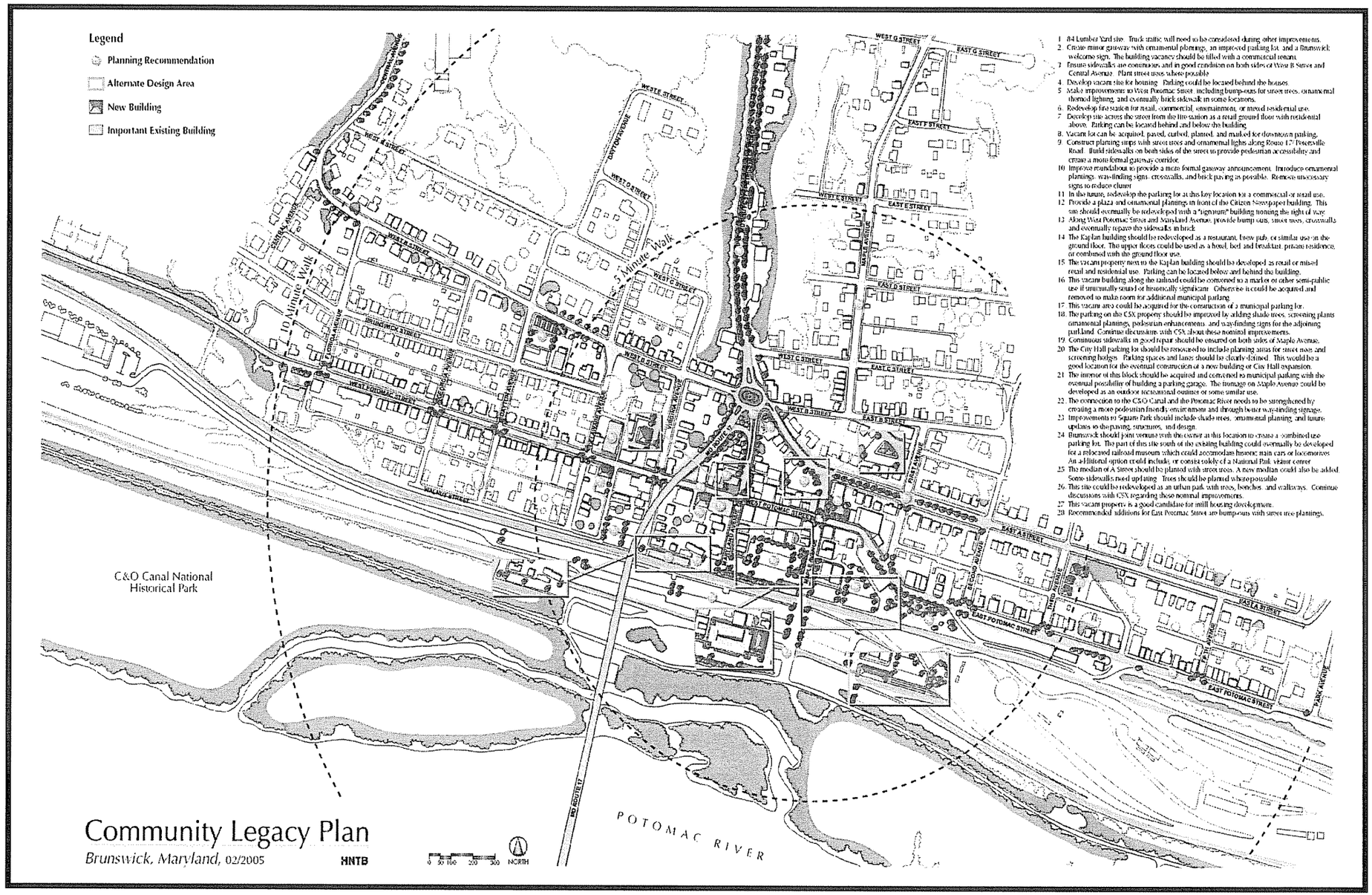

1 84 Lumber Yard site. Truck traffic will need to be considered during other improvements.
2 Create minor gateway with ornamental plantings, an improved parking lot, and a Brunswick welcome sign. The building vacancy should be filled with a commercial tenant.
3 Ensure sidewalks are continuous and in 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 thermal 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 honoring 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 outlet 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 alt-historical 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