

CHAPTER 9: IMPLEMENTATION ELEMENT: RECOMMENDATIONS

This chapter summarizes recommendations made throughout the Plan. In addition, it is intended to serve as a resource to be used during any decision-making process addressing administration, budget, facilities planning and growth. This chapter may be copied and distributed so as to be useful to the Town and its citizens on a frequent basis.

The following sections represent summarized versions of recommendations made elsewhere in the Community Plan. They have been categorized for clarity and simplicity of use and are organized generally in the order they appear in Chapters 4, 5, 6, 7 and 8. The reader is referred to the pertinent chapter and section of the Plan for more detailed background and supporting information. Where there is a conflict between the language found in the original chapter and that found in this Chapter, the original and more detailed recommendation in earlier chapters shall govern. Page references following each recommendation are the locations of the original recommendation.

Land Use

Residential

1. Review Town development regulations to ensure they permit a wide variety of housing types and values for both owners and renters. (Page 4-3)
2. Adopt residential design standards that reflect small town character and require their use for infill developments. (Page 4-3)
3. Review and update as necessary all environmental regulations that address residential development near waterways, floodplains, wetlands, wooded areas or steep slopes. (Page 4-3)
4. Adopt development regulations that mandate significant undisturbed buffers adjacent to waterways such as the Corsica River and its tributaries. (Page 4-3)
5. Areas designated as Planned Unit Development (PUD) should be subject to specific design standards based upon the character of the Town. Emphasis should be placed on connectivity of these areas with the Central Business District (CBD) and provision of limited commercial for residents use. (Page 4-3)
6. Encourage mixed uses in the CBD, including residential uses above first floor commercial. (Page 4-4)

7. As Growth Areas around Centreville begin to develop, coordinate with Maryland Department of Transportation (MDOT) to reserve lands for the establishment of collector roads, such as the north-south road east of Town connecting North Brook to Taylors Mill Road. (Page 4-4)
8. The Town should consider allowing higher densities in Multi-Family Residential Areas. (Page 4-4)

Commercial

1. Ensure that the Town's gateways have a positive image by identification of specific parcels, enforcement of building codes and imposition of design standards. (Page 4-7)
2. Implement programs with downtown businesses to create coordinated street facades and use of street furniture to enhance the continuity and appearance of commercial areas. (Page 4-7)
3. Develop design guidelines for commercial areas that address declining structures, signage, site plan modifications and parking lot buffering. (Page 4-7)

Central Business District

1. Design elements such as signs and architectural features should be considered at the edges of the CBD to identify it and welcome visitors. (Page 4-8)
2. Recognize the importance and value of the courthouse to Centreville by providing adequate parking, availability of related services and office space by reviewing development regulations to ensure adequacy of provisions. (Page 4-8)
3. Ensure that infill development is architecturally compatible with the surrounding pattern through the use of design guidelines. (Page 4-8)
4. Adopt regulations in the Zoning Ordinance and Subdivision and Land Development Ordinance that encourage the preservation of historic buildings through adaptive reuse provisions and modified area standards. (Page 4-8)
5. Become affiliated with the Main Street Program of the National Trust for Historic Preservation in order to take advantage of community revitalization, historic preservation, economic development and strategic services programs. (Page 4-8)

6. Establish a business organization to coordinate with the Town to encourage the establishment of tourism, service businesses and specialty shops in the CBD and locate consumer-oriented businesses to the commercial areas outside the CBD. (Page 4-9)
7. Review the Town's development regulations and create opportunities for the development of residences on upper floors of commercial buildings. (Page 4-9)
8. Initiate a parking needs study that addresses a deficit of in-town parking for visitors, shoppers and employees of offices, businesses and services. (Page 4-9)
9. Evaluate locations and opportunities for the expansion of the CBD into nearby areas with development of a compatible style and density. (Page 4-9)
10. Improve the appearance of the CBD with the use of street furniture, landscaping, lighting, signage and paving materials that unify the visual elements of the CBD. (Page 4-9)
11. Reinforce the pedestrian scale of the CBD through regulations that require all new development and restoration projects to consider and contribute to pedestrian links between parking locations, offices, residential areas, the Court House, shops and service businesses. (Page 4-9)
12. Investigate the use of traffic calming techniques near the edges of the CBD to ameliorate the speed and volume of traffic. (Page 4-9)

Roadside Commercial

1. Develop design standards that are unique to the Town's gateway locations. (Page 4-10)
2. Standardize streetscape elements for visual unity within the roadside edges of commercial areas, by requiring the use of street furniture from approved sources. (Page 4-10)
3. Mitigate adverse impacts of commercial parking lots by addressing automobile issues like site access, parking visibility, circulation and landscaping in development regulations. (Page 4-10)

Centreville Business Park

1. Continue to coordinate with the Business Park developer about the master development plan to ensure consistent use of building appearance, site connectivity, landscaping and signage. (Page 4-11)

2. Direct future large commercial and industrial uses to the Centreville Business Park and any future similar parks in order to absorb future economic development and growth that requires large parcels and convenient access to transportation routes. (Page 4-11)
3. Institute development regulations that accommodate the location of large scale commercial and industrial uses in business parks and discourage uses in such parks that detract or diffuse commercial interests in the CBD. (Page 4-11)

Redevelopment Areas

1. Redevelopment Area 1, located adjacent to the CBD, has the potential to provide public parking. Consideration should be given to public parking as part of any future redevelopment plans for the site. (Page 4-12)
2. Redevelopment Area 2, south of Railroad Avenue, should be evaluated for its future potential development, either similar to the recently completed adjacent development or as a mixed use project including residences. (Page 4-13)
3. Redevelopment Area 3 is located on the east side of Commerce Street (Route 213) and north of Gravel Run. Any future redevelopment of the site should recognize its high visibility as a gateway+location on the north side of the Town by projecting a positive visual image. (Page 4-13)
4. Redevelopment Area 4 is made up of parcels on either side of Route 213 on the south side of the Town. Redevelopment of these sites should be encouraged to enhance their gateway+location on the south side of Town by appropriate architecture and landscaping. (Page 4-13)
5. Redevelopment Area 5 is the historic Wharf area of the Town at the head of the Corsica River and along Front Street. Efforts should be made to ensure that either all or part of the site be made accessible to the public as a water oriented development that reinforces its historic relevance and contributes to the local economy. (Page 4-13)
6. Redevelopment Area 6 is a community south of Little Kidwell Lane, west of Kennard Elementary School and north of Mill Stream Branch. An assessment of deteriorating building conditions needs to be made and funding programs sought to rehabilitate residences in the community, including street and sidewalk upgrades. (Page 4-14)

Growth Element: Future Growth Areas

1. Implement regulations that require annexation into Town for contiguous development wishing to take advantage of an extension of utilities. (Page 4-17)
2. Coordinate with Queen Anne's County and conservation organizations to encourage use of easements, Transfer of Development Rights (TDRs), large lot zoning, and similar programs to preclude traditional development of one to two acre lots. (Page 4-17)
3. Ensure future growth density of 3.5 dwellings per acre in order that the Town can take advantage of Smart Growth Priority Funding Areas Act of 1997. (Page 4-17)

Mixed Use Corridor

1. Coordinate with the Department of Transportation and Queen Anne's County to establish an area on the south side of Route 304 in the Growth Area approximately 500 feet deep that would be zoned for mixed uses. (Page 4-17)
2. Adopt a Mixed Use zoning district that would permit medium to high density housing, institutional uses, retail and service businesses under prescribed conditions. (Page 4-18)

Greenbelt

1. Coordinate with Queen Anne's County and conservation organizations to develop acquisition and preservation techniques for parcels designated as greenbelt parcels in order to avoid development and encourage their use as spray irrigation sites, agricultural uses and passive recreation. (Page 4-19)
2. Identify lands within the Greenbelt that are suitable for spray application of treated wastewater. (Page 4-19)

Proposed Zoning Districts

1. TND (Traditional Neighborhood Development). Develop standards for a new residential zoning district that would incorporate grid street patterns, use of alleys, shallow front yards, traditional architecture and a pedestrian orientation. (Page 4-22)
2. MUD (Mixed Use Development). Develop standards for a new zoning district that would incorporate both commercial businesses and medium to high density residential development into a unified development. (Page 4-23)

3. PUD (Planned Unit Development). Develop standards for a new residential zoning district that would permit a variety of housing types at a gross density of about 3.5 dwelling units per acre. This zoning district should be applied to all future growth areas. (Page 4-23)
4. CBD (Central Business District). Develop design standards to amend the existing CBD zoning district. Standards should reflect the existing building massing, façade appearance of existing buildings in the CBD, pedestrian orientation and off-site parking requirements. (Page 4-24)

Transportation

Traffic

1. Implement a truck traffic study in coordination with the Department of Transportation that includes current truck traffic patterns, both local and regional, to and through Centreville, to address increased volumes of truck traffic. (Page 5-3)
2. Similar to the recommendation of a truck traffic study noted in II.A.1., the Town needs to undertake a traffic study of all vehicles on local and through streets that addresses an increasing volume of vehicles, particularly on Rte. 213. (Page 5-3)
3. Investigate traffic pattern alternatives on Liberty and Commerce Streets with regard to efficiency of a one-way system and the potential of additional or improved cross streets. (Page 5-3)

Parking

1. A Parking Needs Study should be undertaken for the Central Business District and its immediate surroundings to address the quantity and location of parking spaces available to employees, visitors, shoppers and residents. (Page 5-3)
2. A transportation study should be initiated to address the use of automobiles to travel between various local destinations. Solutions should be proposed to limit such driving and reinforce the pedestrian orientation of Centreville. (Page 5-3)

Growth Areas

1. Investigate the feasibility of establishing an impact fee for development in Growth Areas that would be directed toward construction of collector and arterial roads in those areas. (Page 5-4)

2. Develop policies and procedures to locate, acquire and develop greenways in future Growth Areas that will provide pedestrian and bicycle trails connecting future growth to the Town center. (Page 5-6)

Infrastructure

Wastewater System

1. Before proposals for development in Growth Areas are initiated, the Town needs to investigate the location of future spray irrigation sites, either within the Growth Areas themselves or in the proposed Greenbelt. (Page 5-8)
2. The Town should continue to pursue acquisition of additional lands for spray application. (Page 5-8)
3. The Town should further investigate the possibility of increasing stream discharge. (Page 5-8)
4. The Town should require a collection and conveyance evaluation to be prepared by potential developers. (Page 5-9)
5. The Town should continue its Infiltration and Inflow (I and I) evaluations to identify areas in need of repair. (Page 5-9)

Water System

1. The Town should continue to pursue the construction of the Centreville Business Park water treatment plant to provide redundancy with the North Brook water treatment plant and to provide for the future needs of the Town. (Page 5-9)
2. The Town should seek funding for an additional 600,000 gallon water storage tank. (Page 5-10)
3. The Town should complete the engineering study for any distribution improvements and seek funding to implement. (Page 5-10)
4. The distribution and storage of water provided for the growth areas should be master planned with the cost of the storage being borne by those proposing annexation. (Page 5-10)
5. The Town should seek to increase the Groundwater Appropriation Permit (GAP) when demand reaches 80% of the permitted amount. (Page 5-10)

Water Reuse

1. The Town should require any development within the growth areas to install the third pipe-in all or a portion of the new development as a pilot program to educate the public on the benefits of reuse. (Page 5-11)

Solid Waste

1. Compare the economic efficiencies of providing solid waste collection by Town staff and equipment as opposed to the current service provided by contract to a private company. (Page 5-11)
2. Promote the advantages of both forms of recycling available to Town residents and consider a program to recycle yard waste into usable mulch. (Page 5-11)

Community Facilities

Parks, Recreation and Open Space

1. Coordinate with the School District to increase community-based programs within school buildings and on school grounds as a means to expand public recreation opportunities. (Page 5-12)
2. Develop educational and recreational programs for the youth and senior segments of the Town population that utilize existing facilities in various communities, such as schools, the library and other public buildings. (Page 5-12)
3. Continue to develop Mill Stream Park as the focus of the Town's parkland system with improved parking and circulation, as well as additional features such as a small boat (canoe and kayak) launching area. (Page 5-12)
4. A comprehensive recreation needs study should be undertaken to assess the location and availability of facilities available for recreational use by all geographic sectors of Town. Emphasis should be placed on all types of parkland from tot-lots to community parks, as well as the availability of public buildings and need for a community center and pool. (Page 5-13)
5. Adopt an amendment to the Zoning Ordinance that would allow for a developer to pay a fee-in-lieu-of an open space dedication as part of land development. Such a fee should be discretionary on the Town's part. (Page 5-13)

6. Bicycle and Pedestrian Facilities.

- a. An inventory of sidewalks should be undertaken to determine location, condition and placement of trees and signs within the sidewalk. Responsibility for repairs should be evaluated so as not to burden the property owner. (Page 5-14)
- b. Initiate a study of the Town's streets to determine location and markings for bicycle lanes, considering street width, parallel parking, street surface and utilities. An educational program with the School District may be part of this effort. (Page 5-14)

Public Safety

1. Both the size and location of the Town Police force may have to be reevaluated for their ability to serve the growing community. (Page 5-15)

Fire Safety

1. Centreville's Goodwill Fire Company will need to continually evaluate its ability to serve an expanding community from its one central location. Evaluation of funding options such as impact fees for the fire safety service should also occur. (Page 5-15)

Stormwater Management

1. Adopt a Town regulated stormwater management ordinance consistent with the low impact Development Ordinance recommended in the Corsica River Watershed Restoration Action Strategy (WRAS). (Page 5-17)
2. Conduct a Household Pollution Reduction public education program to educate residents on how to reduce nutrient loads from lawns and residences that may migrate to the Corsica River with stormwater runoff. (Page 5-17)
3. Develop a landscaping demonstration project on Town lands to educate residents on beneficial means to manage stormwater runoff. (Page 5-17)
4. The Town should implement best management practices and water quality devices for runoff when (re)constructing streets. (Page 5-17)

Urban Tree Canopy

1. The Town should adopt an Urban Tree Canopy planting goal based on geographic areas. (Page 5-18)

Environmental Issues

Chesapeake Bay Critical Area

1. Continue to update the Critical Area Program and ordinance for consistency with State regulations. (Page 6-2)
2. Amend programs to allow for ~~pre~~remapping+of potential growth areas. (Page 6-2)
3. Adopt stream buffer protection regulations for areas outside the Critical Area. (Page 6-3)
4. Require Maryland DNR review of land use development plans outside the Critical Area. (Page 6-3)

Corsica River . Watershed Restoration Action Strategy (WRAS)

1. Adopt an ordinance to establish an Urban Growth Boundary, the limits of which must be consistent with the TMDL for a calculated maximum future conversion of agricultural land. (Page 6-3)
2. Adopt an ordinance establishing a ~~Greenbelt~~+ together with a per unit assessment through the building permit process of impact fee for preservation targeted only to the greenbelt area. (Page 6-3)

Community Design and Historic Preservation

Community Design

1. The Town should continue to take advantage of its status as a ~~Revitalization Area~~+as designated by the Maryland Department of Housing and Community Development. (Page 7-3)
2. The Town should participate in the State's ~~Brownfields~~+ program to encourage redevelopment of industrial sites. (Page 7-4)
3. Proposed roads shown on the Future County and Town Land Use map should be subject to acquisition efforts as development is proposed in Growth Areas. (Page 7-4)
4. Planned Unit Development (PUD) in Growth Areas should be coordinated with street and greenway patterns in the Town. (Page 7-4)

5. Future commercial development should be encouraged to be in the form of building clusters rather than strip commercial form. (Page 7-4)
6. Ensure that infill development and redevelopment in existing residential neighborhoods is compatible with the surrounding neighborhood in terms of density and general exterior appearance. In particular, ensure that single-family home conversions into apartments are accomplished in a manner that does not detract from the character and stability of the neighborhood. (Page 7-4)
7. Town and County Planned Business Parks should be designed as a complete development unit with coordinated infrastructure, landscaping and general appearance. (Page 7-4)
8. Future greenways and trails should be planned and coordinated with systems within the Town. (Page 7-5)
9. Street standards should be adopted that reflect Town scale development. (Page 7-5)
10. Streetscape improvements should be maintained or considered for the Central Business District and other Town commercial areas, particularly gateway locations. (Page 7-5)
11. Ensure the linkage of Revitalization Area 1 to the CBD through the use of pedestrian and open space corridors. (Page 7-5)
12. Ensure public access to Revitalization Area 5, the Wharf area. (Page 7-5)
13. Centreville should pursue designation and participation in the Maryland Main Street Program. (Page 7-6)
14. Utilize available resources of the Management Plan for the Stories of the Chesapeake Heritage Area, as adopted by the Town. See Chapter 1, page 8 for more details. (Page 7-6)
15. Consider the adoption of a Livability Code compatible with Queen Anne's County and the Maryland Minimum Livability Code to address minimum property maintenance standards for housing, including equipment used for light, ventilation, heat and sanitation. This should apply to owner occupied and rental housing, interior and exterior of units. (Page 7-6)

Historic Preservation

1. Consider the establishment of an overlay zoning district for the Historic District. (Page 7-7)

2. Continue the inventory of historic structures in the Town through coordination with the Maryland Historic Trust. (Page 7-7)
3. Develop standards for the Historic District through a public participation process. (Page 7-7)
4. Propose a public education program to educate Historic District residents, officials and others about the various aspects of the standards. (Page 7-7)
5. Promote the inclusion of individual structures and potential district expansion on the National Register of Historic Places and other regional and local listings. (Page 7-7)

Interjurisdictional Coordination

Centreville and Queen Anne's County

1. The Town and County should assist each other in the preparation and review of each jurisdiction's modifications to development regulations as they relate to implementation of this Plan. Ensuring compatibility and consistency between Town and County development regulations will serve to streamline the development review and approval process as mandated by the State's 1992 Economic Development, Resource Protection and Planning Act. (Page 8-1)
2. The Town and County should coordinate capital improvements programming to fund infrastructure and community facilities recommendations contained in this Plan. (Page 8-1)
3. The Town and County should establish a new Planning Agreement to facilitate the necessary cooperation between the two jurisdictions to implement this Plan. (Page 8-1)
4. The Town and the County should discuss any proposed annexations and ensure their consistency with this Plan. (Page 8-1)
5. The Town and County Planning Commissions should periodically hold joint meetings to discuss issues relative to the implementation of this Plan. (Page 8-1)
6. The Town and County should negotiate a new Planning Agreement for County staff to provide technical assistance in reviewing major development projects within the Town. Town development review fees could be used to fund County technical assistance. The Town should also consider hiring a part-time or full-time planner to assist in the implementation of this Plan and

to assist the Town Planning Commission with development review. The Town should continue to utilize the assistance of State Critical Area Commission staff to review development projects within the Chesapeake Bay Critical Area. (Page 8-2)

7. The Town and County should coordinate with the private sector and local business community to initiate an association of business owners, professional offices and agency representatives to assist local government in Town Center economic development and improvement projects. It is crucial that the major stakeholders have a lead role in any efforts to revitalize and improve the business district. (Page 8-2)
8. The Town and the County should cooperate in establishing and participating in a Council of Governments+ with local and regional government representatives. (Page 8-2)
9. The County should continue to assist the Town in application for State programs and grants that will benefit the community. (Page 8-2)
10. The County should contribute a proportional fair-share of the costs for Town public improvements recommended by this Plan whenever those improvements are determined to have County-wide growth management and economic development benefits. (Page 8-2)
11. The Town should investigate the establishment of a Development Corporation that would have the ability to acquire and develop land using public funding and special tax status. (Page 8-2)
12. Both the Town and the County should cooperate in a systematic review of the Master Water and Sewer Plan for its ability to provide service in the future to Infill Areas, Redevelopment Areas and Growth Areas. (Page 8-2)
13. The Town and County should jointly adopt strategies for the preservation of lands to be used as Greenbelts surrounding the Town's Growth Areas. (Page 8-2)
14. The Town should coordinate with the Queen Anne's County Housing Authority on planning, funding and implementation on strategies to rehabilitate Redevelopment Area 6, a community south of Little Kidwell Lane. (Page 8-2)
15. The Town and the County should cooperate in acquiring and preserving open space in the Growth Areas and Greenbelt for use as spray irrigation fields. (Page 8-2)

16. The Town and County should cooperate in the planning, funding and construction of local roads, such as Taylors Mill Road. (Page 8-3)
17. Continue cooperation between the Town and County and share responsibilities for implementation of the Corsica River Watershed Restoration Action Strategy (WRAS). (Page 8-3)

Following this page is Table 9-1, a multiple page chart entitled Recommendations Chart . Implementation Element+ which is intended to provide a summarized version of recommendations appearing in Chapter 9, organized by category. Additional information contained in the Recommendation Chart is an assignment of priority and responsibility for each recommendation. Page references are also provided for convenient referral to the original discussion in the various chapters of the Community Plan.