

Appendix B

BRUNSWICK DEVELOPMENT PROFILE

Comprehensive Plan Update

Town of Brunswick, Maine

July 23, 2004

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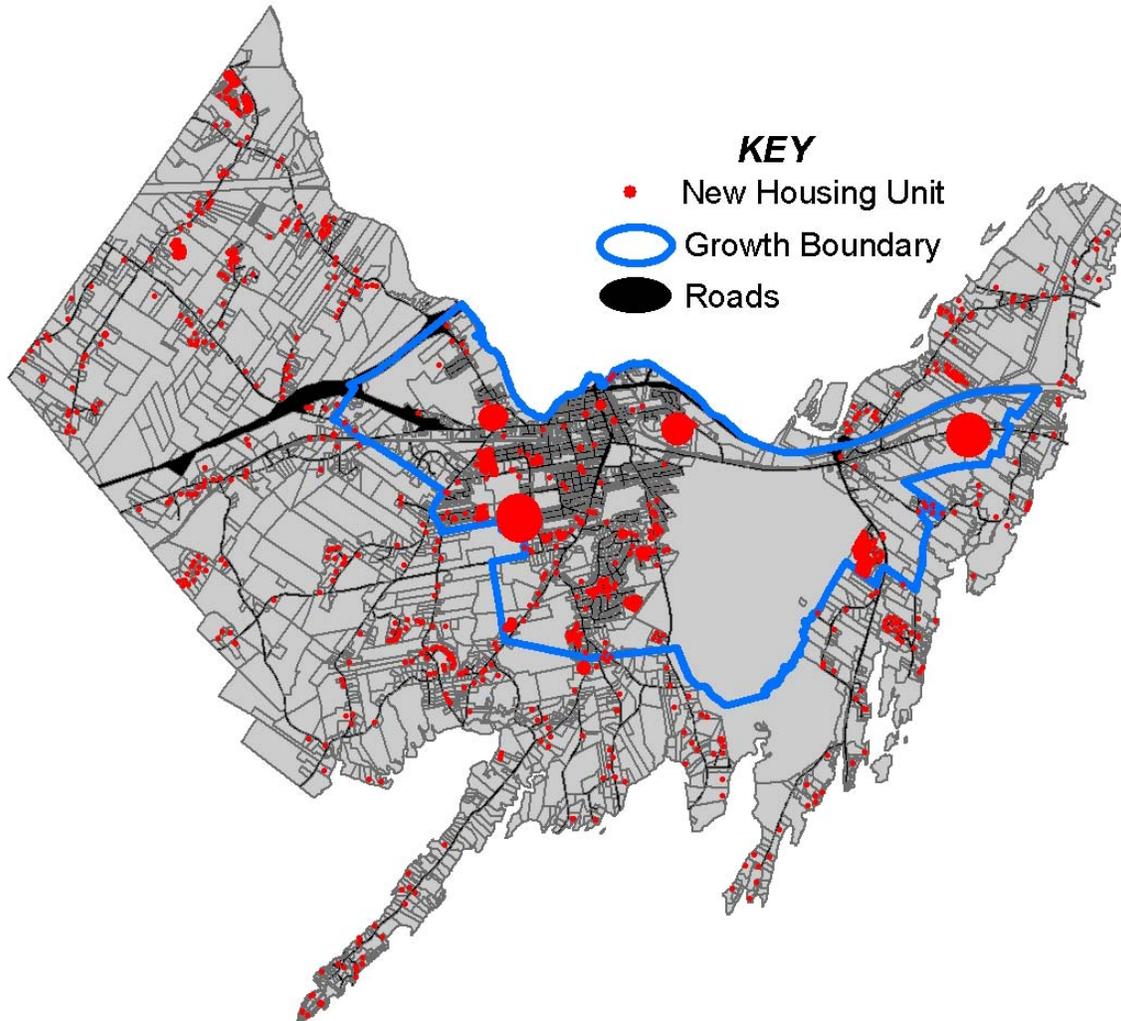
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RESIDENTIAL DEVELOPMENT

New Housing Units

- An estimated 1,154 new housing units were built between 1990 and April of 2004.¹

Figure 1. New Housing Units, 1990 – 2003 (Feb)



¹ This analysis relies on data from two sources. Housing unit data between 1990 and 1999 came from the codes enforcement department and was cross-checked with data in the assessing department. This check uncovered an error rate in the building permit log of approximately 10%. Housing unit data between 2000 and 2003 is primarily from the codes enforcement office. While it is reasonable to expect some level of error in this more recent data set (due to unexecuted permits, operator error, etc), a recent change to a more accurate building permit log book has minimized these occurrences. This margin of error alone is not enough to account for the elevated level of residential development recently observed.

Table 1. New Housing Units, 1990 – 2004 (April)

	Growth Area	Rural Area	Total
New Units 1990 – 1996	268	175	443
New Units 1997 – 2004 (April)	355	356	711
Total New Units	623	531	1,154

Note: this table includes the 106 assisted living units in the main building at Thornton Oaks and the 51 assisted living units at Sunnybrook Village. These 107 units were not included in the population and demographic analysis.

- Development activity increased later in the study period. More than 60% of the new housing units were built between 1997 and 2004 (April).
- Of the 711 housing units built since the growth/rural area boundary was adopted, approximately one-half were built in the growth area. Before the growth/rural boundary was adopted, more development occurred in the growth area, mostly due to the 106 units of retirement living at Thornton Oaks.
- Development in the growth area was more likely to be concentrated in larger projects (e.g. Thornton Oaks and Sunnybrook, two retirement complexes with a total of 204 units) and subdivisions (Wildwoods, Baxter Lane, and Westwood), while rural area development was less organized.

Subdivision Activity

- A total of 39 subdivisions were approved between 1990 and 2004 (July). In addition, three projects (Otter Trace II, Edgefield Apartments, and Heritage Apartments) were pending as of July 2004 and have been included in this analysis.² In total, the 42 projects encompassed 1,243 acres.
- 543 new residential lots (and 25 apartments) were created in these projects. The lots averaged 1.4 acres in size, while the average gross density of all projects was 2.6 acres (see note attached to Table 2).
- More than 37% of the total acreage in these projects was dedicated as open space (462 acres).

² An additional three projects were pending as of July 2004 but were not included in this analysis. The 63 unit Midway Terrace is located at Naval Air Station Brunswick and is replacing a 62 unit subdivision that is being demolished. Because the net addition totaled 1 unit, it is excluded from this analysis. The Sandelin (Moody) Subdivision (15 lots) and the Labbe Pit (80 lots) projects are under review as of July 2004, but there is not enough data on these projects yet to include in this analysis.

Table 2. Subdivision Activity, 1990 – 2004 (July)

	# of Projects*	Total Acres	# of Lots	Average Lot Size (acres) [†]	Gross Density (acres/unit) [‡]	Dedicated Open Space
Growth Area	15	226	338	0.6	0.7	15%
Rural Area	27	1,017	230	2.6	4.4	42%
<i>(Open Space)</i>	<i>14</i>	<i>721</i>	<i>153</i>	<i>1.4</i>	<i>4.7</i>	<i>54%</i>
<i>(Conventional)</i>	<i>13</i>	<i>296</i>	<i>77</i>	<i>3.4</i>	<i>3.8</i>	<i>11%</i>
Total	42	1,243	568 ⁺	1.4	1.8	37%

Includes all approved projects, as well as one pending subdivision and two pending apartment projects

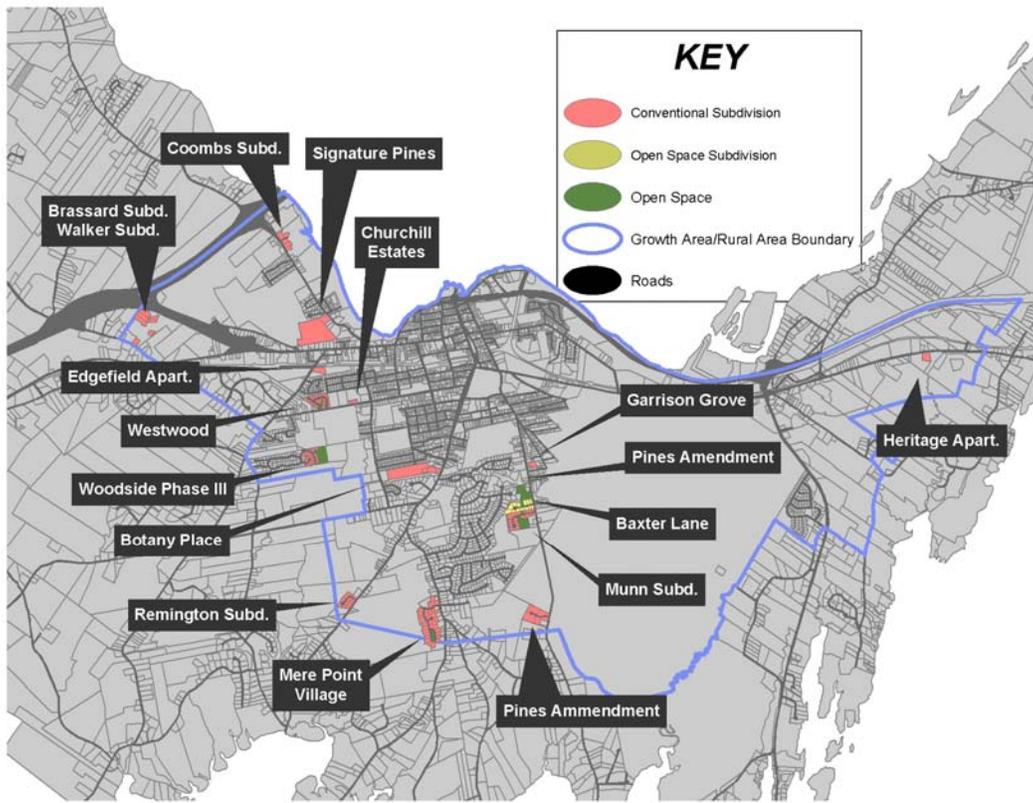
[†] Average Lot Size calculates the average size of each residential lot. Gross Density calculates the average number of acres each housing unit uses per development (includes land dedicated to roads, utilities, natural resource constraints, common land, and open space)

⁺ Includes 25 pending apartments

Growth Area Subdivision Activity

- There were 15 approved subdivisions and one pending subdivision between 1990 and 2004 (July)
- These subdivisions dedicated little open space. Of the 226 total acres subdivided, 15% (36 acres) were dedicated to open space. This represents less than 10% of the 461 total acres dedicated to open space.
- These subdivisions are dense. The average residential lot size was 0.6 acres. The smallest lot size was 0.1 acres (Garrison Grove). Gross Densities averaged 0.7 acres per unit.

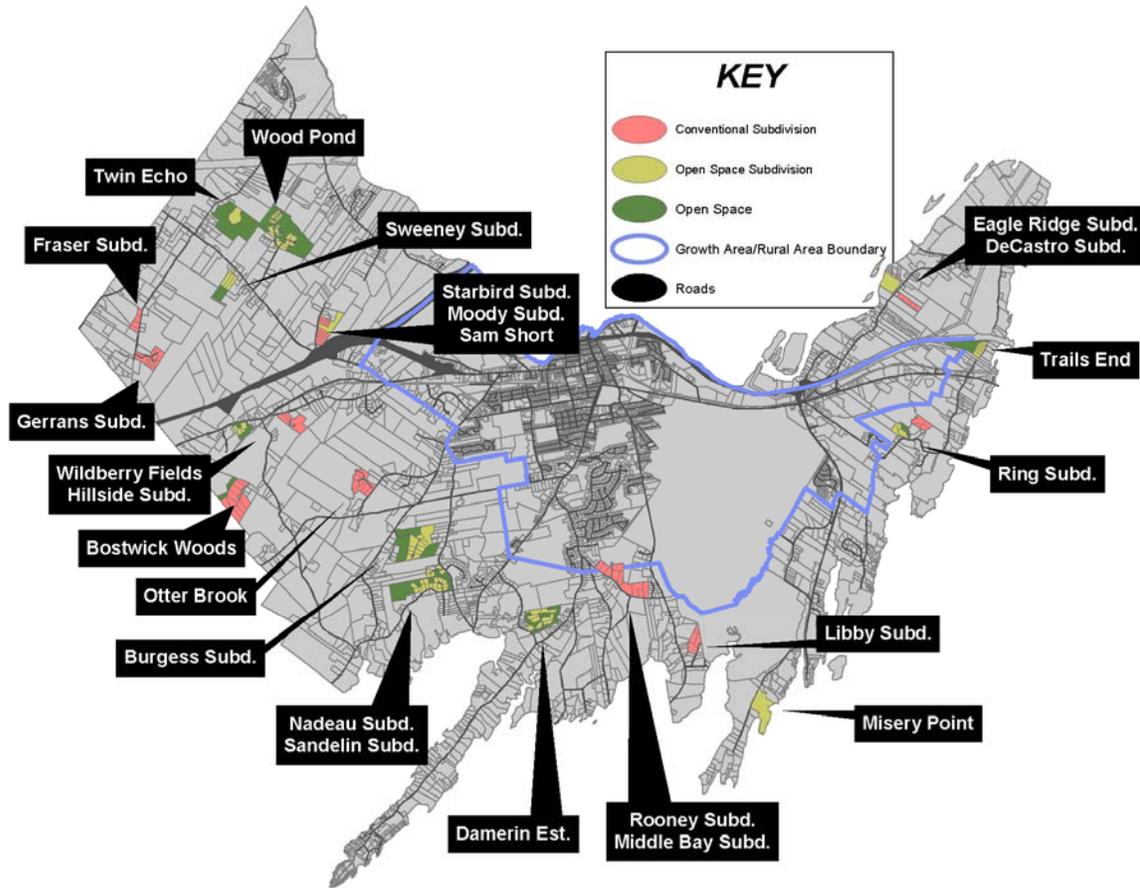
Figure 2. Growth Area Subdivision Activity, 1990 – 2004 (July)



Rural Area Subdivision Activity

- There were 26 approved subdivisions and one pending subdivision between 1990 and 2004 (July).
- These subdivisions dedicated much open space. Of the 1,017 acres subdivided, 426 acres (42%) were dedicated to open space. This represents more than 90% of all dedicated open space during the study period.
- These subdivision developments were less dense than those in the growth areas. The 230 new lots averaged 2.6 acres each, although sizes ranged from less than ¼ acre to more than 10 acres. Gross densities averaged 4.4 acres per unit.

Figure 3. Rural Area Subdivision Activity, 1990 – 2004 (April)



Recent Demand for New Building Permits

- Between 2003 and March of 2004, a total of 169 building permits were taken out for housing units in Brunswick (Table 1). This analysis relies on building permit data for recent development activity, and not all of the building permits will yield new housing units.
- More than 40% of these new units are located in the growth area (approximated by the Downtown, Downtown Fringe, and Cooks Corner/BNAS).
- The Downtown Fringe was the most active of Brunswick’s 8 neighborhoods, with more than 50 building permits. This neighborhood includes the Signature Pines, Churchill Estates, Westwood, and Munn developments, which together combined for 43 of these permits.
- West Brunswick was the second most active neighborhood with 43 new permits. Building activity in West Brunswick was more spread out than in the Downtown Fringe –

nearly one-half the new building permits were for parcels not associated with subdivisions.

- Pennellville/Mere Point accounted for 16% of the new permits. Most of this activity was concentrated in the Mere Point Village subdivision.

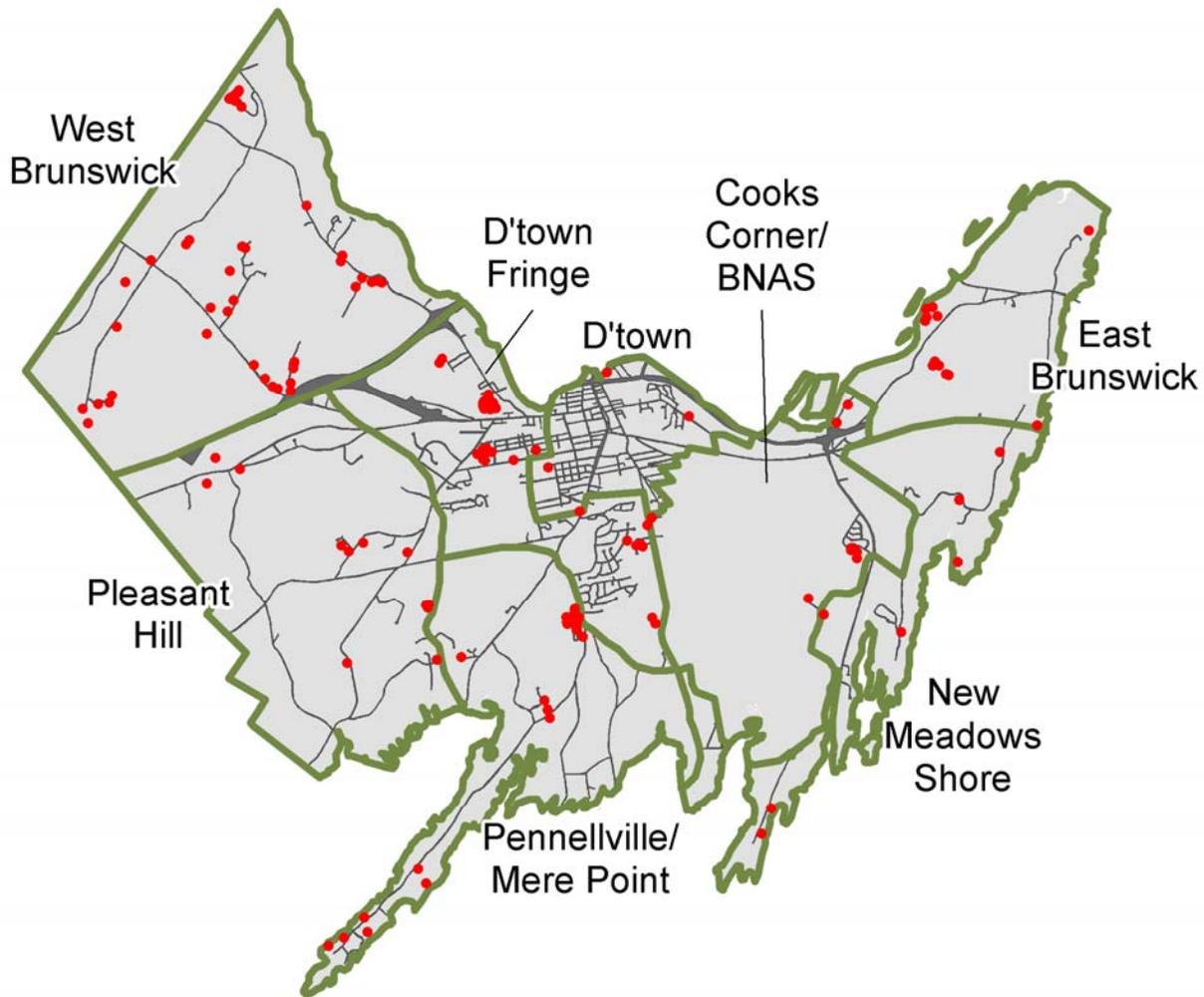
Table 3. Building Permit Activity, January 2003 to March 2004

	Building Permits for New Units*	
	#	%
West Brunswick	43	25%
Downtown Fringe	51	30%
Downtown	10	6%
Cooks Corner/BNAS	9	5%
East Brunswick	12	7%
New Meadows Shore	5	3%
Pennellville/Mere Point	27	16%
Pleasant Hill	12	7%
Total	169	100%

* in subdivisions and not in subdivisions, also includes ground truthing in select subdivisions

Source: Town of Brunswick

Figure 4. Building Permits for New Units, January 2003 to March 2004



Vacant Lots/Potential Units Available in Subdivisions

- As of July 2004, there are potential 414 lots in projects started between 1990 and 2004 (July). This includes subdivisions that are under review, including 95 potential lots in West Brunswick that were submitted to the planning department in July of 2004 (Sandelin and Labbe Pit). This also includes condominium units and apartments that have not been built in developments that have been approved (Signature Pines, Botany Place, Edgefield Apartments, and Heritage Apartments).
- Note that this figure includes Botany Place (89 approved but unbuilt condominium units), Signature Pines (55 approved but unbuilt units), Edgefield Apartments (9 apartments currently under review), Heritage Properties (16 apartments currently under review), the J Sears Subdivision (3 lot subdivision currently under review), the Labbe Pit (80 lot subdivision that is under review), and the Sandelin subdivision (15 lot subdivision that is under review).

- West Brunswick has the most vacant lots. Of the 119 lots, 95 have yet to be approved. The remaining 24 lots are spread among several subdivisions.
- The Downtown has 25% of the vacant lots. However, most of these are located in Botany Place development on Maine Street. The remaining 14 lots in the Downtown are located in the Garrison Grove subdivision that is being developed by the Brunswick Housing Authority.

Table 4. Vacant Lots in Subdivisions, July 2004

	Vacant Lots-Unbuilt Units in Subdivisions*	
	#	%
West Brunswick	119	29%
Downtown Fringe	101	24%
Downtown	103	25%
Cooks Corner/BNAS	0	0%
East Brunswick	13	3%
New Meadows Shore	40	10%
Pennellville/Mere Point	28	7%
Pleasant Hill	20	5%
Total	414	100%

* includes subdivisions approved between 1990 and 2004, as well as three pending proposed subdivisions/apartment developments as of July 2004

Source: Town of Brunswick

- The Downtown Fringe has 24% of the vacant lots. The Signature Pines development on the River Road has 55 of the vacant lots (of the 88 unit project, only 33 have been started). The Munn subdivisions accounts for 20 of the remaining 46 lots. The remaining lots are spread out across a handful of subdivisions including Bressard (5), Walker (2), Coombs (1), Westwood (6), Churchill Estates (1), and Baxter Lane (1). A 9-unit apartment development has been proposed along Church Road (Edgefield Apartments) and has not yet been approved but is included in this analysis.
- The New Meadows Shore has 10% of the vacant subdivision lots-unbuilt units. This includes the recently approved 13 lots at Misery Point, as well as a 14 unit apartment development that is currently in the review process. The Ring (6) and Libby (1) subdivisions have the remaining vacant lots in the New Meadows Shore neighborhood.
- Pennellville/Mere Point has 16 vacant lots remaining in Mere Point Village, and the remaining lots are spread among several developments.
- Pleasant Hill has 13 lots remaining in the Sandelin development, and the remaining lots are spread among several developments.
- East Brunswick has 7 lots in Eagle Ridge, and 6 in Trails End.

NONRESIDENTIAL DEVELOPMENT

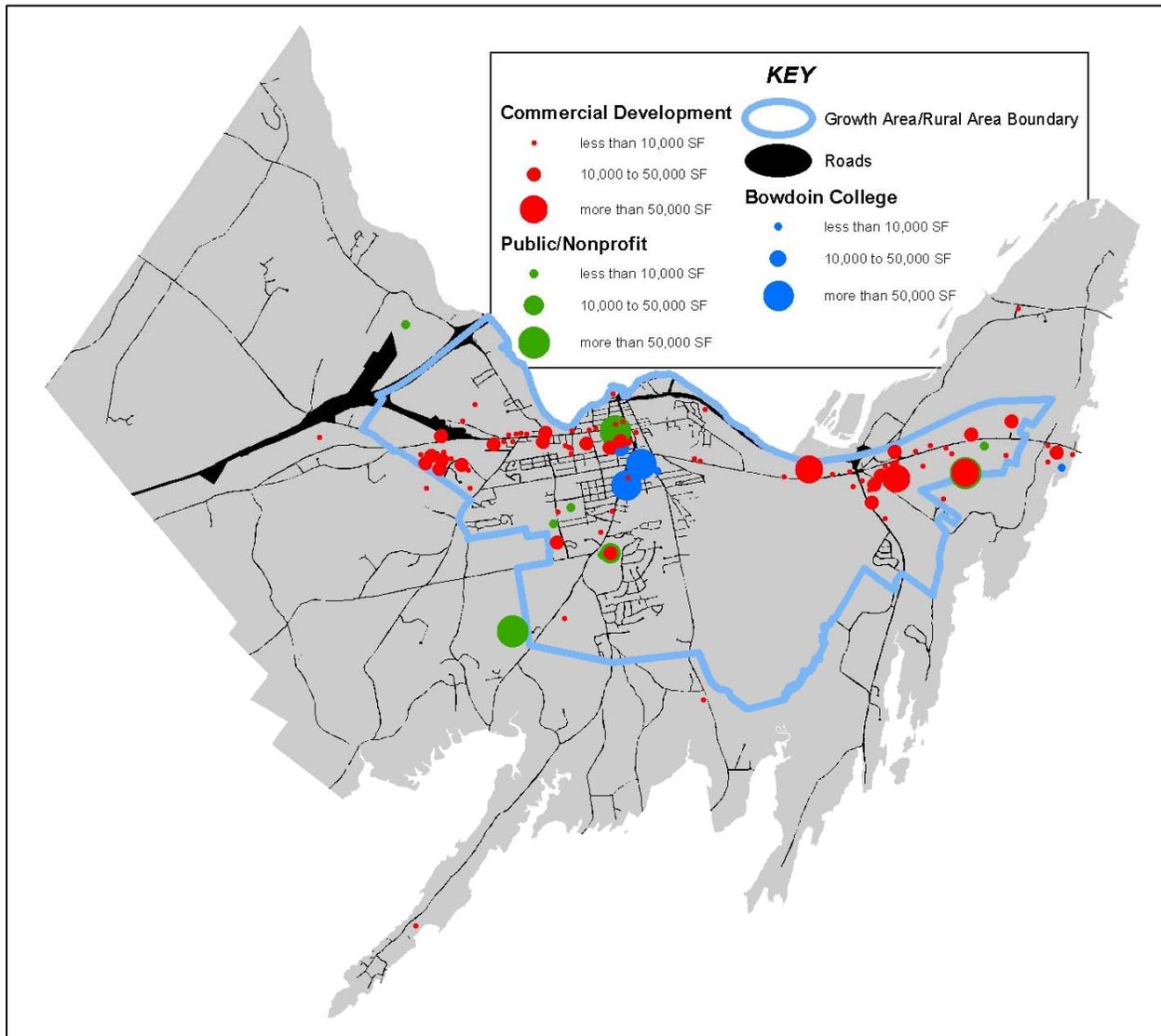
- Nearly 1,800,000 square feet of new nonresidential space was created in Brunswick between 1992 and April of 2004. More than 1,100,000 SF of this space (62%) was built for commercial purposes. The remaining 689,000 SF of space was created at Bowdoin College (16% of total) and for public/nonprofit purposes (22% of total).
- More than 87% of the new nonresidential space was created the town’s growth area. Of the 239,103 SF created in the rural area, 172,000 SF was in the new Brunswick High School.
- The new Midcoast Hospital (and related medical office complex) was the single largest new nonresidential building. It accounted for 210,000 SF of space. Other large developments include the Brunswick High School (172,000 SF), Merrymeeting Plaza (146,000 SF), and Walmart (116,000 SF).

Table 5. Nonresidential Development (square feet), 1992 – 2004 (April)

	Rural Area	Growth Area	Total
Commercial Development	63,914 SF	1,037,570 SF	1,101,484 SF
Bowdoin College Development	3,000 SF	288,865 SF	291,865 SF
Public/Nonprofit Development	172,189 SF	225,179 SF	397,368 SF
Total Nonresidential Development	239,103 SF	1,551,614 SF	1,790,717 SF

- Commercial development was concentrated in two corridors. The Pleasant Street/Industrial Park corridor accounted for 408,590 SF of new space. This new space tended to be spread out in many smaller expansions to existing businesses. The Cooks Corner/Bath Road corridor accounted for approximately 593,178 SF of new space in fewer but larger buildings (Merrymeeting Plaza, medical offices at the new Midcoast Hospital, and Walmart).

Figure 5. Nonresidential Development, 1992 – 2004 (April)



- Bowdoin College added nearly 300,000 SF of new space. All of this new space was built on its central campus, with the exception of the boat house along the New Meadows River.
- Public/Nonprofit development accounted for 397,368 SF of new space. This new space was concentrated at the Brunswick High School (172,000 SF), the new Midcoast Hospital (136,000 SF), and the addition to the Curtis Memorial Library (51,000 SF)