

Twinbrook Sector Plan
Business Community Scenario Building
September 28, 2004

Introduction

The September 28, 2004 meeting held at the Twinbrook Community Recreation Center focused on the ideas and concerns of the local business community. It was intended to elicit comment on the Plan's vision for the future of Twinbrook; to help determine what kind of place Twinbrook should become.

Staff began the meeting with a presentation of what had been said at previous outreach meetings. The group was then asked to develop a scenario reflecting the changes they would like to see in the planning area and to describe their vision of the area's future.

The group's concerns about their community's future included traffic congestion and parking, which are concerns across the region. They also expressed more local concerns, including operation of and access to Metro, the physical character of the area's streetscape and land development, stormwater management options, and the area's best use and zoning. Their specific comments follow.

This meeting was part of an outreach strategy developed to integrate public insight, opinions, and concerns into the Sector Plan process.

Parking Lot District

New development could include county parking in conjunction with private or public parking district.

- Allowing satellite parking in exchange for increased height/density would create less surface parking
- Encourage environmentally "green" garages that incorporate green technologies
- County could supply infrastructure that would support existing business uses and allow their expansion

Land Use Comments

High land prices are a challenge to relocating and continuing business operations. A one-quarter acre site in the Twinbrook planning area occupied by automotive uses recently sold for \$1.3 million. Developable industrial land is limited.

- The Plan should allow more flexible zones
- Biotech and residential uses are not a good mix. Need to know where the labs are and what they do. (State Police often provide watch at Cryonix associated with the transport of biological materials.)
- Live/work units are difficult to implement due to the existing rules, regulations and policies
- Need to rethink compact forms
- Marc station should be multi-modal
- Increase hotel space; access to the Double tree is limited
- Small parcels are difficult to work with; redevelopment is limited by lot size
- Improve connectivity for vehicles and pedestrians
- Give targeted attention to transportation problems: Nebel Street, Chapman Avenue

Environmental Issues

- Green Roof
- Incorporate a recreation component with redevelopment
- Redevelopment should leave the area better than we found it
- JBG redevelopment will include underground storage tanks, recycle brown water, street trees (location), street widths, green space
- Address issues of stormwater management in urban areas with creative solutions including re-using water, storage underground and in ponds
- Look for spin-offs from other areas to make environmental improvements
- Examine the potential for a stormwater easement
- Encourage restoration of streams north of the planning area
- Incorporate industrial areas into environmental improvement with road infrastructure (retaining pipes under the road) on private streets not public
- Topography of hills and parking lots and overall suburban character detracts from ability to walk
- Underground utilities