

**Town of Centreville  
Community Plan Update Workshops  
February 15, 2006**

### **Station 3: Redevelopment Areas**

Moderator: Kyle Gulbranson

#### **General Consensus of participants**

1. The existing Redevelopment areas are appropriate as designated.
2. Design guidelines and standards should be established for the Central Business District and all Redevelopment Areas.
3. Incentives should be offered in Redevelopment Areas such as façade improvement grants and priority EDU allocation.

#### **Redevelopment Area 1 and 2**

**Description:** *The vacant/undeveloped properties around and including the former Agway site on Banjo Lane present an excellent opportunity for new commercial development/redevelopment that can be linked directly to the CBD via Water Street. The former rail station and lumberyard site on Pennsylvania Avenue also presents commercial development/redevelopment opportunities that are within easy walking distance of the CBD via Railroad Avenue.*

**Goal:** To continue the current redevelopment in this area by encouraging mixed use commercial and residential development.

#### **Participant Recommendations:**

- Municipal parking lot development on lands of Maryland Rail Authority along Pennsylvania Ave is critical to additional redevelopment of area. Lack of parking will be limiting factor for redevelopment should the municipal lot not come to fruition.
- Residential uses above commercial have been beneficial by creating 24 hr presence, and are helping to elevate a serious rental housing shortage in Centreville and Queen Anne's County. The Town should continue to encourage residential units on upper floors.
- The architectural style of new buildings on Pennsylvania Ave. should be continued and encouraged by establishing design standards that would set minimum design standards for new development in redevelopment areas and the Central Business District.
- The City should also move forward with establishing municipal meeting facility on railroad site.

#### **Redevelopment Area 3**

**Description:** *The commercial sites on the east side of Rt. 213 are designated as Redevelopment Area 3. New commercial uses are currently proposed for one of the larger properties in this area.*

**Participant Recommendations:**

- This area should serve as gateway to the Centreville's town center and should be welcoming and aesthetically designed. Re-use or restoration of old mill buildings should be attempted or made a condition for development.
- The Town should consider relocation of police facility closer to the public works area on west side of Rt 213 and examine the possibility of new municipal building in this area.
- Banjo Lane should be extended north of Turpins Lane to intersect with Rt. Commerce St.

**Redevelopment Area 4**

**Description:** *The Town Commercial area on the south side of Town is located in a strip along the western Side of Rt. 213 and in a small pocket on the eastern side just north of the Mill Stream. Redevelopment Area 4 is adjacent to this commercial area on both sides of Rt. 213 directly adjacent to the Mill Stream. This redevelopment area contains two older structures that may have possibilities for rehabilitation and adaptive commercial reuse.*

**Participant Recommendations:**

- It was discussed that there may be a redevelopment proposal for this site being reviewed by the Town. This is thought to be an important gateway to the town center area. Any development of the site should be appropriate in relationship to the scale and architecture of Centreville.
- The streamside location of this redevelopment area could be an attractive location for mixed commercial and residential uses. Any development of the site should incorporate the extension of the Mill Stream Greenway.

**Redevelopment Area 5**

**Description:** *Redevelopment Area 5 at the Centreville Wharf provides a unique opportunity for the Town, in conjunction with the County and private interests, to create a small-scale, mixed use waterfront development that could include an improved public landing, marina facility, passive waterfront park area, a small outdoor amphitheater/bandstand for public festivals and events and a small restaurant and tourist/boat supply store.*

*This type of environmentally sensitive redevelopment would allow Centreville to capitalize on its currently underutilized waterfront/wharf area and greatly expand tourism opportunities that could be linked to, and directly benefit, the CBD.*

**Participant Recommendations:**

- Participants believed that transient boating facilities are needed to promote tourism and economic development. It was suggested a mix of tourist oriented commercial (restaurant – shops) and recreational uses should take place on the Town owned parcel(s) near the wharf area. One suggestion was for a canoe and kayak launching area to be constructed at the foot of Corsica St.

- Road improvements on Chesterfield Ave. should be completed that would include sidewalks, a bike path, and appropriate signage directing pedestrians, cyclists and motorists to central business district.

### **Redevelopment Area 6**

**Description:** *Redevelopment Area 6 is located between Commerce and Liberty Streets on the south end of Town, contains a number of deteriorating and/or abandoned residential structures on small, irregular lots. Many of the lots also contain steep slopes. The lot configurations and topography preclude redevelopment as traditional town-scale, single-family lots and homes.*

#### **Participant Recommendations:**

- Participants were in agreement that the redevelopment that has taken place in this area is appropriate.

### **New Redevelopment Areas**

#### **Participant Recommendations:**

- It was suggested that a new redevelopment area be established in the residential area south of Little Kidwell Ave, west of Redevelopment Area 4, south to Mill Stream and east to the lands designated as Town Public/Semi-Public Institutional in Fig. 11 Town Development Concept of the current Community Plan.
- It was recommended that infill lots should be developed with single family residential homes and that larger undeveloped parcels closer to the creek could be appropriate for planned unit development (PUD) with a mix of residential types.
- The area directly north of the CBD between the lands owned by the Board of Education and Banjo Lane was recommended as a new redevelopment area. It was suggested that this area be redeveloped in a mixed use scenario similar to Redevelopment Area 2 with commercial uses on lower levels and residential use on upper floors. It was stressed that design standard and guidelines should be established.
- Parking in this area was another concern. It was suggested that the City require federal, state, and county agencies conduct a proper accounting of their required parking and investigate the possibility of developing a parking facility on lands of the Board of Education for their needs. It was the feeling of participants that parking in the town center area during normal business hours is consumed by visitors to these agencies, creating a parking shortage. By feeing up existing parking more visitors would patronize town businesses

#### **General Town wide issues of concern:**

- The Town should update and establish a more stringent town maintenance code, and ensure proper enforcement. Participants voiced concern that the current code is not always enforced.
- There is a need in Town for recreational facilities (Indoor and Outdoor) for Children and Teens. Redevelopment areas could be an appropriate location for development of such facilities.
- Town should re-evaluate the height limit in the central business district to allow slightly taller structures.
- The greenway network should be expanded throughout town and provide connections to new developments on the perimeter of Town.
- A long term capital improvement plan to provide which would facilitate the coordination of replacement of water and sewer lines, and the repaving and replacing of sidewalks is important. It is difficult to improve the attractiveness of Town due to the piecemeal approach of making infrastructure repairs.
- There is a need for additional recycling drop off locations in Centreville.