Jacob R. Day, Secretary
Julia Glanz, Deputy Secretary

dhcd.maryland.gov

Maryland
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

CDBG Lexington Park South Demolition + Relocation

COSCDA Wednesday, October 7, 2026 2pm

Office of Federal Community Development Programs
Division of Neighborhood Revitalization

Great Places WIN

1

Your Presenter

Justin Fair, Program Officer

- Grants Project Management
- With MD DHCD since 2018
- Native Baltimorean
- Urban Planner, Artist



Appreciates Good Recordkeeping!

You May Know



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Outline

1. Project Description
2. Neighborhood Factors
3. Demolition/Clearance Activity
4. Photos and Maps
5. Notable Press on Uniform Relocation Act (URA)
6. Vision for the Future
7. Q+A

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Project Description

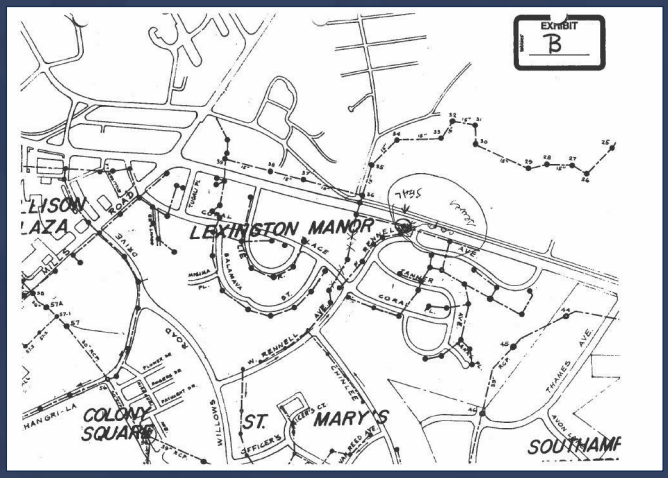
MD-05-ED-70: Acquisition, demolition and relocation to clear blight on 50 acres
National Objective: Slum and blight on an area-wide basis
Dates: 7/1/04-12/31/10 (Completed 8/16/12)
Subrecipient: St. Mary's County Housing Authority

Initial Award: $4,724,991 (Recapture: $334,010.44)
Total Award: $4,390,980.56
Leveraged: $1,246,968
Total Project Costs: $5,637,948.56

Beneficiaries:
60 families provided 60 mo. of benefits until 2010-2011

- ≥19 families became homeowners
- ≥3 recipients died
- (3 recipients were offered benefits but did not respond despite repeated contact attempts)

Activities:
Matrix Code 04 Clearance and Demolition
Matrix Code 08 Relocation
01 #3589-A Acquisition $2,776,061 (leveraged $746,980)
01 #3589-B Appraisal/ERR $70,000 ($0 leverage)
02 #3590 Clearance/Demolition $813,991 ($0 leverage)



4

Neighborhood Factors on the Lexington Manor Residential Subdivision:

- Navy's first large-scale housing development and commercial buildings in the County for Navy personnel, in a former farming community in the southern peninsula of St Mary's Co.
- Patuxent River Naval Air Station. Base originally named Jarboesville, renamed for the sinking of the USS Lexington in the Battle of Coral Sea (WWII)
- Navy sold property in 1963 to private investor group. 84-acre community contained 171 single story buildings and 342 dwelling units. Was well maintained until 1980s.
- Little new investment occurred along Great Mills Road, shifting from Route 246 to Route 235.
- Resulted in abandoned duplex dwelling units; fewer than 130 families living in a "marginally habitable community"
- Air Space Ordinance (AICUZ) conflicts with any residential renovation.

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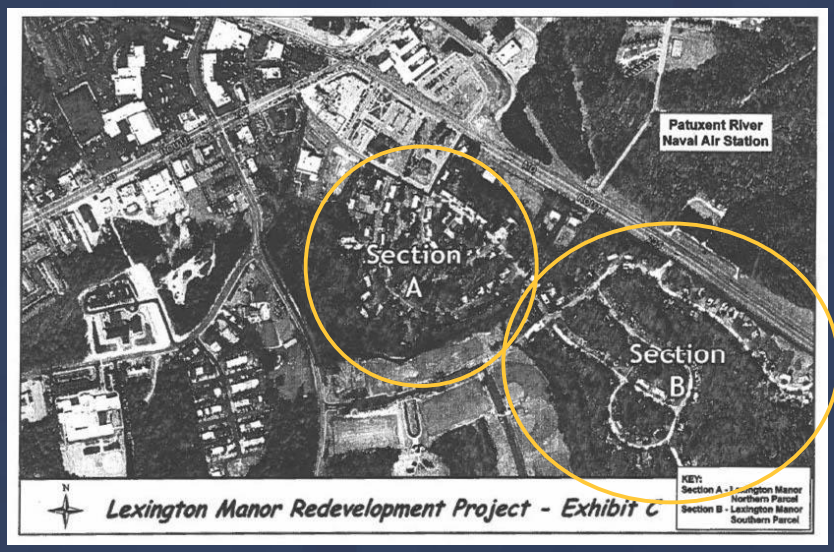
Multi-year federal, state and locally funded initiative to relocate existing residents and ready the land for redevelopment:

From RFQ, January 2006:

The legal battle over the residential use of Lexington Manor resulted in the County's purchase of the 84-acre community in December, 2004. The **southern 50 acres of the community was purchased with State Program Open Space funds and federal Community Block Grant funds.**

As such, the land is deed restricted to remain in public ownership for recreational use. The northern 34 acres of the Lexington Manor community was purchased with funding from the Maryland Economic Development Authority Assistance and Fund. This land and the several surrounding parcels are available for sale to a qualified developer for office and retail use.

6



Demolition Service Areas

7

Activity Category 04 - Demolition/Clearance

IDIS Activity ID #3590 - $813,991 ($0 leverage)

Initially Funded: 11/1/2004 and Completed 8/16/2012

Accomplishment Type: 10 - Housing Units

Actual units reported: 99 units demolished out of initial 128 proposed

The acquisition activity saw 49 households relocated

Performance Objective: Create suitable living environments
Performance Outcome: Sustainability

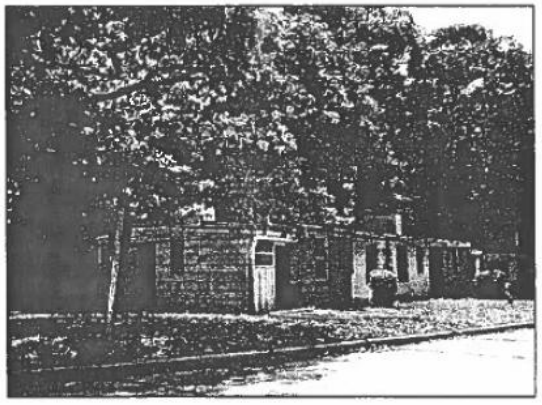
Appraisal Quote

Our estimate of time for a developer to sell 101 lots in Lexington Park to four home builders for all cash, sales contract in 60-90 days, and settlement in 90-120 days. The residential lot market over the past two to three years is very unusual with the lack of building lots and the desire of the buying public to purchase new homes in Southern Maryland. The lot value has increased 20-30 percent per year. Due to the lack of classroom space, the counties will try to limit the number of lots to come on the market. I believe this trend will continue over the next three to five years. The owner of the property furnished me with the contract for asbestos removal and demolition of the existing buildings. The contract would start one section at a time and move through progressing at a time frame of 90 days per section.

The 101 lots will average 0.25 to 0.50 acres as the roads, etc. will be used as part of the 50.35 acres. This contract allows for an upgrading of existing roads. The developer may install new utilities and the County will reimburse this cost to the developer.

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Where is Demolition in the Process?



A TYPICAL DILAPIDATED UNIT

THE APPRAISAL SHOPPE, INC.

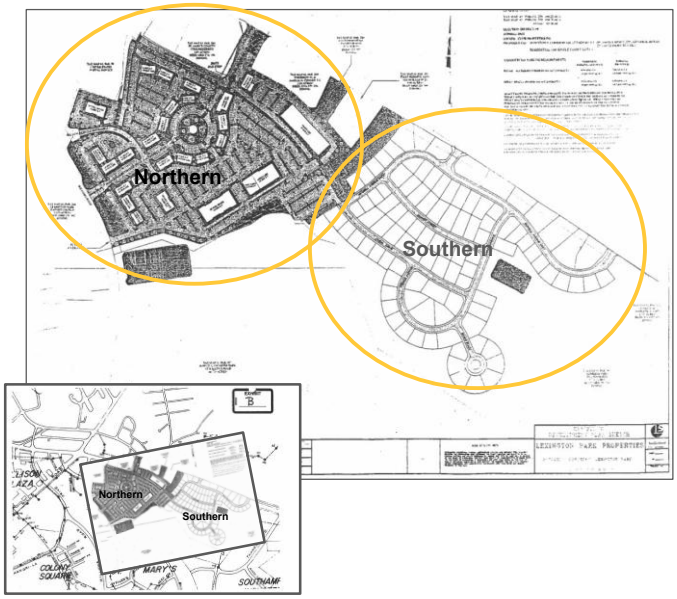
- Asbestos Removal and Demolition Costs
- Seeding
- Engineering and Design
- Site Work
- Street, Curb, Stormwater Expenses
- Management and Real Estate Costs
- Relocation Costs
- Land Use

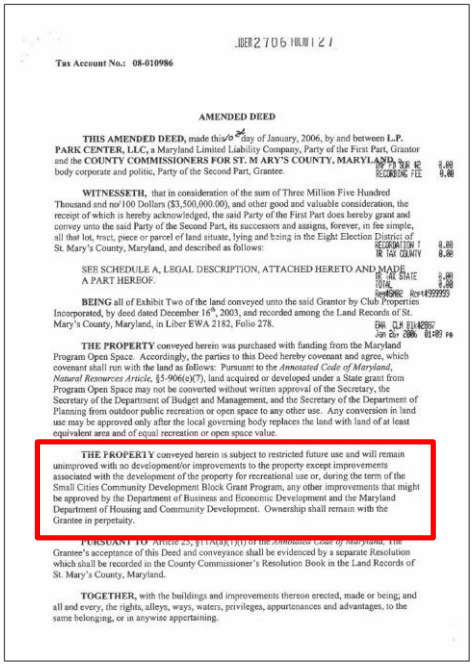
9

Costs

DEMOLITION/ABATEMENT: The Hooper and Gatewood appraisals used the estimate of $1,104.950 for demolition cost provided by the client. The client provided three estimates for asbestos abatement ranging from $2,836 - $7,385 per building. The Hooper appraisal imputes $3,123 per building of the asbestos abatement costs for the Northern Parcel. The Gatewood appraisal deducts an additional expense of $4,225 per building for asbestos abatement. It is my opinion, and based on conversations with market participants, that the WACO estimate is likely the most credible and reputable, due to the inherent risks and quality of work associated with asbestos abatement. I have imputed the higher end of the bids, or $7,385 per building for asbestos abatement. The cost of demolition is the estimate provided by the client.

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Tax Account No.: 08-010986

AMENDED DEED

THIS AMENDED DEED, made this 20th day of January, 2006, by and between L.P. PARK CENTER, LLC, a Maryland Limited Liability Company, Party of the First Part, Grantor and the COUNTY COMMISSIONERS FOR ST. M ARY'S COUNTY, MARYLAND, body corporate and politic, Party of the Second Part, Grantee.

WITNESSETH, that in consideration of the sum of Three Million Five Hundred Thousand and no/100 Dollars ($3,500,000.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Party of the First Part does hereby grant and convey unto the said Party of the Second Part, its successors and assigns, forever, in fee simple, all that lot, tract, piece or parcel of land situate, lying and being in the Eight Election District of St. Mary's County, Maryland, and described as follows:

SEE SCHEDULE A, LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A PART HEREOF.

BEING all of Exhibit Two of the land conveyed unto the said Grantor by Club Properties Incorporated, by deed dated December 16th, 2003, and recorded among the Land Records of St. Mary's County, Maryland, in Liber EWA 2182, Folio 278.

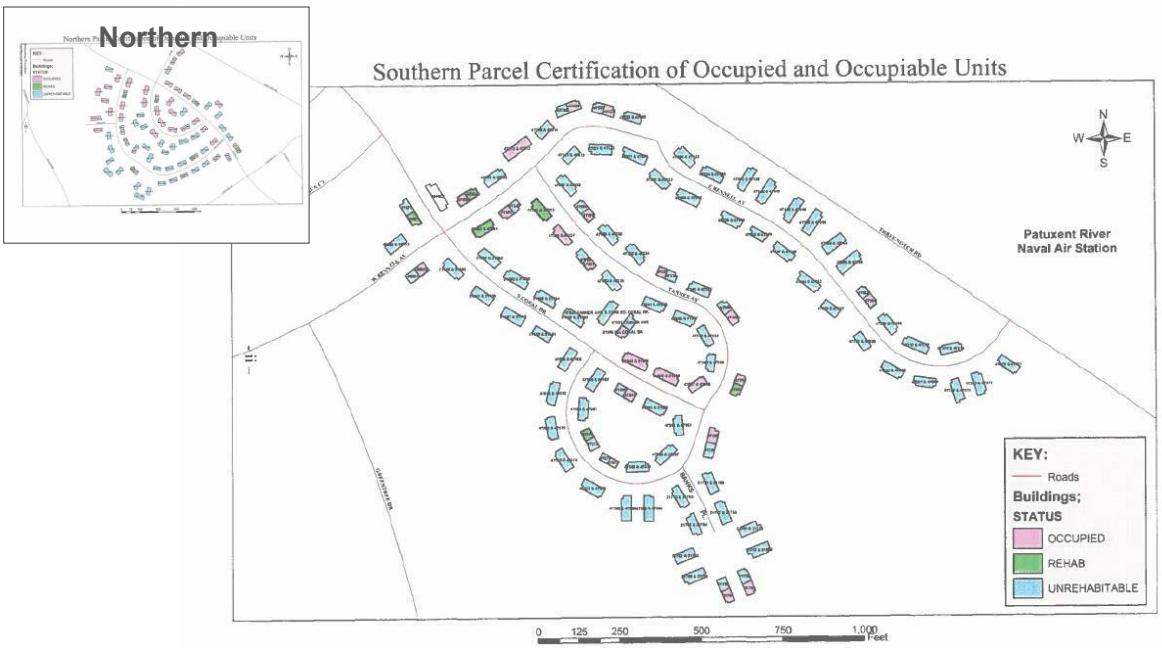
THE PROPERTY conveyed herein was purchased with funding from the Maryland Program Open Space. Accordingly, the parties to this Deed hereby covenant and agree, which covenant shall run with the land as follows: Pursuant to the *Annotated Code of Maryland, Natural Resources Article*, §5-906(e)(7), land acquired or developed under a State grant from Program Open Space may not be converted without written approval of the Secretary, the Secretary of the Department of Budget and Management, and the Secretary of the Department of Planning from outdoor public recreation or open space to any other use. Any conversion in land use may be approved only after the local governing body replaces the land with land of at least equivalent area and of equal recreation or open space value.

THE PROPERTY conveyed herein is subject to restricted future use and will remain unimproved with no development/or improvements to the property except improvements associated with the development of the property for recreational use or, during the term of the Small Cities Community Development Block Grant Program, any other improvements that might be approved by the Department of Business and Economic Development and the Maryland Department of Housing and Community Development. Ownership shall remain with the Grantee in perpetuity.

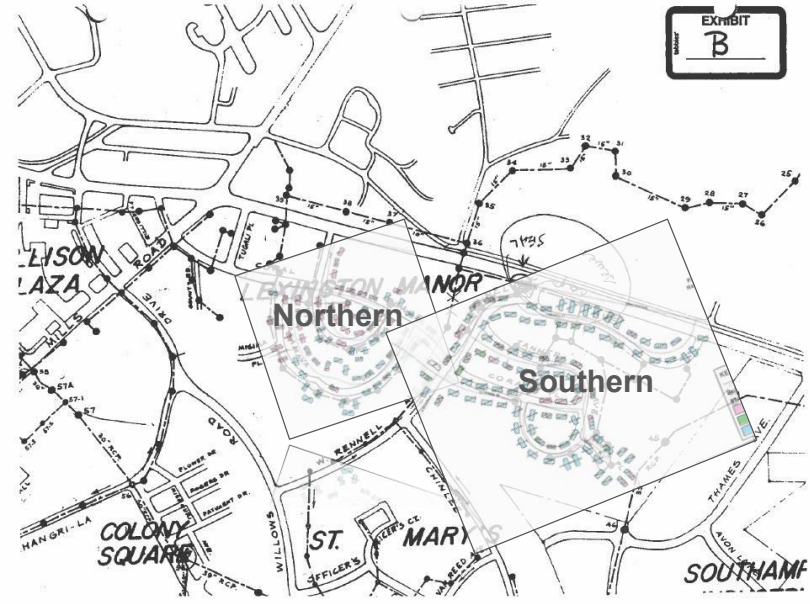
PURSUANT TO Article 25, §11(A)(1)(i) of the Annotated Code of Maryland, the Grantee's acceptance of this Deed and conveyance shall be evidenced by a separate Resolution which shall be recorded in the County Commissioner's Resolution Book in the Land Records of St. Mary's County, Maryland.

TOGETHER, with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

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Notable Press describing a constricted "average" market

Appraisal Description:

Because of its peninsula-type configuration, which virtually rules out any through traffic, combined with its outlying location, St. Mary's in considered to be an average-growth area. The growth, which has occurred in recent years, is attributable to the extensive waterfront recreational potential which the area offers for retirement age persons. A new Thomas Johnson bridge which connects St. Mary's and Calvert Counties has significantly reduced travel time between the County and eastern and northern Maryland. It is believed that growth in St. Mary's will continue to be average until such time as high-speed transportation becomes available which will connect this area to metropolitan Washington and/or Baltimore.

The subject property consists of 342 duplex units in 171 buildings on four parcels totaling 85.24 acres. Approximately 90 unites are presently occupied with a very low delinquency factor. In addition, the County will deed under certain circumstances an additional 1.29 acres. Therefore, for the appraisal purposes the total acreage to be included in a highest and best use appraisal per existing agreements is 86.53 acres. Future development of the property is outlined in a Development Rights and Responsibilities Agreement between the owner and St. Mary's County.



washingtonpost.com

The Washington Post

We tell thee well about the sea shore.

At 'Flattops,' Tenants Worry About Finding A New Home

Navy Deal Underscores Affordable Housing Need

By Steven Gray
Washington Post Staff Writer
Sunday, July 22, 2001; Page SM03

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More than a week ago, Lori Mellott sat nervously in a meeting where the future of her neighborhood was at stake. The topic was the Navy's overtures to purchase her Lexington Manor, better known as the "Flattops."

The matter did not immediately resonate as serious because, Mellott said, residents of her working-class St. Mary's County neighborhood "hear so many things from government, you don't know what to believe."

Just four days later, however, the Navy announced it would purchase the 86.5-acre World War II-era development, which has become the county's largest cluster of low-cost housing. The duplex buildings that make up most of the Flattops, would be demolished over three to five years, and the land would be joined with nearby Willows Run Park.

What was left unsaid, she noticed as the announcement came Tuesday, was where, exactly, the hundreds of tenants will go.

St. Mary's County, like most of rapidly growing Southern Maryland, is facing a worsening shortage of housing affordable to its poor and middle-income residents. Drawn partly by a series of expansions at Patuxent River Naval Air Station, thousands of people flocked to Southern Maryland in the last decade, intensifying demand and driving up prices for housing in the largely rural region.

Government officials and advocates for the poor say sketchy data collection makes it nearly impossible to gauge the severity of the problem, but St. Mary's County has commissioned a study to inventory the existing housing stock.

Built by the federal government in the 1940s as housing for Naval Air Station personnel, the Flattops eventually passed into private ownership. In time, largely because of scant enforcement of county livability codes, the duplexes fell into disrepair.

Many of the units are just shells, riddled with bullet holes inflicted by vandals and scarred by fires. Crime has sometimes plagued the community.

http://www.washingtonpost.com/wp-dyn/metro/md/archive/A29336-2001Jul20.html 07/24/2001

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Friday, July 2, 2004 The Enterprise Page A-3

Residents face uncertainty in their neighborhood's final days

BY JASON BABCOCK
STAFF WRITER

As the final days draw near for the Lexington Manor neighborhood, there is confusion over how the current homes should be repaired, if at all.

The homes there, known as the Flattops, are slated for demolition eventually after county government purchases the property later this summer, but people are still living there and repairs are constantly needed to keep the 60-year-old homes livable.

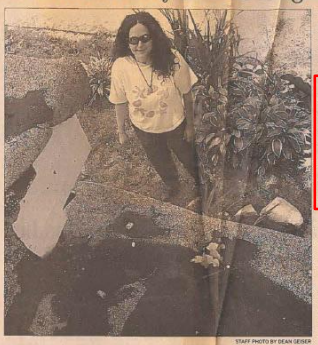
Disputes between the previous owner of Lexington Manor and its residents over basic repairs caused the St. Mary's County government to intervene and enforce its livability code for rental homes. Now orders for repairs threaten to force some residents out before they can be relocated.

The county commissioners have until Aug. 16 to make an offer for Lexington Manor's 84 acres and there begin the relocation process for the remaining 87 households there.

In a June 16 letter to the county commissioners, the St. Mary's County Housing Authority Board said, "Housing staff marshaled our expertise and additionally invited two private sector property management companies to offer their opinions on managing Lexington Manor. The consultants both advised the housing authority not to risk its resources or become involved in this endeavor. They both indicated that their companies would not manage the site due to security and liability concerns in the community."

Board members also said remaining residents should be moved into one area of the neighborhood as demolition begins on the 340 units.

"Let's just make it more stressful," said Lori Mellott, longtime resident of Lexington Manor, from her home Wednesday.



STAFF PHOTO BY DEAN DEIER

Lori Mellott, longtime resident of Lexington Manor, awaits relocation, along with 87 other households, as county government moves to acquire the neighborhood. Repairs ordered to her roof could move her out earlier than expected, though.

A move to consolidate the remaining residents would just be another move before actual relocation to another neighborhood.

John Savich, director of St. Mary's economic and community development, said Wednesday that such a consolidating move would be "more complicated" and suggested the housing authority board was speaking in ideal terms.

Furthermore, the housing authority board wrote, "There are no existing units, using a cost-benefit analysis, which should be repaired at Lexington Manor."

However, at least one resident said the housing authority has been ordering major repairs and has suspended housing-voucher payments in absence of them.

In a letter to Sen. Barbara A. Mikulski (D), Mellott wrote, "The local housing authority director Dennis Nicholson is suddenly doing special inspections on the roofs of households that receive housing choice vouchers. The housing authority knew three years ago (if not more) that many of the roofs in here have problems. The current landlord, Essex South Management, was told that the roof runs on both homes needed repaired replaced by June 30 or they will no longer pay the rent on our units."

In accordance with the housing-choice voucher program, "federal money can't be used for housing that is unsafe," Savich said. Nicholson, housing authority director, was on vacation this week and could not be reached for comment.

"Why are they attacking people [who use housing vouchers to help pay rent] now?" said Kirby Lemesh, another resident of Lexington Manor. "Where's the humanity coming into this whole process?"

There are differences of opinion regarding the roof in question, though.

The housing authority's inspector said the roof is failing and the home is unsafe. But the property manager's inspector said there is no problem.

Dan Wagg, property manager for Essex South, the current management company of the property, had a certified inspector look at Mellott's home and the inspector wrote, "I have no structural concerns." Megby wrote Mellott and said, "Which is our opinion also.

"I find it counterproductive and unnerving for the inspector hired by the housing office to continue to insist your unit is unsafe and ignore the findings of our certified structural engineer. The safety of our tenants has and will continue to be our prime focus," Megby wrote.

Savich said the difference of opinion between the inspectors is being worked out although "this issue is not quite resolved." In the meantime, Mellott's voucher payment is suspended, but Essex South hasn't threatened her with eviction, she said.

"I think they have been very cooperative with the residents and county government," Savich said of Essex South. Of Mellott, he said, "Even if [their] evicted, it's likely she'll be eligible" for relocation benefits when Lexington Manor shuts down for good.

But there is an air of uncertainty and anxiety for those remaining in the neighborhood. No replacement housing exists yet in St. Mary's. One project, River Bay Townhomes, is being constructed now and the other, Planning Group, hasn't gone through planning approval yet.

"There are a lot of people out there really angry," Lemesh said. "I'd like to tell the rich people when they kick us out, we'll be living in their back yard. We don't want that."

The Navy built Lexington Manor in 1943 to provide housing for its workers. In the late 1970s, the county established an air-use zone around Patuxent River Naval Air Station and the Flattops sat squarely underneath air traffic.

Now the neighborhood will be demolished to protect the current and future flight missions of the base.

"If we're such an impediment to the AICUZ, what about Cedar Cove? They got exemptions. They have money to be exempt," Lemesh said. The Cedar Cove development was grandfathered out of the AICUZ.

Regarding the county's low-income workforce, especially those who live in Lexington Manor, Mellott said, "They are the economic engine, but we are the economic soul. We provide supporting services to the base."

Savich said, "Everything is going to be much more certain in the next few months. We're nearing the end of the period of uncertainty."

Relocation out of Lexington Manor could come as early as September, he said. The aim is to get people into better housing before winter sets in.

For the poorest of residents, relocation benefits could last for 60 months.

Of the project as a whole, "I don't support it, unless they do a good job," Mellott said.

The Enterprise

Friday, April 18, 2003 • St. Mary's County, Maryland — Established 1883 • 75¢

At the Flattops, commissioners hear about tenants' concerns

BY JASON BABCOCK
STAFF WRITER

Lexington Manor is often the topic of conversation in county government. On Tuesday, county government came to Lexington Manor, where residents grilled the county commissioners, asking what will happen to them, [illegible].

"As a redevelopment plan for the neighborhood known as the Flattops moves forward and a countdown has begun for any government entity to purchase the property, low-income residents there wonder if they'll be kicked out of their homes.

County officials assured them that they would not be left homeless.

Many people were outside in the neighborhood Tuesday, sitting in chairs in front of their duplexes as temperatures hit the 80s. Interspersed amid the vacant and closed-off units with red spray paint warning "keep out" are occupied units. Some yards are well kept; many are filled with clutter or overgrown.

Meandering cats and dogs crisscrossed Coral Drive, the main road in the development, before the commissioners and their entourage arrived to speak with a group of assembled residents on the street corner.

Almost immediately, Lynda Andrus, a 44-year-old disabled resident, approached Commissioner Thomas F. McKay (R) and told him that she has donated three gallons of blood to the Red Cross over her life. "In 18 months, I could be living in my truck, that's the thanks I get," she said.

"You won't be living in your truck," McKay replied. The redevelopment of the Flattops is not a process of displacement, he told her. "You're a part of this process."

Dennis Nicholson, director of the St. Mary's Housing Authority, told the group that the agency has $60,000 to help Flattops residents relocate to other housing, but the group wanted to know how those funds would be distributed. Apparently, it's first-come, first-serve. "I'm looking for demand; I'm looking for phone calls," Nicholson said.

Living in the Flattops for 28 years, Valentino Johnson told the commissioners, "You're not really giving them anything concrete about the future." Johnson said the neighborhood is older than the Air Installation Compatible Use Zone (AICUZ) zoning it has and the Flattops should be grandfathered out of that zoning.

Planners have cited the AICUZ as a particular reason to change the situation at Lexington Manor. The zoning discourages dense growth there because of overhead aircraft noise and traffic. The neighborhood once had 340 units, but now around 100 people live there. Officials have also said protecting the AICUZ protects the flight missions of Patuxent River Naval Air Station.

However, the area of Cedar Cove, just outside Gate 3 of the base, is grandfathered out of the AICUZ.

Commissioner Thomas A. Mattingly Sr. (D) said the deterioration at the Flattops didn't happen overnight and the solution won't come overnight, but did add, "I've never left we would abandon the citizens."

The planning commission is reviewing a developer's rights and responsibilities agreement that would dictate how the parcel would be redeveloped, bringing commercial and new residential growth. If it is passed, a relocation plan would be put in place for remaining residents. If it is not passed, the future of residents will continue [illegible].

Meanwhile, several commissioners have been made aware of living conditions there, including leaking roofs. "The situation shouldn't be acceptable in St. Mary's. The situation shouldn't be acceptable anywhere," said Commissioner Daniel H. Raley (D). "No one is going to leave here until they have suitable replacement housing."

The most that people pay in Lexington Manor for monthly rent is $550, which is substantially lower that any other rental community in St. Mary's.

EXHIBIT 14

15

Hoyer Announces Funds for Lexington Manor, Boys and Girls Club and Girl Scout Camp in Southern Maryland



WASHINGTON, DC - Congressman Steny Hoyer today announced that the House Appropriations Committee approved the fiscal year 2005 federal funding bill that funds the Veterans Administration, the Department of Housing and Urban Development and additional Independent Agencies at the end of last week which included $625,000 for projects that will benefit Southern Maryland. Funding for these three projects were added to the bill at the request of Congressman Hoyer and were not requested in the President's fiscal year 2005 budget.

"Lexington Manor has long been discussed as an area in need of redevelopment," said Congressman Hoyer. "I am pleased that this federal funding will help our region acquire this property and will strongly illustrate the local, state and federal support for the Patuxent River Naval Air Station. I look forward to continuing to work with the state and local governments in St. Mary's County, as well as the entire community who remain committed to doing what it takes to keep Pax River well positioned for the upcoming BRAC in 2005.

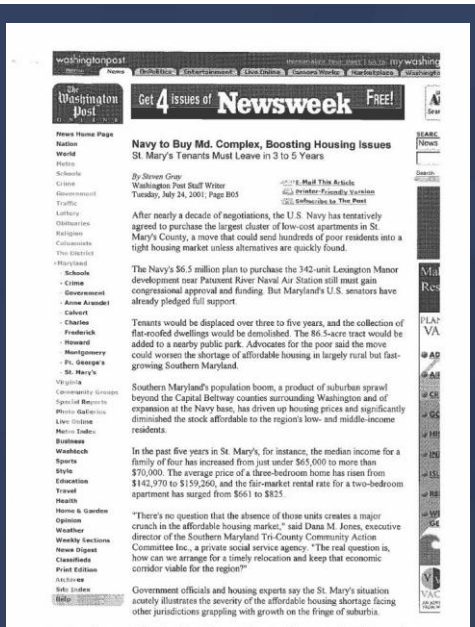
"The funding included in the bill for the Boys and Girls Club in Calvert County and the Girl Scout Camps in Charles and Prince George's Counties will also provide a tremendous service to our young people by expanding the resources at the Camps and the Center so that they can offer Southern Maryland's students new exciting learning and social opportunities.

"I will continue to work to ensure that this funding is included in the final bill," Rep. Hoyer concluded.

Funding that will benefit Southern Maryland included in the VA-HUD Appropriations Bill for fiscal year 2005 approved by the Committee last week is listed below:

Lexington Manor Northern Parcel Redevelopment Project, St. Mary's County, $225,000
This project will eliminate both physical and economic distress in the area immediately bordering the Patuxent River Naval Air Station. The County will acquire Lexington Manor, a chronically blighted and largely vacant housing development, and blighted structures on the property will be demolished as part of the effort to protect the AICUZ area from encroachment and help protect the mission of this important military installation.

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Navy to Buy Md. Complex, Boosting Housing Issues

St. Mary's Tenants Must Leave in 3 to 5 Years

By Steven Gray
Washington Post Staff Writer
Tuesday, July 24, 2001; Page B05

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After nearly a decade of negotiations, the U.S. Navy has tentatively agreed to purchase the largest cluster of low-cost apartments in St. Mary's County, a move that could send hundreds of poor residents into a tight housing market unless alternatives are quickly found.

The Navy's $6.5 million plan to purchase the 342-unit Lexington Manor development near Patuxent River Naval Air Station still must gain congressional approval and funding. But Maryland's U.S. senators have already pledged full support.

Tenants would be displaced over three to five years, and the collection of flat-roofed dwellings would be demolished. The 86.5-acre tract would be added to a nearby public park. Advocates for the poor said the move could worsen the shortage of affordable housing in largely rural but fast-growing Southern Maryland.

Southern Maryland's population boom, a product of suburban sprawl beyond the Capital Beltway counties surrounding Washington and of expansion at the Navy base, has driven up housing prices and significantly diminished the stock affordable to the region's low- and middle-income residents.

In the past five years in St. Mary's, for instance, the median income for a family of four has increased from just under $65,000 to more than $70,000. The average price of a three-bedroom home has risen from $142,970 to $159,260, and the fair-market rental rate for a two-bedroom apartment has surged from $661 to $825.

"There's no question that the absence of those units creates a major crunch in the affordable housing market," said Dana M. Jones, executive director of the Southern Maryland Tri-County Community Action Committee Inc., a private social service agency. "The real question is, how can we arrange for a timely relocation and keep that economic corridor viable for the region?"

Government officials and housing experts say the St. Mary's situation acutely illustrates the severity of the affordable housing shortage facing other jurisdictions grappling with growth on the fringe of suburbia.

In Prince George's County, for example, reports of low-cost substandard

http://www.washingtonpost.com/wp-dyn/articles/A6752-2001Jul23.html 07/24/2001

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poor who used to occupy them. And developers are rushing to meet growing demand for homes featuring the most expensive amenities.

"People tend to prefer to sell $350,000 homes rather than $120,000 homes," said Fauquier County Supervisor Harry Atherton (I-Marshall), who is a member of the county's affordable housing committee. "That seems to be what's driving the market."

As people flocked to Southern Maryland over the past decade, many of its poor were shuffled, like nomads, from place to place as the housing market shifted. Lexington Manor was one of those places.

The federal government built the development, known as the Flattops, in the 1940s as housing for servicemen posted to the base. Over decades, the duplex dwellings passed into private ownership. Now, nearly half the units have deteriorated beyond habitability, largely because of scant county government enforcement of livability codes.

Recent proposals to rehabilitate the neighborhood have been complicated by the proximity of the air station. The county government has moved to prevent the development's owner, Louis Grasso, from launching an ambitious revitalization effort, arguing that residents are at risk because their homes lie within the flight path of the base's experimental jet aircraft and other testing activities.

At the same time, the bulk of housing under construction, officials note, targets the county's upper- and middle-income newcomers, making it "difficult for military families, or anyone who isn't wealthy, to buy or rent in that market," said David Segal, director of the Center for Research on Military Organization at the University of Maryland at College Park.

"There's an assumption that having a military base in a community is an economic boon, but there are downsides -- like people having to compete for housing where there's none," he added.

After years of paying little attention to the dwindling stock of affordable housing, government officials have in recent months scrambled to find solutions. Their proposals have been far-reaching. Some, for instance, would require developers to earmark a significant portion of new housing projects for low- and middle-income residents, as a number of area jurisdictions already do.

Meanwhile, a study is underway to accurately inventory the county's housing stock and its condition, and to suggest ways to prevent the emergence of starkly contrasting pockets of affluence and poverty.

"This period is a sure test, and if we can't find suitable housing in five years, then shame on us," George G. Forrest, co-chairman of a recently

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Vision for the future

- Passive Recreation
- Mature Cherry Blossom Trees for Southern Parcel

Southern 50 Acre Recreational Component:

- Recreational development must be complimentary and supportive of the commercial development on northern 41 acres and also tied to the adjacent John G. Lancaster Park on the western edge of the property.
- The southern 50 acre recreational component will be retained in public ownership.
- Redevelopment of the 50 acre recreational component is the responsibility of the County buy may be undertaken as a public-private partnership to speed development of the site.

Design quality and innovation that helps to identify Lexington Park as a progressive and emerging high technology community will play an important role in the project selection. At the same time, project proposals that recognize the area's unique historic connection to the Navy and to the Patuxent and Potomac Rivers will also be prized by the Corporation in the selection process.

A unique and irreplaceable feature of the site is the presence of approximately 300 fully mature cherry blossom trees. These trees line the winding streets of the former Lexington Manor neighborhood. Retaining the trees as a feature of the recreational concept for the southern end of the project site and as a feature of the landscape requirements on the northern end of the land is highly desirable.

Of particular interest will be the treatment of the property at the intersection of MD Routes 246 (Great Mills Road) and 235 (Three Notch Road). Design of this corner should create a distinctive and inviting gateway for the project, the Navy base and the Town Center. The corner property is highly visible to south bound traffic along MD Route 235 creating a unique opportunity for a signature building, plaza, street art and/or water features to create drama, excitement and overall design coherence for the project.

Maryland
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

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ST. MARY'S COUNTY GOVERNMENT
PUBLIC INFORMATION OFFICE
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Thomas F. McKay, President
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Lawrence D. Jarboe, Commissioner
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Daniel H. Raley, Commissioner

MEDIA RELEASE

For immediate release:
October 18, 2005

For more information contact:
Jennifer Fabbricante
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Lexington Manor Redevelopment Project

Leonardtown – On Tuesday, October 18, 2005, St. Mary's County Board of Commissioners signed a Memorandum of Understanding (MOU) with the St. Mary's County Community Development Corporation, Inc. authorizing the Corporation to manage the redevelopment process for 91 acres of commercial and recreational property in the core area of Lexington Park. The principal portion of this property is the 84-acre Lexington Manor neighborhood acquired by the County in December 2004 to eliminate residential encroachment of the Patuxent River Naval Air Station and spur revitalization in Lexington Park.

As part of this agreement, no residential uses will be allowed and all commercial development will be strictly compliant with the Air Installation Compatibility Use Zone (AICUZ). The AICUZ overlay zone restricts the commercial capacity of this land to approximately 393,000 square feet or a total developed area of no more than 20 to 25 acres.

"We are moving forward in our continued commitment to protect and support the United States Navy and the business community and to return substantial amounts of publicly held land to the tax rolls," said Thomas F. McKay, President, Board of County Commissioners. "It is a sound business decision by this Board of Commissioners and a positive step forward for the future of our County."

The Corporation will receive assignable options on county owned land including the 34-acre Lexington Manor Northern Parcel, the Three Oaks Center and Three Notch Theatre and a 1.29 acre parcel of undeveloped land adjacent to the Lexington Park Post Office. The Corporation intends to secure a contract for sale with a qualified company or individual for the redevelopment of this land for office and retail use.

(more)

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Selection of a developer will be managed through a competitive process. Transfer of options on County owned land to the Corporation will require a public hearing, tentatively scheduled for early next year.

As a condition of the MOU, the Corporation is required to develop a plan for the recreational use of the county-owned 50-acre Lexington Manor Southern Parcel. This land will remain in public ownership for recreational use. The future use of the Southern Parcel is intended to support activities at the adjacent John G. Lancaster Park and to compliment new commercial development on the Northern Parcel.

The Corporation will also acquire assignable options on privately owned Bay District Fire Department and Whitlow properties with the expressed purpose of incorporating these parcels into the commercial and recreational redevelopment plan for the 91 acres.

"The Board of Directors of the Development Corporation stands ready, willing and able to serve the County with this important project," stated Barbara Horn, Chairperson, St. Mary's County Community Development Corporation.

The Community Development Corporation is an independent, non profit organization created to champion commercial and community revitalization in economically depressed areas of St. Mary's County. The Board of Directors of the Corporation is composed of bankers, commercial and residential developers, business owners and institutional representatives experienced in funding and managing projects of this size and complexity.

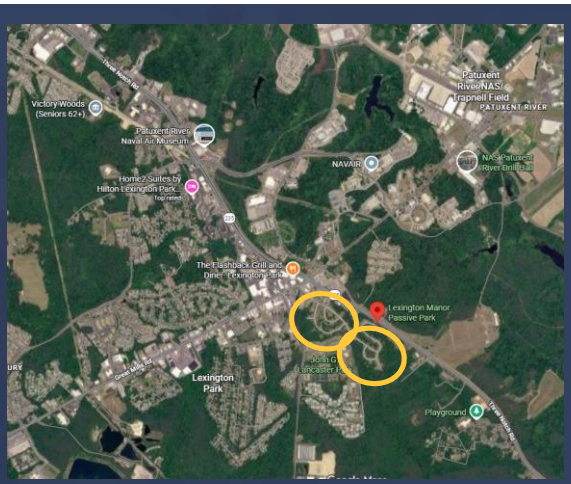
The Corporation has developed a comprehensive marketing plan to involve the public, the United State's Navy, the State of Maryland, and the Board of County Commissioners in review of the redevelopment plan throughout the developer solicitation process. Developers and other interested parties are directed to contact the Community Development Corporation at 240-725-5786 for more information about this project.

# # #

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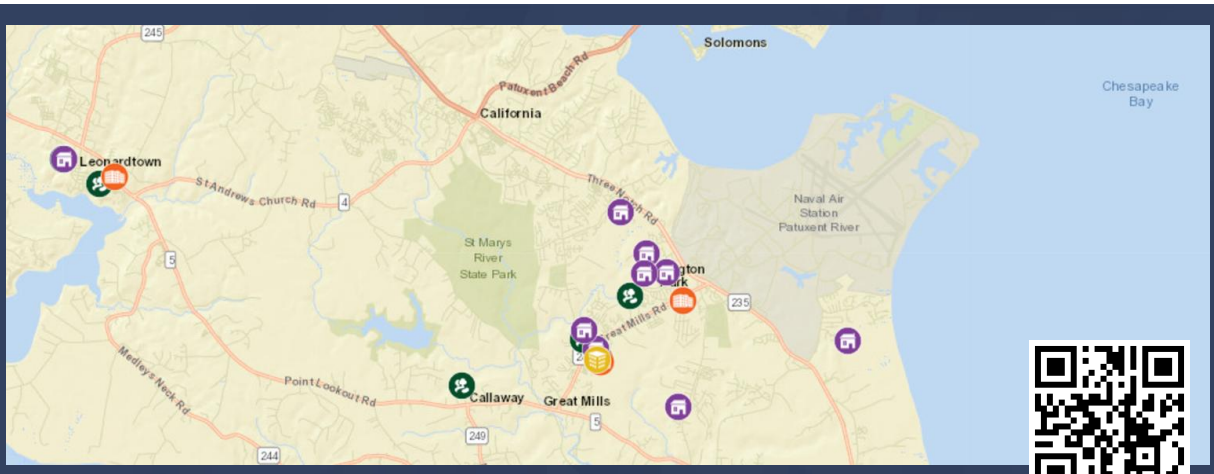




Three Notch Rd, Lexington Park, MD 20653
https://maps.app.goo.gl/WpzTNxUn3m9yjRUB9

Affordable Housing in the County

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https://resources.hud.gov/

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