



## Introduction



## **Preface**

The City of Brunswick adopted its first Master Plan in 1967. The first Plan made recommendations for future land use, transportation, community, facilities, and capital improvements in and around Brunswick. Included was a section on economic development strategies, and downtown revitalization. Implementation for the plan was made possible through a Zoning Map, Zoning Ordinance and Subdivision Regulations, which were adopted shortly after the plan.

The next major re-write of the Plan was completed in the early 1990's with the help of Frederick County. Many things had changed from 1967 to 1994. Brunswick became a hub for rail commuters due to the increase in ridership of the MARC Train System. In addition, more people moved to Frederick County in search of affordable housing and to find residences in rural communities.

In 1997 the Master Plan updated the Transportation Section to include Goals and Objectives with bicycle lanes, pedestrian trail ways, and other alternative transportation. The Plan was readopted in total in 2004, in compliance with Maryland State Law. In 2006 two out of sequence amendments were adopted into the Master Plan. In 2007, the Plan was updated to include revisions of the previous plans that have been adopted since 1967.

Years after the implementation of the 1994 Plan many of the features that were outlined in earlier plans have proved to be correct. Frederick County continues to grow as a whole, with more people moving into the region in search of affordable housing.

Since 2000 the City of Brunswick has had three annexations which have produced the City's current Corporate Boundary. In 2000 the Biser property or present day Gayln Manor was annexed bringing 141 acres into the City. Two years later the City underwent another transformation when the Hope-Enfield farms brought an additional 455 acres into the City limits and along with the Long farm spawned Brunswick Crossing. In 2008 the Cooper property reconfigured the City once more with an additional 126 acres and completes the current City boundary.

This Plan builds on over 40 years of planning history of the City of Brunswick dating to the City's first Master Plan which was adopted in 1967. The City of Brunswick has experienced numerous changes and transitions during the past 40 years that have taken the City from predominance in the B&O railroad system to a more suburbanized bedroom community.

## **Plan Purpose**

The 2010 Brunswick Master Plan is an update of all previous plans that have been adopted since 1967. The original Plan was designed to serve as a guide for the future of Brunswick, with recommendations for land uses, transportation patterns, capital improvements, and public facilities. This plan is designed to work in the same fashion by:

- Providing information about the Demographic Profiles, the Environment and Sensitive Areas, Land Use, Transportation, Water Resources, Municipal Growth, and Community Facilities;
- Creating a guide for all growth within Brunswick, and decisions related to public facilities;
- Identifying issues that will need to be addressed in the Plan;
- Coordinating City plans with County Regional Planning;
- Address the state mandates from HB 1141 including the Water Resource and Municipal Growth Elements.
- Incorporate the new State Planning Visions as a result of the Smart and Sustainable Growth Act of 2009 adopted by the State of Maryland.
- Creating a vision for the future of Brunswick, as stated by the Goals, Objectives, and Policies set forth in this Plan;
- Serving as a guide to local decision makers, and to set an agenda for public action;
- Examining the ability to supply future infrastructure service.

### **Plan Update Process**

Each chapter of the Master Plan contains sections focusing on the different steps of the planning process. The following steps highlight the preparation process:

**Background:** Background studies were compiled and prepared to show past trends and existing conditions. Information obtained from the resident survey, population and housing data, Development Capacity Analysis, Environment and Sensitive Areas, land use, transportation concerns, and community facilities are included in the Plan. The information that comes from each of these sources is critical in understanding the City's history, resources, problems, and potential.

**Identifying Issues:** After reviewing the background studies, issues were presented that had to be addressed in the Updated Master Plan.

**Goals, Objectives, and Polices:** The base of the Master Plan is composed of Goals, Objectives, and Polices. Without these, a community would not be able to showcase its values, priorities, and, most importantly, its vision. **Goals**, as defined in the premise of this Plan, are broad, end-state desires for the future of Brunswick. In contrast **Objectives**, are more solution oriented. The Objectives serve as ways of accomplishing Goals.

**Policies**, are statements which act as guidelines in public decision-making. The establishment of Policies helps ensure that the actions taken by the City of Brunswick are consistent with the Plan's Goals and Objectives.

Proposals and Recommendations: The Plan's Proposals and Recommendations are focused on the Environment and Sensitive Areas, Land Use, Transportation, Community Facilities, Municipal Growth, and Water Resources.

Implementation: The final section of the Master Plan focuses on how the Proposals and Recommendations included in the plan should be implemented. Implementation includes regulatory changes, capital projects, and studies.

### **Summary of the 1967 Plan Recommendations**

In 1967 the first Master Plan was adopted for Brunswick. This Plan represented an effort to establish policies for planning and zoning in the City. The Plan featured the areas of Natural Features, Population Trends, Economic Activity, Building and Neighborhood Conditions, Development Standards, Transportation, Community Facilities, and other Financial Considerations.

Highlights of the 1967 Plan include Revitalization, Economic Growth and Development, Neighborhood Characteristics, and Parks and Recreation Facilities. The following is a list of the Goals and Objectives that was created in that Plan:

- To make every possible effort to reverse the tendency toward out-migration of young people and the core of business, religious and intellectual leaders whose presence is so essential for a progressive community.
- To provide a healthful, attractive, and convenient living environment with the complete range of high quality, community facilities, services and amenities necessary to encourage a renewed sense of community pride, and esteem.
- To promote the revitalization of the local commercial activity that is so critical to the economic health, appearance, and cohesion of the community.
- To attract new commercial and industrial enterprises by improving the attractiveness of the community and by assisting them in fulfilling their needs for sites, structures and public utilities, facilities, and services.
- To seek a faster and more convenient highway and mass transit linkage with faster growing areas of the region, particularly toward the Interstate 70 (I-270) corridor.
- To preserve the remaining natural beauty in the community by retaining and maintaining the steep slopes, stream beds, floodplains, and historic and scenic

areas as recreation and open space sites and to promote the Brunswick area, as an intricate part of the recreation potential in the Potomac River Basin.

- To develop a more complete and well-rounded inventory of recreational facilities, and programs for all age groups on a year-round basis in an effort to compensate for the lack of commercially operated recreation and entertainment facilities.

### **Summary of the 2004 Plan Recommendations**

The second Update to the Master Plan was completed in 1994. This Plan was an update to the 1967 Plan and highlighted many areas that had been created under the State Planning Enabling Legislation found in Article 66B of the Annotated Code of Maryland. This version of the Master Plan features sections on Natural Features, Land Use, Transportation, Community Facilities, and also featured a Resident Survey that was conducted in 1991. In 1997 additional revisions were added to the Transportation element. These revisions encouraged the use of alternative transportation and also pathways for use by both pedestrians and bicycle transit.

In 2004 this Plan was re-adopted. Two out of sequence amendments were approved with the first on May 23, 2006, and the second on August 8, 2006. The first amendment was a revision to the Master Plan Map for the removal of the proposed extension of Florida Avenue south of West Potomac Street, and the second amendment added the Heart of the Civil War Heritage Area Plan to the Brunswick Master Plan Appendix. In 2007 the Plan was updated and adopted to include a brief description of the elements mandated by HB 1141.

Revisions to the 2007 Plan include Water Resources and Municipal Elements. The following is a list of the Goals and Objectives that were included in the 2007 plan.

- Foster the growth of Brunswick as a regional center for residential, commercial, and employment development.
  - Encourage residential growth within the City and in areas to be annexed to the City to accommodate future population growth.
  - Allow for a variety of housing types to be constructed in the City to accommodate the needs of a variety of household types.
  - Identify and reserve the most suitable land for future employment and industrial activities.
  - Provide opportunities for retail and service uses to serve both the City and the surrounding region.
  - Encourage annexation of surrounding properties.

- Cooperate with Frederick County, the State of Maryland and other jurisdictions in the development of long-range plans and planning regulations.
- Development Capacity Analysis
- Protect Brunswick’s Natural, Historic and Scenic Resources
  - Protect steep slope, flood plain and wetland areas, and stream valleys from being cleared and developed.
  - Encourage the planting of trees, particularly in stream valley and steep slope areas to prevent erosion and protect water quality.
  - Protect the Potomac River as a water supply source and as a scenic and recreation resource.
  - Set aside land for future park and recreation areas as properties are annexed into the City.
  - Enhance the City’s scenic qualities, such as streetscapes, historic structures, the C&O Canal and Potomac River, and the stream valleys.
  - Encourage property owners to restore and maintain the integrity of historic structures, particularly in the historic district.
  - Create linear parks through the City’s stream valleys.
  - Minimize the negative impact of development on the City’s natural, historic, and scenic resources.
- Provide a quality living environment for all City residents
  - Provide for a compact and orderly development pattern.
  - Maintain the City’s “small-town” character by encouraging development of a scale and design, which is consistent with existing structures.
  - Provide convenient and adequate road access to all neighborhoods.
  - Provide suitable buffers between residential and non-residential areas.
  - Improve pedestrian connections within the City, particularly between neighborhoods, schools and shopping areas.
  - Encourage property owners to maintain and improve their properties.

- Provide needed public services to all citizens while maintaining affordable tax rates and fees.
- Encourage volunteers and private groups to assist in the provision of public services.
- As properties are developed, set aside land for public facilities, such as schools, fire and police stations, and parks.

With the combination of Plans it can be seen that great strides have been made when planning for Brunswick's future. This Update is the next step. By allocating resources for the future, transitions will be accomplished in a timely, coherent, and planned manner. This Plan sets those resources into logical and comprehensive settings and eventually into reality.