

# Bringing Mount Airy's Master Plan to Life

## How Our Project Aligns with Mount Airy's 2013 Comprehensive Master Plan

The *italicized* language contained in "quotations" has been taken directly from the 2013 Comprehensive Master Plan for Mt. Airy. The bold text following each quotation is an explanation of how the Beck Property conforms to the adopted Master Plan.

### **"MASTER PLAN EXECUTIVE SUMMARY"**

*"In terms of its development agenda, the Town will pursue a continued revitalization of the Downtown Historic District, as well as quality in-fill and redevelopment of office and retail space along corridors leading to the Downtown." – Executive Summary page 1*

*"The Town will further improve the interconnections between neighborhoods, our parks system and our historic downtown shopping area." - Executive Summary page 2*

**The Pre Concept Sketch Plan ("The Plan") for the western portion of the Beck Property includes the completion of Center Street from Route 27 to the Downtown Historic District which will have a revitalizing effect on the downtown area. It also includes new infill retail space development, as recommended by the Master Plan and "interconnections between neighborhoods."**

*"The Census statistics define the growth of the Town between 2000 and 2010 at 31%, among the fastest of any municipality in the State." - Executive Summary page 2*

**Growth of the town has slowed tremendously in recent years: Between 2011 – 2022, the annual growth rate of the Town of Mount Airy was between 0.34% -0.40% with an average of 0.39% annually. The new mixed use development on the Beck Property will account for most of the growth in the town over the next decade, which would be an addition of 145 residents annually for an annual growth rate of 1.49%. 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.**

*"When water becomes available, the Town will prioritize commercial development corridors and areas of infill, most importantly the downtown historic district. Any water and sewer expansion for new development will be borne by the property owner, as the Town will concentrate on the five-year Capital Improvements planning for maintenance of the system and any physical upgrades deemed necessary." - Executive Summary page 2*

**Approximately 131,000 gallons per day is the total estimated water demand for the Beck Development. Hydro-Terra Group (HTG), a firm specializing in the development of additional water resources, completed Well Site confirmation, approvals, and exploratory drilling. The results of the exploration show a potential for 165,000 to 210,000 gallons per day, demonstrating the potential of water supply for the development program.**

*"With the completion of Mount Airy Middle School, the Town's public schools will be under capacity and will remain so for the foreseeable future." - Executive Summary page 3*

**The total projected student population generated from the Beck Property is 111 elementary school students, 64 middle school students, and 93 high school students. Using a 10-year development program, the student population generated each year would be:**

**□ Elementary School = 12 students**

**□ Middle School = 7 students**

**□ High School = 10 students**

**The annual student population from the Beck Development is manageable and would be essential to keeping the Mount Airy Schools open and local.**

*"The demand for more athletic facilities is very high as they have not kept pace with the growing population in the past. The Town will continue to plan for additional park projects through the five-year capital improvements budgeting process and state and regional grant opportunities. One important feature the Town is looking to add to their inventory of facilities is a community center. Many residents have expressed a desire to have a community center where a variety of Town events, celebrations, recreational, cultural and entertainment activities can take place." - Executive Summary page 3*

**The Plan for the Beck Property includes a variety of small parks and open spaces that are located within a short walk of all future residents "where a variety of Town events, celebrations, recreational, cultural and entertainment activities can take place." In addition, the plan includes land to be given to the town for either a multi-use soccer field or a future community center.**

## **CHAPTER 1 "TOWN GOALS"**

*Introduced in the 2003 Master Plan, we continue to pursue these five goals:*

*GOAL 1: Better Manage the Effects of Regional Growth on the Town of Mount Airy"*

*"b) Pursue opportunities to attract commercial and industrial development to provide a necessary tax base for balanced growth as a regional center. Emphasis should be on the maximum utilization of existing vacancies within Town to minimize the need for additional water whenever possible and to conserve natural resources." – Chapter 1, page 22*

**The Plan for the Beck Property includes commercial development as required by the MXD Zone which will "provide a necessary tax base for balanced growth as a regional center."**

*"GOAL 2: Mitigate the Impacts of Regional Growth on Town Character"*

*"c) Accommodate regional traffic through Town with minimal conflict on local streets, utilizing traffic calming techniques." – Chapter 1, page 23*

**The Plan for the Beck Property includes the completion of Center Street from Route 27 to the downtown, and the connection of Century Drive to Route 27. Both of these connections will greatly improve traffic circulation and help reduce "conflict on local streets."**

*"d) Work with the State Highway Administration to upgrade State Roads within the Town boundaries and to install stop signs or traffic calming devices where needed." – Chapter 1, page 23*

**The Plan for the Beck Property proposes a new traffic signal on MD Route 27 at Center Street, which will improve traffic flow, provide greater traffic calming and improve pedestrian and cyclist safety.**

*"GOAL 3: Preserve and Protect the Town's Environmental and Cultural Resources"*

*"a) Protect existing naturally sensitive areas from the detrimental effects of development by disallowing development in these areas." – Chapter 1, page 23*

**The Plan includes the preservation of a large existing forested area, which along with all of the wetland/stream area on the eastern portion of the Beck property, will be protected through conservation easements.**

*"f) Maintain newly established design guidelines for development that maintain the Town's historic character." – Chapter 1, page 24*

**The Pattern Book, as required by the MXD Zone, will include design guidelines for the Beck Property so that there is a connection to the "Town's historic character."**

*"GOAL 4: Provide a Quality Living Environment in the Town of Mount Airy"*

*"a) Concentrate commercial land uses in areas that best serve the local and regional market." – Chapter 1, page 24*

**The commercial area proposed in The Plan for the Beck Property is located closest to the downtown as proposed in the Downtown Vision Plan for Mt. Airy.**

*“e) Ensure any future development fosters an attractive visual character and sense of place that is evident in the older more established areas of Town.” – Chapter 1, page 24*

**The traditional neighborhood design principles utilized in the layout of The Plan are largely based on providing “an attractive visual character and sense of place.” The fronting of buildings closer to the streets and the use of alleyways to conceal less attractive elements will have a strong connection to the “older more established areas” in Mt. Airy in keeping with its small town feel.**

*“GOAL 5: Encourage and Promote Economic Development in the Town”*

*“c) Mount Airy’s Planning Commission will create and add new Land Use & Zoning Classifications that support the Town’s continued economic development as well as provide the opportunity for integrative design as the Town pursues Downtown redevelopment and infill development.” – Chapter 1, page 24*

**The creation of the MXD Zone in 2020 was specifically done so that it could be applied to the Beck Property, which was rezoned to MXD in 2021. The new zone not only allows for “continued economic development” but also allows for “integrative design as the Town pursues Downtown redevelopment and infill development” as proposed by the The Plan for the Beck Property.**

*“Chapter 2 – Town History and Current Regional Setting”*

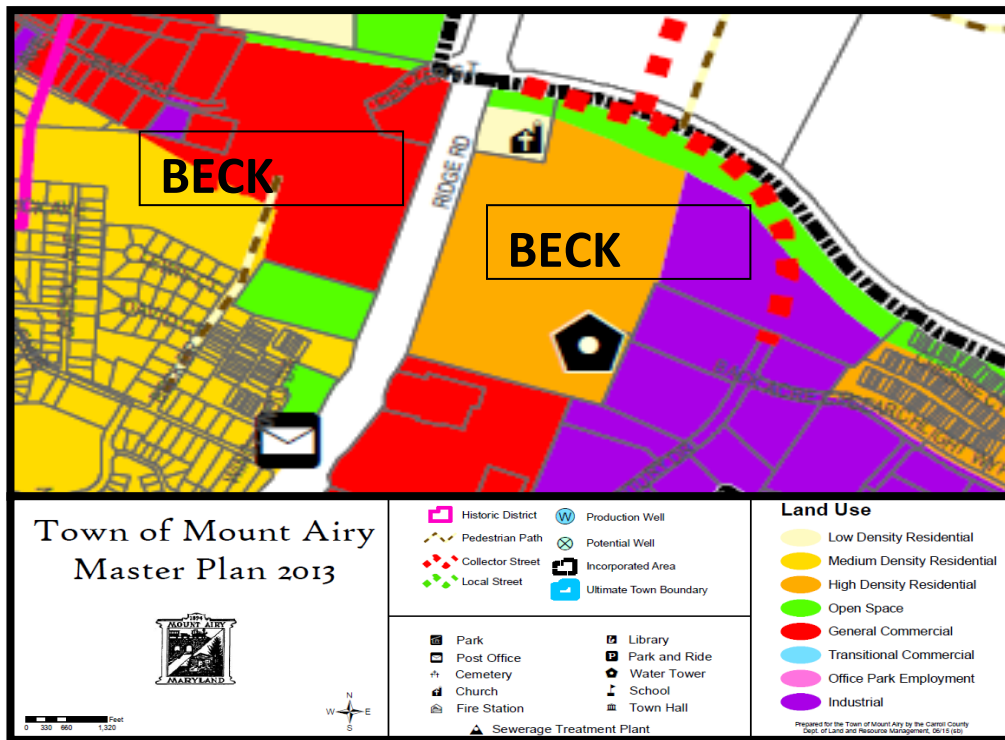
*“The Town will continue its downtown revitalization as well as development of the major corridors leading into the downtown, thus maximizing the water allocation and sewer treatment capacity to have the most positive economic impact on the Town’s job base. Mixed-use developments may have merit, as they combine a smaller amount of living units in with commercial and retail uses, providing local employment.” – Chapter 2, page 35*

**The Plan for the Beck Property not only accomplishes development of a “major corridor leading into the downtown” (Center Street) but it also “maximizes the water allocation and sewer treatment capacity” and establishes a “mixed use development” that will “provide local employment.”**

#### **“CHAPTER FOUR: LAND USE AND ZONING”**

*“From 1990 to present, approximately 850 acres were annexed into the Town’s incorporated limits. These annexations, along with the development of existing residential land inventory, contributed to the residential development of nearly 950 acres. In fact, the vast increase of residential land inventory and subsequent development contributed to substantial population growth in the past 15 years. According to 2010 Census data, the Town’s population grew by forty-four percent. As a result, the Town’s population density more than doubled from 1.5 to 3.6 persons per acre. These combined factors have increased traffic congestion, park usage, and demand on Town infrastructure and services.” – Chapter 4, pages 55-56*

**It is important to note that the vast majority of new development both in and around the town of Mt. Airy has already occurred over the past 25 years, mostly through annexations. The development planned for the Beck Property is essentially infill development on land that has been within the town limits for decades. The proposed mixed-use development of the property conforms to all of the Smart Growth principles established by the State of Maryland and Carroll County.**



The land use map in the Comprehensive Master Plan shows a combination of high density residential and industrial land uses on the eastern portion of the Beck Property and a combination of medium density residential and commercial on the western portion of the property. The Plan proposed for the Beck Property are largely consistent with these land use designations.

*“Newly created zoning classifications, modification of existing classifications, and the rezoning of property altogether serve as tools to maximize the potential of existing vacant land inventory to achieve quality development projects to the benefit of the community.” – Chapter 4, page 58*

**The “newly created zoning classification” (MXD Zone) and the subsequent “rezoning of property” (Beck Property) will achieve a “quality development” project and will be a “benefit of the community” as contemplated in this Master Plan statement.**

*“In an effort to allow for appropriate future commercial development with respect to adjacent land uses, the Center Street corridor underwent a zoning district classification change from Industrial to Commercial. This resulted in a net increase of approximately 13 additional acres of commercially zoned land. In 2009, Center Street Professional Center, which serves predominately as a medical complex, was constructed along the Center Street Corridor.” – Chapter 4, page 58*

**The Plan for the Beck Property proposes to continue the commercial development along Center Street in keeping with the rezoning that occurred in 2009.**

*“The 2013 Town of Mount Airy Comprehensive Master Plan will focus on the redevelopment of existing commercial areas, as well as the development of infill areas, to increase the concentration of desired commercial amenities in the downtown corridor while promoting pedestrian friendly commercial development along the larger commercially zoned corridors of the Town.” – Chapter 4, page 58*

**The Plan for the Beck Property provides “the development of infill areas” and will “increase the concentration of desired commercial amenities in the downtown corridor.” It also provides a “pedestrian friendly commercial development” along Center Street which leads into the downtown area.**

*"While connectivity among residential neighborhoods are important to the vitality of a community and supports the "sense of place" often desired by families, the housing mix is an important component to maintain the charm often associated with historical small towns." – Chapter 4, page 61*

**The Plan for the Beck Property proposes a rich mix of housing that will provide opportunities to a broad demographic profile which will help "maintain the charm often associated with historical small towns".**

*"Future residential development will be concentrated on infill areas and should be designed for compatibility with a mixed-use development. This may be accomplished by creating a mixed-use zoning category to allow a percentage of residential development, extending boundaries of the existing Downtown Zone, or establishing an overlay district of varying density within one "master planned" subdivision. The incorporation of a mixed-use zoning district will allow an expanded opportunity for housing choices. Given the rise in the Town's larger single-family dwelling inventory over the past decade, careful consideration should be given as to the need for housing variety beyond traditional single-family dwellings. This type of variety is most often utilized by younger individuals new to the workforce and in transition from owner-occupied housing or older residents seeking to downsize after raising their families, and not yet have the desire or meet eligibility requirements to reside in senior housing communities. Moreover, any future development of residentially zoned vacant parcels, or mixed use developments, within the Town limits should be consistent with the character of the surrounding neighborhood." – Chapter 4, page 62*

**The Beck property was the first property rezoned to the newly created MXD Zone, following the recommendations of the Master Plan. The Plan for the Beck Property incorporates a mix of housing "beyond single-family detached dwellings" and does address the need for an "expanded opportunity for housing choices" that is discussed in this section of the Master Plan.**

*"Mixed Use Zoning Classification – The primary purposes of this zoning classification is to create walkable, livable, and attractive development centers while promoting more diverse commercial and residential development options with a strong emphasis on pedestrian connectivity with existing and planned Town amenities such as parks, trail networks, and Town centers." – Chapter 4, page 65*

*"Both the Mixed Use Zoning and Office Park and Employment Zoning Classifications have been discussed at the Planning Commission level and are essential components to the future growth pattern guided by the 2013 Comprehensive Master Plan Update." – Chapter 4, page 66*

*"Therefore, the Town should strive towards providing enough alternative zoning categories that assist in providing adequate employment opportunities. These zoning categories, where appropriate, should promote a degree of housing diversity and require that public amenities such as open space be integrated into commercial site design." – Chapter 4, page 66*

**These recommendations in the Master Plan were fulfilled when the MXD Zone was created in 2020.**

#### *"CHAPTER FOUR MAJOR GOALS & IMPLEMENTATION STRATEGIES"*

*"GOAL 1: Prioritize and concentrate near-term (8-10 years) development on in-fill rather than annexations.  
IMPLEMENTATION STRATEGY:"*

*"a) Concentrate on vacant land within the Town boundary and existing approved plans (approved pipeline projects) for near-term development." – Chapter 4, page 81*

**The Beck Property, being both in "in-fill development" and "vacant land within the town boundary" is considered a priority development under this section of the Master Plan.**

*"GOAL 4: Provide more opportunity, capability and balance for near term development and redevelopment effort by introducing and utilizing new zoning districts, as well as utilizing existing classifications in more flexible fashion.*

*"IMPLEMENTATION STRATEGIES:"*

*a) Introduce Mixed Use Development as a new zoning classification, which provides more flexibility in design and utilization and supports an integrative approach to the Town's infill efforts." – Chapter 4, page 82*

**This recommendation in the Master Plan was fulfilled when the MXD Zone was created in 2020.**

## **“CHAPTER FIVE: MUNICIPAL GROWTH ELEMENT”**

*“The immediate future will allow Mount Airy to concentrate on making the historic development pattern of the Town a richer one. The Town embraces its small town character while providing excellent opportunities for small local businesses to flourish and place roots in the Town. To this end, the majority of the future growth is slated to take place in the already zoned commercial corridors that frame and define the downtown and core areas of Mount Airy. The principals of smart growth have already been endorsed by the Town to encourage downtown development and revitalization, along with redevelopment of existing commercial corridors.” – Chapter 5, page 84*

**The Plan for the Beck Property and its location as a gateway to the downtown, embodies the principles of Smart Growth as discussed in this section of the Master Plan. It also represents a location where “the majority of the future growth is slated to take place in the already zoned commercial corridors that frame and define the downtown and core areas of Mount Airy.”**

*“Center Street Corridor (Beck): This opportunity includes several parcels of land located along MD 27 at Center Street that are currently owned by the Beck Family and offers medium to high density residential, commercial, or mixed use development capabilities. One of the parcels, containing 36 acres, is currently zoned R-7 residential and located on the east side of MD 27 at Center street. The topography and heavily forested areas will likely restrict this property from achieving permitted development density. The Town estimates this parcel could possibly yield 140 townhomes. The property owner has requested commercial rezoning of this property during the 2013 Master Plan Update, but was not supported at this time. Rather, this property has been identified to be among potential candidates for a mixed-use commercial development opportunity with a residential component in the future should a Mixed Use Zoning District become available. The other parcel is zoned CC- Community Commercial and located on the west side of MD 27, and totals 23 acres. Adjacent to the west is a parcel residentially zoned that totals approximately 13 acres and is zoned R-3 residential, and could yield approximately 39-45 residential units depending on exact acreage and site restrictions.” – Chapter 5, page 87*

**The Beck Property was rezoned to mixed-use in 2021 consistent with the recommendations contained in the Master Plan, which states “this property has been identified to be among potential candidates for a mixed-use commercial development opportunity with a residential component in the future should a Mixed Use Zoning District become available.”**

*“Largely, the peripheral areas of the Town that have not been developed will be considered to reflect a conservation land use designation until a better suited land use classification is available. The desire is for these land areas to provide open space amenities and a physical buffer between the Town and both Counties. This conservation zoning will also provide for additional water recharge area for our 11 existing wells. As was stated before, further development of the Towns current commercial corridors along Center Street, Century Drive, and downtown also give the Town opportunity to build out within the current municipal limits.” – Chapter 5, page 90*

**The mixed-use development of the Beck Property is consistent with “development of the Town’s current commercial corridors along Center Street, Century Drive...”**

*'COMMUNITY FACILITIES ELEMENT*

*PUBLIC SERVICES AND INFRASTRUCTURE NEEDED TO ACCOMMODATE GROWTH WITHIN THE PROPOSED MUNICIPAL GROWTH AREAS, INCLUDING THOSE NECESSARY FOR SCHOOLS, LIBRARIES, PUBLIC SAFETY, WATER AND SEWERAGE."*

*"MOUNT AIRY SPORTS COMPLEX"*

*"The Town has long suffered from a shortage of athletic fields, and a Mount Airy Athletic Field Assessment, completed in 2006, revealed an overall shortage of between 8-11 fields. This fact coupled with the realization that the Fire Company would prefer to develop their land at the Fireman's Activity Facility at some point in the future, has made it necessary for the town to actively search for a substantial parcel of land (50+ acres) to accommodate the additionally needed fields. To date, the Town has been getting by with community and school parks spread all around the town, causing parents of young athletes to consistently complain about the need to travel back and forth to fields in different locations. This situation presents a particular hardship for families with multiple children involved with sports. The best long-term solution to these needs is a single sports complex of sufficient size to accommodate multiple games at the same location. Such a complex could also offer the opportunity to bring the community together and enable the hosting of playoffs and tournaments in various sports. The Leishear Farm portion of the potential Harrison-Leishear annexation has been earmarked for this purpose. The location, North of Town and adjacent to Route 27, is convenient, easily accessed and will minimize noise and traffic complaints in the neighborhoods." – Chapter 5, page 106*

**The provision of large ballfields on the Beck Property is not consistent with the goals for developing mixed-use on the property, or with the adopted Downtown Vision Plan. The Master Plan suggests providing additional ballfields as part of a sports complex on the Leishear Farm. In spite of this, The Plan for the Beck Property does include a potential youth soccer field that could be provided to the Town.**

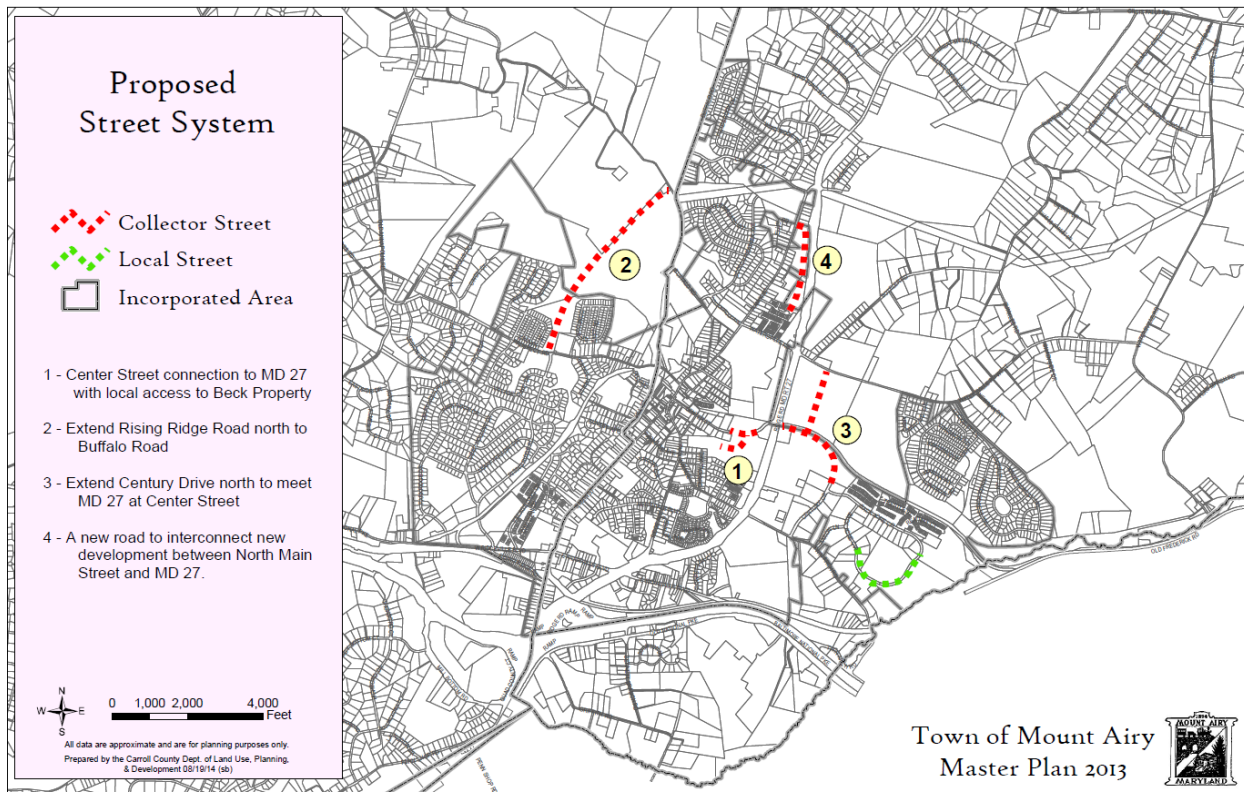
*"MOUNT AIRY COMMUNITY CENTER"*

*"In addition, recent Town surveys and Community Needs Assessments underscore the desire of Mount Airy residents for a local Community Center, a conveniently located facility with an accessible and broad range of capabilities, programs and offerings. In fact, based on the results of the 2012 Community Needs Assessment, a local Community Center is the most desired and preferred enhancement to the Town."*

*"Local residents have expressed interest in a broad range of offerings, spanning indoor recreation as well as performance, exhibitions and other community programming. To accommodate the wide range of interests, the proposed design of the facility would need to include a dual-purpose gymnasium and auditorium for stage performances, multi-purpose areas for arts and crafts, an adequate kitchen and serving area, and a place for teen activities such as dances and other types of games and recreation. An in-depth due diligence is proceeding for this project, including visits to nearby Community Centers in neighboring counties, and extended discussion with professionals involved with designing, constructing and operating similar facilities. Multiple locations are being considered and evaluated, and the Town is using a thorough due diligence process for determine the feasibility and best management of the project." – Chapter 5, page 106*

**As an alternative to the youth soccer field shown on The Plan for the Beck Property, a site for a community center could be considered.**

## ***"CHAPTER SIX: TRANSPORTATION"***



*"Century Drive: Classified as a minor collector. Century Drive is an established collector road that services an existing industrial/commercial corridor but also accesses a residential townhouse development. The road is built to in-town standards and is planned to travel north and from a connection to MD 27. The road is shown on the master plan to retain its collector standard through the continuation of its alignment shown to go through the Beck property, currently zoned industrial." – Chapter 6, page 115*

*"Century Drive Extended: This road is planned to extend through the remaining industrial park for the Twin Arch Industrial Park. The road exists as a collector from Twin Arch Road, there is a leg of the road unconstructed that will connect to MD 27 on the eastern side of the Town. This last piece of roadway is considered a valuable connection to access two industrial parks and a major residential townhouse community. Design considerations should be considered for this road alignment to accommodate a future "Rails to Trails" pathway that would parallel the road for a short distance." – Chapter 6, page 123*

**The Plan for the Beck Property includes the extension of Century Drive through the property to an intersection with Center Street extended from Route 27. This connection creates a second route from the Back Acre Circle area to Route 27, which allows for emergency vehicle access and improved traffic circulation while taking pressure off the Twin Arch Road/Route 27 intersection.**

*"Over the last ten years, increasing residential development north of Mount Airy has caused the volume of traffic traveling MD 27 and MD 808 to increase dramatically." – Chapter 6, page 121*

**Much of the opposition to development on the Beck Property has come from the very residents who live in "residential development north of Mount Airy" far outside the town limits. These residents live in well & septic subdivisions that were mostly developed in Carroll County.**

*"Center Street Extended: The extension of Center Street from Main Street to MD 27 has been in the Mount Airy Master Plan for many years. It is still considered to be a critical connection for the Town as it will serve as the last commercial corridor entering into the downtown area. The road is envisioned as functioning as a boulevard type of entrance into Main Street with Main Street modeled architecture leading into downtown. The road section is to be constructed to a 40' closed section town standard with sidewalk, curb, and gutter." – Chapter 6, page 122*



**The Plan for the Beck Property includes “the extension of Center Street from Main Street to MD 27” with commercial buildings leading to the downtown area, exactly as contemplated in this section of the Master Plan.**

*“Beck Drive Extension into Center Street: This short road extension is expected to take place when the residentially zoned portion of the Beck Property develops. This road extension will provide an access point from the new residential development to the Center Street corridor. A pathway is recommended to allow pedestrian access from Park Avenue and Beck Drive to Center Street.” – Chapter 6, page 123*

**The Plan for the Beck Property includes the extension of Beck Drive into the proposed community connecting to Center Street, exactly as contemplated in the Master Plan.**

*“IMPROVING MULTI-MODAL TRANSPORTATION OPPORTUNITIES  
PEDESTRIANS AND BICYCLES”*

*“The Town has concentrated on increasing the opportunities for pedestrian and bicycle passages through the design of good subdivision layouts that provide for limited pedestrian and bicycle non-motorized interconnections between neighborhoods. It is equally important in the development of the Town park system, downtown area and adjoining commercial development that alternative access to the car is seriously considered in the site design process.” – Chapter 6, page 125*

**The Plan for the Beck Property has several road connections to surrounding neighborhoods thereby “increasing the opportunities for pedestrian and bicycle passages through the design of good subdivision layouts that provide for limited pedestrian and bicycle non-motorized interconnections between neighborhoods.”**

*“Town wide Pedestrian Pathways: “Rails to Trails” is a project that is making a walking path from Main Street to Watkins Park to allow pedestrians safe and easy travel to and from the park as well as a place for people to walk without risk of drivers. “Rails to Trails” will eventually become a macadam path to include bicycle travel, and extend to connect the Eastern-most residential developments with the Western-most developments. In addition, the Town has started and should continue connecting neighborhoods with walkways to improve a more walkable community. These connections allow pedestrians and bicycles to avoid traffic and traveling along major highways.” – Chapter 6, page 125*

**The Plan for the Beck Property includes building a portion of the Rail Trail that abuts the property to help fulfill this Master Plan goal. The Plan also includes a variety of street connections at Beck Drive, Center Street and Century Drive, all of which allow for both pedestrians and bicycles greater access to various destinations on both the east and west sides of Route 27. The proposed traffic signal at Center Street and Route 27 also provides a safe, signalized crossing for both pedestrians and bicycles at Route 27. The Plan also connects “neighborhoods with walkways to improve a more walkable community” given the proposed streets are narrower and safer for both pedestrians and cyclists.**

## **“CHAPTER SEVEN: COMMUNITY FACILITIES & PUBLIC SERVICES”**

*“PARKS AND RECREATION”*

*“The Town of Mount Airy has the greatest need for regionally based baseball, soccer, and football fields. The need for a greater supply of baseball and soccer fields can be contributed to the population increase over the past decade.” – Chapter 7, page 132*

*“There is a possibility of the development of a new regional park on the Leishear farm that is owned by Carroll County and lies directly northeast of the current Town boundaries. That opportunity would be part of the consideration for the potential annexation of the Harrison and Leishear farm acreage into the Town.” – Chapter 7, page 133*

**The provision of large ballfields on the Beck Property is not consistent with the goals for developing mixed-use on the property, or with the adopted Downtown Vision Plan. The Master Plan suggests providing additional ballfields as part of a sports complex on the Leishear Farm. In spite of this, The Plan for the Beck Property does include a potential youth soccer field that could be provided to the Town.**

*"While there is still an emphasis on ensuring adequate playing fields to accommodate sports related events, there is an increased focus to coordinate community-oriented events in the Town's park facilities. The past decade has revealed a strong desire to take part in local events that build a community connection. Well attended events continue to include Camp Night, Movie Nights, benefit races and walks, as well as concerts and performances by local artists." – Chapter 7, page 135*

**The commercial component of The Plan for the Beck property includes outdoor spaces that are conducive to a variety of community oriented events like "Camp Night, Movie Nights, benefit races and walks, as well as concerts and performances by local artists"**

*"Longer range plans for Mount Airy Parks and Recreations include; development of Windy Ridge Park, the development of a Rails-to-Trails project, acquisition of land for a future sports complex, and a recreation center for indoor sports, cultural events, and teen activities." – Chapter 7, page 135*

**The Plan for the Beck Property includes building a portion of the Rail Trail that abuts the property to help fulfill this Master Plan goal. As an alternative to the youth soccer field shown on The Plan for the Beck Property, a site for a community center could be considered.**

#### *"RAILS-TO-TRAILS FACILITIES PLAN"*

*"The Rails-to-Trails right-of-way has been designated in the Mount Airy Master Plan for the last eighteen years. The actual trail pathway runs along the right-of-way for the old B&O railroad that went from the eastern border of town through the western border crossing the center of the downtown. This future greenways corridor will likely be completed in three phases. The first phase will run from the downtown to Watkins Park. A subsequent phase will extend from Watkins Park over Rte. 27 to the east and run one more mile to the main line rail line traveling east to Baltimore." – Chapter 7, page 137*

**The Plan for the Beck Property includes building a portion of the Rail Trail that abuts the property to help fulfill this Master Plan goal.**

#### *"MOUNT AIRY COMMUNITY CENTER"*

*"In addition, recent Town surveys and Community Needs Assessments underscore the desire of Mount Airy residents for a local Community Center, a conveniently located facility with an accessible and broad range of capabilities, programs and offerings. In fact, based on the results of the 2012 Community Needs Assessment, a local Community Center is the most desired and preferred enhancement to the Town." – Chapter 7, page 138*

**As an alternative to the youth soccer field shown on The Plan for the Beck Property, a site for a community center could be considered.**

#### *"WATER SUPPLY LIMITATIONS"*

*"The Town would like to continue this trend of reliance on groundwater resources within the municipal boundaries. The Town also understands that a long-term water solution may not fit within these desired criteria. Most importantly, the ultimate water supply side must not exceed the design capacity of our WWTP, permitted at 1.2 million gallons per day processing capacity."*

**Approximately 131,000 gallons per day is the total estimated water demand for the Beck Development. Hydro-Terra Group (HTG), a firm specializing in the development of additional water resources, completed Well Site confirmation, approvals, and exploratory drilling. The results of the exploration show a potential for 165,000 to 210,000 gallons per day, demonstrating the potential of water supply for the development program. The Town of Mount Airy Sewer Plant is designed for 1.2 mgpd. The design capacity is 80% or 0.96 mgpd. The average flow is 0.725 mgpd. Therefore, there is 0.235 mgpd (235,000 GPD) available before the sewer plant is at capacity. Therefore, there is sufficient capacity available for Beck Development.**

## **“CHAPTER EIGHT: COMMUNITY DESIGN GUIDELINES”**

### *“MAJOR GOALS & IMPLEMENTATION STRATEGIES”*

*GOAL 1: Reinforce the significance of Main Street to the Community by creating “gateways” to Main Street, encouraging streetscape improvements, supporting downtown preservation, and revitalization opportunities. Partner with the SHA for continued improvements to Main Street.”* *“IMPLEMENTATION STRATEGIES:”*

*“☐ Designate the Main Street and Center Street Corridor as priority development areas.”*

*“☐ Concentrate the placement of pedestrian and bikeways that connect to the Town Center.” – Chapter 8, page 155*

**The Beck Property is the only major development area along Center Street leading to Main Street and as such is a “priority” for the town to be developed under the MXD Zone. The completion of Center Street as part of The Plan for the Beck Property will provide an important pedestrian and bikeway connection into the Town Center.**

*“GOAL 3: Improve the quality of new development through greater attention to site development, enhanced streetscapes and lot designs.”*

*“IMPLEMENTATION STRATEGIES:”*

*“☐ Incorporate the Design Guidelines principles into all proposed site development plans.”*

*“☐ Reinforce the “small town” attribute in the design in new commercial, residential, and mixed use areas.”*

*“☐ Partner with local businesses, residents and developers to design the gateway corridors of the community so that that will become attractive entrances into the Town of Mount Airy.” – Chapter 8, pages 155-156*

**The adopted MXD Zone requires that The Beck Property submit a Pattern Book, which will include “Design Guidelines” for the development. The Design Guidelines for the Beck Property will reinforce the “small town” attributes of Mt. Airy through architectural standards and streetscape standards. The Plan for the Beck Property proposes an entrance feature at Route 27 and Center Street to act as a gateway to the downtown.**

## **“CHAPTER NINE: IMPLEMENTATION”**

### *“ZONING ORDINANCE AMENDMENTS”*

#### *“MIXED USE ZONING AND OFFICE PARK EMPLOYMENT ZONING”*

*“The Town of Mount Airy Planning Commission will initiate amendments to the zoning regulations to establish at least two new zoning classifications known as “Mixed Use Zoning” and “Office Park Employment Campus Zoning” in accordance with the adopted Master Plan. Development of both zoning classifications will be a priority focus upon adoption of this plan. In order to ensure the establishment of zoning classifications that address both the needs and concerns of the citizens, the community will be engaged early in the planning process.” – Chapter 9, page 158*

**The Town has already adopted the MXD Zone as recommended by this Master Plan goal.**