

mmunity Garden Project

Lexington Manor

Passive Park

LEXINGTON PARK DEVELOPMENT DISTRICT

2015 Master Plan &

LEXINGTON MANOR PASSIVE PARK

2019 Master Plan

LEXINGTON MANOR PASSIVE PARK

2019 Master Plan

Stakeholder Group

A stakeholders group established by Recreation & Parks participated in three meetings over the course of this master planning effort. Members represented a cross-section of the larger community and served as intermediaries in guiding the master planning process. Stakeholders included representatives from:

- Recreation & Parks
- Land Use & Growth Management
- Community Development Corporation (CDC)
- Unified Committee for Afro-American Contributions
- United States Navy
- Department of Economic Development
- St. Mary's County Arts Council
- SOMD Disc Golf Association

- Three Oaks Shelter
- Three Notch Theatre
- Law enforcement
- First responders
- Citizens
- Local churches
- Local businesses
- Sierra Club

LEXINGTON MANOR PASSIVE PARK

2019 Master Plan

Guiding Principles for Designing & Planning Community Gardens General Purpose

The Lexington Park Development District Master Plan (2015) identifies Community Gardens as a recommended component of Lexington Park's open space system in general and for a Lexington Manor Park location specifically. The plan recommended that community garden plots be located within the park near the Three Oaks Center. The recommendation is also consistent with the Healthy St. Mary's Partnership recommendations included in the same document, calling for improving opportunities for physical activity and access to healthy foods.

Design Considerations included in the Master Plan Included:
Smooth Pathways * Composting * raised beds * Storage Shed * Access to Water

Active Partners

Join the tedh

St. Mary's County Recreation and Parks Community Development Corporation Feed St. Mary's Food Bank Healthy St. Mary's Partnership Lexington Park Rotary Master Gardeners of St. Mary's County Southern Maryland Sierra Club St. Mary's College of Maryland

St. Mary's County Department for Economic Development
St. Mary's County Health Department
University of Maryland Extension







Garden Mission

TO PROVIDE A COMMUNITY RESOURCE AND GATHERING SPACE WHERE RESIDENTS AND GROUPS OF ST MARYS COUNTY CAN GROW THEIR OWN FRESH PRODUCE AND RECEIVE EDUCATION ABOUT THE FINANCIAL, HEALTH, AND ENVIRONMENTAL BENEFITS FOR GROWING AND EATING FRESH, LOCAL PRODUCE.



FALL/WINTER 2021

Build Advisory team Design concept development Outline management structure

SPRING/SUMMER 22

Continue planning meetings
Community outreach
Continue planning meetings
Seek grants & funding

FALL/WINTER 2022

Submit construction permits

Begin construction

Community presentations

Open registration for membership

SPRING 2023

Garden management turned over to lead agency
Garden ribbon cutting
Bi-annual plot owners meeting

Future Partner Roles A partnership in action...



St. Mary's County Recreation and Parks - Grounds & security

Community Development Corporation - Host Agency

Feed St. Mary's Food Bank- Volunteer time

Healthy St. Mary's Partnership- Educational programs, marketing & grant writing Lexington Park Rotary- Volunteer Time and annual donation

Master Gardeners of St. Mary's County- Educational programs & volunteer Time Southern Maryland Sierra Club- Educational programs & volunteer Time St. Mary's County Health Department- Educational programs & volunteer Time



For more information:

CONTACT:

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Project Manager

St. Mary's County Recreation and Parks

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mmunity Garden an & Build

Lexington Manor Passive Park







- R&P WORKED WITH LIZ WARD FROM THE SIERRA CLUB FOR SITING AND ORIGINAL LAYOUT WITH 8 GROUP PLOTS AND 32 RAISED BEDS
- •THE STEERING COMMITTEE MET AND LAYOUT WAS REVISED TO INCREASE ADA ACCESSABILITY AND ACCOMMODATE NEEDS FOR STORAGE, POTTING BENCHES, ETC.



GARDEN DESIGN

Legend

Garden Plots

Raised beds (16")

Shed (18' x 10')

Potting bench (3' D x 10' W with 1 @ 30" H & 1@ 36")

ADA Sidewalk

ADA planters on legs

ADA surface (tiles extend under ADA planters & potting benches)

Straw mulch over newspaper

Fence (100' x 135' inside. 8' black chain link w/ 5' man gate and 10' vehicle gates as shown centered in fenceline)

rain barrels

Hose bibb for water distribution system

Quick connect bibb for hoses



WHATS IN

RAISED BEDS

32 raised bed frames (8'L \times 4'W \times 18''H)



ADA PLANTERS ON LEGS

18 ADA accessible frames (8'L x 3' W x30''H)



GARDEN PLOTS

8 in ground garden plots (38''L \times 10'W)

• SUPPLY SHED

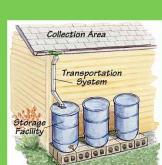
- TOOLS & EQUIPMENT
- ADA SURFACING
- WATER ACCESS
- POTTING BENCHES
- RAIN BARRELS
- FENCING

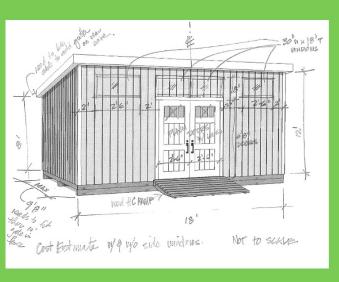












Community garden estimates for Materials, equipment, labor and transportation

lisum.	Amount	Unit		Cost	Equipment cost	Estimated Labor	P	roject Value
Permits and site plan approval	1	Hen			Volunteer supplied	20 hours at \$100/hour	5	2,000.00
Surveyor stake out of the site		hours	_			80	4	700.0
Sod removal: Gas powered Sod cutter (equipment rent al)	13 5 00	M.			SSQ/hour + 4 gallions		5	612.0
Sad removal: Cas, power of Sod cutter (equipment nental)	,				fuel		1"	041
					@ 100 sl/minuse plus		1	
					pickup and return (est6		1	
					hous rental)		1	
							1	
Militar to cut sed.			5	100	we of pickup truck	4 man hours at	S.	80.00
						\$20/hour	1	
labor & equipment to remove/compost sod			5		use of pickup truck	12 man hours at	5	240.00
						\$20/hour	1	
Estimate from county fence contract to furnish and install 8 viryle					Contracted installation;		ε.	169618
coated chain link fence, 1 mangate, (2) 10' vehicle gates. Add 15' tall					A SSO each for hind		1	
poles at each corner and at each gate					extended fence poles		1	
					for mounting of security		1	
					lights		1	
							1	
(8) in-ground garden plots (36' long x 10' wide) with 6" Mushroom	57	CY			material cost includes		-	
Composi					delivery to site		1	
							1	
tilled into each bed					the of borrowed tiller	20 hours at	s	400.00
						\$20/hour	1	
(32) Seised bed frames (18" tell x 8' long x 4' wide)	32	complet	. 5	126.00	contracted construction		5	4,082.00
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		raised					1	
		bed					1	
		frame					1	
with 9" topsal	28	CY	5	1			5	
and 9" musle composit	26	CY	š				ś	
	-						1	
					Use of borrowed Silve	48 hours at	c	960.00
tilled into each lad					Che or borrowed after	520/hour		1940200
(18) ADA accessible rags. (Top at 30" X 8" long x 3" wide) with 50/50 mix	18	Trusts	s	105.00		panyone	5	1,8500
the ten with the same to the first with a second of a second second							-	
							1	
musk gom compast	18	CY	5				5	
and womiculity	18	CY	š				6	
***********	-					32 hours at	5	640,00
bed class of beides bear besim						520/hour		04000
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Fish up and desking or raised and marks and fings							,	30000
Mulch (sourced from county land 98)	115	CY	Ś	- 22	load and disloss from		_	
and the state of t		-	7		landit.		1	
food, disliver and spread Middle						40 hours at	5	1,400.00
						\$35/hour	1	
Garden shed (38' wide x 9.66' deep , single slope shed roof,	18 + 166	nich	4	-	ESTIMATE (a require	4-11-1-1	4	8, 200,00
Geden sted (18 wide x1.66 deep, langle steps sted out, 5 double door, access samp, (8 1.5' x 3' to more windows)	10 1 100	-			for estimate basedon		-	-,
					plan submitted to food		1	
					shed builder)		1	
5 Rain barrols with plumbing and insect scrooms. 18 feet of gotter, and 6	5	berrik	-6	40000	minu district ()	4 hours @ \$20/	5	480.00
factor downspout installed on shed		- Million	-			hour	-	7.00
Impain system	4500	of.	1.0	2.00		Though .	-	5.000.00
impactor system to programmable gate pad locks with commercial add for up to 200 users	4330	avalums.	7	400.00	installed or or animal		3	1,600.00
	*	syvania		40000	cost.		,	1,0000
plus all meeded hardware for gate locking system installed. (cost estimated a 15400 per gate with 2 locks for patrons & 2 for management.)					LUM.		1	
							1	
lock out purposes) most to bur somertim like true. Here anyone on her stage to the							1	
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BUDGET ESTIMATE FOR MATERIALS, EQUIPMENT, LABOR, DELIVERY & INSTALLATON

- Used online pricing for materials and equipment
- Use online estimation resources for average regional labor rates for trades
- Delivery and install costs for materials from local suppliers
- Include a 20% contingency

Also evaluated for what materials and services we might seek as donations and where volunteer labor could be used for construction and installaton

Preparing to build the garden

SOIL
CONSERVATION
DISTRICT
ASSISTANCE

- Survey crew has located and staked the fence corners
- Referal for technical assistance to NRCS and MDA

TEST ONSITE SOILS

- Identify nutrient needs
- Also, as a previously developed site we also need to test for heavy metals
- Contacted MDA
 who has a program
 that can pay for all
 soil testing

APPLY FOR GRANTS

• Garden partners are identifying potential grants to fund garden construction, tools, equipment, & management.

NRCS TECHNICAL ASSISTANCE

- Conservation
 Plan
- Irrigation Design
- Pollinator
 Habitat plantings
- Fruit-bearing trees, shrubs & vines for habitat and foraging



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Lexington Manor Passive Park

Operations

PROGRESS & NEXT STEPS

0

MOU

 A memorandum of understanding will be drafted to designate St.
 Mary's CDC as host agency, contingent upon sufficient funding. 0

MANAGEMENT

- St. Mary's CDC proposed as host agency.
- Hire a Garden Manager.

0

RULES & REGULATIONS

- Team has drafted rules and regulations document.
- Includes draft hours, accessibility, expectations, and guidelines.

0

ANYTHING ELSE?

0

Funding Opportunities

APPLICATIONS & RESOURCES

0

DHCD OPERATING ASSISTANCE GRANT

S50,000
 requested in
 operating
 assistance for
 St. Mary's CDC
 garden manager
 position

0

DHCD COMMUNITY INVESTMENT TAX CREDIT PROGRAM

- Additional 50% tax credit on donations over \$500.
- \$25,850 capital funds requested
- \$6,900 operating funds requested

0

GRANT TO HEALTH DEPARTMENT

 S50,000 with funds to be used for outreach, education, and to support ADAaccessibility in the garden

0

MDA ASSISTANCE

 MD Department of Agriculture is developing a financial assistance program for urban agriculture and small farms

Sponsorships

WAYS TO HELP



BUSHEL **S5,000**



1/2 BUSHEL S2,500



PECK \$1000



BASKET S500

Sponsorship Packages

RECOGITION & THANK YOUS

0

BUSHEL

- logo (or individual name) on marketing materials & website
- Logo on sponsorship wall at garden
- 5 Business highlight on social media (corporate only)
- Garden plot scholarship in your name.

0

1/2 BUSHEL

- logo (or individual name) on marketing materials & website
- Sponsorship noted on sponsor wall at garden
- 3 Business highlight on social media (corporate only)

0

PECK

- logo (or individual name) listed on marketing materials & website
- Sponsorship noted on sponsor wall at garden

0

BASKET

 Sponsorship noted on marketing materials & website

Community Outreach

STRATEGIC OUTREACH PLAN

COMMUNITY INTEREST

- Stakeholder Forum
- In-person outreach at community events
- Education and Promotion

MARKETING & SOCIAL MEDIA

- HSMP Webpage
- Facebook Page
- Logo

FEEDBACK

Surveys are gathering vital information!



To make a donation:

CONTACT:

TAYLOR SMITH, MSW

Executive Director
St. Mary's Community Development
Corporation
(301) 863-7700
execdirector@stmaryscdc.org



- CHECKS SHOULD BE MADE TO ST. MARY'S COUNTY COMMUNITY DEVELOPMENT CORPORATION
- ONLINE DONATIONS AVAILABLE SOON: WWW.STMARYSCDC.ORG