

Thank you to our LBA Sponsors





Leonardtwn
MARYLAND

State of the Town

March 8, 2024

*A most
exceptional place!*



LBA

Ellen Lewis, President



LIVE



WORK



PLAY

Why Leonardtown?



“St Mary’s County offers strong opportunities for building a good career path while also achieving an exceptional quality of life. Leonardtown is an essential element in support of this goal.”

-St. Mary’s County Economic Development Department





Oak Wealth Partners

J. Michael
(Mike) Scarborough
President and CEO



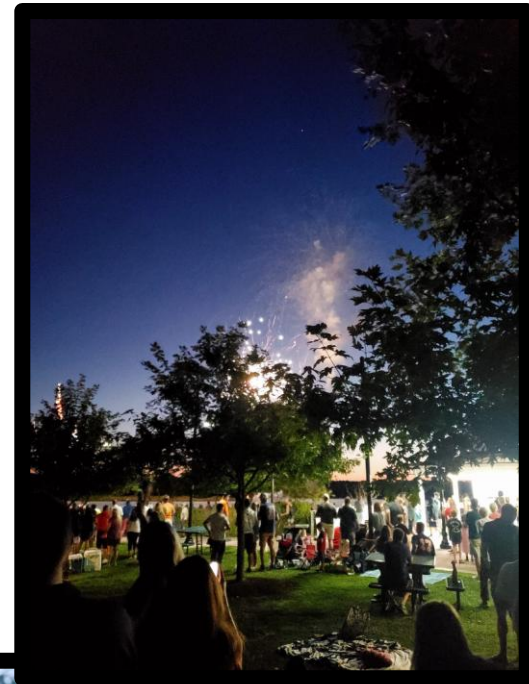
Steve Cassetta, Vice President
Nexagen Networks, Inc.



What is your reason?



On the Waters Edge & Tuesday Tunes Lunch Concerts



Aris Nazarova, Public Relations
and Event Coordinator



Town Events



Concerts in the Square



Plein Air Painting Events



Movie Nights



Sidewalk Art Contest



Veterans Day Parade & Annual Wreath Laying Ceremony



Christmas on the Square & Annual Tree Lighting Ceremony

Leonardtwn & LBA host FREE community events each year.

The events encourage community engagement, enhance quality of life, and stimulate the local economy.

Attend our events, and find out why, Leonardtown is known as “A most exceptional place”.

Events & Happenings in Town



Coastal Arts Market
at the Wharf



**Zumba & Sunrise
Yoga Classes**



Antique Car Show
in the Square



Sunset Cruises
at the Wharf



Boat Regatta
at the Wharf



Tractor Parade
in the Square

In addition to the Town & LBA events, organizers set up events and activities throughout the year in Leonardtown.

These events continue to foster a sense of community in Leonardtown. Most of the events are held annually, and have become a staple of Leonardtown tradition.

Arts & Entertainment District



A&E Mini Grant

The purpose of the Leonardtown Arts & Entertainment Mini Grant is to highlight and explore the rich artistic culture that exists in Leonardtown and throughout Southern Maryland by spotlighting local artists and entertainers while featuring and promoting our local businesses as entertainment venues. Events must be open to the public.

The Town of Leonardtown is the **only** Arts & Entertainment District in Southern Maryland.



Grant Requests:

Between \$100 - \$500



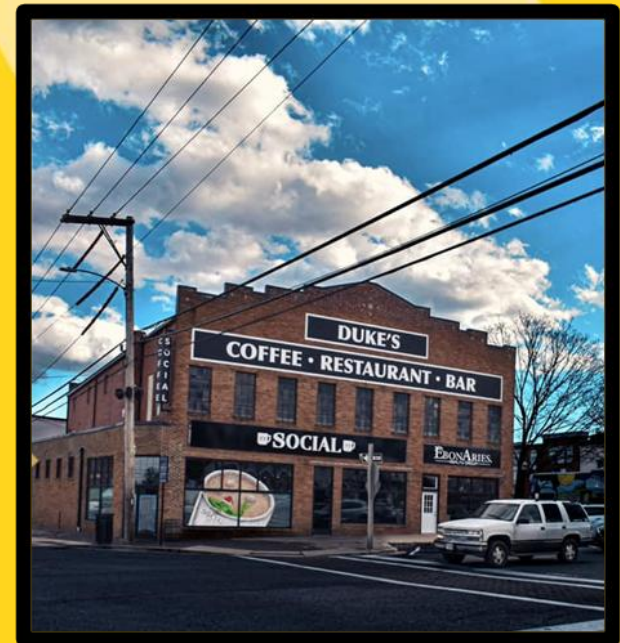
Grant Parameters:

- Hiring of Artists/Entertainers
- Community Art Project/Activity
- Instruction/Teaching
- Incidentals



Grant Periods:

The grant will be available on a rolling basis through the grant period of July 1, 2023 – June 30, 2024. Applicants may apply once per quarter.



Building on Success

Joe Kurley- The Rex

Sean Coogan- Social Coffeehouse

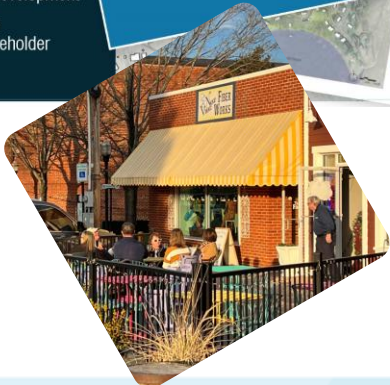




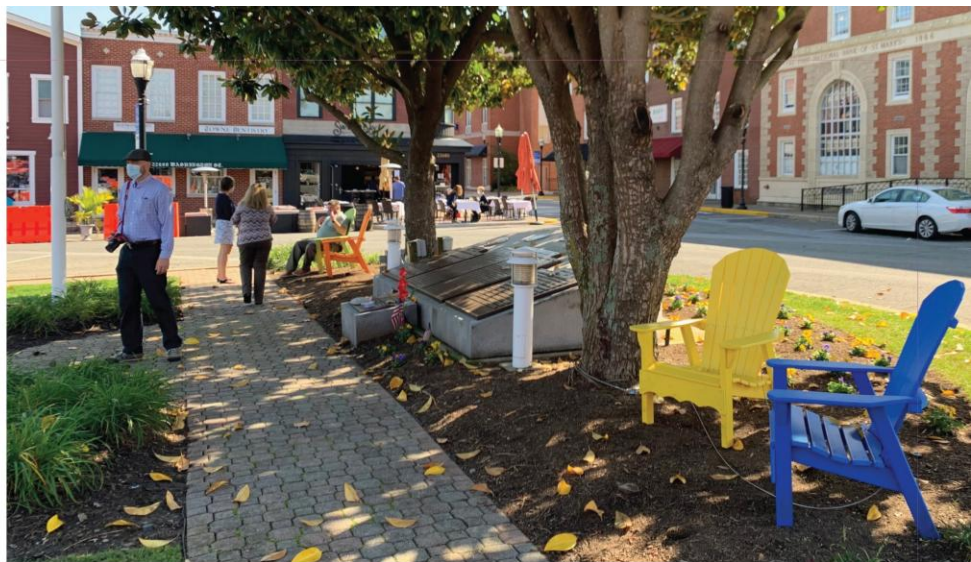
New LBA Promotional Videos



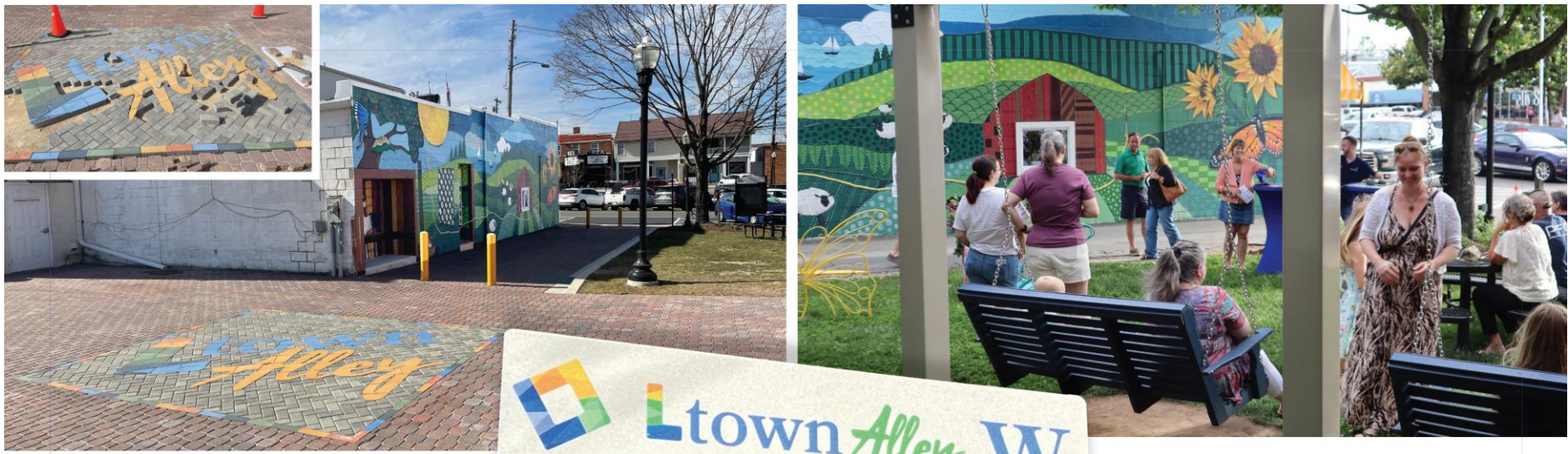
- 1 Leonardtown Square Enhancements ("The Square")
- 2 Streetscape Enhancements (Shade Tree Easements, Lighting, Sidewalks, Crosswalks, Outdoor Dining, and/or Wayfinding Signs)
- 3 Alley Enhancements
- 4 Waterfront Food Hall and Activities ("The Icehouse", Carousel, and Splash Pad)
- 5 Waterfront Gateway
- 6 Downtown Gateway
- 7 Potential Camalier Drive Overlook
- 8 Future Trail Connections
- 9 Potential Deck (Alternative Locations)
- 10 Potential Infill Mixed-Use (Oriented to Street Edges)
- 11 Potential Reorganization Of Parking Lot to Allow For Future Infill Mixed-Use if Leonardtown Volunteer Fire Department Relocates
- 12 Reorganized Parking
- 13 Parking Lot Reorganization
- 14 Potential Multi-Family/Townhouse Infill Development
- 15 Potential Hotel Expansion
- 16 Hotel and Conference Center ("The Lodge at Tudor Hall Farm")
- 17 Amphitheater ("The Overlook")
- 18 Shepherd's Old Field Market Expansion
- 19 New Park with Multi-Purpose Lawn, Dog Park, Playground, Pickleball, and Walking Paths ("Fenwick Lawn")
- 20 McIntosh Park and Greenway Trailhead
- 21 Future Tudor Hall Farm Residential Development
- 22 Potential Tudor Hall Farm Mixed-Use Development and Parking Deck Placeholder
- 23 Meadow



Phase I Strategic Plan



Phase I Strategic Plan



 Leonardtown Alley W



Alley Plan

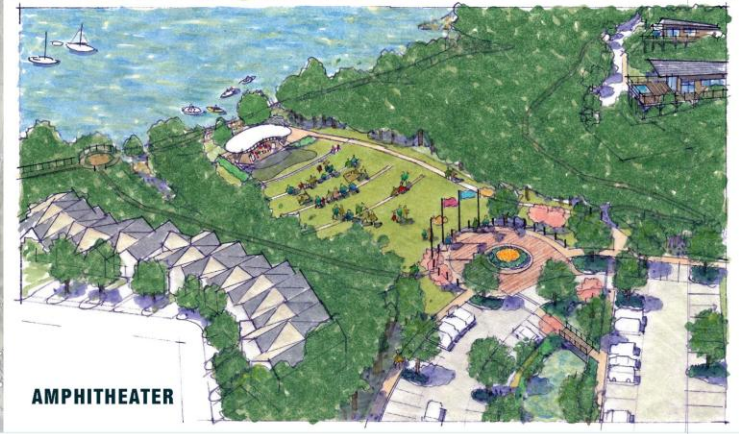


Branding & Wayfinding

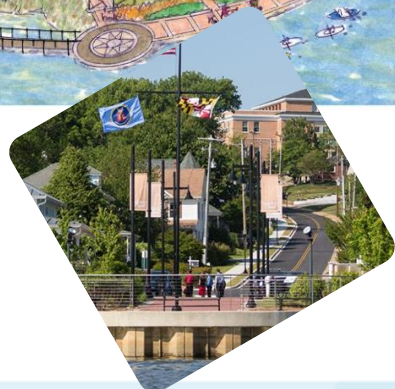
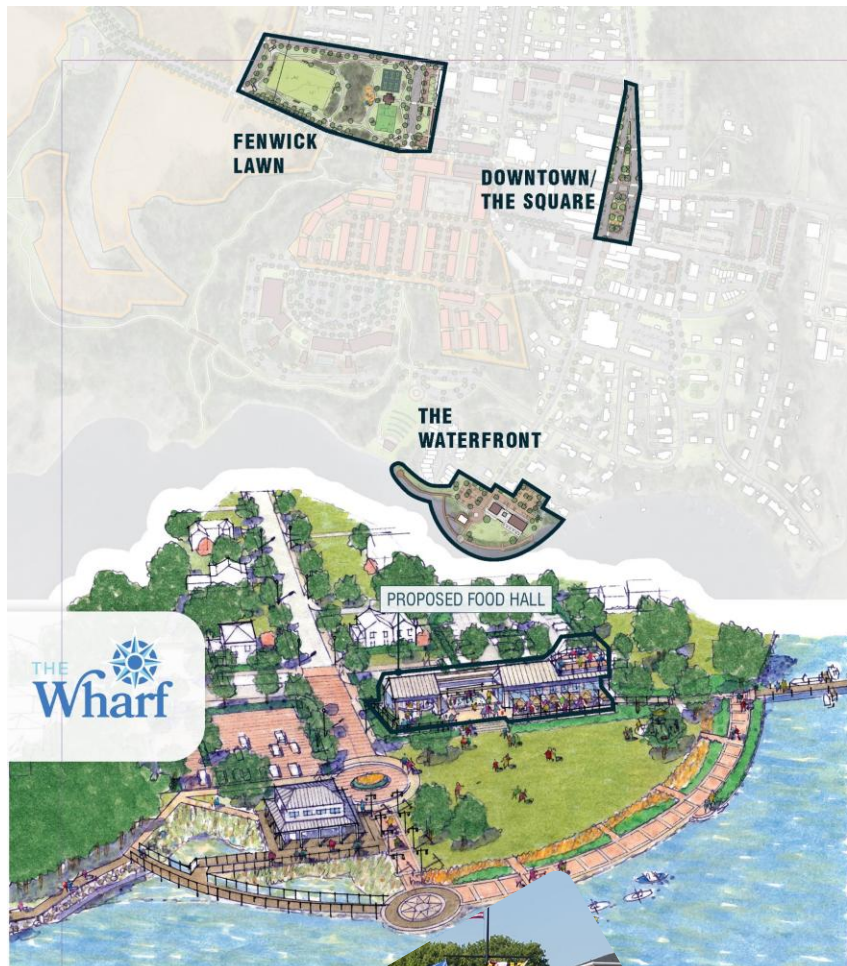


2020 Alley Network, Community Branding, and Wayfinding Plan





Phase II Strategic Plan



Phase II Strategic Plan

Phase III Strategic Plan



Phase III Strategic Plan

- RFI Food Hall at the Wharf
- Retail Recruitment Package
- More Detailed Planning
- Updated Economic Analysis

Moving Forward

Main Street Designation

Emily Stagner, Main Street Manager



Leonardtwn

Main Street





ORGANIZATION

- ❖ Build leadership and strong organizational capacity
- ❖ Ensure broad community engagement
- ❖ Forge partnerships across sectors



ECONOMIC VITALITY

- ❖ Build a diverse economic base
- ❖ Catalyze smart new investment
- ❖ Cultivate a strong entrepreneurial ecosystem

MAIN STREET



PROMOTIONS

- ❖ Market district's defining assets
- ❖ Communicate unique features through storytelling
- ❖ Support buy-local experience



DESIGN

- ❖ Create an inviting, inclusive atmosphere
- ❖ Celebrate historic character
- ❖ Foster accessible, people-centered public spaces

Coming soon to a **Main Street** near
you...



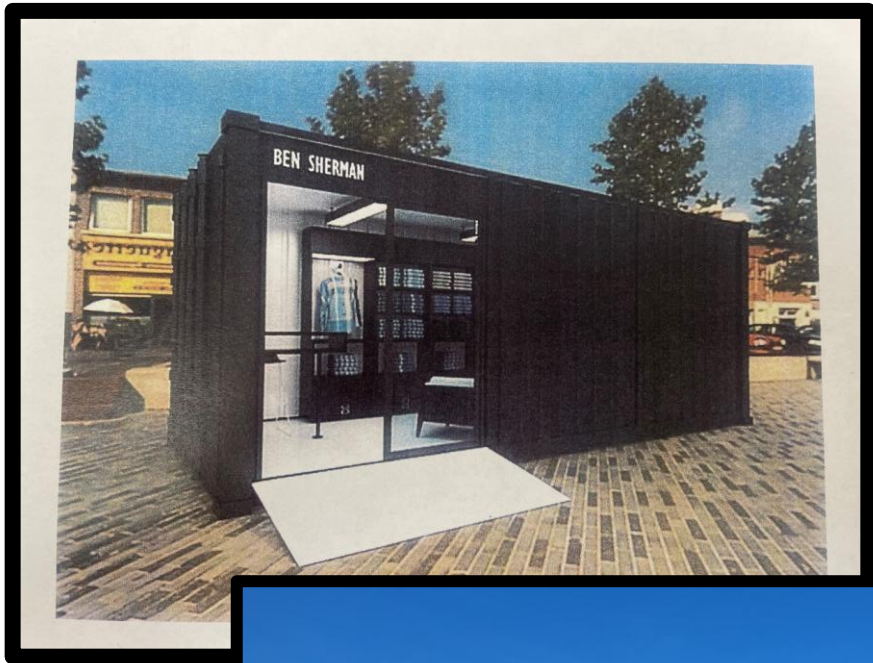
Façade Grant

- ❖ Four rounds of \$175,000 in grant funds
- ❖ Over \$600,000 in investment
- ❖ Leonardtown awarded another \$50,000!
Opening April 1, 2024!



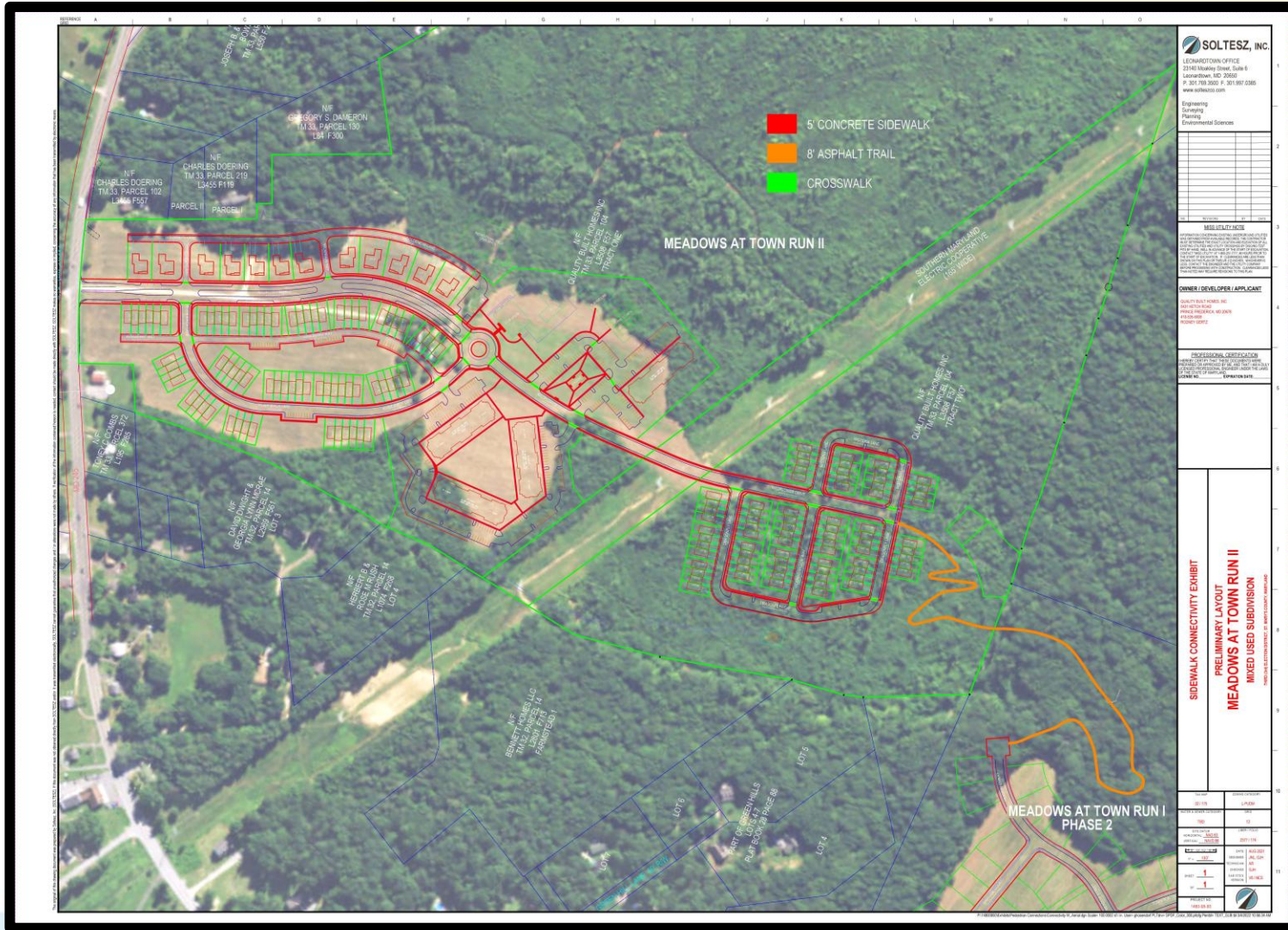
Project Restore 2.0

- ❖ New round opens for applications March 13th through April 24th
- ❖ Grant is for vacant properties or vacant floors within the Main Street district
- ❖ Awards from \$30,000 to \$300,000



Network of Start Up
Choices

Meadows at Town Run II



SOLTESZ, INC.
 LEONARDTOWN OFFICE
 2145 Market Street, Suite B
 Leonardtown, MD 20650
 P: 410.393.3333 F: 410.393.3388
 www.soltesz.com

Engineering
 Planning
 Environmental Sciences

MEADOWS AT TOWN RUN II

OWNER/DEVELOPER/APPLICANT:
 QUALITY BUILT HOMES, INC.
 10000 WOODBRIDGE BLVD
 GREENBELT, MD 20882

PROFESSIONAL CERTIFICATION
 PREPARED BY: SOLTESZ, INC.
 DATE: 08/14/2013
 SCALE: AS SHOWN
 DRAWN BY: J. WILSON

SIDEWALK CONNECTIVITY EXHIBIT
PRELIMINARY LAYOUT
MEADOWS AT TOWN RUN II
MIXED USED SUBDIVISION

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/14/2013
2	REVISED	08/14/2013
3	REVISED	08/14/2013
4	REVISED	08/14/2013
5	REVISED	08/14/2013
6	REVISED	08/14/2013
7	REVISED	08/14/2013
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99	REVISED	08/14/2013
100	REVISED	08/14/2013





12 Single Family Homes
144 Apartments in 4 Buildings
147 Townhomes
Lots of Amenities

Tudor Hall Farm



And Of Course



Duckmania!!



The Rex

Social Coffeehouse



Flour Donuts & Bakery

Thank you!



In Loving Memory of J. Harry Norris, III



Leonardtwn Mayor 1995-
2012

Questions