

Table 1

Vision:

Development in the Shady Grove Corridor should have a family and youth advocacy focus. Provide sports fields, learning and training center, indoor/outdoor theater, and natural areas with lodging and camping.

Casey Properties:

- Investigate the environmental quality of the Casey properties and use their environmental resources as a rationale for preservation and open space planning.
- Dedicate Casey properties #1, #2, and #3 for a youth and family development center and a park.
- The center of Casey properties #1 and #3, north of I-370 should be accessed by two segments of a new landscaped parkway running between The Grove to the south and residential development to the north. This site should be linked to the Metro by a glass-enclosed pedestrian walkway.
- Plan Casey #5 as the only mixed-use development for this planning area, zoned to augment the overall plan for the area. The site should also have direct access to the Solid Waste Transfer Station from I-370.
- Treat the Casey properties as integrated open space, accessible by bikes and walking.
- The Casey properties north of Shady Grove Road should be developed to meet the needs of surrounding residential communities.

Land Use:

- The area has too much density already; there should be no high density.
- Make businesses more accessible with sidewalks.
- Change the existing mixed-use area into mostly planned open space. Current vacant areas should be open space.
- Make The Grove into a state-of-the-art shopping center linked to open space and established neighborhoods.
- Integrate the entire plan with existing adjacent communities.

Transportation:

- Ensure that local improvements are planned and coordinated with traffic and parking in areas beyond the planning area.

- Impose a moratorium on new development until traffic is reduced 50 percent.
- Consider the existing, area-wide traffic patterns and address the traffic flow area-wide as a bigger part of the whole.
- Satellite bus service to Metro is needed. Minimize parking in this area. No more parking facilities in this area since they encourage through traffic problems.
- Investigate sound barriers along Shady Grove Road.
- Fix existing traffic circulation problems associated with the Solid Waste Transfer Station.
- Link Crabbs Branch Road under I-370.

Public Facilities:

- Increase green space to draw community together and “fix” traffic problems.
- The community needs a youth center, parks, open space, bikeways, and paths. Not sports, not entertainment, no school. Also could create a facility like Brookside Gardens or a fitness center, not just more soccer. Use the area’s open space as an asset.
- Ensure public facilities adequate for existing residential neighborhoods. Make the area family-friendly, and allow no new development until facilities are adequate.
- Define the area’s environmental assets. Examine the Mill Creek headwaters as an environmental asset. Create as much natural parkland as possible.

Leave the Solid Waste Transfer Station as is or replace it with compatible development. Retain post office and liquor control.