



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: Marty Snook Park – Multimodal Trail and Parking

Street Address: 17901 Halfway Blvd

City/Town: Hagerstown **County:** Washington **Zip:** 21740

County Tax Map: 56, 57 **Grid:** 6, 1 **Parcel:** 860, 495 **Lot:** _____

SDAT Account Identifier: 26-038278 & 26-038324

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

MD Legislative District: 1C

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: December 2028 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>August, 2026</u>	b. Design End Date	<u>October, 2027</u>
c. Construction Start Date	<u>March, 2028</u>	d. Construction End Date	<u>December, 2028</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
*For detailed breakdown refer to attachment (subtotals provided below)			
Planning, survey, and engineering	1	\$125,000	\$0
Construction	1	\$1,181,075	\$700,000
Contingency	10%	\$130,608	\$0
Construction Inspection & Testing	1	\$100,000	\$0

2. TOTAL DEVELOPMENT COST: \$1,536,682

\$700,000

Additional Narrative:

*For detailed breakdown refer to attachment. Cost estimate based upon planning level information.

Match - Type (Cash, In-Kind, Donated), Source & Valuation:	County Capital Improvement Funds – General Funds, applied local Program Open Space funds		
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
Not including any administrative expense			
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
N/A			
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:		\$1,536,682	\$700,000.00

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 proposed project will construct a looped, multimodal paved trail at Marty Snook Park by creating a safe, dedicated pathway parallel to the main park access road. This improvement will reduce pedestrian and cyclist use of the vehicular roadway while enhancing connectivity between park amenities. The project will also include an analysis of internal park traffic patterns and evaluate the feasibility of converting the access road to one-way traffic with parallel parking. This change could improve traffic operations and increase parking capacity without adding impervious surface.
- 2. Describe how the project serves overburdened and/or underserved communities.**

Marty Snook Park provides direct bicycle and pedestrian access to the adjacent neighborhood, which is officially designated as both overburdened and underserved and holds a relatively high Environmental Justice (EJ) score of 75.2. Residents in this community rely heavily on the park for recreation, active transportation, and safe outdoor space. The 75-acre park is also one of the County's most heavily used recreation assets, drawing visitors from throughout Washington County. Notably, Marty Snook Park contains the only paved and signed fitness trail in the entire County park system, making it a critical destination for walking, running, and biking, particularly for residents who lack access to private gyms or safe neighborhood walking routes.
- 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 improves and expands existing park services while minimizing environmental impacts. By constructing a parallel looped trail, it provides safe, dedicated space for pedestrians and cyclists while minimizing new impervious surfaces and protecting existing open space and mature tree cover. In combination with proposed traffic modifications to convert the access road to one-way circulation and adding parallel parking the project increases capacity and improves operations without the environmental impacts typically associated with new road or parking construction.

The adjacent community, located near Interstates I-81 and I-70, experiences high exposure to particulate matter. The park and its tree canopy serve a critical environmental function by intercepting, absorbing, and filtering pollutants, providing cleaner air and acting as a buffer for the community. Compared with alternative approaches such as maintaining two-way traffic while adding a separate trail and additional parking this project is a more environmentally efficient solution, preserving green space, natural habitat, and tree cover.

Overall, the project enhances recreational access, promotes sustainable use of park resources, and protects the ecological integrity of the park, delivering significant conservation benefits to all users, especially residents of the adjacent overburdened and underserved community who rely on Marty Snook Park as an essential public greenspace.

- 4. Public Access:** Describe the site, location, socioeconomic conditions 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 community adjacent to Marty Snook Park is located at the northeast corner of I-81 and I-70, bisected by US-11. These roadways carry approximately 170,000 vehicles per day, with over 25% of the traffic comprised of tractor-trailers, making air pollution a primary environmental concern for local residents. The community population is largely working-age, with 75% between ages 5 and 64, and faces significant economic challenges, including a 22% child poverty rate. Many families with young children and elderly residents rely on the park for safe recreation, physical activity, and access to green space.

Marty Snook Park offers direct bike and pedestrian access to the community, providing critical connections to the County's largest park, which is open year-round from sunrise to sunset. The proposed multimodal loop trail will serve as a safe, continuous pathway connecting all park amenities, supporting active transportation, promoting healthy lifestyles, and enhancing recreational access for children, seniors, and other residents who may have limited mobility or transportation options. As a central feature of the County park system, the park and its trail network play a key role in mitigating environmental and health impacts for this overburdened and underserved community while ensuring equitable access to high-quality greenspace.

- 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 included in the County's approved FY26 capital budget process that included multiple public draft presentations and a public hearing before approval. The same will occur in FY27 to receive the requested local funding. Washington County will be the project applicant and sponsor. The Washington County Board of County Commissioners supported and approved the grant application at its 1/13/26 public meeting. The project was presented to the Washington County Parks and Recreation Board at its 12/4/25 public meeting. The Rec and Parks board unanimously supported the project application and sending a letter of support.

b) Land Trusts and/or Nongovernmental Organizations

The project is supported by the Halfway National Little League and Washington County Junior Football league as the proposed improvements will increase parking capacity and improve access for participants and spectators using their fields that are located within the park.

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

The Parks and Rec board is comprised of seven members from the Washington County community, including one ex officio County Commissioner.

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

From a public health perspective, expanding the paved multipurpose trail promotes regular physical activity such as walking, jogging, and biking, while improving access to park amenities for individuals with mobility challenges. A free County Fit Lot located at the western terminus of the existing trail provides outdoor exercise stations designed to improve strength, balance, and flexibility for users of varying ages and fitness levels. Expanding the trail into a looped configuration will enhance the facility's overall utility and user experience. Together, the trail and Fit Lot reduce barriers to physical activity by offering ADA-accessible facilities in a safe, traffic-separated environment that supports improved physical health, reduced stress, and enhanced mental well-being.

By investing in a paved multipurpose trail integrated with a Fit Lot in an underserved community, this project directly advances the goals of the Maryland Greenspace Equity Program. It prioritizes equitable access to high-quality greenspace and free recreational opportunities, delivering lasting health, environmental, and social benefits for residents who have historically experienced limited access to safe, affordable, and accessible outdoor spaces.

- 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)

X 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:

Washington County is proposing a \$400,000 contribution from the General Fund toward the project. Available Program Open Space Local funds will be used to address the remaining budget needs. Washington County will also provide in-kind services, including project management, topographic field surveying, and related grant and fiscal management. These services are not being included as eligible reimbursable expenses.

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?

Washington County manages and maintains 18 parks encompassing more than 700 acres of parkland and associated facilities using in-house staff. Maintenance of park facilities is also supported by the Division of Public Works through the Department of Buildings, Grounds, and Facilities, which has a staff of 23 and an operating budget of \$2.6 million. The park was developed in the mid-1980s and has been continuously maintained by the County in a state of good repair.

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: Washington county **b. Federal ID #** 52-60001037
c. Point of Contact Name: Andrew Eshleman **d. Title:** Director
e. Department: Public Works **f. Organization:** Washington County
g. Mailing Address: 100 West Washington Street
h. Phone Number: 240-313-2252 **i. Cell Phone:** 717-404-5475
j. Email Address: aeshleman@washco-md.net

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: Andrew Eshleman **Title/Organization:** Director, Public Works
Signature: _____ **Date:** 1/14/26

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



Easement, Lease, or Joint Use Agreement (if the applicant does not own the property) **N/A**



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 **N/A**



Current Deed **N/A**



Succession Plan (Required if governmental agency is not an applicant) **N/A**

(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 **N/A**



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.

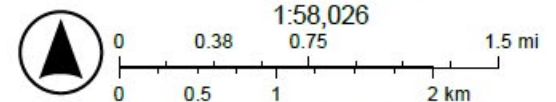


Business SDAT ([Click here](#), print the “General Information” tab of the applicant(s))

MARTY SNOOK PARK - AREA MAP



1/13/2026, 8:43:16 AM



Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri
Community Maps contributors, Map layer by Esri

MARTY SNOOK PARK – SITE PLAN



Legend



Existing Park Pedestrian Access Locations



Park Boundary



Existing Pathway



Proposed Pathway

Note:

The limits of the access road 2 – way and 1-way traffic flow and on-street parking to be determined by Engineering study

WASHINGTON COUNTY, MD							
DIVISION OF PUBLIC WORKS							
CONSTRUCTION COST ESTIMATE WORKSHEET							
PROJECT NAME:		Marty Snook Park Multimodal Trail and Parking					
TYPE OF WORK:		Trail, Road Widening for Parking					
FROM:		TO					
DRAWING REFERENCE:							
ESTIMATED BY:		A.E.		DATE: 12/19/2025		SHEET	
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL	Greespace Equity Funds Requested	
Survey	Survey and Forest Plat	LS	1	\$25,000.00	\$25,000.00		
Design	Engineering Design	LS	1	\$100,000.00	\$100,000.00		
				Survey & EngineeringSubtotal		\$125,000.00	\$0.00
Construction							
101	Mobilization	LS	1	\$75,000.00	\$75,000.00		
102	Clearing and Grubbing	LS	1	\$25,000.00	\$25,000.00		
103	Maintenance of Traffic/Traffic Signs/Fencing	LS	1	\$25,000.00	\$25,000.00		
104	Construction Stakeout	LS	1	\$15,000.00	\$15,000.00		
201	Class I Excavation - Soil	CY	2500	\$20.00	\$50,000.00		
202	Excavation - Rock	CY	200	\$50.00	\$10,000.00		
203	Common Borrow	CY	1800	\$15.00	\$27,000.00		
301	Erosion and Sediment Control	LS	1	\$75,000.00	\$75,000.00		
302	Select Backfill	CY	500	\$60.00	\$30,000.00		
303	Drainage Inlets	EA	10	\$12,000.00	\$120,000.00		
304	Pipe Culverts	LF	200	\$100.00	\$20,000.00		
305	Riprap	SY	100	\$100.00	\$10,000.00		
401	Retaining Wall	LS	1	\$75,000.00	\$75,000.00		
501	6" Graded Aggregate Base	SY	7200	\$12.00	\$86,400.00		
502	HMA Base 19 mm	Ton	1725	\$100.00	\$172,500.00		
503	HMA Surface 9.5 mm	Ton	1500	\$125.00	\$187,500.00		
504	Milling HMA 0-2 inches	SY	4960	\$5.00	\$24,800.00		
505	5" Pavement Markings	LF	10000	\$2.00	\$20,000.00		
506	Pavement Markings	LS	1	\$10,000.00	\$10,000.00		
601	Concrete curb/pavement delineator	LF	500	\$40.00	\$20,000.00		
602	Reflective delineators	EA	200	\$15.00	\$3,000.00		
701	Topsoil	SY	6500	\$10.00	\$65,000.00		
702	Seeding and Stabilization	SY	6500	\$1.00	\$6,500.00		
703	Landscaping/Trees	LS	1	\$15,000.00	\$15,000.00		
801	Alumnium Signs	SF	125	\$75.00	\$9,375.00		
802	Wood Fence	LF	200	\$20.00	\$4,000.00		
				Construction Subtotal		\$1,181,075.00	\$700,000.00
				Design & Construction		\$1,306,075.00	\$700,000.00
				10% CONTINGENCY		\$130,607.50	\$0.00
				Construction Inspection		\$100,000.00	\$0.00
COMMENTS/NOTES:				GRANT TOTALS			
Project estimate includes milling and resurfacing the existing trail				TOTAL ESTIMATED COST		\$1,536,682.50	\$700,000.00

MARTY SNOOK PARK – EXISTING PHOTOS



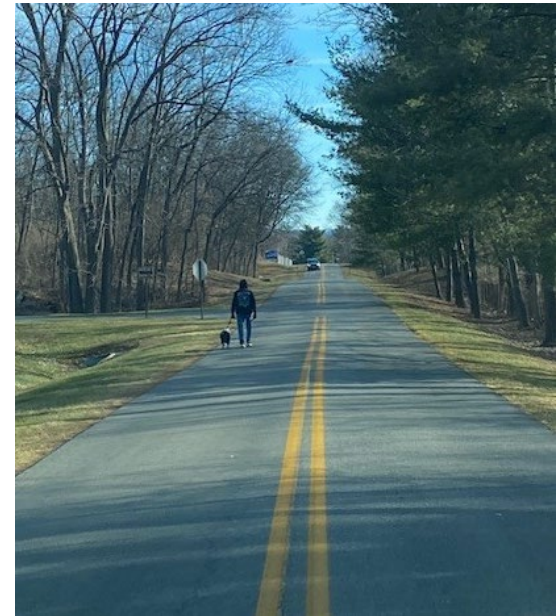
Existing Fitness Center Adjacent to Path



Parking Demands at Football Field



Parking in undesignated areas along access road



Walker on access road with oncoming vehicle

MARTY SNOOK PARK – AREAS TO EXPAND TRAIL/CHANGE ROAD CROSS SECTION



L: Proposed terminus/connection to existing path

R: Section near baseball fields



L: Section near Marty's Mythical Woods

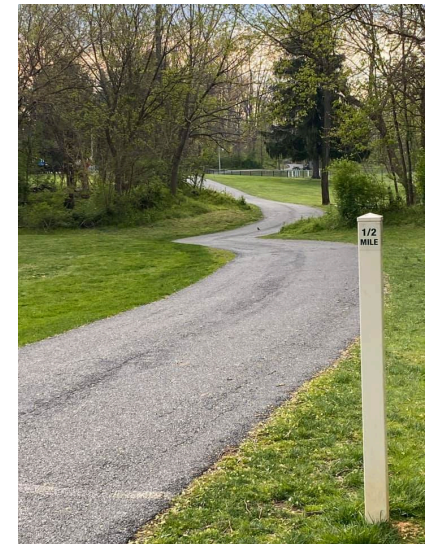
R: Section near football fields



MARTY SNOOK PARK – EXISTING TRAIL



To be replaced with new \$1.3 million inclusive playground 2026



MARTY SNOOK PARK – CONCEPT PLAN



Typical narrow Cross Section

Note: Where terrain and grading allow, the paved delineated/gore area will be replaced with a wider landscape verge area. The traffic study will determine the direction of traffic flow.