

Twinbrook Sector Plan
Business Community Focus Group
August 11, 2004

The Maryland-National Capital Park and Planning Commission
www.mc-mncppc.org/twinbrook

Introduction

A 16-person focus group for small business owners in the Twinbrook Sector Plan area was held on August 11, 2004 at Amalfi's Ristorante. The purpose of the meeting was to identify opportunities and constraints for strengthening the light industrial area and to consider a vision for the area's future. The recorded comments follow.

Advantages of being in the Twinbrook planning area:

- Metro access
- Twinbrook's central location
- Twinbrook area employees take Metro and buses to work

Issues in the Twinbrook planning area:

- Low crime rate in northern part of the planning area
- There has been a change in character since the homeless shelter came there (those turned away from the shelter relieve themselves in inappropriate places, also enter Amalfi's and bother customers)
- No place to move light industrial uses if not in Twinbrook – would have to leave the county

Needs of businesses in the Twinbrook planning area:

- Ability to expand and redevelop
- Make required urban design improvements affordable for small businesses
- More parking for HHS employees
- Need for additional parking facilities in general
- Enforcement of parking regulations
- Since parking has been bad for 20 years consider developing a parking district and garage

Characteristics of a Twinbrook vision:

- Existing business expansion
- Allow office uses
- Include incubator space for biotechnology spin-off companies
- Allow biotechnology support industries (such as: Cryonix, BioRelience)
- Allow small scale biotechnology and advanced technology manufacturing
- Accommodate Washington Avenue truck traffic
- Don't limit future development options
- Increase pedestrian safety crossing Twinbrook Parkway (about 15 accidents a month and many pedestrian accidents, cars speed up when they come over the hill)
- Improve pedestrian safety
- Consider pedestrian overpasses (though they can be problematic as well) and "No Right Turn On Red" signs on busy streets
- Metered parking good for the restaurants