



GREENSPACE EQUITY PROGRAM Fiscal Year (FY) 2027 Application and Project Agreement

GREENSPACE EQUITY PROJECT # _____

DNR Use Only

A. PROJECT INFORMATION: Please fill out all sections of the form completely unless otherwise indicated.

Type of Project: (check one) ☐ Acquisition ☒ Development ☐ Combination

Project Name: Seat Pleasant Giving Garden

Street Address: 6225 Foote Street

City/Town: Seat Pleasant **County:** Prince George's **Zip:** 20743

County Tax Map: 0066 **Grid:** 00A3 **Parcel:** 0049 **Lot:** ---

SDAT Account Identifier: 2113454

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

MD Legislative District: 18

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

Confirm the project location is eligible for Greenspace Equity Program Funding:

[Click here for map to verify](#) (check one)

☐ Overburdened ☐ Underserved ☒ Both Overburdened and Underserved

☐ **Adjacent** Projects on a property located in a census tract that is adjacent to an overburdened or an underserved community may be eligible if the eligible applicant holds a conservation easement or owns the property in fee simple.

Project Period From: _____ **Date of Letter of Acknowledgement (DNR Use Only)**

To: 10/31/26 **Estimated Date of Completion**

For Acquisition Project, Estimated Date of Closing: n/a

For Development Project, Estimated Proposed Project Timeline:

a. Design Start Date (if applicable)	<u>n/a</u>	b. Design End Date	<u>n/a</u>
c. Construction Start Date	<u>8/1/26</u>	d. Construction End Date	<u>10/31/26</u>

B. BUDGET DETAILS:

ACQUISITION projects - fill in sections 1, 3, and 4. **DEVELOPMENT** projects - fill in sections 2, 3, and 4.
COMBINATION projects - fill in all sections.

1. ACQUISITION N/A**a. Land Costs**

Name of Appraiser (At least two independent appraisals are required)	Date of Appraisal	Appraisal Amount	\$ per acre

The independent 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:

Is the appraisal value reasonable relative to the area? If not, please explain.

Average of appraisals	Spread between appraisals (%)	Land Cost	Greenspace Equity Funds Requested

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

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

b. Incidental Costs (associated due diligence costs, e.g., appraisals, surveys, title work, closing cost) – **Itemized**

Item	Cost	Greenspace Equity Funds Requested
Total Incidental Costs:		

1. TOTAL ACQUISITION COST: (sections a + b)**\$0.00**

Additional Narrative:

Match - Type (Cash, In-Kind, Donated), Source & Valuation:

2. DEVELOPMENT

Capital costs associated directly with project implementation, e.g., contractor, equipment, materials, signage. Project-specific in-house labor may be considered but must be clearly itemized.

Item	Quantity	Cost	Greenspace Equity Funds Requested
Fence	1	\$32,000.00	\$32,000.00
Raised Beds	12	\$10,000.00	\$10,000.00
Soil	120 cu yds	\$5,000.00	\$5,000.00
Mulch	120 cu yds	\$5,000.00	\$5,000.00
Cistern	1	\$4,000.00	\$4,000.00
Shed & Shelving	1	\$4,000.00	\$4,000.00
Composting Infrastructure	1	\$5,000.00	\$5,000.00
Gardening Tools (regular & limited mobility options)	200	\$7,000.00	\$7,000.00
Irrigation System	1	\$7,000.00	\$7,000.00
Greenhouse	1	\$2,000.00	\$2,000.00
Ground Prep (Tilling, soil testing, soil remediation)	-	\$15,000.00	\$15,000.00
Service estimate			

Signage/Artwork/rules/DNR Acknowledgement	1	\$3,500.00	\$3,500.00
Pergola	1	\$10,000.00	\$10,000.00
Seeds packs	100	\$1,500.00	\$1,500.00
Fruit Trees	10	\$2,000.00	\$2,000.00
Native Plants	40	\$2,000.00	\$2,000.00
Bike Rack/Bike Repair Station	1 each	\$1,700.00	\$1,700.00
Rain Barrels	2	\$180.00	\$180.00
Solar Lighting	10	\$300.00	\$300.00

2. TOTAL DEVELOPMENT COST:	\$108,680	\$117,180.00
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Additional Narrative:	(See Question 8)
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Match - Type (Cash, In-Kind, Donated), Source & Valuation:	In-Kind- Seat Pleasant City Hall staff
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3.a. ADMINISTRATIVE

Costs that don't fit any other category, such as general administration, operations overhead, supplies, consumables, community stipends. Explain the details and purpose in the Narrative box below. *Note: administrative costs cannot exceed 3% of section 1 for Acquisitions and section 2 for Development Projects.e

Item	Quantity	Cost	Greenspace Equity Funds Requested
Supplies - seeds/gardening tools		\$3,260	\$3,260
amount adjusted to reflect supplies not covered under capital costs			

3.a. TOTAL ADMINISTRATIVE COST:	\$3,6260	\$0.00
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Additional Narrative:	
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Match - Type (Cash, In-Kind, Donated), Source & Valuation:	
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3.b. PROGRAM COMPLIANCE (only for monitoring easements - may be up to 1.5% of total requested Land + incidental costs)e

Item	Quantity	Cost	Greenspace Equity Funds Requested

4. TOTALS (Sum of 1-3) applicable to this agreement.e

	Total Project Cost	Greenspace Equity Funds Requested
4. TOTAL COSTS:	\$111,940	\$117,180.00

C. PROJECT DETAILS: Please complete all questions. Do not just refer to an attached document without providing a brief response to the question in the space provided below.e

1. 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.)e

The City of Seat Pleasant proposes to transform two adjoining vacant lots into the Seat Pleasant Giving Garden (SPGG), a vibrant community greenspace where residents can grow fresh produce, learn sustainable gardening practices, and strengthen neighborhood connections. This initiative addresses the city's designation as a food desert and the community's limited access to healthy food, green space, and wellness resources.e

The garden will feature both raised and inground beds, composting stations, rainwater harvesting systems, an irrigation network, a greenhouse, and an area for workshops and gatherings. SPGG will serve as a hub for hands-on learning, volunteer engagement, and seasonal events that promote healthy eating, environmental stewardship, and intergenerational collaboration.

Supported by residents, local organizations, and city leadership, this project will reclaim underutilized land for public benefit—improving health, enhancing livability, and creating a replicable model for equitable urban greening in underserved communities.

The Seat Pleasant Giving Garden will also be a premier “Third Place” by presenting a welcoming, inclusive space beyond home and work where residents can gather, connect, and engage in shared activities. By offering accessible gardening areas, bilingual signage, and community workshops, the garden encourages social interaction, combats isolation, and creating a hub for wellness and belonging.

Goals

- Reduce chronic health disparities in Seat Pleasant
- Foster inclusivity and neighborhood connections
- Create a sustainable greenspace
- Promote Education and Engagement

Objectives

- Increase Access to Fresh Food and partner with neighborhood convenience stores
- Encourage Physical Activity
- Deliver Educational Programming on healthy eating, gardening techniques, and sustainability practices.
- Ensure Inclusivity with park amenities and services
- Build Community Partnerships to provide resources, volunteers, and service-learning opportunities.

2. Describe how the project serves overburdened and/or underserved communities.

The SPGG will directly serve the overburdened/under burdened in the community by making residents more self-sufficient in addressing area systemic inequities in accessing nutritious foods options.

Seat Pleasant has been designated as a food desert since 2016. It is also considered a food swamp since it has a greater concentration of fast and highly processed food and snack establishments than nutritional options.

This project will spark interests in the healthy food options, reduce community limitations, and provide residents with tools and opportunities to cultivate wellness and resilience through a nature-based solution.

3. How will the project improve the conservation value of the land and/or provide conservation benefits to overburdened and/or underserved communities?

The features of the SPGG will ensure environmental sustainability while providing a green refuge that enhances climate resilience and ecological stewardship:

- In-ground planting rows will allow for cover cropping and mulching to improve soil health and store carbon.
- The site design will support the essential relationship between its biodiversity and ecosystems
- Mulch paths and permeable soil will reduce runoff and flooding, complementing the on-site stormwater stream
- Accessible paths through the raised and in-ground beds with natural ground coverage will help ease surface heat.
- Improve the long-term health of the land by introducing native plants

4. Public Access: Describe the site, location, socioeconomics of the communities that will have access to this property. What you will do to promote general public access that will be available for this project? Note any restrictions or limitations.

The city conducted asset mapping of vacant city-owned properties to identify spaces for creative social hubs including the best place for a community garden. The project site was chosen for its proximity to the highest concentration of low-income residents in the city and where it would be most beneficial.

The proposed project site is located in Ward 1 at 6225 Foote Street, a 1.5-acre city-owned residential vacant lot that adjoins an additional city-owned parcel at 5710 Martin Luther King Jr. Highway. Immediately west of the site are the Eastern Avenue Apartments, an 88-unit fully subsidized complex. Approximately 0.9 miles east in Ward 2 are the Pleasant Homes Apartments, a 144-unit low-income and subsidized complex. Altogether, these complexes house

more than 400 low-income residents, not including families living in nearby single-family homes. The surrounding population is approximately 85% African American and 15% Hispanic, with roughly 5% living below the poverty line. Many residents rely on limited-option local grocery and convenience stores due to transportation barriers.

To ensure broad public access to this much-needed amenity, the City will:

- Publish SPGG updates, features, and highlights in the city newsletter.
- Promote SPGG on city's social media pages;
- Distribute flyers promoting SPGG events throughout the immediate areas, the rest of the city, and the other 20743 municipalities (Fairmount Heights and Capitol Heights).
- Schedule regular Call-A-Bus trips for seniors and disabled residents.
- Provide local churches and civic groups with SPGG information.
- Recruit students to assist elderly and disabled patrons through service-learning hours.
- Engage Hispanic students and residents to support Spanish-speaking visitors.
- Incorporate ADA-compliant spacing between raised and ground beds (3 ft).
- Establish 4-ft aisles between major garden areas (classroom, composting, greenhouse), etc..
- Install a bike rack at entrance gate to encourage alternative transportation.
- Install bilingual (English/Spanish) directional signage.
- Provide adaptive tools and equipment for less mobile visitors.
- Include shaded seating areas for resting.

5. Collaboration, Partnerships, and Support: Describe how this project engages, is supported by, and collaborates with each of the following groups. The applicant(s) must include community involvement in the development of the project. (Must include required accompanying documentation.)

a) County/Municipal Governments

This project aligns strongly with the Mayor and City Council's newly approved Seat Pleasant 2026–2030 Strategic Plan. The Plan outlines a comprehensive 3–5-year framework built around five strategic pillars, and the Seat Pleasant Giving Garden has been intentionally placed under Pillar #3: *Fostering Vibrant Communities*. This pillar underscores the City's commitment to strengthening connections among residents, businesses, and stakeholders through transparent communication, inclusive participation, and civic engagement. Additionally, the Strategic Plan's "Year 2 Mile Markers" highlight *Healthy Seat Pleasant* as part of the City's Economic Development Strategy—further reinforcing the Giving Garden's alignment with municipal priorities for health, wellness, and community vitality (see attached 2-pager).

b) Land Trusts and/or Nongovernmental Organizations

The city would be partnering with Sisters of the Soil, a community farm based in Prince George's County. This organization is dedicated to sustainable agriculture, food justice and environmental education. They will be assisting at the learning hub on site (See letter of support).

The city will also be receiving volunteer services, outreach assistance and spiritual encouragement from the Grace Cathedral Church located in Seat Pleasant. This Church is very hands-on when it comes to addressing the needs of Seat Pleasant as an underserved and overburdened community. They are always ready and willing to serve this city in whatever capacity best serves the residents (See letter of support).

c) Local businesses and residents of the overburdened/underserved community

Resident interest in establishing a community garden and the need for more defined, safe social hubs has been consistently evident at every city charrette dating back to 2012. (See one of the city's charrette results).

Additionally, informal discussions with convenience store owners near the project site revolved around allocating small spaces in their stores to offer healthy food options. These foods coming from the SPGG could include such items as small bags of greens, tomatoes, or peppers. This idea could spark interest in visiting the Seat Pleasant Giving Garden (SPGG) and reinforce the community's commitment to fresh, accessible produce.

6. Public Health: Describe how this project enhances the public health, livability, and greenspace in the overburdened community or underserved community.

In the area of public health, Seat Pleasant faces significant health disparities, particularly among African American and low-income residents. The city falls within ZIP code 20743—the area with the highest health disparities in the State of Maryland. According to the Maryland Department of Health (2025), more than 50% of hospitalizations from this ZIP code are linked to obesity, diabetes, and hypertension. Kidney failure, often caused by these chronic conditions, is also prevalent.

The urgency of these challenges was evident during a city hosted Kidney Awareness event. Residents were invited for screenings, yet a dialysis center representative could not attend due to the overwhelming number of patients they serve daily. Alarming, one attendee required immediate hospitalization due to the results of his screening during the event—a reminder of the community's need for proactive health interventions.

These issues are compounded by limited access to fresh food, green spaces, and preventive health resources. The Seat Pleasant Giving Garden (SPGG) will help address these challenges by:

- Increasing physical activity
- Increasing intake of nutritional whole foods
- Reducing stress through outdoor activities
- Lowering feelings of depression
- Enhancing cognitive functions
- Improving mental health and mood

While Seat Pleasant aims to help reduce Maryland's estimated 96,000-unit housing shortage (2025), the city is equally committed to creating a well-rounded community—one not defined solely by housing, but enriched with inviting, inclusive, and safe social hubs and other non-housing amenities. This approach fosters a municipality where residents can enjoy diverse activities without leaving town. Notably, the project site is directly across from two newly constructed affordable homes. One of which was funded through the Maryland Department of Housing and Community Development – National Capitol Strategic Economic Development Fund.

This initiative represents one of two unique community-driven social hubs currently being developed in the city. The first is the Goodwin Park Cultural Hub, funded through the Maryland Department of Housing and Community Development under the overarching park restoration project known as *Reimagine Goodwin Park*. The Hub will serve as a dedicated space featuring ethnic and cultural events, educational and fitness classes, exhibits, concerts, and a diverse curatorial committee to guide programming.

Also, as an anchor city within the Prince George's County Blue Line Corridor Development, Seat Pleasant is committed to setting a high standard for community amenities that complement regional community development. By investing in transformative projects like the Seat Pleasant Giving Garden and the Goodwin Park Cultural Hub, the city demonstrates its leadership in creating vibrant, inclusive spaces that enhance livability and foster social cohesion. These initiatives will address access to serviceable green space and cultural awareness, while contributing to Seat Pleasant as a model for equitable development.

This urban greenspace will instill a sense of pride within the community. It will highlight a strong, collaborative relationship between residents and their city government. Beyond its practical benefits, the garden will become an attractive asset for Seat Pleasant—enhancing its identity as a gateway community to the District of Columbia.

SPGG: A model Third Place

The SPGG would serve as a true Third Place:

- Open and welcoming to all ensuring inclusivity
- Comfortable and informal - encouraging health outdoor social interaction between neighbors
- Conveniently located in the neighborhood making access easy
- Develop regular patronage - encourage long-term interest and participation versus a one-time attendance at events such as Seat Pleasant Day.
- Stimulate conversations, discussions and ideas around the common goal of the garden

7. Playground Surfacing: If this project includes installing playground surfacing materials, please confirm that the materials considered have all environmentally friendly materials safe for children, including but not limited to that they 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.

☐ Project includes playground surfacing and applicant confirms requirement.

☐ Project includes playground surfacing and applicant does not confirm requirement.

8. Describe the amount of financial or in-kind contributions from other sources for implementation of the project, if any:

In-kind contributions for project implementation will come from multiple city departments and community partners. The Seat Pleasant Environmental Justice Department – Environmental Services Division will prepare the site through mowing, trimming, and cleaning, and assist vendors with tasks such as fencing, soil testing, and pergola construction. Two to three staff members will include the site in their regular city facility and ground maintenance schedule. They will also be responsible for monitoring the on-site stormwater creek.

The City's Grant Division will provide administrative support, including budget oversight, vendor payments, and grant reporting. The Department of Public Engagement will lead community outreach and resource development, soliciting donations of tools, garden supplies, seeds, and other materials from local businesses such as Home Depot, Lowe's, Patuxent Nursery, Ace Hardware, and area farmers. This team will also design class curricula, develop marketing strategies for SPGG, implement Hispanic outreach initiatives using bilingual staff, and collect data to measure progress toward project goals and objectives.

9. Acquisition projects must be maintained for public use in perpetuity according to the requirements of this grant. How will the property be managed and funded for the intended use?

N/A

10. Development projects must be maintained for public use for a minimum of 15 years from the project completion date according to the requirements of this grant. How will the project be managed and funded for the intended use?

The Seat Pleasant Giving Garden (SPGG) will be managed initially by the Department of Public Engagement, which will monitor resident and stakeholder interest to form a dedicated SPGG Management Team. This team will report directly to the Department of Public Engagement to ensure accountability and effective oversight.

To guarantee long-term sustainability, SPGG will become a permanent line item in the Environmental Justice and Public Engagement fiscal year budgets, securing funding for maintenance, programming, and community engagement going forward.

D. PROPERTY ACQUISITION/EASEMENT SECTION Fill out this section only if the project includes the fee simple acquisition of real property or the acquisition of a perpetual conservation easement. N/A

1. This acquisition is (select one): ____ Fee Simple or ____ Perpetual Conservation Easement

- a. Nearest town or community served: _____
- b. Deed acres: _____ c. Acres to be funded with this acquisition: _____
- d. Existing park acreage: _____ e. Planned ultimate acreage: _____
- 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 (select one): _____ Improved or _____ Unimproved
- 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: _____ d. Developable potential - # of lots: _____
- e. Subdivided? _____ If Yes, # of lots: _____ Average size of lots: _____
- f. Utilities Available: _____ Water _____ Sewer _____ Electric _____ Gas _____ Phone _____
- g. Environmental Hazards: _____
- If there are any hazards, list them and identify how they will be addressed:

3. Potential Conflicts: Are there any potential conflicting uses or possible non-compatible uses being planned (e.g., road widening, utility easements, lease to others, etc.) which might require a Land-Use Conversion?
- If yes, please explain the impact on the conflict and how this will be addressed:

4. 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 and how long the use will be in effect before the park can be developed. (Note that any interim use must have prior approval by DNR.)


5. Seller's Name: _____

6. Title will be held by: _____
Name of County/Municipality and/or Land Trust (see required accompanying document)

E. Applicant Information and Authorization: Eligible applicants include a land trust or nongovernmental organization located or working in an overburdened community or an underserved community where a project is proposed to be implemented, or a county or municipality.

1a. Primary Applicant: City of Seat Pleasant **b. Federal ID #** 52-600174
c. Point of Contact Name: Ashley Drakeford **d. Title:** Director of Public Engagement
e. Department: Public Engagement **f. Organization:** City of Seat Pleasant
g. Mailing Address: 6301 Addison Rd., Seat Pleasant, MD 20743
h. Phone Number: 301-336-2600 **i. Cell Phone:** 240-946-1302
j. Email Address: adrakeford@seatpleasantmd.gov

k. As the authorized representative of the Primary Applicant, I have read the requirements of the Greenspace Equity Program and I agree to complete the Project described herein in accordance with all applicable Local, State and Federal laws, statutes, and regulations, and with the attachments included herewith and made a part thereof. Further, as the Primary Applicant, I agree that the approved funds will be used for the purpose of acquiring and/or developing the Property described herein and I have the primary responsibility for maintaining the Project.

Print Name: Ashley Drakeford **Title/Organization:** Director Pub Eng/City of Seat Pleasant
Signature:  **Date:** 1/14/20

2a. Co-Applicant: City of Seat Pleasant **b. Federal ID #** 52-600174
c. Point of Contact Name: Kyrthlyn Rhoda **d. Title:** Grant Manager
e. Department: Economic Development **f. Organization:** City of Seat Pleasant
g. Mailing Address: 6301 Addison Rd., Seat Pleasant, MD 20743
h. Phone Number: 301-336-2600 **i. Cell Phone:** 240-498-5795
j. Email Address: krhoda@seatpleasantmd.gov

k. As the authorized representative of the Co-Applicant, I have read the requirements of the Greenspace Equity Program and I agree to complete the Project described herein in accordance with all applicable Local, State and Federal laws, statutes, and regulations, and with the attachments included herewith and made a part thereof. Further, as the Co-Applicant, I agree that funds encumbered for the Project shall be remitted directly to the Primary Applicant as the entity acquiring and/or the property, and I will assume responsibility for maintaining the Project should the Primary Applicant is unable to do so for any reason.

Print Name: Kyrthlyn Rhoda **Title/Organization:** Grant Manager/City of Seat Pleasant
Signature:  **Date:** 1/14/20

PROGRAM ADMINISTRATIVE REVIEW (DNR Use Only)

Date: _____

By: _____

Department of Natural Resources – Greenspace Equity Program Approval:

BPW Approval Date: _____

BPW Agenda Item Number: _____

Signature: _____

Accompanying Document Checklist:

All Projects:

- ☒ **Area map** (i.e. street map with the project location clearly identified)
- ☒ **Site Plan** (where on the property will the work be completed)
- ☒ **Deed and/or Property SDAT**
- ☐ **Easement, Lease, or Joint Use Agreement** (if the applicant does not own the property)
- ☒ **Evidence of Partnership and Collaboration Among Local Governments, Land Trusts, Nongovernmental Organizations, and Community Organizations**
- ☒ **Evidence of Support from the Local Government and Overburdened Community or Underserved Community in which the project will be located**
- ☒ **Pre-Project photos**

Acquisition Project Additional Documents:

- ☐ **Two Independent Appraisals**
- ☐ **Current Deed**
- ☐ **Succession Plan** (Required if governmental agency is not an applicant)

(In the event the land trust ceases to exist or can no longer own or manage the property or steward the easement, please identify how the responsibility will be transferred to another viable and eligible entity.)

Nongovernmental Organization:

Land Trusts

- ☐ **Select one and provide documentation:**
 - ☐ Is a Qualified Organization under s.170(H)(3) of the Internal Revenue Code and any regulations adopted under that section;
 - ☐ Has executed a Cooperative Agreement with the Maryland Environmental Trust; or
 - ☐ Is an affordable housing land trust as defined in s.14-501 of the Real Property Article.

☐ **Articles of Incorporation, Bylaws, etc.**

☐ **Business SDAT** ([Click here](#), print the "General Information" tab of the applicant(s))

Nonprofits (Provide documentation):

☐ **Confirmation of nonprofit status 501(c)(3)**

☐ **Articles of Incorporation, Bylaws, etc.**

☐ **Business SDAT** ([Click here](#), print the "General Information" tab of the applicant(s))

Other Nongovernmental Organizations (Provide typed documentation on separate paper):

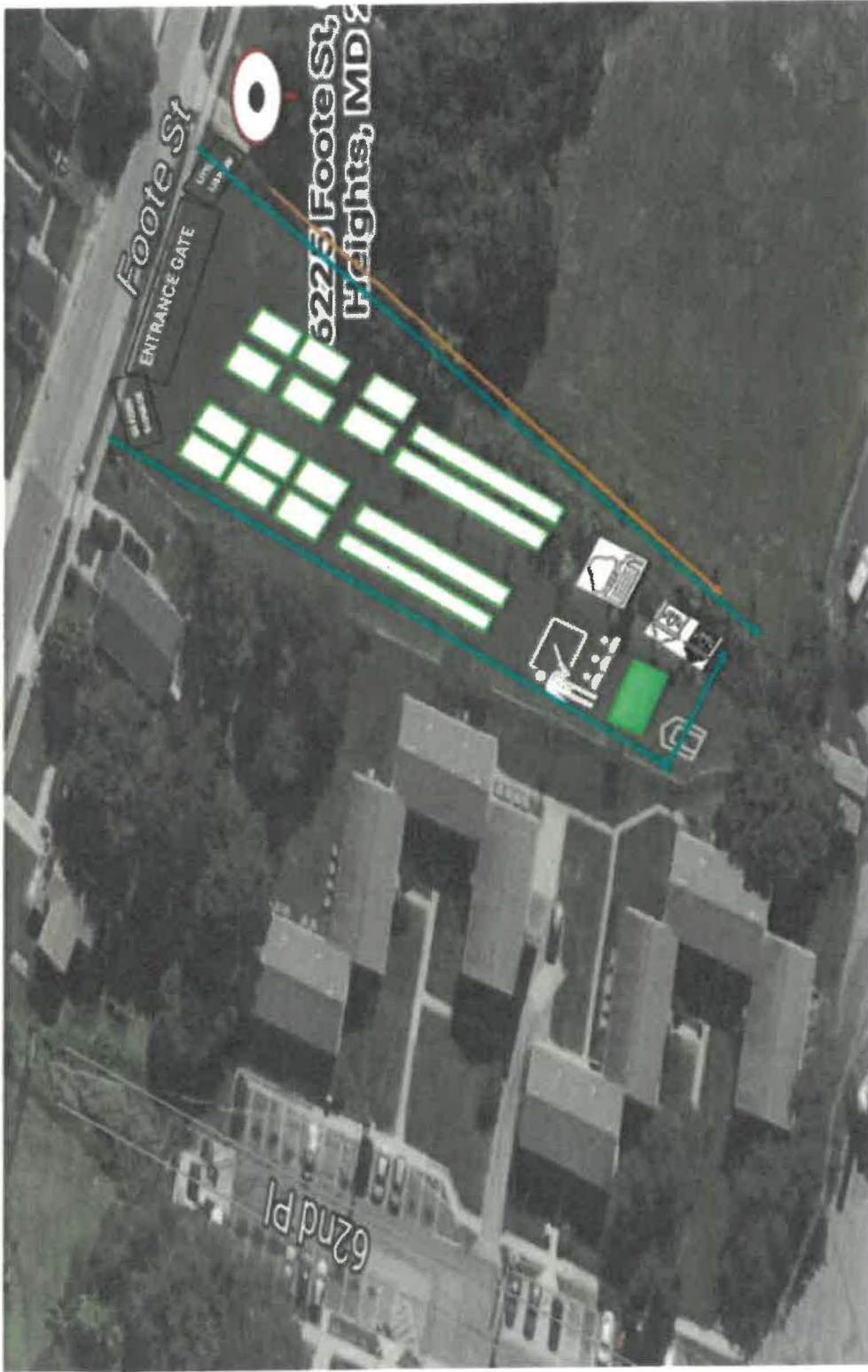
☐ **How the applicant is organized** (membership, leadership structure)

☐ **Provide example(s) of other project(s) this applicant has completed**

☐ **Articles of Incorporation, Bylaws, etc.**

☐ **Business SDAT** ([Click here](#), print the "General Information" tab of the applicant(s))





LEGEND



raised bed



In-ground bed



greenhouse



Classroom



Compost station



Rainwater cistern



Shed



Stormwater cistern



Fence