

***St. Leonard Town Center Master Plan Kick-off Meeting, 1/22/2008
Results of Concerns Identification Assignment***

Group	Votes	Concerns
Group 1	5	More recreation opportunities including community center
Group 1	15	Old hotel/halfway house needs to be addressed/upgraded
Group 1	0	Need for improved recycling and other environmental programs
Group 1	0	Need for enough park & ride facilities
Group 1	4	Access to Grover field through the subdivision is dangerous
Group 1	1	Need for a library kiosk
Group 1	1	Small irregularly shaped lots make it difficult to build
Group 1	2	Need for bike paths – cycling isn't safe
Group 1	2	Lack of family eating establishments
Group 1	0	Parking at old post office is dangerous
Group 1	0	Sidewalks need to be extended to the end of Town Center and out to new Post Office
Group 1	0	County public transit needs schedules posted and more accessible
Group 1	2	Town Center is losing its bank
Group 1	0	Excessive speed on north end of town
Group 1	2	Illegal dumping of trash along the roadway
Group 2	0	Recreation area
Group 2	1	Convert abandoned property to park
Group 2	0	Better traffic markings at circle
Group 2	0	Better pedestrian flow
Group 2	5	Library service
Group 2	9	Need a bank!!
Group 2	3	Improve sidewalks and bike trails outside into Town Center
Group 2	1	Affordable housing in Town Center
Group 2	0	Increased police presence
Group 2	0	Allow residences above the store
Group 2	1	Expand lighting down Long Beach and Calvert Beach roads
Group 3	5	Sunoco and other eyesores that deter businesses from Town Center
Group 3	0	Should not remove too many trees during development
Group 3	0	Lack of visibility from Route 2/4 deters business and economic development
Group 3	7	Lack of county support in promoting St. Leonard for business/economic development
Group 3	5	Problems associated with occupants of county subsidized hotel creating a poor town image:
		1. Vagrancy
		2. Solicitation
		3. Public drunkenness
		4. Drugs
Group 3		Lack of public parking
Group 3		Lack of public parks
Group 3	1	Need stronger laws or enforcement policies and visibility
Group 3	0	Disagree with <u>mandatory</u> requirement for parking to be in the rear on new development

Group	Votes	Concerns
Group 4	4	Parking – more needed at Town Center
Group 4	2	Bike/walking paths to beaches
Group 4	2	Park – entrance current park - Gas station into park
Group 4	0	Shoulders on roads needed
Group 4	6	Small business development – support existing and bring in new
Group 4	0	Town beautification
Group 4	4	Water and sewer
Group 4	1	Recreation master plan / regional park
Group 4	1	Homeless / transients
Group 4	7	Town clock / Town park
Group 5	0	Safe pedestrian and bike travel - at least shoulders on roads
Group 5	4	Need community center
		1) Larger than Dowell House for meetings
		2) Cultural events – parties – art – Parks and Rec. activities
Group 5	0	Junk cars need to be towed
Group 5	0	Need a library – perhaps in community center
Group 5	0	Need 2 nd access route
Group 5	1	Protect St. Leonard as a rural community (no Waldorf/Lexington Park or Lusby)
Group 5	0	Identity: Rural Community – not a shopping or major town center
Group 5	0	Need feasibility study that includes alternatives to sewer, not to support high density residential
Group 5	2	Develop park facilities: especially for young people – basketball, etc. Needs to be more park land
Group 6	0	Walking path from Town Center to beach communities
Group 6	0	Increased visibility from Route 2/4
Group 6	0	Diverse shopping
Group 6	0	Government employment in Town Center
Group 6	0	Increased connection to beach (there is a disconnect to the maritime heritage)
Group 6	0	Increased safety in crossing street
Group 6	10	Water/Sewer in Town Center/housing density
Group 6	3	Recreation for our children
Group 6	2	Need more food choices – restaurants
Group 6	0	County owned right-of-way to recreation area (build)
Group 6	0	Remove guardrail that impedes pedestrian traffic
Group 7	0	Traffic safety – need design/controls to adapt to the changing and growing community
Group 7	0	Better signage for St. Leonard (promote the businesses in St. Leonard)
Group 7	0	Improved visibility of St. Leonard from Route 4
Group 7	2	Promote cluster residential development
Group 7	0	Make St. Leonard more attractive for business development
Group 7	1	Grid on current plan impacts existing residence (avoid)
Group 7	0	Improve traffic signage and controls to improve pedestrian safety and circulation
Group 7	1	Wants cost effective ‘regional’ sewer – includes more than just town boundaries
Group 7	0	Additional public parking needed

Group	Votes	Concerns
Group 8	5	2 nd access to beach communities – safety
Group 8	3	Controlled sensible development – small town feel. No Waldorf/Lusby. Rural setting quaint
Group 8	5	Affordable housing – density to allow multifamily
Group 8	12	Acquire abandoned Sunoco station and turn into a park
Group 8	11	Recreation facility – skateboard, playground, basketball, natural park
Group 8	5	Water service to rest of Town Center / sewer service and fire and rescue prior to development
Group 8	5	Sidewalks and bike paths around town and to beach communities
Group 8	0	Improved public transportation - posted schedules and bus stop
Group 8	14	Ordinance to remove existing use of Cliff's Motel (Social Services)
Group 8	1	Improve environmental quality air, water, etc.
Group 8	3	Discourage crime (stop solicitations, public displays of indecency, public drunkenness). Enforce laws
Group 8	3	Provide library
Group 8	0	Accomplish more of identified action items
Group 9	1	Lack of walkway and vehicle roadway between Dowell House and Park
Group 9	0	Temporary fencing at concert area – not an attractive entrance to Town Center
Group 9	5	Poor visibility of Town Center from Route 2/4. People don't know town is here limiting economic development
Group 9	3	No banking facilities in Town come April
Group 9	9	Town Center's commercial potential may be lost if lack of sewer. Limits business size and land is developed residentially
Group 9	9	Residential district having different regulations (lot size, setbacks, etc.) from rest of Town Center
Group 9	5	Landscaping – maintain what we have
Group 9	5	Roundabout
		1) Landscaping needs improvement
		2) Pretty shrubs
		3) Electricity for Christmas Tree
Group 9	2	Commercial building appearance – exterior cosmetics
Group 10	1	Maintain existing infrastructure
Group 10	0	What is the difference between major and minor Town Center? What is St. Leonard?
Group 10	3	Better signage on MD 2/4 telling travelers what is in St. Leonard
Group 10	0	Child safety, in general

1995 Plan Concerns:

1995 Ranking	2008 Votes	Concerns
1	16	Need for a second access route from Calvert and Long Beach to Route 765 [Scheduled for Engineering Study FY 2010]
2		No more Waldorf/Lexington park
3		Ball Road and Route 4 intersection is dangerous. [Done - lights now have left turn arrows]
4		Keep area visually attractive in rural setting
5	3	Maintain flow of traffic along Route 4 and Route 765 (i.e. no traffic lights.)
5		Maintain high level of environmental quality
6	2	Give identity to St. Leonard
7		Need for schools and school transportation as growth occurs [Done - St. Leonard Elementary opened in 1996]
8		Need for regional sewer

1995 Ranking	2008 Votes	Concerns
9		Lack of outside recreation areas
10	5	Need for adequate water and sewer service and fire protection in Town Center prior to development
11		Need for beautification, landscaping, open space in Town Center, and buffer on Route 4
11		Need for Architectural Review Committee [Done - County Commissioners appointed Committee in 1995]