

# Cromwell Property

Public Hearing – 09.08.2020

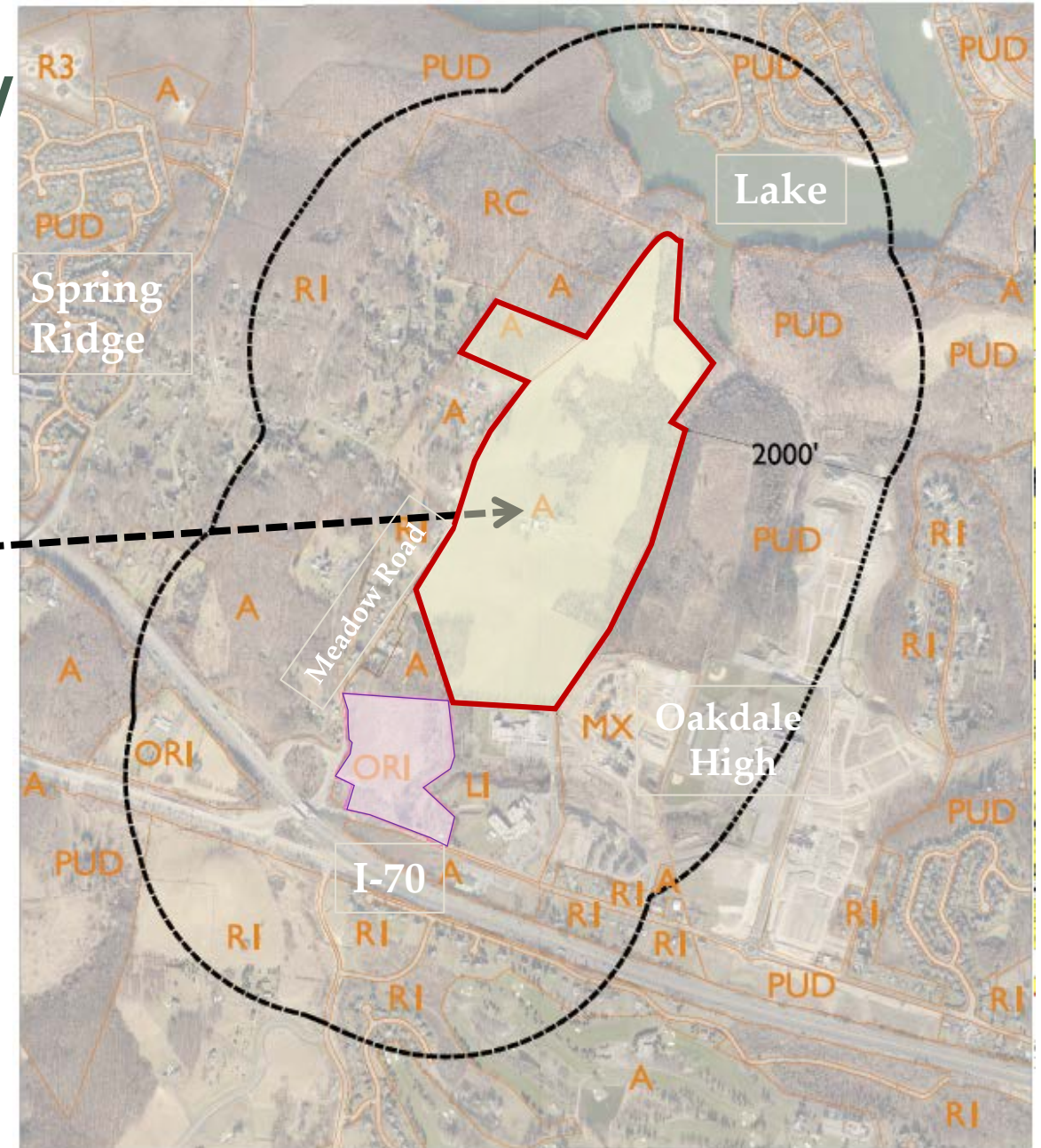
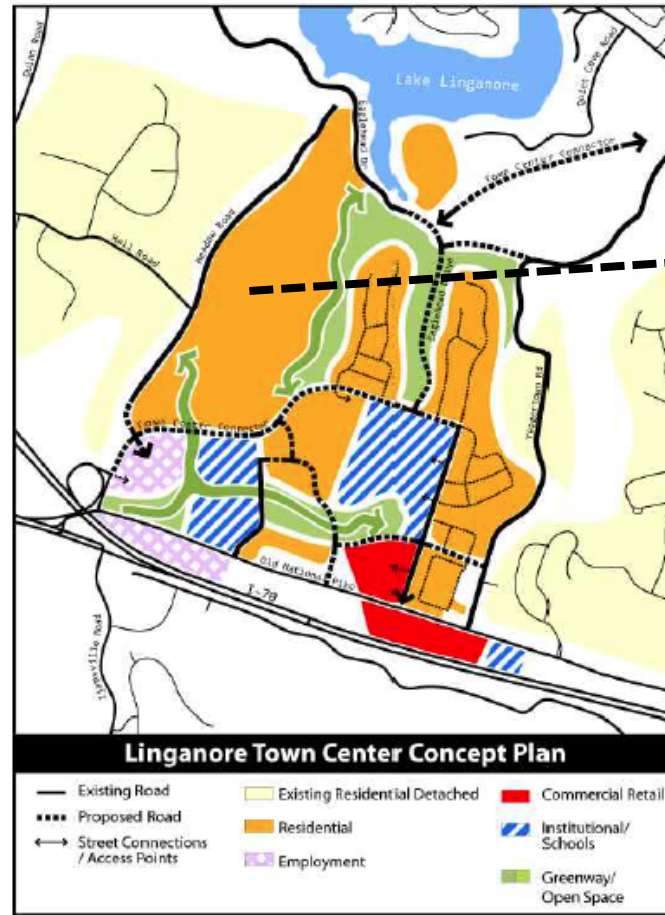
## Cromwell

± 160.6 ac.

Planned LDR

Zoned Ag

*Proposed PUD*



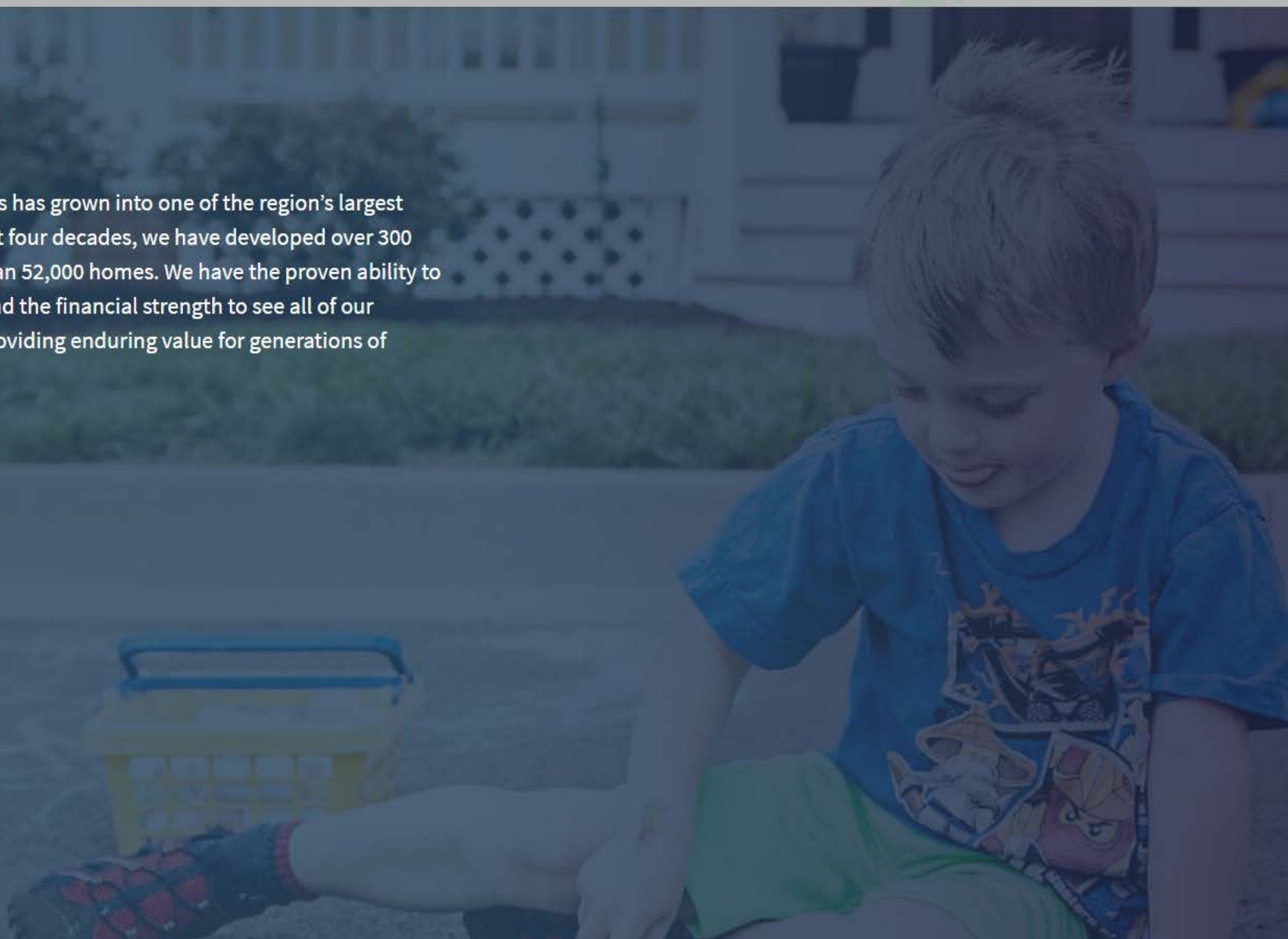




WE CREATE  
COMMUNITIES  
WHERE PEOPLE  
WANT TO LIVE.

# 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+**

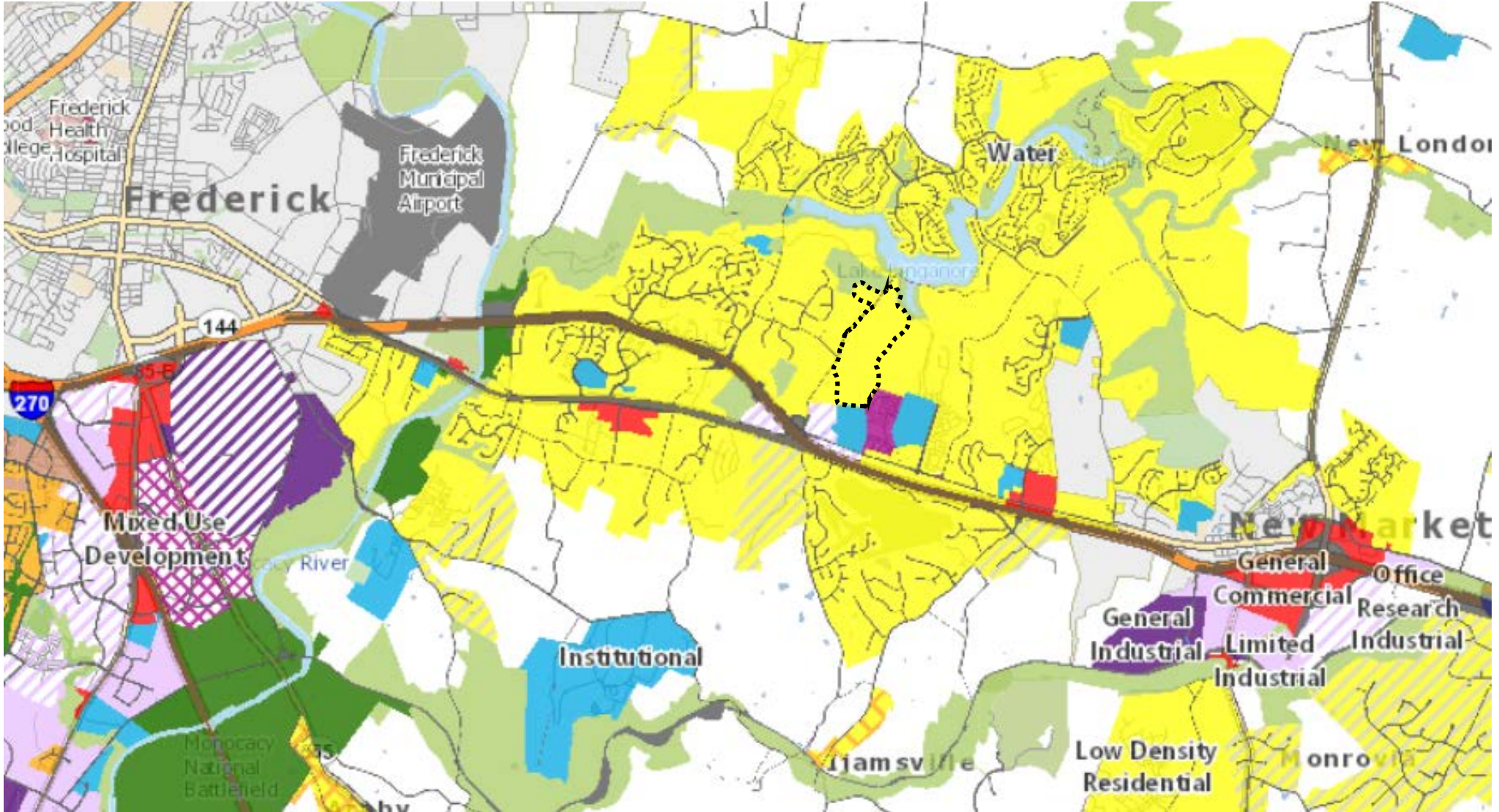
COMMUNITIES

**530+**

YEARS OF COMBINED ELM STREET  
TEAM EXPERIENCE

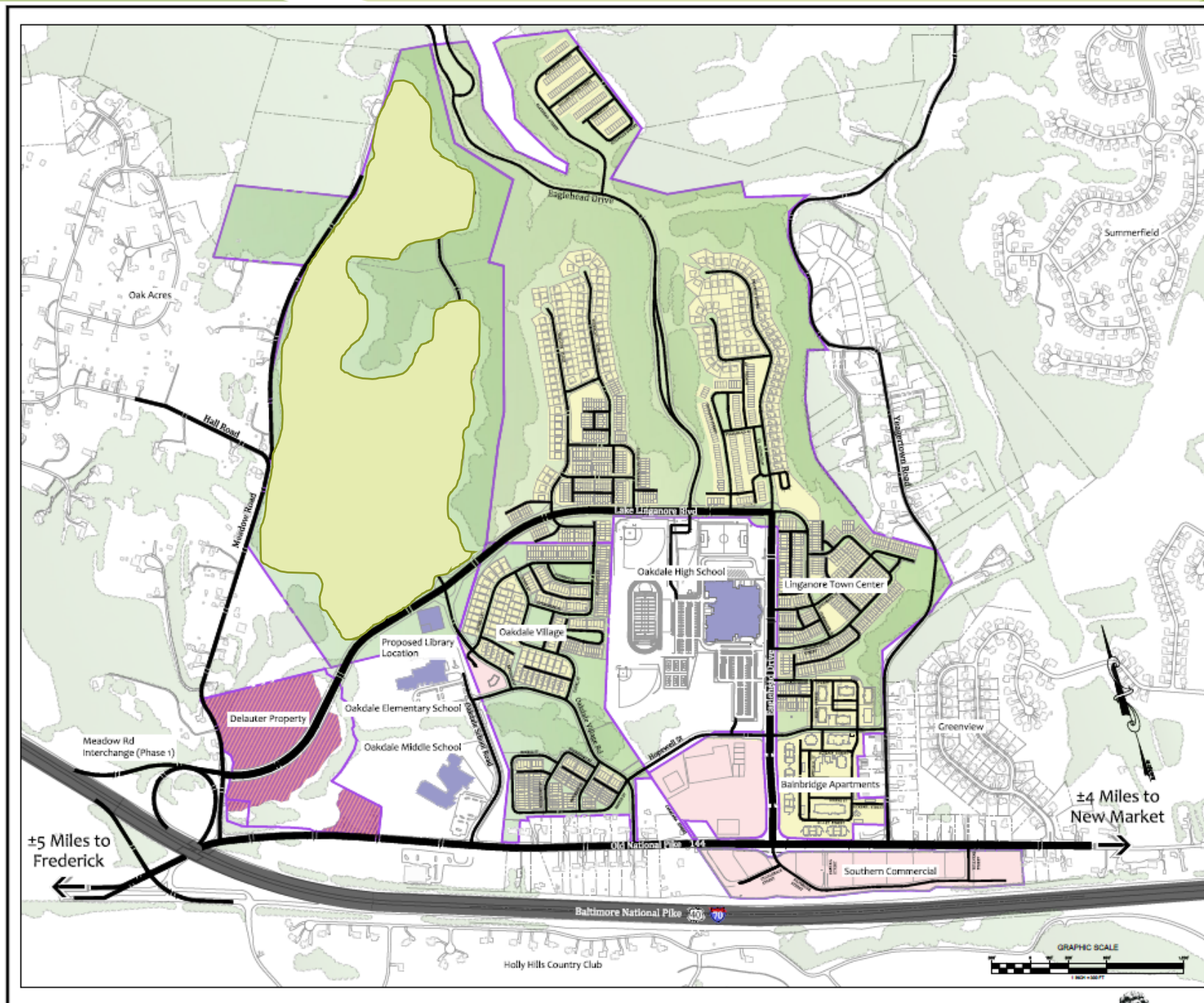
The map displays the following features and labels:

- Frederick:** The main urban area on the left, including the **Frederick Municipal Airport**.
- Frederick Health College Hospital:** Located in the upper left corner.
- Water:** A large body of water in the upper right.
- Lake Logan:** A smaller body of water in the center.
- New Market:** Located on the right side of the map.
- General Commercial Office Research Industrial:** A large industrial/commercial zone in the lower right.
- General Industrial Limited Industrial:** Another industrial zone in the lower right.
- Low Density Residential:** A residential zone in the lower right.
- Monrovia:** A small area in the bottom right corner.
- Frederick:** The city name is prominently displayed in the upper left.
- Frederick Municipal Airport:** Labeled in the upper left.
- Water:** Labeled near the top right.
- Lake Logan:** Labeled in the center.
- New Market:** Labeled on the right.
- General Commercial Office Research Industrial:** Labeled in the lower right.
- General Industrial Limited Industrial:** Labeled in the lower right.
- Low Density Residential:** Labeled in the lower right.
- Monrovia:** Labeled in the bottom right.
- Frederick:** Labeled in the upper left.
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# Immediate Market Area



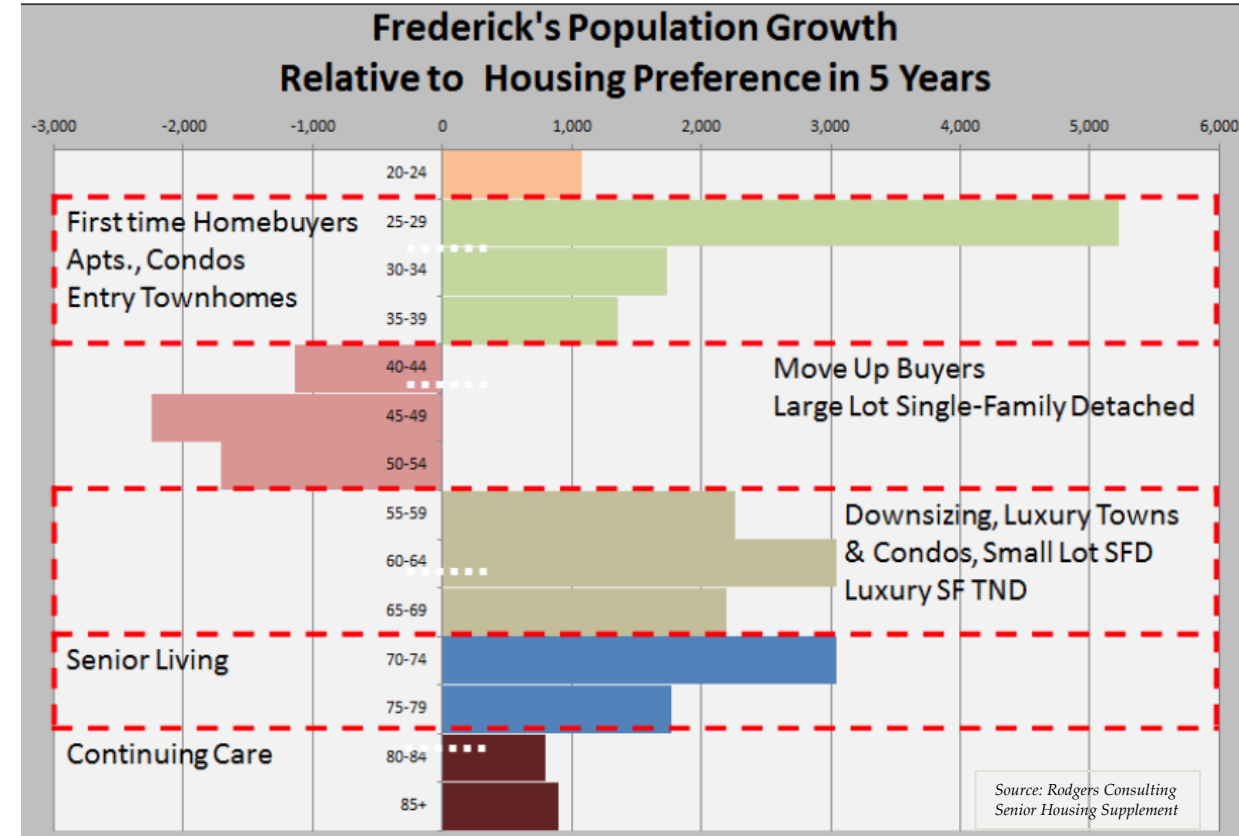
Regional Connectivity

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





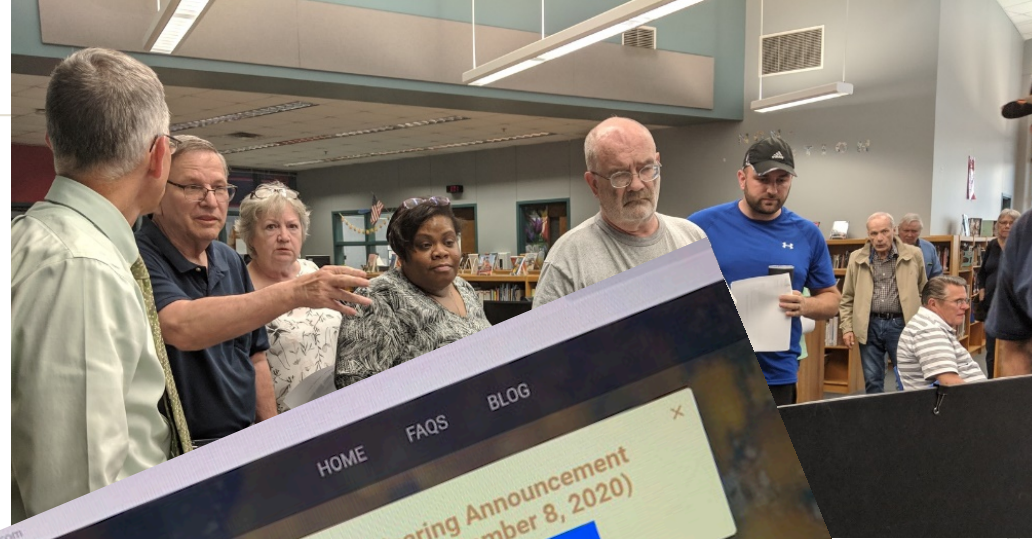
- '...age-restricted housing generates 1.54 persons per household vs countywide average of 2.72 persons'
- '...vehicles trips are 1/3<sup>rd</sup> of a single-family all-age community'
- '...age-restricted units generate a positive annual revenue to the County of \$3,100/unit-year...'
- '...older adults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



NAME	ADDRESS
Shirley Lewis	1111 Emmett Ct. Rd. Bridgewater, VA 22812
Rick Brice	7537 S. Union Rd. Frederick, MD 21701
Sue Kelley	6237 Quinn Rd. Frederick, MD 21701
Robert Reese	
John J. Trapp	
Carolyn Spivey	
Dana Spivey	
John Bannan	
Karen Spivey	
Ron Spivey	
Sharon Spivey	
Dan & John Hendricks	
Laura Davis	
Patti Wilson	
Paula Spivey	
Amy Pangburn	
Anita Murphy	
Dan Spivey	
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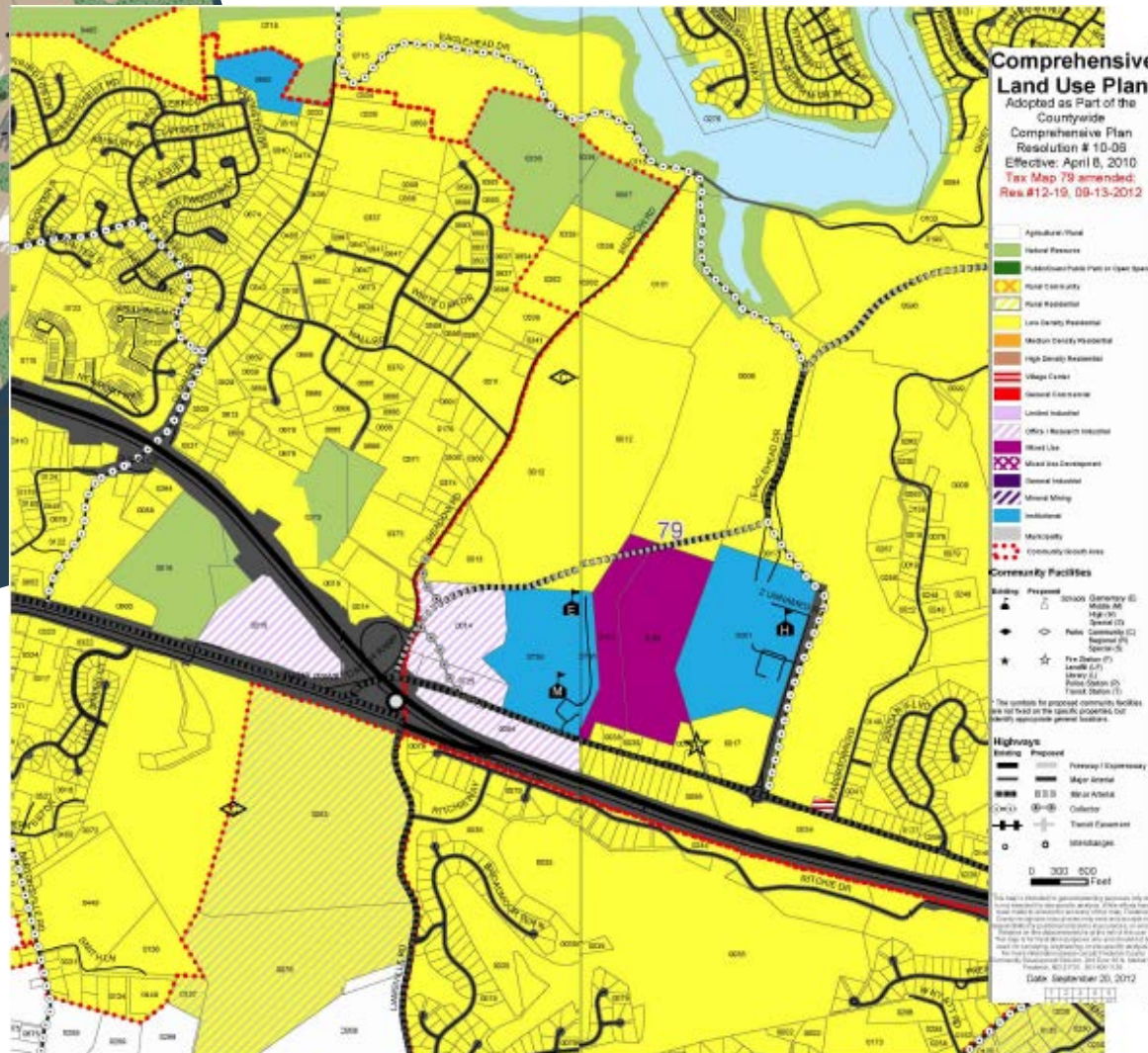
# Evaluating the Land

Developing a Land Plan



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

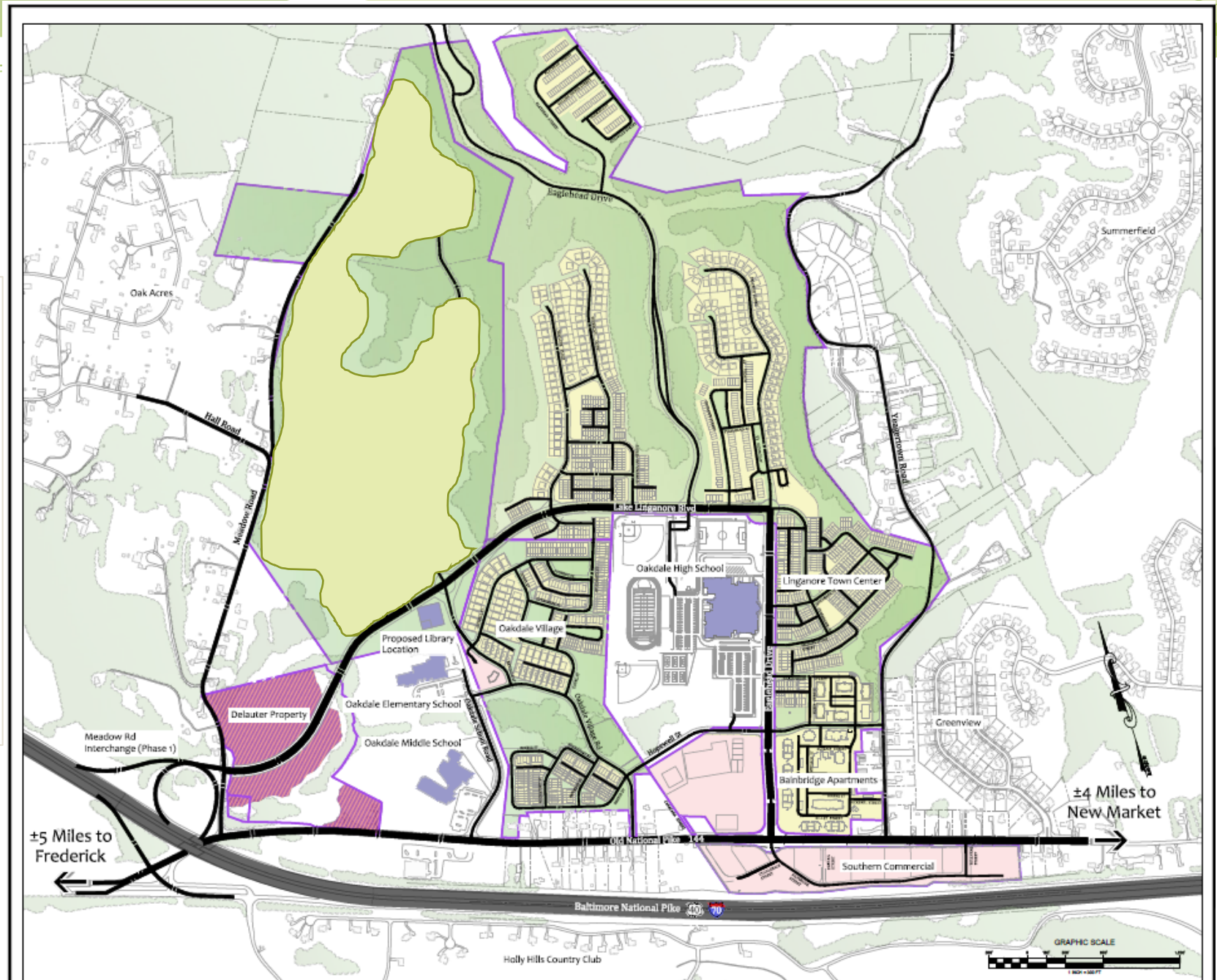
LFMP – “Suburban Retrofit”  
Support policies to facilitate mixed uses, strengthen suburban communities, through reinvestment w/infill creating walk, shop, work near home.





## Evaluate Planned and Built Environment

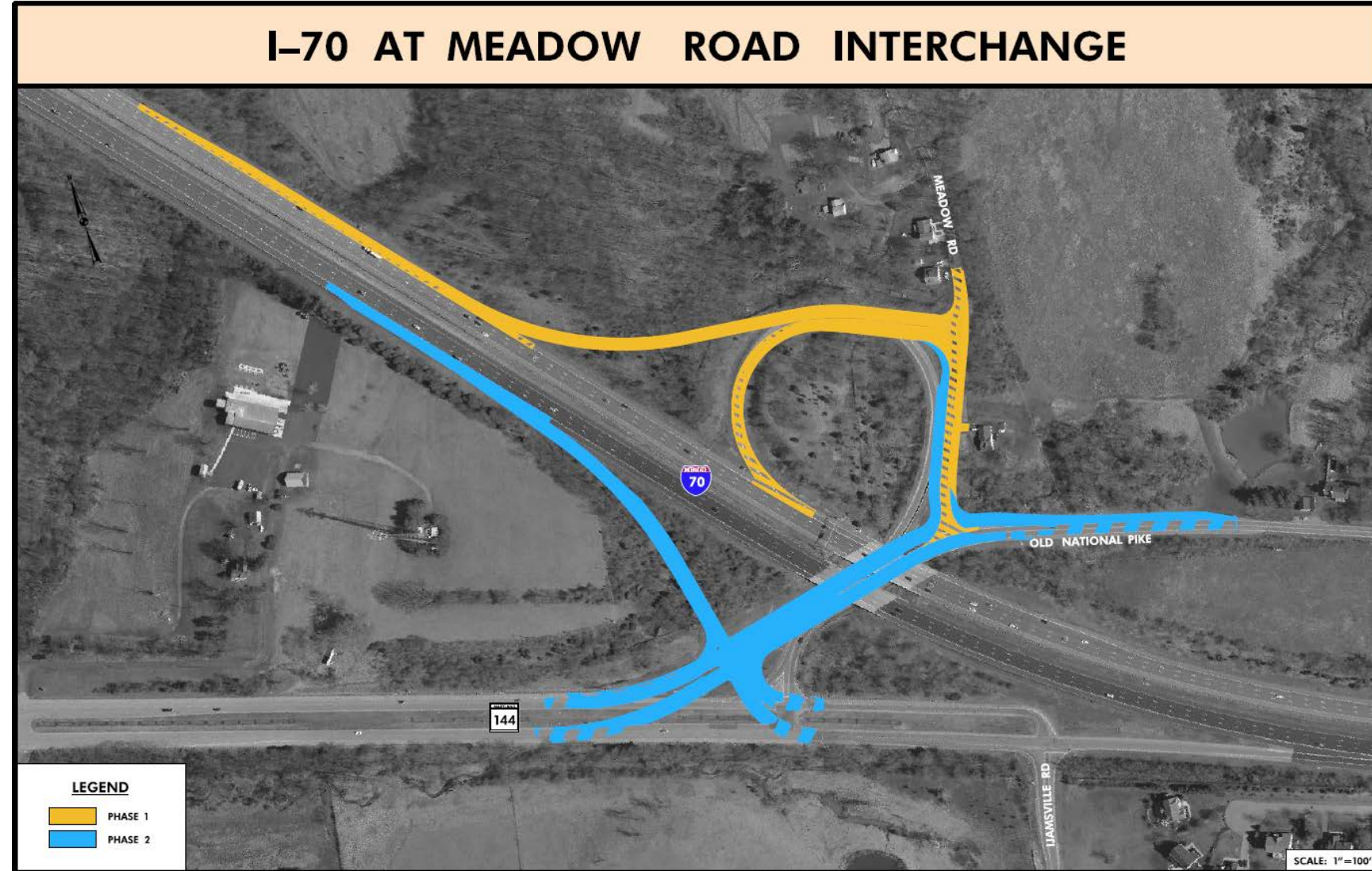
- Community Input
- Comp Land Use
- Master Planned Roads
- Planned Public Facilities
- Surrounding Land Use
- Constraints and Opportunities





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

- Phase 1  
*Westbound On Ramp*
- Phase 2  
*Eastbound Off-Ramp*



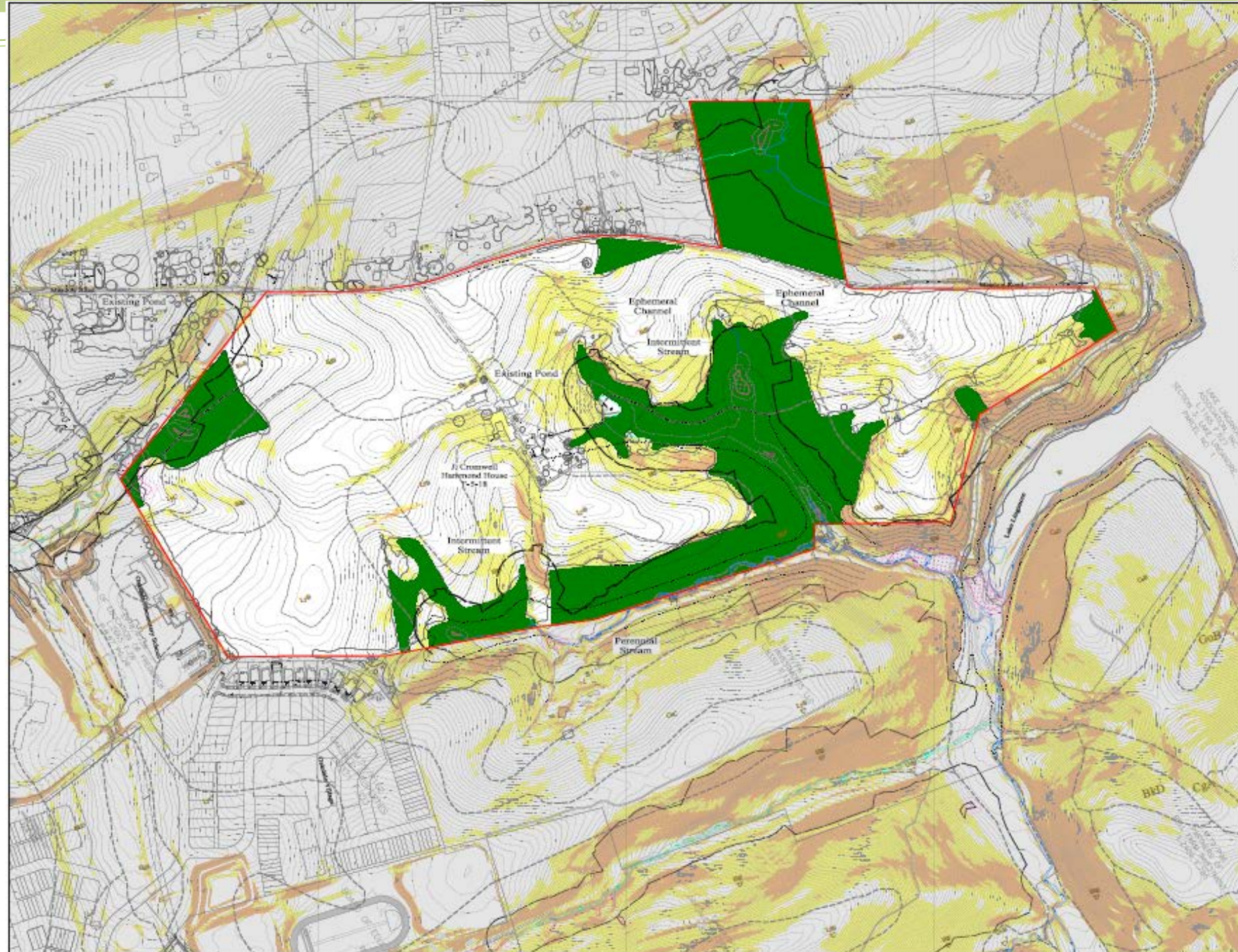


## Evaluate Natural Features

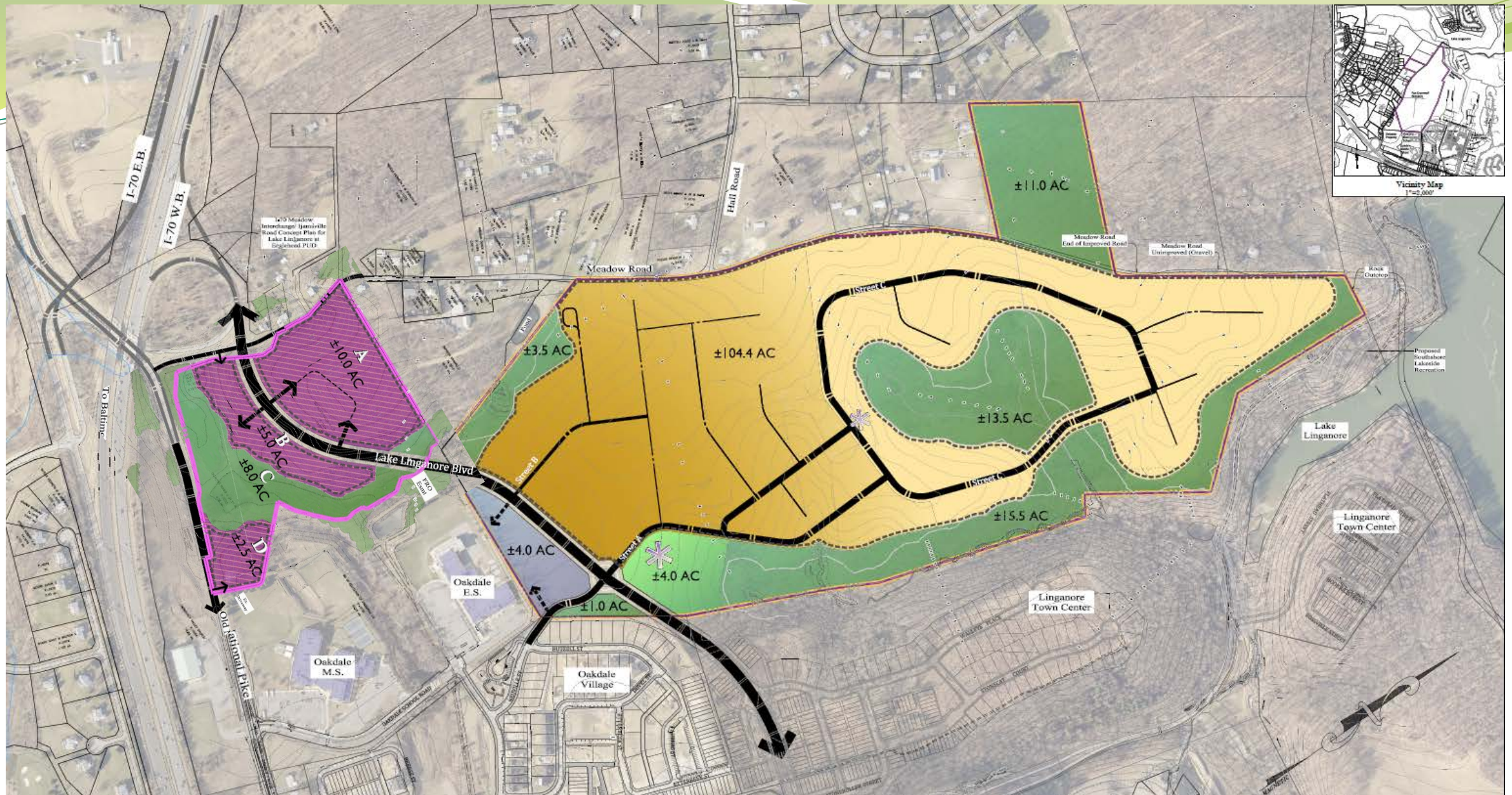
- Desktop Analysis
- Field Investigation
- Prepare Basemap

## 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

1"=100'



Oakdale  
E.S.

± 4 acre  
Public Use/  
Library Site

Lingularore  
Town Center

Lake  
Lingularore

Lingularore  
Town Center



# 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

- ± 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
- ± 4 acre **Public Use Site** (accommodate Regional Library)
- Facilitate **Completion of Lake Linganore Boulevard** (MP Road)
- Adjoining MXD to Accommodate Commercial/Institutional Uses



