



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

**CPP PROJECT #** 7997-1-509

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

**Park Name:** Bruce Park

**Project Name:** Bruce Park Project

**Street Address:** Cosgroves Lane

**City/Town:** Westernport

**County:** Allegany

**Zip:** 21562

**County Tax Map:** 0076

**Grid:** 0007

**Parcel:** 0239

**Lot:** 2

**SDAT Account Identifier:** 08 024456

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

**MD Legislative District:** 01A

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:** 08/18/2027

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.):

Revitalization of the former Bruce High School athletic fields into a modern, multi-purpose park. Proposed improvements include turning the dilapidated concession stand into a new pavilion, reconditioning of the current softball field, two Pickleball courts, a walking track, and new gravel parking.

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

Revitalizing the softball field, would free up the former Hot Stove Field on Maryland Ave. Giving the Teen Boy's Baseball program access to safe playing space. Demolition the former concession stand will a safer green area for children and seniors to walk. The pavilion at Creekside Park is reserved every weekend over the summer for birthday parties/community events. A new pavilion at Bruce Park would allow for further reservations in the community.

**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.

By transforming underutilized public land into usable green space that promotes health, recreation, and accessibility. Many families in Westernport have limited transportation, this park would provide facilities close to home, reducing barriers our children face to participate in sports and active play in Allegany County.

**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?

There is already an existing storm water run off section adjacent to the softball field. Gravel would be used for the new parking lots and the walking trail to help promote natural water infiltration and reduce surface runoff compared to asphalt.

**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 SECTION**Check 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
New Pavilion/Demolition	\$ 100,000.00
Walking Track	\$ 46,000.00
Reconditioning of Softball Field	\$ 28,000.00
2 Pickball Courts	\$ 38,960.00
Parking Areas	\$ 18,000.00

**Total project cost:** \$ 230,960.00**2. Development Project Costs and Funding Request:**

<b>CPP Funds Requested:</b>	<b>\$ 200,000.00</b>	87 %
<b>Local Funds:</b>	\$ 30,960.00	13 %
<b>Other Funds</b> (specify below):	\$ 0.00	0 %
<b>Total Project Cost:</b>	<b>\$ 230,960.00</b>	

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) 08/01/2025   **b. Design End Date** 08/29/2025  
**c. Construction Start Date** 08/03/2026   **d. Construction End Date** 11/30/2026

**D. PROPERTY ACQUISITION SECTION**Check 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 Westernport

**2. Federal ID#** 52-6002086

**3. Point of Contact Name:** Laura Freeman Legge

**4. Title:** Town Administrator

**5. Department:** All

**6. Organization:** Town of Westernport

**7. Mailing address:** PO Box 266

**8. City/State/Zip:** Westernport, MD 21562

**9. Phone Number:** 301-359-3932 Ext 12

**10. Email address:** Townclerk@townofwesternport.com

# 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** ca2c5542-ebb1-4590-  
a350-31380b5abd32 Digitally signed by ca2c5542-  
ebb1-4590-a350-31380b5abd32  
Date: 2025.08.18 11:58:05 -04'00' **Date** 8/18/2025

**Print Name** Laura Freeman Legge

**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:



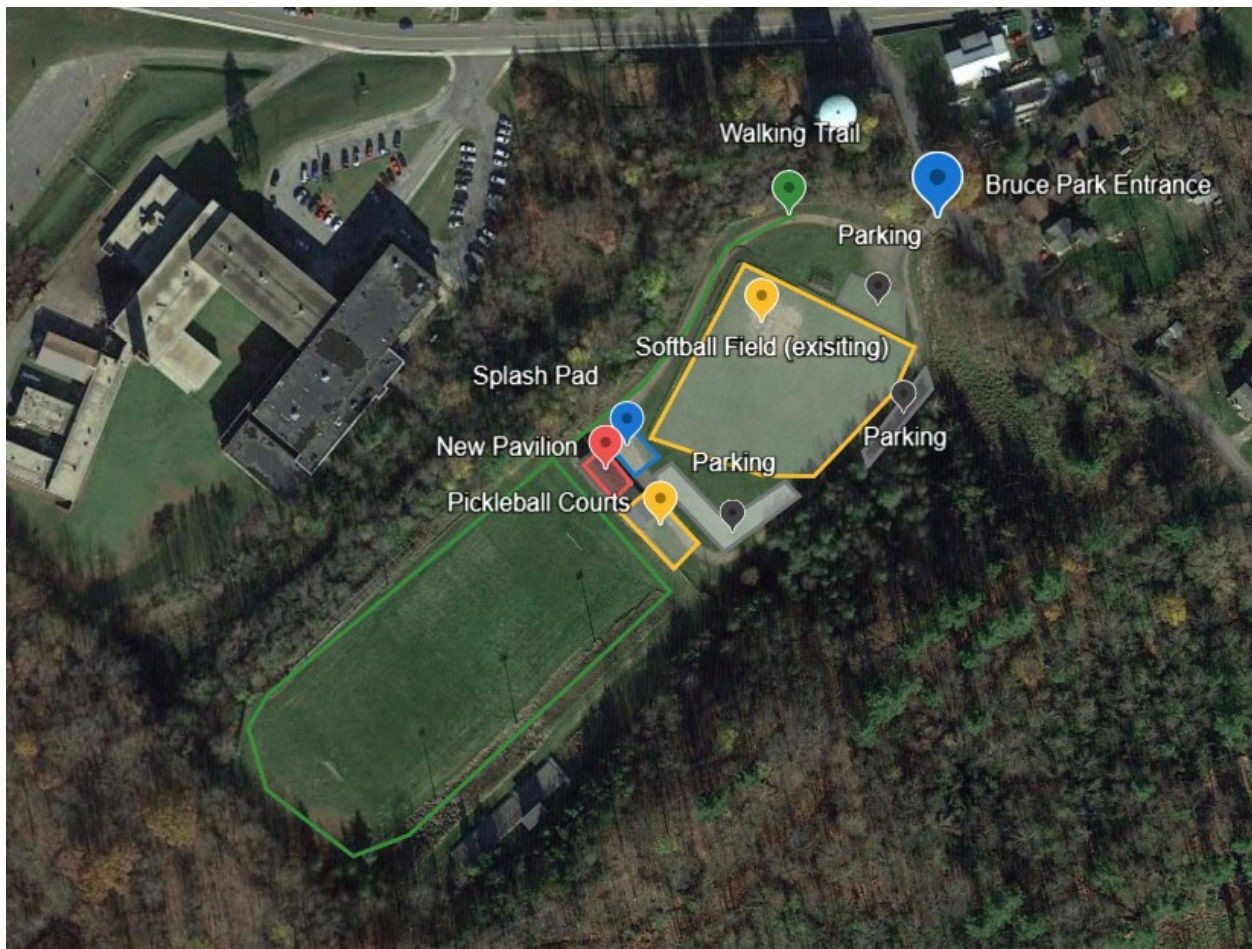
Town of Westernport



Office of the Mayor  
Judy S. Hamilton

# Bruce Park Project

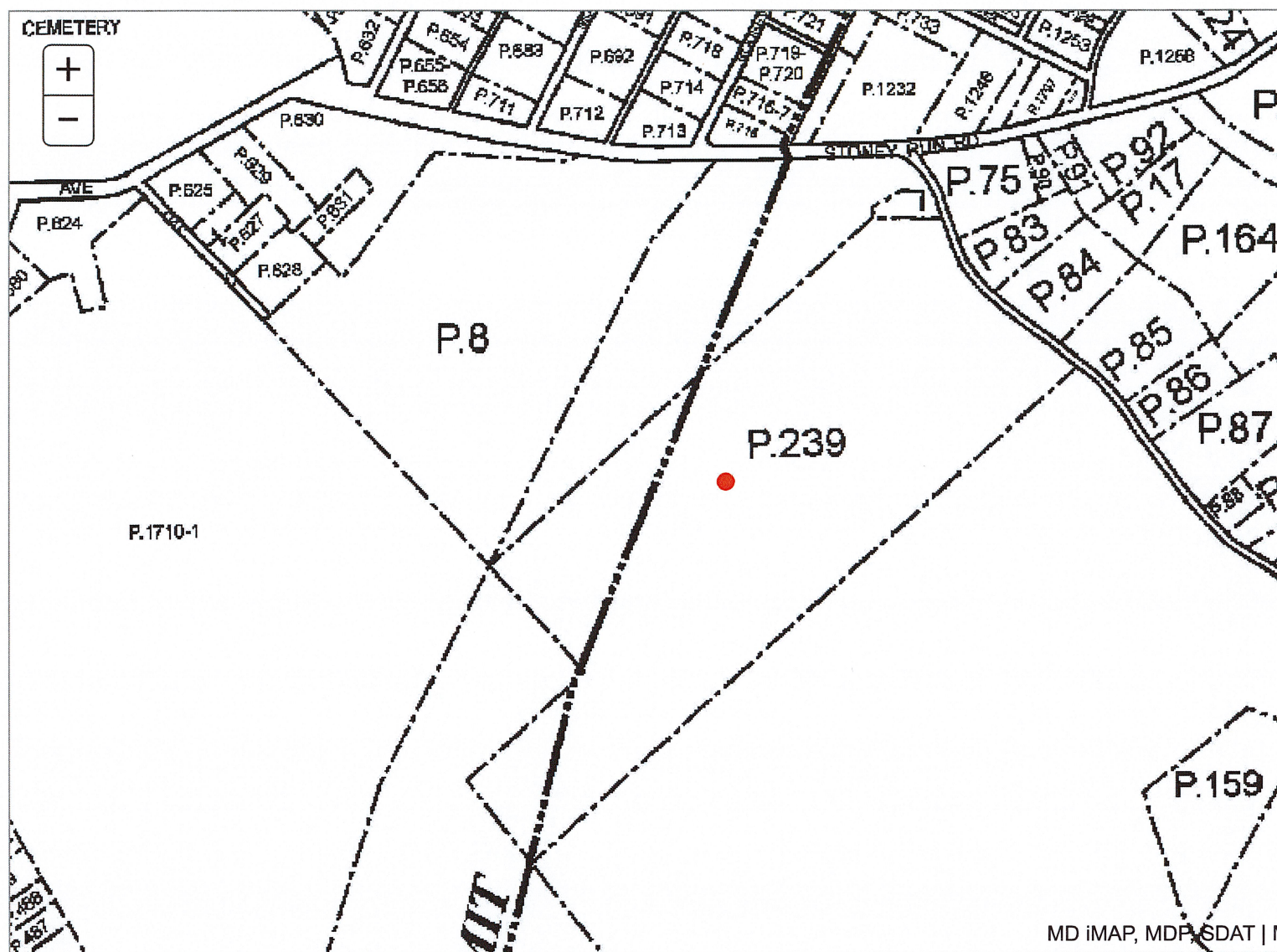
## Project Narrative



## Allegany County

**New Search (<https://sdat.dat.maryland.gov/RealProperty>)**

**District: 08      Account Number: 024456**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are encouraged to notify the Maryland Department of Planning, Parcel Data & Mapping Unit, 120 E. Baltimore St., Suite 2000, Baltimore, MD 21202. [mailto:dldmpvhelpdesk\\_mdp@maryland.gov](mailto:dldmpvhelpdesk_mdp@maryland.gov) ([mailto:dldmpvhelpdesk\\_mdp@maryland.gov](mailto:dldmpvhelpdesk_mdp@maryland.gov)).

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at **www.plats.net** (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at <https://planning.maryland.gov/Pages/OurWork/PDM/Property-Maps/Property-Map-Products.aspx> (<https://planning.maryland.gov/Pages/OurWork/PDM/Property-Maps/Property-Map-Products.aspx>).



# Town of Westernport



Office of the Mayor  
Judy S. Hamilton

Wednesday, August 20, 2025

RE: Community Parks and Playgrounds Application

To whom it may concern,

The Town of Westernport operates their own water, sewer, and storm water system, and does their own planning and zoning. The Bruce Park Project is consistent with the Town's existing plans. There would be no disruption to the current infrastructure in Town.

Sincerely,

Laura Freeman Legge  
Town Administrator  
Town of Westernport





