

Planning Area 8 - Twinbrook Neighborhood Survey

Results from Listening Session, September 16, 2014

25 people signed in for the meeting; 13 took the survey. Not everyone answered all questions.

**My favorite spot or hangout in the neighborhood is:**

- Rockcrest Park, Twinbrook Pool, Twinbrook Elementary School, Civic Center
- Civic Center, Twinbrook Recreation Center
- Rockcrest Park Roller Rink
- Rock Creek Park
- My community – Cambridge Walk II – it has gardens and benches. We need more spaces like that in Twinbrook.
- (Excluding my home) Twinbrook Library and Rockville swim center

**Do you use the Twinbrook Metro Station?**

- Yes 12
- No 1

**If yes, how do you travel to the station?**

- Walk 10 (1 “usually”)
- Bicycle 1
- By car 7 (1 “in bad weather”)
- By bus 1 [some respondents used more than one mode]

**Do you use the Rockville Metro Station?**

- Yes 5
- No 8

**If yes, how do you travel to the station?**

- Walk 1
- Bicycle 1
- By car 2
- By bus 1 [1 “by metro”]

**Are you familiar with the Montgomery County proposal for a Bus Rapid Transit route on Veirs Mill Road that will link the Rockville and Wheaton Metro Stations?**

- Yes 9
- No 6

**Would you use such a service?**

- Yes 3
- No 7

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- I have used the BRT in other cities and it needs dedicated lanes to work – even then the ride is jerky.

#### **What are your thoughts on housing in Twinbrook?**

- I appreciate that the homes are modest in size and owners are renovating and retaining the character of the home rather than tearing down and building a huge home.
- We need established neighborhoods, keep single-family. Still, we need high-density housing as well.
- The new buyers are very excited to be a part of an up and coming community. But they're also very concerned about the low ratings of Twinbrook Elementary. If Twinbrook Metro is developed properly, the neighborhood housing will improve dramatically.
- Affordable, some well-kept. Some need to be torn down.
- Too many poorly maintained properties; overcrowded rentals also a problem.
- We need better code enforcement. People should be allowed to upgrade and enlarge their house and upgrade and upsize their home. We need more senior housing. The abandoned FDA site at Halpine and Ardennes needs to be made into housing.
- Reasonably priced for metro-accessible areas.

#### **Do you use the Twinbrook shopping area on Veirs Mill Road?**

- Yes 10
- No 1

#### **If yes, which stores/services do you use?**

- Library 9
- Post Office 9
- Safeway 9
- Other Stores (Please list)

- Don Pollo, CVS. The rest is awful.
- Don Pollo, Twinbrook Deli.
- Twinbrook Deli, Chicken, CVS
- Drug Store, Dunkin Donuts
- Don Pollo
- Friendly Cleaners

#### **What other types of City or commercial amenities would you like to see in the Twinbrook area?**

- More restaurants, shopping. Glad that Revolution Cycles is moving closer

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- Better bike lanes, especially along Twinbrook Parkway from Veirs Mill to Rt. 355 (partly a County Road). Rockville Circulator (45) [should] run on Sundays and more frequently. Same for 44. More “3<sup>rd</sup> places” e.g. Rockville Town Square-like spaces, in Twinbrook.
- More parkland and higher heights at Twinbrook Metro. Smart Growth around Twinbrook Metro.
- Renewed grocery store.
- Bank. Library open longer hours.
- I would like the Twinbrook Station area to be a local destination and gathering spot – like Town Center – a place to grab an ice cream cone, where kids can play.
- Outdoor volleyball court

#### Where else do you go shopping for your daily needs?

- Trader Joes at Federal Plaza, Town Center, Farmers Market
- Target. “Rockville” Whole Foods [at White Flint]
- Safeway on Rt. 28
- On the Pike
- Costco (Wheaton), Harris Teeter (Old Georgetown Road)
- The Pike.
- Rockville Pike, Montrose Shopping Center, Pike & Rose development.
- Congressional Shopping Center, the Giant shopping center on Rockville Pike [Montrose]
- Congressional Plaza and North – Staples/banking/Hallmark. Federal Plaza – groceries, restaurants

#### Do you visit the Rockville Town Center?

- Yes 11
- No

#### If yes, which stores/services do you use?

- Library, restaurants, coffee, Dawson’s
- Library, toy store, Spice Xing, Dawson’s, ice cream, Thai Pavilion
- Guiseppi’s, movie theater, Library
- Regal [cinema]
- Restaurants, Library
- Restaurants
- Library, restaurants, movies, City Hall
- The Rockville Library and various restaurants and shops
- Dawson’s Market
- Restaurants. Town Square activities
- Library, jewelry and toy stores; restaurants and grocery occasionally

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#### **What other types of amenities would you like to see in the Town Center?**

- Hardware store
- Better parking
- More of the same [as is there now]
- More parks, more entertainment venues, dense clusters of shops and restaurants. At present Town Center is just one square and a few side streets
- More parking necessary
- Outdoor clothing and equipment (Hudson Trail closing and REI moving south). Bookstore/café with live entertainment possibly

#### **Additional comments?**

- Allow more density around Metro station and Twinbrook Shopping Center to spur redevelopment.
- There are better places that compete – Rio, Crown Farm, Rose & Pike.
- Would love a neighborhood hardware store rather than having to travel to Home Depot.
- The planning process needs to be more timely – delayed planning means the City is often overtaken by events when it comes to development.