

## Potomac Shores



Our client, SunCal, an experienced developer of master-planned and mixed-use communities, sought to obtain entitlements for Potomac Shores, one of the larger mixed-use developments in Northern Virginia.

SunCal sought our firm's expertise in the entitlement process and knowledge of Prince William County's zoning practices.

Walsh Colucci partners Mike Lubeley and Pete Dolan, along with Land Use Planner Susan Flanigan, worked hand-in-hand with Sun Cal and their development team on all aspects of this project, which resulted in a well-planned development that the stakeholders, County Staff, Planning Commission and Board of Supervisors supported.

The efforts of the Walsh Colucci team assisted SunCal in fulfilling their vision for Potomac Shores: an approximately 1,885 acre resort destination with up to 3,987 homes and 3.7 million square feet of commercial space, including a resort hotel, town center, marina, 18-hole Jack Nicklaus Signature Golf Course, a Virginia Railway Express station and a substantive public and private amenity package. Highlights of the project include maintaining 45% of the site as natural open space, transportation solutions, 10 miles of natural trails and a section of the Potomac Heritage National Scenic Trail as part of the overall pedestrian network, elementary and middle school sites and approximately 55 acres for recreational fields, including two lighted artificial turf fields.

