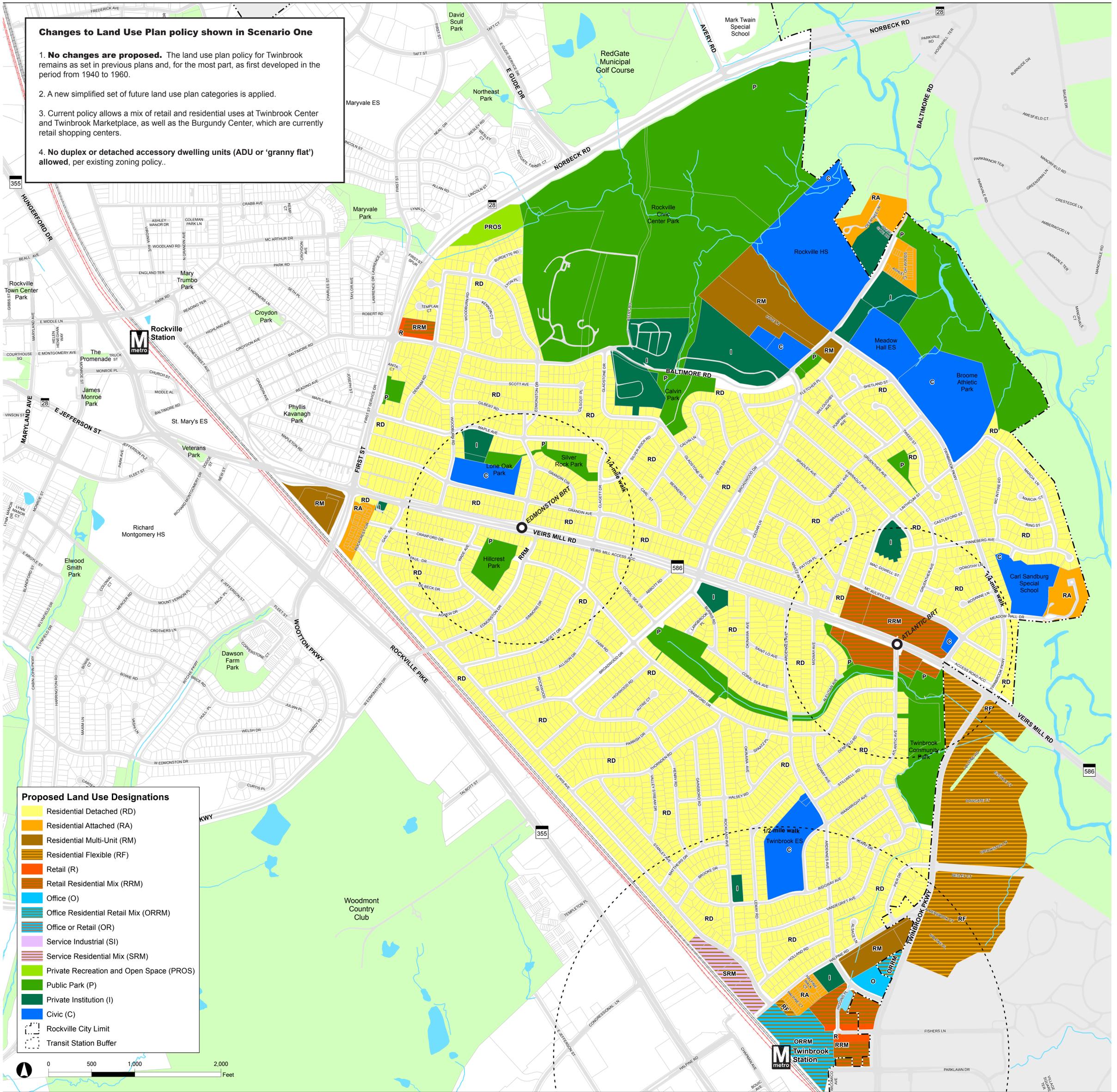


Scenario One: Existing Land Use Policy

Changes to Land Use Plan policy shown in Scenario One

- No changes are proposed.** The land use plan policy for Twinbrook remains as set in previous plans and, for the most part, as first developed in the period from 1940 to 1960.
- A new simplified set of future land use plan categories is applied.
- Current policy allows a mix of retail and residential uses at Twinbrook Center and Twinbrook Marketplace, as well as the Burgundy Center, which are currently retail shopping centers.
- No duplex or detached accessory dwelling units (ADU or 'granny flat') allowed,** per existing zoning policy.



Proposed Land Use Designations

	Residential Detached (RD)
	Residential Attached (RA)
	Residential Multi-Unit (RM)
	Residential Flexible (RF)
	Retail (R)
	Retail Residential Mix (RRM)
	Office (O)
	Office Residential Retail Mix (ORRM)
	Office or Retail (OR)
	Service Industrial (SI)
	Service Residential Mix (SRM)
	Private Recreation and Open Space (PROS)
	Public Park (P)
	Private Institution (I)
	Civic (C)
	Rockville City Limit
	Transit Station Buffer



Scenario Two: Walkable Community Node with Bus Rapid Transit

Changes to Land Use Plan policy shown in Scenario Two

1. Retail and Residential Mix (RRM), i.e., Apartments over Retail storefronts, would be allowed at Edmonston Drive and Veirs Mill Road. Additional density supports neighborhood businesses in a walk up, storefront urban form, also supported by patrons walking to the BRT station. Retail frontage is required where indicated with a red Retail.

2. Residential Attached (RA) uses, i.e. Duplexes, Townhouses, and Stacked Flats would be allowed fronting on Veirs Mill Road in the vicinity of Edmonston Drive and on the lots immediately behind facing Grandin Avenue or Crawford Drive.

3. Park (P) space could be added to Hillcrest Park on lots that front on Veirs Mill Road, opening views of the park from the highway and providing open space to serve existing and new residential uses.

4. Residential Multiple Unit (RM) would be allowed on the northwest corner of Veirs Mill Road and First Street, including lots fronting on Grandin Avenue, from First Street to Joseph Street.

5. Residential Flexible (RF) would allow a mix of Townhouses or Apartment buildings on the city owned park property fronting on First Street north of Maple Avenue. Sale of the park property would provide funds to expand other park spaces in the area, specifically at Hillcrest Park.

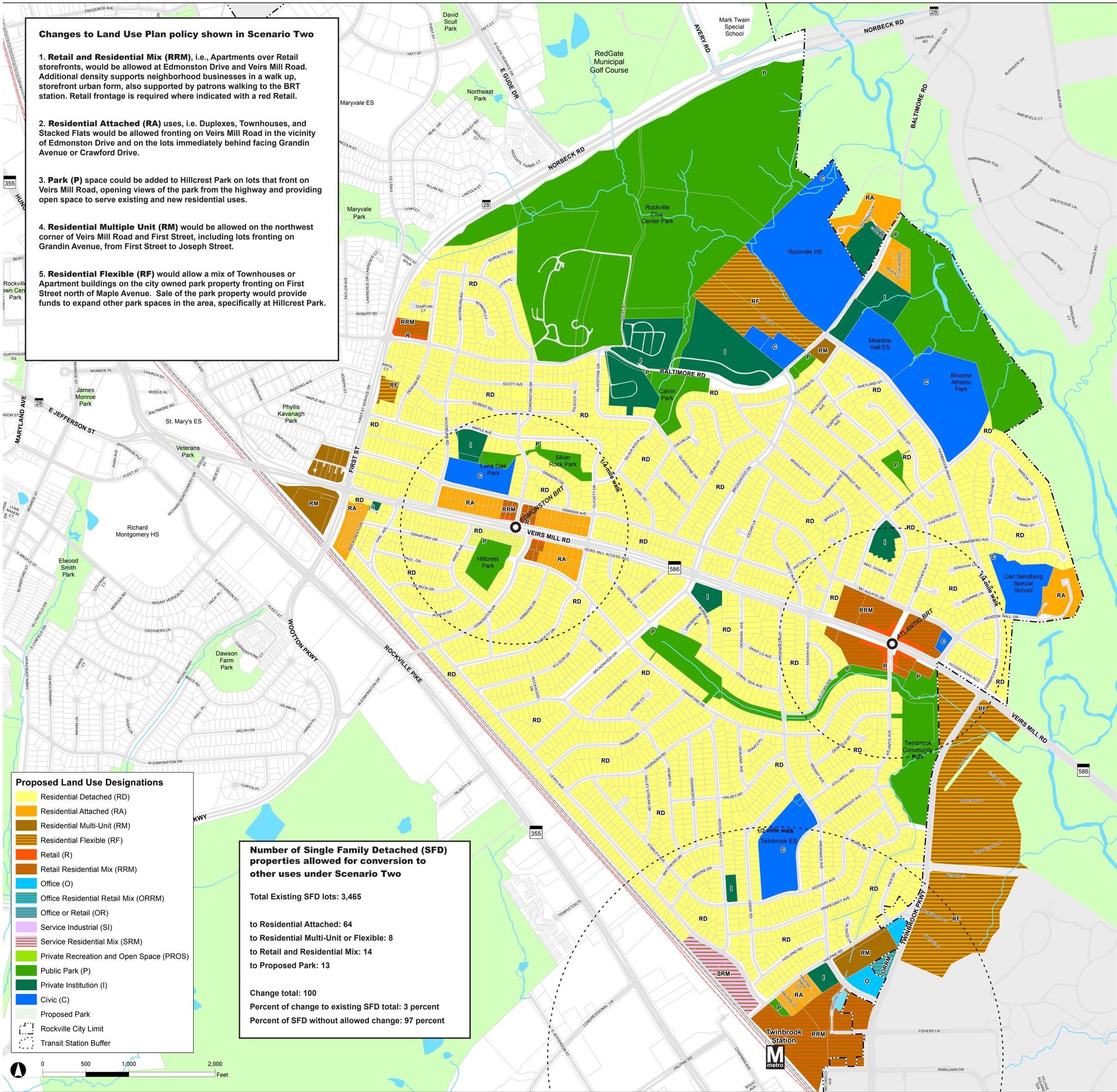
- ### Proposed Land Use Designations
- Residential Detached (RD)
 - Residential Attached (RA)
 - Residential Multi-Unit (RM)
 - Residential Flexible (RF)
 - Retail (R)
 - Retail Residential Mix (RRM)
 - Office (O)
 - Office Residential Retail Mix (ORRM)
 - Office or Retail (OR)
 - Service Industrial (SI)
 - Service Residential Mix (SRM)
 - Private Recreation and Open Space (PROS)
 - Public Park (P)
 - Private Institution (I)
 - Civic (C)
 - Proposed Park
 - Rockville City Limit
 - Transit Station Buffer

Number of Single Family Detached (SFD) properties allowed for conversion to other uses under Scenario Two

Total Existing SFD lots: 3,465

- to Residential Attached: 64
- to Residential Multi-Unit or Flexible: 8
- to Retail and Residential Mix: 14
- to Proposed Park: 13

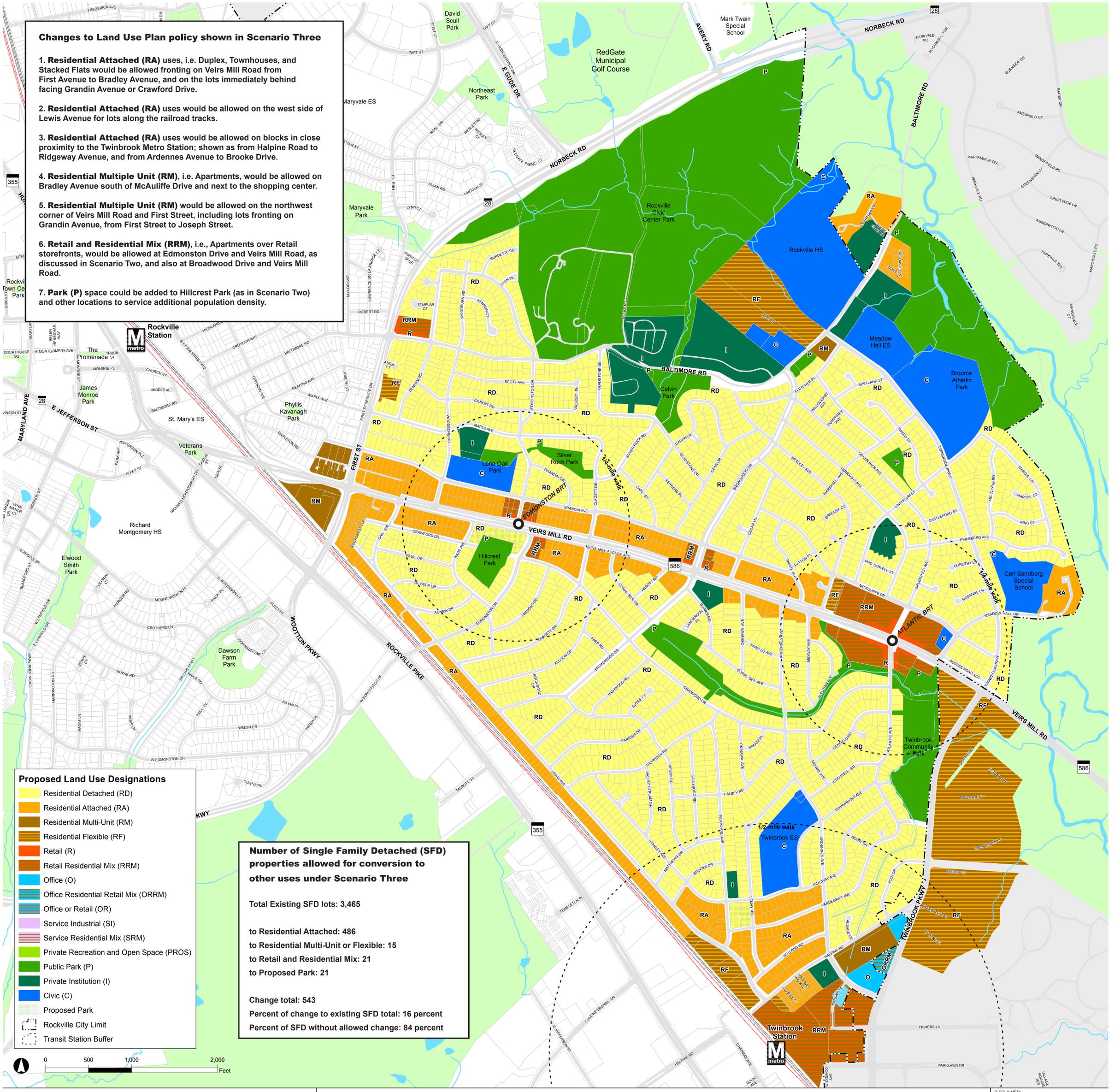
Change total: 100
 Percent of change to existing SFD total: 3 percent
 Percent of SFD without allowed change: 97 percent



Scenario Three: Veirs Mill Corridor and Metro Station Area

Changes to Land Use Plan policy shown in Scenario Three

- 1. Residential Attached (RA) uses**, i.e. Duplex, Townhouses, and Stacked Flats would be allowed fronting on Veirs Mill Road from First Avenue to Bradley Avenue, and on the lots immediately behind facing Grandin Avenue or Crawford Drive.
- 2. Residential Attached (RA) uses** would be allowed on the west side of Lewis Avenue for lots along the railroad tracks.
- 3. Residential Attached (RA) uses** would be allowed on blocks in close proximity to the Twinbrook Metro Station; shown as from Halpine Road to Ridgeway Avenue, and from Ardennes Avenue to Brooke Drive.
- 4. Residential Multiple Unit (RM)**, i.e. Apartments, would be allowed on Bradley Avenue south of McAuliffe Drive and next to the shopping center.
- 5. Residential Multiple Unit (RM)** would be allowed on the northwest corner of Veirs Mill Road and First Street, including lots fronting on Grandin Avenue, from First Street to Joseph Street.
- 6. Retail and Residential Mix (RRM)**, i.e., Apartments over Retail storefronts, would be allowed at Edmonston Drive and Veirs Mill Road, as discussed in Scenario Two, and also at Broadwood Drive and Veirs Mill Road.
- 7. Park (P) space** could be added to Hillcrest Park (as in Scenario Two) and other locations to service additional population density.



Proposed Land Use Designations

- Residential Detached (RD)
- Residential Attached (RA)
- Residential Multi-Unit (RM)
- Residential Flexible (RF)
- Retail (R)
- Retail Residential Mix (RRM)
- Office (O)
- Office Residential Retail Mix (ORRM)
- Office or Retail (OR)
- Service Industrial (SI)
- Service Residential Mix (SRM)
- Private Recreation and Open Space (PROS)
- Public Park (P)
- Private Institution (I)
- Civic (C)
- Proposed Park
- Rockville City Limit
- Transit Station Buffer

Number of Single Family Detached (SFD) properties allowed for conversion to other uses under Scenario Three

Total Existing SFD lots: 3,465

- to Residential Attached: 486
- to Residential Multi-Unit or Flexible: 15
- to Retail and Residential Mix: 21
- to Proposed Park: 21

Change total: 543
 Percent of change to existing SFD total: 16 percent
 Percent of SFD without allowed change: 84 percent

