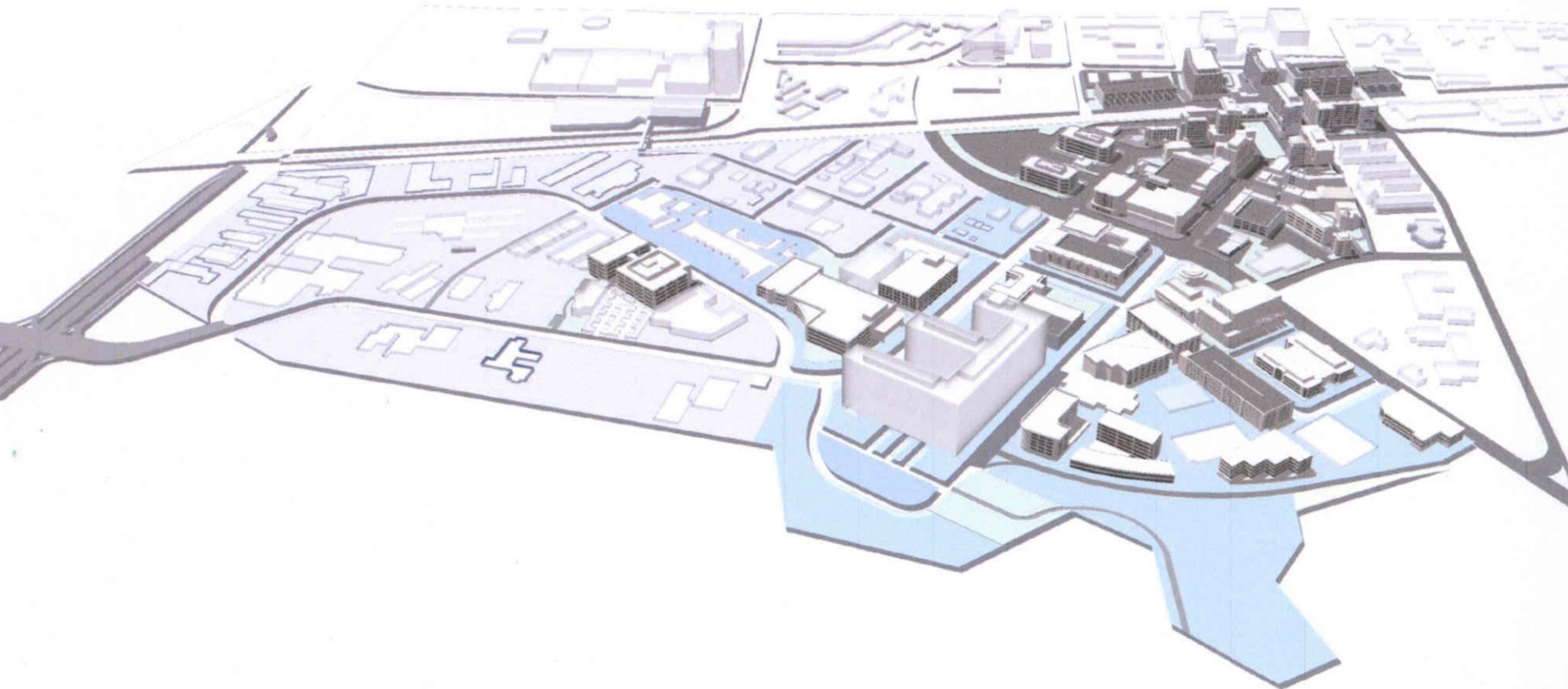


TWINBROOK SECTOR PLAN STATUS REPORT



March 2007



THE MARYLAND - NATIONAL CAPITAL PARK AND PLANNING COMMISSION

TWINBROOK SECTOR PLAN

I-270 CORRIDOR PLANS

Goals

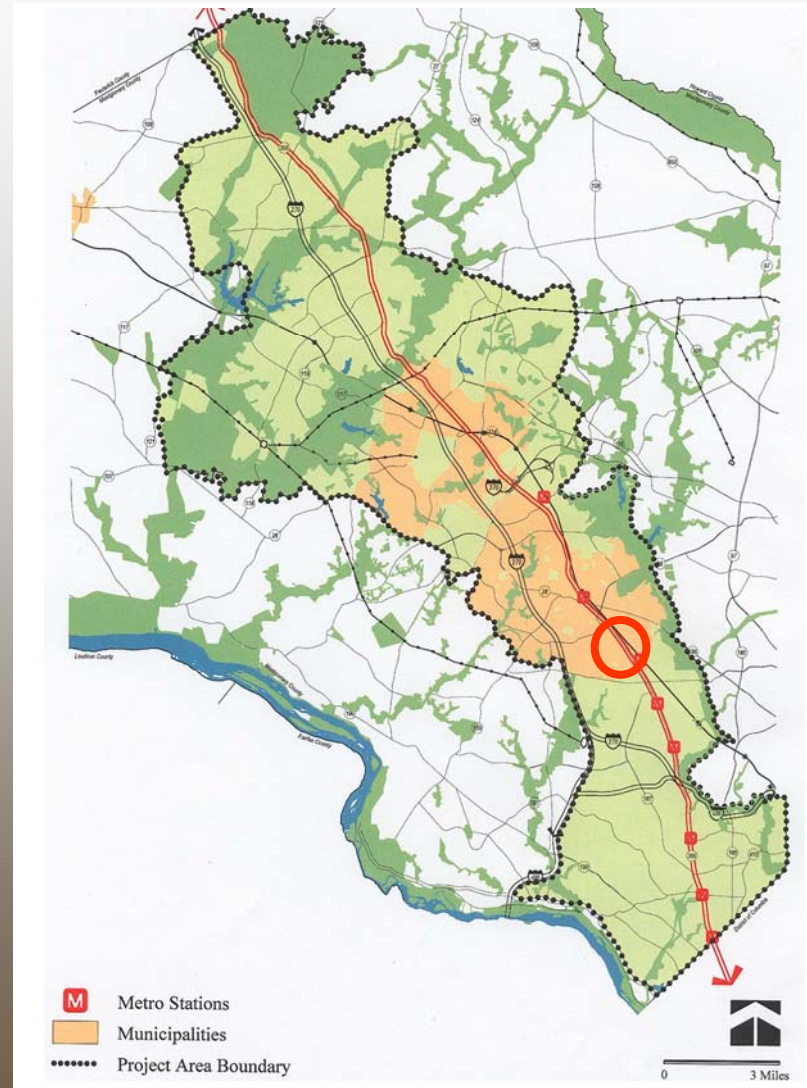
- Planning to Establish Great Communities
- Planning to Create 21st Century Places
- Planning to Inspire Great Science

Corridor Cities

- Germantown Employment Corridor Master Plan
- Gaithersburg Vicinity Master Plan

Metro Station Areas

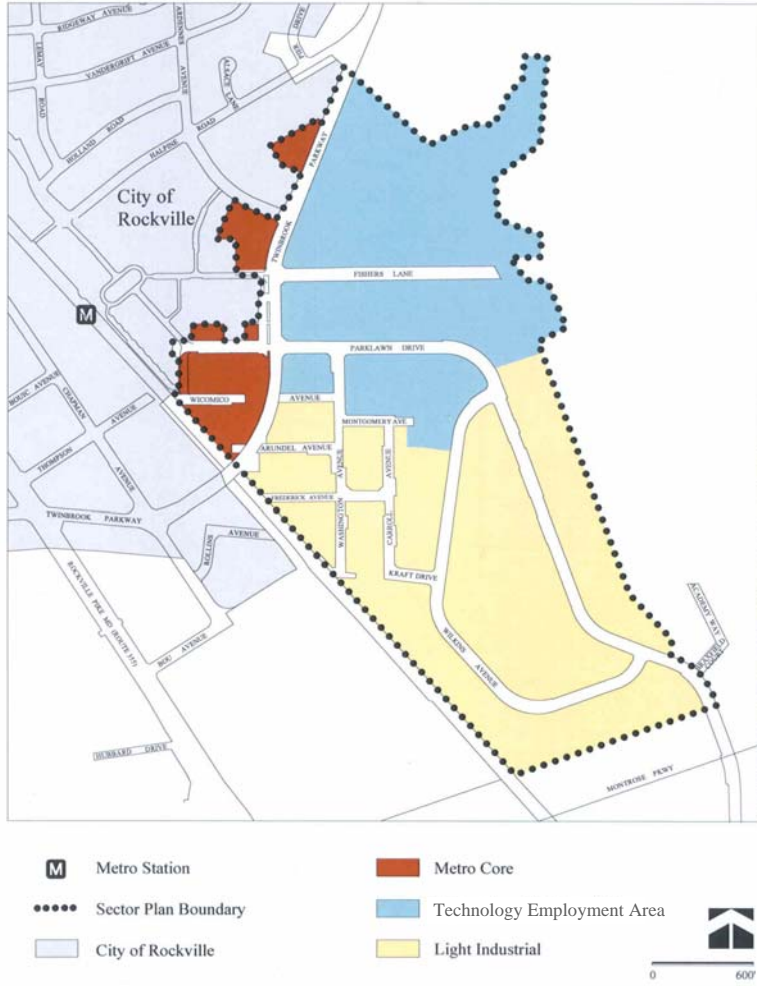
- Shady Grove Sector Plan
- **Twinbrook Sector Plan** ○
- White Flint Sector Plan



TWINBROOK SECTOR PLAN

INTRODUCTION

Sector Plan Districts



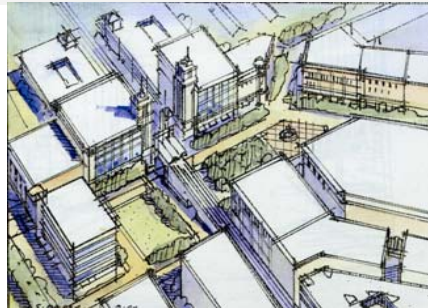
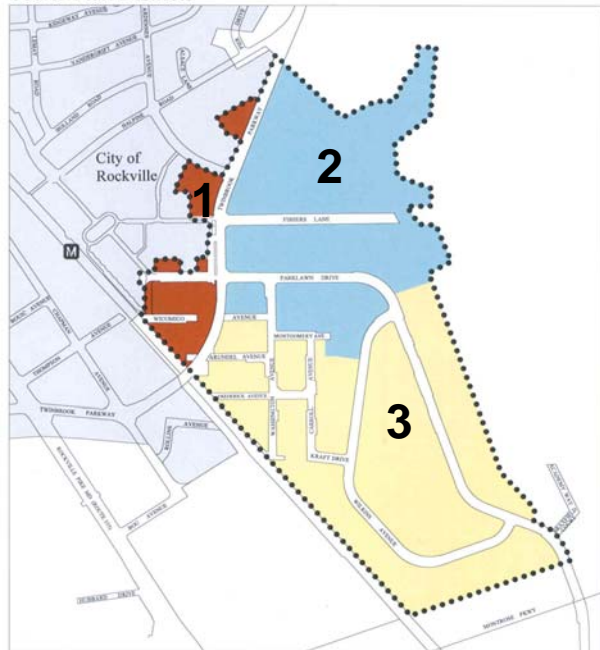
- Establish a community with employment, residential, and retail uses convenient to transit, recreation, and services
- Create a distinct community connected to the resources along the Metro Red Line
- Provide for a range of housing
- Reduce development impacts on the environment
- Provide a connected street network
- Improve pedestrian and bicycle connections
- Emphasize high quality design features
- Balance development with infrastructure



TWINBROOK SECTOR PLAN

LAND USE: SECTOR PLAN DISTRICTS

Sector Plan Districts



- 1. Metro Core Neighborhood**
Provides a mixed-use neighborhood including housing



- 2. Technology Employment Area**
Builds on existing advanced technology and biotechnology uses, creates high quality public spaces



- 3. Light Industrial Area**
Proposes zone amendments that allow existing businesses to evolve in place



TWINBROOK SECTOR PLAN

URBAN DESIGN

Design of Districts

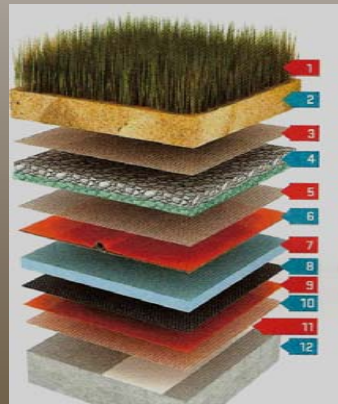
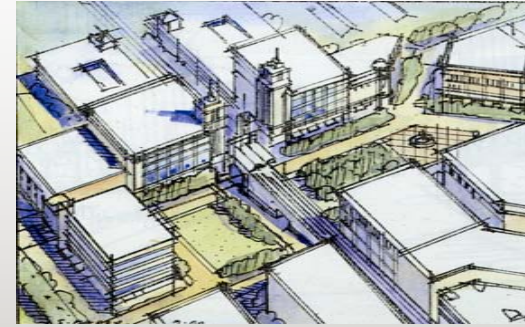
- Metro Core Neighborhood
- Technology Employment Area
- Light Industrial Area

Open Space and Amenities

Design of Connections

- Pedestrian and Bicycle Ways
- Streets

Building Qualities



TWINBROOK SECTOR PLAN

ENVIRONMENT

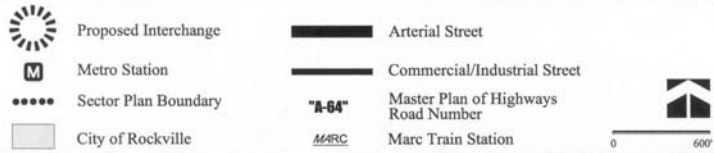
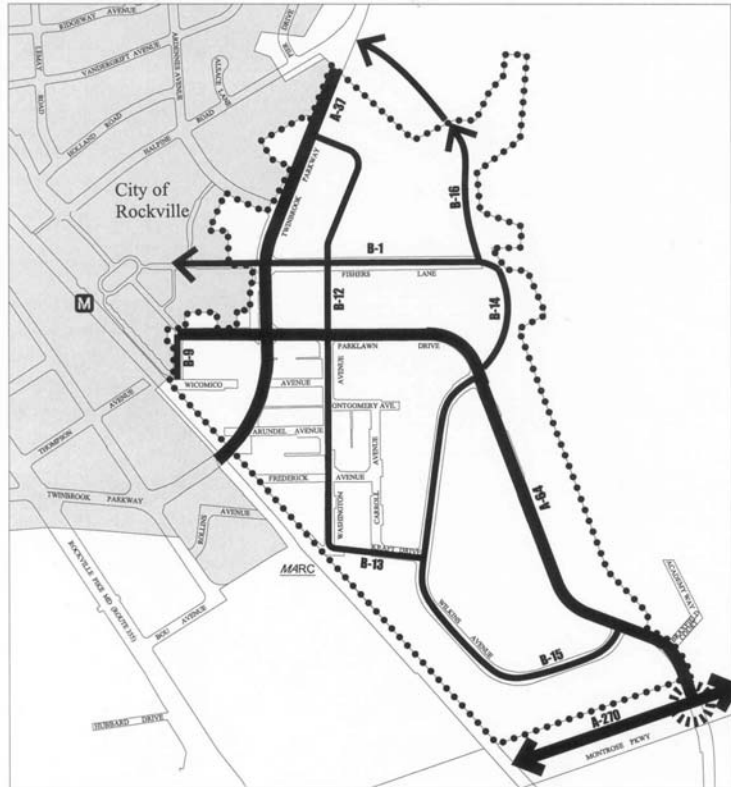
- Focus development near Metro
- Encourage green building and neighborhood design
- Recommend mixed-use zones with Metro proximity, increased green space requirements, and site plan review
- Encourage complementary environmental and urban design improvements



TWINBROOK SECTOR PLAN

TRANSPORTATION

Street Classifications



Provide Connections

- Focus on Metro and transit use
- Develop alternative routes
- Address all modes including bikes, pedestrians, transit, and vehicles

Achieve Balance

- Balance land use and transportation
- Provide a mix of uses
- Mitigate by transit, road improvements and transportation management



TWINBROOK SECTOR PLAN

COMMUNITY FACILITIES

Park and Recreation Facilities

- Improve connections to park facilities and Metro
- Secure new urban parks, east of Twinbrook Parkway through private development

Schools

- Establish a level of development that does not burden the school system
- Support the Capital Improvements Program for MCPS to improve and modernize existing schools

Public Safety

- Add emergency medical resources to Rockville Volunteer Fire Department Station 23



TWINBROOK EXISTING ZONING IMPLEMENTATION

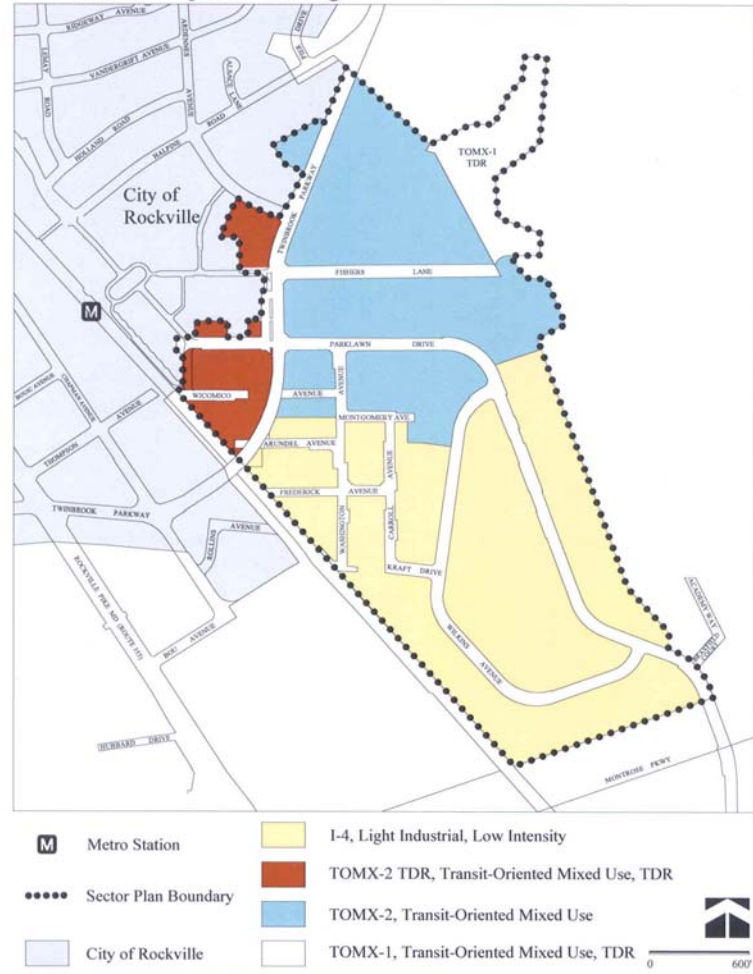
Existing Zoning - Provides single use zones with limited emphasis on urban design

- Remove single use O-M, C-O, I-1, R-90, and R-200 Zones in the Metro and Employment areas.
- Remove floating zones (TS-M and TS-R Zones)

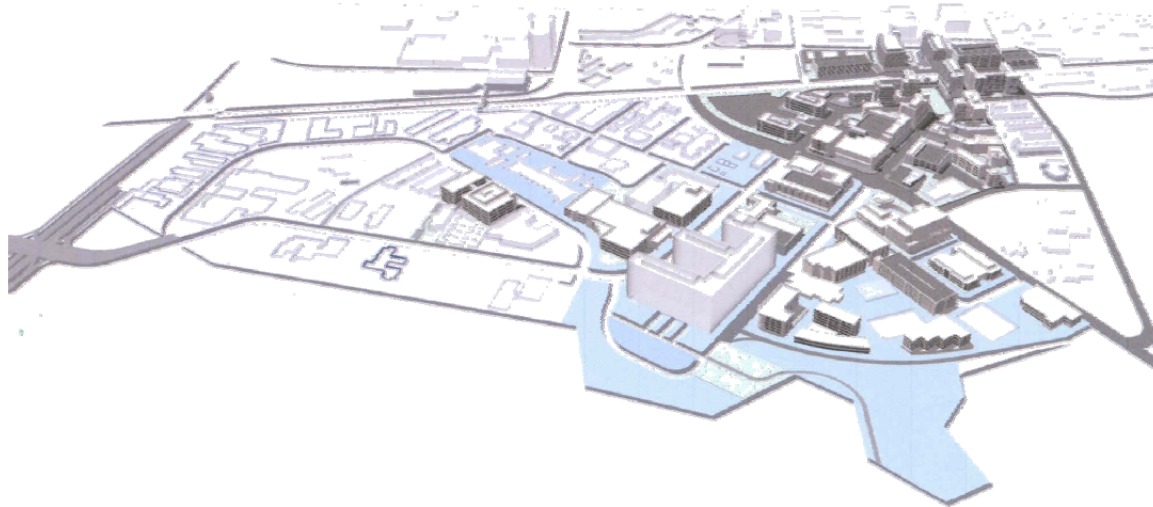
Proposed Zoning - Provide market flexibility with a significant emphasis on urban design and environmental improvements.

- Replace existing zones with TOMX and I-4 Zones
- Add TOMX-1/TDR Zone
- Amend the I-4 Zone

Twinbrook Proposed Zoning



TWINBROOK SECTOR PLAN STATUS REPORT



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