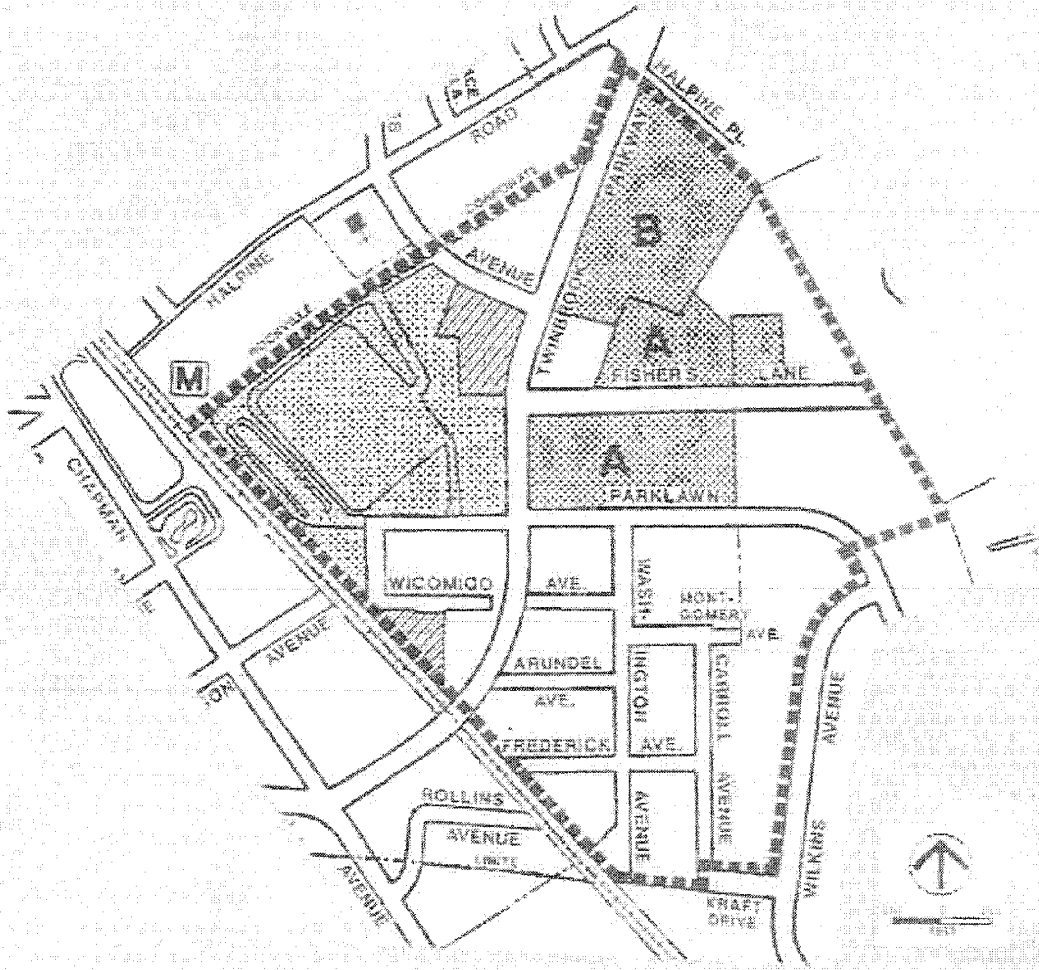







## EXISTING FLOATING ZONES

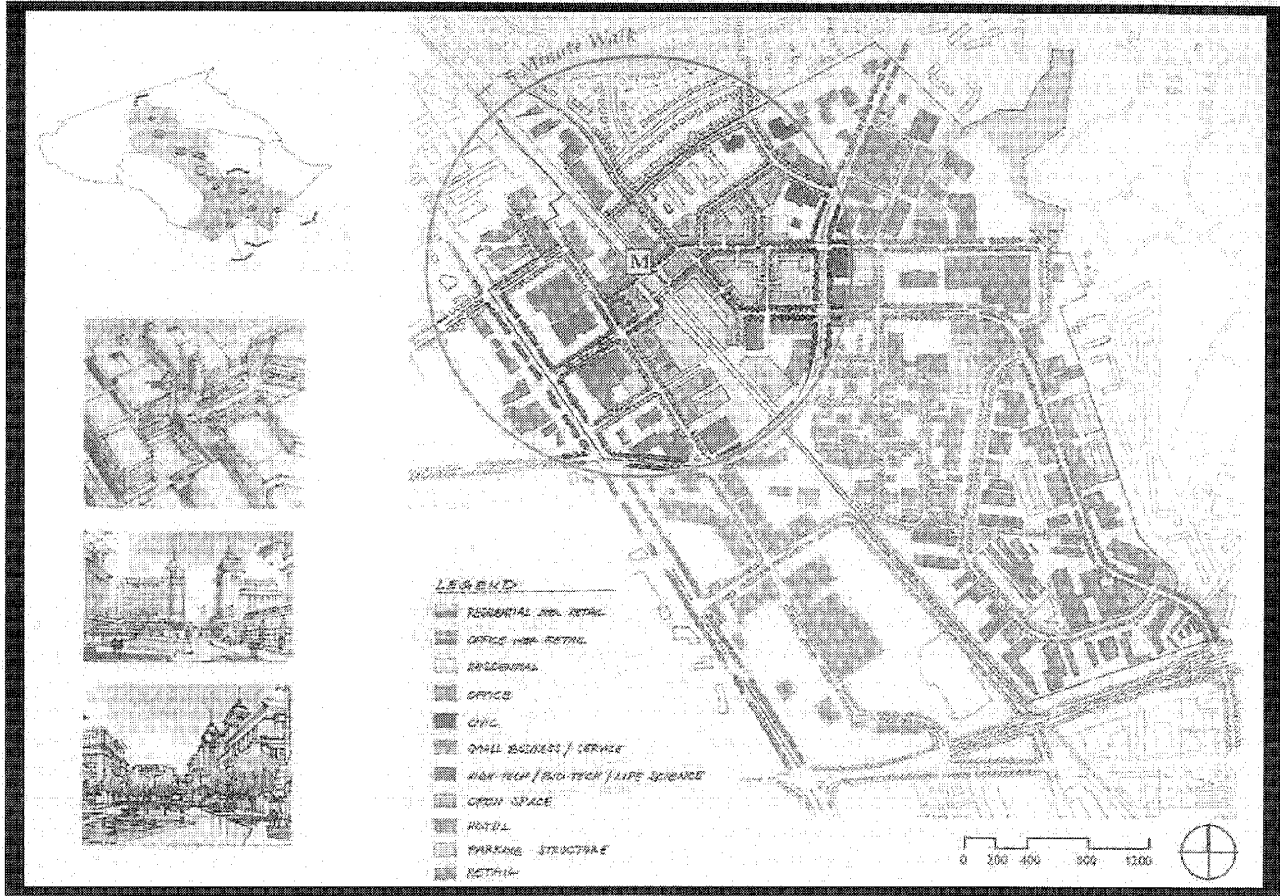


- |   |   |   |                         |
|---|---|---|-------------------------|
|  | TS-R Transit Station, Residential       |  | A Commercial Component  |
|  | TS-M Transit Station, Mixed             |  | B Residential Component |
|  | O-M Office Building, Moderate intensity |   |                         |

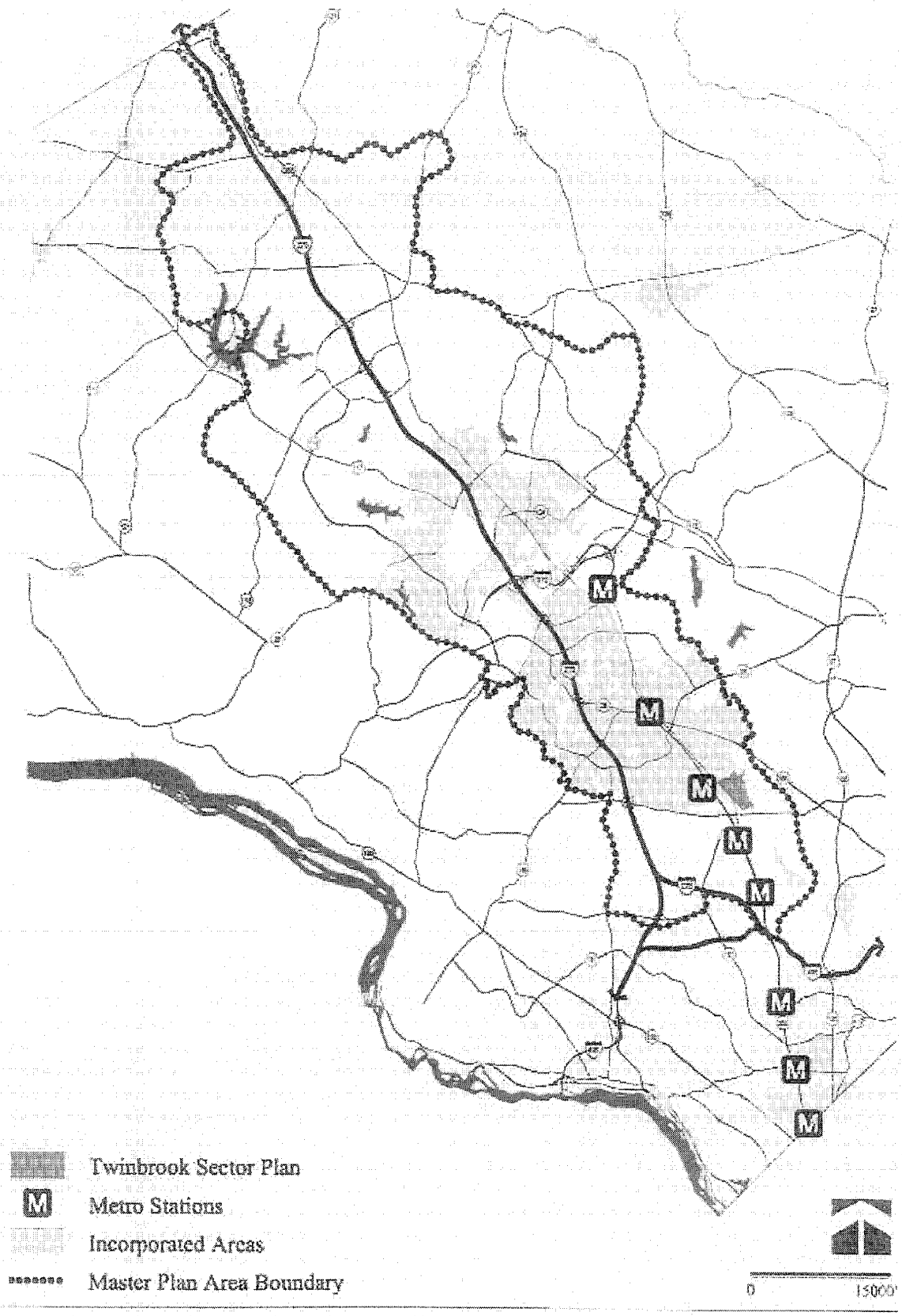
close proximity to the NIH, Bethesda Naval Hospital, the Howard Hughes Medical Center, the Strathmore Performing Arts Center, White Flint, and the Rockville Town Center, the Twinbrook Metro Station is ideally located for both a transit-oriented community and life sciences uses.

The planning program for the I-270 Corridor provides a unique opportunity to improve the physical and functional environment of the Corridor by creating a dynamic system of transit-oriented centers connected by an integrated system of streets, a comprehensive transit system, and a mix of uses. A series of master plans for the I-270 Corridor are scheduled through 2007: Twinbrook Sector Plan, Shady Grove Sector Plan, Gaithersburg Vicinity Master Plan, and Germantown Master Plan. Preparing the Twinbrook Sector Plan concurrently with the other plans in the I-270 planning corridor will allow for close coordination.

# TWINBROOK: A RESIDENTIAL NEIGHBORHOOD AND CENTER FOR THE LIFE SCIENCES



# I-270 MAP



## POLICY CHANGES

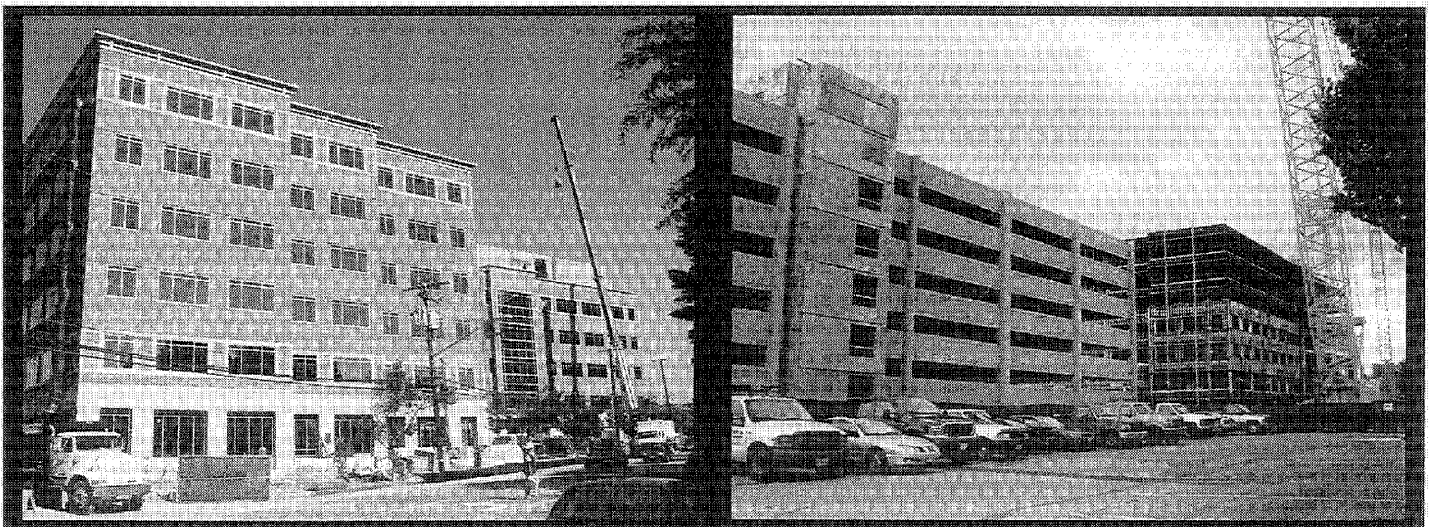
Policy changes concerning land use were explored in the County's 2002 Transportation Policy Report which recommended creating a better balance of jobs and housing by locating more housing options and fewer additional jobs in the I-270 Corridor. Additionally, the report recommended revising master plans in Metro station areas including Twinbrook, and implementing transportation demand management mechanisms. The County Council has directed staff to implement the alternative land use policy in its 10-Year Transportation Plan, which adds housing to the Twinbrook Metro Station area.

Since September 11, 2001, the need for additional security precautions at federal facilities has increased significantly. The National Capital Planning Commission's consideration of how buildings and surrounding environments are designed and modified in response to security needs will have a significant impact on the area, and will be examined closely in Twinbrook Sector Plan.

## DEVELOPMENT ACTIVITY

Since 1992, the need for additional buildings to serve the advanced technology and biotechnology industries has accelerated. The Twinbrook Metro Station area has become a focus for this development, and the area is becoming an important life sciences center for the County. Recent development activity includes the following:

- Construction of new office and laboratory space, located north of Fishers Lane, by The JBG Companies. This development is consistent with the 1992 Approved and Adopted Master Plan and the County's economic development strategy to encourage the life sciences in the I-270 Corridor.
- 1,114 housing units, and 150,000 square feet of retail development are proposed as a public private partnership between WMATA and The JBG Companies, at the Twinbrook Metro Station. This area is zoned TS-R (Transit Station, Residential). This development is in keeping with the vision that resulted from the Twinbrook Metro Station charrette.

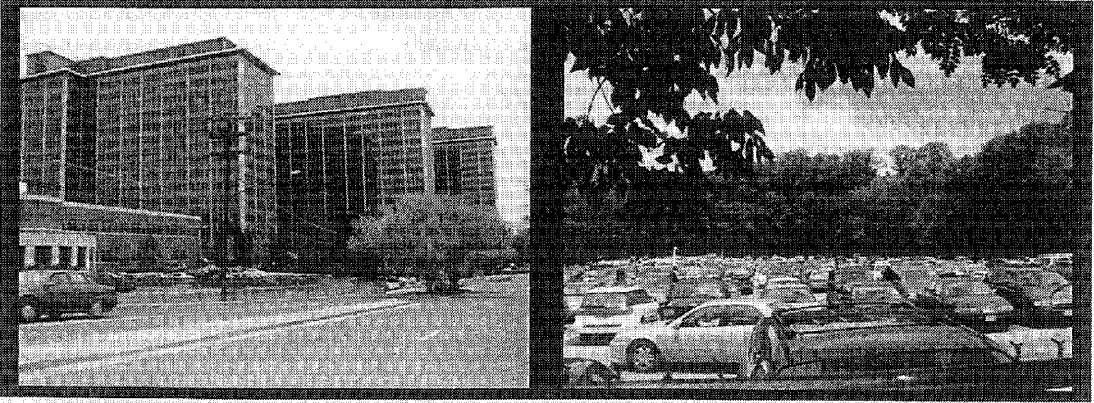


- The Health and Human Services building (1,400,000 square feet) and the adjacent parking lots located to the north and south of the building have recently changed hands. The new owners have expressed interest in developing these vacant sites, which are currently zoned R-200 and I -1.
- U.S. Pharmacopeia plans to construct a new 157,000-square foot building and a structured parking garage at Twinbrook Parkway and Fishers Lane. The building is intended to accommodate its existing staff, presently located in several buildings in the planning area.

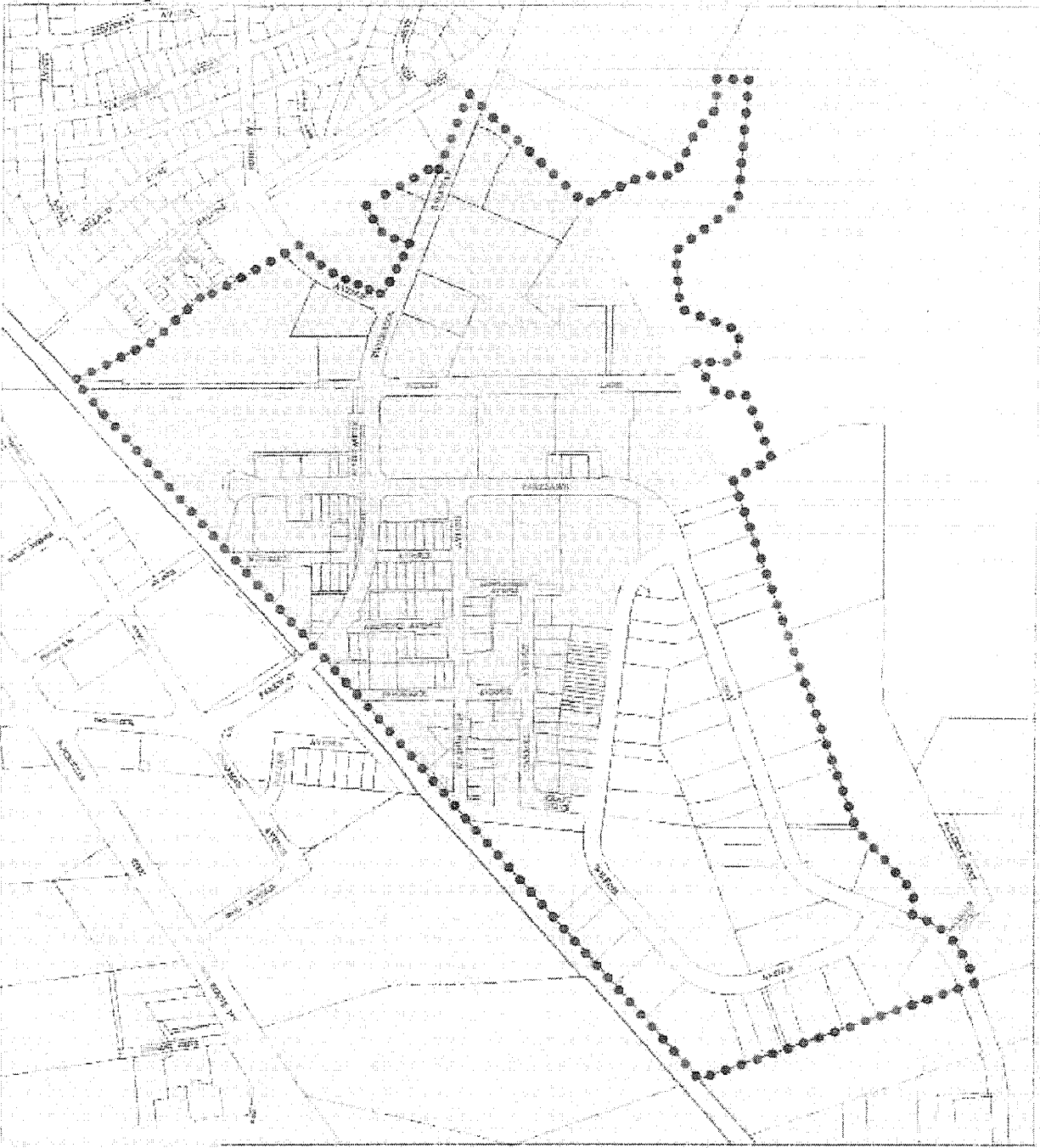


**PROPOSED SECTOR PLAN BOUNDARY**

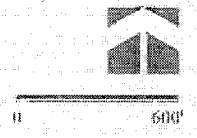
The Twinbrook planning area is located three miles north of the Beltway, adjacent to the City of Rockville. The Sector Plan area is defined as that area of Montgomery County within walking distance of the entrance to the Twinbrook Metro Station. The Sector Plan’s eastern boundary has been extended to include the parking lot located northeast of the HHS building. The Plan’s southern boundary has been adjusted from the 1992 Plan to include the remaining light-industrial zoned land in Twinbrook. The 1992 Sector Plan’s boundary splits this industrial district in half, which would prohibit staff from taking a comprehensive zoning and urban design approach to this area if the boundary is not expanded. The proposed Sector Plan area incorporates 172 acres. The Sector Plan’s proposed northern boundary is along the boundary of the City of Rockville. The eastern planning area boundary is adjacent to Parklawn Cemetery. The proposed southern boundary is along the future Montrose Parkway right-of-way, and the CSX rail line is the Plan’s western edge.



**PURPOSED SECTOR PLAN BOUNDARY**



- XC
- XC
- 1992 Plan Boundary
- Master Plan Area Boundary



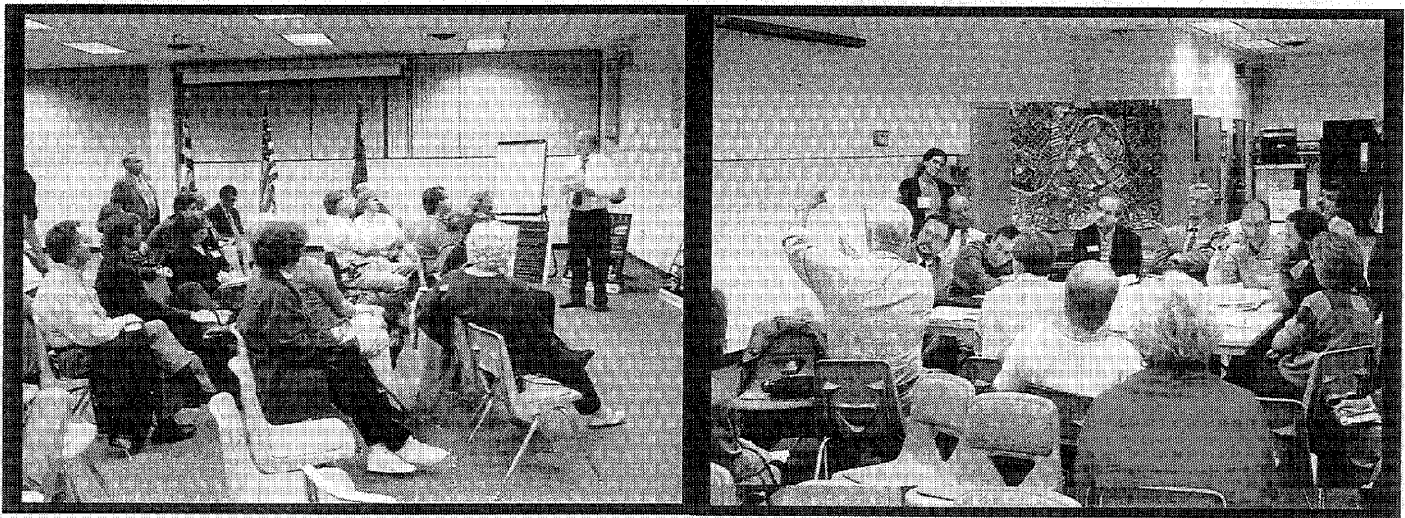
## PROPOSED OUTREACH STRATEGY

The staff recommends an outreach strategy to provide a wide range of opportunities for citizens, employees, property owners, and developers to fully participate in the planning process. One-on-one meetings will be held with representatives of these four groups, and with the City of Rockville's Department of Community Planning. The intent of these meetings is to: identify and contact the small business located south of Parklawn Drive, understand the development community's vision for vacant or underdeveloped parcels, communicate with the residential community to verify the issues and recommendations articulated during the *2000 Twinbrook Charrette*, and identify any additional concerns that should be included.

Because of the extensive work developed prior to the start of the Sector Plan and the small size of the planning area, the staff proposes working directly with the neighborhood associations, business and property owners, and the government agencies, rather than through a Master Plan Advisory Group. Large participatory meetings, including a charrette, are the proposed vehicles for interactive participation among the different groups. Smaller meetings will also be used in the process to supplement ideas and work through the elements of planning.

### Public Meetings

**Large Participatory Meetings** — A community-wide charrette will be held early in the process to bring the entire community together (developers, institutions, small businesses, and the surrounding residential community). It will establish a vision for Twinbrook, identify characteristics, and recommend actions. Other large group meetings will follow the charrette to provide opportunities for participants to identify the range of opportunities and constraints, to develop, illustrate and present their ideas, and to collectively comment. Facilitation in Spanish and Chinese will be provided.



- **Focus Groups and Small Group Meetings** — The large group meetings will be supplemented with the following:
  - **Meetings with the business community:** Large participatory meetings and smaller focus group meetings will be held with the small business community located in the light industrial areas. These meetings will identify the small business community's needs and discuss both opportunities and constraints of the existing industrial zone, address parking requirements, review the need for expansion issues, identify issues associated with the development standards, and discuss compatibility issues in this urban area.
  - **Meetings with the residential community:** Staff will meet with the surrounding residential community to provide an opportunity for additional input for the large participatory meetings.
  - **Meetings with government employees:** Meetings with government employees will be held to solicit input from government officials.
  - **Meetings with local government:** Staff will meet with the Department of Public Works and Transportation, the Housing Opportunities Commission, the Department of Housing and Community Affairs, and other County agencies to seek their participation during the planning process.
  - **Meetings with other groups** (the I-270 Technology Council and the Urban Land Institute): The Urban Land Institute has agreed to sponsor, with the Department of Park and Planning, a workshop to address zoning issues.

*Note:* Provision will be made at meetings for translation services for all groups who request the service.

## CONTACT METHODS

The following methods will be used to provide access to the community during the Sector Plan process:

- **Brochures and mailings:** In anticipation of restricted access to governmental institutions and recognizing the time constraints of small business owners, a brochure has been developed for wide circulation in the planning area. The brochure provides an overview of the major issues facing Twinbrook and the I-270 Corridor, explains a sector plan, outlines a tentative schedule, and describes how interested constituents can participate. Brochures will be translated into Spanish and Chinese. Other flyers and notices will be developed and mailed as needed throughout the process.
- **E-Communications:** A Twinbrook Sector Plan website has been created to provide information on the project schedule, upcoming meetings, planning process updates, and the opportunity to download plan documents. In order to address the concern of limited access to government employees, a "Tell Us What You Think" form will be added to the site. The address is: <http://www.mc-mncppc.org/twinbrook>



## **SECTOR PLAN PROCESS AND SCHEDULE**

**PURPOSE AND OUTREACH REPORT TO  
THE PLANNING BOARD  
November 2003 – November 2004**

**PUBLIC MEETING  
November 2003 – November 2004**

Staff, property owners, civic groups, individuals and public agencies share information

**STAFF DRAFT  
December 2004**

Planning Board reviews Staff Draft, modifies as necessary, and publishes Draft Plan for Public Hearing

**PUBLIC HEARING DRAFT PLAN  
January 2005**

Planning Board reviews public testimony, and Executive comments at Planning Board work sessions

**PLANNING BOARD WORKSESSIONS  
February – June 2005**

**PLANNING BOARD (FINAL) DRAFT PLAN  
August 2005**

Planning Board adjusts Public Hearing Draft and produces the Final Draft to be transmitted to the County Council

**COUNTY COUNCIL WORKSESSIONS  
September – February 2006**

County Council will hold public hearings and work sessions and amend Planning Board Draft

**APPROVED AND ADOPTED SECTOR PLAN  
February 2006**

