Sterling Community Presentation

B.F. Saul Company’s Proposed Guilford Station Development
Property Context
Property Overview

- 33 acres
- Corner of Rt. 28 and Church Rd
- Owned by B.F. Saul Company for 32 years
- Current Buildings: abandoned building and scuba store
- Not owned by B.F. Saul: Ruritan Club, IMI Furniture
Limiting Factors

- Access
- Infrastructure Costs
- Office Market
- Retail Market
Current Zoning Overview

- Split Zoned Property
- 17 acres is C1 (1972)
  - Commercial
- 15.5 acres is PDGI (1972)
  - Office/Data Center
- 1 acre is PDIP (1993)
  - Industrial
B.F. Saul Company’s Interim Plan

[Diagram of a planned development area with labeled sections and road networks.]

[Diagram text is not visible in the image provided.]
Community Feature
Community Feature
Q&A