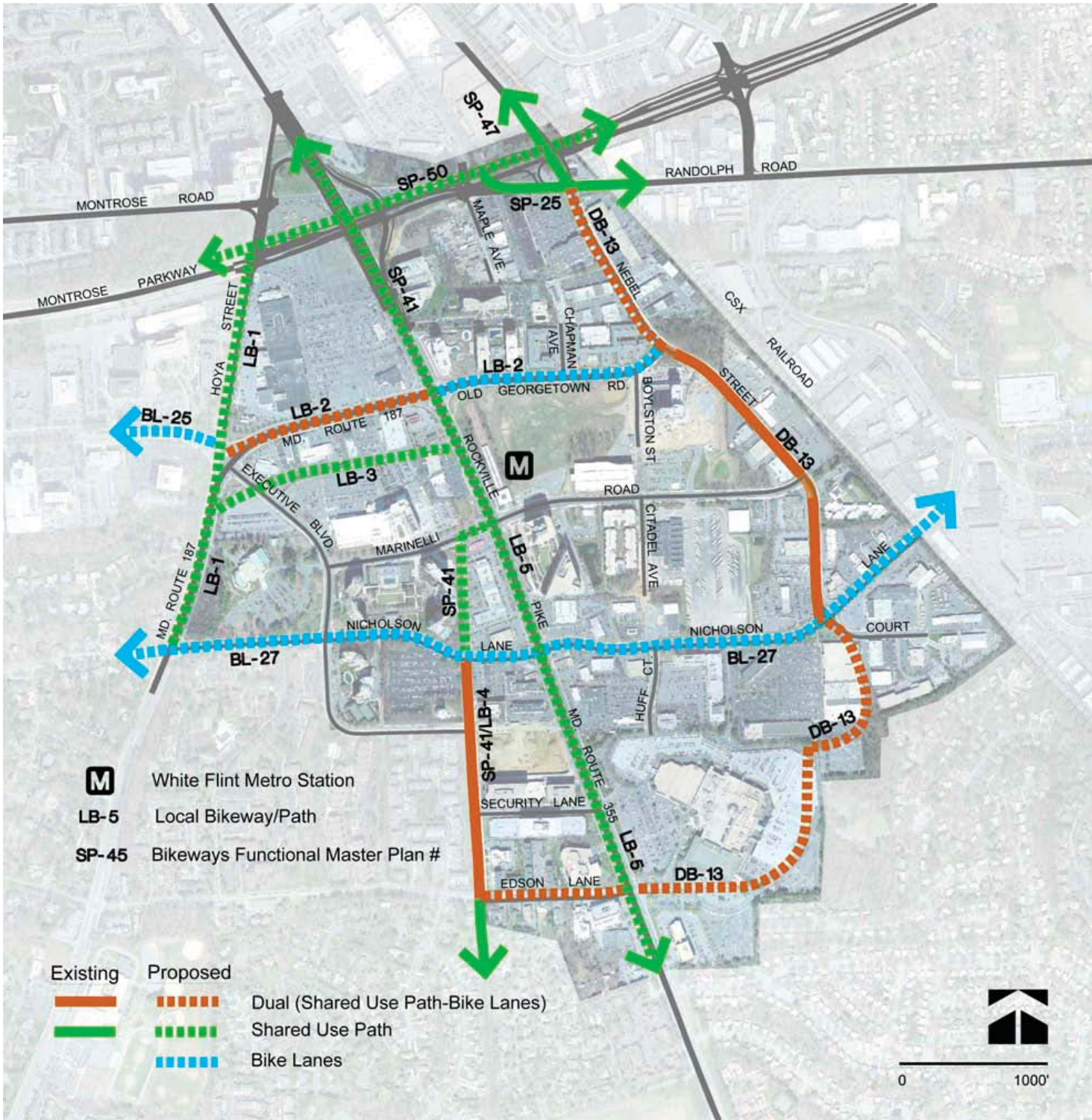
CONNECTING TO BIKEWAYS

Map 47: Existing and Proposed Bikeways

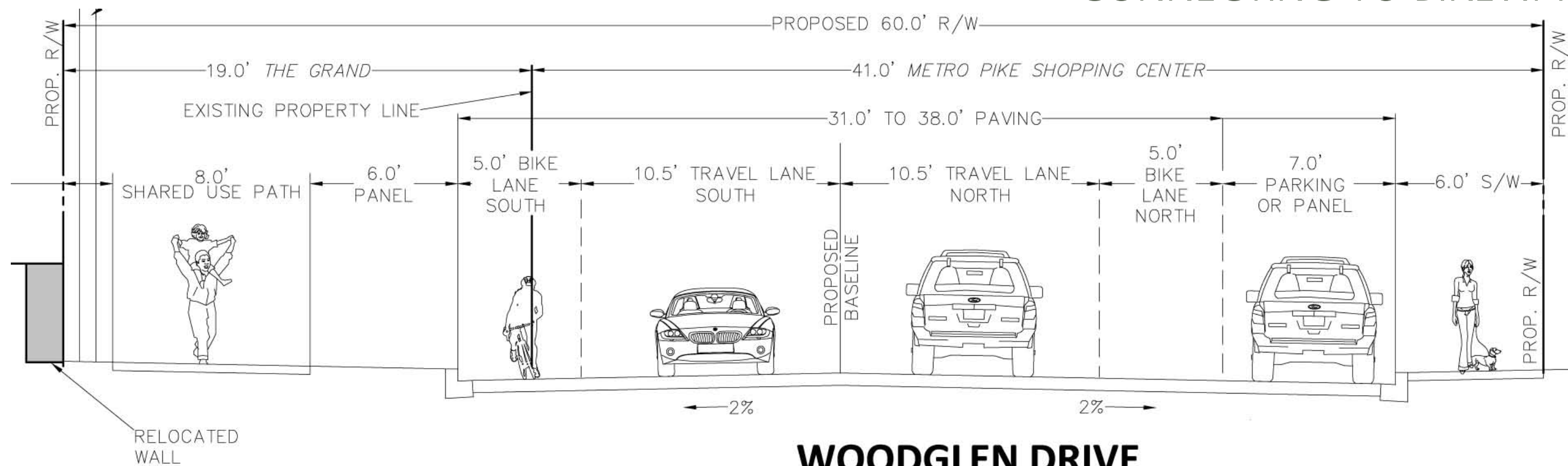


CONNECTING TO BIKEWAYS

Map 47: Existing and Proposed Bikeways



CONNECTING TO BIKEWAYS



WOODGLEN DRIVE

TYPICAL SECTION A

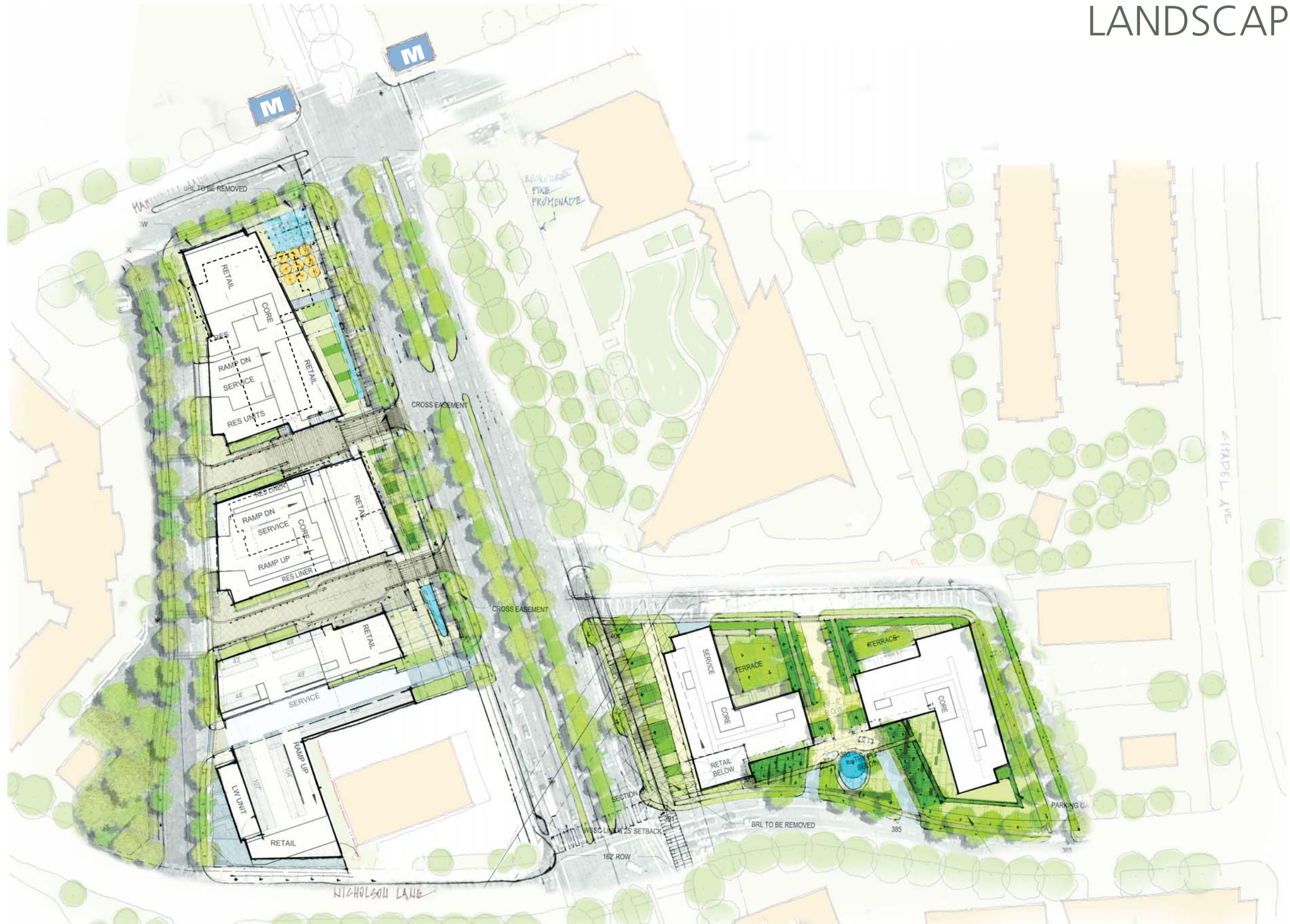
SCALE 1"=10'



GROUND LEVEL PLAN



LANDSCAPE PLAN



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SAUL CENTERS
TORTI GALLAS AND PARTNERS

SAUL CENTERS AT WHITE FLINT



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AERIAL VIEW



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