

# *CITY OF GAITHERSBURG*

## *Evolution of RIO*



April 26, 2024

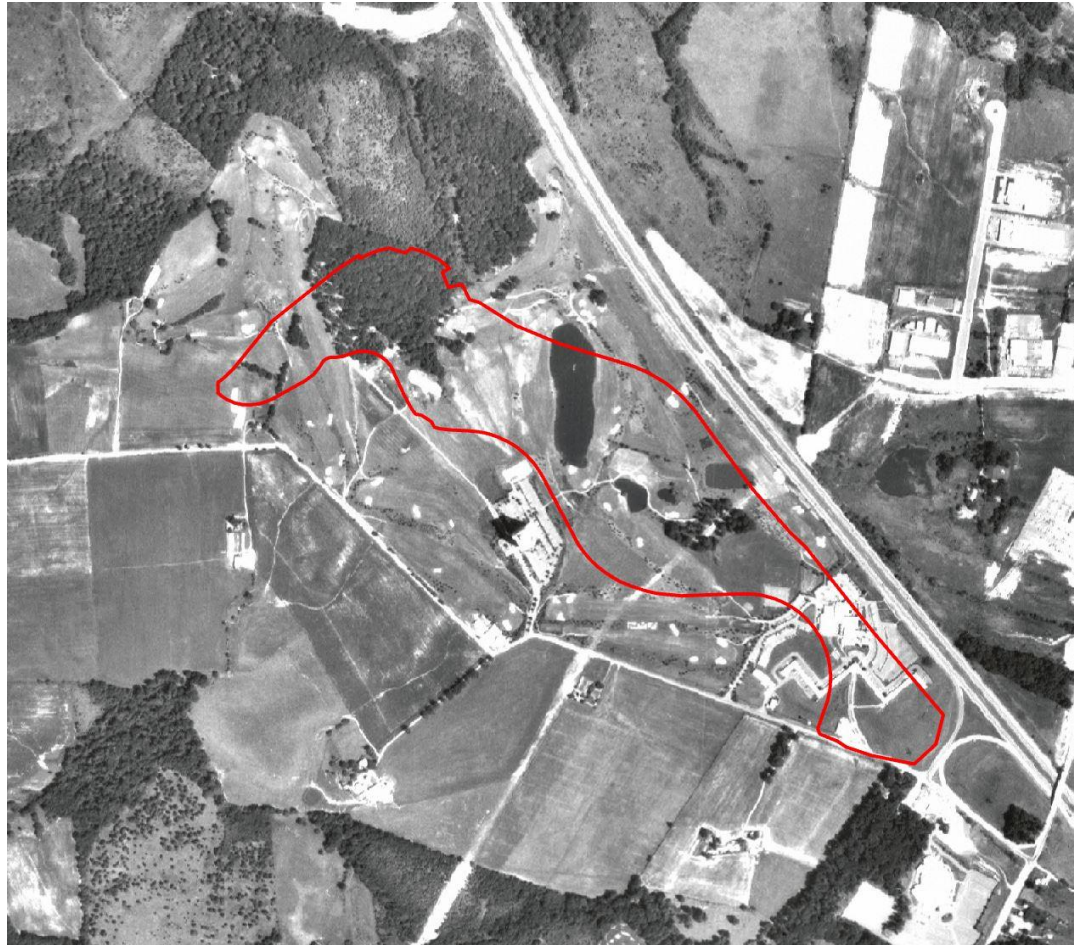
# 1951 Aerial

2



# 1970 Aerial

3



# Annexation

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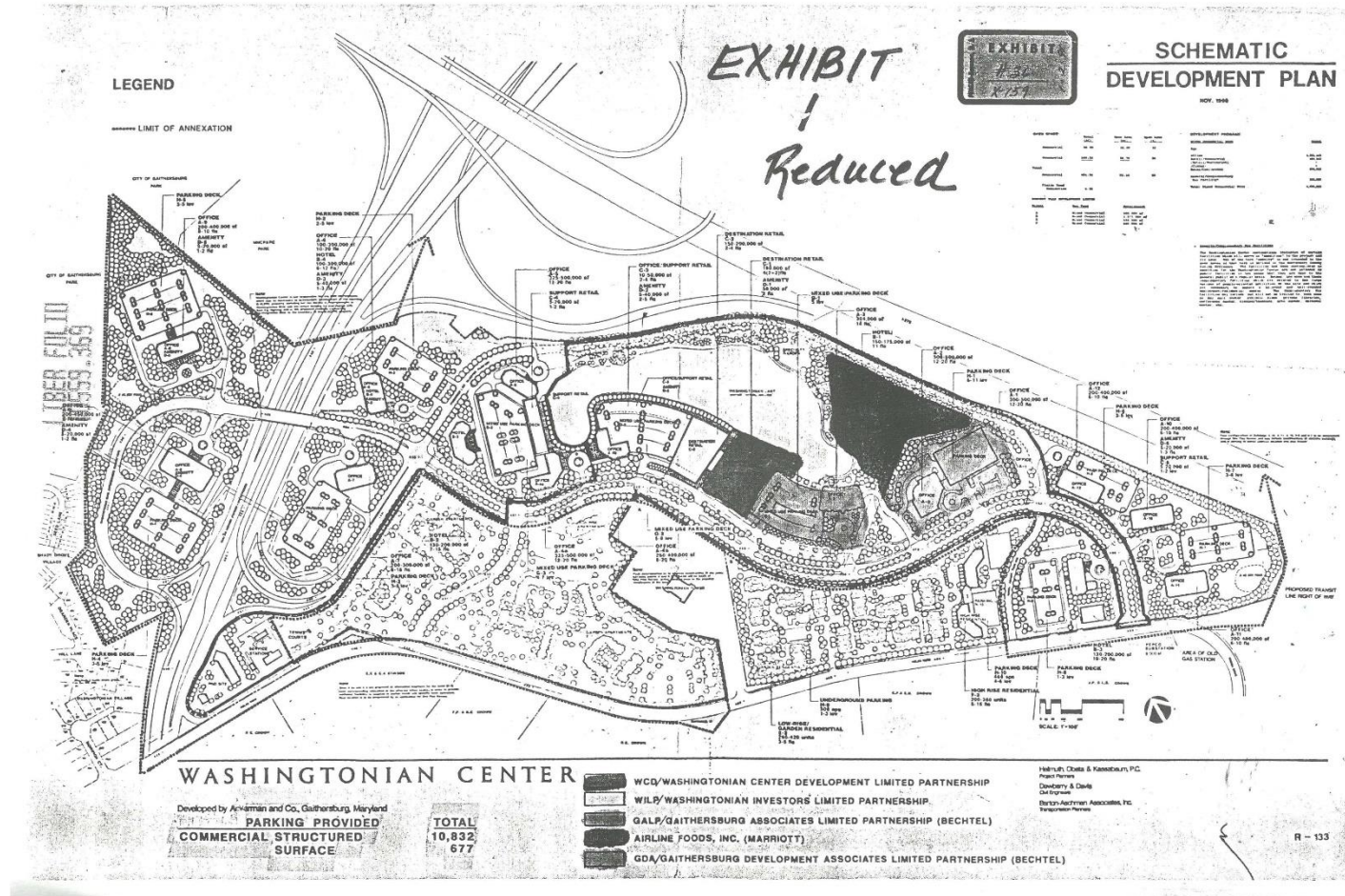
- July 1991
- Approximately 142 acres
- Ackerman, Bechtel, Marriott, Chevron
- MXD Zoning
- 4,525,000 sf of development approved 1985

# 1995 Aerial

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# County Approved Plan



# Development History

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- Original Arquitectonica Building opened 1982
- City Annexation 1991
- Ackerman Sold to Hazel Peterson
- Big Box Proposal 1996
- First Main Street 1997
- Main Street Extended 2004
- \$30 million Renovation 2020
- Multi-Family Residential Expansion Now Under Consideration

# Original Arquitectonica Building

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# Historic Memo

TO: Planning Commission

FROM: Glenn Mlaker, Planner

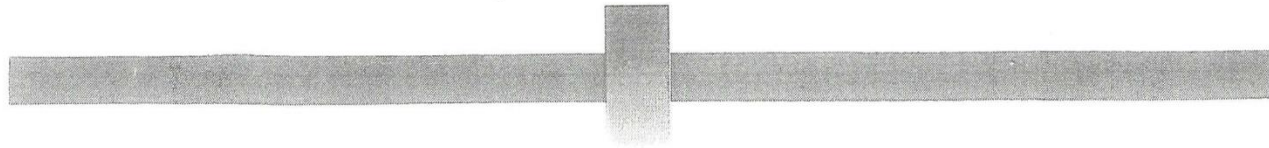
DATE: February 27, 1997

SUBJECT: Staff recommendation for SDP-W2  
Washingtonian Center - Retail  
Amendment to Schematic Development Plan

## Background

Schematic Development Plan W-2 the Washingtonian Center - Retail is before the Planning Commission for a recommendation to the Mayor and City Council. This SDP consists of 22.98 acres and is located on Parcel H Block C between Interstate 270, Sam Eig Highway, and Washingtonian Boulevard. The application is for the construction of 368,000 square feet of retail, and restaurant space. One SDP was originally submitted by the Hazel/Peterson Company in July of 1996. This original plan showed a series of big box retailers sited on the vacant lot with acres of parking surrounding the buildings. Planning staff advised H/P Companies that this type of development would be inappropriate for the Washingtonian Center and the MXD zone. The H/P Company withdrew the submission and obtained RTKL, an architectural firm from Baltimore to devise a new innovative concept for the site. Plans were resubmitted in December of that same year. The new plans have been reworked so that building front along a “main street” with parking to the

# Shopping Center Business – March 2001

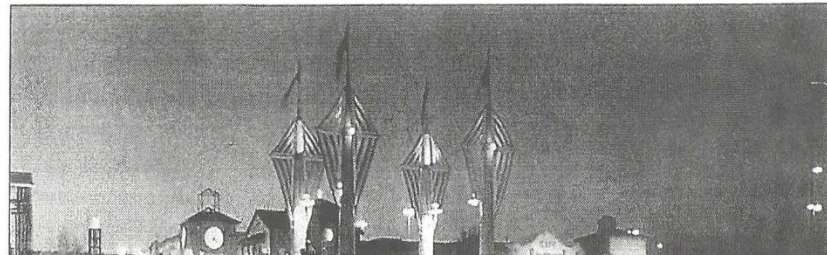


## Big Moves On Main Street

Washingtonian Center in Gaithersburg, Maryland, shows how a community can have big boxes and a Main Street.

*Jim Leonard*

The Main Street retail development trend continues to evolve at a rapid pace in the United States. From Reston Town Center to the newly completed City Place in West Palm Beach, this project type is extremely diverse in its mix of tenants and site locations. Until recently, how-



# First Main Street



# First Main Street

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# First Main Street

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## Filling a gap between Rio, Washingtonian Center

### Entertainment complex expansion to begin in the fall

by **JoAnn Grbach**  
Staff Writer

Construction of a seven-story garage at Washingtonian Center Waterfront should begin this fall after developers received the go ahead last week from Gaithersburg planners.

The 775-space parking garage with 6,900 square feet of retail on the first level is the first phase of what will eventually become the newest addition to the entertainment complex.

"We envision this as an extension of what's there," said Mark DePoe, city planner. "We really are trying to draw the entire streetscape and urbanism of Washingtonian Center into this portion."

Peterson Companies LLC will ultimately build a \$72 million project that, in addition to the garage, includes a nine-story Courtyard by Marriott hotel with 5,600 square feet of retail on the first floor and three restaurants on 5.3 acres located near the lake at Rio. There is also a 21-story residential tower with the first

three floors designated to retail planned for the site.

The entire project will be located where the current surface parking lot exists between the lake and the movie theaters. The aim is to create a seamless swath of entertainment from the footbridge to the movie theaters.

"It always strikes me as filling in the last pieces of the jigsaw puzzle," said Planning Commissioner Leonard Levy about the Washingtonian/Rio complex.

Because 141 parking spaces will be lost during construction, city planners want developers to build the garage first. During construction, Peterson Companies will provide shuttle service throughout the Washingtonian Center from various parking areas. The group will have to decide once the garage is completed whether the service is still needed. Developers expect the entire project to be finished in late 2004.

Planners say there will still be sufficient parking during construction. It will take about 10 months to complete the garage.

The boardwalk along the lake will remain open during all construction.

Although no leases have been signed, developers say they have been in discussions with major re-

### Washingtonian Center addition

The first phase, a seven-story garage with retail on the first floor, of what will be the newest addition to the Washingtonian Center entertainment complex was approved by Gaithersburg planners.

1. 775-space parking garage with 6,900 square feet of retail on first floor
2. Nine-story Courtyard by Marriott hotel with 5,600 square feet of retail on the first floor
3. Three restaurants
4. 21-story residential tower with the first three floors designated to retail

Source: Perkowitz & Ruth



# 2023 Aerial



# RIO Today





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