

PROPERTY TIMELINE



EUGENE B. CASEY FOUNDATION PROPERTY HISTORY DEVELOPMENT TIMELINE

The Eugene B. Casey Foundation (“Charitable Foundation”) is a non-profit charitable trust created by Eugene B. Casey, a Maryland builder, policy advisor and philanthropist, who served as an agricultural advisor to the Franklin D. Roosevelt administration and provided the federal government with the property and buildings for the research facility that developed the Salk polio vaccine. Mr. Casey and his wife, Betty Brown Casey, established the Charitable Foundation on September 9, 1981, and it has since become one of the largest philanthropic organizations in the Washington Metropolitan Region, having donated in excess of \$200 million dollars to an array of medical facilities, environmental organizations, educational institutions, and cultural arts programs throughout the Region. The Caseys funded the Charitable Foundation, in large part, with substantial landholdings that they acquired throughout Montgomery and Frederick counties.

The property that is the subject of this application for Sketch Plan Review is one such property that the Charitable Foundation acquired (the “Charitable Foundation Property” or the “Property”). The Charitable Foundation Property consists of approximately six hundred and thirty-four (634) acres of land located on Crickenberger Road between MD Route 75 and Boyers Mill Road, in the New Market Planning Region. The Property adjoins the Westwinds residential community to the north, and is north of the Town of New Market.

From 1973 until 2008, the Property had Phase II PUD approval for nearly 1,900 dwelling units, and in the early 2000’s the Property was under contract to a reputable developer/builder who proposed to develop a residential subdivision on the Property (and the adjoining Blentlinger property/Gordon Mill development) consistent with the approved PUD (Phase II) and the County’s Comprehensive Plan for the New Market Planning Region. In 2007, a newly elected Board of County Commissioners for Frederick County (“BOCC”) undertook a whole-scale reconsideration of the then recently-adopted 2006 New Market Region Plan in order to fulfill slow growth campaign promises. In 2008, the BOCC adopted a revised New Market Region Plan which re-designated the Property from the low density residential (“LDR”) land use designation to agricultural, and eliminated the PUD zoning on the Property in favor of Agricultural zoning. This same BOCC confirmed the Property’s downzoning in a comprehensive County-wide downzoning codified in the 2010 County-wide Comprehensive Plan and Zoning Map.

The obvious devaluation of the Charitable Trust Property that resulted from this down zoning was a substantial blow to the mission of the Charitable Foundation. In order to begin restoring the value to this important asset of the Charitable Foundation, in July of 2011, the Charitable Foundation took its first step towards restoring the Property’s development rights by requesting that the current BOCC, as part of its 2011 County-wide Comprehensive Plan review, restore the residential land use designation that the Property had for more than thirty (30) years, thereby allowing the Charitable Foundation to also seek to restore PUD zoning of the Property. On September 13, 2012, the BOCC voted to restore the LDR land use designation to the Property, and the Charitable Foundation. In 2013, The Charitable Foundation submitted application to restore the Property’s development rights and entitlements (and therefore its market value), so that the Charitable Foundation could continue to pursue its charitable mission by, at some undetermined point in the future, selling the Property to a reputable developer/builder and devoting the proceeds of the sale to the Charitable Foundation’s charitable work throughout the Region. The rezoning was approved followed by an approval of a DRRA and an APFO.

Together the Rezoning, DRRA and APFO included a number of conditions of approval. One of those was the initial timing of development that restricted any permits until after January 2020. To that end, the Charitable Foundation did not until recently pursue a purchaser for the property. Elm Street Development, now the contract purchaser of the property will shepherd the property through the site development approval process with the team at Rodgers Consulting.

1970

ORIGINAL PUD ZONING 1972

Casey Property Part of initial vision for Lake Linganore Community Zoned PUD with Approval for 1,796 Dwelling Units.

1980

1990

2000

2010

DEVELOPMENT PLANS PREPARED 2005 -'08

Casey Foundation under contract with national builder to develop Casey along with the adjoining Blentlinger Property as one community

ZONING RESTORED & APFO APPROVED 2014

Following the land use restoration, the Casey Foundation applied for and received zoning approval for the PUD to be restored as it was in 1972.

APFO (Adequate Public Facilities) and DRRA Approved, capping density to 1,010 dwelling units.

MANDATORY DEVELOPMENT DELAY 2014 -'20

Rezoning Condition established no building permits to be issued prior to 2020

2020

DEVELOPMENT PLANNING COMMENCES 2023

Eugene B. Casey Foundation contracts with Elm Street Development to prepare and submit preliminary and final site plans

SKETCH PLAN 2023

PRELIMINARY PLAN 2023 - '24

IMPROVEMENT PLAN 2023 - '28

SITE WORK / UTILITIES 2024 - '30

LOT RECORDATION/ BUILDING PERMITS 2025 - '30

2030

PAST PHASES

FUTURE PHASES



Eugene B. Casey Foundation



July 2023 | Community Outreach Meeting
The graphics & data are based upon the sketch plan and general development. Plan is subject to change as part of any preliminary/final site plan in the future.