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

- 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

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

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