

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

Ranked by Topic

Group	Votes	Concerns
Recreation / Town Park / Community Center		
Group 8	12	Acquire abandoned Sunoco station and turn into a park
Group 8	11	Recreation facility – skateboard, playground, basketball, natural park
Group 4	7	Town Clock / Town Park
Group 1	5	More recreation opportunities including community center
Group 5	4	Need Community Center
		1) Larger than Dowell House for meetings
		2) Cultural events – parties – art – Parks and Rec. activities
Group 6	3	Recreation for our children
Group 4	2	Park – entrance current park – gas station into park
Group 5	2	Develop park facilities: especially for young people – basketball, etc. Needs to be more park land
Group 4	1	Recreation master plan / regional park
TOTAL	47	
Cliff's Motel		
Group 1	15	Old hotel/halfway house needs to be addressed/upgraded
Group 8	14	Ordinance to remove existing use of Cliff's Motel (Social Services)
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
TOTAL	34	
Water & Sewer		
Group 6	10	Water/Sewer in Town Center/housing density
Group 9	9	Town Center's commercial potential may be lost if lack of sewer. Limits business size and land is developed residentially
Group 8	5	Water service to rest of town center / sewer service and fire and rescue prior to development
1995 Ranking	5	Need adequate water and sewer service and fire protection in Town Center prior to development
Group 4	4	Water and Sewer
Group 7	1	Wants cost effective 'regional' sewer – includes more than just town boundaries.
TOTAL	34	
Economic development		
Group 2	9	Need a bank!!
Group 3	7	Lack of county support in promoting St. Leonard for business/economic development
Group 9	5	Poor visibility of Town Center from 2/4. People don't know town is here limiting economic development
Group 9	3	No banking facilities in Town come April
Group 10	3	Better signage on Route 2/4 telling travelers what is in St. Leonard
Group 6	2	Need more food choices – restaurants
Group 1	2	Lack of family eating establishments
Group 1	2	Town Center is losing its bank
TOTAL	33	

Transportation		
1995 Ranking	16	Need for a second access route from Calvert and Long Beach to Route 765 [Scheduled for Engineering Study FY 2010]
Group 8	5	2 nd access to beach communities – safety
Group 9	5	Roundabout
		1) Landscaping needs improvement
		2) Pretty shrubs
		3) Electricity for Christmas tree
Group 1	4	Access to Grover field through the subdivision is dangerous
1995 Ranking	3	Maintain flow of traffic along Route 4 and Route 765 (i.e. no traffic lights.)
Group 2	1	Expand lighting down Long Beach and Calvert Beach roads
Group 7	1	Grid on current plan impacts existing residence (avoid)
Group 9	1	Lack of walkway and vehicle roadway between Dowell House and Park
TOTAL	33	
Land Development		
Group 9	9	Residential district having different regulations (lot size, setbacks, etc.) from rest of Town Center
Group 4	6	Small business development – support existing and bring in new
Group 8	5	Affordable housing – density to allow multifamily
Group 8	3	Controlled sensible development – small town feel. No Waldorf/Lusby. Rural setting quaint
Group 7	2	Promote cluster residential development
Group 1	1	Small irregularly shaped lots make it difficult to build
Group 2	1	Affordable housing in Town Center
Group 5	1	Protect St. Leonard as a rural community (no Waldorf/Lexington Park or Lusby)
TOTAL	28	
Bike/walking paths		
Group 8	5	Sidewalks and bike paths around town and to beach communities
Group 2	3	Improve sidewalks and bike trails outside into Town Center
Group 1	2	Need for bike paths – cycling isn't safe
Group 4	2	Bike/walking paths to beaches
TOTAL	12	
Library		
Group 2	5	Library service
Group 8	3	Provide library
Group 1	1	Need for a library kiosk
TOTAL	9	
Town Center architectural appearance		
Group 3	5	Sunoco and other eyesores that deter businesses from Town Center
Group 9	2	Commercial building appearance – exterior cosmetics
1995 Ranking	2	Give identity to St. Leonard
TOTAL	9	

		Enforcement
Group 8	3	Discourage crime (stop solicitations, public displays of indecency, public drunkenness). Enforce laws
Group 1	2	Illegal dumping of trash along the roadway
Group 3	1	Need stronger laws or enforcement policies and visibility
Group 4	1	Homeless/transients
TOTAL	7	
		Environmental
Group 8	1	Improve environmental quality air, water, etc.
Group 9	5	Landscaping – maintain what we have
TOTAL	6	
		Parking
Group 4	4	Parking – more needed at Town Center
TOTAL	4	
		Infrastructure
Group 10	1	Maintain existing infrastructure
TOTAL	1	