

A COLLABORATIVE
EFFORT



Community 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
team

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





**COMMUNITY EFFORT = COMMUNITY
BENEFIT**

**MEETINGS: 1ST FRIDAY OF THE MONTH
9:30AM**

PAVILION LEXINGTON MANOR PASSIVE PARK

MEETINGS



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.

GARDEN TIMELINE

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

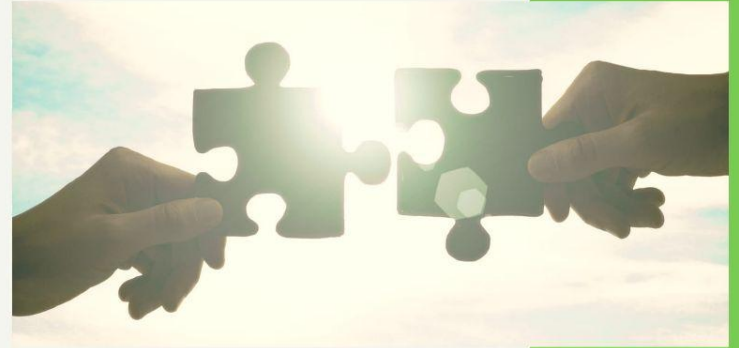
- Submit construction permits
- Begin construction
- Community presentations
- Open registration for membership

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:

CHRISTINA BISHOP

Project Manager

St. Mary's County Recreation and Parks

301-475-4200 x1811

Christina.bishop@stmarysmd.com



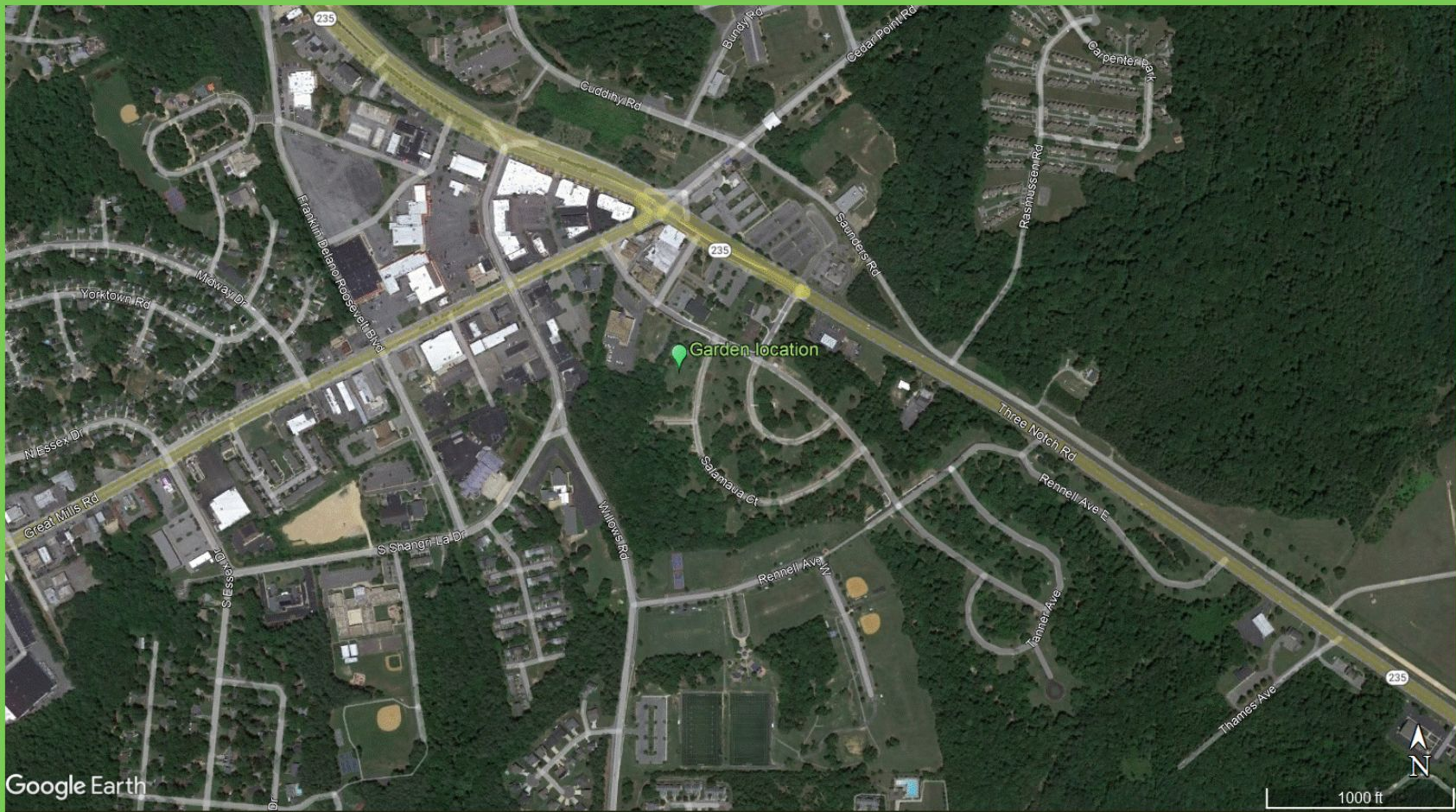
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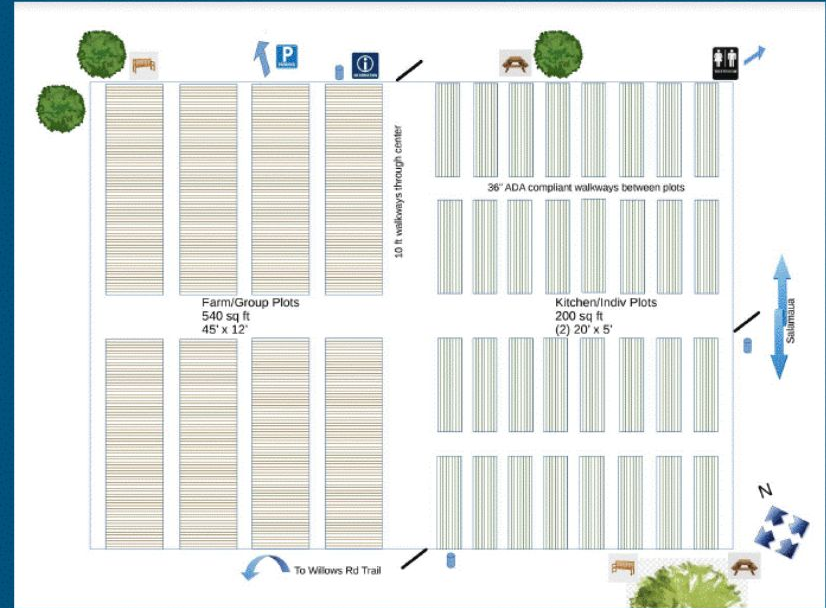


Community Garden Design & Build

Lexington Manor
Passive Park

VICINITY MAP
















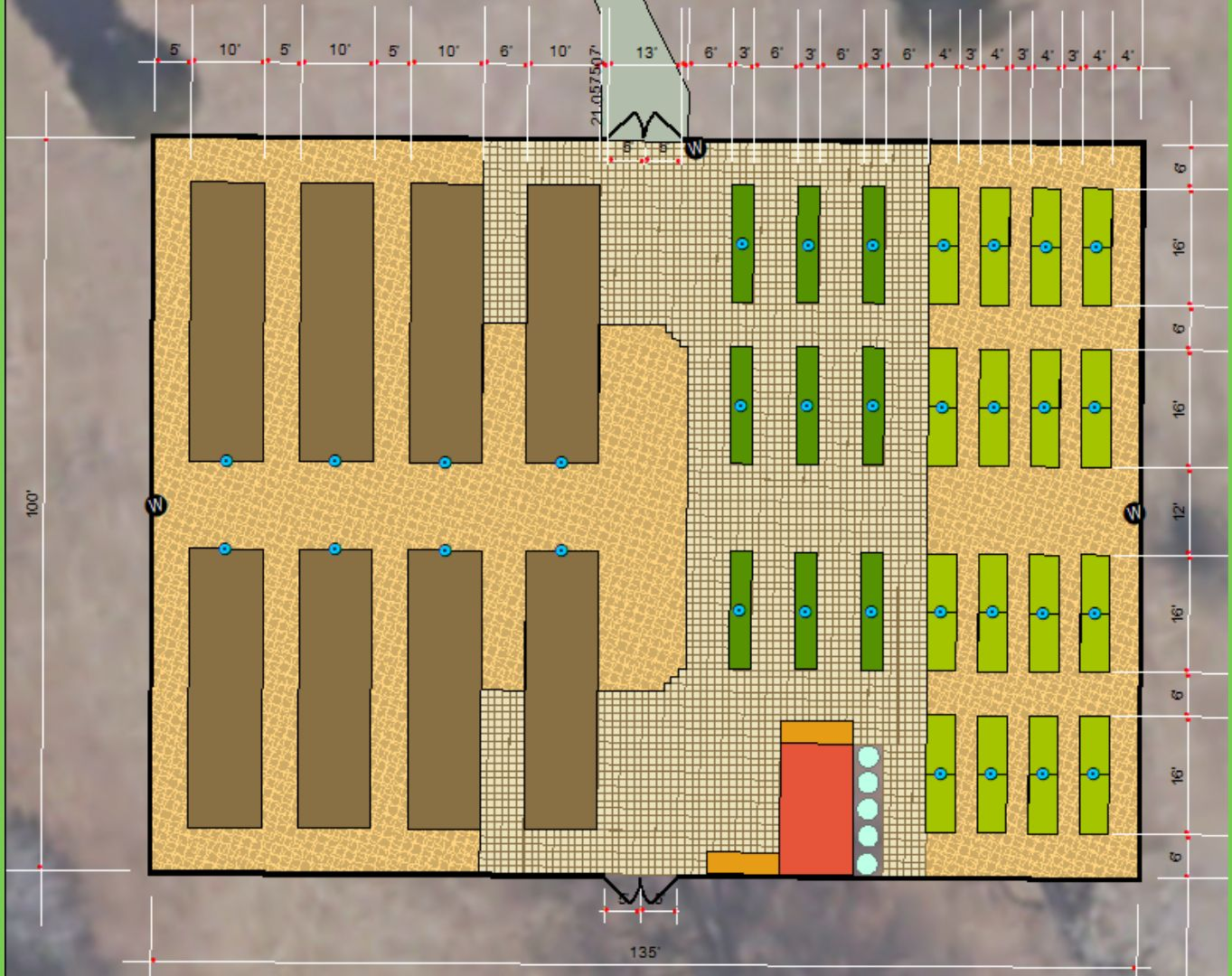
- R&P WORKED WITH LIZ WARD FROM THE SIERRA CLUB FOR SITING AND ORIGINAL LAYOUT WITH 8 GROUP PLOTS AND 32 RAISED BEDS
- THE STEERING COMMITTEE MET AND LAYOUT WAS REVISED TO INCREASE ADA ACCESSABILITY AND ACCOMMODATE NEEDS FOR STORAGE, POTTING BENCHES, ETC.



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



WHAT'S IN THE GARDEN- GARDEN AREAS



RAISED BEDS

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



ADA PLANTERS ON LEGS

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

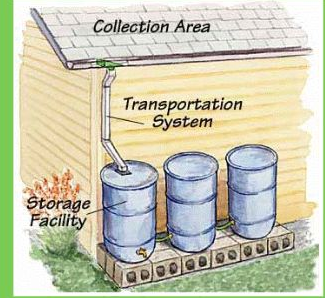
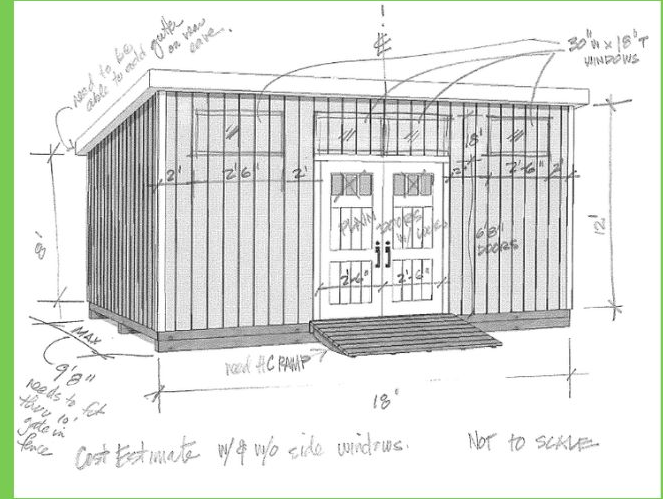


GARDEN PLOTS

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

GARDEN AMENITIES

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



Community garden estimates for Materials, equipment, labor and transportation

Item	Amount	Unit	Material Cost	Equipment cost	Estimated Labor	Project Value
Permits and site plan approval	1	Plan		Volunteer supplied	20 hours at \$100/hour	\$ 2,000.00
Swamper take out of the site		hours			20	\$ 200.00
Soil removal: Gas powered soil remover (equipment rental)	15.00h	of		\$10/hour + 4 gallons fuel @ 100\$/gallon plus pickup and return (each hours variable)		\$ 612.00
labor to cut soil			\$ -	use of pickup truck	4 man hours at \$20/hour	\$ 80.00
labor & equipment to remove compacted soil			\$ -	use of pickup truck	12 man hours at \$20/hour	\$ 240.00
Fence: From county fence contract to furnish and install 8' single coated chain link fence, 1 main gate (20' wide) and 2 1/2' half gates at each corner and at each gate						\$ 18,363.87
Contract installation: A 100' inch for soil set outside fence for mounting of security lights						\$ -
50 in-ground garden plots (16' long x 10' wide) with 4" Mulch from Compost	57	CY	material cost includes delivery to site			
filled into each bed				Use of borrowed tiller	20 hours at \$20/hour	\$ 400.00
(12) Raised bed frames (16' tall x 8' long x 4" wide)	32	complete	\$ 126.00	contracted construction		\$ 4,032.00
with 1" of gravel and 1" of mulch from compost	28	CY	\$ -			\$ -
	28	CY	\$ -			\$ -
filled into each bed				Use of borrowed tiller	48 hours at \$20/hour	\$ 960.00
100 ADA accessible traps (10' x 10" x 4" long x 4" wide) with 100 pieces of mulch from compost and vermiculite	38	Trap	\$ 120.00			\$ 4,600.00
retail and added to each bed					38 hours at \$20/hour	\$ 760.00
Pick up and delivery of raised bed frames and Traps						\$ 500.00
Mulch (sourced from county landfill)	115	CY	\$ -	load and deliver from landfill	40 hours at \$20/hour	\$ 8,000.00
bed, define and spread Mulch						\$ -
Garden shed 12' wide x 9.96' deep, single slope shed roof, 1/2" x 1/4" OSB sheath, 2x4 studs, 2x6 rafters, 2x6 trusses, windows	1E x 1.96'	each	\$ -	ESTIMATE (a request for minimum hardware plan submitted to local shed builder)		\$ 8,500.00
5 Rain barrels with plumbing and insect screens, 58 feet of gutter, and 6 feet of downspout installed on shed	5	Barrels	\$ 400.00		4 hours @ \$20/hour	\$ 480.00
Reprogrammable gate protocols with commercial add'l for up to 200 users plus all needed hardware for gate locking system installed (cost estimated at \$400 per gate with 2 locks for pairs on & 2 for management lock out purposes) need to buy something like https://www.wirelessnetworksolutions.com/programmable-gate-protocols	4	systems	\$ 200		4 hours @ \$20/hour	\$ 800.00
LED Deck to Decklight 1500 watts in 100watts over 1000watts coverage (is with continuous high-powered LED outdoor area lights, which combine LED and motion detection technology to light-up and protect nearby areas	6	Recess	\$220		6 hrs @ \$20/hr	\$ 1,320.00
Tools for start up of garden: use list below with average prices						\$ 3,000.00
Produce garden ID on all beds, set up shed tool storage and inventory/shed/clock system			\$ 150.00		10hrs @ \$20/hr	\$ 150.00
Asphalt sidewalk	2300	sf	\$ 4.00			\$ 9,200.00
ADA accessible parking (3mp lock Patio each 10' (width) x 20' (length) x 12" x 12" Polypropylene grid tiles	302	panels	\$ 1.9180			\$ 579.24
install ADA tiles					6 hours at \$20/hour	\$ 120.00
Connect (2) 30' x 3' potting tables, materials, labor and anchor in place						\$ 300.00

Subtotal	\$ 76,627.07
20% contingency	\$ 15,325.42
Total	\$ 91,952.48



BUDGET ESTIMATE FOR MATERIALS, EQUIPMENT, LABOR, DELIVERY & INSTALLATION

- 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 installation

Preparing to build the garden



SOIL CONSERVATION DISTRICT ASSISTANCE

- Survey crew has located and staked the fence corners
- Referral 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



IDENTIFY & 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

A COLLABORATIVE
EFFORT



Community Garden Management

Lexington Manor
Passive Park

Operations

PROGRESS & NEXT STEPS



MOU

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



MANAGEMENT

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



RULES & REGULATIONS

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



ANYTHING ELSE?

-



Funding Opportunities

APPLICATIONS & RESOURCES



DHCD OPERATING ASSISTANCE GRANT

- \$50,000 requested in operating assistance for St. Mary's CDC garden manager position



DHCD COMMUNITY INVESTMENT TAX CREDIT PROGRAM

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



GRANT TO HEALTH DEPARTMENT

- \$50,000 with funds to be used for outreach, education, and to support ADA-accessibility in the garden



MDA ASSISTANCE

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



Sponsorships

WAYS TO HELP



BUSHEL

\$5,000



1/2 BUSHEL

\$2,500



PECK

\$1000



BASKET

\$500

Sponsorship Packages

RECOGNITION & THANK YOU'S



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.



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)



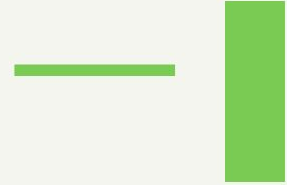
PECK

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



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