

CHECKLIST AND TABLE OF CONTENTS

APPLICANT: Town of Leonardtown

NAME OF SUSTAINABLE COMMUNITY: Leonardtown, MD

Please review the checklist of attachments and furnish all of the attachments that are applicable. Contents of the application should be tabbed and organized as follows:

- ☒ **Section A - Sustainable Community Renewal Applicant Information**
 - [Applicant Information](#)
- ☒ **Section B – Sustainable Community Renewal Report (Projects, Strategies and Partners)**
 - [Part 1: Qualitative Assessment](#)
 - [Part 2: Competitive Funding](#)
- ☒ **Section C – Sustainable Community Renewal Action Plan Update (Matrix)**
 - [Action Plan](#)
- ☒ **Section D – Sustainable Communities Workgroup Roster**
- ☒ **Section E – Signature Letter (acknowledging Disclosure Authorization and Certification)**
 - [Disclosure Authorization](#)
- ☒ **Section F – Additional Files:** The following contents should be included:
 - [If requesting a boundary modification, map in pdf format and a GIS shapefile of the proposed Sustainable Community boundary](#)
 - [Photos \(jpeg format\) of your aforementioned accomplished projects of the last five years](#)

SGSC Approved - 10.23

SECTION A - SUSTAINABLE COMMUNITY RENEWAL **APPLICANT INFORMATION**

Name of Sustainable Community:	Leonardtown Sustainable Community		
Name of Applicant:	Town of Leonardtown		
Applicant's Federal Identification Number:	52-6000842		
Applicant's Street Address:	22670 Washington Street		
City: Leonardtown	County: St. Mary's	State: MD	Zip Code: 20650
Phone Number: 301-475-9791	Fax Number: 301-475-5350	Web Address: leonardtown.somd.com	

Sustainable Community Application Local Contact:

Name: Laschelle McKay	Title: Town Administrator
Address: same as above	State:
City:	Zip Code:
Phone Number:	E-mail Address:
Fax Number:	

Sustainable Community Contact for Application Status:

Name: Laschelle McKay	Title: Town Administrator
Address: same as above	State:
City:	Zip Code:
Phone Number:	E-mail Address:
Fax Number:	

Other Sustainable Community Contacts:

Name: Kathy Bailey	Title: Grants Manager
Address: same as above	State:
City:	Zip Code:
Phone Number:	E-mail
Fax Number:	

(1) Sustainable Community Boundary and Description

- (1) Are you requesting any changes to your Sustainable Community boundary? Describe why or why not?**

The boundaries of the Sustainable Communities (SC) area have not changed and may be viewed on the map submitted with this renewal application. The original SC boundaries designated were based on the desired outcomes identified on the action plan, as follows: potential commercial development, potential future housing, protection of our historic areas, redevelopment and continued revitalization of our historic downtown and surrounding area, potential housing rehab areas, areas in need of

infrastructure improvements, the continued development of our wharf and waterfront area and our Route 5 commercial area. These areas are still in need of development and/or redevelopment.

(2) If yes, Include the following in as an attachment:

- a. PDF or JPEG of modified Sustainable Communities boundary map,
- b. GIS shapefiles of modified Sustainable Community boundary (mapped to the parcel boundary),

(3) Approximate number of acres of entire SC Area: 1,230 acres

(4) Existing federal, state or local designations:

☒ Main Street ☐ National Register Historic District ☐ Local Historic District
☒ Arts & Entertainment District ☐ State Enterprise Zone Special Taxing District ☐ BRAC
☐ State Designated TOD ☒ Other(s): Southern Maryland Heritage Area; Southern Maryland National Heritage Area; National Underground Railroad Network to Freedom; Maryland Civil War Trails Network; Potomac Heritage National Scenic Trail; Star Spangled Banner National Historic Trail; MD Priority Funding area; and Maryland Religious Freedom Byway

(5) Describe the SC Area's current demographic trends (with respect to age, race, household size, household income, educational attainment, number of housing units, or other relevant factors). How have demographics changed in the last five years?

Leonardtown's population has grown approximately 55.7 % over the past ten years. The 2010 population was 2,930 and increased by 1,633 for a total of 4,563 in 2020. According to the Maryland Dept. of Planning, Leonardtown was the fastest growing municipality from 2010 – 2020 and estimated to be the second fastest growing municipality from 2020 - 2022, behind Aberdeen, Maryland.

From the *2017-2021 American Community Survey 5 Year Estimates* the following data was gathered: Population – 4,445; Race percentages – Caucasian 86.6%, African-American – 8.6%, Other – 11.9%; Median Household Income - \$126,472; Below Poverty Line – 5.8%; Educational Attainment (high school graduate or higher) – 86.7%; Bachelor's Degree or higher – 43.8%; Number of Housing Units – 1,610; Median Age – 32.3 years; and Median Housing Value - \$417,700. Average household size is 3.51 (owner occupied units); and 1.90 (renter occupied units).

From the *2012-2016 American Community Survey 5 Year Estimates* the following data was gathered: Population – 3,539; Race percentages – Caucasian 79.7%, African-American – 13.8%, Other – 6.5%; Median Household Income - \$73,879; Below Poverty Line – 9.1%; Educational Attainment (high school graduate or higher) – 87.6%; Bachelor's Degree or higher – 35.5%; Number of Housing Units – 1,342; Median Age – 41.1 years; and Median Housing Value - \$368,900.

Sources: MD Dept. of Planning Data Center, U.S. Census Bureau Population Estimate Data and American Community Survey 5 Year Estimates.

This growth is largely attributed to the overall desirable quality of life in St. Mary's County that includes its rural and farming character, abundant heritage/historical/cultural related opportunities, and quality recreational amenities (over 500 miles of shoreline, recreational centers, programs, and trails). The county's proximity to Washington, DC (about 60 miles), Baltimore, MD (about 80 miles), and Richmond,

VA (about 95 miles), provides easy access to major metropolitan areas. The county's major economic engine is the Patuxent River Naval Air Station, with over 70% of its employees living in St. Mary's County.

The Town's growth of the past few years supports its restaurants, retail shops, accommodations, arts and entertainment businesses, attractions, and events. Some significant developments related to this growth include the designation of the Leonardtown Arts and Entertainment District in 2013 and renewal in 2023, the opening of Shepherd's Old Field Market in 2019, reopening of the Inn at Leonardtown in 2021, the recent completion of the L'Town Alley network project, and the opening of several unique and popular restaurants in the downtown area.

As stated in the approved 2019 Downtown Strategic Plan, "Leonardtown is fast becoming a family-friendly, independent business, and restaurant hub in St. Mary's County, and offers a distinct sense of place centered amidst an array of water, nature and cultural-based amenities." The plan, with many of its recommendations already accomplished, will guide further public and private investments, and maintain a vibrant environment for residents and visitors.

(2) Organizational Structure, Experience and Public Input:

(3) Describe any changes to the Applicant's organizational structure. Specifically, how has membership of the Sustainable Communities Workgroup changed in the last five years? Who are/were the leaders, and how will/did the Workgroup advisor or staff manage implementation of the SC Area Plan?

The structure of the SC workgroup has not changed; however, the membership has changed somewhat over the last 5 years. The group now consists of: Mayor Daniel Burris, Mayor; Laschelle McKay, Town Administrator; Emily Stagner, Main Street Manager; Kathy Bailey, Grants Manager (formally DeAnn Adler); Mike Bailey, Town Planner (formerly Jada Stuckert); Mike Mummaugh, business owner; Katie Folger, business owner; Doug Isleib, business owner; and Sean Lawson, Planning & Zoning Commission member and resident.

Leaders of the workgroup continue to be Mayor Daniel Burris and Laschelle McKay. Implementation of the SC Action Plan continues to be successful, as is documented in the application.

(4) What have been the strengths and challenges of the capacity of the Sustainable Communities Workgroup with respect to implementation of the SC Plan?

Strengths – The Town has hardworking staff that has successfully implemented many of our Sustainable Communities (SC) Action Plan Goals. Credit goes especially to our Town Administrator, Laschelle McKay, who oversees all the Town's capital improvement projects, including procurement and project administration. Tony Wheatley, our Capital Projects Coordinator has also been essential in overseeing these projects. The Town's Grant Manager has been very successful in securing grant funding for many of our capital improvement projects. Thanks also goes to our Town Council, which has approved matching funding for these projects and has been very supportive of new initiatives. Our local events also continue to increase, which is extremely beneficial in bringing people to the downtown business district, thanks to our full-time Public Relations and Events Coordinator, Brandy Blackstone.

Besides the Town Staff, there are several other groups that have aided in implementing Action Plan Goals. These include the very active Leonardtown Business Association (LBA) and First Friday Committee, which provide volunteers and funding for many Town events. Also an Economic Development and Marketing group made up of staff, local businesses, and other agency professionals, helps with marketing and promotion, collaborative assistance, and business initiatives helps bring patrons downtown and keep Leonardtown thriving.

We have had a considerable amount of help from government entities such as DNR, the MD Dept. of Planning, MD DHCD staff, State Highway staff, the St. Mary's Co. Dept of Tourism and St. Mary's County Dept. of Economic and Community Development. All have been extremely helpful in implementing our Action Plan Goals. Lastly, the St. Mary's County Arts Council is located in the building next door to the Town Offices and they have been very active in helping the Town achieve our goals, especially for the Arts and Entertainment District (which was redesignated for ten more years in May of 2023).

Challenges – Our challenges are the same as most other small towns – a limited amount of funds, manpower, and time to implement everything that we desire to accomplish!

(5) How did residents and other stakeholders in the community provide input to the Sustainable Communities Action Plan update? On which existing local plans (comprehensive plans, economic development plans, sector plans, etc.) is the Sustainable Communities Action Plan based?

The Town continues to have community representation on the SC Workgroup Committee. In addition, staff has discussed the SC Action Plan at several Town Council meetings and at the Leonardtown Business Association's Annual Meeting to get community input. The Action Plan was based on the approved 2019 Downtown Strategic Plan and current Comprehensive Plan.

Mr. Carter Reitman, DHCD, provided the overview of the program and application consultation/training session to staff and the Leonardtown Town Council on July 10, 2023. Also in attendance Jean Cannon and Nicholas Mayr, both from DHCD.

(6) Would you like any technical assistance from State agencies to help expand the capacity of your SC Workgroup or implement your SC plan? Please describe with which revitalization strategies you would like assistance.

Currently, the Town does not require any technical assistance from state agencies to help expand the capacity of the SC Workgroup or implement our SC plan.

SECTION B - SUSTAINABLE COMMUNITY RENEWAL

REPORT

PART I: QUALITATIVE ASSESSMENT

Purpose:

The purpose of this assessment is to capture significant projects/ improvements that have been completed since the approval of your local government's Sustainable Communities designation.

In relation to the goals stated in your local government's Sustainable Community Action Plan, **please highlight at least three major accomplishments from the last five years**, including how you achieved them. When writing your narrative, consider the questions below and refer to the six elements discussed in the General Information section of this document (page iv) – Environment, Economy, Transportation, Housing, Quality of Life, and Land Use/Local Planning.

- 1) **Outcome:** Which outcomes identified in your Sustainable Community plan were you able to achieve?
- 2) **Projects:** Which projects did you implement in order to achieve the outcome? Also indicate when you started and completed these projects.
- 3) **Partners:** With whom (i.e. state agencies, local stakeholders) did you partner to complete projects?
- 4) **Impact:** What kind of measurable impact did the achieved outcome have on your community? Are there other intangible benefits?
- 5) **Photos:** Please also include pictures that depict your accomplishments.

[EXAMPLE] Descriptive Narrative: Please list the most significant accomplishments that apply

Example – Accomplishment 1

Outcome: Improved stormwater management

Projects:

Project 1: Stormwater Retrofit Plan – In October 2014, the Town Council approved the Town's stormwater retrofit plan which outlines various strategies and capital budget expenditures over the next five years. Strategies include reducing the amount of impervious surface in the community and improving stormwater management. One of the plan recommendations is to pass an ordinance that assesses an environmental protection fee on municipal permits.

Project 2: Green Streets – The Town added green elements to approximately 600 linear feet of roadway that had been experiencing severe flooding. Specifically, bioswales were constructed and trees were planted.

Partners:

Chesapeake Bay Trust – provided technical assistance

MD DHCD – provided financial assistance in form of a Community Legacy grant (totaling \$50,000).

Impact: The implementation of the projects had a significant impact on the community by improving stormwater runoff. The streets with the newly constructed bioswales no longer experience flooding.

Descriptive Narrative: Please list the most significant accomplishments that apply.

Accomplishment 1:

Outcome: Approval of the Downtown Strategic Plan

Projects: 1) “The 2019 Leonardtown Downtown Strategic Plan serves to utilize practical solutions to guide further investment by both public and private partners, maintain a vibrant environment for residents and visitors, and connect existing and future assets.” Projects recommended in the plan that have been completed include: streetscape improvements (landscaping, seating, and other pedestrian comforts); wayfinding signage; artistic elements (butterfly trail and other banners); branding (new logo); redesignation of traffic patterns; implementing the Façade Improvement Grant (FIG) program; and phase I and II of the L’Town Alley Network. Other accomplishments include changes in programming and events (scheduling of events, scaling back the number and size of events on the square, and working with private businesses and restaurants to host events at privately owned sites). The completion of the plan has resulted in completed Phase 2 and 3 work, with Phase 4 anticipated in the next year.

2) Downtown Strategic Plan Phase 2 - The completed project consisted of development of the 2022 Downtown Strategic Plan Phase 2: West side and Waterfront plan. The plan provides the framework for change in downtown Leonardtown over the next 10-20 years. It builds upon previous downtown planning efforts including the 2012 Land Use Concept Vision, the 2019 Downtown Strategic Plan, and 2020 Alley Network, Community Branding and Wayfinding Plan.

3) Downtown Strategic Plan Phase 3: Wharf District Concept Development and Retail Recruiting Strategy – 2023 project work included: Wharf, carousel, splash pad and food hall concept development and preparation of the RFI for the food hall.

4) Phase 4 work will include Update the hotel/conference center feasibility study and next level of the design of the West Fenwick park.

Partners: Citizens, property owners, businesses, artists, Leonardtown Town Council, Town staff, local and state agency representatives.

Impact: The completed projects have resulted in better traffic flow, more visitors to Town for events, increased foot traffic for businesses, and an overall feeling of improved sense of pride in the community. There are very few vacant storefronts at this time, which can be directly attributed to the work carried out as recommended in the Plan. The fourth round of the very successful FIG grant program was recently announced and with an increased number of applications received.

Accomplishment 2:

Outcome: Re-Designation of the Leonardtown Arts and Entertainment District

Projects: 1) The Commissioners of Leonardtown continue to provide strong support for the Leonardtown Arts & Entertainment District (AED) (since original designation in 2013, with redesignation application approved in May 2023). The AED continues to be governed by the Town of Leonardtown, under the direction of the Mayor, Town Council, Town Administrator, and the AED Management Team. The Town continues to endorse significant staff time toward the continued management and growth of the AED. Projects include: support for local artists, businesses, and arts related venues; promotion and marketing of the District; staff support; and grant administration.

Completed public art projects over the past five years include: 2018 Leonardtown Wharf Then and Now Mural by Jamie Naluai; 2019 Wind Cheer Sculpture at Port of Leonardtown Park; 2020 Mural at the Hurry Family Parkette; 2021 Crab Mural at Shepherds Old Field Market; 2021 Original Batik Butterfly Banner and Flag Art around Town; 2022 L’Town Alley murals - Where Art and Agriculture Meet; Alice in Leonardtown; and the Duke Alley Murals (History and Environment, Legends and Lore, and Bay Life by a team of artists from the North End Gallery); and 2023 Leonardtown Public Art Archways Project which is underway.

2) The Leonardtown Commissioners and the Commissioners of St. Mary’s County both approved income tax subtraction modification for income from works sold by qualified resident artists with the District, admissions and amusement tax exemption for resident artists, and property tax credits on 100% of the increase of assessed value attributable to renovations

Sustainable Communities Renewal Application - Section B

of property within the district that creates live-work space or space for arts and entertainment enterprises for a period of 10 years.

Partners: Commissioners of Leonardtown, St. Mary's County Commissioners, Mayor, Leonardtown staff, various agency representatives, and local businesses, artists, and arts-related venues.

Impact: The District has grown considerably since original designation, and the number of events and artists working and selling in the District has grown exponentially. The original application listed 49 artists; today, the AED has over 200 artists. The business climate in Leonardtown is considered healthy due to combined efforts and partnerships to support economic development, tourism, and the local community. While the Town is looking to increase the numbers of new retailers, businesses and restaurants, the fact that there are few vacant storefronts and buildings points to healthy investment and growth over the past five years.

Accomplishment 3:

Outcome: **Submission of Leonardtown's Main Street Maryland Application**

Projects: Leonardtown's Main Street Maryland application was submitted in June 2023. This included the following strategies and goals which are in various stages of development:

- 1) Attract more small businesses to downtown, especially retail shops. To accomplish this, we developed a draft retail recruitment program with consultants Mahan Rykiel Associates.
- 2) Continue to support existing businesses with expansion plans and with façade improvements. Fourth round of Façade Improvement Grant (FIG) projects is underway.
- 3) Refine concept plans and architectural concepts for the Leonardtown Wharf Park food/carousel/splash pad area and develop related RFQs. Concepts presented at State of the Town Breakfast in April 2023.
- 4) Continue to work to bring more public art, performing artists, and events to Town. Continue promoting all businesses in Town through various means such as social media, website, and cooperative advertising. Ongoing.
- 5) Continue to support artists by identifying a central location and building/establishing a performing arts space or arts center in the A&E District. This also includes support for various smaller spaces and venues for artist to create, work, sell and live. Ongoing.
- 6) Continue to encourage more residents to live above the commercial district (especially artists) and encourage developers to improve/upgrade existing buildings. Ongoing.

Partners: Leonardtown Town Council, Town staff, St. Mary's County Arts Council, citizens, property owners, businesses, and local and state agency representatives (specifically Dept. of Housing and Community Development, Division of Neighborhood Revitalization).

Impact: Main Street Maryland designation will bring numerous benefits to the community. One of the main benefits will be to support economic development enhancements that facilitate partnership that support the location of additional small businesses to the downtown area. The newly hired Main Street Manager is working on implementing the retail recruitment program. This designation will show businesses, residents, and visitors that the Town is committed to continued revitalization, development, and enhancement of their community. Designation will further promote the Town's Arts & Entertainment District.

Descriptive Narrative: Please use this section to describe any major outcomes or projects from your last Sustainable Communities Action Plan that have NOT been accomplished and why.

Outcome: Retail Recruitment/Retention Strategy and Program and Leonardtown Wharf District Improvements – not completed; however, project is underway.

Narrative: The Town's Downtown Strategic Plan Phase 3: Wharf District Concept Development and Retail Recruiting Strategy includes a recommended main output of developing a Main Street program strategy to include a retail recruitment package for the Wharf and West Side areas. As that plan moves forward, the Town expects the results to include a high-level market proforma, architectural concepts for carousel, and criteria for spray pad.

The retail recruitment package and concepts were presented to the Leonardtown Town Council, Leonardtown Businesses Association, and the community at the Annual State of the Town Breakfast held on Friday, April 14, 2023. The consultant has also completed the final drafts for the request for expression of interest for the Food Hall area and more detailed concept drawings for the parking deck, West Leonardtown plan studies, and the Wharf Waterfront and Food Hall concepts. Some of these files are still being discussed with landowners and staff, so they are not ready for public viewing as of this date. This includes the parking deck options and the RFI.

The newly hired Main Street Manager will work closely with the Town Administrator to develop the Main Street Program and implement the Retail Recruitment/Retention Strategy and Program. The manager's primary duties will include support for businesses locating or expanding in Town and promoting and marketing those businesses to facilitate economic vitality.

Outcome: Leonardtown Performing Arts Center – not completed, but concept planning is underway.

Narrative: The 2022 Downtown Strategic Plan Phase 2: West side and Waterfront plan includes several concepts that provide opportunities for performing arts spaces. These are noted in concept section C: The Overlook that includes an amphitheater designed to be a community gathering place for concerts, performances, and other outdoor events. Concept D: the Lodge at Tudor Hall Farm includes a hotel/conference center and programmable lawn areas and other amenities. And finally, concept E: Fenwick Lawn is a new community park located at the junction of downtown, existing neighborhoods, and the new Tudor Hall Farm neighborhood. This concept includes a flexible use grassy area and a covered pavilion.

Over the past year or two, the Town has been holding smaller events at varied locations so that streets and the entire square do not need to be closed for events. The Town has been moving from large general events to more A&E focused events (concert series and themed programs and contests with educational components). Even though fewer events are being held on the square, more are being held at Leonardtown Wharf Park and other businesses. This has turned into a positive outcome for local businesses and has supported the development of the L'Town Alley Network project to help connect parking and add venue space for smaller events while not closing streets.

Sustainable Communities Renewal Application - Section B

Outcome: While progress has been made, the Town needs to continue to work with developers to increase affordable housing, over 55 housing, and continue work on making redevelopment process easier as with PIRD overlay zoning district.

Narrative: The availability of affordable housing in Leonardtown continues to include apartments located above some of the shops along Washington Street and around the historic Town Square, various apartment buildings scattered throughout the Town limits, and the small bungalow homes located on Lawrence Avenue and the surrounding streets.

The Town has three developments within the Sustainable Communities area that address affordable and senior housing. Leonard's Freehold, with 69 units, is dedicated exclusively to affordable housing, and Newtowne Village, with 36 units, also provides housing for low-income senior citizens and those with disabilities. Also within the Sustainable Communities area is Cedar Lane Apartments, with 209 units, which also provide housing for low-income senior citizens and the disabled.

Town continues to encourage residential apartments on the top floors of commercial buildings in the downtown area. A success story is the renovated apartments above the Craft Guild Building (Everyday Saint Brewery) and the old First National Bank building. The town is encouraging the renovations of some of the more tired looking, less desirable apartments in the downtown area by way of the Façade Improvement Program. The Craft Guild building owners took advantage of the program.

The growth of the waterfront, with its 2.5 miles of shoreline, and expansion westerly will bring opportunities for additional types of housing. An exciting addition to Leonardtown's future housing prospects is the area just west of Lawrence Avenue (the Tudor Hall Property), which is slated for an assortment of housing including garden apartments, townhomes, small single-family lots, and mixed-use housing above retail shops. This area will be able to accommodate hundreds of new residents with a variety of choices and prices, all within easy walking to the AED area. Connecting Tudor Hall to Downtown will provide natural extensions to the community and open doors to additional recreational, cultural and economic development pursuits. This is outlined on the Downtown Strategic Plan West Side and Waterfront concept.

Part II: Competitive Funding

Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation. 2019 to Present	Source (federal, state, foundation, etc.)	Amount Received	If no funding was received, what technical or other assistance from the state would help with future applications?	Other Notes
Community Legacy (CL):	DHCD			
• FY2019 Façade Improvement Program		\$50,000	N/A – complete, closed out	14 projects complete
• FY2020 Façade Improvement Program		\$25,000	N/A – complete, closed out	9 projects complete
• FY2021 L'Town Alley Network Project		\$0	Other grant funding was received for the project	N/A
• FY2022 Façade Improvement Program		\$50,000	N/A – nearly complete	9 complete; 2 remain
• FY2023 Façade Improvement Program		\$50,000	N/A - underway	13 projects underway
• FY2024 Façade Improvement Program		\$50,000	N/A - applied	Applied in 2023
Strategic Demolition Fund (SDF):	DHCD			
•				
•				
Community Safety & Enhancement Program:	MDOT			
Maryland Bikeways Program:	MDOT			
Sidewalk Retrofit Program:	MDOT		N/A – In final design phase	Project to connect large residential neighborhoods to downtown
• FY2023/2024 MD SHA Project – Rt. 245 sidewalk project				
Water Quality Revolving Loan Fund:	MDE	\$7.5 Million	N/A – project complete	Complete; in repayment phase
• FY2020 Enhanced Nutrient Removal (ENR) Upgrade to Wastewater Treatment Plant				

Sustainable Communities Renewal Application - Section 'B

Other Funding Programs: *examples are U.S. HUD Community Development Block Grants (CDBG), or grants from USDA, EPA, Appalachian Regional Commission, Chesapeake Bay Trust, Maryland Heritage Areas Association, Preservation Maryland, Safe Routes to School, Maryland Rural Development Corporation, Maryland Energy Administration, Maryland Department of Natural Resources, etc.*

*Please add more rows if necessary

FY2019 Maryland Waterway Improvement Fund	DNR	\$100,000	N/A; for Phase I pier and transient boat slips	Project complete
FY2021 Maryland Waterway Improvement Fund	DNR	\$175,000	N/A; Phase II final portion of dock, electric & water hookups	Nearly complete
FY2022 Operating Assistance Grant – TAG	DHCD		N/A	Project complete
FY2023 Operating Assistance Grant – TAG	DHCD		N/A	Project complete
FY2024 Operating Assistance Grant - TAG	DHCD		N/A	Applied
FY2022 MD Community Parks & Playgrounds Grant	DNR	\$225,000	N/A; for L'Town Alley Network Project phase 1	Project complete
FY2023 Maryland Heritage Areas Grant	MHAA	\$75,000	N/A; for L'Town Alley Network Project phase 2	Nearly complete
FY2022 Maryland Heritage Areas Grant	MHAA	\$50,000	Applied for L'Town Alley Art Installation	Not awarded
FY2021 Maryland Heritage Areas Grant	MHAA	\$100,000	Funding toward purchase of Paddleboat	Did not accept grant
FY2023 Public Art Across Maryland	MSAC	\$50,000	N/A; for Leonardtown Archways project	Project Underway
FY2022 Public Art Across Maryland	MSAC	\$20,000	N/A; for L'Town Alley Network Art Murals	Project Complete
FY2019 Public Art Across Maryland	MSAC	\$5,000	N/A; for Wind Cheer Sculpture	Project Complete
FY2023 Maryland EDA Tourism Grant	MD EDA	\$67,280	N/A; for Leonardtown Trolley operations	Project underway

COMPETITIVE FUNDING: Are there any types of projects/needs for which your Sustainable Community needs funding; however, there isn't a funding source?

The approved 2019 Downtown Strategic Plan recommended development of a parking strategy that “addresses misconceptions about parking, better manages existing parking resources, and plans for flexibility in accommodating additional parking resources in the future.” Specific recommendations included: educate the community regarding best practices for downtown parking (implement strategies that encourage walking between site and restaurants); manage existing parking resources (through wayfinding and physical improvements); limit new surface lots (new lots should be planned for temporary purposes and located near the rear of sites); and plan for and construct structured parking (in coordination with other recommended parking strategies, plan for additional parking via a parking deck at one of two locations).

The Downtown Strategic Plan Phase 2: West Side and Waterfront plan builds upon the vision and recommendations outlined in the 2019 Downtown Strategic Plan. Phase 2 serves as the framework for continued enhancements to the waterfront, an extension of the downtown to the west and transitions to Tudor Hall Farm, and improved connectivity. One of the specific concepts was the potential layout of the West Fenwick District Downtown Expansion. This concept’s plan components include Leonardtown Square and streetscape enhancements, potential infill mixed-use areas, the Lodge at Tudor Hall Farm, Shepherd’s Old Field Market expansion, Fenwick lawn, Tudor Hall Farm residential development, and reorganized parking areas and a parking deck placeholder.

The Downtown Strategic Plan Phase 3: Wharf District Concept Development and Retail Recruiting Strategy work is nearly complete. This includes wharf, carousel, splash pad and food hall concept development and preparation of the Request for Interest (RFI) for the food hall. A retail recruitment package was presented to the Town and Leonardtown Business Association, along with various parking deck options. The Town will need to work with landowners and local businesses to better accommodate parking into the future.

Parking enhancements and a parking deck continue be a significant need as more and more residents and visitors are drawn to Leonardtown. While some additional surface parking can be provided on sites reserved for future development, this is not the highest and best use of the land. Therefore, the Town feels it is important to plan for a parking deck.

The Town anticipates utilizing the Phase 3 information and concepts to apply for grant funding to assist with design and construction of such a parking deck facility. However, we have been unsuccessful to date in identifying a grant source or program that could fund the project. The Town would welcome technical assistance from state staff in identifying and applying for such funds.

The Town is also looking for funding to purchase a sightseer type tramcar or similar vehicle to transport residents and visitors.

SECTION C - SUSTAINABLE COMMUNITIES ACTION PLAN

Leonardtown, Maryland

Example Section

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> Insert bulleted list of strengths (provide some detail as to why and how this is a strength in your community) 	<ul style="list-style-type: none"> Insert bulleted list of weaknesses (provide some detail as to why and how this is a weakness in your community)

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
<p>Outcomes should be considered end results of actions and strategies. Based on the strengths and weaknesses, identify the strengths on which you would like to build and the challenges you would like to address.</p> <p>Progress Measure: What will you use to measure success toward outcome? Is it quantifiable or qualifiable?</p>	<p>Identify strategies that will help your community to achieve each identified outcome to the left. If applicable, break down each strategy into specific action items that outline different steps of the strategy. Specify how you are planning to achieve the desired outcomes.</p>	<p>Which community stakeholders need to be involved to realize each action step and strategy? Name specific public and/or private sector partners.</p>
<p>Example Outcome 1: Code violations and complaints are reduced in the Sustainable Community residential areas.</p> <p>Example Progress Measures: Code violations reduced by 25% in Sustainable Community residential areas</p>	<p>Example Strategy A: Review and revise, as needed, code compliance program to reduce frequency and number of residential code violations.</p> <p>Example Action 1: Complete analysis of code violations over the past five years to determine areas, both geographically and topically, for which code violations are most frequent.</p> <p>Example Action 2: Conduct outreach program to determine barriers to code compliance.</p>	<p>Maryland Department of Planning, Maryland Department of Housing, County Planning Department, local homeowners association</p>

Sustainable Communities Renewal Application - Section C

	<p>Example Action 3: Analyze code compliance program for potential inefficiencies and opportunities for proactive engagement.</p> <p>Example Action 4: Pursue façade improvement funding to assist low-income homeowners overcome barriers to code compliance.</p>	
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Environment

This section describes projects involving the natural environment, our use of natural resources, and our relationships or access to the natural environment.

This category includes projects focusing on (but not limited to): the quality of land, water, and air; tree canopies and green spaces; green infrastructure; habitat improvement; climate change mitigation and adaptation; nuisance flooding; stormwater infrastructure and management; water and sewer capacity; energy conservation; recycling, pet waste, and organic waste programs; the mitigation of environmental hazards; and parks and recreation improvements.

Strengths

- The approved 2019 Downtown Strategic Plan recommends projects that respect, promote, and enhance Leonardtown's natural environment.
- Leonardtown's air and water quality are excellent.
- Leonardtown is located high above the natural water level of Breton Bay, so risk from sea level rise to the downtown area is relatively low.
- Historic buildings (Tudor Hall, Old Jail, Courthouse and several historic churches and homes) are in good repair and in use full time.
- The Town's waterfront continues to see increased usage (Leonardtown Wharf Park) and is a wonderful asset to the town. Concerts, events, weddings, private parties, kayak rentals and boat tie-ups all take place regularly. The new boat dock and slips are well used.
- The McIntosh Run Canoe/Kayak Water Trail provides a wonderful outdoor recreational opportunity for residents and visitors and provides for education on the natural environment.

Weaknesses

- Point Lookout Road has several dilapidated buildings in need of removal or repair.
- The Town has several new electric car charging stations (Park Avenue, Leonardtown Library, College of Southern Maryland, SMECO, and Board of Education), but more are needed.
- Some events highlight conservation and preservation of the natural environment (watermen heritage presentations via Fish the Bay Charters), but more could be added or expanded upon.
- There is only one grocery store in walking distance in Leonardtown (The Good Earth Natural Foods), although three are within 2 miles.
- The Town continues to build on the buy local initiative.
- The need to safely get pedestrians across MD Route 5 to further promote the walkability of Leonardtown.

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<ul style="list-style-type: none"> • The Town has a long-established commercial and residential recycling program, that has been expanded upon in the last few years. • The Town's Planning & Zoning Coordinator assists citizens with planning and permitting and efficiently addresses violations related to Critical Area laws, zoning, nuisance, etc. • The Town finished a multi-million-dollar wastewater treatment plant upgrade in 2018 to improve water quality in Breton Bay. • The Town has good sidewalk connectivity. 	<ul style="list-style-type: none"> • The Town will continue to encourage live, work, shop, play thinking to reduce the need for driving in the planning for public and private capital projects.
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<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
<p>Outcome 1: Move forward with recommendations and concepts outlined in the 2019 Strategic Plan and its Phases that support connectivity for walking and biking.</p> <p>Progress Measures: Approved design plans for connectivity for walking and biking; incorporation of such measures into public and private construction projects.</p>	<p>Strategy A: Continue to move forward with concepts and plans outlined and approved in the Downtown Strategic Plan.</p> <p>Strategy B: Partner with developers to have them provide connectivity via sidewalks, pathways, and trails.</p> <p>Strategy C: Pursue grant funds to assist with the construction of appropriate sidewalks, pathways, and trails as part of public projects.</p>	<p>Developers Various grantor agencies (such as DHCD, DNR)</p>
<p>Outcome 2: Develop additional events and activities that promote buying local, recycling, and general awareness for the natural environment.</p> <p>Progress Measures: An increased number of events and activities that promote buying local, recycling, and awareness of the natural environment. Track numbers and attendance.</p>	<p>Strategy A: Work with the Leonardtown Business Association (LBA) and others on cooperative programming. Explore feasibility of a weekly, seasonal farmers market in Town.</p> <p>Strategy B: Work with Public Relations & Events Coordinator on potential events and activities.</p> <p>Strategy C: Study trends and available data to determine which types of events might be most effective and well received by residents and visitors.</p>	<p>LBA, local government, business owners, producers, artists, and farmers</p>

Economy

This section is centered on economic growth and management.

Strengths and weaknesses might focus on the following: business attraction & retention; improving and maintaining the health of business districts, downtowns, and main streets; commercial vacancy reduction; workforce attraction and retention; employment/job training; marketing, branding, and tourism; improving or creating economic impact of cultural and historic assets; providing technical and financial assistance to businesses; commercial building acquisition, rehabilitation and/or adaptive re-use; and creating a sense of place and vibrancy through streetscaping and beautification.

Strengths

- According to the Maryland Dept. of Planning, Leonardtown was the fastest growing municipality from 2010-2020 and is estimated to be the second fastest growing municipality from 2020-2022, behind Aberdeen, Maryland. The Town's growth over the past few years positively supports its restaurants, retail shops, accommodations, arts and entertainment businesses, attractions, and events.
- The physical buildings in the downtown business district are well maintained. There are currently only two (2) vacant buildings in the SCA.
- Leonardtown has a very successful Façade Improvement Grant (FIG) program (fourth round of grants underway; a fifth application has been submitted). Projects such as new siding, painting, new windows and doors, signage, seating, lighting, ADA improvements, decking, and landscaping are accomplished via the Town's regranteeing program funded by DHCD Community Legacy grants.
- The Town Council approved funding in FY2023 to hire a full time Main Street Manager. Leonardtown is fully staffed at present.
- The Town has a very active and involved local business association.
- The major employers nearby, the Patuxent River Naval Air Station and associated contractors, provide a stable and well-paying source of employment for Leonardtown residents.

Weaknesses

- Even though progress has been made, Leonardtown would like to increase the number of retail businesses in the SCA.
- Some storefronts could benefit from rehabilitation and upgrades.
- Continued need for a restaurant/food area at the Leonardtown Wharf site. This is part of the focus for the Downtown Strategic Plan Phase 3: Wharf District Concept Development and Retail Recruiting Strategy.
- There is a countywide lack of diversity in employment and need to move away from a government/Navy dependent economy.

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<ul style="list-style-type: none"> • The Medstar St. Mary's Hospital, the College of Southern Maryland, and St. Mary's County Government offices, are all large employers in Leonardtown and within walking distance of the SCA. • The Town employs a full time Public Relations & Events Coordinator to promote events that are held nearly every weekend April through December for residents and visitors. These events bring increased foot traffic to the downtown business district, benefiting the local economy. 	
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Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Implement the Retail Recruitment and Retention Plan</p> <p>Progress Measures: Increased number of retail businesses in Town</p>	<p>Strategy A: Work with consultant to finalize the Retail Recruitment and Retention Plan</p> <p>Strategy B: Begin to implement plan and strategies as approved to increase business visibility; implement the waterfront plan to increase retail opportunities.</p> <p>Strategy C: Include regular follow-up with potential businesses, entrepreneurs, Small Business Development Center (SBDC) and Dept. of Economic Development to identify those who may desire brick and mortar space in Leonardtown.</p>	<p>St. Mary's County Dept. of Economic Development, SBDC, consultants, developers, businesses</p>

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<p>Outcome 1: Complete food hall area or related amenities</p> <p>Progress Measures: Food hall area/services are located at Leonardtown Wharf Park</p>	<p>Strategy A: Work with consultants to finalize the Request for expression of interest for the Food Hall area at Leonardtown Wharf. Advertise the RFI and evaluate the level of interest.</p> <p>Strategy B: Convene committee to evaluate RFIs and determine feasibility and steps for moving project forward.</p>	<p>Consultants, developers, businesses</p>
<p>Outcome 2: Encourage businesses in need of façade improvements to take advantage of FIG program</p> <p>Progress Measures: Businesses/buildings in most need of façade improvement are assisted</p>	<p>Strategy A: Further promote the FIG program at LBA and other avenues.</p> <p>Strategy B: Main Street Manager to personally reach out and meet with those businesses that could benefit the most from assistance.</p>	<p>LBA, business and property owners</p>

Transportation

This section describes the way people in your community get from place to place.

Strengths, weaknesses and outcomes can focus on: access to transit corridors; pedestrian safety and accessibility; sidewalks; alternative modes of transportation, such as bikeways and trails; public transit, such as bus and rail; carpooling; proximity to transportation centers; parking; and road conditions.

Strengths	Weaknesses
<ul style="list-style-type: none"> Currently, the Town has adequate parking both on-street and in municipal parking lots, all of which is free. New initiatives that encourage walking, and wayfinding signage that directs to improved parking and the alley network, has made public parking more visible and utilized. As residential developments continue to grow, Leonardtown has worked with developers to expand or build upon current paths and/or sidewalks 	<ul style="list-style-type: none"> Parking enhancements and a parking deck continue to be a significant need as more and more residents and visitors are drawn to live, work and play in Leonardtown. While some additional surface parking can be provided on sites reserved for future development, this is not the highest and best use of the land. A parking deck, as outlined in the Strategic Plan, is needed.

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<p>from those communities which lead into the business/arts & entertainment district.</p> <ul style="list-style-type: none"> Improvements and safety measures are consistently being reviewed and assessed in the business/arts & entertainment district and residential areas, encouraging, and protecting pedestrians (walkers and joggers) and bicyclists day and night. The MD 5 Intersection Improvement Project at Abell / Moakley Streets in Leonardtown is nearing completion. This project will break congestion and increase vehicle and pedestrian safety. This is the second year for the very popular Leonardtown Trolley - an appealing, free transportation option for visitors and residents to see and experience all that Leonardtown has to offer. The project also helps make the Town more walker-friendly and helps by taking cars off the street and having visitors experience and old fashioned, free trolley ride around town. Visitors are enjoying the opportunity to explore more sites, participate in events, hear live music, dine, and shop while not having to search for parking at each site they visit. Leonardtown participates in the county bus/shuttle allowing residents outside of the immediate area to visit Leonardtown for recreation and business matters. 	<ul style="list-style-type: none"> The Town is bisected by two state highways, which are out of Town control. While the state is committed to improvements along the MD 5 corridor in Leonardtown, additional phases of work are needed. The entire scope of the Rt. 5 project included from Newtown Neck Road to Hollywood Road. These additional improvements are currently not funded. Funding for future trolley operations is a concern and the Town hopes to receive additional grant funding for the operation. An EDA Tourism grant was received for FY2023 operations. Purchase of a tramcar, that the Town would operate, may be more economically feasible.
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Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Provide additional parking as more residents and visitors are drawn to Leonardtown</p> <p>Progress Measures: New parking deck or equivalent amenities</p>	<p>Strategy A: Finalize plans and identify funding for new parking deck</p> <p>Strategy B: Secure location and execute related agreements needed for construction; finalize construction plans and advertise the project.</p>	MD DHCD and other state agencies
<p>Outcome 2: Additional improvement of traffic flow and safety along MD 5 in the SCA.</p>	<p>Strategy A: Continue to partner with MDOT/MSHA on moving forward with plans and improvements to MD Route 5 from MD Route 243 Newtown Neck Road to the intersection with MD 245 Hollywood Road.</p>	MDOT/MSHA

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Progress Measures: Completed design plans for additional MD 5 Improvements sections/phases; number of traffic incidents decreases		
Outcome 1: Continue to provide trolley services in Leonardtown	Strategy A: work with MD Dept. of Commerce/Maryland Tourism on funding opportunities to continue trolley operations in Leonardtown.	MD Dept. of Commerce or other state agencies
Progress Measures: Continue this or other available alternate transportation services	Strategy B: explore the feasibility of purchasing a tramcar to move people safely around Town.	

Housing

This section focuses on the homes in which people in your community live and efforts which make it easier for them to find and stay in a place to call home.

Strengths, weaknesses and outcomes might focus on the following: affordability; increasing homeownership; increasing rental housing; diversifying the kinds of housing available; improving housing conditions (interior or exterior); housing programs; aging in place; preventing foreclosures; and reducing residential vacancies.

Strengths	Weaknesses
<ul style="list-style-type: none"> Within the SCA area several buildings have been converted to mixed-use residential/commercial buildings. Thus providing much needed housing in the downtown area and keeping people in the area after businesses close, providing “eyes on the streets” after dark and built in customers for downtown businesses (examples: Everyday Saint Brewhouse, old First National Bank building, Sweet Bay restaurant). In addition to existing residential housing units above commercial buildings, apartment buildings throughout Town, and small bungalow homes on Lawrence Avenue and surrounding streets, several attractive and recently completed housing developments in Leonardtown also provide options for housing. These include: Leonard’s Grant (335 single family homes), Clarke’s Rest (335 homes), Academy Hills (77 homes), Meadows at Town Run Phases 1 & 2 (107 homes), and The Hamptons at Leonardtown (144 apartments). Developments in planning and construction phases include: Clarke’s Rest Phase 3 (57 homes, 15 town homes), Clarke’s Rest Phase 4 (33 homes, 24 town homes), Clarke’s Rest 	<ul style="list-style-type: none"> Progress has been made with more variety and additional affordable options as noted in Strengths. However, more affordable housing is needed and countywide affordable housing is a weakness. Lack of over 55 community.

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<p>Phase 4A (5 homes), and Meadows at Town Run II (12 single family homes, 147 townhomes, four 36-unit apartment buildings).</p> <ul style="list-style-type: none"> • The Town has three developments within the Sustainable Communities area that address affordable and senior housing. Leonard's Freehold, Newtowne Village, and Cedar Lane Apartments. All these options encourage a variety of household types to locate to the SCA and promotes economic diversity. • Leonardtown's location is a prime/desirable housing location for families who work on or near Pax River NAS and contractors. • The growth of the waterfront and expansion westerly will bring opportunities for additional types of housing. This includes the future housing prospects is the area just west of Lawrence Avenue (the Tudor Hall Property), which is slated for an assortment of housing including garden apartments, townhomes, small single-family lots, and mixed-use housing above retail shops. 	
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Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Encourage redevelopment of existing buildings for housing in Leonardtown</p> <p>Progress Measures: Additional # of renovation projects, especially for affordable housing</p>	<p>Strategy A: Continue to make redevelopment process easier as with PIRD overlay zoning district.</p>	<p>Developers, various State agencies</p>
<p>Outcome 2: Develop senior living community and additional options for affordable housing</p> <p>Progress Measures: Additional # of units for senior housing and affordable housing are provided</p>	<p>Strategy A: Work with developers to address the need for more affordable housing and over 55 housing options (possibly as part of the Tudor Hall development).</p>	<p>Developers</p>

Community Health and Quality of Life

This section is concerned with public health, community culture, and the day-to-day life of community residents.

This category includes projects focusing on (but not limited to): improvement of public health including improving community design to promote healthy behaviors such as walking and strengthening community support and connectedness through health and wellness programs and facilities that create inclusive communities. These projects may include built environment, indoor spaces, outdoor environments such as increasing community gardens and access to services including educational facilities and programs; health and wellness facilities and programs that serve multi-generations; senior facilities and programs; youth facilities and programs; facilities and programs for the disabled; civic amenities, access to quality food options; collaborations with faith-based organizations; arts and entertainment education; and homelessness prevention, services, and facilities. Projects should include community engagement that includes participation in the selection of strategies and outcomes, progress reports, and evaluation.

Strengths	Weaknesses
<ul style="list-style-type: none"> • Approval and redesignation of Leonardtown's Arts and Entertainment District has greatly strengthened community support and has promoted all types of businesses within the SCA. • Anticipated Main Street Maryland designation will also bring numerous benefits to the community. It will support economic development enhancements that facilitate partnerships that support the location of additional small businesses to the downtown area. • Town Square, the Wharf, and various businesses and venues are ideal places to hold community events. Leonardtown has hosted various events in support of the arts and non-profits that bring the community together (Concert Series, Coastal Arts Markets, Veteran's Day, Christmas on the Square, etc.) and enhance the sense of place and pride for citizens. • The Town has provided two parks along the waterfront – Leonardtown Wharf Park and the Port of Leonardtown Park – which provide water access and recreational amenities. 	<ul style="list-style-type: none"> • There is a need for a central location and building/establishing a performing arts space or arts center in the A&E District. • The Town will continue to support pedestrians and bicyclists (as recommended in the 2019 Strategic Plan and phases). This will promote health and wellness among all ages. • Many in the community feel there needs to be more activities for youth/teens. Making sure zoning is in place and do not inhibit private enterprise from building more children's activities in Town is important.

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- The Town Hall serves the Town in many ways and serves as an information hub for residents and visitors and provides a large meeting space in the upstairs area. The building is fully accessible, with an elevator to the second floor.
- The schools in Leonardtown have an excellent reputation, thus providing another reason the Town is a desirable place to live for families. A new elementary school opened in Leonardtown in 2015, with concept plans for an adjacent middle school. A new library and senior center also opened on the site in 2021.
- The Beacon newsletter is published 3 times per year and is a great community resource for news, events, and other happenings around Town.
- Leonardtown is the historic county seat for St. Mary's County and we are fortunate to be the location of the county government's main offices, the county's only hospital, and the College of Southern Maryland (CSM). This makes for beneficially partnerships between agencies and groups.
- Town residents are fortunate to be able to share in the use of the CSM Wellness and Aquatic Center.
- The Town employs a full-time Public Relations and Events Coordinator to promote events almost every weekend April through December for residents and visitors.
- Much of Leonardtown retains its historic features and charm, adding to a sense of place and history. The revitalization of many of the Town's buildings has contributed to making the Town a fun and eclectic place to gather, dine, and shop.

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Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Construct or secure a performing arts center or spaces</p> <p>Progress Measures: Available space/spaces</p>	<p>Strategy A: Identify investors/developers for performing arts center or spaces, possibly at the Tudor Hall property as outlined in the Downtown Strategic Plan</p>	<p>Consultants, developers, state agencies</p>
<p>Outcome 2: Construct additional pathways, trails, and provide improved connectivity.</p> <p>Progress Measures: Additional linear feet of pathways, trails, and connections</p>	<p>Strategy A: The Town will work with developers to plan and construct pathways, trails, and sidewalks when developments move forward.</p> <p>Strategy B: Construct trails and pathways as part of the Downtown Strategic Plan phases. The Breton Bay Greenway phase/section includes an extensive trail network and provides connections between the Wharf and McIntosh Park/Port of Leonardtown for a variety of user experiences. The Fenwick Lawn and West Fenwick phases also include pathways and connections to various amenities. This is an ongoing strategy that may take multiple years to complete.</p>	<p>Consultants, developers, state agencies</p>

Local Planning and Staffing Capacity

This section is concerned with a local government's ability to plan for the community's future and to meet the current needs of residents.

Strengths, weaknesses and outcomes might focus on the following: updating zoning ordinances or land use; updating municipal/local policies, taxes, fees, etc.; increasing local government staff capacity; and updating planning documents like sector plans or comprehensive plans.

Strengths	Weaknesses
<ul style="list-style-type: none"> A huge strength is the successful planning process for and approval of the 2019 Downtown Strategic Plan which outlines short, mid, and long-term recommendations and strategies to guide further investments. The plan has four primary goals: strengthen and activate the downtown core; ensure strong connectivity; strengthen the presence of the waterfront; and effectively market downtown Leonardtown. Most of the plan's short-term recommendations have been completed. The Town is making great 	<ul style="list-style-type: none"> The 2010 Comprehensive Plan is in the process of being updated and is due in 2024. After the Comprehensive Plan is update; the Zoning Code will be updated.

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<p>progress on longer-term recommendations with Phase 2 – approved; Phase 3 – nearing completion; and Phase 4 work – planned for 2024.</p> <ul style="list-style-type: none"> Leonardtown’s PIRD Ordinance (Planned infill and Re-development District) further encourages revitalization in the downtown area. Because Leonardtown is small, staff can work closely and personally with developers. This ensures a quick and efficient approval process, which encourages growth within the SCA. Leonardtown has been very successful in acquiring and managing state and federal grants; this enables us to successfully complete capital projects. 	
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Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Adopt new, updated Comprehensive Plan</p> <p>Progress Measures: Completed plan</p>	<p>Strategy A: Hire a consultant to work; funding is budgeted in FY2023.</p> <p>Strategy B: Consultant to work with staff and Leonardtown Commissioners to prepare new plan.</p> <p>Strategy C: Convene planning work group and publicly present draft plans to staff, Town Council, work group, agencies, and citizens for input.</p>	<p>Leonardtown staff, Town Council, citizens, state, and local agencies</p>

Section D
2023 Sustainable Communities Workgroup Roster

Daniel Burris, Mayor
Laschelle McKay, Town Administrator

Emily Stagner, Main Street Manager
Kathy Bailey, Grants Manager
Mike Bailey, Town Planner

Mike Mummaugh, Business Owner
Katie Folger, Business Owner
Doug Isleib, Business Owner
Sean Lawson, Planning & Zoning Commission Member/Resident

SIGNATURE LETTER

On behalf of the Commissioners of Leonardtown, I hereby approve the application for renewal of the Sustainable Communities designation for the Town of Leonardtown. I understand that the Disclosure Authorization and Certification from the original Sustainable Communities application continues to apply to the applicant local government, and as such the applicant agrees that not attaching an objection constitutes consent to the information being made available to the public, and a waiver of any rights the applicant may have regarding this information under Maryland's Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland.

I also confirm that I am named or a former holder of my current title is named as an authorized official for the Sustainable Communities designation for my local government in the Local Government Authorization submitted with the original application.

A large black rectangular box redacting the signature of the official.

Dan Burris, Mayor
Type Name and Title

8/16/23
Date