



Municipal Growth

Preface

The purpose of the Municipal Growth Element (MGE) is to coordinate the City of Brunswick's growth patterns with future needs and resource preservation. The element is organized around the following components: Past Growth Patterns, Population Projections and Future Land Needs, Public Services and Infrastructure Demand, Resource Lands, Future Vision and Financing Mechanisms. This element was prepared to serve as the City's Growth Element as mandated through House Bill 1141 by the Maryland State Legislature in 2006. This element is required to be submitted to the Maryland Department's of Planning and Environment for review.

Past Growth Pattern

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 land use and zoning consisted of a mix of residential, commercial, industrial and open space. This distribution has varied over the years but the mix has remained consistent. Historic Berlin consisted of approximately 96 lots on 45 acres as compared to today where there are over 2000 lots on over 2400 acres.

Brunswick Historic Development

Present day Brunswick was originally part of a 3,100 acre land grant given to John Hawkins by King George III in 1753. After that time, Brunswick got its beginnings as a trading post for travel on the Potomac River toward the District of Columbia and the Atlantic Coast during the late eighteenth century. Having many names from its inception Brunswick was called Berlin in 1780. In 1832 it was renamed Barry and it remained Barry until 1890 when the name Brunswick was given.

The original town was situated between the tracks of the B&O Railroad and the C&O Canal. In 1834 both the B&O Railroad and the C&O Canal came to the town. In 1907 the B&O Railroad Yards were completed. This yard was the largest and busiest such railroad yard in the world. With the completion of the B&O Railroad System, Brunswick was transformed into a prosperous town with large-scale industry. A town that had only housed hundreds jumped to over 3,000.

During the early part of the twentieth century Brunswick boomed. Population increased as a result of the railroad and its positive impact on the town. Brunswick continued this growth until after World War II.

After World War II things began to change in Brunswick. Rail usage after the War had begun to slow, and newer forms of transportation were beginning to surpass the rail. Also a revolution had begun in the railroad industry, with more engines being switched to

diesel. As a result of the newer diesel engines not as many workers were required to maintain the rail system and unemployment began to rise in Brunswick with almost a twenty year period of decline.

In addition, commercial and residential areas began to decline. Supporting businesses left Brunswick and the commercial section suffered as a result. Vacancy rates in homes began to increase and Brunswick was looking similar to other areas of the country that were going through the same decline.

During the 1970's things began to change in Brunswick. Maryland Rail Commuter Service (MARC) trains were beginning to become more standardized and with them came the opportunity for commuters to live in Brunswick and work in Montgomery County, Washington D.C., and other areas. Brunswick had become a bedroom community for people wishing to escape the expense associated with the areas in which they worked. This increase in population did not have much of an effect on the town as a whole. The new citizens to Brunswick did not necessarily work in Brunswick and as a result Industrial and Commercial areas did not see the expansion that the Residential areas did. This change was also seen in other areas of Frederick County, with more people commuting to work in other counties. To meet the new population demands new developments occurred at this time including: Manchester Village, Woodside Station, and Brunswick Heights.

Throughout the 1990's Brunswick continued to grow. More developments were planned for anticipated growth. Lower residential home prices also fed this growth, as Frederick City continued to expand economically. As a result more commuters came to Brunswick, and more people were driving into Brunswick to ride the MARC. The addition of MARC stations in Frederick gave commuters in the County more options, but the need to drive to Brunswick from outside of the City continued as commuters from outside the County increased.

Population Projections

The 2010 U.S. Census reported that the population of Brunswick was approximately 5,870. In the 2010 data set there were approximately 2,330 total housing units with approximately 175 units, or 7.5%, being vacant. Excluding data from the 2000 census, Brunswick's population has increased steadily since 1960. There has been an increase of over 2,329 residents in the City over the past 50 years; and with projected, development that number will continue to increase.

The number of people per household has been mostly steady for the past 20 years. Prior to 1990 the average household consisted of 2.99 persons per household in 1980, from almost 3.27 in 1960. This decrease indicates that over that period of time, more single person households, and households with fewer children, were being created in Brunswick. This trend does not appear to have continued as an increase in single person households has not occurred with roughly similar amounts being reported for 1990, 2000,

and 2010. The City’s current population is estimated at 5,870 per 2010 Census Report. The City projects a population of 10,259 in 2030, which is an increase of approximately 4,389 people. Ninety percent (90%) of the growth comes from the proposed 1,505 lots approved in Brunswick Crossing. The housing mix of this development should average 2.7 persons per household generating an estimated population of 4,064. Averaging 2.6 persons per household for an additional 125 dwelling units throughout the remaining City will generate an estimated population of 325 people for a total of approximately 1,630 new households. The need for additional housing units geared toward single person households does not appear to be great, but should be planned in accordance with additional development. Although the growth boundary has the potential for a much higher dwelling unit yield and population growth, the above projections are the rate in which the City would like to achieve given the current economy and potential environmental impacts. The 20 year growth boundary illustrates the desired configuration of the City to meet future growth potential. This was done in part because of property owners requests to be in the growth area but also to show the potential connectivity to the regional County Park and possible alternate road connections. The City recognizes the development of that area will most likely take longer than 20 years to complete and will be controlled by the City’s willingness to annex additional properties when services could be provided or developed.

**Table 7.1
Master Plan Residential Potential**

	a	b	c	d	e	f
	Existing (1)	Pipeline Development	Vacant Land	Annex. Area	Total Develop. Potential b+c+d	Total a+e
Acres	455	514	347	454	1,315	1,770
Dwelling Units	2330	1505	846	2,664	5,015	7,345
Population (2)	5,870	4064 (3)	2200 (4)	6,926 (5)	13,170	19,060

(1) As of December 2010

(2) Based on household size of 2.70 persons/household for Pipeline Development and 2.6 persons/household for Vacant Land and Annexation Area.

(3) Approved pipeline development (Brunswick Crossing PUD)

(4) Daugherty, Cooper and Infill within Municipal Boundary

(5) 20 year growth area outside Municipal Boundary (beyond 20 year growth not included)

Future Land Needs

The County land use plan designates the City as a Community Growth Area (CGA) where residential, commercial, and employment uses will be concentrated. The City of

Brunswick Master Plan designated the City as a Priority Funding Area (PFA) and the City is in compliance with the PFA requirements. The Master Plan establishes the current zoning classifications as well as special development districts to accommodate growth within the City's boundaries (Brunswick Master Plan Map & Existing Land Use Map). The intent of the land use plan is to direct development to designated areas while protecting the City's green infrastructure, natural resources and character. The majority of growth in the City will occur as residential use which will require connection to the sanitary sewer system. This is in contrast to the County land use around the City which is primarily agriculture. The City is better equipped to manage and protect our resources with our current codes by eliminating septic systems and managing runoff to protect natural resources while maintaining green corridors. The City currently has approximately ten (10) septic systems within the City limits of Brunswick. The City makes every effort to work with these citizens to encourage them to hook up to the City's water and sewer system, but has no official mechanism to force a hook-up unless a failure occurs. The current City of Brunswick boundary is believed to be adequate to accommodate the projected growth to year 2030 (Brunswick Growth Boundary Map). This section of the plan is essential for determining land use patterns and development trends associated with land use. This information is used to define neighborhoods and their relationship to other land uses. Undeveloped parcels are identified and delineated as areas for future development. In addition, future development potential of under-developed parcels is addressed (Brunswick Master Plan Chapter 5). The City of Brunswick, in conjunction with MDP, has prepared a Development Capacity Analysis which is included with the Master Plan Appendix A5.

Land Use Plan Proposals

The recommendations for land use are primarily contained in the Master Plan Map. The Map, showing the City and surrounding properties, delineates the future annexation limits of the City, designates future land uses for all properties within the City and within the future annexation limits, shows the location of all existing and proposed roads, and designates sites for existing and future community facilities. The following land use categories are shown on the map: Open Space, including parks/recreations and conservation; Residential, including low density and medium density; Commercial, including Downtown, General Commercial and Future Shopping Center symbols; Employment/ Industrial, including Office/Research, Light Industrial and General Industrial, and Institutional.

General Proposals: Zoning regulations are used to determine primarily what can go where. The design that is commonly used is based on Euclidean Zoning that segments land areas into categories. This limits what the actual use can be within the property; it also creates standards for use such as parking requirements and signage. This plan recommends that changes occur to the Zoning Ordinance to allow for diversity in zoning classifications and to incorporate form-based design into the ordinance.

Another general proposal is that future development along the C&O Canal Scenic Byway (MD Route 464 to Ninth Avenue, Park Avenue to Potomac Street, Maple Avenue to B

Street and Virginia Avenue to Potomac Street, which turns into MD Route 478) be distinctly compatible with the existing character of the City. Also, the creation of links from neighborhoods to development is needed within the City. These links could then be made into paths allowing for a transportation and recreation and also would allow for connections throughout the City to other areas where transportation hubs could be established, as well as to established areas, such as the MARC station.

Open Space: The purpose of the Open Space designations is to designate park and recreation areas, as well as environmentally sensitive areas, which should be protected from development. Existing public parks and recreation areas are designated as Parks and Recreation on the Master Plan Map. Park symbols are used to designate general areas in which future parks should be located. The Conservation designation is used on the plan to delineate other environmentally sensitive areas, which may be privately owned. Sensitive areas include stream valleys, the steep slopes and woodlands associated with streams, floodplains, wetlands and the habitats of threatened and endangered species. Brunswick has no development plans within these areas and should development be proposed in the open space vicinity, severe restrictions will be imposed to protect natural resources.

Residential: The Residential designations on the Master Plan Map are used to delineate existing and future residential areas that will accommodate future residential growth. Two types of residential development are shown on the Map. Low Density Residential areas are planned as areas with primarily single-family dwellings at overall densities of two to five units per acre but must maintain 3.5 units per acre average. Medium Density Residential area are characterized by a range of housing types, including single family dwellings, townhouses, duplex, two family dwellings and multi-family dwellings at an overall density of six to ten units per acre. All residential areas should be planned for public water and sewer service. Medium Density Residential areas should be accessible to Collector or Arterial roads.

Commercial: Commercial areas are planned to provide opportunities for the development of retail and service uses as well as other business uses. The Downtown Commercial Core designation on the Master Plan Map delineates the downtown area, which is a Mixed-Use area containing commercial and residential uses. The Downtown Commercial Core must be given special consideration in planning due to its historic nature for the City. The General Commercial designation is used to indicate sites which are appropriate for a full range of commercial activities. Commercial sites should be accessible to a Collector or Arterial road.

Shopping center symbols are also used on the Map to indicate the general location of future retail and service uses. Neighborhood Shopping Centers are intended to serve local needs for convenience goods and services. The site area needed for this type of center ranges from two to five acres in size, and the floor area of the center ranges from 5,000 to 30,000 square feet. Community Shopping Centers are intended to serve larger areas than neighborhood centers and to provide a larger variety of goods and services. The site areas for these centers range from five to twenty acres in size, with floor areas in the range of 30,000 to 800,000 square feet.

Employment and Industrial: Employment and industrial areas are shown on the Plan Map to indicate existing employment and industrial uses and to set aside appropriate areas for future growth the Office/Research designation and is intended to provide locations for the development of office and research park uses. The Light Industrial designation provides sites for industrial parks, limits manufacturing, warehouses, wholesale and distribution, and other business uses. The General Industrial designation is used to indicate sites that are appropriate for railroad and other heavy industrial uses.

Institutional: The Institutional designation is used to indicate sites which are currently used for public uses, such as schools, public buildings, and utilities. Future sites for institutional uses are designated by symbols to indicate the general location in which the planned facility should be located.

The Land Use Map delineates three main areas of future growth: the northwest area of the growth boundary has properties to annex with a general commercial land use designation, the eastern and western portion of the growth boundary has existing properties and areas to annex with a residential land use designation and the northern area of the growth boundary has existing properties with office research/general commercial land use designation. The above land use designation will provide the needed land to accommodate the residential growth that is expected over the next 20 years and beyond as well as the general commercial and employment designation to provide working and shopping opportunities within the growing community. The Land Use Map also shows two additional areas on the eastern side of town which are properties that are not in the current growth boundary for the next 20 years but are identified as properties that the City would designate as a residential land use beyond the 20 year planning horizon in future master plans from 2030 into the future.

Community Facilities, Public Services, Infrastructure and Financing

Community Facilities are the most basic infrastructure needs that are provided by the City and other organizations. This Plan provides an analysis of existing facilities and project the need for future facilities. The City government provides water and sewer service, police protection, a system of parks and other recreational opportunities, and contracts trash collection. County Government provides schools, libraries, TransIT services, landfill, public health service, emergency management, and senior citizen services. Fire and ambulance services are provided by independent organizations that are assisted by the City and the County. Community Facilities are addressed in Chapter 10 and Water, Sewer and Stormwater are discussed in Chapter 8 of the City of Brunswick Master Plan. The County will open it's new 15,000 square foot library in Brunswick the spring of 2011 and the Brunswick Volunteer Fire Department should open their new Fire Building and Social Hall in 2012.

The City has prepared a Water Resource Element for adoption to become part of the Master Plan which addresses the water, sewer and stormwater management needs to accommodate future growth. In April 2009 the City adopted Ordinance 480 to impose

impact fees on new development to addresses the future cost of police, parks and recreation and municipal facilities development. Impact fees will be used only to provide new expansion as needed to accommodate future growth. The City of Brunswick will meet future financial needs through developer funding, impact fees, taxes, and grants.

The City prepares a tap allocation analysis each year to track the average daily flow to the wastewater treatment plant and compares that to the capacity of the plant and taps allocated to development and potential development within the City Boundary. The analysis allows the City to monitor our critical services, and allow for future development accordingly. The City believes that it can service the approved developments in the pipeline currently but additional development will require the developer to provide contributions to expand the capabilities of the existing plants or build new plants to accommodate additional growth.

The City continues to examine the Water and Sewer enterprise fund to insure that the fund keeps up with the cost to run the systems. The City also continues to look at grant opportunities and the taxes to manage the needs of the community.

Resource Lands

The amount, type, extent, and intensity of development on land are often constrained by the physical characteristics of the land itself. Brunswick is no different in this respect. The physical environment that Brunswick occupies contains the Potomac River, steep slopes in excess of 30 degrees, and other characteristics that make development challenging. In addition to those challenges, wetlands and woodlands are also dotted throughout the City. These areas must be protected as to not damage the ecological processes that they house. The City of Brunswick has significant environmental and natural resources with the Potomac River and the C&O Canal as the southern border. Not only is the Potomac River popular for freshwater fishing, it is also important for the campground area and the boat launching ramps between the C&O Canal and the river. The natural and environmental amenities of Brunswick not only provide eco-tourism for the City, they also provide a quality of life component to the residents. Finally, the Potomac River and tributary stream channels that flow into Brunswick restrict all development in the floodplain due to hazards associated with floods or other natural disasters (See Brunswick Master Plan Chapter 4 and Brunswick Environmental and Sensitive Areas Map for further details).

Future Vision

When developing the goals for Brunswick the past, present, and future were examined. Also fitting in with the regional community concept of Frederick County, Brunswick should be seen as the area of growth in the region. Brunswick is suited for growth more than the rural areas in the County jurisdiction. The following are goals that this Plan addresses:

Goal 1, Management of Future Growth

- Implement a manageable City Growth Policy.
- Evaluate and Recommend Zoning Regulations.
- Commit to infrastructure and Community Facilities needs in the future.
- Direct growth away from natural and environmental resources.

Goal 2, Protection of the Natural Environment

- Promote stewardship of the land as a universal ethic with community responsibility for its management.
- Maintain the high quality of Brunswick's environment, as a unique local and regional resource.
- Focus efforts on the protection and conservation of critical resources in situations where current or proposed land uses have the potential for, or are, causing negative impacts.

Goal 3, Create a Quality Community for all Brunswick Citizens and Businesses

- Promote the safety, health, and wholesomeness of Brunswick, as a necessity to ensure a high quality of life for all residents.
- Promote economic vitality.
- Provide City services in a timely manner to facilitate the needs of residents, business owners, and property owners.

In sections of this Master Plan, Goals, Objectives, and Policies are listed for their corresponding category. The Goals, Objectives, and Policies in those sections work together with Recommendations to support the three overall Goals stated above.