

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.



3/10

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Knowledge • Creativity • Enduring Values