

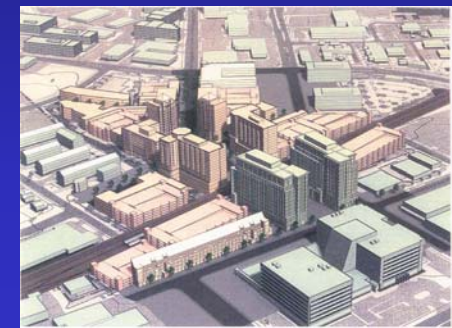
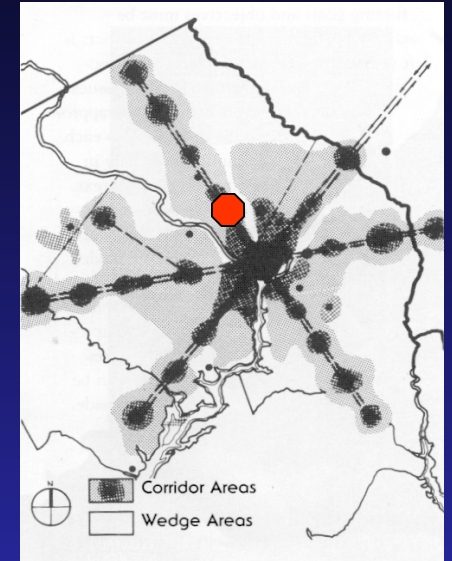
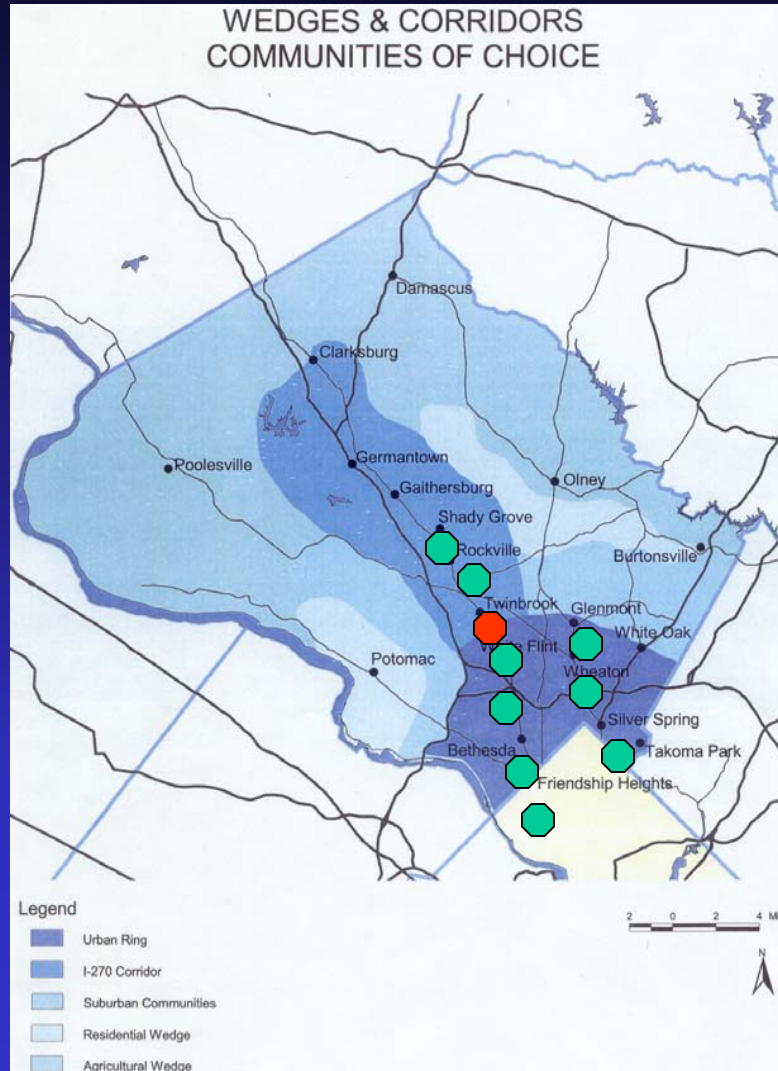
TWINBROOK COMMONS

Twinbrook Commons

VISION – Mixed Use Centers

Mixed-Use Centers: Metro Station Examples

- Friendship Heights
- Bethesda
- Grosvenor
- White Flint
- **Twinbrook**
- Rockville
- Shady Grove
- Silver Spring
- Forest Glen
- Wheaton
- Glenmont

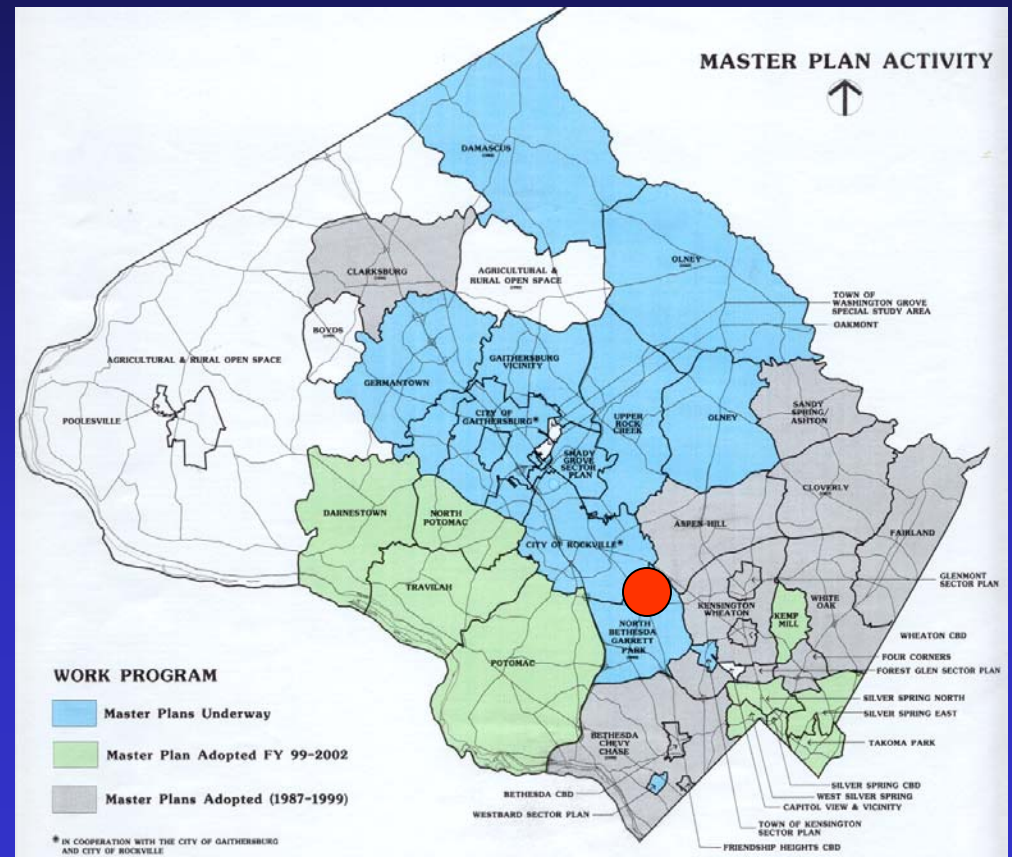
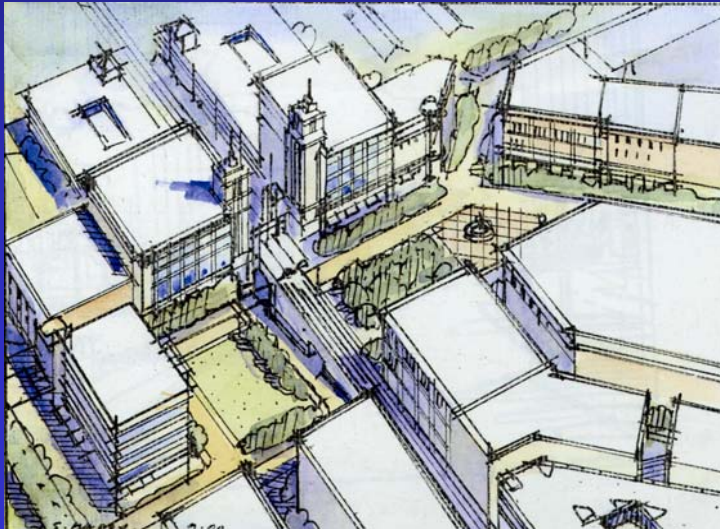


Twinbrook Commons

VISION – I-270 Corridor

Planning for the I-270 Corridor:

- Shady Grove Sector Plan
- Gaithersburg Vicinity Master Plan
- **Twinbrook Sector Plan**
- Germantown Master Plan



Twinbrook Commons

CHARACTERISTICS – Master Plan

North Bethesda Master Plan

Twinbrook Area:

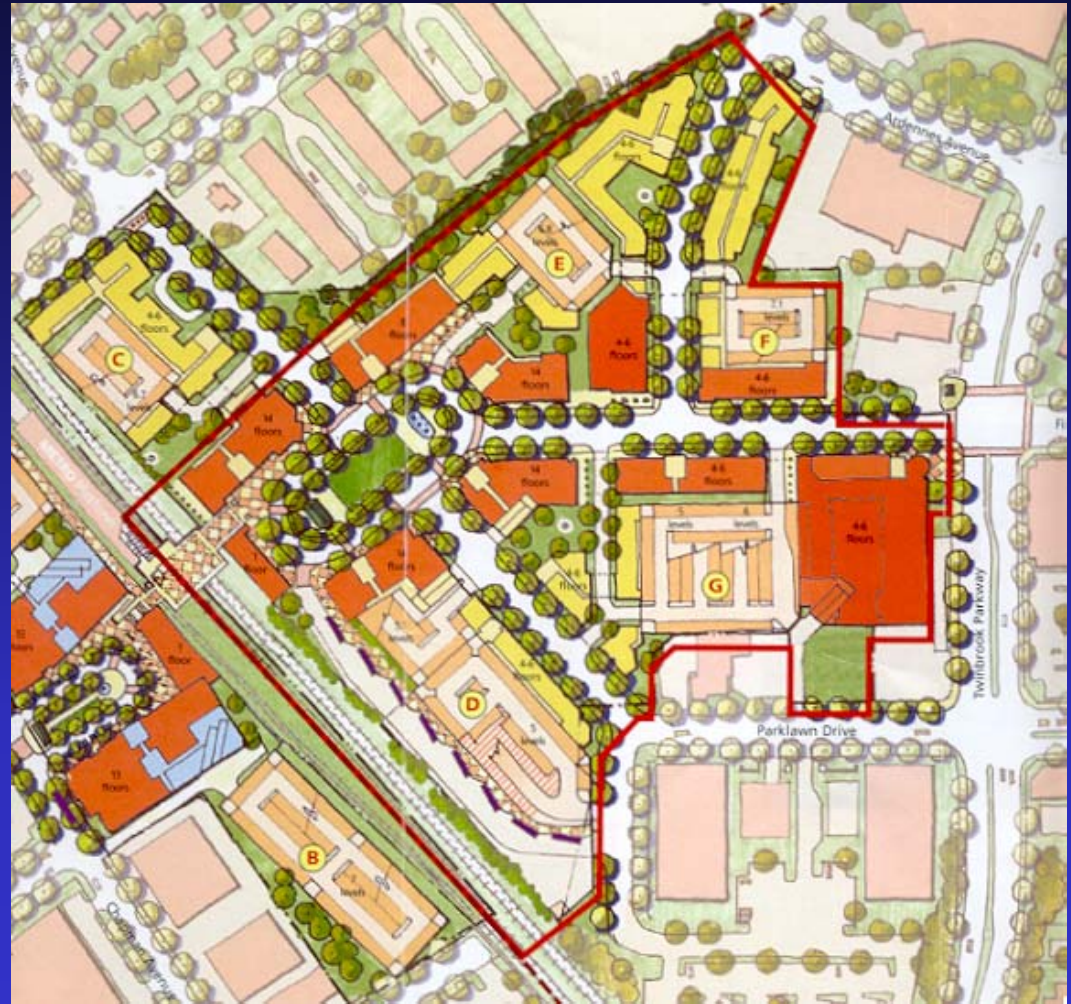
- **Housing Emphasis at Metro:**
 - **1,114 Dwelling Units**
 - **124 MPDUs**
- **Neighborhood Retail:**
 - **140,000 Square Feet**
 - **Street Oriented**
- **Transit Station Focus**
- **Safe and Attractive Street System**
- **Public Open Spaces and Amenities**

Twinbrook Commons

CHARACTERISTICS – Housing Emphasis

Housing Emphasis Near Metro:

- Housing Resource for the I-270 Corridor
- 1,114 Dwelling Units (including 124 MPDUs)
- 14 floors near Metro, 4 - 6 floors near edge



Twinbrook Commons

CHARACTERISTICS - Retail

Neighborhood Retail:

- 140,000 Square Feet
- Street Oriented
- Examples:
 - Grocery Store
 - Restaurants
 - Convenience Retail



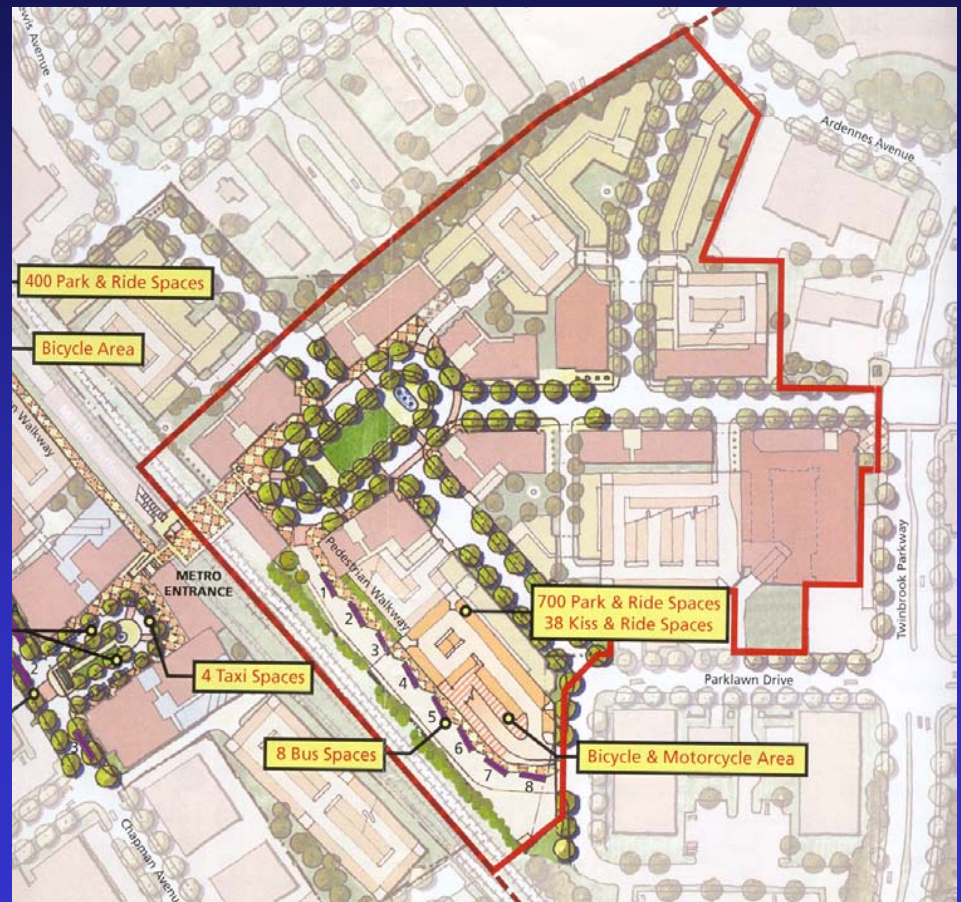
Twinbrook Commons

CHARACTERISTICS - Transit

Focus Community

Toward Transit:

- Locate the most dense housing next to the Metro Station
- Improve the transit facilities
- Highest buildings near transit
- Plan for the pedestrian



Twinbrook Commons

CHARACTERISTICS – Street System

Safe and Attractive Street System:

- Street trees, lighting and special paving
- Short Blocks
- On-street parking
- Activating retail



Twinbrook Commons

CHARACTERISTICS – Public Open Spaces

Public Open Spaces and Amenities:

- Provide a variety of open spaces including recreation
- Connect to nearby recreation areas and schools
- Provide amenities to support residential development



Twinbrook Commons

ACTIONS

- Approve the TS-R Zoning
- Approve the Development Plan