

Leonardtwn Overview

September 24, 2018

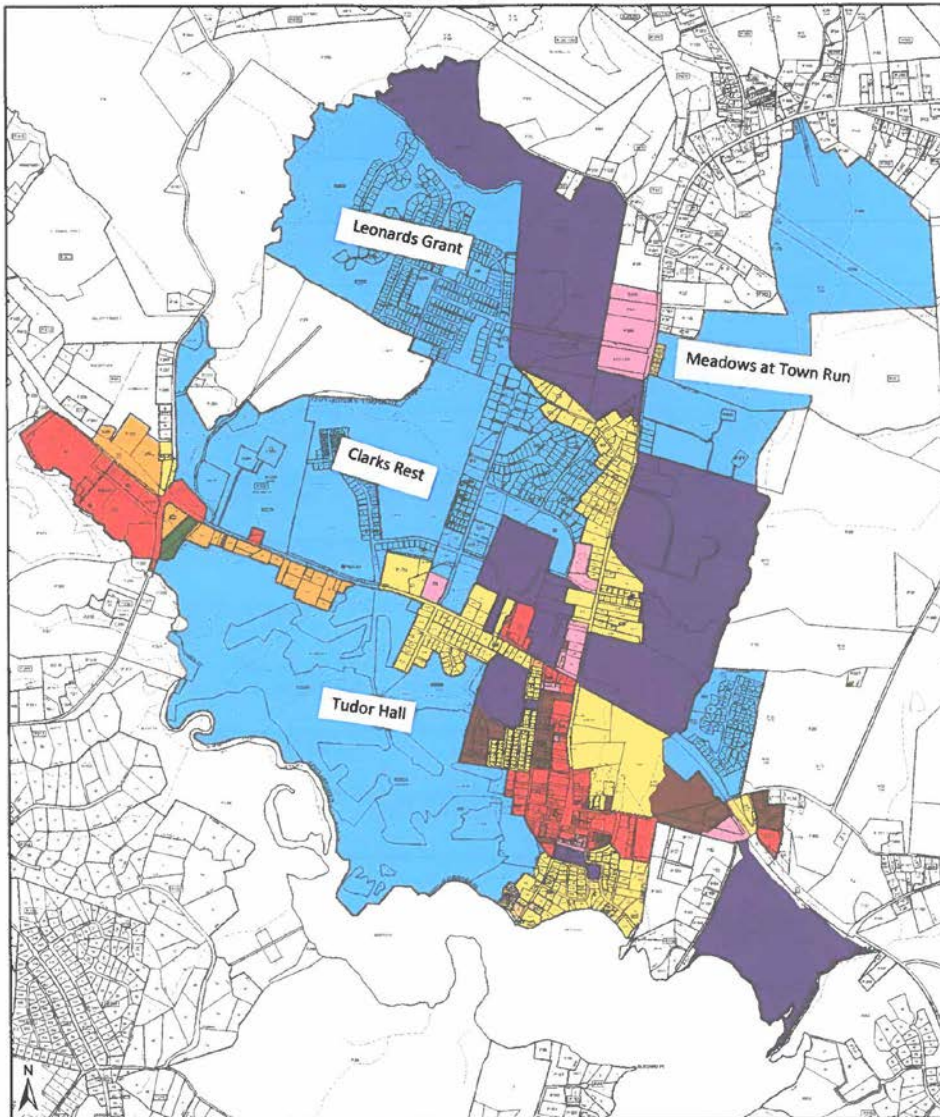


Fastest/Slowest Growing MD Municipalities

Population Growth April 2010 – July 2016

TOP 20				BOTTOM 20			
RANK	CITY/PLACE	COUNTY	%	RANK	CITY/PLACE	COUNTY	%
1	Leonardtown town	St. Mary's	27.25%	138	Preston town	Caroline	-2.75%
2	Gaithersburg city	Montgomery	13.14%	139	Chestertown town	Kent	-2.76%
3	Centreville town	Queen Anne's	10.01%	140	Accident town	Garrett	-2.77%
4	Rockville city	Montgomery	9.29%	141	Luke town	Allegany	-3.08%
5	Princess Anne town	Somerset	8.88%	142	Loch Lynn Heights town	Garrett	-3.08%
6	Salisbury city	Wicomico	8.55%	143	Queen Anne town	Queen Anne's/Talbot	-3.15%
7	Emmitsburg town	Frederick	8.23%	144	Crisfield city	Somerset	-3.38%
8	Fruitland city	Wicomico	8.10%	145	Frostburg city	Allegany	-3.39%
9	Frederick city	Frederick	7.31%	146	Friendsville town	Garrett	-3.46%
10	Poolesville town	Montgomery	6.92%	147	Kitzmiller town	Garrett	-3.74%
11	Washington Grove town	Montgomery	6.62%	148	Deer Park town	Garrett	-3.80%
12	North Chevy Chase village	Montgomery	6.53%	149	Cumberland city	Allegany	- 4.09%
13	Somerset town	Montgomery	6.42%	150	Betterton town	Kent	-4.14%
14	Chevy Chase View town	Montgomery	6.36%	151	Lonaconing town	Allegany	-4.55%
15	Kensington town	Montgomery	6.25%	152	Westernport town	Allegany	-4.87%
16	Takoma Park city	Montgomery	6.24%	153	Barton town	Allegany	-5.07%
17	Highland Beach town	Anne Arundel	6.19%	154	Millington town	Kent	-5.11%
18	College Park city	Prince George's	6.12%	155	Oxford town	Talbot	-5.22%
19	Garrett Park town	Montgomery	5.98%	156	Midland town	Allegany	-5.56%
20	Myersville town	Frederick	5.97%	157	Trappe town	Talbot	-5.76%

Leonardtowntown Zoning



Residential Development

Leonard's Grant- 340 single family-
complete 2017

Clarks Rest- 340 single and multi
family units- underway

Meadows at Town Run- 107 single
family- approved for construction

Tudor Hall Farm- 400 acre Planned
Unit Development- no current
approvals

County zoning L-CM L-PUDM L-RSF
L-CB L-CO L-RMF
L-CH L-IO L-RP

0 0.1 0.2 0.4 0.6 0.8
Miles

Date: 2/27/2017

MARYLAND DEPARTMENT OF
PLANNING

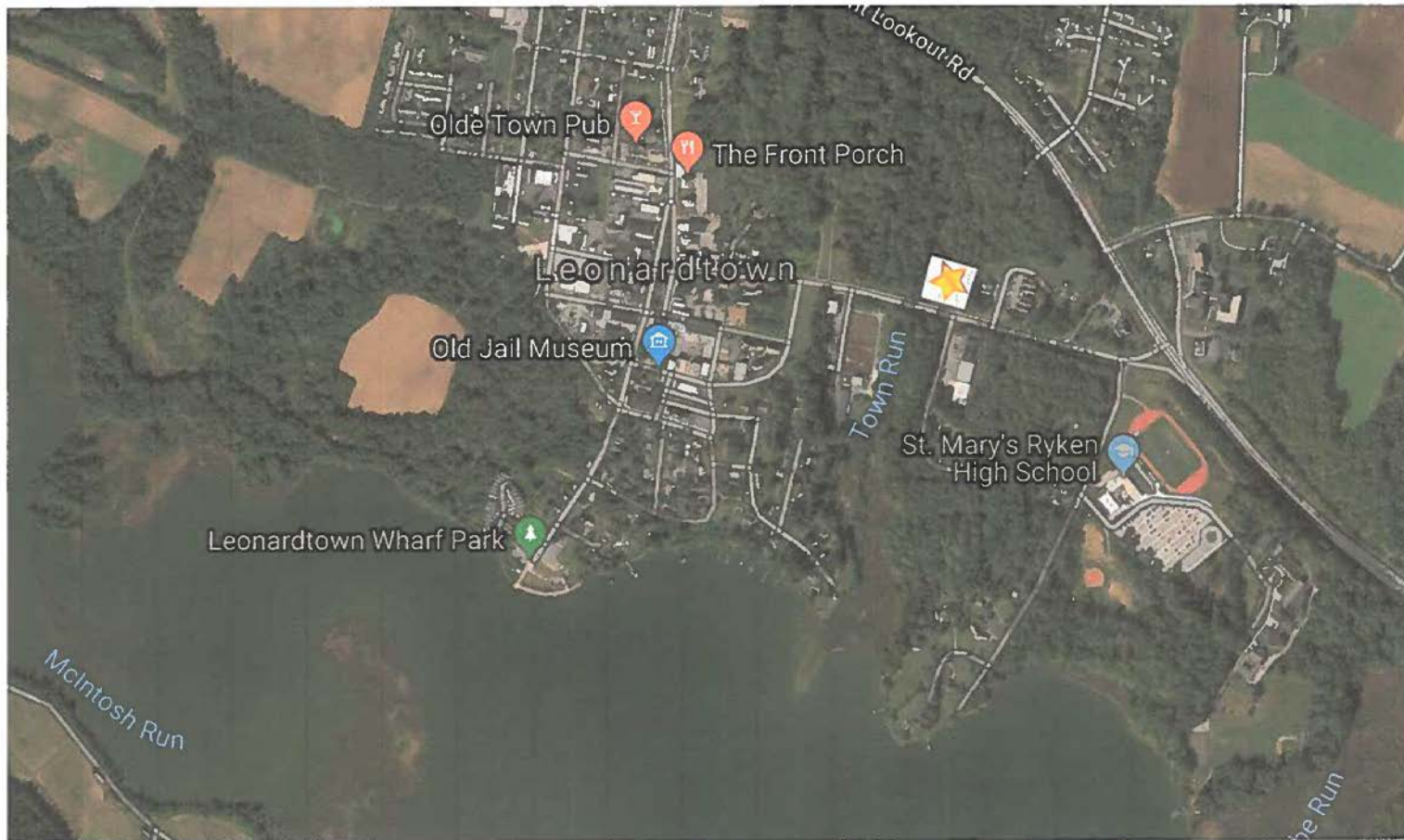
The Hamptons at Leonardtown

- 142 Unit Luxury Apartments
- Elevators
- Walkable to downtown
- Pool and Clubhouse





Hamptons Under Construction



The Hamptons at Leonardtown

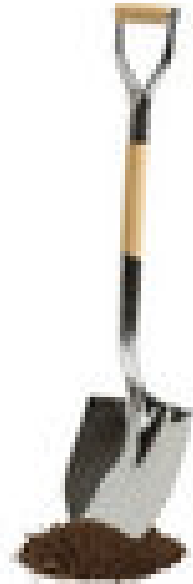
Downtown Revitalization/Mixed Use



Infrastructure Projects

Rt. 5 Widening Breakout Project

- State Highway project
- From Clarks Rest entrance to Medstar St. Mary' Hospital entrance
- Advance grading contract out to bid March 2018
- 3-4 year project



Wastewater Treatment Plant Expansion

- In design phase to expand from .68 mgd to .95mgd
- Projects waiting for expansion
- Completed ENR Upgrade in 2018

Water Improvements

- New well and water tower needed
- In study period

Commercial Projects

- PNC Bank Redevelopment
- Leonardtown Library and Senior Center
- SMECO



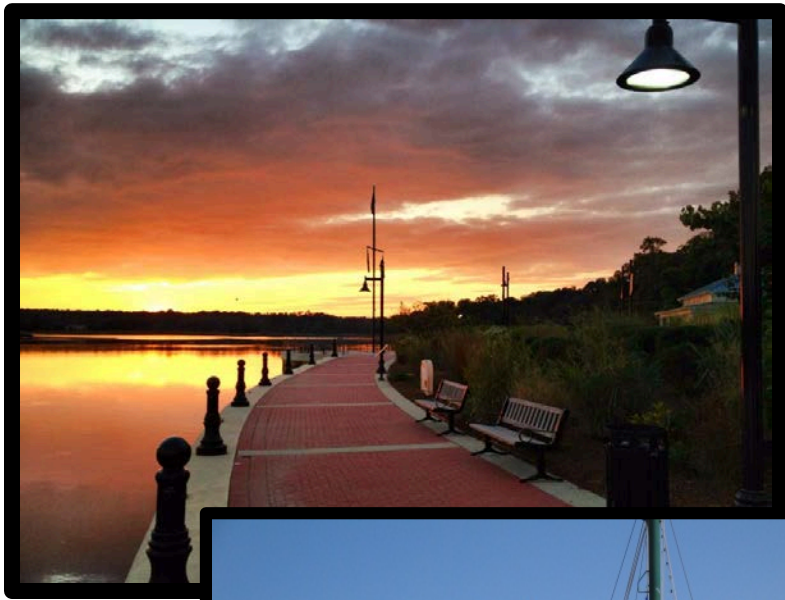
Leonardtown Library and Garvey Senior Activity Center



Leonardtown Wharf

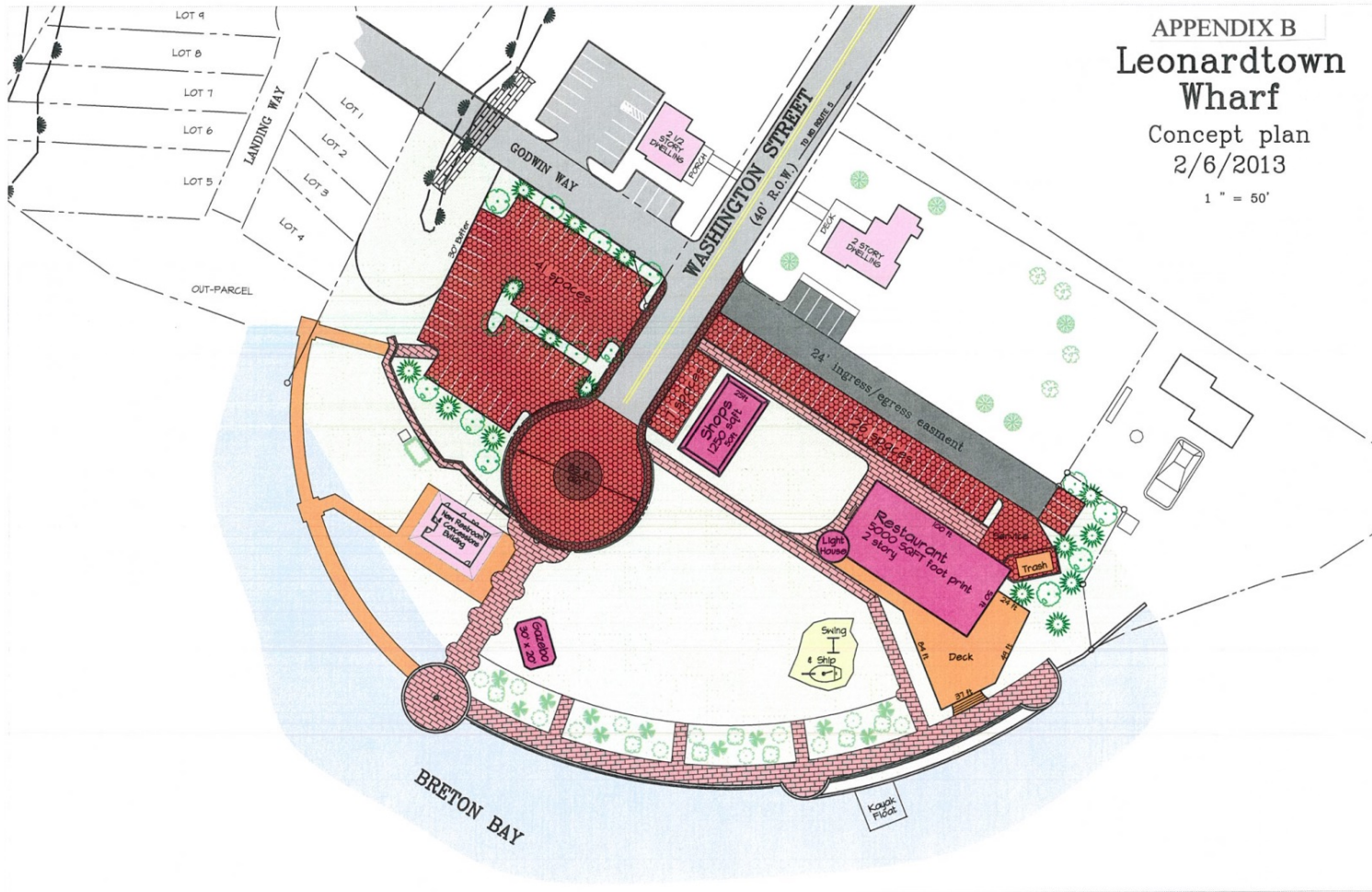


2001 Pre Clean up

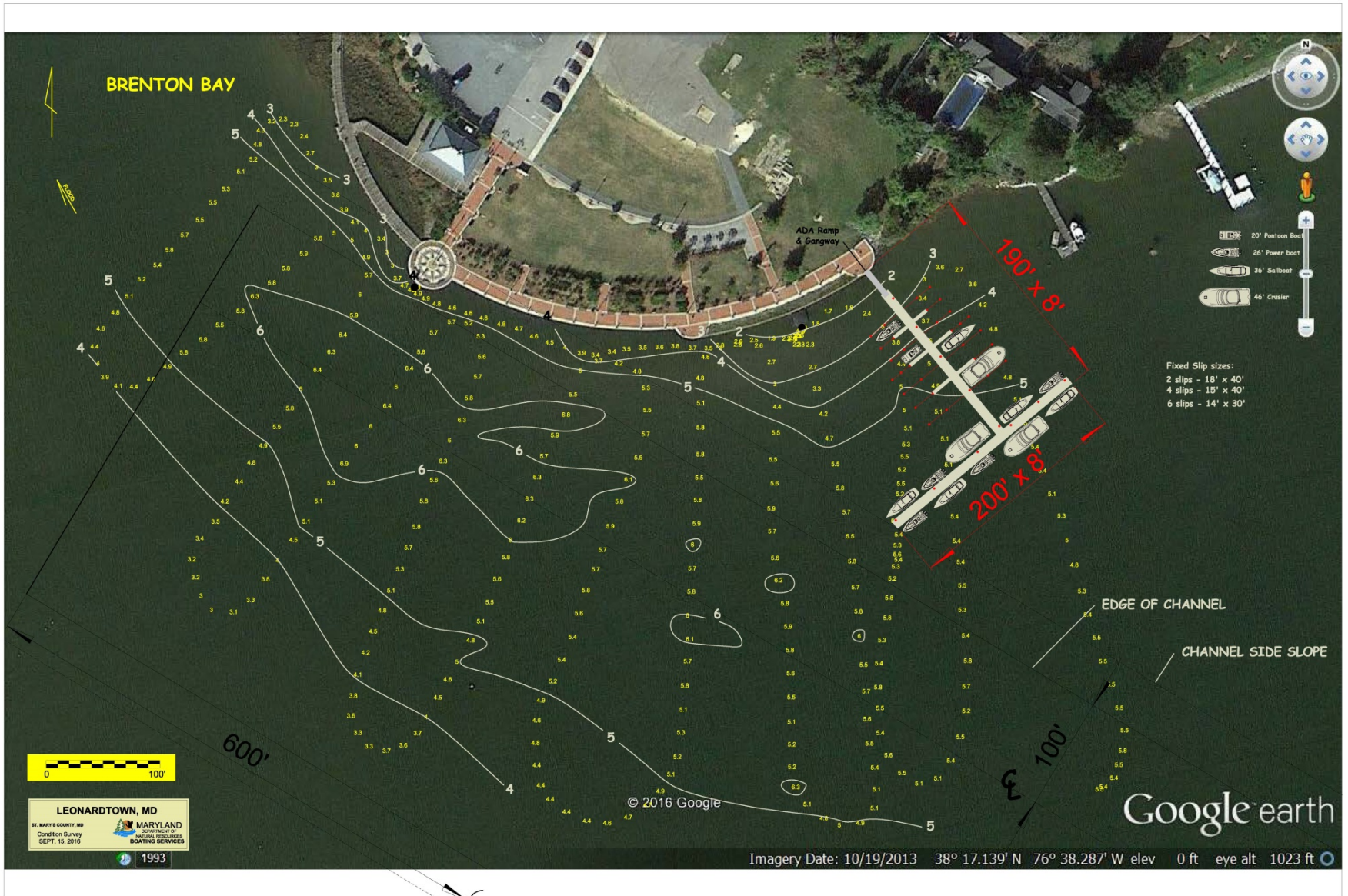


Leonardtown Wharf Today

APPENDIX B
**Leonardtwn
Wharf**
Concept plan
2/6/2013
1" = 50'



Future Wharf Restaurant Site



Wharf Slips and Pier Project- In Design/Funded for Construction

THIS ILLUSTRATION PROVIDES POTENTIAL LAND USES THAT CAPITALIZE ON LEONARDTOWN'S EXISTING MAJOR ASSETS. THE PLANS INCLUDE THE LANDS FROM RTE. 5 DOWN WASHINGTON STREET TO THE WHARF AT BRETON BAY AND WEST OF WASHINGTON WITH A NEW STREET LINK BACK TO RTE. 5 AND THROUGH ADJACENT LANDS INCLUDING TUDOR HALL. THE MAP SUGGESTS LAND USES THAT WOULD BE PLACED ON EXISTING BUILDING INVENTORY AS REPURPOSED USES WITH NEW INFILL BUILDINGS AND AMENITIES EXTENDING THE TOWN FORM INTO UNDER-USED REAL ESTATE AND DEVELOPMENT LAND USE VOIDS.

THE MIXED USES SUGGESTED ARE INCLUSIVE VARIETIES OF RETAIL, HOUSING, AND PUBLIC SPACES PROVIDING A BALANCE OF DEMOGRAPHICS AND HABITATS BY SENIOR AND YOUTH POPULATIONS. RETAIL BUSINESS WOULD BE SUPPORTIVE OF THE NEW DEVELOPMENT'S TOWN-WIDE, INCLUDING A NEW CONFERENCE CENTER, AND PUBLIC ACCESS TO THE WATERFRONT REMAINS PARAMOUNT AS A TOWN AND COUNTY ECONOMIC OPPORTUNITY.

LEGEND

GATEWAY AT ROUTE 5 & WASHINGTON ST.

- 1. EXISTING APARTMENTS - PROVIDE ADDITIONAL UNITS BUILT AROUND NEW COURTYARD
- 2. CONNECT WASHINGTON STREET TO ELEMENTARY SCHOOL
- 3. IMPROVE COMMERCIAL BUSINESS AREA - ENCOURAGING EXISTING BUSINESS TO REMAIN IN THE DOWNTOWN MARKET
 - FORM NEW GREEN PARKS - WITH PARKING INTO COURTS
 - REORGANIZE PARKING TO THE BACK OF BUILDINGS

FENWICK STREET - MIXED-USE CORRIDOR

- 4. RETAIL DEVELOPMENT CONTINUES WEST ON FENWICK TO PROVIDE A VARIETY OF RETAIL USES: FOOD, PHARMACY, LARGER BUILDINGS WOULD FRONT ON FENWICK.
- 5. RESIDENTIAL OPPORTUNITIES WOULD INCLUDE A VARIETY OF MULTIFAMILY HOUSING OPTIONS.
 - LOFT APARTMENTS
 - APARTMENTS OVER RETAIL
 - SENIOR INDEPENDENT LIVING APARTMENTS

ADDITIONAL OPPORTUNITY FOR CHILDREN'S DAY CARE FACILITIES AND PUBLIC USE FACILITIES

NEW NEIGHBORHOODS PROVIDE THE DIRECT CONNECTION FROM THE NEW "TOWN CONNECTOR" (RTE. 5 TO FENWICK) IN THE FORM OF:

- 7. SINGLE FAMILY COTTAGES WHICH WOULD EXTEND THE EXISTING HISTORICAL COTTAGES (WITH THE POTENTIAL TO REHAB EXISTING STOCK)
- 8. MULTI-FAMILY (3 TYPES) WITH HIGHER DENSITY UNITS ON BRETON BAY
- 9. SINGLE FAMILY (LARGE LOT) HOUSING

GATEWAY - WASHINGTON ST. TO INN-CONFERENCE CENTER

HONORING THE HISTORY OF LEONARDTOWN WITH THE PRESERVATION OF HISTORIC BUILDINGS (i.e. TUDOR HALL) AND/OR ADAPTIVE REUSE OF EXISTING BUILDINGS

DEVELOPING A STREETScape TO ENCOURAGE PEDESTRIAN LINKS THROUGH MIXED LAND USES, THAT WILL FORM NEIGHBORHOODS AND CREATE PUBLIC AMENITIES

EXISTING FOREST BECOMES A NEIGHBORHOOD PARK ALLOWING PEDESTRIAN FLOW FROM THE INN TO TOWN SQUARE

INN AND CONFERENCE CENTER

- 200 ROOM INN - 3 TO 4 STORY INN AND EXTENDED STAY BUILDINGS
- INDOOR POOL, CONFERENCE CENTER 20,000 SF, 300 PARKING SPACES

AMPHITHEATER RECREATIONAL PARK

- WOODLAND PATHWAYS-TRAIL NETWORK CONNECTING INN-CONFERENCE CENTER, TOWN CENTER, WHARF, AND ADDITIONAL PARKING



**LEONARDTOWN
LAND-USE CONCEPT VISION PLAN
CT. MARYLAND COUNTY, MARYLAND**

OWNER/DEVELOPER
**TOWN OF
LEONARDTOWN**

Land Planning and
Landscape Architecture
Crozier Associat

8600 Foundry Street
P.O. Box 2066
Savage, MD 20783
p. 443-745-4095

SCALE DATE
1" = 200' 12/17/2012

2018 Downtown Plan Update

- Vision Plan for next decade
- Economic development strategy
- Retail recruitment/retention plan



Leonardtowntown Events





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Town Administrator

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