



# CARTER FARM

A Conservation Community

Centreville, MD

TOWN COUNCIL BRIEFING  
April 15, 2021



**REMAKE**  
GROUP

# PRESENTATION OUTLINE

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Town Values

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Context & Conditions

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Development Concept

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Public-Private Partnership

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Project Examples

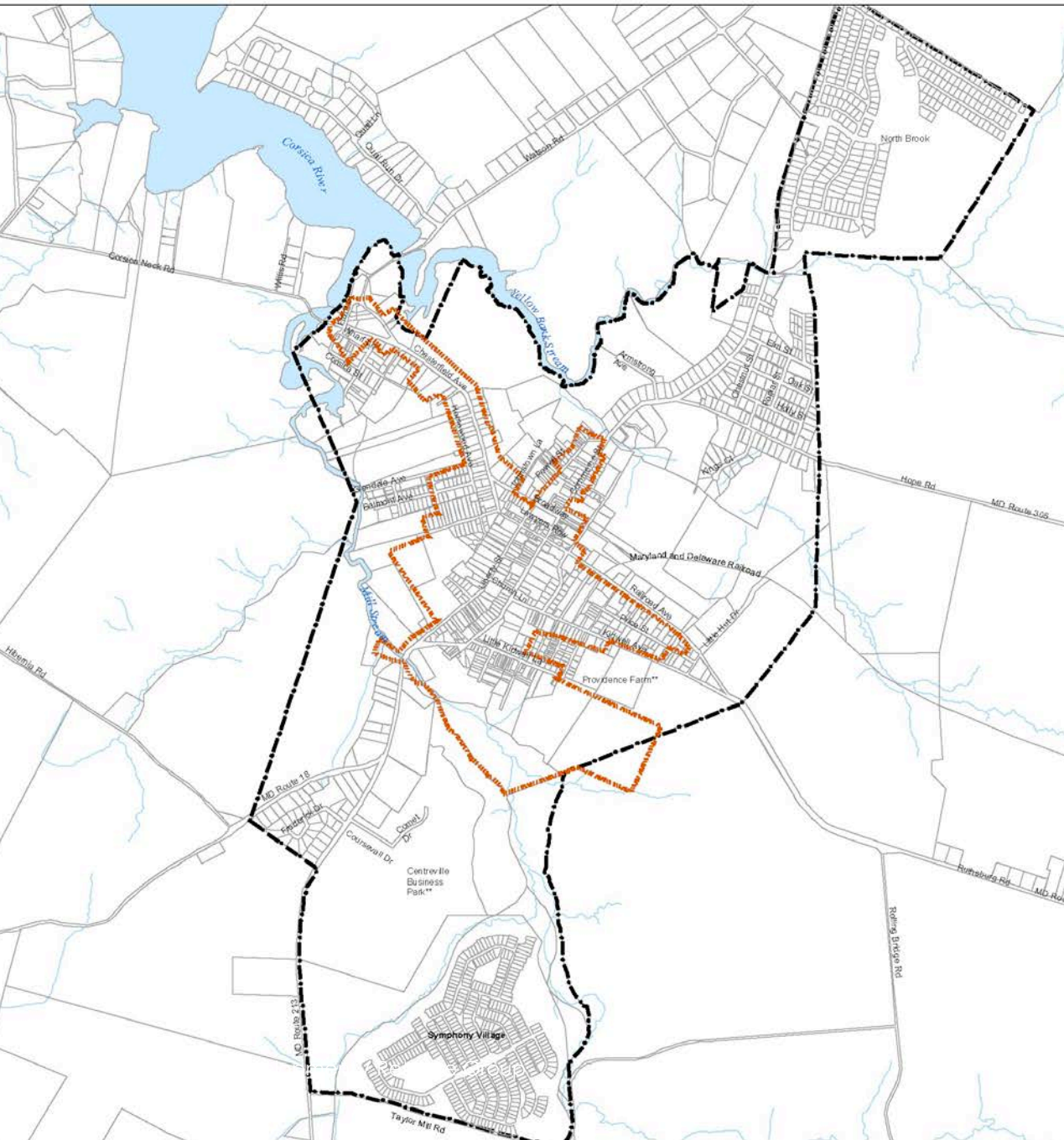
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Dialog

# 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





Carter Farm Site is a  
“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

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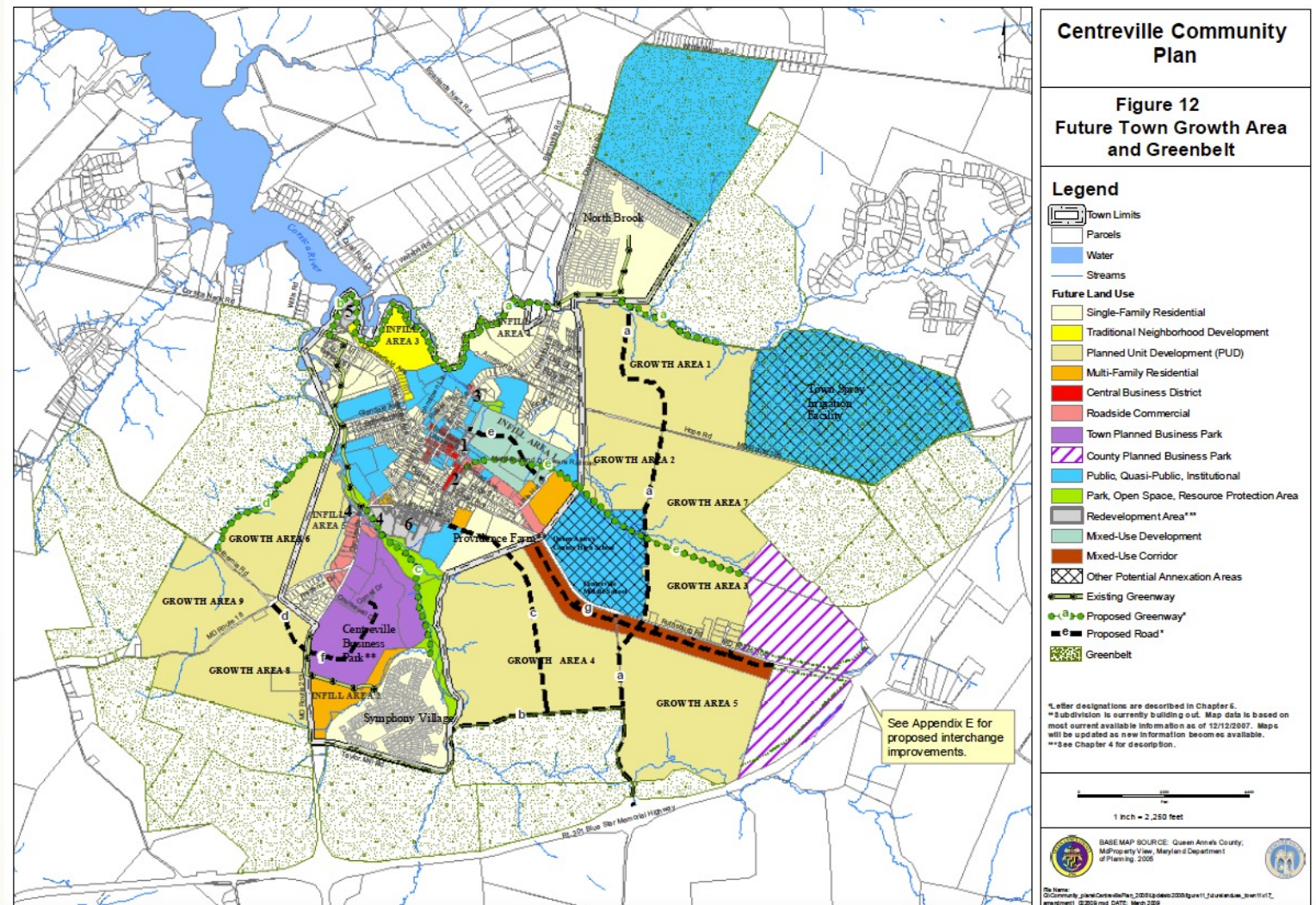
# TOWN VALUES

## 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  $\geq 40$ -acres

#### INTENTS:

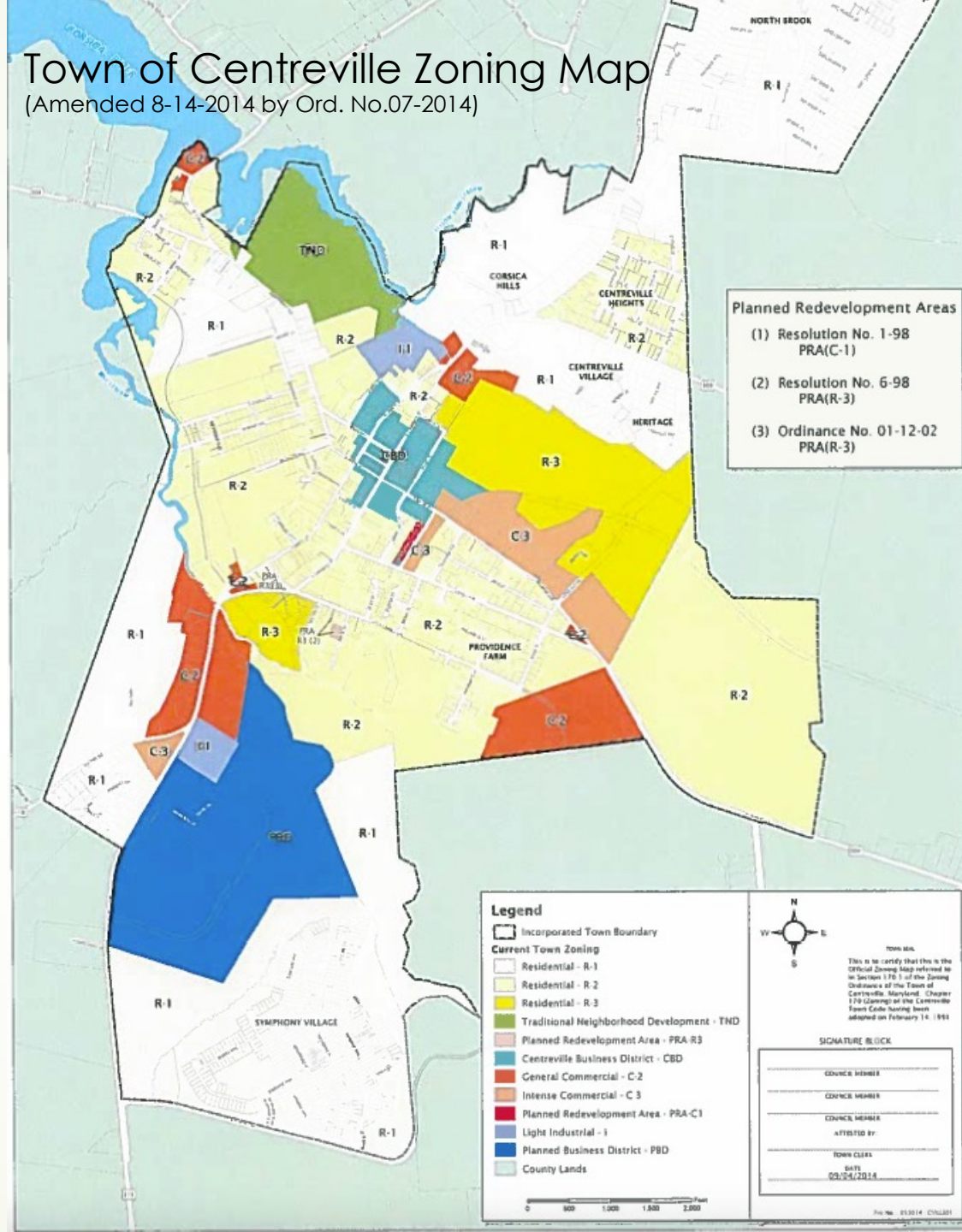
- Compact  $\leq 5$  units/acre
- Human & pedestrian scale
- Mix of residential, civic, small scale retail and open space uses in close-proximity
- Architecturally integrated
- Mix of housing styles, types and sizes
- Integrated into surrounding communities, incorporates interconnected streets with sidewalks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

\*Source: <https://www.unicode360.com/9532220>

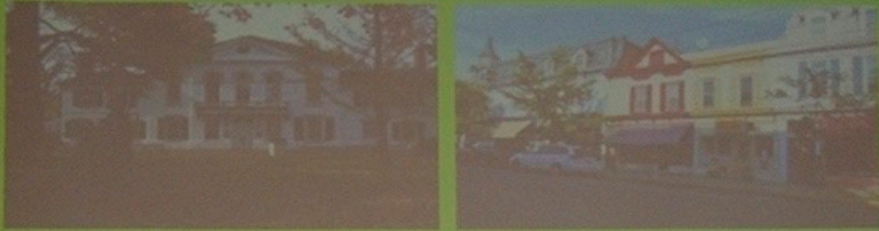
Green Development / ReMake Group

## Town of Centreville Zoning Map

(Amended 8-14-2014 by Ord. No.07-2014)



Centerville is a Special Place!



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## 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>





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## 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/>

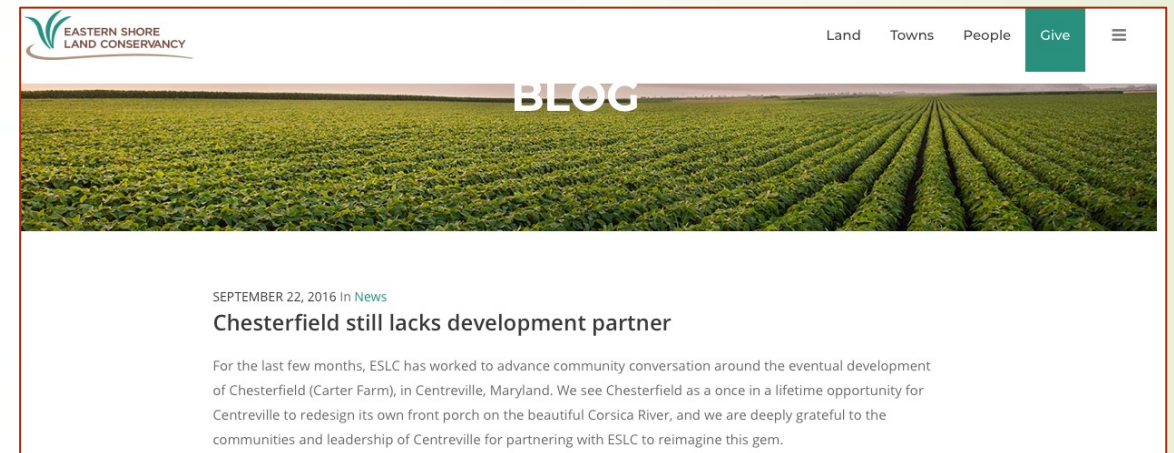


# TOWN VALUES

## ESLC Community Conversations

### *Community Priorities for the Carter Farm (Chesterfield) Site*

1. **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
4. **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/>

A young child with red hair is sitting on a red tractor, smiling. The tractor is parked on grass in a farm setting with a green shed and trees in the background. A thought bubble above the child contains the text "building with future generations in mind".

*building  
with future  
generations  
in mind*

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## 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

Lord Baltimore grants 400-acres to William Hensley to form Chesterfield Manor

Manor house burned and rebuilt for the 3rd time by Eugene A. Cann and remained in the family.

Property sold to current owners,

Green Development secures agreement to purchase Carter Farm site

1670

1782

1908

1949

2014

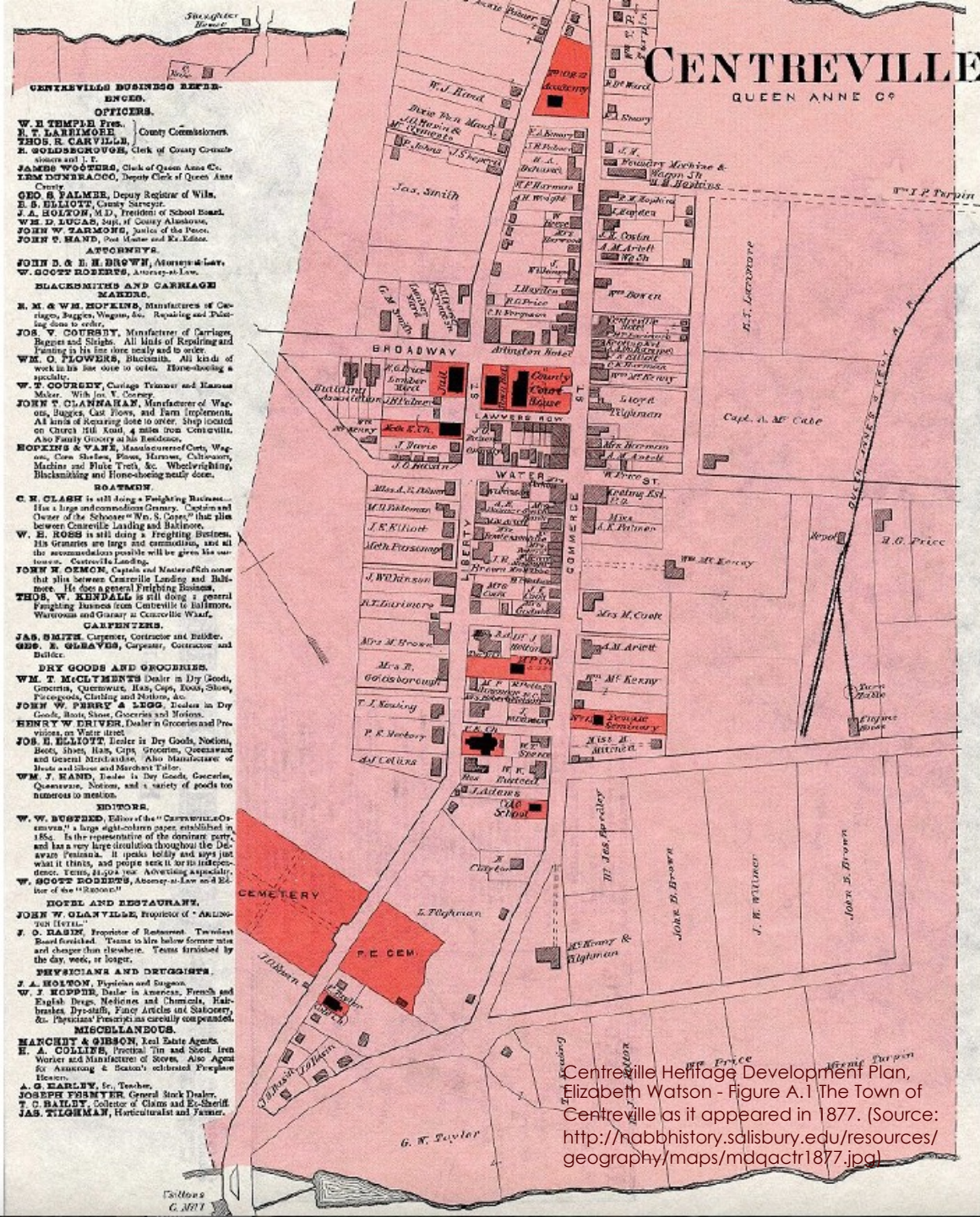
Feb. 2019

Dec. 2020

Land granted from the Manor for the formation of Centre Ville (courthouse, jail and 37 lots)

Judge Clayton Cann Carter ownership.

Green Development / ReMAKE group express interest.



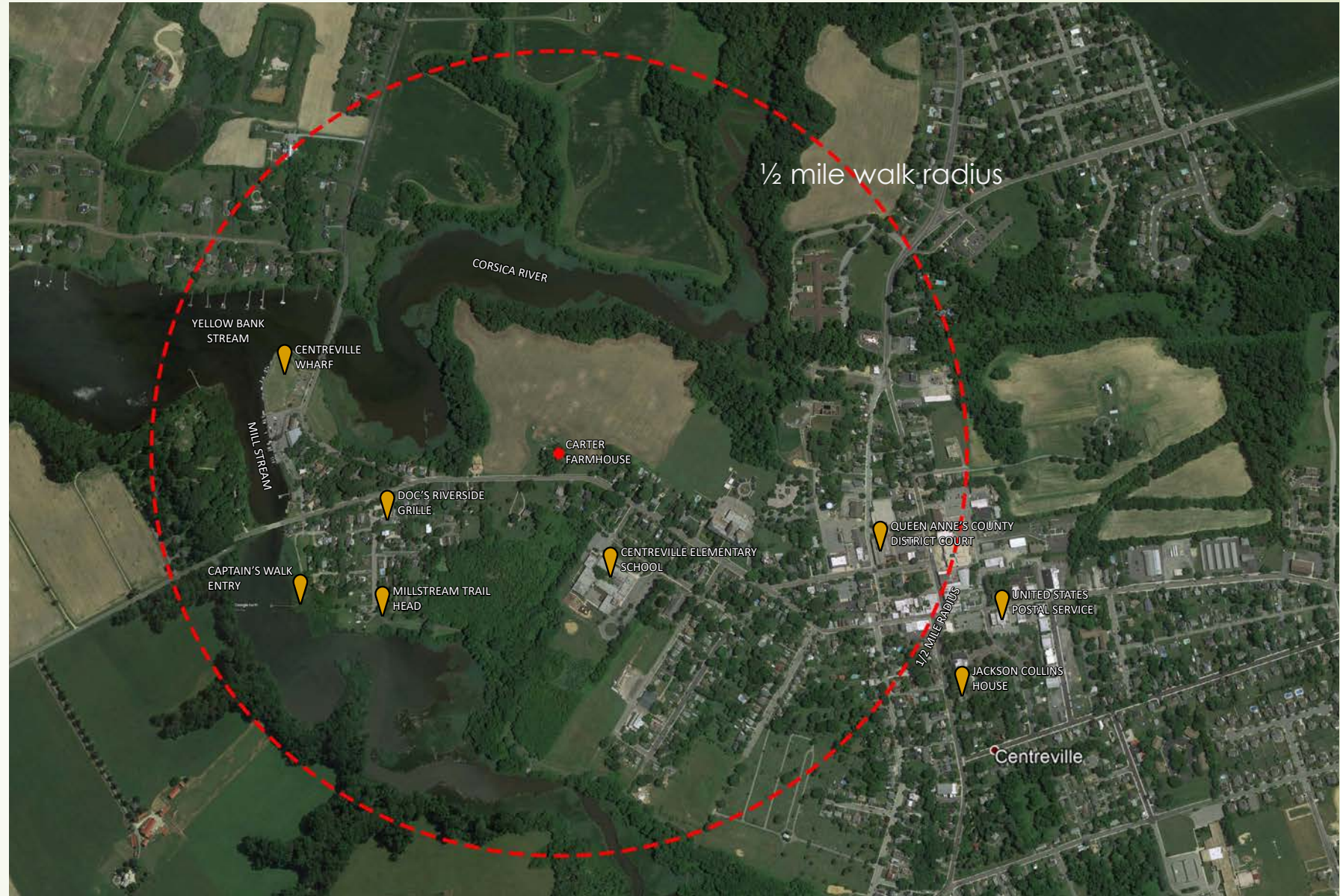
Centreville Heritage Development Plan, Elizabeth Watson - Figure A.1 The Town of Centreville as it appeared in 1877. (Source: <http://nabbhistory.salisbury.edu/resources/geography/maps/mdqactr1877.jpg>)



# 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
  - Millstream 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
- ✗ Located in a Critical Area requiring extensive & costly public approval processes
- ✗ Buffer Area makes up 66% of the site perimeter and nearly half of the site area
- ✗ Buffer Area contains steep slopes with densely overgrown invasive species
- ✗ Irregular, peninsula shape is not conducive to an efficient, grid development pattern
- ✗ Water & sewer infrastructure including pumping stations required for development

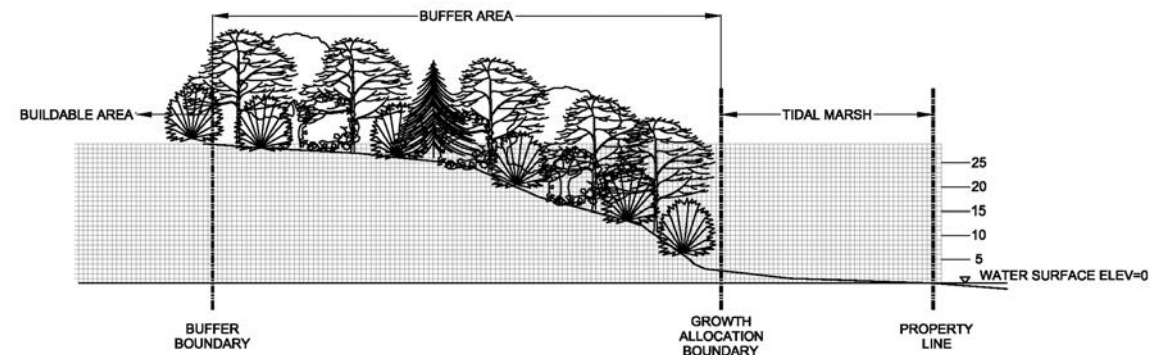


Image: Common Ground

# 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, slow-down rather than stop
- ▶ **Aging in Place is Preferred** – within diverse, multi-generational, 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 AGRIHOOD DEVELOPMENT CONCEPT

*Agrihoods are on the  
rise in various regions  
throughout the U.S*

Urban Land Institute



# CARTER FARM AGRIHOOD DEVELOPMENT

## *A Conservation Community*



Note: This Illustration is based on February 2021 version of the Concept Plan. It does not include changes made to the current March 24, 2021 site plan.



# 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:

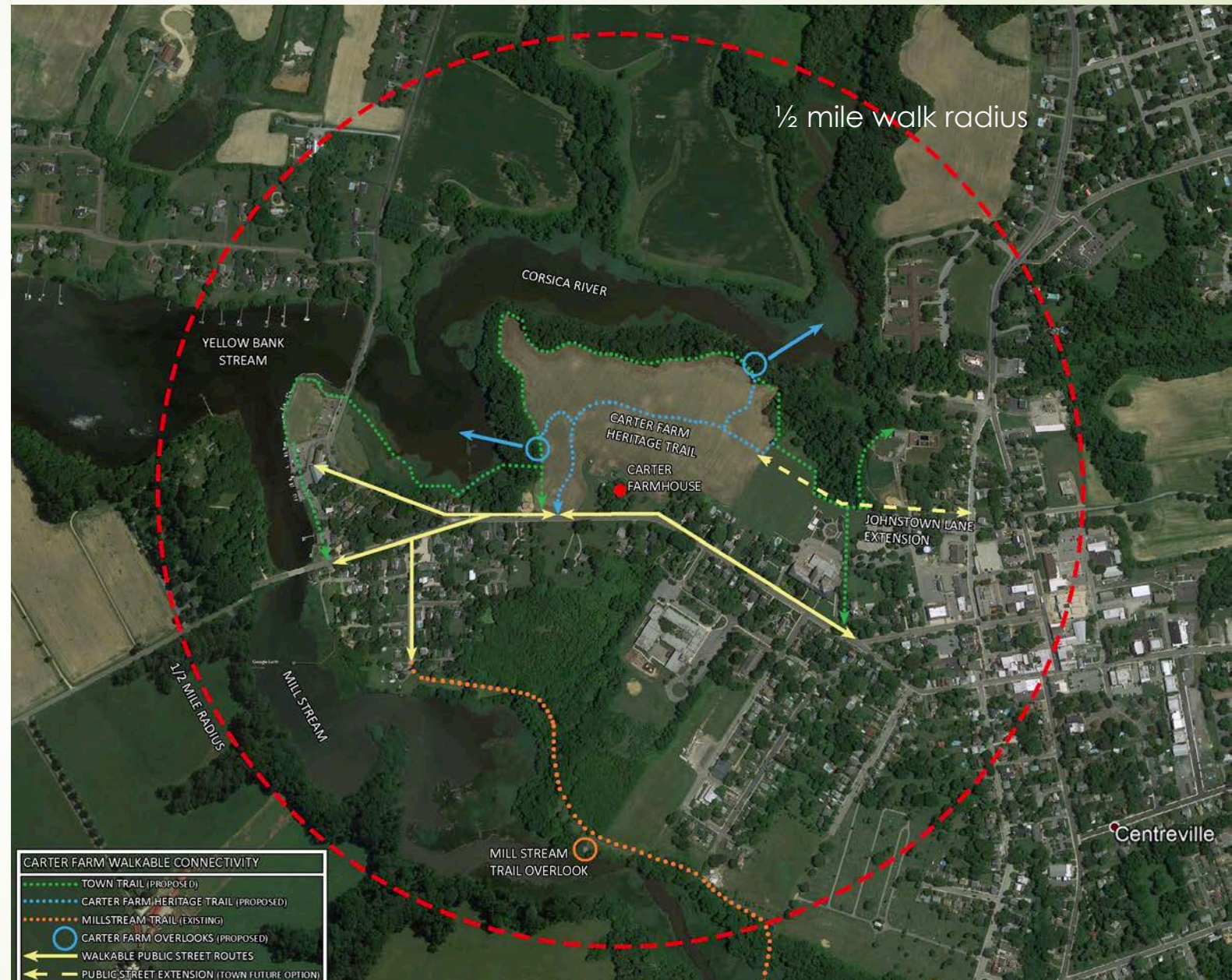
- Corsica Marsh Overlook
- Corsica Headwaters Overlook
- Carter Farm – Chesterfield Avenue View Corridor

### 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 Town extension of Johnstown Lane





# DEVELOPMENT CONCEPT

## Priority 1: Access

### Trails & Overlooks

- Public access through the site on the Carter Farm Heritage Trail
  - ADA Accessible for multi-user types, lighted, visible - safe
  - Views of the adjacent heritage farm site and house
  - Direct access to farm products
- Corsica Marsh Overlook
- Corsica River Overlook
- Trail Extensions from the main CF Heritage Trail to the Overlooks
- Trail connection points to the Town's proposed trail extensions
- Heritage and Ecological signage



Photos: Rebecca L Flora





# DEVELOPMENT CONCEPT

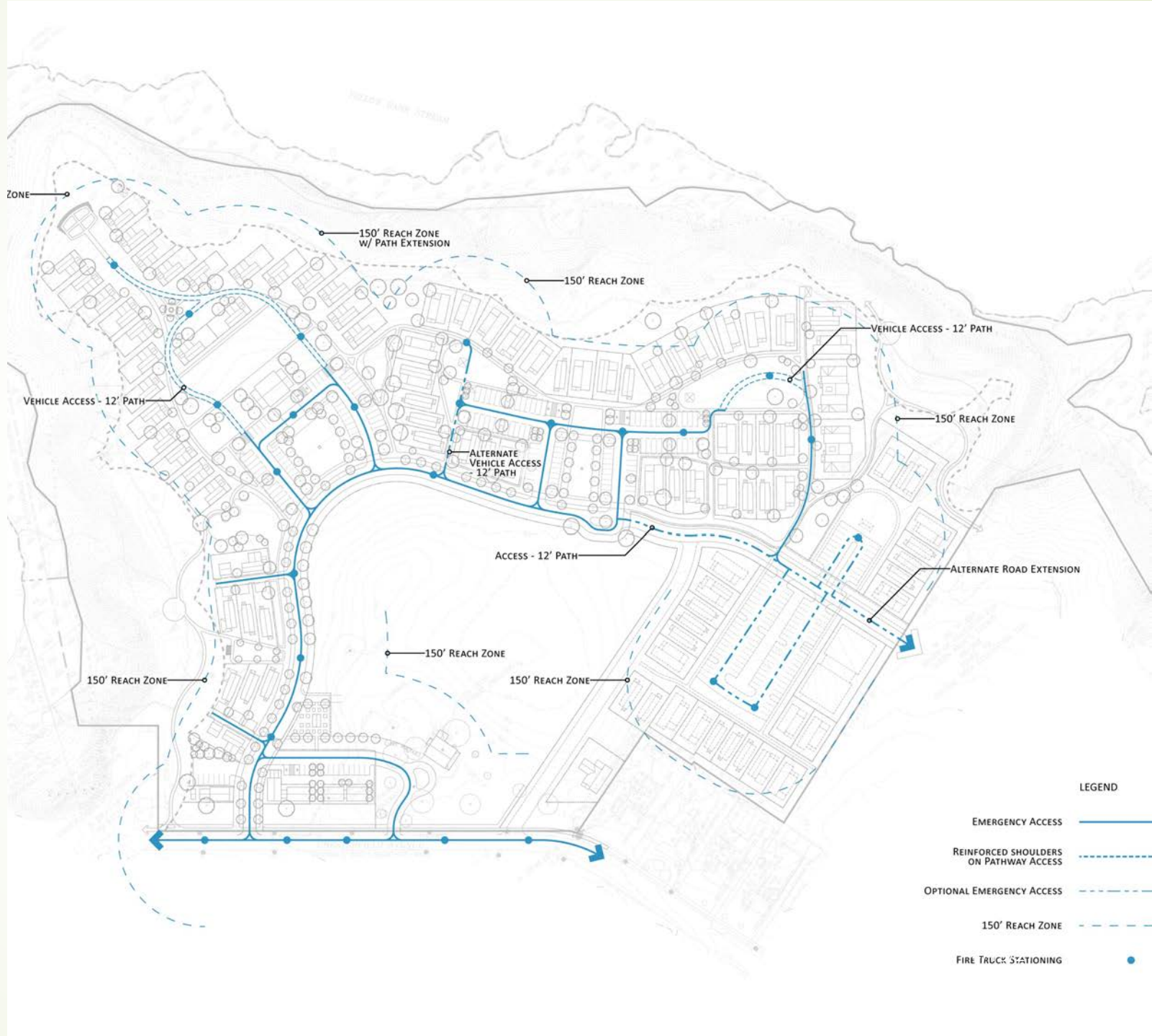
## Priority 1: Access Streets

### ➤ Private Lanes: privately built, HOA maintained

- Fire & emergency access
- Loading & delivery vehicles
- Accessibility needs
- Utilities to/from public street

### ➤ Public Access Street: privately built, publicly maintained

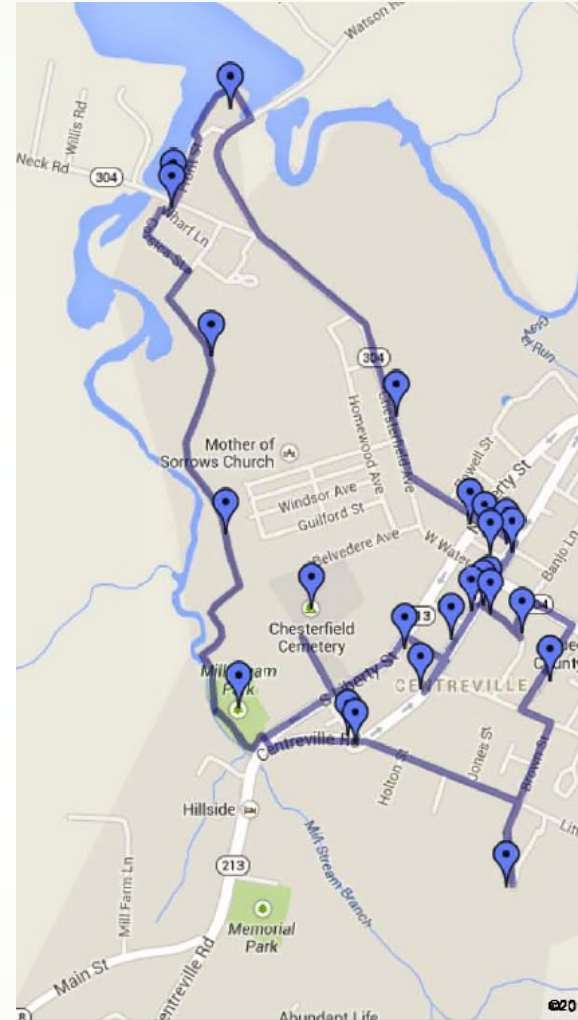
- Separated bike / ped paths (part of trail system)
- Green buffers
- On street Parking – one-side
- Utilities



# DEVELOPMENT CONCEPT

## Community Priority 2: Preservation of the Carter Farmhouse

- **Preserve** the exterior Carter Farmhouse building façade
  - explore adaptive reuse options
- **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 Buildings**  
4/13  
Elizabeth Watson, AICP, Heritage Strategies, LLC. Elizabeth is a regional



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

\* *My late mother, who was 12 years old when the house burned, told me that the original kitchen was in the basement with a dumb waiter to the ground floor.*

Source: Rachel Carter, handwritten notes by Judge Carter



# DEVELOPMENT CONCEPT

## 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

"Also I would like to add that an cemetery is still located on esterfield on the west side of esterfield Avenue, ~~where the~~ present home on Chesterfield is built in 1908 after the fire, when my late grandfather, Eugene had it built for \$2400 to a local carpenter. I showed a recent photo of the front this house where my family & I we lived since August 1949"

Source: Rachel Carter, handwritten notes by Judge Carter

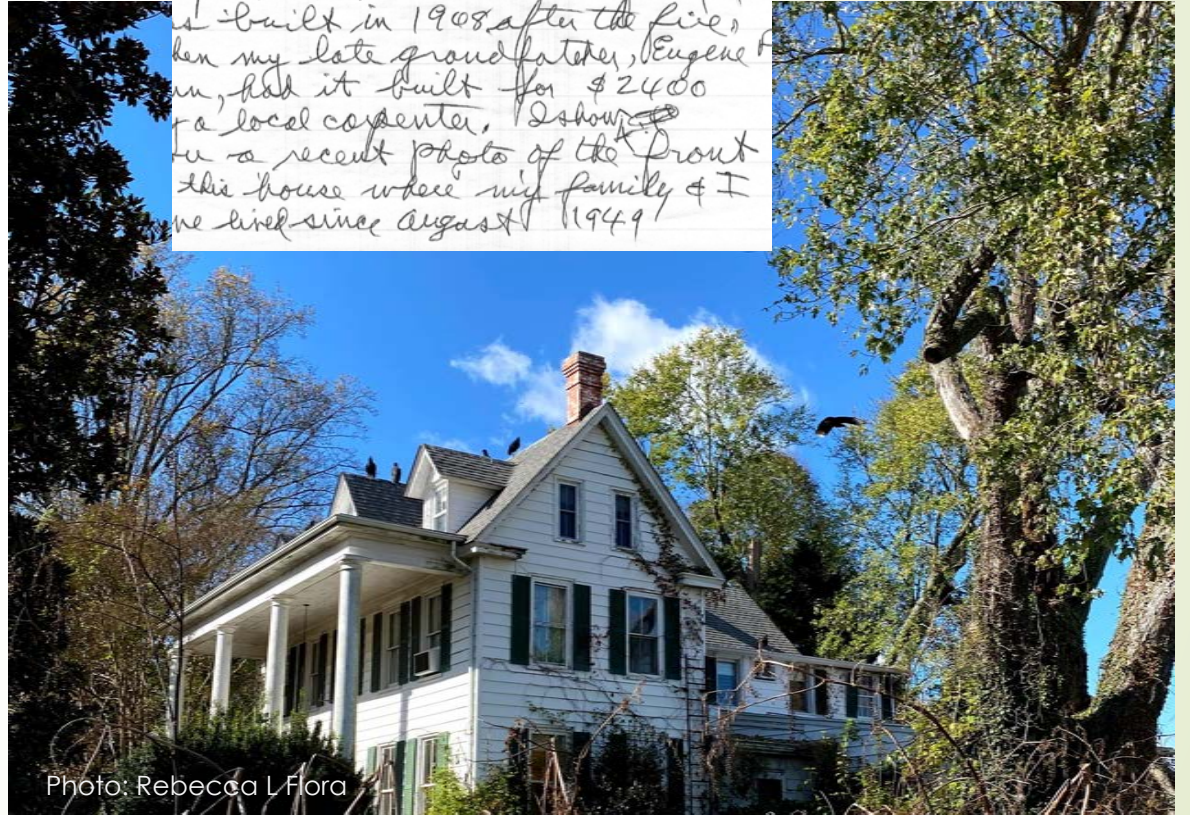


Photo: Rebecca L. Flora



# DEVELOPMENT CONCEPT

## 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



Photo: Molly M Peterson



Middlebrook, Iowa



## DEVELOPMENT CONCEPT

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

- Provide small-scale, **Farm-to-Table Retail Hub**
- **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*
- **Explore market interest/feasibility:**
  - farm-to-table restaurant
  - neighborhood serving retailers
  - retail food hub for eastern shore value-add farm products
  - commercial reuse options for Carter farmhouse such as a small Inn or B&B

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





# DEVELOPMENT CONCEPT

## Priority 4: Commercial

### Community-wide Benefits

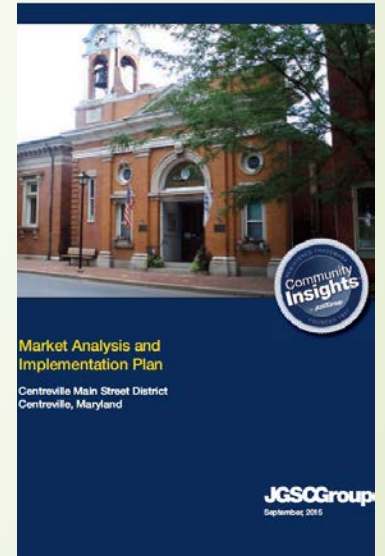
- Complement Main Street's local business options and capture potential
- Create a stopover for pedestrians, cyclist, wharf users along the historic Rail to Wharf heritage corridor of Chesterfield Avenue
- Provide a gathering place for new residents & existing to interact
- Serve as new destination (with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



Summers Corner, Corner House Commons

"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*

- Phase 1: 25 **Single Family** Homes with 2-3 bedrooms 1300 sf - 2150 sf
- Phase 1A: 8 Single Family, custom build lots
- Work-Live Lot: 1 Residential **Flat above commercial** studio type space
- Phase 2: 42 Single Family & **Townhome** units
- Phase 3: 24 Single Family & Townhome units
- Phase 3: 24 **Condo** units
- Phase 3A: 1 Single Family Lot



Phase 1: Home  
Concept Renderings











LaQuatra Bonci  
ASSOCIATES  
LANDSCAPE ARCHITECTURE

95 South Tenth Street  
Pittsburgh, Pennsylvania 15203  
tel 412-488-8822  
fax 412-488-8825

Nature leads, art follows.

In Collaboration with:



# CARTER FARM DEVELOPMENT CONCEPT SITE PLAN

03.24.21

Developable Land Area ~ 26-acres  
Residential ~ 125 households  
Commercial ~ 10ksf  
Farm ≥ 5-acres



Carter Farm at  
Chesterfield Avenue  
Town of Centerville  
Queen Anne's County, MD

Project Number:  
20011.1

Drawn By:  
DM

Checked By:  
FB/DM

Date:  
March 24, 2021

Revisions:





# 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 current plan



# PUBLIC – PRIVATE PARTNERSHIP

## Town of Centreville - Public Approvals

- Zoning – Planning Commission & Town Council
  - Adopt new PUD Agriculture Neighborhood (PUD-AGN) District (floating PUD over the existing TND Zone)
    - PUD Approval Process requires 3 stages of Town Council and Planning Commission approvals and a public hearing
    - 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

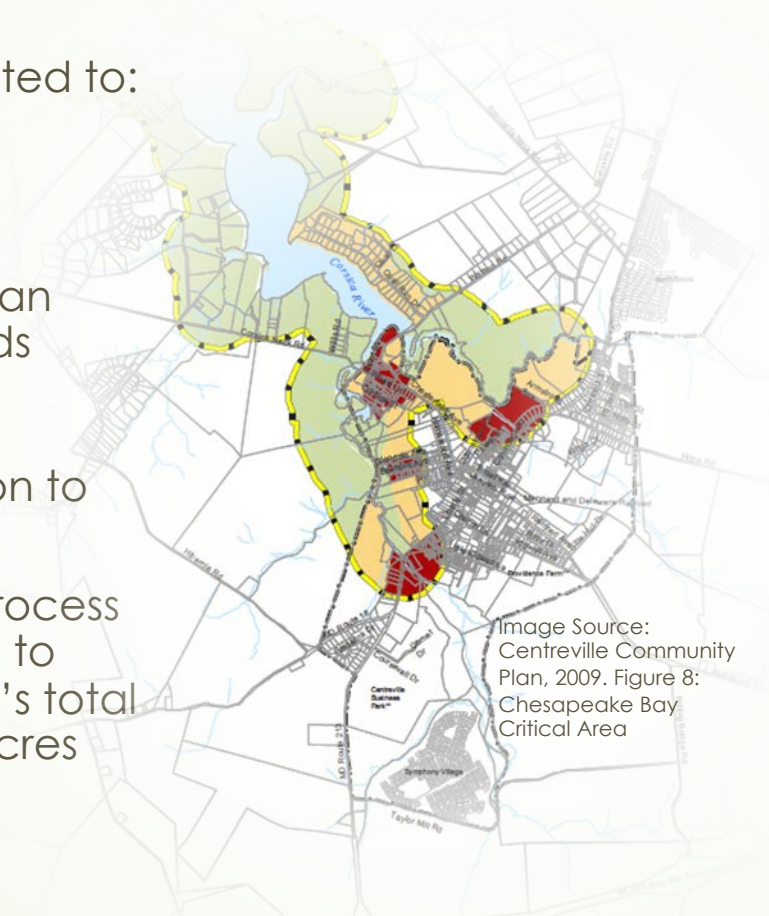
## Critical Area Commission – Growth Allocation

- **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](https://dnr.maryland.gov/criticalarea/Pages/development_in_CAC.aspx)

# PUBLIC – PRIVATE PARTNERSHIP

## Private Investment – Assumptions & Realities



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



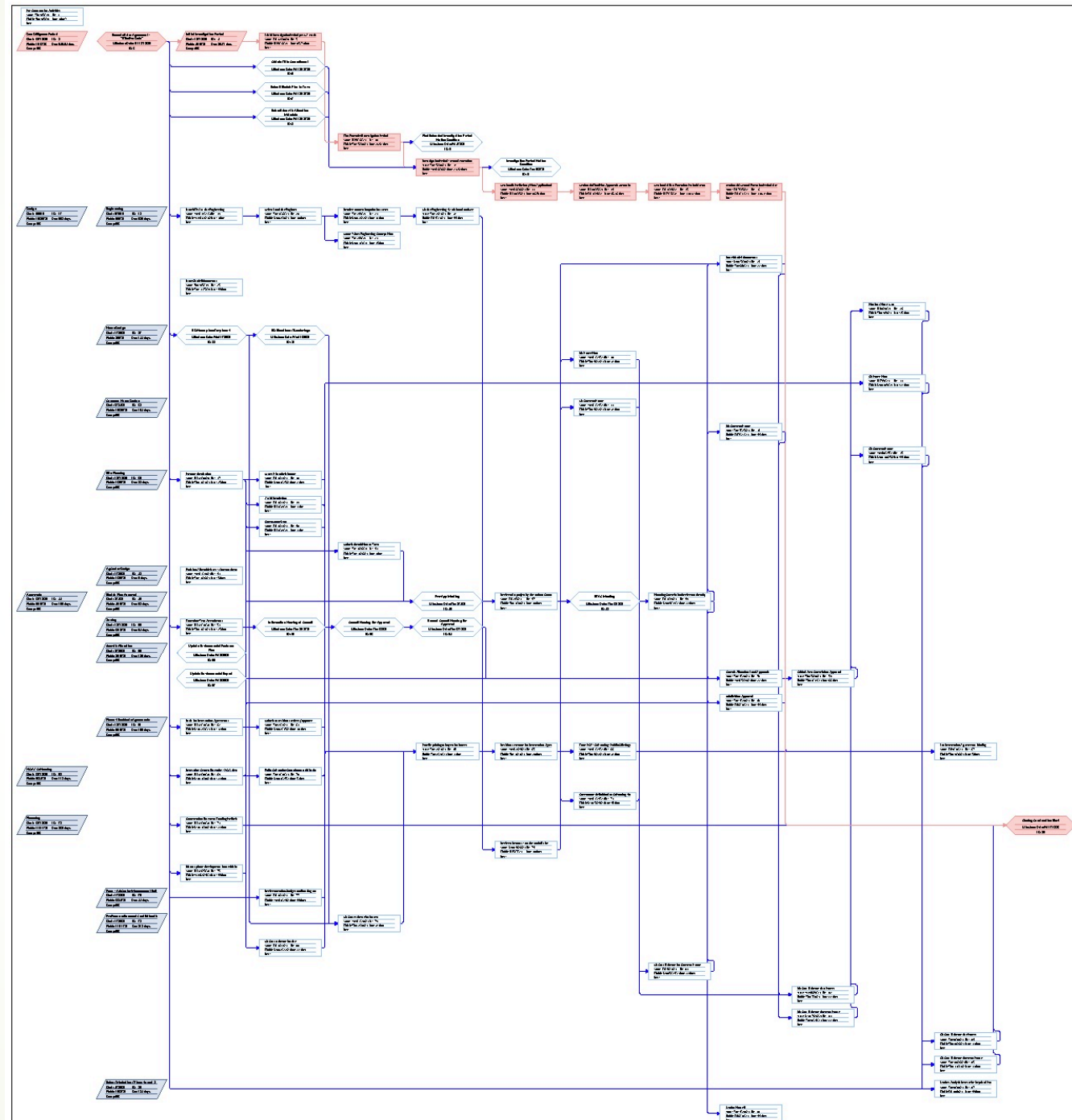
Preserve Farmhouse

Reduces density by 25+ SF units  
Less revenue to cover site-wide costs  
High cost to stabilize and retain with limited, affordable adaptive reuse potential



# PUBLIC – PRIVATE PARTNERSHIP Project Schedule

Development of the Carter Farm site is a complex process that requires the input of a highly qualified, multi-disciplinary team.



# 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





## The rise of neighborhood farms and "agrihoods"

6,587 views • Aug 7, 2017

👍 107    💬 2    ➦ SHARE    ≡+ SAVE    ...





## WILLOWSFORD, Loudoun County, VA



# PRAIRIE CROSSING & LIBERTY PRAIRIE FOUNDATION Grayslake, IL



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



Matt Sheaffer of Sandhill Organics at the Prairie Crossing Farm works with members of the Prairie Crossing Farm Business Development Center. Photo by Maryanne Natarajan



<http://libertyprairie.org>



# SERENBE

## Chattahoochee Hills, Georgia



Green Development / ReMake Group



<https://serenbe.com>

4/15/21



# LET'S WORK TOGETHER TO REALIZE THE VISION

a dialog with the  
project developers



ERNIE SOTA, LEED AP

Green Development Inc. / Sota  
Construction Services Inc.

Office: 412-766-4630

[esota@sotaconstruction.com](mailto:esota@sotaconstruction.com)

[www.sotaconstruction.com](http://www.sotaconstruction.com)

REBECCA L FLORA,  
AICP, LEED BD+C/ND

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[www.remakegroup.com](http://www.remakegroup.com)

