



NEWS RELEASE

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For Immediate Release

July 17, 2023

Pleasants Development Unveils ‘Mount Airy Crossing’

Revised pre-concept sketch plan reflects multiple changes requested by community members, including robust senior housing options and greater open space

MOUNT AIRY, Md. — Pleasants Development today announced its plans to build Mount Airy Crossing, a mixed-use community that will offer a blend of senior housing, single-family homes and boutique shopping and dining options, along with more than 25 acres of parks and open space.

The proposed Mount Airy Crossing development reflects substantial changes made in response to feedback received during a three-day public design charrette that Pleasants Development hosted in late May on its plan to develop a 91-acre tract of land along Route 27 into a vibrant mixed-use neighborhood.

Pleasants Development submitted its revised pre-concept sketch plan to the Town of Mount Airy on July 14, which will continue the town’s review and approval process, which started in October 2022.

Among the changes are a reduction in the overall housing density of the project – trimming the number of homes by 90 units to a total of 492 homes – and the preservation of an additional 3.5 acres of open space to a total of 25.5 acres, representing 28% of the property.

The new Mount Airy Crossing would consist of a mix of both market rate and senior housing, with more than 71% of units dedicated to age-restricted housing for residents age 55 and older. In total, the plan calls for 352 senior-housing units in a variety of housing types mixed with 140 single-family homes. The initial pre-concept plan did not include any senior housing.

“We listened to the community and heard their concerns about the potential impact of our development on Mount Airy schools and the potential for increased traffic,” said Pleasants Development Vice President Clark Wagner. “We also know that there’s a real need for senior housing in this area. We’ve designed Mount Airy Crossing to address all these issues by making nearly three-quarters of the homes dedicated to high-quality housing for seniors, which will have significantly less impact on schools, roads and utilities.”

In addition to stylish homes for seniors and families, Mount Airy Crossing envisions a walkable neighborhood with easy access to shopping, dining and local services. Walking and bicycle trails are planned to connect to the existing Mount Airy Rails to Trails, connecting to the downtown.

The development would create a welcoming gateway to Mount Airy with a new, convenient extension of Center Street from downtown to Route 27 and a second access from the Twin Arch Business Park area to Route 27.

“Mount Airy Crossing is meticulously designed to be a natural complement to Mount Airy’s quaint downtown, creating a balanced mix of homes, boutique shops, restaurants and services,” Wagner said. “With this project, we’re retaining the small-town feel of Mount Airy while at the same time infusing new economic activity in the community – providing a needed boost for Mount Airy taxpayers and businesses.”

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