



SUSTAINABLE COMMUNITIES PROGRAM

APPLICATION FOR DESIGNATION RENEWAL

Eligible Applicants:

*Local Governments with a Sustainable Communities
Designation*

*Local Government Consortiums with a Sustainable
Communities Designation*

Application must be submitted
on or before the expiration date of
Sustainable Communities designation.

Maryland Department of Housing and Community Development
Division of Neighborhood Revitalization
2 N Charles Street, Suite 450
Baltimore, MD 21201
410-209-5800
<http://dhcd.maryland.gov/>

SGSC Approved 4.02.2025



Overview of Sustainable Communities

The Sustainable Communities Act of 2010 established a framework for reinvestment and revitalization of Maryland’s existing communities creating a single, locally designated geographic focus area. Since that time the “Sustainable Communities” designation has provided an efficient means of targeting scarce public and private resources for multiple State agency investments and prioritizations.

Purpose or Renewal and Streamlined Application

The Sustainable Communities (SC) designation must be renewed every five years. This renewal application provides an opportunity for local governments to update their existing SC action plan and report on the accomplishments made over the past five years. Through the renewal process, local governments can request additional technical assistance and highlight any areas from the original action plan for which progress must still be made.

Application Eligibility and Threshold Requirements

Local governments (municipal or county) are eligible to apply.

Eligible applicants are to reconvene their **Sustainable Communities Workgroup** to discuss the accomplishments and challenges of their Sustainable Community Action Plans in addition to any update they may like to make to the Action Plan. The applicant may choose to select new members to participate in the Workgroup. The purpose of this workgroup is to continue and reinforce working relationships and collaborations among local governmental departments and better align community development priorities and strategies. In addition, this is an opportunity to assess if the Workgroup would like technical assistance from State government agencies to implement certain action items or develop strategies to address local challenges.

Threshold Requirements

All Sustainable Community applications must meet the following threshold requirements:

- 1) Sustainable Community Area boundaries must be entirely within a Priority Funding Area (PFA) and should be an area in need of renewal and reinvestment that would benefit from a targeted long-term strategy. Applicants can verify Priority Funding Area boundaries by visiting the MDP website at:
<http://www.mdp.state.md.us/OurProducts/pfamap.shtml>
- 2) The proposed Sustainable Community is within or near a town center or transportation center, or there is a need for financing assistance for small businesses, nonprofit organizations or microenterprises.
- 3) The updated Plan must be consistent with other existing community or comprehensive plans.
- 4) A Sustainable Communities Workgroup is re-convened and a roster of members should be provided with the application.

Applications that do not meet these threshold requirements will not be considered.

Application Submission and Evaluation

The Sustainable Community application will be evaluated based on thorough assessment of strengths and weaknesses and how well desired outcomes, strategies and action steps are connected to the local conditions.

The first page of the electronic application is the Table of Contents. This should also serve as a checklist and be used to provide corresponding tabs.

Please submit all materials (application, maps, pictures, and/or shapefiles) via email to the Sustainable Communities project management team.

Incomplete applications will not be accepted.

Deliver Sustainable Community Applications via email:

To: Carter Reitman

carter.reitman@maryland.gov

Copy: Olivia Ceccarelli-McGonigal

olivia.ceccarelli@maryland.gov

Site Visits, Follow-up, and Technical Assistance

Attendance at a minimum of one application consultation session or training is mandatory for all applicants. Consult with Carter Reitman at 410-209-5849 or by email at carter.reitman@maryland.gov if you would like to schedule a meeting.

If requested, the Department can provide technical assistance to local governments to prepare their Sustainable Communities applications. When needed, the Department may offer technical assistance, in collaboration with the Maryland Department of Planning, to local governments with limited capacity to prepare their Sustainable Communities applications.

During the application review process, the review team may make site visits and/or hold meetings with applicants. In addition, applicants may be contacted by the Department for follow-up discussions prior to awards.

Approval

Approval of applications will be made by the Governor's Smart Growth Coordinating Committee on the recommendation of an inter-agency review team. The review team is coordinated by the Department of Housing and Community Development. The Governor's Smart Growth Coordinating Committee can defer the approval of a Sustainable Communities renewal to the Governor's Smart Growth Subcabinet.

All questions related to the application, please contact Carter Reitman at 410-209-5849 or by email at carter.reitman@maryland.gov or your regional project manager, found at this link: <https://dhcd.maryland.gov/Communities/Documents/SRP/PM-Map-ContactInfo.pdf>

RENEWAL APPLICATION INSTRUCTIONS

The Sustainable Communities application for renewal has **three** sections:

A. Contact information, General Information, Organizational Capacity:

In this section, applicants are asked to update their contact information, provide information about demographic shifts over the past five years, discuss the strengths and weaknesses of their Sustainable Communities workgroup, and share any technical assistance needs the workgroup may have.

B. Report on accomplishments over past five years:

The report is an opportunity to reflect on any accomplishments achieved in the Sustainable Community area. It is a tool used to evaluate if the SC applicant achieved its intended outcomes and identify what state resources were used, if any, to achieve those outcomes. Renewal applicants are encouraged to discuss how priorities, actions, and objectives were or were not achieved across the Sustainable Communities plan elements, including how any of the elements may have interrelated during the five initial years of SC designation.

C. Sustainable Communities Action Plan Update:

The Sustainable Communities Action Plan details revitalization outcomes and strategies to achieve those outcomes over the next five years. Renewal applicants are encouraged to use their previous Sustainable Communities applications as a basis for their updated Action Plan. You may identify which weaknesses have not yet been addressed or which strategies have not yet been implemented. Include your revitalization priorities for the next five years, basing them on your community's current strengths and weaknesses.

SUSTAINABLE COMMUNITIES PLAN ELEMENTS

The table below provides a description of each subject area/element of the Sustainable Communities Action Plan. Included are examples of common strengths and weaknesses within each subject area and the types of projects that might be implemented to address said strengths and weaknesses.

ENVIRONMENT: Describes projects involving the natural environment, our use of natural resources, and our relationships to the natural environment.

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

ECONOMY: Describes projects centered on economic growth and management.

This category includes projects focusing on (but not limited to): 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.

TRANSPORTATION: Describes projects involving the way people in your community get from place to place.

This category includes projects focusing on (but not limited to): 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.

HOUSING: Describes projects involving the homes in which people in your community live and which make it easier for them to find and stay in a place to call home.

This category includes projects focusing on (but not limited to): 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.

COMMUNITY HEALTH & QUALITY OF LIFE: Describes projects 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 safety and the reduction of crime; libraries; educational facilities and programs; health and wellness facilities and programs; 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.

LOCAL PLANNING & STAFFING CAPACITY: Describes projects concerned with a local government's ability to plan for the community's future and to meet the current needs of residents.

This category includes projects focusing on (but not limited to): 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.

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 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 reflect changes in external factors affecting the community or changes in the priorities of the applicant.

Action Plan Guidance

1) For each element, identify the essential strengths and weaknesses of your community.

Example:

Strength - Good sidewalk connectivity

Weakness - Insufficient bicycle infrastructure

2) Based on those strengths and weaknesses, formulate specific outcomes that address the most pressing issues or greatest opportunities. Identify a way to measure the success of that outcome.

Example:

Outcome - Expand fiber optic broadband Internet connections in Town

Progress Measure - Linear measurement of broadband fiber laid

3) After defining the outcomes, list detailed strategies and discrete actions that will serve as the means to achieve those goals.

Example:

Strategy A - Increase number of Town sponsored events

Action A - Organize a workgroup tasked with planning weekend events

Action B - 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:

Partner 1 - DHCD (Community Legacy program)

Partner 2 - Small Business Administration (Services and financial assistance)

CHECKLIST AND TABLE OF CONTENTS

APPLICANT: Commissioners of St. Mary's County

NAME OF SUSTAINABLE COMMUNITY: Lexington Park and Charlotte Hall

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

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

Name of Sustainable Community:		Lexington Park and Charlotte Hall	
Name of Applicant:		Commissioners of St. Mary's County	
Applicant's Federal Identification Number:			
[REDACTED]		[REDACTED]	
[REDACTED]		[REDACTED]	
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Sustainable Community Application Local Contact:

Name: Chris Kaselemis		Title: Director, Department of Economic Development	
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Name: Jessica S.B. Andritz		Title: Director, Department of Land Use and Growth Management	
Address: [REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Sustainable Community Contact for Application Status:

Name: Chris Kaselemis		Title: Director, Department of Economic Development	
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Other Sustainable Community Contacts:

Name: Karly Maltby	Title: Historic and MPO Planner III
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(1) Sustainable Community Boundary and Description

- (1) Are you requesting any changes to your Sustainable Community boundary? Why or why not? If you are requesting an expansion of your boundary, identify at least one outcome in your Action Plan that would serve the expanded area and at least one State benefit that would support achievement of that outcome (e.g., Community Legacy grants, Safe Routes to School, etc.)

YES. St. Mary's County is requesting to add two areas. The Lexington Park addition contains a water tower that is proposed to be painted to enhance the community's aesthetics, create a landmark for the community, and encourage re-investment in area surrounding the water tower. Funding could be secured through the Community Legacy Program.

The Charlotte Hall area has seen a concentration of development along the .6 miles on the western section of Golden Beach Road.

The proposed expansion includes:

- [St. Mary's Medical Center/MedStar Health Urgent Care](#)
- [Sergeant Major Robert V. Sluss Hall](#)
- [pearl works](#)
- [CMI General Contractors, Inc.](#)
- [Computech](#)
- [Everyday Play N Learn](#) Child Development Center

There are vacant parcels and vacant spaces within the .6 mile stretch that are of interest to private developers, for uses ranging from manufacturing to health services for underserved populations. It would be beneficial to have access to DHCD programs like Project Restore, Neighborhood BusinessWorks, and Maryland's State Small Business Credit Initiative (SSBCI) for:

- real estate acquisition to incentivize new construction on vacant parcels,
- access to machinery and equipment for existing manufacturers within the expansion area, and access to capital to retain and expand the existing businesses in the expansion area.

- (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: 5,292

Sustainable Communities Renewal Application - Section A

(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): *Health Enterprise Zone, Opportunity Zone, Health Professional Shortage Area (HPSA) for Primary Care, HPSA for Mental Health, Southern Maryland Heritage Area (<http://destinationsouthernmaryland.co>), Community of Opportunity, Southern Maryland National Heritage Area*

(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?

Demographic data for Lexington Park and Charlotte Hall are provided in the tables on the following pages.

Lexington Park, Maryland

Demographic Report

Population	2024	2029
	TOTAL	TOTAL
Population	13,379	13,396

Age Distribution	2024		2029	
	TOTAL	%	TOTAL	%
0-4	862	6.44	861	6.43
5-9	883	6.6	852	6.36
10-19	1,752	13.1	1,830	13.66
20-29	2,520	18.84	2,577	19.24
30-39	2,390	17.86	2,244	16.75
40-49	1,639	12.25	1,734	12.94
50-59	1,489	11.13	1,347	10.06
60-64	718	5.37	672	5.02
65+	1,126	8.42	1,278	9.54
Median Age	31.64	0.24	31.49	0.23

Sex	2024		2029	
	TOTAL	%	TOTAL	%
Male	6,722	50.24	6,713	50.11
Female	6,658	49.76	6,682	49.88

Sustainable Communities Renewal Application - Section A

Ethnicity Distribution	2024		2029	
	TOTAL	%	TOTAL	%
White (non-hispanic)	6,625	49.52	6,935	51.77
Black (non-hispanic)	4,286	32.04	3,888	29.02
American Indian (non-hispanic)	29	0.22	30	0.22
Asian (non-hispanic)	632	4.72	685	5.11
Pacific Islander (non-hispanic)	10	0.07	11	0.08
Other (non-hispanic)	8	0.06	7	0.05
Multirace (non-hispanic)	561	4.19	547	4.08
Hispanic	1,230	9.19	1,293	9.65

Race Distribution	2024		2029	
	TOTAL	%	TOTAL	%
White	6,916	51.69	7,241	54.05
Black	4,376	32.71	3,972	29.65
American Indian	47	0.35	50	0.37
Asian	640	4.78	693	5.17
Pacific Islander	11	0.08	12	0.09
Other	392	2.93	402	3
Multirace	998	7.46	1,025	7.65

Education Attainment	2024		2029	
	TOTAL	%	TOTAL	%
< Grade 9	224	2.54	221	2.56
Grade 9-12	560	6.36	553	6.41
High School	2,462	27.97	2,416	28.01
Some College	1,754	19.93	1,716	19.9
Assoc Degree	767	8.71	754	8.74
Bach Degree	2,093	23.78	2,045	23.71
Grad Degree	943	10.71	919	10.66

Sustainable Communities Renewal Application - Section A

House hold Income Distribution	2024		2029	
	TOTAL	%	TOTAL	%
<\$10 K	586	10.34	590	10.38
\$10-\$20K	350	6.18	367	6.46
\$20-\$30K	383	6.76	374	6.58
\$30-\$40K	143	2.52	152	2.67
\$40-\$50K	324	5.72	312	5.49
\$50-\$60K	217	3.83	213	3.75
\$60-\$75K	590	10.41	558	9.82
\$75-\$100K	706	12.46	693	12.19
> \$100K	2,368	41.79	2,425	42.66

Charlotte Hall, Maryland

Demographic Report

Population	2024		2029	
	TOTAL		TOTAL	
Population	1,396		1,424	

Age Distribution	2024		2029	
	TOTAL	%	TOTAL	%
0-4	59	4.23	63	4.42
5-9	81	5.8	78	5.48
10-19	146	10.46	132	9.27
20-29	132	9.46	136	9.55
30-39	129	9.24	129	9.06
40-49	124	8.88	135	9.48
50-59	133	9.53	121	8.5
60-64	62	4.44	63	4.42
65+	530	37.97	567	39.82
Median Age	51.33	3.55	52.68	3.57

Sex	2024		2029	
	TOTAL	%	TOTAL	%
Male	896	64.18	911	63.97
Female	500	35.82	513	36.03

Sustainable Communities Renewal Application - Section A

Ethnicity Distribution	2024		2029	
	TOTAL	%	TOTAL	%
White (non-hispanic)	1,089	78.01	1,099	77.18
Black (non-hispanic)	215	15.4	222	15.59
American Indian (non-hispanic)	3	0.21	3	0.21
Asian (non-hispanic)	6	0.43	8	0.56
Pacific Islander (non-hispanic)	0	n/a	0	n/a
Other (non-hispanic)	3	0.21	3	0.21
Multirace (non-hispanic)	42	3.01	45	3.16
Hispanic	38	2.72	44	3.09

Race Distribution	2024		2029	
	TOTAL	%	TOTAL	%
White	1,102	78.94	1,114	78.23
Black	217	15.54	224	15.73
American Indian	6	0.43	7	0.49
Asian	6	0.43	8	0.56
Pacific Islander	1	0.07	1	0.07
Other	10	0.72	11	0.77
Multirace	54	3.87	59	4.14

Education Attainment	2024		2029	
	TOTAL	%	TOTAL	%
< Grade 9	43	4.14	44	4.1
Grade 9-12	125	12.03	130	12.1
High School	265	25.51	273	25.42
Some College	217	20.89	225	20.95
Assoc Degree	83	7.99	86	8.01
Bach Degree	201	19.35	208	19.37
Grad Degree	105	10.11	108	10.06

House hold Income Distribution	2024		2029	
	TOTAL	%	TOTAL	%
<\$10 K	11	3.12	11	3.03
\$10-\$20K	0	n/a	0	n/a
\$20-\$30K	0	n/a	0	n/a
\$30-\$40K	20	5.67	20	5.51
\$40-\$50K	40	11.33	40	11.02
\$50-\$60K	1	0.28	3	0.83
\$60-\$75K	12	3.4	11	3.03
\$75-\$100K	53	15.01	51	14.05
> \$100K	216	61.19	227	62.53

(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 primary notable change to the organizational structure of the work group is that Sue Vieth, who acted as the “Sustainable Community Coordinator”, retired. Ben Cohen, from the Department of Economic Development (DED) has temporarily stepped into the role until an alternative is found. The Sustainable Communities application process was spearheaded by the Department of Economic Development (DED) and from the Department of Land Use and Growth Management (DLUGM) staff. This renewal process led by the DED coordinated efforts of many added partners from within and outside of County government. In the future, the Sustainable Community Plan will be facilitated and managed by DLUGM. We believe it will be easier to assess the implementation of the SC Area plan, as DLUGM heads County planning efforts.

Sustainable Communities Workgroup Roster

Chris Kaselemis, Director, Department of Economic Development
 Ben Cohen, Department of Economic Development
 James Gotsch, Director, Department of Public Works and Transportation
 Cynthia Brown, Director, Department of Aging and Human Resources
 Shawn Kingston, Director, St. Mary’s County Housing Authority
 Dr. Meena Brewster, St. Mary’s County Health Department
 Heather Moritz, St. Mary’s County Health Department
 Karly Maltby, Department of Land Use & Growth Management
 Christina Bishop, Deputy Director, Department of Recreation and Parks
 George Erichsen, Director, St. Mary’s County Metropolitan Commission
 Hannah Pajewski, Naval Air Station Patuxent River
 Taylor Smith, Director, St. Mary’s County Community Development Corporation

Sustainable Communities Renewal Application - Section A

Christine Brooks, Millison Management

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

The workgroup membership drew from all the agencies and groups that will be responsible for implementing Sustainable Communities efforts in St. Mary's County. Working collaboratively to update the Sustainable Communities applications has enhanced understanding and cooperation among county departments as well as outside agencies. This process has increased communication and allowed for various entities to see and understand overlaps in strategic plans, initiatives and priorities and will facilitate joint implementation efforts. All stakeholders are making great progress in the SC footprint, yet it has been a challenge to encourage stakeholders to consider the work through the lens of the SC designation and tie the work back to the plan.

- (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?

Input was provided in a variety of ways. The Sustainable Community work group relied on community representatives to provide input and to listen during planning. Each agency represented on the work group asked constituents to identify projects. Team members reviewed and compiled data and recommendations from numerous adopted comprehensive and functional plans developed through public processes by County and community agencies. The list of those plans includes: Lexington Park Development District Master Plan, the St. Mary's County Comprehensive Plan, Calvert - St. Mary's Metropolitan Planning Organization (Transportation Improvement Plan (TIP) FY2018-FY2021), Lexington Manor Passive Park Master Plan, the Land Preservation, Parks and Recreation Plan, Healthy St. Mary's 2020, the Strategic Plan to Build an Innovation Driven Economy and updated 2022 CEDS Update, and OLDCC MIR Review for SMC.

- (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.

Yes. We would like assistance with Neighborhood BusinessWorks, Community Legacy Program, Community Development Block Grant Program, as well as other Local Government Infrastructure Financing options.

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: Increase park use through events and enhancements.

Project 1: Establishment of Lexington Manor Passive Park in 2021. The 80-acre park features an Arts Park, disc golf course, interpretive center, multifunctional green space, and walking/cycling paths.

- 2019 – Tree removal, engineering and landscaping
- Fall 2021 – New entrance, restroom facilities, new asphalt roadways & parking, lighting, and removable bollards
- 2022/2023 – benches, wellness stations, pavilion, picnic tables, community gardens, mural on restrooms, Art Council bench project

Project 2: Lexington Manor Passive Park Annual Cherry Blossom Festivals held since 2022. The event includes food trucks, arts and crafts, fitness booths, games, face painting, giveaways, and more.

Project 3: Nicolette Park improvements (Lexington Park)

- 2019 – Skate Park improvements, spray park improvements
- 2022 – pad and weed skate park
- 2023 – Playgrounds, splash pad improvements

Project 4: Chancellors Run Regional Park (Lexington Park)

- 2019 - parking lot lighting and restrooms
- 2020 – turf fields, bleachers
- 2021 – turf fields, parking lot striping, concession roof, lighting multipurpose fields, and irrigation
- 2022 – ADA improvements, baseball field renovations,
- 2023 – bathroom lighting and windscreens

Project 5: Lancaster Park (Lexington Park)

- 2019 – football field, parking lot lighting
- 2020 - restrooms
- 2021 – playground
- 2022 – ADA improvements, baseball field renovations, walkways, restroom B renovations
- 2024 – ADA improvements, parking lot lights, Dog Park

Project 6: Fifth District Park (Charlotte Hall)

- 2019- football field, parking lot lighting
- 2020- Paving, new pavilion roof
- 2021- Field lights, Football goal posts
- 2022- Improvements and fencing
- 2023- District Parking lights- upper lights Athletic Fencing& walkways, Park Field 13 LED Retrofit
- 2024- Dog park addition



AMENITIES

Arts Park
Disc Golf Course
Interpretive Center
Walking/Cycling Paths



Places & Spaces

**LEXINGTON
MANOR
PASSIVE
PARK**

2022/2023 PROJECTS

Benches- March 2022

Wellness Stations- April 2022

Pavilion- June 2022

Picnic tables- April 2022

Community Gardens - Spring 2023



Cooperation with NAS Pax River



Places & Spaces

LEXINGTON MANOR PASSIVE PARK

Partners: St. Mary's County Department of Recreation and Parks, St. Mary's County Department of Public Works and Transportation, REPI, CSMC, St. Mary's County Arts Council, NAVAIR

Impact: The implementation of the projects had a significant impact on the community by improving amenities in 5 parks. The Lexington Manor Passive Park increases community health and safety by limiting development activity in the AICUZ and providing more outdoor/recreational/healthy opportunities.

Youth Indoor Sports

Program	Total Enrollment
Youth Indoor Soccer	651
Recreational Basketball	838
Select Basketball & Cheer	202
Swim Lessons (all ages)	358

Overall Registration & Fees

Year	In-Person Registration Revenue	Online Registration Revenue	Totals
2024	\$62,143.25	\$133,739.88	\$195,883.13
2023	\$60,731.60	\$144,154.25	\$204,885.85
2022	\$92,968.28	\$122,744.39	\$215,712.67

ATHLETIC FIELD SCHEDULING AND USAGE

Month	Permits issued	Time slots	Field time	Park fields	User groups	Fields used	User groups	Time slots reserved	Lights On Hours
November 2024	19	25	72	12	13	92	35	745	510
November 2023	28	42	140	13	11	91	28	726	602
November 2022	-	-	-	-	-	-	100	-	1,546

**Data collection process began in 2024*

WATERFRONT PARKS (WEEKENDS/HOLIDAYS)

Month	VEHICLES	NUMBER OF VISITORS	DAILY IN COUNTY VISITORS	DAILY OUT OF COUNTY VISITORS	SEASON PASS HOLDERS	SEASON PASSES SOLD	REVENUE
November 2024	398	989	N/A	N/A	0	0	\$0
November 2023	162	299	N/A	N/A	0	0	\$0
November 2022	140	202	N/A	N/A	0	0	\$0

**Snow Hill is only waterfront park open in the month of November. Last day for the season is November 29.*

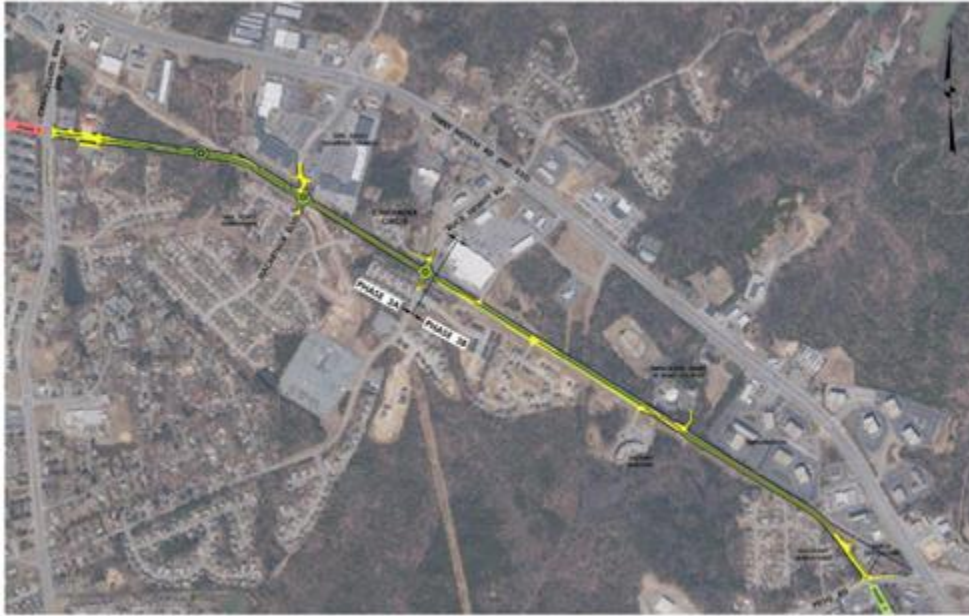
CHANCELLORS RUN REGIONAL PARK

Month	Building Rentals	VISITORS
November 2024	7	102
November 2023	6	114
November 2022	3	78

Accomplishment 2:

Outcome: Reduce congestion through road improvements/additions to enhance safety, especially for bikes and pedestrians.

Project 1: FDR Blvd Phase 3A from Chancellors Run Road to Buck Hewitt Road sidewalk and bike lanes were just completed (2024) (Lexington Park)



Phase 3 Construction Phasing (A & B)

FDR Boulevard Phase 3 Construction Map (Courtesy of DPW&T)

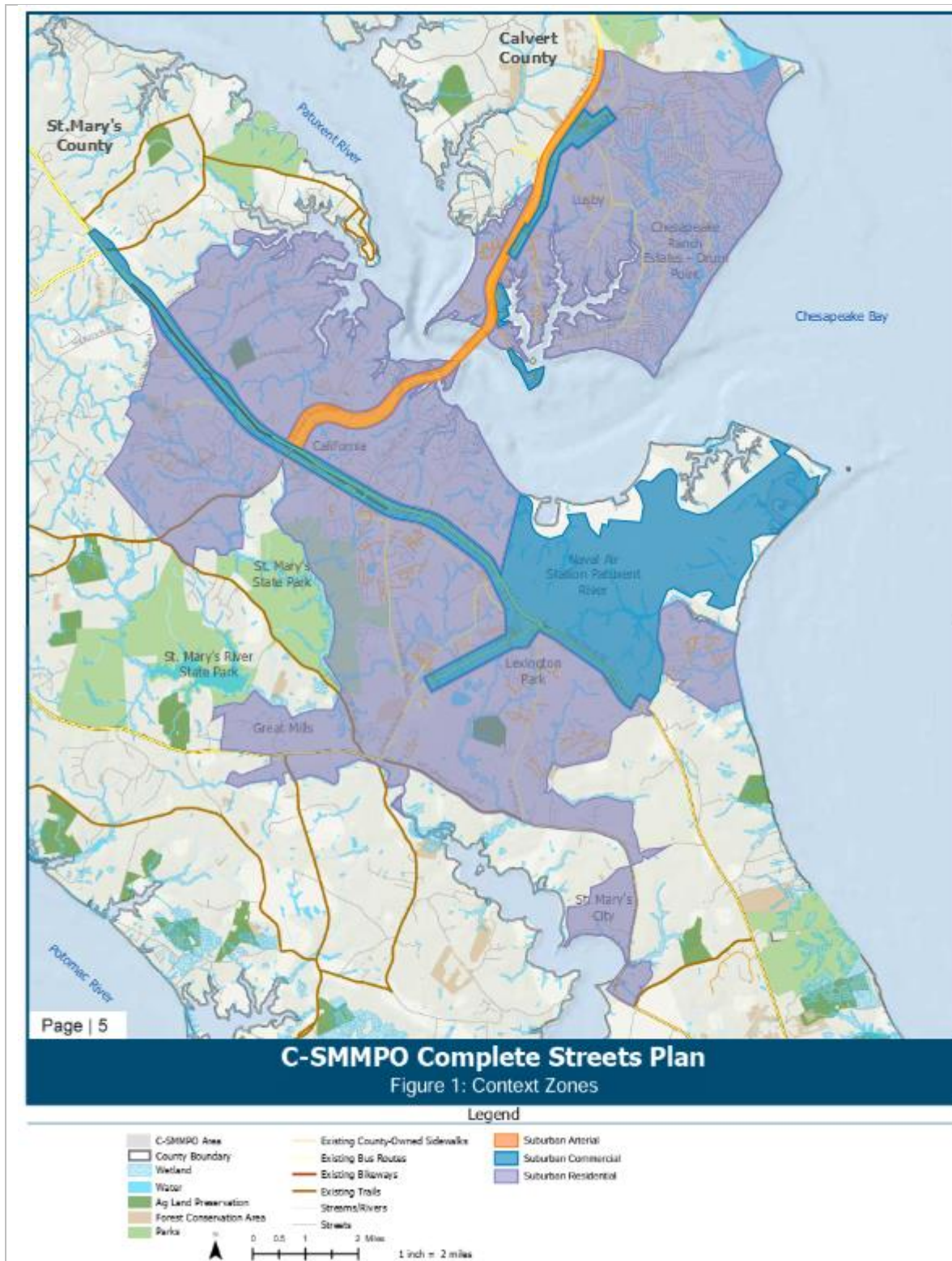
Project 2: Sidewalk improvements (2024) (Lexington Park)

- Sidewalk along South Shangri-La and Willows Road completed to Lancaster Park
- Sidewalk on Buck Hewitt Road from FDR Blvd to Victoria Circle
- Sidewalk on MD235 from NASPAX Gate 1 to Gate 2

Project 3: STS bus stop sign locations will be used instead of flag stops. 52 of 119 bus stop signs have already been approved and installed. 39 additional signs were just approved by SHA and currently being installed for a total of 91 of 119 signs. Some businesses have chosen not to install their signs on their buildings, although those businesses continue to allow the STS bus stop locations at their facilities (2024) (Lexington Park).

Project 4: Transportation plan update in progress and will be completed in 2024.

Project 5: Complete Streets Plan's (2021) purpose is to provide design guidance to government agencies, consultants, private developers, and community groups on the planning, design, and operation of roadways for all users. This plan is meant to supplement existing manuals and standards and should be referenced early in the planning and design process for transportation projects. (Lexington Park)



Complete Streets Plan: Document demonstrating Context Zones (Courtesy of C-SMMPO)

Project 6: Naval Base Commuter Multi-Modal Mobility Planning Study's purpose is to provide feasible recommendations to the Calvert – St. Mary's Metropolitan Planning Organization that provide methods of reducing the amount of automobile traffic associated with NAS/PAX (2019) (Lexington Park).

Project 7: Bus Stop Assessment and Plan (2019) included bus stop accessibility guidelines, a review of existing conditions, bus stop guidelines, and recommended improvements to enhance accessibility, safety, and to encourage ridership (Lexington Park).

Partners: CSMC, DPW&T, C-SMMPO, MDOT, SHA, DLUGM

Impact: The FDR improvements have removed approximately 30% of the trips of Rte. 235, helping with traffic congestion. The sidewalk improvements have added/repared sidewalks in areas of heavier pedestrian traffic. The Complete Streets study, while not yet adopted, provides St. Mary's County a potential framework for improving connectivity which can be applied anywhere in the county. The Bus Stop Assessment Plan is being implemented increasing enhance accessibility, safety, and encouraging ridership.

Accomplishment 3:

Outcome: Increase or upgrade access to water and sewer

Project 1: Bay Ridge Well Replacement and Upgrade (2023). This project will construct a new Patapsco Aquifer production well. This well will replace the existing well that failed in 2012, affecting all customers in the Lexington Park water system. The proposed well will be designed to balance production and increase efficiency in the Lexington Park System. (Lexington Park)

Project 2: Greenbrier Water Storage Tank (2023). This project will provide a new 200K gallon water storage tank to meet the capacity requirements for the Greenbrier Subdivision service area. (Lexington Park)



Greenbrier Water Pump Station. (Courtesy of METCOM)

Sustainable Communities Renewal Application - Section C

Project 3: Hickory Hills Well and Tower (2024). This project will replace the existing water tower located at Hickory Hills with a new 2 million gallon (MG) Tower and will construct a new 700 gpm production well in the Patapsco Aquifer. (Lexington Park)

Project 4: FDR Blvd Phase 3A&B (2021-2024). The project includes water system improvements and relocation work relating to the Department of Public Works and Transportation's FDR Boulevard Extended (Neighborhood Connector) Phase 3 Roadway Project. This phase includes installation of new water mains and relocation of existing water mains along the FDR Boulevard alignment from Chancellor's Run Road to Pegg Road. The County has scheduled the road construction for this phase and the water system work will proceed with the road work. Phase 3 consists of installation of approximately 2,000 linear feet of water mains, and installation of approximately 7 fire hydrants. The project will provide no new connections. (Lexington Park)

Project 5: Interceptor Rehabilitation, Shangri-La Drive to Colony Square (2023). This project will rehabilitate approximately 650 linear feet of 30" diameter interceptor sewer pipe to repair corrosion damage caused by hydrogen sulfide. The proposed 36" diameter pipe will follow the existing pipe placement along the future FDR Boulevard alignment from the intersection of Shangri-La Drive to north of Colony Square. (Lexington Park)

Project 6: Westbury WWPS (2020) installed new pumps at the Westbury lift station. (Lexington Park)

Project 7: Bradley Blvd WWPS Upgrade (2020) installed a new generator to serve this pump station. (Lexington Park)

Project 8: Essex South WWPS Upgrade (2023) installed a macerator at this sewer pumping station. (Lexington Park)

Project 9: California Run WWPS Upgrades (2023) replaced the pumps at the California Run wastewater pump station. (Lexington Park)

Project 10: Cecil's Mill WWPS Upgrades (2024) installed a new generator at the Cecils Mill WWPS. (Lexington Park)

Project 11: Sewer Rehab on Rt. 5 from Little Flower School to Bay Ridge Rd (2024). This project habilitated the sewer manholes along the gravity sewer main. (Lexington Park)

Project 12: Sewer Rehab on Great Mills Rd from Jaydee Ct. to Rt 5, Old Great Mills Rd, and Langly Rd (2024). This project rehabilitated the sewer manholes along the gravity sewer. (Lexington Park)

Project 13: Gravity Sewer Rehabilitation (2021) project relined the gravity sewer main from the Forest Run WWPS to St. Clements Crossing. (Lexington Park)

Project 14: Charlotte Hall WWPS Replacement project will replace the existing Wastewater Pump Station (WWPS) which was originally installed in 1987 with a new Smith and Loveless package pumping station and a 30KW back-up generator. (Charlotte Hall)

Partners: METCOM, CSMC

Impact: These improvements serve to safeguard water quality, and the environment by completing the necessary maintenance and upgrades to continue service. In addition, many of these projects are preparing these communities for the future anticipated growth.

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.

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Outcome: Improve intermodal transportation options for residents and workers

Narrative: The County and NAS/PAX have not been able to provide bike and transit access to NAS/PAX. Traffic backups at peak hours to access the base and security concerns have not been overcome. While pedestrian crossings at Rte. 235 have been completed during this past cycle, there is much more work to be done to improve safety for pedestrian crossings of Rte. 235. Additionally, enhancing bike connections between neighborhoods and employment centers is needed. Additional funding and staffing are required to plan and construct these projects.

Outcome: Enhance physical environment in neighborhoods and commercial areas

Narrative: The County has not established civil tickets for stormwater violations. The County has not initiated a legislative change for rental townhomes and condos to provide centralized trash service for residents. The County has not been successful in increasing tree canopies on commercial property or creating/encouraging parcel connections. The County is reluctant to place additional cost burdens and restrictions on property owners.

Outcome: Improve the actual and perceived character of commercial areas

Narrative: Implementation of façade improvements on Great Mills and Shangri La toward Willows have not been utilized well. Participation has been minimal as businesses would like the program to pay for more than it is programmed for. The need to provide streetscape pedestrian improvements for the “Downtown Gateway,” “Central Business District,” and “Great Mills Corridor” needs additional funding and staff support. Planning funds are still needed for the Lexington Park Library adjacent land to develop pocket park/farm market, childcare facility to reduce dependence on the library for social services.

Outcome: The St. Mary’s County Comprehensive Plan (2010) was not updated between the 2019 and 2024 Sustainable Communities Application.

Narrative: Due to a lack of funding and staff turnover the Comprehensive Plan has not been updated. The Department of Land Use and Growth Management’s leadership has since changed and a budget amendment request to the Commissioners of St. Mary’s County was made for contracting services to update the plan which was approved. The consulting firm was selected, Clarion, and the project was kicked off in Fall 2024. The first community engagement window will begin in January 2025. The Plan, St. Mary’s 2050: Charting Our Tomorrow, is projected to be adopted in the Winter of 2025-2026.

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Outcome: Improve Housing Stock in the SC footprint.

Narrative: No new apartment complexes have been developed from 2019-2024. However, upgrades and improvements have been made to the existing complexes. Single Family homes and town home development has occurred across the SC footprint. Lack of incentives to build apartment complexes, met with a desire to see only single-family housing built, has encouraged developers to look elsewhere. High taxes, cost of building materials and land, and additional performance standards and expectations of the Planning Commission has slowed development as well.

Part II: Competitive Funding

<p>Use the rows below to list awards for sustainability or revitalization projects your community has received through the Sustainable Communities designation. Add rows as necessary.</p>	<p>Source (federal, state, foundation, etc.)</p>	<p>Amount Received</p>	<p>If no funding was received, what technical or other assistance from the state would help with future applications?</p>	<p>Other Notes</p>
<p>Community Legacy (CL):</p> <ul style="list-style-type: none"> • • • 	<p>DHCD</p>			
<p>Strategic Demolition Fund (SDF):</p> <ul style="list-style-type: none"> • • 	<p>DHCD</p>			
<p>Maryland Facade Improvement Program (MFIP)</p> <ul style="list-style-type: none"> • 21795 N Shangri-La Drive Lexington Park, MD 	<p>DHCD</p>	<p>FY23 - \$50,000 FY24 - \$50,000</p>		
<p>State Bond money – Legislative Bond Grant</p> <ul style="list-style-type: none"> • Lexington Park Homeless Shower Project 2024 \$50,000 • Great Mills High School Press Box Replacement 2023 \$100,000 • St. Mary's County Sports Complex 2021 \$150,000 	<p>MGA</p>	<p>\$400,000</p>		

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<ul style="list-style-type: none"> • Three Notch Theater \$100,000 • Chesapeake Public Charter School- 2020 \$100,000 				
Operating Assistance Grant (OAG)	DHCD			
National Capital Strategic Economic Development Fund (NED)	DHCD			
Safe Routes to School:	MDOT			
Bikeways Network Program: <ul style="list-style-type: none"> • Three Notch Trail Phase 7-2024 	MDOT	\$1,200,000.00		
Sidewalk Retrofit Program: <ul style="list-style-type: none"> • Retrofit Sidewalk Program (ongoing) • Buck Hewitt Road Sidewalk (at SHA approval, next step is construction) 	MDOT	<ul style="list-style-type: none"> • \$384,122 • \$1,467,672 	<ul style="list-style-type: none"> • Replace sidewalk for ADA, cracked or heaved sections • Add or widen sidewalk on Buck Hewitt Road from Linwood Way to MD 237 	

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Water Quality Revolving Loan Fund:	MDE			
Other Funding Programs: <i>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.</i> *Please add more rows if necessary				
OLDCC DCIP – <ul style="list-style-type: none"> Sidewalk between NAS PAX Gates 1 & 2 	OLDCC	\$438,089		Add sidewalk from Frank Knox parking lot at Gate 2, MD 246 to Gate 1, Buse Road
OLDCC MIRR	USDOD OLDCC	\$489,353		Planning-focused project funded by the US Department of Defense's (DoD) Office of Local Defense Community Cooperation (OLDCC) Installation Resilience program to foster, protect, and enhance the sustainability of our

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				military installations.
Bus Shelter Money <ul style="list-style-type: none"> Bus shelters (thru CDC funding) Bus shelters (thru MTA funding) 	<ul style="list-style-type: none"> DHCD MDOT/MTA 	<ul style="list-style-type: none"> Up to \$80,000 reimbursement from CDC \$4,276 		Install 6 bus shelters in the Lexington Park Development District (3 funded by DHCD and 3 by MTA)
Great Mills Clean-Up	<ul style="list-style-type: none"> DHCD Community Safety Works 	<ul style="list-style-type: none"> \$11,000 (FY24) \$53,000 (FY25) 		
Program Open Space <ul style="list-style-type: none"> Lexington Manor Passive Park- 2020- \$600,000 Playground Improvements, Lancaster Park Playground- 2021- \$350,000 Nicolet Playground, 2022, \$270,000 Park Land Acquisition Three Notch Trailhead- 2023- \$511,500 Skate Parks 2023, \$ 765,000.00 Dog Parks 2023, \$427,500.00 Lancaster Playground, State of MD, 2023, \$200,000.00 	MD Department of Natural Resources	\$2,359,000		
Arts Council/other money	MD State Arts Council	\$450,000		Anticipated grant funds to be received in 2025.

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

St. Mary's County recently completed the NAS PAX Military Installation Resiliency Review which identified the following projects:

- Form a permanent NAS PAX and St. Mary's County Climate Action and Resilience Committee to build upon existing collaboration to advance environmental, economic, and social initiatives.
- Develop a Long-term Regional Resilience Revenue Strategy to identify sustainable revenue sources that take into considerations balancing cost benefits, achieving fairness in financing, ensuring equity in financing and implementation, and expanding cooperation.
- Develop a Long-term Cash-flow Management and Financing Plan Establish cash flow management and financing plan that includes borrowing, lending, investing, and forecasting.
- Expand Institutional Structures to broaden institutional capacity, such as through the creation of a resilience financing authority, which can aggregate and distribute public and private capital for large infrastructure investments.
- Establish an Infrastructure Resiliency Fund Establish a dedicated fund for climate focused infrastructure projects and programmatic investments.
- Roads and Transportation (general) to Integrate State Scoring Model and Evaluation Criteria for Transportation Projects Utilize the Maryland State Chapter 30 Scoring Model when communicating priority transportation projects to state authorities. Ensure all projects are evaluated for environmental stewardship, cost-effectiveness, and their contribution to improving resilience.

A desired outcome from this 2024 renewal process was broad participation by county departments, agencies and community organizations to identify projects that can be supported using the range of funding programs available for use in Sustainable Communities. Departments and agencies routinely identify grants to supplement CIP budgets and seek to fund special projects. The county has historically maintained an "Appropriation Reserve" as a line item in the annual budgets to departments, agencies and organizations to seek grants that may require local matching funds.

The lack of adequate staffing necessary to plan projects/ programs, to identify appropriate and available funding sources, to respond to grant solicitations in a timely manner, and, if successful, to manage the project/program and administer the grant is often a limiting factor in being able to utilize grants to accomplish projects. Many of the projects listed in the Action Plan will be impacted by the lack of staffing and limitations of grant funding that are available for use in the Sustainable Community Area.

SECTION C - SUSTAINABLE COMMUNITIES ACTION PLAN

St. Mary's County Sustainable Community

Example Section

Strengths

- Insert bulleted list of strengths (provide some detail as to why and how this is a strength in your community)

Weaknesses

- Insert bulleted list of weaknesses (provide some detail as to why and how this is a weakness in your community)

Desired Outcomes and Progress Measures

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.

Progress Measure: What will you use to measure success toward outcome? Is it quantifiable or qualifiable?

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. Specify how you are planning to achieve the desired outcomes.

Implementation Partners

Which community stakeholders need to be involved to realize each action step and strategy? Name specific public and/or private sector partners.

<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>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>	<p>Maryland Department of Planning, Maryland Department of Housing, County Planning Department, local homeowners association</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.

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> • Parks are accessible to residents: Nicolet Park • Chancellor’s Run • Lancaster Park active park facilities completed • Lancaster Park – ArtsPark • Lexington Manor Passive Park • Home Grown Farm Market adjacent to SC footprint • STS provides transit options to get to grocery stores • Sewer is available generally • Financing and connection incentive programs are now available through recent legislative changes to the County Code. • LPDD Plan calls for designation of S-6D and W-6D areas of Central Focus Area which includes the S.C. Area as S-3D and W-3D to make it easier to develop/redevelop in this area • AICUZ overlay requires new construction to attenuate sound • DPWT inspection of SWM by MES to ID needs re: SWM • Multi-family development required to provide trash and recycling for residents • Completed the NAS/PAX Military Installation Resiliency Review which identified projects and strategies for strengthening the resiliency of our 	<ul style="list-style-type: none"> • Planning in progress; funding for development needed • Three Notch Trail Implementation extensions incomplete in Sustainable Community Areas • Home Grown Farm Market has no transit access during open hours • Limited outlets for healthy foods make trips for food difficult and time-consuming for residents without cars • Waivers for connection to system continue leading to less orderly greenfield development • MetCom financing structure causes high costs for individual landowners • Portion of SC area in the AICUZ—many homes not constructed with sound attenuation measures • Lack of capacity: Large areas of older development that lack Stormwater Management (SWM) facilities • Localized flooding in older areas • Private SWM not properly operated or maintained by HOAs • No centralized trash or recycling service for residents of single-family dwellings and townhouse developments • Trash disposal is difficult for people without a car; burden placed on businesses whose dumpsters are used for residential trash; litter present where trash disposal is not available

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community with the goal of maintaining continuous and uninterrupted base operations.	<ul style="list-style-type: none"> • Lots of asphalt in Sustainable Community areas (heat islands) • Lack of proper analysis of Urban Tree Canopy
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<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
Outcome 1: Improve intermodal transportation options for residents and workers Progress Measures: <ul style="list-style-type: none"> • Provide bike and transit access to Patuxent River Naval Air Station (PNAS) • Pedestrian improvements crossing MD 235 • Enhance bike connections between neighborhoods and employment centers 	A. Implement current CIP projects B. Continue quarterly NASPAX/SOMD Regional Transportation meetings and identify projects, partnerships and funding for implementation of recommendations C. Adopt Complete Streets Plan	DPWT DR&P DLUGM CSMC PNAS SHA/MDOT TCC SoMD SMCHD
Outcome 2: Enhance physical environment in neighborhoods and commercial areas Progress Measures: <ul style="list-style-type: none"> • Minimize time and expense for development by updating sewer and water categories “developer financed in 6 years” to “developer financed in 3 years” for the LPDD central focus area • SWM - establish a civil ticket for violations • SWM quantity and quality retrofits • County legislative change for rental town homes and condos to provide centralized trash service for residents. • Support of existing neighborhood clean-up events • Commercial property improvements--increased tree canopy, parcel connections 	A. Implement current CIP projects B. Update functional plans and guidance documents C. Incentivize private investment by assisting property owners with grants and low interest loans D. Support SMC CDC efforts to assist private businesses and landowners by obtaining operating and implementation funds. E. Support SMC CDC beautification efforts.	DPWT MetCom DR&P DLUGM CSMC SMC CDC SMCHD

Sustainable Communities Renewal Application - Section C

<p>Outcome 3: Enhance open space and opportunities for social and recreational interaction</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> • Implement Lancaster Park projects • Implement Lexington Manor Park Master Plan and fund recommended projects • Complete master plan for use of property by the Great Mills Pool • Support of LexBA Event Planning 	<ul style="list-style-type: none"> A. Implement current CIP projects B. Adopt plans and guidance documents C. Seek grants and low interest loans and match with county funds for recommended projects D. Provide planning assistance and financial support to LexBA events 	<p>DPWT DR&P CSMC County Attorney SMCDC LexBA SMCHD</p>
<p>Outcome 4: Increase outlets for healthy food</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> • Establish new farmers market within the SC • Annual Farmers Feeding St. Mary's Program • Establish additional community gardens within the SC footprint 	<ul style="list-style-type: none"> A. Continue ongoing Rotary Club efforts to establish foodbank and set up non-profit operation B. Support Rotary and non-profit food bank obtain capital and operating funds. C. Support newly established farmers feeding St. Mary's food distribution program. 	<p>Rotary Club DED CSMC HSMP HEAL Team Local Food Banks UME SMC Dept of AHS Master gardeners SMCHD</p>
<p>Outcome 5: Enhance resiliency of NAS PAX and SC</p> <ul style="list-style-type: none"> • Review and implementation of Phase 1: Foundational recommendations from the MIRR • Review and implementation of Phase 2: Expanded Implementation recommendations from MIRR • Review and implementation of Phase 3: Sustained Funding and Financing recommendations from MIRR 	<ul style="list-style-type: none"> A. Establish the position of Chief Resilience Officer B. Establish a Permanent Climate Action Committee C. Create a comprehensive project portfolio D. Develop a long-term regional resilience revenue strategy E. Develop a long-term cash-flow management and financing plan F. Expand institutional structures G. Establish and infrastructure resiliency fund 	<p>OLDCC DPWT CSMC MDOT SHA SMCR&P SMCHD LUGM Emergency Services SMECO METCOM MDE SCD</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.

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> • Easy access from Washington DC METRO region for bus trips • Historic Charlotte Hall • Park and Ride adjacent to SC footprint • Three Notch Trail • MedStar Medical Building • Charlotte Hall Medical Center • The Barns at New Market-retail opportunity and shared use kitchen to incubate food-based businesses, proximity to SC footprint with Three Notch Trail extension to the market • Home Grown Market-retail opportunity to incubate food-based businesses, adjacent to SC footprint • Charlotte Hall Veterans Home • Veterans Administration Outpatient Care Center • New commercial investment-national chains, future medical office space, food stores across entire SC footprint • Opportunity Zone provides an opportunity for redevelopment and investment. • The St. Inies Coffee shop demonstrates that with right formula small business can be successful and create positive perceptions of Lexington Park: Coffee shop does 	<ul style="list-style-type: none"> • Lack of employment: old retail and service jobs and not much else • Commercial areas are disconnected and entirely car oriented. • Lack of investment in large, aging retail centers • Job Source outside of SC footprint • SMC CDC office relocating outside of SC footprint • Minimal transient facilities • Need additional venues, events, & activities for people after work and on weekends • Few activities for families or young adults • SC footprint is predominately stripping development without interconnections of depth from MD5 to create a more walkable attractive place • Area and structures need aesthetic upgrades • Housing stock is old and needs upgrades and often lacks hi-speed internet connectivity

Sustainable Communities Renewal Application - Section C

<p>a booming daytime business and offers a comfortable safe space for evening and weekend community activities.</p> <ul style="list-style-type: none">•Connected street network in the S.C. Area (has a High Walk Score™)•Affordable smaller homes on small lots becoming available due to older residents aging out of the community•Good place to invest now:<ul style="list-style-type: none">o Economically obsolete buildings offer affordable places for 2nd and 3rd tier contractorso County Property Tax Credit incentive programo LPDD Plan offers expanded Mixed-Use Zones and intensities and an AICUZ - compatible Limited Commercial Industrial Zone to spur infill and redevelopment• Many desirable amenities and attractions:<ul style="list-style-type: none">o Patuxent Naval Air Museum & County Visitor centero United States Colored Troops Memorial Statueo United States Colored Troops Memorial Interpretive Centero Three Notch Trail (to be extended)o Turf Field upgrades in Lancaster Park offer opportunities to increase sports visitation• Access to Medical Care is improving<ul style="list-style-type: none">o New East Run Building (lab services; dental care clinic; primary care clinic)o Veterans Affairs Outpatient Clinic• Future Lexington Park YMCA•Redevelopment of former Millison Plaza-Pax River Village Center•Planned St. Mary's College of Maryland community/workforce engagement space.•Facade improvements to commercial space at N. Shangri-La and Three Notch Rd.	<ul style="list-style-type: none">• Inheritance/Capital Gains Tax structure is making sale and redevelopment of key commercial parcels infeasible for the current owners who have no to low basis in their properties• High vacancy rates—older building is not as desirable for high tech businesses near base• AICUZ limits expansion and infill for people intensive uses• Redevelopment displacing small, local businesses outside of the SC footprint.
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<ul style="list-style-type: none">•Southern MD Job Source proximity to SC footprint•J. F. Taylor-new construction expansion with job creation•Sluss Memorial Hall proximity to SC footprint-new multipurpose event venue•Creation of the Lexington Park Business Alliance-goal to bring business, community, and government together to activate public spaces.•SMC Community Development Corporation beautification projects: Annual Great Mills Clean-up, Public Art & Murals, Community Garden, Free Plants for Local Businesses Campaign•DED New and Expanding Business Tax Credit Program-incentive to businesses that create at least ten full-time jobs•DED Property Tax Challenge Program-supports renovations, rehabilitation, and upgrades to commercial real property•New DED Business Development Specialist focusing on supporting small businesses•Planned Urban Legacy Program to support small businesses and landowners in the AICUZ to incentivize compliant operations•Newtown Players-community theater•SOMD 2030-internship program coordinates and pays for summer interns and organizes an experiential career fair for local high school students•Carver Recreation Center-addition of makers space-relocation of PaxSpace, Inc.	
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Desired Outcomes and Progress		
Measures	Strategies and Action Items	Implementation Partners

Sustainable Communities Renewal Application - Section C

<p>Outcome 1: Facilitate customer access to businesses</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> • Pedestrian improvement crossing MD 5 and MD 235 • Enhance bike connections between neighborhoods and employment centers • Provide bike and transit access to PNAS • Enhance bike connections between neighborhoods and employment centers • Sunday Transit service between Lexington Park and Leonardtown • Saturday transit service to Home Grown Market 	<ul style="list-style-type: none"> A. Implement current CIP projects B. Update functional plans and guidance documents C. Support SMCDC efforts to assist private businesses and landowners by obtaining operating and implementation funds. D. Apprenticeships, training programs, private investment in cottage industries and new businesses E. Implement free ridership of County transit system F. Update functional plans and guidance documents G. Support SMCM efforts to provide shuttle service to entertainment/retail/employment centers 	<p>DLUGM DED DPW&T SMCM CSMC TPP SMNA SMCDC</p>
<p>Outcome 2: Assist property and business owners to diversify and create new business opportunities</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> • VA Outpatient Clinic results in increased jobs in medical & visitor accommodation sectors • The Barns at New Market and the HomeGrown Market result in increased value-added products and ag industry jobs • PaxSpace relocation increases the number of tech entrepreneurs and strengthens the entrepreneurial ecosystem • Offer AICUZ compliance assistance for businesses for relocation, repurposing for compliance through Urban Legacy Program • Establish the Central Business District & Great Mills Corridor (Focus Areas per LPDD Plan) as Hubs for startup companies in opportunity zone 	<ul style="list-style-type: none"> A. Promote incentives to attract and expand new businesses B. Support SMCDC efforts to obtain operating and implementation funds to assist private businesses and landowners. C. Incentivize private investment by assisting property owners with grants and low interest loans D. Promote northern SC footprint as a hub for Medical Services, and for Agricultural Industry support. E. Activate Urban Legacy Program to include an outreach and education program re AICUZ compliance F. Identify incentives to support compliance actions by property owners G. Promote Lexington Park Facade Improvement grant H. Promote DED business incentives I. Support SMCDC efforts to obtain operating and implementation funds to assist private businesses and landowners. J. Incentivize private investment by assisting property owners with grants and low interest loans K. Support makers space at Carver Recreation Center L. Support Lexington Park Business Association-facilitate monthly meetings, provide financial support for community events, and assist with event execution 	<p>DED SMCDC SMADC PNAS SBDC SMCAC PaxSpace, Inc.</p>

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<ul style="list-style-type: none"> • Complete Lexington Park Development District Implementation Plan • Activate public spaces in the SC footprint to encourage tourism, entertainment, and visitor support business. 		
<p>Outcome 3: Improve the actual and perceived character of commercial areas</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> • Implement Façade improvements on Great Mills and Shangri La • Provide Streetscape pedestrian improvements for the “Downtown Gateway, “Central Business District”, and “Great Mills Corridor” • Lexington Park Library adjacent land—develop pocket park/farm market, childcare facility to reduce dependence on the library for social services 	<ul style="list-style-type: none"> A. Engage in a public process to develop corridor/streetscape façade improvement plans (including an implementation plan/program) for each of the LPDD Plan focus areas B. Support HASMC’s community process for planning for the land adjacent to the Lexington Park Library C. Support SMCDC efforts to obtain operating and implementation funds to assist private businesses and landowners. D. Incentivize private investment by assisting property owners with grants and low interest loans 	DLUGM DED DR&P HASMC SMCDC

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"> ● FDR segments provide alternatives to congested MD 325 ● County allows but could encourage more use of on-street parking ● 75% of workers live and work within the County ● Ongoing multi-agency discussions re: increasing options to get onto and off of NAS PAX ● Transit Plan update in progress ● Spoke and hub transit routes connecting town center destinations well defined ● Concentrated destinations for work and commercial activity ● Access to DC Metro area from the County via buses ● LPDD sidewalk mapping exists based on the 2017 aerial images. ● Neighborhoods often have sidewalks on at least one side of the street ● LPDD plan maps desired major trails and greenway corridors ● Some neighborhoods have existing trails for residents' use. ● Many neighborhoods have onsite trail segments ● On-road bike lanes have been built. ● Three Notch trail and wide shoulders on Highways (MD5, MD235, MD4. ● Street sweeping is available ● Undeveloped mapped rights-of-way offer opportunities for making new connections 	<ul style="list-style-type: none"> ● FDR segments are not completed and, in some cases, not yet funded ● Infill connection when new development occurs is mandated in Zoning Ordinance but often waived or ignored in development review ● MD 235 in heart of SC area has too many right-in right-out road connections at four-way intersections—leads to unnecessary driving because you cannot turn north from southbound side or south from northbound sides. Practice makes it less safe for pedestrians and bikes because people make turns without looking both ways. ● New neighborhood roads are too wide and don't use on-street parking; Older neighborhoods often rely upon on-street parking but are often too narrow for parking on both sides of the road ● Parking for old development is either overkill or miniscule where roads have been widened ● Few workers are not using multimodal transit options ● The Coordinated Transportation committee is looking at reducing traffic volume at peaks by increasing multimodal and telecommute options for base workers ● Need a Bicycle and Pedestrian Program Coordinator/grant writer and project manager in County government

	<ul style="list-style-type: none">● System lacks short transit loops or overlapping reverse direction segments in key destination areas that would facilitate local circulation within town centers● Very spread out and auto dependent residential areas● Services need to go deeper into LP● Reverse commute for folks from DC Metro area to get to the County and back to DC at end of the day● Updates to LPDD sidewalk gap analysis and map needed.● ADA issues, obstructions, and discontinuity in existing sidewalk network● Sidewalk connections between neighborhoods are not mandated. Many major roads lack sidewalks● Amenities: benches, bus stops, street tree canopy is generally inadequate. Zoning setbacks and buffers are too wide; LPDD Master Plan has unimplemented CZO recommendation that says we need to reduce growth area buffers & setbacks widths and essentially redirect buffer planting expense toward making the pedestrian environment pleasant and inviting.● Lack of crosswalks across MD 235● Prevalence of right-in right-out restrictions at 4-way intersections makes it less safe for pedestrians because people make turns without looking both ways● There is no plan or process to identify and reserve land for trails and greenways● Few existing trail segments in neighborhoods have been mapped by the County● There are access/use issues for non-residents● Trail segments are not connected and don't lead to any destinations● Poor perception of the infrastructure that is built● Narrow shoulders on connecting and side routes
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<div></div> <ul style="list-style-type: none"> People fear on-road bike lanes due to safety concerns (lack of separation from traffic, lack of driver attention to cyclist and pedestrians; excess speed of adjacent traffic; people drive in the bike lane; insufficient maintenance frequency doesn't keep bike lanes free from stones and debris,)Insert bulleted list of weaknesses (provide some detail as to why and how this is a weakness in your community) 		
Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Address gaps and provide multimodal network improvements</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> Enhance bike and pedestrian connections between neighborhoods and employment centers <ul style="list-style-type: none"> Provide bike and transit access to PNAS Pedestrian improvement crossing MD 235 Address turning movement for accessing PNAS museum Sidewalks 1st section of Shangri La Complete road improvements to enhance safety and access <ul style="list-style-type: none"> Rogers Drive extension 	<ul style="list-style-type: none"> A. Adopt and implement a formal Complete Streets policy (DPWT/HSMP co-sponsor request) B. Hire Bicycle and Pedestrian Coordinator w/expanded role for streetscape planning/safety training C. Implement currently identified CIP projects. D. Implement programs changes identified by ongoing planning efforts (MPO study, Transportation Plan Update, Transit plan Update) E. Include new projects in the CIP 	<p>DPWT HSMP CSMC SMCDC DR&P SHA/MDOT SMCHD</p>

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<ul style="list-style-type: none"> ○ Willows Road sidewalks tied to Lancaster Park, restriping road for bike lane ○ FDR Blvd. project extends Three Notch Trail to Pegg Road by end 2026 ○ Great Mills/ Indian Bridge intersection improvements 		
Outcome 2: Streetscape improvements and amenities Progress Measures: <ul style="list-style-type: none"> • Provide Streetscape pedestrian improvements for: <ul style="list-style-type: none"> ○ “Downtown” for the Gateway ○ “Central Business District” ○ Great Mills Corridor 	A. Hire Bicycle and Pedestrian Coordinator w/expanded role for streetscape planning/safety training B. Implement currently identified CIP projects. C. Request corridor/streetscape façade improvement plans and CIP funds for implementation D. Incentivize private investment by assisting property owners with grants and low interest loans	DPWT SMCDC Property owners DED SMCHD
Outcome 3: Improve access to jobs, food security education facilities, and economic opportunity for those who lack cars Progress Measures: <ul style="list-style-type: none"> • Sunday transit service between Lexington Park and Leonardtown • Saturday transit service to Home Grown Farm Market • Convert to free ridership for County transit 	A. Complete and adopt an update to the County’s Transit Plan B. Implement Transit program changes and route improvements	DPWT CMSC

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"> • Relatively diverse housing stock • Existing Mobile Homes offer affordable housing options • There has been an increase in development, showing the demand for new development and the increased desire of developers to build in SC footprint. • Re-investment in existing affordable housing. • Expansion of affordable housing planned. • Senior housing at Victory Woods and on Pegg Rd • There are multiple housing assistance programs, such as Housing Choice Voucher Rental Assistance, Patuxent Woods, Family Unification Program (FUP), Family Self-Sufficiency Program (FSS), Voucher Homeownership Program, and Veterans Affairs Supportive Housing (VASH) Voucher. • Some incentives to build affordable homes are available. • There have been 3 low-income housing tax credit projects awarded • The Housing Authority provides weatherization upgrades, which is a grant funded by the Maryland Energy Administration. • Three homeless shelters in SC footprint: Three Oaks Center, HOPE of Southern Maryland, and The Mission. 	<ul style="list-style-type: none"> • Past preference for building SFD's is changing but still too prevalent. • Lack of mixed use in neighborhoods • Lack of starter homes for working poor/moderate income individuals, couples, families • Lack of existing community focal areas and public gathering spaces. • The AICUZ reduces the potential of high-density development, especially due to height restrictions. The County regulations are more restrictive than DOD guidelines require. • There is a high upfront cost for development, which creates a barrier to encourage Developers to build affordable housing. • Lack of County trash service for regular pick-up and recycling and no large trash pick-up days –leads to increased littering and makes neighborhoods seem uncared for and unsafe • Perception of poor schools' performance (Five Title 1 schools) in LPDD • Limited neighborhood and community amenities

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<ul style="list-style-type: none"> Charlotte Hall Veterans Home Workforce housing and affordable housing initiatives were advanced, including offering payment in lieu of taxes and impact fee waivers and deferrals, mandatory percentage requirement for open space preservation be reduced in exchange for affordable housing, workforce housing, contributions toward meeting adequate public facilities, construction of mapped greenway and bike trails, or for contributions of appropriately located land, facilities, or funds that meet identified County needs. State and federal housing assistance programs such as “House Keys 4 Employees” and More House for Less. 	<ul style="list-style-type: none"> Concentration of housing and services for the homeless appears to lead to increased invisibility of the homeless population in the area but also translates to negative perceptions of nearby areas as unsafe Conversion of existing mobile home communities to unattainable housing product for existing owners. Projects are often subject to additional performance standards from the planning commission or are denied by the planning commission.
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Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Streamline and incentivize infill development <ul style="list-style-type: none"> Progress Measures: CWSP updates adopted to eliminate the need to request CWSP amendments in the LPDD identified Central Focus Area 	A. Update sewer and water categories “developer financed in 6 years” to “developer financed in 3 years” for the LPDD central focus area B. METCOM identifies funding and implementation program for capacity enhancements at the Pine Hill Run WRF	DLUGM METCOM CSMC
Outcome 2: Improve housing stock Progress Measures: <ul style="list-style-type: none"> Accelerate housing stock improvement projects/programs Develop recommendations for providing public sewer to the CH SCA and vicinity Develop a SMC Housing Plan Complete current housing projects <ul style="list-style-type: none"> Patuxent Cover Phase 2 38 units to be constructed (mixed income) 	<ul style="list-style-type: none"> Continue HASMC assistance programs (See attachment 3 for range of activities) Task METCOM to formally investigate and develop recommendations regarding provision of public sewer services to the North County Town Center(s) Implement recommendations from housing plan: <ul style="list-style-type: none"> Prioritize stabilization, preservation and rehab of affordable housing. Allow smaller lot sizes, accessory units, and reasonable minimum square footage. 	HASMP Property Owners CSMC METCOM DLUGM

<ul style="list-style-type: none"> o Victory Woods housing component o Upgrades to Three Oaks Center 	<ul style="list-style-type: none"> o Create flexible local funds for housing. o Promote the utilization of affordable housing incentives. o Ensure existing affordable housing stock is maintained. 	
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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"> • LPDD plan calls for a “Downtown” centered on the LP Library, Fire Hall, school and churches, and nearby parks. • Lots of convenient services provided close together and near employers • Very high paying tech jobs coexist with many low paying jobs. • Highest diversity of residents in the County • Most interconnected street network • Senior housing at Victory Woods and on Pegg Rd • Heart of the LPDD has the highest Walk Score TM in the County • Patuxent Naval Air Museum & County Visitor center 	<ul style="list-style-type: none"> • Lack of identity and “Sense of Place.” Need to create a community central gathering place. • Close to PAXNAS but area not heavily visited /utilized by the workers • Need to expand the hours that people are out and about on the SC Area by increasing opportunities to gather to shop, eat, play, recreate. Increased eyes in the community will increase security and care for the community. • Large income inequity/disparity: lots of people are unemployed, under employed or need two jobs to afford to live here.

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<ul style="list-style-type: none"> • United States Colored Troops Memorial Statue • United States Colored Troops Memorial Interpretive Center • Three Notch Trail • Turf Field upgrades in Lancaster Park to increase sports visitation • Kayak Launch in Great Mills • The Barns at New Market, Home Grown, and California Farmers Markets are in close proximity to SC footprint • Concentration of housing assistance programs and projects • Support services include soup kitchen and the nascent Food Pantry • East Run Health Center is attempting to fill the health services gap for LP residents • Three Oaks Center provides shelter for homeless men. • Lexington Park Community Policing Unit and Patrol Division located in SC footprint • Commercial hub for surrounding rural northern end of the county and bedroom community • CH Veteran's Home • Historic Charlotte Hall • Easy access from Washington DC METRO region for bus trips • Three Notch Trail • Northern Senior Activity Center • Veteran Administration Outpatient Care • MedStar Health: Urgent Care at Charlotte Hall-adjacent to SC footprint • YMCA planned for SC footprint • New St. Mary's Gymnastics Academy • Newtowne Players Community Theater • Relocated and refreshed Southern Maryland Produce • New entertainment options-Devil's Den Escape Room, Sluss Memorial Hall event venue close proximity to SC footprint 	<ul style="list-style-type: none"> • Many key road connections are missing, transportation alternatives are limited resulting in a lot of traffic congestion • Provide walkable/bike-able links to Lancaster and Nicolette Parks by providing trails along FDR as it is extended south to Willows Road per LPDD plan • Older residents cannot afford to move • Need better services for homeless and those with mental health issues • Perception that "Crime is an issue" • Updated design standards are needed to create better places • No zoning or economic incentives to locate in CH • Lack of higher education presence in the SC footprint. • Large vacant former grocery store in northern SC footprint. • Redevelopment creating concern over changing community sense of place. • Challenges to foster community engagement in unincorporated areas. 	
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<ul style="list-style-type: none"> • College of Southern Maryland Regional Hugesville Campus within 5 miles of SC border. • NEW-SMC Health Department Health Hub • NEW-SMC Arts Alliance presence at Carver Recreation Center • HOPEFUL sign-public art collaboration b/t SMC CDC, SMC Arts Alliance, CSMC, and Church of the Ascension • Inaugural Community, Culture, Cuisine event to highlight the diversity of cuisine, culture, community, entertainment and art in Lexington Park. 			
Desired Outcomes and Progress Measures		Strategies and Action Items	Implementation Partners
<p>Outcome 1: Enhance community facilities Progress Measures:</p> <ul style="list-style-type: none"> • Opening of the YMCA • Cherry Blossom festival continuation • Expand activation of the Carver school building to include SMC Arts Council presence, PaxSpace and office space for the CDC. • Paint a mural on the water tower to make the community more aesthetically pleasing and create a community landmark. 	<p>A. Support LexBA and CDC to encourage community events (assuring that they are well-coordinated with PNAS AICUZ limits when applicable)</p> <p>B. Provide financial support to strengthen programming and marketing for community events and festivals in Lexington Park</p> <p>C. Adopt and implement the Master Plan (in progress) for the Lexington Manor north parcel</p> <p>D. DPWT projects –roof & window replacement</p> <p>E. Expand SC boundary to include the needed water tower and obtain funding for public art.</p>	<p>DED DRP DPWT SMCDC Friends of Three Notch Theater CSMC St. Mary's Chapter of the NAACP SMC Arts Council</p>	

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<p>Outcome 2: Improve access to health care and housing</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> • Veteran's clinic in 3rd floor of East Run open • Three Oaks Center improvements 	<p>A. Continue and enhance implementation of Health Enterprise Zone programs and policies.</p> <p>B. Continue and enhance homeless shelter and veterans support services</p> <p>C. Develop SMC housing plan and implement recommendations.</p>	<p>SMCHD Medstar St. Mary's HASMC HSMP Access to care team</p>
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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"> • The Comprehensive Plan contains recommendations for Town Centers as a secondary growth area, where mixed-use development is encouraged. • With relocated farmers market, and nearby dairy and slaughter facilities, the Charlotte Hall/ New Market/Mechanicsville Town Center and surrounding rural areas are poised to become a hub for agricultural value-added production and local agricultural product sales. • The St. Mary's County Land Preservation, Parks and Recreation Plan 	<ul style="list-style-type: none"> • Lack of a detailed Charlotte Hall Master Plan leaves the area more vulnerable to haphazard and undesired growth. • Lack of economic incentives to locate in Charlotte Hall. • Lack of cultural focal points in the Charlotte Hall Sustainable Community Corridor. • No planned water and sewer except for existing private or state-owned systems in Charlotte Hall. • Persistent environmental (sewer service) issues in Charlotte Hall.

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<ul style="list-style-type: none">● The St. Mary's County Solid Waste Management Plan● The St. Mary's County Transportation Plan● An opportunity for the creation of a Charlotte Hall Master Plan to promote a convenient and orderly Sustainable Community Area corridor.● The CH Sustainable Community Corridor has directed local businesses to a centralized area and has strengthened support for the local agricultural retail market.● The Comprehensive Plan directs community development to growth areas, one of which is the Lexington Park Development District (LPDD). The Lexington Park Sustainable Community designation aligns with the LPDD, both of which emphasize multi-modal transportation, public infrastructure, and mixed land uses.● Adequate Public Facilities, namely public water and sewer are directed to growth areas in the Comprehensive Plan and the Comprehensive Water and Sewer Plan.● The Comprehensive Plan recommends identifying opportunities for sidewalk connectivity in Lexington Park. This goal aims to construct networks between neighborhoods, activity nodes, and adjacent developments.● The Comprehensive Plan directs mixed-use and medium-high-density development in the Lexington Park Development District. Policies discourage strip development and instead promote infill development.● New mixed zones that can create housing options and programs to enhance the character of the residential area and improve the quality of life while directing growth.● The Comprehensive Plan encourages multi-modal transportation in the Lexington Park Development District to lessen traffic congestion by supporting public transportation, walking, and biking.● The Comprehensive Plan encourages multi-modal transportation in the Lexington Park Development District to lessen traffic congestion by supporting public transportation, walking, and biking.	<ul style="list-style-type: none">● Lack of pedestrian-friendly connectivity and multi-modal transportation.● The aging infrastructure is inconsistent with the goals and visions of the Comprehensive Plan criteria and there are many gaps between multi-modal transportation networks.● The Calvert – St. Mary’s Metropolitan Planning Organization’s Complete Streets Plan, the study area was in Lexington Park, contains recommended projects that have not been adopted.● The Comprehensive Plan lacks incentives for redevelopment and revitalization efforts● Developers could face challenges to meet school seat requirements under Adequate Public Facilities regulations.● The Air Installation Compatible Use Zone (AICUZ) restricts development along key corridors in Lexington Park, such as the Downtown, Central Subarea, and Southern Subarea that have been identified in the Lexington Park Development District Master Plan. The Comprehensive Plan is unable to encourage higher density at the intersection of Three Notch Rd. and Great Mills Rd due to height restrictions in the AICUZ.	
Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners

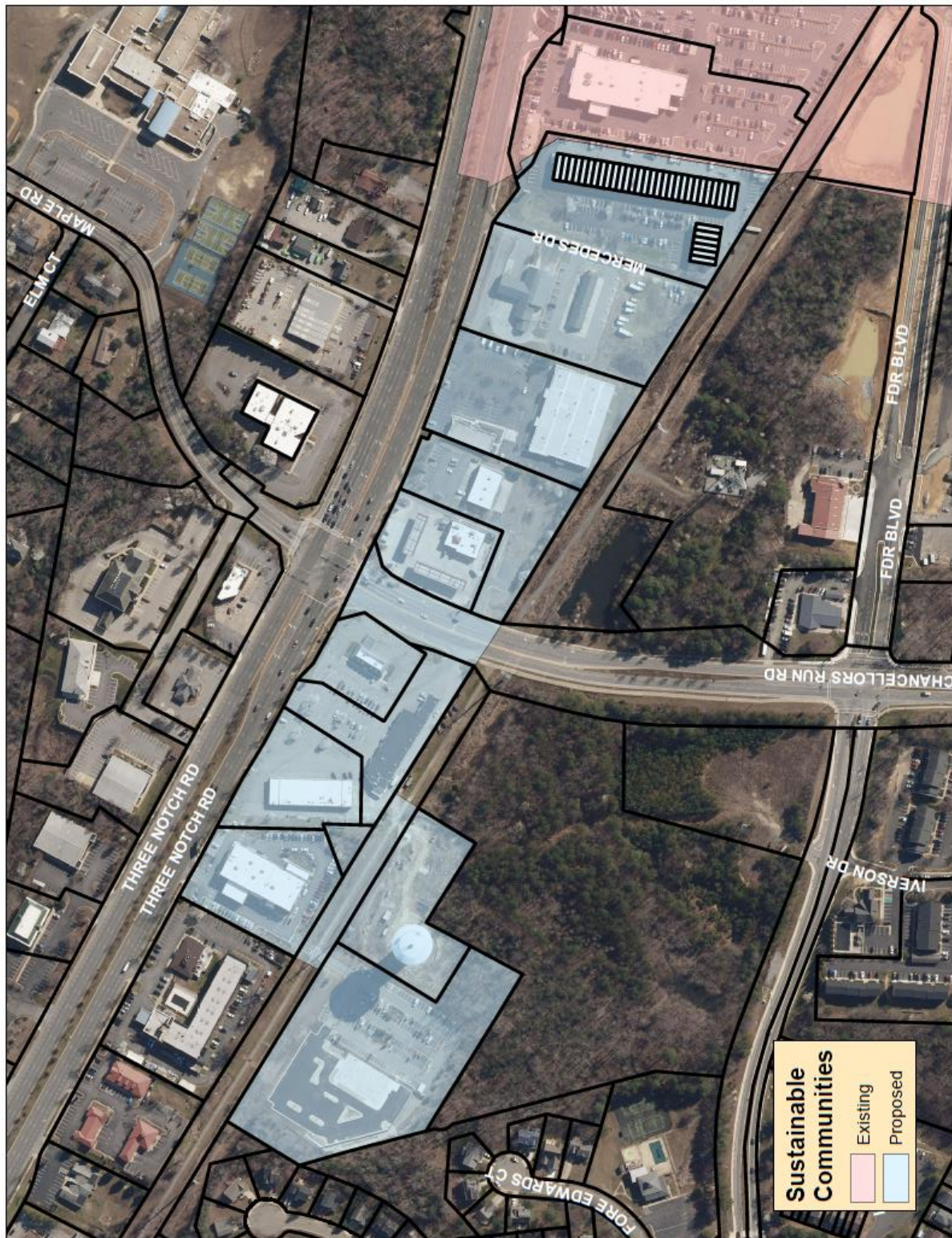
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<p>Outcome 1: A desirable place to work, play, and live.</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> Mixed Use zone standards adopted and implemented through the development review process. Continue to direct growth and development to the Lexington Park Development District. Ensure Adequate Public Facilities and Infrastructure are available for planned growth areas. 	<p>A. Adoption of the St. Mary's 2050 by the Commissioners of St. Mary's County.</p> <p>B. Review the Comprehensive Zoning Ordinance to align with the newly adopted Comprehensive Plan.</p> <p>A. Review the Lexington Park Development District Master Plan to align with the newly adopted Comprehensive Plan.</p> <p>B. Direct growth to LPDD to encourage economic growth, increase housing stock, and to infill development.</p> <p>C. Continuous evaluation of Adequate Public Facilities including school seats, public water and sewer and transportation networks; update Comprehensive Water and Sewerage Plan.</p> <p>D. Evaluate incentives to facilitate redevelopment of older commercial properties.</p>	<p>MD DCHD MD Department of Commerce DED LUGM SMCHD Aging and Human Services DPW&T Recreation & Parks MetCom Housing Authority MDOT SHA</p>
<p>Outcome 2: Create sufficient residential density to sustain a wide range of desired services</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> Support infill development Review height limitations to support medium and high-density development Support the development of residential, commercial, and other services. 	<p>A. Adoption of the St. Mary's 2050 by the Commissioners of St. Mary's County.</p> <p>B. Review the Comprehensive Zoning Ordinance to align with the newly adopted Comprehensive Plan.</p> <p>C. Review the Lexington Park Development District Master Plan to align with the newly adopted Comprehensive Plan.</p> <p>D. Continued support for the YMCA in Great Mill, scheduled to open in 2026.</p>	<p>MD DCHD MD Department of Commerce DED LUGM SMCHD Aging and Human Services DPW&T Recreation & Parks MetCom HASMC</p>
<p>Outcome 3: Increase participation by residents that would be affected by future land use policies</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> Increase community outreach and facilitate relationships between County staff and the public 	<p>A. Use the information gathered at the Comprehensive Community Team Events to identify populations within the community and how to reach them.</p> <p>B. Host community engagement workshops. The Comprehensive Plan update includes three community engagement windows.</p> <p>C. Implement the action items outlined in St. Mary's 2050.</p>	<p>MD DCHD MD Department of Commerce DED LUGM SMCHD Aging and Human Services DPW&T</p>

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<ul style="list-style-type: none"> Encourage public education on the effects of land use policies 		Recreation & Parks
<p>Outcome 4: Update the Comprehensive Plan to provide specific recommendations for Northern County Town Centers with emphasis on the CH SCA</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> Adoption of the St. Mary's 2050 by the Commissioners of St. Mary's County 	<p>A. Provide added focus on Charlotte Hall and the other North County Town Centers in the update of the County Comprehensive Plan.</p> <p>B. Implement the action items outlined in St. Mary's 2050 for Charlotte Hall.</p>	<p>LUGM Planning Commission CSMC SMCHD All county agencies Residents and citizens participating in the public process</p>
<p>Outcome 5: A more vibrant and attractive commercial corridor in Charlotte Hall.</p> <p>Progress Measures:</p> <ul style="list-style-type: none"> Improvement to the design and visual appeal of commercial corridors 	<p>A. Assess development and review of zoning ordinances to find out if any revisions and incentives can be added to facilitate redevelopment of viable corridors.</p> <p>B. Evaluate and identify opportunities of screening cultural and historical resources from commercial areas.</p> <p>C. Evaluate programs for retail improvement grants and reinvestment loans for the commercial corridor.</p> <p>D. Develop community outreach plans to support the creation of a Master Plan for Charlotte Hall</p>	<p>LUGM Planning Commission CSMC SMCHD All county agencies Residents and citizens participating in the public process</p>

Lexington Park Expansion



Charlotte Hall Expansion

