

St. Leonard Town Center– April 9, 2008 Walking Tour Survey Results and Comments

27 Surveys returned as of April 23, 2008						
1. Community sewer service is important to the future development of the Town Center.						
	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	
	1	2	3	4	5	Average Score
# of Responses	22	3	1	0	1	1.4
2. The St. Leonard Town Center Master Plan calls for the development of a “town square” to provide space for a major public building, farmers market and public ceremonies. How important is it to develop such a “town square.”						
	Very Important	Important	Neutral	Not Important	Not Very Important	
	1	2	3	4	5	Average Score
# of Responses	9	11	2	4	1	2.1
3. The current mix of commercial and residential uses in the Town Center is suitable.						
	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	
	1	2	3	4	5	Average Score
# of Responses	2	2	14	9	0	3.1
COMMENTS						
1. I am not familiar with all the land uses situated in the Town Center to answer objectively.						
2. More economic development needed in center of town.						
4. The appearance of buildings in the commercial area fits the overall character of St. Leonard.						
	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	
	1	2	3	4	5	Average Score
# of Responses	2	3	10	5	6	3.4
COMMENTS						
1. There needs to be a revitalization of the Town. Wemyss' is nice in appearance others are working to make older buildings more appealing so that is encouraging.						

2. Except Motel						
3. Motel – Ugly. Vacant gas station – Ugly and run down house next to Post Office – is ugly.						
4. Some recent improvements, but still some “eyesores.”						
5. Vacant gas station!!						
5. Public parking for the commercial area is adequate.						
	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	
	1	2	3	4	5	Average Score
# of Responses	2	2	6	13	4	3.5
COMMENTS						
1. There is parking across from the Dowell House that NO ONE utilizes and there is no sign encouraging public usage.						
2. Not enough parking.						
6. The signage in the commercial area is appropriate to the overall character of St. Leonard						
	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree	
	1	2	3	4	5	Average Score
# of Responses	2	6	12	3	4	2.8
COMMENTS						
1. Sign behind Town Center Plaza building has been obsolete for years!						

Section B:

For question 7, please write in the number that most reflects your opinion about the priority or rank.

7. Three (3) locations have been identified as potential locations for a town square. If you have a suggestion for another location please include it.

Potential Town Square Location	Rank (1=High, 4=Low)			
	1	2	3	4
Master Plan Location – Eastside of Rte. 765, between Fastop and Wemyss’ Liquor, across from Buehler’s Market	2	14	2	7
Polling House Park – Westside of Rte. 765, south of Calvert Beach Road	7	3	8	7
Old vacant gas station – Northwest Corner of Rte. 765 and Leonard Avenue	15	2	10	1
Other location. Describe:				2
Buy Motel and Put it there	2			
Across from Mattapany Road, Rte. 765 N.	1			
None!	1			
Propane Property		1		

Section 3
8. What is unique about the St. Leonard Town Center
a. The polling house and the Garden of Remembrance.
b. It is a small looking town when viewed and there are local people that have been there sooo long they feel they know everyone's business, everyone's ulterior motive. They still are very close minded and it is difficult to have new people share comments. (I've been here 17 years and I am still considered new.) There are young vibrant new ideas that still wish to maintain the respect and legacy the town has to offer
c. It is between Prince Frederick and Solomons.
d. Most of the population does not live in the town center and there is one way in and out.
e. It is strategically located between Prince Frederick and Solomons. Also, on thoroughfare from St. Mary's County Lexington Park to D.C.
f. We are unique because we have a lot of land available for development.
g. The local homeowners can either walk or have a short ride to stores and services.
h. Small but boring.
i. There aren't a lot of activities to do in St. Leonard Town Center. No shopping areas (no fun).
j. It's a small town.
k. St. Leonard Town Center is uniquely situated halfway between Lusby and Prince Frederick and could serve more local convenient needs.
l. It's not congested and everything is within walking distance.
m. Small Town.
n. Part I: Maybe concerts! Part II: To be honest nothing. Same food between deli, gas station, and market. Parking is poor, etc.
o. Right size, but has potential for minor expansions.
p. Small town character.
q. Stores are very nice to have close to home. Landscaping business is a welcome improvement. Old town feeling.
r. Small town feel, friendly and community oriented everybody knows each other.
s. Its size – small, and the fact that it is a “crossroads” town with a round-about as its center.
t. It lacks uniqueness and appeal. It could be so much more.
u. That Rte. 765 has a lot of traffic at certain times of the day. That there are 2 liquor stores very close, that's unique. Lacks quaintness!
v. Nothing!
w. Too small and Planning and Zoning mismanaged the early stages of the Planning. Public sewer and water should have been <u>Phase I!</u>
9. If you could change one thing in the Town Center, what would it be?
a. The trees, from those ugly things to flowering trees.
b. Change the trees along the sidewalk to flowering trees and also beautify the circle.
c. I would have less eyesores plaguing the central area (Cliffs, station, loiterers) and would provide more small businesses to promote places for community members to network.
d. Put all telephone and electric lines underground.
e. More shops or restaurants.
f. Public sewer.
g. More local conveniences.
h. Sidewalks further into the community for easier access. Better stores, restaurants, banking. Less liquor stores, etc. (Motel would be gone).
i. More businesses - make town more convenient.
j. That there would be more necessity stores. (Grocery, Banks). We also need a sewer system.
k. Add public infrastructure needed for economic development such as <u>public sewer</u> , buried utilities

and high speed internet.
l. Make that vacant gas station disappear outside my window.
m. Add public sewers.
n. The hotel and to be honest NOTHING. Same food between deli, gas station, and market. Food, parking, the drunks /drug addicts walking and hanging out at businesses.
o. Buy vacant gas station and develop land into community park (Town Square).
p. Bulldoze the motel.
q. Get rid of low income at Town Center. Remove vacant gas station/motel/run down house – gives the town a bad image. Motel is full of low-lives. They <u>all</u> give an unsightly look to the area.
r. Vacant gas station overhang takes away from the entire town, from the residents who have been seeing this eyesore for many years to the business owners trying to attract businesses to the town.
s. Eliminate the propane business and replace it with a “Town Square” as noted in question 7 above.
t. Demolish the old vacant gas station and develop a Town Square, with park benches, gardens and a town clock.
u. Have an ordinance requiring derelict property be maintained. Specifically the old vacant gas station. A town park with benches, gardens and a clock would add charm.
v. The obnoxious looking gas station on the corner. The parking and gas pumps should not have been allowed to be visible from the street.
w. Gas station and propane gas supplier in the center of town! Who thought of this?
10. What other public improvements do you think are needed?
a. To beautify circle.
b. We need sewer also something needs to be done to the entrance of St. Leonard, and a new fence at the fire house.
c. There is a strong need for an area for the children (ages 2-15) to play basketball, jungle gym, balance beams, play house – something for positive interaction. We need a designated bus route with signage and benches.
d. Crosswalks with signs, something like Solomons.
e. Sewer study.
f. 1) A larger playground facilities. 2) Health Department approved kitchen facilities in Community Center 3) Larger addition to the Community Center for fund raisers, etc. and 4) Walkway to new Post Office with lighting along the way.
g. Public sewer
h. Improve buildings that are already within the community; take out motel.
i. Sewer system so St. Leonard can expand economically.
j. More cross walks for slower traffic.
k. With a Town Center you need public parking, some events more than enough.
l. More crosswalks spaced at 200-300 feet, brick with crosswalks and yellow signs in the middle of crosswalk.
m. Community sewer.
n. Kids recreation center.
o. Add public sewer.
p. Tearing the Hotel down!
q. Have Calvert County Marketing/Plan/Group direct corporate and small business interest to our town for location.
r. None
s. Keep circle looking nice. Weed and trash free!! Keep trash off of side roads/Rt. 765.
t. Sewer to attract other small business. Town square to <u>complete</u> that small town environment.
u. Sewer, then more businesses to reduce commute to shopping distance. New bank. Let’s make the round-about a focal point. Trim the trees, plant spring bulbs, etc. Right now it is an eyesore.
v. Maintain the round-about – there are many other more attractive ones on Rt. 2. Mask the propane tanks and remove outdated signs.
w. Library and Community center and public sewer.

x. Regional storm-water management facility for town limits. Small individual storm water management facilities eradicate what little forests you can potentially save post development.
11. What do you like best about the St. Leonard Town Center?
a. The auction house.
b. I like the close spaced buildings along Main Street. It is very quaint and unique, I think.
c. That it has the potential to be a walk about town with amenities residents can appreciate more than beer, tattoos and gas. There are people who are here that would enjoy a nice bistro, coffee shop, business services, and they do not appreciate the feeling among officials that suggest this is enough and to wait our turn.
d. One of the earliest to come in the Country 1683.
e. The potential that St. Leonard has especially since it is between Lusby and Prince Frederick.
f. Access to Fire and Rescue service. Safe walking for exercise walks. Buehlers Ice Cream.
g. Rural and quaint.
h. Easy access to stores and gas station.
i. Little stores that we have.
j. Not a lot of traffic.
k. Providing services for the community.
l. Its potential to be a <u>very very</u> nice town for walking, shopping and socializing.
m. The convenience of walking down the street to eat, go to the bank, etc.
n. Everything close by.
o. Sidewalks!
p. Small community, friendly.
q. It's small town character.
r. I live right next to it – “not far.” Fun concerts at firehouse.
s. Newer buildings and location of all the amenities.
t. It is very close to where I live, and I want to keep it a viable town center for living and working.
u. The renovation of Buehler’s market has helped the appearance of Town Center, but it has a long way to go!
v. The appearance of the market and liquor store. The street lights of the roundabout if it would be regularly maintained.
w. The round-about was a good improvement and Polling House Park is nice, otherwise, there is nothing appealing or even particularly useful about this Town Center.
x. Aside from the round-about, nothing! The entire Town Center planning is a continued blight for for all nearby residents.
12. Please note any further suggestions you have or note items not addressed above.
a. Would like to see the Town to have more businesses for people to shop, instead of going elsewhere.
b. Smaller lot sizes on adjoining land of the Town Center so townhouses and apartments could be build. Put electric in the roundabout.
c. More crosswalks and pedestrian crossing signs on St. Leonard Road.
d. Medical complex/Calvert Memorial Hospital – more job opportunities: Pharmacy, Cinema, Family Restaurant.
e. We need to be able to use wet land and steep slopes for development in the town center.
f. Add more family oriented restaurants and businesses.
g. Sidewalks down Long Beach and Calvert Beach Road.
h. Add sewer system.
i. Decrease lot sizes in residential district and village district so the town can become more “towny.”
j. It needs something for entertainment for families. Like a Bowling Alley, Go Carts, Community Center, Basketball Court, Pool Table Hall, etc.
k. Provide sewers for future growth of business!! Can’t wait 10 years.
l. “Can” the idea of public sewer!
m. Keep Polling House. Move police into old post office building to watch over motel. Keep having concerts at firehouse.

n. Zoning ordinances on route 765 (2 story structures and parking in rear) are too restrictive for small lot sizes!
o. Propane property needs to be cleaned up a natural barrier should be planted to hide the mess.
p. The Polling House and garden is lovely.
q. A cohesive plan for the Town Center that includes the addition of public services such as the library and private businesses that bring services into the community. We have to stop sending everyone to Prince Frederick for <u>everything</u> !
r. Town Center could utilize a small grocery store.