



PRESENTATION

BECK PROPERTY CHARRETTE

MOUNT AIRY, MARYLAND

JANUARY 19, 2023





OUTLINE

- 1.0 TEAM EXPERIENCE & QUALIFICATIONS
- 2.0 MT. AIRY VISION PLAN
- 3.0 PRE-CONCEPT SKETCH PLAN
- 4.0 ADEQUATE PUBLIC FACILITIES SUMMARY
- 5.0 BENEFITS OF BECK PROPERTY DEVELOPMENT
- 6.0 QUESTIONS AND ANSWERS



An aerial architectural rendering of a campus, showing various buildings, roads, and green spaces. The entire image is overlaid with a semi-transparent green filter. The text 'TEAM EXPERIENCES & QUALIFICATIONS' is centered in white, bold, uppercase letters, with a white horizontal line underneath it.

TEAM EXPERIENCES & QUALIFICATIONS



CREATING VIBRANT
NEIGHBORHOODS

DEVELOPING A BRIGHTER FUTURE



Pleasants Development builds cohesive and vibrant communities in Maryland, Virginia, and the Greater DC area. Our decades-long record of success is attributable to our deep investment in the full lifecycle of our communities. Our robust and diverse project portfolio ensures our economic stability. We are proud to have been a part of creating neighborhoods that people love to call “home.”



Creating desirable places to
live, work, play



RESIDENTIAL

From rural estate homesites to complex master-planned communities, senior living and mixed-use projects – Pleasants Development’s residential development approach is designed to minimize risk and maximize returns.



COMMERCIAL

Working with national franchises and small local businesses, Pleasants Development is experienced in creating sustainable and community-minded environments where tenants can thrive.



MULTIFAMILY

Combining the talents of architects, engineers, city planners, and more- Pleasants Development approaches multifamily projects with a focus on building long term value and a better way to live.

BRUNSWICK CROSSING

BRUNSWICK, MD

Development Description / Plan

At Brunswick Crossing, our builders bring a fantastic selection of Townhomes, Single Family Homes, and Main-Level Living. Located minutes from downtown Frederick, Maryland, Brunswick Crossing is a master-planned new home community with sweeping views, shops, walking trails and endless recreation just steps from your door.

Models range from 2,100 to over 4,000 square feet, up to 7 bedrooms, and main-level living. You will be sure to find a home to fit your new Brunswick Crossing lifestyle and budget.

- » Frederick County's most amenitized and award winning master planned community.
- » 552 acres with 1,505 approved residential units
- » 46 acres of mixed-use commercial,
- » Lifestyle oriented community
- » Resort style pool and pool house
- » Fully equipped fitness center
- » Community center
- » Dog parks, community gardens, athletic courts and fields, tot-lots, miles of interconnected walking trails along with numerous open space parks
- » Walkable living is a reality with over 180,000 SF mixed-use commercial Marketplace
- » Grocery store, hotel, restaurants and retail shops
- » Convenient access to the MARC rail station
- » New on-site elementary school to open in 2023
- » Over 1,000 homes already sold to date
- » One of the finest mix use developments is the Frederick market

Website at www.brunswickcrossing.com for more information



BRUNSWICK CROSSING

BRUNSWICK, MD



BRUNSWICK CROSSING

BRUNSWICK, MD



MILLSTONE AT KINGSVIEW

GERMANTOWN, MD



Bringing “small town design” to Mt. Airy.

A partner with the right vision to achieve the objectives of the MXD Zone and the Downtown Vision Plan.

Pleasants Development’s long-term success is rooted in strong partnerships with landowners, builders, and the jurisdictions where we work.

LET’S GET STARTED:

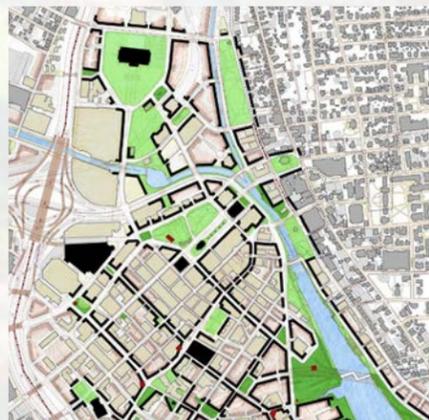
Clark Wagner

Pleasants-Development.com



DESIGN COLLECTIVE

PLANNING, URBAN DESIGN, ARCHITECTURE & LANDSCAPE ARCHITECTURE



BACKGROUND & EXPERIENCE

- » 44+ years of experience
- » 80+ person firm: Baltimore & Chicago
- » Planning, Urban Design, Architecture & Landscape Architecture
- » Downtowns & Neighborhoods
- » Public Engagement
- » Mixed-Use & Infill Development
- » Housing, Commercial, Hospitality, & Cultural Arts
- » New Construction & Adaptive Reuse
- » Public Sector & Developer Experience
- » Placemaking, Streetscape & Public Open Space
- » Wayfinding, Branding, & Signage

DOWNTOWN MOUNT AIRY REVITALIZATION PLAN

A - GRADE
BEST PLACES TO LIVE

9,700
RESIDENTIAL POPULATION

AVERAGE HOME VALUE:
\$417K

2019
COMPLETED

Design
Collective

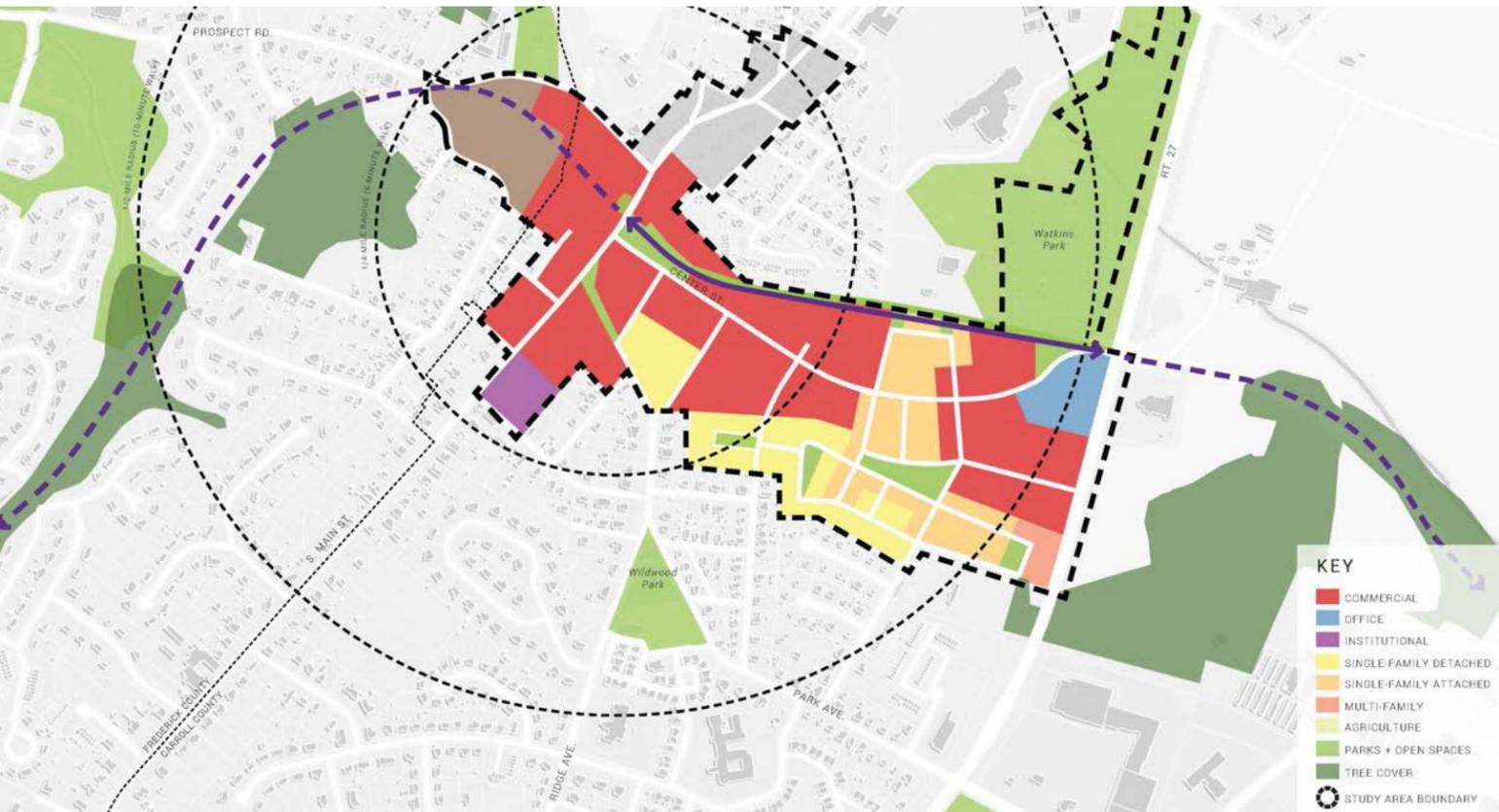
TOWN OF MOUNT AIRY, MARYLAND | MOUNT AIRY, MD



ENHANCING CONNECTIVITY

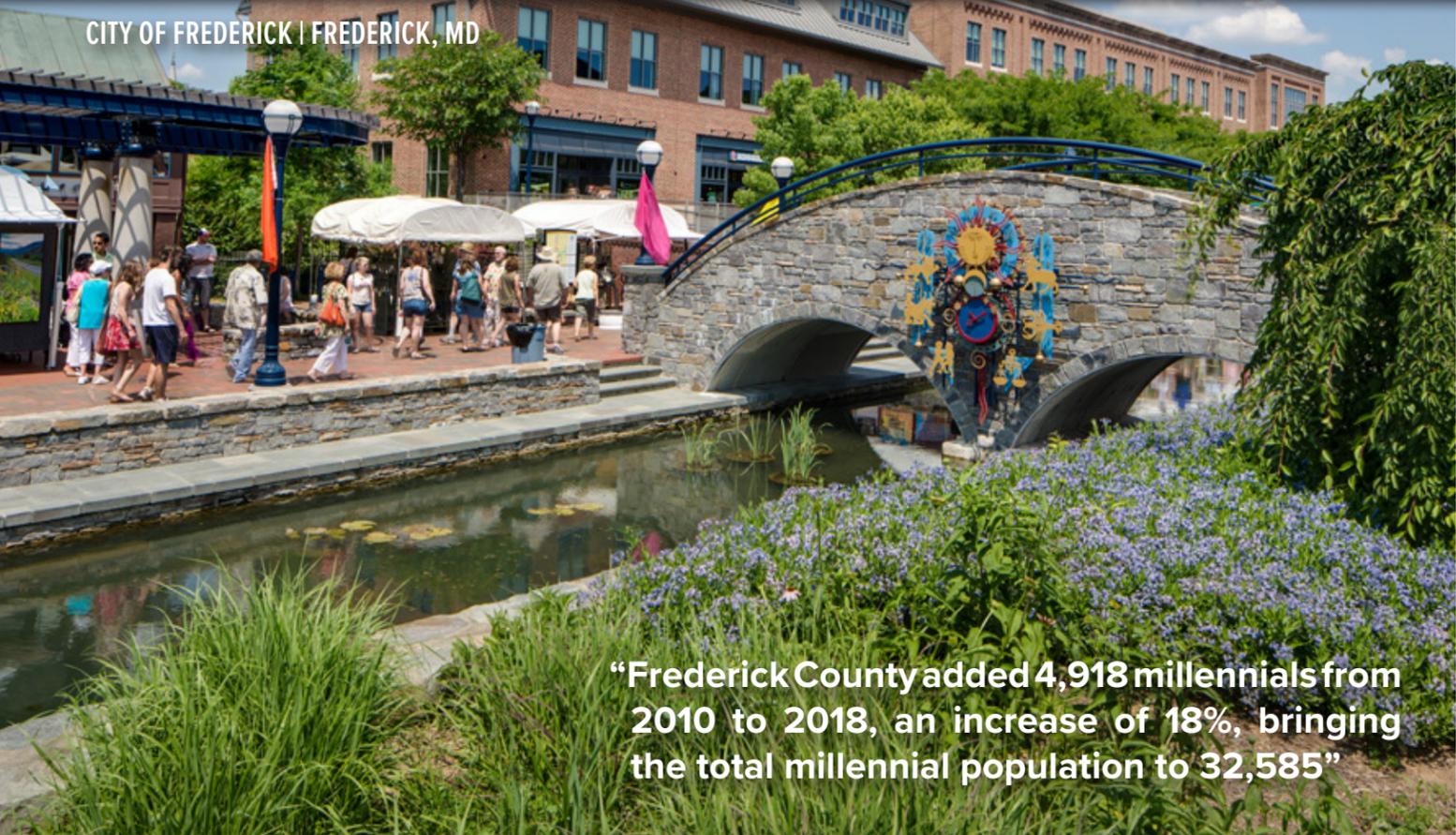
Design Collective was engaged by the Town of Mount Airy in the Spring of 2018 to prepare a Downtown Master Plan. The visioning effort began with a study area tour with downtown businesses and merchants, a series of stakeholder interviews, and a survey to help our team understand concerns, challenges, goals and opportunities. Following several months of analysis, workshops, preparation of a market demand study, and transportation and parking analysis, the planning and design team facilitated a weeklong charrette. Stakeholders identified downtown goals and objectives while the design team prepared and evaluated solutions with immediate resident, business, property owner, and town staff input. The charrette guided master plan strategies for strengthening downtown businesses, improving pedestrian safety, converting excess parking areas into public parks for events, enhancing the streetscape, infilling downtown and Center Street with mixed-use development, rerouting Park Avenue, and extending Center Street to Route 27.

The master plan is guided by the vision of growing the urbanism, block and street patterns, walkability, and development and architectural character of Mount Airy outward, rather than allowing auto-centric development to grow inward.



DOWNTOWN FREDERICK REVITALIZATION PLAN

CITY OF FREDERICK | FREDERICK, MD



“Frederick County added 4,918 millennials from 2010 to 2018, an increase of 18%, bringing the total millennial population to 32,585”

\$2.5M
ANNUAL REVENUE

1,500
JOBS CREATED

\$250M OF COMBINED
PUBLIC & PRIVATE INVESTMENT

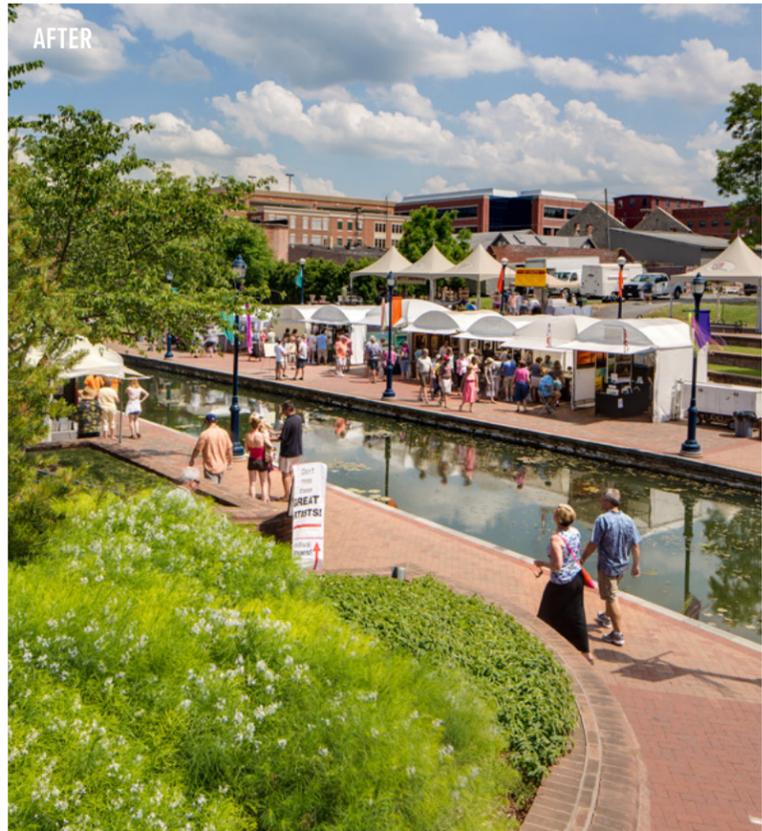
2003
COMPLETED

Design
Collective

REINFORCING COMMUNITY

Downtown Frederick, MD suffered from intense flooding until a \$60 million infrastructure investment was completed in 1993. Additionally, the city acquired more than 28 acres of private property as part of the East Street extension. As a result, the downtown was left with large swaths of underutilized industrial properties and unsightly infrastructure. Through a week long charrette, Design Collective prepared a redevelopment strategy for the study area including urban design, land use, design guidelines, open space, and infrastructure improvements. The charrette included participation from historic preservation advocates, developers, property owners, the City’s economic development agency, residents, and small business owners. The proposed redevelopment strategy received virtually unanimous approval from charrette participants.

The master plan outlined disposition strategies for the sale and development of public land, recommended construction of public parking structures, required a balance of historic preservation and adaptive use with new infill construction, recommended an “industrial-mill” architectural and urban design aesthetic for new development, and included 400,000 SF of office, 150,000 SF of retail, and 300 new residential units. At the time of the plan, combined public and private sector investments were estimated to generate 1500 jobs and \$2.5M in annual city and county property taxes. Since the plans adoption, over \$150 million of private investment has led the transformation into a vibrant, mixed-use, transit-oriented district, including a new MARC commuter train station; South Market Center, 42,000 SF office/retail (architecture by Design Collective); Maxwell Place, 68-unit condo building (architecture by Design Collective); Carroll Creek Park, a \$10 million public park and two public parking structures.



GREENLEIGH AT CROSSROADS

BALTIMORE CROSSROADS | WHITEMARSH, MD



AVERAGE HOME VALUE:

\$600K

4.5K

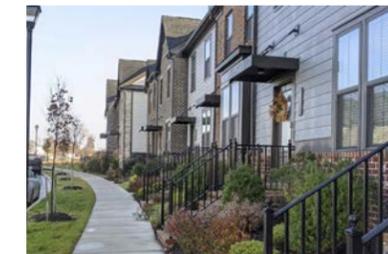
RESIDENTIAL POPULATION

EXPECTED COMPLETION:

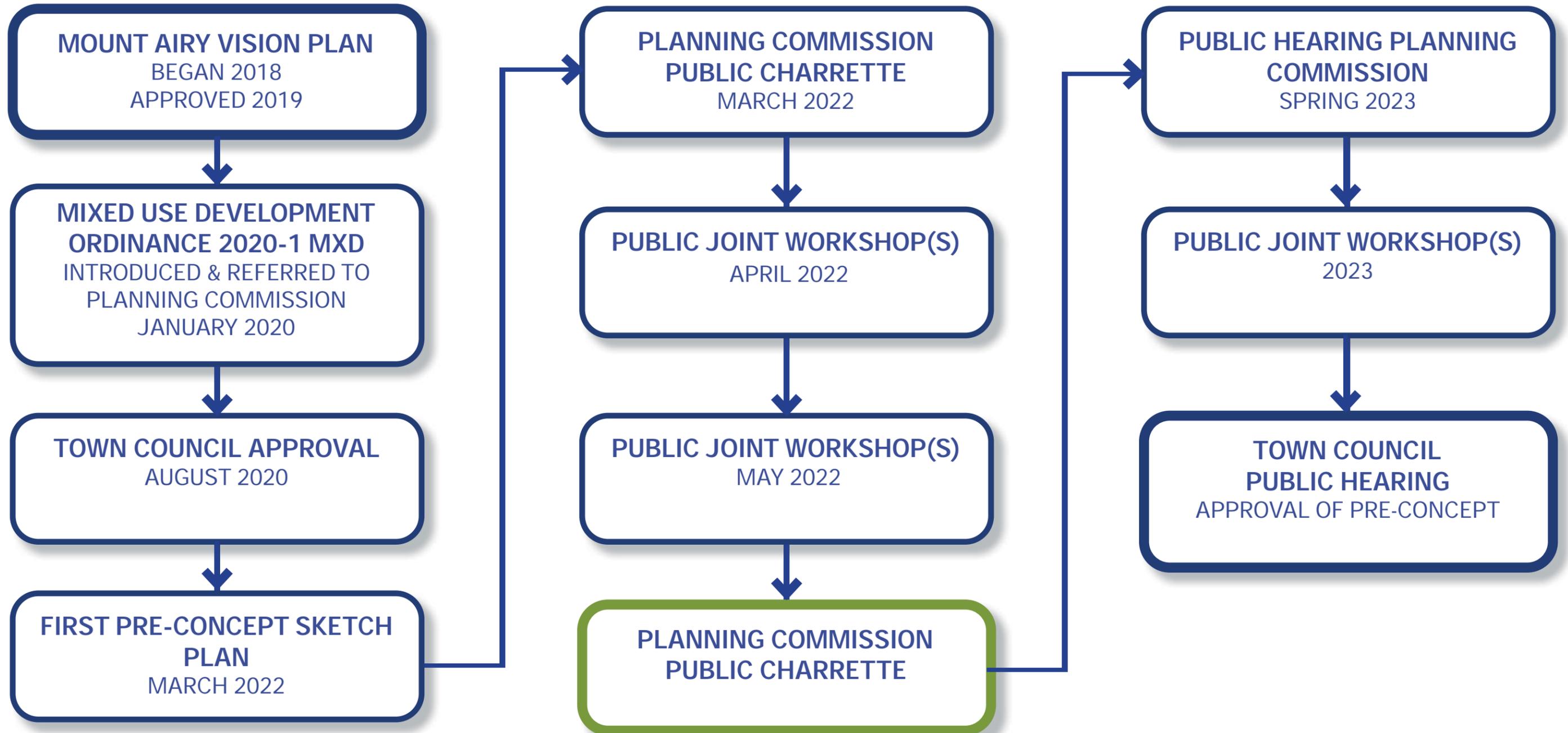
2026

Design
Collective

Baltimore Crossroads is a 1,000 acre masterplanned, mixed-use community located 3 miles east of I-95 on White Marsh Boulevard/MD Route 43 in the White Marsh area of Baltimore County. Comprising 200 acres of Baltimore Crossroads, Greenleigh is planned to include approximately 1,700 residential units, 500,000 square feet of office space, and 100,000 square feet of retail. The residential units proposed include a mix of single-family attached (townhouses), single-family detached, apartments, and/or condominium units. The residential neighborhoods comprising Greenleigh are envisioned to emulate the design principles of Traditional Neighborhood Development (TND) which include short, walkable blocks; a connected street grid designed for all users, including pedestrians, cyclists, and motorists; a network of open spaces including plazas, squares, greens, parks, and trails to provide a variety of recreational opportunities; and a variety and mix of residential types close to neighborhood-serving retail and employment options. TND communities are structured with one or more neighborhoods sized to a five-minute walk or roughly a quarter mile from center to edge.



PROCESS



An aerial architectural rendering of a town, overlaid with a semi-transparent green filter. The rendering shows a dense residential area with various house styles, streets, and a prominent road running diagonally. In the foreground, a tall, cylindrical water tower is visible. The overall scene is a detailed, isometric-style illustration of a community layout.

MT. AIRY VISION PLAN

DOWNTOWN VISION PLAN

MT. AIRY, MD



MT. AIRY DOWNTOWN MASTER PLAN CLOSING PRESENTATION

SEPTEMBER 27, 2018



Your Home. Your Future.

Design
Collective

DUGGAL
REAL ESTATE ADVISORS

Sabra, Wang & Associates, Inc.
Engineers • Planners • Analysts

DOWNTOWN VISION PLAN

MT. AIRY, MD

FOCUS AREA PLANS

While the Proposed Framework Plans include overarching recommendations for the study area, the Focus Area Plans zoom in on four portions of the study area that are well-positioned for growth or redevelopment based on the location, current use, and surrounding development. For each, detailed development scenarios are shown, accompanied by recommendations, that support the vision for Mount Airy. It is important to note that the scenarios and accompanying graphics shown are for illustrative purposes and do not represent specific development proposals; they do, however, help depict the envisioned character and provide a basis from which the Town will evaluate development proposals for compliance with the Downtown Mount Airy Vision Plan vision.

The Focus Areas are:

- » Focus Area 1: Downtown Main Street
- » Focus Area 2: Flat Iron Building Site
- » Focus Area 3: Center Street and Rail Yard
- » Focus Area 4: Beck Property

In addition to the noted Focus Areas, Streetscape Types and parking strategies for Downtown Mount Airy are provided and included as part of the recommendations for redevelopment.

DISCLAIMER: This Vision Plan is meant to provide conceptual ideas for the development of properties, in order to set forth a general vision only. It is not intended to depict every requirement under the Town Code or other applicable standards for any development. Every development plan must follow standard design reviews by the Town/County and meet the applicable requirements, including but not limited to parking, stormwater management, open space, or forest conservation requirements, even if not described or depicted in this Vision Plan.



The above graphic is provided for illustrative purposes only and is not intended to represent a specific development proposal.



DOWNTOWN VISION PLAN

MT. AIRY, MD

GUIDING PRINCIPLES

The Downtown Mount Airy Vision Plan Guiding Principles establish appropriate criteria to influence future development. These principles incorporate strategies for creating a thriving, cohesive community that better serves its residents and visitors. The Guiding Principles for Mount Airy include:

1. Announce Identity
2. Create Walkable Centers
3. Integrate a Mix of Uses
4. Strengthen Building Frontage
5. Establish Open Space Amenities
6. Promote Complete Streets

1. ANNOUNCE IDENTITY

- » Establish and celebrate an authentic identity and welcome visitors, building on Mount Airy's history and culture
- » Establish gateway markers to announce arrival at key perimeter locations (i.e., at primary entry points into Downtown)
- » Can be organized as a series of elements with a hierarchy of scales to address vehicular, bicycle, and pedestrian arrivals. Elements may include archways spanning over Main Street or gateway monument signage; banners on street lights; pedestrian directories; and murals. While elements may vary, a consistent aesthetic is critical.



Precedent images are provided for illustrative purposes only and are not intended to suggest a specific, proposed design.

DOWNTOWN VISION PLAN

MT. AIRY, MD

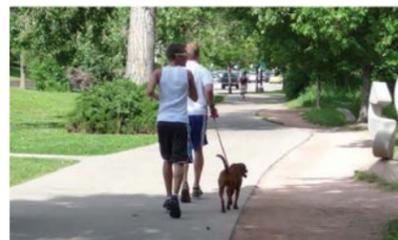
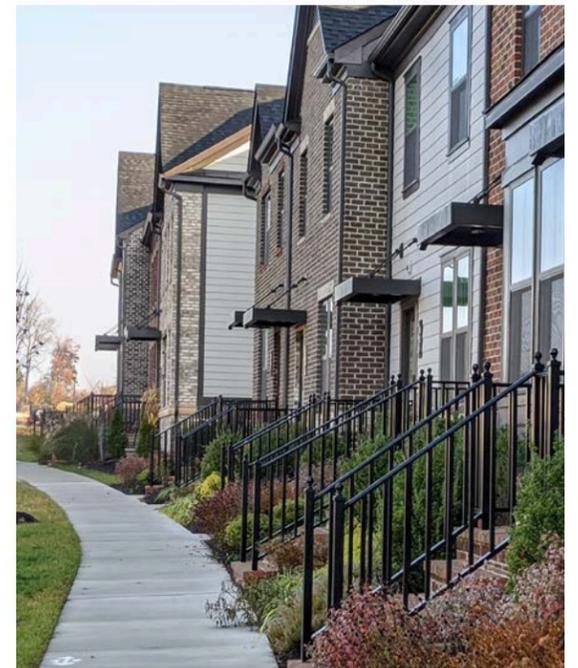
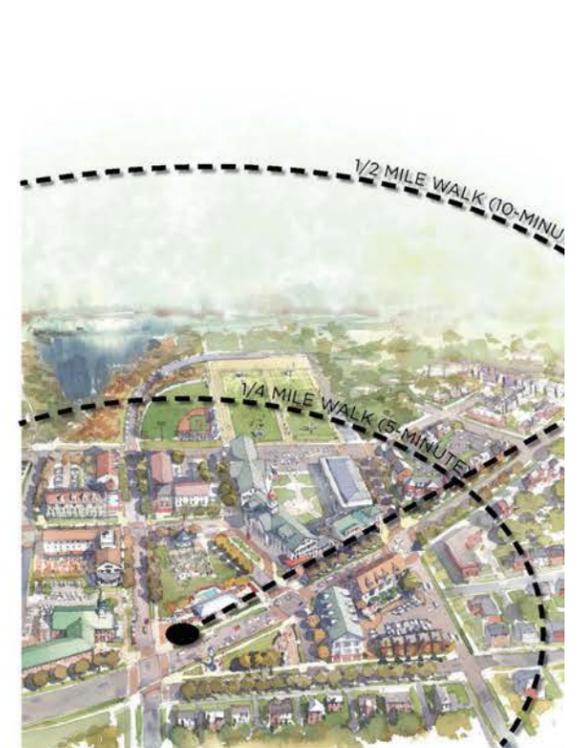
GUIDING PRINCIPLES

2. CREATE WALKABLE CENTERS

- » Provide a mix of uses within a walkable area
 - 1/4 - Mile Walking Radius = 5-Minute Walk
 - 1/2 - Mile Walking Radius = 10-Minute Walk
- » Create distinct and complementary centers at Main Street and MD Route 27

3. INTEGRATE A MIX OF USES

- » Provide for a wide-range of uses and amenities that benefit and attract the broader community
- » Encourage more compact, high-quality development within walking distance to homes, workplaces, services, and other destinations
- » Promote walkability and bicycling
- » Promote accessibility and allow for aging in place
- » Concentrate active, mixed uses within the Downtown core and near MD Route 27, in the two distinct and complementary centers



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DOWNTOWN VISION PLAN

MT. AIRY, MD

GUIDING PRINCIPLES

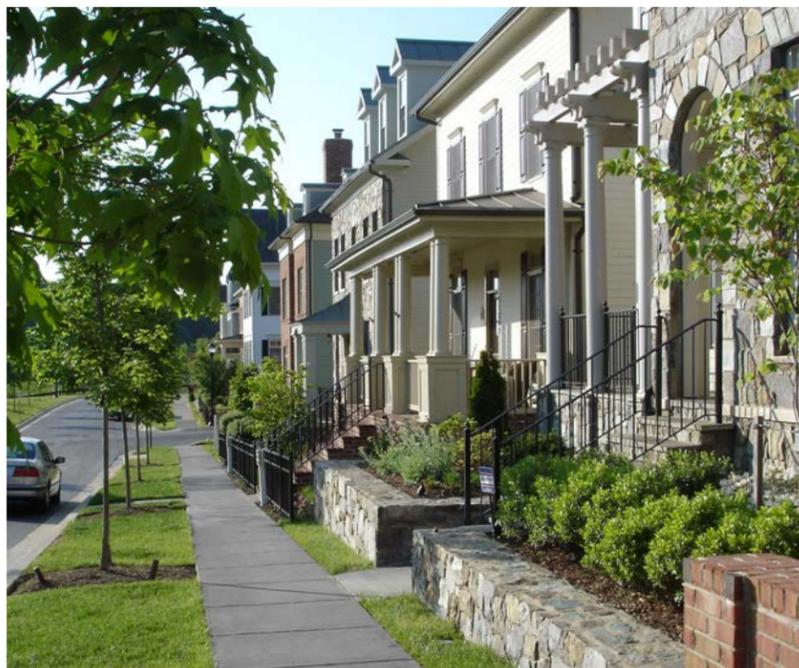
4. STRENGTHEN BUILDING FRONTAGE

- » Encourage infill development that respects the existing frontage patterns within the Downtown core
- » Screen parking from primary streets and public spaces
- » Locate building entrances along primary streets and provide easy access and wayfinding for all users
- » Require new development (near MD Route 27 and in other areas) to have active streetscapes with buildings fronting primary streets



5. ESTABLISH OPEN SPACE AMENITIES

- » Incorporate a spectrum of passive and active open spaces to serve a broad base of users
- » Promote an active lifestyle at all stages, by providing family-friendly outdoor activities and integrated accessible features and facilities
- » Distribute open spaces to encourage daily use and access by walking and bicycling
- » Require new development to provide a variety of appropriately-scaled open spaces and provide connections to the trail network. For proper town-scaled development, open space should equate to approximately 5-8% of the developable land area and generally be in the form of squares (1/2-2 acres; 100' wide min.), greens (1/4-2 acres; 30' wide min.), pocket parks (1/16-1/8 acre; 20' wide min.), plazas (1/8-1 acre), mews (30' wide min.),



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DOWNTOWN VISION PLAN

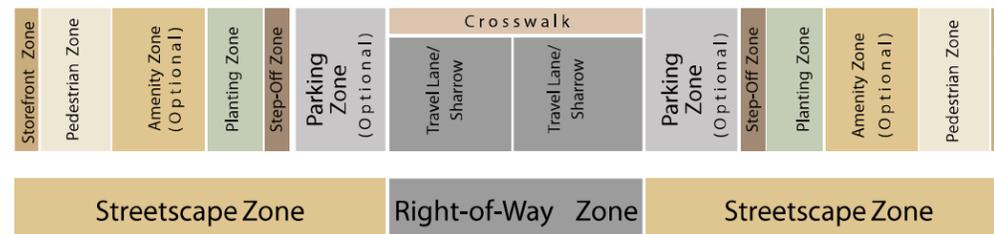
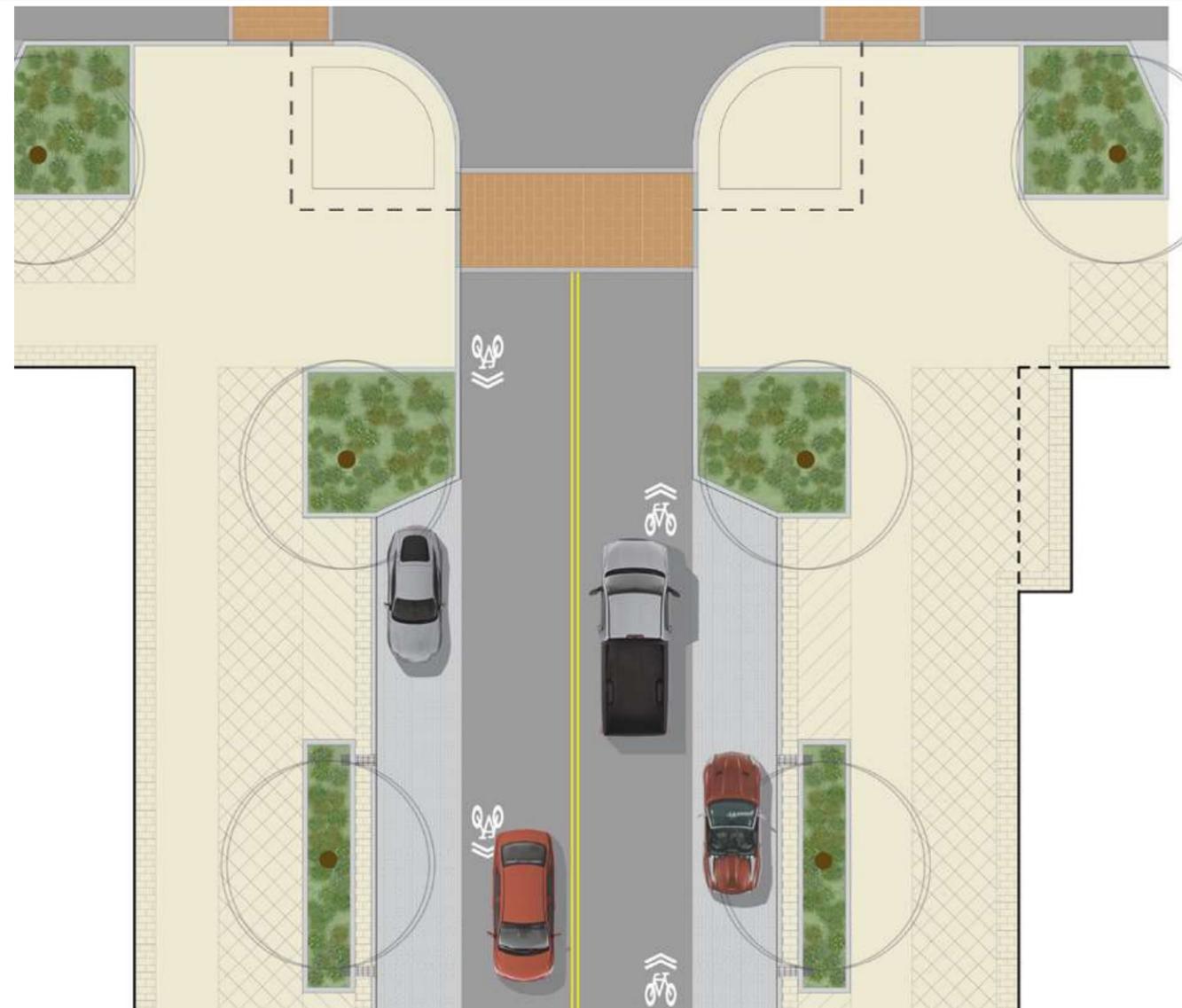
MT. AIRY, MD

GUIDING PRINCIPLES

6. PROMOTE COMPLETE STREETS

Complete Streets are streets that provide safe and convenient accommodation to all potential users, including pedestrians, cyclists, and drivers alike. Complete Streets recognize that crossing the street, walking to shops, and cycling to work or for recreation are equally important to driving. A network of Complete Streets, together with necessary physical, design, and visual elements, will enable Downtown to be safer, more livable, and welcoming to everyone. Sustainable design elements including stormwater management, native planting, sustainable materials, and efficient lighting contribute to the overall comfort, safety, and natural resource benefits that are part of Complete Street design.

- » Incorporate bicycle and pedestrian facilities (e.g., accessible, passable sidewalks, curb ramps, bike racks, lighting, etc.)
- » Integrate stormwater management
- » Improve the existing streetscape in the Downtown core to promote safe, comfortable, and convenient access for all users
- » Require new development (near MD Route 27 and in other areas) to design new streets to meet the Complete Streets principles and enhance and expand the pedestrian, bicycle, and vehicular networks



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DOWNTOWN VISION PLAN

MT. AIRY, MD

FOCUS AREA PLANS

BECK PROPERTY REDEVELOPMENT

The existing Beck property consists of 35.7 acres of farmland currently being considered for mixed-use development. As a large, undeveloped site situated adjacent to Mount Airy's Downtown core, the Beck property presents an opportunity to create a presence along MD-27, through the extension of Center Street. With this new, direct connection to Main Street, Mount Airy would have the unique opportunity to establish its identity and announce events at this new entry point into Town.

The Beck Property can become a mixed-use, walkable center, distinct from, but respectful of Downtown, providing a location for larger commercial uses that cannot be accommodated within the smaller area of the Downtown core and require higher visibility to more vehicles.

The development site also presents the opportunity to expand the residential offerings of Mount Airy, providing a variety of residential types and better supporting, through additional households, the existing and proposed commercial uses throughout the study area.

Additional, appropriately-scaled open spaces are proposed throughout the plan to serve current and future residents, while expanding the opportunity to connect to the Rail Trail and the larger trail network (see Section 4.2, page 54 for more information).

The proposed illustrative plan takes into consideration the market study and suggests the following uses and programmatic ranges:

- » Single-Family Detached: 40 - 50 du
- » Single-Family Attached: 100 -150 du
- » Multi-Family: 150 - 200 du
- » **Residential Total: 190 - 400 du**
- » Retail/Office: 80,000 -100,000 sf
- » Grocery: 40,000 - 65,000 sf
- » Civic: 6,000 - 10,000 sf
- » Hotel: 80 - 150 keys



The above graphic is provided for illustrative purposes only and is not intended to represent a specific development proposal.

An aerial architectural sketch of a campus, rendered in a light green color. The sketch shows a central road or highway running diagonally from the top-left to the bottom-right. On either side of this road are various buildings, including large multi-story structures and smaller houses. There are also trees and green spaces scattered throughout the campus. In the bottom center, there is a prominent water tower with a cylindrical top. The overall style is a clean, line-art sketch.

PRE-CONCEPT SKETCH PLAN

PRE-CONCEPT SKETCH PLAN

BECK PROPERTY

DEVELOPMENT SUMMARY

Commercial Area	25%
Residential Area	75%
Single-Family (Detached)	119
Townhome	263
Multi-Family Units	200
Total Residential Units	582
Single-Family & Townhome Parking	2+ per unit
Multi-Family Parking	1.5 per unit*
Total Acreage	90.96
Proposed Density	6.3
Open Space	22 ac or 24.2%

*PROPOSED PARKING TO MEET DEMAND AND REDUCE IMPERVIOUS SURFACE

KEY

- PROPERTY BOUNDARY
- COUNTY LINE
- WELL EASEMENTS
- EXISTING TRAIL
- PROPOSED TRAIL
- CIVIC
- COMMERCIAL
- SINGLE FAMILY DETACHED
- TOWNHOMES
- APARTMENTS
- OPEN SPACE



PRE-CONCEPT SKETCH PLAN

BECK PROPERTY: EAST



PRE-CONCEPT SKETCH PLAN

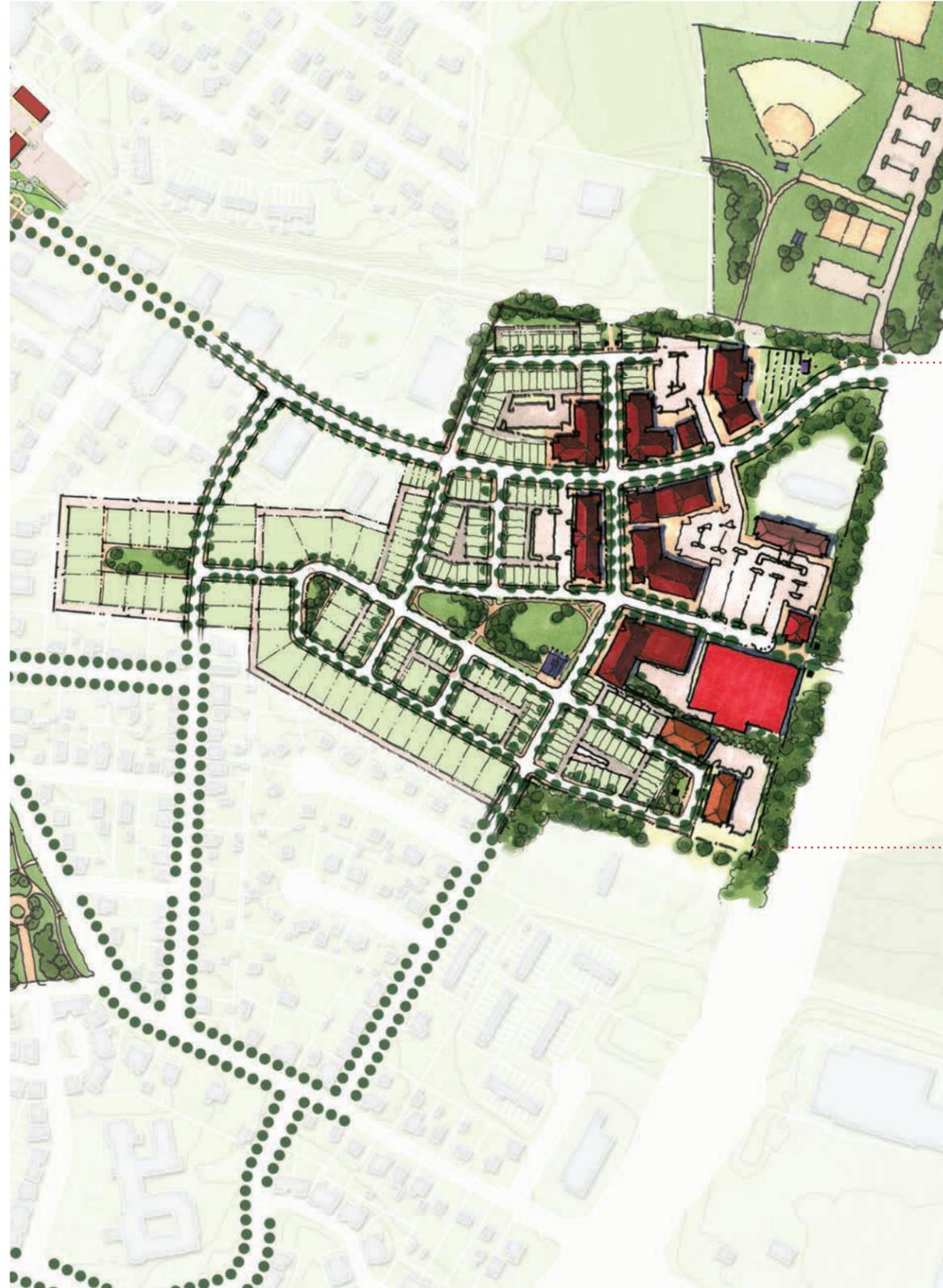
BECK PROPERTY: WEST



COMPARISON

BECK PROPERTY: WEST

VISION PLAN



- » Center Street is connected in both plans
- » Similar distribution of uses, with commercial core at MD-27 / Center Street intersection and Residential to west and south
- » Similar Residential mix of SFA & SFD; similar lot sizes (note: house footprints not shown in Vision Plan)
- » Police Station included in Pre-Concept
- » Multi-Purpose Soccer Field (U12) included
- » Central Green in similar location
- » Same connection to Beck Drive; potential/future connection to Carroll Avenue
- » Pedestrian connections to trail (north) and Park Ave. and Wildwood Park
- » Well heads not shown/known in Vision Plan

PRE-CONCEPT SKETCH PLAN



OPEN SPACE

PRECEDENT IMAGES

Event Space



Pocket Park/ Plaze



Playground



Passive Green



Integrated Stormwater



Dog Park



Community Garden



Passive Formal Gardens



Informal Gathering Space



AMENITIES & ACTIVITIES

PRECEDENT IMAGES

Farmer's Market



Public Water Station



Bike Rental



Interactive Recreation



Outdoor Movie Night



Yoga in the Park



Street Festivals



Food Truck Events



Art + Music Festivals



Paved Shared-Use Trail



STREETSCAPE

PRECEDENT IMAGES

Seating (Traditional)



Seating (Contemporary)



Lighting (Traditional)



Rainwater Planters



Planters



Litter Recycling Receptacles



Bike Racks (Traditional)



Bike Racks (Contemporary)



STREETSCAPE PRECEDENT IMAGES

Crosswalk: Painted



Sidewalk with Planters



Street Trees



Crosswalk: Stamped Asphalt



Potted Plants



Native Plants



Buffered Sidewalk



Hanging Flower Baskets



ARCHITECTURAL PRECEDENT IMAGES

Residential: Townhouses



Residential: Multi-Family



Residential: Multi-Family



Clubhouse



Residential: Single-Family



Residential: Single-Family



Residential: Single-Family



Retail



Retail



Retail



An aerial, isometric-style illustration of a city, rendered in a light green color. The city features a grid of streets, numerous buildings of varying sizes, and a prominent water tower in the lower right quadrant. A solid green overlay covers the entire image. A white horizontal line is positioned below the title text.

ADEQUATE PUBLIC FACILITIES SUMMARY

APFO SCREENING ASSESSMENT

BECK PROPERTY

2022

Beck Property APFO Summary Analysis



Ronald Thompson
VANMAR Associates
12/5/2022

APFO SCREENING ASSESSMENT

BECK PROPERTY DEVELOPMENT

A mixture of Commercial and Residential Development

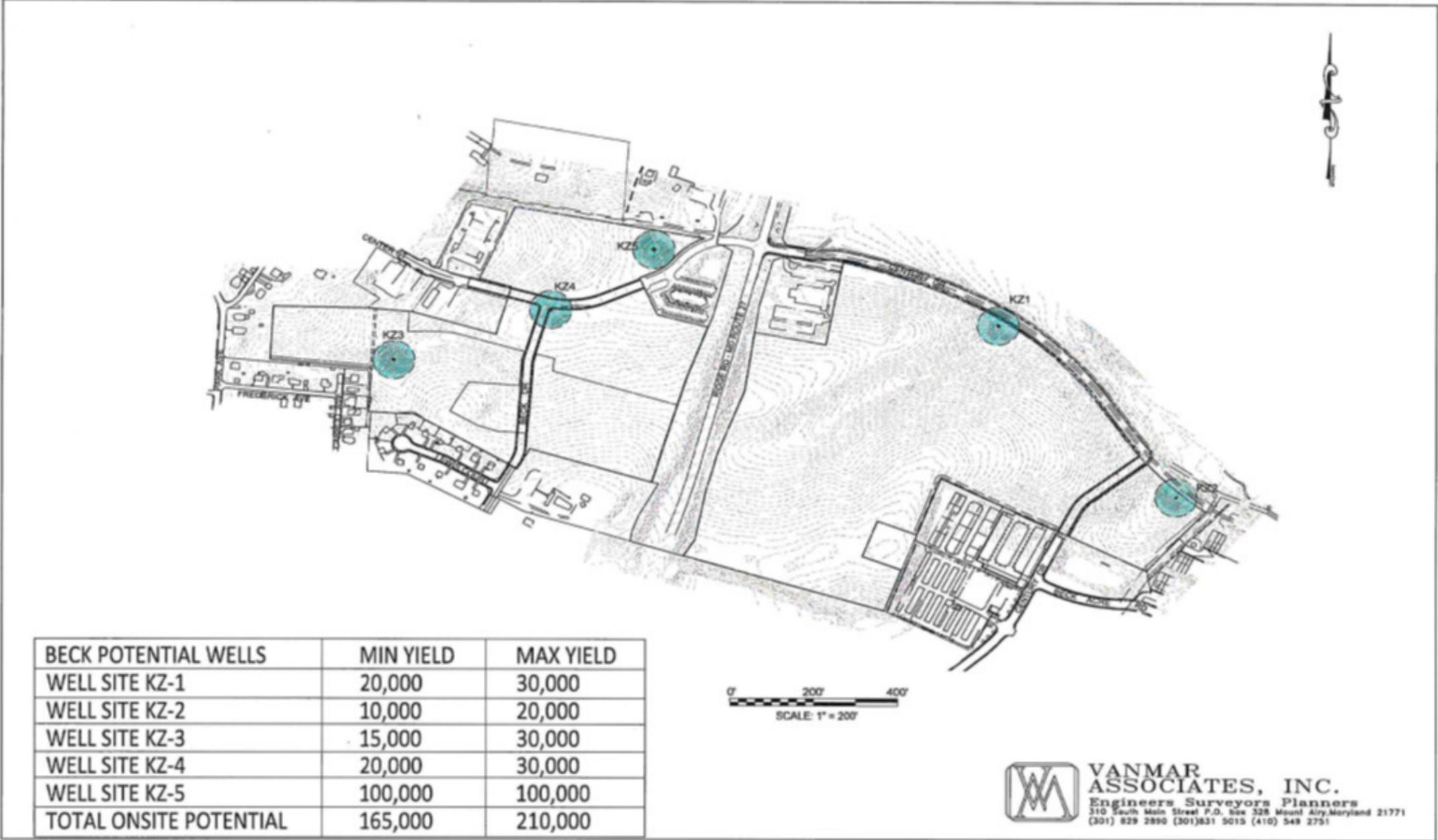
	BECK WEST	BECK EAST	TOTAL
Commercial	93,680 sf	7,500 sf	101,180 sf
Single- Family	35	138	119
Townhomes	125	138	263
Apartments		200	200

- » Residential Development will be completed over a 10-year period
- » Average of 58 residential units built per year
- » Build Program generates a population increase of 145 per year
- » Between 2011 – 2022 Town annual growth rate averaged 0.39% annually
- » Past 3-years the Brittany Manor Subdivision constructed between 25 – 30 homes per year
- » Economic sustainability refers to practices that support steady growth at a minimum of about 2% per year, without negatively impacting social, environmental, and cultural aspects of the community.
- » The Beck Development would generate a 1.49% growth per year which supports necessary growth in Mount Airy without negatively impacting social, environmental, and cultural aspects of Mount Airy.

APFO SCREENING ASSESSMENT

WATER

Initial Well Exploration Program on Beck Property in 2017 yielded the following potential Water Supply



APFO SCREENING ASSESSMENT

WATER

ESTIMATED WATER DEMAND

» Water Demand is Estimated at 131,000 GPD

WATERSHED POTENTIAL

- » Beck Property is within South Branch of the Patapsco River Watershed – same as Mt. Airy Wells 6 & 11
- » MDE estimates Watershed has a potential yield of 430,000 GPD
- » Mt. Airy Wells 6 & 11 withdraw 224,000 GPD leaving potential of 206,000 GPD to be safely withdrawn from Watershed

THE PROPOSED WATER DEMAND FROM BECK DEVELOPMENT IS WELL WITHIN THE WATERSHED YIELD POTENTIAL **AND** NO ALLOCATION FROM EXISTING TOWN WATER SUPPLY WILL BE REQUESTED

Beck Property Allocation Computation

BUILDING PROGRAM PROPOSED USE	AREA (SF)/ UNITS	RATE	WATER (GPD)
Beck East			
Single- Family Homes	84	250 GPD	21,000
Apartments	200	175 GPD	35,000
Townhomes	138	225 GPD	31,050
Day Care	50	9 GPD/Student	450
Beck West			
Single- Family Homes	35	250 GPD	8,750
Townhomes	125	225 GPD	28,125
Apartments	-	-	-
Commercial Mixed Use (i.e. Shopping Center)	93,680	0.07 GPD/SF	6,558

APFO SCREENING ASSESSMENT

SEWER

- » Mount Airy Sewer Plant is designed for 1.2 mgpd (1,200,000 gpd)
- » Plant operating capacity is 80% of 0.96 mgpd (960,000 gpd)
- » Average Flow is 0.725 mgpd (725,000 gpd)
- » Available flow of 0.235 mgpd (235,000 gpd) before sewer plant is at operating capacity
- » Town is undertaking sewer improvement program to address the sewer line infiltration (I&I) issues – reducing average flow to sewer plant

TOWN SEWER SYSTEM HAS SUFFICIENT CAPACITY FOR SEWERAGE TREATMENT FROM THE BECK DEVELOPMENT FOR A SEWER ALLOCATION OF 131,000 GPD.

APFO SCREENING ASSESSMENT

SCHOOLS

Beck Development is in Carroll County School system. Using Carroll County student population rates for new residential units, projected student population is:

Beck Property School Projections

	<i>HOUSING UNITS</i>	<i>ELEMENTARY SCHOOL</i>	<i>MIDDLE SCHOOL</i>	<i>HIGH SCHOOL</i>
Pupil Yield per Household		0.167	0.093	0.128
Apartment	200	33	3	0
Townhome	263	44	24	34
Single Family	119	20	11	15
TOTAL	582	97	38	49

CCPS Enrollment Projections

<i>SCHOOL</i>	<i>CAPACITY/ UTILIZATION RATE</i>	
	<i>2023</i>	<i>2031</i>
Parr's Ridge (Grades K-2)	72.6%	72.6%
Mt. Airy Elementary (3-5)	76.4%	79.7%
Mt. Airy Middle (6-8)	91.4%	98.8%
South Carrol HS	69.8%	72.7%

» The Mount Airy Seniors Task Force predicts by 2035 (in less than 15 years), the 65+ year senior population will be larger than the population of children under 18. What this means is the Town is “aging out” as youth graduate from schools. Parents are staying in their homes and not moving to create new housing opportunities for families with school age children.

» Annual increase in student population is a manageable increase and is essential to keeping Mount Airy school open and local

THE BECK DEVELOPMENT BECOMES AN ESSENTIAL SUPPLY FOR NEW FAMILIES TO MOVE TO MOUNT AIRY WITH SCHOOL-AGE CHILDREN TO ENSURE THAT THE MOUNT AIRY SCHOOLS STAY OPEN AND LOCAL.

APFO SCREENING ASSESSMENT

ROADS AND TRAFFIC CONTROL DEVICES

Traffic Study as part of their Due Diligence on the Beck property. Intersections counts were taken in 2022 when local schools were in session. Additional traffic from the Beck Development is mitigated by the following transportation improvements:

- » Connection of Center Street to Route 27
- » Connection of Century Drive to the Center Street Easterly Extension from Route 27
- » Installation of a traffic signal at the Center Street/Route 27 intersection providing dedicated turn lanes
- » New signal phasing and lane restriping at the MD 27/Park Avenue/Twin Arch Road intersection.

APFO SCREENING ASSESSMENT

FIRE AND RESCUE SERVICES

- » Carroll County is transitioning to hybrid staffing of paid professionals and volunteers
- » Medic transport units and chase medics will be instituted by Carroll County in the future which will assist in covering ambulance/medic demands.
- » Fire Company has enough equipment for up to a population of 25,000 in their first due area. Fire Company estimates there is a population of 18,000 in their first due area.
- » Since Beck Development will add a population of 1,451 – existing Fire Company apparatus will continue to be sufficient
- » \$670,000 in fees generated by Beck Development will be paid to support the Mount Airy Volunteer Fire Company

Annual Mount Airy Fireman's Parade - Pleasants Development



APFO SCREENING ASSESSMENT

POLICE SERVICES

- » Town of Mount Airy police services ratio is 1.1 officers per 1000 people
- » Town has 11 officers servicing town population
- » In 2022 Town added a \$1,700 Additional Charge for Public Safety to each Building Permit/EDU
- » Beck Development will generate \$1,021,700 Additional Public Safety fees which will cover the cost of two police officers & two cruisers over the 10-year development program
- » Additional benefit...1.5 Acre Parcel for a new 8,000+/-sq. ft. police station

THE *ADDITIONAL PUBLIC SAFETY FEES* GENERATED BY THE BECK DEVELOPMENT SUBSIDIZES THE ADDITION OF TWO POLICE OFFICERS

APFO SCREENING ASSESSMENT

PARKS AND OPEN SPACE

» Mixed-Use Development zone (MXD) requires 10 percent of the total property area to be Open Space

BECK PROPERTY AREA	90.95 Acres
REQUIRED OPEN SPACE (10%)	9.1 Acres
PROVIDED OPEN SPACE (24.2%)	22.0 Acres

» Beck Development provides 24.2 percent of the total project area in Open Space or 2.4 times the required Open Space.

**THE BECK DEVELOPMENT IS EXCEEDING THE REQUIRED OPEN SPACE AND THEREFORE DESERVES
A WAIVER OF THE TOWN-WIDE OPEN SPACE RATIO.**

APFO SCREENING ASSESSMENT

SUMMARY

- » Sustainable Growth over a 10-year development period where the development is less than 2 percent per year.
- » Additional Water sources provided on the Beck Property for the development program with no allocation requested from existing Town water resources.
- » Completion of priority Town Streets including:
 - Center Street Connection to Route 27 provides a Gateway into Mount Airy Downtown.
 - Extension of Century Drive to Center Street extension providing a second access from the Twin Arch Business Park to Route 27
- » Traffic mitigation with intersection improvements at Route 27/Center Street and Route 27/Park Avenue/Twin Arch Road intersections.
- » Parks and Open Space provided.
- » A parcel allocated for a future police station and a soccer/multipurpose field.
- » Additional Impact fees to fund future police safety requirements
- » Additional Impact fees paid to for the Mount Airy Volunteer Fire Department
- » Development to support keeping Mount Airy Schools open and local
- » Additional Impact fees to fund parks development in the town.

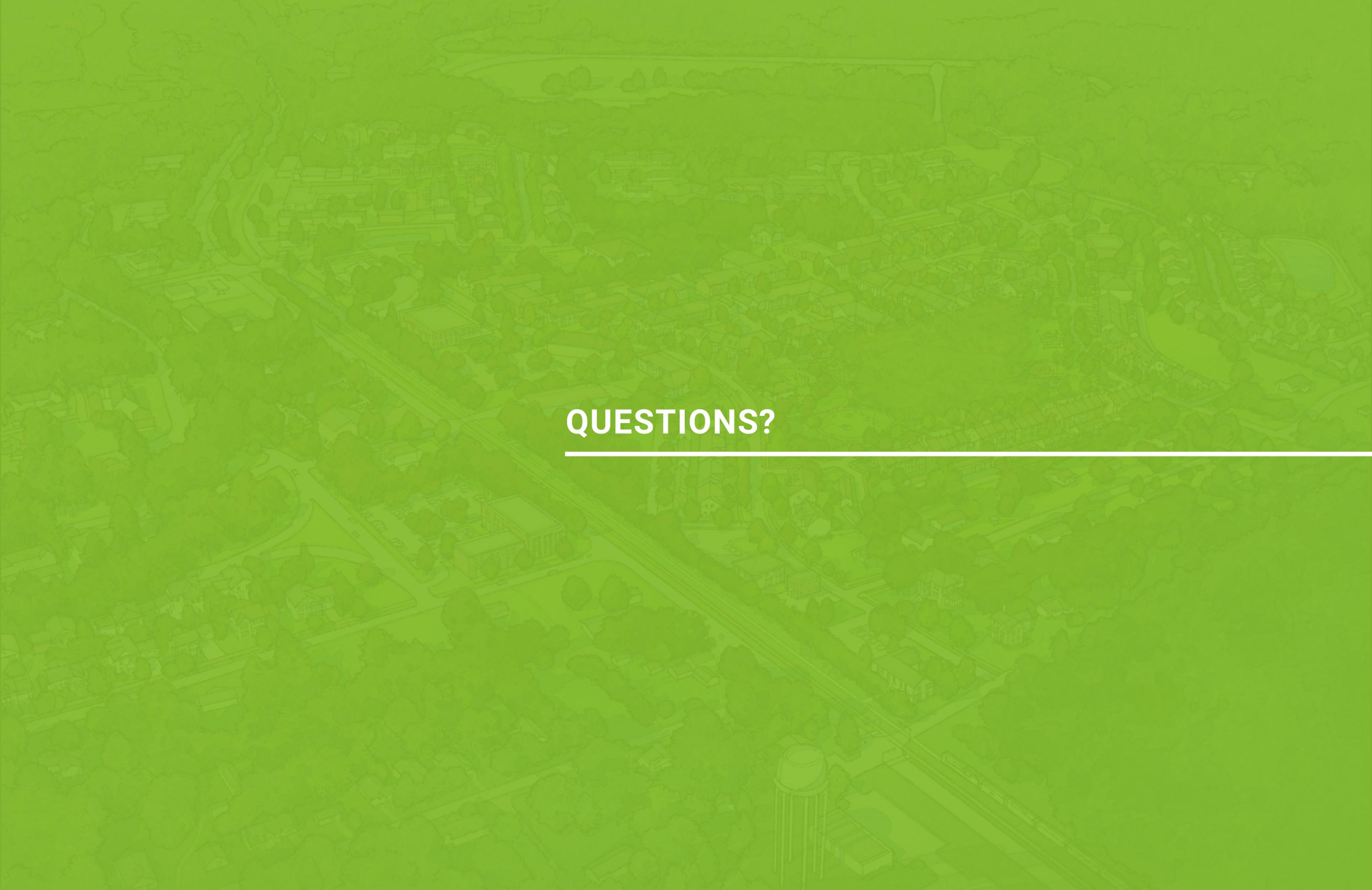
An aerial architectural rendering of a city development project, showing a dense urban layout with various building types, streets, and green spaces. The rendering is overlaid on a solid green background. The text 'BENEFITS OF BECK PROPERTY DEVELOPMENT' is centered in the middle of the image, underlined.

BENEFITS OF BECK PROPERTY DEVELOPMENT

BENEFITS OF PROJECT

BECK PROPERTY

- » 1.5 Acre Parcel for a new 8,000+/-sq. ft. police station
- » Multi-use ball field adjacent to Watkins Park, with shared parking
- » Center Street connection from Route 27 to Downtown
- » New directional signage to downtown Mt. Airy from Route 27
- » New signalized pedestrian crosswalks at Route 27 & Center Street
- » Century Drive connection to Route 27
- » New traffic signal at Route 27 & Center Street
- » Improved signal and turn lanes at Route 27 & Twin Arch Road
- » Mix of housing types, including Multifamily, Town Homes and Single Family Detached
- » Proposed buildings, streetscapes, and open spaces will emulate Downtown Mount Airy, bringing the character of Mount Airy to the highway (Route 27) vs. bringing the highway development character into Downtown
- » Neighborhood Parks and Open Spaces within 5-minute walk of all homes within Beck and accessible to the public
- » New water supply from additional wells provided by developer
- » Central forest preserve at Beck East
- » Extension of Rail Trail from Downtown, into Beck East and West, connecting to Century Boulevard
- » \$1.3 Million in Development Fees paid to the Town
- » \$990,000 in fees paid to Mt. Airy Volunteer Fire Dept.
- » \$320,000 in Impact Fees paid to Carroll County
- » \$990,000 Public Safety Benefit Charge paid to the Town
- » New residential to support existing downtown businesses
- » Pattern Book guidelines to govern and ensure quality of all design in terms of materials and configuration for buildings, streets, open spaces, and signage
- » Pedestrian-oriented streetscapes with homes fronting streets
- » Innovative Stormwater Management (SWM) to treat both quantity and quality
- » Native and adaptive plantings along streetscapes and in open spaces

An aerial architectural rendering of a campus, overlaid with a semi-transparent green filter. The rendering shows a complex of buildings, roads, and green spaces. A prominent road runs diagonally from the bottom left towards the top right. In the bottom right corner, there is a tall, cylindrical structure, possibly a water tower or a monument. The overall scene is a detailed perspective view of a planned campus environment.

QUESTIONS?
