

Public Comment Summary – Mt. Airy Crossing Hearing, Sep 30, 2023

1. Doug (MAVFC):
 - a. MAVFC membership is down; it takes approx. 500 hrs to train; “we are stretched to our absolute limit.”
 - b. We get avg 240 calls to Lorien in a month. Housing calls are up; an addn'l 352 seniors will stress our EMS svcs and our cooperative mutual aid agreements with other EMS will not fill the gap.
 - c. Knox boxes are encouraged on new senior housing.

2. Tom:
 - a. Does Pleasants sub-out or do the actual work?
 - b. Can we see other work they have done?
 - c. There are 3 acres that shouldn't be included in their Open Space calculations.
 - d. Commercial – what businesses does the Town need and will the businesses that go in take away from existing business?
 - e. The apartment buildings for seniors (Beck West) are too commercial-looking. Is there a diff option?
 - f. What are the price ranges for the residential offerings?
 - g. What are the specific 55+ density and loading calculations?
 - h. Will there be MD-27 expansion and lights? What is the MDT input?
 - i. The houses are on top of each other – where will children play?
 - j. Recreation fields?
 - k. Not enough police force for 24/7 coverage.
 - l. Schools – do we have the capacity?
 - m. Wells and water – do we have enough?
 - n. Waste water treatment is near capacity now.

3. Steve:
 - a. APFO certifications is a concern.
 - b. Does the Center St. extension across MD-27 and into east side have an agreement with Knills?
 - c. Will the roads have to be upgraded ... and who does that and when?

4. Andy H.:
 - a. Need more useable space with more ballfields.
 - b. Look at Brunswick Crossing and imagine that here.
 - c. Pleasants has no idea about what it means to be a “small town.”
 - d. Don't connect Center St. to MD-27.

5. Kara:
 - a. This 10% increase in population will not support a “small town feel.”
 - b. Schools – their calculations for the increase in children must be checked.
 - c. Must check their projected # of new residents per dwelling unit.
 - d. Check their projected well locations; esp the one near Knills.
 - e. Beck East has 7 townhouses in a row ... that violates our Code.
 - f. What will be the infrastructure costs to the taxpayers?

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6. E.P. B.:
 - a. This will not meet APFO.
 - b. There are more paved surfaces than green space.
 - c. Don't like how MXD zoning district was created.
 - d. Schools – need to see if we can get a new school.

7. Sheila (x2):
 - a. The lot sizes on Beck West are similar to those on Carroll Ave. and are too small for families.
 - b. This development is not typical of Mt. Airy.
 - c. Density is too high. Must cut the density in half.
 - d. Will Watkins Park be reduced if MD-27 is widened?
 - e. I have water concerns; esp during drought conditions.
 - f. We don't have a Town newspaper anymore. I'm wasting my time. Must keep density low.

8. Amy W.:
 - a. Traffic at Twin Arch is already very bad.
 - b. Proposed new wells will just pull water from existing wells.
 - c. Is there a financial analysis on this?
 - d. In the 3 acres of Open Space, what will the Town build there?
 - e. They show 7 townhomes in a row ... that's wrong.
 - f. Needs better buffers with adjoining residential and commercial.
 - g. What will be the pedestrian walking and crossings on Center St.?
 - h. Is there a Knills' agreement for their use of the road on east side? Will the Rails-To-Trails be continued along that road?
 - i. Who determines the "level of excellence"?
 - j. With the variety of housing here, it is an unreal expectation that kids will return to mt. Airy to live.
 - k. People come to Mt. Airy for the "small town charm." We don't have to be like other towns.

9. David:
 - a. Water concerns .. esp during droughts.

10. Barbara:
 - a. Need better walkability on east side to allow seniors there to access Twin Arch Shopping Center.
 - b. There's zero to no guest parking.
 - c. The clumps of TH's are all the same size.
 - d. Need more senior villas versus the THs.
 - e. Who owns the roads that will be built?

11. Jason:
 - a. Traffic concerns – what are the plans for cyclists and pedestrians?

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12. Nicole M.:

- a. There's a lack of advertising for these hearings.
- b. Concerned about traffic at Twin Arch.
- c. Will there be a new signal on MD-27 at Center St.?
- d. What is the impact of the new wells on the existing wells?
- e. The THs on the west side are too dense.
- f. The parking around the swim club (west side) is already inadequate and will only get worse.
- g. There's an existing church abutting the project (on west side) ... is this allowed?
- h. Are these really 4-story apartment bldgs.?
- i. The Main St. traffic backup will be bad.
- j. On the 3 acres of open space ... what will the Town do there? Ballfields?
- k. The expansion to MD-27 will take forever.
- l. School impact concern. Fred Cty is already at 200%.
- m. Reduce the overall density.

13. Johanna:

- a. Can the approved plan be changed afterwards by the Developer?
- b. Traffic is already bad along Main St.

14. Jennifer:

- a. We need to limit the growth in the Town.
- b. Elected officials need to do their part.

15. Tom:

- a. Water – geology – aquifer all need to be assessed by a hydrologist.

16. Michelle:

- a. Center St. should not be connected to MD-27.

17. Carole:

- a. Concerned about traffic safety at Park Ave. and MD-27.
- b. Recheck their 55+ density and projected population calculations.
- c. We don't need more residential to support the downtown.
- d. The Open Space they offer is not useable.
- e. Their 4-story apartment bldgs. (west side) do not fit-in to Mt. Airy.
- f. Concerned about water; esp during drought.

18. Vince:

- a. It's hard to get info on all of this.
- b. What will happen to our water? Our traffic? Our Infrastructure?

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19. Karl M.:

- a. Need careful analysis of their Open Space calculations. (APFO)
- b. Water availability? – Can their tests be made available to us? Can an hydrologist be present at the Jt. Workshop?
- c. Can we get Barney to speak to the water allocation for this, along with the water appropriation process?

What dominant “Concerns” emerged across all speakers?

- A. As with 1st Hearing -- Concerns on adequacy of all seven public facilities' areas – with repeated emphasis on Water, Traffic. Schools and Fire/EMS services.
- B. As with 1st Hearing -- Concerns over density calculations in the age-restricted housing (which then affect traffic loading calculations, water demand, req'd number of police, etc.).
- C. As with 1st Hearing -- Concerns over their open space calculations ... what does the Town intend to do with the open space deeded to the Town.
- D. As with 1st Hearing – General concerns about density being too high.
- E. As with 1st Hearing – Concerns regarding the height of the 4-story senior apartment buildings on west side.
- F. Concerns over what will happen if the Center St. extension to east side of MD-27 doesn't get an agreement from Knills.