largely built pre-developer, and this Plan recommends that these alleys should remain intact, as they provide useful access for residents and help with neighborhood traffic circulation.

Chapter 6: The Environment

Summary of Recommendations

- Review the Rock Creek Watershed Study to ensure that stormwater management, flood control and stream restoration are adequate and safe.
- ~~Encourage homeowner and citizen association participation with the City of Rockville's stormwater quality educational and outreach opportunities.~~ Encourage Homeowner ~~Owner~~ Associations, Citizen Associations and property owner participation with the City of Rockville's Stormwater Quality educational and outreach opportunities.
- ~~Encourage Neighborhood Associations to work with City of Rockville staff to educate affected homeowners on the importance of stream buffers.~~ Encourage Neighborhood Associations to work with City of Rockville staff to educate property owners on the importance of stream buffers, and on the legal responsibility to properly maintain these buffers as written into the Water Quality Protection Ordinance
- Report locations of drainage problems to the Department of Public Works to help to determine patterns and facilitate future mitigation.
- Explore the possibility of conservation easements for suitable properties.
- Recommend prompt removal of diseased trees, even if they cannot be replaced immediately.
- Support retention and expansion of the urban tree canopy through full funding for tree removal and replacement.
- Encourage citizen participation in the reforestation effort.
- Develop and implement a permanent protection policy for City-owned parkland.
- The City of Rockville and private property owners should use environmentally friendly dark sky shielded lighting systems when replacing street and park lights.
- ~~Develop City of Rockville business and commercial recycling program. (See Chapter 4.)~~ Support the adoption of Montgomery County's business and commercial recycling program within the City.
- ~~Support implementation of Citywide Comprehensive Transportation Noise Policy. (See Chapter 5.)~~

Analysis of Issues

This chapter provides an overview of the existing environmental settings and natural resources for the Twinbrook community and establishes goals and methods on how to enhance and preserve them. This plan recommends sustainable practices for the neighborhood so that parks, open space, streams and tree canopy will exist for future generations.

At community meetings held in November 2004, Twinbrook residents indicated that they

value their environment, appreciate the number of trees within the neighborhood and enjoy their access to recreational facilities and green space.

Several areas of concern were raised during the community meetings, were identified by staff and the Advisory Group, or have emerged in subsequent discussions. These issues include:

- Flooding and stormwater management
- Tree maintenance

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Current Conditions

Twinbrook is bordered to the north by the John G. Hayes Forest Preserve, to the east by Rock Creek Park and to the west by the CSX and metro rail lines. The neighborhood is largely within the Rock Creek watershed, containing several tributaries but no portion of the main stem. Twinbrook is also partially within the headwaters of the Cabin John Creek watershed.

The Twinbrook neighborhood is comprised primarily of single-family residential development with some townhomes and apartments as well as limited commercial areas. The neighborhood is fully developed and changes in the future will come from infill, homeowner improvements and redevelopment possibilities. Twinbrook was developed in the 1940s and 1950s before modern stormwater conveyance and retention requirements were in place.

Environmental resources in Twinbrook include parks and open space, urban tree canopy and open channel streams at Rockcrest Park, Calvin Park and Civic Center Park. Environmental concerns in the neighborhood include stormwater management/drainage, stream restoration, urban runoff quality (pollution prevention and water quality protection), maintaining and improving tree canopy and keeping a sustainable, livable community.

~~Upcoming projects to enhance the quality of drinking water include enlarging the water mains and meter replacement along Lewis Avenue between Broadwood Drive and Halpine Road. This is important because meters lose their accuracy over time, which can make billing incorrect.~~

Utilities

Water

The City of Rockville Department of Public Works hired a consultant to conduct a citywide water distribution master plan (WDMP). The WDMP was completed in 2008 and included a significant amount of field-testing and calibration of a computer model,

which integrated all of Rockville's water pipes (180 miles of transmission and grid mains). One of the study's main tasks involved analyzing fire flows. The results of the field-testing and computer model simulations found that Rockville has fire hydrants that cannot provide optimal fire flow (1,000 gpm) in residential communities. These results have translated into a water main rehabilitation program that involves a 20-year schedule and 33 miles of water main work.

The WDMP recommended improvement projects, which were prioritized by less than optimal fire flows, aging infrastructure, and water main breaks. Many of these projects are planned in the Twinbrook neighborhood, where pipes are more than 50 years old. Cast iron water pipes installed in the 1950s have developed flow restrictions, which reduce the amount of available fire flow. The water main rehabilitation program will begin in 2009. Also, the city has initiated a plan to replace all water meters to increase the accuracy of the water meter readings and therefore improve the billing accuracy.

Sewer

The Twinbrook neighborhood is located in the Rock Creek sewershed. The City completed two Sanitary Sewer Evaluation Studies (SSES) in separate areas ofthe Rock Creek sewershed, including the Twinbrook neighborhood south of Veirs Mill Road. Another SSES is planned for FY 2010 in the portion of the Twinbrook neighborhood north of Veirs Mill Road. The goal of these studies is to identify pipes that experience inflow and infiltration (I&I). Infiltration occurs when high groundwater seeps into the sewer pipes through cracks and holes in the pipeline, pipe connections and manholes. Inflow occurs when stormwater directly enters the sewer system through roof drains (connected to the sewer system), manhole covers, or illicit storm drain connections into the sewer. I&I increases the flow of extraneous water in a wastewater collection system. Minimizing I&I decreases the amount of extraneous flows in the sewer system and thus reduces the City's operating expenses and may avoid capital expenses associated with replacing pipe to increase capacity for future development. Additionally, there are environmental benefits of keeping the groundwater in the ground and decreasing the amount of flow requiring treatment.

The SSES found broken pipes, leaking pipe and manhole joints as well as tree root intrusion into the pipes. The Rock Creek sewer rehabilitation program (sewer pipe and manhole lining) began in 2006 and work on the segments identified for rehabilitation will be completed in 2008.

Additionally, a sewer capacity study is planned for the entire Rock Creek sewershed to determine the existing sewer capacity. The sewer capacity study will aid the City in planning for sewer system upgrades as well as to assess its current system capacity. The study is planned to begin in FY 2008 and will take approximately one year to complete.

Stormwater Management

The majority of the Twinbrook neighborhood lies in the Rock Creek Watershed, with a small portion at Route 28 and Veirs Mill Road lying in the Cabin John Watershed. There are two Montgomery County-owned and managed lakes to the north of Twinbrook: Lake Bernard Frank and Lake Needwood.

Development in Twinbrook occurred prior to the current adoption of Stormwater management laws, and urban runoff in storm drains is not managed through stormwater treatment facilities. In a new development, ponds or filters are used to clean the runoff before it enters the stream system, but in a development as old as Twinbrook, urban runoff water in storm drains is not treated. Retrofits (adding or upgrading stormwater management for existing development) are an option if enough land is available and the location is suitable. ~~So far, no suitable sites have been identified in the Twinbrook neighborhoods.~~ Three stormwater management retrofits of existing public stormwater management ponds were constructed just outside of the Twinbrook neighborhood near and in the Redgate Golf Course. These retrofits were completed to improve the condition of a branch of Rock Creek that runs through the Twinbrook neighborhood near the Glenview Mansion.

The Rock Creek Watershed Management Plan was adopted in April 2000. ~~At that time, no sites were identified as suitable for Stormwater management facilities.~~ The watershed study is scheduled for review in 2011~~0~~, and new recommendations may be made based on current storm water management regulations, compliance with the City of Rockville's National Pollutant Discharge Elimination System (NPDES) permit and the use and availability of sufficient land. ~~Sites such as the Broome Athletic Park and the Civic Center may be reviewed as possible locations for storm water management facilities. In the near term, a stream restoration project for Rockcrest is under design and is scheduled to start in 2006.~~ Stream restoration projects in Rockcrest Park and Alsace Lane were completed in 2007.

The City of Rockville has also initiated educational and outreach programs that focus on stormwater quality. The Twinbrook neighborhood has historically had a higher incidence of complaints of illicit discharge of pollutants* to the storm drain system than other areas of the City, so a targeted educational campaign would likely prove beneficial. (*such as motor vehicle oil, house paint, etc.) The storm drain marking program affixes colorful "Do Not Pollute!" markers to storm drain inlets to promote proper waste disposal. The markers also have the City of Rockville's Pollution Prevention Hotline number on them (240-314-8348) and residents can report dumping, improper waste manage

ment that could result in pollution; odors or fish kills in streams. The Adopt-a Stream program will assist community groups with performing cleanups of their adopted section of stream. ~~The City has also partnered with civic associations for the implementation of Low Impact Development (LID) storm water management techniques (also called Low~~

~~Impact Stormwater Management or LISWM). These measures include rain gardens and rain barrels, as well as encouraging downspout disconnection, native plant gardening and general impervious surface reduction.~~ The City has also partnered with Civic Associations for the implementation of Low Impact Development (LID) stormwater management techniques on residential property (also know as Environmental Site Design, or ESD). These measures include treating stormwater onsite via rain gardens and rain barrels, as well as encouraging downspout disconnection, native plant landscaping and a general reduction of site impervious area. The use of these site-level stormwater management techniques is particularly valuable for an area like Twinbrook, which was developed without traditional regional stormwater controls and now lacks enough space for stormwater retrofits. The City has amended the Stormwater Management ordinance to allow the collection of a stormwater management utility fee from all property owners. The fee will be used through the City's Stormwater Management Fund to subsidize capital and operating expenses for stormwater management, storm drainage and water quality protection. As part of these programs, the City may include assistance with LID techniques to improve drainage problems or water quality on private properties. Twinbrook residents and businesses could benefit greatly from such a program.

Drainage Issues

Certain areas in Twinbrook are prone to surface drainage or groundwater problems. Most drainage problems and complaints occur in the spring when the rainfall is heavy and the groundwater table is higher. Drainage issues are often more common in older neighborhoods, like Twinbrook. At the time Twinbrook was built, developers covered streams or low-lying areas to build houses. Groundwater seeks its original level and this results in basement flooding, standing water in yards and the need for sump pumps.

The City of Rockville can assist residents with advice about drainage concerns, but the homeowners must address problems on individual lots. In the past, methods to improve the drainage were identified but proved to be too costly for residents, even with cost sharing by the City.

Several home sites in near Norbeck Road and Burdette Road have large rear yards that are not suitable for building because of the natural features of the land. These sites may be good candidates for conservation easements. A conservation easement is a legal agreement that prohibits or limits certain kinds of development on the land while allowing the landowner to continue to own it, to live on it, and to use it with possible tax benefits.

Burgundy Estates Drainage Problems

Specific drainage problems have been encountered in the Burgundy Estates area. All the

land is privately owned with no Home Owners' Association in place. Residents are responsible for upkeep of their own property. There are no common areas or public drainage easements.

Most of the houses, back yards, patios and many driveways drain towards the back of the properties, so the runoff cannot reach the streets to drain there. The flat yards cause overland flow to spread out horizontally across yards, making the yard wet for a prolonged period of time. Numerous springs and seeps have been present within these lots since the original subdivision in 1956. The natural groundwater table is high in this area as well. All of these factors cause basement sump pumps to run more frequently and cause additional sogginess in low spots in the yards.

In the past, the City of Rockville has offered financial assistance to help with the drainage problems at Burgundy Estates, but most residents did not wish to participate in the cost shared improvements, so the projects were dropped. Over the years, Public Works staff has responded to complaints of clogged storm drain inlets and removed sediment, debris, or blockages from the private storm drain pipes. In their research, Public Works staff has determined that the original grading and subsurface groundwater conditions in the area are the main cause of the drainage issues.

Tree Maintenance and Replacement

The City of Rockville Forestry Department is responsible for approximately~~20,000 to~~ 25,000 street trees, park trees, and trees at all facilities. The City tree crew handles hazard abatement, urgent removals, and routine work requests. Contractors perform removals, block pruning and emergency work.

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There is ~~CIP~~ funding for tree removal and replacement that was originally funded in 1998 as the Twinbrook Street Tree Replacement CIP. It was meant to remove and replace trees deemed hazardous, that were a major nuisance or those that were incompatible with utilities. Approximately 4,500 trees were inspected with 1,200 trees identified as possible removals over the next 10 years. An estimated 1,000~~900~~ trees have been removed and replaced to date. In 2003, the CIP was revised and renamed the Urban Forest Renewal CIP to incorporate problem trees throughout the City of Rockville including disease-prone crabapples, aging cherries and certain diseased oaks. These funds transferred to the City Forestry operating budget in 2008. A major portion of the fund will continue to be spent for removals in Twinbrook.

~~Removals are prioritized by degree of hazard. Expenditures are divided between removal and replacement. The current average cost per removal for large diameter trees is $600 per tree, which reduces the number of trees that can be removed each year. Additional funds beyond those allocated in the CIP have been used to remove and replace trees in the Twinbrook area.~~

Removals are prioritized City-wide by degree of hazard. Expenditures are divided between removal and replacement. The current average cost per removal for large diameter trees is over $1000 per tree, which reduces the number of trees that can be removed each year.

Requests for routine tree maintenance are received via the Tree Maintenance Line (Telephone 240 314 8700). City wide, the forestry division receives over 1,000 requests for service annually. ~~Block pruning is done on a regular basis to elevate, thin and remove dead limbs. Current funding levels and increased bid prices, however, have pushed block pruning, by contractors, from a ten-year to a 25-year pruning cycle.~~
Block pruning is done on a regular basis to elevate, thin and remove dead limbs, and improve lighting. Funding levels were increased in 2008 to conduct block pruning on a 15-year pruning cycle.

Another issue concerning street trees are the problems associated with clay sewer drainage pipes. Many of the original private sewer pipes in Twinbrook were made of clay and failure of these pipes after fifty years is not uncommon. When this occurs, tree roots often penetrate the broken or disintegrating pipes, causing blockages. It is the homeowner's responsibility to replace the pipe with new pipe. Tree roots will seldom penetrate sound pipes unless there is a joint problem. (Please See Appendix 6 for the City's Master Tree Plan)

Critical Issues

Potomac Electric Power Company (Pepco) has a utility easement to prune any branches that interfere with power lines. They conduct regular pruning, aimed at insuring electrical service to their customers, on a neighborhood-by-neighborhood basis, every 2 to 4 years. For requests concerning tree limbs in electric wires call Pepco at 202 833 7500 and say the word "Agent" when prompted.

Twinbrook ~~Commons~~Station has a reforestation requirement of 15% of the total land. All of the trees are not required to be on site however. In the approved preliminary development plan for Twinbrook ~~Commons~~Station, the developers are providing 85% of the required trees (approximately 400 trees) on site. As these trees will be on private property, there will be no tax dollars spent on maintaining them.

Sidewalks are an on-going concern in relation to street trees. A privately owned tree may need to be removed for sidewalk installation. The roots of existing trees can cause damage to sidewalks with their roots. In Twinbrook, most streets have a sidewalk on one or both sides of the road. The streets that do not have sidewalks on either side are to the west of Hillcrest Park and the south of Veirs Mill Road. If the street already has one sidewalk, it may be desirable to wait until the

trees on the other side are ready to be removed, rather than remove them prematurely to install the other sidewalk. When a sidewalk project is initiated, Traffic and Transportation staff works with the departments of forestry, planning and neighborhood resources to assess potential impacts.

City of Rockville staff also maintains park trees. Such trees are located in both active areas, like Hillcrest Park and passive areas, like the John G. Hayes Forest Preserve. Maintenance of these trees requires staff time and financial resources. Creation of an Open Space Zone may be considered to protect existing parkland and the trees on it, instead of the residential zoning that is the current base zones for parks. (Open space zones are discussed further in Chapter 7 – Community Facilities, Recreation and Parks and Open Space).

Noise

~~Noise issues and recommendations are addressed in Chapter 5, Transportation.~~

The City of Rockville is covered by the Montgomery County Noise Policy. More information can be found by calling 240-777-7770 and asking to speak with an Environmental Protection Specialist, or on-line at: http://www.montgomerycountymd.gov/deptmpl.asp?url=/content/dep/Noise/home.asp

Chapter 7: Community Facilities: Recreation, Parks and Open Spaces

Summary of Recommendations

- Develop and implement a Recreation and Parks Long Range Plan for all City-owned facilities.
- Develop and implement a permanent protection mechanism for City-owned parkland.
- Provide funding for the Park Land Acquisition Fund.
- Create a system of conservation easements for properties identified as suitable (see Chapter 6 – The Environment).
- ~~Expand the Twinbrook Community Center to accommodate the current needs, and to help provide additional space and activities for the community.~~
- Explore the feasibility of expanding the Twinbrook Community Center.

- Consider building community ~~facilities~~ amenities in currently under-developed neighborhood parks.
- Consider leasing commercial or institutional space in order to provide amenities and programs for residents in the Twinbrook area:

– Expand activities for seniors within the Twinbrook neighborhoods.
– Expand activities for teens, with free and low cost activities for teenagers, in the Twinbrook neighborhoods.

- Promote the City of Rockville Recreation and Parks Scholarship Program ~~Establish a formal City of Rockville Recreation and Parks Scholarship Program~~ that encourages individual and corporate giving.
- Fully fund the improvements in the Civic Center Long Range Plan to ensure that the property is sustainable and accessible for current and future residents.
- Undertake a review of the City's Recreation and Parks Cost-Recovery policy to determine what adjustments might be required to meet the needs of all residents of the Twinbrook community.
- Review whether using the majority of the space at the Rockcrest Recreation Center for ballet is the most appropriate use to meet the community's current and future needs.
- Consider a review of the Montgomery County Twinbrook Library to determine if this heavily utilized facility is meeting the community's needs, and when additional space will be needed.
- Montgomery County should move the social service programs out of the former Broome Middle School.

Do not locate any additional Montgomery County service centers, such as those at Lone Oak and Broome, in the Twinbrook neighborhoods.

Analysis of Issues

The City provides the majority of the public services and facilities in the neighborhood. Responsibility for services such as education, fire/rescue, and libraries lies with Montgomery County, which is also responsible for a network of human service agencies and programs situated in the study area.

Demographic indicators show that the area is becoming increasingly multi-cultural. This change has an impact on both the kinds of social services that are required, and also on the kinds of recreational activities that appeal to a changing population. Flexible space is required – both

indoors and outdoors - that can be programmed to serve the needs of different population groups.

The total parkland for the City is approximately ~~793~~ 928acres, ~~excluding~~ including Redgate Golf Course. Using the 2000 census data, the population for the entire City (47,388), which equates to 16.7 acres of parkland per 1000 population. One-quarter of the City's parkland is located in Planning Areas 7 and 8. The two planning areas have approximately 200 acres of public open space: approximately 21 acres in Planning Area 8, south of Veirs Mill Road, and around 180 acres, including the 153 acres Civic Center Park, in Planning Area 7. Ball fields, playing courts, and picnic areas are located throughout the planning areas. In addition, two large cemeteries provide some measure of open space.

Planning Area 7 – Parks and Recreation Facilities:

Facility	Area	Owner
Broome Athletic Park and Gym 751 Twinbrook Parkway	7.5 acres Park (19.49 acres total)	Montgomery County. Park area leased by City of Rockville.
Calvin Park 1248 Gladstone Drive	5.9 acres	City of Rockville
Civic Center Park 603 Edmonston Drive Climbing Gym Croyden Creek Nature Center F. Scott Fitzgerald Theater Glenview Mansion	153 acres	City of Rockville
Lone Oak Park Grandin Avenue at Woodburn Road	4.5 acres Park (6.53 acres total)	Park: City of Rockville Facility: Montgomery County
Meadow Hall Elementary School 951 Twinbrook Parkway	8.4 acres	Montgomery County Public Schools
Rockville High School 2100 Baltimore Road	30.3 acres	Montgomery County Public Schools
Tweed Park Tweed Street	1.4 acres	City of Rockville

Planning Area 8 – Parks and Recreation Facilities

Facility	Area	Owner
Hillcrest Park 1150 Crawford Drive	4.4 acres	City of Rockville
Rockcrest Ballet Center and Park 1331 Broadwood Drive	7.4 acres	City of Rockville
Twinbrook Community Recreation Center and Annex 12920 Twinbrook Parkway	9.2 acres	City of Rockville
Twinbrook Elementary School 5911 Ridgeway Avenue	10.15 acres	Montgomery County Public Schools

Please see Appendices 7 and 8 for additional information on Parks and Recreational facilities in Twinbrook.

The 2000 U.S. Census puts the total population of Planning Areas 7 and 8 at 10,847, which equates to 18.2 acres of parkland per 1000 population. This exceeds the national standard of 10 acres per 1000 population as set by the National Recreation & Parks Association guidelines. But these statistics can be misleading. In Planning Area 8 alone, the 5,414 residents (2000 U.S. Census) share 21 acres, or approximately 3.8 acres per 1000 population, while in Planning Area 7, with a similar population (5,433 2000 U.S. Census) there are more than 33 acres per 1000 population.

The Twinbrook Commons development will provide some measure of open space, but not recreational open space, such as ball fields, and there are very few opportunities within the area to create additional open space. The City and the neighborhood associations should investigate possible open spaces of whatever size for pocket parks, especially near the Twinbrook Metro Station.

A permanent protection mechanism such as a system of conservation easements or an Open Space Zone would add an additional layer of protection to City parkland, because it would have to be re-zoned in order for building to proceed. Consideration should be given to the creation of a mechanism to protect City-owned parkland so that future residents may continue to enjoy it.

The Park Land Acquisition Fund in the City's Capital Improvements Program (CIP) has been assigned "placeholder" status and is not funded. This gives the City little ability to act quickly should suitable open space become available.

Cost ~~Recovery~~of Services

The City implemented a system of Recreation and Parks cost recovery in 2004. All City owned facilities are expected to recover a certain portion of their costs, with the ~~xception~~exception of places such as City Hall and the passive parks. In the Twinbrook area there is a five-year cost recovery target of approximately ~~80%~~75% for Civic Center costs, and 50% for Twinbrook Community and Recreation Center costs. By contrast, the five-year goal for the Lincoln Park Community Center is 20%.

The City's overall cost recovery target is 50%. While managing the City's expenditures is a laudable goal, recreation and parks programs serve a social and community purpose, which may not be met if programs are too expensive for a majority of citizens in the area. However, reducing cost recovery in Twinbrook would have a fiscal impact on the revenue produced in Recreation and Parks programs.

The City's cost recovery targets are also higher than other jurisdictions in the metropolitan area. For example, Arlington County recently conducted a review of its Public Spaces that found that their total cost recovery for the management of public spaces is 16%. This figure is estimated to be relatively low compared to agencies nationwide, which average between 25-50%, but within the middle range of the

larger urban communities surveyed. ~~These figures indicate that the City of Rockville's target is among the highest in the country~~. These figures indicate that the City of Rockville's target is on the high end of the average. The City should consider whether continuing at this high level is desirable if the social and community needs of all the City's residents are to be met.

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For more information see the Arlington, Virginia Public Spaces Master Plan: http://www.arlingtonva.us/Departments/ParksRecreation/forums/openspace/ParksRecreationForumsOpenspaceOpenSpaceMain.aspx

Youth Services

The City offers a wide range of activities for children from pre-school childcare to teen activity events. There is a demand for pre-school and childcare programs and these could be expanded if space was available.

In Planning Area 7 the Civic Center complex offers specialized programs and camps at the Nature Center, the Climbing Gym, and the Theatre. These activities are for children from all parts of the City and the surrounding areas. Planning Area 8 features a Summer Playground program that serves approximately 130 children, and The Kidz Club After School program serves approximately 90 children. In addition, approximately 13% of the registrants in the after school program for middle school children in the CHAT Room are from the Twinbrook area. The Twinbrook Community and Recreation Center (TCRC) offers a supervised after school program for children attending Twinbrook and Meadow Hall Elementary Schools and a Literature Class in the summer. Organized programs are offered in the afternoons during the summer for TCRC members.

TCRC is open to adults and teens over 15 years old after 7:00 p.m. (8:00 p.m. on Friday and Saturday and during the summer). The Rockcrest facility is devoted solely to ballet, leaving teenagers without a "neutral" place to meet with their friends and neighbors. The City's Recreation and Parks Department ~~and the Community Services Department both have~~ has established programs to serve teenagers, and these could be expanded in the Twinbrook area, if additional facility space could be made available.

Senior Citizen Services

According the 2000 U.S. census there are 1,839 people over 60 (809 men and 1,030 women) in the 20851 zip code area. In Twinbrook, 219 seniors are Senior Center members. ~~However, the City's Recreation and Parks Department uses the number of senior voters to plan its services. By the R&P calculation, there are 1,115 seniors in the Twinbrook neighborhoods and 219 (20%) are members of the senior center. (Using U.S. census data 219 is approximately 12% of the senior~~

~~population of the area.) This difference in counting methods may account for the perception within the community that area seniors are underserved.~~

Senior services available to Twinbrook residents include free bus transportation to and from the Senior Center; a resident annual discount membership of $25 for Senior Center membership; active and passive activities at the Twinbrook Community Recreation Center, especially during the day for seniors with a TCRC membership; Twinbrook Park, Civic Center Park; FSF Theatre; and Glenview Mansion. ~~Senior Club (The Senior Associates) meets at Glenview Mansion.~~ However, members of the community feel that there is a lack of "neutral" unprogrammed space within the community for senior residents to meet and interact with their neighbors.

City Owned and Managed Facilities

The Civic Center

The historic Glenview Mansion and the F. Scott Fitzgerald Theater are located on the Civic Center site, and provide cultural and recreational amenities for City residents, and others from surrounding communities. In previous years CIP modifications on the Civic Center property focused on enhancements to specific buildings. Now, as programs have increased, the Civic Center property should be considered as a whole, rather than in isolated parts. A Task Force, consisting of representatives of the Recreation and Park Advisory Board, the Cultural

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Arts Commission, The Historic District Commission, The Mansion Docents, as well as City Staff, was set up to create a comprehensive plan to address the Civic Center issues. The City retained John Milner Associates, Inc. and OCULUS to prepare a Long Range Plan for the Glenview Mansion and Grounds. The Plan was completed in July 2002 and has served as a decision-making tool on the future management and use of the property. The Task Force developed a list of issues that needed attention and assisted in the development of the Request for Proposal to hire an engineering consultant.

In April of 2004, the City contracted Apex Engineering to:

- Modify existing parking lots to potentially increase capacity and to meet Americans with Disabilities Act (ADA) requirements.
- Examine and redesign entrance road for more direct access to main parking lot and regulate traffic flow.
- Examine alterations of existing traffic flow with options of restricting access on main road to Glenview Mansion and creating new two-way traffic in another location.
- Develop better internal pedestrian access to park facilities.
- Design functional drop-off and service areas.

- Develop a phased approach for construction/modifications to each area and present a detailed cost estimate for each. Apex has worked with City Staff, the Task Force and neighborhood residents to examine the issues. Design options and modifications have been developed that respect historical and significant landscaping issues, storm water management and traffic requirements. Once the Mayor and Council have approved the final designs, the City will address the phasing in of modifications. Funding has been set aside in the CIP starting in 2010 to address ADA issues first, and then modify other areas in subsequent years.

Twinbrook Community and Recreation Center

The Twinbrook Community and Recreation Center (TCRC) was established in October 1999 to provide a variety of activities for residents and space for community events; offering classes, special events, and fitness opportunities; complimenting the school curriculum for youth; and providing information and registration for City programs. The Center is not open to unsupervised youths of 14 years old and younger after 7:00 p.m Monday through Thursday, after 8:00 p.m. Friday and Saturday and during school breaks and the summer.

There are approximately 70,000 user visits to the center each year. TCRC operates on a membership basis and is open to City of Rockville residents and non-residents. There are a variety of membership options available. In 2005 there were 1,100 individuals with Annual

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Center Memberships, just over half of whom,
555, are City Residents
- 500 members are 18 years and under
- 570 members are 19 years to 64 years
- 30 members are 64 years and older

In 2005 there were 200 individuals with Annual Fitness Memberships, 138 of whom were City residents:
- 20 members are 18 years and under
- 155 members are 19 years to 64 years
- 25 members are 64 and older

As of May 2005 there were 120 individuals with Monthly Fitness Memberships.
TCRC offers a full range of facilities: a full size gymnasium, computer lab, two multipurpose rooms, fitness center, lobby area, annex building – used as a child care center and for evening meetings, City Police office and an outdoor playground, together with tennis and basketball courts. Issues currently facing the TCRC include: unsupervised children in the Park, the difficulty of motivating and involving teenagers in activities and homework, an increasing number of rentals and activity during the day, damage to the facility, and patrons stealing from other patrons.

~~The City's cost recovery system limits the TCRC's ability to program free or very low cost drop-in activities for either youth or seniors. Scholarships are available on an ad hoc basis, and these can meet the needs of youths who wish to participate in a particular program, but a scholarship program does not meet the need for a "neutral space" for residents (of all ages, but youth and seniors particularly) to drop in and meet their neighbors.~~ Space constraints limit the availability of "neutral space" for residents (of all ages, but youth and seniors particularly) to drop in and meet their neighbors. In addition, the cost recovery system may lead to an increase in activity fees, further reducing the number of residents who can afford to enjoy them. Further cost-savings might require a reduction in the Center opening hours and staff and additional rentals to private groups. Scholarships are available on an ad hoc basis, and these can meet the needs of youths who wish to participate in a particular program. The City always welcomes donations to the Recreation Fund "People Helping People" and more information on how to make a donation can be found at http://www.rockvillemd.gov/recreation or by calling 240-314-8620.

~~TCRC is seeking to find sponsors for special events. These events, such as Halloween, Valentines and Mother's Day parties, are offered at a relatively low cost and are very well attended.~~ Events such as Halloween, Valentines and Mother's Day parties are offered at a low cost and are very well attended. TCRC staff is seeking sponsors for special events to keep costs to a minimum. Telephone 240-314-8830.

The Rockcrest Ballet Center and Park (Rockcrest Recreation Center)

The Rockcrest Ballet Center and Park (Rockcrest Recreation Center) is centrally located within the community at 1331 Broadwood Drive. The Park is available to the public at large, but the Center is used solely for ballet lessons and practice. Starting in FY2010, the City plans to renovate and expand the Center in order to make it into a multi-use facility, and provide space for the expansion of the dance facilities. Both senior citizens and teenagers appear to ~~be~~ feel underserved in the Twinbrook neighborhoods and the City may wish to consider whether ballet is the most appropriate use of the facility, or whether it might be put to a use that would serve the needs of the community that surrounds it, rather than the City as a whole.

(Please see Appendix 7 for a listing of Recreation and Parks facilities and programs offered in Twinbrook.)

Montgomery County Owned and Operated Facilities

Schools:

Montgomery County Public Schools (MCPS) has established a set of objective criteria and a transparent process to handle the expansion and/or modernization of schools:

The "over-capacity" trigger is 92 seats, or four classrooms.

- The MCPS Demographer looks at the school grade-by-grade and year-by-year to determine growth patterns.
- A Feasibility Study is scheduled into the 6-year CIP. This study is conducted to determine the needs.
- Planning and construction money will then be allocated through the CIP.
- The County Council has instructed MCPS not to announce an expansion date until the Feasibility Study is completed and the planning and construction money have been allocated.

There are two elementary schools, one high school and one special needs school within the planning area.

Twinbrook Elementary
5911 Ridgeway Avenue
Site size 10.15 acres.
Zoned R-60 residential.

Twinbrook Elementary School was built in 1956, renovated in 1986 and includes a gym, which is also used for community activities. The School's 10.15-acre site offers the option of adding an addition.

- The City uses the school for a wide range of recreational programs for both youth and adults.
- MCPS plans to retain the site as a school for the life of the Twinbrook Neighborhood Plan.

Meadow Hall Elementary
951 Twinbrook Parkway
Site Area 8.37 acres.
Zoned R-90 residential.

~~Planning funds are scheduled for a new gymnasium in FY 2007, subject to County Council approval.~~ The City of Rockville's CIP has allocated $200,000 ~~in FY 2010~~ as a contribution towards construction of a "community sized" gym at Meadow Hall. This will fund a larger main court, space for a small bleacher section and other amenities that will allow for a greater level of community use programming.

- The City uses the school field for recreational programs.
- MCPS plans to retain the site as a school for the life of the Twinbrook Neighborhood Plan.

Rockville High
2100 Baltimore Road
Site area 30.32 acres:
Zoned R-90 residential.

- The City uses the school field for recreational programs.
- MCPS plans to retain the site as a school for the life of the Twinbrook Neighborhood Plan.

Carl Sandburg Learning Center
451 Meadow Hall Drive
Site area 7.6 acres:
Zoned R-60 residential.

The Carl Sandburg Learning Center is scheduled for modernization. A Feasibility Study has been completed and~~;~~ planning is~~has been~~ scheduled for FY 2010.~~, with completion estimated by January 2013.~~

- The Learning Center provides services for disabled children and does not have gymnasium or classroom space that are suitable for community use.
- MCPS plans to retain the site as a school~~. for the life of the TNP~~.

Community-Level Human Services
Lone Oak Center
1010 Grandin Avenue

The Lone Oak Center is owned by Montgomery County but offers community support through a number of non-profit groups. Lone Oak Center is well maintained, offers services to the community, and appears to be well run.

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The adjacent Lone Oak Park is owned by the City of Rockville and is programmed for recreational use.

- MCPS has no plans to return the site to school use.

Broome Middle School (former)
751 Twinbrook Parkway
Site area 19.49 acres:
Zoned R-90 residential.

MCPS closed Broome Middle School more than twenty years ago. The site is now owned by Montgomery County, which uses it as office space for the Montgomery County Board

of Elections and the Montgomery County Department of Health and Human Services (HHS). A number of community services are provided.

- The gymnasium and field are leased to the City of Rockville for recreational use.
- MCPS has no plans to return the site to school use.

(Please see Appendix 8 for a full list of human service programs located in Twinbrook)

~~The Twinbrook community is well served by this full range of services, which also serve residents of the City as a whole and the surrounding mid-County area. The existing sites are "good neighbors" and do not generate an unacceptable amount of traffic.~~

~~This Plan supports the existing County service centers at Lone Oak and Broome (both located in Planning Area 7) but recommends that no additional County service centers be located in the Twinbrook neighborhoods.~~

The community has expressed continuing concern over activities at the Broome site and Montgomery County should move the social service programs out of this location, as they are not compatible with a residential community or an adjacent elementary school. Moving the social service programs out would open up additional space for the Board of Elections, who have been "good neighbors" and do not generate an unacceptable amount of traffic.

This Plan supports the existing County service center at Lone Oak, but recommends that no additional County service centers by located in the Twinbrook neighborhoods."

Twinbrook Library:
202 Meadow Hall Drive

The Twinbrook Library, one of two County libraries located within the City, is situated at the intersection of Meadow Hall Drive and Veirs Mill Road. It was renovated in 1999 – 2000.

The Library offers books and media as well as a wide range of community activities, from children's story times to workshops and classes for all ages. It is well used and often crowded. This Plan recommends that a review be conducted to determine if it is meeting the community's needs and when additional space will be needed. The Library's location, adjacent to the Twinbrook Shopping Center, means that activity in one area tends to spill over to the other. Library staff echoes the concerns of area business owners about loitering and security. (Please see Chapters 4 and 8 for recommendations about the area.)

Twinbrook Swimming Pool
13027 Atlantic Avenue
Site area 4.62 acres.

Zoned R-60 residential.

The Twinbrook Swimming Pool Corporation is a private organization that owns a pool complex on approximately 4.62 acres that are adjacent to Twinbrook Park. It operates as a private swimming pool and members of the community may purchase a membership. This Plan recommends that the base zone remain R-60 and confirms the recommendation made in the City's Comprehensive Master Plan. Confirm City Master Plan recommendation:

"Maintain the R-60 zone for single family housing on the Twinbrook Swimming Pool Corporation site if it is developed or acquire the site for additional park and green space to increase the size of the park." Should the City acquire the property for

parkland, steps should be taken to permanently protect it as parkland. Consideration should be given to retaining the swimming facilities for public use (funded by the City of Rockville or by the City in partnership with Montgomery County).

Churches

There are seven church sites within the Twinbrook planning areas, all of which lie on residentially zoned land. (See Chapter 2: Neighborhood Land Use, and Chapter 3: Housing.) Several of the church sites cater to more than one congregation. The churches have proved to be "good neighbors" in the past and none of them have presented a problem to the neighborhood in terms of excess traffic. This plan therefore supports the churches continued presence in the area, and recommends that their sites continue in their present use.

Emergency Services, Fire and Rescue

The City of Rockville Police provides police response to the two Planning areas. The Rockville Volunteer Fire Department provides fire and rescue services from their Station 23 on Rollins Avenue and Station 3 on Hungerford Drive.

Crime and Public Safety

The population of the Twinbrook neighborhood will increase over the coming years with the development of Twinbrook Commons and the possible redevelopment of small areas such as the I-2 properties on Lewis Avenue, the Taylor property on Halpine Road and the I-1 property on Ardennes Avenue. In the short term, additional police patrols must be planned for to keep the community safe and secure. In the long term, as Twinbrook Commons builds out, the City should consider establishing a Police substation in the Veirs Mill Road commercial area, as currently there is no substation in the eastern portion of the City. (See Chapter 4.)

The City offers a Mediation Service to help resolve issues at the neighbor-to-neighbor level.

Chapter 8: Implementation

Analysis of Issues

The Twinbrook Neighborhood Plan seeks to lay out the current conditions within the neighborhood, provide guidance for its continued stability and enhancement, and establish conditions to foster a cohesive community that is able to embrace change, while retaining the unique qualities that have served its residents for the past half century. To meet these goals, the Twinbrook Neighborhood Plan Advisory Group has made a series of recommendations that aim to respond to change while respecting the rights of individual property owners in the residential, the commercial and the industrial areas.

But a plan is just that, a plan, until its recommendations are acted upon. A workable series of implementation strategies are an essential component of any well-thought-out plan, and five key areas have been identified during the planning process that can act as catalysts for implementation of the Plan recommendations. Each catalyst is described below, together with supporting initiatives that are intended to promote implementation of the major goal. The five catalysts are:

- The Residential Areas: Maintain and enhance the residential character of the Twinbrook neighborhoods to ensure continued viability and sustainability.
- The Public Realm: Maintain, upgrade and acquire publicly owned land to ensure that recreational opportunities, public accessibility and the natural environment enhance the quality of life for all residents.
- The Commercial Areas: Promote the renewal of the Twinbrook neighborhood commercial areas.
- The Industrial Areas: Promote the renewal of the Twinbrook neighborhood industrial areas.
- ~~Promote improvement of the Burgundy commercial area.~~
- Transportation and Accessibility: Promote safe and easy multi-modal access to mass transit, retail and community facilities.

These catalysts group together Plan recommendations from the various chapters and should help residents, and the City, to identify projects and programs that can help meet the objectives laid out in each catalyst.

Twinbrook is a maturing neighborhood that was built at a time when the City embraced single-use zoning categories and relied on a set of standards that were applied City-wide. The R-60 zoning category that regulates the Twinbrook neighborhoods allows the same height and setbacks in communities throughout the City~~;~~, market forces at the time of development influenced the size and style of the housing that was built. ~~This one-size-fits-all approach no longer serves all communities equally, and the Twinbrook~~

~~Neighborhood Plan offers the opportunity to develop a set of regulations that take into account the neighborhood's unique needs, allows residents to improve their properties, and maintains neighborhood character.~~ The City has recently recommended revisions to the R-60 zone that would reduce a home's allowable height and lot coverage, and this Plan recommends that these new provisions be carefully monitored in communities such as the Twinbrook neighborhoods to ensure that they do not impose undue burdens on homeowners who wish to expand and improve their homes if, due to nature of the homes' construction, it is not technically feasible to expand by raising the roof and adding additional stories.

The commercial and industrial areas of the neighborhood are also maturing, although at the present time they remain relatively well maintained, have few vacancies and generally provide an acceptable return on investment to their owners. But the adjacent new developments, such as Twinbrook ~~Commons~~ Station and the Rockville Town Square, are bringing change, and single use neighborhood commercial and industrial areas may not function quite so well within the next ten to fifteen years. Places such as the Veirs Mill commercial area and, ~~the~~ the Lewis Avenue and Ardennes/Halpine industrial areas ~~and the Burgundy Shopping Center,~~ also offer the potential

for accommodating a portion of the residential growth that is anticipated within the City and the region over the next twenty-five years.

Tools Available

The City does not currently have a comprehensive redevelopment policy that identifies areas that might be suitable for revitalization, or outline the incentives available to encourage their redevelopment. The City should not use its power of Eminent Domain to assist in the redevelopment of the commercial and industrial areas in Twinbrook. Therefore, a set of regulatory tools that can act as incentives to private redevelopment will need to be devised and implemented.

One incentive ~~that the City is currently exploring as part of its re-write of the Zoning Ordinance and~~ that could be employed is a floating zone. Floating zones would allow for site assembly, and for owners to determine when market conditions are ripe for redevelopment, while continuing to have the use of their property. The community benefits from the existing properties remaining leased and maintained, rather than vacant and subject to blight, vagrancy and squatters.

If it is decided to implement floating zones in the existing Twinbrook commercial and industrial areas, it should be with the proviso that they will be reviewed after a period of ten years to determine if they are working as intended, and if not, what amendments should be made.

A relatively new type of zoning has recently evolved that emphasizes the appearance of a building or buildings rather than defining them by their use. These new codes are called Form-Based Codes and the City is currently considering them as part of the ~~re-write of the Zoning Ordinance.~~Rockville's Pike planning process.

The Form-Based Codes Institute has defined form-based codes as a method of regulating development to achieve a specific urban form. Form-Based Codes create a predictable public realm by controlling physical form primarily, and land uses secondarily, through city or county regulations. In other words, design is more important than use.

Catalyst Number 1

The Residential Areas: Maintain and enhance the residential character of the Twinbrook neighborhoods to ensure continued viability and sustainability.

Summary of Project:

~~□Develop R-60 (Twinbrook) Overlay Zone: develop zoning language and establish standards for a R-60 (Twinbrook) Overlay Zone for the Twinbrook neighborhoods.~~
□Maintain the R-60 single family residential zoning in the Twinbrook neighborhoods but monitor implementation of the newly proposed R-60 zone development standards and consider allowing reasonable exceptions to the impervious surface limits if, due to the nature of construction, adding additional stories to a home is not technically feasible.
□Preclude site assembly in the R-60 single family residentially zoned areas of the Twinbrook neighborhoods.
□Encourage the creation of Neighborhood Conservation Districts, should individual neighborhoods choose.
□To assist homeowners as they renovate their homes, develop a Pattern Book that illustrates the existing housing types and streetscapes and makes recommendations for compatible additions, accessory uses and infill homes.

~~**How and When:**~~

~~□One – three years.~~

Who ~~and What~~:

□A group of citizens/residents from the Twinbrook neighborhoods.
□City staff.
□Qualified housing design consultant to assist with the development of a Pattern Book..

~~**Outcomes and Benefits:**~~

~~□Develop zoning language and establish standards for a R-60 (Twinbrook) Overlay Zone for the Twinbrook neighborhoods. Consideration should be given to whether it might be~~

~~appropriate to develop two Overlay Zones: R-60 (Twinbrook Planning Area 7) and R-60 (Twinbrook Planning Area 8) to reflect the different building styles in each Planning Area.~~

~~Develop a Pattern Book that illustrates the existing housing types and streetscapes and makes recommendations for compatible additions, accessory uses and infill homes.~~

Support Initiatives:

Initiate a review of the City of Rockville's Housing Maintenance Codes and practices to ensure that they meet the needs of maturing neighborhoods.

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Establish a permanent protection mechanism, such as conservation easements for City-owned open space, to give permanent protection to the Civic Center Park and other public parks and to ensure the continuation of an adequate amount of neighborhood open space. Permanently protect the publicly accessible buildings attached to the public parks.

Encourage individual homeowners to apply to the City if they wish to have their homes considered for designation as historic sites.

~~Encourage the creation of Neighborhood Conservation Districts, should individual neighborhoods choose.~~

Expand the City's Community Development Block Grants (CDBG) program to serve a larger number of homeowners.

Increase promotion of the City of Rockville Low-Income Homeowner Tax Credit.

Catalyst Number 2

The Public Realm: Maintain, upgrade and acquire publicly owned land to ensure that recreational opportunities, public accessibility and the natural environment enhance the quality of life for all residents.

Increase open space and recreational opportunities, closer to new population centers.

Provide greater access to recreational, social and commercial facilities.

Summary of Project:

Develop and implement a comprehensive Parks and Public Spaces Plan for the Twinbrook neighborhoods to improve and increase the public realm.

A systematic review of how the public buildings and facilities in the Twinbrook neighborhoods are used.

- Complete an inventory identifying and quantifying existing greenspace and potential greenspace opportunities for pocket parks, tot lots and additional buffering.

- Identify funding sources (Project Open Space, Parkland Acquisition Fund, etc.)
- Review impact of Recreation and Parks Cost-Recovery Policy on neighborhood amenities and services.

~~- Facilitate pedestrian and bicycle access across Twinbrook Parkway, Veirs Mill Road and the CSX and Metro railroad tracks.~~
~~- Develop a comprehensive plan for intra neighborhood pedestrian and bicycle access.~~

~~**How and When:**~~

~~- One – three years.~~

Who and What:

- Twinbrook citizens
- City staff: Planning, Recreation and Parks, Public Works.

~~Twinbrook citizens. (Include and/or consult with Montgomery County, the Maryland State Highway Administration (SHA). Open space and/or environmental advocates.)~~
~~- A systematic review of how the public buildings and facilities in the Twinbrook neighborhoods are used. This review should be part of a comprehensive public space plan.~~
~~- Complete an inventory identifying and quantifying existing greenspace and potential greenspace opportunities for pocket parks, tot lots and additional buffering, which can act as a blueprint for the creation of a comprehensive public space plan.~~
~~- Identify funding sources (Project Open Space, Parkland Acquisition Fund, etc.)~~

~~**Outcomes and Benefits:**~~

~~- Enhance neighborhood quality by improving both the appearance and the functioning of the streetscape to link the community together.~~
~~- Increased open space and recreational opportunities, closer to new population centers.~~
~~- Greater access to recreational, social and commercial facilities.~~

Support Initiatives:

~~- Completion of City's sidewalk project to improve neighborhood connectivity.~~
~~- Support a City of Rockville circulator trolley to increase connections between the Twinbrook neighborhoods, the Rockville Town Center and Twinbrook Commons.~~
- Develop and implement a permanent protection mechanism for City-owned parkland to give permanent protection to the Civic Center Park and other public parks, and to ensure

the continuation of an adequate amount of neighborhood open space. Permanently protect the publicly

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accessible buildings attached to the public parks.
- Provide funding for the Parkland Acquisition Fund.
- Create a system of conservation easements for properties identified as suitable.
- ~~City and State should initiate a streetscape project to improve the physical appearance of the Veirs Mill Road commercial area by installing additional trees and landscaping elements, while assuring safe access from the neighborhoods to the commercial areas.~~
- ~~Study feasibility of pedestrian/bicycle connections under Veirs Mill Road, at or near Atlantic Avenue, to link both sides of the neighborhood and to improve connections to Rock Creek Park.~~
- Support retention and expansion of the urban tree canopy.

Catalyst Number 3

The Commercial Areas: Promote the renewal of the Twinbrook neighborhood commercial areas.

- Replacement of maturing single-use commercial areas with mixed-use neighborhood centers that would provide additional residential options together with a wide range of goods and services to serve the neighborhood.

Summary of Project:

- ~~Develop a Mixed-Use Neighborhood Center Zone for application in the C-2 Veirs Mill Road commercial area. The new zone should allow a mix of residential and commercial uses.~~
- ~~Recommended land use: Mixed-use commercial, with a mix of residential and commercial uses including retail and office.~~
- ~~Ground floor retail to include a full service grocery store and a variety of shops and restaurants that each contain no more than 2,500 square feet of patron display area or occupy more than 4,000 square feet for each establishment.~~
- ~~Establish Form Based design standards unique to the Veirs Mill Road commercial area: (Both of these initiatives will be part of the City's initiative to re-write the Zoning Ordinance.)~~
- ~~Maximum height of 65 feet (up to five stories) fronting on to Veirs Mill Road. Maximum height of 35 feet (no more than three stories) abutting or adjacent to single-family homes.~~
- ~~Structured parking for residents and office tenants.~~
- ~~Minimum of surface parking for retail users.~~
- ~~FAR 2.0 including residential uses.~~
- ~~Recreational space for residents.~~

~~– Dedication of 10% of land area as publicly accessible open space.~~
~~– Drive-through by Special Exception only.~~
~~Connect Atlantic Avenue through the Shopping Center to McAuliffe Drive to create two developable blocks.~~

Rezone the existing C-2 Veirs Mill Road commercial areas to the Mixed Use Neighborhood Commercial (MXNC) zone, with a maximum height of sixty-five feet.
Connect Atlantic Avenue through the Shopping Center to McAuliffe Drive to create two developable blocks and improve traffic circulation. Traffic calming and pedestrian safety and accessibility should be emphasized.
Recommended land use: mixed-use neighborhood commercial, with a mix of residential and commercial uses, including retail and office.
Ground floor retail should include a full-service grocery store and a variety of shops and restaurants to serve the neighborhood.
Establish Form-Based design standards unique to the Veirs Mill Road commercial area.
Businesses in the area should be encouraged to form a Twinbrook Business Association.

~~These zones should be implemented as Floating Zones, should the City adopt such a mechanism.~~
– Conditions to be met in order to ~~map floating zone~~redevelop:
- Site assembly:
  - ~~– The current 7-11, McDonaldsand Zip Café sites should not be considered eligible for a zoning change unless assembled into one site.~~
  - -- The Twinbrook Mart condominium should only be ~~eligible for a zoning change as~~redeveloped as a combined property – not as individual units.
- Connection of Atlantic Avenue
- Provision~~Dedication~~ of publicly-accessible space
- Project proposal meets all the conditions of zone

If the Maryland State Highway Administration decides to proceed with an enhanced transit system, consider~~review~~ area as a transit hub. Include study of the feasibility of pedestrian/bicycle connections under Veirs Mill Road to link both sides of the neighborhood, together with extensive streetscape improvements

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~~**How and When:**~~

~~One – five years.~~

Who ~~and What~~:

~~The City of Rockville Zoning Ordinance Review Committee, together with City staff (and a qualified consultant), should develop zoning language and establish standards for Mixed-Use Commercial zone to replace the City's C-2 general commercial zones.~~
A working group should be formed to develop Form-Based design standards. For the Veirs Mill Road commercial area this group should include but not be limited to the following: residents from both Twinbrook Planning Areas, property owners and/or their representatives, business owners, REDI and/or Rockville Chamber of Commerce, City staff working with a qualified design consultant. (Include and/or consult with Montgomery County and the State Highway Administration(SHA).)
~~The new zone should be applied as a floating zone to encourage site assembly and to protect the integrity of the existing commercial areas until the time is ripe for their redevelopment.~~
REDI should include Twinbrook service and retail centers as part of their mission to strengthen and broaden the economic base of Rockville and work to foster a Twinbrook Business Association.

~~**Outcomes and Benefits:**~~

~~Replacement of maturing single-use commercial areas with mixed-use neighborhood center that would provide additional residential options together with a wide range of goods and services to serve the neighborhood.~~

Support Initiatives:

City should coordinate with SHA to initiate a streetscape project to improve the physical appearance of Veirs Mill Road commercial area by improving pedestrian environment, installing additional trees and enhancing landscaping elements.
Increase City presence in the Veirs Mill Road commercial area, particularly with the installation of a City Police Sub-station and a Drop-In Center for area teenagers and senior citizens.
Recommend that the City formulate a comprehensive Redevelopment Policy with appropriate incentives for the redevelopment of specified areas.
Review of City's Commercial Code Enforcement policies and practices.
~~Implement a City of Rockville Commercial Recycling policy.~~
Implement a City-sponsored facade improvement loan program for neighborhood businesses.
Implement simultaneous to High Performance Building Ordinance adoption.
~~Request REDI to include Twinbrook service and retail centers as part of their mission to strengthen and broaden the economic base of Rockville.~~
Encourage REDI to work with the Rockville Chamber of Commerce to broaden their membership base and to strengthen their services to retailers in Twinbrook.

Catalyst Number 4

The Industrial Areas: Promote the renewal of the Twinbrook neighborhood industrial areas.

- Improve transitional area between Metro/Twinbrook Station and the Twinbrook neighborhoods. Retain uses that serve community while expanding allowable uses to enable owners to maximize on their location.
- The area should remain within Planning Area 8.
- No automobile uses should be allowed.
- Businesses in the area should be encouraged to form a Twinbrook Business Association.

Summary of Project:

For the properties on Lewis Avenue:

Rezone existing I-2 industrial area to the Industrial Light (I-L) zone. Amend I-L zone to allow Dwellings, multiple-unit, as a Conditional Use. Conditional use allowed only where recommended in the Plan.

- Mix of uses may be vertical or horizontal, depending upon site design.
- Residential units should be located on upper floors and facing on to Lewis Avenue.
- Live-work units should be encouraged.
- Commercial retail uses should be very limited.

For the properties at Twinbrook Parkway/Ardennes Avenue:

Rezone the Uniwest/Meljay site at the intersection of Twinbrook Parkway and Ardennes Avenue to the Mixed Use Employment (MXE) zone.
Rezone 12750 and 12720 Twinbrook Parkway from the I-1 zone to the Mixed Use Business (MXB) zone.

- 12720 Twinbrook Parkway is recommended for all multi-family residential use that will create a horizontal mix of uses in the Twinbrook Parkway/Ardennes Avene/Halpine Road area.
- Recommend the City-owned buffer located between 12720 Twinbrook Parkway and Halpine Road be improved by the owner of 12720 Twinbrook Parkway in accordance with City of Rockville specifications. The owner should work with the City to maintain the buffer in future years.
- Should the properties at 12710 and 12730 Twinbrook Parkway annex into the City they should be rezoned Mixed Use Business (MXB)

Businesses in the area should be encouraged to form a Twinbrook Business Association.

~~Develop Mixed-Use Industrial Zone for existing industrially zoned areas, specifically the Lewis Avenue I-2 zone and the Ardennes Avenue/Twinbrook Parkway I-1 zoned areas.~~

~~— Recommended land use: Mixed use industrial, with a mix of service and light industrial uses with residential and commercial uses.~~
~~— Commercial retail uses should be very limited.~~
~~— Mix of uses may be vertical or horizontal, depending upon site design.~~
~~Flexibility should allow for live-work units.~~

~~□Establish Form-Based Design standards unique to the Lewis Avenue and the~~

~~Ardennes Avenue/Twinbrook Parkway areas. — Height: Maximum of 40 feet or three stories~~
~~— Height of 36 feet or three stories, when abutting an R-60 single-family zone.~~
~~— Maximum of 35 d.u. per acre when abutting a single-family zone.~~
~~— Encourage structured or covered parking.~~
~~— Minimum of surface parking for customers and visitors.~~
~~— Dedication of 10% of land area as publicly accessible open space.~~
~~□Should the Meljay-Uniwest proposal not proceed, consideration should be given to combining the site with adjacent properties and rezoning to the same zone as those abutting that are currently zoned I-1 (after August 2008 when five years since annexation has elapsed).~~
~~□If the five sites that comprise the Twinbrook/Ardennes area are assembled into one property, the two properties currently under County jurisdiction should be annexed into the City.~~
~~□Implement the Mixed-Use Industrial Zone as a Floating Zone to encourage site assembly and to protect the integrity of the existing industrial areas until the time is ripe for their redevelopment.~~
~~— Conditions to be met in order to map floating zone:~~
□Site assembly:
-- The Lewis Avenue Condominium should only ~~be eligible for a zoning change~~ redevelop as a combined property – not as individual covenant units.
~~— The Twinbrook/Ardennes sites.~~

Who:

□Twinbrook residents
□Property owners and/or their representatives
□REDI
□City staff

~~**How and When:**~~

~~□One – five years.~~

~~**Who and What:**~~

~~Residents from Twinbrook, property owners and/or their representatives, business owners, REDI and/or Rockville Chamber of Commerce, City staff working with a qualified design consultant. (Include and/or consult with the JBG Companies, Montgomery County and WMATA.)~~
~~As a starting point, review the work of the Stonestreet Avenue Task Force and the evolving Town Center East (TCE) zone.~~
~~Consider the Town Center 1 Zone (TC-1) development standards to determine whether such a scale would be appropriate.~~

~~Outcomes and Benefits:~~

~~Improve transitional area between Metro/Twinbrook Commons and the Twinbrook neighborhoods. Retain uses that serve community while expanding allowable uses to enable owners to maximize on their location.~~

Support Initiatives:

Review of City's Commercial Code Enforcement policies and practices.
~~Implement a City of Rockville Commercial Recycling policy.~~
Recommend that the City formulate a comprehensive Redevelopment Policy with appropriate incentives for the redevelopment of specified areas.
Implement a City-sponsored facade improvement loan program for neighborhood businesses.
Implement simultaneous to High Performance Building Ordinance adoption.
Improve open and green space elements in the area. (e.g. ~~The Taylor property~~ 5946 Halpine Road and improved maintenance for the treed buffer area at Halpine Road.)
Request REDI to include Twinbrook ~~service and retail centers~~ businesses as part of their mission to strengthen and broaden the economic base of Rockville.
Encourage REDI to work with the Rockville Chamber of Commerce to broaden their membership base and to strengthen their services to ~~retailers in~~ Twinbrook businesses.

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Catalyst Number 5

~~Promote improvement of the Burgundy Commercial Area~~
Transportation and Accessibility: Promote safe and easy multi-modal access to mass transit, retail and community facilities.

Enhance neighborhood quality by improving both the appearance and the functioning of the streetscape to link the community together.

Summary of Project:

~~□Seek ways to improve the physical plant and traffic circulation at the Burgundy Shopping Center.~~
~~□Should the Center redevelop it should do so within the existing C-1 Development Standards.~~
□ Implement a soft-wheel circulator trolley that runs clockwise and counter-clockwise from Rockville Town Center-Rockville Metro-Veirs Mill Road-Twinbrook Parkway-Twinbrook Station-Twinbrook Metro-Rockville Pike-Rockville Town Center to increase connections between the Twinbrook neighborhoods, the Rockville Town Center, Twinbrook Stations and Rockville Pike.
□ Facilitate pedestrian and bicycle access across Twinbrook Parkway, Veirs Mill Road and the CSX and Metro railroad tracks.
□ Develop a comprehensive plan for intra-neighborhood pedestrian and bicycle access.
□ Complete the City's sidewalk project to improve neighborhood connectivity.

~~How and When:~~

~~□One – five years.~~

Who ~~and What~~:

□Twinbrook citizens.
□City staff
□Montgomery County
□State of Maryland

~~□Residents from Burgundy Estates, Rockwood and Silver Rock subdivisions, the property owner and/or his representative, business owners, REDI and/or Rockville Chamber of Commerce, City staff working with a qualified consultant. (Include and/or consult with Montgomery County and the SHA.)~~

~~Outcomes and Benefits:~~

~~□ Improve the shopping center and immediate surrounding area.~~
~~□ Discourage loitering and littering.~~
~~□Increase shopping center's value and desirability to leasers, thereby improving range of stores, goods and services offered.~~

Support Initiatives:

□ City and State should initiate a streetscape project to improve the physical appearance of the Veirs Mill Road commercial area by installing additional trees and landscaping elements, while assuring safe access from the neighborhoods to the commercial areas.
□ Study feasibility of pedestrian/bicycle connections under Veirs Mill Road, at or near Atlantic Avenue, to link both sides of the neighborhood and to improve connections to Rock Creek Park.

- To reduce the impact of cut-through traffic; study the feasibility of one-way circulation systems throughout the Twinbrook neighborhoods, especially in areas with "short blocks."

~~- Review of City's Commercial Code Enforcement policies and practices.~~
~~- Implement a City of Rockville Commercial Recycling policy.~~
~~- Recommend that the City formulate a comprehensive Redevelopment Policy with appropriate incentives for the redevelopment of specified areas.~~
~~- Implement a City-sponsored facade improvement loan program for neighborhood businesses.~~
~~- Improve open and green space elements in the area.~~
~~- Review entrance and exit configuration at the Burgundy Shopping Center.~~
~~- Study feasibility of reducing speed limit on Norbeck Road.~~
~~- Implement simultaneous to High Performance Building Ordinance adoption.~~
~~- Request REDI to include Twinbrook service and retail centers as part of their mission to strengthen and broaden the economic base of Rockville.~~
~~- Encourage REDI to work with the Rockville Chamber of Commerce to broaden their membership base and to strengthen their services to retailers in Twinbrook.~~

~~**Recommendations for Further Study**~~
~~While we recognize that this Plan is intended as a long-term plan to guide the Twinbrook neighborhoods over the next twenty to twenty-five years, certain items require more immediate attention. It is essential that action on the following items be initiated in the next two to three years.~~

~~- Develop a R-60 (Twinbrook) Overlay Zone.~~
~~- Develop a Mixed-Use Neighborhood Center Zone for application in the Veirs Mill Road/Atlantic Avenue commercial area.~~
~~- Develop a Mixed-Use Industrial Zone for existing industrially zoned areas; specifically the I-2 zoned Lewis Avenue industrial area and the I-1 zoned Ardennes Avenue/Twinbrook Parkway industrial area.~~

City-wide Issues that Affect the Implementation of this Plan

- Develop an Open Space Zone.
- Develop a City redevelopment policy.
- Develop City policy on industrial land.
- Develop City policy on retail properties.
- Review the City's Housing Policy to de

termine whether the current MPDU program is meeting current and future housing needs.

~~Develop a residential zone that allows a mix of housing styles, single family, town home and multi-family and some neighborhood commercial service. (Similar to PRU?)~~
Review policy on citywide retail sector, with focus on retail centers that abut residential neighborhoods.
Develop City policy regarding residential uses abutting major highways.
Establish design standards within Rockville Pike and Twinbrook Metro Performance Zone Plans to mitigate reflective noise from buildings abutting railroad tracks.
Review impact of Recreation and Parks Cost-Recovery Policy on neighborhood amenities and services.
Fund Park Land Acquisition Fund within City's Capital Improvements Program.
Encourage review of impact of Community Policing Policy.
Ensure adequate Inspection Services staffing levels.
Strengthen City's residential property maintenance codes.
~~Develop City of Rockville business and commercial recycling program.~~
Request REDI to include citywide or neighborhood service and retail centers as part of their mission to strengthen and broaden the economic base of Rockville.
Encourage REDI to work with the Rockville Chamber of Commerce to broaden their membership base and to strengthen their services to retailers in all parts of the City.
Develop a City-sponsored facade improvement loan program for neighborhood businesses.

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A Brief History of the Twinbrook Area

Early Settlement and Land Patents

In the early 18th century, before there was a town of Rockville, tracts of land were granted to plantation and merchant families, most of whom were of English or Scottish descent. Based on a system of land distribution established by Lord Baltimore, settlers would obtain warrants to have land surveyed and then apply for a patent to prove ownership. Land was distributed for free to those who brought new settlers to the colony in the 17th century, but by the 18th century land was usually sold for tobacco or money. Often owners gave their tracts colorful names. Parts of Twinbrook were once known as "The Lost Hammer", "Martha's Delight" and "Easy-Come-By". Many of these tracts were not farmed or built on until years later but were sold or left to descendants. Tobacco was a profitable crop in the region and it was most likely grown on the few farmsteads that existed in the area.

GRAPHIC 1 – Early Land Patents

Caleb Polleckfield Litton (Letton), Sr. was born 1678 in Ottery, St. Mary, Devon, England and was a merchant-farmer and constable there. He came to the American colonies as a soldier in the British Army in 1700 and served until 1720 in St. Mary's County, Maryland and the surrounding areas. For his service in the King's Heavy Cavalry and under conditions of plantation set out by Lord Baltimore, Caleb Litton acquired a warrant for 405 acres which he used to obtain a patent for survey. He had the land surveyed in 1722 and named it after his birthplace in England, "Sutre", also known as 'Oatry', 'Ottery' 'Autry' or 'Autra'. In 1727, he patented an adjoining tract of 67 acres, which he called "St. May's" (St. Mary's) which today includes the site of St. Mary's Church at the junction of Veirs Mill Road and Rockville Pike. Litton, his second wife Grace Burton Hartley (or Burtley Harton?), and their ten children lived on the plantation and grew tobacco. Their two-story log and plank house was located between what is now Meadow Hall Elementary School and the former Broome Junior High School.

Part of the land Caleb called Oatry became the late 19th century platted subdivision of Autry Park which included a trolley station and, eventually, part of the area we now know as Twinbrook. Litton died in 1763 and the Litton family cemetery is in Autry-St. Mary's Park, formerly Tweed Park. The cemetery and park were renamed in 2004 to honor Caleb Litton's family and is the second oldest surviving burial ground in Rockville.

GRAPHIC 2 – 1890 FAVA Map Showing Autry Park

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The Littons belonged to the Anglican Church, which was the official religion of Maryland, although people of other faiths lived here too. The Church formed the new parish of Prince George's in 1726 and in 1729 a "Chapel of Ease" was established on a two-acre parcel in what is now the Rockville Cemetery. The chapel was dismantled in 1817 and a new church was built closer to the center of town. The burial ground associated with this early chapel is the oldest in the City. Many prominent individuals in Rockville and Montgomery County history are buried there and the cemetery stones reflect the names of early families, such as Clagett, Anderson, Hilleary, and Beall. The earliest remaining gravestone in Rockville Cemetery is for John Harding (1685-1752).

GRAPHIC 2 – John Harding stone

A new county, Frederick, with Fredericktown as its county seat, was established in 1748 and was later further divided to create Montgomery County. Three years later a "great road" was laid out to connect Frederick Town to an important trade center to the south, George Town. This road, generally following the present route of Rt. 355, was particularly useful to the area's tobacco farmers who used horses or oxen harnessed to hogsheads (barrels connected by an axle) to roll their tobacco to market.

Weary travelers along this great road could stop at the taverns or ordinaries along the way. The Rockville area was chosen for the location of the County court, probably because there were already taverns established in the area that could accommodate those with Court business. Adam Robb, proprietor of several taverns in Rockville, also owned a large part of the land that eventually became Twinbrook. Robb came to Maryland from Scotland in the 1790s. He began to assemble his large estate, of which Twinbrook eventually became a part, as early as 1808. Robb was the original purchaser of an enslaved black, Josiah Henson, who later inspired Harriet Beecher Stowe's 1852 novel, *Uncle Tom's Cabin.*

The land patent "Mill Land" was granted to Edward Dawson in 1724. Thomas Williams leased this site for a water mill by 1731 and purchased the tract from the Dawson family in 1734. The Mill Land tract remained in the Williams family until 1837. Thomas Williams' grandson, William Prather Williams, laid out town lots around the courthouse when the crossroads became the county seat of the new Montgomery County in 1801. It was platted as "Williamsburgh" and only later renamed Rockville.

Glen View

Richard Johns Bowie purchased three tracts of land north of Baltimore Road to form the property he called "Glen View". These contiguous tracts included the 210-acre "Mill Land" from the Williams family, 35 acres of "Burgundy" from heirs of Governor Thomas Sims Lee, and 75.25 acres of "Rock Spring" from heirs of Henry Lansdale, after his 1833 marriage to Catherine Holland Williams of Hagerstown. Their Glen View farm estate

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eventually consisted of 508 acres with the square vernacular Greek Revival style stone farmhouse (built 1838) and outbuildings and was within sight distance of Rockville Cemetery. Horner's Mill Road cut through Bowie's property and later became known as Avery Road.

GRAPHIC 3 – Judge Richard Johns Bowie (1807-1881)

Richard Johns Bowie was a lawyer, state senator, and chief judge of the Maryland Court of Appeals. He also was a gentleman farmer and managed one of the most productive farms in the area. He helped to establish the Montgomery County Agricultural Society in 1846 and was an advocate for modern farming techniques. He donated five acres of his land to the Vestry of Christ Episcopal Church for the cemetery in 1880, a year before he died. Later his widow, Catherine Bowie, donated two more acres. Both Bowies are buried in Rockville Cemetery.

Glen View passed to nieces of the Bowies, the Holland sisters, after Catherine Bowie died. The property was divided after Glen View passed out of the Bowie family entirely in 1904. Charles J. Fox, and later Franklin Fox acquired the house and 119 acres. Emma J. Walters owned the property for two years until 1917, when the Washington Loan and Trust Company purchased it as Trustees for Irene Moore Smith and her husband. Mrs. Smith was widowed soon after the purchase and she later married Army surgeon James Alexander Lyon in 1923.

GRAPHIC 5 – Dr. James Alexander Lyon

The period of the Lyon family's ownership was significant in creating the current appearance of the mansion and its grounds. Dr. and Mrs. Lyon began extensive expansion and renovation of the house in 1925. The work was completed in 1926 and incorporated the main block of the 1838 Glen View house into the five-part symmetrical Classical Revival structure that is there now. The Lyons, who maintained their principal residence in Georgetown, used the Glen View estate primarily as a summer residence, designed for large-scale entertaining. Glen View was one of several summer estates established by wealthy Washingtonians along the Rockville Pike corridor during the first third of the 20th century.

After Mrs. Lyon's death in 1950, the Montgomery County Historical Society bought the house and 28 acres to house its collections and research library, but the costs of operating and maintaining the property were too burdensome. The Society sold the house and grounds to the City of Rockville in 1957 to use for civic, cultural and social events. The City has since expanded the property and the facilities and buildings. Most notable was the construction of the Civic Center Auditorium/F. Scott Fitzgerald Theatre in 1960-1962 at the southern portion of the property. The theatre was designed by Bethesda architect Stanley H. Arthur and built by John W. Wrathall. An abstract sculpture was created by

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William Calfee in 1984 for the lawn in front of the theatre and was the City's first purchase under The Art in Public Places program.

GRAPHIC 7 – Glenview Mansion (photo taken after 1918 but before 1926 remodeling)

GRAPHIC 9 – Aerial View of Glenview, 1928

Grain Mills

By the second half of the 19th century, the area that became Twinbrook was a convenient place to live and was developing into a small settlement. Roads through the area led to the market centers of Frederick and George Town, to the mill sites, and to the Chapel of Ease.

Farming was the primary occupation in the area through the 1800s, but tobacco eventually depleted the soil, and the land was left fallow or planted with grains such as wheat, barley and corn. By the mid-19th century, some of the most successful businesses were grain mills. Millers harnessed the power of streams to operate huge wheels and millstones that could grind the grains into flour and meal. Mills were important to commercial life in Rockville as well as places for farmers to exchange news and discuss issues while they waited for the milling of their grain. Four water-powered mills operated in the Rockville area after the Civil War. Three of them, Muncaster, Veirs, Needwood (later called Horner's) mills, were located on Rock Creek. They were family-run businesses that operated seasonally. Veirs Mill was a typical 3 ½- story wood gristmill structure atop a rubble stone foundation. The height was necessary so that grain could be poured into the hopper from the top floor.

GRAPHIC - photo of Veirs Mill

Samuel Clark Veirs and Meadow Hall

Samuel Clark Veirs, born near Dawsonville in Montgomery County in 1798, purchased several hundred acres including a 175-acre farm, woodlands and rolling hills leading down to Rock Creek. This land was part of the original land grant of 1,182 acres called Prevention made in 1727 to William Beall. The Beall family retained possession for more than a century before James Beall conveyed 400 acres to Samuel Clark Veirs in 1838. The family's water-powered grist and sawmill business, Rock Creek Mills, operated from 1838 to 1925. Customers accessed it from Rockville and Mitchell's Crossroads (now Wheaton) by a route that became known as Veirs Mill Road. The mill was on the west side of this road, south of Rock Creek. Samuel Clark Veirs built his house on high ground there that he named "Meadow Hall". A prominent citizen, he served as a judge in the Orphans Court from 1864 until his death in 1872.

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William Veirs Bouic

William Veirs Bouic was born in Poolesville in 1816. After he was orphaned at the age of five, he was adopted and raised by Samuel Clark Veirs and his wife, Julianna, at Meadow Hall. Bouic studied at Rockville Academy and became State's Attorney and later circuit court judge. In 1844, he married Matilda Ann Veirs, a daughter of Samuel Clark Veirs, and became owner of the Meadow Hall estate. As owner of the estate, he added to the size of the property, increased the farming operations extensively, and continued operation of the mill, while quickly progressing in his legal career. The Bouic children, son William Veirs Bouic, Jr. (born at Meadow Hall in 1846 and also very active in legal and civic work) and four daughters, became owners of Meadow Hall after their parents died in the 1890s. The plantation, then with about 400 acres, was sold to J.H. Smithwick in 1925 who sold it a few years later to Donald Woodward, president of the former Woodward & Lothrop department store.[1] He called this summer residence Broadwood, which was a combination of family names. The Woodwards added onto the stone house. Finally, the estate, including the 2 1/2 story house, accessory buildings, terraced gardens, and acreage was conveyed to William F. Bullis (founder of the Bullis School) in 1950 and operated as a "gentleman's farm". The house was demolished in 1965 after a search for a buyer proved fruitless. The terraced gardens are still visible in the woods below Meadow Hall Drive and the Twinbrook Forest Condominium complex continues to use the pool and poolhouse. The 1928 gatehouse still stands at 401 Twinbrook Parkway.

Need photo of Meadow Hall from Peerless Rockville...

Early Subdivisions

The opening of passenger service on the metropolitan Branch of the B&O Railroad in 1873 and a prosperous economic climate brought speculators who envisioned the abundant farmland in and around Rockville as profitable suburban building lots. Land speculators platted several new subdivisions around 1890, including West End Park, Rockville Heights and Rockville Park west of the railroad tracks and Spring Lake Park, Autrey Park and Halpin(e) in the Twinbrook area. [2]

The land for Spring Lake Park was part of what was formerly Higgins Farm and includes the Higgins family burial ground. Washington Danenhower incorporated the Spring Lake Park Company in Virginia in 1891 and surveyed 76 acres near what is now the Twinbrook Metrorail Station. The 1891 plat contained approximately 465 building lots

[1] Meadow Hall,Hhistoric Montgomery County, Farquar, p.211-212

[2] Montgomery County Plat Book B/28 has "Halpin" spelling for the subdivision but the street is spelled "Halpine". Tax records show both spellings used but the area is most frequently refered to as "Halpine".

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with streets named for counties in Maryland. The land included the Higgins' farmhouse, a barn, three springs and the land reserved for the family cemetery. *Have copy of plat.*

Families began to buy the lots and build houses, but Spring Lake Park, like several other subdivisions of the era, never developed into the Victorian neighborhood envisioned. For the first half-century, the subdivision lacked public water and paved streets. Some of the platted roads were only used as foot paths. About 20 modest cottages and bungalows were built before World War II and this number increased to about 50 when the public improvements came.

Increased traffic generated by new post-war subdivisions and new businesses changed street patterns in the area. In the mid-1960s, Twinbrook Parkway cut through the Spring Lake Park subdivision, eradicating several houses on each side of it as well as Calvert Avenue which had been a main street in the subdivision. The U.S Department of Health, Education and Welfare building was constructed on Parklawn Drive in 1970 and commercial and light industrial uses began to proliferate nearby. Many Spring Lake Park homes were demolished following the arrival of incompatible development. The subdivision all but disappeared once the Twinbrook Metrorail Station opened with its expansive parking lot in 1984. The old Higgins cemetery remains, though it was abandoned and almost forgotten until the Higgins Cemetery Association took title in 1999. The small burial ground is located just outside the City limits. It is identified as a historic resource in the 1992 Montgomery County Twinbrook sector Plan and is a reminder of the surrounding 19th century subdivision.

Halpine was platted by a Washingon speculator Leonard Chapman in 1889 in anticipation of a proposed trolley line to Rockville and to take advantage of the location just south of the B&O railroad tracks. The trolley company failed before it reached Rockville which damaged initial hopes for development of the subdivision. Autrey Park suffered similarly. *Need to add more here…*

Walnut Springs Farm

John Hilleary Bogley (1838-1916) bought an undeveloped 200-acre tract of timber that was part of Adam Robb's estate for $4,160 at public auction in 1873. Over the years, Bogley cleared the land and turned it into a prosperous farm that produced staple crops. It was known as "Walnut Springs Farm" because of the many walnut trees and springs found there. Bogley served as a County Commissioner for three terms and was involved in civic affairs. He is buried at Rockville Cemetery.

Miss Lillian M. Small, a native of Washington, bought the land from the John H. Bogley estate in 1925, paying $33,000. Miss Small bought the farm as a retreat from her primary city home where she held a government job. She owned the property for more than 20

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years and visited often to walk and enjoy the peace and quiet of the countryside. There were two houses on the farm when Miss Small bought it, which are now gone.

Ms. Small sold the farmland wedged between the B&O Railroad tracks and Veirs Mill Road to Twinbrook developers, Joseph L. Geeraert, Donald E. Gingery, Roland E. Simmons and Wesley J. Sauter for $94,000 in 1946. With the transaction, the first neighborhoods that we call Twinbrook were conceived, contributing to the emerging nationwide trend of post-World war II suburban tract housing.

Influences on Post World War II Suburban Housing

Federal Housing Administration

Home purchasing was largely limited to those who could afford to buy a house with cash in the 19th century. By the 1920s, home buyers often were able to secure short-term loans which had a balloon payment after 3 to 5 years. However, this system proved disastrous to many during the economic crises of the late 1920s and 1930s. The National Housing Act of 1934 established The Federal Housing Administration (FHA) to restructure the collapsed home financing system. Its federal home loan insurance program set the stage for the emergence of large-scale residential developers before and after World War II. With it came a set of standards for housing construction and subdivision design. Rockville's first zoning ordinance was adopted in 1932 and regulated height, bulk and location of buildings on lots.

Between 1924 and 1940, the FHA published a series of bulletins that set standards for subdivision location, transportation access, infrastructure, compliance with local zoning and subdivision regulations, and deed restrictions. Presented as advisory, these bulletins had an aura of authority by those who sought government financing. The publications also made subdivision design recommendations such as creating long blocks to eliminate unnecessary streets, eliminating sharp corners and dangerous four-way intersections, providing parks, playgrounds and other community amenities, and incorporating existing topography and natural features in subdivision layout. Curvilinear streets were recommended as early as the 1930s by the FHA because they offered more privacy and visual interest and adapted better to the topography. The goal was to stabilize real estate values and provide safe, liveable neighborhoods that would justify mortgage lending and FHA mortgage insurance. The FHA encouraged economies of scale facilitated by large-scale operations where a single developer arranged for land purchase, subdivision plat design, and the design and construction of houses and who would lay out entire neighborhoods according to FHA principles.

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FHA's *Planning Small Houses* (1936) and *Planning Small Homes* (1940) introduced house designs based on the principles of expandability, affordability and standardization. The floor plans removed non-essential spaces like hallways, traditional ornamentation, and other features that would add to cost. The simplest FHA house became known in the home building industry as the FHA Minimum House. It was 534 square feet with no basement. It had two bedrooms and one bathroom in the rear and a small kitchen and living area in the front. Larger variations of the minimum house were available as well and evolved into the Cape Cod and Ranch styles. FHA also provided instructions for arranging the houses in cul-de-sacs and along streetscapes by varying exterior design and materials and siting to avoid repetition and monotony.

Many of the FHA standards and recommendations became the basis for post-WWII subdivisions like Twinbrook. The *FHA Underwriting Manual* and its related publications greatly influenced the character of the new suburban neighborhoods. Post -World War II housing development, nationally and locally, was characterized by several common elements:

Socio-economic and racial homogeneity: Mortgage insurance was readily available only in areas where the housing stock and demographics met the FHA's narrowly-defined standards. Middle-income white families occupied the majority of new suburban residential communities.

Easy availability and affordability: Government financing, low interest rates, and cost effectiveness made it possible for many to buy a new single-family home for the first time. It was often cheaper to buy a new house in the suburbs than to rent in the city.

Mass production techniques: The novel strategies and technology developed during the war were employed in creating new suburban neighborhoods. Construction processes were swift and relied on standardized components and dimensions. This helped to provide a rapid response to the post-war demand for affordable housing.

Outlying locations: Large areas of vacant or rural land were necessary for the mass production needed to address the huge demand for housing. In-fill locations in cities could not accommodate these new techniques.

Curvilinear street design could conform to the natural terrain of a site and allow homes to take advantage of hills, creeks, ravines, etc. Curving street patterns gave the impression of country living, affluence, and other desirable qualities while reducing traffic flow and speed within the neighborhood.

Low density: The emphasis was on detached single-family homes with surrounding yards.

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Architectural similarity: The tract house offered a limited number of models to keep costs low. Variations in window fenestration, orientation, siding color, and roof form kept the houses from looking identical.

Expansion potential and flexibility were built in so houses were initially affordable but could be enlarged as needed and as accommodated by increases in income. An unfinished second story was common.

Renewed interest in Modernist ideas: The post-war housing shortage was so great that the market was willing to accept greater variety and new design concepts, though these were modified for mass consumption and conservative FHA guidelines. Modernism emphasized simplicity, function and utility, the use of modern materials and technology, open floor plans, window walls uniting inside with outside, and a more horizontal orientation. Frank Lloyd Wright's Usonian homes, the term he coined in reference to his simple and affordable but comfortable and technologically advanced homes, inspired many post-war homes around the country.

Relationship of indoors with outdoors: This concept represented the movement from urban to suburban orientation. Architects sought to bring the outdoors in at this time just as landscape architects tried to incorporate natural topography in the subdivision. Early on, the grass came right up to the house; the addition of patios later expanded this relationship between indoors and out. Window walls linked the indoors with the outdoors and made the backyard an extension of the house.
Growing informality: The front porch gave way to the back yard patio. Casual BBQs and TV dinners replaced formal dining.

Built-ins: New homeowners wanted "built-ins" for the community (schools, shopping centers, parks) as well as for their individual homes.

Frank Lloyd Wright's Usonian Concepts

Many of these design elements can be traced back to Frank Lloyd Wright's architectural design philosophy, coined "Usonia" around 1900. The concept evolved over the next several decades, coming to fruition in the 1930s. Wright's Usonian ideas were a way to address the huge need for affordable middle-class housing with the onset of the Great Depression. The result was a style of architecture he termed "Usonian" which were smaller and simpler than his sprawling Prarie style dwellings he was known for. The houses had built-in components but little ornamentation. Wright integrated the houses with the landscape and nature and incorporated large windows that brought the outside in. Natural materials blended the house with the site. Common elements of the Usoinian architectural style include dominant horizontal lines, flat roofs with large overhangs, open living areas, concrete slab floors with integral heating, built-in components, central

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hearths, interior walls that extend to the outside. The concept also extended to Wright's increased focus on community planning and including commercial, educational, cultural and recreational facilities in residential neighborhoods.

Oak Ridge, Tennessee

A model for many post-war housing communities was the utopian project that was developed as the Oak Ridge community in Tennessee by the architectural firm of Skidmore, Owings & Merrill. Oak Ridge was chosen in 1942 as a site for producing enriched uranium for the first atomic bombs as part of the Manhattan Project. The federal government contracted the firm to lay out the town and design houses, apartments and dormitories for the workers and their families. The homes were prefabricated, many made from Cemesto, bonded cement and asbestos panels, that could be used for both interior and exterior walls, depending on the finish used. The population of Oak Ridge increased from about 3,000 in 1942 to 75,000 by 1945, a feat that was possible because of the new construction technology available.[3] Today the City of Oak Ridge provides original house plans along with permit-ready construction drawings for rehabilitation for free to homeowners to encourage investment in the aging housing stock and help make rehabilitation affordable.[4]

Leviits and Levittown

At about the same time, builder Abraham Levitt and his sons, William and Alfred, won a Navy contract to build a large number of defense housing units in Norfolk, VA. During the prior decade, the Levitts' business concentrated on custom building a few hundred homes per year, mostly on Long Island. The Navy contract was their first venture in high volume, low-cost housing construction and was encouraged by Title IV of the National Housing Act, which promoted home building for defense workers.

The Levitts' more noted project was their post-war planned suburban housing development in Levittown, Long Island, NY (originally called "Island Trees") built during the late 1940s. The fabrication was done in reverse assembly line manner, with specialized tasks being completed by groups who moved from one house to the next. This construction methodology allowed the Levitts to keep production high and costs low and they were able to complete as many as thirty houses per day. The early houses cost less than $8,000.

The first houses in Levittown, NY were built in 1947, for rental only, and were called Cape Cods. In 1949, the Ranch style was added to the Levittown inventory. The Ranch model was for sale only and had a more modern appearance, with "California" features

[3] www.oakridgevisitor.com/history
[4] www.cortn.org/comder-html/pressureleases/housingdesignprogram.htm

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such as a split roof. In 1950, the Levitts developed four new Ranch models that retained many of the original features but also included carports and televisions built into the staircase. In total, Levitt & Sons built 17,447 houses in the Long Island development between 1947 and 1951. It was the largest housing development ever constructed by a single builder up until that time and priced within the reach of the middle-class. Similar communities were built in Lower Bucks County, Pennsylvania (1951-1958) and in Willingboro, New Jersey (1958-1964). These homes were the inspiration for many new subdivisions in the U.S. and the styles are very similar to houses found in Twinbrook.

Twinbrook

"For into the houses were to come an unusually civic-minded homemaker with pride of possession and ingenuity unequalled" [5]

Insert photo, p. 124 from Eileen McGuckian's book View from Twinbrook Elementary School, 1956. Need to get from Peerless and give credit.

Rockville accounted for the fastest population growth in Montgomery County in the late 1940s and early 1950s. The town's population increased from 2,047 in 1940 to 6,934 in 1950 and to 26,090 in 1960. Between 1950 and 1960, Rockville grew by 276%, while the County's population grew by 107%. Population growth was due mostly to in-migration to serve the rapidly expanding federal government, which employed half of the metropolitan area work force in the 1950s.[6]

Relatively few homes were built in the United States during the 1941-1945 World War II years. By 1946, demand for housing was far greater than supply (by about 5 million nationally) and the problem was exacerbated by millions of returning servicemen who were ready to settle down and start families. The federal government responded to this national housing shortage with the Servicemen's Readjustment Act of 1944 (also known as the GI Bill) which created a Veteran's Administration's mortgage aid program similar to that of the FHA, established a decade earlier. Equipped with a VA loan, returning veterans could easily purchase homes.

Like much of the large tract housing development that occurred after World War II, residential development in Rockville's Planning Areas 7 & 8 helped to relieve the housing shortage created by this rapid population growth and provide starter homes for returning GIs and their young families.

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[5] Quote from Gladys L. Cross, 'This is Twinbrook", Twinbrook Life, August 19, 1954. Article originally printed in Montgomery County Sentinel

[6] U.S. Dept of Commerce, Bureau of the Census

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Rockcrest

Rockcrest was built in the 1940s and early 1950s by Thomas O. deBeck, President of Rockcrest Realty Corporation, using FHA financing. Mr. deBeck filed three subdivision plats in 1940 for seven blocks of Rockcrest, located south of First Street. The development reflected the traditional Cape Cod style, with seven design variations, and were similar to the earliest Levittown model. Rockcrest homes were built on 6,000 square foot lots. The Cape Cod offered the nostalgic comfort and conformity sought by families immediately after the war. The houses had four rooms and a bath with no basement. Accessory spaces like dining rooms, pantries, garages and front porches associated with the upper-middle class were sacrificed in this and many other post war developments in favor of providing the essential elements required by modern suburban living at an affordable cost. Although Rockcrest was started before the war, and Twinbrook was started shortly after the end of the war, the majority of housing in Planning Areas 7 and 8 was built in the 1950s.

Twinbrook

Twinbrook was part of the post-war housing boom and the county welcomed the affordability of the new homes. At the time, the housing market in Montgomery County was dominated by single-family detached homes selling in the $15,000 to $20,000 range, out of reach of most young families.

On October 18, 1946, Joseph L. Geeraert, Roland E. Simmons, Wesley J. Sauter and Donald E. Gingery incorporated "Twin-Brook", reportedly named for the two streams that bisected the area.[7] The original Twin-Brook neighborhood was within the triangle bounded by First Street on the west, Veirs Mill Road on the north, Halpine Road and Twinbrook Parkway on the east and the B&O Railroad tracks to the southwest. This area now contains subdivisions Twinbrook, Rockcrest, Warren's second Addition to Rockcrest, Rockland, Spring Lake Village, Halpine Village and Halpine. Part of the area north of Veirs Mill Road, known as Twinbrook Forest, was later included in Geeraert's plans.

Insert photo of developers or at Geeraert from Peerless or from Geeraert's daughter Dede Patterson

Twin-Brook was one of the first developments in the Washington metropolitan area authorized by the 1946 Emergency Housing Act. Section I included Okinawa Avenue,

[7] Twin-Brook eventually lost its hyphen and became one word.

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"tract" streetscape on a large scale and houses were limited to a few general styles (see appendix x). They were compact and rectangular, one and one-half story frame structures with no basements and unfinished attics that could provide additional space for the owners as family size and incomes increased. Initially, three models were available; a traditional Cape Cod and two versions of a more contemporary style with either a front or side-gable roof.[11] The latter models were asymmetrical with an irregular fenestration, side entry, and minimal detailing. Site orientation, colors, textures and materials were varied to further differentiate the mass-produced houses. Like Levittown, the houses were constructed rapidly and employed the cost-saving techniques inspired by Frank Lloyd Wright's Usonian modular houses of the 1930s that was put into wide practice by William Levitt and evolved after World War II. Unlike Levittown, the structural elements of the Twinbrook houses were not pre-fabricated.

The first residents moved into Twin-Brook in late 1948. The houses were annexed to the City shortly thereafter. More than 300 houses were built by 1952 when Twinbrook Elementary School opened with eight rooms. Twelve more classrooms were added a year later, more than doubling student capacity to 550. The Board of Education opened four elementary schools on the east side of Rockville between 1950 and 1956 in the attempt to keep up with the baby boomers.

Twin-Brook was conceived as a complete community with family-oriented amenities. Schools, churches, shopping centers and recreational facilities were built into the concept. Twin-Brook Mart started with a grocery store, drug store, other retail establishments and post office branch on the south side of Veirs Mill Road in 1956. The Twinbrook Library moved to its location in the shopping center in 1959 in the basement of the People's Drug Store. Another shopping center was built on the north side in 1958 and was originally called "Gateway to Rockville", capitalizing on the rapidly increasing prominence of the east side of town. Its opening celebration was attended by local residents, government officieals and even future United States vice president, Hubert Humphrey. A new Twinbrook Library opened on land adjacent to this shopping center in 19xx.

The young families who moved to Twinbrook had much in common and were exceptionally civic-minded. They quickly formed new clubs, organized community events, and, in the fall of 1949, created the Twinbrook Citizens' Association (TCA). The TCA published a directory of residents and a newsletter and helped create a distinct sense of community.

Twinbrook residents expected the services and recreation programs in their new community that many of them had enjoyed in the more urban environments they had left behind. In addition, the phenomenon of a homogeneous population being created almost instantly, with many common needs and in a novel situation of home ownership for the

[11] See appendix x for Twinbrook house types

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first time, seems to have increased the intensity of community cohesiveness. The escalated demand for services by the rapidly growing population, created mostly by the new subdivisions emerging on the east side, caught Rockville unprepared. The "instant community" existed in a political vacuum, surrounded by the older Rockville community that was not prepared to include them. The Mayor and Council encountered increasing pressure to resolve a variety of infrastructure problems, especially traffic, parking water and sewer issues. Rockville's informal style of small-town government, comprised of volunteer businessmen who were generally untrained in public administration, proved inadequate in dealing with the problems of a growing community.

In response, a group of Twinbrook neighbors organized Citizens for Good Government (CGG), a non-partisan political group. Dissatisfied with government response to urgent municipal issues, they focused on dealing with problems such as the lack of street lights and recreation programs and the piecemeal water and sewer system. Citizens for Good Government selected a winning slate to run for Mayor and Council in 1954, with Twinbrook resident, Dickran Hovsepian elected as mayor. The platform emphasized open, progressive government, formulation of the City's first master plan to guide orderly development, added park and recreational facilities, promises to improve transportation and parking, more efficient city operations and a review of financial practices. These issues had been identified by a University of Maryland study in 1950 but had not been implemented.

Dickran Hovsepian served as Mayor from 1954-1958. His wife, Viola, was the first woman Mayor of Rockville (1984-85) after serving three terms as a City Council member. The Hovsepians, like many of their new neighbors, moved to Twinbrook from an apartment in D.C. He was a government worker, and initially the couple thought Rockville was too distant for commuting but they saw an ad for the new houses at an attractive price and low down payment. Their first house was a model, a ranch style on the corner of Ardennes and Veirs Mill Road. They purchased it in 194x. They moved to a split-level house on Tweed Court in Twinbrook in 1959.

Rockville was named an All-America City in 1954 by the National Municipal League and Look Magazine, an honor that was awarded annually to only a handful of municipalities. Two hundred-fifty cities competed for the award in 1954 and were judged on the quality and scope of the actions taken by its citizens for the betterment of the community. Rockville earned the award based on its energetic and purposeful citizen effort (Twinbrook Life article "Rockville Wins"). Twinbrook residents played a major role in this effort; their participation brought inadequacies to light and identified solutions.

The Twinbrook houses fulfilled the demand for affordable suburban single-family housing following World War II. The modern construction methods, some developed during the war effort and emulated throughout the country as most often illustrated by

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Levittown, produced a great volume of houses in a reduced time frame and differed significantly from the development pattern of one house at a time on a rigid block pattern that was typical prior to the war.

After completion of the original subdivision, the developers continued construction to the north and west. Twin-Brook, Inc. was dissolved in 1950 and the interests of Sauter and Simmons were sold to Geeraert and Gingery. The latter continued to buy land and build in the area. Development of Geeraert's Addition to Broadwood Manor north of Veirs Mill Road was started in 1951 and Twinbrook Forest followed in 1952 on the Meadow Hall property. Here Geeraert added split levels, small colonials and ranch style houses. Halpine Village was built 1955-56. Twinbrook Forest condominiums was built around the old Meadow Hall mansion in 1964 after the mansion was razed.

Joseph Geeraert was responsible for the design and construction of almost 3,000 houses in the Washington, D.C. metropolitan area. He was a pioneer of mass-produced suburban housing and was a founder of the Suburban Maryland Building Association and a Director of the National Association of Home Builders. His partner, Donald Gingery, who was involved in the later development of Hungerford Towne and Twinbrook Forest with Geeraert, was a commissioner with Maryland-National Capital Park and Planning Commission from 1949-1965.

Twinbrook is a collection of contiguous subdivisions, many built by the original Twinbrook developers, some by others. It represents broad national trends in subdivision design such as the internalized street network, discouragement of through traffic, and integrated community facilities. It is representative of post-war tract housing, featuring a limited number of house models, built quickly and with goal of supplying small, affordable and expandable homes for young families. These families, starting out in much the same circumstances, quickly dominated the new suburban community spirit.

Today, post-war suburban housing across the country shows the changes that come with time. Some of these mid-century houses have been torn down, dramatically altered or liberally expanded to accommodate changing tastes, expanding families, and shifting property values. At the very least, exterior cladding and windows have been replaced with more modern materials in many houses. Neighborhoods that started out demographically homogeneous are now widely heterogeneous. Twinbrook Planning Areas 7 & 8 are no exception to the common changes that have affected post war suburbs throughout the country.

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Historic Preservation in Rockville

Designated Properties

Local Designation:

Any building that meets one or more of the City's criteria for architectural, cultural, historical or archaeological significance is potentially eligible for historic designation. At this time, Twinbrook Planning Areas 7 and 8 contain only one locally designated historic district, Rockville Cemetery.

Properties must meet certain criteria to be eligible for historic designation (see www.rockvillemd.gov/history for more information). Historic districts may be a single site or may contain multiple contiguous sites. Potentially eligible properties are reviewed by Historic District Commission (HDC) staff and may be evaluated and recommended for designation by the HDC to the Mayor and Council. This review is initiated if a demolition application for a potentially eligible property is submitted to the City. A site also may be nominated for designation by the owner or another party.

Exterior alterations to designated properties are reviewed by the HDC to insure that they are appropriate and compatible with the historic district. Ordinary maintenance, such as painting or repairs using the same materials and design, are not reviewed by the HDC; nor is any interior work. County and state tax credits are available to owners of designated properties to offset the costs of eligible rehabilitation work. Federal tax credits are also available to owners of designated income-producing property.

National Register of Historic Places:

Unlike locally designated properties, alterations to properties listed on the National Register of Historic Places are not reviewed unless state or federal funding or permitting are involved in a project that may adversely affect the listed property. Some properties in Rockville are both locally designated and listed on the National Register; a few are only on the National Register and not locally designated. Only one property in Planning Areas 7 and 8 is currently on the National Register. The City-owned Glenview Mansion and Civic Center was listed in 2007. National Register properties are also eligible for some tax credits.

For sections of Twinbrook to be considered for National Register district status, the area must retain integrity as a whole, meaning a significant majority of the components that make up the district's historic character must possess integrity. A property that has lost some historic materials or details can be eligible *if* it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, fenestration, texture of materials, and ornamentation. A property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the

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features that once characterized its style. If the historic *exterior* building material is covered by non-historic material (such as modern siding), the property may still be eligible if its significant form, features and detailing are not obscured. In addition, the relationships among the district's components must be substantially unchanged since the period of significance.

Twinbrook would need to be surveyed to determine if portions of it are eligible for the National Register. The City has developed typologies for houses in Twinbrook (Appendix x). For each type, the critical massing, spatial relationships, proportion, pattern of windows and doors, texture of materials and ornamentation needed to convey the historic building type would need to be determined. Survey information on each house must compare the threshold for each style against the existing condition of each house that represents the style. This information could be used to determine if a property has sufficient historic integrity or not. Because the Twinbrook area is so large, this process would be time-consuming. A sampling technique methodology could be developed that could predict the overall level of integrity of the potential district. Any successful nomination would require strong community support.

Planning Areas 7 and 8: Locally Designated

Rockville Cemetery (designated in 2002), located east of Avery Road at Baltimore Road, has been an active burial site since 1738. The property has been owned and managed by the Rockville Cemetery Association since 1880. The original two-acre site retains its 19th century character even though the grounds have been enlarged and modernized over time. The cemetery is also significant as a modern landscape.

Planning Areas 7 and 8: National Register of Historic Places

Glenview/Civic Center (listed on the National Register in 2007), located between Baltimore Road (MD Rt. 28) and Avery Road, includes the 1926 Neo-classical Revival house that envelopes an 1838 structure, a "dollhouse" cottage, and 65 acres of landscaped grounds. Non-contributing elements include the F. Scott Fitzgerald Theatre, tennis courts, nature center, three maintenance facility buildings and parking areas. The farm once included 508 acres.

Potential Historic Resources

Other properties throughout the City are *potentially* eligible for historic designation, meaning that they would be further evaluated for architectural, historic, cultural or archeological significance if they became the subject of a demolition application. This process allows architectural and genealogical documentation to be completed and ensures that significant properties are not lost to demolition or neglect. In addition, owners of these properties may choose to nominate them for designation so that they may enjoy the

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many benefits of owning a designated property, including tax credits for eligible rehabilitation work. It is City policy to encourage property owners to nominate their houses rather than have the City initiate historic designation for a potentially significant property unless it is threatened with demolition.

A City-wide survey of potential historic resources is planned to update the 1989 City's Historic Buildings Catelog and is expected to be included in the upcoming revision of the Comprehensive Plan. Historic resources within Planning Areas 7 and 8 will be identified and evaluated as part of this survey and in a City-wide context, rather than in this neighborhood plan. Following is discussion of major property types and some examples within the Twinbrook planning areas which could be further analyzed as part of the City-wide survey. The stories of how some of these buildings and sites came to be contribute to the history of the Twinbrook neighborhood.

Pre- World War II Residences

There are 17 houses located within Planning Areas 7 and 8 that predate the Twinbrook tract development era which occurred after World War II. The majority are located in Janeta which is a neighborhood that divides East Rockville and Twinbrook. Many of these houses have had alterations, including additions and changes to materials, yet many retain much of their architectural integrity. Each would need to be individually evaluated to determine if it retains sufficient integrity and if it meets the City's significance criteria required for historic designation. These houses are described in Appendix 2.

Post-World War II Detached Housing

The bulk of Twinbrook's housing stock dates to the post World War II period which was a transformative period in American history. The nation had recovered from the Great Depression and the War to become an economic and military superpower. Birth rates exploded. Population growth, suburban expansion, changes to urban planning policies, increased automobile ownership and use, experimentation with mass production techniques and architecture were occurring outside the edges of urban areas throughout the U.S. after World War II. The automobile became widely prevalent and residential development patterns changed to reflect that.

Examples of similar neighborhoods can be found all over the U.S. Post-war trends, along with the strong influence of the Federal Housing Administration (FHA) regulations, resulted in similar low density patterns of development and homogenous housing products across the U.S. The FHA had substantial impact on street design, lot sizes and site plans of post war subdivisions. FHA standards favored curvilinear streets and cul-de-sacs that slowed traffic and minimized entries to the neighborhood. FHA and VA made financing available for residential developments that followed this pattern.

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The magnitude of residential development that occurred during the decades that followed the war was unprecedented, fueled by repressed demand, mass production and construction technology advances and the support of the federal government by providing guaranteed financing. Because so many were built, large numbers of these resources still exist; yet increasing numbers of them have been torn down or altered beyond recognition in recent years. Nationally, there has been little attention paid to post-war buildings as historic resources until recently.

In the past, historic preservation concentrated on the age of a resource, and on what was rare, unique or distinctive or represented a high-style aesthetic, quality materials or craftmanship. Post-war resources are more difficult to judge because of their volume and the fact that post-war suburban residential developments, like Twinbrook, are characterized by their uniformity. They were built with the expectation that they would be expanded and altered as families and incomes grew. Many social, historic themes are illustrated by post-war, automobile-oriented, suburban tract housing, but evaluating them as individual resources, especially when their architectural integrity was not usually highly valued even when they were built, makes the task of evaluating them for historic significance even more difficult.

For the most part, the post-war Twinbrook dwellings are significant as components of a neighborhood in the context of community planning rather than as individual structures. Characteristics of post-war suburban subdivisions were in harmony with the middle class values of the time and tailored to the needs of the projected buyers. They include peripheral location (when built), limited vehicular access to the neighborhood, curvilinear street pattern, connection with post-war suburban ideals (i.e., home ownership, yards, neighborhood amenities, protection).

The size of the Twinbrook neighborhood, with more than 3,800 dwelling units, makes it likely that there are some post-1945 single-family residential examples that retain all or much of their architectural integrity. Houses that retain their original architectural integrity and are unaltered, or have particular historic or architectural interest within the context of post-World War II suburban housing, could be eligible for designation as representative architectural examples. The general house styles represented in Planning Areas 7 and 8 are described in Appendix 3. Each style has variations of exterior materials, fenestration and site orientation.

Post-World War II Attached Housing

In addition to the post-war single-family detached housing that makes up the majority of Twinbrook's residential inventory, there are four townhouse developments and two garden-style apartment complexes in Planning Areas 7 and 8.. Twinbrook Forest was the first townhouse development, built in 1967 on the site of the former Meadow Hall estate.

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The construction of apartments increased significantly after 1960 in the Washington suburbs with the increasing cost of land. Approximately 32,000 apartment units were built in the 1960s and apartments accounted for 30% of all of the County's housing units by 1970. [12] There are two garden-style apartment complexes in the Twinbrook planning areas. Woods Edge was built in 1965 and the Forest Apartments were built in 1972.

Commercial – Retail

The concept of developing a shopping district away from an urban core began in the 1920s and grew with increased use of automobiles. Early in the 20th century, most people traveled by foot or rail and retail establishments were clustered in compact downtown locations of cities and towns. Non-city dwellers had to travel to urban centers for shopping other than groceries and gas. But as car ownership increased, retailers developed automobile-oriented shopping plazas. Supermarkets and shopping centers were developed on a large scale in the suburbs beginning in the late 1940s and served new housing developments. There were 7,600 shopping centers in the U.S. in 1964 and this number doubled to 13,174 in 1972 when indoor malls were gaining popularity.[13]

Postwar shopping centers and gas stations are manifestations of the drive-in culture of the time and centers were designed for easy automobile access. The development of suburban shopping centers, along with the system of publicly funded highways, enabled the suburbs to function independent of city centers. Suburban developers began to take on the role of community builders by providing space for or actually building parks, schools, churches and commercial uses in their subdivision designs. These centers were important in transforming suburbs from bedroom communities into self-contained living and working areas. From the 1940s through the 1960s, public and private investment in commercial, industrial and public facilities almost equaled that of housing. The largest public investment was for roads to service the new suburban population.

The Silver Spring Shopping Center and the Silver Theatre at the corner of Georgia Avenue and Colesville Road in Silver Spring, Maryland were built in 1938[14] and was the first motor-age shopping center in Montgomery County. It was designed by John Eberson and was anchored by a grocery store and the theatre with an off-street parking lot. It was one of the first retail spaces in the country to feature a street front parking lot. It is listed on the National Register of Historic Places and is on the Montgomery County Master Plan for Historic Preservation. It is considered a milestone in the suburbanization of the Washington, DC metropolitan area.

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[12] SHA Suburban Historic Context, pB-20

[13] A Brief History of Shopping Centers, International Council of Shopping Centers, ICSC.org/srch/about/impactofshoppingcenters/briefhistory.html. The ICSC was founded in 1957.

[14] SHA p. B41

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If original design survives intact, some older shopping centers would be eligible for historic designation. As is typical of retail establishments, however, most are remodeled frequently to keep up with changing tastes. The shopping centers in Twinbrook have all been expanded and or altered over time.

- Twinbrook Mart was built first, on the south side of Veirs Mill Road at Atlantic Avenue, in 1956. Original stores included Peoples Drug, Montgomery Ward's and a branch of the Montgomery County library. It offered the first opportunity for Twinbrook residents to shop in their own neighborhood rather than travel to downtown Rockville or to Silver Spring. It was followed close behind by the Twinbrook Shopping Center in 1957.

- Twinbrook Shopping Center was designed by architect John Samperson who also designed many Twinbrook houses. A Sentinel newspaper ad emphasized it as the "most conveniently located shopping center in Montgomery County" and touted "one stop shopping" and the center's free parking for more than 1,200 cars.[15] Original stores included Twinbrook Fairlanes bowling, bank, drug store, cleaners, hardware store, t.v and radio shop, barber shop, clothing store and shoe store, hobby shop, deli, restaurant and bakery – more than 20 stores in total. Three stores were added to the original strip center in the 1960s. A detached Safeway located north of Twinbrook Center was replaced by a new Safeway in 1989-90. A major renovation in the mid-1990s included filling in the shopping center's eastern breezeway to create 3,000 square feet of additional retail space, façade alterations intended to modernize its appearance, and modifications to parking and landscaping. An original projecting sign element is still there. A full-page advertisement in The Washington Post announced the grand opening and t.v. and radio celebrities were on the program of events.[16]

- Burgundy Park Shopping Center, at the intersection of First Street, was built c. 1960. It was described in an August 18, 1960 *Sentinel* ad as a "Crossroads of Value." It is a local commercial center and was built for the convenience of Burgundy Hills, Burgundy Estates, and Burgundy Knolls residents.[17]

- The Getty Gas station at 1907 Veirs Mill Road, originally the Twinbrook Shell Service Center, was built in 1968. This commercial building resembles a split-level Twinbrook house and features a brick chimney element and three garage service bays which appear similar to window walls found on many Twinbrook houses. The building has low gable rooflines. The pumping bay is covered by a later addition overhang.

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[15] Sentinel …
[16] Display ad in The Washington Post, November 30, 1957, p.B12.
[17] Rockville: Portrait of a City, Eileen McGuckian, p.137.

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Schools

Population increases in the 1950s necessitated an increased pace of school construction throughout the country and spurred construction of new schools, both public and private, in the Rockville area. In Montgomery County, 75 new public school buildings were completed between 1940 and 1961, 23 (30%) of which opened in the Rockville area, and seven in the Twinbrook neighborhood alone.[18] Population growth and the availability of large tracts of land fostered construction of one-story school facilities that were spacious, open in plan, incorporated into neighborhoods, and designed to meet the needs of modern post-war education curricula.

Like post-war houses nationwide, post-war schools were usually designed with expandability in mind and had Modernist design features such as sleek bands of windows or large expanses of glass. Large open sites allowed for low, horizontally-oriented buildings which lent themselves well to Modernist design and incorporated natural topography in the landscape. Post-war school buildings were frequently divided into sections that separated administrative, classroom and other functions. Flat roofs, curving driveways and covered walkways were common.

The following schools opened in Twinbrook between 1952 and 1968. Most have been expanded and altered, some substantially. Two schools, Carl Sandberg and Broome, appear to retain the most architectural integrity in the area though they, too, have had some changes.

- Lone Oak, 1010 Grandin Avenue, formerly Lone Oak Elementary School is now Lone Oak Center. The one-story facility opened in 1950 and is the second and oldest surviving elementary school for white students in Rockville and was Twinbrook's first elementary school. The school use ended in 1982 and the building now houses Lone Oak Center operated by County as one of several CHI centers.

- Twinbrook Elementary School, 5911 Ridgeway Avenue, opened in 1952. The single-story brick facility features an entry portico along a circular driveway and a low horizontal profile with flat roof and broad cornice. Multiple additions have been necessary to meet increasing enrollment. The first occurred only a year after opening and tripled the size of the school from 10,695 square feet to 33,471 square feet. With five subsequent additions, the school is now almost 80,000 square feet.

- Meadow Hall Elementary School, 951 Twinbrook Parkway, was first occupied in 1957 with 20,912 square feet of space, ten classrooms and 240 children.

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Subsequent additions in 1958, 1967 and 1994 more than doubled its size and a new gymnasium planned for 2008 will add 8,000 more square feet. As a result of the extensive additions and modification, Meadow Hall does not retain much historic integrity. Its canopied main entry and circular drive are common features for schools.

- Carl Sandburg Learning Center, 451 Meadow Hall Drive, opened in 1962 as an elementary school. The one-story steel and brick building features the modernist elements of an open plan, window walls, asymmetrical massing, and function-based design. It was converted to a special education facility for students with multiple disabilities in kindergarten through fifth grade. Although the vehicular circulation pattern and stacking area for buses and parking was changed in 2006, the building appears to retain much integrity.

- Rockville High School, at 2100 Baltimore Road, opened in 1968 and was Twinbrook's first high school. The two-story steel and brick building was enlarged and remodeled in 1972 and extensively modernized and enlarged again in 2004-2005. It does not retain historic integrity.

- Broome Middle School/Supervisor of Elections, 751 Twinbrook Parkway. This two-story steel and brick structure was designed by architect Reese Burkett and was built as Edwin W. Broome Middle School in 1957. Its modernist design features include the gabled entry, canopied walkway, two interior courtyards. The exterior appears relatively unaltered except for an addition on the north end. The school was named in honor of Edwin Broome, former Superintendent of Montgomery County Schools. The school building now houses the Board of Elections and Women's Interface Clothing. The site includes Broome Athletic Fields which are used for community sports events.

Civic - Municipal

Government and civic buildings tend to be large and express their specific function in their design. The effort to create a memorable public "landmark" is often apparent. Twinbrook contains several civic buildings which are described below:

- 202 Meadow Hall Drive, Twinbrook Library (1975-6) was designed by the architectural firm of Keyes, Lethbridge, and Condon. Like the 1971 Rockville Library, the architects of the Twinbrook Library were presented with an awkward corner site following a protracted and controversial site selection process. It was one of only two libraries operated by Montgomery County in Rockville and the first library in the county to be located in a shopping center. The library closed from April 1999 to June 2000 for extensive interior renovations. The first

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Twinbrook library opened in 1959 in rented space in the basement of People's Drug Store at the Twinbrook Shopping Mart across from its current site.

- 1850 Baltimore Road, Maus-Warfield Army Reserve Training Center (1960). This two-story facility is Modernist in design and features a flat roof, recessed entryway with window wall and slender brick chimney. Dedicated in November 1960, the Center was named in honor of two Montgomery County military heroes, Brigadier General Marion P. Maus and Colonel William E. Warfield. According to *The Washington Post* it was the first reserve training center built in Montgomery County and was designed "to provide training facilities for up to 1,000 metropolitan area reservists in armor, artillery, military police, and medical units."[19] The original facility included classrooms, a rifle range, drill hall, kitchen, storage, library, and garage. Rockville Mayor Dickran Hovsepian presided at the 1960 dedication.

- 1000 Twinbrook Parkway, Mental Health Association of Montgomery County (1958). Originally built as Easter Seal Treatment Center, this one-story elongated ranch-style building was operated by the Montgomery County Society for Crippled Children and Adults. The Society was started in 1950 and was housed in various temporary quarters until the Suburban Maryland Builders Association (SMBA) stepped in to help provide a new building at the low estimated cost of $64,000. The site at the corner of Twinbrook Parkway and Baltimore Road was donated by SBMA president and Twinbrook developer, Joseph Geeraret. Twinbrook architect and SBMA member, John Samperton, provided the plans at no charge. Other members provided materials and services free or at low cost.[20] The building served residents Countywide but was adopted by Twinbrook residents "as an outlet for their excess energy and to satisfy their desire to contribute to a worthy cause, spending many hours in the center as volunteers doing a great variety of important chores that keep the institution functioning."[21]

- The City's purchase of the 30-room Glenview Mansion and 28 acres of grounds in 1957 was identified both as "the cornerstone of the City's diversified recreational program" a few years after it was built" and "the most striking facility in the City"[22] The grounds once included an archery range. Tennis courts were built in 1963. The property was added to the National Register of Historic Places in 2007.

[19] The Washington Post, November 7, 1960, page B:1
[20] "Treatment Center Nears Completion", The Washington Post, May 17, 1958, p.C7.
[21] Montgomery Sentinel, June 6, 1963
[22] Citizens' Handbook, City of Rockville, 1963-64.

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- 601 Edmonston Drive, F. Scott Fitzgerald Theatre (1960): Originally built as the Rockville Civic Auditorium, this building was completed three years after the City of Rockville purchased Glenview Mansion. The auditorium seated 500 and included a social hall, patio, and kitchen facilities. Designed by Bethesda architect Stanley H. Arthur and built by John W. Wrathall, it was built "as a means of serving more adequately the cultural needs of the community". [23] Fronted by a dramatic folded plate canopy, the Center was designed to be enlarged as the City grew. Subsequent additions and remodelings have altered its original appearance and massing.

- 603 Edmonston Drive, a mixed media large-scale abstract sculpture on the grounds of Glenview Mansion at Civic Center Park, sited opposite the F. Scott Fitzgerald Theatre was designed by artist William H. Calfee (1905-1995), a Washington modernist. Calfee was Chair of the American University Art Department from 1945-1954 and a central figure in the development of post-war art in the Washington, DC area. The outdoor sculpture is made of granite, bronze, brass and was completed and dedicated in 1981. It was the first artwork commissioned by the Art in Public Places Program which was created in 1978 and it cost $55,000.[24]

Public Parks and Recreation Facilities

Many of the City's recreational parks were located in Twinbrook in the 1950s as the importance of providing recreational facilities in neighborhoods was becoming more apparent.

- Twinbrook Community Recreation Center/Park, 12920 Twinbrook Parkway, was a 2000 Peerless Rockville award winner. The center opened in October 1999 and "represented a fulfillment of a long-time dream of the Twinbrook neighborhood and the culmination of years of work and cooperation between Twinbrook residents, the Mayor and Council and City staff"[25] The need for the center was identified in the 1993 City Master Plan. It is a 13,500 square foot facility and located in Twinbrook Park. The center was designed by Hughes Group Architects, Inc.

- Twinbrook Community Pool, 13027 Atlantic Avenue, was built in 1955 on a 5.6-acre tract on Atlantic Avenue at Denfield. It was one of the first community pools

[23] Citizens' Handbook, City of Rockville, 1963-64. Photo of auditorium as built is on p. 22.
[24] Artist's statement, City of Rockville web site (www.rockvillemd.gov; McGuckian, *Portrait of a City* (2001), p. 173;
[25] Nomination form from Peerless Rockville Award, 2000, written by John Hartranft

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in the area and was the largest pool in the area when in opened in 1955.[26] It includes a large main pool and baby pool. Each Twinbrook family was asked to pay $150 for a lifetime membership and an annual $10 maintenance fee per adult swimmer.

Houses of Worship/Religious Buildings

Patterns of settlement in Twinbrook during the 1950s and 1960s included the founding of new religious congregations and incremental construction of new multi-purpose facilities for worship services and social, cultural, and educational functions. Some of Twinbrook's religious congregations met in school buildings until permanent churches were completed, a pattern that was consistent with other suburban neighborhoods and were called "Embryo churches" by Herbert J. Gans, in his book, *The Levittowners*. [27]

Religious buildings developed a post-war form that included structures or wings attached to the sanctuary for use as educational or fellowship facilities. They are often significant for their expression of modernist architecture and use of modern materials such as steel, glass and reinforced concrete. Most of Twinbrook's religious buildings were built in the 1960s and range in style from Colonial-inspired to Modern. They include:

- Crusader Lutheran Church, 1605 Veirs Mill Road (1962). The building's split gable roof with clerestory, cruciform window, slender bell tower; imposing mass and composition along Veirs Mill Road is a synthesis of 1960s modern church design and traditional basilican plan.

- Halpine Church, 5906 Halpine Road (mid-1960s). Originally named Halpine Baptist Church, this is a Modernist church. It features a square plan, folded plate roof, and steel spire.

- Twinbrook Baptist Church, 1001 Twinbrook Parkway (1961). The site was purchased in 1956 by a group of Twinbrook residents under the sponsorship of the Bethesda First Baptist Church. Church members initially met in Lone Oak Elementary School. As the congregation grew, they met at Broome Middle School until the new Church facility was completed in 1961. The Colonial-inspired design features an irregular U-shaped plan and is constructed of steel and brick, with gabled roof and chimneys.

- Rockville United Church of Christ. 355 Linthicum Street (1962). The original structure was built by St. Andrew United Presbyterian Church which, in 1967, merged with Faith United Church of Christ to become Rockville United Church.

[26] Twinbrook Life, May 18, 1955, "Swimming Pool Edition" and The Gazette September 28, 2005, PA-3
[27]

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The new congregation became the United Church Center for Community Ministry, today Community Ministries of Rockville (CMR), an advocate for the disadvantaged. A 1986 addition to the Church included a Fellowship Hall, offices, and restrooms.

- Trinity Baptist Church, at 915 Veirs Mill Road, has a cornerstone on the front façade which identifies is as "Highway Tabernacle July 29, 1945" which would make it the first church built in the Twinbrook area after the start of World War II. It is a small stuccoed, gable-front church with a gravel parking lot to the rear.

Cemeteries

- Rockville Cemetery. The oldest cemetery in the Rockville area, the first known gravestone is that of John Harding, who died in 1752. It was used by the Anglican/Episcopal Church, which relocated near the Courthouse in 1822. It became a community burial ground in 1880 with incorporation of the Rockville Cemetery Association. Buried in this picturesque setting are prominent Rockville citizens and soldiers from every American war. the cemetery was locally designated in 2002.

- "New" St. Mary's Cemetery on Baltimore Road, opened as an addition to the cemetery adjacent to St. Mary's Church on Veirs Mill Road. Burials here range from 1888 to the present. The mixture of old and new graves include sections for children and for black members of the Roman Catholic congregation.

- Litton family cemetery: Also known as Twinbrook, Summers, or Willow Tree cemetery. Caleb and Grace Litton (also spelled Lytton and Letton) settled here in the 1720s, naming their property Autrey. One original stone (dated 1802) remains here, and there are fragments and modern reproductions of others. The property, deeded to the City of Rockville when Twinbrook was developed, for many years was known as Tweed Park.

Remnants of the Past

- Meadow Hall estate: Remants include stone terraces, 60-foot swimming pool, pool house, gate house, and entrance at Veirs Mill Road and Meadow Hall Drive. Joseph Geeraert received permission to build Twinbrook Forest townhouses on a 5.26 acre tract at this site and raze the house when no buyer could be found.

Appendix 1 – History and Historic Preservation

Addendum and Errata sheets ("Redline" TNP) dated June 2008

- Veirs Mill early industrial site: The site of the Veirs' family's water-powered grist and sawmill business which operated from 1838 to 1925 on the west side of Veirs Mill Road south of Rock Creek.

Roads

- Baltimore Road is an old route that meandered east and north from the junction of what is now E. Montgomery Avenue and Veirs Mill Road through Norbeck and Sandy Spring on its way up to Baltimore. An early, major road leading from "Montgomery Court House" to the port of Baltimore. Appears on a map dated 1794 but in existence half a century earlier to access the Anglican chapel of ease in what is now Rockville Cemetery.

- Veirs Mill Road. A major road that in the 18th century led tobacco planters to the port of Bladensburg. In the 19th century it connected Rockville with Samuel Veirs' water-powered saw and grist mill on Rock Creek, and in the 20th century it became a major route for commuters into the nation's capitol.