



COMMUNITY PARKS AND PLAYGROUNDS (CPP) PROGRAM FY2027 Application and Project Agreement

CPP PROJECT # 7996-1-508

A. PROJECT INFORMATION: Complete this form digitally unless otherwise indicated. Handwritten submissions will not be accepted.

Park Name: Little League Ballfield

Project Name: Pickleball Courts

Street Address: 27 Railroad Street

City/Town: Lonaconing

County: MD

Zip: 21539

County Tax Map: 002L

Grid: 0010

Parcel: 0106

Lot:

SDAT Account Identifier: 013194

District-Subdivision-Account Number or Ward-Section-Block-Lot (as applicable)

MD Legislative District: ~~40~~ 1A

Click [here](#) to find the 2022 Legislative District (Number 1-47)

Confirm the project location is eligible for Community Parks and Playground Program

Funding: Project location must be within the blue areas on [this map](#). Eligible

Previous DNR/Land Acquisition and Planning (LAP) projects at this location:

Note that this application may only contain project elements that have not been funded by CPP or Program Open Space (POS) Local grants in the last 20 years or Local Parks and Playground Infrastructure (LPPI) grants in the last 15 years.

Project Period:

From: 5/1/2026

To: 11/30/2026

Date of Letter of Acknowledgement (DNR Use Only)

Estimated Date of Completion

B. PROJECT DETAILS:

1. Type of project:(Select one) Development

2. Project Description (Please summarize the proposed project in 2-3 sentences. Attach a separate sheet to provide a further narrative of the project as needed.):

The Town of Lonaconing is interested in placing two (2) pickleball courts in an unused corner of the Little League Field Playground. Netting would be installed above an existing chain link fence as a barrier to prevent balls from entering an adjacent resident owned lot.

3. Public need for the proposed project: Explain why this project is being developed/acquired and how it relates to other local facilities/plans.

The Town Commissioners felt that this was a positive addition for community recreation. Courts would be placed at the Little League Ball field beside the existing playground area. Many citizens already use the park ball field and playground on a regular basis. Installation of the pickleball courts here provides an additional form of outdoor recreation that all ages could enjoy playing or watching

4. Public benefits associated with the proposed project: How do these benefits address the purpose of the Community Parks and Playgrounds Program? Would this project provide access for a segment of the community that is in need of additional park facilities and greenspace? If so, please describe how.

The addition of these courts will provide even more opportunities for families to gather here for recreation. Pickleball not only provides physical activity but allows community socialization in an outdoor environment. Gathering here with other community members encourages friendships and a sense of belonging which leads to a stronger community spirit.

5. Low impact development techniques incorporated in the proposed project: What measures will be used to minimize the effect of stormwater runoff? What environmentally sensitive materials and/or green building techniques will be used in your proposed project?

Game Time is a Silver Member in the USGBC, Their products contribute to LEED (Leadership in Energy and Environmental Design) in a variety of areas, including recycled content, and heat island reduction. Choosing sustainable products built to last lowers impact on the environment.

6. Playground Surfacing: If this project includes installing playground surfacing materials, please confirm that the materials do not include more than 90 parts per million (ppm) of lead, or a component product, material, or substance to which PFAs (per- and polyfluoroalkyl) chemicals are added. (Select one):

Project does not include playground surfacing

C. DEVELOPMENT SECTIONCheck this box if this is a Development Project: ☒

(skip to Section D if this is an acquisition project)

1. Itemized Cost Estimate: Round to the nearest dollar:

Item Description	Estimated Cost
Blacktop	\$ 13,200.00
Coating of courts \$3,800 per court	\$ 7,600.00
Install sleeves, post, netslabor/ \$1,200 per court	\$ 2,400.00
Fence	\$ 5,000.00
Netting	\$ 539.00
Benches \$720 x 2	\$ 1,440.00
Trash Can	\$ 514.00
Nets \$699 x 2	\$ 1,398.00
Total project cost:	\$ 32,091.00

2. Development Project Costs and Funding Request:

CPP Funds Requested:	\$ 32,091.00	100 %
Local Funds:		0 %
Other Funds (specify below):	\$ 0.00	0 %
Total Project Cost:	\$ 32,091.00	

If "Other Funds" are expected to be used for this project, please identify the source and amount and include any in-kind contributions from other sources for the implementation of this project.

3. Proposed project timeline, if funds are awarded:

Note: This is for FY 2027 funding. Costs incurred prior to project funding notification date will not be eligible for reimbursement.

a. Design Start Date (if applicable)**b. Design End Date****c. Construction Start Date**

06/29/2026

d. Construction End Date 11/30/2026

D. PROPERTY ACQUISITION SECTIONCheck this box if this is an Acquisition Project: ☐

(If this project is a development project complete Section C and go to Section E.)

1. This is a(n) (select one)**a. Nearest town or community served:****b. Deed acres:** (in acres) **c. Acres to be funded with this acquisition:****d. Existing park acreage:** **e. Planned ultimate acreage:** (in acres)**f. How many acres are:**

Wooded: Agricultural: Floodplain:

In the Critical Area: Non-Tidal Wetlands:

g. The topography is flat, steep, sloping or other (describe):**h. Road Frontage in feet:****Paved:****Unpaved:****i. This property is:**

If improved, list all current improvements – identify size, condition, and future use of each improvement:

2. Explain Zoning:**a. Current Land Use:****b. Is the property currently being utilized at its highest and best use?****c. Highest and Best Use:** Developable potential - # of lots:**d. Subdivided?** If Yes, # of lots: Average size of lots: (In acres)**e. Utilities Available:** Water Sewer Electric Gas Phone**f. Environmental Hazards:**

If there are any hazards, list them and identify how they will be addressed:

3. Infrastructure: Will the development planned for this site result in an increased demand on existing infrastructure (roads, utilities, etc.)?

If yes, please explain the impact on the infrastructure and how this will be addressed:

4. Potential Conflicts: Are there any potential conflicting uses or possible non-compatible uses being planned (e.g., road widening, utility easements, etc.) which might require a Land-Use Conversion?

If yes, please explain the impact on the infrastructure and how this will be addressed:

5. Interim Use: Will there be an interim use on the property prior to park development, including rental, lease, and/or other management techniques?

If yes, please describe the interim use in detail. (Note that any interim use must have prior approval by DNR.)

6. How will the property be managed and funded for the intended use?:

7. Seller's Name:

8: Title will be held by:

Name of County/Municipality

9. Appraisal Values: Place the higher appraisal value first and lower appraisal value second.

Name of Appraiser:

Appraisal Amount: \$ per acre:

Date of Appraisal:

Name of Appraiser:

Appraisal Amount: \$ per acre:

Date of Appraisal:

10. Appraisal Evaluation

a. Spread between appraisals:

If the value of the high appraisal is more than 20% greater than the low appraisal, please explain:

b. Average of appraisals:

If the cost of the acquisition is not equal to the average of the two appraisals, please explain:

c. Is the appraisal value reasonable relative to the area? (select one)

If not, please explain:

d. The appraisals were performed by licensed real estate appraisers with qualifications consistent with industry standards and all applicable Local, State and Federal statutes and regulations.

Initial Here:

11. Acquisition Project Costs and Grant Request

a. Direct

(Land Costs)

b. Incidentals

(Complete chart below)

c. Total

Incidental Costs Itemized (due diligence costs):

Item*

Cost

*i.e. appraisals, surveys title work, closing costs

d. Acquisition Project Costs and Funding Request:

CPP Funds Requested: %

Local Funds: %

Other Funds: %

Total Project Cost:

If "Other Funds" are expected to be used for this project, please identify the source and amount and include any in-kind contributions from other sources for the implementation of this project.

12: Acquisition Project Period:

From:

Date of Letter of Acknowledgement (DNR Use Only)

To:

Estimated Date of Closing (Must be filled in by Applicant)

E. Applicant Information and Authorization:

1. Applicant: Town of Lonaconing

3. Point of Contact Name: Cathy Lark

5. Department: Grant Writing

7. Mailing address: 35 E Main Street

8. City/State/Zip: Lonaconing MD 21539

9. Phone Number: 304-813-5650

10. Email address: clark@mrdc.net

2. Federal ID# 52-6002081

4. Title: Circuit Rider

6. Organization: MRDC

DECLARATION OF ADHERENCE TO AWARD CONDITIONS/REQUIREMENTS AND LOCAL GOVERNMENT AUTHORIZATION

I have read and agree to adhere to all award eligibility requirements and conditions for all submitted projects including:

1. All projects must comply with all applicable Local, State, and Federal statutes and regulations.
2. All projects shall be open for public use at all reasonable hours and times of the year, according to the type of area and facility.
3. All projects shall be open to entry and use by all persons, regardless of race, color, religion, sex, age, handicap, marital status, sexual orientation, gender, or ancestry or national origin, and shall be operated in compliance with Title VII of the Civil Rights Act of 1964, P.L. 88-354 (1964) and its amendments, the Americans with Disabilities Act of 1990, P.L. 101-336 and its amendments, and Section 20-601 et. seq. (Discrimination in Employment) of the State Government Article of the Annotated Code of Maryland (2014 Repl. Vol. and 2016 Supp.)
4. All projects must be consistent with National Playground Safety Standards and with the Americans with Disabilities Act.
5. All development projects must have a minimum twenty (20) year life span. Conversions of project use will require replacement with a project of equal or greater recreational use, recreational area, and equal or greater monetary value approved by the Community Parks and Playgrounds Program. Acquisition projects must be maintained for public use in perpetuity. Conversion of use of land will require replacement with land of equal or greater recreational use, acreage, and equal or greater monetary value approved by the Community Parks and Playgrounds Program.
6. All projects are within the applicant's jurisdiction and the applicant holds the right to develop on the property.
7. A Community Parks and Playground funding acknowledgement sign will be installed prior to the completion of the project.

LOCAL GOVERNMENT AUTHORIZATION

Community Parks and Playgrounds projects are to be administered in accordance with the Program Open Space (POS) Grants Manual. As the authorized representative of this Political Subdivision, I read the terms of the "Project Agreement and General Conditions" of the POS Grants Manual and I agree to perform all work in accordance with the Manual, POS Law and Regulations, Special Conditions of the Community Parks and Playgrounds Program and with the attachments included herewith and made a part thereof.

If unable to sign this section in Adobe please print this page, sign, scan and send in e-mail with the rest of this document

Signature **Tyler Rayner** Digitally signed by Tyler Rayner
Date: 2025.08.15 11:00:06 -04'00' Date 8/15/2025

Print Name Tyler Rayner

Title Town Administrator

PROGRAM ADMINISTRATIVE REVIEW (DNR Use Only)

Date: By:

Department of Natural Resources – Community Parks and Playground Approval:

BPW Approval Date:

BPW Agenda Item Number:

Signature:

Site Plan – Lonaconing Pickleball Court

The Town of Lonaconing intends to construct 2 pickleball courts that are each approximately 60ft by 50 ft in size. The courts will be constructed at the Town's little league ball park on Railroad St. The surface of the court will be black-top coated with 3 coats acrylic surfacing. As shown on the site plan drawing, chain link fencing already exists along one portion of the project that will be utilized. The Town intends to place a net approximately 10 to 15 ft high and 125 feet long above this portion of existing chain link as the chain link is a border between play and residence owned lot. Netting will prevent ball from be able to go into residences property easily. Approximately 230 ft of chain link fence will be constructed along the courts. 2 playground benches and one trash receptacle with be placed along the courts.

Blacktop – \$13,200

Coating – 3 coats full surface, 2 coats lines is 3,800 per court - \$7,600

Install of sleeves, post, nets and labor – 1,200 per court - \$2,400

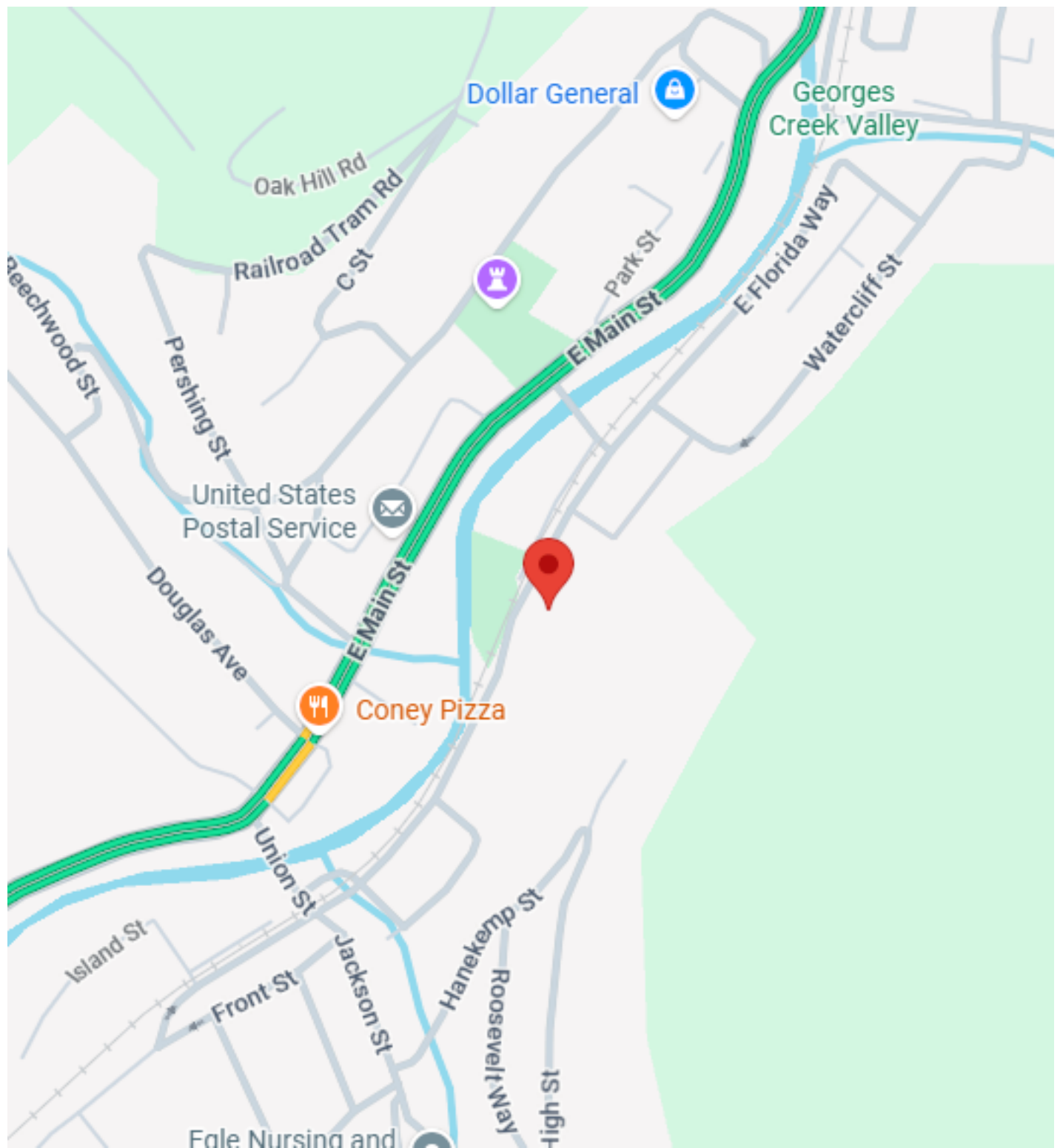
Fence - \$5000

Netting - \$539

Benches – 720 x 2 - \$1440

Trash can - \$514

Nets – 699 x 2 = \$1,398



SITE PLAN DRAWING



Green Line - Chain link fence

Blue Line - Netting, chain link fence in place

3 - Playground Bench

4 - Playground Bench





Park Entrance



Existing playground within Lonaconing Ballpark



View of ballpark, concession window and restrooms beside playground.



Side view of existing restrooms beside softball field.