



LEXINGTON MANOR PASSIVE PARK Master Plan



JULY 2019

On July 9, 2019, the Commissioners of St. Mary's County passed the following resolution to approve the Lexington Manor Passive Park Master Plan.

"I move to approve the draft Lexington Manor Passive Park Master Plan document, subject to future Capital Project budget appropriations to be addressed during the CIP Budget process."

Motion by Commissioner Michael L. Hewitt, second by Commissioner Todd B. Morgan.

Final Resolution: Motion Carries

Yea: Commissioner Eric Colvin, Commissioner Michael L. Hewitt, Commissioner Todd B. Morgan, Commissioner John E. O'Connor

LEXINGTON MANOR PASSIVE PARK Master Plan



Prepared for:
Calvert-St. Mary's Metropolitan Planning Organization (C-SMMPO)



Prepared by:
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in association with
Environmental Systems Analysis, Inc (ESA)

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Introduction

Plan Purpose

This document is the descriptive component of the master plan for Lexington Manor Passive Park, providing the planning context, process, and approach in support of the illustrated Lexington Manor Passive Park Master Plan on page 27. It addresses existing site information and analysis, as well as opportunities and issues that guided the decisions for drafting the final plan. Upon approval, this plan will serve to guide future planning and design projects for Lexington Manor Passive Park facilities and grounds.



Figure 1. Lexington Manor Park today with the former neighborhood road network, passive lawn areas, and specimen trees

What is a Master Plan?

The master plan for Lexington Manor Passive Park will provide St. Mary's County and the Lexington Park community with a road map for incorporating and implementing necessary infrastructure improvements, while allowing the County to better accommodate the current and future use of the park by the general public. The master plan will strengthen the role of the park as a community asset, a green place that serves as the communal living room and backyard for the residents of Lexington Park and greater Calvert and St. Mary's Counties.

Formerly the “Flattops” neighborhood, the community seeks to find a new identity for the park, focusing on its future, without forgetting the history of the place. History and culture play a major role, as the park is host to an Interpretive Center showcasing a local African American heritage and U.S. Colored Troops collection, as well as and a locale for events such as the Juneteenth celebration and the Cherry Blossom arts festival.

Unlike other parks in the system with a focus on athletic facilities and organized sports, this is a passive park—meaning, it supports informal or impromptu leisure activities for relaxation, reflection, or access to natural features. The Master Plan provides guidance for maintaining passive park features, including multi-use paths, casual use open spaces, and vegetation.

Trees and forested areas that were once background to the “Flattops,” now take center stage in the park landscape. Ornamental cherry trees



Figure 2. Circa 1960 aerial photograph of Lexington Manor (Source: Maryland Historical Trust)



Figure 3. “Flattop” house (Source: Maryland Historical Trust)



Figure 4. Antique fire truck showcased at the park during the Cherry Blossom Festival (Photo Credit: Community Development Corporation)

have a particularly showy presence in the spring, though many are in decline. Protection and maintenance of all of these green assets will support a healthy environment for the community and the flora and fauna that inhabit the park. This Master Plan recognizes the town’s vision for a “green” community, with emphasis on community health through investment in safe and walkable neighborhoods, and protection of open space.¹

Project Description

Lexington Manor Passive Park, formerly the “Flattops” neighborhood, is a reclaimed green space, beloved by the community in Lexington Park, Maryland. Once filled with dwellings, the remnant neighborhood roads and grass lawns attract informal activities, such as walking, jogging, biking or simply strolling among the specimen trees. With ample open space, it has supported annual events organized by local groups and embraced by the community.

The park is located south east of downtown Lexington Park, and part of the Calvert-St. Mary’s Metropolitan Planning Organization (C-SMMPO) in St. Mary’s County, Maryland. It is situated south of the Patuxent River Naval Station and is subject to the Air Installation Compatible Use Zone (AICUZ) and Aircraft Accidental Potential

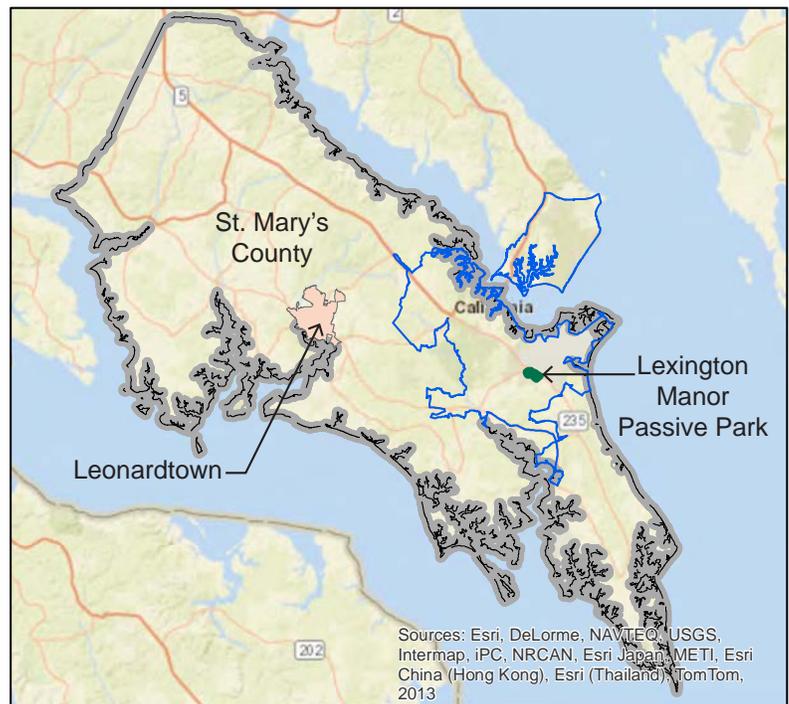
1 1.1 Vision, page 1-2, Lexington Park Development District Master Plan (2016)

Who goes to Lexington Manor Passive Park?

- Families with children
- Teens
- Seniors
- Faith based groups
- Joggers
- Walkers
- Dog walkers
- Rollerbladers
- Bicyclists
- Disc golfers
- Nature enthusiasts
- Arts enthusiasts

Legend

- Leonardtown
- Calvert - St. Mary's Metropolitan Planning Organization (C-SM MPO)
- St. Mary's County
- Lexington Manor Passive Park



Data Sources: St. Mary's County; Maryland iMap

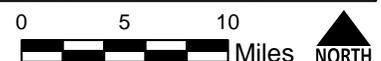


Figure 5. Context Map - St. Mary's County and C-SM MPO

Zone II (APZ II) for high noise and accident potential, which is described in more detail later in this master plan.

The park site is composed of two parcels—the north parcel is approximately 34 acres, and the south parcel is approximately 50 acres. While this planning effort is focused on the north parcel, the plan does encompass the south parcel as it fits into the concept plan comprehensively as one park unit. The Hot Shots disc golf course is located in the southern park parcel.

An initial planning team, including representatives from Recreation & Parks, Land Use & Growth Management, Community Development Corporation (CDC), and Unified Committee for Afro-American Contributions, spearheaded this effort with planning meetings from September 2017-2018 and briefings with the Recreation and Parks Board and the County Commissioners in 2018 (see “Planning Background on page 4). A vision for the park was developed from these meetings (see side bar on page 5).



Figure 6. The Hot Shots disc golf course is located within the southern park parcel (#2)



LEXINGTON MANOR PASSIVE PARK - SITE INVENTORY BASE MAP
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Figure 7. Inventory Map (See Appendix D for 11x17 foldout map)

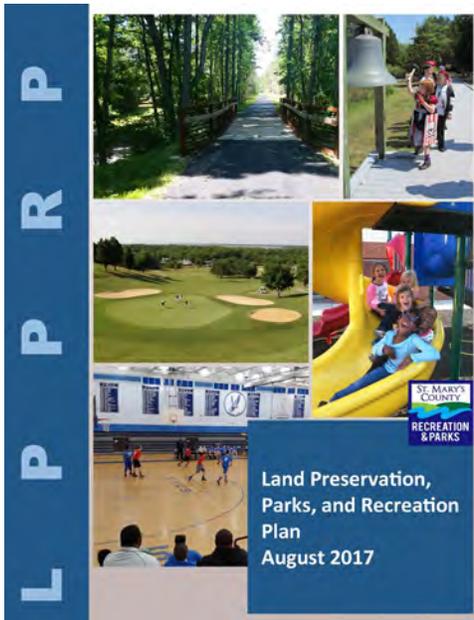


Figure 8. St. Mary's County Recreation and Parks planning document- *Land Preservation, Parks, and Recreation Plan* approved in August 2017.

Related Studies and Plans

St. Mary's County Recreation & Parks Land Preservation, Parks, and Recreation Plan (LPPRP), August 2017

The county's *Land Preservation, Parks, and Recreation Plan* (LPPRP) adopted in August 2017 reinforces the demand for improvements at Lexington Manor Passive Park. Current demographic studies reflected in the LPPRP indicate that the population of St. Mary's County will continue to increase, with projected growth of 20% between 2015-2025 (U.S. Census Bureau), and by as much as 43% from 2015-2040, according to the Maryland Department of Planning. With an increase in population, the need for recreational opportunities and facilities also increases. Though the county is mostly rural, increased density within the Lexington Park community will increase the value of public open space and parks. This is particularly true for this park, as it is considered an "urban passive park"²—meaning, it supports informal or impromptu leisure activities for relaxation, reflection, or access to natural features; it is unlike the other county parks and recreation facilities, and it does not fit in to a specific typology. For example, per the LPPRP, it is not necessarily a "Community Park," defined as:

"...typically 15-100 acres in size and largely developed with facilities for field and court sports, playgrounds, and other active uses. Community parks are generally designed to serve populations that reside within relatively close proximity (a few miles, or a short drive away)."

² St. Mary's County Recreation & Parks Land Preservation, Parks, and Recreation Plan (LPPRP), August 2017. Appendix F: Capital Improvement Recommendations. Page 169. Lancaster Park North Parcel.

Planning Background

- Lexington Park Development District master plan approved February 9, 2016 shows the use of the property as public open space.
- CSMC designated the 33.8-acre Lexington Manor North Parcel as open space and submitted a letter on August 30, 2016 to MD Dept. of Commerce documenting that decision. As stated in the letter, "while the County retains the right to develop the property for commercial use, we do not foresee doing so."
- 2017 approved Land Preservation, Parks and Recreation Plan includes a recommendation to repair and enhance the trails/old streets in the Lancaster Park south and north parcels (old "Flattops" housing area) for hiking, biking, walking, and roller blading and for Arts in the Parks events (page 57).
- The Recreation & Parks Board was briefed on September 6, 2018 and provided concurrence with the project scope during the Board meeting of October 4th.

Passive parks are not programmed with active uses. They are versatile and flexible spaces that support a variety of recreational and leisure activities, and should be retained as such so that green, open space continues to remain accessible to all visitors, of all generations and abilities.

This master plan supports the following Goals and Recommendations of the LPPRP:³

- Create a network of connected walkways, trails, and paths throughout the County.
- Continue to operate, maintain, and improve existing facilities and programs in an efficient and cost effective manner for the benefit of residents and visitors.

The following St. Mary’s County 2017 LPPRP Capital Improvement Recommendation provided impetus for this master plan:⁴

- *Rehab former north/south parcels for passive urban park, disc/foot golf, pathways, Arts in Parks*

Lexington Park Development District (LPDD) Master Plan, February 2016

Section 2, Development Strategies, in the Lexington Park Development District (LPDD) Master Plan provides goals, objectives, and development strategies for four focus areas. Lexington Manor Passive Park is located within the “Downtown” focus area, and is referred to as an open space expansion of Lancaster Park. Addition of this park to the open space network supports the LPDD Master Plan’s recommendation for additional parks for passive outdoor recreation and public greens.

The LPDD Master Plan also recommends the following:^{2.2.6} Expanded Lancaster Park and Community Gardens:

- “...this Plan’s recommendation follows existing road rights-of-way to preserve the majority of mature trees, and integrates well with proposed **community garden** plots and a community gardening program offering area residents the opportunity to grow their own food. This feature supports Healthy St. Mary’s Partnership recommendations calling for improving opportunities for physical activity and access to healthy foods” (page 2-10)
- 2.2.4 Open Space Network - C. “Having a trail network that connects public spaces will offer an opportunity to build a theme or tell a story with the spaces.” (page 2-10)
- 3.2.5 Watershed Implementation Plan (WIP) - F. “Increase attention to the protection of existing forest cover and green

³ Ibid. Page 2.

⁴ Ibid. Appendix F: Capital Improvement Recommendations. Lancaster Park North Parcel. Page 169.

Vision from Planning Meetings (2017-2018)

- Clear site lines throughout the property
- Lighted bicycle/pedestrian trail from Willows Road/ Shangri-La Drive to Coral Place along an extended Misima Court
- Improve condition of roads and walking path
- Improve condition of open grass areas
- Minimize vehicular traffic south of Lei Drive
- Utilize Lancaster Park as the entrance to the USCT Civil War Interpretive Center
- Establish/designate parking areas for larger events
- Engage regional artists in the concept design process (lighting, murals, benches, etc.)

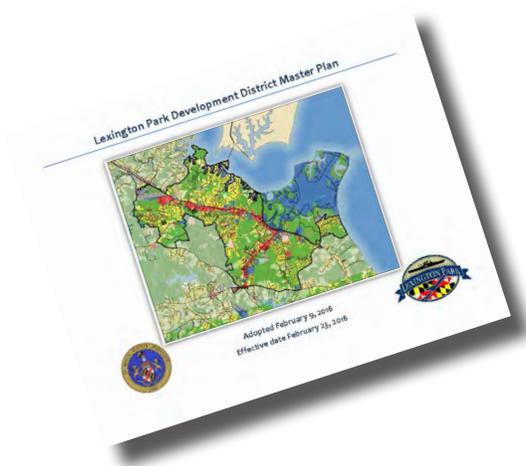


Figure 9. Lexington Park Development District Master Plan, Adopted February 2016

infrastructure at the time of development approval and construction” (page 3-5)

- 3.2.9 Principles of Conservation - C. “Interconnect existing forest stands and remaining isolated pockets of green space (including parks) to enhance the form and structure of the built environment. Existing edges of forests and tree stands along roads and streets provide beauty, color, and seasonal variation associated with native natural landscapes and should be protected from loss and fragmentation.” (page 3-7)

In table 2.1.2.A of the LPDD Master Plan: Priorities for planned new Downtown street connections (page 2-9), the Misima Place extensions project is noted:

Reconstruct Misima Place from Lei Drive in Lexington Manor to the new traffic circle (1-05) and (09) continue west from circle to FDR Boulevard near the library (east segment will provide access between Willows Road and Three Notch Road; west segment will augment grid pattern and access to the library.)

Since the LPDD Master Plan was approved in February 2016, the CSMC designated the 33.8-acre Lexington Manor North Parcel as open space and submitted a letter on August 30, 2016 to MD Department of Commerce documenting the decision. The letter states, “while the County retains the right to develop the property for commercial use, we do not foresee doing so.” Subsequent planning efforts determined that the Misima Court expansion should be a lighted bicycle/pedestrian trail from Willows Road/Shangri-La intersection to S. Coral Drive, rather than a Downtown street. Though not a downtown street connection for vehicular use, it will provide a downtown connection for pedestrians and bicyclists.

Workbook for Analysis of the Air Installations Compatible Use Zone (AICUZ), March 2014

Per the St. Mary’s Planning Commission document, *Workbook for Analysis of The Air Installations Compatible Use Zone*, Lexington Manor Passive Park is located within Aircraft Accident Potential Zone II (APZ II, 2009) of the AICUZ. In 2007 St. Mary’s County prohibited new residences within APZ II, but some compatible development is allowed. Included among the compatible uses for cultural, entertainment, and recreational activities are: nature exhibits; amusements- fairgrounds, miniature golf, driving ranges; amusement parks; recreational activities (including golf courses, riding stables, water recreation); parks; other cultural entertainment and recreation; forestry activities and agricultural related activities.

Auto parking is compatible, but limited. Public assembly is not a compatible use in APZ-II. Facilities must be “low intensity and provide no tot lots, etc. Facilities such as clubhouses, meeting places, auditoriums, large classes, etc. are not recommended.”⁵

Further stated in the Workbook for Analysis document, “Outside events should normally be limited to assemblies of not more than 25 people per acre in APZ I, and Maximum (Max) assemblies of 50 people per acre in APZ II.”⁶

Public Process

Public engagement was part of this planning process through the establishment of a stakeholders group, three public meetings, and an online questionnaire collecting feedback on concept alternatives.

5 Workbook for Analysis of The Air Installation Compatible Use Zone, St. Mary’s County Planning Commission, March 2014. Page C-12.

6 Ibid. Page 3-24 (93 of 274 in PDF document)

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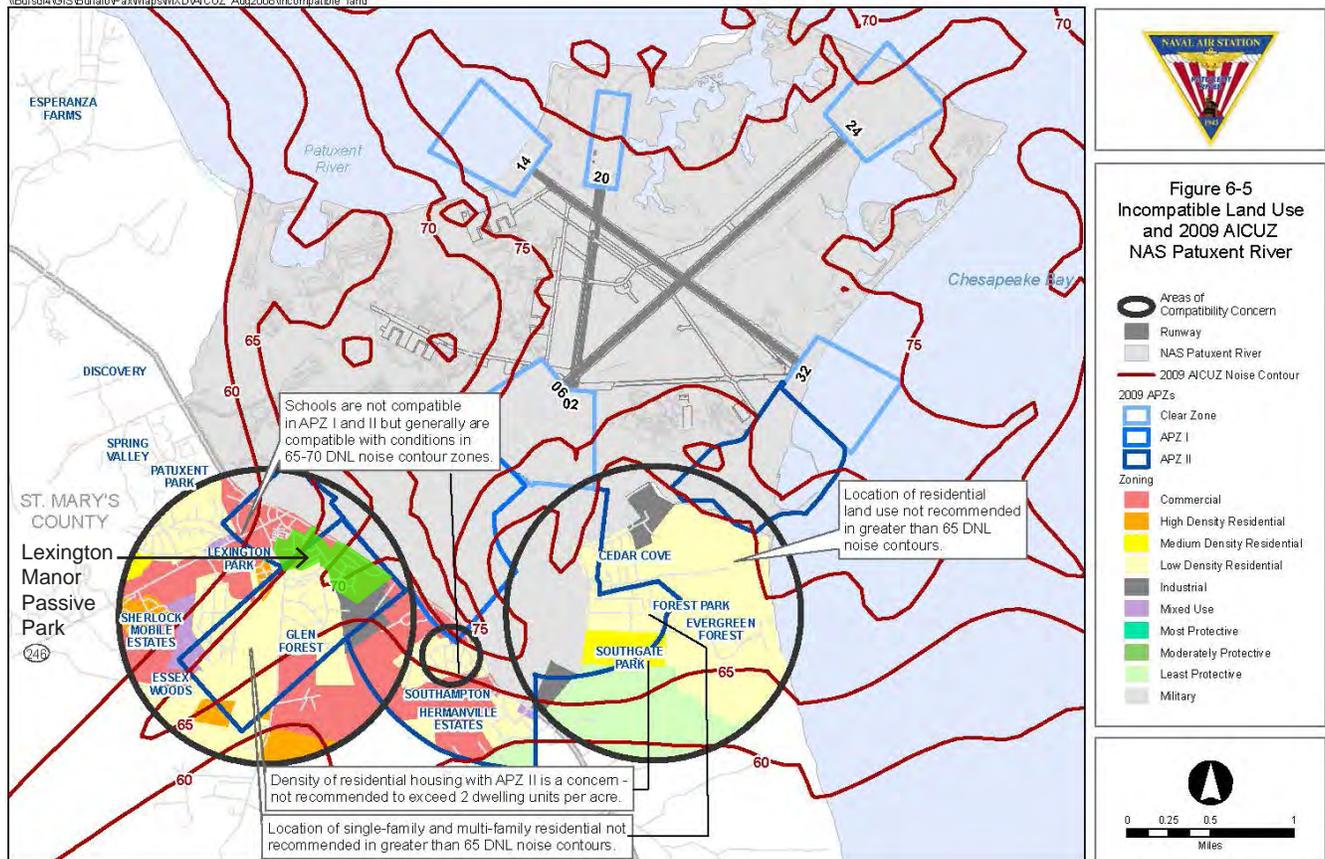


Figure 10. Map from the Workbook for Analysis of the Air Installations Compatible Use Zone (AICUZ) showing APZs (Accident Potential Zones). Lexington Manor Passive Park is shown in green.

MASTER PLANNING SCHEDULE

Winter 2019

- **Meeting #1- Kickoff,** January 17, 2019
- Site assessment, and initial analysis completed
- **Public Meeting #1- Recreation and Parks Citizen Advisory Board Meeting + Park & Recreation Commission Meeting,** February 22, 2019
- Preparation of draft concept alternatives

Spring 2019

- Specimen Tree Inventory
- **Meeting #2 - Stakeholders' Site Visit and Walking Tour / Review and Selection of Preferred Alternative** using concept alternatives questionnaire, March 26, 2019
- Preparation of draft final concept and master plan document
- **Public Meeting #2- Briefing** for St. Mary's County Board of County Commissioners, June 11, 2019
- **Public Meeting #3 - Final Presentation** to St. Mary's County Board of County Commissioners, July 9, 2019

Stakeholder Group

A stakeholders group established by Recreation & Parks participated in three meetings over the course of this master planning effort. Members represented a cross-section of the larger community and served as intermediaries in guiding the master planning process. Stakeholders included representatives from:

- Recreation & Parks
- Land Use & Growth Management
- Community Development Corporation (CDC)
- Unified Committee for Afro-American Contributions
- United States Navy
- Department of Economic Development
- St. Mary's County Arts Council
- SOMD Disc Golf Association
- Three Oaks Shelter
- Three Notch Theatre
- Law enforcement
- First responders
- Citizens
- Local churches
- Local businesses
- Sierra Club



Figure 11. Handout with three concept alternatives questionnaire for Meeting #2 (See Appendix B) and the Online public questionnaire.

Meetings

In addition to the Kickoff with Recreation and Parks, three public meetings and two stakeholder meetings were part of this planning process. Meetings were facilitated by Lardner/Klein and Recreation and Parks staff, with brief presentations, and interactive displays for collecting community feedback. Meeting #2 with stakeholders included a walking tour of the site to review concept alternatives. A concept alternatives questionnaire was included with the Meeting #2 handout. A corresponding public questionnaire was posted to the Recreation and Parks website for additional community access. Additional stakeholder review of the draft plan was conducted prior to the final presentation to the St. Mary's County Board of County Commissioners.

Concept Alternatives Questionnaire

In addition to the public meetings, L/KLA created a concept alternatives questionnaire handout and posted the questionnaire through Survey Monkey® as a method to gather public feedback on Lexington Manor Passive Park. The questionnaire was made available to the public through a link on St. Mary's County Recreation and Parks website from March 26th to April 11th 2019. Approximately 59 questionnaires were completed. (See Appendix B for the concept alternatives questionnaire and Stakeholder Meeting #2 handout.)



Figure 12. Stakeholders' Site Visit and Walking Tour on March 26, 2019

Sample Responses Online Questionnaire (March 26 - April 11, 2019)

Question 1 - What additional suggestions should be considered as part of the master plan?

- "Pollinator garden, athletic equipment along path (chin-up bars, sit-up equipment, electricity-producing exercise machines), outdoor grills, and landscaping some of the unnecessarily open areas."
- "Please try and make this park as eco-friendly as possible. Providing educational art and incorporating recycled materials is a great way to educate the public!"
- "Please maintain the trees, native plants and natural beauty of the property! Thank you for the opportunity to comment!"
- "I love the idea and welcome this into our community. This area needs to be used for something positive to build up our community. Great vision and great idea."
- "Start brush clearing at the edge of the property that abuts the post office -- this is a piece of Lexington Park that is desperate for clean-up and visibility to improve health and safety of the neighborhood. There isn't really any reason to clear trees between this parcel and Lancaster park -- particularly if the new park is to have its own identify and serve its immediate neighborhood as well as regular park goes. This new park property can serve a much greater good and purpose than simply expanding Lancaster Park."
- "Protect the cherry trees."
- "Should consider all the disc golfers who have and still use the area for recreation and exercise. There is a Southern Maryland Disc Golf Club that hold events there to support the community and the economics of the area."
- "Make this park more adult related...art that is creative and unique. Make this a place for food trucks for people to get lunch off base and have walking meetings outside. Lots of seating areas (not just single benches, but clusters to facilitate conversation)."

Site Assessment

Site Context

Lexington Manor Passive Park is located south east of downtown Lexington Park, in St. Mary's County, Maryland. The site is composed of two parcels—the north parcel is approximately 34 acres, and the south parcel is approximately 50 acres. This planning effort is focused on the north parcel, but the approach will encompass the south parcel as it fits into the concept plan comprehensively as one park unit. The park is situated south of the Patuxent River Naval Station and is subject to the Air Installation Compatible Use Zone (AICUZ) and Aircraft Accidental Potential Zone II (APZ II) for high noise and accident potential, which is described in more detail on page 11.

Site History

Maryland Historical Trust recognized the Lexington Park Survey District as significant from an architectural standpoint, as the original homes that occupied the Park were designed by prominent architectural firms Kahn and Jacobs, and Washington D.C. architect Louis Justement. The northern parcel 150 units were completed in 1943 by Kahn and Jacobs, while the southern parcel 200 units by Justement were completed in 1944. The homes designed by Kahn and Jacobs were single-story constructions of concrete block with distinctive slanted, flat roofs. To many, the neighborhood homes were referred to as the “Flattops,” after their flat roofs and resemblance to the Navy's aircraft carriers. The homes designed by Justement were similar in style to those designed by Kahn and Jacobs and

were also single-story, double unit dwellings. The homes were occupied by families employed by the Navy at the Patuxent River Naval Station, located to the north east. The World War II association and unique example of modern community development further affirmed the significance of the survey district.

In 1963 the housing development was sold by the GSA to Club Properties, Inc, and was then recognized as “Lexington Manor.” In 1964 the community started planting their signature flowering cherry trees, many of which are still



Figure 13. Coral Place, circa 1944; Image source: Maryland Historical Trust, SM-490, Lexington Park Survey District, St. Mary's County

present today. By the early 1980s, the structures were in disrepair and the neighborhood was associated with crime and poverty. In 2005 families were relocated and homes demolished. One structure remains as an interpretive center which houses the U.S. Colored Troops Civil War exhibits.

Regulatory Framework

St. Mary's County Comprehensive Zoning Ordinance

Lexington Manor Passive Park is currently zoned “DMX,” as it is part of the Downtown Core Mixed Use District. As stated in the St. Mary’s County Comprehensive Zoning Ordinance, 31.11 Purpose of the Downtown Core Mixed Use District (DMX):

“The regulations for the Downtown Core Mixed Use District provide sites for a broad range of uses within the core of Lexington Park, consistent with the Comprehensive Plan and the Lexington Park Plan. Standards are intended to create an urban character, make the core area safe, pedestrian friendly and visually attractive.”⁷⁷

Per the Proposed Zoning in 2018, the park is slated to be zoned Rural Preservation District (RPD), as stated in the ordinance in section 31.1, Purpose of the Rural Preservation District (RPD):

“The regulations of Rural Preservation Districts are intended to foster agricultural, forestry, mineral resource extraction, and aquacultural uses and protect the land base necessary to support these activities.

The general intent of the district is to encourage farming without undue burden on the landowner. In accordance with these intentions, the following provisions for the protection of agricultural uses will apply:

- (1) Any farm use of land is permitted.
- (2) Operation, at any time, of machinery used in farm production of the primary processing of agricultural products is permitted.
- (3) Normal agricultural activities and operations in accordance with good husbandry practices, which do not cause bodily injury or directly endanger human

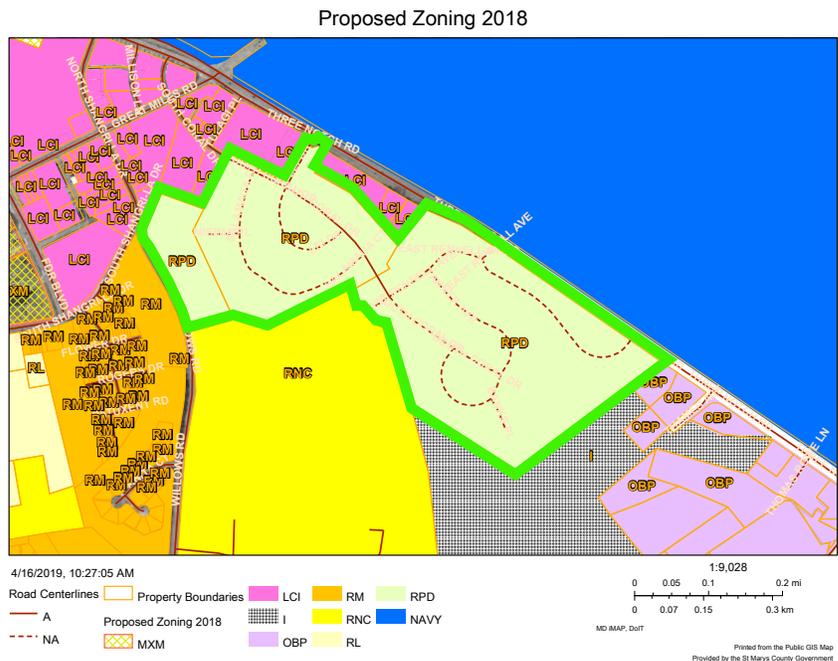


Figure 14. Proposed Zoning 2018 (park boundary shown in green)

health, are permitted and preferred activities, including activities that may produce normal agriculture related noise and odors.

(4) The sale of farm products produced on the farm where the sales are made is permitted.

Air Installations Compatible Use Zone (AICUZ)

Per the St. Mary's Planning Commission document, *Workbook for Analysis of The Air Installations Compatible Use Zone*, Lexington Manor Passive Park is located within Aircraft Accident Potential Zone II (APZ II, 2009) of the AICUZ. In 2007 St. Mary's County prohibited new residences within APZ II, but some compatible development is allowed. Compatible uses are listed on page 6 of this document, in the paragraph titled, "*Workbook for Analysis of the Air Installations Compatible Use Zone (AICUZ)*, March 2014."



Figure 15. Lexington Manor Passive Park is located within APZ-II of the Air Installation Use Zone (AICUZ). Park boundary shown in green; APZ-II shown as white hatch lines.

**Maryland’s Department of the Environment (MDE)
Stormwater Management Act of 2007**

A tree inventory and natural resources report prepared for Lexington Manor Passive Park (March 2019) concluded that all surface waters of the eighty-five acre site eventually flow into the St. Mary’s River. The watershed is classified as Use Class 1, Tier II waters. Environmental Systems Analysis, Inc. (ESA) concluded that, “The Tier II designation requires that the State (MDE) will ask for extraordinary SWM practices to ensure water quality from any proposed land development, and typically in excess of MD SWM Design Guidelines.”⁸ ESA did not find any regulatory wetlands or riverine intermittent or perennial stream channels on site. (See Appendix C. Specimen Tree Inventory and Report.)



Figure 16. Tagged specimen tree at the park

**Maryland’s Department of Natural Resources (DNR)
Natural Heritage Program**

ESA submitted paperwork to MD DNR’s Natural Heritage Program “for a review of their internal files to ascertain if any known rare, threatened and/or endangered plant or animal species are known to occur on-site or nearby of similar habitat.” This level of review can take up to 30 to 60-days for DNR to respond; therefore, the response letter will be appended to this report upon receipt. ESA noted that

“the St. Mary’s River watershed is known to have several significant wetland related plant species, several areas of wetlands of state importance and the highly state rare, eastern narrowmouth toad within the watershed. Therefore, natural areas that include wetlands and streams are targeted areas for survey. As noted previously, wetlands/waters were not documented as occurring on the Lexington Manor parklands.”⁹



Figure 17. Woodlot and cleared open space

U.S. Fish and Wildlife Service Natural Heritage Review

As part of the environmental assessment, ESA performed a natural heritage review through the federal U.S. Fish and Wildlife IPaC system and determined that the federally threatened northern long-eared bat has been documented at the Patuxent Naval Air Station, just to the north of the park. ESA determined that this means that no trees can be felled from the project site between June 1 and July 31, when these bats may be roosting/nesting. The only exception is for a direct threat to human life or property.

8 Lexington Manor Park Specimen Tree Survey and Forest Characterization Lexington Park, St. Mary’s County, MD. ESA, Inc. March 27, 2019. Page 3.

9 Ibid. Page 4.



Figure 18. Remaining street from the "Flattops" era neighborhood

Circulation and Access

The old street network that was in place in the 1940s is in marginal to poor condition; though it is one of the few visible remnants of the former residential development. Surfaces are either asphalt, concrete, or a combination of both—in some areas asphalt was used to repair concrete, or poured over the concrete surface. Roads are crowned or sloped to one side to direct water to curb and gutter combinations or simply gutter, in some areas.

Lei Drive and S. Coral Drive provide vehicular access to the interpretive center on E. Rennell Ave. Roads are blocked by chains or gates at E. Rennell Ave. and Three Notch Road, and at E. Rennell Ave. and S. Coral Drive, in the disc golf area of parcel 2.

Pedestrians can currently access the site from Lancaster Park on an existing walkway, north of the U.S. Colored Troops Memorial Monument; at Lei Drive, coming from Three Notch Road; or at S. Coral Drive, from the west. Parking is limited on site—some spaces are in front of the Interpretive Center, and parking is available in Lancaster Park, to the south, with approximately 277 spaces.

Natural Features and Open Space

Without knowing that this was once a residential neighborhood, one might assume that this was always a park, as evident with the mature tree canopy, natural woodlots, and open swaths of lawn. Environmental Systems Analysis (ESA) performed a tree inventory and environmental review of the park (See Appendix C. Specimen Tree Inventory and Report), and projected that the Flattops architects were careful to protect select oaks for the benefit of the neighborhood landscape. Many of the existing trees are large, open grown specimen White Oaks in good condition. There are approximately 150 ornamental cherry trees that are past their prime and most are in poor condition. Several new ornamental cherry trees have been planted in locations along the old street network.



Figure 19. Ornamental cherry in bloom

Much of the park is bounded by woods, wrapping the south side of the park from east to west. Two forested drainage swales border the old street network to the north and south in the southern parcel. ESA's tree inventory and environmental review goes into more detail on the drainage and environmental analysis of the park (Appendix C).

Land Cover

Approximately 93% of the entire park is open, natural surface, pervious landcover. Tree cover accounts for approximately 53%. Open lawn (areas outside of the tree canopy) comprises 25%. The old street network and interpretive center account for impervious surfaces, at approximately 6% of the site.

Topography

Most of the site contains slopes less than 5%. Slopes greater than 5% are primarily located in wooded areas of the site, particularly at the ephemeral stream valleys in the south parcel 2. (See Appendix F Elevation Map.)

Park Program

As most of the park is unprogrammed open space, disc golf is the only recreational sport established on site. Disc golf holes are located throughout the southern parcel. The former neighborhood street network supports walking, running, rollerblading, skateboarding, and biking. Community events held at the site include, 5K/fun run, the Cherry Blossom Festival, the annual Juneteenth Celebration, parades, and Navy events.

Cultural Resources

The U.S. Colored Troops Interpretive Center is centrally located in the park, inside of the last remaining “Flattop.” It is located just northwest of the U.S. Colored Troops Memorial Monument. Two interpretive signs at the interpretive center describe the history of the “Flattops” development and the role of the U.S. Navy in St. Mary’s County. The interpretive center is also used as a meeting and exhibit space.

Utilities and Infrastructure

As the park was formerly the “Flattops” neighborhood, it once was threaded with utilities and infrastructure serving the 350 residential units. MD Historical Trust documentation for the Lexington Park Survey District included an early undated plat showing roads and utility (sanitary sewer and water) locations prior to construction of the residential development in parcel 1 only. Now only deteriorating, nonfunctional gutters and manholes are evident along the old streets.

Electric Service

Utility poles with a connection for electric service are present along S. Coral Drive and Lei Drive.

Water Service

Per the March 2019 MetCom survey (as shown in blue in the map below), a water line extends south down East Rennell Ave to the Interpretive Center and exits the park along the entrance road to Lancaster Park to Willows Road. Fire hydrants are found along S. Coral Drive (north side).



Figure 20. Old Stormwater infrastructure



Figure 21. U.S. Colored Troops Memorial Monument in Lancaster Park



Figure 22. Utility pole at S. Coral Drive and Lei Drive with electric service connection

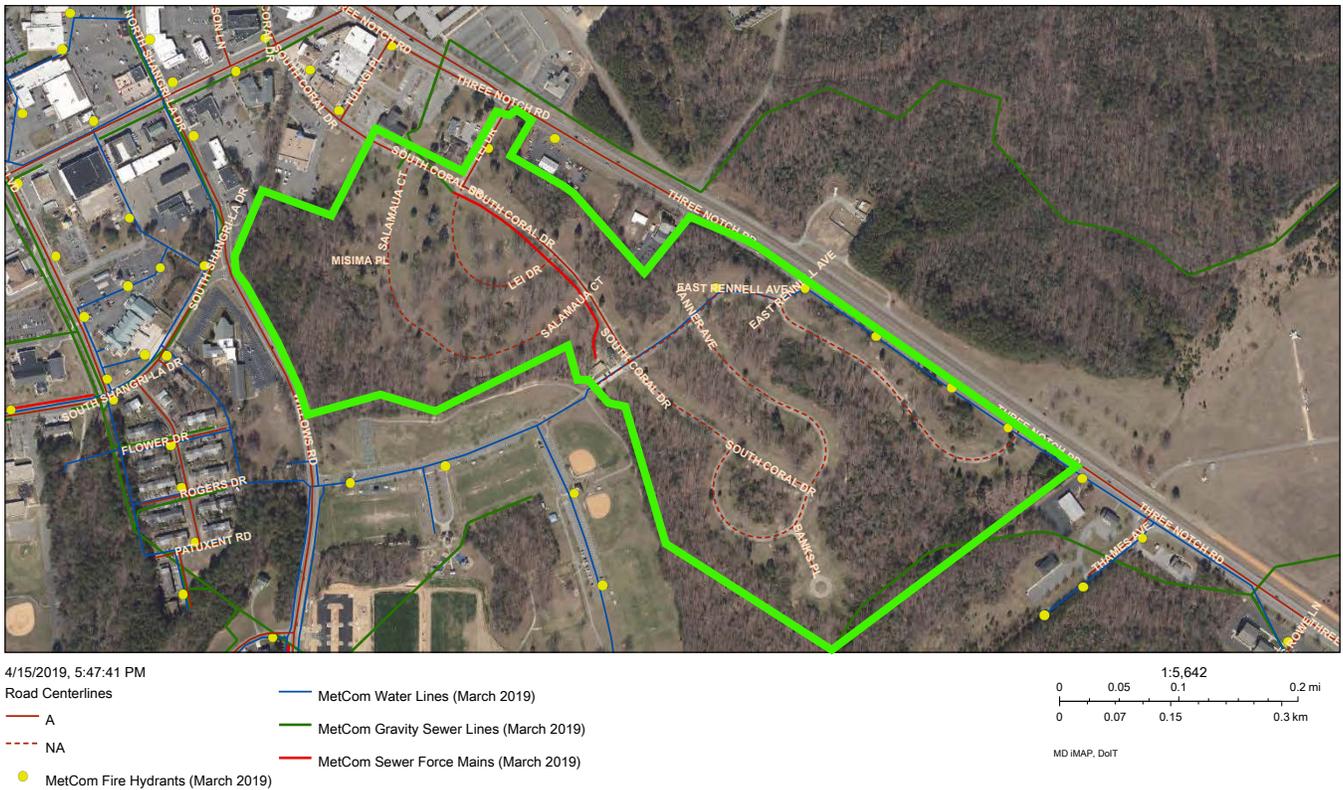


Figure 23. St. Mary's County Full GIS Map Online service showing water, sewer, and fire hydrants surveyed in 2019. Park boundary shown in green.

Sewer Service

Per the March 2019 MetCom survey, gravity sewer lines (shown in green) extend across Three Notch Road, east of the Newtowne Players building to a force main (shown in red) which extends to the Interpretive Center.

Stormwater Infrastructure

Dilapidated storm sewer manholes and curb and gutter infrastructure are remaining along the old neighborhood road network. In spring of 2019, Recreation and Parks confirmed that none of the existing storm sewer infrastructure is functional, and a renovation is not feasible.

Amenities

Park amenities are limited and located in the general area of the Interpretive Center (only remaining “Flattop” structure) at S. Coral Drive and E. Rennell Avenue. Amenities at the Interpretive Center include the meeting space and interpretive displays, restrooms, and access to water and electricity. A small picnic shelter with a few picnic tables is located next to the Interpretive Center.



Figure 24. The Interpretive Center at S. Coral Drive and E. Rennell Avenue contains the only public restroom within the park. Water and electricity are available, as well.

Signage

There is currently no entrance signage for Lexington Manor Passive Park or wayfinding. “No trespassing” signs and “littering fines” signs are posted. Some street name signs are still standing. A Hot Shots disc golf kiosk is on site and goals are marked with signs on trees.

Maintenance and Operational Issues

Current routine maintenance operations include mowing, trash and debris removal, and snow removal from sidewalks and parking near the interpretive center. Maintenance is funded through the annual operating budget under the parks maintenance division. Larger park management issues are often funded through the annual capital improvement fund or the operating budget depending on the cost and the type of repairs. This was the case for tree maintenance and brush clearing in early 2019. Additional removal of hazardous branches and dead trees is included in the FY2020 CIP budget of \$350K, which was approved on May 21, 2019. This budget includes asphalt overlay and curbing for the north parcel road network (former “Flattops” neighborhood roads).

Issues and Opportunities

The following key issues and opportunities were compiled in preparation for the February 21st Stakeholder Meeting.

Access, Circulation, and Parking

- 1 Establish formal park entrances, including from Lancaster Park to the interpretive center.
- 2 Support secondary entrances (pedestrian emphasis) from downtown parking areas.
- 3 Enhance pedestrian and bicycle circulation from Willows Road/South Shangri-La Drive intersection (serving adjoining neighborhoods) via Misima Place and Salamaua Court to South Coral Drive (downtown).
- 4 Limit vehicular access to S. Coral Drive up to the intersection of Lei Drive relocating primary access to Lancaster Park (off Willows Road).
- 5 Provide more parking for events while recognizing AICUZ occupancy limitations.
- 6 Maintain pedestrian access between U.S. Colored Troops Memorial Monument and the interpretive center.
- 7 Consider removing curb cuts and eliminating access, or create new parking at E. Rennell Avenue and Three Notch Road (currently gated).
- 8 Consider establishing a small parking area south of S. Coral Drive, across from the Three Oaks Center.

Existing Streets (“Flattops” neighborhood streets)

- 1 Modify existing streets to continue to support walking, running, biking, roller blading, and skate boarding.
- 2 Identify streets to be reduced to 10’-12’ wide paths by removing half of the pavement width, thereby decreasing impervious surfaces in the park (and claim resulting stormwater credits, if feasible).
- 3 Remove nonfunctional curb, gutter, and stormwater inlets when modifying existing street widths.
- 4 Sawcut concrete paving or mill down asphalt surfaces and pour a new surface coat, where appropriate.



Figure 25. Hazardous trees and branches, as well as debris, were removed in April 2019 for safety and to open up sight lines into park areas.



Figure 26. A heritage trail could link Elmer Brown Freedom Park with the U.S. Colored Troops Memorial Monument

Community Connections

- 1 Create a new path connection to Shangri-La Drive/ Willows Road at Misima Place terminus.
- 2 Create new internal paths linking to existing paths and making connections to Lancaster Park, where feasible. (Salamaua to Lancaster Park trail, north of park parking, for example.)
- 3 Create a woodland loop/nature trail.
- 4 Establish or support new path connections to local commercial and community establishments, residential neighborhoods.
- 5 Establish a heritage trail connecting U.S. Colored Troops Memorial Monument to Freedom Park.
- 6 Provide view corridors to and from Lancaster Park to increase safety and visibility.

Open Space and Community-based Events

- 1 Continue to support 5K/fun run, Cherry Blossom festival, Juneteenth Celebration, Navy events, etc.
- 2 Improve open lawn spaces.
- 3 Continue to maintain open dialogue with Patuxent River Naval Station representatives when planning permitted events.

Public Art

- 1 Support opportunities to incorporate community-based/public art such as lighting, murals, sculpture, and/or public art incorporated into park details directly (seating, paving, lighting, etc.).
- 2 Consider a sculpture garden or “Art-boretum” (sculpture garden/ arboretum or tree-inspired sculpture/art).

Stormwater Management and Sustainable Practices

- 1 Current infrastructure is failing. Treat stormwater on site through filter strips, vegetated swales, and bioretention basins (rain gardens). Such facilities should be located on the downhill side of the paths.

Specimen Trees and Forest Preservation

- 1 Continue to clear brush/understory for sight lines/visibility to key views and for safety.
- 2 Consider maintenance constraints (grass and trees, with potential for community adopted planting beds).
- 3 Protect wooded stream corridors.
- 4 Protect healthy specimen trees, evaluate cherry trees and maintain for historic significance, if applicable.
- 5 Remove dead trees and broken or damaged limbs.
- 6 Plant new trees for shade, habitat, and garden aesthetic.

Amenities

- 1 Provide drinking fountains.
- 2 Consider adding a public restroom. The only one available for public use in the Park is in the interpretive center which, as of May 2019, will be open during park operating hours consistent with other County Parks. Two public restrooms are available in Lancaster Park.



Figure 27 There is strong support for arts, crafts, and cultural activities in the community. (Photo of the Cherry Blossom Festival).

Master Plan Development

What is Lexington Manor Passive Park?

Lexington Manor Passive Park, while still known as the former “Flattops” neighborhood, is turning a new page with this master planning process through support from the region, the county, and the community. Without a formal introduction, it is already used and loved, while its infrastructure is limited and roads in disrepair. It is already home to various passive activities, casual uses, and events serving multiple ages. Its stories and histories are recognized and valued by the community. Its landscape, once a green background to the Flattops, is now the park’s foreground, with specimen trees, woodlots, and open, grassy spaces. It is a strong armature for the creative and engaging activities that will form its new identity as a place for expression, growth, and community.

With community and stakeholder participation, park users were able to identify what the park is and should be. The park’s purpose, as a place for passive activities, shapes the formal and physical recommendations of this plan. This plan will guide park improvements to enhance what is already present and loved. It will remain a versatile and flexible space that supports a variety of recreational and leisure activities, and should be retained as such so that green, open space continues to remain accessible to all visitors, of all generations and abilities.

This master planning process provides the opportunity for St. Mary’s County to ensure that Lexington Manor Passive Park is completed in a coherent, sensible, and orderly fashion. Following the plan will ensure that each improvement is placed in its appropriate place, allowing space as recommended for future improvements.

With the adoption of this plan, it is recommended that an official name be determined for the park. The term “passive” is often confusing, and since this will be a place for art and other creative endeavors, a more creative and engaging process for naming the park is warranted. The side bar “Naming the Park,” provides a process for establishing an official park name.

Vision and Guiding Principles

The initial effort of this master planning process examined the park, its history, physical condition, and issues and opportunities for enhancement and improvement. A vision statement, drafted from Planning Meetings in 2017-2018 provided eight key factors to focus on within the park (page 5 sidebar in this plan).

Five guiding principles addressed within this master plan and supported by the LPDD Master Plan include:

- Community Health and Fitness (gardening, exercise, engagement, etc)

Guiding Principles

- **Community Health and Fitness**
(gardening, exercise, engagement)
- **Community Connections**
(open space trail network and links to downtown and surrounding neighbors)
- **Community Voices**
(arts features and heritage trail)
- **Multi-generational Use + Accessibility**
(engagement for all ages and abilities)
- **Landscape Conservation**
(preservation of woodlots, habitat, streams, and cultural landscape features)

Naming the Park

It is recommended that the official park name be determined through a public process. Steps for the naming include:

- Recreation and Parks should nominate three names for consideration.
- Provide an announcement that the County is seeking a name for the park and three options have been provided by Recreation and Parks for consideration.
- Provide a poll to the community for selection of one of the three names.
- Once a name is determined provide a press release and host a park naming event, similar to a ribbon cutting.

Selected Public Comments on Park Features

'I like the idea of the non-profit being in charge of the arts-park concept. They could sort of curate exhibitions and hold events and things. That seems like that would be neat.'

'Young trees are critical to the future of the forest. I am pleased that specimen trees will be preserved; however, the young trees in between must not be clear-cut or we will be in danger of having no viable successor growth when the specimen trees eventually come down.'

'The walk/run/hike/bike trail around the disc course is a must. Also I like the paths and clearing more land around Salamaua toward Willows. I think the more open space there, the better.'

'Providing some artwork, sculptures, and other thematic elements will tie it all together, and link with the nearby theatre as well as monuments.'

'The garden needs to have access to close parking and water. I'm in favor of a garden, however they can get out of control if no one is monitoring it. Is there a plan for that?'

'There should be more vehicle access, not less—there should be multiple ways to access an urban park...'

- Community Connections (open space trail network and links to downtown and surrounding neighbors)
- Community Voices (arts features and heritage trail)
- Multi-generational Use and Accessibility (engagement for all ages and abilities)
- Landscape Conservation (preservation of woodlots, habitat, streams, and cultural landscape features)

Master Planning Design Objectives

Moving from the aspirational—vision and guiding principles—to actual planning and design recommendations is a challenging art.

To assist in that process, design objectives provided some direction.

These included:

- Keep the park a passive, or casual use park, with the existing disc golf as the only organized sporting activity on site. Retain paths for walking, jogging, biking, roller blading, skateboarding, etc.
- Ensure that public art and cultural activities are emphasized and incorporated in the implementation of the master plan and park design.
- Recognize the spatial requirements for support of events held in the park, including the Juneteenth Celebration, Cherry Blossom Festival, and 5K/fun runs.
- The interpretive center (a former “Flattop” structure) is to remain and to be used as it is at present.
- Retain the remnant “Flattops” neighborhood park road layout, where feasible, to be used for park circulation and as an organizing element within the park.
- Reduce the width of select park roads to reduce impervious surface and support stormwater management practices.
- Examine vehicular circulation in the park and consider restricting access to S. Coral Drive.
- Consider opening E. Rennell Avenue to vehicular access.
- Improve community connections to downtown, surrounding neighborhoods, and Lancaster Park.
- Extend Misima to create a pedestrian and bicycle trail connection with Willows Road
- Make the pedestrian connection between the US Colored Troops Memorial Monument and the interpretive center a formal entrance into Lexington Manor Passive Park.
- Expand the multi-generational appeal of the park with appropriate site furnishings or other park elements, as well as accessibility to park features, as appropriate.
- Provide additional, accessible parking, as appropriate, respecting the occupancy restrictions per the AICUZ.
- Consider a location for a new pavilion in support of events and community gardening.
- Recommend location(s) for additional restrooms.
- Maintain healthy specimen trees and natural woodlots
- Remove dead trees, debris, and brush selectively to open up

desired views at Misima and toward Lancaster Park at the south side of Parcel 1.

- Maintain the ornamental cherry trees and plant new ornamental flowering trees.
- Retain grassy, open areas for casual recreational uses.

Master Plan Concept Formulation

This plan proposes improvements to the physical organization of the park and its layout to ensure that the park works and functions well. While the community is drawn to the park for differing reasons—whether taking a stroll or participating in a disc golf tournament—there is a sense that there are multiple parks within Lexington Manor Passive Park and that a variety of experiences can be had within the same park. Following the direction of the vision statement and design objectives to integrate park components so that they are planned and further designed with the whole park experience in mind—with its distinct sense of place, connection, and community—three concept alternatives were generated, and then preferred components of each developed further into the recommended master plan.

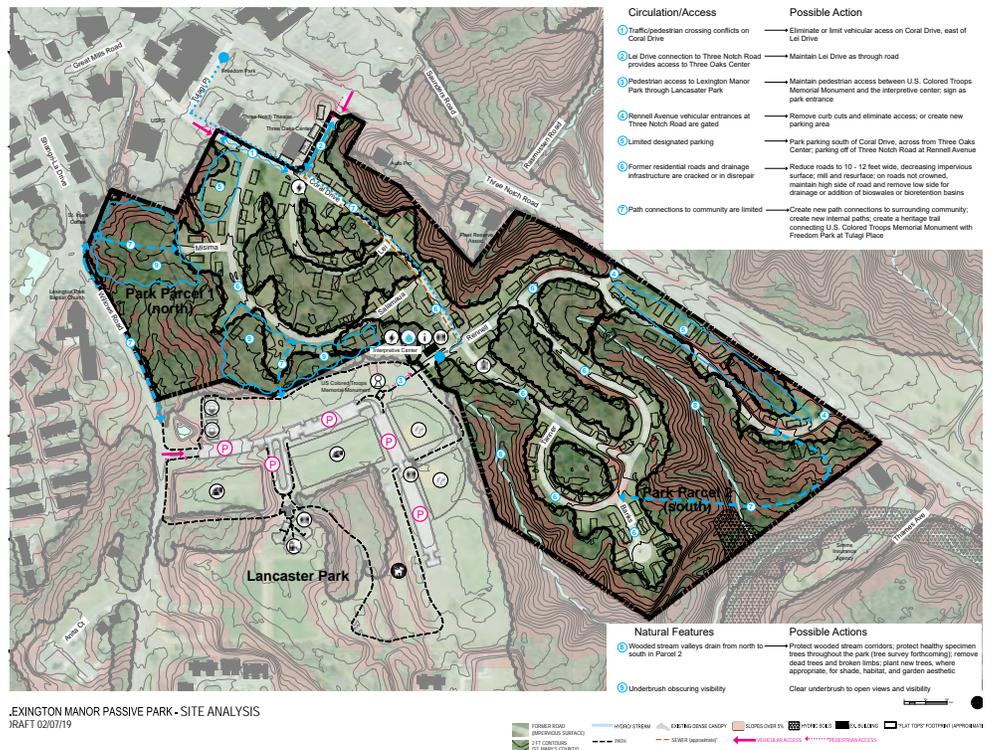


Figure 28. Site Analysis diagram presented at Public Meeting #1 (Appendix E)

Concept Alternatives

Based upon the input provided at the initial stakeholder and Recreation and Parks Citizen Advisory Board meetings on February 21, 2019, three options were presented for consideration for accommodating potential uses, circulation, and parking. A comment handout showing the three options and the potential and allowable uses (below) was provided at Stakeholder Meeting #2 on March 26, 2019 (Site Visit and Walking Tour/ Review and Selection of Preferred Alternative). A web questionnaire was also posted to the St. Mary’s Recreation and Parks website from March 27th - April 11th to collect feedback on the three concept alternatives.

ALLOWABLE USES AND SITE LAYOUT OPTIONS:

Events and Programming Spine - areas enhanced to better accommodate future art and heritage events and other programmed temporary activities.

Three options are proposed:



Figure 29. Site walk with stakeholders to review the three concept alternatives (March 2019)

Option 1: Narrow spine along Coral between Freedom Park and the Interpretive Center

Option 2: Expanded spine along Coral between Freedom Park and the Interpretive Center and extending along the loop on Lei

Option 3: Expanded spine along Salamaua using the Arboretum concept

Heritage Trail - an interpreted walkway or path telling the story of Flattops and the surrounding neighborhoods. Three options are shown:

Option 1: Part of narrow event spine along Coral

Option 2: Separated from event spine along a new footpath around the perimeter of the former Flattops

Option 3: Part of expanded event spine along Salamaua

Community Garden - space dedicated to garden plots and/or tree nut and fruit crops (several options located closer to Coral/Lei intersection)

Casual Use - open grass areas with tree groupings for passive activities

Visual Corridors - enhance natural openings to increase safety and visibility between park areas (limbing up trees; thinning understory; preserve healthy trees/remove damaged/dying trees)

Vehicular and Event Access - changes to the circulation and parking included with each of three options:

Option 1: Current access and circulation remain the same

Option 2: Closed at Coral/Lei intersection, event access at E. Rennell (gate opened at Three Notch for events)

Option 3: Closed at Coral/Lei intersection; E. Rennell open from Three Notch to Coral; event access between Coral/Lei to E. Rennell

Trail Connections - add new multi-use trail from Willows to Lei via Misima (all options) and conversion of all roads to trails by removing 1/2 of roadway width, except the following for each of the three options:

Option 1: Lei (event use) and Coral (vehicular access)

Option 2: Lei and Coral (event use) and E. Rennell temporary access

Option 3: Coral from Lei to E. Rennell (events)

Public Art - can be incorporated directly into the features of the park, such as the pavilion, benches or lighting; or as a sculpture park integrated with the event spine.

Pavilion - new picnic pavilion with restrooms to support events.

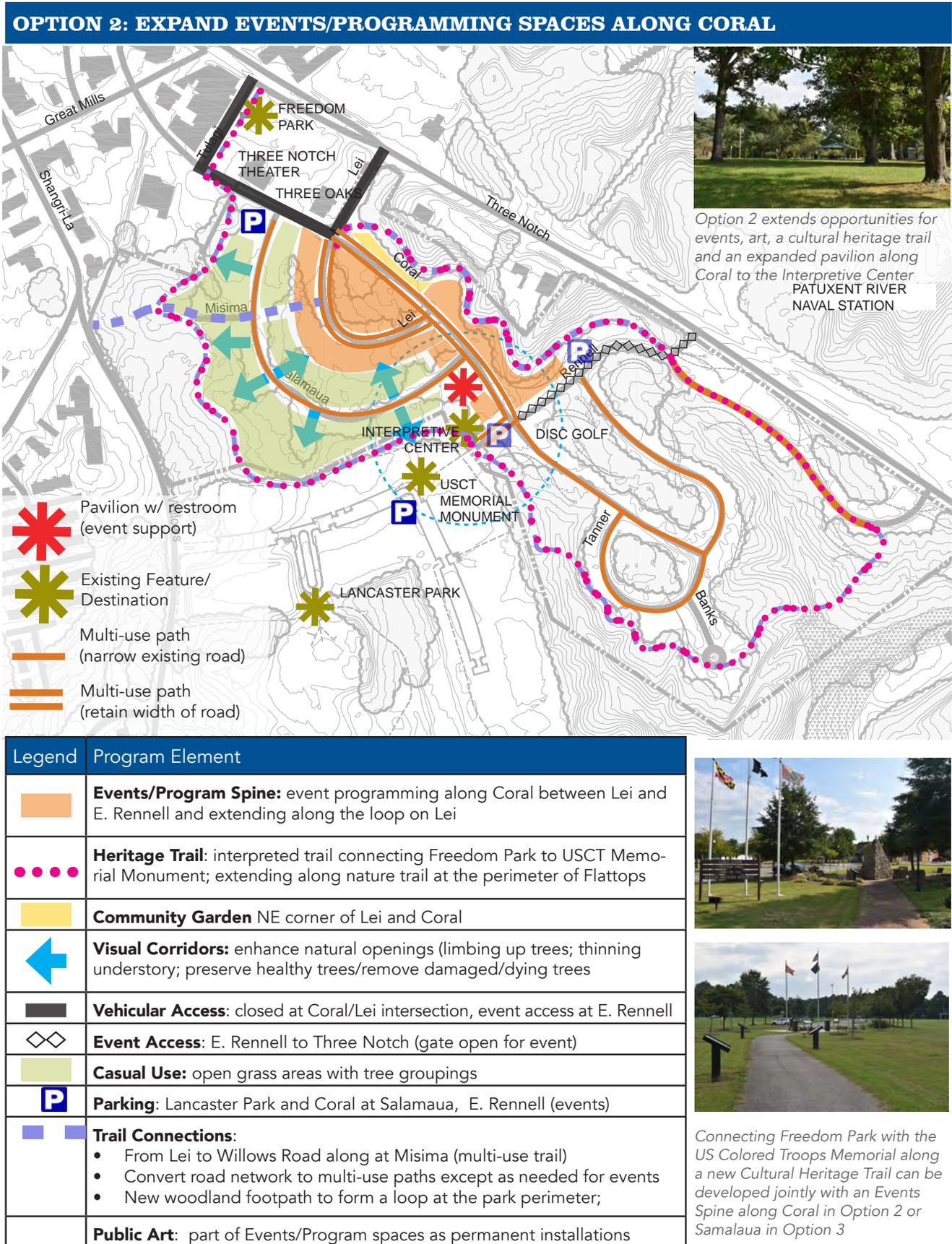


Figure 30. Preferred Concept Alternative 2

OPTION 3: CREATE EVENTS AND HERITAGE TRAIL SPINE ALONG SALAMAUA

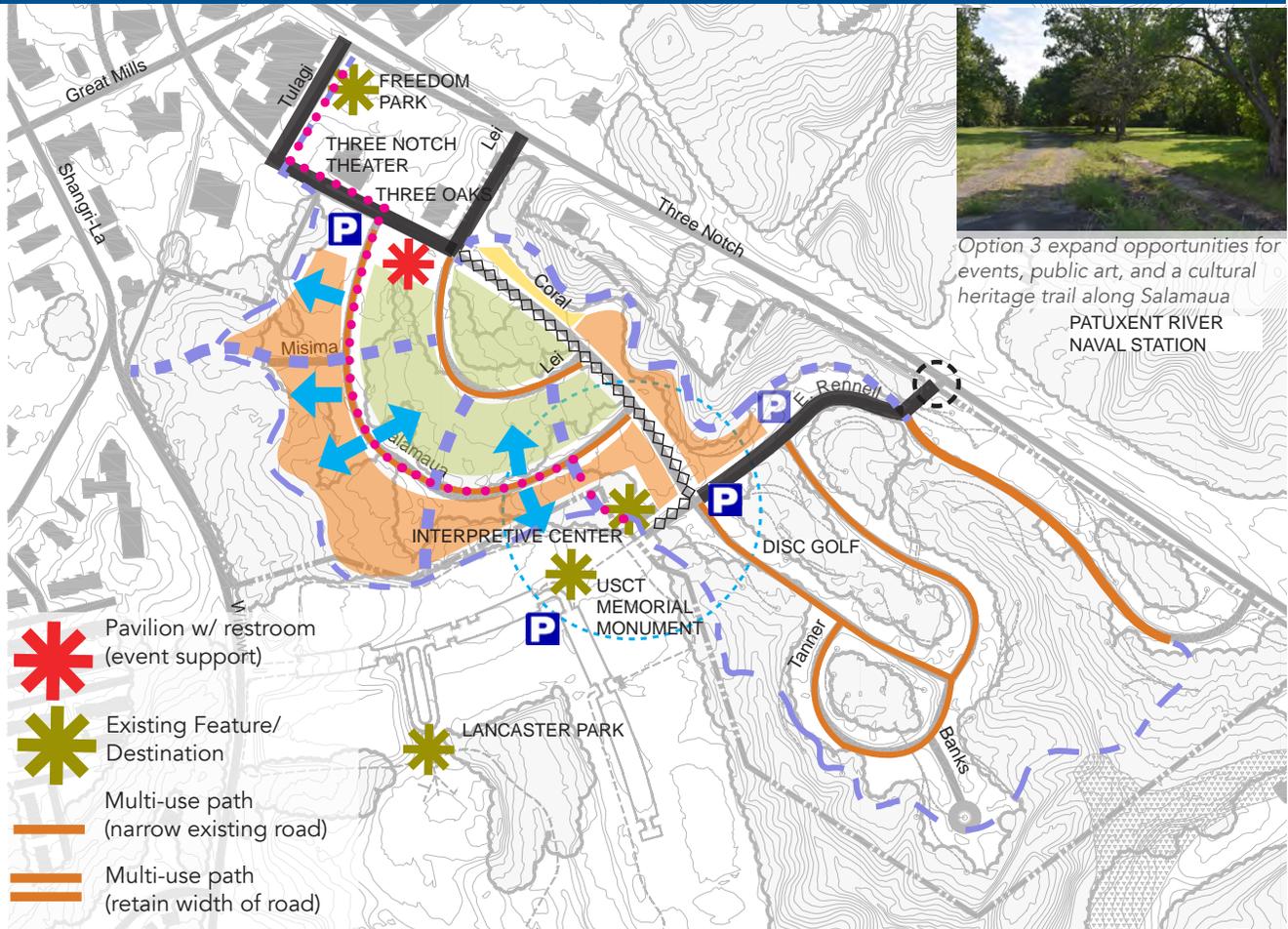


Figure 31. Concept Alternative 3

Recommended Master Plan Concept

Most respondents to the web-based questionnaire and handouts supported all or most of the elements and their locations as described in Concept Alternative 2, though Concept 3 was almost equally preferred. Based on that direction, the recommended master plan and its program features is primarily drawn from Concept Alternatives 2 and 3. Key recommendations drawn from public feedback include:

- Framework for Organizing Events and Programming:** accommodate both concept 2 and 3 options for event space in the final concept, where both Salamaua Ct. and Lei Dr./S. Coral Dr. are retained as flexible open spaces for events. Lei Dr./S. Coral Dr. should be the primary event spine, with Salamaua the secondary event space for overflow or expansion of events. Conduit for electrical could primarily be located along Lei/Coral, with the possibility of extending some electric conduits centrally located along Salamaua Ct. for occasions where events are expanded to this secondary event space. In both scenarios, Salamaua Ct. pavement is reduced by ½ width. S. Coral Dr. should be the primary vehicular access road; Lei Dr. should be reduced by ½ width.
- Heritage Trail:** Option 2 was favored slightly more than

Option 3. Both options show the extended footpath around the perimeter of the park through forested areas. Per Option 2, the Heritage Trail would follow this extended footpath. A Heritage Trail committee could be established to further refine the route over time as the trail is funded and implemented. The footpath should meet accessibility standards for trails.

- *Community Garden:* The favored options 2 and 3 show the same location for a community garden—across from Three Oaks, east of Lei Dr. The issue of monitoring and maintenance came up in the comments. One comment suggested that proximity to Three Oaks would allow for some visibility to help reduce vandalism or theft.
- *Vehicular and Event Access:* Opening E. Rennell Ave. for vehicular traffic is a preference, whether it is for limited event access or everyday use. E. Rennell Ave. would be opened to provide access to the Interpretive Center (two disc golf holes would need to be relocated.) The same goes for S. Coral Drive. Recommend having the option to regulate traffic with gates or removable bollards for both roads, so that there is flexibility to open or close the roads, as needed.
- *Pedestrian and Bicycle Access:* Option 2 was preferred, with Option 3 close behind. Both concepts show similar ped/bike access, with the exception of Option 2 which provides less vehicular access to S. Coral Drive and E. Rennell Ave. This suggests that the preference is to limit vehicular access, which supports the decision to provide gates or bollards limiting vehicles on S. Coral Drive and E. Rennell Ave.
- *Pavilion with Restrooms:* Option 3 was preferred, with a new pavilion located opposite Three Oaks, south of S. Coral Drive. However, many were also in favor of using the existing pavilion and restrooms at the interpretive center. This suggests that there is some satisfaction with the current pavilion and restrooms, but a new pavilion with restrooms could be phased in over time to support and activate the area at the northwest entrance to the park on S. Coral Drive.
- *Public Art:* The Art-boretum concept was favored, though there is also strong interest in incorporating art into the design of park elements such as benches, pavilions, and other features. There is no reason that these two options cannot be combined to satisfy the strong arts preference for this park. Someone raised the issue of vandalism of the art, which suggests that cameras or other security measures may need to be incorporated for after-hours surveillance.

Feature Locations to Remain in Place

- The Interpretive Center and public restrooms
- “Flattops” road circulation pattern
- Ornamental cherries (in good condition)
- Specimen trees (in good condition)
- Open lawn areas (except those areas that will accommodate parking, the pavilion, trails, or the community garden)
- Woodlots (except those areas that will accommodate footpaths)
- Disc golf holes (except holes 10 and 11 to be relocated)

Features to be Added, Improved, or Adjusted

- Public art
- “Flattops” roads Lei and Salamaua to be reduced in width by half (south parcel roads to be reduced in width in later phases)
- Gated access at E. Rennell Avenue and Three Notch Road open during park operating hours to the Interpretive Center
- Removable bollards to control vehicular access along S. Coral Drive between Lei and E. Rennell
- 10'-wide multi-use path extension from Misima Place to Willows Road
- Event pavilion with restrooms
- Community Garden
- Parking (addition of 61 spaces)
- Wooded footpath network
- Picnic tables and benches
- Permanent wooden bollards along E. Rennell and S. Coral to protect grassy areas from vehicular access
- Two disc golf holes (10 and 11) to be relocated
- Small events area



Lexington Manor Passive Park Master Plan



Figure 32. Master Plan Drawing (See Appendix A for 11x17 fold-out)

Program Elements

Based on the feedback from the Master Plan concept alternatives, a preferred Master Plan drawing was developed. A master plan drawing is a diagram that provides direction and instruction for the future location and scale of park features, program, and improvements. Program elements and features are described below. (See Appendix A. Lexington Manor Passive Park Master Plan Drawing for 11x17 fold-out enlargement.)

Views and Vistas

The master plan's intent is to open up views and pull neighbors and visitors into the park to explore and enjoy its many resources, as well as to open views to Lancaster Park and neighboring community establishments. This plan recommends maintaining visibility through the wooded areas, particularly in the north parcel, when looking toward Lancaster Park (south of Salamaua) and along the multi-use path extension at the terminus of Misima Place. This can be achieved by selective removal and pruning of tree limbs, non-native invasive plant species, and understory brush. Such selective

pruning and removal of vegetation should be performed by or with the supervision of a certified arborist able to identify non-native invasive species and plants for removal, while also recognizing and preserving those plant species that support young forest growth and ecological health.

Circulation - Trails, Pedestrian, and Bicycle Access

The former “Flattops” street network is a framework for circulation throughout the park, however, this network was designed for vehicles in a residential setting. The recommendations below reclaim some of the streets as multi-use paths, while others will remain open to vehicular access in support of events and accessibility.

Multi-use paths/Reclaimed Former “Flattops” Street Network

South Coral Drive, the main spine of the park, linking north and south parcels, will retain its full width, but will be controlled with bollards at the intersection with Lei Drive and East Rennell Avenue. Lei Drive and East Rennell Avenue will also retain full width for vehicular access. All other former “Flattop” streets will be reduced by half (10 to 12-feet). Streets to be reduced in width include Salamaua Court; the segment of South Coral Drive east of East Rennell Avenue (south parcel); the segment of East Rennell Avenue parallel to Three Notch Road; Tanner Avenue; and Banks Place.

Figure 31 on page 28 shows the proposed removal of half of the existing street pavement width, including drain inlets and gutters, where applicable. In place of the removed gutters and drain inlets, rain gardens could be established. Rain gardens are proposed in two locations in the Master Plan drawing, south of Salamaua Court, where topographic elevations are low and collect runoff. Another rain garden is shown at Lei Drive, midway, where it curves south of S. Coral Drive. Rain gardens provide a method for retaining and filtering stormwater so that it does not become runoff. This stormwater management application will often provide credit, where required, for stormwater treatment.

Wooded Footpaths

The park is surrounded by woods, or woodlots, on the south, east, and west, with some forest along the border to the north in the north parcel. An alternative to the centrally located former “Flattops” street network, the proposed wooded footpaths provide an untapped resource for exploration and appreciation of the wooded, natural character of the park. These paths create an extended loop for those seeking additional running or walking opportunities. The wooded footpaths should be six feet wide and could be installed and/or maintained by a local community non-profit, such as the Boy Scouts of America. The alignment of the trail should be determined with the

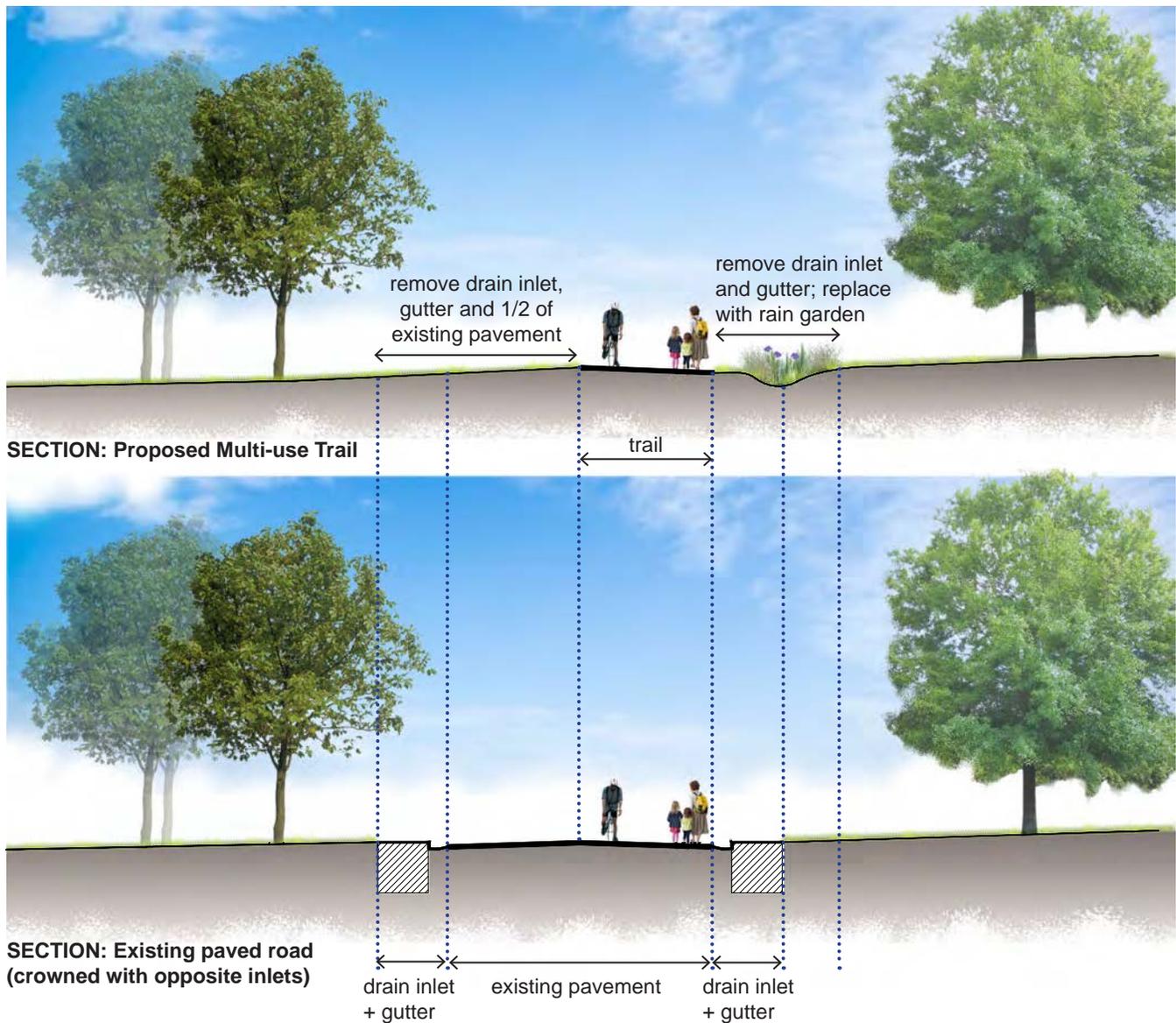


Figure 33. Section drawings showing the reduction in width of existing streets to support multi-use paths

help of a certified arborist, landscape architect, or similar landscape professional to ascertain that the route is sensitive to the existing vegetation, specimen trees, and ecological systems in play within the woodlots. Foot bridges or boardwalks may be needed where the path traverses wet areas, such as the two draws within the south parcel (See the Specimen Tree Inventory and Report, Appendix C, for more information on the park's natural features).

Heritage Trail

An abundance of cultural resources are already on display and celebrated at the park and in the surrounding community. A heritage trail could be established to link such resources, particularly the African American heritage features. A heritage trail could link the U.S. Colored Troops Memorial Monument in Lancaster Park to the Interpretive Center resources, which could be extended north to Freedom Park. A heritage trail task force could be assembled

to establish a more detailed plan for the trail and its alignment. Respondents to the master plan concepts questionnaire favored two very different alignments for the trail. Concept 2 showed the trail following the perimeter wooded footpaths to Freedom Park; Concept 3 showed the trail alignment along Salamaua Court and connecting to Freedom Park via S. Coral to Tulagi. A heritage trail task force could iron out the route, as appropriate to the vision and goals for the heritage trail. The most direct and practical route would be to use Salamaua to connect from the Interpretive Center to Freedom Park, utilizing the former lots to help tell the story of the people living in “Flattops,” for example.

Circulation - Vehicular

The following passage describes recommendations for vehicular circulation during standard park operating hours and during events, as well as maintenance and emergency access. A vehicular access circulation diagram, figure 35 on page 30, further clarifies the descriptions below.

During standard park operating hours:

1. From downtown, all types of vehicles could arrive via South Coral Drive and Lei Drive from either direction leading to the new parking lot on South Coral or the community garden parking area on Lei Drive (which would also include handicapped accessible parking). The intersection would be bollard controlled on S. Coral east of the intersection and at Lei Drive south of the intersection.
2. From Three Notch Road, all types of vehicles could access the park at E. Rennell leading to a parking area east of the intersection with S. Coral and or to the existing parking area at the interpretive Center (including handicapped accessible parking). The intersection would be gate controlled at Three Notch Road, on E. Rennell; Removable bollards would be installed east of the intersection with South Coral, and on the north side of the intersection with South Coral.
3. From Lancaster Park - all types of vehicles could park at Lancaster Park and walk to Lexington Manor Passive Park.

During events:

1. Depending upon the type and size of event, bollards could be removed on both ends of S. Coral (at Lei Drive and at E. Rennell to provide access for event setup and then close during the event).
2. One-way access could be managed along S. Coral Drive to allow for on-street parking to support an event at the interpretive center, for example.
3. The E. Rennell at South Coral bollards could be removed for event setup and closed during the event along with the existing E. Rennell gate at Three Notch Road.

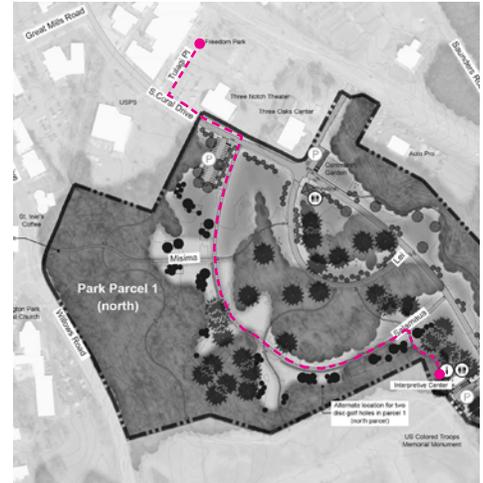


Figure 34 Heritage Trail route along Salamaua, connecting the Interpretive Center with Freedom Park.



Figure 35 Park entrances at Lei Drive and S. Coral Drive



Figure 36 Park entrance at E. Rennell Avenue

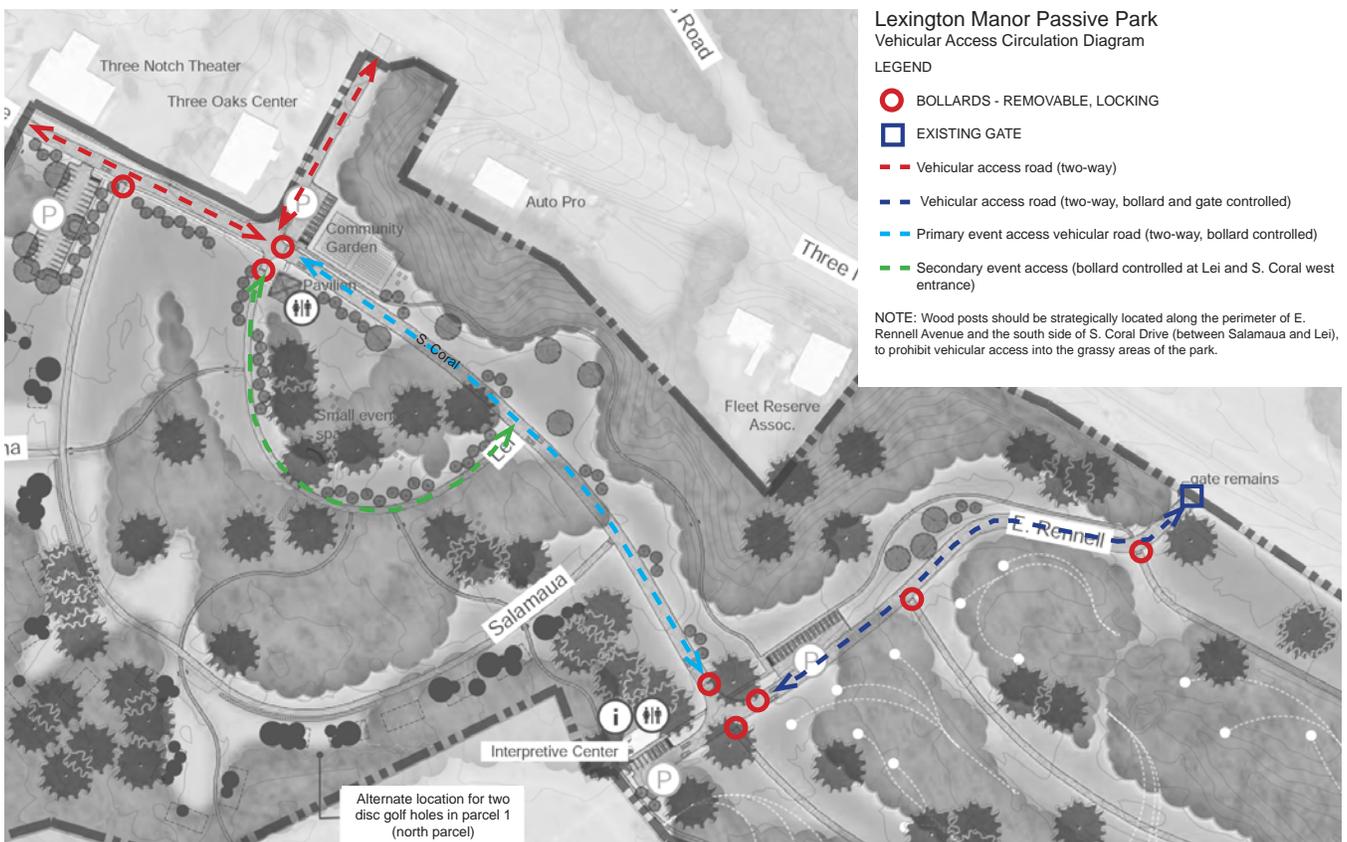


Figure 37. Vehicular Access Circulation Diagram

4. Bollard controlled intersections along Lei Drive could be opened for event setup and closed during the event. Bollards should be removable to provide access.

Maintenance and emergencies:

1. Removable bollards should be placed at the starting/end points of the converted and narrowed former road network to provide access to the interior of the park.
2. Permanent 6x6 wood posts should be strategically located along the perimeter of E. Rennell Avenue and the south side of S. Coral Drive, in particular, to prohibit vehicular access into grassy areas of the park.
3. All roads are to be accessible for emergencies, events, and maintenance.

Circulation - Parking

While visitors to the park can currently park their vehicles at the Interpretive Center or at Lancaster Park, entering Lexington Manor Passive Park near the Interpretive Center, parking and accessibility to events in northern parts of the park is limited. As shown in the Master Plan drawing, the configuration of new parking lots would account for an additional 61 parking spaces at the park (includes four additional accessible spaces).

With the addition of the community garden and the pavilion, parking is recommended across from the Three Oaks Center. This will provide ease of access for ongoing maintenance of the garden



Figure 38 Two new parking areas (P) in the north parcel near the community garden and pavilion

and access to the pavilion. A designated accessible parking space with an access aisle and an accessible route to the pavilion and the community garden should be included. Parking is also recommended in the north parcel, west of Salamaua Court, south of S. Coral Drive, at the westernmost entrance to the park. This will support parking for events in the north parcel. Parking off of E. Rennell Avenue near the interpretive center also provides a more convenient location for visitors desiring access to the north parcel features or events and the interpretive center. A designated accessible parking space with an access aisle and an accessible route to the interpretive center should be included.

Vegetative Strategy and Sustainability

Per the goals of the LPDD Master Plan, protection of existing forest stands, watershed health, and implementation of green infrastructure is critical. The park is replete with natural features, including specimen trees planted and/or preserved during the “Flattops” era, forest stands, hydrological features, and animals and insects that find habitat in the park. ESA provided an assessment of these features and recommendations in the Specimen Tree Inventory and Report (Appendix C.). In order to support and sustain a healthy park ecosystem, and subsequently a healthy environment for park visitors, maintenance and conservation of ecological systems is critical. It is recommended that St. Mary’s County Recreation and Parks periodically consult a certified arborist, ecologist, or similar landscape ecology specialist to provide an assessment with recommendations for maintaining park forests, meadows, and hydrological features, such as rain gardens (discussed below). To support this environmental stewardship effort, Recreation & Parks will enter into a MOU agreement with a non-governmental organization (NGO) with an interest in the stewardship of the park’s natural resources.

Specimen Trees and Forest Stands

ESA identified and tagged 82 specimen trees (30-inches diameter at breast height or greater) within the park. These trees are to be protected in the landscape, where possible. As stated in ESA’s report, if for some reason a healthy specimen tree is to be partially impacted or removed, then best arboricultural management practices are to be implemented or compensated through the forest conservation plan process.

ESA’s report includes a map of locations of the 82 specimen trees documented, as well as a table consisting of the tree identification tag, species, diameter, tree height, canopy crown width and arboricultural comments. ESA concluded that seventy-four percent, or 61 of the 82 trees, were White Oak. Southern red oak accounted for 12% of the tree species. Other overstory tree species inventoried include northern red oak, blackjack oak, red maple, sweetgum,

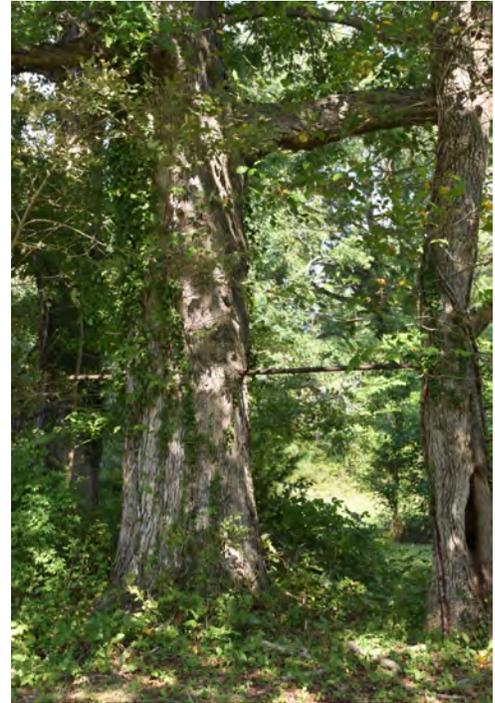


Figure 39 Specimen tree with remnants of former “Flattops” neighborhood



Figure 40 A specimen white oak (Photo credit: ESA)



Figure 41 Old and new cherry trees at the park

loblolly pine, chestnut oak, post oak, and black oak. (Note: none of the ornamental cherry trees met the specimen tree size parameters.) It was determined that ninety percent of the tagged trees are in good condition, with some minor pruning or removal of vines required. Three Forest stands, or referred to as “Natural Area Woodlots,” in ESA’s report, are identified in the park. These are areas of larger forest stands associated with steeper slopes and drainage corridors. Water travels to the drainage corridors from the topographically flat areas where there were once residential structures. The three woodlots are similar in size with an estimated 348 trees per acre, and they are part of larger, contiguous forest-interior woodlands that extend outside of the park boundaries.¹⁰

Non-native invasives, such as English ivy and privet should be managed through an established non-native invasive species program. Suppression of such species will allow for native plant species to establish and support the overall health and diversity of the forest stands.

Ornamental Cherry Trees

According to ESA’s report, the ornamental cherry trees planted along the roadways are all in relatively poor condition. The Japanese ornamental cherry is a short-lived tree and highly susceptible to blight and insect pests. The mature cherry trees that were pruned to remove dead and dying branches have lost their once sculpturally attractive forms. Several new cherry trees have been planted along the former “Flattops” streets, as it is the desire of the community to preserve the trees and to continue to plant them; They are the inspiration for the successful Cherry Blossom festivals held in the spring.

The preservation of the cherry trees requires a sustained maintenance investment, in order to keep them in good health and in attractive form. A replanting program is recommended, with the incorporation of new flowering tree species, that will provide longevity while maintaining an attractive spring display.¹¹ Additional recommendations are as follows.

- Local garden clubs could take cuttings from the healthiest mature cherry trees on site and propagate new trees to prolong the genetic legacy of the original trees.
- Include a greater diversity of cultivars for longevity of the spring blooming trees. Species include Cornelian cherries, Higan cherries, Sweet cherries, crabapples, redbuds, and dogwoods. Species currently on site are likely ‘Kwanzan’ or ‘Yoshino’ cultivars.
- Anticipate short lifespans, so plant more frequently (if planted at



Figure 42 Cherry tree clusters of new and old cherries along Lei and S. Coral Drives (cherry trees shown in dark pink)

¹⁰ Lexington Manor Park Specimen Tree Survey and Forest Characterization, Environmental Systems Analysis, Inc. (ESA)

¹¹ Ibid.

the same time, all will fail around the same time.)

- Plant trees where they will not be exposed to deicing salts.
- Plant trees where the soil within critical root zones will not be compacted.
- Plant ornamental cherry trees in full sun in moderately fertile, acidic, medium moisture soils (well-drained soils). If not planted in full sun, trees will become “one-sided” in form.
- Hire a professional to prune cherry trees or have a cherry pruning lesson for selected volunteers to learn the proper techniques of cherry tree pruning.
- Pruning is required to maintain a strong, sculptural form.
- Ninety percent of cuts should be dead branches, twigs, or stubs. Pruning should be performed after flowering, summer is best because dead branches are visible.
- Prune suckers in the summer to conserve and redirect energy to the crown (Suckers are stems that shoot out from the base or roots of the tree). Some ornamental cherries are grafted at the base of the trunk, so some suckers may have flowers or growth emerge from the stock/base of the tree.
- Prune branches to keep clearance under the trees for pedestrians or vehicles. Always use sharp and clean pruning equipment.
- Trees under stress are more likely to be attacked by pests, such as borers. Regular monitoring is required to keep pests at bay and treat attacks accordingly.
- Fertilize ornamental cherry trees regularly.
- Maintain a 2-3” depth (maximum) mulch ring or planted bed around the trees to avoid accidental cuts or damage to the trunk from mowers or trimmers.
- Recommend grouping of uneven aged ornamental cherry trees to increase visual effects (as shown on the Master Plan drawing)



Figure 43 Rain gardens south of Salamaua

Rain Gardens

Figure 31 on page 28 shows the proposed removal of half of the existing street pavement width, including drain inlets and gutters, where applicable. In place of the removed gutters and drain inlets,

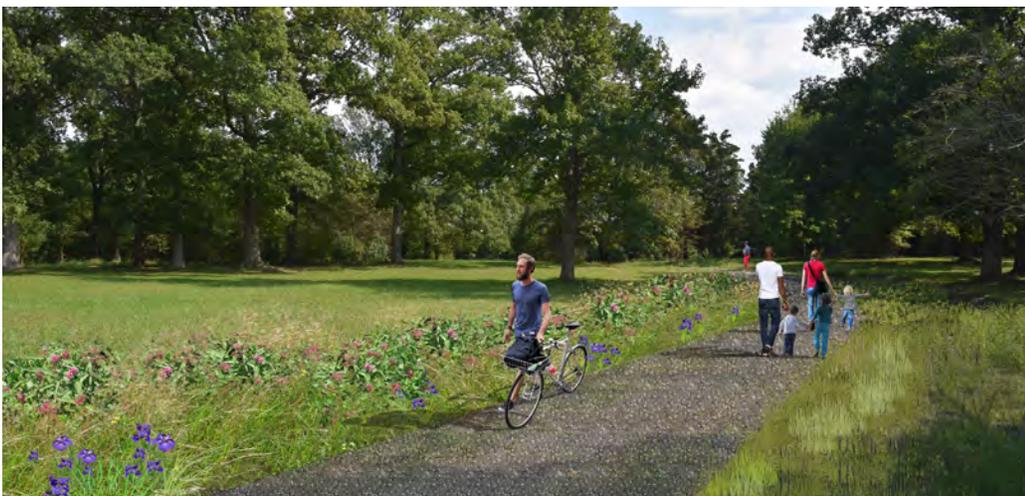


Figure 44 Illustration showing the character of a rain garden situated along a path in the park.



Figure 45 A complementary combination of garden and mural (Photo credit: www.publicartomaha.org)



Figure 46 Hagerstown Cultural Trail is an example of a strong cultural identity established along a short 1/2 mile trail through interactive sculptures, murals, and interpretive installations. (Photo credit: Faces of Hagerstown)



Figure 47 Incorporation of natural features and creative pathmaking (Photo credit: Landworks Studio, Boston USA, Theater Group Retreat Western Maine)

rain gardens could be established. Rain gardens are proposed in two locations in the Master Plan drawing, south of Salamaua Court, where topographic elevations are low and collect runoff. Another rain garden is shown at Lei Drive, midway, where it curves south of S. Coral Drive. Rain gardens provide a method for retaining and filtering stormwater so that it does not become runoff. This stormwater management application will often provide credit, where required, for stormwater treatment.

Passive Lawns and Meadows

Lawn areas are abundant in the park, requiring general lawn maintenance practices, as well as some alternative approaches such as meadows. Recently elevated to “groomed” status (similar to the level of maintenance at Lancaster Park), the CIP operating impact budget for Lexington Manor Passive Park is \$5,000. While elevated to “groomed” status, some recommendations for lawn and meadow maintenance are described below.

- Retain the existing open, grassy lawn areas for passive or casual use recreation. Lawns should be maintained as such, with mowings approximately every two weeks, occasional aeration, and overseeding.
- Limited use of herbicides, pesticides, and fertilizers is recommended; These lawns are not golf course greens. Lawns can be mown at taller heights, to support habitat, and reduce frequency of mowing, as well. Without an irrigation system, taller lawns are preferable, as they tend to lose moisture more slowly than short-cropped lawns.
- Trees should be planted along the perimeter of the open lawns to keep the areas accessible for assembly of event tents and access to these areas.
- When not used for events, selected open lawn areas should be converted to pollinator meadows to support wildlife and insect habitat, and to reduce the need for maintenance. Consult a landscape ecologist or similar professional for meadow management recommendations, as needed. This could serve as a natural systems educational component in the park.
- Bluebirds are frequent visitors to open lawns and meadows, and have been seen in the park. Consider installing blue bird boxes to enhance the local population. (Also a natural systems educational opportunity.)

Public Art

While public art comes in many forms and can be situated virtually anywhere, it is recommended that art installations be sited in accessible locations where the art can be enjoyed by all members of the community and that directly relate to the place in which it is sited. This approach to public art is often associated with the term “placemaking,” with the goal of engaging the community in aspects of the art-making process and providing communities with the means

to improve their environment. The result is a better chance to for residents, users and nearby businesses to develop a sense of pride and ownership over their parks, streets, and public institutions. The Lexington Park’s Mural Projects are a good example of the benefits of engaging the community in the design and development of public art.

The pallet is limitless, and can include anything from site furnishings to sculptures to murals on the multi-use trails. Public art in Lexington Manor Passive Park provides an opportunity to create and reinforce a unique character for the park, to tell the stories of the community, and to engage the community directly in the development of public art projects.

Public art can be used to create or enhance an experiential walk or trail through the park. Intended to be accessible, the trail provides an interesting opportunity for a series or linear type of story-telling art. Such could be incorporated in the Heritage Trail. (See above section “Heritage Trail.”)

With the strong desire for an “arts park,” and the affinity for the towering specimen trees and sculptural flowering cherries on site, an “artboretum”—a play on the concept of an arboretum, or a collection of trees—is an effective way to communicate the overall vision for the role of public art in Lexington Manor Passive Park. A collection or installation of art and plants could be integrated with the historical footprints of the “Flattops” structures. The footprints could be taken literally, as rectangular forms, or they could reference the approximate location of the structures as they once stood. Either way, the spatial reference of the footprint provides a framework for the art or artboretum, if desired, yet the creative possibilities within such framework are limitless. The master plan drawing designates the “nebulous lawns” anchored off of Salamaua Court as ideal opportunities for the structure of the artboretum. The nebulous shape of the lawns originated from where the enclaves of “Flattops” homes were once located.

While there was support for the artboretum concept, it is one avenue or framework for arts in the park; there are multiple ways in which art can be incorporated. In support of the enthusiasm for arts in the park, a non-profit is currently being organized to further explore, engage with the community through public art, and build on the framework to determine the types of arts features that should be included in the park, as a strong expression of the community at large.

Events Areas

While recognizing that Lexington Manor Passive Park is not a formal event space, the master plan does provides space to host community-

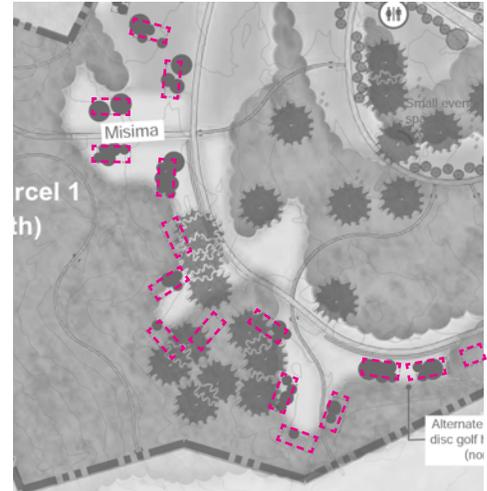


Figure 48 An “Artboretum,” a collection or installation of art and plants could be creatively integrated with the historical footprints of the “Flattops” structures.

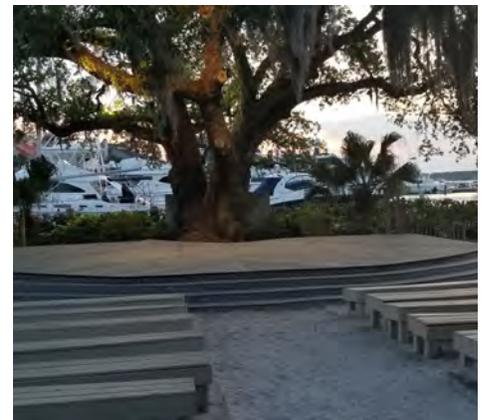


Figure 49 Example of a small event space in Harbour Town, Hilton Head, SC (Photo credit: Arthur Shepherd)



Figure 50 A sculptural pavilion (Photo credit: Sean Godsall, Melbourne Australia; Earl Carter)



Figure 51 Raised Community Garden Bed
(Photo credit: assistivetechologyblog.com)



Figure 52 The community garden with parking, across from Three Oaks Center.



Figure 53 A colorful and creative method for supporting vines in the garden (Photo credit: Philip Rogers, North Austin community garden)

scaled events, with several unprogrammed open lawns and paved areas. The open lawns bordering S. Coral drive and Lei Drive in the north parcel have accommodated events during past Cherry Blossom festivals. This area should remain open lawn to allow for tents and booths, where appropriate. If additional event space is needed, there is room for overflow along Salamaua.

A pavilion with restrooms is recommended at the intersection of S. Coral Drive and Lei Drive, across from the proposed community gardens. It is recommended that the pavilion and restrooms be implemented among the first phase of improvements. This facility will provide an accessible restroom to park visitors at the north, closer to the community garden and events held in the north parcel.

An open-air pavilion, the structure should be designed in a simple modern style, similar to the “Flattops” structures that were once on site. The pavilion and restrooms may be considered as one structure or as separate structures placed in proximity to each other. The pavilion should contain picnic tables and room for storage of supplies.

The new pavilion should be sized to accommodate outdoor event group activities related to the various events programmed throughout the year with an approximate capacity of 150 persons. The restroom should be sized to support the capacity of the pavilion at the approximate rate of one water closet per 75 male persons and one water closet per 40 female persons; one lavatory per 200 male persons and one for every 150 female persons. Supplemental portable facilities should be added for larger events or activities.

A small events space with seating and a platform stage is recommended for hosting small events. Ongoing dialogue will continue to occur with the Naval Station on the scheduling and management of small events as part of ongoing coordination efforts.

Community Garden

Guiding Principles for Designing & Planning Community Gardens

General Purpose

The Lexington Park Development District Master Plan (2015) identifies Community Gardens as a recommended component of Lexington Park’s open space system in general and for a Lexington Manor Park location specifically. The plan recommended that community garden plots be located within the park near the Three Oaks Center. The recommendation is also consistent with the Healthy St. Mary’s Partnership recommendations included in the same document, calling for improving opportunities for physical activity and access to healthy foods.

Issues were noted as part of the public process to ensure that the gardens would have access to nearby parking, shade and water and that they be highly visible so they can be easily monitored. A highly visible location also raised some concerns about how the gardens would be maintained and its general appearance.

Design Considerations

The following guidance is recommended to be incorporated into the design and management of the community gardens site:

- Include outdoor facilities for outdoor eating that enable people to socialize and celebrate food
- Develop 4' x 8' or similar raised beds edged with vertical Black Locust 1x8 lumber to contain garden soil and make them easier to maintain. The first two raised beds closest to the parking lot should be designed for use by wheelchair enabled gardeners. Wheelchair accessible gardens should be 24" to 48" above grade and lifted up on posts so a wheelchair gardener can get their legs under the table.
- Pathways should be smooth and well drained with a stone dust surface to increase the accessibility of the garden beds to all ages and abilities. An asphalt path should lead to the wheelchair accessible gardens. Pathways should be spaced wide enough for wheelbarrows and to provide access to both sides of the garden beds at one time. Four-foot wide paths are required for full accessibility.
- Incorporate composting piles for use by gardeners in a central location (s). As a general rule of thumb, one multi-stage composter is generally required for every 10-15 standard-sized (4' X 8') garden beds, or every 320-480 square feet.
- Design the garden with growth in mind. Build enough beds for initial demand but identify areas for expansion as interest grows
- Water: tap into existing water line along South Coral Drive and include one tap every 100 feet. Incorporate a runoff catchment area with a cistern for capturing rainwater to be stored and used in the garden as a sustainable source of water.
- Parking and loading – include one ADA van accessible space and one space for loading and unloading
- An on-site combination storage/greenhouse shed should be incorporated into the design to include a solar greenhouse on the south side with a water heat storage wall on the inside and potting area behind the heat storage wall.
- Signage: Install a covered kiosk to facilitate communication amongst gardeners and to post garden rules, emergency contact information, and other gardening advice
- A low fence should be installed around the perimeter with the option of increasing the height if deer become a problem.
- Community harvest garden: Consider planting fruit and nut trees for “foragers” who otherwise might pick from a community gardeners harvest. Provide signage that helps potential “foragers” know when to pick ripened fruit.



Figure 54 Gate and Garland at Southside Community Garden, Sacramento, CA, by Solomon Bassoff - Faducci (Photo credit: www.publicartarchive.org)



Figure 55 Small events area (circled above)



Figure 56 Creative park signage (Photo credit: Iowa West Foundation; Big Lake blog)

Utilities and Infrastructure

In order to support park enhancements, additional utility connections and park lighting should be considered. These include the following recommendations:

- Provide electrical access along S. Coral Drive for events, vendors, or food trucks
- Provide electrical outlets in the pavilion for small events.
- Provide water and sewer service to the pavilion restrooms.
- Provide water and sewer service to drinking fountains at the pavilion.
- Provide electrical service for surveillance cameras at key locations, such as at the community gardens, the pavilion, and public art features.
- Provide electrical service for lighting along the extended multi-use trail connecting the terminus of Misima with Willows Road.
- Any path lighting will be low-level lighting with light focused downwards and the source shielded to minimize glare.
- Provide safety lighting at park entrance parking lots on E. Rennell Avenue, Lei Drive, and S. Coral Drive. Light sources will be directed downward toward pavement utilizing full-cutoff fixtures to minimize glare.

Park Entry Signs and Wayfinding

Attractive entry signs are the first formal welcome to visitors to the park. Four locations have been identified for formal signs identifying vehicular and pedestrian entrances:

- S. Coral Drive, west of the new parking lot (across from Three Notch Theater)
- Lei Drive, north of the parking lot for the community garden
- Three Notch Road, indicating the E. Rennell Avenue entrance
- South of the U.S. Colored Troop Memorial Monument, near the Lancaster Park parking

The four signs around the park's perimeter should be low-key, likely made of wood and similar to the County's current sign vocabulary.

A banner sign support structure could be located at the pavilion for announcing events and festivals.



Figure 57 Mural painted park benches (Photo credit: SF Better Streets; sfbetterstreets.org)

Pedestrian-scale wayfinding signs can be installed to help visitors find park features from Downtown or Lancaster Park (Interpretive Center, Community Garden, Parking, etc.) A kiosk could be located at each park entry for orientation.

Other Park Amenities

A master plan is a diagram that provides direction and instruction for the future location and scale of park features and improvements. By its nature and scale of recommendations, it does not specifically and in great detail address many of the elements within a park that make a place special and identifiable. This level of detail is important to

the overall character and appeal of the park and should be addressed as projects are developed.

Site furniture installed in the park should be the same or from a similar appearing suite—tables, chairs, benches, trash cans, etc. It could also be incorporated as public art.

Benches should generally be located along the wooded footpaths and multi-use trails where they intersect with other trails or footpaths. Benches should be on either side of the trails or footpaths with benches facing each other for ease of conversing or socializing. Picnic tables should be located at the lawn areas shown on the plan, generally in the north parcel, north of Salamaua. Accessible picnic tables should be provided.

While most furniture in a park should be fixed in place for security reasons, research supports the use of movable furniture as a positive way to encourage ownership and place-making by park users. If possible, some grassy open space areas will benefit from being outfitted with movable site furniture to allow for a user to follow the sun and its warmth on an early spring day by moving a chair during the day, to allow the open space to be configured for various events, including vendors and seasonal activities, and to allow for the normal ebb and flow of various sized groups and gatherings.



Figure 58 Illustrative drawing of S. Coral Drive, looking north west, toward the pavilion and community gardens

Implementation

The implementation of the Lexington Manor Passive Park Master Plan will be accomplished through four distinct methods:

- Capital Improvements
- State, Federal, and Private Grant Programs
- Volunteer Programs
- Ongoing Maintenance and Operations

Priority Projects for Early Implementation

The initial phases of improvements (clearing and maintaining vegetation and improving sight lines through the park) were funded by St. Mary's County in FY 2019. The following paragraphs summarize a logical set of priorities for future projects.

Capital Improvements: FY 2020-2021 priorities

1. Rehabilitation of the existing road system to accommodate future events (S. Coral and Lei) and conversion of non-event roads to trails by removing half the pavement and converting stormwater inlets to rain gardens; installation of removable bollards to enhance vehicular circulation (funding approved for FY2020/2021).
2. Installation of safety lighting and video cameras in and around existing entrances
3. Relocation of disc golf holes 10 and 11 and design and



Figure 59 Illustrative drawing of footpath to the community garden, looking north west, through artist-designed benches toward the pavilion

construction of new parking areas along South Coral Drive and E. Rennell Avenue.

4. Design and construction of the Willows Road to Downtown connector trail
5. Design and construction of connecting pathways between Lancaster Park and Lexington Manor Passive Park
6. Installation of event related infrastructure, including the pavilion with restrooms at S. Coral/Lei intersection, seating areas, and picnic tables. Install electrical conduit at the pavilion and restrooms for lighting and events.

Potential projects and programs for sponsored program (grant) funding

7. Establishment of a non-profit foundation to manage the public art program and incorporate public art into the design of future park elements
8. Establish a community gardening program as part of the non-profit foundation mission (or as part of another existing non-profit organization) and seek funding for initial garden beds, the parking area, and water.
9. Development of a more detailed preliminary design plan for a heritage trail incorporating public art, placemaking, storytelling, and historic interpretation



Figure 60 Illustrative drawing of the pavilion with public restroom on S. Coral Drive. Architecture could reflect the style of the Flattops structures, as recognized by the Maryland Historical Trust.

-
10. Establish a comprehensive flowering cherry restoration program
 11. Development of a more detailed preliminary design plan for the arboretum including the development of thematic sculpture gardens and outdoor rooms and spaces as a unique setting for public art
 12. Implementation of arboretum garden rooms (after completion of preliminary design plan)

Potential projects and programs for volunteers and supporters

13. South Parcel Perimeter Trail
14. Adopt a cherry tree
15. Adopt a garden room as part of arboretum concept

Potential Funding Sources

The following section describes potential funding sources.

Capital Improvement Program of St. Mary's County

FY 2020 Budget (approved May 21, 2019) –\$350,000 is included in the Recreation and Parks acquisition/development budget for improvements to Lexington Manor Passive Park for FY2020 and an additional \$250,000 is requested for FY 2021. The new funding is for improvements to the existing Flattops streets (asphalt overlay, removal of pavement, sidewalks, curbing), clearing dead and damaged trees and vegetation, and general operating impacts. Also included is a wayfinding sign at Lancaster Park and relocation of two golf holes impacted by the proposed parking lot on E. Rennell Ave. The master plan recommends that S. Coral Dr. remain as a full width street and the remaining streets within the former Flattops neighborhood be converted to trails by removing half of the street width and resurfacing.

Stormwater management measures will also be needed (either repairing existing stormwater management on S. Coral Dr., or converting curb, gutter and inlets to rain gardens as shown in the plans).

State, Federal and Private Grant Programs

There are several key funding programs that may be appropriate for implementing parts of the Lexington Manor Passive Park program. These include programs that support public art, heritage tourism, healthy living, bicycle and pedestrian facilities, and Maryland Heritage Areas Financial Assistance Programs (MHT):

Lexington Manor Passive Park is located within the certified boundary of the Southern Maryland Heritage Area, among thirteen areas designated by the state to receive targeted financial and technical assistance. The driving theme underlying heritage area grants is public engagement and economic impact through heritage tourism.

Maryland Heritage Areas Program

The Maryland Heritage Areas Program provides dollar-for-dollar matching grants to nonprofit organizations and government entities for capital and non-capital projects located within a Maryland Certified Heritage Area (CHA). Lexington Manor Park is located within the Southern Maryland Heritage Area. Grants can support projects involving historical, cultural or natural resources, sites, events or facilities. Eligible projects must have a heritage tourism component.

Non-Capital Grants

Non-Capital Grants of up to \$50,000 are available for non-capital projects, which can include Planning (research, field investigation, data recovery, feasibility and planning studies, design documents and other planning activities that support the heritage area); Interpretation (exhibits, signage, pedestrian wayfinding signage, interpretive brochures, educational programs and materials, other interpretive activities that support the heritage area); and Programming (seminars, conferences, performances, reenactments, commemorations, festivals).

Capital Grants

Capital Grants of up to \$100,000 are available for Acquisition (fee title of real property, interest other than fee title (i.e. easement) of real property); Development (repair or alteration of an existing building, structure or site, new construction for heritage tourism purposes) among other purposes.

US Department of Transportation Bicycle and Pedestrian Funding

Appendix G includes a table of all federal funding programs that support bicycle and pedestrian projects. To the extent that the Willows to Misima connection is serving the bicycle and pedestrian transportation needs, then some of these programs may be applicable. The most frequently accessed programs for the construction of either transportation trails or recreation trails are the Transportation Alternatives Program or the Recreational Trails Program, respectively.

Office of Economic Adjustment

Grant funds are used to organize and plan economic recovery in response to the closure or realignment of military installations, cancellation or termination of a Defense contract, or to plan compatible land use near installations where community growth may interfere with the ongoing missions of an active duty installation. This program is ongoing and potentially could be utilized for capital improvements needed to continue converting the former “Flattops” to a passive park consistent with the AICUZ.
<http://www.oea.gov/grants/grant-opportunities>

MD Arts Council and St. Mary's County Arts Council PAP grants

Maryland Arts Council and St. Mary's County Arts Council Public Art Project (PAP) grant programs fund Maryland artists that are producing projects with County Arts Councils or designated Arts & Entertainment Districts (A&Es). The program has funded the Lexington Manor Mural Project and Juneteenth Celebration. Applicants for grant funding consideration must qualify as nonprofit organizations presenting arts programs or projects in St. Mary's County or for the benefit of St. Mary's County citizens. All funded programs and projects must be open to the public and must meet specific eligibility criteria.
<https://www.stmarysartscouncil.com/grants-and-scholarships>

Gardening Know How

Gardening Know How offers school and community garden sponsorship programs. Each sponsorship is for \$1000.for both school and community gardens.
<https://www.gardeningknowhow.com/apply-garden-sponsorship>

Plan Approval Process

This master plan was presented to St. Mary's County Board of County Commissioners for approval on July 9, 2019.

APPENDIX A

Lexington Manor Passive Park Master Plan Drawing

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Lexington Manor Passive Park Master Plan

- Parking
- Restroom
- Interpretive Center (existing)
- 2-ft contours
- Tree canopy
- Specimen tree (30-inch + diameter)
- "Flattops" road - 24 ft
- "Flattops" road - 12 ft
- Foot path - 6 ft
- Disc golf (existing)
- "Art"-boretum feature (footprint of former "Flattop" building)
- Benches
- Picnic table area
- Flowering tree
- Shade tree
- Rain garden
- Pavilion
- Removable bollards

Note: See **Vehicular Access Circulation Diagram** for vehicular access and removable bollard locations.

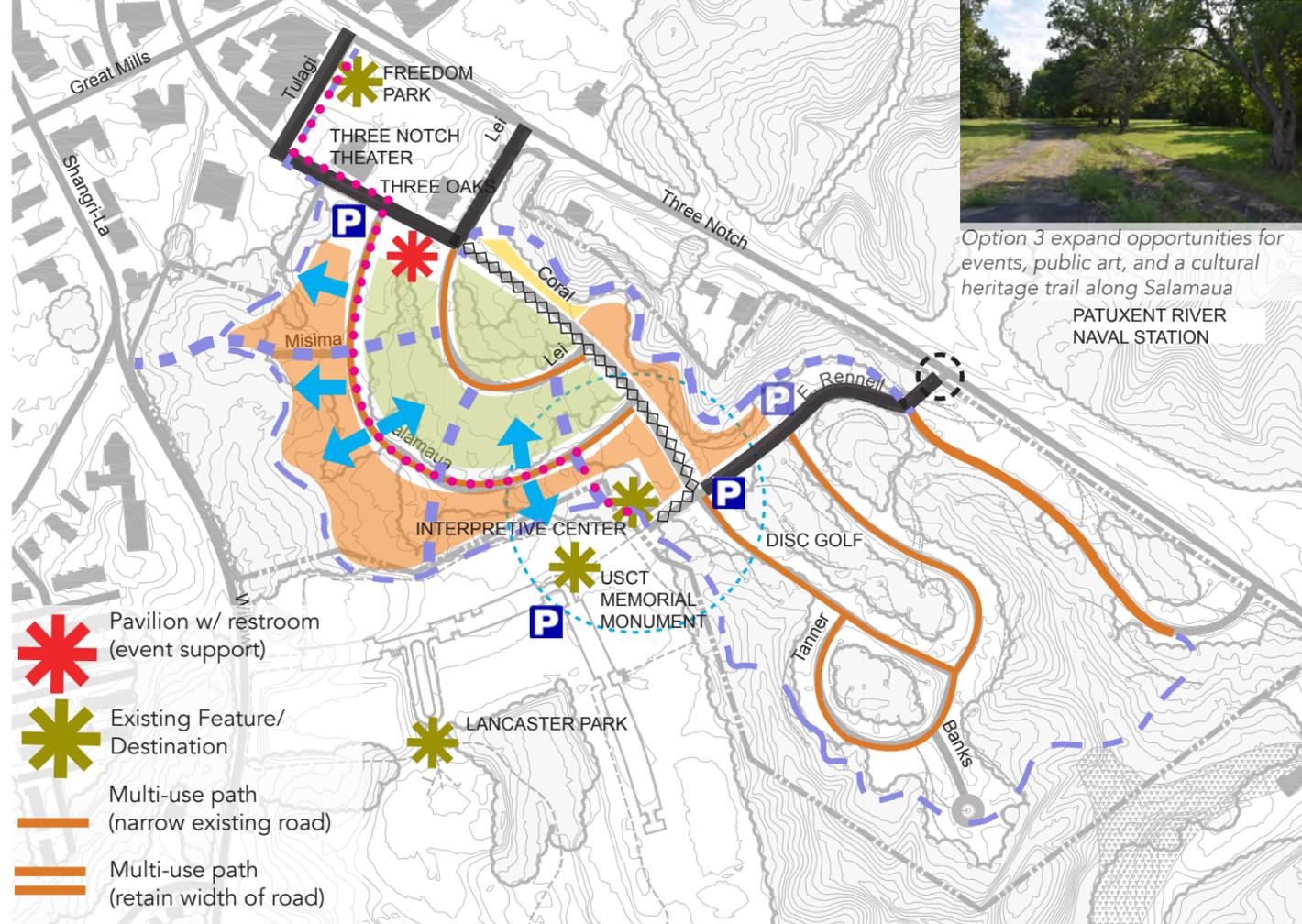
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APPENDIX B

Concept Alternatives Questionnaire

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OPTION 3: CREATE EVENTS AND HERITAGE TRAIL SPINE ALONG SALAMAUA



Legend	Program Element
	Events/Program Spine expanded arts and heritage event programming along Salamaua using the "Arboretum" concept
	Heritage Trail: interpreted trail connects Freedom Park to USCT Memorial Monument and Interpretive Center focused along Salamaua
	Community Garden Lei and Coral (NE corner)
	Visual Corridors: enhance natural openings (limbing up trees; thinning understory; preserve healthy trees/remove damaged/dying trees)
	Vehicular Access: limited at Coral/Lei and Coral/E. Rennell intersection
	Event Access: Coral Drive between Lei and E. Rennell open
	Casual Use: open grass areas with tree groupings
	Parking: new lots accessed along Coral at Lei and Salamaua
	Trail Connections: <ul style="list-style-type: none"> Willows Road to Lei (via Misima) to new pavilion (multi-use trail) Lancaster Park to Lei (new footpath through woods to new pavilion) Interpretive Center to Lei
	Public Art: incorporated into Events/Program spaces along Salamaua



All three options include a multi-use path connection between Willows Road and Lei along Misima



All three options address which roads to narrow down to 12' pathways and which to retain width for future use during events



Option 3 expand opportunities for events, public art, and a cultural heritage trail along Salamaua

Lexington Manor Park Master Plan

Allowable Uses and Site Layout Options

Based upon the input provided at the initial stakeholder and Recreation and Parks Citizen Advisory Board meetings on February 21, 2019, three options, arrayed on the following pages, are under consideration for accommodating potential uses, circulation and parking. The following describes the potential and allowable uses:

Events and Programming Spine - areas enhanced to better accommodate future art and heritage events and other programmed temporary activities. Three options are proposed:

- Option 1: Narrow spine along Coral between Freedom Park and the Interpretive Center
- Option 2: Expanded spine along Coral between Freedom Park and the Interpretive Center and extending along the loop on Lei
- Option 3: Expanded spine along Salamaua using the "Arboretum" concept

Heritage Trail - an interpreted walkway or path telling the story of Flattops and the surrounding neighborhoods. Three options are shown:

- Option 1: Part of narrow event spine along Coral
- Option 2: Separated from event spine along a new footpath around the perimeter of the former Flattops
- Option 3: Part of expanded event spine along Salamaua

Community Garden - space dedicated to garden plots and/or tree nut and fruit crops (several options located closer to Coral/Lei intersection)

Casual Use: open grass areas with tree groupings for passive activities

Visual Corridors: enhance natural openings to increase safety and visibility between park areas (limbing up trees; thinning understory; preserve healthy trees/remove damaged/dying trees)

Vehicular and Event Access - changes to the circulation and parking included with each of three options:

- Option 1: Current access and circulation remain the same
- Option 2: Closed at Coral/Lei intersection, event access at E. Rennell (gate opened at Three Notch for events)
- Option 3: Closed at Coral/Lei intersection; E. Rennell open from Three Notch to Coral; event access between Coral/Lei to E. Rennell

Trail Connections - add new multi-use trail from Willows to Lei via Misima (all options) and conversion of all roads to trails by removing 1/2 of roadway width, except the following for each of the three options:

- Option 1: Lei (event use) and Coral (vehicular access)
- Option 2: Lei and Coral (event use) and E. Rennell temporary access
- Option 3: Coral from Lei to E. Rennell (events)

Public Art: can be incorporated directly into the features of the park, such as the pavilion, benches or lighting; or as a sculpture park integrated with the event spine.

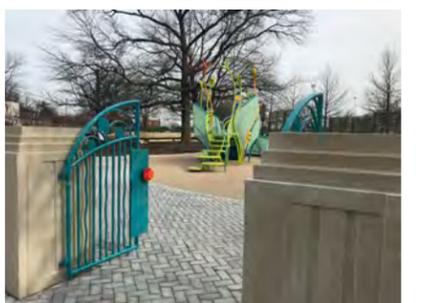
Pavilion: new picnic pavilion with restrooms to support events.



Option 1 retains and enhances the existing event infrastructure and an interpreted cultural heritage trail along Coral Drive



Options 2 and 3 expand opportunities for events, public art, and a cultural heritage trail along Coral and Lei Drives (Option 2) or along Salamaua (Option 3), respectively



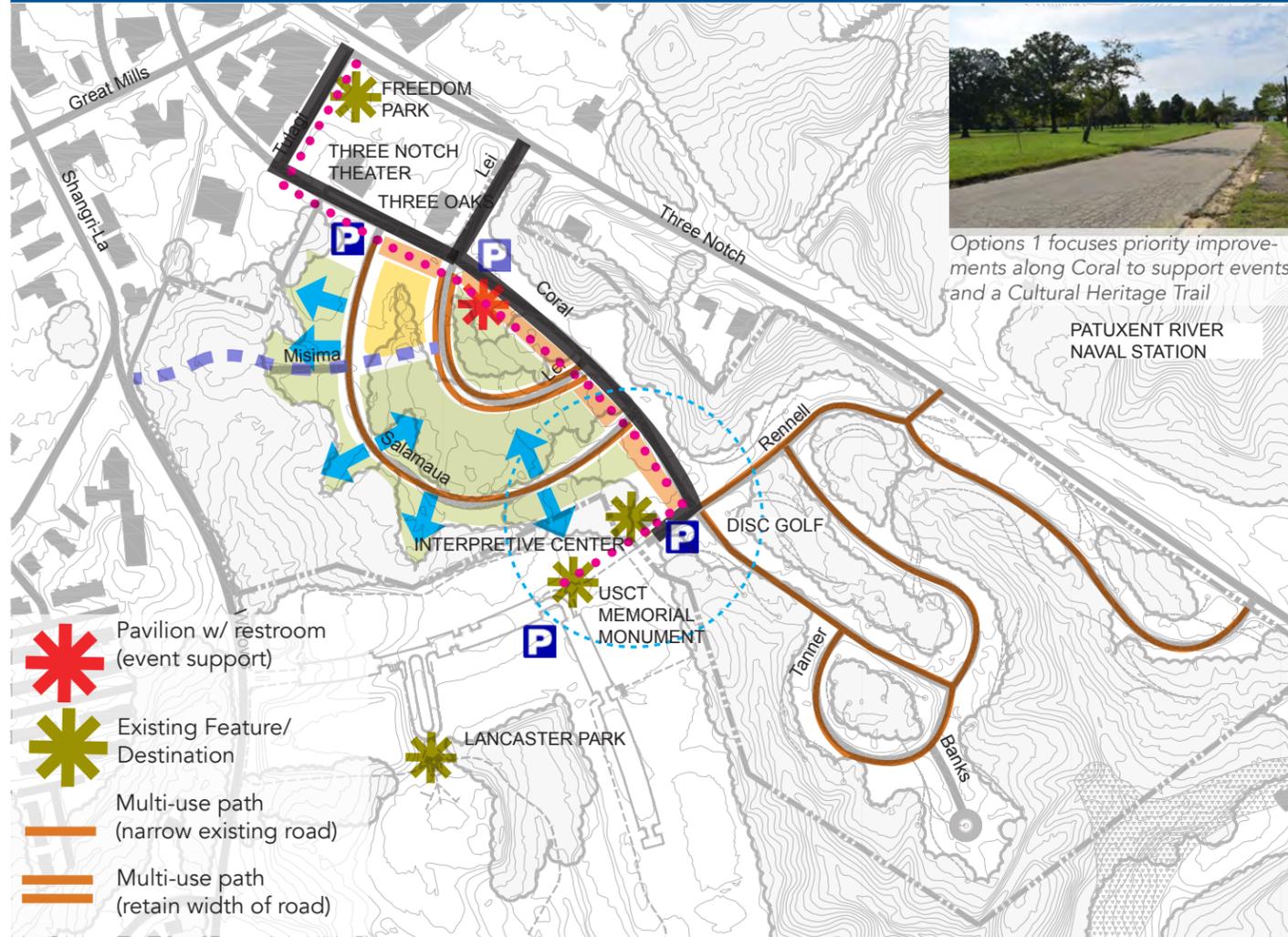
Public art can be curated and located throughout the park (such as at the Anne Marie Sculpture Garden, top) or integrated into specific design elements (Simpson Park, Alexandria, VA)

St. Mary's CDC

City of Hagerstown

Annamarie Sculpture Garden

OPTION 1: RETAIN EXISTING FEATURES WITH LIMITED INTERVENTION



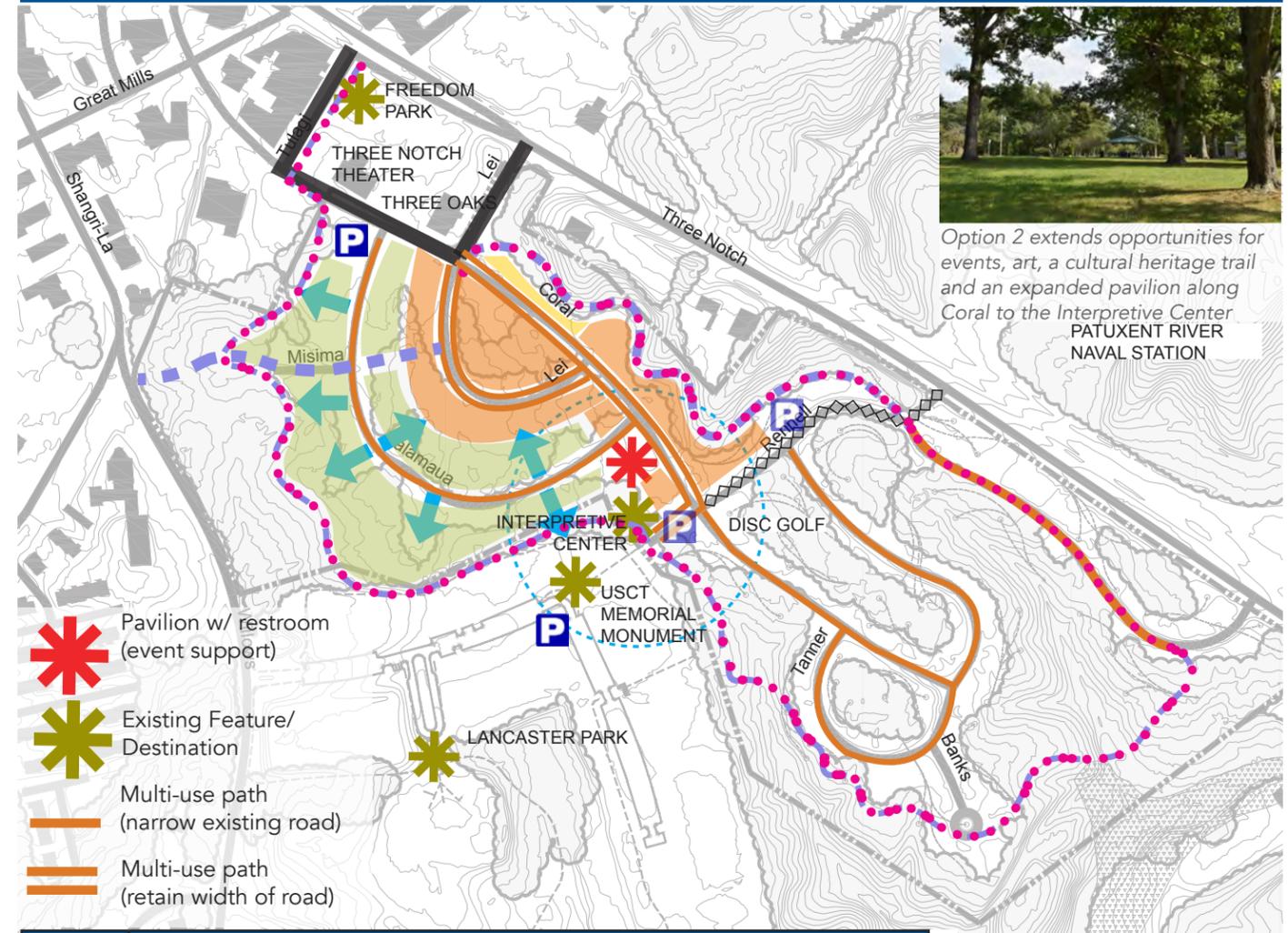
Options 1 focuses priority improvements along Coral to support events and a Cultural Heritage Trail

Legend	Program Element
	Events/Program Spines: focused as an art and heritage event spine along Coral between Freedom Park and the Interpretive Center
	Heritage Trail: incorporated as part of the event spine along Coral
	Community Garden between Lei and Salamaua
	Visual Corridors: enhance natural openings (limbing up trees; thinning understory; preserve healthy trees/remove damaged/dying trees)
	Vehicular Access: retain existing access on Coral Drive from Lei to E. Rennell
	Event Access: no change
	Casual Use: open grass areas with tree groupings
	Parking: along Coral at Salamaua and NW corner of Lei and Coral (events)
	Trail Connections: <ul style="list-style-type: none"> From Lei to Willows Road along at Misima (multi-use trail) Convert road network to multi-use paths except as needed for events (retain pavement on Lei for events)
	Public Art: throughout the park and along the Heritage Trail



Providing visual connections by enhancing existing openings such as towards Lancaster Park is common to all three options.

OPTION 2: EXPAND EVENTS/PROGRAMMING SPACES ALONG CORAL



Option 2 extends opportunities for events, art, a cultural heritage trail and an expanded pavilion along Coral to the Interpretive Center PATUXENT RIVER NAVAL STATION

Legend	Program Element
	Events/Program Spine: event programming along Coral between Lei and E. Rennell and extending along the loop on Lei
	Heritage Trail: interpreted trail connecting Freedom Park to USCT Memorial Monument; extending along nature trail at the perimeter of Flattops
	Community Garden NE corner of Lei and Coral
	Visual Corridors: enhance natural openings (limbing up trees; thinning understory; preserve healthy trees/remove damaged/dying trees)
	Vehicular Access: closed at Coral/Lei intersection, event access at E. Rennell
	Event Access: E. Rennell to Three Notch (gate open for event)
	Casual Use: open grass areas with tree groupings
	Parking: Lancaster Park and Coral at Salamaua, E. Rennell (events)
	Trail Connections: <ul style="list-style-type: none"> From Lei to Willows Road along at Misima (multi-use trail) Convert road network to multi-use paths except as needed for events New woodland footpath to form a loop at the park perimeter;
	Public Art: part of Events/Program spaces as permanent installations



Connecting Freedom Park with the US Colored Troops Memorial along a new Cultural Heritage Trail can be developed jointly with an Events Spine along Coral in Option 2 or Salamaua in Option 3

APPENDIX C

Specimen Tree Inventory and Report

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3/27/19

Mr. Jim Klein
Lardner/Klein Landscape Architects
815 North Royal, Suite 200
Alexandria, VA 22314

Re: *Lexington Manor Park Specimen Tree Survey and Forest Characterization*
Lexington Park, St. Mary's County, MD
ESA Contract 2018-79

Jim:

Environmental Systems Analysis, Inc. (ESA) has been retained by Lardner/Klein Landscape Architects (LKA) to assist with field studies pertaining to the development of the Lexington Manor Passive Park Concept Plan (RFP 2019-053). This report includes ESA's findings for a specimen tree survey, forest characterization, wetlands and waters classification and other documentation of on-site existing conditions.

Introduction

The study site is known as Lexington Manor Park, an 85-acre parcel that was formerly a military housing complex built in the 1940's, and known as the Flattops. In 2004 and 2005, the 171 housing units were razed, leaving behind the roadway infrastructure of the former residential community.

This site is more or less bounded by Three Notch Road (Route 235) and Patuxent Naval Air Station to the north and east, Great Mills Road and the Lexington Park Post Office to the north and west, and then Willows Road and Lancaster Park to the south and west. The Park has two sections, a 35-acre upper section and a 50-acre lower section with disc golf course. The sections are divided by a War Memorial, interpretive center and picnic pavilions. Access is currently available from Lancaster Park, off of Willows Road and from South Coral Drive, an internal park roadway, which ends at the interpretive center.

Specimen Tree Survey

ESA performed field work on March 20, 2019, prior to, but at the onset of bud-break and leaf-out. ESA field-located and surveyed all trees 30-inches diameter at breast height (dbh) and greater, leading to 82 trees being tagged and surveyed. The Maryland Department of Natural Resources, *State Forest Conservation Technical Manual* and St. Mary's County, Department of Land Use & Growth Management, *FSD Checklist and FCP Checklist* defines a specimen tree as having a diameter at breast height of 30-inches or more, or trees having 75% or more of the diameter of the current State champion of that species. Healthy specimen trees are to be protected in the landscape, as and where possible. If for some reason

a healthy specimen tree is to be partially impacted or removed, then best arboricultural management practices are to be implemented or compensated through the forest conservation plan process.

Attached with this report is a map of the specimen tree locations and a table consisting of the tree identification tag, species, diameter, tree height, canopy crown width and arboricultural comments. Seventy four percent or 61 of 82 trees were white oak, then followed by southern red oak at 12%. Other overstory trees observed included northern red oak, blackjack oak, red maple, sweetgum, loblolly pine, chestnut oak, post oak and black oak. Ninety percent of the tagged trees were considered to be in good condition, where only some minor sanitation pruning may be required, or the removal of vines growing on the trees.

The largest healthy, specimen white oak in St. Mary's County is 63-inches diameter, located at a private residence in Leonardtown, and was nominated in 2014 (*The Maryland Big Tree Program Website*). Lexington Manor Park had one white oak within 75% (47-inch diameter or greater) of the size of the County champion, which was tree tag #74, a 55-inch diameter tree with two primary leaders, both 30-inches each, breaking at face height, and generating a 55-inch diameter trunk bole.

The majority of the specimen trees of 30-inches and larger occurred within the open ground surrounding the roadway network. This area also had a goodly number of mature, overstory, open grown, broad crowned oak in the 20 to 29-inch diameter range. It appears that when the Flattops residential community was designed and built by the federal government starting in 1943, the architects made a point to protect select oak hardwoods for retention in the community proper (lawn and common areas). The federal government sold all of the residences to Club Properties in 1962. The new owner planted the Japanese cherry trees found along the primary roads. Large, open grown oak are quite evident within the landscape, then with maintained lawn and a network of internal roads. Along the roads, the former residential sites are now maintained as grassy areas with the remnants of the hardwood overstory, and no associate forest structure of understory trees, shrubs or herb layer. This former residential zone then meets natural area forest zones at several locations toward the perimeter of the property, where the land slopes downward into valley and side slope topography, away from where the homes were once located on level grounds.

The overstory oak zone where the homes were once located, is dominated by stately oak, typically with broad crowned and open-grown canopies, and with most being quite healthy, as oaks can handle ground compaction and are long-lived trees, capable of living beyond a 300-year time period.

Ornamental Cherry Trees

The planted ornamental cherry along the roadways are all in relatively poor condition. The Japanese ornamental cherry is a short-lived tree by nature and pre-disposed to blight and other insect and disease vectors. At present, the cherry have been pruned to eliminate dead and dying wood, and now appear as remnants of their once preeminence within the landscape. The remaining cherry trees no longer retain their original shape, are stunted and are nearing the end of their life expectancies. If the result of the master plan is a decision to try and retain or replant the Japanese cherries, then they will require an on-going investment in both time and money to restore and sustain a healthy and attractive planting. Further evaluation of what is required to continue to retain the Japanese cherries will be addressed in the master plan report. No 30-inch diameter or larger Japanese cherry were documented during the specimen tree survey.

Natural Area Woodlots

Three areas of larger, natural area woodlots occur at the project site, and are associated with steeper slopes and drainage corridors, away from what was the flat grounds where the former residential homes were cited. They are labeled as forest stands #FS-1, #FS-2 and #FS-3 from north to south. Woodlot #1 occurs in the north 35-acre area, and woodlots #2 and #3 occur in the southern 50-acre zone, with the woods continuing off-site as a part of larger, contiguous forest-interior woodlands, and which includes Penbrook Run.

The three woodlots were all similar and considered homogeneous, with an estimated 348 trees per acre and a fully-stocked basal area of 103. The dominant species was white oak, at approximately 34 per acre, and with a mean diameter of 12-inches. White oak with a mean diameter of 12-inches are typically 60-years old, suggesting that the natural area woodlands date to the late 1950's. Species observed within the woodlands included white oak, northern red oak, Virginia pine, southern red oak, loblolly pine, black gum, American holly, black cherry, eastern red cedar, southern magnolia (likely introduced, as escaped from residential), multiflora rose, privet, winged euonymus, poison ivy, Japanese honeysuckle and common greenbriar.

Wetlands/Waters Classification

All surface waters flow from the 85-acre property and eventually to the St. Mary's River. This watershed is classified as Use Class 1, Tier II waters. The Tier II designation requires that the State (MDE) will ask for extra-ordinary SWM practices to ensure water quality from any proposed land development, and typically in excess of MD SWM Design Guidelines. The study parcel does not include floodplain, per FEMA mapping.

While performing tree survey and forest characterization, ESA performed a preliminary wetland delineation to classify any nontidal wetlands or waterways observed. In the north portion of the tract, at the dead-end of Misima Road, a 40-foot by 20-foot percolation bulb was observed that contained a few shoots of cattail and soft rush, but which was dominated by tall fescue. This depression appears to collect water and a flow path exits from the depression, and into depression topography. We did not observe hydric wetland soil, nor any seasonal base flow, and we therefore classified the system as being ephemeral, only flowing in response to direct precipitation, and not considered jurisdictional by either the Maryland Department of the Environment (MDE) or the U.S. Army Corps of Engineers (ACOE).

Two draws occur in the lower, south portion of the project site. The more north and easterly draw is considered forested upland drainage, a dry swale that may carry direct precipitation during rain events. We did not observe flow rack through the drainage corridor. The second draw occurs in the lower south and west and is classified as an ephemeral channel. The channel did have a few pockets of standing water, but no seasonal base flow. No regulatory wetlands or riverine intermittent or perennial stream channels were documented on-site. Reference the enclosed mapping for details.

Environmental Review

ESA submitted paperwork to the Maryland Department of Natural Resources (DNR), Natural Heritage Program, asking for a review of their internal files to ascertain if any known rare, threatened and/or endangered plant or animal species are known to occur on-site or nearby of similar habitat. This level of

review generally takes 30 to 60-days for DNR to respond. We can not therefore include DNR findings with this letter report. The St. Mary's River watershed is known to have several significant wetland related plant species, several areas of wetlands of state importance and the highly state rare, eastern narrow-mouth toad within the watershed. Therefore, natural areas that include wetlands and streams are targeted areas for survey. As noted previously, wetlands/waters were not documented as occurring on the Lexington Manor parklands.

ESA performed a natural heritage review through the federal U.S. Fish and Wildlife IPaC system. The federally threatened northern long-eared bat has been documented at the Patuxent Naval Air Station, which abuts the Lexington Manor Park parklands along its north and east, Route 235 boundary. This means that no trees can be felled from the project site between June 1 and July 31, when these bats may be roosting/nesting. The only exception is for a direct threat to human life or property.

Recommendations

It is our understanding that the 85-acre parkland tract is to remain as parklands. We noted non-native invasive English ivy with regularity and growing on many of the trees that occur both in the woods and within the more open habitat where housing once occurred. A program should be implemented to manage for the elimination of English ivy, especially when growing on mature trees. The non-native shrub privet was observed with regularity, especially along the edges of the forest and should also be suppressed, as it is a dominant feature in the landscape, and reduces the potential for native shrub cover.

The areas of the park that includes the road network and where the housing once occurred appears as a savannah, where overstory trees occur, but then is devoid of understory, shrub and herb matrices. It appears that these lawn areas with an oak dominated overstory are intentionally maintained as lawn. Once the master plan is completed and overall design objectives confirmed, the County should consider preparing a natural resources management plan to direct future management operations within particular parkland zones. At present several once-open areas are beginning to become covered with a dense cover of loblolly saplings, and it is not known if this is desirable.

Consideration should be given to converting some of the extensive lawn areas into pollinator meadows to enhance wildlife and insect habitat and reduce the maintenance burden of turf. Lawn areas should be occasionally aerated and improved via over-seeding and fertilization. The open canopy overstory trees should be pruned and soils aerated as necessary.

Options to consider for the planted Japanese cherry trees include:

- Retain the character defining features of the ornamental planting by an overall replanting program, similar to, but on a smaller scale as is done for the cherries along the tidal basin in Washington, DC.
- Replant new flowering trees to replace the cherries with a stronger diversity of species, while retaining the overall desire to achieve a spring display.

Through the master planning process, some roads will be narrowed and pavement removed. Because the roads will include various activities, a lawn perimeter is appropriate, then with occasional drifts/sweeps of meadows.

The lower, south portion of the park includes a disc golf course, and has restricted access by vehicles other than for maintenance operations, and existing pavement is likely to be converted to narrower paved trails. Because mating bluebirds were observed at the time of the forest characterization and tree survey, Parks may want to consider installing blue bird boxes to enhance the local population.

Please let me know if I can be of any further assistance or if you have questions regarding this letter report. I can be reached at 301-775-4388 (cell phone), 410-267-0495 x-203 (office phone) or e-mail at mburchick@esatoday.com.

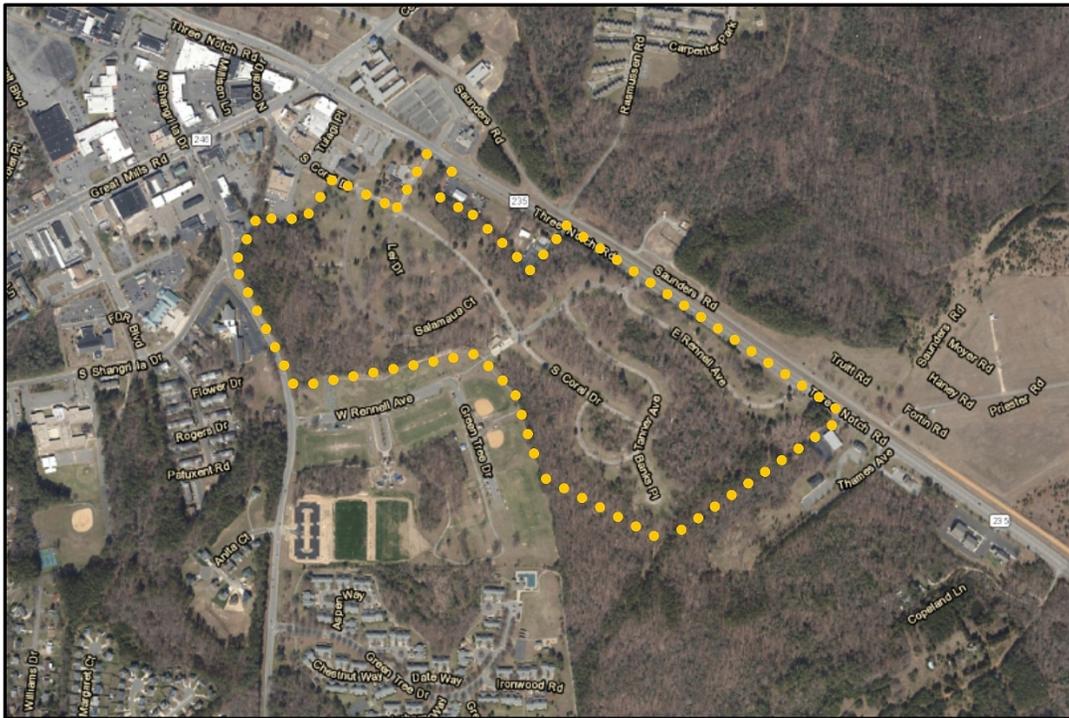
Sincerely,

Mark Burchick

Mark Burchick
Principal, Senior Environmental Scientist

Attachments:

- Select Photographs
- Specimen Tree Survey Map
- Specimen Tree Survey Table
- Wetlands/Waters Classification and Soils Map



Above: Vicinity aerial map from MD Merlin Interactive (2017 photo).

Below: Typical open grown, broad-crowned, overstory oak.





Above: Tree #19, a 44-inch diameter, specimen white oak.
Below: Aluminum tags and nails were used to document the 82 specimen trees.





Above: A typical photo of the internal road network.
Below: The lower, southern 50-acre parcel included a disc (frisbee) golf course.





Above: Tree #19, a 44-inch diameter, specimen white oak.
Below: Aluminum tags and nails were used to document the 82 specimen trees.





Above: A typical photo of the internal road network.
Below: The lower, southern 50-acre parcel included a disc (frisbee) golf course.



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ESA Inc. Specimen Tree Survey Field Data Collection

Project Name: Lexington Manor Park

Date: 3/20/2019

Color of Flagging: N/A

Field Crew: MB, JC

Regulatory Requirement: 30 DBH

Aluminum Tags Used? Yes

ID #	Species	Scientific Name	DBH (inches)	Height (feet)	Crown (feet)	Observations ¹
1	Northern Red Oak	<i>Quercus rubra</i>	31	50	25	G - 2 primary leaders. On edge of lawn
2	White Oak	<i>Quercus alba</i>	31	45	20	G - Lacking NE crown. Near Tee #6
3	White Oak	<i>Quercus alba</i>	31	40	20	G - Northern crown not well developed. In lawn
4	White Oak	<i>Quercus alba</i>	39	40	30	G - Open grown. Along curb
5	White Oak	<i>Quercus alba</i>	31	40	20	G - Shared crown with adjacent 27" tree. On edge of lawn
6	White Oak	<i>Quercus alba</i>	32	45	20	G - On edge of lawn
7	White Oak	<i>Quercus alba</i>	31	45	20	F - Dead leader. On edge of lawn
8	White Oak	<i>Quercus alba</i>	31	40	30	F - Open grown. Some dieback
9	Loblolly	<i>Pinus taeda</i>	33	50	30	G - Open grown. At intersection
10	White Oak	<i>Quercus alba</i>	31	50	25	F - Lacking west crown. Roots in pavement
11	White Oak	<i>Quercus alba</i>	31	40	20	G - Two primary leaders. Near entrance
12	White Oak	<i>Quercus alba</i>	31	40	20	G - English ivy. On lawn edge
13	White Oak	<i>Quercus alba</i>	31	40	20	G - English Ivy growth. 20% lean to west
14	White Oak	<i>Quercus alba</i>	34	45	25	F - 2 primary leaders. 3 broken limbs
15	Southern Red Oak	<i>Quercus falcata</i>	30	45	20	G - On edge of lawn
16	Black Jack Oak	<i>Quercus marilandica</i>	31	45	25	G - Lower limb pruning recommended
17	White Oak	<i>Quercus alba</i>	32	40	20	G - 2 primary leaders. Poison Ivy growth
18	Southern Red Oak	<i>Quercus falcata</i>	32	45	30	G - Well developed crown
19	White Oak	<i>Quercus alba</i>	44	55	35	G - Excellent specimen
20	White Oak	<i>Quercus alba</i>	34	50	30	G - Shared crown with Specimen Tree 21. Nice grouping
21	White Oak	<i>Quercus alba</i>	31	45	20	G - Shared crown with Specimen Tree 20. Nice grouping
22	White Oak	<i>Quercus alba</i>	34	50	30	G - Along edge of woods
23	Southern Red Oak	<i>Quercus falcata</i>	31	40	20	G - In woods
24	Southern Red Oak	<i>Quercus falcata</i>	30	37	20	G - Open grown

ID #	Species	Scientific Name	DBH (inches)	Height (feet)	Crown (feet)	Observations ¹
25	White Oak	<i>Quercus alba</i>	35	50	20	G - 2 primary leaders
26	White Oak	<i>Quercus alba</i>	32	50	25	G - English ivy on tree. At edge of woods
27	Southern Red Oak	<i>Quercus falcata</i>	37	60	40	G - Excellent condition. open grown
28	White Oak	<i>Quercus alba</i>	30	45	25	F - English Ivy burden. Recommend removal of ivy. Lean to west
29	White Oak	<i>Quercus alba</i>	30	50	25	G - In woods near auto shop
30	Chestnut Oak	<i>Quercus montana</i>	32	50	30	G - 2 primary leaders
31	Black Jack Oak	<i>Quercus marilandica</i>	36	45	25	G - 2 primary leaders. Near MD 235
32	White Oak	<i>Quercus alba</i>	32	40	30	G - Open grown. Near MD 235
33	White Oak	<i>Quercus alba</i>	32	45	30	G - Open grown. Near MD 235
34	White Oak	<i>Quercus alba</i>	31	40	25	G - At MD 235 entrance. Next to twin 28" white oak
35	White Oak	<i>Quercus alba</i>	37	40	35	G - Open grown. Well developed crown
36	White Oak	<i>Quercus alba</i>	41	50	35	G - Open grown. Along fence and MD 235
37	White Oak	<i>Quercus alba</i>	35	50	35	G - Open grown
38	White Oak	<i>Quercus alba</i>	31	40	20	G - Open grown
39	White Oak	<i>Quercus alba</i>	33	55	30	G - 2 primary leaders
40	Southern Red Oak	<i>Quercus falcata</i>	32	40	20	G - Edge of wood line
41	Northern Red Oak	<i>Quercus rubra</i>	31	45	25	G - In woods
42	Southern Red Oak	<i>Quercus falcata</i>	30	55	35	G - 3 primary leaders. In woods
43	White Oak	<i>Quercus alba</i>	32	45	20	G - Edge of wood line
44	Sweet gum	<i>Liquidambar styraciflua</i>	34	45	30	G - Edge of wood line. Vine burden. Recommend vine removal
45	Southern Red Oak	<i>Quercus falcata</i>	30	55	30	G - In woods
46	White Oak	<i>Quercus alba</i>	30	45	25	G - In woods
47	White Oak	<i>Quercus alba</i>	35	40	30	G - At 4 way intersection
48	White Oak	<i>Quercus alba</i>	35	50	30	G - In picnic area. Well developed crown
49	White Oak	<i>Quercus alba</i>	34	50	25	G - In picnic area
50	White Oak	<i>Quercus alba</i>	30	50	20	G - 3 primary leaders. Interpretation center
51	White Oak	<i>Quercus alba</i>	33	45	20	G - Near interpretation center
52	Northern Red Oak	<i>Quercus rubra</i>	34	50	30	G - Along edge of pavement
53	White Oak	<i>Quercus alba</i>	36	45	25	G - Shared crown with Specimen Tree 54
54	White Oak	<i>Quercus alba</i>	32	45	20	G - Shared crown with Specimen Tree 53
55	White Oak	<i>Quercus alba</i>	31	40	20	G - Open grown
56	White Oak	<i>Quercus alba</i>	33	50	30	G - Open grown. Recommend pruning of lower limbs

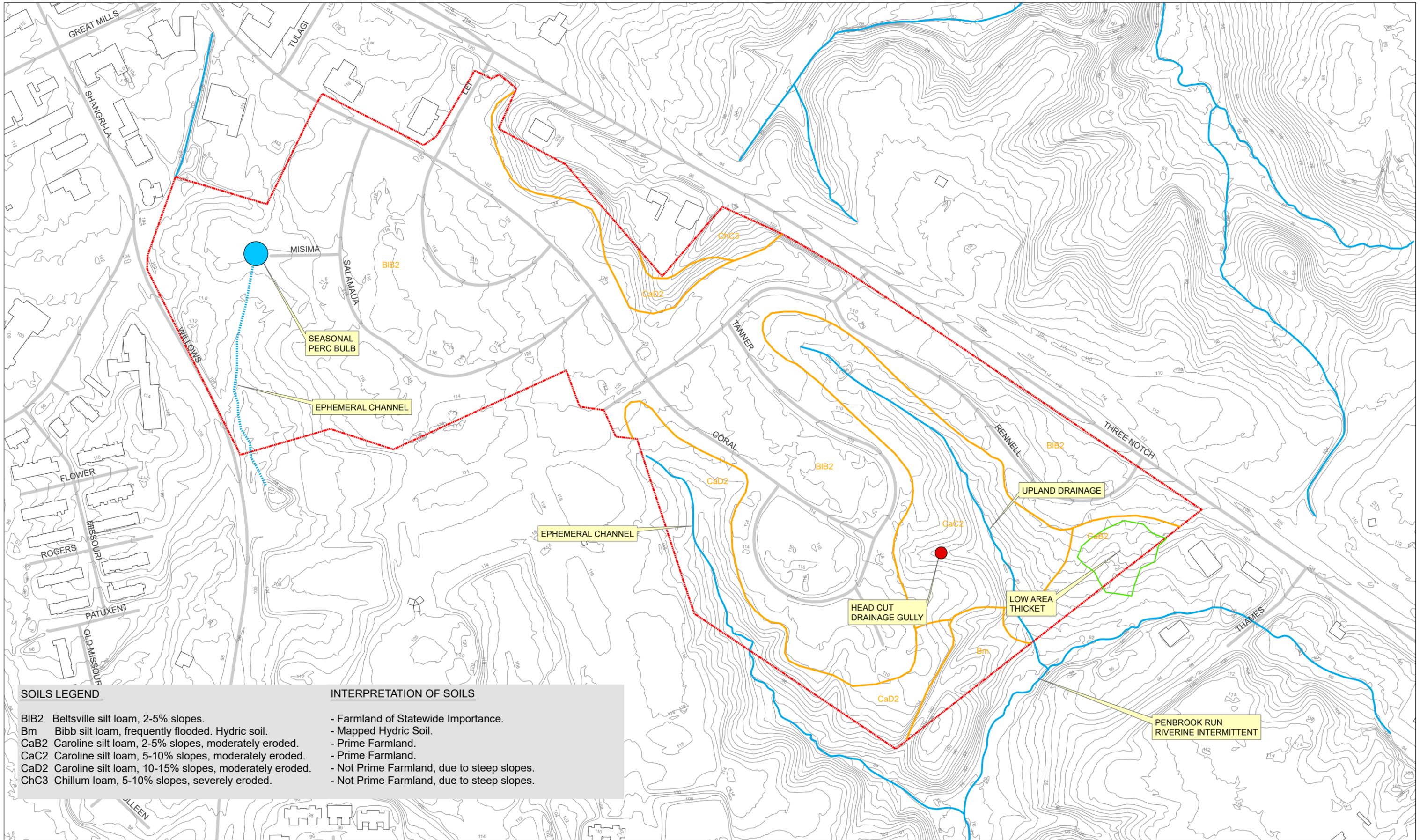
ID #	Species	Scientific Name	DBH (inches)	Height (feet)	Crown (feet)	Observations ¹
57	White Oak	<i>Quercus alba</i>	31	50	25	G - Shared crown with Specimen Tree 58
58	White Oak	<i>Quercus alba</i>	30	45	25	G - Shared crown with Specimen Tree 57
59	White Oak	<i>Quercus alba</i>	31	45	25	G - Weak southern crown growth
60	White Oak	<i>Quercus alba</i>	38	55	30	G - In grove of 3 high quality trees
61	Southern Red Oak	<i>Quercus falcata</i>	30	45	25	G - Along edge of woods
62	Southern Red Oak	<i>Quercus falcata</i>	33	45	30	G - 2 primary leaders
63	White Oak	<i>Quercus alba</i>	33	50	30	G - Well developed crown. In woods
64	White Oak	<i>Quercus alba</i>	30	50	20	G - In woods
65	White Oak	<i>Quercus alba</i>	30	45	25	G - In woods
66	White Oak	<i>Quercus alba</i>	30	50	25	G - Well developed crown. In woods
67	White Oak	<i>Quercus alba</i>	32	45	20	G - 2 primary leaders.
68	White Oak	<i>Quercus alba</i>	30	40	25	G - Open grown
69	White Oak	<i>Quercus alba</i>	31	40	20	G - Open grown
70	White Oak	<i>Quercus alba</i>	30	45	25	G - Shared crown with Specimen Tree 71
71	White Oak	<i>Quercus alba</i>	31	45	25	G - Shared corn with Specimen Tree 70
72	White Oak	<i>Quercus alba</i>	32	50	25	G - Open grown. Well developed crown
73	Red Maple	<i>Acer rubrum</i>	34	45	30	P - Recommend removal of this tree
74	White Oak	<i>Quercus alba</i>	55	50	40	G - Twin. open grown
75	White Oak	<i>Quercus alba</i>	37	60	45	Specimen Tree 75, 76, and 77 all in a row. All in Good condition
76	White Oak	<i>Quercus alba</i>	39	60	45	
77	White Oak	<i>Quercus alba</i>	39	60	40	
78	White Oak	<i>Quercus alba</i>	35	50	35	G -Open grown
79	White Oak	<i>Quercus alba</i>	35	45	25	F - Not well developed on southern side
80	White Oak	<i>Quercus alba</i>	34	45	25	G - Open grown
81	Northern Red Oak	<i>Quercus rubra</i>	43	45	30	G - Well developed crown
82	Northern Red Oak	<i>Quercus rubra</i>	50	50	35	F - Black secretions and fissures in bark. Well developed crown

Notes:

¹ G = Good Condition - Generally in healthy condition. Growth at ends of branches. Normal leaf size, distribution, and color. Excellent trunk condition. Healthy rooting and root zone.

F = Fair Condition - Generally in healthy condition, with some minor problems noted. Trunk may be impaired by structural defect. May have limited impact to roots and/or root zone.

P = Poor Condition - Generally poor condition, with significant problems noted. May include impaired growth, trunk with structural defects and/or disturbance to roots/root zone.



SOILS LEGEND

- BIB2 Beltsville silt loam, 2-5% slopes.
- Bm Bibb silt loam, frequently flooded. Hydric soil.
- CaB2 Caroline silt loam, 2-5% slopes, moderately eroded.
- CaC2 Caroline silt loam, 5-10% slopes, moderately eroded.
- CaD2 Caroline silt loam, 10-15% slopes, moderately eroded.
- ChC3 Chillum loam, 5-10% slopes, severely eroded.

INTERPRETATION OF SOILS

- Farmland of Statewide Importance.
- Mapped Hydric Soil.
- Prime Farmland.
- Prime Farmland.
- Not Prime Farmland, due to steep slopes.
- Not Prime Farmland, due to steep slopes.

Lexington Manor Passive Park Concept Plan
GIS Base Map

LKLA DRAFT JANUARY 24, 2019

NONTIDAL WETLAND AND WATERS CLASSIFICATION MAP

- Soils Boundary
- Park Boundary
- Hydro line/ stream
- Buildings
- 2' Contours
- Road Centerlines



Data Source: St. Mary's County

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APPENDIX D

Existing Conditions Inventory Map

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LEXINGTON MANOR PASSIVE PARK - SITE INVENTORY BASE MAP

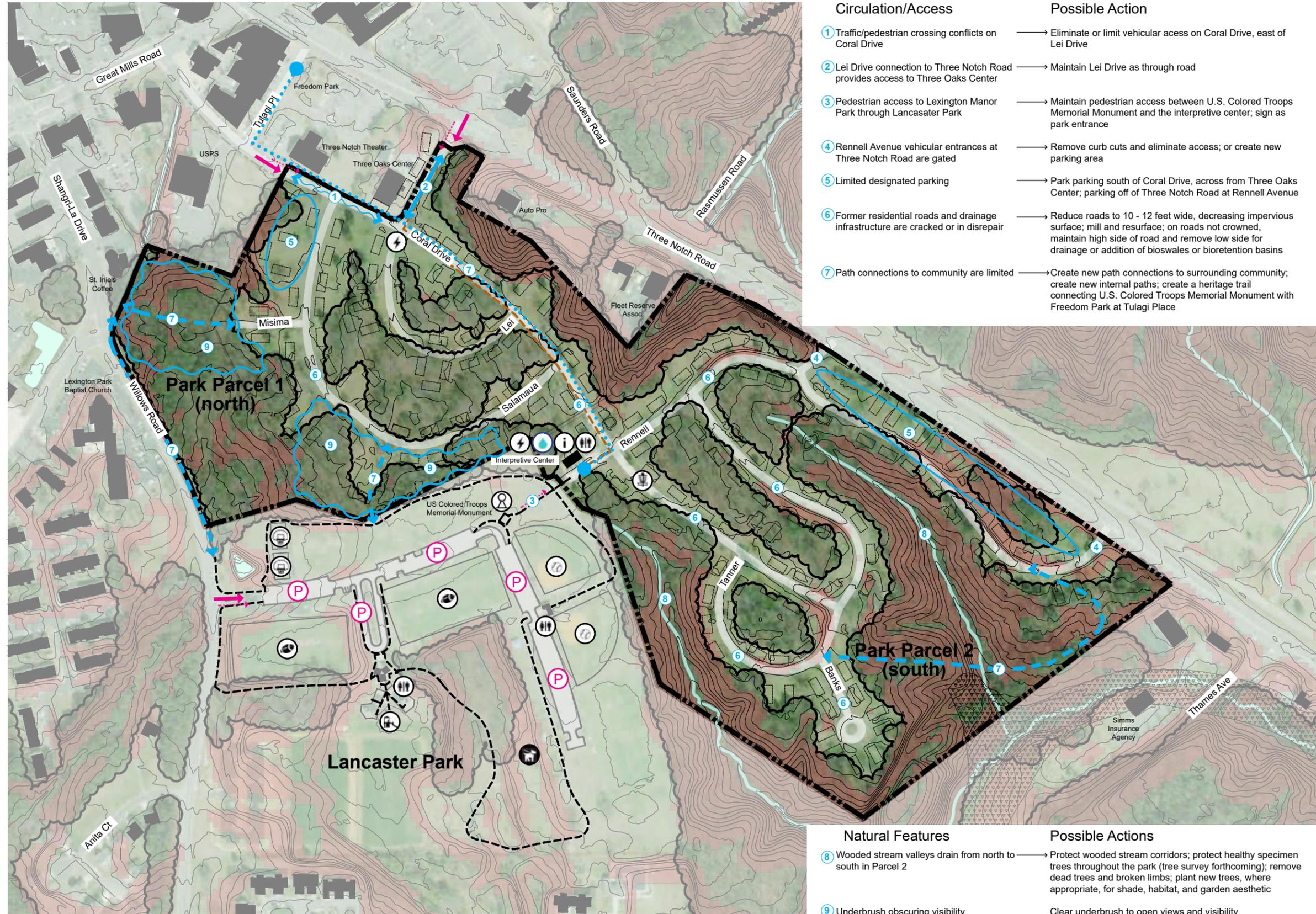


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APPENDIX E

Site Analysis Map

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LEXINGTON MANOR PASSIVE PARK - SITE ANALYSIS

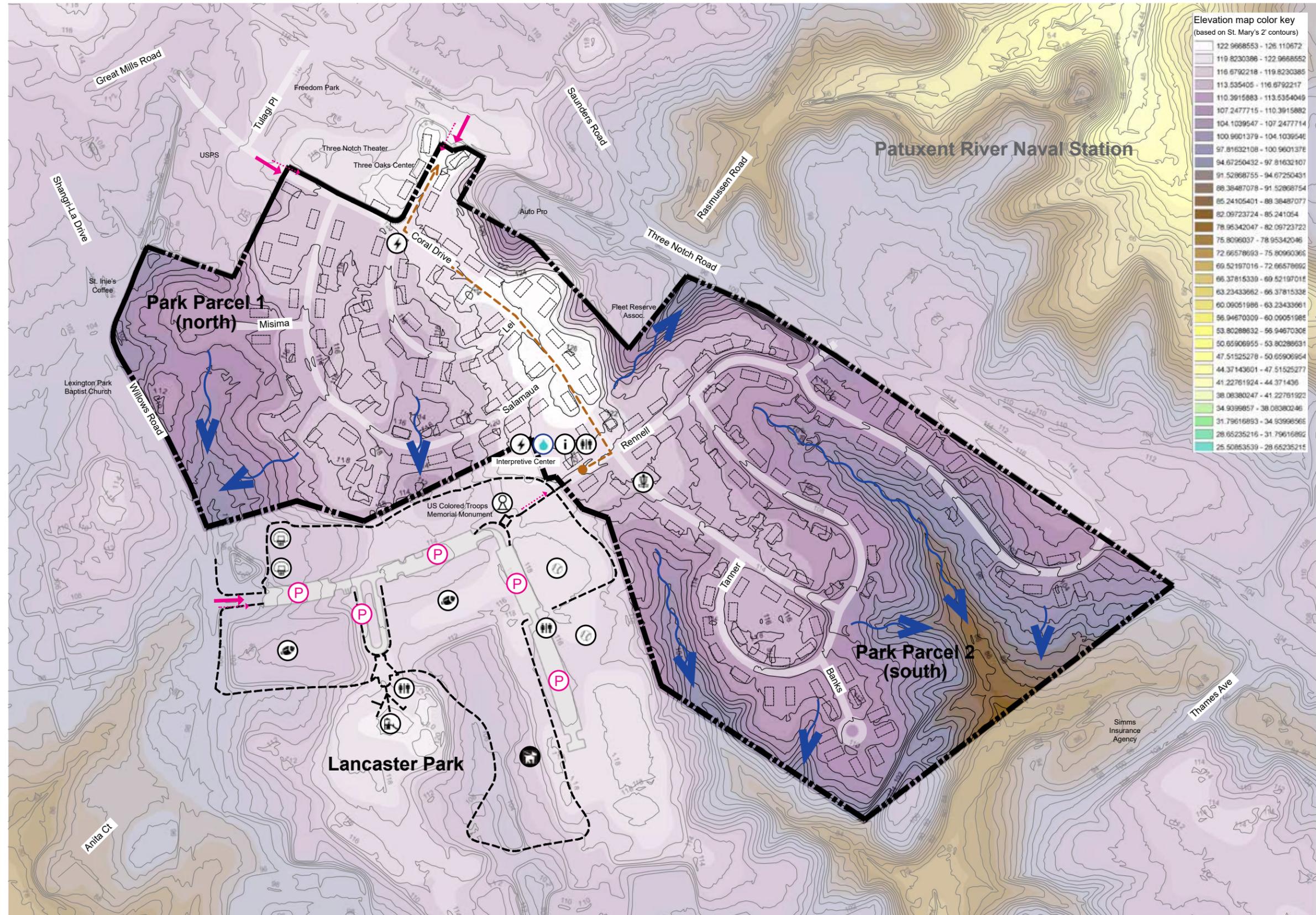


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APPENDIX F

Elevation Map

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LEXINGTON MANOR PASSIVE PARK - SITE INVENTORY BASE MAP



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APPENDIX G

Table of Federal Funding Programs that support bicycle and pedestrian projects

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Pedestrian and Bicycle Funding Opportunities

U.S. Department of Transportation Transit, Highway, and Safety Funds

Revised August 9, 2018

This table indicates potential eligibility for pedestrian and bicycle projects under U.S. Department of Transportation surface transportation funding programs. Additional restrictions may apply. See notes and basic program requirements below, and see program guidance for detailed requirements. Project sponsors should fully integrate nonmotorized accommodation into surface transportation projects. Section 1404 of the Fixing America's Surface Transportation (FAST) Act modified 23 U.S.C. 109 to require federally-funded projects on the National Highway System to consider access for other modes of transportation, and provides greater design flexibility to do so.

Key: \$ = Funds may be used for this activity (restrictions may apply). ~\$ = Eligible, but not competitive unless part of a larger project. \$* = See program-specific notes for restrictions.																
Activity or Project Type	Pedestrian and Bicycle Funding Opportunities U.S. Department of Transportation Transit, Highway, and Safety Funds															
	<u>BUILD</u>	<u>INFRA</u>	<u>TIFIA</u>	<u>FTA</u>	<u>ATI</u>	<u>CMAQ</u>	<u>HSIP</u>	<u>NHPP</u>	<u>STBG</u>	<u>TA</u>	<u>RTP</u>	<u>SRTS</u>	<u>PLAN</u>	<u>NHTSA</u> <u>402</u>	<u>NHTSA</u> <u>405</u>	<u>FLTP</u>
Access enhancements to public transportation (includes benches, bus pads)	\$	~\$	\$	\$	\$	\$		\$	\$	\$						\$
ADA/504 Self Evaluation / Transition Plan									\$	\$	\$		\$			\$
Bicycle plans				\$					\$	\$		\$	\$			\$
Bicycle helmets (project or training related)									\$	\$SRTS		\$		\$*		
Bicycle helmets (safety promotion)									\$	\$SRTS		\$				
Bicycle lanes on road	\$	~\$	\$	\$	\$	\$	\$	\$	\$	\$		\$				\$
Bicycle parking	~\$	~\$	~\$	\$	\$	\$		\$	\$	\$	\$	\$				\$
Bike racks on transit	\$	~\$	\$	\$	\$	\$			\$	\$						\$
Bicycle repair station (air pump, simple tools)	~\$	~\$	~\$	\$	\$	\$			\$	\$						\$
Bicycle share (capital and equipment; not operations)	\$	~\$	\$	\$	\$	\$		\$	\$	\$						\$
Bicycle storage or service centers (example: at transit hubs)	~\$	~\$	~\$	\$	\$	\$			\$	\$						\$
Bridges / overcrossings for pedestrians and/or bicyclists	\$	~\$	\$	\$	\$	\$*	\$	\$	\$	\$	\$	\$				\$
Bus shelters and benches	\$	~\$	\$	\$	\$	\$		\$	\$	\$						\$
Coordinator positions (State or local)						\$ 1 per State			\$	\$SRTS		\$				
Crosswalks (new or retrofit)	\$	~\$	\$	\$	\$	\$*	\$	\$	\$	\$	\$	\$				\$
Curb cuts and ramps	\$	~\$	\$	\$	\$	\$*	\$	\$	\$	\$	\$	\$				\$
Counting equipment				\$	\$		\$	\$	\$	\$	\$	\$	\$*			\$
Data collection and monitoring for pedestrians and/or bicyclists				\$	\$		\$	\$	\$	\$	\$	\$	\$*			\$
Historic preservation (pedestrian and bicycle and transit facilities)	\$	~\$	\$	\$	\$				\$	\$						\$
Landscaping, streetscaping (pedestrian and/or bicycle route; transit access); related amenities (benches, water fountains); generally as part of a larger project	~\$	~\$	~\$	\$	\$			\$	\$	\$						\$
Lighting (pedestrian and bicyclist scale associated with pedestrian/bicyclist project)	\$	~\$	\$	\$	\$		\$	\$	\$	\$	\$	\$				\$
Maps (for pedestrians and/or bicyclists)				\$	\$	\$			\$	\$		\$	\$*			
Paved shoulders for pedestrian and/or bicyclist use	\$	~\$	\$			\$*	\$	\$	\$	\$		\$				\$

Key: \$ = Funds may be used for this activity (restrictions may apply). ~\$ = Eligible, but not competitive unless part of a larger project. \$* = See program-specific notes for restrictions.

**Pedestrian and Bicycle Funding Opportunities
U.S. Department of Transportation Transit, Highway, and Safety Funds**

Activity or Project Type	BUILD	INFRA	TIFIA	FTA	ATI	CMAQ	HSIP	NHPP	STBG	TA	RTP	SRTS	PLAN	NHTSA 402	NHTSA 405	FLTP
	Pedestrian plans				\$					\$	\$		\$	\$		
Recreational trails	~\$	~\$	~\$						\$	\$	\$					\$
Road Diets (pedestrian and bicycle portions)	\$	~\$	\$				\$	\$	\$	\$						\$
Road Safety Assessment for pedestrians and bicyclists							\$		\$	\$			\$			\$
Safety education and awareness activities and programs to inform pedestrians, bicyclists, and motorists on ped/bike safety									\$SRTS	\$SRTS		\$	\$*	\$*	\$*	
Safety education positions									\$SRTS	\$SRTS		\$		\$*		
Safety enforcement (including police patrols)									\$SRTS	\$SRTS		\$		\$*	\$*	
Safety program technical assessment (for peds/bicyclists)									\$SRTS	\$SRTS		\$	\$*	\$		
Separated bicycle lanes	\$	~\$	\$	\$	\$	\$	\$	\$	\$	\$		\$				\$
Shared use paths / transportation trails	\$	~\$	\$	\$	\$	\$*	\$	\$	\$	\$	\$	\$				\$
Sidewalks (new or retrofit)	\$	~\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$				\$
Signs / signals / signal improvements	\$	~\$	\$	\$	\$	\$	\$	\$	\$	\$		\$				\$
Signed pedestrian or bicycle routes	\$	~\$	\$	\$	\$	\$		\$	\$	\$		\$				\$
Spot improvement programs	\$	~\$	\$	\$			\$	\$	\$	\$	\$	\$				\$
Stormwater impacts related to pedestrian and bicycle projects	\$	~\$	\$	\$	\$		\$	\$	\$	\$	\$	\$				\$
Traffic calming	\$	~\$	\$	\$			\$	\$	\$	\$		\$				\$
Trail bridges	\$	~\$	\$			\$*	\$	\$	\$	\$	\$	\$				\$
Trail construction and maintenance equipment									\$RTP	\$RTP	\$					
Trail/highway intersections	\$	~\$	\$			\$*	\$	\$	\$	\$	\$	\$				\$
Trailside and trailhead facilities (includes restrooms and water, but not general park amenities; see program guidance)	~\$*	~\$*	~\$*						\$*	\$*	\$*					\$
Training						\$	\$		\$	\$	\$	\$	\$*	\$*		
Training for law enforcement on ped/bicyclist safety laws									\$SRTS	\$SRTS		\$			\$*	
Tunnels / undercrossings for pedestrians and/or bicyclists	\$	~\$	\$	\$	\$	\$*	\$	\$	\$	\$	\$	\$				\$

Abbreviations

ADA/504: Americans with Disabilities Act of 1990 / Section 504 of the Rehabilitation Act of 1973
BUILD: Better Utilizing Investments to Leverage Development Transportation Discretionary Grants
INFRA: Infrastructure for Rebuilding America Discretionary Grant Program
TIFIA: Transportation Infrastructure Finance and Innovation Act (loans)
FTA: Federal Transit Administration Capital Funds
ATI: Associated Transit Improvement (1% set-aside of FTA)
CMAQ: Congestion Mitigation and Air Quality Improvement Program
HSIP: Highway Safety Improvement Program
NHPP: National Highway Performance Program
STBG: Surface Transportation Block Grant Program

TA: Transportation Alternatives Set-Aside (formerly Transportation Alternatives Program)
RTP: Recreational Trails Program
SRTS: Safe Routes to School Program / Activities
PLAN: Statewide Planning and Research (SPR) or Metropolitan Planning funds
NHTSA 402: State and Community Highway Safety Grant Program
NHTSA 405: National Priority Safety Programs (Nonmotorized safety)
FLTP: Federal Lands and Tribal Transportation Programs (Federal Lands Access Program, Federal Lands Transportation Program, Tribal Transportation Program, Nationally Significant Federal Lands and Tribal Projects)

Program-specific notes: Federal-aid funding programs have specific requirements that projects must meet, and eligibility must be determined on a case-by-case basis.

- BUILD: Subject to annual appropriations. See <https://www.transportation.gov/BUILDgrants> for details.
- INFRA: See <https://www.transportation.gov/buildamerica/infragrants> for details. Focus on projects that generate national or regional economic, mobility, and safety benefits.
- TIFIA: Program offers assistance only in the form of secured loans, loan guarantees, or standby lines of credit, but can be combined with other grant sources, subject to total Federal assistance limitations.
- FTA/ATI: Project funded with FTA transit funds must provide access to transit. See [Bicycles and Transit](#) and the FTA Final Policy Statement on the [Eligibility of Pedestrian and Bicycle Improvements under Federal Transit Law](#).
 - Bicycle infrastructure plans and projects funded with FTA funds must be within a 3 mile radius of a transit stop or station, or if further than 3 miles, must be within the distance that people could be expected to safely and conveniently bike to use the particular stop or station.
 - Pedestrian infrastructure plans and projects funded with FTA funds must be within a ½ mile radius of a transit stop or station, or if further than ½ mile, must be within the distance that people could be expected to safely and conveniently walk to use the particular stop or station.
 - FTA funds cannot be used to purchase bicycles for bike share systems.
 - FTA encourages grantees to use FHWA funds as a primary source for public right-of-way projects.
- CMAQ projects must demonstrate emissions reduction and benefit air quality. See the CMAQ guidance at www.fhwa.dot.gov/environment/air_quality/cmaq/ for a list of projects that may be eligible for CMAQ funds. Several activities may be eligible for CMAQ funds as part of a bicycle and pedestrian-related project, but not as a highway project. CMAQ funds may be used for shared use paths, but may not be used for trails that are primarily for recreational use.
- HSIP projects must be consistent with a State's [Strategic Highway Safety Plan](#) and (1) correct or improve a hazardous road location or feature, or (2) address a highway safety problem.
- NHPP projects must benefit National Highway System (NHS) corridors.
- STBG and TA Set-Aside: Activities marked "\$SRTS" means eligible only as an SRTS project benefiting schools for kindergarten through 8th grade. Bicycle transportation nonconstruction projects related to safe bicycle use are eligible under STBG, but not under TA (23 U.S.C. 217(a)).
- RTP must benefit recreational trails, but for any recreational trail use. RTP projects are eligible under TA and STBG, but States may require a transportation purpose.
- SRTS: FY 2012 was the last year for SRTS funds, but SRTS funds are available until expended.
- Planning funds must be used for planning purposes, for example:
 - Maps: System maps and GIS;
 - Safety education and awareness: for transportation safety planning;
 - Safety program technical assessment: for transportation safety planning;
 - Training: bicycle and pedestrian system planning training.
- Federal Lands and Tribal Transportation Programs (FLTTP) projects must provide access to or within Federal or tribal lands:
 - Federal Lands Access Program (FLAP): Open to State and local entities for projects that provide access to or within Federal or tribal lands.
 - Federal Lands Transportation Program: For Federal agencies for projects that provide access within Federal lands.
 - Tribal Transportation Program: available for federally-recognized tribal governments for projects within tribal boundaries and public roads that access tribal lands.
- NHTSA 402 project activity must be included in the State's Highway Safety Plan. Contact the State Highway Safety Office for details: <http://www.ghsa.org/html/about/shsos.html>
- NHTSA 405 funds are subject to State eligibility, application, and award. Project activity must be included in the State's Highway Safety Plan. Contact the State Highway Safety Office for details: <http://www.ghsa.org/html/about/shsos.html>

Cross-cutting notes

- FHWA Bicycle and Pedestrian Guidance: http://www.fhwa.dot.gov/environment/bicycle_pedestrian/
- **Applicability of 23 U.S.C. 217(i) for Bicycle Projects:** 23 U.S.C. 217(i) requires that bicycle facilities "be principally for transportation, rather than recreation, purposes". However, sections 133(b)(6) and 133(h) list "recreational trails projects" as eligible activities under STBG. Therefore, the requirement in 23 U.S.C. 217(i) does not apply to recreational trails projects (including for bicycle use) using STBG funds. Section 217(i) continues to apply to bicycle facilities other than trail-related projects, and section 217(i) continues to apply to bicycle facilities using other Federal-aid Highway Program funds (NHPP, HSIP, CMAQ). The transportation requirement under section 217(i) is applicable only to bicycle projects; it does not apply to any other trail use or transportation mode.
- There may be occasional DOT or agency incentive grants for specific research or technical assistance purposes.
- Aspects of DOT initiatives may be eligible as individual projects. Activities above may benefit safe, comfortable, multimodal networks; environmental justice; and equity.