

Watkins Mill Town Center

Gaithersburg, Maryland

Client: BP Realty Investments, Inc., and Classic Group LLC.

Project Profile

Site Area: Approx. 125 Acres

Description: Approx. 1100 units residential, 1.2 million square feet office/retail

Status: Phase 1 is under construction

Design Services:

Charrette, Town Planning, Zoning, Urban Design/ Landscape Architecture, Development Entitlements, Site Engineering, Natural Resource Management, Surveying

This transit-oriented mixed use community boasts a wide range of unit types from cottages to condominiums, complimented by a walkable Urban Core consisting of higher density office and residential uses as well as a mix of retail and commercial uses and a hotel. Planned with a neo-traditional residential component, the land plan builds on its adjacency to

an existing MARC station, future Watkins Mill Road Interchange at I-270 and the long envisioned Corridor Cities Transitway Station. The working goal has been to create an environment where one can “live, work learn and play.” Rodgers Consulting Inc. played the role of lead consultant for interface with the City of Gaithersburg, mounting a charrette, facilitating zoning actions and developing site plans through construction. All final engineering was also in the hands of Rodgers, who were also instrumental in partnering with the Humane Society of the United States to develop and implement a Wildlife Management Plan to minimize impacts to wildlife during the construction process.



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