

**Potomac Yard
 Planning Commission Work Session
 November 5, 2009**

Fact Sheet

Address:	3601 Jefferson Davis Hwy - Route 1 and 3601 Potomac Avenue
Site Area:	69.07 acres
Property Owner:	RREEF
Existing Zoning:	CDD#10 Potomac Yard/Potomac Greens
Existing Permitted Density:	600,000 sq. ft.
Existing Development:	590,000 sq. ft. Retail Shopping Center
Proposed FAR:	Approximately 2.5 FAR
Proposed Development:	Approximately 7.5 million sq. ft.
Proposed Neighborhoods/Primary Use:	Metro Neighborhood: Office/Retail Market Neighborhood: Retail/Residential Gateway Neighborhood: Residential
Proposed Open Space:	Landbay K: +/- 3.75 acres Metro Square: +/- 0.75 acres Retail Commons: +/- 1.0 acres Crescent Park: +/- 3.0 acres