CRISFIELD STRATEGIC REVITALIZATION PLAN

TABLE OF CONTENTS

EXECUTIVE SUMMARY

CHAPTER 1: INTRODUCTION 1

GOALS & MISSION STATEMENT 1

OVERVIEW 1

PURPOSE 2

THE SRP AS A CONTINUATION OF PLANNING EFFORTS 4

The Crisfield Study Area 5

THE SRP PUBLIC PROCESS6 6

Public Concerns for the City's Future 6

Heritage & Natural Resources 7

The Impacts of New Development 8

ORGANIZATION OF THE CRISFIELD STRATEGIC REVITALIZATION PLAN 9

CHAPTER 2: THE CRISFIELD ECONOMY 10

ECONOMIC ANALYSIS 10

Baseline Growth: Population & Jobs 10

General Economic Condition 12

Commercial Area Redevelopment 13

Tourism 16

Housing 16

KEY ECONOMIC DEVELOPMENT DRIVERS 18

Residential Growth 18

Additional Tourism 18

Job Development 18

Residential and Commercial Redevelopment 18

CHAPTER 3: URBAN DESIGN 21

BACKGROUND 21

THE CONCEPT MASTER PLAN 26

Principles 26

Gateways 29
Sustainability 30
Public Housing Authority 31
Streets 32
Building Renovation 33
Marinas 36
Trails and Links 37
Flooding 37
Parking 37
Viewsheds & Wayfinding 38
Special Sites 45
THE MAIN STREET BUILDING INVENTORY 47
Design Guidelines 49

CHAPTER 4: PUBLIC POLICY 51
INFRASTRUCTURE 51
PARTNERSHIPS 52
DEVELOPMENT CODES 53
Implementing SRP Concepts 53
Grandfathering 55
Infill and Redevelopment 56
Accessory Dwelling Units 57
Design Guidelines 57
Official Maps 57

CHAPTER 5: IMPLEMENTATION 59
ORGANIZING THE SRP FOR IMPLEMENTATION 59
IMPLEMENTATION ACTIONS: PRIORITY TIMELINE 61
SHORT & MID-TERM ACTIONS 64
Task 1: Initializing the SRP 64
Task 2: Somers Cove Marina 65
Task 3: SomersET County Library 65

Task 4: Specific Code Revisions 65
Task 5: Planning Initiatives 69
Task 6: General Code Revisions 72
Task 7: Affordable Housing & Redevelopment 74
Task 8: Economic Development & Infrastructure 75
LONG TERM ACTIONS 77
Task 1: Outlet Port Strategies 77
Task 2: Economic Development & Infrastructure 78