



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: December 19, 2008

TO: The Montgomery County Planning Board

FROM: John Carter, Chief *JAC*
Urban Design and Preservation Division

Kristin O'Connor, Senior Planner
Vision Division

SUBJECT: Adoption of the Twinbrook Sector Plan

RECOMMENDATION

Approve the Resolution of Adoption for the Twinbrook Sector Plan and to transmit Resolution of Adoption to the Full Commission.

OVERVIEW

On December 9, 2008, the District Council unanimously approved the Planning Board Draft of the Twinbrook Sector Plan and Resolution No. 16-812. The Council held a public hearing on the Plan on May 20, 2008, and the Planning, Housing and Economic Development (PHED) Committee met on June 9; September 15; and October 2, 2008, to discuss the Plan. The Plan was modified from the original draft submitted to the Council in March 2008. A revised plan, dated June 2008, included the Planning Board's final recommendation and the creation of a new Transit Mixed-Use Zone to replace the Transit Oriented Mixed-Use Zone originally recommended in the Draft Plan.

The Twinbrook Sector Plan area is located in the I-270 Technology Corridor, along the Metro Red Line, and adjacent to the City of Rockville. Twinbrook is envisioned as a community of employment, residential, retail, and technology uses in an urban environment. Convenient to transit, employment and services, Twinbrook will integrate its land use, urban design, environmental, transportation, and community facilities to create a distinct community connected to the resources of the Washington region.

The Plan's recommendations seek to create Twinbrook as a distinct and varied community. Redevelopment in Twinbrook has the opportunity to create a technology node that builds on existing government agencies and private businesses, make use of adjacent light industrial sites for incubator activities, develop a community profile with housing and retail near the Metro station, and establish park connections.

The Twinbrook Sector Plan makes recommendations for three mutually supportive districts:

- **The Metro Core Area** – An area of mixed uses focused on the Metro station and its emerging neighborhood.
- **The Technology Employment Area** – An area located along Fishers Lane and Parklawn Drive, with mixed uses featuring advanced technology and biotechnology employment activities in an area of high quality public design.
- **The Light Industrial Area** – The thriving goods and services businesses in the area located around Carroll and Wilkins Avenues.

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Staff recommends approval of the Resolution of Adoption of the Twinbrook Sector Plan, adoption of the Planning Board Resolution, and to transmit the Plan and the Resolution to the Full Commission on January 14, 2009.

Attachments

- County Council Resolution No 16-812
- Revised Planning Board Draft Twinbrook Sector Plan
- Planning Board Resolution