

# LEXINGTON MANOR PASSIVE PARK Master Plan



DRAFT | JUNE 2019

## 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.<sup>1</sup>

## 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)

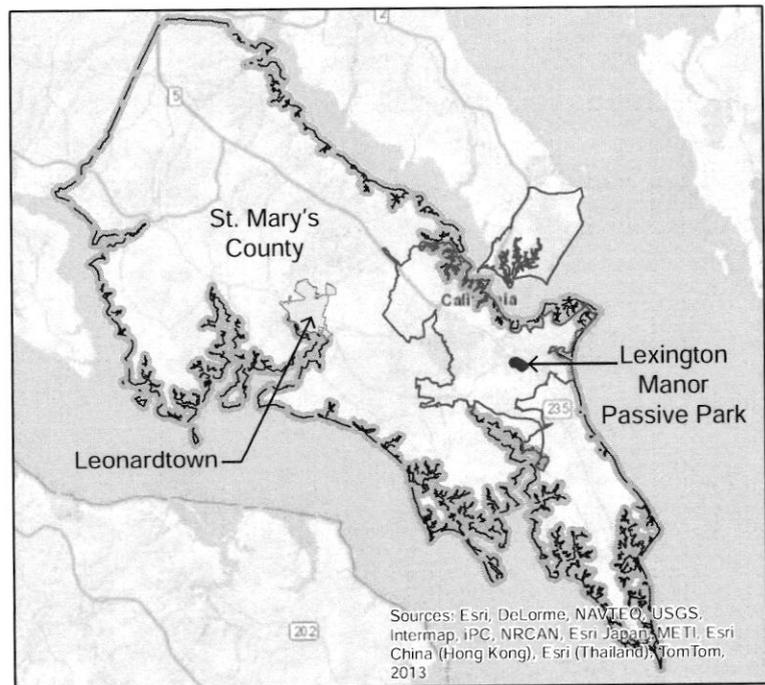
### Who goes to Lexington Manor Passive Park?

- 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

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



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

0 5 10 Miles NORTH

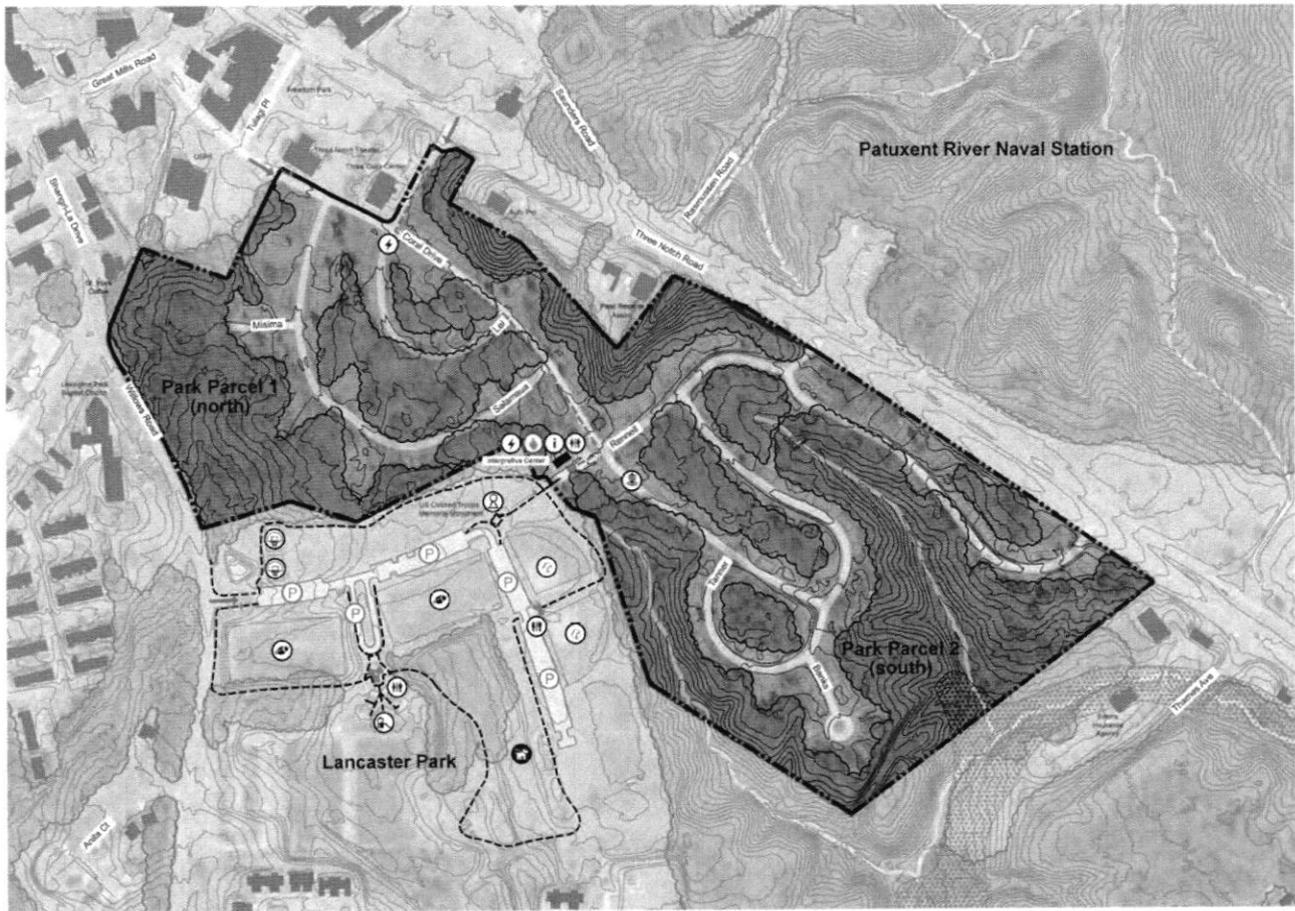
Zone II (APZ II) for high noise and accident potential, which is described in more detail later in this master plan.

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  
DRAFT 02/07/19



Figure 7. Inventory Map (See Appendix D for 11x17 foldout map)