



CARTER FARM AGRIHOOD DEVELOPMENT

located in the Historic Town of Centreville, MD

PROJECT VISION

The Carter Farm Agrihood development project will honor the historic Chesterfield property's past and create a new model for future development through its low-impact, conservation, and community-oriented development approach. The natural assets of the Corsica watershed will be nurtured and restored to support the health and expansion of wildlife habitats through removal of invasive species and planting in the buffer and the expanded buffer zones with vegetation native to the Eastern Shore. Social interaction and community-building will be fostered through pedestrian-oriented development patterns and creation of a central farm that encourages new and existing neighborhood cohesion. *All will be welcomed* for the enjoyment of local food products generated from the neighborhood farm and recreational offerings of the trail network and open spaces.



MASTER DEVELOPER

- ◇ **Ernie Sota**, is the owner of Green Development, a sister organization of Sota Construction. Ernie is the owner of both companies with over 40 years of sustainably focused development and construction experience. He has developed or built over 2,000 residential units that include completion of LEED Platinum, Passive HAUS, Energy Star and DOE Zero Energy certified projects.
- ◇ **Rebecca Flora**, is owner of ReMAKE group, a certified women-owned business enterprise (WBE) with over 30 years of professional experience. She is a certified planner specializing in community planning, real estate development, sustainable development practices and economic development. She most recently served as the project executive for Hazelwood Green, a 178-acre, mixed-use waterfront redevelopment in Pittsburgh PA. ReMAKE also prepared the LEED for Neighborhood Development platinum certified master plan and served as sustainability expert.

DEVELOPMENT PROGRAM

The Carter Farm (CF) site is located on a 46-acre former Chesterfield farm site and within a Critical Area of the Chesapeake Bay due to its adjacency to the Corisca River. The site's walkable, in-town location presents an ideal opportunity to create a new model for sustainable development on the Eastern Shore. The site will be developed with 126 new homes as an Agrihood that is centered around a working farm and the associated benefits of direct access to fresh food and open spaces. The farm will also serve as an amenity to the homebuyers and the broader community.



COMMUNITY CONVERSATIONS held in 2016 identified priorities that are all part of Carter Farm.

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

COMMUNITY BENEFITS will provide Centreville with new housing options, stimulate economic development and add significant new revenue to the Town.

- ◇ **Chesterfield Trail, Corsica Trail and Overlooks** provide a public amenity and provide over 1-mile of added trail system and view areas for public access and connection to future Town trail systems.
- ◇ **Farm:** preservation of approximately 4.5-acres of land for crop production will provide the broader community with direct access to local food, improve the soil conditions and support habitats.
- ◇ **Open Space:** a total of 19.94-acres is provided on the Carter Farm site that is more than double what is required and ensures a low-impact approach to development.
- ◇ **Conservation:** wildlife habitat area is being expanded through the preservation and regeneration of farmland, reforestation of the buffer area and afforestation with new tree canopy in the 1.56-acre expanded buffer zone.
- ◇ **Low Impact Development:** in addition to low-impact site development measures, the homes will be designed to meet DOE Zero Energy Ready home as well as EPA "Water Sense requirements". This will reduce both community wide energy consumption and will minimize the impact on the Town water treatment system.
- ◇ **History & Culture:** the site and the Carter Farmhouse, its trees and views are all part of Centreville's cultural and historic past that will be respected and integrated into the overall plan.
- ◇ **Tax Revenue:** annual Town property and income taxes at full buildout are estimated to be \$344,700.
- ◇ **Town Water & Sewer Capacity Fees:** more than \$2 million will be paid in one-time fees for the residential and commercial areas.
- ◇ **Economic Benefit:** Construction of the project plus ongoing spending of 126 new households living in the core area of Town will generate added economic value.
- ◇ **Farm & Commercial Area:** provision of new wellness and food-oriented products and services will serve existing residents and attract outside markets and interest in Centreville.



Learn More at: <https://www.remakergroup.com/projects/carter-farm-agrihood-conservation-community/>

