



PRESENTATION 2

VISION: Improved local access for vehicles, bikes and pedestrians, minimal population increase, no new retail, green space in safe areas, and improved external access to the Metro Station that doesn't affect existing community. The Shady Grove Metro area will remain as is until traffic conditions improve. It may slightly grow with a minimal population increase only after the transportation problems are solved.

- Not enough sidewalks; provide protection for pedestrians along Shady Grove Road. People can't get to Metro; increase pedestrian access. Metro parking is expensive.

Too much housing already, keep existing industrial and commercial uses. Balance commercial and residential uses. Put housing and recreation around the stormwater pond, and beautify the area. Provide a mix of housing types and prices. Provide recreation and restaurants. Integrate open space with housing. Areas are fragmented and unconnected, add lighting, sidewalks and pedestrian amenities.

- Agriculture reserve means preserved land, but this is a Metro stop. Put growth at the Metro station
- We need added mobility, but we need this area for growth. Infrastructure first, before new development
- Commute times are already too long, must fix gridlock and build the ICC. Build roads first; improve Redland and Shady Grove. Fix roads and get the cars moving. Traffic crisis needs to be fixed
- Safety is an issue along both Redland and Shady Grove Roads
- Extend the grid street system from the King Farm into the area around Metro; cars are speeding on Redland Road.

PHYSICAL CHARACTERISTICS :

- Green space integrated with development
- Add children's play areas
- Pathways around the pond
- Pedestrian bridges
- Retain Solid Waste Transfer Station
- Connect the neighborhoods and link them to Metro
- Increase access with over-and underpasses or stoplight
- Consider running MD 355 underground or depressing it
- Add stoplight or grade separation at Redland Road

PRINCIPLES :

- Do not add significant new commercial or retail uses
- Provide a range of housing prices
- Integrate green space with development
- Work with Metro to integrate green space with parking
- Make Redland two lanes, divided with median and bikeway
- Fix traffic lanes currently blocking access to Metro
- Increase bike and pedestrian access overall and to Metro; make Metro user-friendly
- Need covered walkway to garage
- Sidewalks on Shady Grove Road need to be buffered from fast moving traffic
- Put office uses near the Metro station
- Don't change the character of the existing communities
- Fix the existing problems
- Don't give in to development pressure, don't expand densities