



OVERVIEW

On Thursday, August 18, 2022 Brunswick Main Street hosted a community meeting in the City Park Building. The goal of the meeting was to discuss community member’s ideas on what they would like to see in the Kaplon Building (currently owned by the City of Brunswick) while making sure that everyone was able to contribute effectively. 37 people attended the meeting. 4 people were born in Brunswick. 15 people live downtown currently. The attendees were asked to put colored dot stickers on their “Top 3” uses to go into the building. Large “post-it” paper was on the walls around the room. Each paper had written at the top ideas of uses to be established in the building (i.e. retail). They were also asked to write specifically what that business would be (i.e. retail – outdoor recreation business with camping supplies). There was also a blank “post-it” page in case they didn’t see what they wanted and a “post-it” that was labeled “Parking Lot.” The parking lot was for items that were not pressing to be discussed at this meeting but were important. The following are the results of that meeting (not everyone got specific about their vote – many simply put a dot on the page).

- **Medical** - 2 Votes. Both for “Mental Health”
- **Community Space** – 10 Votes. 2 of those votes were for an indoor pool. 1 vote was specifically against making the building a community space.

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- **Office** - 4 Votes. 2 of those votes were for shared co-op work space on the upper levels. 1 of those votes were for professional office space.
- **Retail** - 19 Votes. 3 of those votes were for local arts/crafts retail. 4 of those votes were for retail on the 1st floor and the basement. 1 of those votes was for a children's book store and outdoor recreation outfitter. 1 of those votes was for an art gallery. 1 of those votes was for a book store/art supplies/music shop.
- **Residential** - 2 Votes. 1 of those votes was for the residences being located on the 2nd and 3rd floor. 1 of those votes was for the residences to be geared toward artists.
- **Educational/Arts** – 36 Votes. 23 of those votes were for artist studio space including music/dance/radio/podcast/broadcast/performance and mentioned that they could be located on the 2nd and 3rd floors. 2 of those votes were to sell the artist's creations that leased there. 3 of those votes were for space to highlight Frederick Community College or Frederick County Public School works of art. 1 of those votes was for the space to be used as a convention center meeting space. 1 of those votes was for classroom space with full classroom equipment.
- **Restaurant/Food/Grocery** – 36 Votes. 5 of those votes were for a deli (2) specifically saying a "full" breakfast menu and (1) saying specifically camping food/goods. 10 of those votes were for fine dining – wine bar/upscale/fancy. 1 of those votes was for a diner. 1 of those votes was for a specialty restaurant with a specialty food retail connected to it. 1 of those votes was for a produce/grocery/quick & healthy food. 1 of those votes was for a year round farmer's market. 2 of those votes was for a food business incubator. 1 of those votes was for a bar/pub. 1 of those votes was for a small informal grocer where local farmers can sell their veggies, etc. on a regular basis.
- **Ideas that didn't have a Post-It Sheet** – 1 vote for an off-track betting parlor. 1 vote for board game space.

*Some of these votes came in after the meeting via email or phone calls.

“PARKING LOT” POST-IT

The parking lot post-it sheet (important items but not pressing to speak about at this meeting) had the following on it.

- “Terminate 55 parking spaces near the train station and convert to 2 hour parking.”
- “Eliminate the meters and use only 2 hour parking.”

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- “A renovated factory in Harrisburg, PA has a restaurant on the roof studios/maker space in the middle and retail/art gallery/book store on the ground floor.”
- “I think the community will be served with many of these ideas without this being a community center.”
- “Parking deck between the Kaplon building and Beans with connected walkway to both.”
- “If community center on 3rd floor put a gym on top of the garage.”
- “Keep BB in Brunswick downtown somewhere.”
- “Rock climbing wall, pool, stand-up paddle boarding, synagogue.”
- “Move the ambulance company to the fire station and then you’ll have room for a parking lot.”
- “I would LOVE to see the empty lot next to Kaplon as a downtown parking garage (similar to Church St in Frederick)”

E-MAILS RECEIVED

Below are two emails that I received after the meeting:

- “Here are a few ideas I had to flesh out -- a little-- the concept of using the 2nd and 3rd floors of the building for artists' studios. In this I'm suggesting 8 studios of about 200 sq.ft. on each floor plus additional common-area space (restroom, kitchen/lounge area, hallway). I don't know the measurements of the building so I just plucked 80' x 30' out of the air. Artists' studios would likely require a lot less investment than residential apartments and would, I think, really help cultivate a creative community which could, in turn, attract visitors to the downtown.”
- “As I said in the meeting, my vision for this beautiful historic building is really an updated tribute to the building's history as an integral part of the downtown community. I would love to see the upper two floors turned into a maker space and studios that artists and musicians could rent. This would give our growing artistic community a space to create and sell their art, which in turn would add to the list of amenities and attractions for visitors and the community. Personally, I love the convenience of the Corner Store. Having a place right downtown to grab cold drinks or snacks is important. Adding a deli counter and offering sandwiches and other grab and go food items would provide the community and our visitors a missing service that could really enhance the downtown Brunswick experience.

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I've expressed to you before about how through bikers would benefit from having a place that specializes in takeout food items, I would also add that the local community and day visitors would benefit from this as well, since there is a lot of interest in doing family picnic hikes or bike rides on the towpath. Finally, as you know, my current lease is coming to an end in April. We would love to expand into a bigger space such as the basement of the Kaplon Building. This would allow us to over other outdoor recreation items besides just things for the cyclist. I think this will be great for the community and our visitors, as we have many that come into town to hike or enjoy the river rather than bike.”

Respectfully Submitted,

Carmen Hilton

Brunswick Main Street Manager

