

Revitalization Area	Existing State Designations	Baseline Information: Revitalization Needs	Key Plans and Strategies	Specific Projects (to
Name of Revitalization Area or community	E.g. Community Legacy, Designated Neighborhood, Enterprise Zone, BRAC Zone, TOD, Arts & Entertainment District, Main Street, Maple Street, Designated Historic Districts (National Register or locally designated)	Brief description of community, conditions, and needs (three to four sentences)	Think about your community development needs in terms of: Physical, environmental, economic, and housing, quality of life. What strategies will guide your revitalization plan?	You don't need to list maybe 5 projects that
St. Mary's County's Sustainable Communities		<p>The County strives to preserve and enhance its rural character while improving the quality-of-life for citizens and shouldering, what has been for decades, explosive population growth. While St. Mary's has a relatively healthy economy, new commercial and residential growth continues to avoid older neighborhoods and shopping areas which triggers economic decline. This pattern is evident throughout the County but most apparent along MD Rt. 235 and MD Rt. 5, the County's major highways.</p> <p>Addressing neighborhood and commercial decline is now of paramount importance to the County and tools, such as Tax Increment Financing, that can be used in State designated sustainable community areas, are vitally important to the County's future success.</p>	<p>The County's comprehensive plan adheres to the State's 12 visions which address quality-of-life and sustainability, public participation, designated growth areas, community design, infrastructure, transportation, housing, economic development, environmental protection, resource conservation and stewardship. The goals of the comprehensive plan are implemented through subdivision and other zoning regulations, capital and infrastructure improvements and local tax policies.</p> <p>The County adopted its first area plan for the Lexington Park Development District in 2000. This plan was updated in 2005 and is undergoing another update in FY14. The County recently initiated area planning efforts for the Charlotte Hall, Golden Beach and Mechanicsville areas in northern St. Mary's County. Finally, the County completed a draft area plan for the Callaway community some years ago. Each of these planning initiatives examines commercial and community revitalization and economic development opportunities for the immediate areas. Once adopted, these plans then guide the County's capital and operating spending necessary to achieve the goals of the various area plans.</p>	<ul style="list-style-type: none"> • Water/Sewer development • Completion of Shangri-La • Improve energy workforce a • Improve or facilities suc Mills Road a library • Pursue public construction residential p • Affordable V
Lexington Park	Community Legacy Area Neighborhood Business Improvement District	<ol style="list-style-type: none"> 1. Commercial revitalization 2. Low to moderate income and workforce housing renovation 3. Transportation infrastructure improvements 4. Pedestrian and bike paths 5. Crime prevention and reduction 6. Event management, marketing and promotions 7. Landscaping and landscape maintenance 	<ol style="list-style-type: none"> 1. Continue to implement the Lexington Park Plan which is the adopted master plan for the revitalization of Lexington Park 2. Provide added incentives for new business development and job growth 3. Provide added incentives for infill development 4. Acquire and renovate the former Lexington Park Rescue Squad building for the Sherriff's District 4 Office on Great Mills Road 5. Continue to replace sewer and water lines, roads and sidewalks throughout the Patuxent Park neighborhood of 375 homes 6. Advocate for accelerating the construction of FDR Boulevard between So. Shangri-La Drive and Willows Road to better connect the Colony Square neighborhood to the surrounding community and, thereby, reduce crime and illegal dumping 7. Continue to advocate for the passage of the County's first property maintenance ordinance to bring about the removal of blighted and unsafe buildings. 	<ol style="list-style-type: none"> 1. Firmly estab Enterprise Z 2. Leverage the Project thro building loc 3. Kicking off areas first pr and resident 4. Strengthenin "Pride in the campaigns 5. Broaden and linkages to t officers assi District
Charlotte Hall	Community Legacy Area	1. Design and physical improvements to preserve the authentic "sense	1. Establishing funds to provide loan guarantees and credit	1. Home rehab

		<p>of place” and historic Character of Charlotte Hall</p> <ol style="list-style-type: none"> 2. Improve or expand handicapped accessibility 3. Preserve open space 4. Business retention, expansion and attraction initiatives 5. Streetscape improvements 6. Residential and commercial façade improvement programs 	<p>enhancement to leverage other public or private financing</p> <ol style="list-style-type: none"> 2. Leveraging other grant and loans for non-profit organizations, local governments and small businesses to combine and create synergy in one clear revitalization investment area 3. Create green economy and sustainable development practices that are advanced in tandem with revitalization investment 	<ol style="list-style-type: none"> 2. Real estate a strategic der
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