

# CAMPUS EXTENTION

With the generous support from our amazing community, Downtown Greens has purchased and conserved this parcel of land that contains living wetlands and mature trees as well as some of the last farmland in Fredericksburg. It is in the Battlefield Industrial Park and will allow us to collaborate with several local groups and expand our reach in the community.

## WHAT IT WILL DO

PROVIDE  
ACCESSIBLE GREENSPACE  
IN THE CITY

GROW AND INSPIRE  
THE NEXT GENERATION  
OF FARMERS

CREATE  
OUTDOOR EDUCATION  
OPPORTUNITIES

Location of the campus extention



# HOW YOU CAN HELP

**Become an investor in the future of your community and share the vision**

## FINANCIALS

Purchase price for the land: \$2.2 million  
Down Payment (equity): \$800 thousand  
Loan from Seller: \$1.4 million

We need to repay this loan from the seller ASAP because (1) the loan comes due in 5 years from origination, (2) we only have 2 years of debt service reserve and (3) the interest on the loan depletes our reserve and we'd like to avoid that expense which adds no value to our mission.

## SOURCE OF FUNDS TO PAYOFF SELLER LOAN:

- *Conservation Easement:* We expect to receive up to \$750,000 in grants and cash after placing a conservation easement on the land.
- *Your Donations:* We need another \$750,000 in donations to completely repay the loan and be positioned for the future.

**Will you help us “burn our mortgage” by making a donation?**

To make your pledge or gift call Sarah Perry, Executive Director at 540-429-6771 or [sarah.perry@downtowngreens.org](mailto:sarah.perry@downtowngreens.org)

*Gifts are all tax deductible to the fullest extent of the law.*

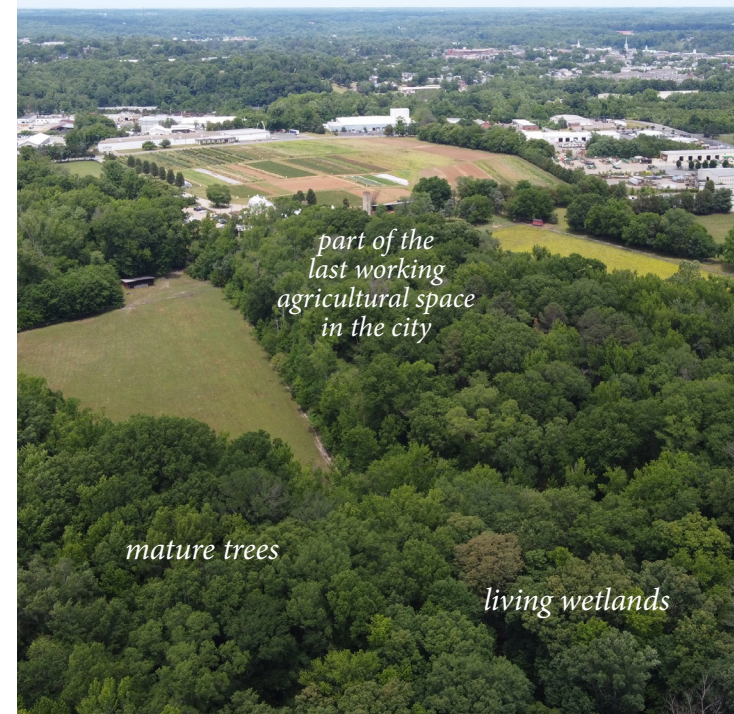
## ABOUT DOWNTOWN GREENS

Downtown Greens is a nonprofit in Fredericksburg, Virginia with a mission to foster community involvement and growth by protecting and nurturing urban greenspace through collaborative environmental stewardship and experiential education.

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This unparalleled 56-acre parcel of land is the last of its kind here in Fredericksburg, VA



TOGETHER, LET'S TURN THIS VISION INTO REALITY

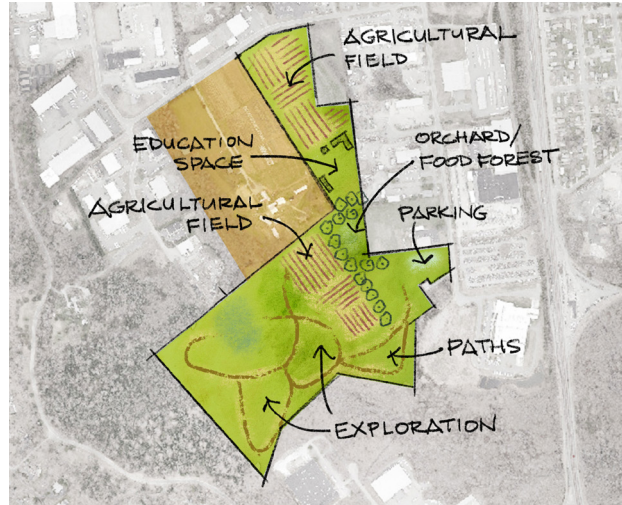
**DOWNTOWN GREENS**  
Community Greenspace

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# THE FUTURE OF FARMING AND GREEN SPACES IN FREDERICKSBURG

The unparalleled 56-acre parcel of land is the last of its kind here in Fredericksburg, Virginia. It contains living wetlands, mature trees, and nearly 20 acres of some of the last working agricultural space in the city.

**TOGETHER, LET'S TURN THIS VISION INTO REALITY**



## ACCESSIBLE GREEN SPACE

A continuation of the successful open-access garden and green spaces for all to enjoy with education and community mindedness at its core.



## AGRICULTURAL TRAINING CENTER

A partnership with Michael Carter, Jr., an 11th generation Black farmer from Carter Farms in Orange, Virginia. Teach the mechanics of 'hands in the dirt' farming, marketing, small engine repair, food safety training, irrigation and hydroponics, digital technologies and more. Let's open the next generation's eyes to the boundless profitability made possible by agricultural jobs.



## NATURE BASED LEARNING

Partnerships with local schools will bring students to use the property as an outdoor classroom for wetlands research projects and connection with nature. Some partnering schools include: Gladys H. Oberle School, an alternative, special education day school in the area; Fredericksburg City Public Schools; and the University of Mary Washington.