

Public Comment Summary – Mt. Airy Crossing Hearing, Sep 27, 2023

1. Adele C (2x):
 - a. The increase in Sr. Housing is a positive, but putting most of it on East side is a mistake. East side is isolated from West and Downtown.
 - b. Open Space calculations are questionable.
 - c. Hates traffic circles. Do not allow them.
2. Elaine (3x):
 - a. The design needs a drive-thru pharmacy.
 - b. Parking concerns; esp around senior housing.
 - c. Improve walkability on East side to allow those residents to walk into Twin Arch Shopping Ctr.
 - d. Chg the age-restricted housing to a higher age (other than 55+).
3. John:
 - a. Parking concerns and parking waiver being requested by Pleasants.
 - b. The 3 acres of donated (to Town) land on West side should not count towards Open Space. Dbl-check the calculations for OS. (APFO)
 - c. We need to have more Law Enforcement before any building. (APFO)
 - d. How will the Age-restricted housing be managed/enforced?
 - e. Traffic – already too much traffic on RT-27. (APFO)
 - f. Ambulance increase is needed (APFO)
4. Jenn:
 - a. School impacts are significant (APFO)
5. Maurice:
 - a. Where is the water coming from and who will approve it? (APFO)
6. David P.:
 - a. Residential density is still too high and lots are too small.
7. Simone:
 - a. Traffic on RT-27 concerns (APFO)
8. Mark R.:
 - a. If we put in traffic signals at Prospect/Main and Center/Main, then fire apparatus will get stuck on Main St. in responding to locations such as Lorien. The remedy is to not connect Center St. to Main St.
9. Milly:
 - a. Water concerns. MDE calculations say that the proposed 492 dwelling units will pull more water than what we are being told by Pleasants. Must dbl-check the calculations (APFO).
 - b. Any new wells on the property will be simply pulling water from the same aquifer so there really is no new water.
10. Loren:
 - a. How do we calculate the # of residents per dwelling in senior housing when more and more children are still living with their parents?
 - b. How can the Developer say that traffic will be reduced by changing much of the initial plan to senior housing when more and more children (who are driving) are continuing to live with their parents? (APFO)

11. Stan (2x):
- Traffic concerns focused on Park Ave. and Main St. (APFO)
 - Water concerns; esp since we have had dry wells in the past (APFO)
 - What are the calculations for the projected commercial water usage? He hopes that no hi-water use business goes into the commercial portion of plan. (APFO)
 - How will Pleasants ensure that the jobs created in the commercial portion go to Americans?
 - Made the statement to Mr. Wagner and his colleagues that “we” will not be fair in fighting the development. He did not identify the “we.”
 - Ambulances are currently inadequate. (APFO)
12. Sheila:
- Global warming and light pollution concerns. Increased light pollution will confuse animals and migratory birds.
 - Groundwater concerns (APFO)
 - Density still too high. Dbl-check the claim that the plan is 5.4 du/acre.
 - Concern over townhome costs and stated belief that TH doesn’t generate enough tax revenue to pay for TH maintenance ... so who will pay to maintain the THs? Mentioned a moratorium on THs in another county.
 - West side apartment blgs show 4 stories...is that allowed?
13. Maria:
- How did the original zoning get changed to MXD?
 - This is 2 separate plans with no walkability between them (across RT-27).
 - Traffic on Twin Arch is already very bad. A study is needed (APFO)
14. Mike:
- Is there capacity in our current waste water treatment plant for this development? (APFO)
15. JoAnne:
- Concern of lot size for the single-family houses.
 - What will be the min age of the age-restricted housing; and how will we calculate the # of residents per senior dwelling unit since more kids are living at home with their parents?
 - The developer’s premise is wrong that traffic will be decreased with more senior housing. Seniors still drive. (APFO)
16. Tom:
- Law Enforcement is currently inadequate and not 24/7. (APFO)
 - We currently do not have adequate recreation areas/fields (APFO)
 - What will be the management and enforcement of the 55+ housing?
17. Nicole:
- What is the enforcement of the 55+ housing?
 - Open Space isn’t enough. (APFO)
 - Traffic on Park Ave. is already too much from drivers avoiding RT-27. (APFO)
 - Traffic signal at RT-27 and Center is a bad idea. (APFO)
 - Too many THs on West side. West side is too dense.
 - Watkins Park is already too crowded. (APFO)

18. Gary:
- a. Downtown Vision Plan won't be accomplished if this plan goes thru.
 - b. Wildwood senior housing is not built-out, so why do we want more senior housing?
 - c. The developer is not doing the RT-27 cross-over/tunnel at Center St. So, the Town will get stuck with doing that.
 - d. Traffic on Twin Arch is already very bad (APFO)
19. [Could not discern his name]:
- a. Need careful analysis of the Open Space calculations. (APFO)
 - b. Open Space is not balanced between West and East sides. (APFO)
 - c. Make sure the Open Space calculations are done with buildable land. (APFO)
 - d. Will the Public have viz into the APFO process? ... and why wait to do the APFO at the Concept Plan stage versus doing it now?

What dominant “Concerns” emerged across all speakers?

- A.** Concerns on adequacy of all seven public facilities' areas – with repeated emphasis on Water and Traffic.
- B.** Concerns over density calculations in the age-restricted housing (which then affect traffic loading calculations, water demand, req'd number of police, etc.).
- C.** Concerns over open space calculations.
- D.** Concerns regarding the age-restricted housing (e.g. What will be the age minimum? Management? Enforcement?)
- E.** Concerns over walkability in 2 focused areas of the plan:
 - 1) walkability within the East side to/from the adjoining Twin Arch Shopping Center, nearby Health Unlimited (Century Dr.), and carnival grounds (Twin Arch Rd.); and
 - 2) walkability across MD-27 (Twin Arch Rd. and Park Ave, and at the Century Dr. extension) between the West and East sections; esp with East side residents wanting to enjoy pedestrian access to the Post Office, Wildwood Park, downtown (Main St.), Watkins Park, or the library.