

# **Appendix**



**A1**

**Survey Summary**



## **Background**

On April 4<sup>th</sup> 2006, 1,950 surveys were mailed to the property owners of Brunswick Maryland. The intent of this survey was to gauge citizen and property owner's opinions on questions that the Brunswick Planning Commission had regarding the upcoming Master Plan Update. The Brunswick Planning Staff developed this survey with oversight by the Planning Commission. In 1991, Brunswick had conducted a similar survey also during a Master Plan Update.

## **Differences in the two surveys**

The 1991 Survey was different in two major ways, both in distribution and in actual questions. Employees who were reading water meters distributed the 1991 Survey to 1,810 homes in Brunswick. The 2006 Survey was mailed out to 1,950 property owners, and copies were available in public places throughout the City. The Brunswick Citizen also published a copy of the survey. While it is impossible to determine what was more effective, in 2006 a return of 15.54 % was accomplished as opposed to 9.2% in 1991, and in real numbers this is almost twice as many surveys returned with 167 being returned in 1991, and 303 being returned in 2006.

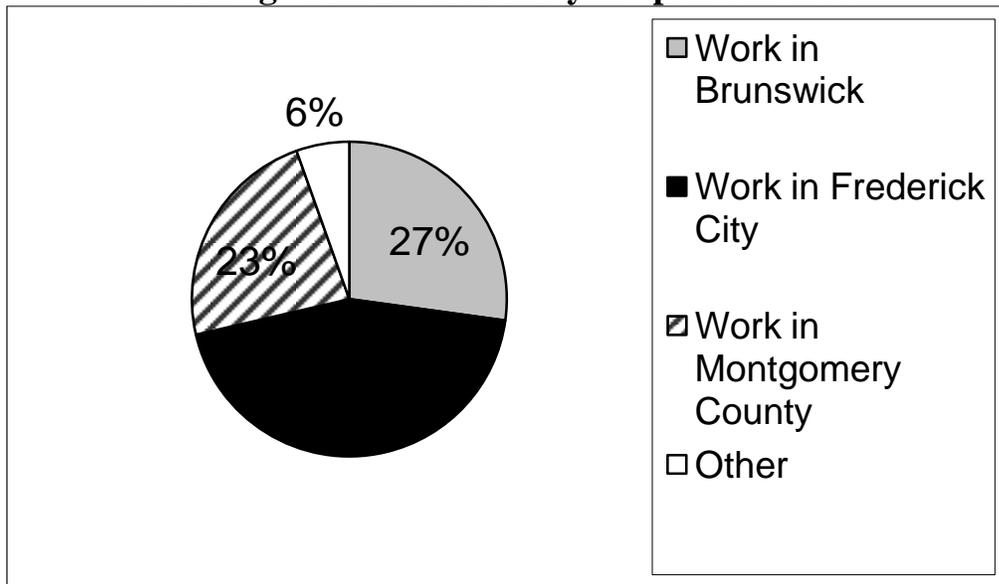
The second change dealt with the types of questions asked in the 2006 survey. With the new survey, 60 questions were asked with 57 being multiple choice. In 1991, only 27 questions were asked and a large majority of the questions were open-ended. By making the newer survey multiple-choice this made results easier to compile. The recent survey also improved the process by limiting the scope of the questions to planning related issues. A place for comments was included at the end of the survey. These will be used as a guide in the implementation section.

## **Characteristics of the 2006 Survey**

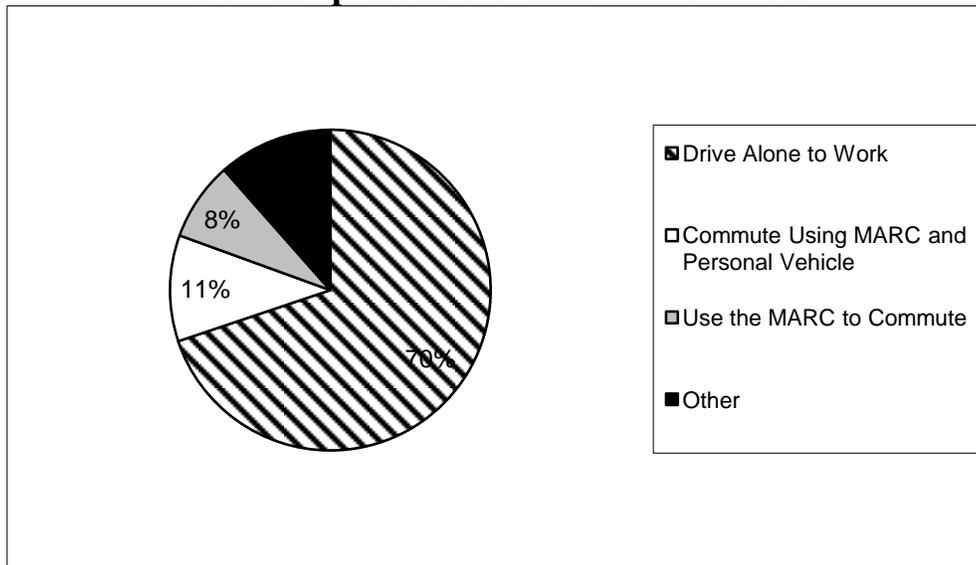
Respondents to the 2006 Survey came from many different backgrounds. Respondents represented both old and new residents/property owners. The largest of these groups were those who had owned/lived in Brunswick for 26+ years with over 35.43%. That was followed by 26.49% having owned/lived in Brunswick for five years or less.

In terms of employment, 44.2% of respondents answered that they worked in the City of Frederick. 27.17% work in Brunswick, and 23.19% work in Montgomery County. Also, when commuting to their jobs, a large majority use their personal vehicles or 69.84% of respondents. 10.71% of respondents used both the MARC train and their personal vehicles while only 7.94% used only the MARC train.

**Chart A1.1**  
**Percentages of Where Survey Respondents Work**



**Chart A1.2**  
**How Respondents Commuted to Work**



**General**

This section of questions related directly to opinions about Brunswick, both the City and its services. The first question “How long have you lived/owned property in Brunswick?” was used to find out if both old and new property owners/ citizens were involved with this survey and ultimately the Master Plan Update as a whole. Twenty six percent of respondents have lived/owned property for five or less years; 21.85% have lived/owned property for six to fifteen years; 16.23% have lived/owned property for

sixteen to twenty five years; and 35.43% have lived/owned property for more than twenty-five years. This even distribution of respondents shows that the survey is representative of the whole community, and has been beneficial for the update process as a whole.

Respondents were asked to rate the effectiveness of the City to citizens needs. For this question a ten-point scale was used and respondents graded the city accordingly. The mean for this question was a 6.18 while the mode was 8. An additional question also used the same scale when rating the City of Brunswick as a place to live. The mean of this question was a 6.88 while the mode was 8.

When asked about the past and future of Brunswick respondents generally answered positively. When asked, “Over the last five years, would you say that Brunswick has become a better place to live?”, 47.99% of respondents answered yes, while 31.88% answered No. When asked to look ahead over the next five years, “do you think that Brunswick will become a better place to live?”, 45.05% answered yes, while only 26.96% answered no.

Question three asked about the possibility of increasing taxes for additional City services. The majority of respondents were opposed with 65.78% answering no. Only 15.95% answered yes and the remaining respondents answered undecided. It should be noted that some comments associated with this question were qualified based on which services the money associated with the tax would be used.

### **Environmental and Sensitive Areas**

Property owners/citizens were asked three questions related to Environmental and Sensitive Areas. All three questions were presented in a Yes/No/Undecided format and generally response was strong for those questions. All three questions were inter-related but focused on different aspects of the environment.

The first question in the series asked, “Do you feel that the current City development regulations adequately consider the impact of the One Hundred-year Floodplain?” Of the three, this question had the least number of respondents, with 282 answering this question. Almost sixty-five percent of respondents were undecided, demonstrating that the question did not either give enough information, or that the respondents were unsure as to the City’s development regulations regarding the 100 year floodplain.

The second question in the series asked, “Do you believe the City is taking necessary steps to avoid affecting the Environment?” This question also had the same problems as the previous with almost as many respondents answering yes as undecided at 39.79% and 38.06% respectively. The final question asked “Are you in favor of Passive Recreational use in Environmentally Sensitive Areas?” This question did not have the same results as the previous questions, with 44.76% answering yes and 25.87% answering no.

## **Land Use**

This section dealt primarily with Planning and Zoning questions. The first two questions in this section dealt with growth in Brunswick; the first asking about growth in general, and the second asking about controlled growth. Almost fifty two percent of respondents were in favor of growth in Brunswick with 39.39% not in favor. Furthermore, 77.52% were in favor of controlled growth while only 15.44% were not. In addition, some of the comments associated with these two questions noted that the answers given were dependent on trends and determining which type of growth in certain areas.

Question 13 asked “For which of the following land uses should the City expand its boundaries?”, This question gave three responses possible: 17.16% were for residential only, 32.34% were for commercial only, and 8.25% were for Industrial only. In addition many respondents circled multiple answers: 16.83% were for residential and commercial, 3.3% were for commercial and industrial, and 8.91% were for all three choices. Also 13.2% did not respond to this question. With no response the assumption can be made that they do not favor expanding the boundaries for any growth, this was highlighted in the survey comments.

Question 14 asked, “If the City annexes land for residential use, do you favor Mixed-Use Development/Planned Unit Development?” Fifty three percent were in favor of Mixed-Use/ planned unit development while 22.15% were not in favor.

Questions 15 and 16 dealt specifically with industry. Question15 asked if Brunswick needs additional industry and if so, what type, and 16 asked about the placement of heavy industry in multiple locations. In response, 61.41% of respondents felt that additional industry was needed. Of the choices, Service Oriented Business was picked most often, followed by light industrial. Also with regards to the placement of heavy industry in multiple locations, an overwhelming majority answered they do not support multiple locations, with 80.94% answering no.

The final question in the Land Use section asked, “Do you favor a special Re-Development/Overlay Area for the downtown core?” Almost forty seven percent answered that yes, they do favor the Re-Development/Overlay Area, and 32.16% answered that they do not.

## **Transportation**

The Transportation section had 15 general questions about the streets, lighting, street signage, parking, and public transportation. Questions were also asked about how respondents commuted to work, where they worked, and how their children traveled to school.

The first three questions in this section dealt with roads. When asked if the streets were properly maintained and paved, 56.66% said they were not and 36.86% said that they were. When asked if they favored the City controlling the primary entrances to the city,

58.7% were in favor, while 20.14% were not. Finally, when asked if the streets in the City were wide enough, 58.19% said they were not and 36.79% said that the streets were wide enough.

When asked about street lighting, 73.75% of the respondents said that all City streets should be lighted.

Two questions focused on street signage. The first question asked if the street name signs were adequate, and the second asked if traffic signals and signs were adequate. Both questions had the majority of respondents answering yes, with 66.56% answering that the street signs were adequate, and 74.26% answering that the traffic signs/signals were adequate.

When asked about sidewalks, a majority of respondents answered that they were not adequate and that they should be provided on all streets. Sixty-six percent of respondents reported that the sidewalks were not adequate, and 75% of respondents answered that sidewalks should be provided on all streets. Comments related to these questions were from multiple perspectives. Some wanted there to be sidewalks on all streets in the City; others wanted more sidewalks to accommodate children walking to schools; others noted the poor condition of some of the sidewalks being hazardous; and finally some noted that the burden of the cost would be too much for homeowners.

Two questions asked about the adequacy and need for additional public transportation in the City. Almost forty-nine percent were undecided on the adequacy of the TransIT service. This may be based on the lack of use the system receives from respondents. Also qualifiers for a no to this question were usually based on bus routes and schedules. Fifty four percent of respondents did, however, want additional public transportation. Many of the concerns noted in comments asked about the addition of taxi services and the need for additional senior citizen transportation alternatives.

Parking questions were also asked in this section. The questions asked if there was enough parking in the City and if there was need for additional parking structures in the Downtown Commercial Core. Sixty-two percent felt that parking was not adequate in the City, and 63.48% answered that yes, additional parking structures were needed in the Downtown Commercial Core. Some of the comments offered regarding these questions noted that with the anticipated growth of Brunswick, it would be necessary for more parking. Alternatively, some said that if there were more commercial options downtown, additional parking would be needed.

The final questions in this set dealt with where respondents went to work and how and, if applicable, their children went to school. The largest groups of respondents listed "other", while large numbers of respondents listed Frederick City, Brunswick and Montgomery County. The majority of people surveyed would use their private vehicle to get to work (69.84%). While a majority of respondents did not have children in school, 66.79% of respondents; the largest group of that sample had children who rode a school bus to

school (39.08% of 87 respondents). Additionally, 28.74% drove their children to school in a private vehicle.

### **Community Facilities**

This section had the most questions in the entire survey, totaling 25. It was broken down into sub-categories including Water, Sewer, Parks and Recreation, Public Works, Police, Ambulance, Fire, Libraries, and Senior Citizens Services. Parks and Recreation was the largest section including questions about park usage and the need for additional services.

For the Water category, three questions were asked detailing service, quality, and actual usage. For service, 64.86% of respondents felt water service was adequate, while 27.03% did not. For quality, 57.82% felt the quality of water in the City was acceptable, while 32.65% did not. However in contrast to these findings, 55.89% use another source of water for drinking purposes while 42.76% do not. Some of the comments associated with this question noted: bad taste, too many chemicals, no fluoride, and low water pressure as qualifiers for their answers.

Only one question was asked regarding Sewer service, asking if it was adequate. Almost seventy one percent of respondents said that yes, it was adequate, and 16.89% said that it was not.

The Parks and Recreation category was the largest and was answered by a large array of park users. When asked about if the service was adequate, 55.14% answered that yes, it was, and 31.51% answered that it was not. With regards to the Swimming Pool specifically, 49.83% of respondents answered that it was adequate. Surprisingly, 25.6% of respondents answered undecided when asked about the Swimming Pool, and 24.57% answered that it was not adequate. Many of the comments associated with the Swimming Pool noted an undesirable sanitary condition in the bathrooms, attendants not being courteous, and a general lack of knowledge about the swimming pool and lessons offered.

Question 39 was unique in that it asked “Which Recreational Facilities were used by you or a member of your household within the last year?” Respondents were given the opportunity to circle which service they had used. The answer that came most frequently was City Park. Of the 245 respondents to this question, City Park was circled 170 times allowing it to have a 69.39% usage by Parks and Recreation users. The next largest City operated service was the Swimming Pool receiving 35.59%. C&O Park also had a large response with 53.88% using that park. It should be noted a large number of those who took the survey did not answer this question; 58 people did not respond, accounting for 19.14% of all survey takers. Many noted separately that the lack of police enforcement in park areas allowed for teenagers to hang out in these areas and was troublesome for families wishing to use the park’s facilities.

The next four questions asked about future trends for developing parks. When asked about small park development, 70.27% were in favor for these types of parks, while

10.47% were not. When asked about a stream valley park and path system, 54.61% were in favor, 32.08% were undecided on this issue, many noting that they did not have knowledge of this type of system. When asked if the City should develop parks with multiple uses, 64.09% were in favor with 26.85% undecided. It was also noted on many of the surveys answering undecided, the respondent did not feel they had enough knowledge on the differences associated with the two park use types. When asked about what type of open space the City should develop, 70.3% answered that both passive and active open space was needed; 19.71% answered passive only. Also 37 of the survey takers did not answer or give an answer within the acceptable limits. Reasons given for this was that some respondents did not want additional park land or that the respondent would write that they did not know enough about the differences associated with both types.

Finally when asked if the county was providing adequate park facilities, 44.71% answered that county was not and 32.76% were uncertain about the county park being adequate. Comments suggested some were not aware of this park.

Three questions were asked about public works. Two questions focused on the adequacy of public works while one asked about the need for a compost/yard waste site. The first question asked “Do you feel that Public Works (street maintenance, water and sewer line maintenance, snow removal, etc.) is adequate?” Fifty three percent answered that yes, they do feel that Public Works is adequate, while 37.84% noted that no, it was not. Comments associated with this question noted problems related to requests by residents that had not been completed. When asked about recycling facilities adequacy, 67.8% answered that it was adequate and 23.05% answered that it was not.

Question 46 asked “are you in favor of a future Yard Waste/Mulch Compost Site to be planned within the Future Growth Boundaries of the City?” More than eighty-six percent of respondents were in favor of the site; only 6.04% were not, and 7.72% were undecided. This question had a lot of comments from respondents who stated they wanted the site and preferred the older site that had once been in use. Also many stated they felt the new strategy for yard waste and compost was very inadequate.

Two questions were asked regarding the Public Libraries in the City. The first question asked about its adequacy. More than fifty six percent answered that yes, it was adequate; while 24.24% answered that it was not. Comments related to this question stated that the library was too small and many wished it would be renovated to accommodate more material. The other question asked if respondents actually used the library. More than sixty nine percent of respondents answered that yes, they did use the library, while 30.07% did not, 2 were undecided, and 7 did not answer the question.

Four questions were asked about Fire and Ambulance service. Two questions asked about the adequacy of each service. The results for those questions were:

79.32% felt Fire service was adequate, 7.12% responded no, and 13.56% were undecided.

Seventy-five percent felt Ambulance service was adequate, 9.46% responded no, and 15.54% were undecided.

Many comments to these questions were related to never having to use this service, and in some cases having to wait for other companies to respond to calls.

The two other questions regarding Fire and Ambulance services asked about designating future sites for Fire and Ambulance. The results of these questions were: 63.64% were in favor of additional Fire sites, 17.85% were not, and 18.52 were undecided. Sixty-one percent were in favor of additional Ambulance sites, 18.31% were not, and 20.68% were undecided. Comments associated with these questions were generally associated with the need for additional services and the desire for more.

Three questions were asked regarding the Brunswick Police adequacy and also future growth. In terms of adequacy, 56.9% felt that the Police were adequate, 28.28% did not. Question 55 asked “Do you feel that City Police Service should be expanded with future growth?” Almost eighty-two percent answered yes, while 12.79% answered no. Question 56 asked “Do you feel that growth should address City Police Services?” Almost eighty-four percent answered yes, while 8.56% answered no. Comments related to this section noted problems with enforcement areas, and others noted salaries and the need for more competitive wages for growth.

The final question in this section asked about the adequacy of the senior citizens services in Brunswick. A little more than fifty percent were undecided on this issue, which may be based on the fact that many respondents are either in a household without senior citizens, or that they are unaware of services that are offered.

### **Implementation**

This section consisted of three questions that asked respondents to ask questions of their own and also provide feedback more detailed than elsewhere in the survey. Comments in this section were not limited to any single department, and as a whole this section had comments on almost all City departments. Major concerns that were repeated in this section related to Police enforcement, Public Works problems, Permitting problems, general attitudes about the City both positive and negative, and suggestions on changing a wide array of aspects within the City. Growth was a major concern with many respondents stating they would like to see Brunswick remain a small town. Also concerns about affordability were evident, and many stated they wished for certain types of commercial uses, like grocery stores.

### **Summary**

When dealing with a survey, the population of participants has to be taken into account. We received 303 surveys, which does not constitute total population. This number does however, give us a solid foundation for interpreting what all citizen and property owners

want for the City of Brunswick. Strong tendencies highlight areas of improvement that the City should consider. These include:

- Planning for a future Yard Waste/Mulch Compost Site;
- Placing parameters for controlled growth;
- Placing restrictions on heavy industry in multiple locations;
- Making arrangements to have more, if not all, streets lighted in the City;
- Repairing and maintaining all sidewalks in the City;
- Construction of more sidewalks especially on highly traveled roadways;
- Creation of a stream valley and park system;
- Planning for expanding Police services with growth;

While the survey provides insight into areas of interest, some of the findings will not be able to be used in the Master Plan. Areas that are beyond the scope of the Plan and will not be included involve certain aspects of enforcement, especially by City Police.



**A2**

## **Survey Results**



**Question 1:** How long have you lived/owned property in Brunswick?

0-5	80	26.49% of 302
6-15	66	21.85% of 302
16-25	49	16.23% of 302
26+	107	35.43% of 302
Did not respond	1	00.33% of 303

**Question 2:** Do you feel the City efficiently serves the needs of the residents, on a 1 to 10 scale?

10:	9	03.03% of 297
9:	10	03.37% of 297
8:	65	21.89% of 297
7:	57	19.19% of 297
6:	55	18.52% of 297
5:	50	16.84% of 297
4:	21	07.07% of 297
3:	19	06.40% of 297
2:	4	01.43% of 297
1:	7	02.36% of 297

Total Mean of all Scores: 6.18

Did not respond: 6 01.98% of 303

**Question 3:** Would you support raising taxes to provide additional City services?

Yes	48	15.95% of 301
No	198	65.78% of 301
Undecided	55	18.27% of 301

Did not respond 2 00.66% of 303

**Question 4:** Over the last five years, would you say that Brunswick has become a better place to live?

Yes	143	47.99% of 298
No	95	31.88% of 298
Undecided	60	20.13% of 298

Did not respond 5 01.65% of 303

**Question 5:** Overall, how do you rate Brunswick as a place to live?

10:	21	07.00% of 300
9:	22	07.33% of 300
8:	88	29.33% of 300
7:	66	22.00% of 300
6:	33	11.00% of 300
5:	39	13.00% of 300
4:	14	04.67% of 300
3:	10	03.33% of 300
2:	4	01.33% of 300
1:	3	01.00% of 300

Total Mean of all Scores: 6.88

Did not respond 3 00.99% of 303

**Question 6:** Looking ahead over the next five years, do you think that Brunswick will become a better place to live?

Yes	132	45.05% of 293
No	79	26.96% of 293
Undecided	82	27.99% of 293

Did not respond 10 03.30% of 303

**Question 7\*:** How many in your household are in the following age groups? Please indicate number for each group

1 Person		
Under 5	22	07.53% of 292
5-14	27	09.25% of 292
15-19	26	08.90% of 292
20-24	17	05.82% of 292
25-34	27	09.25% of 292
34-44	42	14.38% of 292
45-64	73	25.00% of 292
65-80	50	17.12% of 292
80+	10	03.42% of 292
2 People		
Under 5	11	03.77% of 292
5-14	23	07.88% of 292
15-19	8	02.74% of 292
20-24	4	01.37% of 292
25-34	24	08.22% of 292
34-44	32	10.96% of 292
45-64	66	22.60% of 292
65-80	17	05.82% of 292
80+	2	00.68% of 292
3 people		
5-14	4	01.37% of 292
20-24	1	00.34% of 292
45-64	3	01.03% of 292
4 people		
Under 5	1	00.34% of 292
35-44	2	00.68% of 292
45-64	1	00.34% of 292
Did not respond	11	03.36% of 303

\* This question was a problem when recording data. A large number of those who answered the question did not answer it correctly. The problem stemmed from the fact that the respondent would circle one of the age groups but would not include the number per household. To facilitate this question an assumption is made that if there was no number included with the age group then there was only one person in that group. This question may have to be disregarded which will be determined at a later date.

**Question 8:** Do you feel that the current City Development Regulations adequately consider the impact of the One Hundred-year Floodplain?

Yes	66	23.40% of 282
No	34	12.06% of 282
Undecided	182	64.54% of 282

Did not respond 21 06.93% of 303

**Question 9:** Do you believe the City is taking necessary steps to avoid affecting the Environment?

Yes	115	39.79% of 289
No	64	22.15% of 289
Undecided	110	38.06% of 289

Did not respond 14 04.62% of 303

**Question 10:** Are you in favor of Passive Recreational use in Environmentally Sensitive Areas?

Yes	128	44.76% of 286
No	74	25.87% of 286
Undecided	84	29.37% of 286

Did not respond 17 05.61% of 303

**Question 11:** Do you favor growth in Brunswick?

Yes	153	51.52% of 297
No	117	39.39% of 297
Undecided	27	09.09% of 297

Did not respond 6 01.98% of 303

**Question 12:** Do you favor controlled growth in the City?

Yes	231	77.52% of 298
No	46	15.44% of 298
Undecided	21	07.05% of 298

Did not respond 5 01.65% of 303

**Question 13:** For which of the following land uses should the City expand its boundaries?

Residential only	52	17.16% of 303
Commercial only	98	32.34% of 303
Industrial only	25	08.25% of 303
Residential and Commercial	51	16.83% of 303
Commercial and Industrial	10	03.30% of 303
Residential and Industrial	0	00.00% of 303
All Three	27	08.91% of 303
None/did not respond	40	13.20% of 303

**Question 14:** If the City annexes land for residential use, do you favor Mixed-Use Development/Planned Unit Development?

Yes	153	52.94% of 289
No	64	22.15% of 289
Undecided	72	24.91% of 289

Did not respond      14      04.62% of 303

**Question 15:** Do you think that the City of Brunswick needs additional industry?

Yes	183	61.41% of 298
No	88	29.53% of 298
Undecided	27	09.06% of 298

Did not respond      5      01.65% of 303

**Question 15.1:** If so, what type of industry?

Service Oriented Business	61	30.96% of 197
Warehouse	16	08.12% of 197
Light Industrial	27	13.71% of 197
Heavy Industrial	3	01.52% of 197
Service Oriented Business and Warehouse	18	09.14% of 197
Service Oriented Business and Light Industrial	27	13.71% of 197
Service Oriented Business and Heavy Industrial	0	00.00% of 197
Warehouse and Light Industrial	10	05.08% of 197
Warehouse and Heavy Industrial	1	00.51% of 197
Light Industrial and Heavy Industrial	3	01.52% of 197
Service Oriented Business, Warehouse, and Light Industrial	24	12.18% of 197
Service Oriented Business, Warehouse, and Heavy Industrial	0	00.00% of 197
Service Oriented Business, Light Industrial, and Heavy Industrial	0	00.00% of 197
Warehouse, Light Industrial, and Heavy Industrial	1	00.51% of 197
All four	6	03.05% of 197
Did not respond	106	34.98% of 303

**Question 16:** Are you in favor of locating Heavy Industry in multiple locations, in the City?

Yes	23	07.69% of 299
No	242	80.94% of 299
Undecided	34	11.37% of 299
Did not respond	4	01.32% of 303

**Question 17:** Do you favor a special Re-Development/Overlay Area for the downtown core?

Yes	132	46.64% of 283
No	60	21.20% of 283
Undecided	91	32.16% of 283
Did not respond	20	01.32% of 303

**Question 18:** Are the streets in the City adequately paved and maintained?

Yes	108	36.86% of 293
No	166	56.66% of 293
Undecided	19	06.48% of 293
Did not respond	10	03.30% of 303

**Question 19:** Do you favor the City controlling the primary entrances to the City?

Yes	172	58.70% of 293
No	59	20.14% of 293
Undecided	62	21.16% of 293

Did not respond 10 03.30% of 303

**Question 20:** Are the streets in the City wide enough?

Yes	110	36.79% of 299
No	174	58.19% of 299
Undecided	15	05.02% of 299

Did not respond 4 01.32% of 303

**Question 21:** Should all streets be lighted?

Yes	222	73.75% of 301
No	61	20.27% of 301
Undecided	18	05.98% of 301

Did not respond 2 00.67% of 303

**Question 22:** Are the street name signs in the City adequate?

Yes	201	66.56% of 302
No	82	27.15% of 302
Undecided	19	06.29% of 302

Did not respond 1 00.33% of 303

**Question 23:** Are the traffic signs/signals adequate?

Yes	225	74.26% of 303
No	62	20.46% of 303
Undecided	16	05.28% of 303

**Question 24:** Are the sidewalks adequate?

Yes	82	27.24% of 301
No	199	66.11% of 301
Undecided	20	06.64% of 301

Did not respond 2 00.67% of 303

**Question 25:** Should Sidewalks be provided on all streets, to provide safe pedestrian access throughout the City?

Yes	222	75.00% of 296
No	47	15.88% of 296
Undecided	27	09.12% of 296

Did not respond 7 02.31% of 303

**Question 26:** Do you feel that the TransIT Service is adequate?

Yes	81	28.03% of 289
No	67	23.18% of 289
Undecided	141	48.79% of 289

Did not respond 14 04.62% of 303

**Question 27:** Do you favor increased Public Transportation within the City?

Yes	159	54.08% of 294
No	75	25.51% of 294
Undecided	60	20.41% of 294

Did not respond 9 02.97% of 303

**Question 28:** Do you feel that the Parking in the City is adequate?

Yes	87	29.79% of 292
No	181	61.99% of 292
Undecided	24	08.22% of 292

Did not respond 11 03.63% of 303

**Question 29:** Do you believe that Additional Parking Facilities are needed in the downtown core area?

Yes	186	63.48% of 293
No	76	25.94% of 293
Undecided	31	10.58% of 293

Did not respond 10 03.30% of 303

**Question 30:** Please indicate the locations where you and other persons in your household work.

Brunswick	75	27.17% of 276
Frederick City	122	44.20% of 276
Other Frederick County	48	17.39% of 276
Montgomery County	64	23.19% of 276
Washington D.C.	31	11.23% of 276
Northern Virginia	49	17.75% of 276
Washington County	12	04.35% of 276
Other	138	50.00% of 276
Retired*	22	07.97% of 276
Did not respond	27	08.91% of 303

\* Retired was not an option on the survey but due to the number of write-ins that said retired it became its own sub category.

**Question 31:** How do you and other persons in your household travel to work?

Private Vehicle	176	69.84% of 252
MARC	20	07.94% of 252
Walk/Bike	4	01.59% of 252
Car/Van pool	9	03.57% of 252
Private Vehicle and MARC	27	10.71% of 252
Private Vehicle and Walk/Bike	7	02.78% of 252
Private Vehicle and Car/Van pool	7	02.78% of 252
MARC and Car/Van Pool	1	00.40% of 252
Private Vehicle, MARC, and Walk/Bike	1	00.40% of 252
Did not Respond	51	16.83% of 303

**Question 32\*:** How do your children travel to school?

Private Vehicle	25	28.74% of 87
School Bus	34	39.08% of 87
Walk/Bike	12	13.79% of 87
School Bus and Private Vehicle	7	08.05% of 87
School Bus and Walk/Bike	5	05.75% of 87
Private Vehicle and Walk/Bike	1	01.15% of 87
School Bus, Private Vehicle, and Walk/Bike	3	03.45% of 87

Children in School 87 33.21% of 262

No Children in School 175 66.79% of 262

Did not Respond 41 13.53% of 303

\* This question is broken down to represent households who have children that go to school. We received 87 surveys which had children enrolled in public school. The results are based on that number. "Did not respond" was left in its own category even though an assumption may have been made that these households do not have children in school. Additionally some of the surveys indicated that they had children being home-schooled and these responses were generally placed into the "Did Not Respond" category, unless the "No Children in School" was circled in which case they placed into that category.

**Question 33:** Do you feel that Water Service is adequate?

Yes	192	64.86% of 296
No	80	27.03% of 296
Undecided	24	08.11% of 296

Did not respond 7 02.31% of 303

**Question 34:** Do you feel that the quality of water in Brunswick is acceptable?

Yes	170	57.82% of 294
No	96	32.65% of 294
Undecided	28	09.52% of 294

Did not respond 9 02.97% of 303

**Question 35:** Do you use another source of water for drinking purposes?

Yes	166	55.89% of 297
No	127	42.76% of 297
Undecided	4	01.35% of 297

Did not respond      6      01.98% of 303

**Question 36:** Do you feel that Sewer Service is adequate?

Yes	209	70.61% of 296
No	50	16.89% of 296
Undecided	37	12.50% of 296

Did not respond      7      02.31% of 303

**Question 37:** Do you feel that Parks and Rec. Service is adequate?

Yes	161	55.14% of 292
No	92	31.51% of 292
Undecided	39	13.36% of 292

Did not respond      11      03.63% of 303'

**Question 38:** Do you feel that the Swimming Pool Facility is adequate?

Yes	146	49.83% of 293
No	72	24.57% of 293
Undecided	75	25.60% of 293

Did not respond      10      03.30% of 303

**Question 39:** Please circle which Recreational Facilities were used by you or a member of your household within the last year?

<u>City Park</u>	170	69.39% of 245
Swimming Pool	97	39.59% of 245
Campgrounds	54	22.04% of 245
Basketball Courts	32	13.06% of 245
Sportsplex	27	11.02% of 245
Kim Weddle Park	33	13.47% of 245
Ball Fields	32	13.06% of 245
B&O Park	27	11.02% of 245
Skate Park	18	07.35% of 245
Wenner Park	13	05.31% of 245
Railroad Square Park	44	17.96% of 245
Tennis Courts	19	07.76% of 245
C&O Park	132	53.88% of 245
Brunswick Regional Park	26	10.61% of 245

Did not respond      58      19.14% of 303

**Question 40:** Are you in favor of small park development, such as proposed West End Park or 2<sup>nd</sup> Avenue Park?

Yes	208	70.27% of 296
No	31	10.47% of 296
Undecided	57	19.26% of 296

Did not respond      7      02.31% of 303

**Question 41:** Are you in favor of a Stream Valley Park and Path System?

Yes	160	54.61% of 293
No	39	13.31% of 293
Undecided	94	32.08% of 293

Did not respond      10      03.30% of 303

**Question 42:** Should the City develop parks with Multi-purpose Recreational uses instead of dedicated uses?

Yes	191	64.09% of 298
No	27	09.06% of 298
Undecided	80	26.85% of 298

Did not respond      5      01.65% of 303

**Question 43:** What type of Open Space do you think the City should establish?

Passive	51	19.17% of 266
Active	28	10.53% of 266
Both	187	70.30% of 266

Did not Respond 37 12.21 of 303

**Question 44:** Do you think the County is adequately providing Regional Park Facilities for the Brunswick Area?

Yes	66	22.53% of 293
No	131	44.71% of 293
Undecided	96	32.76% of 293

Did not respond 10 03.30% of 303

**Question 45:** Do you feel that Public Works (street maintenance, water and sewer line maintenance, snow removal, etc.) is adequate?

Yes	157	53.04% of 296
No	112	37.84% of 296
Undecided	27	09.12% of 296

Did not respond 7 02.31% of 303

**Question 46:** Are you in favor of a future Yard Waste/Mulch Compost Site to be planned within the Future Growth Boundaries of the City?

Yes	257	86.24% of 298
No	18	06.04% of 298
Undecided	23	07.72% of 298

Did not respond 5 01.65% of 303

**Question 47:** Do you feel that the Recycling Facilities are adequate?

Yes	200	67.80% of 295
No	68	23.05% of 295
Undecided	27	09.15% of 295

Did not respond 8 02.46% of 303

**Question 48:** Do you feel that the Library is adequate?

Yes	168	56.57% of 297
No	72	24.24% of 297
Undecided	57	19.19% of 297

Did not respond      6      01.98% of 303

**Question 49:** Do you use the Brunswick Library?

Yes	205	69.26% of 296
No	89	30.07% of 296
Undecided	2	00.68% of 296

Did not respond      7      02.31% of 303

**Question 50:** Do you feel that the Fire Service is adequate?

Yes	234	79.32% of 295
No	21	07.12% of 295
Undecided	40	13.56% of 295

Did not respond      8      02.46% of 303

**Question 51:** Are you in favor of additional Fire Department Sites being designated for the future?

Yes	189	63.64% of 297
No	53	17.85% of 297
Undecided	55	18.52% of 297

Did not respond      6      01.98% of 303

**Question 52:** Do you feel that the Ambulance Service is adequate?

Yes	222	75.00% of 296
No	28	09.46% of 296
Undecided	46	15.54% of 296

Did not respond      7      02.31% of 303

**Question 53:** Are you in favor of additional Ambulance Service Sites being designated for the future?

Yes	180	61.02% of 295
No	54	18.31% of 295
Undecided	61	20.68% of 295

Did not respond 8 02.46% of 303

**Question 54:** Do you feel that City Police Service is adequate?

Yes	169	56.90% of 297
No	84	28.28% of 297
Undecided	44	14.81% of 297

Did not respond 6 01.98% of 303

**Question 55:** Do you feel that City Police Service should be expanded with future growth?

Yes	243	81.82% of 297
No	38	12.79% of 297
Undecided	16	05.39% of 297

Did not respond 6 01.98% of 303

**Question 56:** Do you feel that growth should address City Police Services?

Yes	244	83.56% of 292
No	25	08.56% of 292
Undecided	23	07.88% of 292

Did not respond 11 03.63% of 303

**Question 57:** Do you feel that the Senior Citizens Services are adequate?

Yes	74	25.26% of 293
No	72	24.57% of 293
Undecided	147	50.17% of 293

Did not respond 7 03.30% of 303

## MASTER PLAN SURVEY NOTES

- 1 In cases where the respondent would write in an answer this was counted as “Did not respond”.
- 2 Questions marked with an asterisk have assumptions associated with them marked below the question.
- 3 Survey Drop-off Receptacles were picked up on April 18<sup>th</sup> 2006, at approximately 10:00 AM. All surveys that were received in those boxes were counted.
- 4 All mailed surveys were accepted until April 18, 2006. Any surveys that were received after this date were disregarded for the purposes of tabulation.
- 5 A total of 315 surveys had been returned as of May 23, 2006. The additional 12 were received after April 18, 2006, with the comments from those surveys used in addition to comments from all previously returned surveys.
- 6 The value that was used when determining the number to be sent was 1,950 surveys. This is the number of surveys that the City of Brunswick mailed to property owners.
- 7 All comments that were located throughout the survey by respondents were treated as general comments (question 60).
- 8 This summary will be included in the Master Plan Update for 2010.

**A3**

**Heart of the Civil War Heritage Area  
Management Plan**



## Maryland Civil War Heritage Area

### Executive Summary

The American Civil War is an event that remains fixed as a turning point in history. People are drawn to see Civil War sites and to understand the roots and events of this great conflict. Leaders in tourism, historic preservation, Civil War history, and economic development in three Maryland counties – Washington, Frederick and Carroll – have been collaborating on a regional effort to enhance the visitor experience, encourage more active conservation of scenic landscapes, and preserve more of the region’s historic buildings and sites. Planning for the 150th Anniversary of the Civil War is beginning and preparations will soon escalate. Becoming a designated “certified heritage area” through the Maryland Heritage Areas Program is an opportunity to give the collaboration more structure and attract financial and institutional resources that could significantly benefit the effort. This *Management Plan* serves as a guiding document and an application for certification as a Maryland Heritage Area to be known as the Heart of the Civil War Heritage Area (HCWHA).

### The Heritage Area

A heritage area is both a place and a concept. Physically, heritage areas are regions with concentrations of important historic, cultural, natural, and recreational resources. These are places known for their unique culture and identity and are good places to live and visit. As a concept, a heritage area combines resource conservation and education with economic development, typically in the form of heritage tourism. A number of states have heritage area programs to assist local and regional efforts. In Maryland, ten heritage areas have attained formal certification by the Maryland Heritage Areas Authority, which administers the state’s program. The HCWHA will soon become the eleventh.

This *Management Plan* conveys the potential for making the region’s powerful Civil War story more accessible to residents and visitors and in so doing, deepening public support for conservation and preservation while adding economic vitality through heritage tourism. It proposes that those portions of three counties that have strong associations with the events of 1861- 1865 be certified as the Heart of the Civil War Heritage Area under the state’s heritage areas program. Such designation does not convey additional layers of regulation; rather, it brings eligibility for matching grants and incentives for building rehabilitation and participation in tourism marketing programs. It also brings added recognition of the region’s unique historical significance.

Since 1890, dedicated conservationists, historians, and leaders in central Maryland have been working to raise the profile of the region’s extraordinary Civil War heritage and to care for the battlefields and settings where the events that shaped the future of the Union took place. As a result, this region along the border between north and south possesses a degree of landscape integrity that is exceptional among Civil War sites around the country. The visitor who wants to understand what it was like when the armies faced each

other can do so here in a setting that remains largely rural and relatively intact, unlike many other Civil War battlefields where modern development patterns have obscured the experience. Moreover, many of the region's small towns possess a high degree of historical integrity, giving residents and visitors a distinct sense of time and place.

Among the heritage area's top assets are three major battlefields: Antietam, Monocacy, and South Mountain. The region also benefits from its proximity to other premiere Civil War sites. This central location coupled with the presence of prime battlefields means that visitors can easily make this region their base camp, venturing out to Gettysburg, Harpers Ferry, and Manassas, as well as to the attractions of Washington (D.C.) and Baltimore.

## **Benefits of Participation**

Participation in the Maryland Heritage Areas Program brings important benefits to building owners in historic towns, to museums and educational organizations, and to efforts to market the region to visitors or businesses.

The state program encourages concentrating effort to leverage investment. With this in mind, using criteria developed by the Steering Committee and planning team, sections of nine towns are recommended as Target Investment Zones under the state's program. Three of them – Downtown Hagerstown, Middletown, and Taneytown – are recommended for immediate “activation,” with the others – Boonsboro, Emmitsburg, Frederick, Sykesville, Westminster, and Williamsport – to be activated when local leaders decide their readiness. In Target Investment Zones, property owners are eligible for matching grants and loans and historic tax credits for rehabilitation of historic and certain non-historic buildings whose uses support heritage tourism.

Making the story come alive is a major goal of the HCWHA. Museums, historic sites, and educational organizations that are participating in the HCWHA's interpretive effort are eligible for matching grants to plan and produce exhibits, publications, special events, and other activities. The Maryland Office of Tourism Development is giving special attention to the Civil War in its marketing and advertising program. The region's three “destination marketing organizations” – tourism offices in Washington, Frederick, and Carroll Counties – are active partners in the heritage area initiative.

To date, elected officials of all three counties have been financial partners in the creation of the HCWHA. Members of the Steering Committee and activists in conservation and tourism have invested untold hours to develop the heritage area. It is anticipated that each of the three counties will continue participating in the partnership as the work gets underway to turn the *Management Plan* into on-the-ground results.

## **A Broader Story**

Many visitors are already coming here from across the country and abroad to experience the military aspects of the Civil War, which make up the primary available story to date.

The National Park Service provides excellent interpretive experiences at Antietam and Monocacy National Battlefields, as well as at the C&O Canal National Historical Park. Two well-marked Maryland Civil War Trails guide visitors around the military sites. The HCWHA's organizers intend that this region will become an essential destination for travelers interested in history. The intent is to make this the best place in the country to understand the decade that was a turning point socially, economically, and politically in the nation's history.

Why will new visitors come here? As dramatic as the battles were, the story that will be told through the heritage area is much larger and more complex. During the 1860s, the impact of the Civil War was total. It was not fought in a far away country. It took place where people lived, farmed, worked, and shared community life – as their descendants do today. Young men left their families to fight for deeply held beliefs. Families coped with the devastation of living in a war zone. Political tensions ran high, and the president's wartime suspension of civil liberties was unique in American history.

Especially in this border region, there was not the black and white clarity of "Blue" and "Gray." Scholarship by contemporary historians is bringing new understanding of how the war was experienced by average people and of how, in the years following the end of conflict, people struggled to rebuild divided communities and recover. A major focus of the heritage area organization will be to expand understanding beyond the military history and give voice to these human stories of how the residents of the region experienced and recovered from the Civil War.

The interpretive focus will make emotional connections between our lives today and the lives of those who experienced this immense conflict. This focus will significantly expand the appeal of the heritage area beyond a core Civil War audience. The purpose of the HCWHA initiative is to both extend the stay of existing visitors and to reach out to others interested in history by broadening the available experience here.

## **The Heart of the Civil War Heritage Area**

Orchestrating coordinated interpretation and development of themed itineraries and packages of experiences across this large geography will take conscious and constant attention by a staffed regional organization—the Heart of the Civil War Heritage Area ("the HCWHA"). The HCWHA will lead implementation of the *Management Plan* and must be dedicated to implementing the strategies contained in the *Management Plan* over the decade ahead. It will also carry the responsibility of coordinating and serving as an information clearinghouse for the various initiatives in the region related to heritage tourism and the Civil War.

The broadening of the region's Civil War story will be accomplished through integrated initiatives undertaken by cooperating museums, historic sites, heritage organizations, and educators throughout the three counties. The HCWHA will coordinate creation of an interpretive plan to provide overarching story themes and guidance about development of engaging and popular exhibits, displays, films, walking tours, performances, and special

events. Beyond the value for visitors, interpretive efforts will provide the residents of Washington, Frederick, and Carroll Counties much greater access to the events that shaped their communities and cultures.

The HCWHA will also actively promote greater appreciation of sacred historic places, scenic landscapes, and historic town centers, encouraging landowners and elected officials to take steps to retain the region's distinct character. This character is an underlying asset in an era in which quality of life decisions increasingly influence business location decisions. Another goal of the HCWHA is to encourage stewardship of historic sites and buildings and efforts to retain the historical character of the towns and countryside as the region prospers. The National Trust for Historic Preservation recently named the "Journey through Hallowed Ground" corridor, which crosses the Frederick County segment of the HCWHA, to the 2005 list of America's Most Endangered Places. This designation acknowledges the corridor as an important but fragile piece of American heritage that is in danger due to growth pressure in the entire Washington region. HCWHA stewardship emphasis will advance appreciation for the area's distinctive historic character of place as a fundamental heritage resource for the region's future – not just as backdrop for heritage tourism, but also as a significant element in quality of life for those who call this place home.

The HCWHA will be a regional Three-county Advisory Board that will tackle major initiatives, such as marketing, the interpretive plan, and other overarching programs. The HCWHA will assist participating heritage organizations with grant applications to enhance their programs and public offerings.

**A4**

**Master Plan Maps**



**A5**

**Development Capacity Analysis**



APPENDIX 5

# CITY OF BRUNSWICK

## DEVELOPMENT CAPACITY ANALYSIS

April 2011



**Brunswick Planning Staff:**

Bruce R. Dell, Planning and Zoning Administrator  
Kimberly Mezzanotte, Development Review Coordinator

In Conjunction with:



*Maryland Department of Planning*

## **Development Capacity Introduction and Background**

MDP has been working on a development capacity analysis with the City of Brunswick. This has involved collecting, integrating and interpreting data to make it “fit” MDP’s growth simulation model. MDP has run the growth model with default assumptions and current City zoning to obtain preliminary results. MDP has also met with the City of Brunswick planning staff to go over the base set of information and assumptions and discuss the preliminary results of the development capacity analysis. At the meeting, the planning staff felt that the MDP assumptions were realistic and agreed that the preliminary results closely matched with what they know is occurring within the City regarding development. They then asked MDP to perform an additional development capacity analysis for the proposed growth areas around the City. This report summarizes the capacity numbers for inside the City limits and in the proposed growth areas.

Maryland’s local governments committed to performing the Development Capacity Analysis as part of their comprehensive plan updates via the Development Capacity Analysis Local Government MOU (signed by the Maryland Municipal League and Maryland Association of Counties in August, 2004) and the Development Capacity Analysis Executive Order (signed by Governor Ehrlich in August, 2004).

These agreements were commitments to implement the recommendations made by the Development Capacity Task Force, which are outlined in their July 2004 report (the full report is available at: [http://www.mdp.state.md.us/develop\\_cap.htm](http://www.mdp.state.md.us/develop_cap.htm))

See the report mentioned above for a full description of the analysis’ methodology and its caveats. MDP’s analysis, while not perfect, was endorsed by the Development Capacity Task Force and many local governments. This analysis produces estimates of the number of dwelling units built by build-out based on existing zoning, land use, parcel data, sewer service, and information about un-buildable lands. This analysis does not account for school, road, or sewer capacity. The estimates are focused on the capacity of the land to accommodate future growth.

### Trend Data

Based on the Census, in 2010, the City of Brunswick had a population of 5,870. There were 2,330 existing housing units as of 2010. The City of Brunswick is projecting that its population will grow from 5,870 people to close to 10,000 people by 2030. This large growth is mainly attributed to the Brunswick Crossing Planned Unit Development, which will add approximately 4,064 people when completely built.

### Capacity Analysis

The Development Capacity Analysis uses the default MDP assumptions of the growth model and the current zoning of the City of Brunswick (see attached Table 1 for assumed

zoning densities) to determine future household capacity. With these assumptions, the analysis shows that there is a total capacity of 2,351 households (or 6,113 people) within the City limits. Much of this capacity (70%) is located within the Brunswick Crossing Planned Unit Development. There is more than enough capacity to meet the 2030 growth projection of an additional 4,130 people within the City of Brunswick.

The capacities for each zoning category within the City of Brunswick are show in Table 2 below. The R1 and R2 zones contain the most capacity. This is largely due to the presence of Brunswick Crossing Planned Unit Development in these zones, but also because they have the highest allowable densities and are large in area (see Table 2 for acreage of each zone).

The Development Capacity Summary Report (Table 3), which is attached, shows the breakdown of land within Brunswick by various parcel types. It shows that almost the entire City is composed of residential land (1,480 acres out of a total of 1,529 acres or 96%). The table also points out that almost all of capacity (2098 households) comes from only 7 parcels within the City, but that they make up a large area of 777 acres.

When the growth areas are taken into consideration for future development, the potential capacity for Brunswick greatly increases. The proposed growth areas are located primarily to the east of the City and are currently mostly large parcels used for agriculture. When the development capacity analysis was performed for these areas, it was assumed that the zoning would be changed to a PUD zone with a density yield that matches that of the City's R-1 zone at 9.07 units per acre. It was also assumed that sewer would serve all of the growth areas. The Brunswick planning officials plan for the creation of a PUD zone for these areas in order to allow clustering and therefore the preservation of the large amounts of environmentally sensitive land located there. In order to take this into account in the analysis, several steps were taken. First, the percentage of environmentally sensitive areas that the City intends to protect in the growth areas was found (they make up 35.3% of the growth area). The MDP growth model was then run to determine capacity. After capacity numbers were obtained for each parcel in the growth areas, this capacity was reduced by 35.3% to take into consideration the City's intent to limit development in order to protect these lands.

After all the above analysis was performed, MDP's results show that there is a potential capacity of 2,664 households inside the growth areas (this does not include capacity within the City limits). When multiplied by the average household size of 2.6 for Brunswick, this means that there is capacity for approximately 6,926 people to be accommodated within the growth areas.

When the capacity inside Brunswick and in the growth areas is combined, there is a total development capacity for a potential 5,015 households (or 13,039 people).

	<b>Capacity (in households)</b>
In Brunswick	2,351
In Growth Areas	2,664
<b>Total</b>	<b>5,015</b>

**Table 1**

**City of Brunswick Zoning Table**

Zoning Ordinance <sup>1</sup>	Description <sup>2</sup>	Allowable Density and Notes <sup>3</sup>	Generalized Zoning <sup>4</sup>	Realized Density (average of different housing types) <sup>5</sup>	Density Yield for areas with Sewer or Planned for Sewer <sup>6</sup>	Density Yield for areas without Sewer or NOT Planned for Sewer
OS	Open Space	6000 ft <sup>2</sup> on lots of record 15,000 ft <sup>2</sup> on all others, excluding floodplain and wetlands.	Low Density Residential	4.15 du/acre	3.11 du/acre	0.5 du/acre
A-1	Agriculture		Most Protective			
RS	Residential Suburban		Low Density Residential			
R-1	Low Density Residential	Single Family: 6,000 ft <sup>2</sup> Two family du's: 3,300 ft <sup>2</sup> Duplex: 2,750 ft <sup>2</sup>	Medium Density Residential	10.8 du/acre	8.13 du/acre	0.5 du/acre
R-2	Medium Density Residential	Single Family: 5,000 ft <sup>2</sup> Two family du's: 2,750 ft <sup>2</sup> Duplex: 2,750 ft <sup>2</sup> Townhouses: 3,500 ft <sup>2</sup> Multi-family du's: 4,000 ft <sup>2</sup>	Medium Density Residential	12.1 du/acre	9.1 du/acre	0.5 du/acre
B-1	Neighborhood Business		Commercial			
B-2	Central Business		Commercial			
B-3	Business Transitional		Commercial			
GC	General Commercial		Commercial			
HS	Highway Service		Commercial			
I-1	Light Industrial		Industrial			
I-2	Heavy Industrial		Industrial			
OR	Office/Research		Industrial			
R-2MH						

<sup>1</sup> Zoning District names as they appear in the Town's zoning ordinance

<sup>2</sup> Description of the zone (from the zoning map)

<sup>3</sup> Taken from the zoning ordinance

<sup>4</sup> MDP generalized categories for zoning (used statewide)

<sup>5</sup> Bottom-line allowable density.

<sup>6</sup> Represents 75% of the realized density field.



**Table 2**  
**Capacity by Zoning Category within the City of Brunswick**

<b>Zoning</b>	<b>Capacity (in Households)</b>	<b>Acres</b>
B2	0	8
B3	0	10
GC	0	60
I1	0	16
I2	0	99
OS	73	762
R1	2023	1007
R2	234	244
R2MH	0	5
RS	21	215
	<b>2,351</b>	<b>2,426</b>

**Table 3**  
**Development Capacity Summary Report**

<b>Result</b>	<b>Process</b>	<b>Acres</b>	<b>Number of Parcels</b>	<b>Capacity</b>
Total Acres in Parcels and Lots		1,529 acres	2,357	
	Subtract land zoned for nonresidential use (commercial, industrial)	49 acres	167	
Residentially Zoned Acres		1,480 acres	2,190	
	Subtract tax exempt land (tax exempt code)	247 acres	58	
	Subtract protected lands and environmentally sensitive parcels (ag easements, wetlands, HOA lands, etc.)	37 acres	16	
	Subtract other parcels without capacity (built out acres, etc.)	335 acres	1,967	
<b>Acres and Parcels with Capacity</b>	<b>Total capacity</b>	<b>861 acres</b>	<b>149</b>	<b>2,351</b>
<b>Capacity Inside PFA</b>		<b>861 acres</b>	<b>149</b>	<b>2,351</b>
<b>Capacity Outside PFA</b>				
<b>Subsets of the Analysis of Interest (these are not additive)</b>				
Acres and Parcels with capacity associated with Underdeveloped land.	Improved Parcels (>\$10,000), less than 5 acres.	40 acres	45	98
Acres and Parcels Associated with Small parcels.	Parcels <2 acres in size (improved or unimproved)	80 acres	140	214
Acres and Parcels associated with larger, undeveloped parcels.	Includes unimproved parcels, greater than 2 acres with capacity and improved parcels greater than 5 acres with capacity.	777 acres	8	2,098