TWINBROOK METRO STATION AREA
DESIGN CHARRETTE

September 21-23, 2000

M-NCPPC
Montgomery County, MD

Design Collective, Inc.
Architects and Town Planners
Metro Station Plan
Process Overview

- FY 2000 Metro Area Plan Study
  Initiated by Councilman Andrews
- July 2000 - Select Planning Team
- Aug 2000 - Focus Group Meetings
  - Citizens & Homeowners Assoc.
  - Businesses & Property Owners
  - Tech & BioTech User Groups
  - Public Sector Agencies
- Aug - Sept 2000 Analysis/Research
- Sept 21-23, 2000 Charrette
  - Thu 9/21 Goals & Issues
  - Fri 9/22 Concept Plan
  - Sat 9/23 Plan Refinement
- Feb 2001 Planning Board
**Our Project Mission**

- Develop a Vision for the Twinbrook Metro Station Area
- Build Upon the County & City Master / Sector Plans & the State Smart Growth Initiatives
- Facilitate County Citizen, Business and Property Owner Participation with Public Agencies in Defining the Area’s Vision
- Provide Quality-of-Life Solutions for Area Problems
- Clearly Illustrate the Vision as a Guide for Future Development
- Identify Plan Implementation Strategies
- Address Development Issues
- Create a Desirable Place to Live, Work & Play
The Concept Plan

- Mixed Use, Transit, Services & Village Center
- Provide More Residential, Office & Retail at Metro Core
  - Highest Density Concentration Around Twinbrook Metro Station
- Decrease Density Along Edges of Metro Station/Village Center
- Encourage BioTech/Life Sciences Development along Fishers Land & Parklawn Drive
  - Synergy Location to Other Industry Businesses
  - Provide Shuttle Service to Metro
  - Create Strong Streetscape & Architectural Identity
- Provide for an Incubator Area for Small Business & Service Component Retail along Washington Avenue
Mixed Use Program For Metro Station Site

- **Office**
  - 300,000-500,000 SF
  - 1,500-2,000 Employees

- **Residential**
  - 1,200-1,500 Units

- **Hotel**
  - 300 Rooms

- **BioTech, Lab, R&D**
  - 300,000-500,000

- **Retail**
  - 55,000-75,000 SF
    » Calculated based upon:
    » Auto - 16,000 ADT
    » Transit Commuter - 5,000 Daily
    » Destination Inflow
Area Constraints

- Road Network
  - Existing Streets not Pedestrian-Friendly
  - Poor Visibility to Metro
  - Limited Traffic Capacity of Existing Roads
  - In hospitable Pedestrian Crossings on Major Roads
  - Need for Neighborhood Street Connections to Arterial Roads
  - Existing Rail Acts as a Barrier & Limits Crossings
Improve Street Hierarchy Network

- Improve Existing Connections
  - Fishers Lane
  - Parklawn Drive
  - Congressional Lane
  - Other Neighborhood Streets
  - Streetscape & Ground Floor Retail

- New Street Connections for Local Traffic to Alleviate Arterial Congestion
  - Fishers Lane to Parklawn Drive
  - Washington Ave to Nebel Extended & Chapman Ave

- Key Intersection Improvements along Twinbrook & Rockville Pike (character, safety & connections)
East-West Pedestrian Connections

- Transforming Barriers into Seams
  - Provide Additional Vehicular & Pedestrian Crossings Over & Under Metro and Rail Line
  - Integrate Future MARC Rail Station and Metro Station
  - Create Physical & Visual Connections to METRO from Rockville Pike and Twinbrook Neighborhoods
  - Screen Loading Areas
  - Soften Impact of Retaining Walls along Metro Rail Line
  - Direct Bus, Metro & Pedestrian Links
“Put Transit First”

Transportation Principles

- Make Transit the Mode of Choice
  - Improve Station Identity & Image
  - Provide Signage from Rockville Pike
  - Improve Intermodal Connections to the Station (ie. Bike Service Station)
  - Provide Shuttles (Peak & Mid Day Loops)
  - Improve Connections Between Buses & Trains
  - Improve Bus Shelters, Information & Schedules
  - Provide a Transit Information Center
  - Enhance TM Services - Promotion & Support
  - Encourage Transit Pass Subsidies & Other Incentives
  - In-Lieu of Parking ‘Cash Out’ Program
  - Guaranteed Ride Home, etc..
Improve Area Quality-of-Life

- Develop a Pedestrian, Bike & Open Space Improvements Plan
- Create New Neighborhood Spaces
- Improve Key Intersections
- Provide Streetscape Improvements