



## Potomac Crest

### Client

Basheer and Edgemoore

### Location

Woodbridge, VA

### Use

Townhouses and Back-to-Backs

### Facts

- Density - 11.8 DU/AC
- Unit Plan Sizes - 1,310-2,100 SF
- Number of Units - 76 DU
- Site Area - 6.4 AC



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Creating “viable and market accepted designs” was the challenge in repositioning the Potomac Crest community. Market conditions forced the builder to look for new ideas that would replace costly, oversized 2 over 2 designs with smart, cost sensitive products while maintaining high unit density. The solution was a hybrid of 16’ and 18’ townhomes framed by back to back end units. This unique concept provided two distinct alternatives to help attract buyers. The range of 1,310 to 2,100 square foot units hit the market’s sweet spot. The revised land plan, with a smaller, shallower footprint creates an attractive streetscape and larger rear yards for outdoor living.



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