Sustainable Communities Renewal Application

CHECKLIST AND TABLE OF CONTENTS

APPLICANT: Leonardtown, Town of

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**

✓ **Section B – Sustainable Community Renewal Report (Projects, Strategies and Partners)**

✓ **Section C – Sustainable Community Renewal Action Plan Update (Matrix)**

✓ **Section D – Sustainable Communities Workgroup Roster**

✓ **Section E – Signature Letter (acknowledging Disclosure Authorization and Certification)**

✓ **Section F – CD-ROM:** The CD-ROM should include the following contents:

- If requesting a boundary modification, map in pdf format of the proposed Sustainable Community

- **GIS shapefiles of the modified Sustainable Community boundary (if requesting a modification) and other GIS related data**

- Pictures (jpeg format) of your accomplished projects of the last five years **(as indicated in Section B)**

- Digital copy of completed Sustainable Communities Renewal Application

I. SUSTAINABLE COMMUNITY RENEWAL APPLICANT INFORMATION

Name of Sustainable Community:

  _Leonardtown Sustainable Community_____

Name of Renewal Applicant:

Town of Leonardtown

Applicant's Federal Identification Number: 52-6000842

Applicant's Street Address: P.O. Box 1, 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 Renewal Application Local Contact:

Name: Laschelle McKay   **Title:** Town Administrator

Address: same as above   **City:**   **State:**   **Zip Code:**

Phone Number: **Fax Number:**   **E-mail Address:** laschelle.mckay@leonardtonmd.gov

Other Sustainable Community Contacts:

Name: **Title:**

Address: **City:**   **State:**   **Zip Code:**

Phone Number: **Fax Number:**   **E-mail Address:**

I. SUSTAINABLE COMMUNITY – General Information

   A. **Sustainable Community Boundary and Description**

      (1) Are you requesting any changes to your Sustainable Community boundary? No Describe why or why not?

          The boundaries of the 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 or redevelopment.

      (2) Include the following in as an attachment (if requesting a modification to your current boundary):

         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: <u>1,230 acres</u>

      (4) <u>Existing federal, state or local designations:</u>

         ☐Main Street ☐Maple Street

         ☐National Register Historic District ☐Local Historic District ☒ Arts & Entertainment District

         ☐State Enterprise Zone Special Taxing District ☐BRAC ☐ State Designated TOD

         ☒ Other(s): Main Street Affiliate

      (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 is the fastest growing Maryland municipality according to the July 2016 U.S. Census Bureau, with a growth rate of 27.25%. St. Mary's County had the 4th largest population change in the last 5 years, with a growth of 7.1%.

         From the *2012-2016 American Community Survey 5 Year Estimates* the following data was gathered: Population – 3,769; Race percentages – Caucasian 78.6%, African-American – 13.8%, Other – 7.6%; Median Household Income - $73,879; Below Poverty Line – 9.1%; Educational Attainment (high school graduate or higher) – 87.6%; Number of Housing Units – 1,342; Median Age – 41.1 years; Median Housing Value - $368,900; Number of Companies – 624.

         Census Data from 2010 (6 year change): Population in Leonardtown – 2,930 (+ 839); Race Statistics – Caucasian 77% (+1.6%), African-American – 14.9% (-1.1%), Other - 8.1 % (-0.5%). Median Household Income - $61,146 (+$12,733); Below Poverty Line – 17.5% (-8.4%); Educational Attainment – 81.5% (+6.1%); Number of Housing Units – 1,087 (+255); Median Age – 40.8 years (+0.3 years); Median Housing Value - $380,000 (+$11,100).

B. Organizational Structure, Experience and Public Input:

(1) 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 membership in the SC workgroup has changed somewhat in the last 5 years. We still have Mayor Daniel Burris, Laschelle McKay as Town Administrator, DeAnn Adler is now the Town's Grant Writer/Administrator, Jada Stuckert has been added to the roster as the Town's Planner, Hayden Hammett is still on the committee as Town Council representative, and James Horstcamp, for the business community, have replaced Karleen Jaffres. Chris Jeys remained on the committee as a resident representative.

Leaders of the workgroup were Daniel Burris and Laschelle McKay. Implementation of the SC Action Plan was successful, as will be documented below.

Leaders of the workgroup were Daniel Burris and Laschelle McKay. Implementation of the SC Action Plan was successful, as will be documented below.

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

Strengths – We have a hardworking Town Staff that has successfully implemented many of our Action Plan Goals. Credit goes especially to our Town Administrator, Laschelle McKay, who oversaw all of our capital improvement projects, including procurement and project administration. Also our Town Grant Writer, DeAnn Adler, has been very successful in procuring funding for many of our capital improvement projects. Tony Wheatley, our capital improvement coordinator has also been essential in overseeing these projects. Thanks also goes to our Town Council, which has approved matching funding for these projects and has been very supportive of these 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 event coordinator, Maria Fleming.

Besides the Town Staff, we have several other groups that have provided assistance in implementing our Action Plan Goals. These include our very active Leonardtown Business Association (LBA) and our First Friday Committee, which provides volunteers and funding for many of our events. Also a marketing committee that helps with business initiatives, such as our new Leonardtown Logo, mass marketing mailings at Christmastime, etc. that help 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, 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 recently moved into an office 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.

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

(3) 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?

Sustainable Communities Renewal Application - Section A

We have two members of the community on our SC Workgroup Committee. In addition we have presented 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 our Comprehensive Plan and the Town's Downtown Business District Plan.

(4) 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.

The Town would like technical assistance in updating our Development Design Manual for our Downtown Business District, this manual is 19 years old and out of date. We are looking to hire a consultant to help us with this endeavor and we have also been in touch with the MD Dept. of Planning, who has offered us assistance also.

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) **Pictures**: 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: Improved Wastewater Effluent Quality
Project: Enhanced Nutrient Removal (ENR) Project completed at the Leonardtown Wastewater Treatment Plant – a multi-year/multi million dollar project that upgrades the plant to a state of the art facility and removes a higher level of nutrients that are going into Breton Bay and eventually the Chesapeake Bay.

Partners: Funded in part by the Bay Restoration Fund legislation

Impact: Improved water quality in the Chesapeake Bay. We are now processing to below 3 mg/l total nitrogen and total phosphorus.

Accomplishment 2:
Outcome: Completion of the Port of Leonardtown (POL) Public Park and Continued Development of the Leonardtown Wharf Park

Projects: Phase 2 of the POL Park Project – A covered pavilion was finished, landscaping was installed, men and women's restrooms were built and a patio was installed over the winery building's patio area in 2016.

Completion of a Boat Themed Playground and Installation of a Bandstand/Gazebo - $30,000 in funding was obtained through DNR's Parks and Playground Grants and installation was completed in 2017.

Construction of a 14 Slip Pier and Transient Boat Slips with Pump-out Station – This project is underway. Funding in the amount of $199,500 was provided by a Waterway Improvement Grant from DNR and $15,000 was provided by a Marine Sewage Pump Out Grant from DNR. The Town provided $151,860 in funds.

Partners: DNR – provided funding for the project

Impact: Enhanced visitor experience at the park and winery, brings people and tourists to Leonardtown, as well as cleaning up blighted properties within the town.

Accomplishment 3:
Outcome: Designations
Project 1: Leonardtown's Arts and Entertainment Designation was approved in 2013 and the Town has worked hard to promote the A & E District. We have held workshops for artists, First Friday Art Walks in Sept, Gallery Tours, etc.

Project 2: Leonardtown received its Main Street Affiliate Designation in 2016. The Town continues to promote its historic main street area. We have applied for a Community Legacy Grant to fund a façade improvement grant program for our downtown business district in 2018.

Partners: Maryland State Arts Council and St. Mary's County Arts Council for funding and support for the A & E District and DHCD for the Façade Improve. Fund.

Impact: Continue to enhance the vitality of the downtown area by bringing new businesses to the historic square such as galleries, craft co-ops, art schools and other art related businesses. By offering façade improvement grants we will encourage new businesses to move here and improve existing businesses, in addition to beautifying and upgrading our downtown facades.

Sustainable Communities Renewal Application - Section B

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

Outcome: An update to the Leonardtown's Downtown Plan

Narrative: Our Downtown Plan was created in 1999 and is need of updating. We have budgeted funds to complete this project for FY 2019. We are looking to hire a consultant to help us complete this task. Hopefully this will spur /encourage retail recruitment and retention.

Outcome: Implement more "green" projects in the SCA

Narrative: Lack of funding and manpower to implement some of the projects we have planned for the SCA, such as electric charging stations around the downtown square and model solar projects. Also green streets.

Outcome: The widening of Route 5 for safety and to relieve traffic congestion.

Narrative: Despite repeated requests, funding by State Highway had not been budgeted until this year. Work finally began in March of 2018. This is a $12 million dollar project to add a center left turn lane, add buggy/bike lanes and improve sidewalks. A larger future project will continue the improvements farther on Route 5 within the SC area.

SUSTAINABLE COMMUNITY RENEWAL REPORT
PART II: COMPREHENSIVE ASSESSMENT

Purpose:

The purpose of the comprehensive assessment is to capture indicators of accomplishments in each Sustainable Community. Indicators should reflect the five year time period since the adoption of the Sustainable Communities Action Plan. Thus, the following questions focus on the common outcomes that were identified in the various Sustainable Community Action Plans approved by the State. The assessment will be grouped in the sections of Environment, Economy, Transportation, Housing, Quality of Life, and Land Use.

Please answer the following questions to the best of your knowledge.

Check "**YES**" if applicable to your community. If you answer "**YES**" please quantify the accomplishment (i.e. Q: Has there been an increase in the number of businesses in your Main Street/commercial district? A: YES 4 new businesses have opened in the past five years). If necessary, please also provide a short description of the accomplishment.

Please check "**NO**" if the question item did not have any impact on your community. If you answer **"NO"** please briefly summarize what kept you from achieving your plan's desired outcomes.

Check "**N/A**", if the question item does not apply to your Sustainable Community.

ENVIRONMENT	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years. If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has there been an improvement in water quality?	✓			See page 6 – Accomplishment #1
2. Has the amount of impervious surface in your Community been reduced? (Amount in SF)	✓			Impervious area was removed from a municipal parking lot behind the Hair Company Bldg. (approximately 14,000sq ft.) and from the parking lot of the POL Winery (approximately 54,000 sq ft.) and replaced with pervious material.
3. Have there been improvements and/ or additions to your park and/ or recreational green space?	✓			See page 6 – Accomplishment #2 2 - parks improved and additions made to them
4. Did the Sustainable Community implement any recycling or waste reduction programs?	✓			Leonardtown has had a community-wide recycling program for both commercial businesses and residential households for many years. We tried a new initiative – a community paper shredding event, which we held for two years. It was cancelled after that for lack of participants.
5. Do all residents have access to healthy food options (i.e. fresh food grocery stores, farmers markets etc.) within the Sustainable Community?	✓			2 grocery stores, with fresh food available for purchase, are located within Leonardtown's sustainable community area. Also a year-round farmers market recently opened at Shepherd's Old Field Market within the downtown business district.
OTHER: Energy Savings	✓			Approximately 90 street lights were converted to LED Bulbs in 2016

ECONOMY	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has there been an increase in the number of new businesses in your Main Street/ Commercial District?	✓			15 New Businesses Opened
2. Did the Municipality/ Sustainable Community area receive any designations that support local economic development?	✓			2 Designations- Arts & Entertainment District Designation in 2013 Main Street Affiliate Designation in 2016
3. Has there been an increase in foot traffic in the Main Street/commercial district?	✓			We don't track this number, but with 15 new businesses in the downtown area there is likely to be an increase in foot traffic. With an increase in the number of events taking place in Leonardtown almost every weekend, in season, foot traffic has also increased on weekends. With more apartments above businesses in the downtown area this has increased foot traffic also.
4. Have the number of commercial vacancies decreased?	✓			Approximately 10 vacant commercial buildings have been occupied in the last 5 years
5. Has there been an increase in local jobs within the Sustainable Community for its residents?	✓			We don't track this number, but with 15 new businesses in the downtown area there is likely to be an increase in local jobs in the SCA.
OTHER:				

TRANSPORTATION	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years. If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has the amount of bike trails/paths increased? How many linear feet do the trails cover?		✓		Lack of manpower, funding and time to implement a project
2. Have there been improvements to the public transit infrastructure?			✓	Leonardtown has a public bus route – operated by St. Mary's County Transit Authority. It is too small to warrant any other regular public transit system although we would like to utilize a shuttle bus system to bring people up the steep hill from the wharf park to the business district during events and possibly on weekends.
3. Has there been an increase in sidewalks? (Amount in linear feet)	✓			5,500 linear feet on Hollywood Road
4. Have there been any roadway improvements that support "Complete" or "Green" streets?	✓			With the new stormwater management regulations, green street design is just about the only way new residential developments can meet the requirements set by the state. Our newest residential development *The Meadows at Town Run* is incorporating green streets into their road designs.
5. Has traffic congestion along major roads decreased? (Amount in percent)		✓		Not yet, funding delayed the project, but work began in March of 2018 for the long-awaited Route 5 widening project. This is a $12 million dollar safety and traffic improvement project to add a center left turn lane, add buggy/bike lane and improve sidewalks. A larger future project will continue the improvements farther on Route 5 within the SC area.
OTHER:				

HOUSING	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years. If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Have any residential facades been improved?	✓			6 facades improved
2. Has the home ownership rate increased?	✓			2010 Census data – homeownership rates - 50% 2017 Census data – homeownership rates – 61.3%
3. Has there been an increase in the number of housing units in the Sustainable Community area? What number and/or percent are affordable?	✓			Apartments/Duplexes: The Hamptons – 142 units Pope Street – 1 duplex Park Ave. Project – 7 units Quad House – 4 units Seymour Bldg. - 5 units Panda Village Bldg. - 4 units (affordable) Orchard Hills – 4 townhomes Single Family: Lawrence Ave. – 4 homes Calvert St. – 1 home
4. Has there been demolition of blighted properties?	✓			Pope Street – 1 house demolished and a new duplex built in its place We applied for and were denied a strategic demolition fund grant to demolish a severely blighted property – Pennies Bar - on Route 5 in 2017
5. Has the residential vacancy rate decreased?			✓	Stayed the same
OTHER:				

Sustainable Communities Renewal Application - Section B

QUALITY OF LIFE	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has there been a decrease in crime rate?		✓		Crime rate in Leonardtown was low to begin with and remains the same.
2. Have there been improvements and/ or additions to your public spaces (i.e. museums, community centers, public plazas)?	✓			New town offices, funding obtained for a fireman's museum & park, wharf dock & boat slip project under way, new gazebo & playground at the wharf park, new covered pavilion, restrooms, landscaping & covered patio at the winery & Port of Leonardtown Park, new library & senior activities center under construction, new elementary school completed.
3. Has there been an increase in public art/ arts & entertainment programs/venues (i.e. murals, movie theatre, music events)?	✓			1 new public art project – Naturalist's Bench Funding obtained for a new public art mural-project underway Repair of an existing mural underway Art and Entertainment First Friday in Sept. So. MD Film Festival Additional concerts added to summer schedule
4. How many historic properties were renovated/improved?		✓		None were in need of renovation
5. Are there any residential health and wellness opportunities in place (i.e. athletic facilities, recreational indoor/ outdoor courses or groups)?	✓			The College of Southern Maryland Aquatics Facility & Health & Wellness Center is available for residents. (Located in the SC area) The Medstar St. Mary's Hospital (located in the SC area) has health courses, classes & support groups available. The McIntosh Run Kayak/Canoe Water Trail is within the SC area.
OTHER:				

LAND USE/ LOCAL PLANNING	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Have there been any infill developments?	✓			3 of 5 long-vacant lots on Longmore Street have new houses built on them
2. Has there been an increase in the amount of preserved/protected land?		✓		One of the last big parcels of land within the town limits, Tudor Hall will have a 58 acre bird sanctuary on it, but at this time there are no plans to develop this parcel. The entire parcel remains in a wild, natural state as of this time.
3. Have there been any developments hindered by growth constraints?		✓		No developments have been submitted where growth constraints were restricted.
4. Have there been any zoning or any policy changes that have fostered growth in your Sustainable Community?	✓			We already have a (PIRD) Planned Infill and Redevelopment Designation that developers can use, to foster growth of infill projects within the town. Also the streamlined and cooperative process within the town versus the more complicated and restrictive process at St. Mary's County encourages growth within Leonardtown. Lastly our water and sewer impact fees are now less than at St. Mary's County, which also encourages growth.
5. Have there been any significant improvements to the municipal infrastructure within the Sustainable Community (i.e. street lighting, water/sewer lines)?	✓			Water main & street upgrades to Key Way & Barthlme Street Lawrence Avenue Sidewalk Project Washington Street Sidewalks at Wharf Hill 14 New Pedestrian Streetlights on Washington St., Park Ave. and Fenwick Street The ENR Upgrade at the Wastewater Treatment Plant A waterline replacement project for the Route 5 widening project Replace the waterline behind PNC Bank & the Town Offices Route 5 Water Loop Project from Burchmart down to Academy Hills
OTHER:				

Sustainable Communities Renewal Application - Section B

COMPETITIVE FUNDING: Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.	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): • Cedar Lane Fire Safety Project (FY 2014) Phase 1 • Cedar Lane Improve. Resident Safety – Phase 2 • Elevator/Fire Safety New Town Offices (FY 2018) • Façade Improvement Grant Program • Washington Street Sidewalk Addition/Repairs (2014)	DHCD	$800,000 $463,000 $300,000 $50,000 $75,000	Approved and funded Approved and funded Approved and funded Application Submitted – Awaiting Notification Approved and funded	Project Completed Project Completed Project Under Way Project Completed
Strategic Demolition Fund (SDF): • Demolition of McIntosh Run Bldgs. (Pennies Bar) FY 2018 - asked for $85,360	DHCD	$0	Application not funded – funding assistance would help	
Community Safety & Enhancement Program:	MDOT	$3.5 million (project paid for by MDOT)	Phase 1 of Sidewalk Project on Hollywood Road Completed – Town is preparing for Phase 2	
Maryland Bikeways Program:	MDOT	$0		
Sidewalk Retrofit Program:	MDOT	$0		
Water Quality Revolving Loan Fund:	MDE	$8,996,527	Approved and funded through the Bay Restoration Fund – ENR grant program	

Sustainable Communities Renewal Application - Section B

COMPETITIVE FUNDING: Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.	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
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				
Waterway Improvement Grant – FY 2017 – Phase 1 Waterway Improvement Grant – FY 2019 – Phase 2 Marine Sewage Pump Out Grant – FY 2019	DNR	$99,500 $100,000 $15,000	Approved and funded Approved and funded Approved and funded	Project Under Way
Critical Area Grants Grant for Wayfinding Signage for Route 5	Critical Area Commission So MD Heritage Consortium	$2000 per Year $1,000	Approved and funded Approved and funded	On-going Project Completed
Community Parks & Playground Grant for a Fireman's Park & Heritage Museum Community Parks & Playground Grant for a Playground & Pavilion at Wharf Park Port of Leonardtown Public Park – Phase 2	DNR	$125,468 $30,000 $163,000	Approved and funded Approved and funded Approved and funded	Project Under Way Project Completed Project Completed
Community Parks & Playground Grant to Replace the Weick Playground at Medizinski Park	DNR	$200,000	Approved and funded	Project Under Way
State Aid for Police Protection Grant Safety Training Grants	GOCCP LGIT	$35,845 per year $6,200	Approved and funded Approved and funded	On-going 1 completed – 1 Under way
War of 1812 Festival Grants: St. Mary's Art Council So. MD Heritage Consortium MD War of 1812 Bicentennial Commission		$1000 $2500 $35,000	Approved and funded Approved and funded Approved and funded	Project Completed

Sustainable Communities Renewal Application - Section B

COMPETITIVE FUNDING: Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.	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
Arts Council Grants for Annual Beach Party, Earth Day & Concerts on the Square	MD Arts Council	$3,100 per yr.	Approved and funded	On-going
Public Art Grant for Mural		$5,000	Approved and funded	
Public Art Grant for Naturalist Bench Project\]		$5,000	Approved and funded	Project Complete
Technical Assistance Grant for Brochure for A & E District (2018)		$850	Approved and funded	Project Under Way
Technical Assistance Grant for Banners for A & E District		$878	Approved and funded	Project Complete

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

We are seeking funding to hire a consultant to help us update and draft a new Downtown Plan.

III. SUSTAINABLE COMMUNITY ACTION PLAN UPDATE

The Sustainable Community Action Plan (SC Plan or Plan) is meant to be a multi-year investment strategy – a strategic set of revitalization initiatives and projects that local partners believe will increase the economic vitality and livability of their community, increase prosperity for local households and improve the health of the surrounding environment. The Plan should be flexible enough to be updated regularly and renewed every five years as the community envisions new goals. The priority initiatives and projects identified in the action plan are your priorities for improving the livability of community places -- residential, commercial, or other public or private properties – and the sustainability of new work, retail, recreational and housing opportunities for residents. At the same time, the plan should only discuss the strategies that will impact the geographic area targeted for revitalization, so that resources have the best opportunity to have the intended effect. These projects can also be designed to reduce the environmental impact of the community through water and energy resource conservation and management strategies. In this way, the Plan can be a road map for local stakeholders as well as State agencies to work together to create a more a livable and sustainable community.

All communities submitted an SC Plan when the community earned its original designation. Some applicants may want to take advantage of the designation renewal process to outline new strategies, set new priorities or reaffirm existing strategies for their Sustainable Community. Changes to SC Plans may be due to changes in external factors affecting the community or changes in the priorities of the applicant.

Guidance for completing the Action Plan can be found on the next page.

<u>Action Plan Guidance</u>

The document has been broken down into the same six categories as the Comprehensive Assessment section of this document. These parts address key components of your Sustainable Community Action Plan. Follow the guidelines below to fill out the matrix.

1) **For each of the different sections, pinpoint essential strengths and weaknesses of your community**. Example Transportation: Strength - Good sidewalk connectivity. Weakness - Insufficient amount of downtown parking.

2) **Based on those strengths and weaknesses, formulate specific outcomes that address the most pressing issues or greatest potentials. Include a means of measuring the success of said outcome.** Example Economy: Outcome – Expand broadband fiber optics in Town. Progress Measure - Linear measurement of fiber laid and number of residential and business connections.

3) **After defining the outcomes, list detailed strategies (break down to several action steps if needed) that will serve as the means to achieve those goals.** Example Economy: Strategy - Increase number of Town sponsored events → Develop with community input, a series of weekend events that the Town could host.

4) **List potential partners that can support the successful implementation of these strategies through different types of resources.** Example Economy: DHCD (Community Legacy program), Small Business Administration (Services and financial assistance) etc.

Sustainable Community Action Plan

Town of Leonardtown

Submitted by Town of Leonardtown

6/6/2018

Environment

(Environmental strengths and weaknesses can include but are not limited to quality of land, water, air, watersheds, tree canopy, risk of sea level rise, carbon footprint, energy conservation, access to local foods, green infrastructure, stormwater infrastructure/management, parks, trails and recreation, recycling, water and sewer capacity, etc)

Strengths	Weaknesses
- Since this is still a fairly rural area, Leonardtown's air and water quality are excellent. - Leonardtown is located high above the natural water level of Breton Bay, so the risk from sea level rise to the downtown area is low. - Our historic buildings (Tudor Hall, the Old Jail, the Courthouse, several historic churches and homes) are all in full use. - The Town's waterfront is in full use today (as the Wharf Park) and is a wonderful asset to the town. Weddings, concerts, private parties, kayak launches and boat tie-ups all take place there regularly. A new boat dock, slips and pumpout station project is underway there. - The McIntosh Run Canoe/Kayak Water Trail provides a wonderful outdoor recreation opportunity for residents & visitors. - The town has had a long established commercial and residential recycling program. - The Town just finished a multimillion dollar upgrade to our wastewater treatment plant which will improve water quality in Breton Bay. - Good sidewalk connectivity - Working on a Breton Bay Oyster Sanctuary - A Farmers Market is open in town 2 days per week to serve residents and businesses.	- Point Lookout Road still has several dilapidated, abandoned buildings that are in need of removal. - We have not yet built electric car charging stations within the town, but have plans to do so in the future. - There is no grocery store located within *walking* distance of downtown business district neighborhoods, although there are two within 2 miles. - Build on /buy Local initiative - Continue to encourage Live, Work and Play to reduce the need for driving. - Support connectivity for pedestrian and bicycling utilization.

Desired Outcomes and Progress Measures Based on the strengths and weaknesses identify the strengths on which you would like to build	Strategies and Action Items 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.	Implementation Partners Which community stakeholders need to be involved to realize each action step and strategy?

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and the challenges you would like to address. What outcomes are you trying to achieve? Where/ in what area do you want those changes to happen? ⟶ Progress Measure: Identify how you will know that you have achieved your outcome.	Specify how you are planning to achieve the desired outcomes. ⟶	Name specific public and/or private sector partners.
Outcome 1: Build an electric car charging stations in the downtown. **Progress Measures:** New charging stations	**Strategy A:** Partner with local energy company to build stations, get grant funding.	Local energy company
Outcome 2: Expand the recycling program in restaurants and bars by collaborating with government, business, and consultants for effective and low-cost solutions. Progress Measures: Greater volume of recycling and reduction of garbage volume. Business promotion of participation in program.	Strategy A: Consult with experts on the matter and develop feasible plan for execution to present to the LBA and individual restaurants and bars.	Leonardtown Business Association Gov't Business Owners

Economy

(Economic strengths and weaknesses can include but are not limited to regional accessibility, business attraction/retention, health of the business district and commercial vacancies, workforce/employment and economic drivers, local policies/regulations, marketing, tourism, cultural and historic assets)

Strengths	Weaknesses
• The physical buildings in the downtown business district in the SCA are well maintained, with many of them improved and updated within the last 5 years. There are no☒✓ empty buildings now in the downtown area. • The Town has an active and very involved Business Association Membership. • The major employers nearby, the Pax River Navy Base and associated base contractors, provide a stable and well-paying source of employment for Leonardtown residents. • The Medstar St. Mary's Hospital, the College of Southern Maryland and the St. Mary's County government offices, all large employers in the area, are all within walking distance of the SCA. • The Town employees a full time special events coordinator to promote free events almost every weekend from April through Christmas for residents and visitors. This brings foot traffic to the downtown business district, benefiting the local businesses.	• We have not yet found a suitable restaurant partner for the Wharf Park site despite issuing an RFP several years ago. • New retail and restaurants are reluctant to move into L'town's downtown area because most businesses are located on the Route 235 corridor and are closer to the Pax River Navy Base and that large customer base. • Institute a retail recruitment and retention strategy.

Desired Outcomes and Progress Measures ➡	Strategies and Action Items ➡	Implementation Partners
Outcome 1: Increase number of retail shops within the downtown area. **Progress Measures:** Measurable increase in the	**Strategy A:** The Town will develop initiatives to increase business involvement and attract customers. This can be done using proper signage, a unified campaign, and updating our downtown plan to firm up a strategy. **Strategy B:**	St. Mary's Economic Development Consultant Developers

number of retail businesses	Town staff will reach out to entrepreneurs, through college partnerships and the Small Business Development Center, who may be interested in having brick and mortar space in Leonardtown.	
Outcome 2: Collaborate with local resources (CSM) and residents to commission a "Leonardtown" informative video or commercial thereby attracting potential entrepeneurs, tourists, and unaware citizens. Progress Measures: Increased foot traffic, business growth and new business.	Strategy A: Collaborate with CSM and provide incentives for students to participate in a competition for best video/commercial that will be posted to Leonardtown online pages. Strategy B: Commission professional studio to complete a video/commercial for Leonardtown to use for promotion and recruitment.	Community College Consultant

Transportation

(Transportation strengths and weaknesses can include 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, road conditions)

Strengths	Weaknesses
- Leonardtown has plenty of parking both on-street and in our municipal parking lots, all of which is free. - We have strengthened inter connectivity of development projects - As residential developments continue to grow, Leonardtown has worked with developers to expand or build upon or current paths and/or sidewalks from those communities which lead into the business/arts & entertainment district. - Improvements and safety measures are consistently being reviewed and assessed in the business/arts & entertainment district and residential areas, encouraging and protecting pedestrians (walkers & joggers) and bicyclists day and night. - Leonardtown participates in the county bus/shuttle allowing residents outside of the immediate area to visit the town for recreational and business matters	- Route 5 still has not been widened, facilitating traffic problems, although ground has broken on this project and eventually this will be remedied. - Limited alternative transportation options. - Shuttle for alternative transportation is needed. - Better directional signage is needed.

Desired Outcomes and Progress Measures ➔	Strategies and Action Items ➔	Implementation Partners
Outcome 1: Improve traffic flow and safety on Route 5 in the SCA. **Progress Measures:** Number of accidents along Route 5 continues to decrease and traffic flow	**Strategy A:** Continue to partner with MSHA on the planned widening/improvement projects along Route 5.	MD State Highway

improves.		

Outcome 2: Add in town shuttle service
 	
          Progress Measures: Available alternate
          transporation
	Strategy A: Fund a shuttle within downtown area.	St. Marys County Dept of Public Works and Transportation

Housing

(Housing strengths and weaknesses can include affordability, homeownership vs rental, housing stock diversity, housing condition and value, housing programs, foreclosures, residential vacancies, property values, home sale values)

Strengths	Weaknesses
• Within the SCA area several buildings have been converted to mix-used 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. • Just in the last 5 years Leonardtown has gained a larger mix of housing types for all budgets. Townhomes, Condominiums and Apartment buildings are now available for residents to choose from. This encourages a variety of household types to relocate to the SCA & promotes socioeconomic diversity. • According to ACS estimates, Leonardtown's # of housing units grew by 255 du's since 2010 and housing values have risen $11,100 on average, to $380,000. • Leonardtown's location is a prime/desirable housing location for families who work on or near the Pax River Navy Base or Naval contractors in the County. • New affordable housing on Longmore and Lawrence Ave. • Recent apartment sale and plan to rebuild on Lawrence Ave.	• Lack of affordable housing • Lack of Over 55 community

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Desired Outcomes and Progress Measures ➡	Strategies and Action Items ➡	Implementation Partners
Outcome 1: Encourage redevelopment of existing housing in Lawrence Ave area Progress Measures: Renovation projects	Strategy A: Continue to make redevelopment process easier as with PIRD overlay zoning district.	Developers State agencies
Outcome 2: Develop senior living community Progress Measures: Available senior housing	Strategy A: Work with developers to address the need for over 55 housing option.	Developers

Quality of Life

(Strengths and weaknesses can include crime, socio-economic demographics, educational opportunities, museums, libraries, historic and cultural assets, civic amenities, faith-based organizations, economic health of households, sense of place, etc)

Strengths	Weaknesses
- The schools within Leonardtown have an excellent reputation, making this a desirable place to live for families. A brand new elementary school was built in the last 5 years and a new middle school is planned right next door. A new library, county park and senior activities center are also under construction in this same area within the SCA. - The Town now has a new, much larger town office. It will serve the town's needs for many years and provides a large meeting space in the upstairs portion for community use and is ADA accessible. - The Leonardtown Square is an ideal place to hold community events. It is easy to block off traffic and has an ideal sense of place. Leonardtown has hosted various events in support of non-profit organizations bringing community together (Hospice, etc.) and enhancing the sense of belonging from our citizens. - The Beacon newsletter, published 3 times per year, is a great community resource for news of events and local happenings in Leonardtown. - Leonardtown is the historic county seat for St. Mary's County and we are fortunate to be the location of most county government offices, the county's only hospital and the College of So. MD. This makes for easy, beneficial partnerships. - We are fortunate that our residents are able to share in the use of the College of So. MD's Health and Aquatics Center. - The Town has provided two new parks along the waterfront for our residents, providing recreational opportunities and water access. - The Town employees a full time special events coordinator to promote free events almost every weekend from April through Christmas for our residents. - Much of downtown Leonardtown maintains its historical features, adding to a sense of place and history. - The development of Leonardtown as an Arts and Entertainment District	- We have not yet funded a community center, we would like to combine a community center with a performing arts center to enhance our Arts and Entertainment District reputation and promote Leonardtown as St. Mary's County's cultural and artistic hub. - Retail recruitment/retention program. - Develop waterfront boardwalk/trails.

has brought cultural opportunities to the town. • New slips and pier at Wharf are nearing construction. • Canoe, kayak and SUP access and rentals.	

Desired Outcomes and Progress Measures ➡	Strategies and Action Items ➡	Implementation Partners
Outcome 1: Update Downtown Plan and institute retail recruitment/retention program. Progress Measures: Increased retail downtown.	Strategy A: Update Downtown Plan and institute program. Strategy B:	Consultant Developers
Outcome 2: Build Performing Arts Space Progress Measures: Available space	Strategy A: Look for investors/developer for Performing Arts Center on Tudor Hall property.	Developer Investors

Local Planning and Land Use

(Strengths and weaknesses in the local planning and land use subject area include but are not limited to zoning, land use, policies, taxes and fees, historical patterns of development, lot sizes and shapes, etc)

Strengths	Weaknesses
• Leonardtown's PIRD Ordinance (Planned Infill and Re-development District) further encourages revitalization in the downtown area. • Because Leonardtown is small, we are able to work closely and personally with developers. This ensures a quick and inexpensive approval process, which encourages growth within the SCA. • Leonardtown has been particularly successful in acquiring and managing state and federal grants. In the last 5 years the town has gathered over 2.5 million dollars to leverage funding for a large number of local projects. • A completed vision plan of the Tudor Hall property and the expansion of the town into this area. This will give the Town a "road map" to follow when the time comes to develop this large parcel of land.	• Downtown Plan is out of date and needs to be updated.

Desired Outcomes and Progress Measures ➝	Strategies and Action Items ➝	Implementation Partners
Outcome 1: Adopt new, updated Downtown Plan **Progress Measures:** Finished product	**Strategy A:** Hire a consultant to work with Town Staff and Commissioners to prepare new guidelines. Funding is already budgeted for FY 2019.	MD Department of Planning
Outcome 1: Obtain our Main Street Designation	**Strategy A:** Prepare application, hire a main street manager.	DHCD
Outcome 1: Promote infill development and revitalize our older neighborhoods **Progress Measures:** New or rehabilitated development	**Strategy A:** Direct growth toward or within the Town of Leonardtown by promoting our PIRD Ordinance . **Strategy B:** Develop a plan for housing revitalization by applying for grant funding to assist residents with revitalization efforts.	Leonardtown Town Commissioners and Planning & Zoning Department DHCD

SIGNATURE LETTER

On behalf of the Town of Leonardtown, I hereby approve the application for renewal of the Sustainable Communities designation for Leonardtown, MD. 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.

_____
Authorized Signature

Daniel Burris (Mayor)
Type Name and Title

_____
 Date