

Cromwell Property

Public Hearing – 09.08.2020

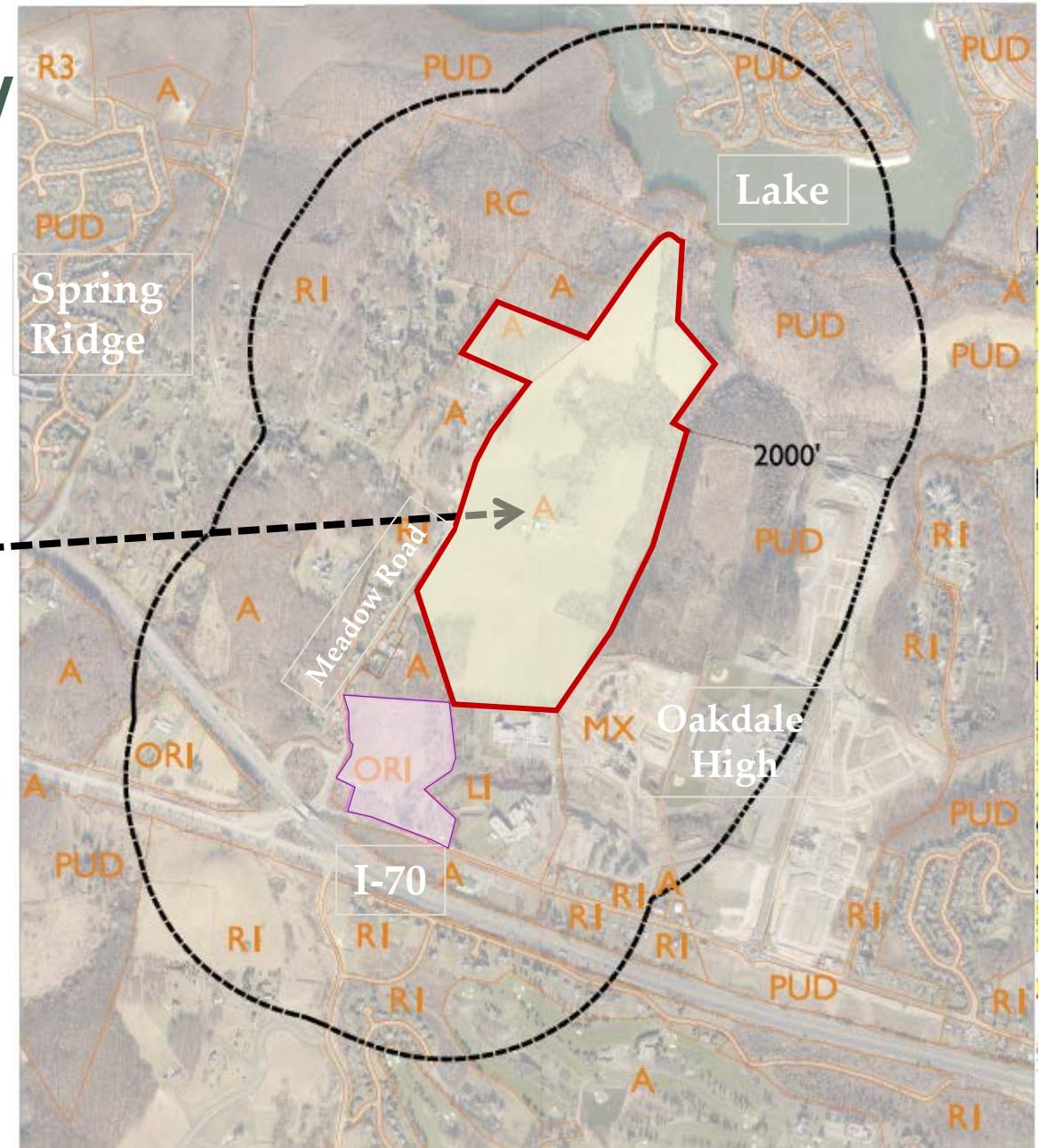
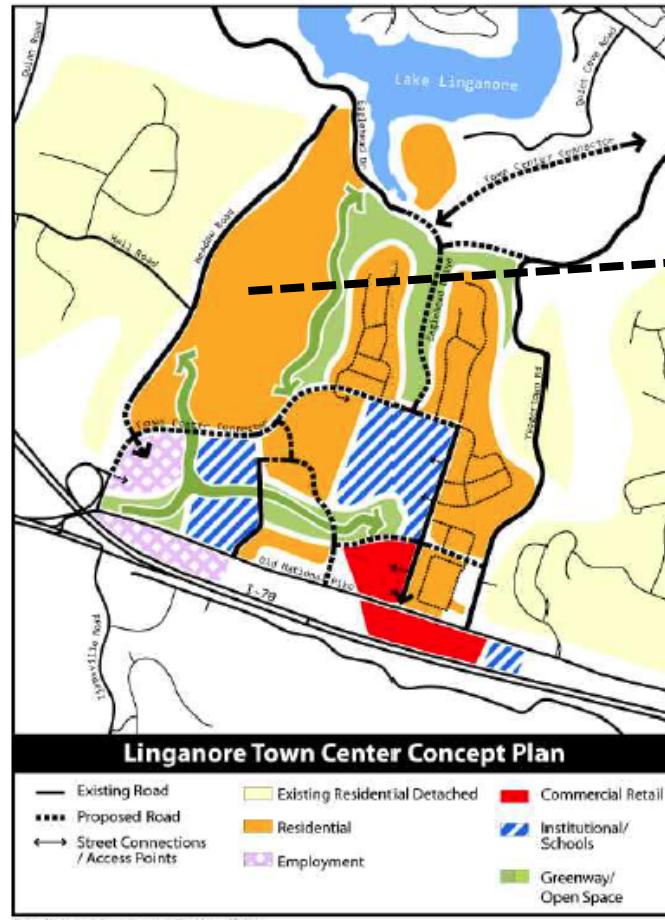
Cromwell

± 160.6 ac.

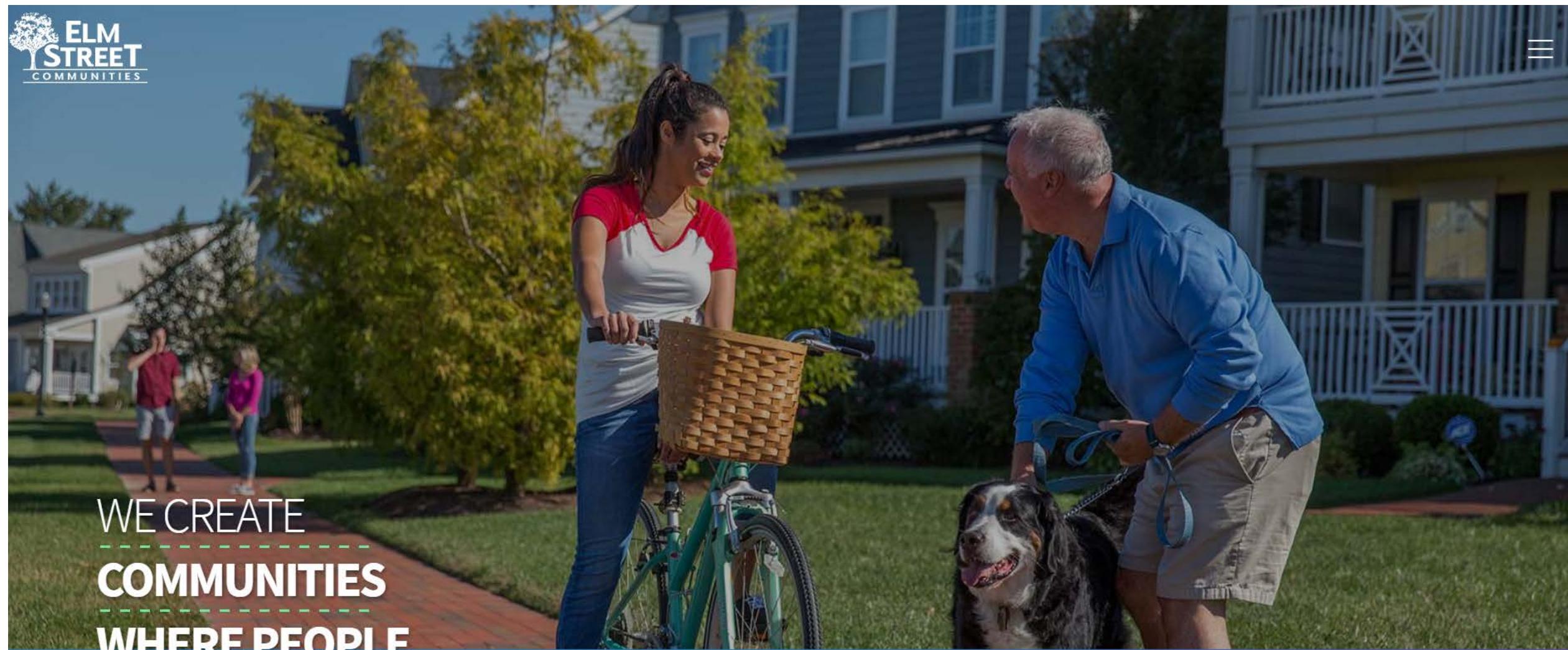
Planned LDR

Zoned Ag

Proposed PUD

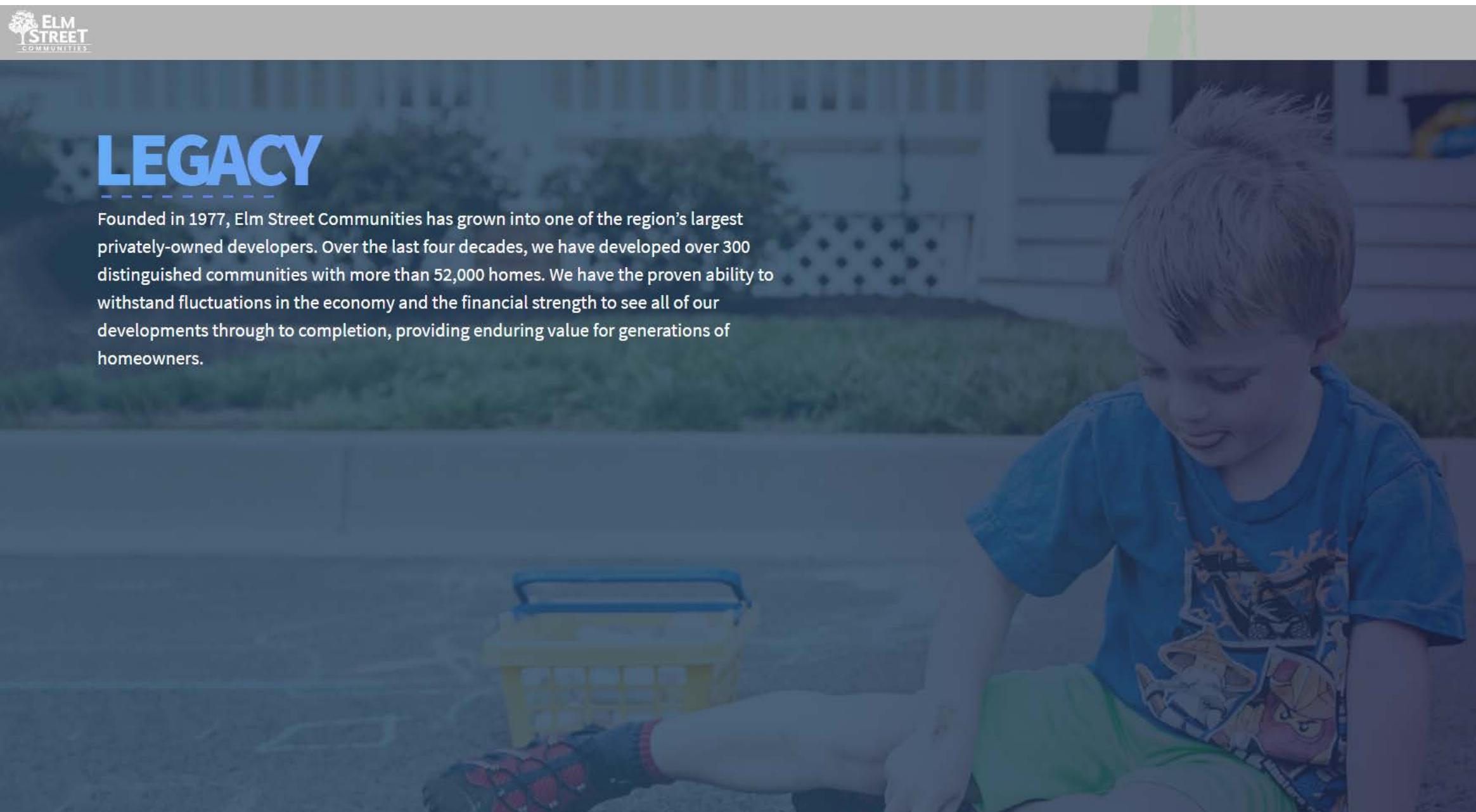


WE CREATE
COMMUNITIES
WHERE PEOPLE
WANT TO LIVE.



LEGACY

Founded in 1977, Elm Street Communities has grown into one of the region's largest privately-owned developers. Over the last four decades, we have developed over 300 distinguished communities with more than 52,000 homes. We have the proven ability to withstand fluctuations in the economy and the financial strength to see all of our developments through to completion, providing enduring value for generations of homeowners.





40+

YEARS CREATING GREAT
COMMUNITIES

52,000+

HOMESITES

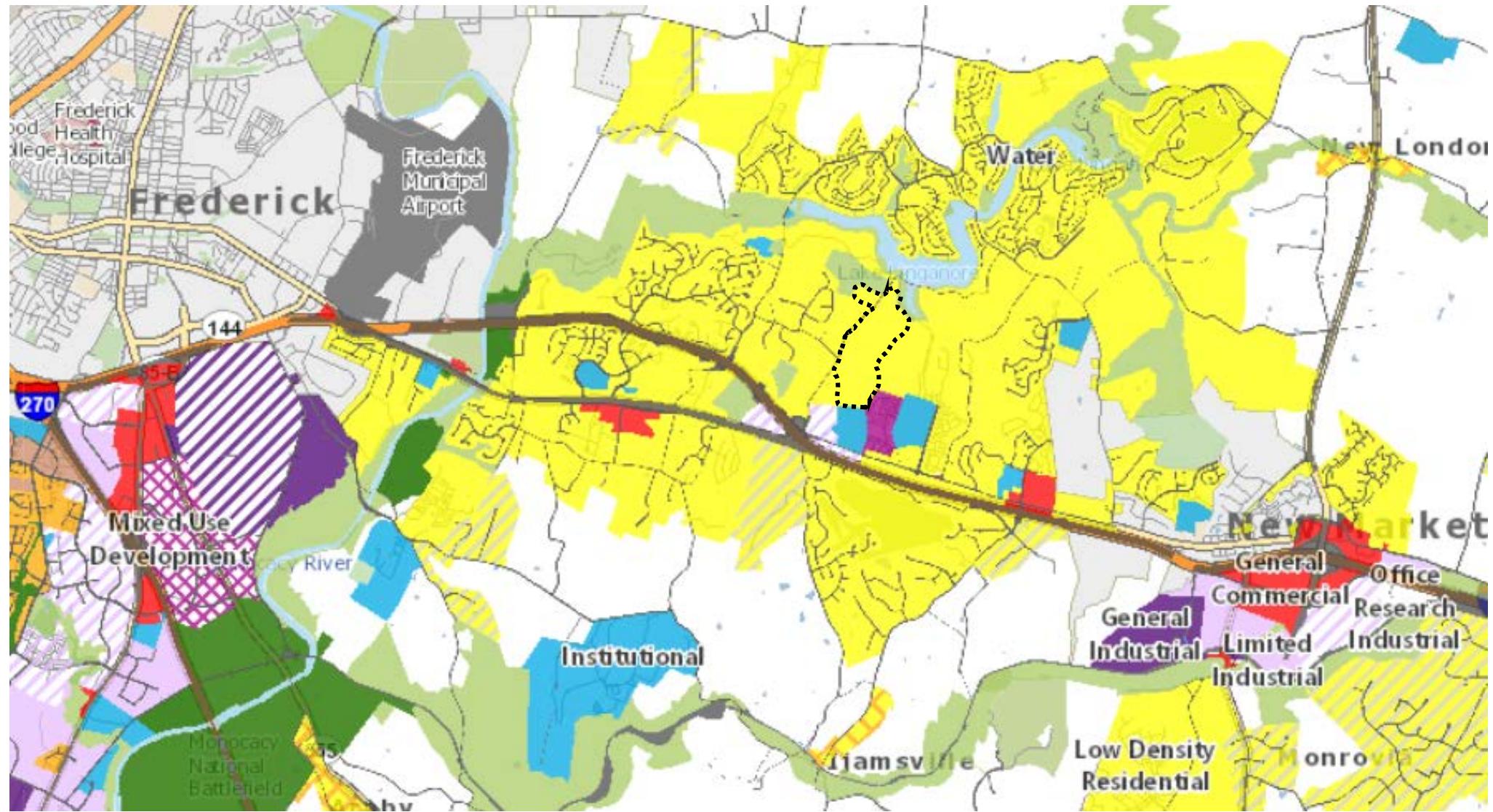
300+

COMMUNITIES

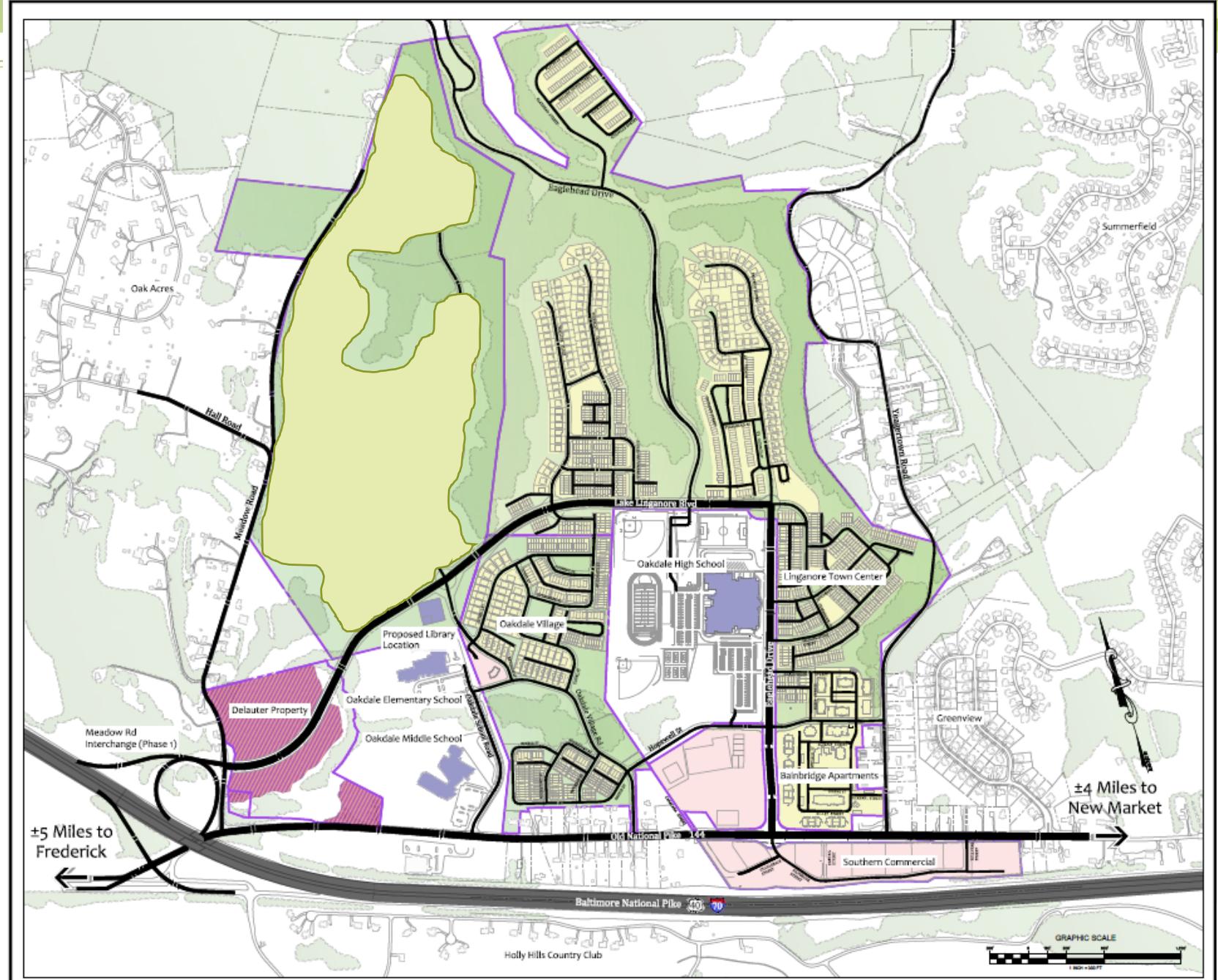
530+

YEARS OF COMBINED ELM STREET
TEAM EXPERIENCE

Regional Context of Market Area



Immediate Market Area

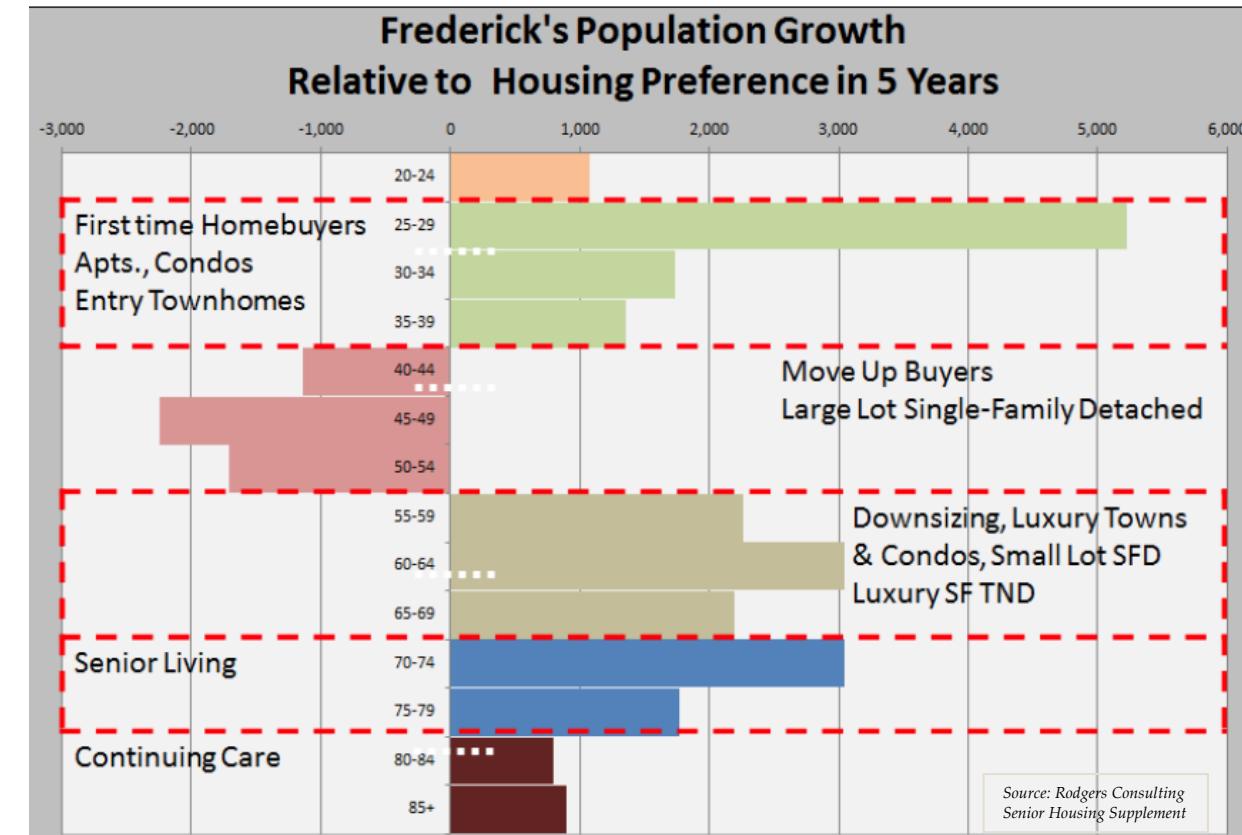


Regional Connectivity

LINGANORE TOWN CENTER

Age-Restricted Housing Market

- 2000 (+55 age group = 17% pop)
- Today = 26% of pop, w/15% aged 45-55
- @ 2012 Outpaced School Aged Pop.
(64K +55 yrs 50K 5-19 yrs)
- Age 55-69 age-cohort **won't peak for another 10-15 years** in Frederick
- Nationally, **10K people/day** from now until 2030 **turn 65 years old**



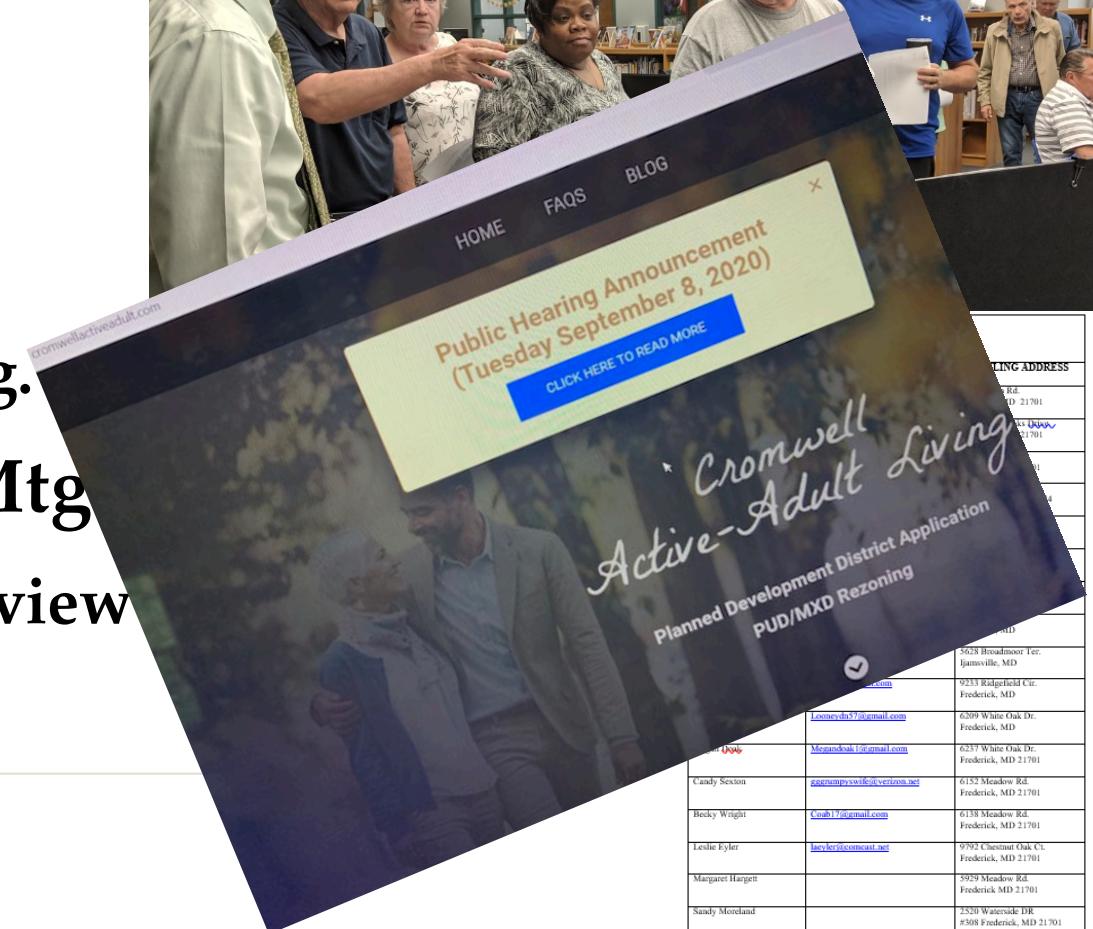
- ‘...age-restricted housing generates 1.54 persons per household vs countywide average of 2.72 persons’
- ‘...vehicles trips are 1/3rd of a single-family all-age community’
- ‘...age-restricted units generate a positive annual revenue to the County of \$3,100/unit-year...’

- ‘...older adults can be categorized into three groups: Healthy & Active, Isolated & at Risk, and Frail. Services should be structured to address the needs of older adults in these three categories. ’
- ‘... we must focus on ways of keeping our healthy and active older adults at this healthy level of functioning for as long as possible.’

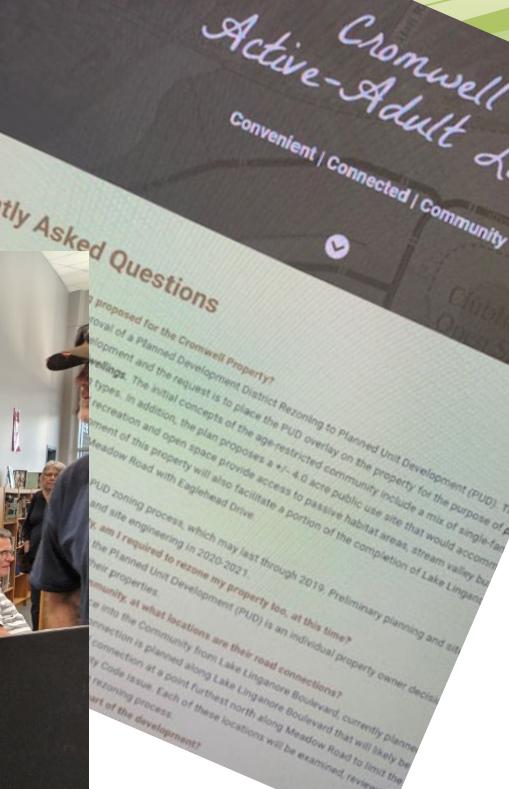


Community Outreach

- ✓ Pre Application Meeting
- ✓ Planning and Library Staff
- ✓ Parks and Rec Staff
- ✓ Department of Aging Staff
- ✓ Second Pre-Application Mtg.
- ✓ Community Outreach Mtg
- ✓ Planning, Legal, Agency Review
- ✓ FCPC Public Hearing



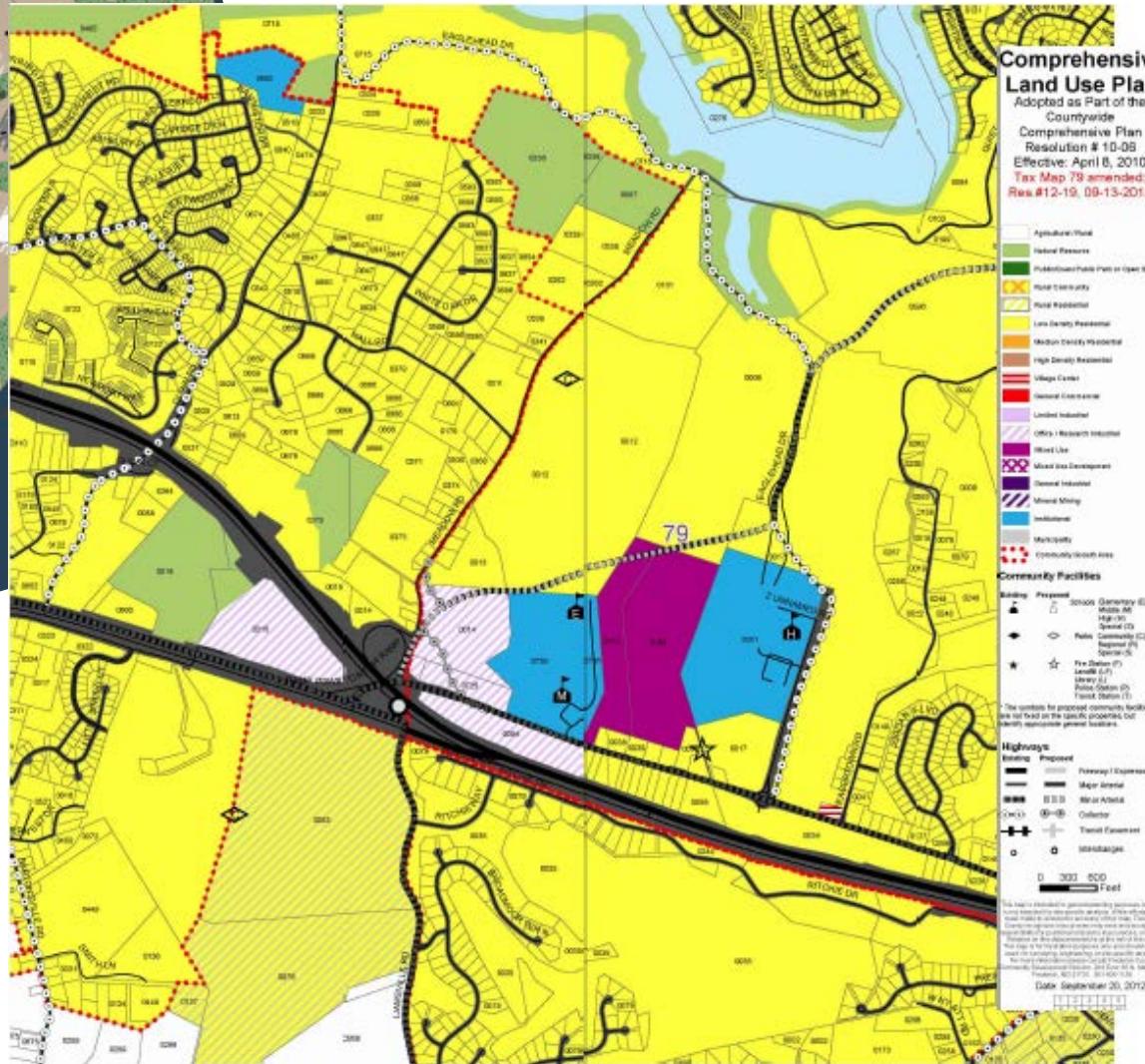
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ron.wade@bellsouth.net	Ron Wade	
sharon.schaefer@gmail.com	Sharon Schaefer	
debra.john.hendricks@gmail.com	Debra John Hendricks	
lauradavis@bellsouth.net	Laura Davis	
patti.wilson@bellsouth.net	Patti Wilson	
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anita.mapley@gmail.com	Anita Mapley	
dan.schaefer@gmail.com	Dan Schaefer	
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michele.schaefer@yahoo.com	Michele Schaefer	
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laura.murphy.2569vance@gmail.com	Laura Murphy	



Evaluating the Land

Developing a Land Plan

Issues/Opportunities Identified in County Plans



Support the build out of the Town Center, and create a civic focal area;

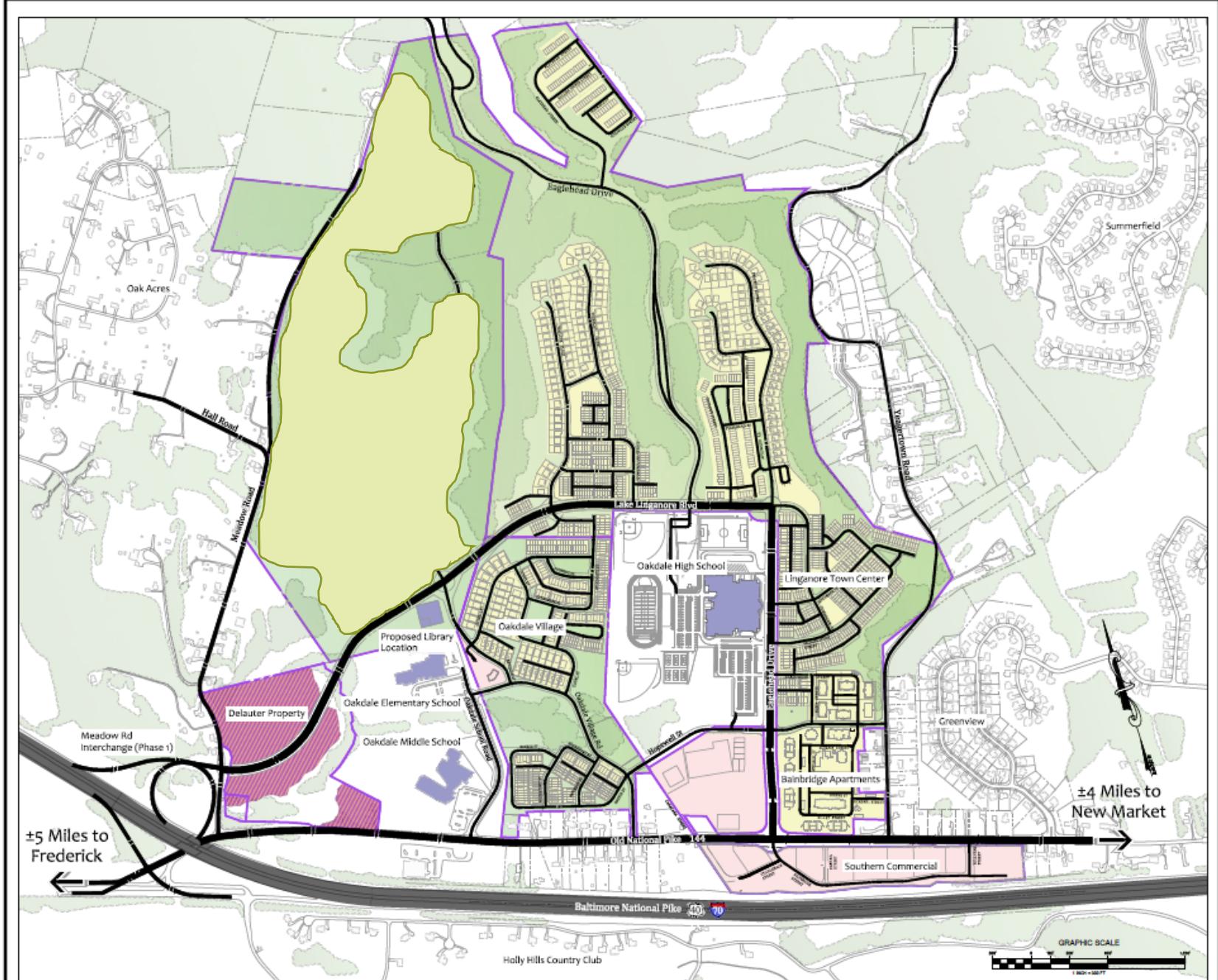
Facilitate improvements to the I-70/Meadow Road Interchange; and

Maintain viability of Old National Pike as a connection and its Byway designation

LFMP – “Suburban Retrofit”
Support policies to facilitate mixed uses, strengthen suburban communities, through reinvestment w/infill creating walk, shop, work near home.

Evaluate Planned and Built Environment

- Community Input
- Comp Land Use
- Master Planned Roads
- Planned Public Facilities
- Surrounding Land Use
- Constraints and Opportunities



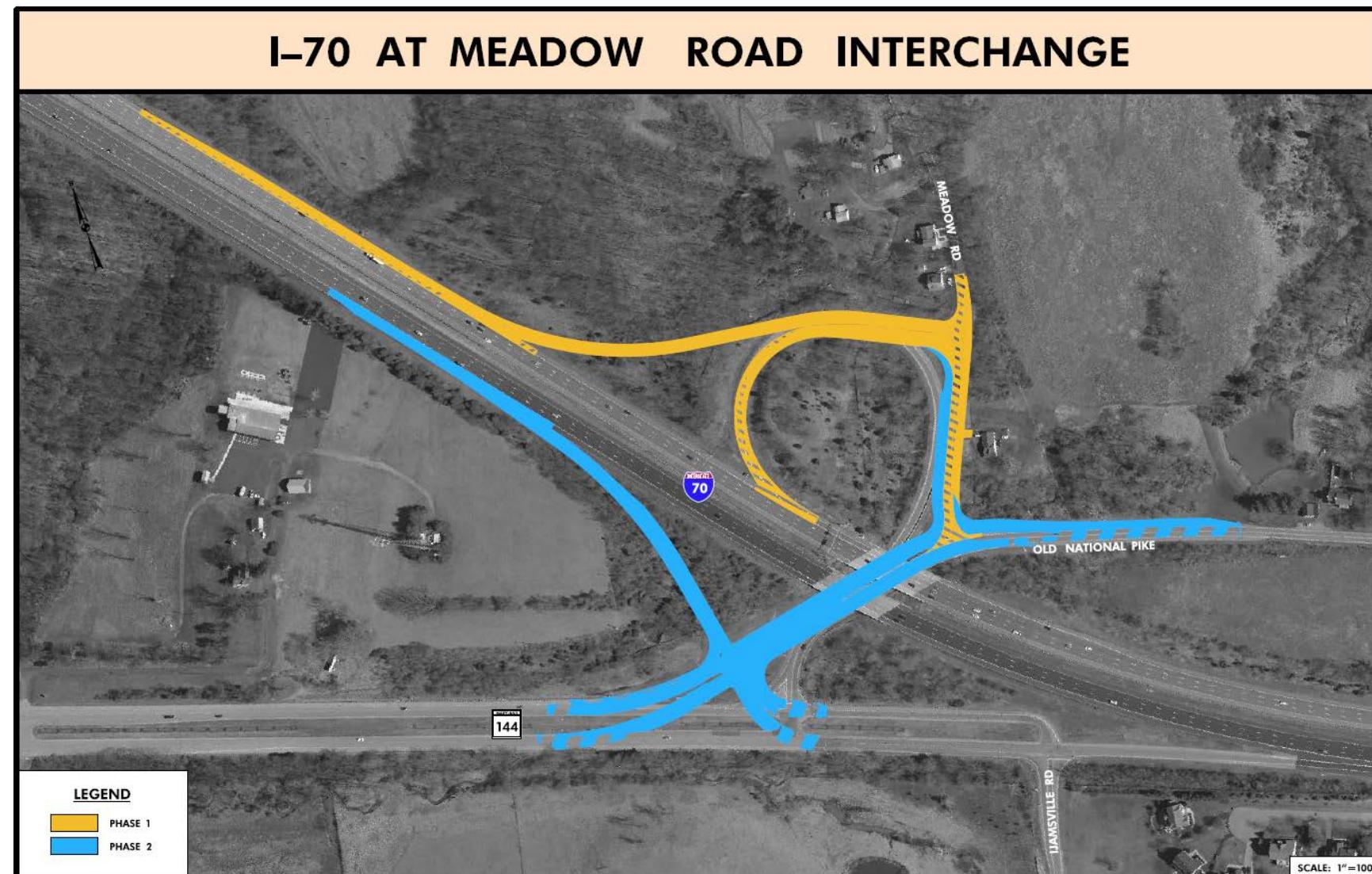
Lake Linganore Blvd./ Meadow Road @ I-70 Interchange Status

- Phase 1

Westbound On Ramp

- Phase 2

Eastbound Off-Ramp

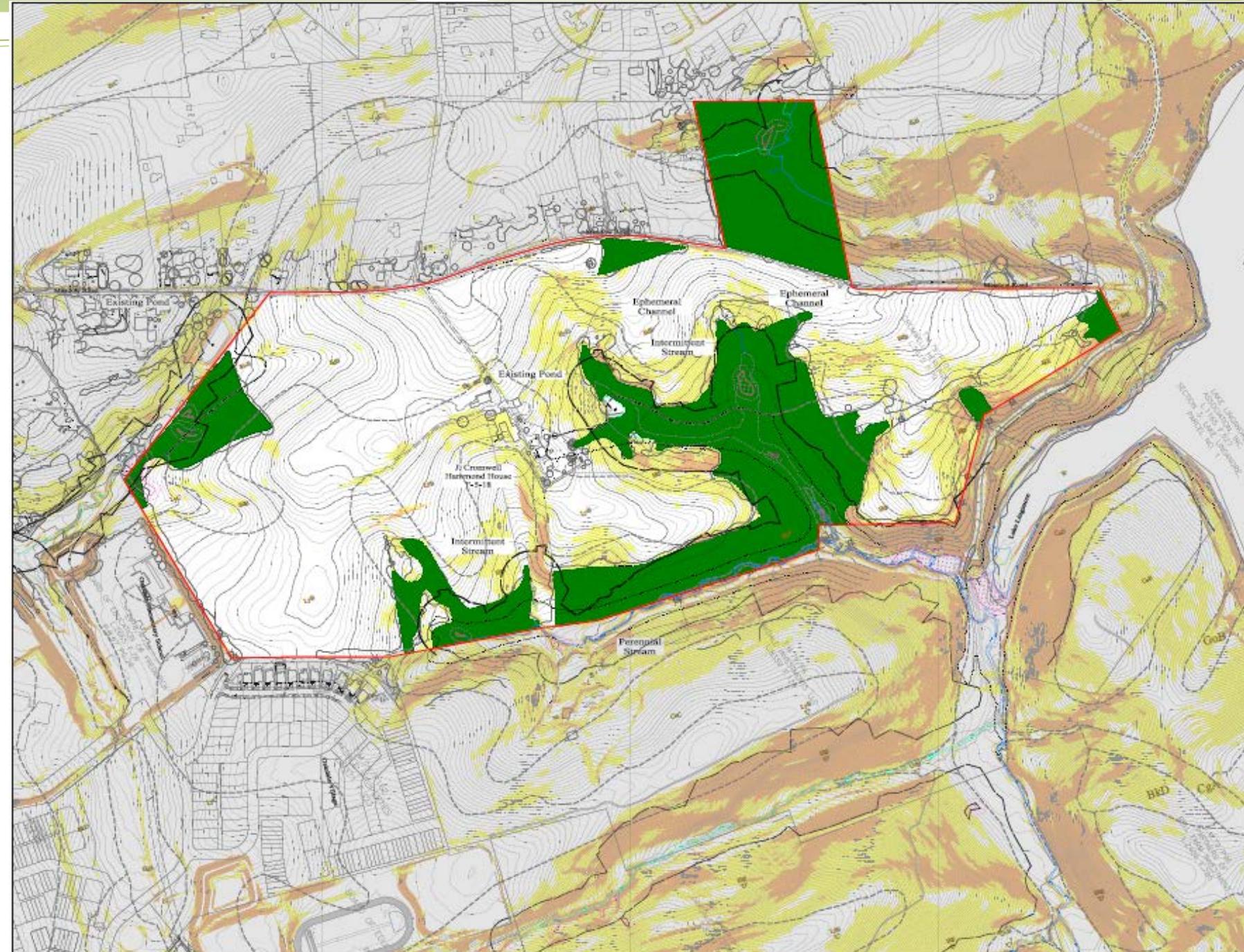


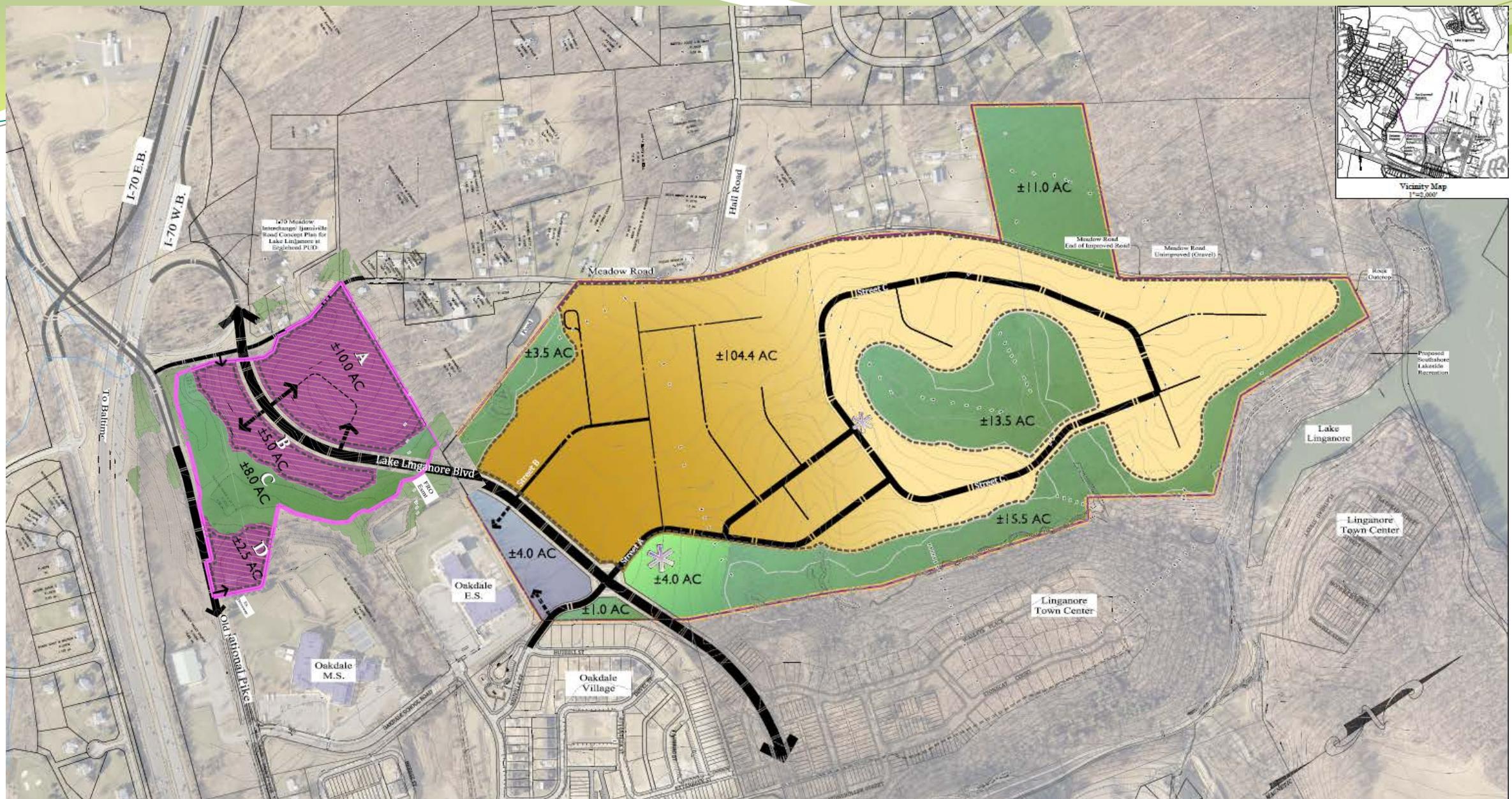
Evaluate Natural Features

- Desktop Analysis
- Field Investigation
- Prepare Basemap

Including Elements such as:

- Site Boundary
- Topography
- Forest Cover
- Streams/Wetlands
- DNR RTE Species
- Slope Analysis
- Buffers (State/Local)





Concept Plan

Cromwell Property

Concept 10/04/19



Implement Livable Frederick ...

- *SI #2 Mixed Use Density* - Support policies and capital expenditures that result in the creation and enhancement of central public places within growth areas through the centralization and concentration of public community facilities, mixed land uses, and private development
- *SI #7 Mixed Use Density* - Prioritize development - especially infill development and redevelopment - that maximizes the use of, or extension of, existing infrastructure systems while minimizing the creation of new infrastructure and loss of existing natural resources.
- *SI #5 – Interconnectivity* - Consider stream corridors within Community Growth Areas for development as public linear parks to allow for greenway/trail linkages both within and between these areas.
- *SI #7 Capacity Expansion* - Ensure commercial and residential development constructs shared-use paths and on-street bikeways designated in county non-motorized transportation plans that pass through or are adjacent to their proposed development site.
- *SI #4 Housing Options* – Seek developer assistance in creating a marketplace conducive to housing types other than just single-family detached dwellings.

Implement Livable Frederick

- *SI #3 Green Space* – Combine accessible passive green space with stormwater management and natural resource areas in new and existing developments in the county.
- *SI # 1 Housing* - Ensure that residential development occurs in county designated growth areas with minimal harm to the environment and adequate water, sewer, transportation choices, schools, and other county infrastructure needed to support a high quality of life.
- *SI # 9 Educational Facilities* - Support and expand opportunities for shared community space and uses at county-owned schools, libraries and other buildings to maximize the investment in public infrastructure and to expand the range of resources available.
- *SI # 4 Environmental Supportive Design* - Preserve natural resources during the development process.
- *SI # 8 Transportation* – Incentivize development of communities where residents can walk to shops, dental and doctor's offices, and general services.

Age-Restricted Community Characteristics

- **Wellness**

- Trails, Dog Parks, Programs, Activities, Flexible Community Space, Safe & Comfortable Design

- **Access**

- Health Care, Family, Cultural Events

- **Connected**

- Transportation Options, Convenience Retail, Entertainment, Social Opportunities, Informal Areas to Safely Interact



PROJECT PROPOSAL

- \pm 600 Unit **Active Adult/Age-Restricted** Community
- **Diversity of Housing** Types (*Multi-Family, Single Family Detached, Villa*)
- Passive and Active **Recreational Amenities**
- Network of **Trail Connections** to Town Center
- \pm 4 acre **Public Use Site** (accommodate Regional Library)
- Facilitate **Completion of Lake Linganore Boulevard (MP Road)**
- Adjoining MXD to Accommodate Commercial/Institutional Uses

