

St. Leonard Town Center Master Plan



Photo by John Douglas Parran, 4/21/04

Calvert County, Maryland
Approved January, 2013



Acknowledgements

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Special thanks to the citizens and business owners of the St. Leonard Town Center for their assistance and active participation in the planning process.

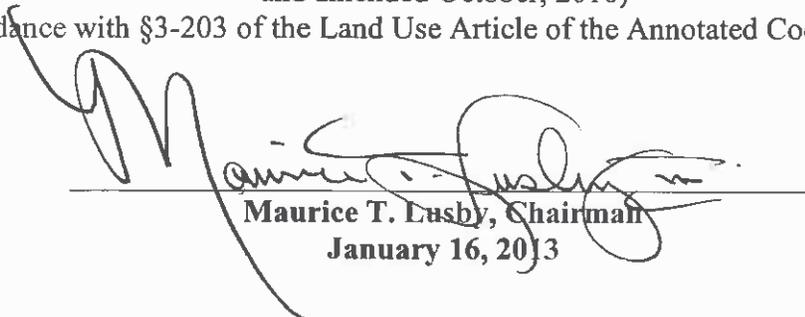
Cover Photograph: St. Leonard Polling House

John Douglas Parran

Attested and Certified by the Planning Commission

As an amendment to the Comprehensive Plan
(Comprehensive Plan, Calvert County, Maryland, adopted December, 2004,
and amended October, 2010)

In accordance with §3-203 of the Land Use Article of the Annotated Code of Maryland



Maurice T. Lusby, Chairman
January 16, 2013

RESOLUTION OF THE CALVERT COUNTY PLANNING COMMISSION APPROVING THE ST. LEONARD TOWN CENTER MASTER PLAN AND RECOMMENDING ADOPTION OF SAID PLAN TO THE BOARD OF COUNTY COMMISSIONERS OF CALVERT COUNTY

WHEREAS, it is the duty of the Calvert County Planning Commission, pursuant to the Land Use Article of the Annotated Code of Maryland, to make and approve Plans to guide the physical development of the County; and

WHEREAS, a master plan for the St. Leonard Town Center would refine and detail the Comprehensive Plan which has been adopted to guide the physical development of Calvert County; and

WHEREAS, the general purpose of the master plan shall be guiding and accomplishing the coordinated, adjusted, and harmonious development of the St. Leonard Town Center and its environs; and

WHEREAS, the plan shall serve as a guide to public and private actions and decisions to ensure the development of public and private property in appropriate relationships; and

WHEREAS, a master plan for the St. Leonard Town Center has been prepared that includes:

1. Collection, compilation, processing and analyses of demographic, land use, transportation, economic, and infrastructure data pertaining to the Town Center;
2. Forecasts of growth and change;
3. Formulation of development objectives and desired characteristics for future development;
4. Creation and design of recommendations to guide land development and the provision of public facilities and services throughout the Town Center; and

5. Creation and design of recommendations, guidelines and standards to effect implementation of the plan; and

WHEREAS, the Calvert County Planning Commission has considered the Plan and held a duly scheduled and advertised public hearing on the same, held jointly with the Calvert County Board of County Commissioners on July 31, 2012; and

WHEREAS, the Planning Commission considers the Plan to be a necessary document, along with Ordinances to be adopted consistent therewith, to the future development of the St. Leonard Town Center; and

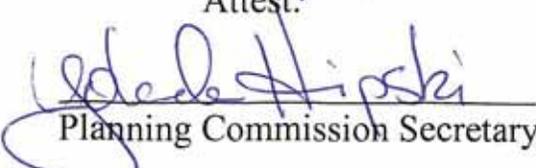
WHEREAS, the Planning Commission provided copies of the recommended plan to adjoining jurisdictions and state units and local jurisdictions responsible for financing or constructing public improvements necessary to implement the plan; and the Planning Commission received and considered comments from one adjoining jurisdiction, two state units, and one local agency;

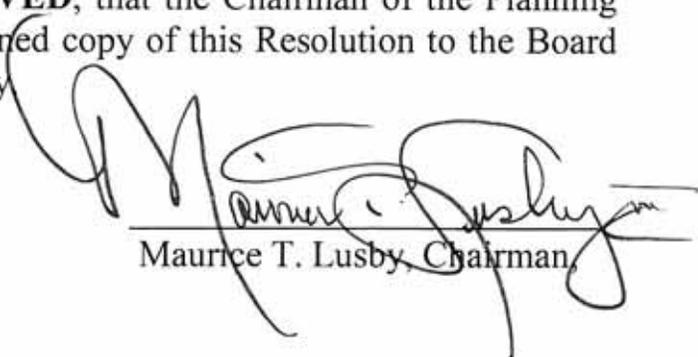
WHEREAS, the Plan and its supporting findings and recommendations are set forth in the form of texts, maps, charts and figures in a report entitled "**St. Leonard Town Center Master Plan, Approved January, 2013,**" a copy of which, bearing the identifying signature of the Secretary of the Planning Commission, is attached hereto;

NOW, THEREFORE, BE IT RESOLVED, that the Calvert County Planning Commission hereby approves the "**St. Leonard Town Center Master Plan, Approved January, 2013,**" and recommends the same to the Board of County Commissioners of Calvert County for adoption; and

BE IT FURTHER RESOLVED, that the Chairman of the Planning Commission hereby transmits a signed copy of this Resolution to the Board of Commissioners of Calvert County

Dated: 1/17/2013
Attest:


Planning Commission Secretary


Maurice T. Lusby, Chairman

St. Leonard Town Center Master Plan

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St. Leonard Town Center Master Plan

Reorganized & Updated, Approved January, 2013

OVERVIEW

A. PURPOSE OF THE ST. LEONARD TOWN CENTER MASTER PLAN

The goal of the Calvert County Comprehensive Plan, adopted in 2004 and amended in 2010, “is to maintain and/or improve the overall quality of life for all citizens of Calvert County by:

- a. promoting sustainable development,
- b. encouraging a stable and enduring economic base,
- c. providing for safety, health, and education, and
- d. preserving the natural, cultural, and historic assets of Calvert County.”

The St. Leonard Town Center Master Plan is the official policy document for the St. Leonard Town Center. The Board of County Commissioners, the Planning Commission, and County Departments use the Plan as a guide when evaluating proposed projects or changes to the St. Leonard Zoning Ordinance. Prospective business owners use the Plan to help them make investment decisions. Residents use the Plan to evaluate how well County government is responding to the goals, objectives, policies and actions written in the Plan.

St. Leonard is designated as a minor Town Center. To promote informed and orderly development, the County government has undertaken a process of developing a master plan for each of the designated major and minor Town Centers. The St. Leonard Town Center Master Plan is official Calvert County policy and functions as an addendum to the Calvert County Comprehensive Plan.

B. BACKGROUND

1. Geographic Location

Calvert County, a peninsula in Southern Maryland, is bordered by the Patuxent River on the west and the Chesapeake Bay on the east (refer to Figure 1 for a regional map). St. Leonard is located about four miles south of the Prince Frederick Town Center, eight miles north of the Lusby Town Center, and approximately 35 miles south of Washington, D.C.

The Town Center is bounded on the west by MD 2/4 and on the east by the electric power easements from the Calvert Cliffs Nuclear Power Plant. The northern boundary is north of the St. Leonard Post Office. The southern boundary is north of the St. Leonard Elementary School. This Master Plan update proposes to expand the Town Center boundary, originally established in 1984, to include the St. Leonard Elementary School property and to modify the northern boundary, which was based upon a 1984 tree line. If the addition of the elementary school property and the modification of the northern Town Center boundary are approved, the Town Center area would increase to approximately 362 acres. More details about the proposed boundary changes are in Chapter I.

The Town Center is approximately 1.4 miles long north to south and 0.5 miles wide east to west at its widest. The Town Center encompasses approximately 335 acres. The Chesapeake Bay is less than one mile to the east. Access to the St. Leonard Town Center is provided from

the north and south by MD 765. Access to the Town Center from the west is from Calvert Beach Road/Ball Road intersection with MD 2/4 and from the east from Calvert Beach Road.

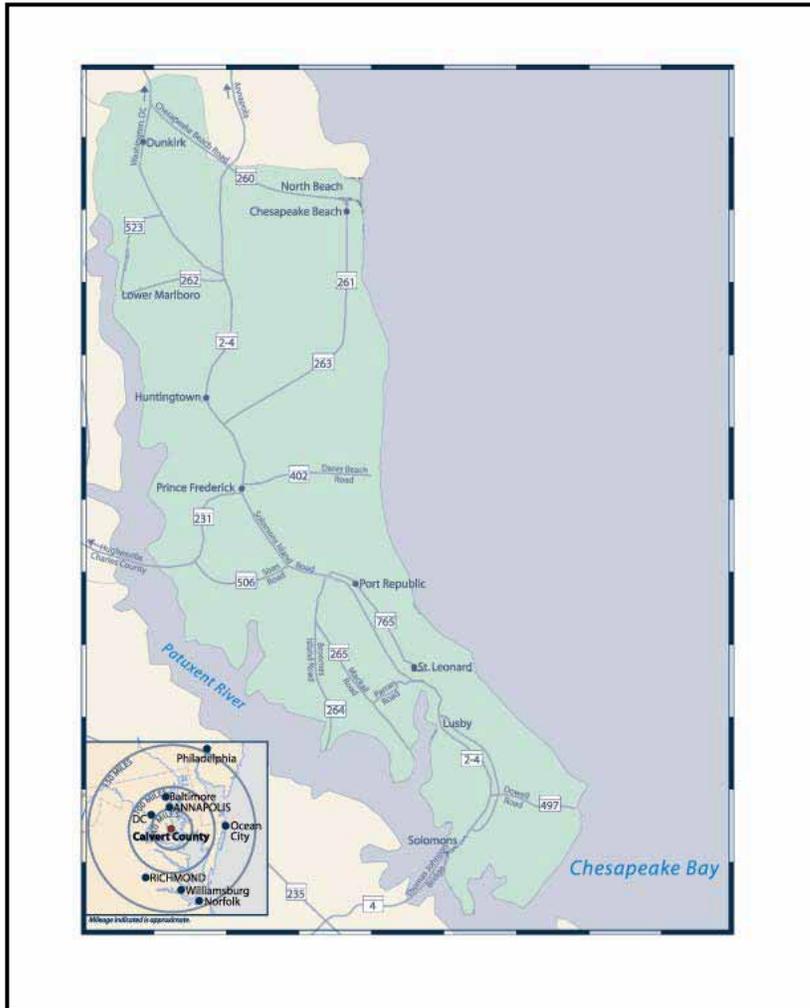


Figure 1 Regional Map of Calvert County

The Town Center is bisected by MD 765, which runs along an upland ridge forming the County's major drainage divide. (Refer to Figure 2 St. Leonard Town Center Map.)

In the St. Leonard Town Center, surface water in the northeast quadrant drains into the Chesapeake Bay. Surface water in the other three quadrants of the Town Center drain into the Patuxent River. The topography in St. Leonard varies from relatively flat (5 to 6 percent) to very steep (15 to 20 percent or more). The level ground is primarily used for residential purposes and secondarily for agriculture. The steeper areas tend to be forested with second and third generation woodlands. These forests consist mainly of pine, oak, hickory, gum, ash, and maple.

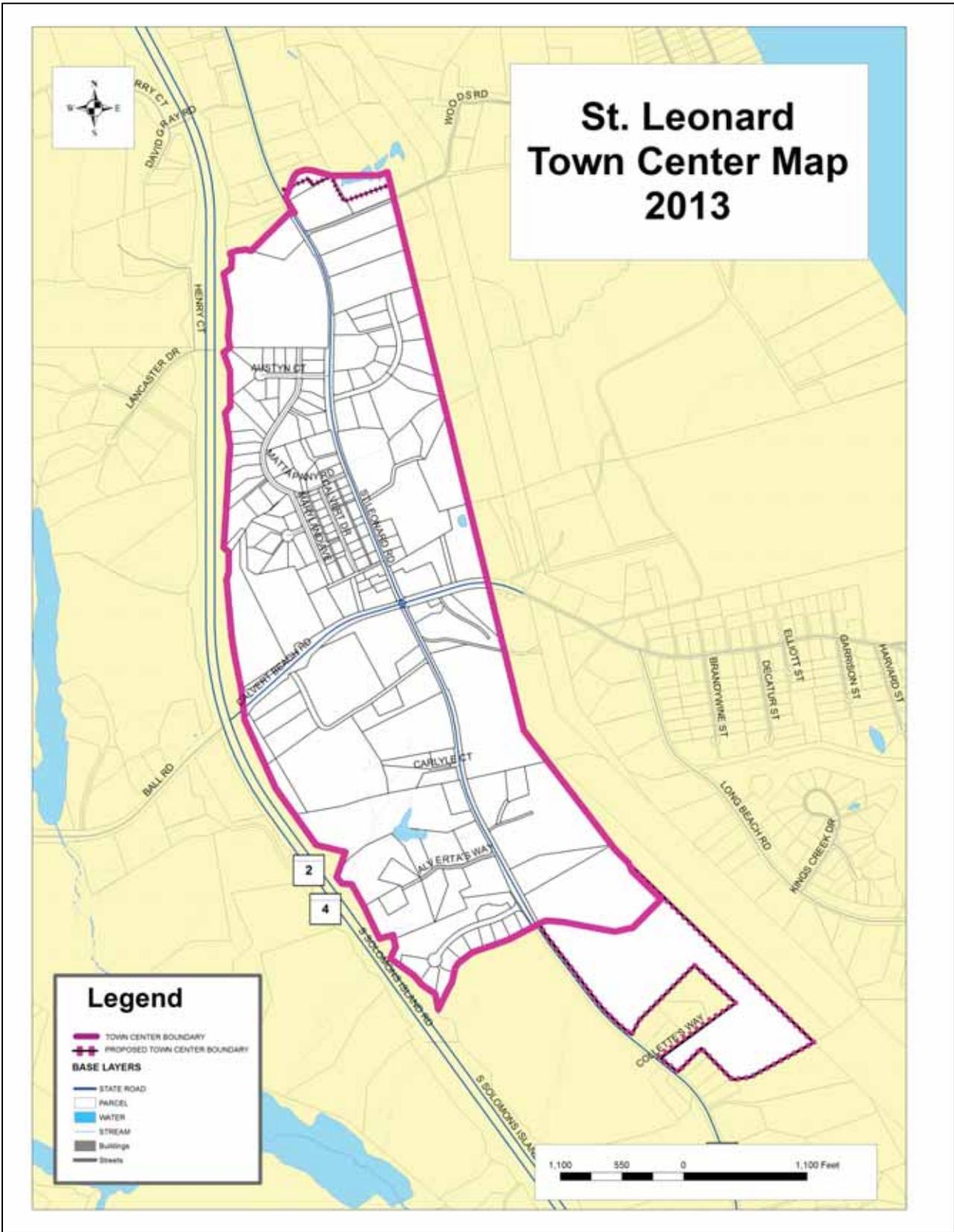


Figure 2 St. Leonard Town Center Map

The steeply sloped areas, or ravines, are closely associated with local creeks, the most notable of which are St. Leonard Creek and Perrin Branch. At the bottom of these ravines, poorly drained soils, high water table, and nontidal wetlands are likely to be found. These environmentally sensitive areas, which pose serious development constraints, were mapped and used as a layer of data that was incorporated into the initial design of St. Leonard Town Center.

2. Calvert County Comprehensive Plan Process

Calvert County adopted its first Comprehensive Plan in 1967. Subsequent plans were adopted in 1974, 1983, 1997, and 2004 and most recently amended in 2010. “A History of County Planning” is recited in the 2010 Comprehensive Plan. The State mandates that local jurisdictions review comprehensive plans every 6 years. The Calvert County Board of County Commissioners adopted the updated Comprehensive Plan in 2010.

The 1983 Calvert County Comprehensive Plan Establishes Town Centers

The purpose of the 1983 Calvert County Comprehensive Plan was “to ensure that Calvert County maintains the capability to guide development so that the nature and character of the County may be preserved for future generations.”¹ Central to the concept of guiding development for the future was the establishment of Towns and Town Centers. The 1983 Comprehensive Plan stated the purposes of the Town Centers:

- a. Concentrate commercial growth and employment opportunities in Town Centers.
- b. Encourage multi-family residential development to locate in Major Towns.
- c. Encourage single-family residential development to locate in Major Towns.
- d. Promote efficient and attractive development in a rural setting.
- e. Allow increased residential densities in Towns by locating Transfer Zones in these areas. (Transfer zones are areas in Calvert County where Transferable Development Rights (TDRs) may be used to increase residential density. Calvert County’s TDR program was one of the first in Maryland and is one of the tools the county uses to reach the goal of permanently preserving 40,000 acres.)

The 1997, 2004, and updated 2010 Calvert County Comprehensive Plans continued the policy of the Town Centers being the primary growth areas of the County. The 2010 Comprehensive Plan sets forth the objective to “Develop town centers as attractive, pleasant, and convenient places to live, work, and shop.”

There are nine Town Centers: seven Town Centers that are administered by the Calvert County government and two that are administered by the municipalities, Chesapeake Beach and North Beach (refer to Figure 3 Calvert County Town Centers). The 2010 Comprehensive Plan designates North Beach, Chesapeake Beach, Prince Frederick and Solomons as major Town Centers and designates Dunkirk, Owings, Huntingtown, St. Leonard and Lusby as minor Town Centers. The Comprehensive Plan allows both major and minor Town Centers to have community water and sewer. Major town centers are to serve as regional centers, providing goods and services that attract visitors from the entire County and/or from outside the County

¹ Calvert County Comprehensive Plan, Approved and Adopted, 1983, p. 1.

(as in tourism). Minor town centers are to serve as local convenience centers unless individual town center master plans determine otherwise.

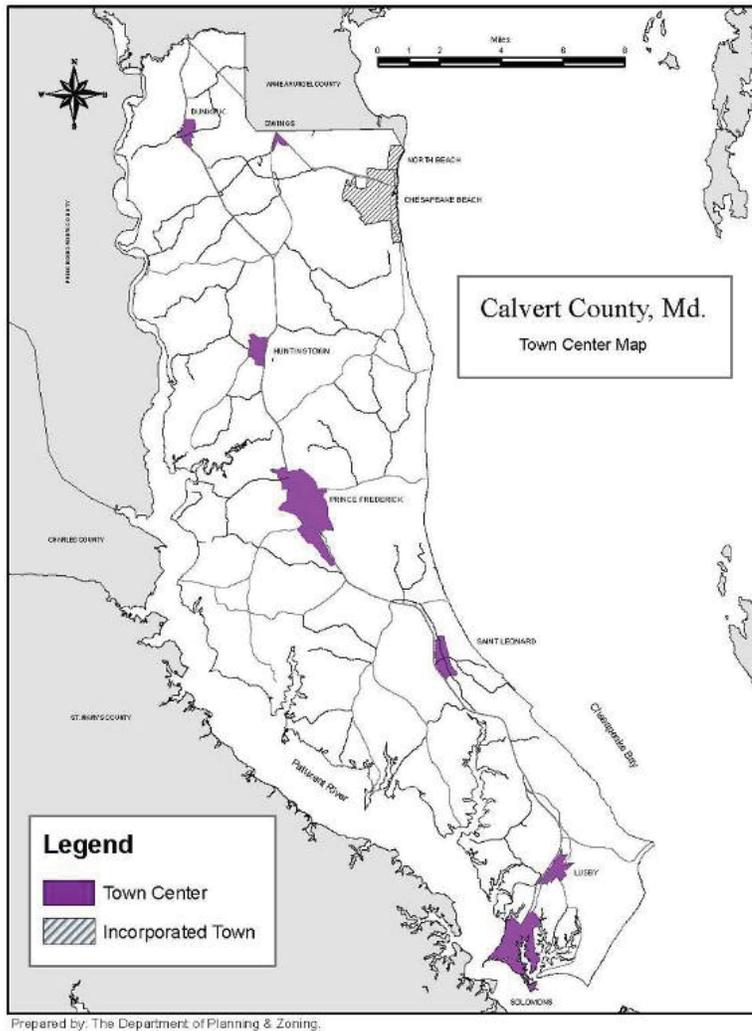


Figure 3 Calvert County Town Centers

The 1983 Comprehensive Plan set forth the process for the development and approval of the Master Plan for each Town. The process was to include the following:

- Implement an active Citizen Participation Program.
- Establish land use policies for Town Centers based upon desirable economic development, public facilities available and needed, residential development, aesthetics, compatibility with and protection of existing and previously planned uses, and the cumulative effect upon the County.
- Delineate areas to have certain public facilities, including community water and sewerage, and roads.
- Consider each Town independently, allowing for different sizes and specific guidelines for each Town Center.
- Designate the physical boundaries of the Towns based on natural features, existing land uses, and policies indicated above.

- Delineate identified locations not suited for certain types of development and restrict such development.
- Develop master plans for designated Towns independently and as scheduled by the Planning Commission.

Priority Funding Areas

In 1997, the State of Maryland adopted the Priority Funding Areas Act (Smart Growth Act).

The Maryland Department of Planning describes Priority Funding Areas (PFAs) as:

geographic growth areas defined under State law and designated by local jurisdictions to provide a map for targeting State investment in infrastructure. The law directs the use of state funding for roads, water and sewer plants, economic development and other growth-related needs to PFAs, recognizing that these investments are the most important tool the State has to influence growth and development.

Priority Funding Areas were established to meet three key goals:

- To preserve existing communities;
- To make the most efficient and effective use of taxpayer dollars for costly infrastructure by targeting State resources to build upon past investments; and
- To reduce development pressure on critical farmland and natural resource areas by encouraging projects in already developed areas.

(Priority Funding Areas: How to Revise and Update, Maryland Department of Planning, August 2009, Publication No. 2009-004)

Calvert County's Priority Funding Areas include the county's seven Town Centers, the municipalities of Chesapeake Beach and North Beach, rural villages, such as Calvert Beach and Long Beach, and enterprise zones (industrial zoned land). The St. Leonard Town Center is a Priority Funding Area.

Calvert County's Priority Preservation Areas are the Farm and Forest District, which consists of farmland and woodland tracts, along with some residential communities. The County government's regulations for areas zoned as Farm and Forest District strive to protect and preserve prime farming regions and promote forestry. It is the policy of the County to direct residential growth away from this district.

Refer to Figure 4 Map of Calvert County Priority Funding Area and Priority Preservation Areas. A glossary of the state's Priority Funding Area terms is included in this document as an appendix.

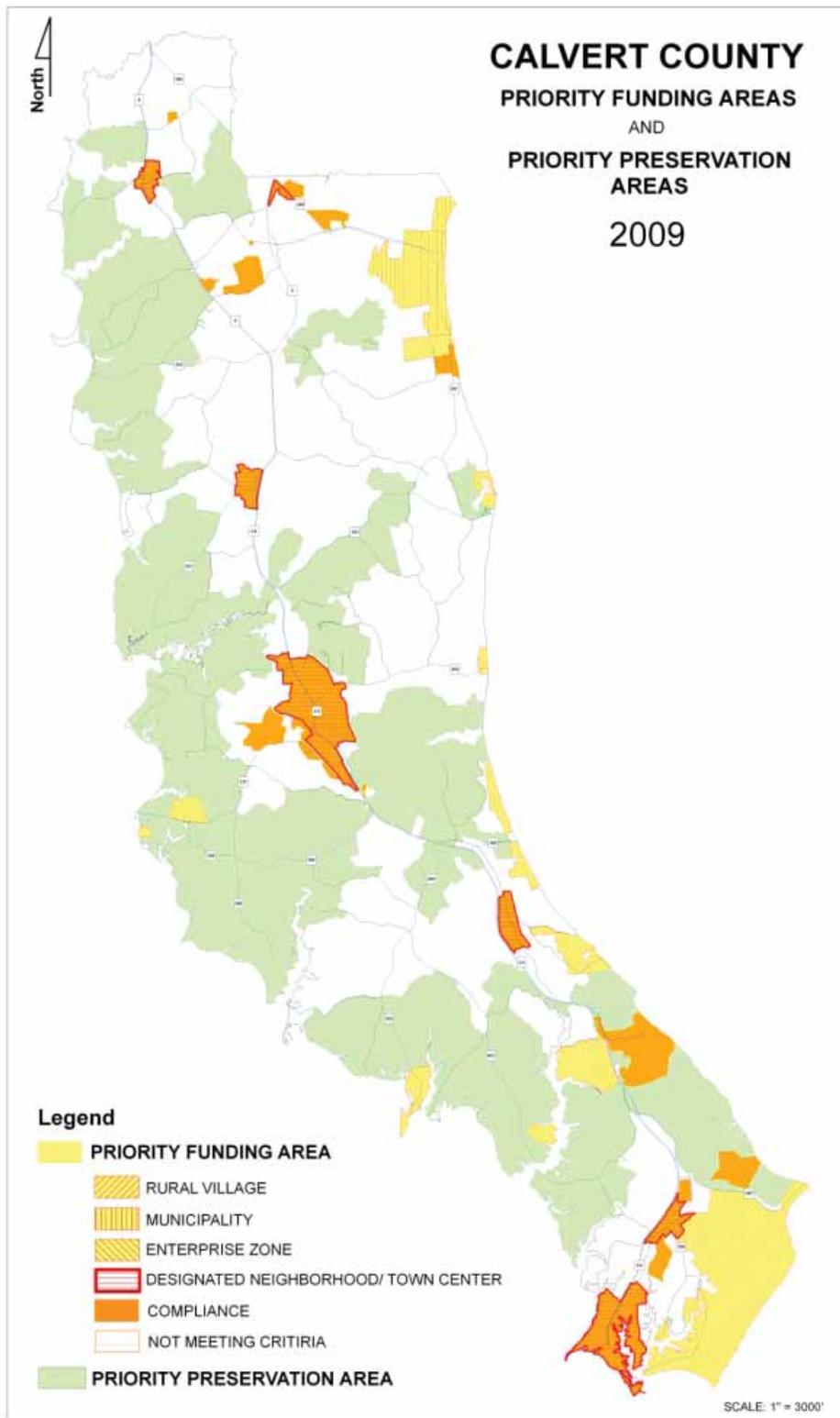


Figure 4 Map of Calvert County Priority Funding Area and Priority Preservation Areas

3. St. Leonard Town Center Master Plan Process

The First St. Leonard Town Center Master Plan Process

In preparation for the first St. Leonard Master Plan, which was adopted in 1995, the Calvert County Department of Planning & Zoning* hosted a workshop for area citizens to discuss and prioritize their concerns. These concerns were then used to help formulate the Master Plan. Four of the top ten concerns were traffic related. This list has fourteen entries. Two items were ranked as fifth, sixth, and eleventh.

Rank

- 1) Need for a second access route from Calvert and Long Beach to Route 765.
- 2) No more Waldorf/Lexington Park.
- 3) Ball Road and Route 4 intersection is dangerous.
- 4) Keep area visually attractive in a rural setting.
- 5) Maintain flow of traffic along Route 4 and Route 765 (i.e., no traffic lights).
- 5) Maintain high level of environmental quality.
- 6) Route 765 and Calvert Beach Road (dangerous).
- 6) Give identity to St. Leonard.
- 7) Need for schools and school transportation as growth occurs.
- 8) Need for regional sewer.
- 9) Lack of outside recreation areas.
- 10) 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.

At the initial Town Center planning workshop, citizens identified the need for a sewerage system and an expanded public water system. However, citizens did not feel prepared to accept the high densities and large number of potential residences that would be needed to support public water and sewerage systems.

The 1995 St. Leonard Town Center Master Plan & Zoning Ordinance identified three goals.

- #1 Improve road circulation and traffic safety.
- #2 Promote an attractive image for the Town Center; maintain a high level of environmental quality.
- #3 Provide adequate public facilities.

Accomplishments since the Master Plan's Adoption in 1995

- 1995 Architectural Review Committee Appointed
- 1995 Dowell House Property Acquired for Community Center
- 1995 Dowell Property Acquired for Public Parking Lot

* The Department of Planning & Zoning was officially renamed the Department of Community Planning and Building, effective July 1, 2012. For past events, the department is referred to as the Department of Planning & Zoning; for present/future events, it is referred to as the Department of Community Planning and Building [CPB].

- 1995 Water Tower and Water System Constructed
- 1995 Garden of Remembrance Established at St. Leonard Polling House Park
- 1995 St. Leonard Volunteer Fire and Rescue Station Addition
- 1996 St. Leonard Elementary School Constructed
- 1997 Traffic signal added at Ball Road/MD 2/4 intersection (Objective in 1995 Plan)
- 2007 St. Leonard Streetscape and Roundabout (Objective in 1995 Plan)
- 2008 U.S. Post Office – Relocated and Expanded

St. Leonard Master Plan Update 2008-2012

In 2007, the Calvert County Planning Commission and the Calvert County Board of County Commissioners approved a process for updating all seven of the County’s Town Center Master Plans and Zoning Ordinances. The update process was to include reorganizing the master plans and zoning ordinances into the same format as the Calvert County Comprehensive Plan and Calvert County Zoning Ordinance, conducting special area studies (as needed), revising the master plans, and revising the zoning ordinances. The master plan update process was to involve citizens, businesses, civic organizations, Town Center Architectural Review Committees, County staff, the Planning Commission, and the Board of County Commissioners.

Nine public meetings were held on the master plan update from the kick-off meeting to the public hearing on the proposed draft plan. A tenth meeting was held before the public hearing comment period closed. The meetings are enumerated below. More information regarding the public meetings is available by contacting the Department of Community Planning and Building.

1. Kick-off Meeting. The kick-off for the St. Leonard Town Center Master Plan Update was held on January 22, 2008, at St. Leonard Elementary School. Over 80 participants attended. The three goals from the 1995 Master Plan were generally found to still be relevant. Additional emphasis was suggested: pedestrian and bicycle connectivity, economic development, and a sewer feasibility study. One of the goals had two separate topics, promoting an attractive image for the Town Center and maintaining a high level of environmental quality. It was suggested that this goal be split into two goals.

2. Presentation of Kick-off Meeting Results. The results from the kick-off meeting were presented on February 26, 2008 at St. Leonard Elementary School. Six overall themes emerged.

- A. Recreation/Town Park/Community Center
- B. Water and Sewer
- C. Conditions Concerning the Motel Property
- D. Economic Development
- E. Transportation
- F. Land Development

3. **Walking Tour.** A walking tour of the Town Center's core was held on March 7, 2008. Participants were invited to participate in a photo survey of the St. Leonard Town Center.
4. **Development Patterns Focus Meeting.** A meeting on development patterns was held on October 29, 2008. Topics included commercial layout, housing density, potential Town Center build-out, and effects of environmental constraints.
5. **Presentation of First Draft of the Master Plan and Kick-off of the Zoning Ordinance Update.** County staff made the presentation on May 18, 2009.
6. **Planning Commission Public Forum.** The second draft of the master plan and sets 1 and 2 of the proposed zoning ordinance amendments were presented on May 10, 2010.
7. **Public Forum.** On June 7, 2010, set 3 of the proposed zoning ordinance amendments was presented along with an overview of the second draft of the master plan. On June 15, 2010, staff held an open house to answer question.
8. **Public Forum.** On July 19, 2010, a public forum was held on the proposed zoning ordinance, including proposed amendments to zoning districts and zoning district boundaries. Staff held an open house on July 21, 2010, to answer questions.
9. **Public Hearing.** On July 31, 2012, the Planning Commission and the Board of County Commissioners held a joint public hearing on the proposed St. Leonard Town Center Master Plan.
10. **Town Hall Meeting.** On August 20, 2012, Commissioner Steve Weems held a town hall meeting where staff provided an overview of the planning process—past, present, and future—for the St. Leonard Town Center.

This Master Plan includes policies and actions. The actions identify which Calvert County Government departments, and in some instances, other entities, such as the Board of Education or Calvert Memorial Hospital, are responsible for the implementation of the action. Refer to Appendix A, for a list of agency acronyms.

Timing of Review of this Master Plan

No plan is ever final or definitive. It reflects current conditions and anticipates future developments. Its function is to provide policy guidance and site specific recommendations as a planning framework within which change may occur. As conditions change over time, the Master Plan will be reviewed and updated if necessary. In addition, any major public improvements proposed will be implemented in specific stages. Any plan which presumes simultaneous implementation of all recommendations, involving either public funding or private investment, would be unrealistic.

C. MASTER PLAN GOALS & OBJECTIVES

The goal of this Master Plan is to develop the St. Leonard Town Center as an attractive, convenient, and interesting place to live, work, and shop while protecting the natural assets of the area and preserving the historic character for future generations.

GOAL #1: IMPROVE ROAD CIRCULATION AND TRAFFIC SAFETY.

Objectives:

- A. Provide a second access route from Calvert Beach and Long Beach to MD 765; consider the inclusion of sidewalks, bikeways, and/or a shared use path.
- B. Promote a balanced, complete transportation system to enhance mobility of all users: pedestrians, bicyclists, motorists, and bus riders.
- C. Avoid permanent traffic signals along MD 4 and MD 765.
- D. Provide safe pedestrian access and safe bicycle access along the major north-south and east-west roads in the Town Center.

GOAL #2: PROMOTE AN ATTRACTIVE IMAGE FOR THE TOWN CENTER.

Objectives:

- A. Preserve the scenic beauty of the outlying areas of the Town Center.
- B. Use landscaping and existing natural features to provide buffers between incompatible uses and to enhance the appearance of the Town Center.
- C. Maintain the existing small town character of St. Leonard; avoid typical strip commercial development pattern.
- D. Adopt architectural and site design standards to help promote an attractive image. Continue to appoint an Architectural Review Committee to implement design standards.

GOAL #3: MAINTAIN A HIGH LEVEL OF ENVIRONMENTAL QUALITY WHILE BALANCING ECONOMIC DEVELOPMENT IN THE TOWN CENTER.

Objective:

- A. Protect sensitive natural areas (steep slopes, flood plains, wetlands) and incorporate them into the overall town design.

GOAL #4: PROVIDE ADEQUATE PUBLIC FACILITIES.

Objectives:

- A. Ensure that the St. Leonard Volunteer Fire and Rescue service can accommodate future development.
- B. Explore the feasibility of providing an upgraded water system scaled to the small town character of the Town Center. (The 2010 Comprehensive Plan allows both major and minor Town Centers to have water and sewer “when needed to support environmental health and/or support County-identified economic development goals, when and if cost effective and economically feasible.”)
- C. Provide public sewerage service and water service in accordance with the adopted Calvert County Comprehensive Water & Sewerage Plan, as amended. (Refer to the Town Center Master Plan’s Waste Management section.)
- D. Provide a public square within the Town Center.

GOAL #5: ENCOURAGE ECONOMIC DEVELOPMENT THAT IS COMPATIBLE WITH THE ENVIRONMENTAL, CULTURAL, HISTORICAL, AND AESTHETIC CHARACTER OF ST. LEONARD.

Objective:

- A. Foster a business base large enough to supply the day to day needs of the surrounding community.

CHAPTER I: LAND AND WATER

A. LAND USE

GENERAL LAND USE POLICIES FOR ST. LEONARD TOWN CENTER

- Promote traditional town design principles in new development, redevelopment and infill projects.
- Protect and enhance the existing residential areas and encourage a mixture of pedestrian-friendly uses within the Town Center.
- Require architectural review in all districts within the Town Center.

Considerations:

1. The Calvert County Comprehensive Plan designates St. Leonard as a Minor Town Center. The Comprehensive Plan states, “Minor town centers are to serve as local convenience centers unless individual master plans determine otherwise.”²
2. The St. Leonard Town Center is located midway between the Major Town Centers of Prince Frederick and Solomons.

1. TOWN DESIGN AND LAND USE

The St. Leonard Town Center boundary was established in 1984, after the adoption of the 1983 Calvert County Comprehensive Plan. Currently, the Town Center encompasses approximately 335 acres. This update of the Master Plan proposes modifications to the Town Center boundaries. The southern boundary of the Town Center is proposed to be relocated to include the St. Leonard Elementary School property. The school property was purchased in 1994 and is approximately 29 acres. The proposed expansion would enable the Board of County Commissioners to seek state designation for school property so that the school could become eligible for state funding through programs such as Priority Funding Areas and Sustainable Communities. This update also proposes to modify the northern boundary of the Town Center, which was based upon a tree line existing at the establishment of the St. Leonard Town Center boundary in 1984. The modified boundary is proposed to follow boundaries of new lots recorded in 2009 and a line based upon an approved site plan for a business. This proposed change would make the northern boundary more certain since it would be based upon property/site lines not on a tree line that can change over time. The difference between the current and proposed northern boundary lines is approximately two acres. There would be two fewer acres in the Town Center if the proposed northern boundary line were adopted. If both the proposed southern and northern boundary changes were adopted, the St. Leonard Town Center would increase to approximately 362 acres.

There is a rich heritage of urban form in the Chesapeake Bay region. Towns such as Annapolis, Oxford, and Chestertown have been noted for their enduring scale, livability, and charm. These towns are characterized by a grid pattern of streets, a compact arrangement of architecturally compatible buildings, a variety of pedestrian-friendly uses, a clearly defined commercial and residential center, and clearly defined boundaries or edges. A town design

² Local convenience centers offer for sale “items generally necessary or desirable for everyday living, usually purchased at a convenient nearby location. Because these goods cost relatively little compared to income, they are often purchased without comparison shopping” (California Planning Roundtable, quoted in *A Planners Dictionary*, American Planning Association).

based on these earlier precedents will address the concern that St. Leonard be given a clear identity and that it not be allowed to develop into a series of strip commercial shopping centers along the main road. It will also help reinforce St. Leonard's existing role as a community focal point for commerce and social interaction. The principle of this physical plan is to recapture the assets of our early town planning by using a traditional town design.

One of the primary purposes of Calvert County's Town Center concept is to concentrate commercial growth and employment opportunities in the Town Centers. The St. Leonard Town Center is comprised of a variety of land uses, including commercial, residential, institutional, and agricultural. Figure 5 Land Use Map shows existing buildings by building type: residential, commercial, agricultural and institutional.³

The 2010 Calvert County Comprehensive Plan sets forth ten visions. One of the Visions states, "Our Town Centers are attractive, convenient, and interesting places to live, work and shop." A benchmark was set: "35% of all new households are located in Town Centers or immediately around Town Centers." Ever since the first Calvert County Comprehensive Plan in 1966, one of the County's primary goals has been the preservation of its rural character. In order to preserve the rural character, growth has been directed away from farming and forestry areas and towards growth areas, including Town Centers. This goal is accomplished through zoning and the use of Transferable Development Rights.⁴

In 2009, the State of Maryland revised the State Economic Growth, Resource Protection, and Planning Policy to include 12 visions. The housing vision states "A range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes."

Zoning adopted by the County in 1995 for the St. Leonard Town Center permitted one dwelling per 40,000 square feet and permitted one dwelling per 20,000 square feet with the purchase of Transferable Development Rights. (An acre equals 43,560 square feet, approximately the size of a football field, not including the end zones). Given the requirements for the amount of area required to be set aside for septic systems, it may be possible to achieve a density of approximately two dwellings per acre. Greater densities could be achieved with the provision of a public sewer system.

The estimated number of dwelling units existing in the St. Leonard Town Center in 2010 was 118 with an estimated population of approximately 340. The Town Center encompasses approximately 335 acres (approximately 364 with the inclusion of St. Leonard Elementary School). In 2008, staff inventoried the number of undeveloped parcels greater than one acre and estimated the number of dwelling units that could be accommodated at several density levels. Of the approximately 100 acres of undeveloped parcels, approximately 85 acres would be available for residential development, accounting for the subtraction of roads and wetland buffers. The potential number of dwelling units is based upon a range of dwelling unit densities, including densities higher than those permitted under the current zoning (one dwelling per 40,000 square feet for the whole Town Center and one dwelling per 20,000

³ Aerial taken in 2007 with residential and commercial buildings built between 2008 and 2010 added.

⁴ A Transferable Development Right is a right a landowner in an Agricultural Preservation District conveys to a person which permits that person to increase the density of residential use of land.

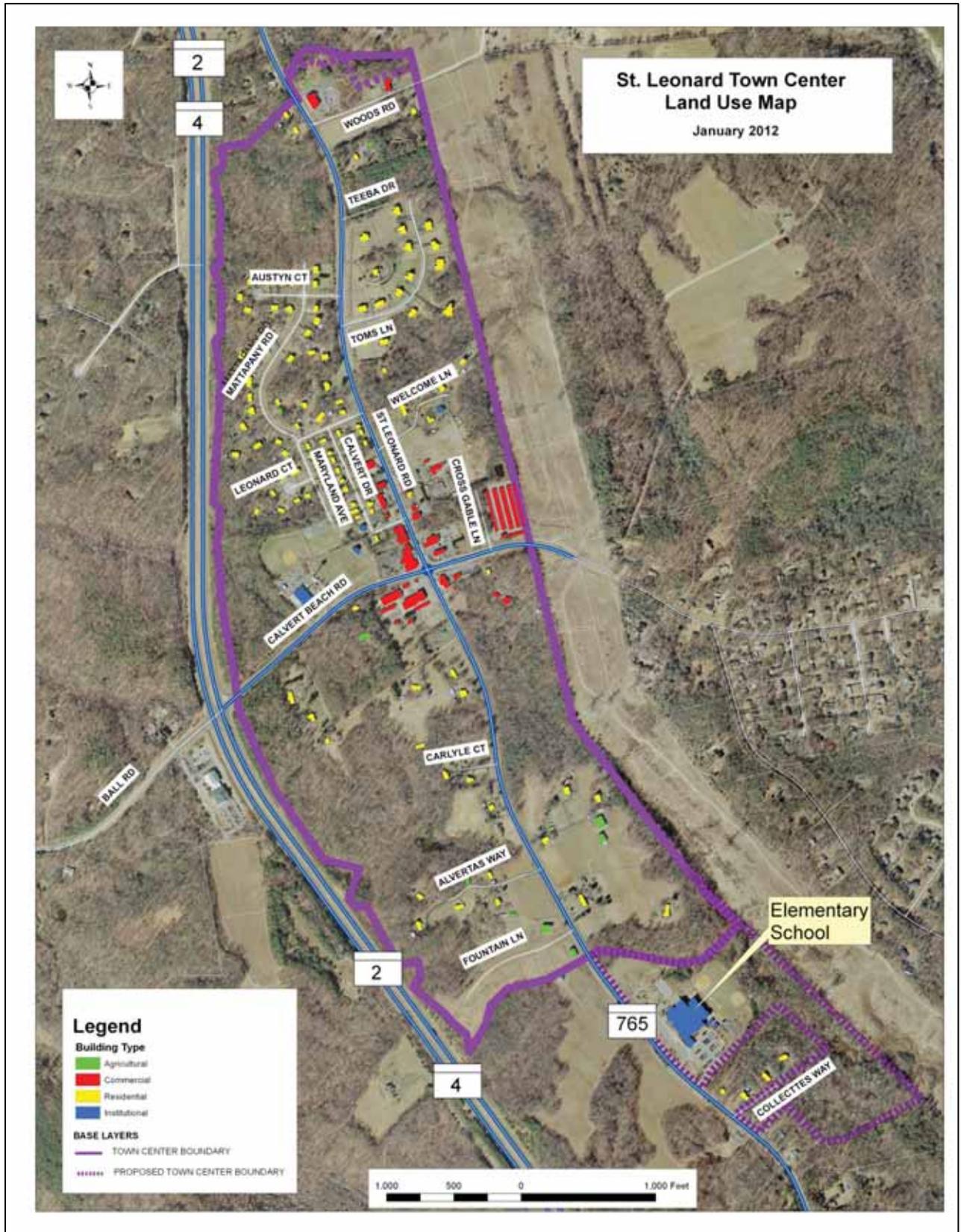


Figure 5 Land Use Map

square feet with purchase of TDRs for the Village District). Four dwelling units per acre is the permitted density for areas within the Town Center’s one-mile radius that are zoned Residential District.

Potential additional dwelling units for these undeveloped parcels at densities from 1 dwelling per acre to 4 dwellings per acre range from approximately 85 to 340. If these potential dwellings were built, the future number of dwelling units in the Town Center would range from about 200 dwellings (at 1 dwelling/acre) to about 460 dwellings (at 4 dwellings/ acre) with population ranging from about 580 to 1,330 people. These calculations account for existing dwellings and potential development of undeveloped parcels. If undeveloped parcels included in the study (those greater than one acre) were to be developed for non-residential uses, such as commercial or institutional, then the number of potential dwellings would be reduced, corresponding to the amount of land that is developed for non-residential uses. There are large parcels with existing dwellings that could be further subdivided. The potential subdivision of these developed parcels was not included in these calculations.

Policies:

- I-1 Do not expand the St. Leonard Town Center along or across MD 2/4.
- I-2 “The St. Leonard Town Center serves as a center of commerce and a gathering place for the residential and rural communities surrounding the town.”
- I-3 Do not designate Agricultural Preservation Districts within the St. Leonard Town Center since the purpose of the Town Centers is to be focal points in the County for growth.

Actions:

- I-1 Consider modifying the St. Leonard Town Center’s northeastern boundary to follow property boundaries and site plan zoning line. [PC & BOCC]
- I-2 Consider expanding the St. Leonard Town Center boundary to include the St. Leonard Elementary School property. [PC & BOCC]

2. GATEWAYS, BUFFERS AND EDGES

Citizens asked that the area in and around St. Leonard be kept “visually attractive in a rural setting”. It is important for the Town Center to maintain clearly defined boundaries, or edges. People should know when they have entered the Town Center and when they have left. Finally, it is important to provide buffers between non-compatible uses. In particular, it is important to provide a buffer between MD 2/4 and the Town Center.

a. Gateways

Distinct patterns of land clearing and architectural grouping define the rural character along MD 765 from the south and north into St. Leonard Town Center. The preservation of these patterns is critical to the enhancement of a sense of place in the Town Center. In addition to preserving rural character outside the St. Leonard Town Center, it is important to establish gateway features so that residents and visitors know that they have arrived to the Town Center. A gateway is “A point along a roadway at which a motorist or pedestrian gains a sense of

having entered the city or a particular part of the city. This impression can be imparted through such things as signs, monuments, landscaping, a change in development character, or a natural feature⁵” (*A Planners Dictionary*, American Planning Association). Instead of individual driveways, lanes servicing a number of buildings should be linked together with only infrequent connections to MD 765.

Actions:

- I-3 Demarcate the Town Center boundaries with appropriate signage. [DPW, MD SHA]
- I-4 Establish gateway features to identify the arrival experience into the Town Center on MD 765 and Calvert Beach Road. [GS, F&B]

b. Buffers and Edges

MD 2/4 on the western edge and the utility corridor on the eastern edge of the Town Center provide definite limits to the Town Center’s physical form. The utility corridor becomes a buffer of undeveloped land. While not a noisy intrusion, it is somewhat unsightly. The utility corridor will be less of a visual element if the land to the east remains low density and rural in appearance.

To maintain a buffer between the Town Center and the highway, a minimum 100-foot no cut, no clear buffer should be maintained along MD 2/4 and no entrances or new intersections should be allowed. The buffer also will help maintain the scenic qualities of existing rural landscapes and vistas viewed from MD 2/4.

Action:

- I-5 Preserve a 100-foot wooded buffer along MD 2/4. [CPB]

3. LAND USE DISTRICTS

When the St. Leonard Town Center Master Plan & Zoning Ordinance was first adopted in 1995, it included three zoning districts: Village, Residential and Employment Overlay. The purpose of the Employment Overlay District was to provide retail space for employment related uses other than retail sales.⁶ There has been no application for designation, thus as of January, 2012, there are two land use districts within the St. Leonard Town Center: the Village District and the Residential District. This update to the St. Leonard Town Center Master Plan proposes three land use districts for the Town Center. The current Village District, which is divided into Sub-area A and Sub-area B, is proposed to be replaced with two districts: Core District and the Mixed Use District. The proposed Core District would include an area approximately ¼-mile from the St. Leonard roundabout at the intersection of MD 765 and Calvert Beach Road, and include much but not all of the land that is currently in the Village District – Subarea B. The proposed Mixed Use District would include the northern

⁵ Definition from Scottsdale, Arizona.

⁶ There were several conditions required for the creation of the employment overlay district, including all property owners within the proposed district signing the application for designation and the County Commissioners holding a public hearing. The potential employment overlay district would have been located- in the northwestern area of the Town Center. Since a majority of the land that might have been included in the Employment Overlay District was subsequently developed into a residential subdivision, the updated Town Center Master Plan does not propose an employment overlay district.

end of the Town Center and expand to include the residences north of Mattapan Road. The Residential District would retain the same name and expand northward to include residences served by Carlyle Court. Refer to Figure 6 Town Center District Map for locations of the proposed districts. Refer to Figure 7 for the Core District map, Figure 12 for the Mixed Use District map, and Figure 13 for the Residential District map.

The Town Center includes approximately 335 acres (approximately 364 with the inclusion of St. Leonard Elementary School). The Core District, the central business area of the Town Center, includes approximately 135 acres, or 40% of the Town Center's area. The Mixed Use is located at the northern end of the Town Center and is comprised mostly of residences and some existing and approved commercial uses. The Mixed Use District includes approximately 98 acres, about 30% of the Town Centers area. The Residential District is located at the southern end of the Town Center and is comprised of residences and agricultural uses. The Residential District includes approximately 102 acres, or about 30% of the Town Center area.

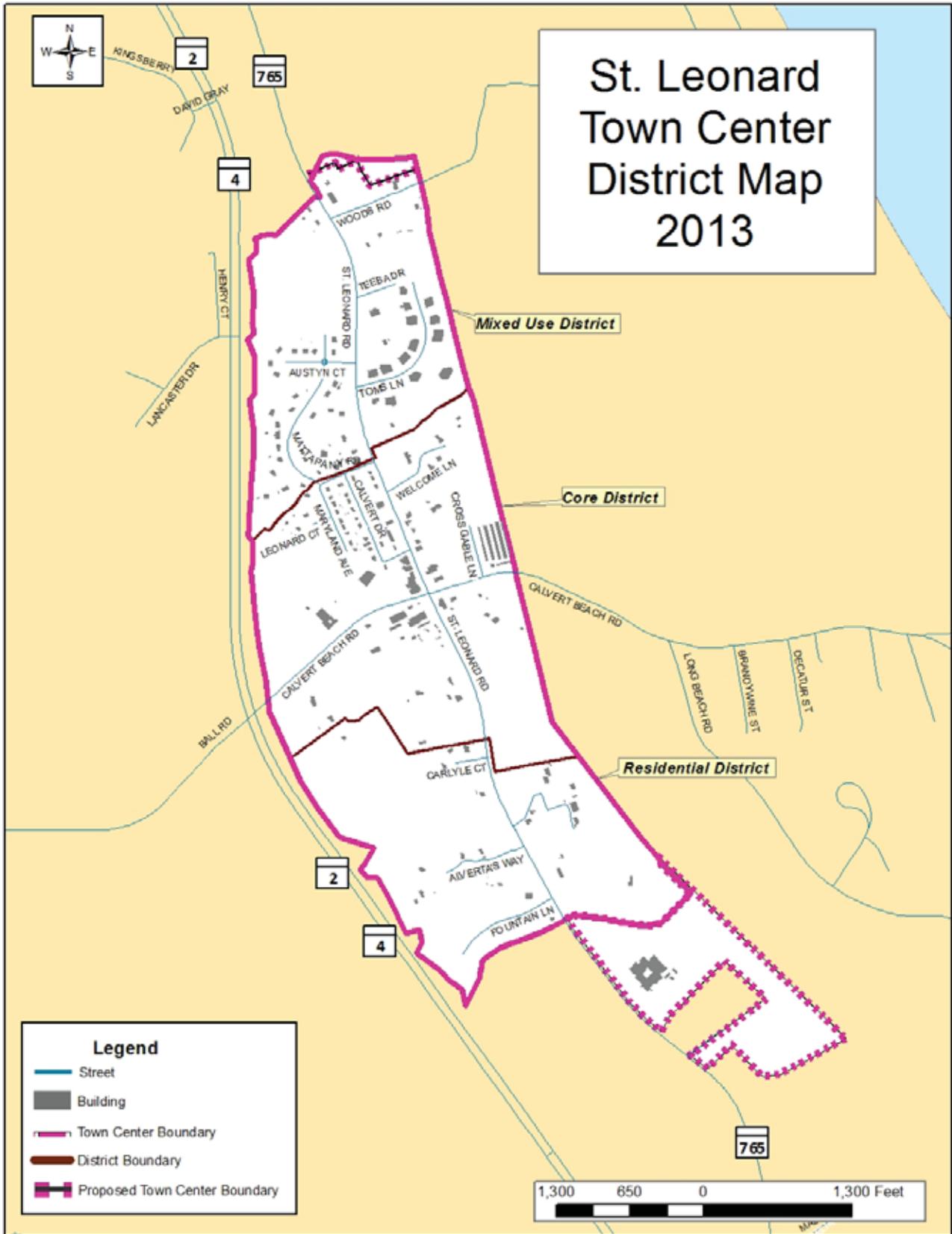


Figure 6 Town Center District Map

A. Core District

The purpose of the Core District is to allow for a wide variety of uses within a traditional and attractive village setting. This purpose can be accomplished by design criteria and by requiring that new buildings, signs and sites be designed for a “pedestrian” scale. This compact area includes commercial, institutional and residential uses. The Village Core is an area of an approximate ¼-mile radius from the St. Leonard roundabout, a distance that can be comfortably walked in 5 to 10 minutes. See Figure 7 Map of Core District for a map.

The rows of closely spaced commercial buildings lining the sidewalk along the west and east sides of MD 765 (St. Leonard Road) provide a clearly defined core (see Figure 8 for photographs of several commercial buildings in the Core District). It is important to the commercial viability of the Town Center that it retains a strong centralized core. It is equally important, from a community standpoint, to maintain a strong central focal point. Retaining the core as a focal point can be accomplished by reinforcing the existing center. The intent of this district is to focus commercial uses on MD 765 and along Calvert Beach Road near the roundabout. Currently there is a 100-foot no cut, no clear setback from MD 2/4. New uses located on Calvert Beach Road between MD 2/4 and the existing commercial uses should complement the commercial uses in the central core not pull activity away from them.

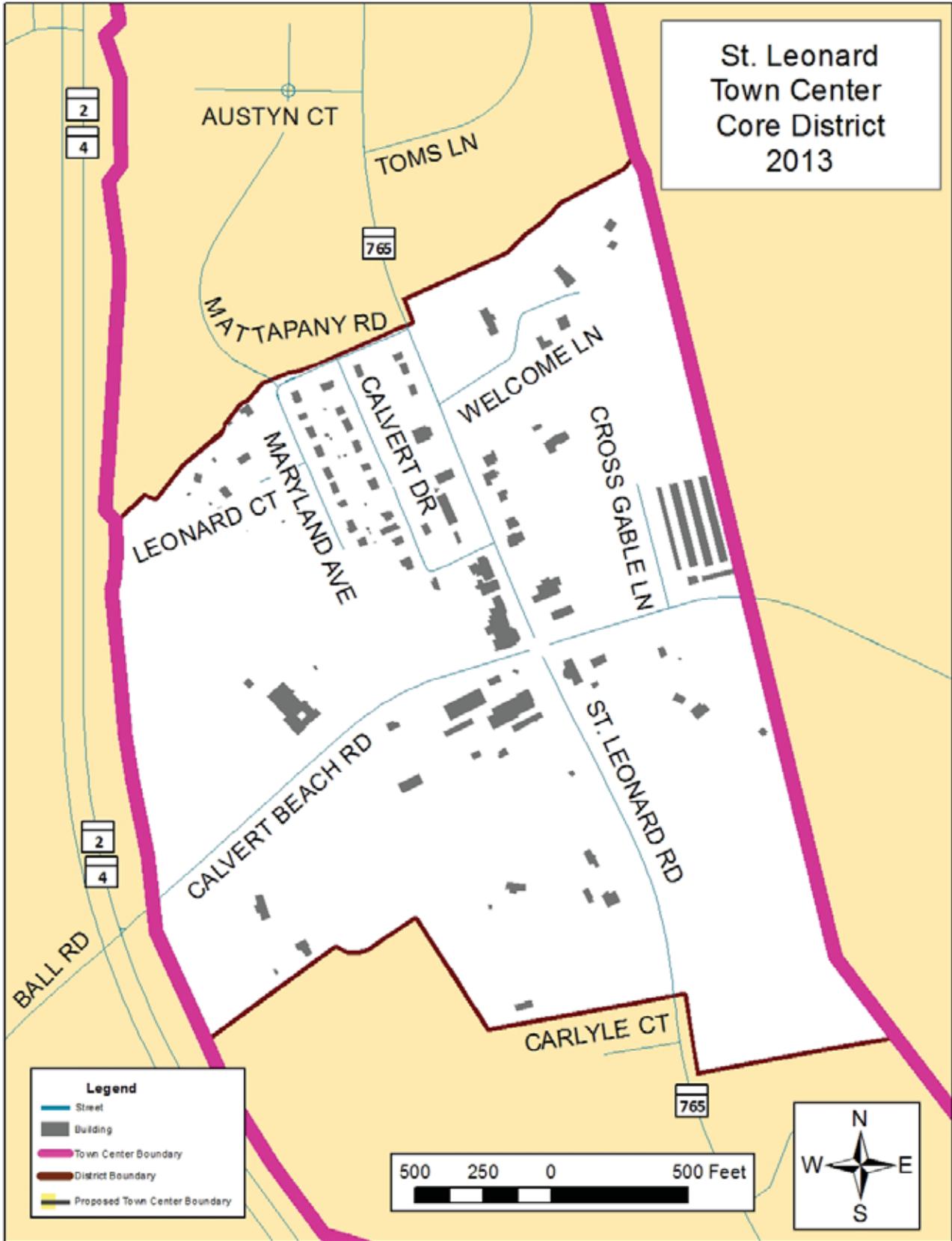


Figure 7 Map of Core District



Figure 8 Photographs of Commercial Buildings in the Core District

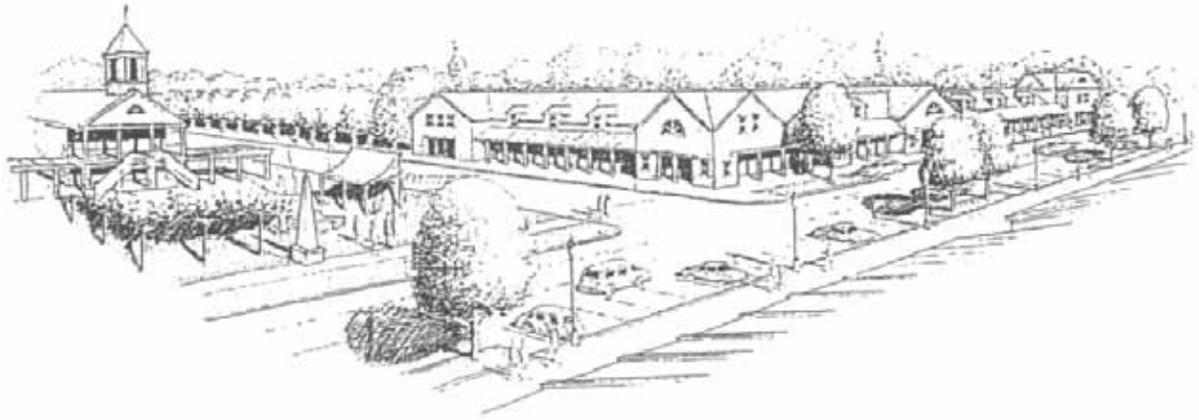


Figure 9 Visualization of Potential Development along St. Leonard Road

The Core District designation is consistent with current land use patterns and will help reinforce an identifiable commercial center that is accessible both to in-town residents and other users from the market area.

Leonard Avenue, from Calvert Drive to MD 765, should be designated as the community’s “civic spine” connecting St. Leonard Park to a proposed new village green. The proposed village green should be located at the crossing of the north-south Commercial Core along MD 765 and the east-west Civic Spine, thereby expressing in physical form the dual function of St. Leonard as both a commercial and civic center. The village green should be designed to provide space for both farmers’ markets and public ceremonies. Refer to Figure 10 Concept Drawing of St. Leonard Village Green for a concept drawing of the village green.



Figure 10 Concept Drawing of St. Leonard Village Green

Within the Core District, attention should be directed toward establishing a traditional grid pattern of tree-lined streets and sidewalks. Alleyways incorporated into the grid pattern of streets would provide access to the rear of buildings.

Development along MD 765 within this area should continue the pattern of closely spaced commercial buildings lined up along the sidewalk. This pattern will help reinforce the commercial “drawing power” of stores in the area, reduce dependence on vehicles, and increase convenience for pedestrians and bicyclists. In order to continue St. Leonard’s development pattern of stores lining the sidewalk, it is important that new buildings and renovated buildings have public entrances along the sidewalk and public road. This pattern of development is not only pedestrian-friendly but ensures the Town Center’s future development is pedestrian-oriented. Apartments over shops and offices within the Core District should be encouraged, both as a means of expanding the housing stock and as a means of giving the town

a needed physical mass through the use of two to three story buildings along St. Leonard's main street. Commercial uses should be limited to retail, restaurant, personal service, and office uses, rather than heavy commercial and light industrial, in order to encourage more residents and visitors to come downtown.

Policies:

- I-4 Encourage a mix of uses within the Core District.
- I-5 Consider providing development incentives for desired public benefits, such as preferred uses, design features, public spaces, etc.
- I-6 Encourage residential units to be co-located with commercial uses.
- I-7 Permit a higher residential density in the Core District than in the Residential District.
- I-8
 - a. Continue to allow a maximum height of two stories plus a habitable roof in the Core District.
 - b. Continue to require two stories along MD 765 in the Core District.
- I-9 Continue to require buildings along MD 765 to be located at the "build-to-line" so that buildings are located at the edge of sidewalks along MD 765. Consider allowing waivers to this requirement when environmental constraints preclude compliance with this requirement.
- I-10 Reinforce the village character and encourage pedestrian circulation by encouraging building designs with public entrances from the sidewalk/public street and discouraging building designs with no public access from the sidewalk/public street.
- I-11 To encourage walking, require sidewalks and street trees for new development and for redevelopment projects.

Actions:

- I-6
 - a. Revise the Town Center Zoning Ordinance requirements for the Core District to allow a minimum lot size smaller than 40,000 square feet. The minimum lot size should be of a sufficient size to accommodate dwellings on private septic systems, based upon the Health Department's approval. Maximum residential density should not exceed four units per acre. [CPB]
 - b. Revise the Town Center Zoning Ordinance so that the use of TDRs is determined by a base density of one dwelling unit per acre. (The use of TDRs to increase density should be tied to dwelling unit density not lot size.) [CPB]⁷
- I-7 Revise the Town Center Zoning Ordinance to permit residences and commercial uses to be located on the same parcel. [CPB]
- I-8 Study and evaluate the St. Leonard Zoning Ordinance regulations to ensure they help maintain and enhance a pedestrian-oriented, small town feel and to encourage such uses as retail, restaurant, personal service, office and mixed uses⁸ that support the local community and attract visitors. Study and evaluate the range of these uses, development patterns, densities, setbacks, heights, and potential development incentives in the St. Leonard Town Center. After the study and evaluation, consider adopting regulations to maintain and enhance St. Leonard's small town character and to encourage uses described in this action. [CPB, PC & BOCC]

⁷ This revision would bring St. Leonard into alignment with the other Town Center Zoning Ordinances and the Calvert County Zoning Ordinance.

⁸ A mixed-use building includes one or more dwelling units and one or more non-residential land uses.

- I-9 Require Transferable Development Rights for any dwelling units over a density of one unit per acre. [CPB]
- I-10 Consider expanding the types of residential uses permitted in the Core District. [CPB]
- I-11 Conduct a comprehensive review of the St. Leonard Zoning Map to ensure that the Core District boundaries reflect the intent to make the core of St. Leonard a destination for residents and visitors. [CPB]

B. Mixed Use District

The Mixed Use District is an area of mostly residences that transitions into the denser Core District. The northeastern area includes some existing and approved commercial uses, including the location of the St. Leonard Post Office. See Figure 11 for a photograph of a commercial building in the Mixed Use District. Refer to Figure 12 for a map of the Mixed Use District. The purpose of this district is to allow a variety of uses that are compatible with residential use within an attractive setting. The majority of houses in the Mixed Use District have been constructed since the late 1990s on lots approximately 3/4ths of an acre to an acre in size.

Mixed Use District design standards should be directed toward creating an attractive village setting.



Figure 11 Photograph of Commercial Building in Mixed Use District

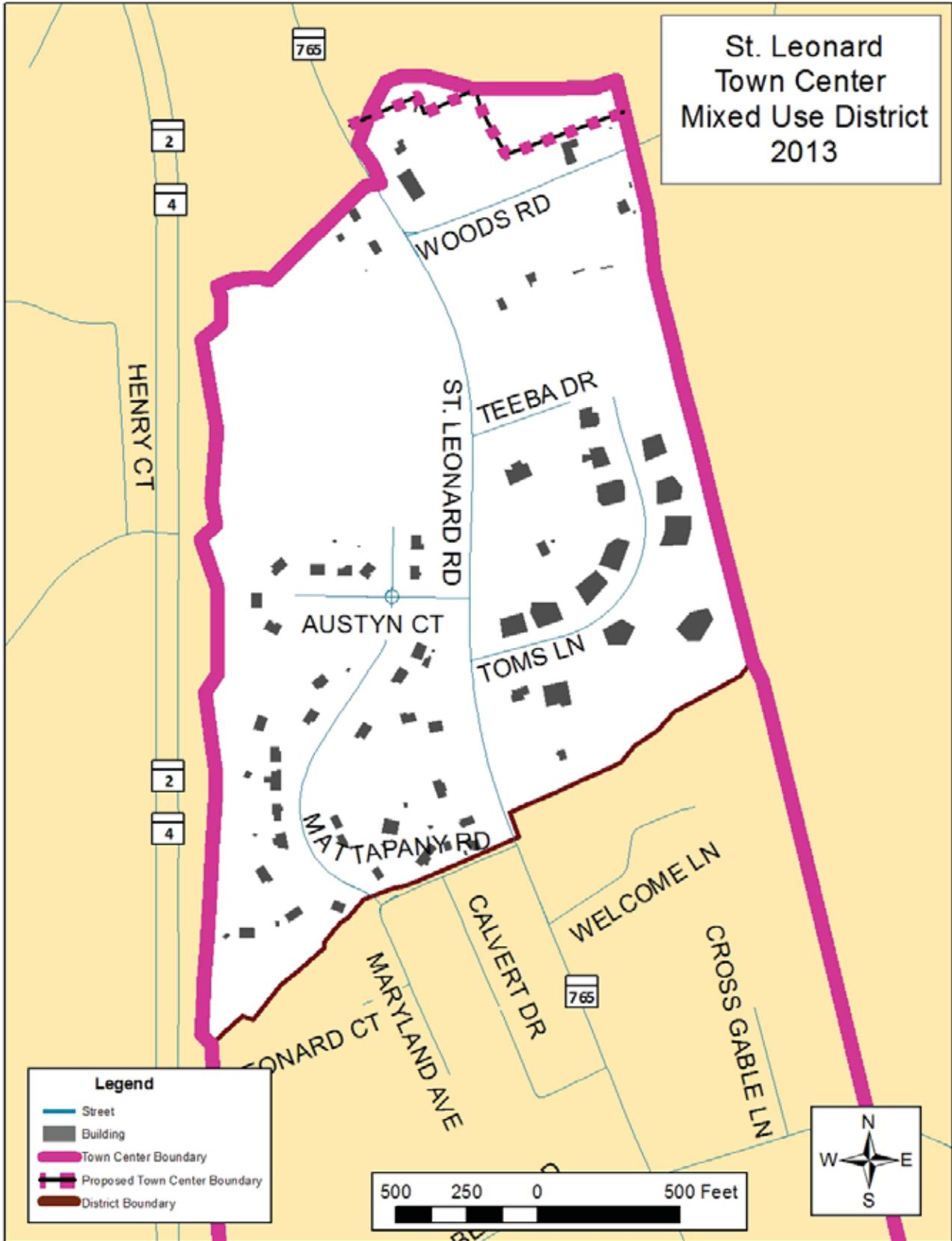


Figure 12 Mixed Use District

Policies:

- I-12 Permit uses compatible with residential uses.
- I-13 Permit a higher residential density in the Mixed Use District than in the Residential District.
- I-14 Continue to allow a maximum height of two stories plus a habitable roof in the Mixed Use District.
- I-15 Reinforce the village character and encourage pedestrian circulation by encouraging building designs with public entrances from the sidewalk/public street and discouraging building designs with no public access from the sidewalk/public street.
- I-16 To encourage walking, require sidewalks and street trees for new development and for redevelopment projects.

Actions:

- I-12 a. Revise the Town Center Zoning Ordinance requirements for the Mixed Use District to allow a minimum lot size smaller than 40,000 square feet. The minimum lot size should be of a sufficient size to accommodate dwellings on private septic systems, based upon the Health Department's approval. Maximum residential density should not exceed four units per acre. [CPB]
- I-12 b. Revise the Town Center Zoning Ordinance so that the use of TDRs is determined by a base density of one dwelling unit per acre. (The use of TDRs to increase density should be tied to dwelling unit density not lot size.) [CPB]⁹
- I-13 Revise the Town Center Zoning Ordinance to permit residences and commercial uses to be located on the same parcel. [CPB]
- I-14 Require Transferable Development Rights for any dwelling units over a density of one unit per acre. [CPB]
- I-15 Consider decreasing the setback requirement from MD 765 for the Mixed Use District, which is currently 100 feet for residential uses and 50 feet for commercial use. [CPB]
- I-16 Consider expanding the types of residential uses permitted in the Mixed Use District. [CPB]
- I-17 Conduct a comprehensive review of the St. Leonard Zoning Map to ensure that the Mixed Use District boundaries reflect the intent to allow a variety of uses that are compatible with residential uses. [CPB]

C. Residential District

A combination of family farms and single family homes on relatively large lots characterizes the existing land use within this district at the southern third of the Town Center. Careful attention has been paid over the years to maintaining the existing farm buildings and fields and fitting new houses into the landscape in a thoughtful and sensitive manner, creating a very attractive entryway from the south into the center of town. See Figure 13 Map of Residential District for a map of the Residential District.

The purpose of this district is to allow for residential uses in an attractive small town setting and to limit uses to those that are compatible with residential uses. Zoning adopted in 1995 permitted one dwelling per 40,000 square feet.

⁹ This revision would bring St. Leonard into alignment with the other Town Center Zoning Ordinances and the Calvert County Zoning Ordinance.

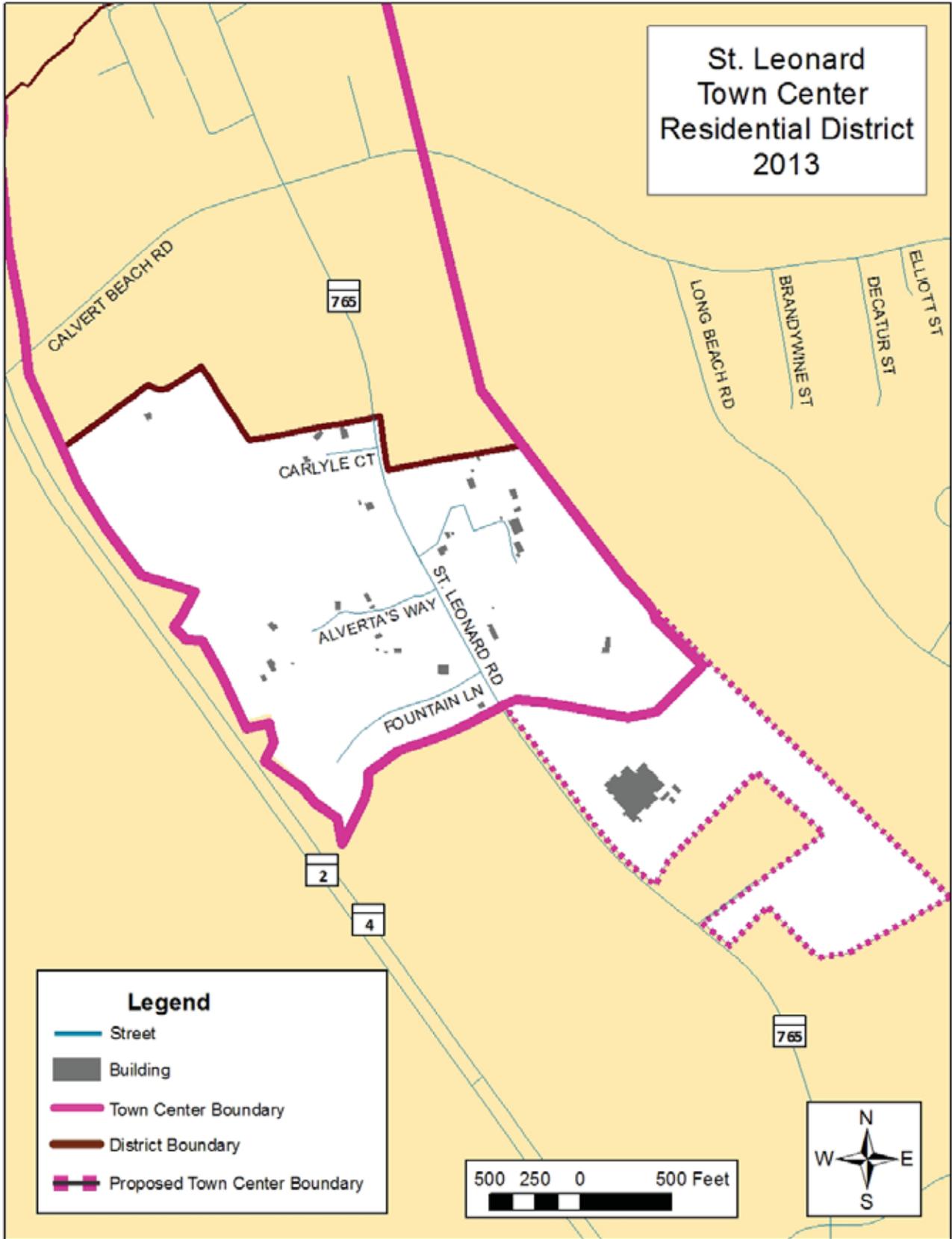


Figure 13 Map of Residential District

Policies:

- I-17 Permit uses compatible with residential use.
- I-18 To encourage walking, require sidewalks and street trees for new development and for redevelopment projects.

Actions:

- I-18 a. Revise the Town Center Zoning Ordinance requirements for the Residential District to allow a minimum lot size smaller than 40,000 square feet. The minimum lot size should be of a sufficient size to accommodate dwellings on private septic systems, based upon the Health Department’s approval. Maximum residential density should not exceed two units per acre. [CPB]
- I-18 b. Revise the Town Center Zoning Ordinance so that the use of TDRs is determined by a base density of one dwelling unit per acre. (The use of TDRs to increase density should be tied to dwelling unit density not lot size.) [CPB]¹⁰
- I-19 Require Transferable Development Rights for any dwelling units over a density of one unit per acre. [CPB]
- I-20 Review the St. Leonard Town Center Zoning Ordinance to ensure uses are compatible with residential use. [CPB]
- I-21 Consider decreasing the setback requirement from MD 765 for the Residential District, which is currently 100 feet for residential uses. [CPB]

B. TRANSPORTATION

GENERAL TRANSPORTATION POLICIES FOR ST. LEONARD TOWN CENTER:

- A balanced, complete transportation system will be promoted to enhance mobility of all users: pedestrians, bicyclists, motorists, and bus riders.
- Walking and bicycling are important modes of transportation.

The National Complete Streets Coalition, a coalition of transportation officials and advocates, defines “complete streets” as those that “are designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists and transit riders of all ages and abilities must be able to safely move along and across a complete street (<http://www.completestreets.org/completestreets-fundamentals/>, April, 2010).”

There are two functional classes of roads within the St. Leonard Town Center: collector and local (land access). Arterials, like MD 2/4 located immediately to the west of the Town Center, carry the heaviest volumes of traffic and serve inter-county travel. Collectors, like MD 765, Calvert Beach Road, and Long Beach Road, serve shorter trips and link residential areas to arterials. Local roads provide access to abutting properties. There is one road within the Town Center that has a Federal Highway Functional Classification. The Federal Highway Administration has classified Calvert Beach Road as a collector.

¹⁰ This revision would bring St. Leonard into alignment with the other Town Center Zoning Ordinances and the Calvert County Zoning Ordinance.

Roads can be classified by ownership: State, County or private. MD 765 is owned by the State. Calvert Beach Road from the intersection with MD 2/4 to the electric utility lines is a collector road owned by the State. The other roads are local roads owned by the County or owned privately.

The St. Leonard Town Center is served by the County's bus system as well as the Maryland Transit Administration's commuter buses.

Walking and bicycling are important modes of transportation. Both walking and bicycling help reduce energy consumption of vehicle transportation, reduce vehicle traffic, and promote human health through exercise.

ROAD IMPROVEMENT PLAN

Road Pattern

A grid pattern is the basis of the town's proposed road network. This pattern will address concerns for the limited means of access to and from the beach communities and also create a network of interconnecting roads for traffic generated by the activity within the town. In particular, a grid pattern will disperse traffic that is currently funneled toward the intersection of Calvert Beach Road and MD 765 and help reduce the amount of traffic at this intersection. (Refer to Figure 14 Road Plan). All roads proposed on the St. Leonard Road Plan (Figure 14) are general locations. Exact locations are determined when development occurs.

MD 765 and the segment of Calvert Beach Road from the intersection with MD 2/4 to the western edge of the power line easement, are owned by the State. Any proposed road entrances on MD 765 or the state-owned segment of Calvert Beach Road would need to be approved by the Maryland State Highway Administration before being constructed.

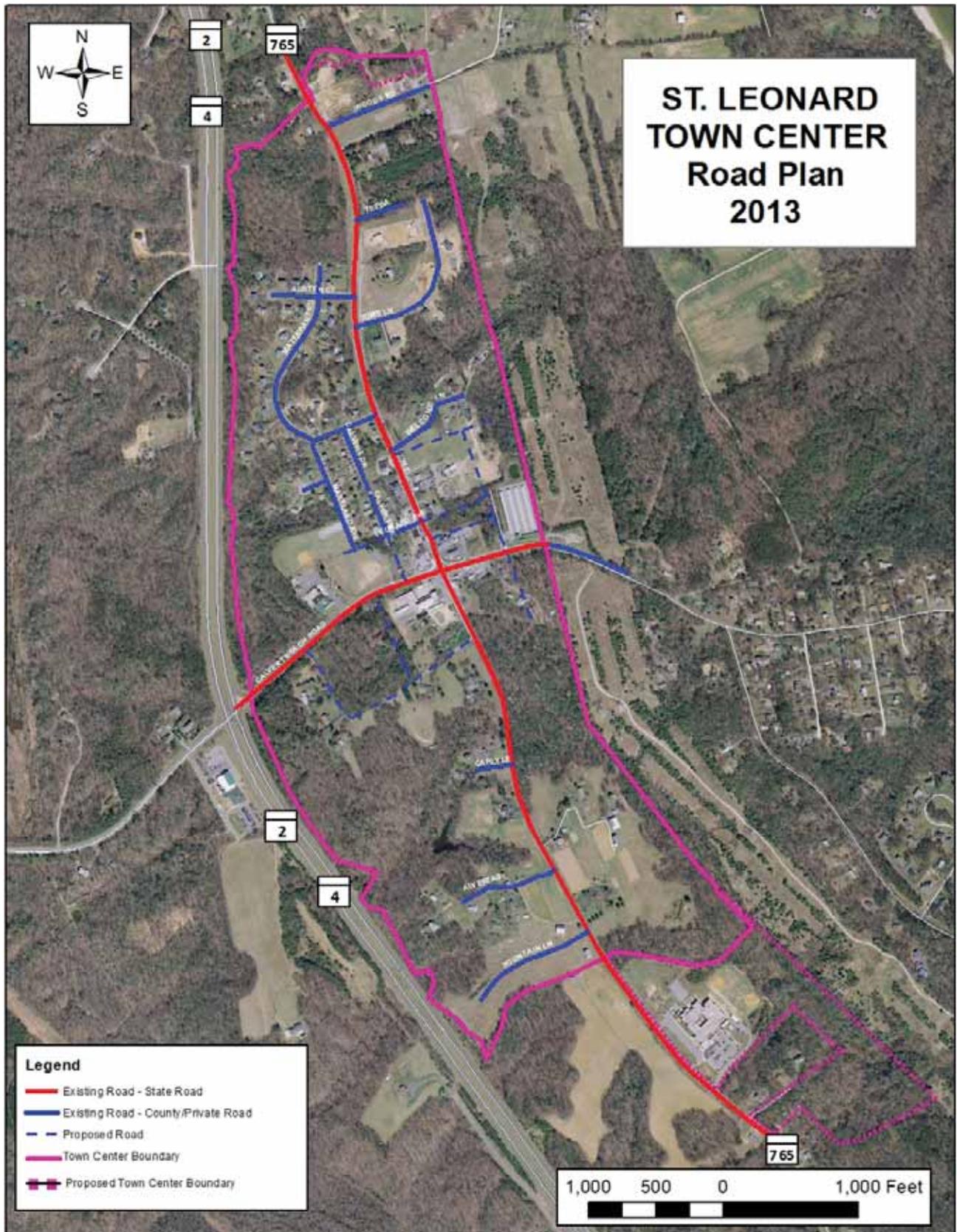


Figure 14 Road Plan



Figure 17 Roundabout & Streetscape, 2007 Aerial (east oriented at top)

Actions:

- I-22 Promote multiple modes of transportation to reduce dependence on automobiles within St. Leonard Town Center, and connect the Town Center with adjacent communities through the encouraged use of walking and bicycle routes. [PW, CPB]
- I-23 As development occurs, require that planned roads be dedicated, using the road sections shown in this Plan. [PW, CPB]
- I-24 Improve existing roads in accordance with the Road Plan in the St. Leonard Master Plan. [PW]
- I-25
 - a. Require future development to make streetscape improvements so that the improvements are compatible with the streetscape improvements that the State and County constructed along MD 765 (St. Leonard Road) and Calvert Beach Road.
 - b. Continue the requirement that road improvements, including sidewalks, pedestrian street lighting and street trees, be provided by property owners in the Core District who opted not to grant easements for the streetscape (constructed in 2003-2004), when any new building on the property is constructed or any existing building on the property is expanded. [CPB]
- I-26 Review the St. Leonard Zoning Ordinance’s road construction requirements and the streetscape and landscaping design standards to ensure continuity of the streetscape improvements constructed by the State. [CPB]
- I-27 Explore the feasibility and impacts of extending Leonard Avenue, from Calvert Drive to Maryland Avenue, for the purpose of accessing Grover’s Field and the St. Leonard Recreation Park. [PW, CPB]

1. Motorists

a. Traffic Analysis

During the development of the first Town Center Master Plan, an analysis of traffic patterns at the two major intersections serving the Town Center was used to identify the major traffic issues that need to be addressed in the Master Plan. Traffic analysis issues that are still pertinent during the 2008-12 update include:

- Access to Calvert Beach and Long Beach needs to be improved.
- More parking is needed within the Town Center.
- Traffic flow along MD 2/4 and MD 765 needs to be maintained.

b. Ball Road/MD 2/4 Intersection

The Ball Road/MD 2/4 intersection was signalized in 1997, making it much safer. Future efforts should be targeted towards reducing anticipated future congestion.

Action:

I-28 Continue to improve the safety and capacity of the Ball Road/MD 2/4 intersection as needed. [MD SHA]

c. Additional Intersections along MD 2/4

To promote safe traffic flow along MD 2/4 and to help avoid the potential for future strip commercial development along MD 2/4, no new intersections or access points should be permitted along MD 2/4.

d. Access Roads

Calvert Beach Road connects the communities of Calvert Beach and Long Beach to the St. Leonard Town Center and MD 2/4. Long Beach Road connects into Calvert Beach Road about two-tenths of a mile east of the power line easement. Calvert Beach Road and Long Beach Road, east of the power lines, have no shoulders, bikeways, or sidewalks. The Calvert Beach-Long Beach Census Designated Place had a 2010 Census population of 2,629. Traffic to and from the beach communities should have more than one access. One option is to connect Long Beach Road to MD 765 about one mile south of the Town Center. Another option is to connect Calvert Beach Road to MD 765 by way of a road running parallel to MD 765 east of the power lines. Refer to Figure 18 Vicinity Map of Town Center Showing Road Network. All options should be considered, including the possibility of an access route used for emergency purposes, not one used on a daily basis. The access route, if not a full time road, might be considered as a shared use pathway for pedestrians and bicyclists. Bikeways and sidewalks should be considered in the design of the second access. The creation of the second access should not hinge on the inclusion of bikeways, sidewalks, or shared used path.

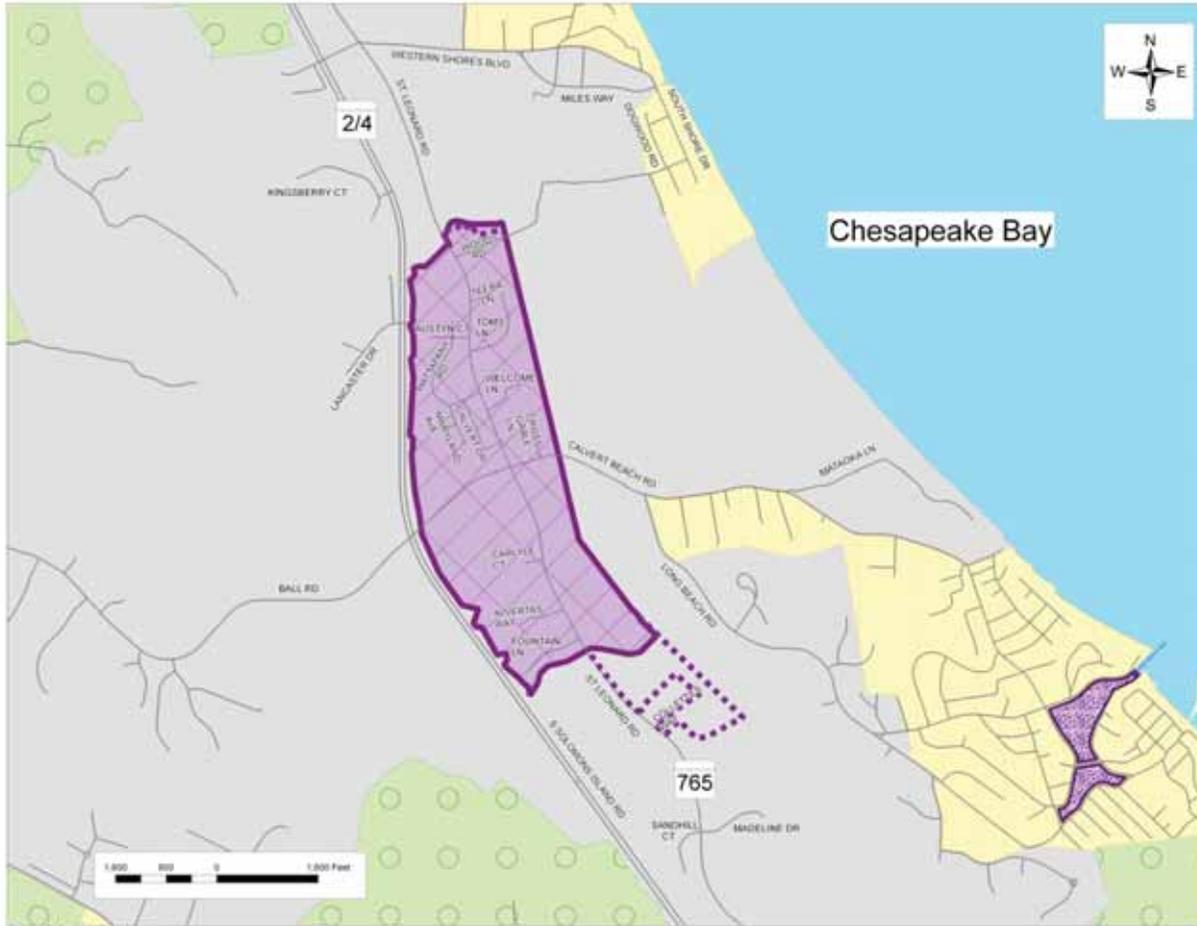


Figure 18 Vicinity Map of Town Center Showing Road Network

Action:

I-29 Consider the construction of a second access route to MD 765 from the communities lying east of St. Leonard, either south or north of the MD 765/Calvert Beach Road intersection. The second access route should consider the inclusion of bikeways, sidewalks, and/or shared use path. [PW, CPB, MD SHA]

e. Road Sections

Proposed road section for Main Street and a typical section for residential streets are shown in Figure 19 Typical Road Section for and Figure 20 Typical Section for Residential Streets.

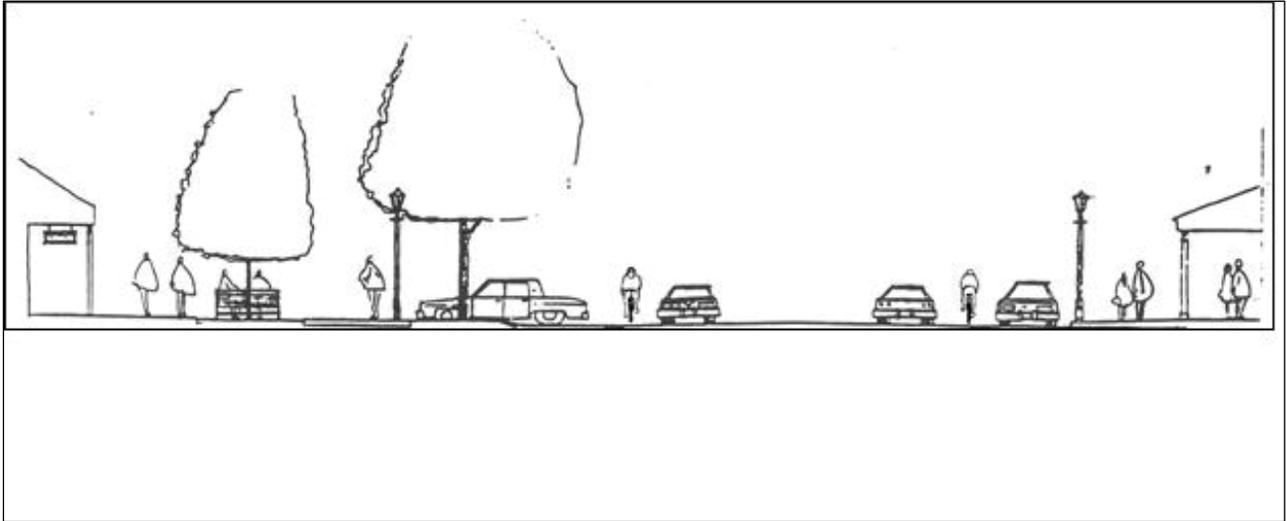


Figure 19 Typical Road Section for St. Leonard Road

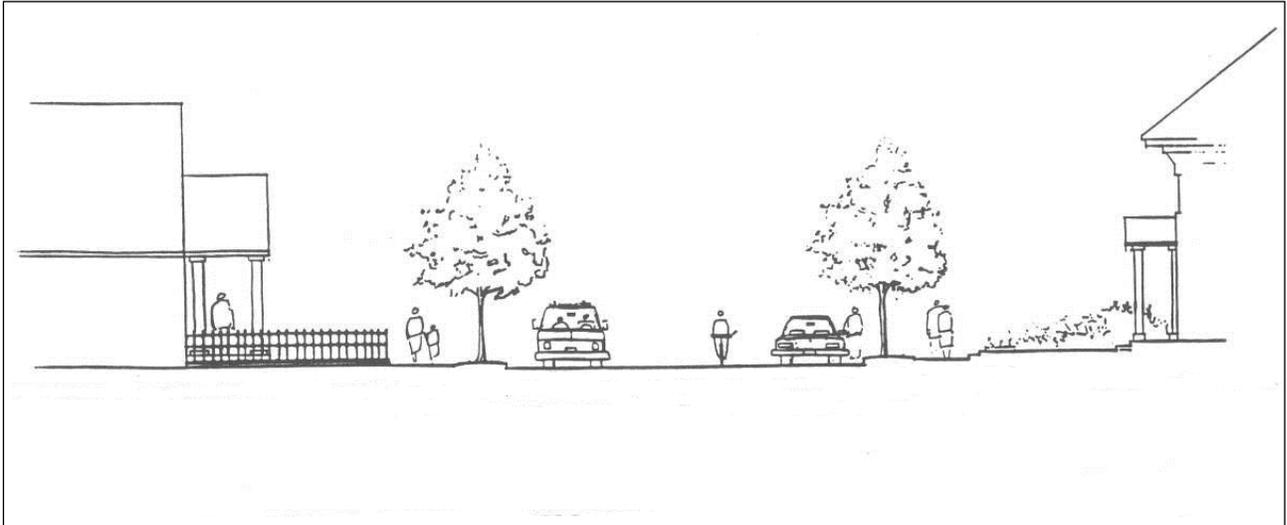


Figure 20 Typical Section for Residential Streets

Action:

I-30 Review the Calvert County Road Ordinance to ensure road sections foster a balanced, complete transportation system to enhance mobility of all users: pedestrians, bicyclists, motorists, and bus riders. [PW]

f. Streetscape

A streetscape includes all the area between the building fronts on one side of the street to the building fronts on the other side. This includes the sidewalk, curbing, benches, pavement, trees and grass, trash receptacles, traffic signs, street lights and public signs.

The basic design of public improvements should serve to highlight the main entrances and intersections of the commercial area, to create distinctive vistas along the main streets, and to provide amenities such as green spaces that reduce the harshness of building materials and paving. The effect of such improvements should be to create a

sense of place which encourages residents and visitors to shop, to stroll, and to enjoy the area.

g. Parking

Parking improvements will be needed within the Town Center as part of the development plan. This includes a combination of on-street parking and parking areas to serve the Core District.

Actions:

- I-31 Consider acquiring land for one public parking lot within the Town Center. The parking lot should be convenient and within walking distance to the businesses within the Core District. [CPB]
- I-32 Conduct a parking use study of Core District. [CPB]
- I-33 Re-examine the requirement of only permitting on-site parking lots if located to the rear of buildings. [CPB]

2. Transit Users

There is bus service to St. Leonard eight times a day. A park & ride lot and a conveniently located bus shelter should be provided to help facilitate ridership.

The County government provides bus service for the general public, the elderly, and persons with disabilities. The County operates four kinds of routes: fixed routes, deviated fixed routes¹¹, demand response routes¹², and Americans with Disabilities Act (ADA)/paratransit service. One of the County's two fixed routes serves St. Leonard. This route runs between Prince Frederick and Solomons, which services the St. Leonard Road area five times a day during the week and three times on Saturdays. In addition, there are four demand response routes, two of which serve the St. Leonard area (Prince Frederick and destinations to the south). ADA/paratransit service is available for those in the area that qualify.

The County government in cooperation with the Maryland Transit Administration provides commuter bus service. Buses run between Calvert County and the Washington metro area. St. Leonard Town Center's closest park & ride lot with commuter bus service is located outside the Town Center, across MD 2/4 at the Crossroads Christian Church on Ball Road. If improvements are done to the Ball Road/Calvert Beach Road/MD 2/4 intersection, then a safe pedestrian crossing should be included.

Actions:

- I-34
 - a. Continue providing fixed route service to the St. Leonard Town Center. [CR]
 - b. Consider reestablishing service to Calvert Beach and Long Beach, if there is funding available and ridership demand. [CR]
- I-35 Continue providing demand response transit service to areas south of Prince Frederick, including the St. Leonard Town Center. [CR]

¹¹ Deviated fixed route service provides demand-response type service along a route that operates on a general fixed schedule, serving a limited number of pre-established stops, with flexibility to deviate off the regular route to pick up and discharge customers within a limited corridor.

¹² Demand response services are designed, within limits, around the travel needs of individual customers.

- I-36 Provide a shelter for transit users within the Town Center. The shelter should be located in the Core District. [GS, CR]
- I-37 Coordinate local bus service times with the Maryland Transit Administration schedules. [CR]
- I-38 Designate a fixed bus stop and identify the location with a sign. [CR]

3. Pedestrians & Bicyclists

Walking and bicycling in St. Leonard should be both safe and convenient. New roads and improvements to existing roads should include sidewalks where needed to provide pedestrian access to the center of town. Bicycle racks should be provided at all major activity centers, including parks and larger commercial sites. A map of existing and proposed sidewalks is shown in Figure 21 Sidewalk Map. A map of existing and proposed bikeways is shown in Figure 22 Bikeway Map.

Maryland State Highway Administration’s Sidewalk Retrofit Program provides or enhances pedestrian access along state roads. “The goals of this program are improving the mobility for the general and disabled population, reducing public safety risks, and removing barriers to easy movement of citizens” (Maryland State Highway, ADA & Sidewalks, webpage <http://roads.maryland.gov/index.aspx?pageid=106&d=189>). Local governments can request retrofit projects. The amount of local matching funds depends upon whether the sidewalk is located inside or outside a State-designated Sustainable Community Area.

Policies:

- I-19 Provide safe pedestrian access from the northern and southern areas of the Town Center to the commercial and civic core of the Town Center.
- I-20 Provide safe bicycle access to the commercial and civic core from the northern and southern areas of the Town Center and from the surrounding residential communities beyond the Town Center to the east and west.

Actions:

- I-39 Develop a Town Center sidewalk and bicycle network. [PW, CPB]
 - a. As State or County roads are improved or upgraded, ensure the roads include sidewalks and bikeways; where feasible, construct a bikeway, which is to be a shared-use path, separate from the roadway. [PW, MD SHA]
 - b. Require the construction of the sidewalks as properties develop. [CPB]
 - c. Require the construction of the bikeway/shared-used path as properties develop. [CPB]
 - d. Extend the sidewalks along St. Leonard Road (MD 765) in the Town Center as County funding permits. Pursue State funding for sidewalk construction along St. Leonard Road (MD 765) in the Town Center and outside the Town Center to connect residential areas to the St. Leonard Elementary School. [PW, CPB]
 - e. Construct a sidewalk on the south side of the Dowell House from Calvert Drive to Maryland Avenue, to provide a connection between the recreation area, the Dowell House parking lot, and the stores on St. Leonard Road. [PW]
 - f. Continue requiring pedestrian street lighting in the Core District. [CPB]

- g. Sidewalks should be adequately illuminated.
 - h. Work with property owners and the Calvert Beach and Long Beach communities on possible ways to make Calvert Beach Road and Long Beach Road safer for bicycling. [CPB, PW]
- I-40 Install/maintain bicycle racks at St. Leonard Recreation Area and the St. Leonard Polling House Park. [GS]
- I-41 Require the provision of bicycle racks at larger commercial sites. [CPB]
- I-42 Encourage businesses to provide bicycle racks at existing commercial sites. [CPB]

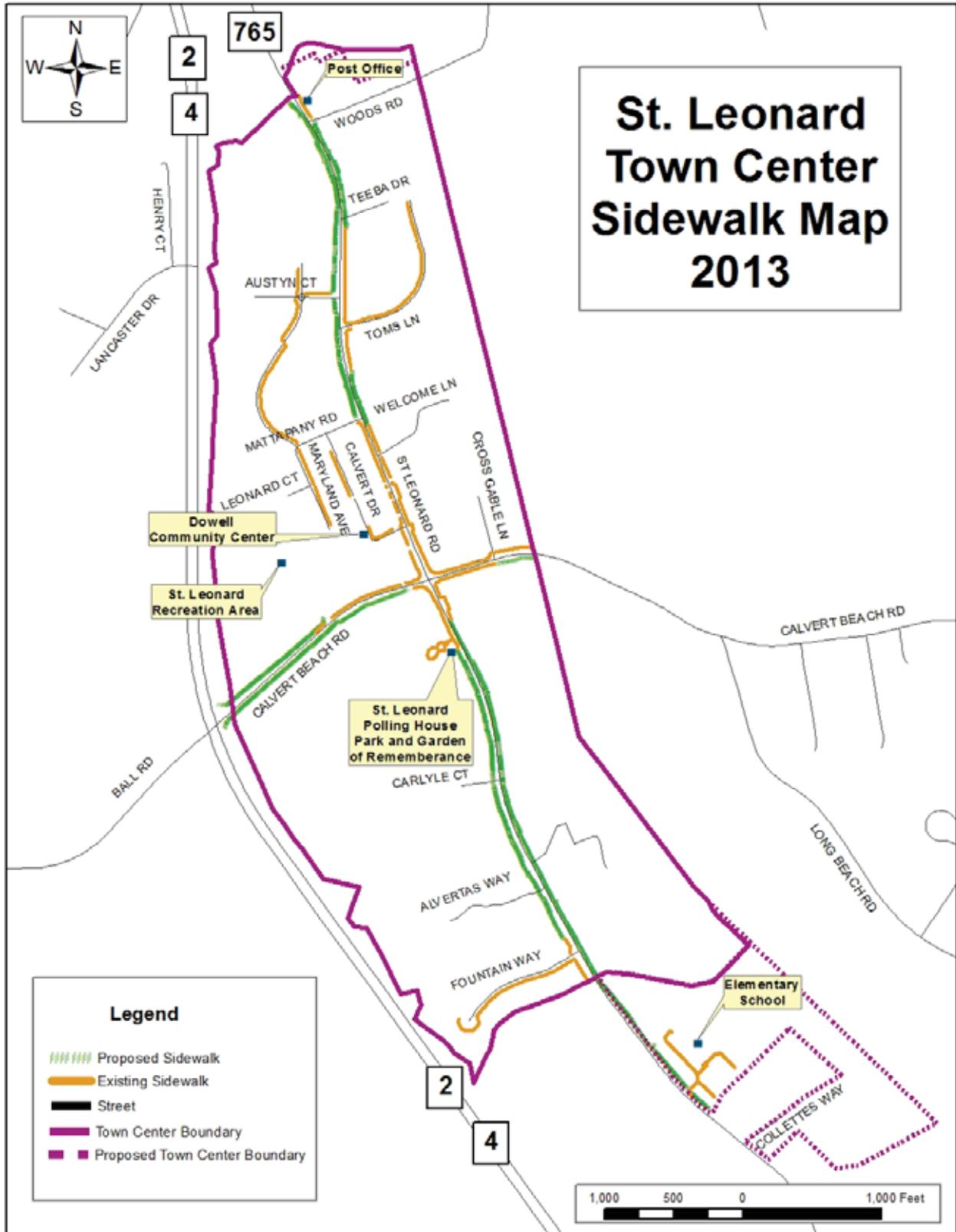


Figure 21 Sidewalk Map

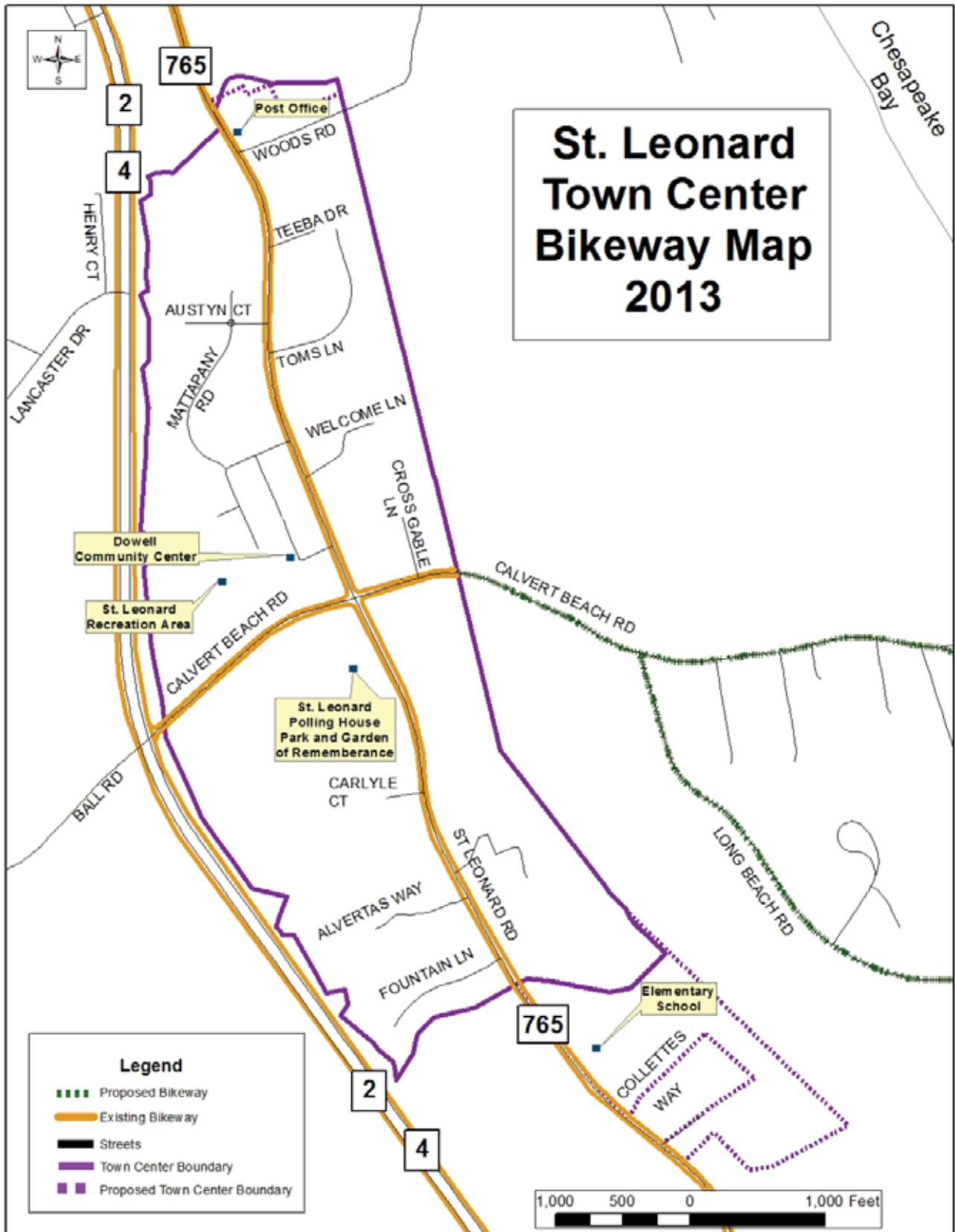


Figure 22 Bikeway Map

C. ENERGY

GENERAL ENERGY POLICIES FOR ST. LEONARD TOWN CENTER:

- Promote compact mixed-use development to reduce travel-related energy consumption.
- Encourage environmental and energy efficient design.
- Discourage light pollution.
- Encourage tree planting around buildings to reduce heating and cooling.

The pattern of land uses directly affects energy consumption. By directing development to Town Centers and promoting a mixture of uses (residential, commercial, recreational, and institutional), the number and length of daily trips can be reduced.

Landscaping. Maintaining and planting trees and vegetation can reduce heat islands and energy costs for cooling buildings. The strategic planting of trees around buildings has a direct impact on the building's interior temperature, can reduce air conditioning and heating costs, and help reduce peak energy demand. According to the U.S. Department of Energy, air temperature in tree-shaded neighborhoods can be 3 to 6 degrees cooler and house cooling and heating costs can be reduced between \$100 and \$250 per year with proper placing of three trees.

Adjacent Utility Corridor. A utility corridor runs along the eastern boundary of the St. Leonard Town Center (refer to Figure 5 Land Use Map. A Power Line Study of potential impacts of electric and magnetic fields on future development was conducted by the consultants as part of the information gathering phase for the original Town Center Master Plan. Copies of the study are on file at the Department of Community Planning and Building*.

Overhead Utilities. The presence of overhead utilities along St. Leonard Road and in the core clashes with the enhancement of St. Leonard's small town character. The scheduling of construction of sidewalks and other utilities provides an opportunity to coordinate the undergrounding of the utilities with this construction and to achieve some cost savings.

Policy:

I-21 Underground utilities in the Core District and along St. Leonard Road.

Actions:

I-43 Encourage green technologies including solar orientation, Low Impact Development¹³ (LID) design, bio-filtration, green roofs¹⁴, and Leadership in Energy and Environmental Design (LEED) certification for new development. [CPB]

* The Department of Community Planning and Building was formally known as the Department of Planning & Zoning. The name change became effective July 1, 2012.

¹³ Low Impact Development "controls stormwater runoff at the lot level, using a series of integrated strategies that mimic and rely on natural processes. By working to keep rainwater on site, slowly releasing it, and allowing for natural physical, chemical and biological process to do their job, LID avoids environmental impacts and expensive treatment systems" (Natural Resources Defense Council, <http://www.nrdc.org/water/pollution/storm/chap12.asp>, accessed 4-26-2012, citing Prince George's County, Maryland Department of Environmental Resources Programs and Planning Division, *Low-Impact Development Design Strategies: An Integrated Design Approach*, June 1999; Shaver, E., *Low Impact Design Manual for the Auckland Regional Council*, Auckland Regional Council, New Zealand, April, 2000.)

- I-44 Review the St. Leonard Town Center Zoning Ordinance for ways to allow/encourage low impact development and energy efficient designs. [CPB]
- I-45 Identify and protect a preferred location for an underground utility right-of-way to eventually move above ground power lines. [CPB]

D. WASTE MANAGEMENT

GENERAL WASTE MANAGEMENT POLICIES FOR ST. LEONARD TOWN CENTER:

- Ensure the safe and environmentally sound disposal of solid waste, wastewater, and hazardous waste generated in the St. Leonard Town Center.
- Encourage recycling of solid waste.
- Identify and require correction of malfunctioning septic systems.

Solid Waste. The St. Leonard Town Center is served by the Ball Road Convenience Center (Drop-off Site) and the Appeal Landfill Citizen Convenience Center (Drop-off Site) for waste and recycling.

Water and Sewer. The 2010 Calvert County Comprehensive Plan allows both major and minor Town Centers to have community water and sewer (Action I-20). Water and sewer are to be permitted “when needed to support environmental health and/or support County-identified economic development goals, when and if cost-effective and economically feasible” (Action I-111). The County’s policy is a “preference for land application of wastewater effluent” (Action I-107).

The *2008 Calvert County Comprehensive Water and Sewerage Plan* provides the framework for County water supply and sewerage disposal. The plan establishes goals and objectives to ensure that the County’s growth management policies are achieved. The plan states, “The provision of community water and sewerage service is a helpful tool in directing growth away from sensitive areas and to land better suited for development” (2008 Calvert County Comprehensive Water and Sewerage Plan, Page 56). The Water and Sewerage Plan includes water service area maps and sewer service area maps. The *Calvert County Comprehensive Water and Sewerage Plan* is available from the Calvert County Department of Planning and Zoning. It is available online from the Calvert County Government’s website: www.co.cal.md.us.

The 2008 Water and Sewerage Plan’s water service area maps categorize land within the St. Leonard Town Center as W-1 and W-5. The 2011 update of the Water and Sewerage Plan changes the W-5 to W-3 in the St. Leonard Town Center. W-1 category indicates areas that are served by community and/or multi-use water systems which are either existing or under construction. W-3 identifies areas where improvements to, or construction of, new water supply systems will be given immediate priority. W-5 indicates areas where improvements to, or construction of, a new community and/or multi-use water system is programmed for inclusion within the following 6/7 through 10 year period. The St. Leonard Town Center is

¹⁴ A green roof is partially or completely covered with vegetation and soil, or a growing medium, planted over a waterproof membrane.

served by a County-owned water system. The water system, including the water tower located at St. Leonard Fire and Rescue Station, was installed in 1995. The water source for the system's two wells is the Aquia Aquifer. As of 2012, the existing water system serves less than half of the St. Leonard Town Center and also serves St. Leonard Elementary School. The system would need to be expanded in order to serve additional areas of the Town Center. The 2008 Water and Sewerage Plan identifies the water development priorities. The St. Leonard Well is one of nine projects and ranks third in priority for construction.

The Comprehensive Water and Sewerage Plan advises, "Where an area is scheduled to be provided with sewerage service, scattered or low density development should be discouraged for reason of inefficient public servicing." (Page 56)

The St. Leonard Town Center currently is not served by a public sewerage system. The Water and Sewerage Plan's sewer service area maps categorize land within the St. Leonard Town Center as S-5. S-5 indicates areas where improvements to, or construction of, a new shared facility, community and/or multi-use sewerage systems are programmed for inclusion within the following 6/7 through 10 year period.

Septic Systems. To protect the environment from malfunctioning septic systems, the County requires that all new and replacement septic tanks be chambered which prevents overflow to the environment if the tank fails. On existing lots, there is an additional requirement that sufficient and appropriate space be provided on the lot for one primary and two secondary drainage fields. These requirements have been in place since January, 1993. Homeowners are encouraged to pump out their septic tanks every three to five years.

Actions:

- I-46 Address the need for expanded water service in the St. Leonard Town Center. [PW]
- I-47 Explore the feasibility of providing an upgraded water system scaled to the small town character of the Town Center. [PW]
- I-48 Explore sewerage alternatives that will provide sewerage services while maintaining the small town size and scale of the Town Center. [PW, CPB]

E. LAND AND WATER RESOURCES

The St. Leonard Town Center goals include goals to maintain a high level of environmental quality and to encourage economic development that is compatible with the environmental, cultural, historical, and aesthetic character of St. Leonard. The County government land use objectives include directing commercial uses to appropriate locations. Town Centers are the primary locations for most commercial uses except for farming and forestry. Of the county's 140,000 acres of land, there is less than 4,000 acres of Town Center land (approximately 3 percent of the county's land area). Another county objective is to preserve the rural character of the county, its prime farmland, contiguous forests, historic resources, and environmentally sensitive areas through the creation of Priority Preservation Areas. Priority Preservation Areas in the vicinity of the St. Leonard Town Center include land between Long Beach and the Calvert Cliffs Nuclear Power Plant and land on the west side of MD 4 north and south of Ball Road. Refer to Figure 4 Map of Calvert County Priority Funding Area and Priority Preservation Areas on Page 7.

1. Watershed Planning

A watershed is all the land area that drains into the same water body (for example, creek, river, or bay). As the water quality of any waterway is dependent on the activities and land uses in its watershed, the watershed is the geographical unit that must be addressed when looking at water quality. The St. Leonard Town Center is located within two watersheds: Calvert Beach Run, which drains to the Chesapeake Bay, and St. Leonard Creek, which drains to the Patuxent River and then into the Chesapeake Bay. (Refer to Figure 23 St. Leonard Town Center Environmental Map to see streams, topography, and tree coverage.)

2. Groundwater

The Aquia Aquifer is the source for St. Leonard public water system. According to a 2005 report by the Maryland Geological Survey, projected water levels for Calvert County should be adequate to the year 2030.

3. Surface Water

Surface water includes creeks, streams, rivers, lakes, ponds and bays. Streams provide habitat for many aquatic organisms, including areas for fish spawning and feeding. Streams provide a direct pathway for pollutants to move down stream into rivers and then the Chesapeake Bay. Forest and wetland buffers adjacent to streams remove pollutants and provide excellent habitat and habitat corridors for wildlife. There are several perennial streams and a few ponds located within the St. Leonard Town Center.

4. Wetlands

The State of Maryland and the Federal government regulate development on non-tidal (or upland) wetlands. These areas are not as easily identified as tidal wetlands, but their importance in the recharging of ground water supplies, removal of pollutants, stormwater management and as sensitive natural habitats has been established.

Wetlands and major drainage swales can add to the buffering of the Town Center from the rural land. The topography of the land has given St. Leonard deep wooded drainage ravines to the north, northeast, and west of the Town Center. There is a wetland area running north-south at the south edge and into the Town Center. If respected, these features can give a definition of limits to the Town Center, become part of an open space network within the town, and provide the environmental benefits discussed above. Section 8-2.05 of the Calvert County Zoning Ordinance governs wetlands.

5. Floodplains

The Flood Insurance Rate Map for the St. Leonard area, published by the Federal Emergency Management Agency, does not identify any 100-year or 500-year flood zones within the St. Leonard Town Center.

6. Steep Slopes and Highly Erodible Soils

Much of the remaining undeveloped land within the St. Leonard Town Center may be difficult to develop due to the environmental constraints imposed by steep slopes (slopes greater than 25 percent), streams, and their associated wetlands. (See Figure 24 Steep

Slopes and Streams.) Section 8-2.04 of the Calvert County Zoning Ordinance governs erodible soils adjoining streams and slopes 25 percent or greater.

7. Tree Cover

Maintaining and establishing tree cover in the St. Leonard Town Center will improve the aesthetics as well as conserve energy, provide wildlife habitat and improve water and air quality, and should be encouraged. American Forests (previously known as the American Forestry Association) recommends an urban tree canopy cover of 40 percent. See Figure 25 Tree Cover Map to see the extent of tree coverage in St. Leonard.

8. Development

Sediment from an improperly controlled development site can impact up to five or six miles of a stream or river, and the impacts can last up to a decade. Proper sediment and erosion control during construction and stormwater management thereafter are very important in preserving the health of our aquatic ecosystems.

9. Home Sites

Runoff from home sites is a significant source of nutrients, sediment, and other forms of pollution. Over-fertilization of lawns, use of pesticides, pet wastes, car washing, improper disposal of domestic hazardous waste, and runoff from rooftops and driveways (impervious surfaces) result in pollution of our waterways.

10. Impervious Surfaces

Impervious surfaces are surfaces such as roof tops, roads, sidewalks, etc., that rain-water cannot penetrate. The rainwater runs off these surfaces often in a concentrated flow carrying pollutants. Impervious surface of 10 percent or more of a watershed generally results in poor water quality.

11. Wastewater

Residential development and commercial development in the St. Leonard Town Center is served solely by septic systems. Septic systems discharge below surface vegetation. Traditional septic systems do not remove nitrogen; they do remove most phosphorous. Scientists estimate that 40 percent – 70 percent of the nitrogen leaving septic systems makes its way into surface water streams via groundwater. Calvert County, the smallest County in Maryland in terms of area, has the greatest percentage of households on septic systems. Thus, nitrogen from both functioning and failing septic systems is an important contributor to the total nitrogen load. The Maryland Department of Planning estimates that septic systems contribute 25 percent of the non-point source nitrogen load in Calvert County.

12. Air Quality

Calvert County has been included as part of the Washington, D.C. nonattainment area for ozone. A nonattainment area means that air pollution levels are often unhealthy for County citizens. Motor vehicle emissions are a significant source of air pollution in the Washington metropolitan area. In 2000, the average travel time to work for a Calvert County resident exceeded 39 minutes (longest for the state), with about 60 percent of the County workforce commuting to jobs outside of the County.

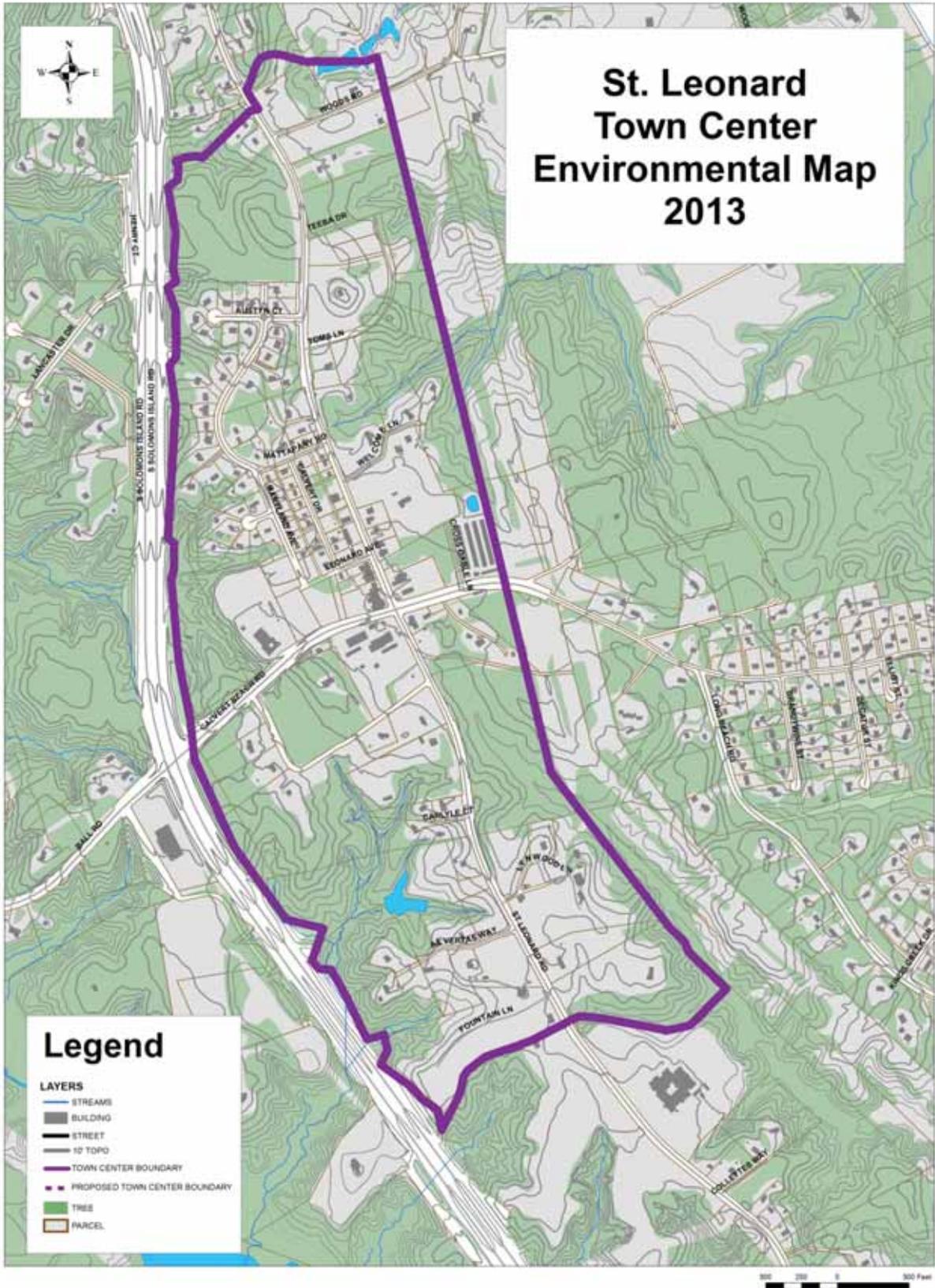


Figure 23 St. Leonard Town Center Environmental Map

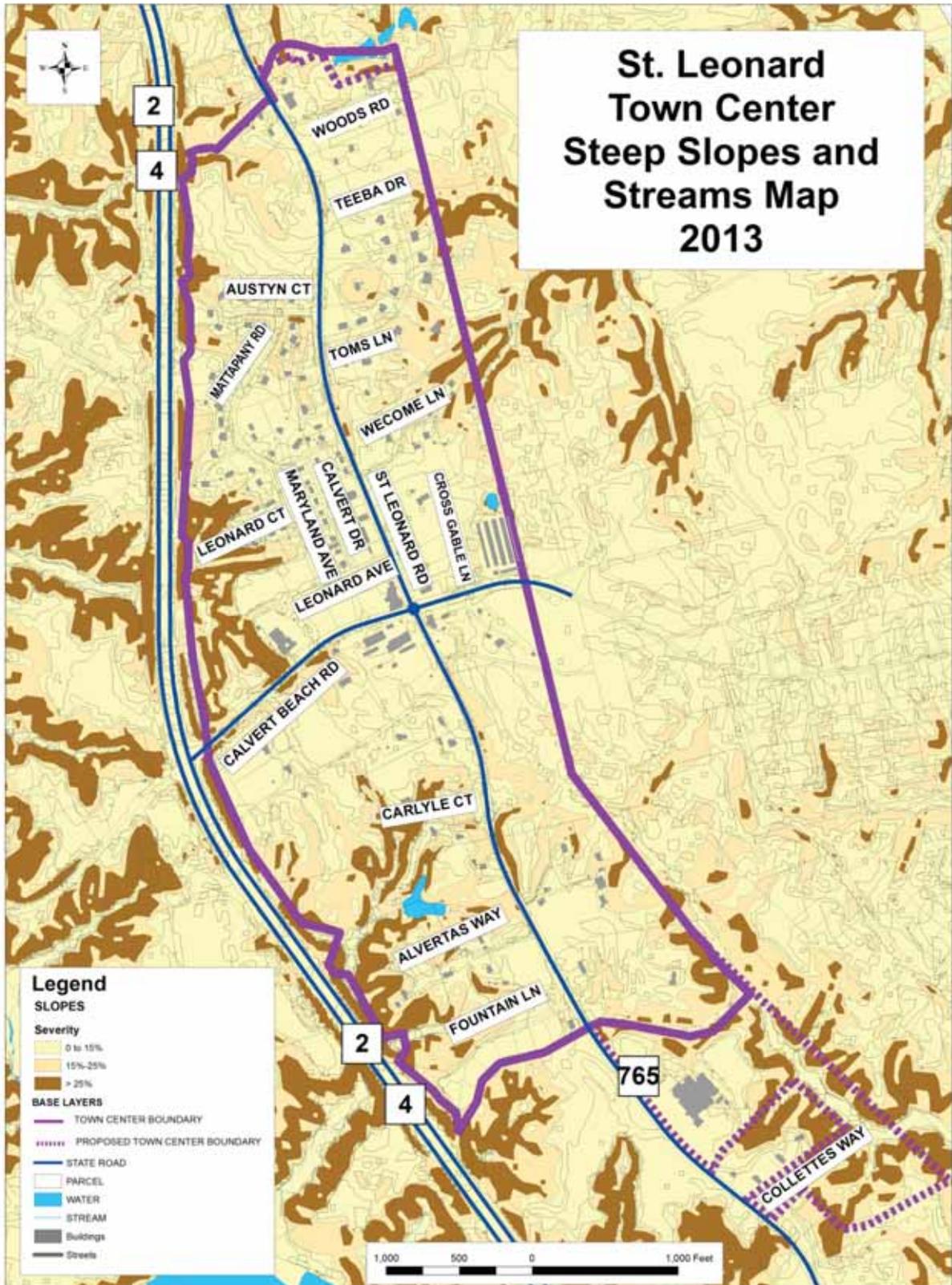


Figure 24 Steep Slopes and Streams

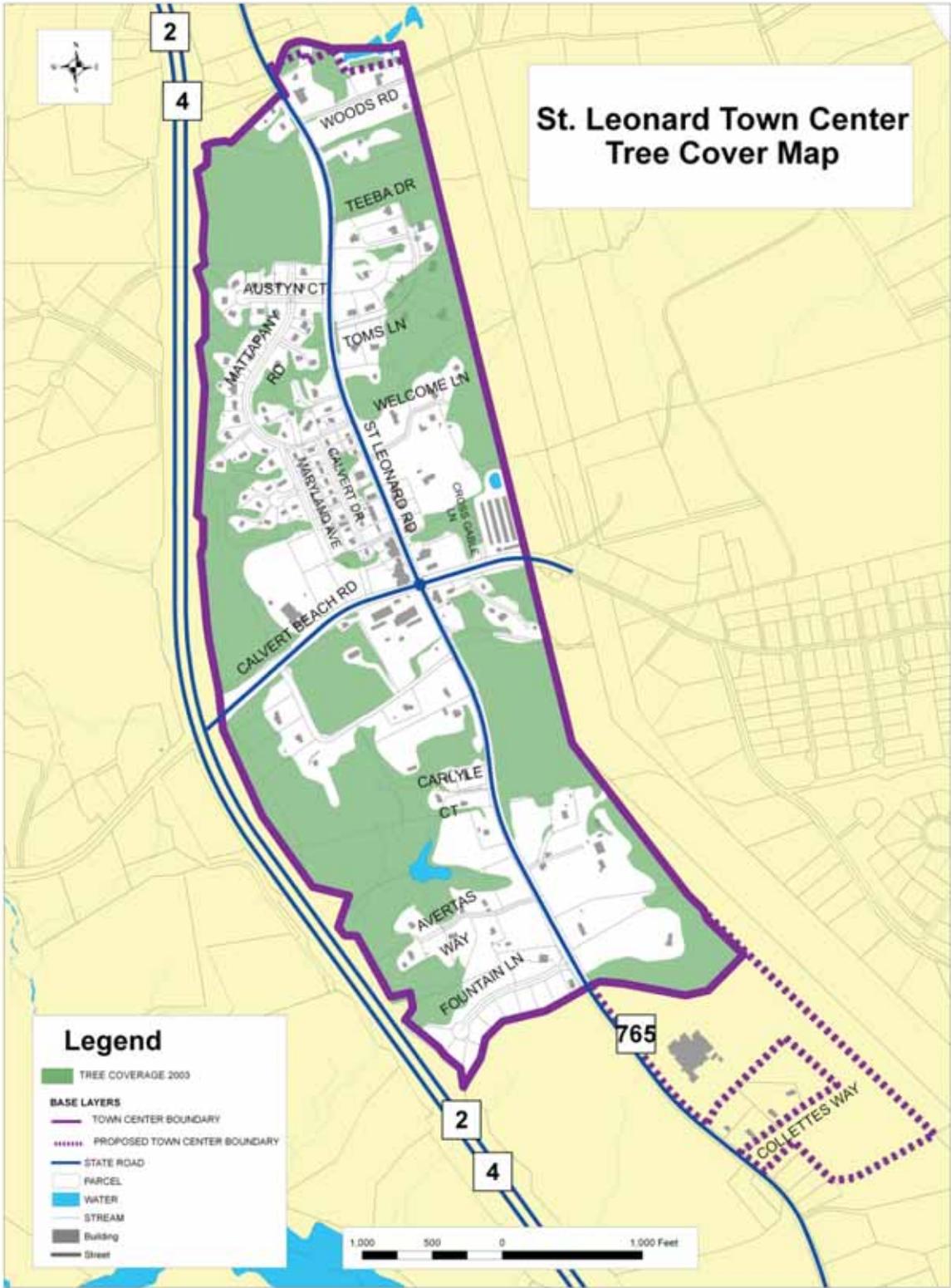


Figure 25 Tree Cover Map

13. Farming

Farming also contributes to sediment and nutrient pollution. Farmers are required to prepare nutrient management plans. Controlling sediment and nutrient pollution on farms is currently a voluntary program, administered through the Calvert County Soil Conservation District. Via this program, farm “Water Quality and Soil Conservation Plans” are written, cost-sharing incentives are offered to install appropriate best management practices recommended in the plan, and technical help is made available.

Actions:

- I-49 Complete watershed management plans for the St. Leonard Creek and Calvert Beach Run watersheds. [CPB]
- I-50 Move toward alternative technologies and approaches to reduce excess nutrients; for example, nitrogen reducing septic systems. [CR,GS, HD, CPB]
- I-51 Encourage property owners who farm to consider participating in the Soil Conservation District’s program for water quality and soil conservation. [SCD, CPB]
- I-52 Conduct a tree survey of the St. Leonard Town Center. [CPB]
- I-53 Establish a tree canopy goal of at least 40 percent for the St. Leonard Town Center. [CPB]
- I-54 Maintain or establish habitat corridors between the Town Center and adjoining forested areas. [CPB]
- I-55 Promote car-pooling, public transit, pedestrian, and bicycle modes of transportation and land use planning that would decrease automobile travel. [CR, CPB, TCC]
- I-56 Consider requiring different environmental standards in the St. Leonard Town Center Zoning Ordinance to balance the need for economic development with the need for environmental protection. [CPB]

F. APPEARANCE

GENERAL APPEARANCE POLICIES FOR ST. LEONARD TOWN CENTER:

- Appearance standards have been developed for the Town Center. The standards apply to new construction or rehabilitation of the exterior of structures (see Architectural Requirements and Guidelines in the St. Leonard Zoning Ordinance).
- Continue the design theme for public improvements that has been developed, including street furniture, lighting, signage and other public amenities.
- In order to retain the small town character of the St. Leonard Town Center, building heights shall be limited two stories plus a habitable roof.

Community appearance standards addressing architecture, landscaping, signage, and lighting will help ensure that new development preserves and enhances the small town character of St. Leonard. Architectural requirements and guidelines can help enhance St. Leonard’s streetscape and contribute to a distinctive sense of place.

In *Better Models for Development in Maryland: Ideas for Creating More Livable and Prosperous Communities* (2004) authors Edward T. McMahon and Shelley S. Mastran “show how development can be made more attractive, more efficient, more profitable, and more environmentally sensitive” (Page iv). The authors set forth several principles. One principle is “Respect local community character in new construction.” The authors state:

Eighty percent of everything ever built in America has been built since the end of World War II, and much of it is cookie-cutter, off-the-shelf junk. New buildings can either complement the character of Maryland communities, or they can turn the state into Anyplace USA....Maryland’s natural setting, historical development pattern, and architectural traditions make this a distinctive place. By identifying what makes each community unique, and what harms that uniqueness, localities can develop standards that encourage new construction that complements existing community character. (Page 89)

Visual Qualities

Preservation of the visual qualities and character of the St. Leonard Town Center will enhance the quality of life for present residents and future generations. Preservation and enhancement of St. Leonard’s character will also substantially enhance the value of land in the area and increase its marketability.

Buildings, lot sizes and streets have a “human scale” when street widths, sidewalks, and the rhythm of buildings along the streets are designed for use by people. Two key ingredients of this “human scale” are found in (a) the continuity of the street scene, and (b) height and scale. These characteristics are found in:

- height and bulk
- massing and building modules
- roof forms
- setbacks and yards
- construction materials, colors, and textures
- rhythms, proportions, and size of doors and windows
- construction details – cornices; window trim; decoration

In order to achieve Town Center Master Plan’s Goal #2 to promote an attractive image for the Town Center, and the objective to avoid typical strip commercial development pattern, it is important that buildings be located adjacent to a public road and have public entrances on the public sidewalk. In situations where it may be impossible to locate buildings adjacent to the road and/or locate the public entrance along the public sidewalk due to environmental constraints, then special attention will be needed to ensure that the pedestrian-oriented, small town character of St. Leonard is achieved by the building’s appearance.

Architectural Review

The Calvert County Board of County Commissioners adopted the St. Leonard Town Center Master Plan & Zoning Ordinance in September, 1995. The Board of County Commissioners appointed the St. Leonard Architectural Review Committee. The Committee held its first meeting in November, 1995.

The role of the St. Leonard Architectural Review Committee is to:

- make recommendations to the Planning Commission regarding the approval of exterior design features of public and private sector buildings, structures, and signs on the basis of the requirements of the appearance standards and criteria;
- promote awareness of good design within the community;
- advise the County on matters relating to the design of public amenities within the Town Center and any other matters relating to appearance or design within the Town Center; and
- review master plans and make recommendations.

Since the Architectural Review Committee was formed, it has reviewed over 140 cases, including buildings, other structures, and signs.

Actions:

- I-57 Require architectural review for construction of new structures, fences, and signs and remodeling of or additions to existing structures, fences, and signs. [CPB]
- I-58 Continue to appoint an Architectural Review Committee to review proposed projects and proposed plans for public amenities. [BOCC]
- I-59 Review the St. Leonard Zoning Ordinance's architectural requirements and guidelines and the design standards to ensure that new development is compatible with St. Leonard's character. [CPB]
- I-60
 - a. Establish and/or maintain an attractive entrance feature, including a sign with the Town Center's name, at each entrance to the Town Center. Consider using solar lighting to illuminate the entrance signs. [ED, F&B, GS, CPB, MD SHA]
 - b. Work with the State to provide signage near the access roads north and south of the MD 2/4-Calvert Beach Road/Ball Road intersection to notify drivers of the Town Center's existence (near Western Shore Boulevard and the southern intersection of MD 2/4 with MD 765 (St. Leonard Road). [ED, F&B, GS, CPB, MD SHA]
- I-61 Work with property owners and business owners to ensure the properties meet County codes regarding building and general property maintenance and sign regulations. [CPB]

CHAPTER II: PEOPLE

Demographic and Housing Data

During the 1980s, Calvert County experienced almost a 50 percent increase in population – from 34,638 in 1980 to 51,372 in 1990. During the 1990s, Calvert’s population increased by 45 percent. The County was the second fastest growing county in Maryland in the 1980s and the fastest growing county in Maryland in the 1990s. The County’s 2010 population was 88,737. Between 2000 and 2010, the County grew 19 percent; the rate decreased due in large part to the growth management tools and build-out reduction measures adopted by the County Commissioners.

Population figures and projections for the St. Leonard Census Designated Place, the Calvert-Beach-Long Beach Census Designated Place, Calvert County, Southern Maryland, and the State of Maryland are shown below. Refer to Figure 26 Map of Census Designated Places for the boundaries of the St. Leonard and the Calvert-Beach-Long Beach Census Designated Places (CDPs). The boundaries of the St. Leonard CDP are larger than the boundaries of the Town Center. The St. Leonard CDP area was made as small as possible given the U.S. Census Bureau’s criteria for population and boundary criteria.

Table 1 Population Data and Estimates

Population	1980	1990	2000	2010
St. Leonard Census Designated Place	N/A	N/A	536	742
Calvert Beach-Long Beach Census Designated Places	N/A	N/A	2,487	2,629
Calvert County	34,638	51,372	74,563	88,737
Southern Maryland	167,284	228,500	281,320	340,439
Maryland	4,216,975	4,780,753	5,296,486	5,773,552

Note: N/A: Population figures were not available. Sources: Calvert County Planning & Zoning, U.S. Department of Commerce, Bureau of the Census; and Maryland Department of Planning.

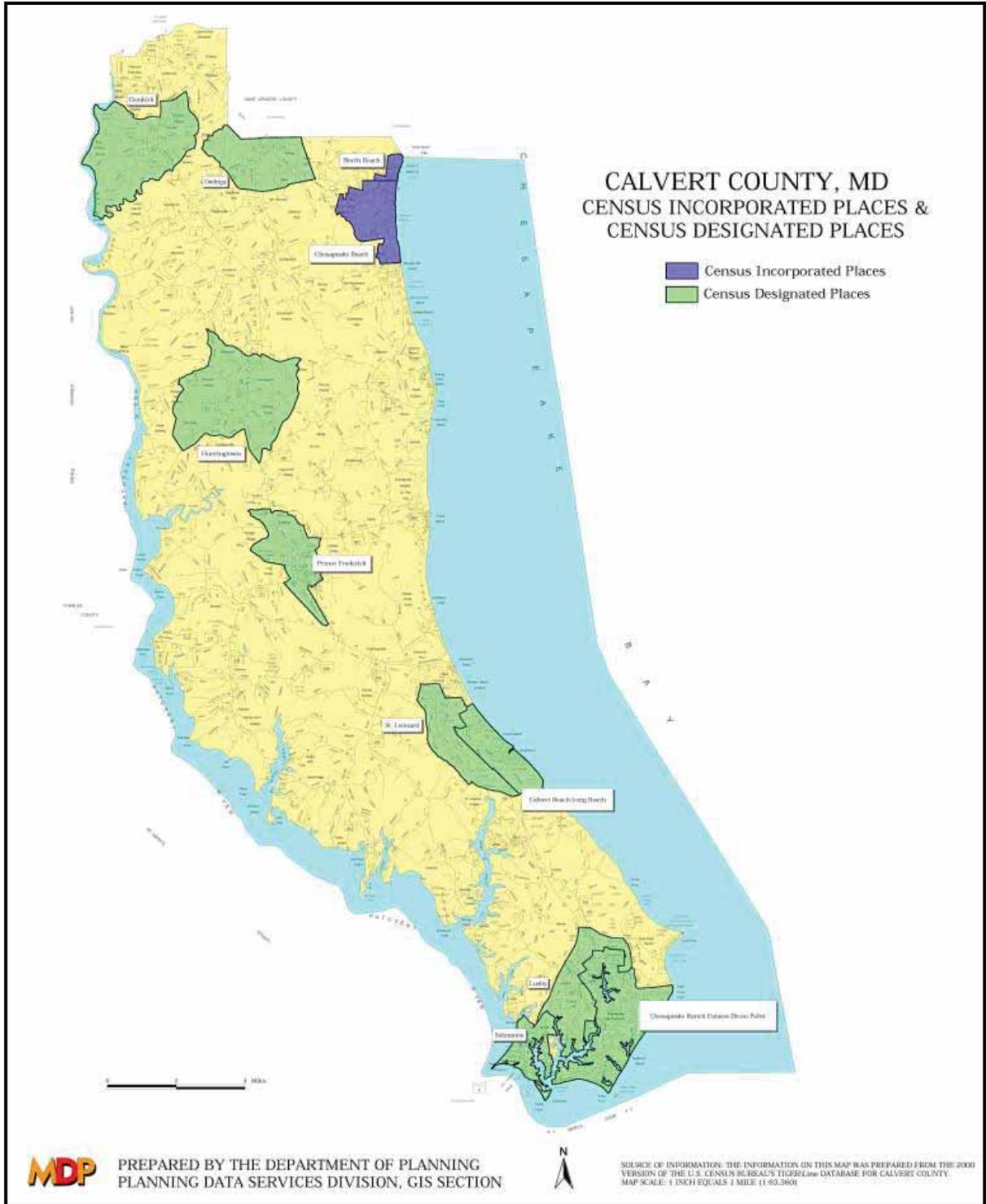


Figure 26 Map of Census Designated Places

Table 2 Population by Sex/Age, St. Leonard Census Designated Place, 2000 and 2010

	St. Leonard 2000 Number	2000 Percent	St. Leonard 2010 Number	2010 Percent
Male	261	48.7 %	360	48.5%
Female	275	51.3 %	382	51.5%
Under 20	174	32.5%	235	31.7%
20 – 64	326	60.8 %	434	58.5%
65 +	36	6.7 %	73	9.8%

Table 3 Population by Sex/Age, Characteristics, Calvert County, 2000 and 2010

	County 2000 Number	2000 Percent	County 2010 Number	2010 Percent
Male	36,767	49.3 %	43,713	49.3%
Female	37,796	50.7 %	45,024	50.7%
Under 20	23,800	31.9%	25,527	28.8%
20 – 64	44,136	59.2 %	53,527	60.3%
65 +	6,627	8.9 %	9,683	10.9%

Table 4 Population by Race, St. Leonard Census Designated Place, 2000 and 2010

Race	2000 Number	2000 Percent	2010 Number	2010 Percent
White	473	88.2 %	608	81.9%
African American	42	7.8 %	119	16.0%
Other races, only	18	3.4 %	11	0.5%
Two or more races	3	0.6 %	4	0.3%

Table 5 Population by Race, Calvert County, 2000 and 2010

Race	2000 Number	2000 Percent	2010 Number	2010 Percent
White, only	62,578	83.9 %	72,231	81.4%
Black or African American, only	9,773	13.1 %	11,930	13.4%
Other races, only	2,212	3 %	2,211	2.5%
Two or more races	948	1.3 %	2,365	2.7%

Table 6 Housing Status, St. Leonard Census Designated Place, 2000 and 2010

	2000 Number	2000 Percent	2010 Number	2010 Percent
Total housing units	178	100 %	252	100%
Occupied housing units	169	95 %	239	95%
Owner-occupied housing units	139	78 %	187	74%
Renter-occupied housing units	39	22 %	52	21%
Vacant housing units	9	5 %	13	5%

Table 7 Housing Status, Calvert County, 2000 and 2010

	2000 Number	2000 Percent	2010 Number	2010 Percent
Total housing units	27,576	100 %	33,780	100%
Occupied housing units	25,447	92 %	30,873	91%
Owner-occupied housing units	21,679	78 %	25,870	77%
Renter-occupied housing units	3,768	14 %	5,003	15%
Vacant housing units	2,219	8 %	2,907	9%

According to the 2000 Census, the median age of residents of the St. Leonard Census Designated Place was slightly younger than the median age of residents of Calvert County as a whole. The median age of St. Leonard residents is 31.6 years while the median age of County residents was 35.9 years. In 1999, the median household income for St. Leonard residents was slightly more than the County median: \$67,188 for St. Leonard compared with \$65,945 for the County.

A. COMMUNITY INTERACTION

“To settle in a place is to accept the responsibility for creating it.” – *Mircea Eliade, 20th century philosopher*

The 2010 Calvert County Comprehensive Plan sets forth objectives on Community Interaction (Page 33) and lists actions to promote healthy, functioning communities. The Comprehensive Plan tasks the Calvert County Department of Planning & Zoning and the Department of Community Resources with assisting communities in writing and using community report cards.

Action:

II-1 Facilitate the development and monitoring of community report cards.

B. HEALTH AND HUMAN SERVICES

Calvert Memorial Hospital has three medical centers located within the county. One of Calvert Memorial Hospital's primary goals is "to make sure that quality care is no more than a 20 minute drive for any county resident." The two closest to the St. Leonard Town Center are Calvert Memorial Hospital, located in Prince Frederick, and the Solomons Medical Center.

C. HOUSING/RESIDENTIAL DEVELOPMENT

GENERAL HOUSING/RESIDENTIAL DEVELOPMENT POLICIES FOR ST. LEONARD TOWN CENTER:

- Facilitate the development of a variety of housing types in the St. Leonard Town Center.

For many people, Calvert County represents the "American Dream" – home ownership in safe, attractive residential communities. Seventy-eight percent of all occupied homes in the St. Leonard Census Designated Place in 2000 were owned by the occupant. Many of the houses in the St. Leonard Town Center are relatively new, built within the past 15 years.

Actions:

- II-2 Consider providing development incentives for desired public benefits, such as preferred uses, design features, public spaces, etc. [CPB]
- II-3 Support the home buying community with the identification and increased awareness of programs, services, and grants that facilitate maintenance, first-time homeownership, and other housing initiatives. [CR]
- II-4 Encourage the use of accessory apartments [F&B, CPB]

D. HUMAN DEVELOPMENT AND LIFE LONG LEARNING

Youth Education

Calvert County Public Schools that serve the Town Center include St. Leonard Elementary, Calvert Middle, Southern Middle, and Calvert High Schools. St. Leonard Elementary School is located adjacent to St. Leonard Town Center's southern boundary. The site was acquired by the County in 1994, and St. Leonard Elementary School opened in 1996. The school is an integral part of the community. The school serves students Pre-Kindergarten through Grade 5. An addition was constructed in 2006. The school property includes approximately 28 acres, of which 15 acres are in active use.

Higher Education

The Morgan State University Estuarine Research Center is located on St. Leonard Creek and the Patuxent River. The center, several miles south of the Town Center, is within Jefferson Patterson Park and Museum (JPPM), located in the greater St. Leonard area. Research focuses on marine and coastal ecology, including the Chesapeake Bay and its tributaries. The facilities

include a 22,000 square foot laboratory/office building, a private dock, and a fleet of vessels, including the RV Leidy. The Environmental Education Program provides opportunities for children and the community in the laboratory and the field.

Other higher education opportunities exist in Solomons and Prince Frederick. The University of Maryland Center for Environmental Science, Chesapeake Biological Laboratory (CBL), located in Solomons, was founded in 1925. Faculty and staff at CBL conduct environmental research and train graduate students. CBL also provides educational opportunities for the public, including summer programs for high school teachers, regular tours, a Visitor's Center, and a public seminar series. The College of Southern Maryland, Prince Frederick Campus is located on J.W. Williams Road, off of MD 231 and opened at its new location in 2005. Facilities include a 56,000 square foot main building. Construction of a 30,000 square foot building is expected to be completed in 2013 and will include classrooms, computer rooms, a nuclear technology center, a conference room, a fitness center, and office space. The college offers associate's degree programs, industry certifications, and career training.

Libraries

The Calvert Library serves people of all ages: children, teenagers and adults. The two libraries closest to the St. Leonard Town Center include the main library, Calvert Library Prince Frederick, located in the Prince Frederick Town Center, and the Southern Branch, will be relocating from the Lusby Town Center to the Solomons Town Center. Library services, including the library catalog, are available on the web. Audio books and videos are also available for download via the web.

Life Long Learning

There are opportunities for adults and children of all ages to participate in learning activities in the St. Leonard vicinity. Jefferson Patterson Park and Museum (JPPM), owned by the State of Maryland, encompasses over 560 acres of land at the confluence of the Patuxent River and St. Leonard Creek and includes over two and a half miles of shoreline. JPPM explores the changing cultures and environment of the Chesapeake Bay region of the past 12,000 years. The Maryland Archeological Conservation Laboratory treats and stores over 3.5 million artifacts. Collections are available to researchers and educators and for exhibits to museums. JPPM provides volunteer opportunities, including a docent program.

Action:

II-5 Consider expanding the St. Leonard Town Center boundary to include the St. Leonard Elementary School property. [BOCC & PC]

E. RECREATION

GENERAL RECREATION POLICIES FOR ST. LEONARD TOWN CENTER:

- Develop a full range of recreational sites and facilities in or near the St. Leonard Town Center.
- Ensure that a wide range of public recreation facilities and programs are provided to meet the interests and needs of all ages, incomes and abilities.

- Provide safe access to parks and recreational facilities, including, where feasible, pedestrian and bicycle access.

The 2010 Calvert County Comprehensive Plan sets forth recreational standards for the Town Centers.

EACH TOWN CENTER SHOULD HAVE:

- A town park or "village green",
- An in-town trail and bikeway system that connects to extended greenways¹⁵,
- An outdoor public facility designed primarily for active team sports, and
- An indoor community center capable of providing a range of activities for all age groups.

The *Calvert County Land Preservation, Parks and Recreation (LPP&R) Plan*, adopted December 2006, is supplemental to the Calvert County Comprehensive Plan and is based upon the County’s prior Land Preservation and Open Space Plans. The LPP&R Plan presents an inventory of County and municipal recreation sites and compares the current supply to the goal of providing 30 acres of recreation land per 1,000 persons. The needs analysis identified County-wide deficits of recreation facilities for baseball/softball, field sports, basketball, tennis, pools, picnic shelters, playgrounds, skateparks, equestrian trails, kayak & canoeing launch sites, and swimming at beaches/rivers.

The LPP&R Plan sets forth four broad objectives:

- Develop a network of recreational sites and facilities, including hiker/biker and horseback riding trails, based on the unique natural, cultural and historical features of the County.
- Provide public access to the Patuxent River and the Chesapeake Bay.
- Ensure that a wide selection of public recreational facilities and programs are provided to meet the interests and needs of all ages, incomes, and abilities.
- Provide safe access to parks and recreational facilities including, where feasible, pedestrian and bicycle access.

Recreation provides one of the major avenues by which residents can enjoy social interaction and begin to establish ties to the community. The provision of adequate recreational space and facilities is not simply a matter of providing for leisure time activities, but an essential part of maintaining public health, safety, and welfare. Encouraging residents to participate in recreational activities is important in improving and maintaining the community’s health. According to the 2007 Calvert County Community Health Assessment, 59.3 percent of County adults were overweight or obese in 2005. This percentage mirrors the State of Maryland’s 61.1 percent and the nation’s 61.1 percent.

¹⁵ “Greenways—corridors of protected public and private lands—link recreational, cultural, and natural features and provide multiple public benefits. They provide paths for people and wildlife; protect forests, wetlands and grasslands; and improve the quality of life for everyone. Often associated with rivers, stream valleys, mountain ridges, abandoned railroad corridors, and utility rights-of-way, greenways also can be built along canals, scenic roads or other linear features” (The Conservation Fund, http://www.conservationfund.org/kodak_awards).

St. Leonard Polling House Park and Garden of Remembrance

The Calvert County government owns a one-acre parcel of land on the west side of St. Leonard Road. This acre of land has been developed into the St. Leonard Polling House Park and Garden of Remembrance.

The St. Leonard Polling House was built in 1926 by Norman Gray to replace an earlier one. The Polling House, which has been moved several times, remained in use as a polling place until 1972. It is one of four polling houses still in existence in Calvert County. The St. Leonard Polling House is notable for having two doors at one gable end, which allowed easy in-and-out access for voters. The County Commissioners recognized the Polling House's historical, cultural and architectural significance by designating it a Calvert County Historic District in 1984. The Polling House was first restored in the early 1980's by Mr. Vivian Marsh. The County, working with the Maryland Department of Planning, the St. Leonard Area Citizens' Association and other volunteers, moved the Polling House to its present location. The Maryland Historical Trust awarded a grant to renovate the building and the County Buildings and Grounds staff continues to care for and maintain it.

In 1990, a group of St. Leonard citizens established the Road and Garden of Remembrance Committee. Pioneered by Marie Andrews, the committee's goal is to provide a place of remembrance for Calvert County citizens, where young and old can work together to create lasting beauty and foster a sense of community. The committee planted trees and flowers to create the landscaped Road of Remembrance along Calvert Beach Road and established the Garden of Remembrance. The original garden was planted on the grounds of the St. Leonard Fire and Rescue Company. When the station was expanded, the garden was transplanted to the new St. Leonard Polling House Park and Garden of Remembrance. The garden at the new site was designed by Mary Alves, a horticulturalist with Historic St. Mary's City and a Calvert County resident. Plantings and care for both the Road and the Garden are funded by donations in remembrance and honor of loved ones, or in celebration of family milestones, with assistance from the County. Community businesses volunteer in-kind services. Contributions of money, plants, trees, and gardening time will continue to support the goals. Names of those remembered and honored, as well as those of the contributors, are permanently recorded in the Book of Remembrances, which is kept by the committee.

Dowell Community Center

Calvert County government acquired the Dowell property for a community center in 1995 with funding assistance from the State of Maryland's Program Open Space. The Dowell House was the home of Sherbert Dowell. It is available for public meeting use through the Calvert County Parks & Recreation Division. In 1998, the Parks & Recreation Division installed a playground structure in the rear yard of the Dowell House.

St. Leonard Recreation Area

St. Leonard Recreation Area is a 10-acre ball field site. Part of the property was a gift from former County Commissioner and St. Leonard resident, Mr. Garner "Pete" Grover, to the St. Leonard Optimist Club, which subsequently donated the property to the County. The recreation area is the site of Grover's Field, which was established around 1937 on land owned by Sherbert Dowell and Pete Grover. Grover's Field was home to the St. Leonard men's baseball team, and, according to Pete Grover, was among the first fields in the region to host

integrated teams and interracial games. It was also known as Goshorn Park, in honor of local player Freddie Goshorn who was killed in WWII. The field remained in the family until 1963.

St. Leonard Community Park

The County is actively seeking property in the vicinity of St. Leonard to build a park that will be similar to the County's existing district parks at Dunkirk, Hallowing Point and Cove Point. Proposed facilities include ball fields, picnic shelters, playgrounds, tennis and basketball courts, hiking trails, restroom and concession facilities, maintenance areas, and other facilities as the property will allow. Consider including a skate park in the park design. About 100 acres would need to be acquired for a community park.

In-Town Trail and Bikeway System

St. Leonard Town Center is situated between two extensive, protected natural areas: Parkers Creek watershed and Flag Ponds Nature Park. The American Chestnut Land Trust (ACLT) owns over 900 acres and manages approximately 1,789 acres of Maryland Department of Natural Resources property in the Parkers Creek watershed. The 2006 *Calvert County Land Preservation, Parks, and Recreation Plan* includes the potential acquisition project, War of 1812 – Star Spangled Banner Hiking/Biking Trail. This trail would connect Flag Ponds Nature Park to Calvert Marine Museum and includes the possibility of acquiring a site near or at the location of the old St. Leonard Town peninsula where Commodore Joshua Barney scuttled gunboats in 1814. It may be possible to link the St. Leonard Town Center to the Parkers Creek watershed and to the War of 1812 Star Banner Hiking/Biking Trail.

Please refer to the Transportation subsection on pedestrians & bicyclists for a discussion of sidewalks and bikeways.

Actions:

- II-6 Acquire land for a town park/village green/town square within the Core District. [BOCC, County's Open Space Committee: ED, F&B, GS, and CPB]
- II-7 Develop an in-town trail and bikeway system that connects to extended greenways. Consider trails that would link to Flag Ponds Nature Park and Parkers Creek. [CPB]
- II-8 Acquire approximately 100 acres of land for a community park (district park), designed primarily for active team sports in the vicinity of St. Leonard. [BOCC, County's Open Space Committee: ED, F&B, GS, and CPB]
- II-9 Encourage citizens to participate in recreational activities to promote a healthy lifestyle. [GS]
- II-10 Work with agencies, community groups, and schools to promote physical activities such as walking and other outdoor activities. Potential partners may include Calvert Memorial Hospital, Calvert County Health Department, Calvert County Public Schools, and Calvert County General Services and other outdoor activities-Parks & Recreation Division. [CMH, CCHD, CCPS, GS]
- II-11 Consider accommodating additional recreation activities in the St. Leonard Recreation Area. [GS]
- II-12 Promote area trails to residents and tourists. [GS-Natural Resources, ACLT]

F. PUBLIC SAFETY

LAW ENFORCEMENT:

Police protection is provided by the Calvert County Sheriff's Office and the Maryland State Police. The County Sheriff's Office and the Maryland State Police barracks are located in Prince Frederick.

EMERGENCY MANAGEMENT:

The Calvert County Department of Public Safety's Emergency Management Division has a comprehensive, All-Hazards Emergency Operations Plan along with the Calvert County Hazard Mitigation Plan. These plans include mitigation, preparedness, response and recovery concepts in the event of extraordinary emergencies of natural or man-made origin.

Fire-Rescue-EMS

The function of the Division of Fire, Rescue and Emergency Medical Services (EMS) is to reduce the loss of life and property in the event of an emergency.

The St. Leonard area is served by the St. Leonard Volunteer Fire and Rescue Company 7. The station is located on Calvert Beach Road between MD 2/4 and MD 765 within the Town Center. The County government supported the construction and equipping of the station, which opened for service in 1987. The station was expanded in 1995. A second egress from the site was constructed in 2010.

The 2010 Calvert County Comprehensive Plan includes the objective, "Plan the expansion of public safety services and facilities to coincide with projected population growth and identified needs."

Action:

II-13 Continue to work with citizens and other public safety partners to enhance the ability to mitigate emergency situations, to include evacuations due to man-made and natural events. [PS]

G. HERITAGE

Historical Overview

The first town to be associated with St. Leonard's Creek dates to 1683. The location of this town is uncertain, but was probably near the mouth of the creek. In 1706 a town was established at the head of St. Leonard's Creek. This new location, over four miles inland from the mouth of the Patuxent River, made it more convenient to a larger area of existing settlements. The Plan of the 1706 St. Leonard Town was a grid pattern of streets with two lots, each 1 ½ acres, set aside for public use (refer to Figure 27 Plan of St. Leonard Town, ca. 1706).

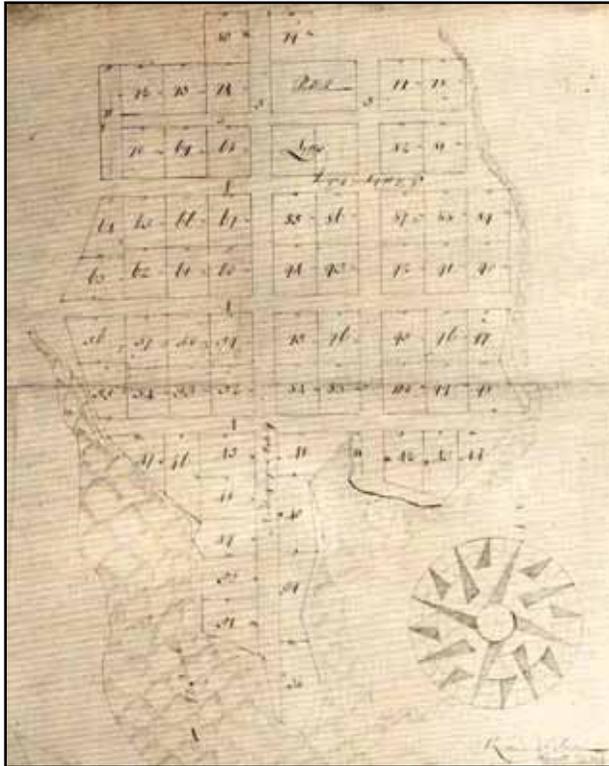


Figure 27 Plan of St. Leonard Town, ca. 1706

In July 1814 the British attacked and burned all but three dwellings in St. Leonard Town. Maps from 1824 and 1868 show limited rebuilding of St. Leonard on this site. There is evidence that the current (2012) location of St. Leonard began to be developed as early as 1833. No maps show St. Leonard at its present location until a Coast and Geodetic Survey Map of 1908 depicts a post office at the present town site.

This brief summary is extracted from An Archaeological Survey of a Portion of St. Leonard Town by Robert J. Hurry, copyright 1991 by the Maryland Department of Housing and Community Development.

BUILDINGS AND SITES

A handful of historic buildings survive from the 19th and early 20th century in St. Leonard, most outside the Town Center. The St. Leonard Polling House is one within the Town Center that is well-maintained, interpreted, and serves as a centerpiece in public space for the community. Others are less obvious. Grover’s Field is not just an active recreational space for present-day St. Leonard, but was the ball field where team sports were first integrated in Southern Maryland. Just as the voting records from the polling house showed African Americans and whites living side by side in St. Leonard, Grover’s Field was another place



Figure 28 Oak Hill

where the diverse population of the town played together—sometimes in defiance of visiting teams’ rules.

Some historic buildings are gone, such as the log school house for African American children that was located across the road and slightly northeast of the Polling House Park. Development in the last century has been on a modest scale, with no building in the Town Center exceeding two stories.

An important landmark in the Town Center is Oak Hill, the “house on the hill,” built by Benson Basil Duke Bond in the 1890s to replace an earlier house that was destroyed by fire. See Figure 28 for a photograph of Oak Hill. The house is included on the Maryland Inventory of Historic Sites and is also known as the B.D. Bond House (CT-163).

Objectives

1. Preserve the historic scale of the Town Center.
2. Ensure new construction is compatible with the old.

Considerations

1. Architectural historic surveys have been conducted in St. Leonard Town Center; these survey documents include information on the structures’ design and history. The surveys are available to the public at the Calvert County Department of Planning & Zoning and at the Calvert County Historical Society.
2. St. Leonard Town Center is located within the Southern Maryland Heritage Area.

Policies

- II-1 Encourage the retention of historic buildings.
- II-2 Ensure new construction or modification to existing structures is compatible with the form, massing and feel of St. Leonard.
- II-3 Include criteria in the Appearance Code to preserve, build upon and maintain the scale, character and feel of St. Leonard.

Actions:

- II-14 Historical architecture surveys of structures in this area shall be considered when construction or modification of existing buildings is proposed. [CPB]
- II-15 Encourage property owners to consider seeking Historic District designation for properties that have historic or architectural significance. [CPB]
- II-16 Develop historic context studies of the Town Center with the participation of residents of those communities. [CPB, Calvert County Historic District Commission]
- II-17 Review the adopted St. Leonard Zoning Ordinance Architectural Requirements and Guidelines and make any necessary revisions to ensure that new construction and additions to existing historic structures are compatible with the character of the communities in which they are proposed. [CPB]
- II-18 Develop interpretive signs for historic buildings and historic sites. [ED, GS, CPB]
- II-19 Work with the community to develop a town logo that reflects St. Leonard’s heritage.
- II-20 Encourage the continuity of local place names in development projects. [CPB]
- II-21 Retain the provision in the St. Leonard Zoning Ordinance that requires site plan/subdivision applicants to meet with the Calvert County Historic District Commission in cases where there is a building listed on the Maryland Inventory of Historic Properties within the boundaries of a proposed development project.

The purpose of the meeting is to determine the feasibility of retaining the building and incorporating it into the site design. If it is not feasible to retain the building or make it available for removal to another site, the applicant is required to document the structure prior to destruction. [CPB]

- II-22 Retain the provision in the St. Leonard Zoning Ordinance requiring review of major subdivisions and grading permits. An inventory of existing on-site archaeological features may be required depending on existence of known significant archaeological features or site characteristics suggesting the probability of significant archaeological features. [CPB]

CHAPTER III: ECONOMY

GENERAL ECONOMIC POLICIES FOR ST. LEONARD TOWN CENTER:

The St. Leonard Town Center is a center of commerce and gathering place for the residential and rural communities surrounding the town. The general economic policies of the St. Leonard Town Center will:

- Foster a business base large enough to supply the day to day needs of the surrounding community.
- Support the development of activities and facilities to provide entertainment and cultural enhancement for our citizens.
- Encourage the expansion of the commercial tax base to ensure the County's ability to provide basic government services while minimizing the fiscal impact on individual property owners.
- Support and enhance a mix of uses in the Core District that are family-friendly.

Calvert Economic Loan Fund

The Calvert Economic Development Loan Fund may be used to expand a business, retain a business, or relocate a business to Calvert County. The Calvert County Economic Development Department administers the loan fund. Information on the loan fund may be obtained from the Economic Development Department and is available on the department's website, www.ecalvert.com.

Tourism

The St. Leonard Town Center is located near several heritage tourism and eco-tourism sites. Jefferson Patterson Park and Museum (JPPM), located along the Patuxent River and St. Leonard Creek, is several miles southwest of the Town Center. The park is home to the Maryland Archaeological Conservation Laboratory and the Morgan State University Estuarine Research Center. Public tours of the laboratory are available by appointment. JPPM offers special programs throughout the season, including heritage celebrations, children's activities, tours, concerts, lectures, and educational programs. There were over 40,400 visitors to JPPM in 2009. The confluence of St. Leonard Creek and the Patuxent River was the site of the largest naval engagement in Maryland. Commodore Joshua Barney's Chesapeake Flotilla clashed twice with the British in June, 1814. JPPM annually hosts a War of 1812 reenactment.

Flag Ponds Nature Park is located less than a mile and a half south of the Town Center. The park provides access to the Chesapeake Bay and is one of three public beaches along Calvert County's Bay shoreline. Habitats include upland forests, wooded swamps, open marshes, and a beach dune community. Flag Ponds provided a sheltered harbor for supporting a major pound net fishery that operated here from the early 1900s to 1955. Visitors may find fossils from Calvert Cliffs. For the fiscal year ending June, 2012, there were over 23,400 visitors to the nature park.

Battle Creek Cypress Swamp Sanctuary is located approximately 4.5 miles northwest of the St. Leonard Town Center. This 100-acre sanctuary includes bald cypress trees at their northern most natural limits in the United States. The sanctuary includes a nature education center and

a boardwalk through the swamp. For the fiscal year ending June, 2012, there were over 6,500 visitors to the Cypress Swamp nature center.

The Biscoe Gray Heritage Farm is about a tenth of a mile to the east of the sanctuary. The County government purchased this 206-acre property with state Rural Legacy funds in 2002. A master plan was adopted in 2010 for 196 acres between Grays Road and Battle Creek. The heritage farm will be developed to feature Calvert County's agricultural practices and lifeways. An access drive, parking area, and horse trails have been completed. The portion of the property north of Grays Road was used to create the Grays Road Dog Park.

In addition to being located near these land-based tourism destinations, St. Leonard is near the Chesapeake Bay and the Patuxent River. The Town Center is approximately eight-tenths of a mile west of the Chesapeake Bay and approximately 3.5 miles east of the Patuxent River. The head of St. Leonard Creek is about 2.5 miles from the St. Leonard roundabout. These bodies of water provide recreational opportunities for fishing and boating for all sizes of boats, ranging from canoes and kayaks to sailboats to powerboats.

Actions:

- III-1 Encourage businesses to work together to improve the community and the business climate. [ED]
- III-2 Support and encourage coordinated efforts to market the St. Leonard Town Center locally. [ED]
- III-3 Locate a site within the St. Leonard Town Center for a farmers market. [ED, CPB]
- III-4 Encourage the construction of adequate infrastructure to support the current and future residential and commercial base, where economically feasible. [ED, PW]
- III-5 Encourage a wide range of housing choices within the Town Center and the surrounding area, to include both rented and owned housing suitable for a variety of income levels. [CR, CPB]

CHAPTER IV: GOVERNMENT

GENERAL GOVERNMENTAL POLICIES FOR ST. LEONARD TOWN CENTER:

- Locate new public improvements in the St. Leonard Town Center, wherever appropriate, consistent with the St. Leonard Town Center Master Plan policies.
- Be proactive in the development of infrastructure within the St. Leonard Town Center.
- Consider nontraditional funding sources to pay for the implementation of the St. Leonard Town Center Master Plan.

Any public improvements plan must take into consideration the present routes which people use as they move around the area; the relationship between present and proposed architectural structures; and the colors and textures of the small-scale features such as proposed landscaping, paving, sidewalk materials, street furniture, and graphics which – during the day or at night – create the total visual experience of the area.

A. PUBLIC IMPROVEMENTS

Public improvements listed in other sections of this Master Plan that are capital improvements are listed below.

1. Transportation

- Improve existing roads in accordance with the Road Plan in the St. Leonard Master Plan.
- Explore the feasibility and impacts of extending Leonard Avenue, from Calvert Drive to Maryland Avenue, for the purpose of accessing Grover's Field and the St. Leonard Recreation Park.
- Construct a second access route to MD 765 from the communities lying east of St. Leonard, either south or north of the MD 765/Calvert Beach Road intersection. The second access route should consider the inclusion of bikeways, sidewalks, and/or shared use path.
- Consider acquiring land for one public parking lot within the Town Center. The parking lot should be convenient and within walking distance to the businesses within the core.
- Provide a shelter for transit users within the Town Center.
- Install bicycle racks at St. Leonard Recreation Area and the St. Leonard Polling House Park.
- Continue to improve the safety and capacity of the Ball Road/MD 2/4 intersection as needed.

2. Waste Management

- Conduct a feasibility study for providing an upgraded water system scaled to the small town character of the Town Center.

3. Recreation

- Acquire land for a town park/village green/town square within the Core District.
- Develop an in-town trail and bikeway system that connects to extended greenways.

- Consider trails that would link to Flag Ponds Nature Park and Parkers Creek.
- Acquire land for a community park, designed primarily for active team sports.

4. Heritage

- Develop interpretive signs for historic buildings and historic sites.

B. IMPLEMENTATION

Implementation of this St. Leonard Master Plan will depend on strong public and private support. Primary, of course, will be approval by the Planning Commission and the Board of County Commissioners and their decision to aggressively seek the funding from various sources to implement the public improvements of this plan.

Infrastructure Improvements

Infrastructure projects mentioned in this plan are listed below and categorized as short term (1 to 10 years) or long term (10 to 20 years). Please refer to appropriate section in the Master Plan for further description about the proposed capital improvements projects. Approval of this conceptual program does not commit the County to any project or to implementing any projects in the years specified. This program is a guide. All projects must compete on a county-wide basis for funding and inclusion in the County's 5-year Capital Improvements Program.

Short Term (1 to 10 years)

Transportation

- Provide a shelter for transit users within the Town Center.
- Install bicycle racks at St. Leonard Recreation Area and the St. Leonard Polling House Park.
- Continue to improve the safety and capacity of the Ball Road/MD 2/4 intersection as needed.

Waste Management

- Conduct a feasibility study for providing an upgraded water system scaled to the small town character of the Town Center.

Recreation

- Acquire land for a town park/village green within the Core District.
- Develop an in-town trail and bikeway system that connects to extended greenways. Consider trails that would link to Flag Ponds Nature Park and Parkers Creek.
- Acquire land for a community park, designed primarily for active team sports.

Heritage

- Develop interpretive signs for historic buildings and historic sites.

Long Term (10 to 20 years)

Transportation

- Improve existing roads in accordance with the Road Plan in the St. Leonard Master Plan.
- Explore the feasibility and impacts of extending Leonard Avenue, from Calvert Drive to Maryland Avenue, for the purpose of accessing Grover's Field and the St. Leonard Recreation Park.
- Construct a second access route to MD 765 from the communities lying east of St.

Leonard, either south or north of the MD 765/Calvert Beach Road intersection. The second access route should consider the inclusion of bikeways, sidewalks, and/or shared use path.

- Consider acquiring land for one public parking lot within the Town Center. The parking lot should be convenient and within walking distance to the businesses within the Core District.

C. PRIVATE DEVELOPMENT & REHABILITATION

- Identify and coordinate economic development strategies with the Economic Development Commission.
- Identify public-private partnerships.

D. PUBLIC INVOLVEMENT

It will be important for the public to be engaged in assuring implementation of the Master Plan and to support the enforcement of necessary rules and regulations to make the general policies viable.

Appendices

Appendix A Acronym List

ACLT	American Chestnut Land Trust
ADA	Americans with Disabilities Act
BOCC	Board of County Commissioners
BOE	Board of Education
CA	County Administrator
CBL	Chesapeake Biological Laboratory
CCPS	Calvert County Public Schools
CDP	Census Designated Place
CIP	Capital Improvement Plan
CMH	Calvert Memorial Hospital
CPB	Department of Community Planning and Building
CR	Department of Community Resources
CSM	College of Southern Maryland
ED	Department of Economic Development
EMS	Emergency Medical Services
GS	Department of General Services
HD	Health Department
JPPM	Jefferson Patterson Park and Museum
LPP&R	Land Preservation, Parks and Recreation (Plan)
LEED	Leadership in Energy and Environmental Design
LID	Low Impact Development
MD SHA	Maryland State Highway Administration
PC	Planning Commission
PFA	Priority Funding Area
PS	Department of Public Safety
PW	Department of Public Works
P&Z	Department of Planning & Zoning
ROW	right-of-way
SCD	Soil Conservation District

SHA	Maryland State Highway Administration
TCC	Tri-County Council of Southern Maryland
TDR	Transferable Development Right

Appendix B Index of Websites*

Calvert County Department of Economic Development	www.ecalvert.com
Calvert County Government	www.co.cal.md.us
Jefferson Patterson Park & Museum	www.jefpat.org
Flag Ponds Nature Park	http://www.calvertparks.org/fpp

* Current at the time of publication.

Appendix C Glossary of Priority Funding Area Terms

1. **Compliance:** Areas of land that are designated to be compliant with the Priority Funding Area Designation. Several types of areas can potentially be deemed compliant and include areas zoned for industrial and employment uses, existing communities with sewer, existing communities with water only, areas beyond the periphery of the developed portion of an existing community, areas other than an existing community, and rural villages. However, designation is based on a range of criteria including sewer and water use as well as zoning categories. Compliant Areas are examples of county-designated Priority Funding Areas.
Maryland Department of Planning. (1997).

Smart Growth: Designating Priority Funding Areas | The Smart Growth Areas Act of 1997. Retrieved July 12, 2011, from Managing Maryland's Growth:
<http://www.mdp.state.md.us/PDF/OurProducts/Publications/ModelsGuidelines/pfa.pdf>.

2. **Designated Neighborhood:** A geographically defined area of local jurisdiction that is designated as an eligible neighborhood in which the predominant activity existent is the operation of trades and businesses. These areas can also be referred to as “Designated Neighborhood Business Development Areas.” The governing body of a local jurisdiction may, by resolution, ordinance, or other appropriate mechanism permitted by local law, designate one or more eligible neighborhoods as designated neighborhoods. Designated Neighborhoods are examples of Priority Funding Areas designated within Maryland’s “Smart Growth” Areas Act of 1997.

Maryland Office of the Secretary of State. (n.d.). *COMAR Online*. Retrieved July 12, 2011, from Maryland Office of the Secretary of State:
<http://www.dsd.state.md.us/comar/comarhtml/05/05.13.01.09.htm>.

3. **Enterprise Zone:** A targeted investment area where taxes are lower and regulations are relaxed in order to encourage economic development. The main purpose is for economic development and to steer its location. In this way, Enterprise Zones use incentives to concentrate private capital investment. Enterprise Zones are examples of Priority Funding Areas designated within Maryland’s “Smart Growth” Areas Act of 1997.

Rebecca Lewis, G.-J. K. (2009). Managing Growth With Priority Funding Areas: A Good Idea Whose Time Has Yet To Come. *Journal of the American Planning Association*, 75(4), 457-478.

4. **Municipality:** A municipality is an administrative entity comprising a clearly defined territory and its corresponding population. A municipality may denote a city, town, or village, or a small grouping of each. A municipality is typically governed by a mayor and a city council or municipal council and is generally governed separately from the surrounding county. All incorporated municipalities existent prior to January 1, 1997 were automatically designated as Priority Funding Areas. Municipalities are designated within Maryland’s “Smart Growth” Areas Act of 1997.

City of Cumberland. (2008, May 12). *Priority Funding Areas & Their Role in the Planning Process*. Retrieved July 2011, from City of Cumberland:

http://www.ci.cumberland.md.us/new_site/index.php/contents/view/244.

eNotes, Inc. (n.d.). *eNotes, Study Smarter*. Retrieved July 12, 2011, from eNotes, Study Smarter: <http://www.enotes.com/topic/Municipality>

Maryland Department of Planning. (1997). *Smart Growth: Designating Priority Funding Areas / The Smart Growth Areas Act of 1997*. Retrieved July 12, 2011, from Managing Maryland's Growth:

<http://www.mdp.state.md.us/PDF/OurProducts/Publications/ModelsGuidelines/pfa.pdf>.

5. **Priority Funding Area (PFA):** A Priority Funding Area is a developed or planned development area within which certain State agencies will prioritize investments to support growth and economic development. It is a “Smart Growth” planning concept that is intended to target State resources to support economic development and growth in areas where those investments will promote revitalization of older neighborhoods, encourage infill development and planned expansion of existing developed areas, and discourage scattered or “leap-frog” development in environmentally sensitive rural areas. The legislation that created Priority Funding Areas, or PFA’s as they are often called, was Senate Bill 389, which was part of the “Smart Growth Act” adopted during the 1997 Legislative Session.

City of Cumberland. (2008, May 12). *Priority Funding Areas & Their Role in the Planning Process*. Retrieved July 2011, from City of Cumberland:

http://www.ci.cumberland.md.us/new_site/index.php/contents/view/244.

6. **Priority Preservation Area (PPA):** A Priority Preservation Area is an explicitly delineated area within the county that is capable of supporting profitable agricultural activities, is governed by local policies that stabilize the land base to limit development, and is large enough to support the kind of agricultural enterprises that the county is seeking to preserve. A PPA may consist of one parcel of land, multiple contiguous

parcels of land, or multiple non-contiguous parcels of land, including designated Rural Legacy Areas. The county's acreage goal within a PPA through easements and zoning must be equal to at least 80% of the remaining undeveloped areas of land in the PPA as calculated at the time of application for certification or recertification.

Maryland Agricultural Land Preservation Foundation. (2010, January 19). *Maryland's Program for the Certification of County Agricultural Land Preservation Programs*. Retrieved July 12, 2011, from Maryland Agricultural Land Preservation Foundation: Ensuring the Future of Maryland's Farms and Forests: <http://www.malpf.info/certification.html>.

7. **Rural Village:** An unincorporated area that is primarily residential, including an area with historic qualities, that is located in an otherwise rural or agricultural area and for which new growth, if any, would derive primarily from in-fill development or limited peripheral expansion. Additionally, each county has the opportunity to certify rural villages as Priority Funding Areas without having to meet density and infrastructure requirements that the law requires of other county-certified Priority Funding Areas. Rural Villages are examples of county-designated Priority Funding Areas.

Maryland Department of Planning. (1997). *Smart Growth: Designating Priority Funding Areas / The Smart Growth Areas Act of 1997*. Retrieved July 12, 2011, from Managing Maryland's Growth: <http://www.mdp.state.md.us/PDF/OurProducts/Publications/ModelsGuidelines/pfa.pdf>.

Appendix D

List of Town Center Master Plan Actions

I-1	Consider modifying the St. Leonard Town Center’s northeastern boundary to follow property boundaries and site plan zoning line. [PC & BOCC]	
I-2	Consider expanding the St. Leonard Town Center boundary to include the St. Leonard Elementary School property. [PC & BOCC]	
I-3	Demarcate the Town Center boundaries with appropriate signage. [DPW, MD SHA]	
I-4	Establish gateway features to identify the arrival experience into the Town Center on MD 765 and Calvert Beach Road. [GS, F&B]	
I-5	Preserve a 100-foot wooded buffer along MD 2/4. [CPB]	
I-6	a.	Revise the Town Center Zoning Ordinance requirements for the Core District to allow a minimum lot size smaller than 40,000 square feet. The minimum lot size should be of a sufficient size to accommodate dwellings on private septic systems, based upon the Health Department’s approval. Maximum residential density should not exceed four units per acre. [CPB]
	b.	Revise the Town Center Zoning Ordinance so that the use of TDRs is determined by a base density of one dwelling unit per acre. (The use of TDRs to increase density should be tied to dwelling unit density not lot size.) [CPB]
I-7	Revise the Town Center Zoning Ordinance to permit residences and commercial uses to be located on the same parcel. [CPB]	
I-8	Study and evaluate the St. Leonard Zoning Ordinance regulations to ensure they help maintain and enhance a pedestrian-oriented, small town feel and to encourage such uses as retail, restaurant, personal service, office and mixed uses that support the local community and attract visitors. Study and evaluate the range of these uses, development patterns, densities, setbacks, heights, and potential development incentives in the St. Leonard Town Center. After the study and evaluation, consider adopting regulations to maintain and enhance St. Leonard’s small town character and to encourage uses described in this action. [CPB, PC & BOCC]	
I-9	Require Transferable Development Rights for any dwelling units over a density of one unit per acre. [CPB]	
I-10	Consider expanding the types of residential uses permitted in the Core District. [CPB]	
I-11	Conduct a comprehensive review of the St. Leonard Zoning Map to ensure that the Core District boundaries reflect the intent to make the core of St. Leonard a destination for residents and visitors. [CPB]	
I-12	a.	Revise the Town Center Zoning Ordinance requirements for the Mixed Use District to allow a minimum lot size smaller than 40,000 square feet. The minimum lot size should be of a sufficient size to accommodate dwellings on private septic systems, based upon the Health Department’s approval. Maximum residential density should not exceed four units per acre. [CPB]
	b.	Revise the Town Center Zoning Ordinance so that the use of TDRs is determined by a base density of one dwelling unit per acre. (The use of TDRs to increase density should be tied to dwelling unit density not lot size.) [CPB]

I-13	Revise the Town Center Zoning Ordinance to permit residences and commercial uses to be located on the same parcel. [CPB]	
I-14	Require Transferable Development Rights for any dwelling units over a density of one unit per acre. [CPB]	
I-15	Consider decreasing the setback requirement from MD 765 for the Mixed Use District, which is currently 100 feet for residential uses and 50 feet for commercial use. [CPB]	
I-16	Consider expanding the types of residential uses permitted in the Mixed Use District. [CPB]	
I-17	Conduct a comprehensive review of the St. Leonard Zoning Map to ensure that the Mixed Use District boundaries reflect the intent to allow a variety of uses that are compatible with residential uses. [CPB]	
I-18	a.	Revise the Town Center Zoning Ordinance requirements for the Residential District to allow a minimum lot size smaller than 40,000 square feet. The minimum lot size should be of a sufficient size to accommodate dwellings on private septic systems, based upon the Health Department's approval. Maximum residential density should not exceed two units per acre. [CPB]
	b.	Revise the Town Center Zoning Ordinance so that the use of TDRs is determined by a base density of one dwelling unit per acre. (The use of TDRs to increase density should be tied to dwelling unit density not lot size.) [CPB]
I-19	Require Transferable Development Rights for any dwelling units over a density of one unit per acre. [CPB]	
I-20	Review the St. Leonard Town Center Zoning Ordinance to ensure uses are compatible with residential use. [CPB]	
I-21	Consider decreasing the setback requirement from MD 765 for the Residential District, which is currently 100 feet for residential uses. [CPB]	
I-22	Promote multiple modes of transportation to reduce dependence on automobiles within St. Leonard Town Center, and connect the Town Center with adjacent communities through the encouraged use of walking and bicycle routes. [PW, CPB]	
I-23	As development occurs, require that planned roads be dedicated, using the road sections shown in this Plan. [PW, CPB]	
I-24	Improve existing roads in accordance with the Road Plan in the St. Leonard Master Plan. [PW]	
I-25	a.	Require future development to make streetscape improvements so that the improvements are compatible with the streetscape improvements that the State and County constructed along MD 765 (St. Leonard Road) and Calvert Beach Road.
	b.	Continue the requirement that road improvements, including sidewalks, pedestrian street lighting and street trees, be provided by property owners in the Core District who opted not to grant easements for the streetscape (constructed in 2003-2004), when any new building on the property is constructed or any existing building on the property is expanded. [CPB]
I-26	Review the St. Leonard Zoning Ordinance's road construction requirements and the streetscape and landscaping design standards to ensure continuity of the streetscape improvements constructed by the State. [CPB]	

I-27	Explore the feasibility and impacts of extending Leonard Avenue, from Calvert Drive to Maryland Avenue, for the purpose of accessing Grover’s Field and the St. Leonard Recreation Park. [PW, CPB]
I-28	Continue to improve the safety and capacity of the Ball Road/MD 2/4 intersection as needed. [MD SHA]
I-29	Consider the construction of a second access route to MD 765 from the communities lying east of St. Leonard, either south or north of the MD 765/Calvert Beach Road intersection. The second access route should consider the inclusion of bikeways, sidewalks, and/or shared use path. [PW, CPB, MD SHA]
I-30	Review the Calvert County Road Ordinance to ensure road sections foster a balanced, complete transportation system to enhance mobility of all users: pedestrians, bicyclists, motorists, and bus riders. [PW]
I-31	Consider acquiring land for one public parking lot within the Town Center. The parking lot should be convenient and within walking distance to the businesses within the Core District. [CPB]
I-32	Conduct a parking use study of Core District. [CPB]
I-33	Re-examine the requirement of only permitting on-site parking lots if located to the rear of buildings. [CPB]
I-34	a. Continue providing fixed route service to the St. Leonard Town Center. [CR]
	b. Consider reestablishing service to Calvert Beach and Long Beach, if there is funding available and ridership demand. [CR]
I-35	Continue providing demand response transit service to areas south of Prince Frederick, including the St. Leonard Town Center. [CR]
I-36	Provide a shelter for transit users within the Town Center. The shelter should be located in the Core District. [GS, CR]
I-37	Coordinate local bus service times with the Maryland Transit Administration schedules. [CR]
I-38	Designate a fixed bus stop and identify the location with a sign. [CR]
I-39	Develop a Town Center sidewalk and bicycle network. [PW, CPB]
	<ul style="list-style-type: none"> a. As State or County roads are improved or upgraded, ensure the roads include sidewalks and bikeways; where feasible, construct a bikeway, which is to be a shared-use path, separate from the roadway. [PW, MD SHA] b. Require the construction of the sidewalks as properties develop. [CPB] c. Require the construction of the bikeway/shared-used path as properties develop. [CPB] d. Extend the sidewalks along St. Leonard Road (MD 765) in the Town Center as County funding permits. Pursue State funding for sidewalk construction along St. Leonard Road (MD 765) in the Town Center and outside the Town Center to connect residential areas to the St. Leonard Elementary School. [PW, CPB] e. Construct a sidewalk on the south side of the Dowell House from Calvert Drive to Maryland Avenue, to provide a connection between the recreation area, the Dowell House parking lot, and the stores on St. Leonard Road. [PW] f. Continue requiring pedestrian street lighting in the Core District. [CPB] g. Sidewalks should be adequately illuminated.

	h. Work with property owners and the Calvert Beach and Long Beach communities on possible ways to make Calvert Beach Road and Long Beach Road safer for bicycling. [CPB, PW]
I-40	Install/maintain bicycle racks at St. Leonard Recreation Area and the St. Leonard Polling House Park. [GS]
I-41	Require the provision of bicycle racks at larger commercial sites. [CPB]
I-42	Encourage businesses to provide bicycle racks at existing commercial sites. [CPB]
I-43	Encourage green technologies including solar orientation, Low Impact Development (LID) design, bio-filtration, green roofs, and Leadership in Energy and Environmental Design (LEED) certification for new development. [CPB]
I-44	Review the St. Leonard Town Center Zoning Ordinance for ways to allow/encourage low impact development and energy efficient designs. [CPB]
I-45	Identify and protect a preferred location for an underground utility right-of-way to eventually move above ground power lines. [CPB]
I-46	Address the need for expanded water service in the St. Leonard Town Center. [PW]
I-47	Explore the feasibility of providing an upgraded water system scaled to the small town character of the Town Center. [PW]
I-48	Explore sewerage alternatives that will provide sewerage services while maintaining the small town size and scale of the Town Center. [PW, CPB]
I-49	Complete watershed management plans for the St. Leonard Creek and Calvert Beach Run watersheds. [CPB]
I-50	Move toward alternative technologies and approaches to reduce excess nutrients; for example, nitrogen reducing septic systems. [CR,GS, HD, CPB]
I-51	Encourage property owners who farm to consider participating in the Soil Conservation District's program for water quality and soil conservation. [SCD, CPB]
I-52	Conduct a tree survey of the St. Leonard Town Center. [CPB]
I-53	Establish a tree canopy goal of at least 40 percent for the St. Leonard Town Center. [CPB]
I-54	Maintain or establish habitat corridors between the Town Center and adjoining forested areas. [CPB]
I-55	Promote car-pooling, public transit, pedestrian, and bicycle modes of transportation and land use planning that would decrease automobile travel. [CR, CPB, TCC]
I-56	Consider requiring different environmental standards in the St. Leonard Town Center Zoning Ordinance to balance the need for economic development with the need for environmental protection. [CPB]
I-57	Require architectural review for construction of new structures, fences, and signs and remodeling of or additions to existing structures, fences, and signs. [CPB]
I-58	Continue to appoint an Architectural Review Committee to review proposed projects and proposed plans for public amenities. [BOCC]
I-59	Review the St. Leonard Zoning Ordinance's architectural requirements and guidelines and the design standards to ensure that new development is compatible with St. Leonard's character. [CPB]

I-60	a.	Establish and/or maintain an attractive entrance feature, including a sign with the Town Center's name, at each entrance to the Town Center. Consider using solar lighting to illuminate the entrance signs. [ED, F&B, GS, CPB, MD SHA]
	b.	Work with the State to provide signage near the access roads north and south of the MD 2/4-Calvert Beach Road/Ball Road intersection to notify drivers of the Town Center's existence (near Western Shore Boulevard and the southern intersection of MD 2/4 with MD 765 (St. Leonard Road). [ED, F&B, GS, CPB, MD SHA]
I-61		Work with property owners and business owners to ensure the properties meet County codes regarding building and general property maintenance and sign regulations. [CPB]
II-1		Facilitate the development and monitoring of community report cards.
II-2		Consider providing development incentives for desired public benefits, such as preferred uses, design features, public spaces, etc. [CPB]
II-3		Support the home buying community with the identification and increased awareness of programs, services, and grants that facilitate maintenance, first-time homeownership, and other housing initiatives. [CR]
II-4		Encourage the use of accessory apartments [F&B, CPB]
II-5		Consider expanding the St. Leonard Town Center boundary to include the St. Leonard Elementary School property. [BOCC & PC]
II-6		Acquire land for a town park/village green/town square within the Core District. [BOCC, County's Open Space Committee: ED, F&B, GS, and CPB]
II-7		Develop an in-town trail and bikeway system that connects to extended greenways. Consider trails that would link to Flag Ponds Nature Park and Parkers Creek. [CPB]
II-8		Acquire approximately 100 acres of land for a community park (district park), designed primarily for active team sports in the vicinity of St. Leonard. [BOCC, County's Open Space Committee: ED, F&B, GS, and CPB]
II-9		Encourage citizens to participate in recreational activities to promote a healthy lifestyle. [GS]
II-10		Work with agencies, community groups, and schools to promote physical activities such as walking and other outdoor activities. Potential partners may include Calvert Memorial Hospital, Calvert County Health Department, Calvert County Public Schools, and Calvert County General Services and other outdoor activities-Parks & Recreation Division. [CMH, CCHD, CCPS, GS]
II-11		Consider accommodating additional recreation activities in the St. Leonard Recreation Area. [GS]
II-12		Promote area trails to residents and tourists. [GS-Natural Resources, ACLT]
II-13		Continue to work with citizens and other public safety partners to enhance the ability to mitigate emergency situations, to include evacuations due to man-made and natural events. [PS]
II-14		Historical architecture surveys of structures in this area shall be considered when construction or modification of existing buildings is proposed. [CPB]

II-15	Encourage property owners to consider seeking Historic District designation for properties that have historic or architectural significance. [CPB]
II-16	Develop historic context studies of the Town Center with the participation of residents of those communities. [CPB, Calvert County Historic District Commission]
II-17	Review the adopted St. Leonard Zoning Ordinance Architectural Requirements and Guidelines and make any necessary revisions to ensure that new construction and additions to existing historic structures are compatible with the character of the communities in which they are proposed. [CPB]
II-18	Develop interpretive signs for historic buildings and historic sites. [ED, GS, CPB]
II-19	Work with the community to develop a town logo that reflects St. Leonard's heritage.
II-20	Encourage the continuity of local place names in development projects. [CPB]
II-21	Retain the provision in the St. Leonard Zoning Ordinance that requires site plan/subdivision applicants to meet with the Calvert County Historic District Commission in cases where there is a building listed on the Maryland Inventory of Historic Properties within the boundaries of a proposed development project. The purpose of the meeting is to determine the feasibility of retaining the building and incorporating it into the site design. If it is not feasible to retain the building or make it available for removal to another site, the applicant is required to document the structure prior to destruction. [CPB]
II-22	Retain the provision in the St. Leonard Zoning Ordinance requiring review of major subdivisions and grading permits. An inventory of existing on-site archaeological features may be required depending on existence of known significant archaeological features or site characteristics suggesting the probability of significant archaeological features. [CPB]
III-1	Encourage businesses to work together to improve the community and the business climate. [ED]
III-2	Support and encourage coordinated efforts to market the St. Leonard Town Center locally. [ED]
III-3	Locate a site within the St. Leonard Town Center for a farmers market. [ED, CPB]
III-4	Encourage the construction of adequate infrastructure to support the current and future residential and commercial base, where economically feasible. [ED, PW]
III-5	Encourage a wide range of housing choices within the Town Center and the surrounding area, to include both rented and owned housing suitable for a variety of income levels. [CR, CPB]