



# **ST. MARY'S 2050**

CHARTING OUR TOMORROW

## **County Policy Review**

**Prepared by: Clarion Associates**  
**Published March 2025**

# INTRODUCTION

The County Policy Review is a product of the St. Mary's 2050: Charting Our Tomorrow comprehensive plan update project. For more information about the planning effort, go to <https://www.stmaryscountymd.gov/StMarys2050/>.

This report summarizes land use and other policy guidance from St. Mary's County's plans and policy documents. It also includes plans and policies from other agencies which administer important services such as water and transportation within the county. These documents provide the foundation of adopted policies which St. Mary's 2050 will build upon. This guidance is organized into 9 categories:

- Land Use, Zoning and Development (Unincorporated St. Mary's County)
- Transportation
- Economic Development
- Utilities, Energy, and Infrastructure
- Housing
- Public Health
- Historic Preservation
- Hazard Mitigation & Environment
- Recreation and Parks

The report contains brief descriptions and summaries of each of these documents and highlights the key policy topics addressed in the reports. The documents used in preparing this report are listed below.

## Abbreviations

The formal names of certain agencies have been abbreviated as follows:

|         |  |
|---------|--|
| C-SMMPO | Calvert-St. Mary's Metropolitan Planning Organization        |
| DED     | St. Mary's County Department of Economic Development         |
| LUGM    | St. Mary's County Department of Land Use & Growth Management |
| MetCom  | St. Mary's County Metropolitan Commission                    |

## COUNTY POLICY REVIEW DOCUMENTS REVIEWED

### Land Use, Zoning, and Development

| <i>Document</i>  | <i>Date</i> | <i>Geographic Area</i>                 |
|--|-------------|--|
| <a href="#"><u>2023 Annual Planning Commission Report</u></a>                | 2023        | St. Mary's County                      |
| <a href="#"><u>Lexington Park Development District Land Use Overview</u></a> | 2018        | Central Northeastern St. Mary's County |
| <a href="#"><u>Lexington Park Development District Master Plan</u></a>       | 2016        | Central Northeastern St. Mary's County |
| <a href="#"><u>The St. Mary's County Comprehensive Zoning Ordinance</u></a>  | 2016        | St. Mary's County                      |
| <a href="#"><u>St. Mary's County, Maryland Comprehensive Plan</u></a>        | 2010        | St. Mary's County                      |

### Transportation

| <i>Document</i>  | <i>Date</i> | <i>Geographic Area</i>          |
|--|-------------|---------------------------------|
| <a href="#"><u>Transportation Improvement Program (TIP)</u></a>          | 2024        | Calvert and St. Mary's Counties |
| <a href="#"><u>Moving Forward 2050</u></a>                               | 2024        | Calvert and St. Mary's Counties |
| <a href="#"><u>Unified Planning Work Program (UPWP)</u></a>              | 2023        | Calvert and St. Mary's Counties |
| <a href="#"><u>St. Mary's County Transportation Plan</u></a>             | 2023        | St. Mary's County               |
| <a href="#"><u>C-SMMPO Complete Streets Plan</u></a>                     | 2021        | Calvert and St. Mary's Counties |
| <a href="#"><u>St. Andrews Church Road Corridor Improvement Plan</u></a> | 2020        | Calvert and St. Mary's Counties |

## Transportation (cont'd)

| <i>Document</i>  | <i>Date</i> | <i>Geographic Area</i>                            |
|--|-------------|---|
| <a href="#"><u>St. Andrews Church Road Corridor Improvement Study</u></a>      | 2020        | Calvert and St. Mary's Counties                   |
| <a href="#"><u>St. Mary's Transit System Transit Development Plan</u></a>      | 2019        | St. Mary's County                                 |
| <a href="#"><u>Naval Base Commuter Multi-Modal Mobility Planning Study</u></a> | 2019        | St. Mary's County                                 |
| <a href="#"><u>Bus Stop Assessment and Plan</u></a>                            | 2019        | Calvert and St. Mary's Counties MPO Planning Area |
| <a href="#"><u>St. Mary's County Transportation Plan</u></a>                   | 2006        | St. Mary's County                                 |

## Economic Development

| <i>Document</i>   | <i>Date</i> | <i>Geographic Area</i> |
|---|-------------|------------------------|
| <a href="#"><u>Technology Resource Book</u></a>                                       | 2022        | St. Mary's County      |
| <a href="#"><u>Comprehensive Economic Development Strategy Update</u></a>             | 2022        | St. Mary's County      |
| <a href="#"><u>St. Mary's County Innovation District Master Plan Final Report</u></a> | 2020        | St. Mary's County      |
| <a href="#"><u>Strategic Plan to Build an Innovation Driven Economy</u></a>           | 2017        | St. Mary's County      |

## Utilities, Energy, and Infrastructure

| <i>Document</i>  | <i>Date</i> | <i>Geographic Area</i> |
|--|-------------|------------------------|
| <a href="#"><u>St. Mary's County Metropolitan Commission Annual Report</u></a> | 2023        | St. Mary's County      |

## Utilities, Energy, and Infrastructure (cont'd)

| <i>Document</i>   | <i>Date</i> | <i>Geographic Area</i> |
|---|-------------|------------------------|
| <a href="#"><u>St. Mary's County Solar Task Force Final Report</u></a>  | 2021        | St. Mary's County      |
| <a href="#"><u>2020 Comprehensive Plan Amendment to Support a St. Clements Shores Wastewater Treatment Plant Sewer Service Area</u></a> | 2020        | St. Mary's County      |
| <a href="#"><u>Comprehensive Water and Sewage Plan</u></a>  | 2017        | St. Mary's County      |

## Housing

| <i>Document</i>  | <i>Date</i> | <i>Geographic Area</i> |
|--|-------------|------------------------|
| <a href="#"><u>St. Mary's County Housing Authority Fair Market Rents and Payment Standards</u></a> | 2022        | St. Mary's County      |

## Public Health

| <i>Document</i>  | <i>Date</i> | <i>Geographic Area</i> |
|--|-------------|------------------------|
| <a href="#"><u>Community Health Needs Assessment</u></a> | 2021        | St. Mary's County      |
| <a href="#"><u>Healthy St. Mary's 2026</u></a>           | 2021        | St. Mary's County      |
| <a href="#"><u>Community Health Assessment</u></a>       | 2020        | St. Mary's County      |

## Historic Preservation

| <i>Document</i>   | <i>Date</i> | <i>Geographic Area</i> |
|---|-------------|------------------------|
| <a href="#"><u>Painting A Self Portrait: A Historic Preservation Plan for St. Mary's County</u></a> | 2000        | St. Mary's County      |

## Hazard Mitigation & Environment

|  |      |                   |
|--|------|-------------------|
| <a href="#"><u>St. Mary's Soil Conservation District Annual Report</u></a>             | 2024 | St. Mary's County |
| <a href="#"><u>Multi-Jurisdictional Hazard Mitigation Plan</u></a>                     | 2023 | St. Mary's County |
| <a href="#"><u>St. Mary's Soil Conservation District Long Range Strategic Plan</u></a> | 2020 | St. Mary's County |

## Recreation & Parks

| <i>Document</i>  | <i>Date</i> | <i>Geographic Area</i>          |
|--|-------------|---------------------------------|
| <a href="#"><u>St. Mary's County Recreation &amp; Parks Strategic Plan</u></a> | 2024        | St. Mary's County               |
| <a href="#"><u>Land Preservation, Parks, and Recreation Plan</u></a>           | 2022        | St. Mary's County               |
| <a href="#"><u>Lexington Manor Passive Park Master Plan</u></a>                | 2019        | Calvery and St. Mary's Counties |

# LAND USE, ZONING, AND DEVELOPMENT

## ANNUAL PLANNING COMMISSION REPORTS (2017-2023)

**Dates Published:** Annually (2017-2023)

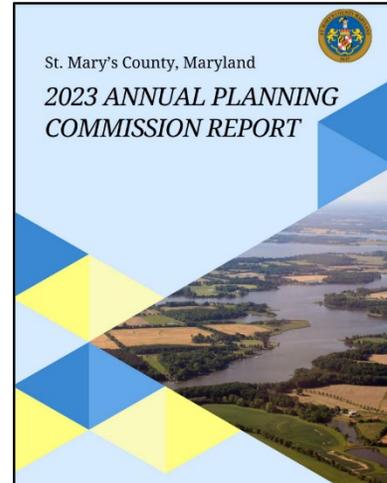
**Geographic Area:** St. Mary's County

**Prepared by:** LUGM

**Purpose:** Summarize annual planning activities reviewed and approved by the Planning Commission.

**Key objectives:** Provide data on certain land use activities, including but not limited to growth trends, locally-funded agriculture preservation, and other measures and indicators.

**Planning Topics:** Land Use & Zoning, Agricultural Preservation, Community Development, Public Facilities and Services



## LEXINGTON PARK DEVELOPMENT DISTRICT LAND USE OVERVIEW

**Date Published:** 2018

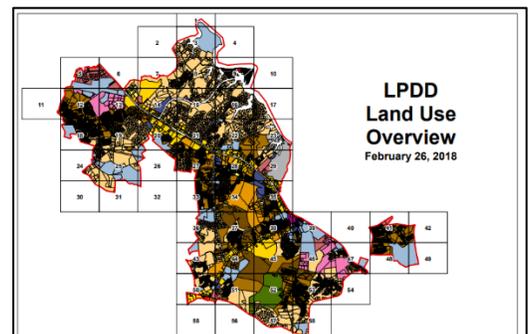
**Geographic Area:** St. Mary's County

**Prepared by:** LUGM

**Purpose:** Analyze various land uses within the LPDD

**Key objectives:** Provides a spatial relationship between land uses and parcels

**Planning Topics:** Land Use & Zoning, Community Development, Community Character



# LEXINGTON PARK DEVELOPMENT DISTRICT (LPDD) MASTER PLAN

**Date Published:** 2016

**Geographic Area:** St. Mary's County

**Prepared by:** LUGM

**Purpose:** Shape and direct growth in the next 30 years; updates the 2005 LPDD Master Plan

**Key objectives:** Prioritize revitalization; create a traditional town pattern of mixed uses, landscaped streets with sidewalks, bikeways, and neighborhood parks; create a more inviting place to live and work; encourage public sector investment to spur economic growth and diversification

**Planning Topics:** Land Use & Zoning, Community Character, Community Development, Public Facilities and Services, Transportation, Environment, Economic Development, Housing, Public Health



# ST. MARY'S COUNTY COMPREHENSIVE ZONING ORDINANCE

**Date Published:** 2014

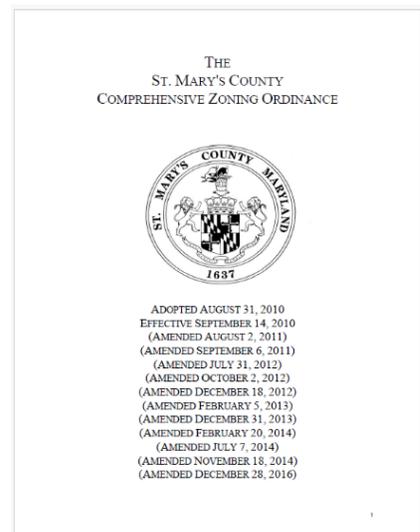
**Geographic Area:** St. Mary's County

**Prepared by:** LUGM

**Purpose:** To protect and promote public health, safety and general welfare and implement the St. Mary's County Comprehensive Plan.

**Key objectives:** To implement goals from the comprehensive plan by establishing zoning districts to direct development and conserve natural resources; encourages green building practices, promotes economic growth, protects agricultural and rural lands; regulates building heights, setbacks, and densities; includes provisions for community involvement and affordable housing.

**Planning Topics:** Land Use & Zoning, Community Character, Community Development, Public Facilities and Services, Transportation, Environment, Housing, Agricultural Preservation, Economic Development, Community Engagement



# ST. MARY'S COUNTY, MARYLAND COMPREHENSIVE PLAN

**Date Published:** 2010

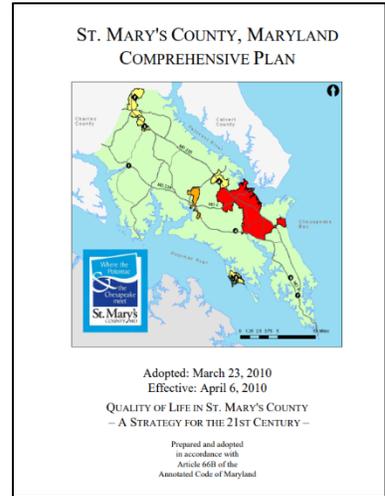
**Geographic Area:** St. Mary's County

**Prepared by:** LUGM

**Purpose:** To preserve and enhance St. Mary's County's present character and improve the quality of life while maintaining a well-managed pace of growth and development

**Key objectives:** Present visions that address quality of life and sustainability, public participation, growth areas, community design, infrastructure, transportation, housing, economic development, environmental protection, resource conservation, stewardship, and strategic implementation; establishes policy of managed growth where capital improvements and public services should be provided to support it

**Planning Topics:** Land Use & Zoning, Community Character, Community Development, Public Facilities and Services, Transportation, Environment, Housing, Agricultural Preservation, Economic Development, Community Engagement



## TRANSPORTATION

### TRANSPORTATION IMPROVEMENT PROGRAM (TIP)

**Date Published:** 2024

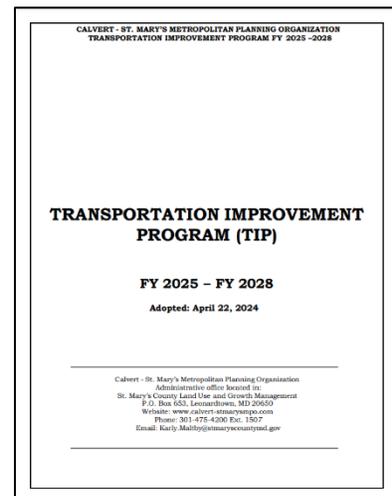
**Geographic Area:** Calvert and St. Mary's Counties

**Prepared by:** C-SMMPO

**Purpose:** List TIP projects, (the responsible agency, type of project, funding source) in FY2025-28

**Key objectives:** Implement goals from the FAST Act: safety, infrastructure condition, congestion reduction, system reliability, freight movement and economic vitality, and reduce project delivery delays

**Planning Topics:** Transportation, Infrastructure, Community Engagement, Environment, Public Health, Economic Development



# MOVING FORWARD 2050

**Date Published:** 2024

**Geographic Area:** Calvert and St. Mary’s Counties

**Prepared by:** C-SMMPO

**Purpose:** Guide the C-SMMPO (Calvert-St. Mary’s Metropolitan Planning Organization) and government agencies in making decisions and directing transportation investments where they will be most effective. The plan is designed to be flexible and to reflect the unique characteristics of the communities in the C-SMMPO region. The plan establishes transportation investment priorities in the C-SMMPO region over the next 22 years based on the latest estimates and assumptions for population, land use, travel, employment, congestion, and economic activity.

**Key objectives:** Track and assess transportation performance, manage existing conditions (such as population, households, and employment); provide a financial plan for 2050; discuss equity in the planning process and transportation.

**Planning Topics:** Transportation, Infrastructure, Public Health, Community Engagement, Environment, Climate Change, Public Transportation



# UNIFIED PLANNING WORK PROGRAM (UPWP)

**Date Published:** 2024

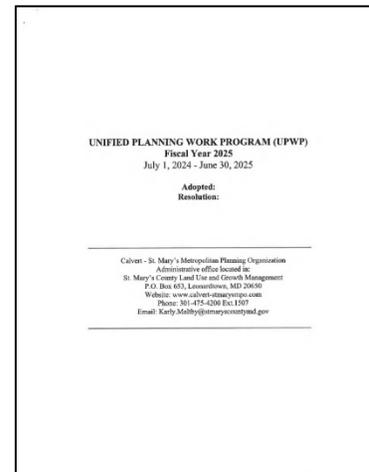
**Geographic Area:** Calvert and St. Mary’s Counties

**Prepared by:** C-SMMPO

**Purpose:** Coordinate all transportation planning activities to be completed with federal, state, and local resources during the next fiscal year; make the transportation planning process consistent with the appropriate federal regulations; includes a budget detailing how each funding source will be utilized

**Key objectives:** Adopt complete streets standards and policies, develop a complete streets prioritization plan that identifies a specific list of complete streets projects to improve the safety, mobility, or accessibility of a street, develop transportation plans to create and integrate active transportation facilities that also connect between communities, increase public transportation ridership, improve safety of bicyclists and pedestrians, consider regional and megaregional planning efforts, and develop transportation plans and policies that support transit-oriented development.

**Planning Topics:** Transportation, Infrastructure, Public Health Transit-Oriented Design, Active Transportation, Public Transportation



## ST. MARY'S COUNTY TRANSPORTATION PLAN

**Date Published:** 2023 (DRAFT)

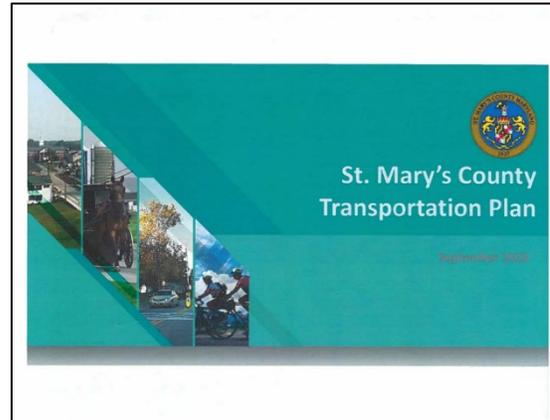
**Geographic Area:** St. Mary's County

**Prepared by:** St. Mary's County Department of Public Works and Transportation

**Purpose:** A multimodal transportation plan that assesses the needs of the county's existing and future transportation network; set goals, priorities, and funding strategies to guide transportation infrastructure investments.

**Key objectives:** Develop an interconnected roadway, transit, and trail network, which reflects the current and future transportation needs, promotes efficient transportation movement, and respects the natural and cultural objectives of the community.

**Planning Topics:** Transportation, Infrastructure, Mobility and Accessibility, Environment, Community Character



## C-SMMPO COMPLETE STREETS PLAN

**Date Published:** 2023

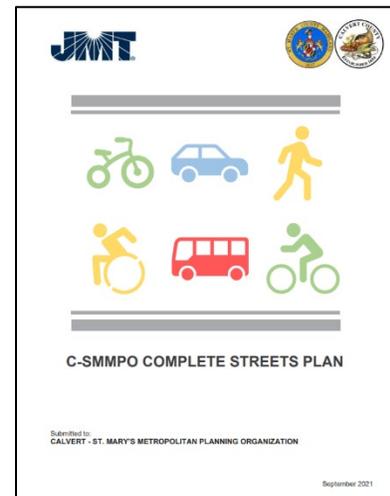
**Geographic Area:** Calvert and St. Mary's Counties

**Prepared by:** JMT

**Purpose:** To provide design guidance on the planning, design, and operation of roadways for all users.

**Key objectives:** To create design guidelines and identify project locations for future improvements; create performance measures, implementation prioritization, and policy recommendations.

**Planning Topics:** Transportation, Infrastructure, Public Health, Complete Streets, Active Transportation



# ST. ANDREWS CHURCH ROAD CORRIDOR IMPROVEMENT PLAN

**Date Published:** 2020

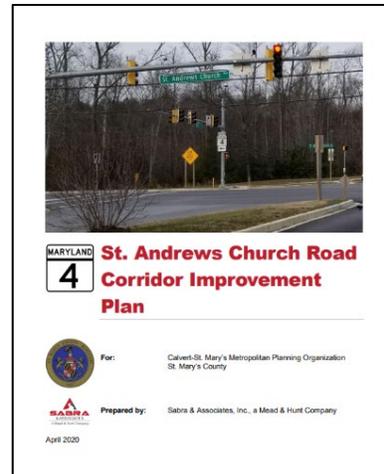
**Geographic Area:** Calvert and St. Mary's Counties

**Prepared by:** Sabra & Associates, Inc.

**Purpose:** Identify solutions to traffic operations, safety, and multimodal concerns along St. Andrew's Church Road (MD 4) between Point Lookout Road (MD 5) and Three Notch Road (MD 235) in Lexington Park and California

**Key objectives:** Report existing conditions and future development in the corridor, identify concerns raised by the public and agency stakeholders, and present high-level concepts for several locations along MD 4

**Planning Topics:** Transportation, Infrastructure, Environment



# ST. ANDREWS CHURCH ROAD CORRIDOR IMPROVEMENT STUDY

**Date Published:** 2020

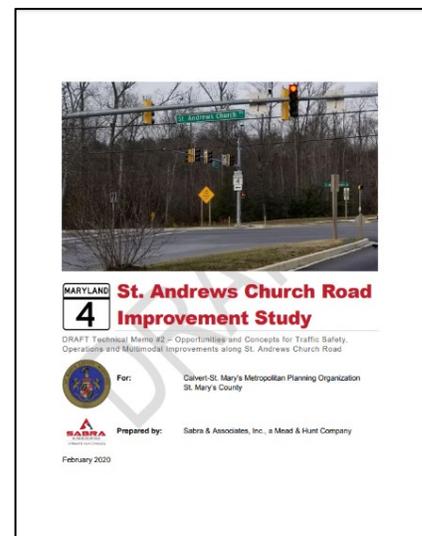
**Geographic Area:** Calvert and St. Mary's Counties

**Prepared by:** Sabra & Associates, Inc.

**Purpose:** To provide a high-level concept(s) for several locations along MD 4, assess potential environmental, right-of-way, and utility impacts, preliminary cost estimates, and describe safety and/or operational benefits.

**Key objectives:** To focus on the six study areas identified and discuss various challenges, recommend improvements, present cost estimates, and preliminary impact evaluations at each study area.

**Planning Topics:** Transportation, Infrastructure, Environment



## ST. MARY'S COUNTY TRANSIT DEVELOPMENT PLAN (TDP)

**Date Published:** 2019

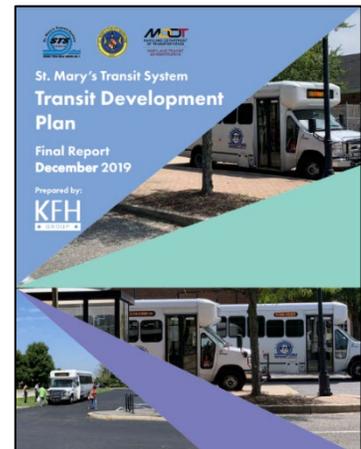
**Geographic Area:** St. Mary's County

**Prepared by:** KFH Group

**Purpose:** Assess current transit services, identify unmet transit needs, and develop a short-term (0-5 years) strategy for improvement

**Key objectives:** To fulfill mission statement of Transit system

**Planning Topics:** Transportation, Infrastructure, Community Engagement, Mobility, Economic Development, Public Transportation



## NAVAL BASE COMMUTER MULTI-MODAL MOBILITY PLANNING STUDY

**Date Published:** 2019

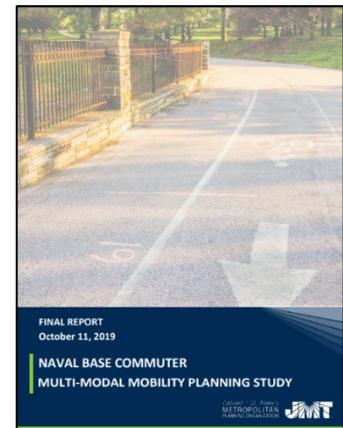
**Geographic Area:** Calvert and St. Mary's Counties

**Prepared by:** JMT

**Purpose:** To provide feasible recommendations to the C-SMMPO to reduce the amount of automobile traffic associated with NAS/PAX.

**Key objectives:** Recommend improvement to transit, bicycle, pedestrian connectivity, geometric changes, and transportation demand management (TDM)

**Planning Topics:** Transportation, Infrastructure, Accessibility and Mobility, Public Transportation, Community Engagement



## BUS STOP ASSESSMENT AND PLAN

**Date Published:** 2019

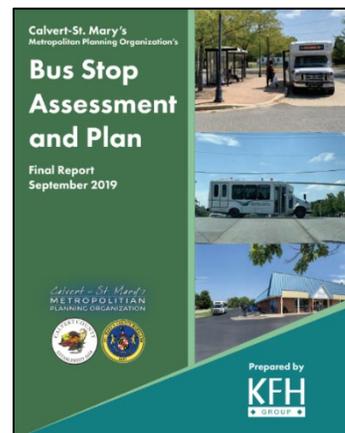
**Geographic Area:** Calvert and St. Mary's Counties MPO Planning Area

**Prepared by:** C-SMMPO

**Purpose:** Inventory/analyze bus stops for ADA compliance, identify amenities, unmarked/flag stops, and photograph surveyed bus stops.

**Key objectives:** Assess the existing conditions, create guidelines to direct future bus stop planning, and recommend improvements for the C-SMMPO through cost estimates and an implementation plan

**Planning Topics:** Transportation, Infrastructure, Accessibility and Mobility, Public Transportation



# ST. MARY'S COUNTY TRANSPORTATION PLAN

**Date Published:** 2006

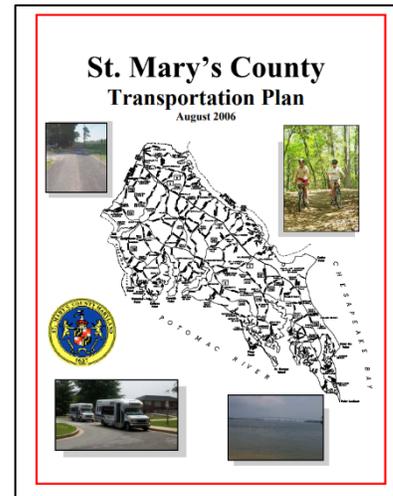
**Geographic Area:** St. Mary's County

**Prepared by:** Johnson, Mirmiran, & Thompson

**Purpose:** Evaluate proposed transportation improvements and develop improvement projects based on the needs of projected 2025 travel demands, Level of Service and safety concerns identified in the Existing Conditions report

**Key objectives:** To provide an integrated transportation plan that will incorporate all aspects of transportation including motor vehicles, mass transportation, horse and buggy, bicycles, pedestrians, waterways, and air transportation while considering the cultural resources throughout the county.

**Planning Topics:** Transportation, Infrastructure, Accessibility and Mobility, Public Transportation, Community Engagement



## ECONOMIC DEVELOPMENT

### TECHNOLOGY RESOURCE BOOK

**Date Published:** 2022 | 2025 update pending

**Geographic Area:** St. Mary's County

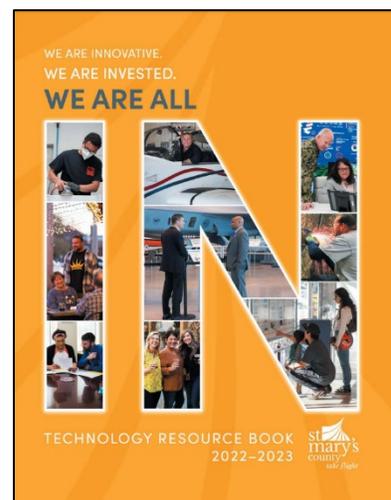
**Prepared by:** St. Mary's County and DED

**Purpose:** Profiles local technology firms and support organizations to facilitate interaction and growth;

Note: An updated 2025-2026 Technology Resource Book is being generated; the data that will be included in the update are available here: <https://www.yesstmarysmd.com/techbook/>

**Key objectives:** Catalog tech firms in the county and set economic development goals, such as growing and retaining a diverse workforce, advance defense and defense commercialization technology, create opportunities for innovation and entrepreneurship, and support and advance the mission of Naval Air Station Patuxent River

**Planning Topics:** Economic Development, Community Development



## COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY UPDATE

**Date Published:** 2022

**Geographic Area:** St. Mary's County

**Prepared by:** Fourth Economy

**Purpose:** To guide DED as it pursues initiatives to advance economic growth, resilience, and quality of life throughout the county.

**Key objectives:** Addresses opportunities, challenges, and resilience risks presented in four focus areas: Workforce Development and Talent Attraction; Tech Transfer, Development, and Innovation; Local Agriculture and Seafood; Rural Development and Quality of Place.

**Planning Topics:** Economic Development, Community Development, Land Use and Zoning, Agriculture, Rural Lands, Hazard mitigation



## ST. MARY'S COUNTY INNOVATION DISTRICT MASTER PLAN FINAL REPORT

**Date Published:** 2020

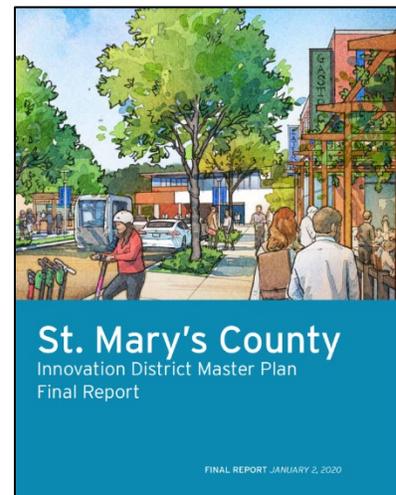
**Geographic Area:** St. Mary's County

**Prepared by:** C-SMMPO and DED

**Purpose:** Protect rural heritage with progressive development regulations that cluster development in dense, walkable centers connected by transit and trails

**Key objectives:** To grow an innovation district that will support an emerging innovation economy in the County and provide a framework for policies and programs to fill gaps, and evaluate physical designs.

**Planning Topics:** Economic Development, Community Development, Land Use and Zoning, Agriculture, Rural Lands



# STRATEGIC PLAN TO BUILD AN INNOVATION DRIVEN ECONOMY

**Date Published:** 2017

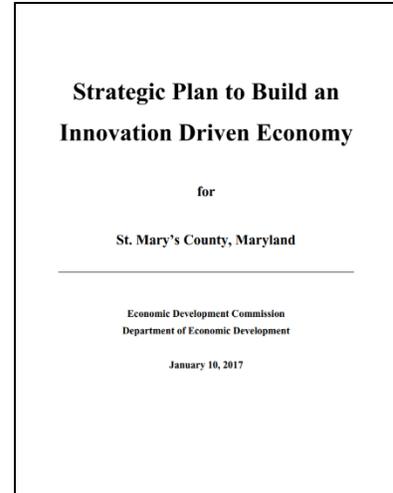
**Geographic Area:** St. Mary's County

**Prepared by:** Economic Development Commission and DED

**Purpose:** Diversify the local economy by employing people and incorporating place-based strategies differently, by including industry clusters and innovation-driven strategies in its approach to economic development, while incorporating the role of tourism and hospitality. Simultaneously, St. Mary's County must protect and grow the Navy's mission at the Naval Air Station Patuxent River

**Key objectives:** To develop a robust, non-defense-reliant economic base, employing: 1) an approach to people- and place-based strategies focused on attracting and retaining young professionals and growing the middle class; 2) a traded industry cluster strategy focused on emerging opportunities and existing industries that have great potential for expansion, and 3) an innovation-based strategy to support start-ups and early-stage technology companies.

**Planning Topics:** Economic Development, Community Development, Land Use and Zoning, Agriculture, Land Preservation, Tourism



# UTILITIES, ENERGY, AND INFRASTRUCTURE

## ST. MARY'S COUNTY METROPOLITAN COMMISSION ANNUAL REPORT

**Date Published:** 2023

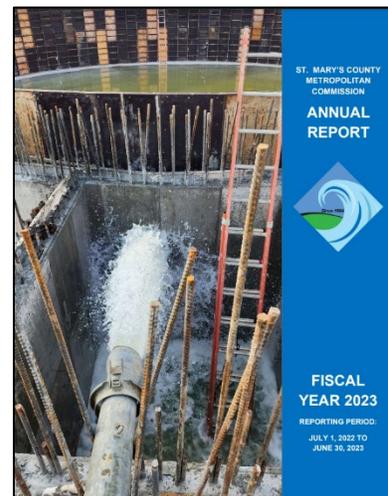
**Geographic Area:** St. Mary's County

**Prepared by:** St. Mary's County Metropolitan Commission

**Purpose:** Compiles the work, spending, and finances of MetCom

**Key objectives:** To provide information for CIP in 2023

**Planning Topics:** Public Facilities and Services, Sustainability, Environment, Community Engagement



# ST. MARY'S COUNTY SOLAR TASK FORCE FINAL REPORT

**Date Published:** 2021

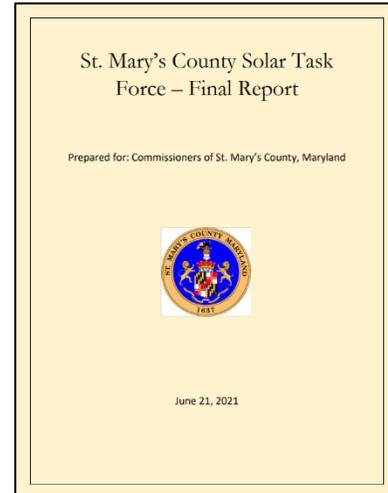
**Geographic Area:** St. Mary's County

**Prepared by:** St. Mary's County Solar Task Force

**Purpose:** Prepare for the State's adoption of solar energy goals and the growth of photovoltaic solar systems

**Key objectives:** Address key solar concepts, including accessory use; net metering; and the different categories of solar projects, ranging from several panels on a residential rooftop to utility-scale projects; to outline the State's role in the approval of utility-scale solar projects and its ability to preempt local zoning decisions

**Planning Topics:** Public Facilities and Services, Land Use and Zoning, Sustainability, Renewable Energy, Climate Change



## 2020 COMPREHENSIVE PLAN AMENDMENT TO SUPPORT A ST. CLEMENTS SHORES WASTEWATER TREATMENT PLANT SEWER SERVICE AREA

**Date Published:** 2020

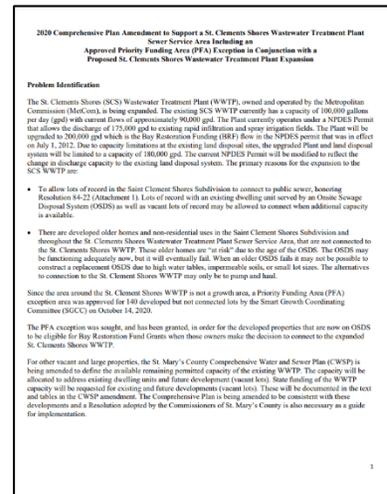
**Geographic Area:** St. Mary's County

**Prepared by:** MetCom

**Purpose:** Support the modification of the current National Pollutant Discharge Elimination System (NPDES) permit, which allows the discharge of 175,000 gpd to the existing rapid infiltration and spray irrigation fields, to an upgrade of 200,00 gpd.

**Key objectives:** Modify the comprehensive plan to allow for the future growth of St. Clements Shores Wastewater Treatment Plant. As justification, existing conditions of the areas that may be impacted from this growth are documented.

**Planning Topics:** Public Facilities and Services, Land Use and Zoning, Sustainability, Community Character, Rural Lands, Flood Hazards



# COMPREHENSIVE WATER AND SEWAGE PLAN

**Date Published:** 2017

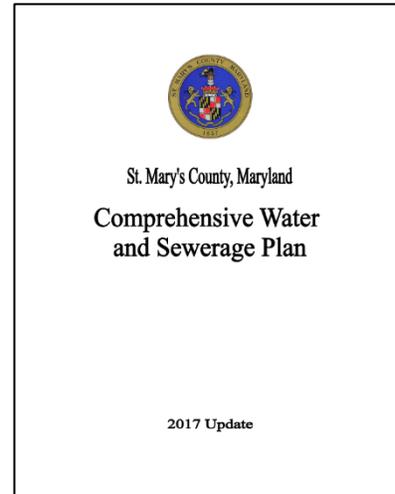
**Geographic Area:** St. Mary's County

**Prepared by:** Board of County Commissioners, the Leonardtown Commissioners, the Planning Commission, MetCom, and the Health Department

**Purpose:** Guide growth that supports the comprehensive plan and is used during the land planning process.

**Key objectives:** Plan for future public water and sewerage needs, including the expansion of new lines (particularly in areas with failing septic systems)

**Planning Topics:** Public Facilities and Services, Land Use and Zoning, Rural Lands, Environment



# HOUSING

## ST. MARY'S COUNTY HOUSING AUTHORITY FAIR MARKET RENTS AND PAYMENT STANDARDS

**Date Published:** 2022

**Geographic Area:** St. Mary's County

**Prepared by:** St. Mary's County Housing Authority

**Purpose:** Establish fair market rents and payment standards for each type of unit size.

**Key objectives:** Show fair market rents and payment standards in the County.

**Planning Topics:** Housing

ST. MARY'S COUNTY HOUSING AUTHORITY  
FAIR MARKET RENTS AND PAYMENT STANDARDS  
EFFECTIVE DECEMBER 1, 2022

| UNIT SIZE         | FMR     | HCV PAYMENT STANDARD* | 2025    |
|-------------------|---------|-----------------------|---------|
| SRO               | \$975   | \$1,075               | \$1,173 |
| EFFICIENCY        | \$1,304 | \$1,434               | \$1,564 |
| ONE (1) BEDROOM   | \$1,323 | \$1,455               | \$1,587 |
| TWO (2) BEDROOM   | \$1,597 | \$1,756               | \$1,916 |
| THREE (3) BEDROOM | \$2,168 | \$2,384               | \$2,601 |
| FOUR (4) BEDROOM  | \$2,475 | \$2,722               | \$2,970 |
| FIVE (5) BEDROOM  | \$2,846 | \$3,139               | \$3,413 |
| SIX (6) BEDROOM   | \$3,217 | \$3,538               | \$3,860 |

\*HCV Payment Standards are 110% of Fair Market Rents.  
FMSA

# PUBLIC HEALTH

## COMMUNITY HEALTH NEEDS ASSESSMENT (CHNA)

**Date Published:** 2021

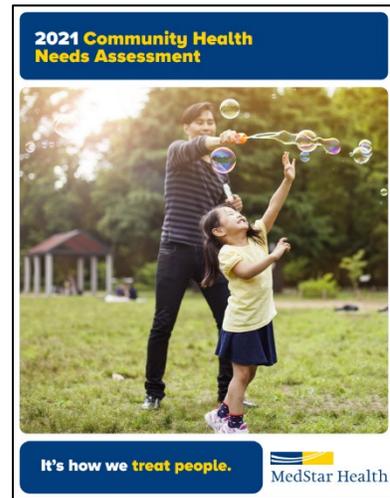
**Geographic Area:** St. Mary's County

**Prepared by:** MedStar Health

**Purpose:** Understand local health needs, inform strategies and partnerships to benefit community health and advance the mission of MedStar Health. This is an organized, formal, and systematic approach to identify and address the needs of underserved communities.

**Key objectives:** Target health promotion strategies conducted in each Community Benefit Service Area (CBSA). The impact of the hospitals' efforts in their respective CBSAs will be tracked and evaluated over the three-year cycle. The CHNA process included the involvement of local residents and community partners. Each hospital's CHNA was led by an Advisory Task Force (ATF) that included community members, activists, faith-based leaders, hospital representatives, and public health leaders.

**Planning Topics:** Public Health, Community Engagement, Equity, Housing, Transportation, Education, Economic Development, Public Safety, Public Services and Facilities



## HEALTHY ST. MARY'S 2026

**Date Published:** 2021

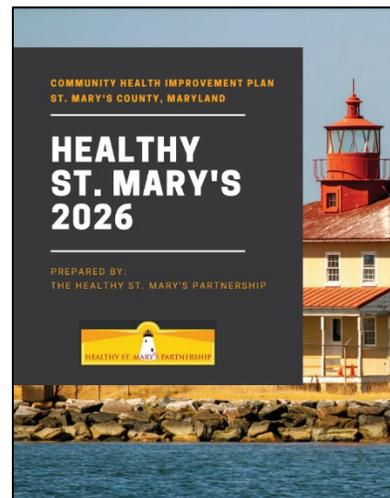
**Geographic Area:** St. Mary's County

**Prepared by:** The Healthy St. Mary's Partnership

**Purpose:** Create a community blueprint for improving the health of residents from 2021-2026. Reveal insights into health solutions for the long term and present a road map for achieving optimal health for all.

**Key objectives:** To prioritize health areas and to evaluate quantitative public health data and qualitative input from residents and partners. The issues are prioritized according to their severity and the ability of the community to make improvements. Priority health needs in St. Mary's County include behavioral health (mental health and substance use), chronic disease, environmental health, and violence, injury, and trauma.

**Planning Topics:** Public Health, Community Engagement, Environment



# COMMUNITY HEALTH ASSESSMENT

**Date Published:** 2020

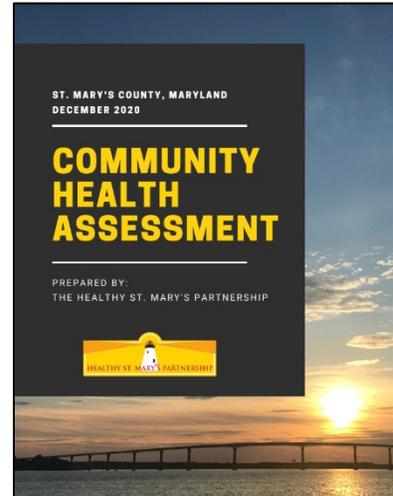
**Geographic Area:** St. Mary's County

**Prepared by:** The Healthy St. Mary's Partnership

**Purpose:** Outline systematic efforts for the Healthy St. Mary's Partnership to address public health needs in St. Mary's County over a five-year period, based on the results of this Community Health Assessment.

**Key objectives:** Complete a Community Health Assessment using quantitative and qualitative methods to systematically collect and analyze data to understand health within St. Mary's County. The data compiled informs community decision-making, the prioritization of health problems, and the development, implementation, and evaluation of an updated Community Health Improvement Plan (CHIP) for St. Mary's County.

**Planning Topics:** Public Health, Community Engagement, Environment, Public Services and Facilities, Housing, Transportation



# HISTORIC PRESERVATION

## PAINTING A SELF PORTRAIT: A HISTORIC PRESERVATION PLAN FOR ST. MARY'S COUNTY

**Date Published:** 2000

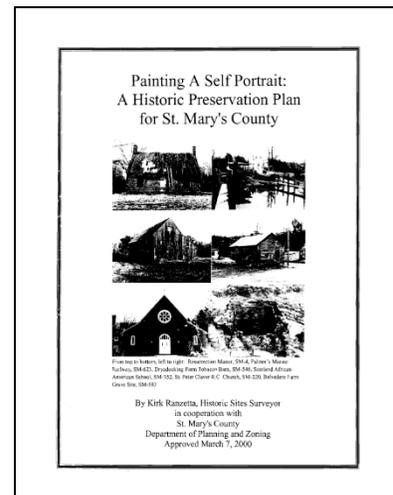
**Geographic Area:** St. Mary's County

**Prepared by:** Kirk Ranzetta, Historic Sites Surveyor, in cooperation with the Department of Planning and Zoning (now known as LUGM)

**Purpose:** Strategize to preserve St. Mary's County's historical resources into the 21<sup>st</sup> century.

**Key objectives:** Envision the possibilities of historic preservation in the County and provide strategies for implementation.

**Planning Topics:** Historic Preservation, Housing, Federal Lands, Land Use and Zoning, Economic Development, Community Character





# ST. MARY'S SOIL CONSERVATION DISTRICT LONG RANGE STRATEGIC PLAN

**Date Published:** 2020

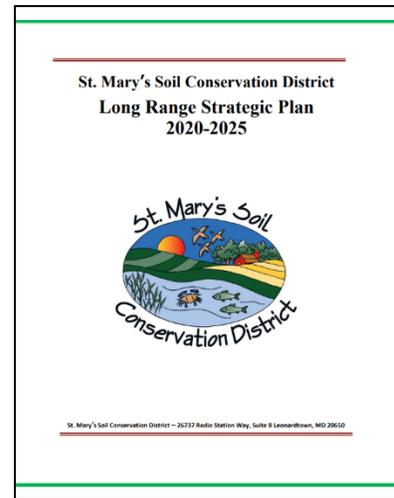
**Geographic Area:** St. Mary's County

**Prepared by:** St. Mary's Soil Conservation District

**Purpose:** Guide the St. Mary's Soil Conservation District for the next five years.

**Key objectives:** Provide professional services to community members, on a voluntary basis, across all sectors. To achieve this goal, the strategic plan will focus on four major programmatic areas of service: 1) District Operation, 2) Agriculture Conservation, 3) Urban Conservation, and 4) Information, Education, and Outreach.

**Planning Topics:** Agriculture, Land Use and Zoning, Education, Community Engagement



## RECREATION AND PARKS

### ST. MARY'S COUNTY RECREATION & PARKS STRATEGIC PLAN

**Date Published:** 2024

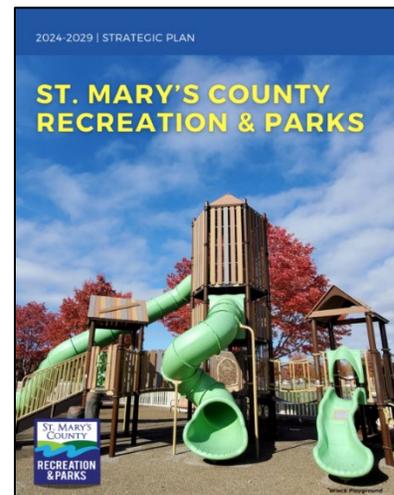
**Geographic Area:** St. Mary's County

**Prepared by:** St. Mary's County Department of Recreation and Parks

**Purpose:** Set goals and objectives that serve as a guide for short- and long-term decisions.

**Key objectives:** Customer service, fiscal stewardship, organization innovation, and human capital. These objectives guided the creation of innovative strategies that provide quality programs and services for all citizens to enjoy.

**Planning Topics:** Recreation and Parks, Community Engagement, Land Use and Zoning, Economic Development



# LAND PRESERVATION, PARKS, AND RECREATION PLAN

**Date Published:** 2022

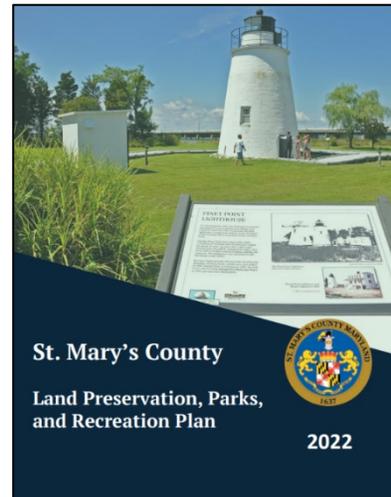
**Geographic Area:** St. Mary's County

**Prepared by:** St. Mary's County Department of Recreation and Parks

**Purpose:** Update information and establish goals and recommendations to guide the County in providing, improving, and best leveraging its system of public parks, recreation services, and open-space amenities to meet the growing needs and desires of community members and visitors. This plan is updated on a five-year cycle and fulfills the planning requirement of Maryland's Program Open Space.

**Key objectives:** Maintain and grow public recreation and parks opportunities throughout St. Mary's County and to continue the use of Program Open Space to enhance public recreation activities.

**Planning Topics:** Recreation and Parks, Public Health, Community Engagement, Rural Lands, Environment, Agriculture



# LEXINGTON MANOR PASSIVE PARK MASTER PLAN

**Date Published:** 2019

**Geographic Area:** Calvert and St. Mary's Counties

**Prepared by:** Lardner/Klein Landscape architects, P.C. in association with Environmental Systems Analysis, Inc (ESA)

**Purpose:** Provide planning context, process, and approach to support the Lexington Manor Passive Park.

**Key objectives:** Address and analyze existing site information, opportunities, and issues that guided the decisions for drafting the final plan. Guides future planning and design projects for Lexington Manor Passive Park facilities and grounds.

**Planning Topics:** Recreation and Parks, Zoning and Land Use, Community Engagement, Environment, Public Services and Facilities, Mobility and Accessibility, Community Character

