

CARTER FARM

A Conservation Community

Centreville, MD





JULY 31, 2021

PROJECT TEAM

- ERNIE SOTA LEED AP
 - Developer, Green Development Inc.
 - Development Construction Manager, Sota Construction Services Inc.
- REBECCA L FLORA, AICP, LEED BD+C/ND ReMake Group LLC (Chestertown)
 - Development Partner
 - Sustainability, Community Outreach, Farm Start-up, Project Management
- DESIGN ENGINEERING LEGAL
 - LaQuatra Bonci Associates, Fred Bonci Landscape Architecture & Site Design
 - Common Ground, Bernie Lamm Civil Engineering and Green Infrastructure
 - Tidewater Properties Appraisals, William Fitzhugh Turner Appraiser (Queenstown)
 - MDSW Ryan Showalter Legal & Policy (Easton)
 - Hill & Hurtt Architects Phase I Home Design (DC)
 - Lane Engineering, Barry Griffith Environmental & Civil Engineering (Centreville)
- AGRICULTURE ADVISORY PANEL
 - Rob Etgen, Eastern Shore Land Conservancy
 - Beth McGee, Chesapeake Bay Foundation
 - Michael Sands, Liberty Prairie Foundation / Bean Hollow Grassfed Farm





PRESENTATION OUTLINE

Town Values

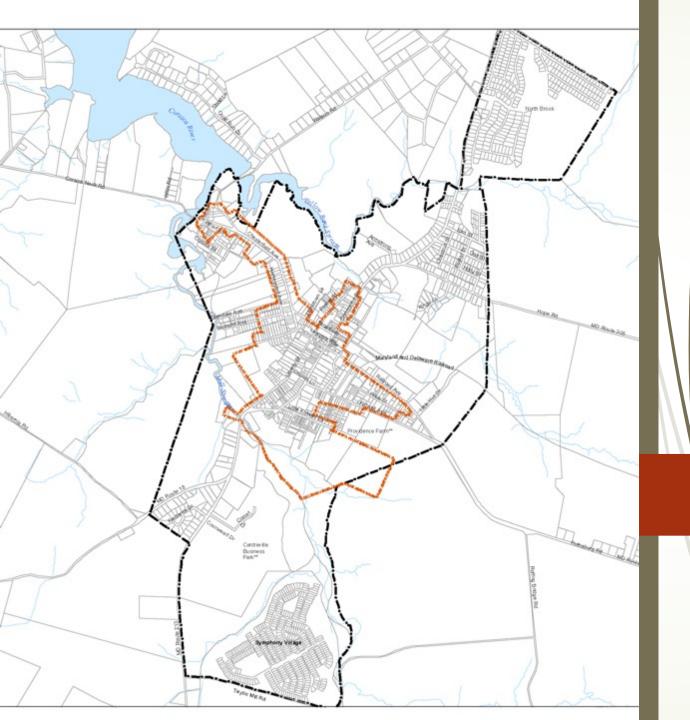
Context & Conditions

Development Concept

Public-Private Partnership

Project Examples

Discussion



"Very important piece of property, in fact, probably one of the most important pieces."

Council President Tim McCluskey ESLC Conversations, 2016.

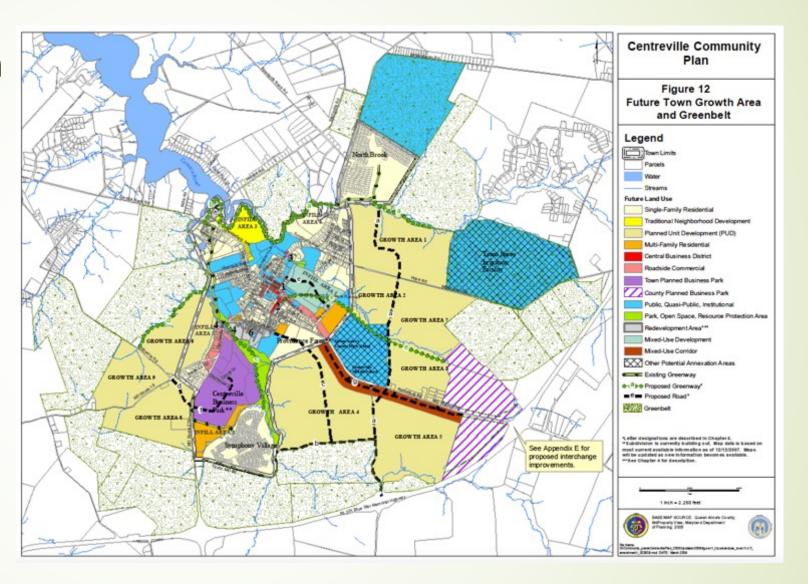
TOWN OF CENTREVILLE VALUES

TOWN VALUES 2009 Community Plan Contents

- Community Profile
- Growth Assumptions
- Land Use Concept
- Transportation, Infrastructure, and Community Facilities
- Sensitive Areas Protection
- Community Design & Historic Preservation

Source:

https://www.townofcentreville.org/departments/planning-zoning/design-standards/

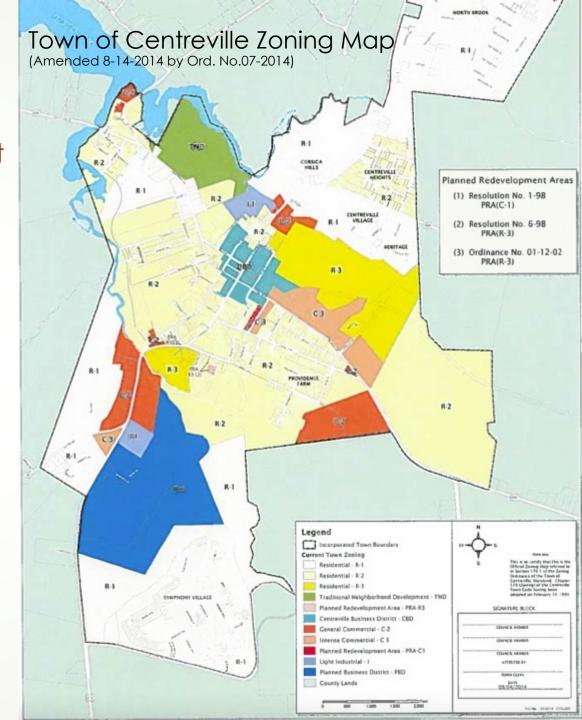


TOWN VALUES 2014 Zoning Amendment Traditional Neighborhood Development (TND)*

Applicable to sites ≥40-acres

- Compact ≤ 5 units/acre
- Human & pedestrian scale
- Mix of residential, civic, small-scale retail and open space uses in close-proximity
- Architecturally integrated
- Mix of housing styles, types and sizes
- Integrated into surrounding communities, incorporates interconnected streets with sidewalks and bikeways and transit
- Provide connections to existing and future development
- Incorporates significant environmental features

*Source: https://www.ecode360.com/9532220



Centreville is a Special Place!

TOWN VALUES 2016 Eastern Shore Land Conservancy (ESLC) Community Conversations*

- June 3 & 17 & 24 Front Porch Sessions
- June 14 Wye River Upper School
 - Community Working Session
 - Ed McMahon, Fellow Urban Land Institute**, presentation

*ESLC Community Conversations, 2016 - https://www.eslc.org/tag/chesterfield/

**ULI is the oldest and largest network of cross-disciplinary real estate and land use experts in the world. ULI is its members – delivering the mission, shaping future of industry, and creating thriving communities around the globe. https://uli.org



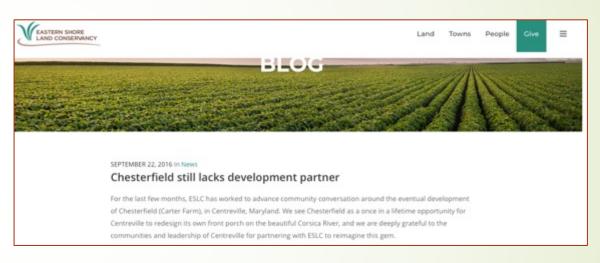
TOWN VALUES ESLC Community Conversations Centreville's Assets & Amenities

- Location
- History
- Art
- Outdoor Amenities
- Cost of Living
- Charm historic, quiet, affordable
- Schools

Source: ESLC Community Conversations, 2016 https://www.eslc.org/tag/chesterfield/

TOWN VALUES ESLC Community Conversations Community Priorities for the Carter Farm (Chesterfield) Site

- Access for public open space & recreation, including integration into town trail system
- 2. Preservation of the Carter farmhouse
- 3. Agricultural components including community gardens & other scalable uses
- Commercial such as a destination inn, market and/or farm to table restaurant
- 5. Housing with a mix of types, sizes and price points



Source: ESLC Community Conversations, 2016 https://www.eslc.org/tag/chesterfield/



TOWN VALUES / DEVELOPER VALUES

Carter Farm

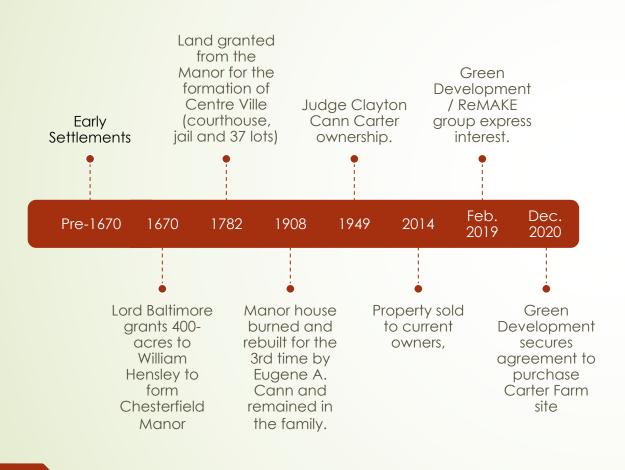
A Conservation Community

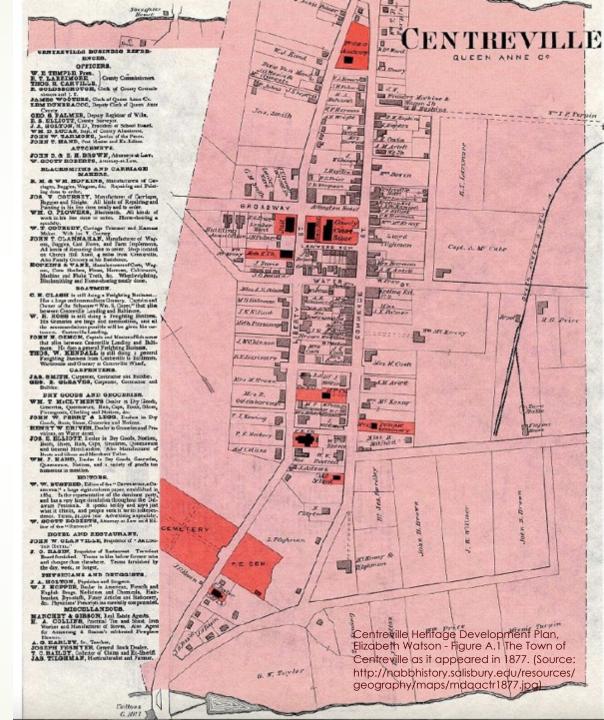
- Create an Agrihood, a food-centered place that advances Centreville's economic and social well being
- Showcase sustainable development best practices on the Eastern Shore
- Restore & preserve wildlife habitat
- Foster neighborliness through place-making
- Value historical roots and heritage
- Make a neighborhood that is economically viable now and, in the future

CONTEXT & CONDITIONS

Carter Farm site appears to be the largest remaining tract of the original 1670 Chesterfield Manor land grant used to form "Centre Ville" in 1782.

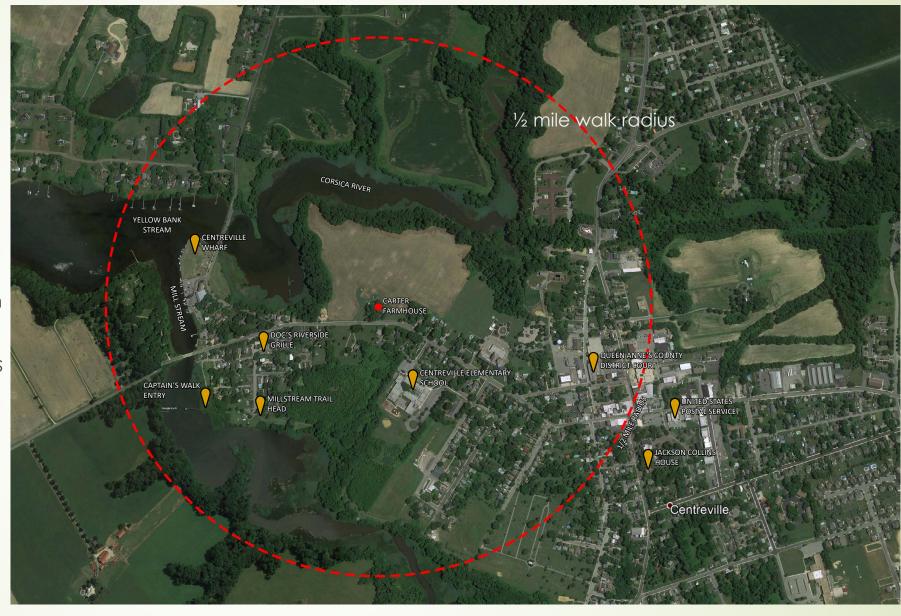
CONTEXT & CONDITIONS Land Ownership History





CONTEXT & CONDITIONS Town Context

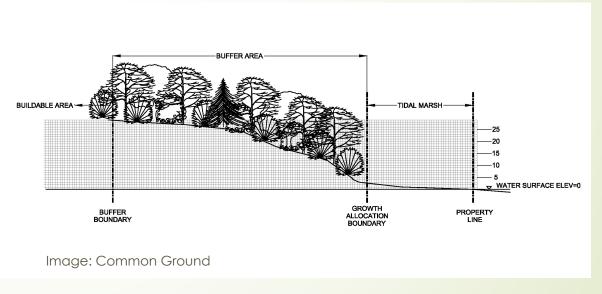
- Adjacent Property Uses
 - Buffer Habitat
 - Public Street w/Sidewalk
 - QAC Board of Education
 - Single Family Housing
- One-half Mile Walk Radius
 - Public Wharf, Trail & Playground
 - Elementary School
 - Mill Stream Trail
 - Captain's Walk
 - Docs Grill
 - Main Street



CONTEXT & CONDITIONS Existing Site Conditions

- ✓ Plateau, above floodplain
- ✓ Walkable, in-town location
- ✓ Adjacent to wildlife habitat
- ✓ Carter Farmhouse & site heritage
- X Located in a Critical Area requiring extensive & costly public approval processes
- X Buffer Area makes up 66% of the site perimeter and nearly half of the site area
- X Buffer Area contains steep slopes with densely overgrown invasive species
- X Irregular, peninsula shape is not conducive to an efficient, grid development pattern
- X Water & sewer infrastructure including pumping stations required for development





CONTEXT & CONDITIONS Market Shifts – the future of housing

- Work from Anywhere adaptive home spaces & common areas required
- Less Focus on the Car less commuting, fewer cars being sold, demand for alternative mobility options, walkable communities are desired
- Sense of Place is Valued spaces that foster neighborliness, community support systems
- Shared Economy is Expanding less individual stuff, downsizing, shared common spaces/tools
- Retirement is Being Redefined multiple careers, work slow-down rather than a full stop
- Aging in Place is Preferred within diverse, multigenerational, active communities
- Healthy Living is a Priority active lifestyles, access to local food systems, social connections
- Younger Generation is deciding where they want to live and then they find or make work. In the past it was find a job and move.

Developer's study demographics like stockbroker's study markets, to get out in front of the market. ULI

Sources: ULI, AARP, news articles

CARTER FARM Agrihoods are on the rise in various regions throughout the U.S AGRIHOOD Urban Land Institute DEVELOPMENT CONCEPT





DEVELOPMENT CONCEPT Core Conservation Priority Restore & Preserve

- Habitat preserve and protect wildlife
 - Remove invasive species in Buffer Zone
 - Restore and foster biodiversity site-wide
 - Minimize human disturbance
- Water Quality improve conditions of the Corsica River & Chesapeake Bay Watersheds
 - Construct native plant rain gardens
 - Retain and naturally filter surface stormwater
 - Implement Low impact development strategies with minimal impervious surfaces
- Soil regenerate soil conditions
 - Utilize regenerative farming methods
 - Restore natural nutrients to open spaces

DEVELOPMENT CONCEPT Community Priority 1: Access for public open space & recreation including integration into town trail system

Views:

- Corsica Marsh Overlook
- Corsica Headwaters Overlook
- Carter Farm Chesterfield Avenue View Corridor

Recreation:

- ADA Accessible Trail to accommodate all types of active users (walk, run, cycle, roll)
- Community Gardening Area

Connectivity:

- Public Access through the site
- Connection points for future Town trail extensions
- Connection point for future development of the QAC property.

NOTE: the green dotted line within the Carter Farm site at the perimeter is proposed as a 5-foot Trail to be constructed by the Carter Farm development. This portion is located within the Buffer Area and will require Critical Area Commission (CAC) approval.



DEVELOPMENT CONCEPT Priority 1: Access Trails & Overlooks

- Public access through the site on the Chesterfield Trail
 - ADA Accessible for multi-user types, lighted, visible - safe
 - Views of the adjacent heritage farm site and house
 - Direct access to farm products
- Yellow Bank Stream Marsh Overlook
- Corsica River Overlook
- Trail Extensions from the main CF Heritage Trail to the Overlooks
- Corsica Trail within the Buffer Area connecting Overlooks and an additional entry point at Chesterfield Avenue (proposed, pending CAC approval)
- Trail connection points at site boundaries to the Town's proposed future trail extensions
- Heritage and Ecological signage

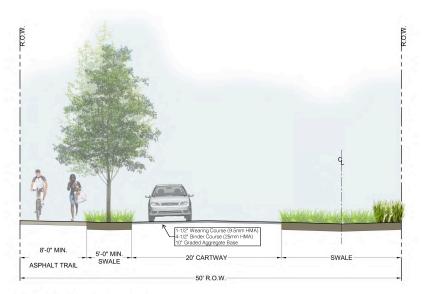




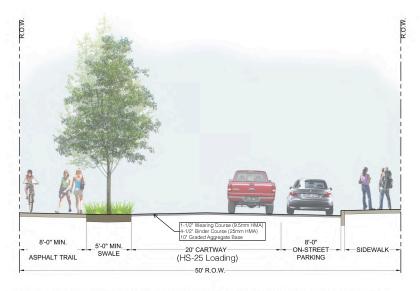


DEVELOPMENT CONCEPT Priority 1: Access Streets

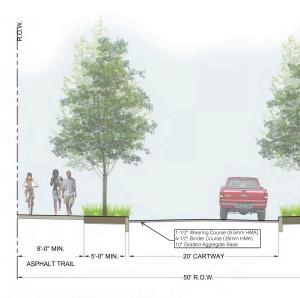
- Public Access Street: privately built, publicly maintained
 - Separated bike / ped paths (part of trail system)
 - On street parking one-side
 - Public utilities
- Private Woonerfs (Living Streets): privately built, HOA maintained
 - Fire & emergency access
 - Loading & delivery vehicles
 - Accessibility needs
 - Utilities to/from public street



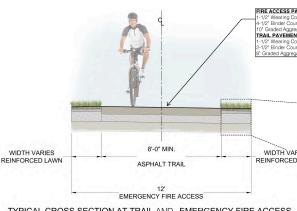
CROSS SECTION - TYPICAL STREET (HS-25 Loading In Cartway)



TYPICAL CROSS SECTION AT RURAL TOWN CENTER WITH OPTIONAL PARALLEL PARKING



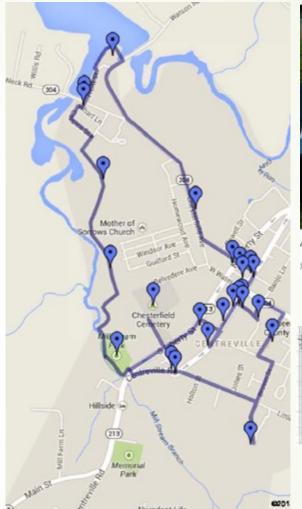
TYPICAL CROSS SECTION AT ENTRANCE (HS-25 Loading In Cartway)



TYPICAL CROSS SECTION AT TRAIL AND EMERGENCY FIRE ACCESS

DEVELOPMENT CONCEPT Community Priority 2: Preservation of the Carter Farmhouse

- Preserve the exterior Carter Farmhouse building façade
 - explore adaptive reuse options and identify investors
 - Participate in the Chesterfield Avenue: River to Railroad Heritage Corridor
 - Interpretive Signage
 - Chesterfield Heritage Farm Area
 - Maintain the view corridor from Chesterfield Avenue
- Assess condition of surrounding heritage trees



ID, Heritage & Recreation Sites and Major Public Buil 14/13 eth Watson, AICP, Heritage Strategies, LLC. Elizabeth is a regional



Area Interpretive Sign #4 - re the route along Chesterfield Avenue to the center #1 by Mary Margaret Revell Goodwin, photo #2 by Elizabeth Watson ies)

was 12 years old when the lower burner told me that the original bitchen was in the bosoment with a dumb moiter to the ground floor.

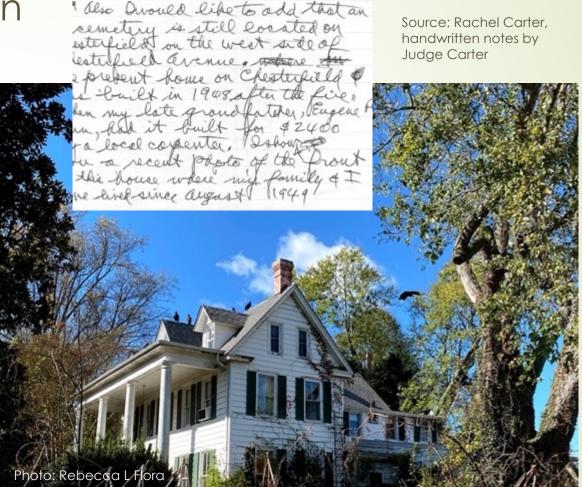
Source: Rachel Carter, handwritten notes by Judge Carter

Priority 2: Preservation

Carter Farmhouse

Farmhouse vacant 10 years

- Adaptive reuse potential
 - Residential
 - Farm office
 - B&B Inn
 - Restaurant
 - Heritage Tourist site
 - Small retail
- Existing deteriorated conditions will require significant investment



Community Priority 3: Agricultural Components

including community gardens& other scalable uses

- Preserve land for a working farm & operations
- Install a farm stand for community access
- Include a CSA membership requirement in homebuyer agreements for economic support
- Set-aside a community garden area targeted to food production for local families in need







Community Priority 4: Commercial such as a destination inn, market and/or farm to table restaurant

- Provide small-scale, commercial area to accommodate targeted uses:
 - retail food hub for eastern shore valueadd farm products
 - farm-to-table restaurant
 - neighborhood serving retailers & service providers
- Coordinate with Centreville's Main Street office to further enhance and connect to existing business district offerings
- Provide an area for relocation of the Town
 Farmer's Market, if desired by the community

The number of farmers markets in the US grew by 395% between 1994 and 2017, ULI

Priority 4: Commercial

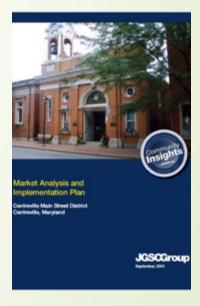
Community-wide Benefits

- Complement Main Street's local business options and capture potential
- Create a stopover for pedestrians, cyclist, wharf users along the historic Rail to Wharf heritage corridor of Chesterfield Avenue
- Provide a gathering place for new residents & existing to interact
- Serve as new destination (with the Farm) for visitors to stop & stay longer in Centreville



"Your merchants' stores capture only \$.075 of every dollar spent by area residents on retail goods and services. That is a dismal rate; it should be closer to 40% to 50% capture."

Main Street Market Analysis, JGSCG Group, September 2015







DEVELOPMENT CONCEPT Community Priority 5: Housing with a mix of types, sizes and price points

Number & Mix of Housing Types by Parcels*

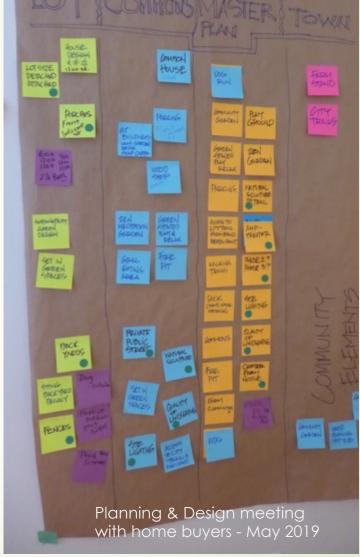
- Parcel 1A: 8 Single Family Homes
- Parcel 1B: 25 Single Family Homes (2-3 bedrooms, 1300 sf 2150 sf)
- Parcel 2: 42 Single Family Homes & Townhomes
- Parcel 3A: 10 Single Family Homes
- Parcel 3B: 24 Townhomes
- Parcel 3C: 16 Multi-family Units
- 125 total new households

*Note: based on July 30, 2021, concept plan, that is under review by the Town

DEVELOPMENT CONCEPT Priority 5: Housing Parcel 1B Homes & Buyers

- A home buyer focus group has been actively working with the developer on home design, and providing other expertise to the project
 - these core buyers have identified 15 additional households with serious interest and more prospects are available without active marketing
- "NET ZERO READY" certified homes
- Common House
- Open Spaces & Gardens
- Clustered Parking with half sheltered
- Storage Sheds
- HOA Managed
- No Gates





PUBLIC – PRIVATE PARTNERSHIP

"Vision counts, implementation is priceless"

Ed McMahon, ULI

PUBLIC - PRIVATE PARTNERSHIP Economic Benefit to the Town*

Direct: Total Appraised Home Values ~ \$ 43MM

- Town Property Taxes ~\$174k/year
- Town Income Taxes \$119k/year
- Town Sewer & Water Capacity Fees ~ \$1.8MM + Commercial
- County Impact Fee ~ \$1.2MM

Indirect:

- New Resident's Local Discretionary Spending: ~\$350k/year (10% capture)
- New Resident's Non-discretionary spending: food, housing, transportation, etc.
- Construction Spending
- Visitor Spending
- Catalyst for additional investment in the town

Many studies find as much as a 15 to 30 percent increase in the value of properties adjacent to parks and open spaces, which can include working farms and community gardens. ULI

^{*} Assumes full development / costs are preliminary estimates based on March 24, 2021 plan

PUBLIC – PRIVATE PARTNERSHIP Town of Centreville - Public Approvals

- Zoning Planning Commission & Town Council
 - Amend the Traditional Neighborhood Development (TND) Zoning and Planned Unit Development (PUD) codes to accommodate the Agrihood development approach and conservation design concepts
 - Requires Town Council and Planning Commission approvals and public hearings
 - Design Review of each phase is conducted by Planning Commission, Town Staff and Town Consultants
- Subdivision Plan Planning Commission
- Town Public Water & Sewer Capacity Commitment nonrefundable developer deposit required
- Town Growth Allocation support to the Critical Area Commission
- Town Developer Rules & Responsibilities Agreement

"We, the owners of Chesterfield LLC, have deep concern in seeing this property developed in a manner that proves to be a long-term asset to the Centreville community.

The property has been actively marketed for over 5 years and during that time various developers have presented proposals. Other than Green Development, all of proposals showed a very high density of the site development.

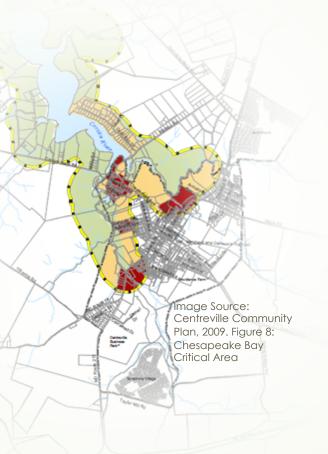
We have found the Green Development proposal to be the most congruent with our goals of seeing the property developed in an environmentally responsible manner with appropriate density and preservation of the Carter Farm home.

We fully support the Green Development proposal and hope that it meets the approval of the planning commission, the town manager and the Centreville town council."

Joe Downey

PUBLIC - PRIVATE PARTNERSHIP Critical Area Commission - Growth Allocation

- Critical Area Act (1984) created to:
 - Improve Water Quality
 - Protect Wildlife
 - Reduce Impacts of Human Activity on Sensitive Lands
- Growth Allocation
 - Allows LDA reclassification to IDA (developable area)
 - Local public approval process and Ordinance required to allocate portion of Town's total of 186-acres available acres
 - CAC review & approval required



The Critical Area regulations for IDAs require that designated Habitat Protection Areas be identified and conserved and promote the use of clustering of development to reduce the amount of impervious surfaces and increase the area of natural vegetation. There are no clearing limits and no lot coverage limits within IDAs; however urban forestry programs that minimize the destruction of forest and woodland vegetation and benefit water quality by controlling sediment, reducing runoff and removing nutrients are encouraged.

https://dnr.maryland.gov/criticalarea/Pages/development in CAC.aspx



Public Approvals by end of 2021

Zoning / Subdivision

CAC

Site & Infrastructure Plans

Developer Agreements



Start Construction by Spring 2022

Residential market window is limited

Site carrying costs cannot be prolonged

Project predevelopment costs at risk

Nonrefundable fees for securing sewer capacity



Secure Financing

Bank loans
Developer equity &
guarantees

Farmhouse & Commercial investors / funders



Stabilize Budget

Materials costs are rising Appraisal values do not reflect of quality of

development costs
Approvals & fees are
more stringent & costly

than elsewhere



Preserve Farmhouse

Reduces density by 25+ SF units

Less revenue to cover sitewide costs

High cost to stabilize and retain with limited, affordable adaptive reuse potential

PUBLIC – PRIVATE PARTNERSHIP Private Investment – Assumptions & Realities

PROJECT EXAMPLES

Partnering food and real estate - that's not just growing, it's the education and community benefit to bring everyone together.

Jordan Perkins, Solutions for Urban Agriculture

DEVELOPMENT APPROACH: Agrihood

LOW-IMPACT DESIGN METHODS:
Eco-Village / Co-housing / Pocket Neighborhood

AGRIHOODS are on the Rise!





https://www.youtube.com/watch?v=8zrjHABeXHU





The rise of neighborhood farms and "agrihoods"

6,587 views • Aug 7, 2017



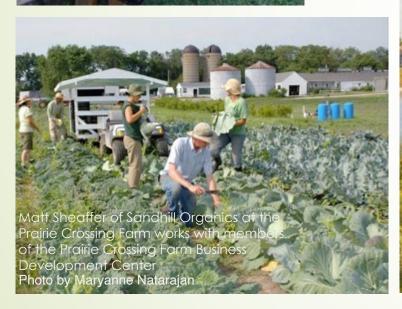






WILLLOWSFORD, Loudoun County, VA

Liberty Praine Foundation: Eric Carlberg of the Prairie Crossing Learning Farm helps students in the summer youth farming program. Photo by The Learning Farm



PRAIRIE CROSSING & LIBERTY PRAIRIE FOUNDATION Grayslake, IL



http://libertyprairie.org

SERENBE Chattahoochee Hills, Georgia





https://serenbe.com

ECO-VILLAGE Ithaça, NY

- Green Homes
- Solar Powered
- Clustered Parking
- ► / Free-range Kids"
 - Car-free Site Interior

https://ecovillageithaca.org/live/







RIVER ROCK COMMONS (co-housing)

Fort Collins, CO

- Clustered Parking
- Woonerfs AccessLanes
- Enviro-friendly
 Building Features
- Co-housing
- Wonderland Hills Development Company

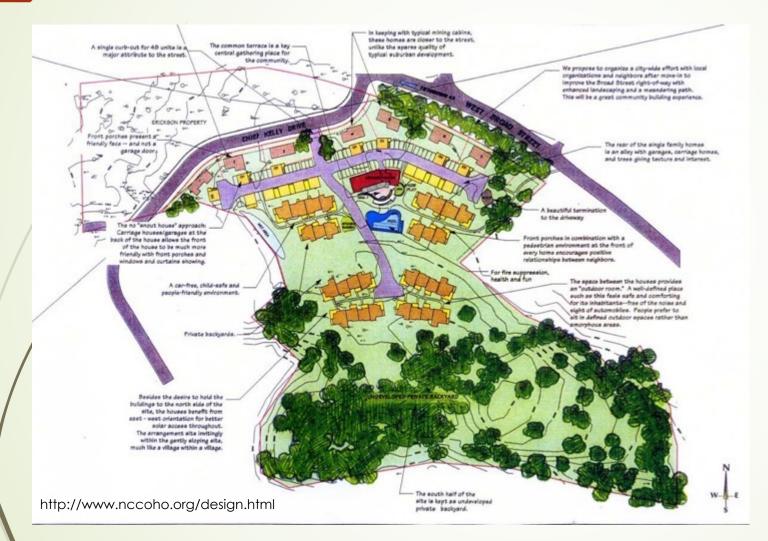


http://www.riverrock.org/Plans/



http://www.riverrock.org/vision.shtml Access Lanes - Woonerfs

NEVADA CITY CO-HOUSING Nevada City, CA





- Former brownfield site
- Green features in homes
- Clustered parking
- Vegetables gardens
- Trail to town
- Preserved 6-acres of open space

NYLAND CO-HOUSING Lafayette, CO

- parking in one large lot away from the homes
- 6 ft wide concrete pedestrian way to access all the homes (some are nearly 1/4 mile from the parking)
- ped way has 2-3 ft wide compacted gravel shoulders that enabled firetrucks to drive up to the homes
- Fire Lane design was approved by the local fire chief who drove their largest truck around the circular ped way when it was completed before signing off on it.





POCKET NEIGHBORHOODS

Ross Chapin





- Corrall Cars
- Cluster Homes
- Create Community

https://www.pocket-neighborhoods.net/index.html

CARTER FARM A Conservation Community

Let's Talk!



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