



**VILLAGE OF NEW MARYLAND  
REQUEST FOR EXPRESSIONS OF INTEREST**

**FORBES PROPERTY DEVELOPMENT OPPORTUNITY– PHASE 2  
Reference Number: RFEI 2022-001-FPD**

**January 17, 2022**

The Village of New Maryland invites respondents to submit Expressions of Interest for a land development opportunity for an approximate 34-acre parcel of Village owned land located in the heart of the community.

Sealed submissions shall be labelled:

**VILLAGE OF NEW MARYLAND  
REQUEST FOR EXPRESSIONS OF INTEREST - RFEI 2022-001-FPD  
FORBES PROPERTY DEVELOPMENT OPPORTUNITY– PHASE 2**

and shall be addressed to:

**VILLAGE OF NEW MARYLAND  
584 NEW MARYLAND HIGHWAY  
NEW MARYLAND, NB, E3C 1K1  
ATTENTION: KYLE ARSENAULT,  
ASSISTANT BUILDING INSPECTOR / DEVELOPMENT OFFICER**

Submissions must be delivered to the address above no later than:

**February 18<sup>th</sup>, 2022 - 4:00 p.m. Atlantic Standard Time**



## **1.0 The Village of New Maryland: Rural Charm...Urban Convenience**

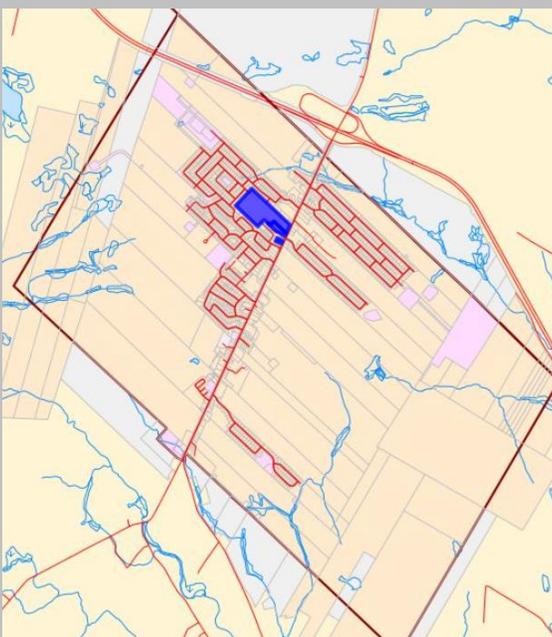
The Village of New Maryland (“the Village”), incorporated in 1991, comprises a population of approximately 4,200 residents and is located on the southern border of Fredericton, New Brunswick's Capital City.

New Maryland offers a wide variety of recreational and leisure programs with easy access to the Capital’s diverse cultural facilities, universities, retail developments and other recreational facilities. Having a municipal tax rate among the lowest in the province, many planned subdivisions, generously sized building lots and numerous green spaces; New Maryland is indeed an ideal community in which to live! The community is primarily residential in nature, consisting predominantly of single and two-family dwellings, one mini-home park, and a modest commercial base which provides local amenities.

The local region is made up of agricultural and forest lands, giving New Maryland a distinctly rural character. The Village is committed to maintaining its rural atmosphere, while encouraging new development that maximizes our economic, social and cultural values. Village Council also places a great emphasis on natural spaces and environmental protection. Future goals focus on an enhanced water supply, new subdivision parkland, a network of walking and bicycle trails, as well as many other initiatives.

In recent years, the Village has grown at a measured pace with new residential subdivisions and a variety of other development projects comprising of:

- serviced residential building lots in the Pine Ridge and Centennial Gardens Subdivisions;
- Orchard’s Edge Subdivision, a 35-unit residential development of garden homes incorporating Universal Design Principles (Forbes Property RFEI – Phase 1);
- a number of commercial multi-tenant storage unit projects;
- construction of a municipal operations facility; and
- the monumental launch in 2021 of a Village wellfield development and water distribution system expansion project.



**Site Location Plan – Village of New Maryland  
Forbes Property - Phase 2**

In anticipation of increased municipal water capacity becoming available in 2024, Village Council wishes to solicit expressions from developers with interest in conducting an ambitious and visionary development in New Maryland.

The approximate 34-acres of municipally owned parcels, commonly referred to as the “Forbes Property”, offer an attractive and convenient location with an opportunity for vibrant residential and commercial development in keeping with Council’s strategic objectives for the Village.



## 2.0 Our Vision

The Village’s Municipal Plan is grounded in principles of sustainable growth, and Village Council is committed to fostering community spirit, pride and identity through well designed, compact, sustainable development.

Our vision is that of a vibrant community that remains primarily residential in nature, but with a greater diversity of housing types and densities, and a wider variety of commercial amenities for our residents.

Through this Request for Expressions of Interest (RFEI) Council endeavors to invite quality development that optimizes the potential of the Forbes Property site.

The Village is inviting respondents to demonstrate their qualifications and eligibility to enter further discussions with Village Council for the opportunity to purchase land and construct a mixed-use development on approximately 34 acres (13.7 hectares) of Village owned land.

**The Request for Expressions of Interest (RFEI) submittals will be evaluated by staff and Council, and selected land developers may be offered a further opportunity to submit a proprietary development concept, or concepts, at a later date via a future Request for Proposals. Upon review of the future proposals, the preferred respondent may then be considered for the opportunity to purchase and develop the land in Phase 2.**

A key opportunity of the project relates to meeting the housing needs of many residents of the Village including a segment of the housing market where the demand for senior housing options far exceeds the local supply.

The housing stock in the community is mainly comprised of single-family dwellings on generously sized lots. In recent years, the lack of senior housing options in the Village has been an issue frequently noted by residents. The municipal Council previously tasked the Village’s *Age-Friendly Ad-hoc Committee* with the conduct of a community survey on various areas of interest and concern for residents in the age 50 and over demographic. In response to the findings of the survey, it is Village Council’s wish that this future phase of development proceed in a manner to provide a diversity of housing affordability options for all residents of the Village.

A sampling of the survey results is presented in Appendix “B”. A full report on the *Age-Friendly Ad-hoc Committee* survey is also available on the Village Website at [www.vonm.ca](http://www.vonm.ca). A condensed summary of the survey findings is presented in the *New Maryland Housing and Population Fact Sheet*, attached in Appendix “A”.



### 3.0 The Forbes Property

The Forbes Property, as shown on the Site Location Plan, is 34 acres of Village owned land located in the heart of the community. The property has a combined frontage of approximately 180-metres along the provincially designated highway, Route 101 (New Maryland Highway). Site connectivity to the local street network is also available on each of the three remaining sides of the property.

The initial phase of development of the Forbes Property commenced in 2019. The 35-unit accessible garden home development concept was met with tremendous success and is now approaching the full build-out stage of completion.

The property previously contained a community garden and respondents will need to factor into any future development concepts the requirement to restore the community garden feature within the proposed development of Phase 2.

The Forbes Property is also situated very closely to many of the Village’s facilities which include Athletic Park, the New Maryland Elementary School, Victoria Hall, the New Maryland Centre, and an extensive walking trail system.

#### **Athletic Park**

Athletic Park, located beside the New Maryland Elementary School, is the central sports facility for organized and leisure activities in New Maryland. The park’s facilities include the following:

- Two tennis courts
- Batting cage
- Basketball court
- Beach volleyball court
- Two ball fields, one lit for evening games
- Soccer field (regulation size)
- Outdoor rinks (during the winter months)

#### **New Maryland Elementary School**

New Maryland Elementary School is home to an indoor gym that is open to the community in the evening and on weekends for indoor sports such as volleyball, basketball and other indoor sports.

#### **New Maryland Centre**

The New Maryland Centre, located at the southern limits of the Village, is a venue for meetings, seminars, corporate dining and entertainment. The Centre offers a large main hall and private meeting rooms.

#### **Walking Trails**

There is an extensive network of walking trails located behind the New Maryland Centre. The community has also completed a Walking Trail and Bikeways Master Plan.

#### **Victoria Hall**

Victoria Hall is a quaint heritage building used for community events. The adjacent Victoria Park is the home of the Village Cenotaph and the site for the Village Remembrance Day ceremony and numerous other outdoor gatherings.

#### **Nearby Amenities**

The Forbes Property is also conveniently located near local services and amenities and is a short driving distance to the Corbett Centre retail area, Costco, Regent Mall, Dr. Everett Chalmers Hospital, and Fredericton High School.



**4.0 The Concept**

The site known as the “Forbes Property” (PIDs 75259945, 75422535, and 75061945), affords a unique opportunity to incorporate a diversity of commercial development and housing projects in the local community.



**Forbes Property – Proposed Phase 2 Development Lands**

In March 2012, the Village conducted a land use study for the property. The following Conceptual Development Plan Example is only one of a variety of concepts prepared by the project consultant, but does illustrate many of the guiding development principles identified through public consultation exercises that were held. It is also Council’s desire that sustainable community design principles form the fundamental framework of any proposed development for the site.

The envisioned site development should consist primarily of multi-unit housing that could be comprised of varied housing types (Townhouses, Condos, Semi-Detached and Apartment Buildings) with some single detached dwellings and with a projected density of approximately 170 units.

There is also the opportunity for commercial uses to be incorporated into the development concept on portions of the property that front on Route 101 (New Maryland Highway). The target density sought for this property reflects the Village’s desire to emphasize green space, bicycle and walking trails, and recreational facilities as part of the final development concept.

Notwithstanding the parameters outlined above, the Village is willing to entertain modified development concepts with a density that nominally exceeds the established target in order to accommodate a superior proposal that respects issues such as landscaping, parking, traffic, and privacy of abutting property owners, etc. Please note that the street connection with Route 101 (New Maryland Highway) as shown on the Conceptual Development Plan Example may be discouraged, in favor of the alternative of a driveway access to the future commercial development of the lands fronting Route 101.



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For the Phase 2 development, prospective developers would be expected to work within the general framework of the Conceptual Development Plan Example. **Village Council will be prepared however to consider alternate site plan concepts if deemed to be superior in site layout and design.**

Please note that the Conceptual Development Plan Example is provided for reference only and has not been subjected to a formal review and approval process. Full consideration to all the applicable requirements of the Village By-Laws will need to be given by the selected respondents in the preparation of their future conceptual design proposals.



**Forbes Property Conceptual Development Plan Example (Genivar, 2012)**

It will be up to the respondent to determine how higher density residential housing will be integrated and harmonize with the overall development concept. Specific attention will need to be placed upon providing effective buffers from the existing developed areas surrounding the property to ensure that issues such as noise, privacy, and fencing are taken into consideration.

The eventual full build-out scenario for Phase 2 of the Forbes Property development shall have emphasis on the following guiding principles:

- high quality housing designs including townhouse and garden home dwellings, semi-detached dwellings, single-family dwellings, and multi-unit development aimed at seniors;
- consideration of intergenerational, affordable, and adaptable and housing options;
- a substantial portion of parks, trails, and open space;
- buffering of the proposed development from existing residential development;
- the provision of recreational spaces and facilities for residents of all ages;
- inclusion of neighborhood scale commercial facilities, services and amenities into the site development concept; and
- integration of design principles outlined in the Village’s *Route 101 Urban Design Standards and Public Realm Guidelines*, where applicable.



## 5.0 Servicing, Environmental, Transportation and Zoning Considerations

### Servicing

The following sections outline the servicing availability for the Forbes Property. This is not intended to be a detailed engineering assessment, but rather, a brief outline of potential servicing constraints based on the experience of Village staff. Prior to any future development occurring on the site, further detailed engineering study will be required by the developer.

The primary service connection point for the contemplated Phase 2 development will be via water, sanitary and storm sewer mainlines which exist along Route 101.

### Water

The Village currently estimates there is a surplus capacity equivalent to 124 single-family residential dwelling units available in the municipal water distribution system. Upon commissioning of the Village wellfield development and water distribution system expansion project in late 2023, it is anticipated municipal water system capacity would equate to 573 single family dwelling unit equivalents at that time.

### Sanitary Sewer

There is ample capacity, and relative ease of access to, the sanitary sewer system relating to development of portions of the property fronting on New Maryland Highway, however, development of a significant portion of the site will require a new sanitary lift station to be located in the vicinity of Bismark Street to direct sanitary flow back toward the Route 101 mainline via a force main.

### Storm Water Management

Storm water management for the site will need to comply with the requirements of the Village's Storm Water Management Master Plan and will require some method of storm water detention, likely in the form of one or more storm water retention ponds, or other suitable methods. An existing storm water attenuation pond (approximately 20m x 120m), associated with the Phase 1 development, is located adjacent to the southern boundary of PID 75061945.

### Environmental Considerations

Based on the most recent GeoNB mapping information available there are no known regulated wetlands on the property that would limit development.

### Transportation

Access to, and periodic traffic volumes along, Route 101 (New Maryland Highway) will warrant consideration. This is a provincially designated and maintained highway that serves as the main connection between New Maryland and a number of rural municipalities and the City Fredericton. During peak times traffic is steady and making access from any of the existing subdivisions can be difficult. For that reason, the street connection with Route 101 (New Maryland Highway) as shown on the Conceptual Development Plan Example would be discouraged.

### Zoning

The present zoning for the property is Residential (R-2). Prior to the sale of the property, and approval of construction, the preferred developer will be required to make an application for any necessary Municipal Plan and/or Zoning amendments. Elements of residential construction greater than two dwelling units will require amendment to the Zoning By-Law. In the case of a development involving a commercial component, a Municipal Plan By-Law and Zoning By-Law amendment will be required.



## 6.0 Preparation of Submissions

The purpose of the RFEI is to request the information required by Village Council to determine eligible candidates from which to solicit further detailed development proposals for the Phase 2 development of the Forbes Property.

It is the Village's ultimate intent to select a preferred developer and enter into an agreement with the proponent regarding the purchase and development of the entire 34 acres of the subject property.

Respondents are encouraged to submit such information to demonstrate to the Village that they have the experience, professional expertise, technical and financial capacity and demonstrated history of successful similar undertakings. In addition, respondents shall demonstrate that they clearly understand the development objectives laid out by the Village and that they have an appreciation for the interests of the local residents in the community.

A response should not exceed 15 pages, excluding appendices. Submissions shall identify the following in a cover letter;

- company name,
- address,
- telephone number,
- fax number,
- e-mail address,
- be duly signed by an officer of the company, and
- be currently dated.

Submissions should include a brief history of the firm (i.e., size of business, an outline of previous experience, length of time in business and demonstrated successes). Based on a review of the background information, and the experience of the respondent, the submittal should address the following:

- The **Names** of principals in the submission.
- Details on the overall **Qualifications** of the respondents as well as the specific experience of the group and subcontractors in developing at least three (3) mixed use and residential developments.
- Provide an indication of the **Financial Capabilities** of the respondent and demonstrate an ability to finance a development project of the applicable scale.
- Detailed **Observations** on the perceived merits or shortcomings of the Conceptual Development Plan Example, and detailed descriptions of alternatives that would promote a superior development concept for the property, and any other considerations that would promote the economic viability of the development of the property.
- **Other factors** that will be taken into consideration are the developer's experience in constructing developments with residential units that are accessible for those with disabilities, environmental considerations such as storm water attenuation, utilizing sustainable development practices, recreational amenities to be provided on site, knowledge of standard development review and approval processes, and quality of the presentation materials.
- Respondents are encouraged to include examples of their demonstrated expertise with **innovative designs**, or other information they feel distinguishes them from competitors.



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Respondents are asked to submit their expressions of interest in accordance with the conditions outlined herein. Submittals signed and dated will be received until:

February 18<sup>th</sup>, 2022 – 4:00 P.M. ATLANTIC STANDARD TIME

Due to Covid-19 precautions, submissions will only be accepted by e-mail. Respondents should submit one complete electronic copy, in Adobe PDF format, of their response. Please note that submissions will not be accepted by fax. Any proposals received after the closing will be disqualified.

Proposals should be addressed as follows:

**Attention: Kyle Arsenault, Assistant Building Inspector / Development Officer**

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Forbes Property Development – Phase 2

Village of New Maryland

584 New Maryland Highway

New Maryland, N.B. E3C 1K1

The expression of interest must be signed by a person authorized to negotiate, contractually obligate, and provide any clarifications with respect to the submittal on behalf of the developer or firm.



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**7.0 Review Schedule (tentative)**

RFEI Release Date: **January 17, 2022**

Last Day for Written Questions: **February 16, 2022**

Closing Date: **February 18, 2022**

Upon closing, the Village Chief Administrative Officer (CAO) and senior staff will review all submittals for completeness. Only complete proposals will be brought forward to Village Council for further consideration. Eligible submittals will be evaluated based on the response guidelines in Section 6.

The Selection Committee's recommendations to Village Council will be based on the respondent's qualifications and knowledge, related work experience, depth of experience, and overall strength of the submittal. Village Council will then consider which respondents, if any, will be invited to respond to a more detailed Request for Proposals. The timeline for the release of a Request for Proposals has yet to be determined.

**8.0 Inquiries**

No pre-submittal information meeting will be held for this RFEI. Inquiries, interpretations, and questions regarding this RFEI are to be directed in writing to:

**Kyle Arsenault, Assistant Building Inspector / Development Officer**

Village of New Maryland  
584 New Maryland Highway  
New Maryland, N.B.  
E3C 1K1  
[kyle.arsenault@vonm.ca](mailto:kyle.arsenault@vonm.ca)  
Telephone (506) 451-8508  
Fax (506) 450-1605

Please do not contact other members of staff or the Council for the Village of New Maryland prior to consideration of your submittal.

Written e-mail questions may be received up to February 16<sup>th</sup>, 2022. Verbal questions may be asked at any time during regular business hours of the Village of New Maryland (8:30 a.m. to 4:30 p.m.), but verbal responses are not binding on either party.



## **9.0 Terms and Conditions**

- This is an invitation for Expressions of Interest and not a tender call. The Village of New Maryland does not intend to and does not assume or owe any contractual or other duties or obligations as a result of: the issuance of this RFEI; the preparation or submission of documents by a Respondent; the receipt, opening and consideration of a proposal; the evaluation of submittals; provision of additional information or conduct of presentations; the respondent's participation in any discussions or negotiations, or on any other basis whatsoever arising out of this RFEI. Without limiting the generality of the foregoing and for certainty, no contract is formed by the submission of documents in response to this RFEI.
- Submission of documents shall not obligate the Village of New Maryland to accept any such submittal or to proceed further with a project. The Village of New Maryland may, in their sole discretion, elect not to proceed with further requests for proposals, and may elect not to accept any or all submittals for any reason.
- At all times, the respondent has the responsibility to notify the Village of New Maryland, in writing, of any ambiguity, divergence, error, omission, oversight or contradiction contained within the expression of interest as it is discovered.
- Respondents may amend or withdraw their expression of interest prior to the closing date and time specified in the RFEI by way of written notice to the Village Assistant Building Inspector/Development Officer.
- Any correspondence with elected officials, employees, or other agents of the Village of New Maryland may be subject to disclosure under the provisions of the Right to Information and Protection of Privacy Act of the Province of New Brunswick.
- The respondent must identify any information in its proposal that it considers confidential or proprietary.
- Respondents shall comply with the laws applicable to the collection and dissemination of information, including resumés and other personal information concerning the project team members.
- This RFEI requires the respondents to provide the Village of New Maryland with personal information of the proposed project team members. Respondents are to obtain written consent from each team member before forwarding personal information in response to this RFEI.
- There will not be a public opening. All expressions of interest and accompanying documentation received under this process will become the property of the Village of New Maryland and will not be returned.
- The Village of New Maryland has reserved the right to waive minor non-compliance by a respondent with the requirements of the RFEI. This will allow the Village of New Maryland to consider and accept any expression of interest which is advantageous even though it may be non-compliant in some minor respect.
- The Village of New Maryland reserves the right to accept or reject, in whole or in part, any or all submittals.
- The Village of New Maryland reserves the right to cancel and/or re-issue this RFEI at any time for any reason without penalty.



APPENDIX A - NEW MARYLAND HOUSING AND POPULATION FACT SHEET



VILLAGE OF  
**New Maryland**  
 HOUSING AND POPULATION FACT SHEET

**PURPOSE:**

The Village of New Maryland Age-Friendly Community Survey (2017) identified an immediate need in the community for alternative housing options for seniors. The following demographics are summarized to allow developers and builders to assess the housing market potential and consider opportunities to construct a greater diversity of housing options in the community. <sup>(1)</sup>

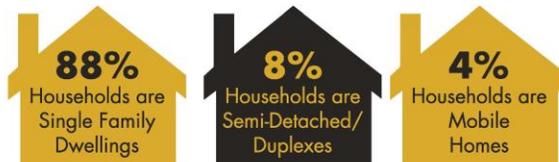
**QUICK FACTS** <sup>(2)</sup>

- New Maryland is located in central New Brunswick and offers a wide variety of recreational and leisure programs with easy access to cultural facilities, universities, and other recreational amenities in nearby Fredericton, New Brunswick’s capital city.
- The Village of New Maryland has the highest median household income in New Brunswick.
- The municipal tax rate is among the lowest in the province (1.2644 per \$100 of assessed property value).
- 39.3% of the population is retired, or near retirement (age of 50 and over).
- 41.6% of the population have been residing in New Maryland for over 30 years. <sup>(1)</sup>
- 32% of residents over the age of 50 intend to move into a different housing type within the next 10 years; 61% of these residents intend to move into an apartment or row housing. <sup>(1)</sup>

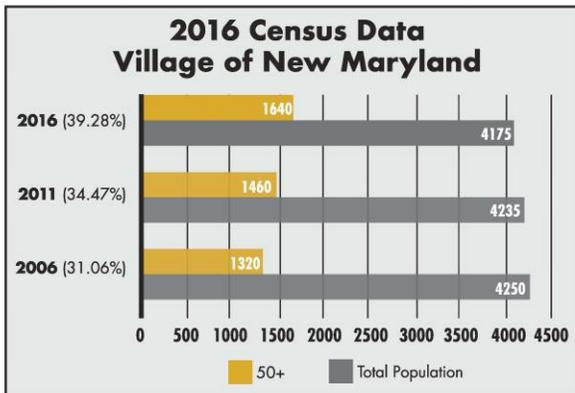


VONM Housing Market Opportunity – Semi-Detached / Row Housing

<b>Housing Characteristics</b> <sup>(2)</sup>	
Total Households	<b>1,500</b>
Single-Family Dwellings	<b>1325 (88%)</b>
Semi-Detached / Duplex / Row Housing / Accessory Dwelling Units	<b>120 (8%)</b>
Movable Dwellings	<b>55 (4%)</b>
Households with 1 or 2 Occupants	<b>770 (51%)</b>
Average Household Size	<b>2.8</b>
Owner Occupied Homes	<b>95%</b>
Median Value of Dwellings	<b>\$230,074</b>



<b>Population Characteristics</b> <sup>(2)</sup>	
Total Population	<b>4,175</b>
Population Aged 65+	<b>675 (16.2%)</b>
Population Aged 50-64	<b>965 (23.1%)</b>
Population Aged 15-49	<b>1,740 (41.6%)</b>
Population Aged 0-14	<b>800 (19.1%)</b>
Median Age	<b>43</b>
Households with a Total Income Over \$100,000	<b>790 (53%)</b>
Median Household Income	<b>\$102,713</b>



*For further inquiries, please contact:*

**Village of New Maryland**  
 Development Services Department  
 584 New Maryland Highway  
 New Maryland, NB E3C 1K1  
 Tel: (506) 451-8508 Fax: (506) 450-1605  
 Email: office@vonm.ca

(1) Information was sourced from the Village of New Maryland Age-Friendly Community Survey (2017).

(2) Unless noted otherwise, all information in this document was sourced from the 2016 Census (Statistics Canada).

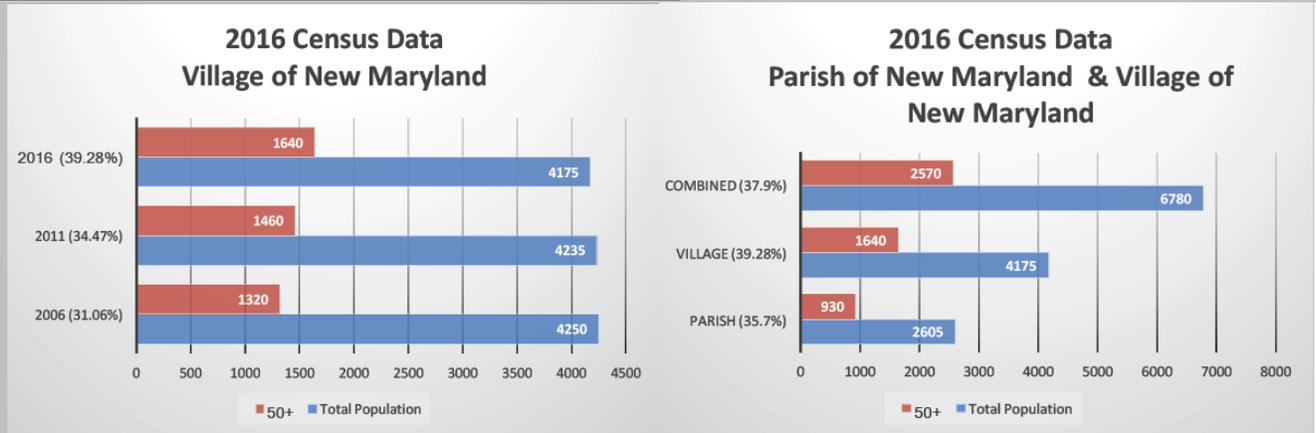
Revision Date: May 2018 – KA



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**APPENDIX B - NEW MARYLAND AGE-FRIENDLY COMMUNITY SURVEY FOR RESIDENTS AGE 50+  
SURVEY DATA SUMMARY**

**CENSUS DATA - Community and Region Demographics:**



- Statistics Canada census data also shows that from 2006 to 2016 the number of individuals living in New Maryland who are 60 years and older has been climbing from 12.8% of the total population to 23.83%.
- The data for New Brunswick over the same period shows a similar trend line with the number of individuals living in the province who are 60 years and older climbing from 20.3% of the total population to 27.68%.
- The median age for the Village of New Maryland population has increased from 38.6 in 2006 to 43 in 2016.

**SURVEY OBSERVATIONS** - Overall the survey results suggested that the population is satisfied with the quality of life and services that are provided in the Village. However, two recurring themes and priorities emerged: *the need for alternative housing options for seniors and common/public transportation options for seniors.*

**AREAS FOR ACTION – Housing:**

**Purpose** - Ensure that housing is affordable, safe, and well-designed for seniors.

**Findings - Appropriate affordable housing for seniors is consistently the number one priority for Village seniors.** Focus groups and surveys noted a critical lack of appropriate housing options for seniors in the Village. Long term residents have expressed significant frustration that the only option they had when considering downsizing or need for support was to leave the Village and move to other communities that offered such options.

A variety of different home options need to be available – this could include smaller homes as well as town or garden homes and apartment dwellings targeted at seniors.

It is important to note that many residents would like to stay in their current homes but will or may require a range of support services from simple repairs and yard maintenance to some form of assisted living in order to do so.

**Recommendations -**

- Initiate dialogue with developers and contractors to identify impediments and improve relationships that may have caused a lack of interest in developing suitable housing options.
- Undertake research to determine what types of housing best suits New Maryland’s situation and provide developers in the community with that information to encourage their development of age-friendly housing options.
- Utilize Village owned property to entice developers to build age-friendly housing options.
- Review current zoning by-laws and Village policies in order to integrate diverse types of housing in the Village and support universal design for housing.
- Promote the need for more home repair, lawn mowing and snow removal services with service providers.



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**APPENDIX B - NEW MARYLAND AGE-FRIENDLY COMMUNITY SURVEY FOR RESIDENTS AGE 50+  
SURVEY DATA SUMMARY**

