

PRESENTATION 3

VISION: Our vision for the Shady Grove Metro Station Area is a mixed-use village center, an active area, a safe oasis away from metro DC, and a professional business area.

Like Montgomery Village, not jammed, with restaurants near the pond. The area should have: pedestrian-friendly uses, green space, pedestrian bridges over major roads, and be user-friendly for all its residents. Not as dense as Tysons Corner.

The area should be shaped by buildings ringing garages, offer higher-income jobs and expanded biotech, balance MPDU impacts in housing quality, and have senior housing that has less impact on schools and traffic. MD 355 should be a boulevard.

ISSUES :

- Where can County service uses relocate?
- Metro should be extended beyond Shady Grove to Germantown
- Grade-separate Redland Road with a flyover; left turn around Redland
- Don't want to look like King Farm, too congested, schools not built
- Noise along Shady Grove Road; enforce noise ordinance along Shady Grove Road
- Provide hiker/biker trails
- No maintenance yard to Corridor Cities Transitway
- Improve waste management technology to minimize impact on surrounding uses
- Upgrade roads to create more mobility and less congestion
- Mixed-use buildings of three stories or less, as long as existing storage business continues. Arrange building heights in a tent, stepping down to residential community
- Make sure to find locations for all levels of school
- Ample walking paths