



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

CPP PROJECT # 8013-18-158

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

Park Name: Miedzinski Park

Project Name: Leonard Hall Splash Pad

Street Address: 23145 Leonard Hall Drive

City/Town: Leonardtown

County: St. Mary's

Zip: 20650

County Tax Map: 127

Grid: 5

Parcel: 503

Lot:

SDAT Account Identifier: 03- 015084

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

MD Legislative District: 29A

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.

2017 Weick Playground Project- 6658-18-136

Project Period: **From:** 5/1/2026
To: 08/25/2027

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.):

The County is proposing the development of a splash pad and pump house with all the associated plumbing and electrical work. The project will also include, seating, shade structures and sidewalks.

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 County only has one large splash pad in fair shape in the southern area of the county and planning a complete renovation in FY27. Citizens have requested a second splash pad in the central area of the county over the years. The original concept plan for the existing playground included a splash pad. This splash pad would not be staffed full time allowing the amenity to be free and open to the public 7 days a week. The project is also in compliance with the County's Comprehensive Plan and Land Preservation, Parks and Rec. Plan.

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.

This project would provide access to those in a different region of the county and with its more simplistic design will allow the county to oversee it on a part-time basis eliminating the need for entry fees and thus opening access to the economically disadvantaged community. It will add to the current park amenities that include a fully accessible playground, several multipurpose fields, a baseball field and Recreation Center.

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?

The location of the project was chosen to be adjacent to an existing community center to limit extensive plumbing and land disturbance. The current limits of disturbance will not require formal storm water management; however, there are adjacent areas that have standing water issues that will be resolved during this project.

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
Equipment, installation	\$ 415,000.00
Stormwater infrastructure	\$ 50,000.00
Pump House facility construction	\$ 100,000.00

Total project cost: \$ 565,000.00

2. Development Project Costs and Funding Request:

CPP Funds Requested:	<div style="border: 1px solid black; padding: 2px;">\$ 300,000.00</div>	53 %
Local Funds:	\$ 265,000.00	47 %
Other Funds (specify below):	\$ 0.00	0 %
Total Project Cost:	\$ 565,000.00	

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)	08/03/2026	b. Design End Date	06/08/2027
c. Construction Start Date	07/01/2027	d. Construction End Date	09/01/2027

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: Commissioners of Leonardtown

Kaylor

3. Point of Contact Name: Christina Bishop

5. Department: SMC Recreation and Parks

7. Mailing address: 23150 Leonard Hall Drive

8. City/State/Zip: Leonardtown, MD 20650

9. Phone Number: 301-475-4200 x1811

10. Email address: christina.kaylor
~~christina.bishop~~@stmaryscountymd.gov

2. Federal ID# 52-6000842

4. Title: Project Manager

6. Organization: St. Mary's Government

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



Date

8/11/25

Print Name Daniel W. Burris

Title

Mayor of Leonardtown

PROGRAM ADMINISTRATIVE REVIEW (DNR Use Only)

Date:

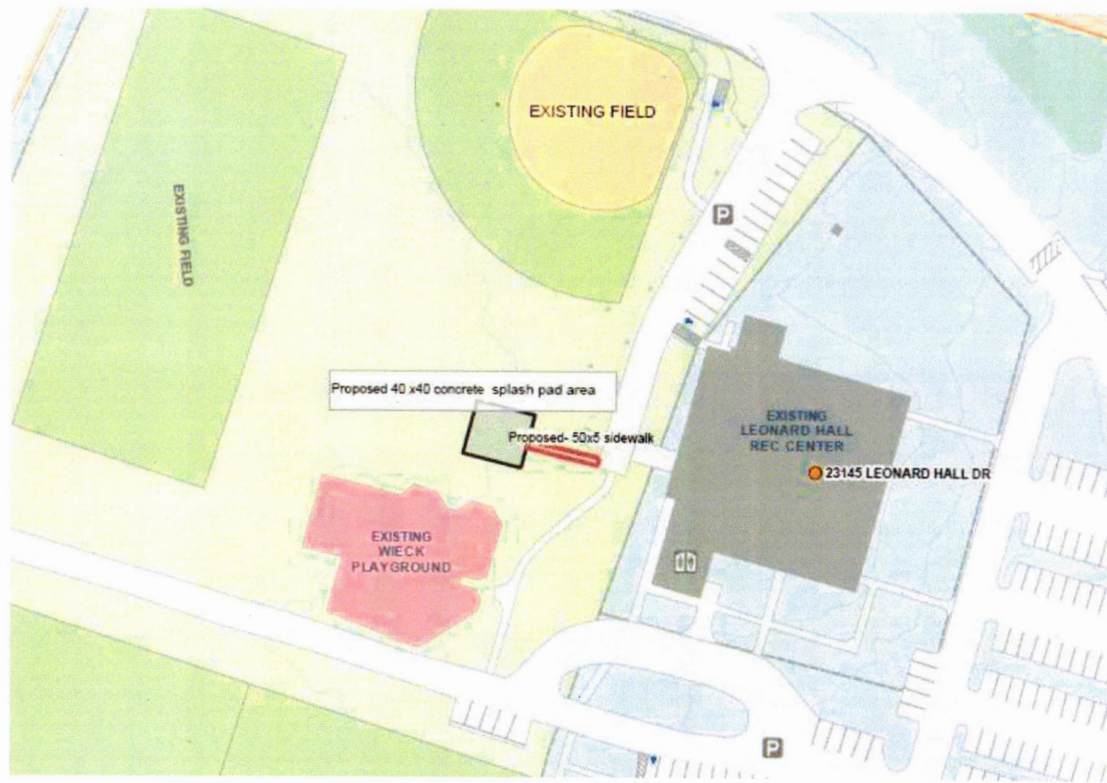
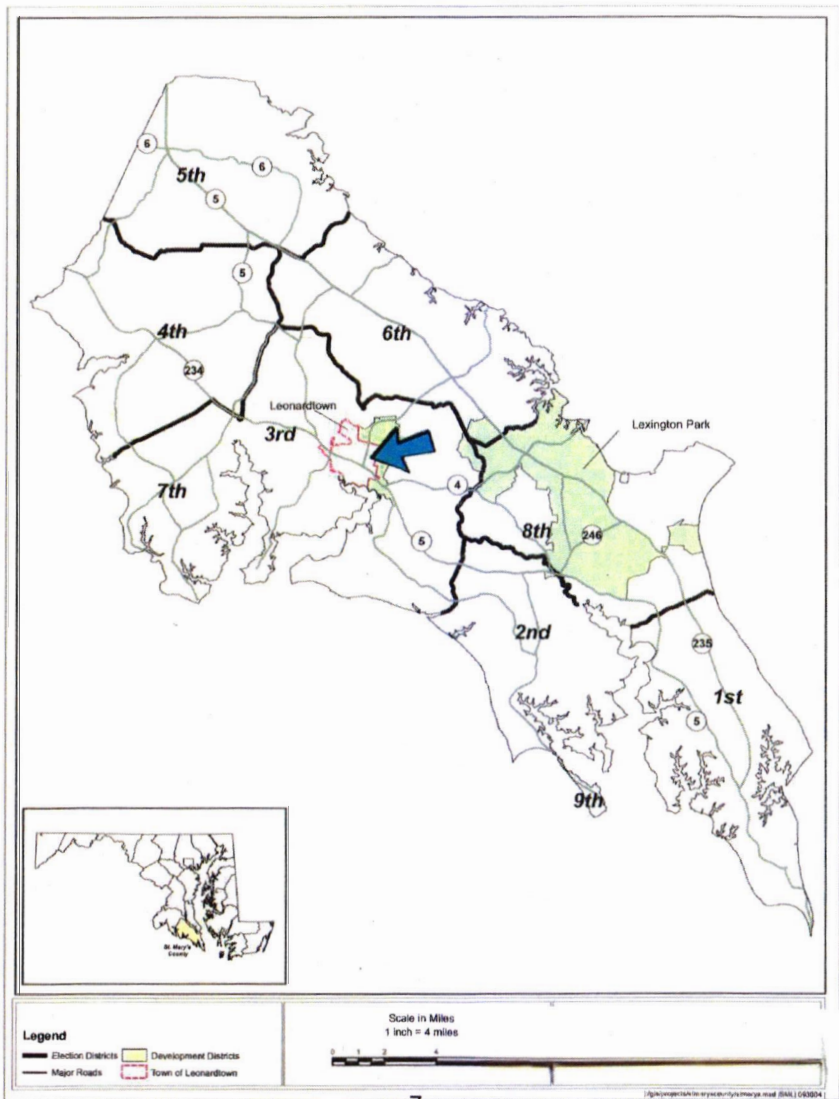
By:

Department of Natural Resources – Community Parks and Playground Approval:

BPW Approval Date:

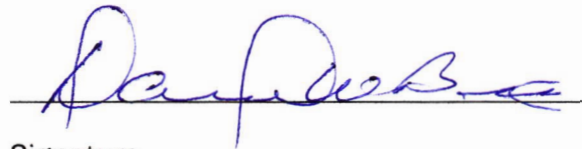
BPW Agenda Item Number:

Signature:

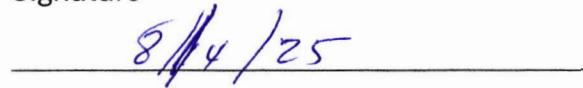


LOCAL PLANNING AGENCY APPROVAL

The Program Open Space Community Parks and Playgrounds project described herein and specified in the attached Application and Project Agreement has been reviewed by the Local Planning Authority listed below and was found to be consistent with the Comprehensive Plan, Town of Leonardtown, Maryland.



Signature



Date

Daniel W. Burris

Printed Name

Mayor of Leonardtown

Print Title

Existing area for splashpad location

