






St. Leonard Town Center – Development Patterns Survey

Meeting on October 29, 2008

Tally of Surveys Submitted at the Meeting and Surveys Submitted between October 30, 2008 and November 12, 2008

130 surveys were submitted. The number of responses to each question is in parentheses (n).
A checkmark (✓) indicates the highest number of responses for each question.

Questions	Example Photo	Scale of Importance			
		Desirable	Acceptable	Neutral	Undesirable
1. Residential density of 1 dwelling per acre is (130)		26	17	17	70✓
2. Residential density of 2 dwellings per acre is (130)		17	23	46✓	44
3. Residential density of 4 dwellings per acre is (128)		19	49✓	38	22
4. Residential density of 8 dwellings per acre is (130)		41	46✓	9	34
5. Residential density of 10 dwellings per acre is (130)		46✓	29	14	41

Questions	Scale of Importance				
	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
6. Dwelling/dwellings over a business should be allowed in the Village District Subarea A. (130)	33	42✓	28	21	6
7. Dwelling/dwellings over a business should be allowed in the Village District Subarea B. (129)	67✓	40	9	9	4
8. Dwelling/dwellings over a business should be allowed in the Residential District. (128)	30	31✓	24	25	18
9. Residential buildings should be permitted to have flat roofs if they are large. (128)	29	34	37✓	16	12
10. Residential buildings should be permitted to have flat roofs if the roof is 'green'. (128)	37	38✓	34	9	10
11. Residential buildings should be permitted to have flat roofs regardless of their size or whether the roof is 'green.' (127)	26	35	39✓	13	14
12. Building height of three stories with a flat roof should be allowed to provide dwellings over a business. (126)	44✓	41	16	12	13
13. Commercial uses should be allowed in both Village Subarea A and Village Subarea B. (129)	41✓	33	24	15	16

Questions	Scale of Importance				
	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
14. Commercial uses should be concentrated in Village Subarea B. (129)	71✓	37	13	4	4
15. Commercial uses should be discouraged in Village Subarea A. (125)	31	37✓	30	18	9
16. Commercial buildings should be permitted to have flat roofs if they are large. (127)	43	47✓	18	11	8
17. Commercial buildings should be permitted to have flat roofs if the roof is 'green'. (129)	46✓	43	24	6	10
18. Commercial buildings should be permitted to have flat roofs regardless of their size or whether the roof is 'green'. (128)	44✓	34	22	15	13

Questions	Scale of Importance			
	Desirable	Acceptable	Neutral	Undesirable
19. A Residential Build-out of the Town Center of approximately 80 additional dwellings (approximately 240 additional people) is (129)	16	31	15	67✓
20. A Residential Build-out of the Town Center of approximately 180 additional dwellings (approximately 500 additional people) is (128)	13	32	34	50✓
21. A Residential Build-out of the Town Center of approximately 350 additional dwellings (approximately 940 additional people) is (129)	16	43✓	38	32
22. A Residential Build-out of the Town Center of approximately 700 additional dwellings (approximately 1,980 additional people) is (119)	40✓	38	14	27
23. A Residential Build-out of the Town Center of approximately 870 additional dwellings (approximately 2,480 additional people) is (129)	36	30	17	46✓

Comments

- Accessory building regulations need to be re-written. Examples: One 1,000 S.F. building allows one 900 S.F. building, one 30,000 S.F. building allows one 900 S.F. building. This makes no sense.
- Need sewer and water.
- I support the flexible building to allow populations to live in Town Centers and not spread out into open country.
- No idea what questions 19-23 would look like. Pictures in slideshow were based on dwellings per acre not total number of additional dwellings allowed.
- I have concerns and questions on the road plan, and I think this update will alleviate many of the questions.
 1. Relaxing environmental constraints in the Town Center.
 2. Need sewer to achieve several of the Zoning Ordinance 'goals' (i.e. more commercial uses in Town Center).

- I suspect to allow for the higher density of 4-8/acre, sewer would be needed.
- This will be a difficult undertaking, respecting the values of the current residents and commercial owners as well as providing a desirable location to locate to as a “new resident or commercial owner.” As a resident of the county for 36 years and a St. Leonard resident for 16 years we have a lot to want to hold onto as far as our “quaint area of living.” However as a small business owner for the past twelve years in St. Leonard, I provide full-time employment to 14 staff and they need affordable housing and can’t find it in the county. I’d love to see the two and three story town center concept you have in drawing form come to fruition in my life time in St. Leonard. I can picture walking to a coffee shop and visiting friends at a corner market and possible light shopping or going to a restaurant. Having choices in MY area and not feeling like I have to go to other areas to live work and play.
- Concentrate annual growth to town centers and high densities. Sewer a must in Town Center. Tougher town ordinances are keeping the town clear. Many citizens in St. Leonard want to keep the small town charm but also have more amenities. They don’t want the density of Lusby.
- I would like to further discuss residential area and the uses/density in that area.
- Three stories should be allowed with a habitable roof. Base density should be 20,000 (sq. ft.). TDRs should not be required for apartments over businesses, especially, if 3rd floor is apartment and 1st and 2nd floors are business. Do not believe clustering should be allowed in Residential District. Preserving open space should not be an objective in the Residential District. Residential District density should be one of the highest densities and this should not be prevented by one family of property owners.
- Increase density in TC Section B to eight; Section A to four, Residential to four. Apartments over commercial should be affordable. TDRs may prohibit this!
- Leave the commercial endeavors in Village District Subarea B and leave everything else alone.
- Because of the small and/or irregular size of lots in Village District Subarea A and Subarea B, I believe zoning regulations should encourage County, State, or Federally overseen/planned redevelopment to provide a thoughtful mix of new commercial and residential dwellings in Subareas A and B. The residential buildings should be a mix of 1 per acre and 2 or 3 per acre with the higher/highest density the closest to the roundabout as feasible. The commercial buildings should be as currently zoned with redevelopment providing adequate land to support “economic” commercial enterprises with some dwellings over businesses, also as close to the roundabout as possible. Failing planned redevelopment, I believe that St. Leonard will remain a “catch as catch can” Town Center for the next 30 years at least!

- Townhouses in Town Center. More than a story like hotel or medical center. Bank in town center. Need sewer and water through town so a lot of commercial ideas can be realized.
- Although, more commercial growth would be good for St. Leonard and its surrounding areas; I feel that with too much growth we would see a rise in crime, traffic and environmental damage. This would not benefit the community. I think we need to have sidewalks/bike paths and small business that would be regularly used/needed by the local community. E.g. bank, grocery, and restaurants.
- Small world town with amenities, such as bed/breakfast, dinner theater, mixed retail and of course sewer and water so that these things can be closer together.
- More commercial development of St. Leonard will bring more crime and traffic. It will raise taxes. People who want more conveniences could move to Waldorf, and you know what that is like! The only thing that needs improvement is the abandoned gas station and the hotel. Get rid of both!
- We need a playground. A skate board park would be great. What about a baseball park – we used to have a good baseball league in St. Leonard – Bring it back.
- A bigger carrot is needed to encourage people to want to live in our beautiful town. Right now, people want to live on sprawling properties. This trend must be reversed for sustainable development and walkable towns.
- Want residential population with diverse income – no congregated low income housing. Relaxed environmental regulations. Allow 3-story businesses or residential.
- Please build sidewalks to link commercial + residential areas in the town centers. Please allow parking in one area for purchasing in other areas (meaning we can park near The Spot, walk to Buehler's, walk to another place, etc. + walk back). Or offer centralized parking. Please look at high population density areas in other countries (England, Dutch) to reduce prejudice and stigma that high population areas are economically depressed or crime ridden.
- Allow space for community gardens near high density housing.
- Sewer and water. Please – we need a bank, restaurant, mall shops, tourist attraction, movie theatre/Cultural Center, book store, hotel, retail shops, regional health facility. Senior housing like Chapline Place in Prince Frederick.
- More office buildings for medical.
- No concentrated low income housing. Get rid of the motel. Get rid of only liquor stores and tattoo parlors. Would be nice to have restaurants and a nice store. Fix up the gas station and make that area a nice place for families.
- It would be nice to keep the rural small town feel. Some growth is nice but large corporations, chains and franchises will destroy the personality of St. Leonard.

- My family and I feel that small neighborhood growth is needed to allow small business and new business to thrive. Corporate America, we are not nor want to be, but a nice upscale area with no low income homes, etc.
- I strongly would like to see our town a walkable, upscale area with no low income, including hotels or motels.
- With respect to development, if any, of St. Leonard Town Center, I refuse to have my tax dollars support the...ambitions of a Town Center property owner. Let the legacy of St. Leonard be that it is a town unlike every other town across the United States. First of all, I am not in support of additional buildings, shops, restaurants, fast-food joints, etc. The citizens of St. Leonard do not need these places in their town. A trip to Prince Frederick and/or Lusby is not a hardship. Secondly, who is driving this effort? Do not think it is the residents of St. Leonard. My husband and I and our neighbors sure did not want a tattoo parlor, motorcycle repair shop, car repair shop, abandoned gas station, low-rent hotel and liquor stores in our town. No! This push for development is solely for the purpose of someone making more money; it is not in the best interest of – or to serve the taxpayers of – this community. The grocery store is a nice place. On a rare occasion, I stop by for hamburger buns or something I have forgotten to pickup at Giant; however, the average person is not going to do their weekly grocery shopping there anymore than they would shop at 7-11, Fastop, or Wawa. The other nice places are the Chesapeake Antique Market and the Spot Thrift Store which is convenient for making donations for a good cause. There is no other business I frequent in St. Leonard. I have found the gas station to be the most unpleasant establishment. In the six years my husband and I have lived in St. Leonard, we have never been adversely impacted by the “lack” of an establishment in St. Leonard. The one thing we truly would love to have in our community is a bicycle path. We have not found one safe, designated place to ride in Calvert County, and we consider this to be a real drawback for many.
- Do not waive TDRs.
- A public sewer, a town bank and sidewalks.
- Shopping centers and a bank would be really nice. We need sidewalks for safety reasons. A sewer system is needed in St. Leonard and a Starbucks would be nice.
- We are a small business and would like to stay in St. Leonard. I’d would like to see the town grow and to see some focus on the growth of our area. Sign on 4 that says St. Leonard & Food/Gas Etc. This is so people will stop in.
- I felt like we didn’t have the right kind of information to make educated decisions. I would have liked to have known what type of demand there is for different kinds of housing. For example, I worked at an ad agency in Charles County that specializes in builders. There I learned that townhomes had received a bad stigma in La Plata and builders can’t sell townhomes there. Are apartments even in

demand? Etc. Also, so much emphasis was placed on the pitch of the roofs in how the town looks. I don't currently see any kind of consistency right now and would prefer that and emphasis is placed on unifying the overall look (like the shops in Lusby) than worrying about the roofs. I have definitely seen progress in the 5 years that I have lived here, but overall the town of St. Leonard is pretty unattractive. Even though it wasn't discussed, I would really like to bring up having sidewalks into town from Calvert Beach Road and Long Beach Road – or at least wider berms if sidewalks can't be passed. I have no sense of community because I feel like I am stuck on my road. I would love to be able to walk from one neighborhood to another and up into town. I only live two blocks from the beach and feel like I am taking my life into my hands to walk there. Which brings up another point, how can we get speed humps along Calvert Beach Road since people insist on driving 50+ mph? Thank you!

- Would recommend city sewage.
- I would like more things to do in St. Leonard.
- Residential development with diverse income. No large businesses, i.e. Home Depot, BJ's, Best Buy.
- I would like a larger grocery store in St. Leonard.
- I would like the traffic circle to disappear, a traffic light would have been better.
- Would greatly appreciate and honor different shops for grocery.
- Having a high population allows growth and money for the local community.
- Need county sewage disposal. Need adequate water supply. Businesses should recycle.
- We need a bank again. I would like to have the motel replaced with a nice establishment.
- We need city sewer in Town Center B.
- Development should include a diverse income.
- I would just like to see a traditional main street with buildings on both sides of the street, rather than the lopsided look we have right now. A town square would be desirable, located at the abandoned gas station. Let's clean up the motel, a run down eye sore. How people can be satisfied with the town's appearance as it is today, just leaves me dumbfounded. It is time for change.
- The town center appears to be pieced together. My attraction to moving in this county was the information I learned about the master plan. It seems to be taking a long time to get St. Leonard to look like a traditional small town with a traditional main street. Change is good!
- It is unclear the meaning of words and concepts in this survey. I recommend that more consideration be given to the survey to ensure accurate results.
- I would like to see a Bank of America and a nice restaurant.
- St. Leonard needs a grocery store, bank, etc.

- This does not mean a hill of beans until we change our elected officials! I want some changes. We need a sewer system in our town center. But I would not like to see a concentration of low income housing. Also, we need to build the road that is on the master plan by the Dowell House to the Grover Park at the end of Maryland Avenue.
- Housing is needed for our young middle class professionals. They can't keep living with their parents. Renting is not always the best option. You pay a lot of money and you end up in sub-standard conditions – mold, utilities that do not work and loss of privacy. We need apartments and townhomes for our young adults. Please put more commercial areas in St. Leonard, Maryland (places to eat/shop).
- This is an outrage. The buildings we already have in St. Leonard are disgraceful (e.g. the motel, the old post office which is now being used as a “dump”). Clean up what we have first, then consider other things. There should be nothing in St. Leonard that would not be allowed in Dunkirk (low income housing). Also, the old vacant gas station needs to be torn down and made into something nice.
- Allow 3 stories with no conditions. Increase waivers or other incentives to increase TDR use in St. Leonard.
- I would like to see more restaurants and a grocery store. We would need more people to support these. Maybe a hardware store or department store as well.
- I would like to have a game stop put in. I also support sewer and water.
- I want Burger King and Chic-fil-a.
- As a St. Leonard resident I don't want anything to interfere with the “small town feel” of the town center. I do not want any large commercial build-out! Please don't be fooled by the pro-business agenda being financed by [a Town Center property owner] because of his land holdings in the area.
- Old gas station needs to be replaced. Ice cream shop with play area.
- More family oriented businesses, services, events to draw more potential customers to St. Leonard Town Center.
- More shops. More activities. More restaurants.
- Need restaurants, small hardware store, etc. The vacant gas station needs to go.
- I've always wanted to have a small town where basically everyone knew each other, where you weren't a stranger. A grocery store that has all food things. We should have a better park because we shouldn't have a park that has graffiti.
- As a seasonal visitor to St. Leonard I would like to see a well designed Village Center with services such as a bakery, restaurant, medical services, including a community center with accommodations for different age groups. A Community Center for all ages.

- Would like to see more people and a combination of commercial + residential. We need sewer. Get rid of the motel or make it a better motel, attractive for people to want to use!
- Green roofs only work if people keep up with them.
- Flat roofs should be promoted in any circumstance. We need sewer and water. We should be able to build 3 story buildings. Commercial use should be focused in Village Subarea B.

Comments on Questions

- “Residential density of 1 dwelling unit per acre is acceptable” as long as a land owner could get 1 home for enclosed acre of land they own – situate homes to fit.
- Commercial uses should be allowed in both Village Subarea A and Village Subarea B + residential area (also) (limited types).
- “If the roof is ‘green’”: Does ‘green’ mean “with vegetation” or does it mean “with solar panels”? I support both.