



# LEXINGTON MANOR PASSIVE PARK Master Plan



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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)