

Adopted:
 City of Brunswick

 Carroll A. Jones, Mayor

 Brunswick Planning Commission:

 Connie Koenig, Chair

City of Brunswick Master Plan



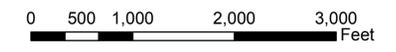
April 2011

Land Use and Existing Community Facilities

- Conservation
- Parks and Recreation
- Low Density (2-5 units/acre) with 3.5 unit average
- Medium Density (6-10 units/acre)
- Downtown Commercial Core
- Downtown Transition
- General Commercial
- Office/Research
- Light Industrial
- General Industrial
- Institutional
- Fire/Ambulance Stations
- Government Buildings
- Library
- Parks
- Police Station
- Schools
- Water Storage Facilities
- Water Treatment Plant
- Wastewater Treatment Plant
- Shopping Centers
- City Boundary
- Village of Rosemont
- Potomac River

Future Community Facilities and Highway Classifications

- 20 Year Growth Boundary
- Beyond 20 Year Growth Boundary
- Future Fire/Ambulance Station
- Future Government Buildings
- Future Mulch Site
- Future Parks
- Future Police Station
- Future Retail and Office Centers
- Future School Site
- Future Wastewater Treatment Plant
- Future Water Treatment Plant & Elevation Tank
- Souder Road realignment
- Downtown business Arterial
- Major Arterial
- Minor Arterial
- Collector
- Railroads
- Local Roads
- Bike Path



City of Brunswick Environment & Sensitive Areas



April 2011



-  20 Year Growth Boundary
-  Beyond 20 Year Growth Boundary
-  FEMA Floodplain
-  Stream Buffer
-  Potomac River
-  Forest Areas
-  Roads
-  City Boundary
-  Village of Rosemont

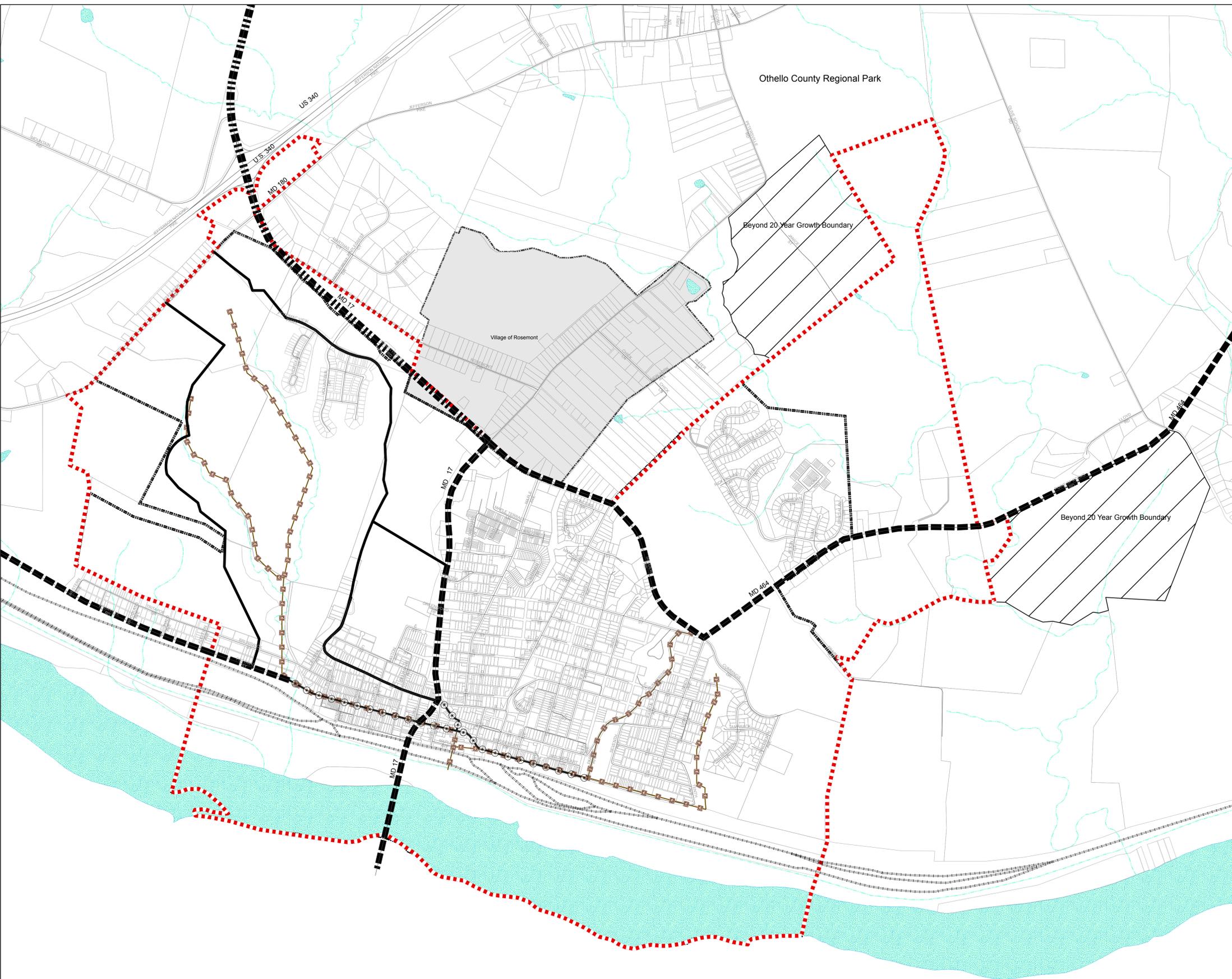


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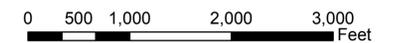
City of Brunswick Street System



April 2011



- ■ ■ ■ Major Arterial
- ■ ■ Minor Arterial
- ○ ○ Downtown business Arterial
- Collector
- Roads
- · · · · Railroads
- ■ ■ Bike Path
- · · · · 20 Year Growth Boundary
- ▨ Beyond 20 Year Growth Boundary
- City Boundary
- Potomac River
- Village of Rosemont

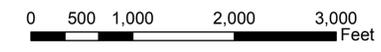
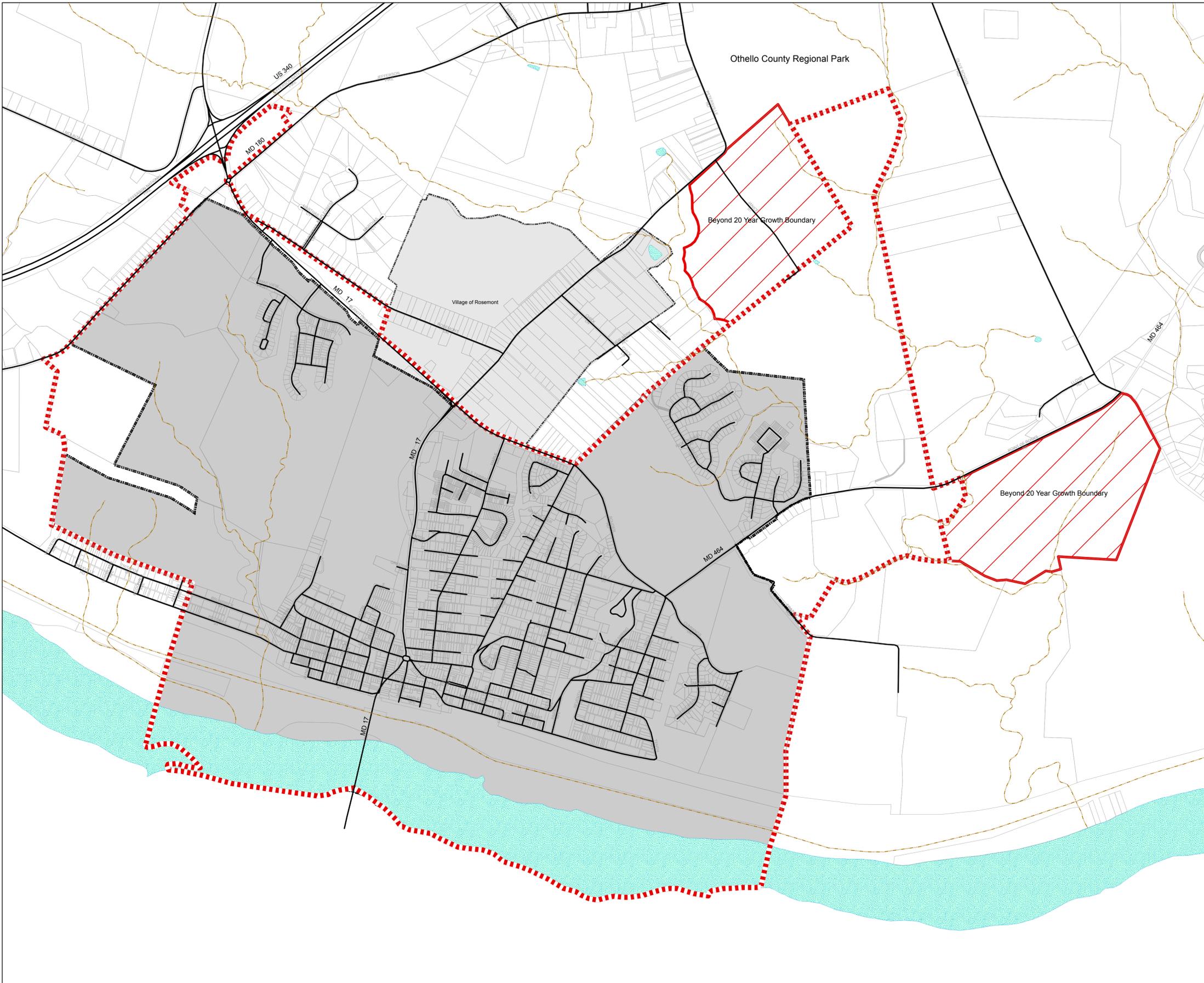


City of Brunswick Growth Boundary



April 2011

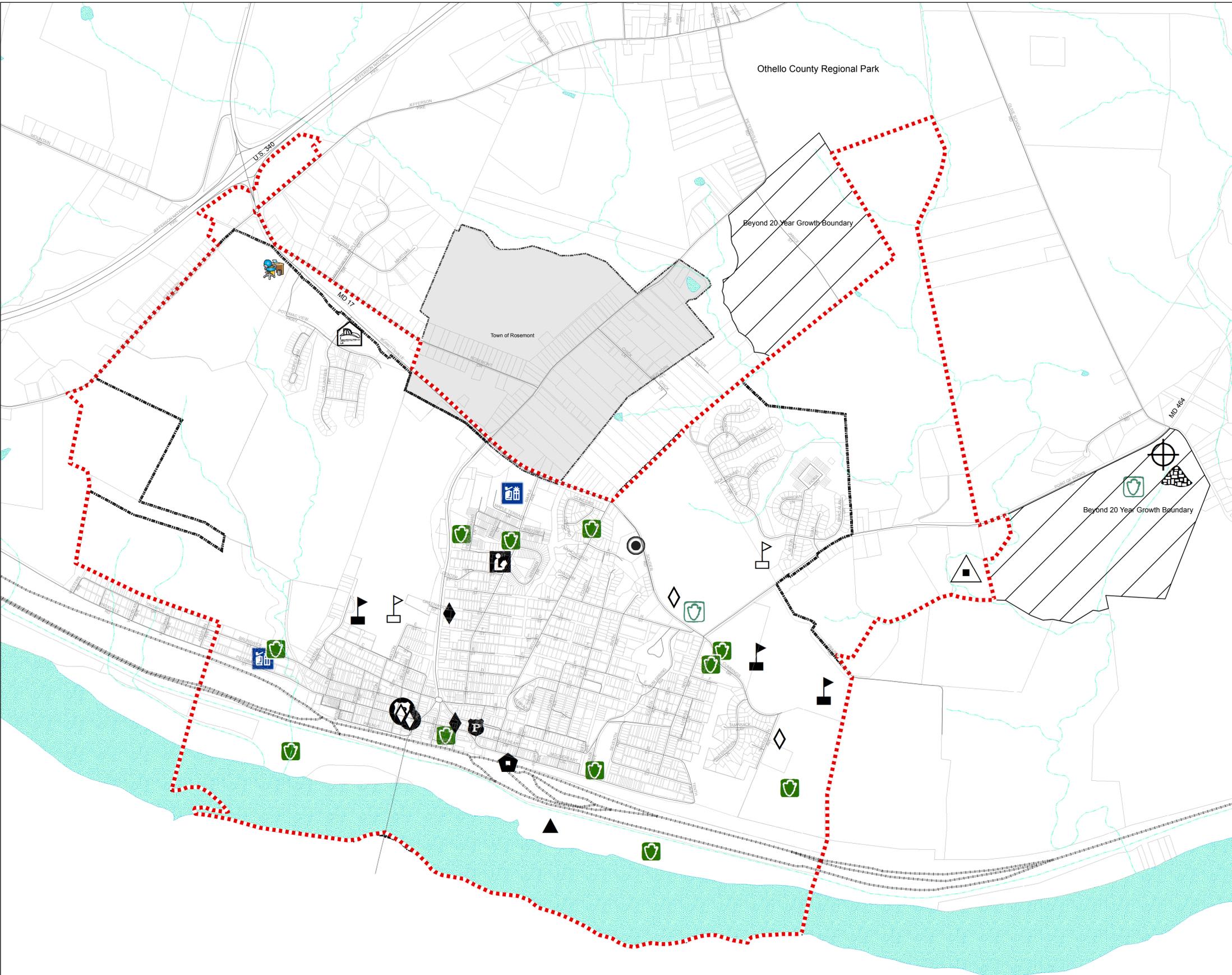
-  20 Year Growth Boundary
-  Beyond 20 Year Growth Boundary
-  Roads
-  Potomac River
-  Streams
-  City Boundary
-  Village of Rosemont



City of Brunswick Community Facilities



April 2011



Future Community Facilities

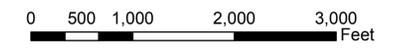
- Future Water Treatment Plant & Elevation Tank
- Future Wastewater Treatment Plant
- Future Parks
- Future Police Station
- Future Fire/Ambulance Station
- Future School Site
- Future Mulch Site
- Future Government Buildings
- Future Retail and Office Centers

Existing Community Facilities

- Water Treatment Plant
- Water Storage Facilities
- Wastewater Treatment Plant
- Parks
- Police Station
- Fire/Ambulance Stations
- Schools
- Library
- Government Buildings
- Shopping Centers

Map Features

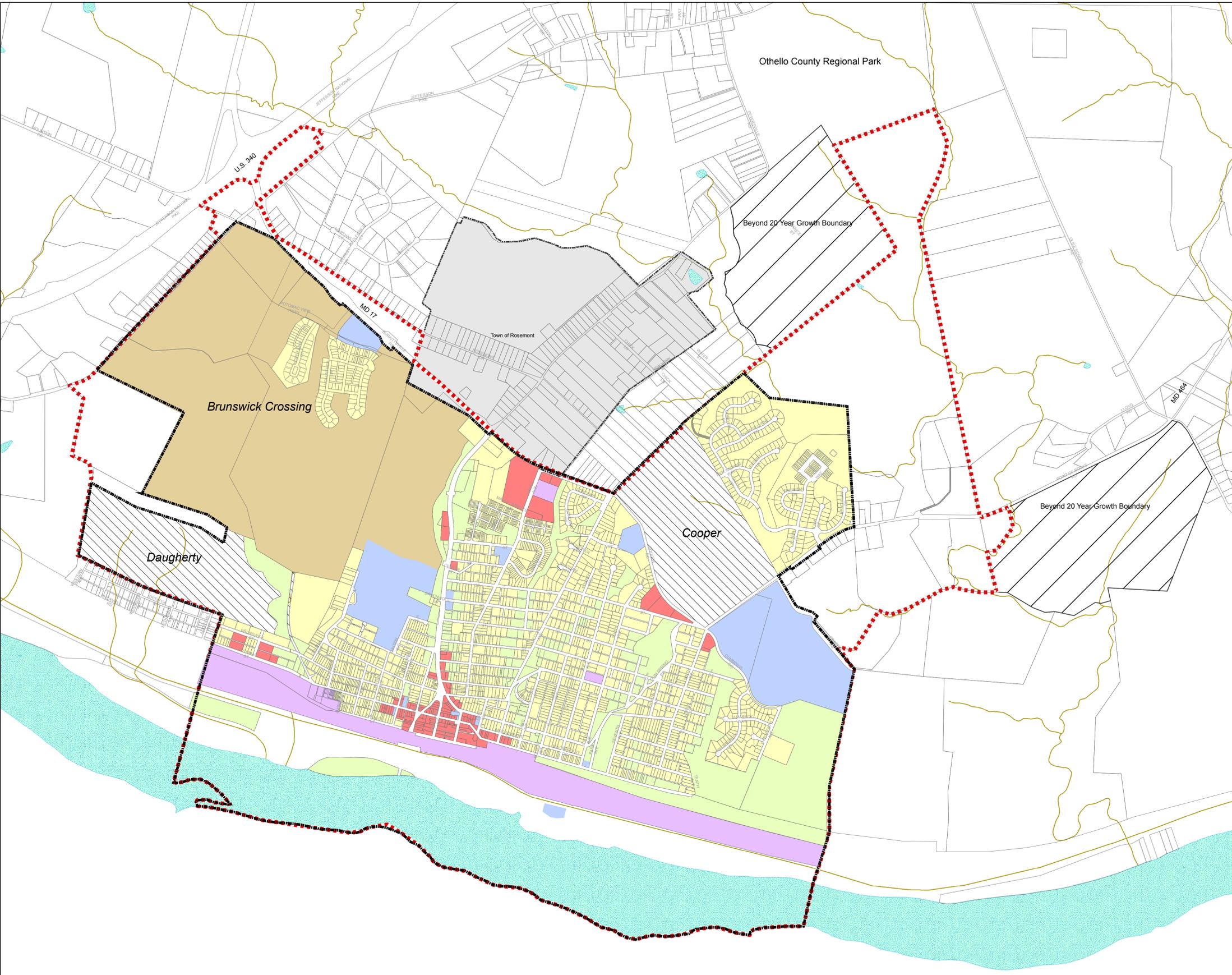
- Potomac River
- Streams
- Roads
- Railroads
- 20 Year Growth Boundary
- Beyond 20 Year Growth Boundary
- City Boundary
- Village of Rosemont



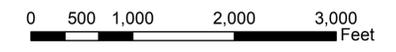
City of Brunswick Existing Land Use



April 2011

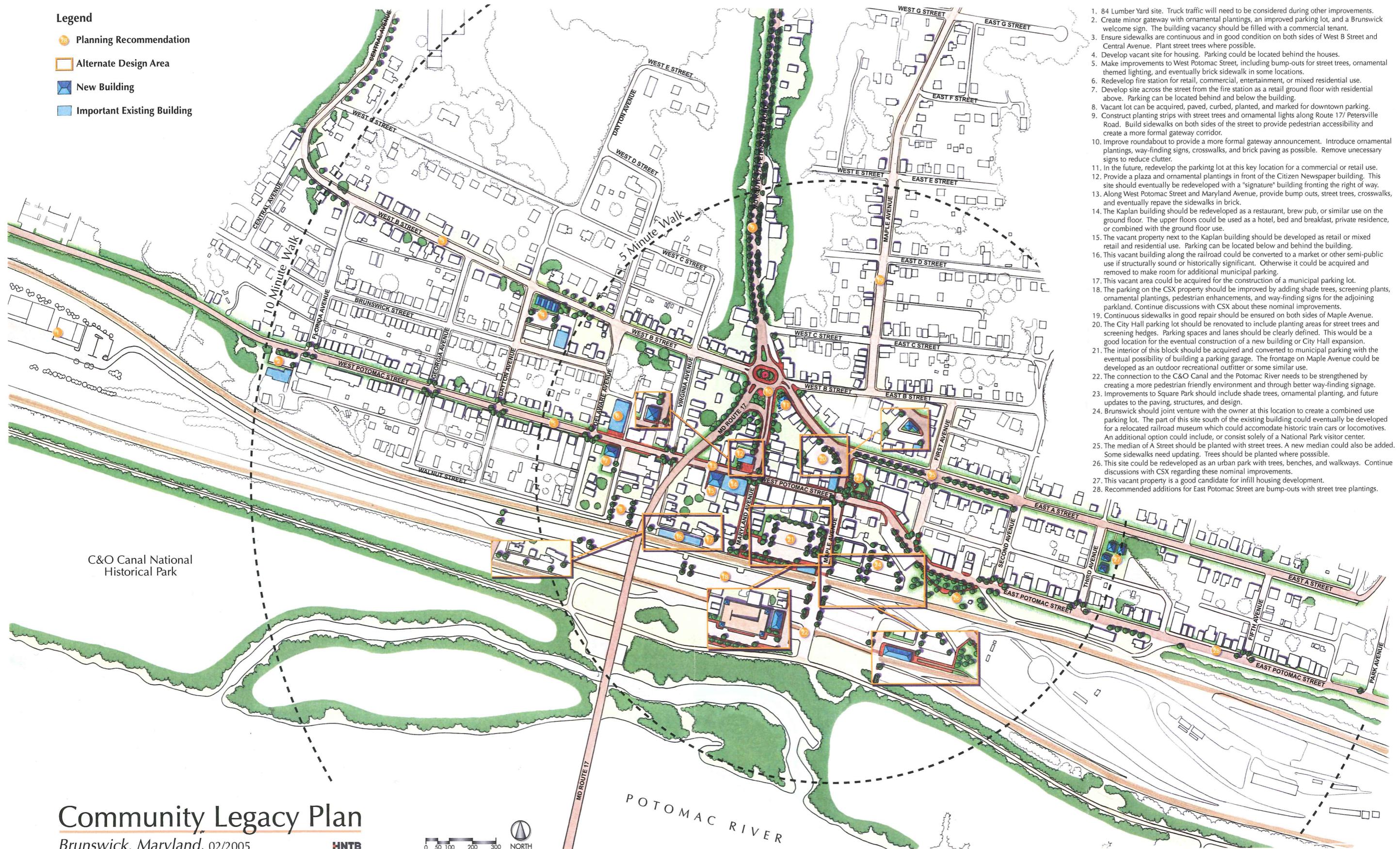


- Undeveloped
- Open Space
- Residential
- Residential Pipeline with APFO Approval (PUD)
- Commercial
- Industrial
- Institutional
- 20 Year Growth Boundary
- Beyond 20 Year Growth Boundary
- Roads
- Potomac River
- Streams
- City Boundary
- Village of Rosemont



Legend

-  Planning Recommendation
-  Alternate Design Area
-  New Building
-  Important Existing Building



1. 84 Lumber Yard site. Truck traffic will need to be considered during other improvements.
2. Create minor gateway with ornamental plantings, an improved parking lot, and a Brunswick welcome sign. The building vacancy should be filled with a commercial tenant.
3. Ensure sidewalks are continuous and in good condition on both sides of West B Street and Central Avenue. Plant street trees where possible.
4. Develop vacant site for housing. Parking could be located behind the houses.
5. Make improvements to West Potomac Street, including bump-outs for street trees, ornamental themed lighting, and eventually brick sidewalk in some locations.
6. Redevelop fire station for retail, commercial, entertainment, or mixed residential use.
7. Develop site across the street from the fire station as a retail ground floor with residential above. Parking can be located behind and below the building.
8. Vacant lot can be acquired, paved, curbed, planted, and marked for downtown parking.
9. Construct planting strips with street trees and ornamental lights along Route 17/Petersville Road. Build sidewalks on both sides of the street to provide pedestrian accessibility and create a more formal gateway corridor.
10. Improve roundabout to provide a more formal gateway announcement. Introduce ornamental plantings, way-finding signs, crosswalks, and brick paving as possible. Remove unnecessary signs to reduce clutter.
11. In the future, redevelop the parking lot at this key location for a commercial or retail use.
12. Provide a plaza and ornamental plantings in front of the Citizen Newspaper building. This site should eventually be redeveloped with a "signature" building fronting the right of way.
13. Along West Potomac Street and Maryland Avenue, provide bump outs, street trees, crosswalks, and eventually repave the sidewalks in brick.
14. The Kaplan building should be redeveloped as a restaurant, brew pub, or similar use on the ground floor. The upper floors could be used as a hotel, bed and breakfast, private residence, or combined with the ground floor use.
15. The vacant property next to the Kaplan building should be developed as retail or mixed retail and residential use. Parking can be located below and behind the building.
16. This vacant building along the railroad could be converted to a market or other semi-public use if structurally sound or historically significant. Otherwise it could be acquired and removed to make room for additional municipal parking.
17. This vacant area could be acquired for the construction of a municipal parking lot.
18. The parking on the CSX property should be improved by adding shade trees, screening plants, ornamental plantings, pedestrian enhancements, and way-finding signs for the adjoining parkland. Continue discussions with CSX about these nominal improvements.
19. Continuous sidewalks in good repair should be ensured on both sides of Maple Avenue.
20. The City Hall parking lot should be renovated to include planting areas for street trees and screening hedges. Parking spaces and lanes should be clearly defined. This would be a good location for the eventual construction of a new building or City Hall expansion.
21. The interior of this block should be acquired and converted to municipal parking with the eventual possibility of building a parking garage. The frontage on Maple Avenue could be developed as an outdoor recreational outfitter or some similar use.
22. The connection to the C&O Canal and the Potomac River needs to be strengthened by creating a more pedestrian friendly environment and through better way-finding signage.
23. Improvements to Square Park should include shade trees, ornamental planting, and future updates to the paving, structures, and design.
24. Brunswick should joint venture with the owner at this location to create a combined use parking lot. The part of this site south of the existing building could eventually be developed for a relocated railroad museum which could accommodate historic train cars or locomotives. An additional option could include, or consist solely of a National Park visitor center.
25. The median of A Street should be planted with street trees. A new median could also be added. Some sidewalks need updating. Trees should be planted where possible.
26. This site could be redeveloped as an urban park with trees, benches, and walkways. Continue discussions with CSX regarding these nominal improvements.
27. This vacant property is a good candidate for infill housing development.
28. Recommended additions for East Potomac Street are bump-outs with street tree plantings.

Community Legacy Plan

Brunswick, Maryland, 02/2005

HNTB



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)

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 shown 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).

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

Table 1

City of Brunswick Zoning Table

Zoning Ordinance ¹	Description ²	Allowable Density and Notes ³	Generalized Zoning ⁴	Realized Density (average of different housing types) ⁵	Density Yield for areas with Sewer or Planned for Sewer ⁶	Density Yield for areas without Sewer or NOT Planned for Sewer
OS	Open Space	6000 ft ² on lots of record 15,000 ft ² 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 ² Two family du's: 3,300 ft ² Duplex: 2,750 ft ²	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 ² Two family du's: 2,750 ft ² Duplex: 2,750 ft ² Townhouses: 3,500 ft ² Multi-family du's: 4,000 ft ²	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						

¹ Zoning District names as they appear in the Town's zoning ordinance

² Description of the zone (from the zoning map)

³ Taken from the zoning ordinance

⁴ MDP generalized categories for zoning (used statewide)

⁵ Bottom-line allowable density.

⁶ Represents 75% of the realized density field.

Table 2
Capacity by Zoning Category within the City of Brunswick

Zoning	Capacity (in Households)	Acres
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
	2,351	2,426

Table 3
Development Capacity Summary Report

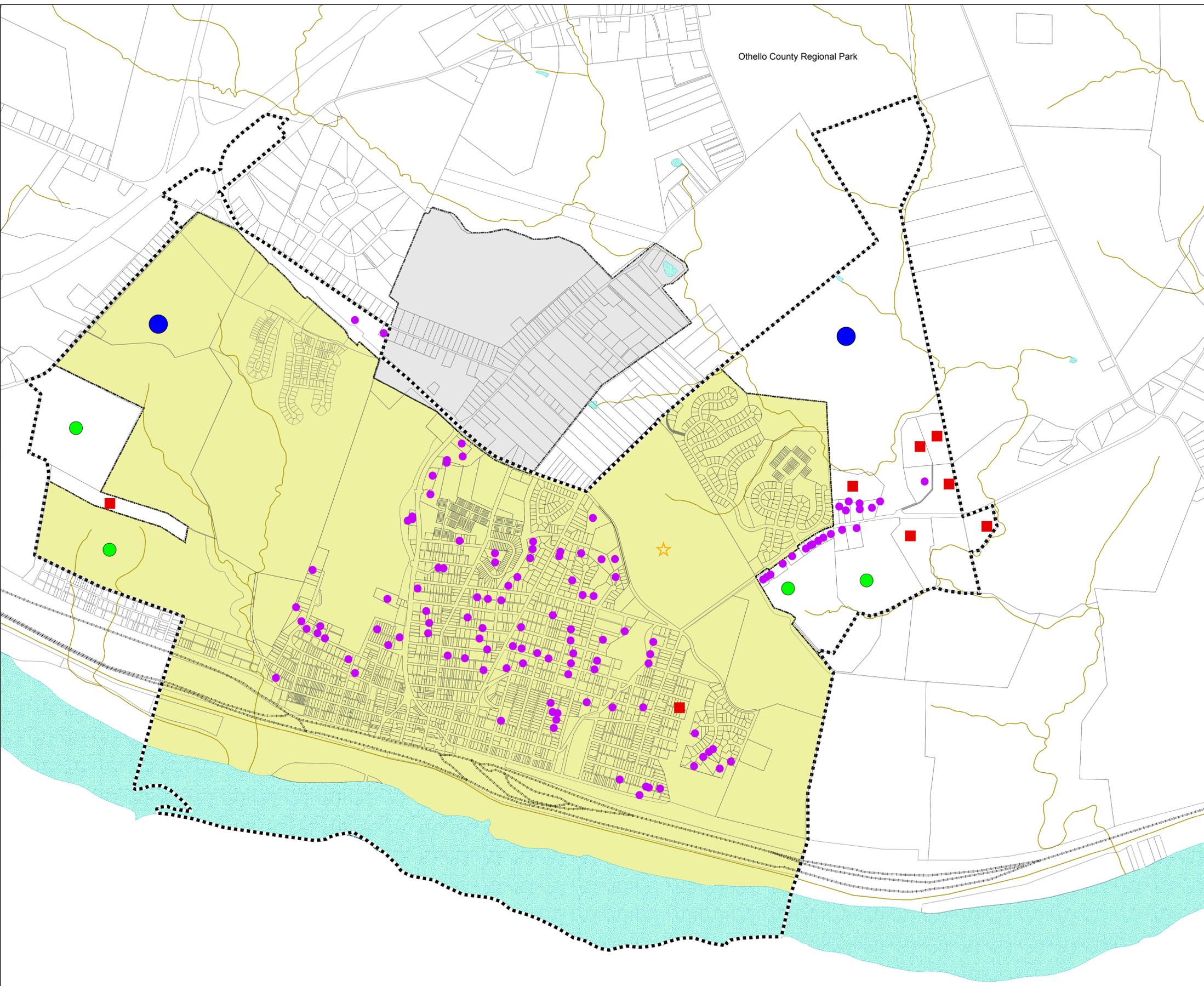
Result	Process	Acres	Number of Parcels	Capacity
Total Acres in Parcels and Lots		1,529 acres	2,357	
	Subtract land zoned for nonresidential use (commercial, industrial)	49 acres	167	
Residentially Zoned Acres		1,480 acres	2,190	
	Subtract tax exempt land (tax exempt code)	247 acres	58	
	Subtract protected 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	
Acres and Parcels with Capacity	Total capacity	861 acres	149	2,351
Capacity Inside PFA		861 acres	149	2,351
Capacity Outside PFA				
Subsets of the Analysis of Interest (these are not additive)				
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

City of Brunswick Development Capacity



April 2011

- 0 - 29
- 30 - 146
- 147 - 370
- ★ 500 Maximum
- 501 - 1505
- ⋯⋯⋯ 20 Year Growth Boundary
- ▭ Village of Rosemont
- ▭ City Boundary



1 inch = 792 feet

