



Crownsville Hospital Memorial Park Advisory Committee Infrastructure Subcommittee Report

I. Subcommittee Roster

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Other Partners

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Michael Stroud	pwstro88@aacounty.org	Project Manager

II. Charge of Subcommittee

The Infrastructure Subcommittee is charged with providing recommendations for improved public utilities for the benefit of all Crownsville Hospital Memorial Park users and in line with development plans; providing recommendations for modernization of buildings to be rehabilitated; and providing input on buildings to be demolished and general maintenance and upkeep of buildings, grounds, infrastructure, and roadways.

III. Summary of Subcommittee Activities

Since its formation in the summer of 2023, the subcommittee had two tours and held nine meetings, which are summarized below.

- **Tour 1: July 16, 2023.** Subcommittee members met for a tour of the Crownsville property.
- **Meeting 1: August 22, 2023.** In-Person Meeting - The Subcommittee held an organizational meeting at the county offices on Riva Road. Members introduced themselves, and Karen Henry and Susan Herrold gave an overview of the condition of the property. The group agreed to meet at least bi-monthly for the coming months.
- **Tour 2: September 20, 2023.** Interested subcommittee members toured the Crownsville water and sewer facilities.
- **Meeting 2: October 27, 2023.** Virtual Meeting - The Subcommittee heard a presentation from Michael Stringer about a public psychiatric hospital redevelopment project – similar to Crownsville – that he worked on in Washington State. Design Collective gave a briefing on the master planning process. Allison Taylor provided a report from the Advisory Committee and Karen Henry and Susan Herrold provided updates from their Departments.
- **Meeting 3: November 27, 2023.** Virtual Meeting - Karen Henry and Susan Herrold opened the meeting with an overview of the subcommittee's charge, as described above. Chris Murphy and Cindy Carrier briefed the group on the water and sewer master plan. Allison Taylor reported on the activities of the Advisory Committee, and Mike Stroud and Cecily Bedwell gave an update on the master planning process.

- **Meeting 4: December 18, 2023.** Virtual Meeting - KCI gave an overview of the Building Condition Assessment & Preliminary Structure Removal List, and advocates presented a proposal to use certain structures for veterans housing. Allison Taylor reviewed the public comments received to-date and reported on the activities of the Advisory Committee. Mike Stroud and Cecily Bedwell gave an update on the master planning process.
- **Meeting 5: January 22, 2024.** Virtual Meeting - Allison Taylor reviewed the public comments received to-date and reported on the activities of the Advisory Committee. The Subcommittee began to compile a list of possible recommendations for the final report. Each liaison to the other subcommittees (Health & Wellness, Cultural History, Parks & Recreation) gave an update on the work of those subcommittees. Mike Stroud and Cecily Bedwell gave an update on the master planning process.
- **Meeting 6: March 15, 2024.** Virtual Meeting - Allison Taylor gave an overview of the KCI Final Structure Condition Report and presented a draft subcommittee report that included recommendations. Subcommittee members discussed and proposed changes to the recommendations. Mike Stroud gave an update on the public meeting and master planning process.
- **Meeting 7: March 27, 2024.** Virtual Meeting with the Health & Wellness Subcommittee - the Health & Wellness Subcommittee sought the Infrastructure Subcommittee's input on housing recommendations under consideration.
- **Meeting 8: April 30, 2024.** Virtual Meeting - Allison Taylor provided an update on the Advisory Committee's activities and led a discussion of the draft infrastructure committee report. Mike Stroud and Cecily Bedwell provided project updates. Subcommittee members provided comments on the RK&K reports for wastewater and water facilities.
- **Meeting 9: June 12, 2024.** Virtual Meeting - the Subcommittee met to discuss recommendations of other subcommittees and adopt the final report.

IV. Subcommittee Recommendations

A. Recommendation 1: Upgrade infrastructure to align with the vision for Crownsville Hospital Memorial Park.

1. Transfer operations of the existing water and sewer infrastructure and treatment systems to the County's Department of Public Works.
2. Develop recommended design capacities for water and sewer infrastructure based on both near-term proposed uses of the site as well as an allowance for future potential uses of the site.
3. Upgrade existing water storage and delivery infrastructure and sewage collection infrastructure to meet the current and proposed future uses of the site and to protect public health.
4. Develop a side-by-side evaluation of water treatment options for the site, to consider upgrade of the existing water treatment facilities, connecting to the County's existing water transmission system, or development of a new regional water treatment facility at the site which would serve both on-site needs as well as supplement the County's other water supply capacity demands.
5. Decommission the current wastewater treatment facility.¹ Adopt Alternative 4 of the RK&K evaluation report to demolish the existing wastewater plant and construct a new pumping station and forcemain (FM) to connect to the existing County gravity sewer manhole upstream of the Generals Highway pump station, ultimately connecting to the new Annapolis Water Reclamation Facility. The new pump station and forcemain should be limited to County use only and not available for general development.
6. In the evaluations of water and wastewater treatment options, consider both lifecycle costs as well as non-cost factors, such as community and environmental benefit.
7. Any recommendation to eliminate on-site wastewater treatment at the Crownsville site and connect to the County's existing wastewater collection and treatment system should be accompanied by a plan to prevent future connections into the force-main leaving the Crownsville site from areas which are not designated as current or planned County public sewer service areas.
8. Upgrade the electricity service and bring a fiber optic network to the property.
9. Install signage and security measures, including the use of fencing where necessary, throughout the property for public safety.²

10. Evaluate the impact of CHMP on traffic and roads at Crownsville Road and Generals Highway and take appropriate next steps based on the recommendations. Establish public transportation from CHMP to Annapolis and North County. Provide road and parking upgrades dependent on the programs and/or housing included in the Master Plan.¹
11. Look at similar historic hospital campuses being re-envisioned into busy and vital community assets. These project leaders likely have valuable lessons-learned and creative ideas which could be beneficially applied to CHMP.
12. Connect Bacon Ridge trails to the South Shore Trail.¹
13. Provide adequate public restrooms and parking consistent with the Master Plan.¹

B. Recommendation 2: After consideration of recommendations from KCI, EHT Tracerics, Maryland Historic Trust, and other interested stakeholders, repurpose or demolish existing buildings on the CHMP campus.

1. Consider both the Park's public safety and cultural history needs in determining what buildings to repurpose and demolish.*
 - a) Based on its Existing Condition Surveys, KCI has recommended 19 buildings for demolition (of which five are described as "collapsed" and another six as in "very poor" condition), ranked by priority 1-3. It recommended an additional five buildings for demolition, but those have not been ranked at this time.
 - b) However, in recognition that some buildings that are in poor condition have cultural significance, KCI has recommended short-term actions that can stabilize the buildings while the County makes a decision about their final disposition. We encourage the County to make timely decisions so that money is not spent unnecessarily on remediation.
2. To fully tell the story of what went on in a day in the life of the patients and staff at Crownsville Hospital, preserve a range of building types on the campus, including those that accommodated housing and food service, recreation, therapy and treatment, housekeeping and laundering, and work on the farm and factories. If a building with cultural significance must be demolished, photographically document the building or preserve elements so the memory of its role at the hospital is maintained. One subcommittee member with a background in architecture and historic preservation made the following specific recommendations:
 - a) In recognition of the significance that Buildings 31 (Dairy Barn 2 and Silo), 35 (Cowshed), 51, 52, and 53 have in the hospital's farm history, consider partial

preservation or stabilization. If possible, preserve the ventilators in Buildings 31, 35, and 52.

- b) Take a closer look at Staff Cottages 1 and 2 in case they are intact enough to be renovated within the budget projected for their demolition (\$235,000 each).
3. Mothball buildings that are covered by MHT restrictions in order to preserve artifacts contained in those buildings, and store artifacts in a climate-controlled location as appropriate as it becomes available. We understand that the County is underway with improving security and protecting structures. The subcommittee is interested in preventing further deterioration of these historic structures, which has been exacerbated by weather intrusion and vandalism.
4. Make efficient use of the space renovated, e.g., by designing spaces that can be used by multiple agencies.

C. Recommendation 3: Consider opportunities to promote sustainability at the Crownsville Hospital Memorial Park.

1. Consider opportunities to use renewable energy sources to support needed instructure improvements. This could include solar photovoltaic, geothermal heat pump systems, wind energy, wastewater heat recovery systems, rainwater collection and greywater usage, recycling, and composting.
2. Consider opportunities to educate the public about sustainable design, conservation, and green strategies incorporated into the Crownsville Hospital Memorial Park, as exemplified by the new and restored sites and facilities on the CHMP campus.
3. Approve placement of signs and storyboards prior to Master Plan completion, if appropriate. Interpretive signage development and placement should follow the guidelines set forth in the Anne Arundel County Office of Planning and Zoning Cultural Resources Division's *Marking History: Guidelines, Best Practices, and Templates for Interpretive Signage in Anne Arundel County (2020)*.

D. Recommendation 4: Evaluate programmatic recommendations in light of current or future supporting infrastructure.

1. The Infrastructure Subcommittee agrees with the Recreation & Parks Subcommittee that the Campanella Building is a good candidate for a community center. It was originally used for this purpose and appears worthy of investment to renovate. It is also adjacent to existing ball fields.

2. The Infrastructure Subcommittee agrees with the Health & Wellness Subcommittee that the Meyers Building is a good candidate for a Veterans and Military Families Clinic, since it's in reasonably good condition and could be subdivided for multiple uses if necessary.
3. The Health & Wellness subcommittee made several recommendations for housing. Some of these recommendations imply new development, and we recommend that the master plan consider renovation and adaptive reuse of current buildings ahead of new construction. The Cottages would make excellent candidates for consideration. One subcommittee member recommended that the Fairfield Hills Hospital in Newtown, CT provides an excellent example of incorporating housing onto the property of a converted hospital. We also recommend that implications of these recommendations for roadways, parking, and public transportation be evaluated.

¹ Recommendation made jointly with the Recreation & Parks Subcommittee.

² Recommendation made jointly with the Cultural History Subcommittee.