



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

November 14, 2003

**MEMORANDUM**

**TO:** Montgomery County Planning Board

**VIA:** John A. Carter, Chief *JAC*  
Community-Based Planning Division

**FROM:** Sandy Tallant, Planner Coordinator, Resource Team *ST*  
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**SUBJECT:** Purpose and Outreach Report for the Twinbrook Sector Plan

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**RECOMMENDATION:** Approval and staff will proceed with the preparation of the Twinbrook Sector Plan.

**DISCUSSION**

The Purpose and Outreach Report for the Twinbrook Sector Plan is enclosed for review by the Planning Board. The Purpose and Outreach Report is the first milestone in the Master Plan process. The reason for preparing the report is to identify the challenges and issues to be considered in the development of the Sector Plan. The report also includes recommendations for plan boundaries and community outreach strategies. Over the next year, staff will be preparing the Staff Draft Sector Plan which is scheduled to be presented to the Planning Board in January 2005.

The Twinbrook Sector Plan, originally a part of the *North Bethesda-Garrett Park Master Plan* (1992), will be part of a series of master plans for the I-270 corridor. The series of plans will offer 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. In addition to Twinbrook, three plans are programmed through 2007 and they include: the Shady Grove Sector Plan, the Gaithersburg Vicinity Master Plan, and the Germantown Master Plan. Preparing the Twinbrook Sector Plan concurrently with the other plans in the I-270 planning corridor will allow for close coordination.

A community-wide charrette for the Twinbrook Metro Station area was held in 2000, with the results shaping the foundation of this Twinbrook Sector Plan update. The charrette provided a new direction for Twinbrook. It envisioned the Metro station area as an attractive center for residential, commercial, and retail activity with multi-modal means of transportation. Mixed-use development at this Metro station is intended to increase reverse commuting, provide a diversity of housing types including moderately priced units, and encourage less dependency on the automobile.

## **CONCLUSION**

Staff looks forward to presenting the Purpose and Outreach Report on November 20 and proceeding with the preparation of the Sector Plan.

ST:KO:ha: g:\twinbrook\pb outreach memo  
Attachment