

**Beck Property / Mount Airy Crossing  
Pre-Concept Sketch Plan – Summary of Revisions**  
December 20, 2023

The following is a summary of the revisions made to the Beck Property / Mount Airy Crossing Pre-Concept Sketch Plan since the Public Hearings on September 27 and 30, 2023 (see plan sheets submitted for the hearings in September and the current plan sheets submitted in December 2023). While the overall design intent has not changed, and the plan continues to comply with the zoning regulations, the 2013 Master Plan, and the 2018 Downtown Vision Plan, the revised plan sheets demonstrate how the Pre-Concept Sketch Plan has been revised to comply with the new open space ordinance requirements.

Please refer to the *Mount Airy Crossing Pre-Concept Plan Public Hearing Response* document for further information.

**Pre-Concept Sketch Plan Revisions:**

- The total number of residential units have been further reduced from 492 dwelling units (du) to 476 du. Of the 476 du, 333 du are deed-restricted senior housing units. The breakdown of the units by type and between East and West Sides can be seen on the plan sheets.
- Total commercial space has been slightly increased, due to minor building reconfiguration on the East Side, from 134,000 sf to 135,200 sf. The distribution of commercial sf, between East and West Sides, can be seen on the plan sheets.
- The total Open Space area has been increased, via the revisions to the streets/blocks and removal of lots described below, from 25.5 acres (28%) to 31.9 acres (35.9%), in compliance with the 3 acres per 100 persons of open space requirement. The distribution of Open Space area between East and West Sides can be seen on the Open Space Plan sheets.
- On the West Side, three of the Senior Multifamily buildings have been revised from 4 stories to 3 stories. The other two buildings are off-hill and remain 3-4-story splits, due to site topography.
- On the West Side, south/southwest of the Senior Multifamily buildings, four of the Single-Family Detached lots have been revised to Single-Family Attached lots. All other Single-Family lots on the West Side remain the same.
- On the East Side, streets/blocks have been reconfigured and lots have been removed to increase Open Space, as follows:
  - The block structure near MD-27 has been rotated to remove the single-loaded street for land use efficiency;
  - The street adjacent to the adjacent existing church has been removed, again for land use efficiency and to add further buffer between the church and the proposed commercial;
  - The majority of lots have been removed near the water tower, increasing the open space significantly and retaining more trees as a buffer between the rear of the adjacent existing shopping center and the proposed residential lots;
  - Further to the east, Century Drive Extended has been rerouted, tying in further to the north, resulting in a more efficient street/block pattern and providing additional Open Space. This alignment of Century Drive Extended more closely mirrors the Town's Proposed Street System (see <https://www.mountairymd.gov/DocumentCenter/View/186/Chapter-6-Map-1-Proposed-Street-System-2013-PDF>);

- The remaining residential blocks, to the east of the commercial and north/northwest of the water tower and self storage property remain the same.

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