



Task Force on the
Future Growth and Development in Maryland
January 15, 2010

Stormwater Management Forum

Impact of the New MDE Stormwater Management (SWM) Regulations on Brunswick Crossing and Other Smart Growth Projects

Presenters:

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City of Brunswick,
Planning and Zoning Administrator

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BRUNSWICK CROSSING Designed Using Smart Growth Principles



Planned Unit Development (PUD) located in a Priority Funding Area and incorporating a Special Tax District



Water and Sewer Enhancements outlined during the Annexation Agreement process and funded by Special Tax District

- ✓ Strengthen and direct development toward existing communities
 - Utilize existing City infrastructure
 - Rebuild, replace, enhance existing infrastructure
 - Special Tax District Established
 - \$36,310,000 in Bonds issued on September 22, 2006 to fund Public Infrastructure improvements

- ✓ Provide a variety of transportation choices
 - Centrally located to existing highways
 - TransIt Bus Service
 - MARC Train

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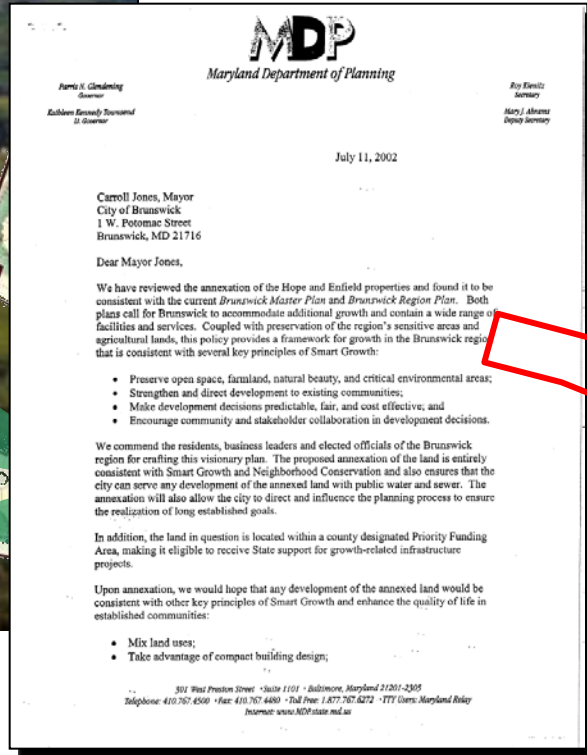
- Create housing opportunities and choices;
- Create walkable communities;
- Foster distinctive, attractive communities with a strong sense of place; and
- Provide a variety of transportation choices.

The Maryland Department of Planning and the Office of Smart Growth would be pleased to provide any assistance you might need regarding issues of growth and development in Brunswick.

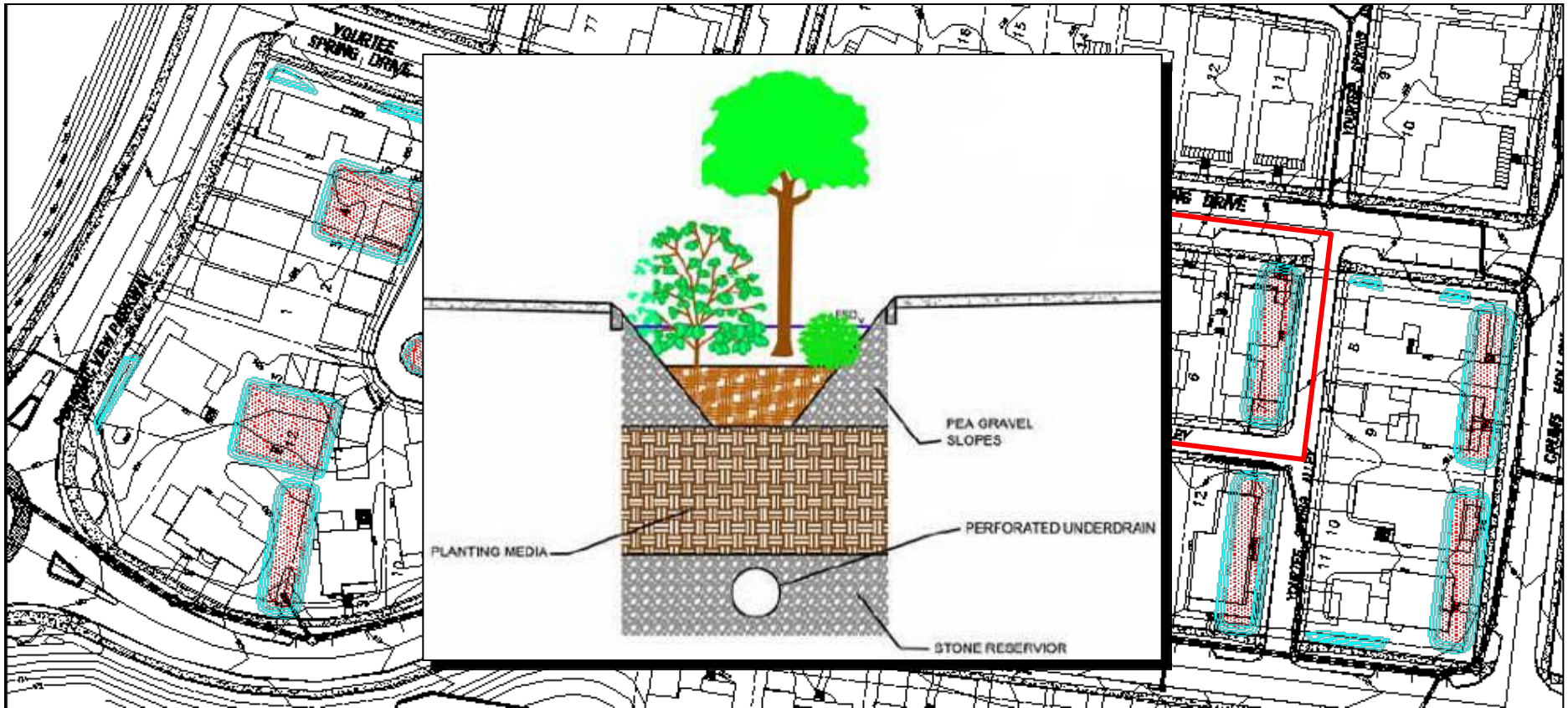
Sincerely,


Harriet Tregubina
Secretary
Office of Smart Growth


Roy Kienitz
Secretary
Maryland Department of Planning



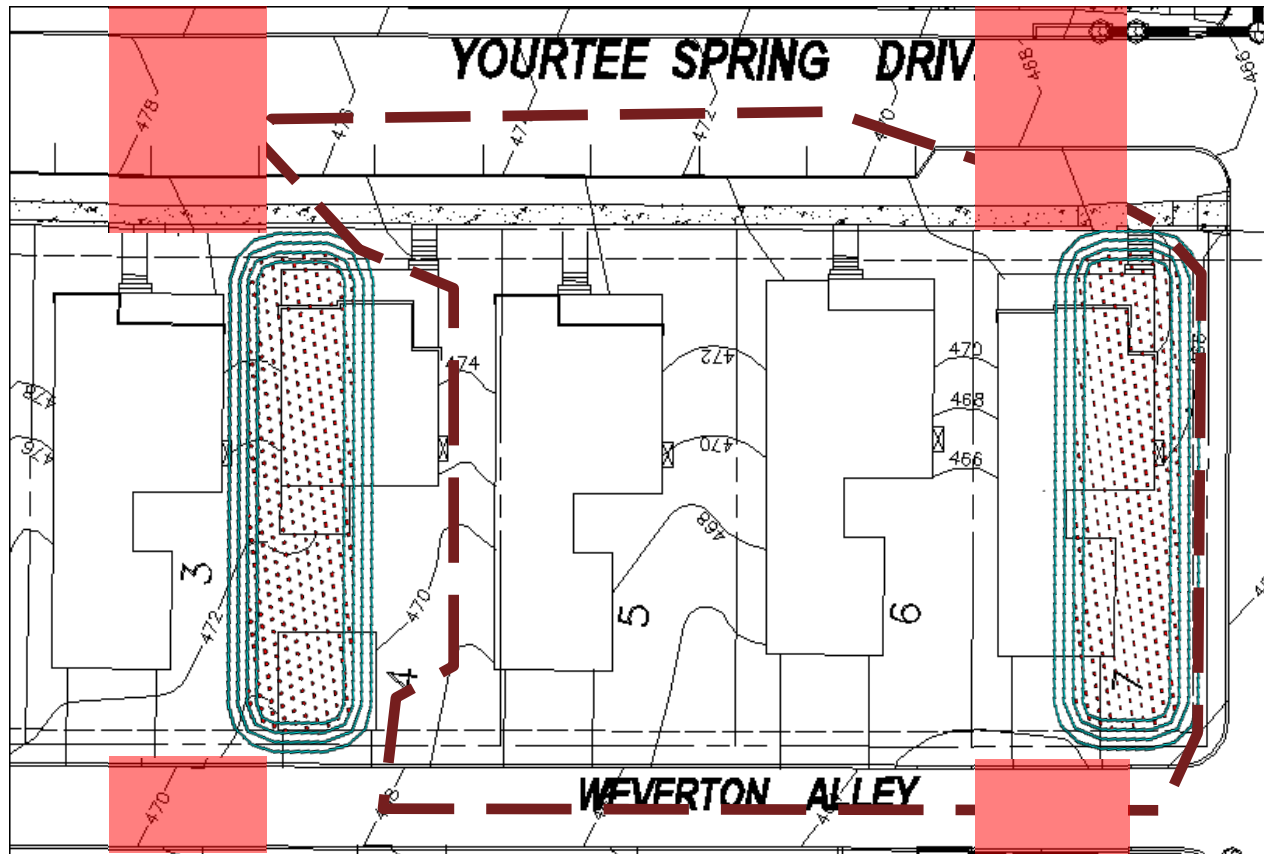
- ✓ Preserve open space, farmland, natural beauty, and critical environmental areas
 - ✓ Forest Areas
 - ✓ Stream Buffers
- ✓ Encourage community and stakeholder collaboration in development decisions
- ✓ Foster distinctive, attractive communities with a strong sense of place
- ✓ Take advantage of compact building design
- ✓ Create walkable neighborhoods
- ✓ Mixed Land Use
 - ✓ Open Space – 189.5 acres
 - Commercial – 37.8 acres
 - Residential – 239.6 acres
- ✓ Create a range of housing opportunities and choices
 - Townhomes
 - Villa Lots
 - **Single Family Lots**
- Rights-of-Way and Stormwater Management Facilities – 70.7 acres
- Maryland Department of Planning endorsement of Brunswick Crossing due to Smart Growth initiatives



➤ The New Stormwater Regulations require:

- ESD practices shall be used to the Maximum Extent Practicable to address runoff from the 1-yr storm (2.5")
- If after applying ESD practices, runoff conditions reflect "woods in good condition", the CPV requirement has been satisfied
- Based on the development density at Brunswick Crossing, the treatment volume is equal to 1.8" over a representative portion of the overall development area

- Micro-bioretenement is the primary ESD treatment method for small lot residential developments due to Design, Site, Cost and other constraints
- Micro-bioretenement facilities are limited by:
 - Maximum drainage area of 20,000 sq ft
 - Maximum storage depth of 12"



- Implementing ESD practices at Brunswick Crossing or similar high density residential developments using micro-bioretenion facilities will require one (1) Stormwater Management Facility for every three (3) lots
- These facilities will displace an area equivalent to 15% of the overall developed area
- Lower density created by the implementation of ESD Principles increases impervious area and associated infrastructure
- Retaining the same density and lot mix using ESD will require roughly:
 - 60 additional acres of land
 - 750 square feet of impervious area per facility
 - 30+ feet of additional utilities
- Recouping the lost density will require the development to either sprawl into offsite land or utilize valuable planned open green space



Impact of the New MDE Stormwater Management Regulations on Brunswick Crossing and Other Smart Growth Projects

Implementation of the New ESD Practices are contrary to Smart Growth objectives and will:

- Decrease site density
- Increase Impervious area
- Increase development Infrastructure
- Reduce the ability to preserve open space
- Reduce the ability to provide compact design
- Decrease the diversity of housing opportunities
- Reduce Commercial development opportunities directly impacting local employment
- Reduce the ability to make development decisions predictable, fair and cost effective



Special Consideration has to be given to partially constructed communities, designed and approved using Smart Growth principles and implemented through establishment of Special Tax Districts

Brunswick Crossing is an existing project, located in a priority funding area within the City of Brunswick that has been designed, approved and is being constructed utilizing environmentally sound, Smart Growth principles. The current design was approved and has been recognized for the substantial preservation of environmentally significant open space, compact, pedestrian friendly neo-traditional design and access to mass transit. Based on these approvals and the associated Binding Agreements that established densities, lot counts and commercial yields, Brunswick Crossing entered into a 36 million dollar Special Tax District Bond financing to fund public infrastructure. The majority of the offsite public infrastructure has been built or is under construction including an expanded and upgraded wastewater treatment plant, a 1 million gallon elevated water storage tank with pump station, miles of upgraded water and sewer lines and substantial gateway road improvements. The loss of density associated with the new Stormwater management regulations directly jeopardizes repayment of these Special Tax District Bonds and subsequently completion of the Project.