

Table 5

Land Use:

- Need more housing, but no land uses or density that generates more traffic. Not realistic to freeze housing.
- Keep industrial uses with existing industrial uses.
- Enhance neighborhood compatibility and character (no connection through Casey property #3).
- Shady Grove Road should have lots of green space, shade trees, and sidewalks, with no trucks.
- Shady Grove Road divides the community. The western end is primarily biotech, and moving east changes from commercial to residential, and finally the Airpark.
- The area needs some additional neighborhood-serving retail

Public Facilities:

- Need enough schools and high quality facilities to serve the community.
- Schools are currently crowded, with kids in trailers. Plan should designate a minimum of ten acres for school and/or parkland, perhaps on Casey #3.
- Need green space in Derwood, particularly for active recreation, not more open, unusable green space.
- Blueberry Park should be taken off the bargaining list and kept as a park. Also need to retain school sites.
- Retain Master Plan-proposed park at Shady Grove Road and Mid-County Highway near the Amity Drive community.
- Parkland is precious; need at least a 10-acre park. Also need ball fields (could locate next to the Grove on Casey #2).
- Don't develop the lake area (around the stormwater management pond).

Transportation and Traffic:

- Traffic level is the number one issue. The Commission should do a traffic study of development and identify transportation needs.
- The existing transportation infrastructure is a hindrance to creating a pedestrian-friendly environment. But need better bicycle and pedestrian connections.

- Reduce truck traffic on Shady Grove Road by re-routing trucks to other roads.
- Ensure a noise buffer is in place before construction of houses or other development begins.
- The existing roads don't foster a sense of community. They are barriers that divide the community.
- Increased transportation and additional development is detrimental to sense of community. Traffic is out of control.
- Need better utilization of road facilities and better pedestrian connections, along with jitneys that link neighborhoods.