



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: Queensbury Road Rain Garden Restoration & Greenspace Enhancement Project

Street Address: Near 5008 Queensbury Road (Queensbury Road cul-de-sac)

City/Town: Riverdale Park **County:** Prince George **Zip:** 20737

County Tax Map: N/A **Grid:** N/A **Parcel:** N/A **Lot:** N/A

SDAT Account Identifier: N/A Public Right-of-Way
District-Subdivision-Account Number or Ward-Section-Block-Lot (as applicable)

MD Legislative District: 22

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: Dec 31, 2027 **Estimated Date of Completion**

For Acquisition Project, Estimated Date of Closing: _____

For Development Project, Estimated Proposed Project Timeline:

a. Design Start Date (if applicable)	<u>Jan 1, 2027</u>	b. Design End Date	<u>Jun 30, 2027</u>
c. Construction Start Date	<u>July 1, 2027</u>	d. Construction End Date	<u>Dec 31, 2027</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**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
Engineering & restoration design	1	\$25,000	\$25,000
Invasive species removal (rain garden & adjacent ridgeline)	1	\$30,000	\$30,000
Site Prep & grading as needed for restoration	1	\$15,000	\$15,000
Native plant materials & installation	1	\$35,000	\$35,000
Mulch, soil amendments, and erosion control materials	1	\$10,000	\$10,000
Educational signage & Greenspace Equity signage	1	\$5,000	\$5,000

2. TOTAL DEVELOPMENT COST:

\$120,000

Additional Narrative: Development funds will support project-specific design and implementation to restore and enhance the Queensbury Road Rain Garden, including invasive species removal, site preparation, and native plant installation. Improvements will strengthen stormwater

	function, ecological value, and publicly accessible greenspace within the Town-owned right-of-way.
Match - Type (Cash, In-Kind, Donated), Source & Valuation:	None. No match is proposed for this project.

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.

Item	Quantity	Cost	Greenspace Equity Funds Requested

3.a. TOTAL ADMINISTRATIVE COST:

\$0.00

Additional Narrative:

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

3.b. PROGRAM COMPLIANCE (only for monitoring easements - may be up to 1.5% of total requested Land + Incidental costs)

Item	Quantity	Cost	Greenspace Equity Funds Requested

3.b. TOTAL PROGRAM COMPLIANCE COST:

\$0.00

Additional Narrative:

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

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

	Total Project Cost	Greenspace Equity Funds Requested
4. TOTAL COSTS:		\$120,000.00

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.

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.)

The Queensbury Road Rain Garden Restoration & Greenspace Enhancement Project will **restore and enhance an existing rain garden located within the Town-owned public right-of-way along Queensbury Road**, adjacent to the Town's Municipal Center and across from Riverdale Elementary School. The project includes invasive species removal, site preparation, and installation of native plantings to improve stormwater performance, ecological value, and publicly accessible greenspace. The improvements will strengthen environmental quality and neighborhood livability in a highly visible civic corridor.

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

The project serves an underserved community by **improving a highly visible public greenspace** along Queensbury Road that is regularly used by residents, students, families, and visitors accessing the Municipal Center and Riverdale Elementary School. Enhancing the existing rain garden will **improve environmental conditions** and the quality of a **shared civic space**, delivering direct benefits to a community with limited access to well-maintained green infrastructure.

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

The project will improve the conservation value of the site by restoring native vegetation within the existing rain garden, increasing habitat value and improving stormwater infiltration in a developed civic corridor. These conservation improvements enhance ecological function and environmental quality in an underserved community that experiences limited access to green infrastructure.

- 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 project site is located along Queensbury Road adjacent to the Town's Municipal Center and directly across from Riverdale Elementary School, within a highly visible and walkable civic corridor. The rain garden will remain publicly owned and accessible to all users, supported by existing sidewalks and pedestrian connections, with no long-term restrictions on public access beyond temporary safety measures during construction.

- 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

The project is led by the Town of Riverdale Park and coordinated across relevant municipal departments, including Public Projects, Public Works, and Finance. Town staff will oversee project planning, procurement, and implementation to ensure consistency with municipal priorities, public access requirements, and long-term stewardship of the site. The project is supported through internal coordination and advisory input from the Town's Sustainability Committee / Green Team, which provides community-based guidance on environmental and sustainability initiatives.

b) Land Trusts and/or Nongovernmental Organizations

While no land trusts are directly involved in ownership or management of the project site, the Town of Riverdale Park regularly collaborates with local nongovernmental organizations on environmental stewardship and sustainability initiatives. Lessons learned from these collaborations inform project design, planting strategies, and restoration approaches for municipal green infrastructure projects. The project will be implemented on publicly owned land and managed by the Town.

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

Community involvement is provided through the Town's Sustainability Committee / Green Team, an advisory body composed of residents who provide input on environmental and sustainability initiatives. The Committee offers community-based perspectives on project needs and priorities and helps inform project development for municipal green infrastructure projects. Ongoing communication with nearby residents and local businesses will occur through the Town's existing public outreach channels as the project advances.

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

The project will enhance public health and neighborhood livability by improving a visible greenspace along Queensbury Road that is used daily by residents, families, and students accessing the Municipal Center and Riverdale Elementary School. Restoring the rain garden will increase vegetation, improve environmental conditions, and create a more attractive civic streetscape, supporting mental well-being and everyday quality of life within an underserved community.

- 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:**

No additional financial or in-kind contributions from other sources are proposed for implementation of this project.

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?

This project does not involve the acquisition of property. The Queensbury Road Rain Garden is located within Town-owned public right-of-way and is proposed as a development project; therefore, this question is not applicable.

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 Queensbury Road Rain Garden will remain publicly owned and managed by the Town of Riverdale Park and will be maintained for public use for a minimum of 15 years following project completion, consistent with grant requirements. Ongoing management and upkeep will be incorporated into the Town's existing public works operations and funded through the Town's operating budget.

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.

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:** Town of Riverdale Park **b. Federal ID #** 52-6001571
c. Point of Contact Name: LaVerne Peakes **d. Title:** Senior Grants Manager
e. Department: Department of Finance **f. Organization:** Town of Riverdale Park
g. Mailing Address: 5008 Queensbury Road
h. Phone Number: 301-789-4141 **i. Cell Phone:** _____
j. Email Address: lpeakes@riverdaleparkmd.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: LaVerne Peakes **Title/Organization:** Senior Grants Manager
Signature: LaVerne Peakes **Date:** Jan 14, 2026

2a. **Co-Applicant:** _____ **b. Federal ID #** _____
c. Point of Contact Name: _____ **d. Title:** _____
e. Department: _____ **f. Organization:** _____
g. Mailing Address: _____
h. Phone Number: _____ **i. Cell Phone:** _____
j. Email Address: _____

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: _____ **Title/Organization:** _____
Signature: _____ **Date:** _____

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 (Certification of ownership)**
- ☐ **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):

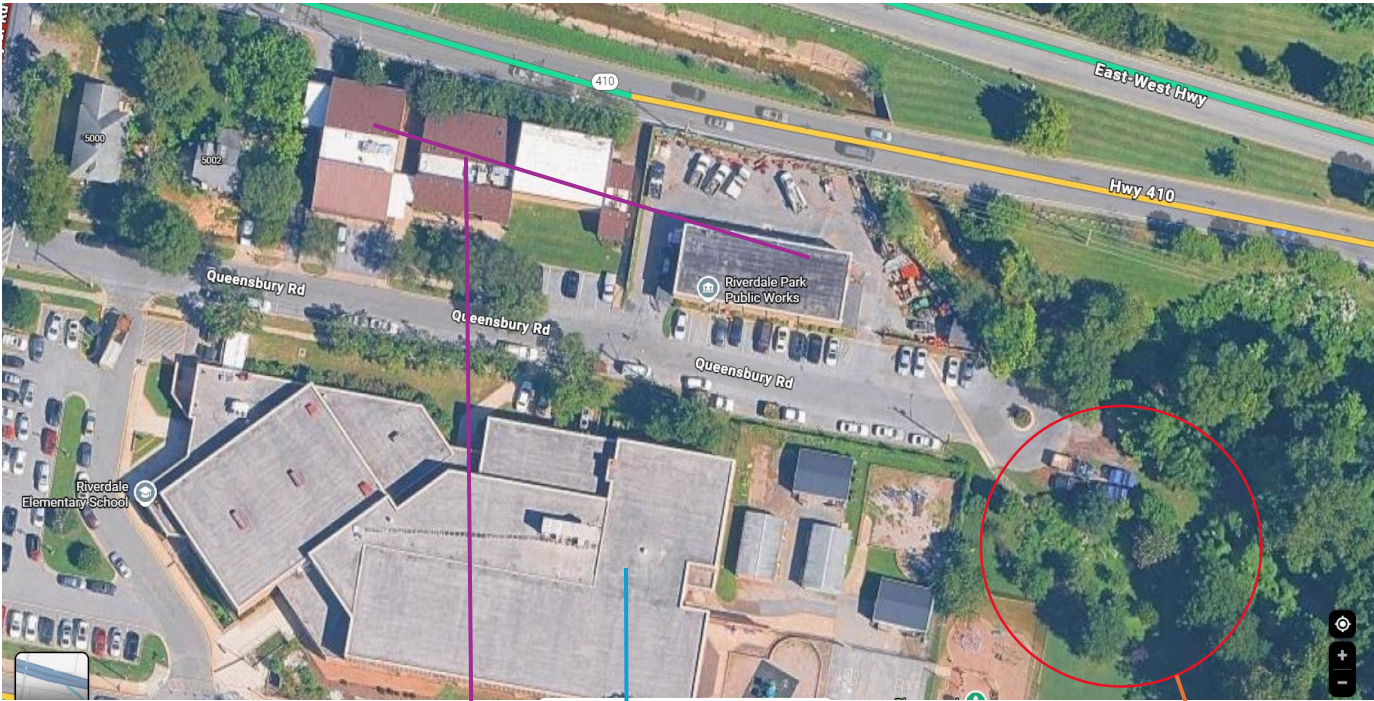
- ☐ **Confirmation of nonprofit status 501(c)(3)**
- ☐ **Articles of Incorporation, Bylaws, etc.**
- ☐ **Business SDAT** ([Click here](#), print the “General Information” tab of the applicant(s))

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))

AREA MAP & SITE PLAN

Queensbury Road Rain Garden Restoration & Greenspace Enhancement Project



Town of Riverdale Park Municipal Center

Rain Garden/ Ridge Line – Project Area

Riverdale Elementary School