

Table 8

Vision:

The Shady Grove Road Corridor should be pedestrian-, bike-, and car-friendly, making it possible to walk to Metro from all surrounding neighborhoods.

Land Uses:

- Pyramid height restrictions centering highest buildings on Metro.
- More development near Metro, residential uses north of I-370, and more continuity and connections between areas.
- Develop attractive, landscaped retail uses like Old Town Takoma Park.
- Decrease industrial uses. Keep residential uses north of I-370, and commercial uses on sites between Shady Grove Road and I-370.
- Use buildings near Shady Grove Road to create pedestrian comfort zone. No new big box commercial structures, eventually fazing them out.
- Consider a performing arts center at the gateway to Gaithersburg.
- Establish attractive, mixed-use commercial development (such as farmers' market, library) on Casey property #2 combined with The Grove (at a scale similar to Old Town Takoma Park) to create a Derwood town center with pedestrian access to Metro and improved aesthetics at The Grove shopping center.
- Consider Metro the bull's eye and focus of development, with a town center or square.

Public Facilities:

- Create a network of parks connected by paths at proposed town center, the stormwater management pond site, and at Casey property #3.
- Establish parks within walking distance of residents, the area needs more green space. Develop a park around the stormwater management pond

Transportation:

- Shady Grove Road is a noisy truck route; noise and traffic should be mitigated. What is status of noise barrier wall? Direct truck traffic to Route 124, not Shady Grove Road.
- It is difficult to reach Metro on foot since there is no safe way across Shady Grove Road. Reduce speeds to calm traffic, and install sidewalks on both sides of Shady Grove Road.

- Establish a different access point for the Solid Waster Transfer Station to reduce truck traffic on Shady Grove Road.
- Improve safety along Crabbs Branch Road and allow pedestrian and vehicle access to Metro.
- Change zoning to limit parking standards for new residential and commercial development near Metro to encourage transit and walking. Develop Metro parking garages with housing and commercial frontage.
- Don't locate the Corridor Cities Transitway maintenance yard in the Shady Grove Metro area.