ANNE ARUNDEL COUNTY

CROWNSVILLE HOSPITAL MEMORIAL PARK MASTER PLAN

FEBRUARY 12, 2025 | FINAL MASTER PLAN REPORT

Design Collective

carmichael associates

EHT TRACERIES

HISTORIC PRESERVATION

RK&K

EXECUTIVE SUMMARY

OVERVIEW

In December 2022, Anne Arundel County acquired the Crownsville Hospital property from the State of Maryland. Following the acquisition, the County renamed the property the Crownsville Hospital Memorial Park (CMP) and began a master plan process to envision the future of the site as the green and healing heart of Anne Arundel County.

The master plan effort launched in October 2023 and includes extensive outreach with a large stakeholder group; planning, landscape, historic, utility, and traffic investigations; and cost estimating to prepare analysis, conceptual site plans, and final recommendations of proposed facilities and activities. In undertaking the master plan process, Anne Arundel County Department of Public Works (DPW) hired a consultant team led by Design Collective, with Carmichael Associates, EHT Traceries, RK&K, and Costcon Construction Services. Plan approval is projected in late 2024.

Community engagement for the planning process resulted in shared values and principles to create a Crownsville Hospital Memorial Park that is:

- *A place that focuses on mental/physical health and well-being*
- *A place that is intentional and equitable in providing access*
- *A place that is truthful about its past*
- *A place that preserves & celebrates its natural beauty*
- *A place that protects & restores the best of its built environment*
- *A place that cultivates educational opportunities*

For additional information about Crownsville Hospital Memorial Park, please visit the project website at:
www.aacounty.org/CrownsvillePark

VISION

Crownsville Hospital Memorial Park (CMP) represents more than just a transformation—it is a reclamation of a difficult and often painful past, reshaped into a beacon of healing, reflection, and community well-being. Once the "Hospital for the Negro Insane of Maryland," a place of confinement and segregation, the site is now a symbol of society's evolution, beyond isolation toward an understanding that mental health is central to the human experience and struggles to achieve wellness are not shameful, though access to services often remains inequitable. Through a master plan that reverently embraces this new approach as well as the historic architecture and natural assets of the site, while introducing sustainable innovation and forward-thinking design, the site's story will no longer be one of neglect, but of empowerment, progress, and regeneration.

At its heart, this transformation is driven by a deep commitment to serving the underserved—those who have long been overlooked or pushed aside. CMP will not just be a park; it will be a sanctuary for mental health, a space where individuals can gather to reflect, grow, and heal. Thoughtfully designed with open spaces for quiet contemplation, gathering areas for community interaction, and programming focused on wellness, the park invites everyone to reconnect with themselves, nature, and each other. It offers a profound opportunity to rewrite the narrative of what this land represents, turning suffering into solace and exclusion into inclusion.

Crucially, the Crownsville community has asked that the site's complex history not be forgotten or concealed. Museum installations, education, programming, art, and signage will help tell the story of the hospital's past. The Path of Reverence will be the park's most poignant and powerful feature (see pp. 168-173). This sacred path will lead visitors from the campus core to the secluded, often-forgotten Crownsville Hospital Patient Cemetery, where over 1,700 patients are buried once marked only by numbers, soon to be named on a memorial. This journey of remembrance, reflection, and respect will ensure that the history of Crownsville Hospital is not just told—but felt, understood, and honored. With support noted by the community through the Master Plan process, it is recommended that the County pursue the State and National listing processes for the current full Park site.

The revitalization of the landscape will also open new horizons—where once there were fences and prohibited access, now there will be event lawns, nature-inspired playgrounds, athletic fields, and community gardens. Miles of newly integrated trails will lead visitors into areas long inaccessible, breathing new life into spaces previously dominated by infrastructure like wastewater treatment facilities. These trails will provide a means for discovery, exploration, and recreation, inviting visitors to rediscover unreachable parts of the land, just as Crownsville Hospital will no longer be a forgotten chapter of history and a largely abandoned site.

Perhaps the most ecologically impactful aspect is the park's connection to the neighboring Bacon Ridge Natural Area, forming a vast natural tapestry of over 1,400 acres. This union of Crownsville's 500 acres with Bacon Ridge's lush wilderness creates an unbroken corridor of green that stretches as far as the eye can see, offering a sanctuary not just for people, but for wildlife as well. Here, the lines between the past, present, and future blur, as visitors are invited to experience the harmony between preserved history and flourishing ecosystems. The park becomes a living example of sustainability and environmental stewardship, where nature and history coalesce to foster renewal and growth.

Central to this rebirth is the reimagining of the site's existing contributing structures. The old hospital buildings, once places of activity, sometimes of suffering and isolation, sometimes of healing and recovery, will be transformed into spaces that serve the community, including a museum, space for racial healing, Bowie State University educational facilities, treatment services, maker space, artist studios, transitional housing, community garden educational center, and similar. The revitalized buildings will represent the past while actively contributing to a healthier and more compassionate future.

In its rebirth, the park will stand as a place where history, nature, and community unite—where the pain of the past is acknowledged, and from it, a future of healing and hope emerges.

PROCESS + COMPONENTS

The scope of the master plan was comprehensive and included community engagement, planning, landscape, historic, civil engineering, traffic engineering, and cost estimating services, spanning across the project's 14-month duration. The resulting master plan report summarizes the project's purpose, existing conditions analysis, public outreach and feedback, recommendations, and proposed conditions analysis, with the ultimate goal of creating a framework for implementing the envisioned improvements. These improvements will occur over time, in multiple phases over many years, and will be dependent not only on funding, current and future partnerships, and further design and analysis, but on continued community, county, state, and federal interest and support.

With continued support, Crownsville Hospital Memorial Park (CMP) will serve as a national example of reclamation, of remembered history and stories, and of healing, reflection, and community well-being.

"Today, in this place, we launch Crownsville Hospital Memorial Park, and its campus for the community-based nonprofit organizations that so effectively deliver behavioral health services, food assistance, job training, and anything and everything that promotes the social determinants of good health."

COUNTY EXECUTIVE STEUART PITTMAN
DECEMBER 5, 2022 INAUGURATION SPEECH

EQUITY STATEMENT

During the Crownsville Hospital Memorial Park (CMP) Master Plan process, an Equity Subcommittee was formed to guide decisions about the future preservation, development, and programs with a focus on equity, to ensure all voices are heard in an equitable and respectful manner. The following pages are the recommendations of this committee, including: 1) an equity statement; 2) an acknowledgment of injustice and inequity; 3) commitments to an equitable future; and 4) equity insurance tools and strategies.

OVERVIEW

Anne Arundel County envisions an equitable[1] and just world, where Crownsville Hospital Memorial Park "honor[s] and preserve[s] the history and legacy of the Hospital, and those who were institutionalized during its operation, by creating a space where people can heal through the natural beauty of the site and access multi-needed resources and services."
(Executive Order No. 61)

Crownsville Hospital was a racially segregated facility, initially named "Maryland Hospital for the Negro Insane," where unconscionable acts were committed against hundreds of Black Americans. It served to perpetuate the confinement, subjugation, alienation, and terrorization visited upon African-Americans during slavery. These acts had a devastating impact on the overall health and well-being of the patients, their families, and the Black community - including a legacy of trauma, and, for some, death.

The practices utilized at Crownsville Hospital were harmful to men, women, and children with mental health challenges. These practices contributed to the enduring fear, stigma, and misinformation associated with mental illness.

Anne Arundel County seeks to repair these harms by its stand against injustice and inequity and its commitment to reconciliation and restoration.

[1] *"Equity", in its simplest terms as it relates to racial and social justice, means meeting communities where they are and allocating resources and opportunities as needed to create equal outcomes for all community members. "Equity" further recognizes each person has different circumstances and needs, meaning different groups of people need different resources and opportunities allocated to them in order to thrive." (United Way of the National Capital Area)*

Crownsville Hospital Patient Cemetery | Credit: Design Collective (DCI)

ACKNOWLEDGMENT OF INJUSTICE AND INEQUITY

Anne Arundel County acknowledges that:

- In 1911, the State of Maryland established the separate and unequal "Hospital for the Negro Insane" (hereafter referred to as "the Hospital").
- The first twelve patients, who were Black men labeled as "insane," built the first buildings on the property; they slept on the bare ground and weathered the elements until the building was completed.
- The "Hospital" remained racially segregated until 1963. In 1949, white patients were present at Crownsville but were housed in separate facilities from Black patients.
- Black children were housed in these facilities alongside adults without adequate care or protection.
- Black patients were improperly housed, clothed, fed, and cared for while at the facility.
- Medical experimentation on Black patients and others at Crownsville was cruel, brutal, and inhumane. They endured lobotomies, were injected with malaria, and underwent painful procedures such as pneumoencephalography (drilling a hole in the skull and draining fluid around the brain) and the insertion of metal probes into their brains to reach temporal nerves.
- Over 2,000 Black patients, known and unknown, died at Crownsville Hospital and many were buried on these grounds.
- Black patients were routinely exploited and leased to work neighboring farms for "pittance" wages.
- Black citizens in Maryland and the region were faced with mental assault over decades. They were forced to live with the impending threat of being sent to Crownsville and feared State action that would deprive them of their freedom without due process and diminish their ability to address their mental health.
- The eventual hiring of Black staff improved the standard of care for Black patients. They honored the humanity of the Black patients despite the inhumanity and employment discrimination they faced at Crownsville.

Anne Arundel County's commitment to an equitable and just County, and to the redevelopment of Crownsville Hospital Memorial Park reflect our intention to honor and preserve this history by acknowledging the lives of those who suffered, and wrongs committed against them.

EQUITY STATEMENT, CONT.

COMMITMENTS TO AN EQUITABLE FUTURE

In the redevelopment and management of Crownsville Hospital Memorial Park, the County will take measures to make it a welcoming, safe, and healthy environment for all to freely participate in its cultural life. Given the site's history, racial reconciliation, restorative justice, and wellness will be touchstones in the design, future use and operation of the Park. **To ensure that our actions reflect our intentions, the County commits to:**

- Prioritize the history of Crownsville with respect to African-Americans and persons with mental illness, to ensure that barriers to their access and full participation are addressed;
- Utilize an equity lens (see description to right) in making decisions regarding access, programming, services, and opportunities associated with the site to ensure that no groups are unintentionally excluded, marginalized, or harmed by governmental action at the site;
- Identify opportunities to enhance our collective understanding of racism, ableism, intolerance, inequity, and injustice, as well as the institutional structures perpetuating them, in order to prevent the replication of these harmful structures at Crownsville Hospital Memorial Park (hereafter referred to as "the Memorial Park").
- Maintain dedicated spaces at the Memorial Park "Park" for an accurate narrative of the history of Crownsville Hospital and the continued need for racial equity work in the County.
- Ensure that former patients, employees, and their descendants are afforded opportunities for meaningful representation and participation on any board(s), commission(s), or entity(ies) authorized to manage the Park's activities and affairs.
- Solicit organizations, staff, donors, board members, volunteers, partners, and service providers that reflect the diversity and breadth of the County's communities.
- Utilize best practices to provide minority and disadvantaged business enterprises with opportunities to contract or otherwise provide vendor services for the redevelopment and continued operation of the Park.
- Comply with the County non-discrimination/non-harassment policy that "prohibits illegal discrimination against any individual on the basis of race, ethnicity, color, ancestry, national origin, language, faith-based or religious affiliation, sex, sexual orientation, gender, gender identity, family/parental status, marital status, age, physical or mental disability, limited English proficiency, and any other protected lawful classifications, attributes or affiliations covered by the county, state and federal laws."
- Make demographic and other relevant equity data available to the public regarding the Park's tenants, contractors and vendors, employees, and programs.

PROPOSED "EQUITY LENS" CHECKLIST

- *What is your proposal, and what are the desired outcomes or results?*
- *What data are available to support or inform the proposal? What does the data suggest about potential needs, impacts, existing inequities, performance, or gaps?*
- *How have communities been engaged? What are the demographics (e.g., race, gender, age, ability, socioeconomic status) of the communities currently engaged? What opportunities, if any, do you see to expand engagement? Which communities still need to be engaged (i.e., which communities or demographics are missing from the conversation or are being planned for but not involved in planning efforts)?*
- *Who will benefit from the proposed action/project/initiative? Which communities will be or may be burdened? How will you advance equity or mitigate unintended consequences?*
- *What is the plan for implementation? Is the plan adequately resourced?*
- *How will you evaluate and communicate your results?*
- *What will be the reporting and evaluation process for this project/initiative?*

EQUITY ASSURANCE TOOLS AND STRATEGIES

In alignment with our Equity Statement, we will utilize various tools and strategies to ensure that all members of Anne Arundel County have fair and equitable access to the community benefits and services established within the "Park".

The following tools and strategies will support our pledge to promote equity, diversity, inclusivity, and accountability:

Equity Assessment Frameworks

1. **Tools:** Equity scorecard, "Equity Lens" checklist*
2. **Alignment:** Using equity-informed decision-making processes to evaluate all proposals for procurement, contracting, and personnel processes ensures that our programming and partnerships reflect our equity goals and that we are held accountable for making tangible progress.

Community Engagement Platforms

1. **Tools:** Social media platforms and public meetings
2. **Alignment:** Engaging with local communities through these platforms facilitates open dialogue and strengthens relationships, aligning with our objective of elevating historically marginalized voices and harmed communities in meaningful ways that promote justice, restoration, reconciliation, and healing.

Evaluation and Reporting Mechanisms

1. **Tools:** Equity scorecards, annual reports, public reporting platforms
2. **Alignment:** Setting measurable equity goals and communicating results transparently uphold our commitment to accountability and continuous improvement, reflecting on both successes and areas for growth.

Training and Educational Resources

1. **Tools:** Webinars, online courses, on-site learning experiences
2. **Alignment:** Ongoing training for board members, staff, and volunteers on racial equity, diversity, inclusion, and cultural humility supports our mission to understand the perspectives and needs of diverse cultures, ensuring that our approaches are sensitive, inclusive, and appropriate.

Data Analysis and Visualization

1. **Tools:** Data analysis platforms
2. **Alignment:** Data-informed insights allow us to identify gaps in service delivery and community engagement. Data should be disaggregated by race, gender, socioeconomic status, and other social identity markers. This aligns with the previously stated commitment to actively addressing the inequities and institutional structures that undergirded the history of Crownsville Hospital.

By incorporating these tools within our operational framework, we affirm our commitment to the values outlined in the Crownsville Hospital Memorial Park Equity Statement. This integrated approach will guide our actions, ensuring that we create a healthy and equitable environment for all members of our community.

ACKNOWLEDGMENTS

COUNTY EXECUTIVE

Steuart Pittman

CROWNSVILLE ADVISORY COMMITTEE

Chris Trumbauer, Chair
Senior Policy Advisor and Budget Officer

Jacqueline Boone Allsup
Former President of the Anne Arundel County NAACP Branch

Delegate Heather Bagnall
District 33C

Dr. Pamela Brown
Executive Director of Anne Arundel County's Partnership for Children, Youth, and Families

Isabella Firth
Maryland Commission on Civil Rights

Senator Dawn Gile
District 33

Scott Hymes
President of Crownsville Conservancy

Councilwoman Lisa Rodvien
District 6

Joyce Rosencranz
Director, Generals Highway Council of Civic Associations

Delegate Stuart Schmidt
District 33B

Karen Johnson Shaheed
Executive Vice President, General Counsel and Chief of Staff for Bowie State University

Asha Smith
Director of Anne Arundel County's Office of Equity and Human Rights

Rev. Larry Walker
Executive Director of the Governor's Office of Community Initiatives

Thor Young
Board Certified Environmental Engineer

Christine Anderson
Chief Administrative Officer (ex-officio)

CULTURAL HISTORY SUBCOMMITTEE

Jacqueline Boone Allsup, Chair
Former President Anne Arundel County Branch NAACP

Dr. Carol Benson
Executive Director, Chesapeake Crossroads Heritage Area

Susan Cline
Friends of the Crownsville Hospital Patient Cemetery

Chanel Compton
Executive Director, Banneker-Douglass Museum

Heather Ersts
Director of Tourism Development, Visit Annapolis & Anne Arundel County

Elizabeth Hughes
State Historic Preservation Officer

Dr. Monifa Love
Bowie State University Professor/Associate Dean, Dept. of Language, Literature and Cultural Studies

Lyndra Marshall
Genealogist/ Historian, past Vice Chair @ Reginald F. Lewis Museum Board; Kunta Kinte-Alex Haley Foundation, Inc.

Elinor Thompson
Genealogist/ Historian/Author and Maryland Commissioner on African American History and Culture (AACO)

Rev. Larry Walker
Executive Director, Governor's Office of Community Initiatives

HEALTH AND WELLNESS SUBCOMMITTEE

Dr. Pamela Brown, Chair
Executive Director of Anne Arundel County Partnership for Children, Youth, and Families

Delegate Heather Bagnall
District 33C, Maryland House of Delegates

Kristy Blalock
Executive Director, Gaudenzia

Carol Boyer
Chief Strategy/Engagement Officer, Hope House

Beth Brush
Planning Director, Arundel Community Development Services

Jen Corbin
Director, AACo Crisis Response System

Peggy Cruz
Director, Family Health Services, AACo Department of Health

Laticia Hicks
Mentor/Volunteer Director, Charting Careers

Joi Howard
Co-Founder, EnSprout/EnBloom

Kathy Lane
Educational Consultant, Founding Consultant /Owner's, Representative, New Village Academy Public Charter School

Leah Paley
Chief Executive Officer, Anne Arundel County Food Bank

Tom Parlett, Sr.
Community Member

Robin Rickard
Executive Director, Chrysalis House

Joelle Ridgeway
Deputy Director, Dept. of Aging and Disabilities

Jonathon Rondeau
Deputy Director, Dept. of Aging and Disabilities

Celeste Seger
Assistant Professor, UM School of Nursing

Isabelle Shycoff
Division Director, Housing Services, State of Maryland

Dan Tootle
Member, Veterans & Military Families Advocate

Danny Watkins
Sr. Director, Behavioral Health Operations and Nursing, Luminis Health / AAMC

EQUITY SUBCOMMITTEE

Asha Smith, Chair
Director of Anne Arundel County's Office of Equity and Human Rights

Kristy Blalock
Executive Director for Chesapeake Region, Delaware & Washington D.C. for Gaudenzia

Janssen Evelyn
Deputy Chief Administrative Officer for Anne Arundel County

Isabella Firth
Maryland Commission on Civil Rights

Stephanie Franklin
President & CEO at The Franklin Law Group, P.C.

Sandra Howard
Retired Public Health Advisor and Policy Analyst

Kellie McCants Price
Chief Diversity, Equity and Inclusion Officer for Anne Arundel Community College

Natalie Smalls
Compliance Strategy Manager for Anne Arundel County Office of Purchasing

Greg Snyder II
Vice President for Government Relations at Maryland Association of Community Services

Dan Tootle
Member of Veterans & Military Families Advocate

Rev. Larry Walker
Executive Director of the Governor's Office of Community Initiatives

INFRASTRUCTURE SUBCOMMITTEE

Thor Young, Chair
Principal Engineer, GHD

Allison Taylor, Chair
Director of Government Relations, Kaiser Permanente

Mike Bonk
Retired Deputy Director of the Anne Arundel County Department of Public Works, Bureau of Utility Operations

John Church
Retired, US Air Force

Bob Dudley
Senior Project Officer, Ramboll

Senator Dawn Gile
District 33

Chris Graae
Principal Emeritus, Cox Graae + Spack Architects

Eliot Powell
President of Whitehall Development, LLC

Delegate Stuart Schmidt
District 33B

Jamie Seger
Senior Quality Manager, Clark Construction Group, LLC

Michael Stringer
Senior Planner, Anne Arundel County Office of Planning & Zoning

Bob Summers
Principal, EcoLogix Group, Inc. and Former Maryland Department of the Environment Secretary

Jason Vaughan
Communications Manager, Anne Arundel County Food Bank

REC AND PARKS SUBCOMMITTEE

Scott Hymes, Chair
President/Founder of the Crownsville Conservancy, Inc.

Robert Agee
Former Anne Arundel County and City of Annapolis Government Official

David Beugelmans
Mid-Atlantic Offroad Enthusiasts (MORE)

Michael R.E. Carter
President of the Annapolis Pickleball Club

John Faber
President of the Anne Arundel County Fair Board

Jessica Hardy
Anne Arundel County Recreation and Parks, Superintendent Resource Conservation and Protection

Sarah Knebel
Executive Director of Scenic Rivers Land Trust

Jon Korin
President of Bicycle Advocates for Annapolis & Anne Arundel County (BikeAAA)

Jim Lighthizer
started Chesapeake Real Estate Group, LLC

Mike Pozdol
Vice President of Technical Services

Jawann Wills
LCSW-C-Psychotherapist and Founder of Global Health Options

ACKNOWLEDGMENTS, CONT.

INTERNAL STEERING COMMITTEE

Christine Anderson, Chair
Chief Administrative Officer

Michael Stroud, Project Manager
Department of Public Works

Hannah Dier, Lead Staff
Deputy Chief Administrative Officer

Renesha Alphonso
Director of Communications/PIO

Sandra Ballard
Executive Assistant to the Chief Administrative Officer

Janssen Evelyn
Deputy Chief Administrative Officer

Matthew Fleming
Resilience Authority Director

Tanner Halleran
Communications Specialist

Karen Henry
Director of the Department of Public Works

Susan Herrold
Central Services Officer

Kelecia Jackson
Executive Assistant to the Deputy Chief Administrative Officer

Jessica Leys
Director of Recreation & Parks

Jack Martin
Information Technology Officer

Vincent Moulden
Director of Community Engagement and Constituent Services

Jennifer Purcell
Director of the Nonprofit Center

Asha Smith
Director of Office of Equity & Human Rights

Chris Trumbauer
Senior Policy Advisor and Budget Officer

COUNTY STAFF

Laura Brown
Communications Officer

Jane Cox
Administrator for Cultural Resources for the Office of Planning and Zoning

Michael Crites
Network Engineer

Christopher Daniels
Real Estate Manager

Peter Edelen
Network Architect

Det. Marc Gregson
Police Department

Matt Lawyer
Facilities Administrator

Erica J. Matthews
Deputy Director for the Department of Recreation and Parks

Kristina Piergrossi
Administrative Assistant for the Department of Recreation and Parks

Shawn Rabideau
Facilities Manager

Edward Smith
Network Engineer

Marty Weiss
CCTV Administrator

FEDERAL DELEGATION

Senator Ben Cardin

Senator Chris Van Hollen

Congressman John Sarbanes, MD-03

STATE DELEGATION

Delegate Heather Bagnall
District 33C

Delegate Stuart Schmidt
District 33B

Senator Dawn Gile
District 33

Anne Arundel County Delegation
Maryland House of Delegates

Anne Arundel County Delegation
Maryland Senate

COUNCIL

Councilwoman Lisa Rodvien
District 6

Anne Arundel County Council

FRIENDS OF CROWNSVILLE HOSPITAL PATIENT CEMETERY

Janice Hayes-Williams
Susan Cline
Philip Cline
Shana Brown

DESIGN TEAM

DESIGN COLLECTIVE, INC.

Matt D'Amico, PLA
Principal-in-Charge, Facilitator

Cecily Bedwell, AICP, NCARB, LEED-AP BD+C
Project Manager, Lead Planner, Facilitator

MacKenzie Twardus, PLA
Project Planner, Landscape Architect, Facilitator

Brian Reetz, PLA, ASLA
Project Landscape Architect, Facilitator

Angela Devon
Planner, Facilitator

Khushalee Inamdar
Planner, Facilitator

Dayanara Padilla
Landscape Designer, Facilitator

Matthew Hawkins
Architectural Designer, Facilitator

CARMICHAEL & ASSOCIATES

Dennis Carmichael, FASLA, LEED-AP
Parks & Recreation Planner

RK&K

Chris Krupinski, PE
Project Manager

Robert Filippi, PLA
Project Manager

Marcel Klik
Transportation & Traffic Engineer

Greg O'Hare
Environmental Engineer

John Moore, PE
Water, Sewer, Utilities Engineer

James Burnett, PE, PTOE
Transportation & Traffic Engineer

EHT TRACERIES

Laura Hughes
Principal

Kim Daileader
Senior Project Manager

Emily Pelesky
Cultural Resource Specialist

COSTCON CONSTRUCTION SERVICES

Lloyd Bernstein
President

For additional information about
Crownsville Hospital Memorial Park,
please visit the project website at:
www.aacounty.org/CrownsvillePark

TABLE OF CONTENTS

1.0 INTRODUCTION

1.1 OVERVIEW & PROCESS

OVERVIEW

In December 2022, Anne Arundel County acquired the Crownsville Hospital Property from the State of Maryland. Crownsville Hospital located at 1520 Crownsville Road, Crownsville, Maryland formerly served as a psychiatric hospital from 1911 until 2004. Once acquired, Anne Arundel County identified a priority to prepare a master plan to conceptualize the future of the Crownsville Hospital Memorial Park site in its entirety. This effort included community engagement, planning, engineering, environmental and archaeological investigations, and cost estimating to prepare site analysis, conceptual site plans, and estimating, with a preliminary feasibility analysis and evaluation of suggested facilities and activities. The planning process involved extensive outreach with a large stakeholder group, including government agencies and representatives, service providers, and community members. Consensus on the property's planned uses was one of the main objectives of the planning process.

In an effort to advance these opportunities and create a Master Plan to guide future development initiatives, Anne Arundel County Department of Public Works (DPW) hired a consultant team lead by Design Collective, with Carmichael Associates, EHT Traceries, RK&K, and Costcon Construction Services.

PROCESS

The Master Plan effort occurred in the following three phases, with stakeholder and public involvement in all phases. Work began in October 2023 with plan approval/adoption projected in early 2025.

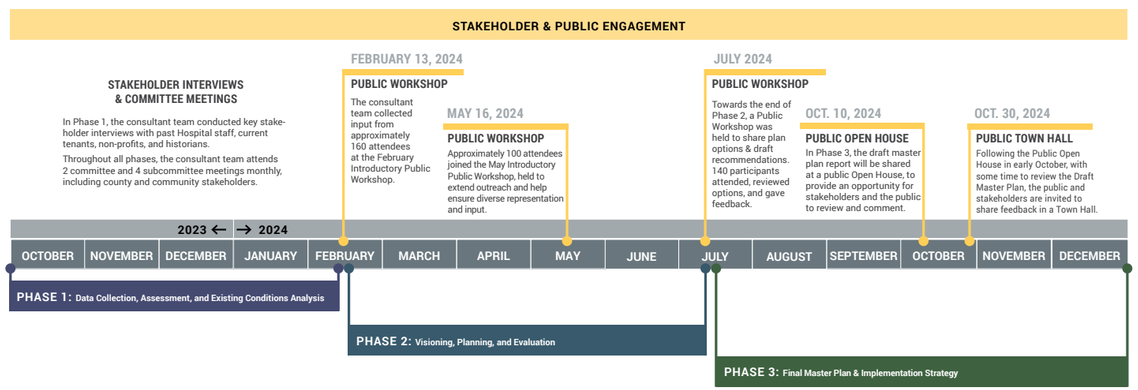
For additional information on stakeholder input and public feedback, refer to Section 3.0 of this document.

Phase One: Data Collection, Assessment, and Existing Conditions Analysis

The primary goal of this initial phase of work was to listen and learn. This included a deep dive into the history of the hospital, developing an understanding of present conditions, and asking stakeholders to envision a future Memorial Park.

The consultant team collected and documented existing physical, legal, and environmental conditions; researched historic, cultural, arts, natural, and social assets; documented concerns, obstacles, and opportunities for further evaluation; and analyzed the surrounding context and connections.

These efforts were guided by a series of Stakeholder Interviews, Committee and Subcommittee meetings, and input from the public through an Anne Arundel County website and online feedback form.



Throughout October 2023 - January 2024, the consultant team conducted key stakeholder interviews, and attended monthly committee and subcommittee meetings, discussing the Crownsville Hospital Memorial Park (CMP) site with County staff, elected officials, agency representatives, committee chairs and members, neighboring residents, previous staff and patients, current tenants, and others to further understand their viewpoints. Phase 1 concluded with the Introductory Public Workshop in February 2024 with approximately 160 attendees. An additional Introductory Public Workshop for Affected Communities was held in May 2024, to expand outreach and help ensure diverse representation and input; approximately 75 attendees participated.

Phase Two: Visioning, Planning, and Evaluation

In Phase 2, based on the analysis conducted and feedback received during Phase 1, the consultant team developed concept plan options, building test fits, open space and street network plan diagrams, renderings, precedents and best practices, and similar for evaluation.

These efforts were guided by Committee and Subcommittee meetings as well as three Public Workshops. Based on input received as well as cost and traffic analysis, preferred plans and recommendations will be refined and compiled into a Draft Master Plan.

During this time frame, the consultant team discussed the master plan with key stakeholders and the public, and, based on input received, refined the concepts. These concepts and findings were shared in July 2024 at the Concept Plan Workshop to solicit further feedback; approximately 114 attendees participated.

Phase Three: Final Master Plan & Implementation Strategy

The primary goal of this final phase was to prepare an agreed-upon master plan, or blueprint, to guide decision making and implementation of priority projects. This included refining the preferred master plan; outlining a series of recommendations to guide policy, investment, and partnership decisions over the next several years/decades; identifying strategies to fund, operate, and manage public assets; and preparing an implementation strategy including action items, the responsible entity, and time frames.

During Phase Three, the design team shared the draft master plan to the community at a public open house event in early October 2024. This event provided an opportunity for stakeholders and the public to review and comment on the draft prior to approval/adoption. Following the Open House, a Town Hall was held at the end of October, giving a chance for stakeholders to provide comment through an open mic.

The design team then prepared this final master plan report, an illustrated, guiding document that outlines the preferred plan options and supported recommendations for Crownsville Hospital Memorial Park.

DEFINITIONS

For the purposes of this report, the term Crownsville Hospital (the Hospital) refers to the historic use of the site and institution. The term Crownsville Hospital Memorial Park (CMP) refers to the entirety of the property owned by Anne Arundel County. The term Crownsville Hospital Memorial Park Master Plan (the Master Plan or the Plan) refers to this document and the master plan process.

1.2 PROJECT GOALS & PURPOSE

PROJECT GOALS

The following project goals were identified by the County, prior to the Master Plan process commencing:

- Facilitate Community Engagement: extensive outreach, including government agencies and representatives, key stakeholders, community members, committee members, and service providers, to reach consensus on the park's planned uses
- Conduct planning, historic, environmental, utility, and traffic investigations, to inform planning decisions
- Prepare conceptual site plans and building reuse plans, for evaluation and feedback
- Provide cost estimating and traffic analysis on preferred concepts, to determine implementation priorities
- Prepare a draft and final Master Plan report: documenting community engagement and input, analysis, conceptual and final plans, facility recommendations, and implementation strategy

In addition to these goals, a number of shared values and principles were identified in Phase 1 of the Master Plan and then refined, with public input, through subsequent phases of the project. These principles can be found in Section 4.2 of this document.

The purpose of this Plan is to define the characteristics of future development that are supportable and appropriate for Crownsville Hospital Memorial Park, to guide change towards a predictable and agreed upon outcome. This Plan addresses land use, building programming, multi-modal connectivity, open space, art and sculpture, traffic, and numerous other considerations, to create a framework for the future built environment.

Existing Conditions - view of Admin Building and Nurse's Building looking east
Credit: Anne Arundel County; Chesapeake Aerial Photography

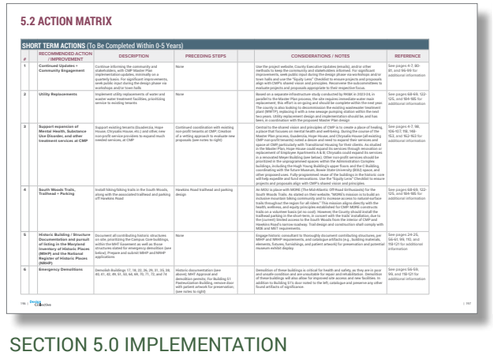
The document includes the following components:

SECTION 1.0: INTRODUCTION
Provides a brief overview of the project process goals, and purpose and a general description of the document's content.

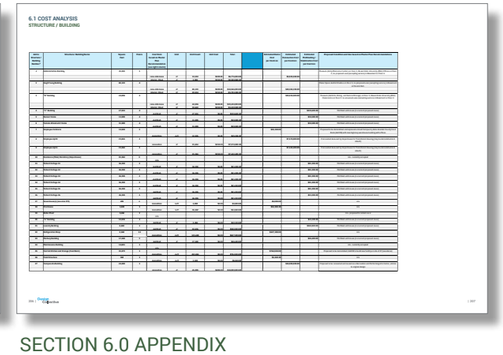
SECTION 2.0: EXISTING CONDITIONS
Examines the existing and historic conditions of the study area through photo documentation, analysis of data, research, and community feedback.

SECTION 3.0: PUBLIC OUTREACH
Provides an overview of the stakeholder interviews, public workshops and other feedback methods that were implemented as part of the public outreach process.

SECTION 4.0: RECOMMENDATIONS
Provides a brief overview of the approach, concept planning, and feedback that the consultant team used as guidance towards the final recommendations. Highlights framework plans that guide the recommendations; describes building recommendations and provides an illustrative site plan and photographic examples of each proposed district.



SECTION 5.0 IMPLEMENTATION
Provides an implementation plan outlining priorities and next steps for Crownsville Hospital Memorial Park.



SECTION 6.0 APPENDIX
Provides supplementary documents, including a Cost Analysis for this report.

2.0 EXISTING CONDITIONS

2.1 OVERVIEW

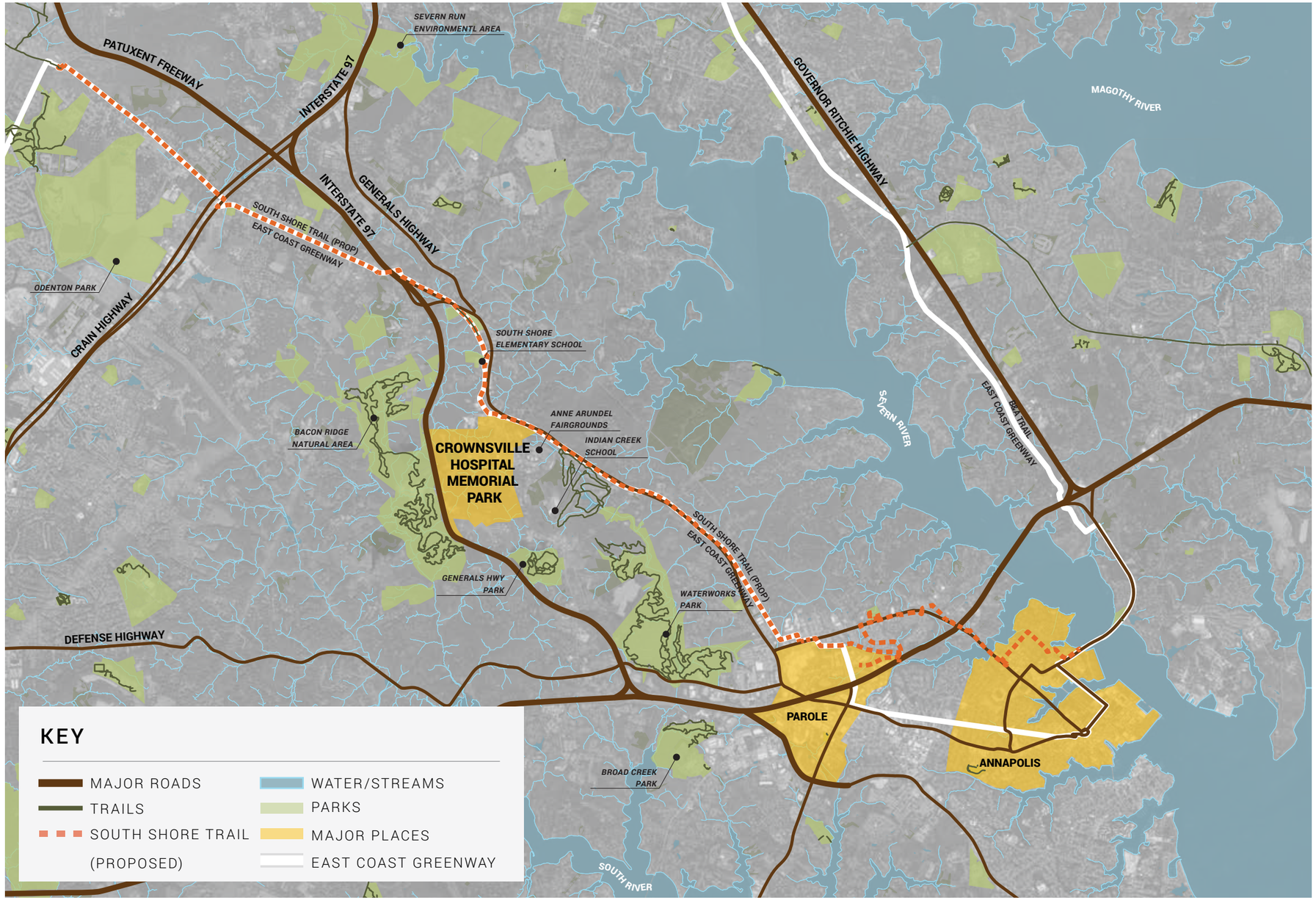
Located northwest of Annapolis, along Crownsville Road, the current Crownsville Hospital Memorial Park (CMP) site encompasses approximately 500 acres including several historically significant structures; campus, farm, and meadow landscapes; utility infrastructure; as well as undeveloped forested land. CMP is uniquely located adjacent to several large parks and regional trails (existing and proposed), schools, the Anne Arundel County Fairgrounds, and the Maryland Renaissance Fair.

Following the County's acquisition of the Hospital site from the State of Maryland in 2022, County Executive Steuart Pittman announced that Crownsville Hospital Memorial Park would be a place for community-based nonprofit organizations that deliver essential behavioral health services, food assistance, job training, and other services promoting the social determinants of good health. Given the availability of land, Crownsville Hospital Memorial Park offers the unique opportunity to expand community services, as well as access to open space, for health and well-being, throughout its expansive site.

To ensure the Master Plan is supportive of the County's vision, the design team conducted a thorough inventory and assessment of existing conditions to understand the historic, cultural, and environmental assets of the site.

This section includes photographs, diagrams, and summaries from this initial inventory and assessment phase. Along with stakeholder input, an understanding of the existing conditions forms the groundwork for the concept planning phase (Phase 2) of the master plan process. Additionally, this section includes a summary of Precedent Projects that share similarities to Crownsville Hospital Memorial Park in different ways, including similar historic uses and adaptations, landscapes, and challenges of reuse.

A brief summary of the hospital's founding and a graphic "Storyline", a storytelling timeline, can be found on the following pages, to provide historical context.



Existing Conditions - Context Map
Credit: Design Collective

2.2 BACKGROUND & HISTORY

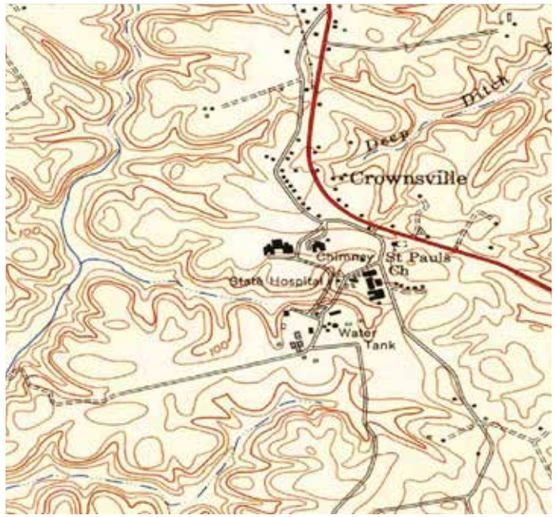
FOUNDING OF THE HOSPITAL

In 1910, the General Assembly of Maryland passed an act providing for the establishment of a "Hospital for the Negro Insane of Maryland" (Laws of Maryland 1910). Two state mental hospitals, Springfield and Spring Grove were operating at the time, however, a high percentage of African American mental patients were placed in jails and almshouses. While improvements regarding the care and treatment of the insane had been made in the last half of the nineteenth century, the conditions for African American patients remained extremely poor. Chapter 250 of the Laws of Maryland was an attempt by the Maryland state government to address the inequitable situation through the creation of a segregated mental hospital.

During the last quarter of the nineteenth century, into the first quarter of the twentieth century, the insane population of Maryland had increased steadily, resulting in overcrowded conditions at hospitals and institutions across the state. In 1886, the Maryland State Lunacy Commission was established as an advocacy group for the feeble minded and insane of Maryland, producing annual reports discussing living conditions at state institutions. These reports provided an opportunity to propose recommendations to improve conditions and provide necessary resources. By 1888, the State Lunacy Commission began advocating for a separate hospital for African American patients. In the article, "The Need of An Asylum or Hospital for the Separate Care and Treatment of the Colored Insane of This State," the Commission outlined three reasons for the creation of the hospital including: overcrowding at Spring Grove, increase of the African American insane population, and scientific studies suggesting segregated care offered more satisfactory results and an improved chance of recovery.

Historic Aerial of Crownsville Hospital
Source: Rick Rendleton

The article had little immediate impact, however, and it would not be until 1910 that the General Assembly passed a law authorizing the establishment of a separate hospital for the "Negro Insane of Maryland." The first meeting of the newly-created Board of Managers was held a month after the passing of the law. A set of by-laws were adopted and a plan of action was put in place. The law had appropriated $100,000 for the acquisition of land and some construction work, however, there were some stipulations regarding the selection of the site for the new hospital. The General Assembly stated that it could not be located within Baltimore, and that it must include a productive farm. By the end of 1910, the Board of Managers purchased the 566-acre farm of Boswell-Garrett-Hatch, eight miles north of Annapolis. Dr. Robert P. Winterode, an assistant physician at Spring Grove State Hospital was selected as superintendent. The following year, the first twelve patients were transferred to Crownsville from Spring Grove on March 13, 1911.



Historic Map of Crownsville Hospital, 1956

MEDICAL TIMELINE (NATIONAL)

Buck v. Bell allows the States to forcibly sterilize people deemed unfit for procreation (1927)

Electro Shock Therapy (1935)

CIVIL RIGHTS TIMELINE (NATIONAL)

The Great Depression leads to a Nationwide increase in mental health challenges

INDIGENOUS PEOPLE

Crownsville Hospital Memorial Park is located on the ancestral lands of the Susquehannock and Piscataway peoples, who were displaced during European colonization.

1911

FIRST TWELVE PATIENTS

The first twelve patients arrived on March 13th, 1911. They lived in a Willow Barn on the property.

Credit: MD State Archives

12 Patients

1912

HOSPITAL NAME CHANGE

The name of the facility changed from Hospital of the Negro Insane to Crownsville Hospital.

1912

WILLOW FARMING

Willow farming and basket weaving were an integral part of “occupational therapy”, commonly used as treatment at asylums across the nation.

Credit: MD State Archives

1920s - 1940s

UNDERSTAFFED

As the patient population rose, the number of all-White staff members stayed largely the same, leading to a decline in care.

Credit: MD State Archives

1939

TUBERCULOSIS UNIT

A new building was erected to segregate patients with Tuberculosis, following outbreaks.

1,438 Patients

1910 | 1920 | 1930 | 1940

ROBERT WINTERODE (Served 1910-1945)

The Crownsville Hospital for the Negro Insane was created by an act of Maryland’s General Assembly. The intent of the Hospital was to create a separate facility for the better care of Maryland’s Black population within mental institutions.

INCEPTION

1910

The 566-Acre Boswell-Garret farm was purchased for $19,000 by the State.

BOSWELL-GARRET FARM

1908

Credit: MD State Archives

Building ‘A’ was constructed with male and female wards, an infirmary, a heating plant, and staff offices. During construction of the Hospital’s many buildings, patients were used as free labor to significantly reduce costs.

BUILDING ‘A’ / RECEPTION BUILDING

1913

Little care was taken to prevent the spread of Tuberculosis at Crownsville, where patients with varying ailments were crowded together. At other hospitals, patients were separated by diagnosis to limit infections.

TUBERCULOSIS OUTBREAK

1925

WILLIAM H. MURRAY

Patient murdered by Crownsville guard Walter Swiskowki

1926

Credit: Baltimore Sun

Children’s ward was built.

WINTERODE BUILDING

1942

SIGNIFICANT EVENT | STORIES OF INDIVIDUALS/GROUPS

MEDICAL TIMELINE (NATIONAL)

Push for deinstitutionalizing mental health treatment

The Joint Commission on the Mental Health of Children (1965)

JFK signs the Community Mental Health Act (1964)

CIVIL RIGHTS TIMELINE (NATIONAL)

World War II Begins (1939)

End of WWII, mental illness was a burgeoning health crisis (1951)

Brown v. Board of Education (1954)

The sit in movement begins. (1960)

March on Washington / MLK "I Have a Dream Speech" (1963)

Civil Rights Act (1964)

1,438 Patients

1,700 Patients

1,800 Patients

2,719 Patients

2,038 Patients

1,620 Patients

1943

NAACP WEIGHS IN

NAACP members visited the Hospital and noted poor conditions, untrained staff, lack of recreation, lack of education, and abuse.

1949

MARYLAND SHAME ARTICLE

Howard Norton published a series in The Baltimore Sun, bringing to light conditions at Maryland State Institutions. This article led to a special joint committee investigation of treatment at mental hospitals in the State.


Maryland's Shame
The Worst Story Ever Told By The Sunpapers

1953

TRANSFER OF CHILDREN

Black children from Crownsville were transfered to Rosewood, an asylum for White children, after a debate on whether to integrate the facility to provide better care.

1952

PATIENTS EXPERIMENTS

Many studies were conducted on the Hospital's patients, including hydrotherapy, new psychotropic medications, and similar experimental treatments.

1954

PATIENT RIOTS

Riots became common during the 1950s, as conditions worsened. Tear gas and fire hoses were used on patients.

1955

OVERCROWDING

The Hospital failed to earn accreditation from the American Psychiatric Association due to overcrowding and inadequate staffing.

1961

ELKTON THREE

Three civil rights activists, arrested for trespassing at a Whites-only restaurant in Elkton, were sent to Crownsville, for evaluation after a hunger strike in jail.


Credit: The African American

1964

DR. PHILLIPS

The Hospital appoints Dr. George MacKenzie Philips as the first Black Superintendent. Under his direction, children were moved off adult wards and Black staff increased, improving the level of care of patients.

1940 | 1950 | 1960 | 1970

JACOB MORGENSTERN *(Served 1947-1953)*

Vernon Sparks, the first licensed Black psychologist in the State, became the first Black employee at the Hospital. Later the same year, Gwendolyn Lee became the second Black employee in the Social Services department.

FIRST BLACK STAFF

1947


Source: Bowie State University

DR. ARNOLD H. EICHERT *(Served 1953-1956)*

Elsie Lacks, daughter of Henrietta Lacks, was sent to the Hospital at age 10 and died there 5 years later. Elsie was non-communicative, diagnosed with cerebral palsy, epilepsy, and "idiocy" and was likely subjected to a epileptic patient study, involving draining fluid from the brain, without consent.

ELSIE LACKS

1950

DR. RALPH MENG *(Served 1956-1956)*


Credit: MD State Archives

The construction of the Campanella building marked a turning point for increased recreation at Crownsville.

RECREATION BUILDING

1959

DR. CHARLES WARD *(Served 1956- 1964)*

With legal pressure from the NAACP mounting, the State integrates Mental Hospitals across Maryland.

STATE INTEGRATION

1963

DR. GEORGE MACKENZIE PHILIPS *(Served 1964-1980)*

SIGNIFICANT EVENT

STORIES OF INDIVIDUALS/GROUPS

MEDICAL TIMELINE (NATIONAL)

Introduction of the DSM-III (1980) | Increase in Antidepressants (Fluoextine and other SSRIs (1980s) | Increased emphasis on Trauma Informed Care

CIVIL RIGHTS TIMELINE (NATIONAL)

Roots TV Series started (1977) | Mental Health Systems Act (soon eliminated by Ronald Reagan) | Establishment of the Congressional Black Caucus (1987) | Rodney King Beating (1991) | Million Man March aka march on Washington (1995)

1,620 Patients

1,033 Patients

550 Patients

200 Patients

1972
COMMISSION VISIT

Visit by Humane Practices Commission

1975
TREATMENT INVESTIGATION

Doug Struck, a reporter, checked himself into the Hospital voluntarily to investigate the treatment of patients. During the six days he was there, he claimed he received medications, but no other treatment.

1977
PATIENT TREATMENT

Paul Lurz, an employee of the hospital for 40+ years, was promoted to Chief of Social Services. Even with great improvements in treatment, Paul witnessed an adolescent girl being restrained as staff's tension rose and they disagreed over treatments and racial lines. A few years later, Paul would be integral to saving many patient records from destruction.

1980
ELOISE RICHARDSON

Eloise Richardson, the first librarian and poetry therapist at Crownsville, was recognized in The Windsor Star as a nationally acclaimed pioneer for rehabilitative poetry.

1990
DR. BRIAN SIMS

Dr. Sims was one of the first to introduce "trauma informed care" - a model that recognizes the importance of a patient's life story and past exposure to adverse events.

1996
PATIENT TREATMENT

60% of patients were arriving through the Criminal Justice System. Despite this, Dr. Ron Hendler led the transformation of hospital operations, reorganizing staff, increasing the number of child psychiatrists, repairing buildings, and monitoring to reduce seclusion and the number of assaults.

1970

In the 1970s, dozens of developmental centers, mental hospitals, and sanatoriums were converted to prisons.

SHIFT TO INCARCERATION

1977

Source: *From Lunacy to Legacy*

Since the 1950s, Black nurses and staff cultivated a higher level of care for patients that went beyond their required duties. This micro community was the heart of many positive experiences of patients at Crownsville.

HIDDEN FIGURES

A young female patient recounts arriving at the Hospital and being given medication prior to any other intake discussions.

PATIENT EXPERIENCE

1979

1980

The hospital was shrinking back to earlier times, when patients were being sent to Crownsville or admitting themselves because of homelessness and a lack of resources.

MIRRORING THE PAST

1983

1990

The State pushed administrators to bring down population - patients were released with a lack of resources, some dying shortly after their release. The broken system relied on a 5-year check-in system "conditional release", with little room for error; if appointments were missed, patients were sent back to the Hospital.

LACK OF AFTER CARE SUPPORT

1985

DR. HAROON ANSARI *(Served 1994-1996)*

DR. RON HENDLER *(Served 1996-2003)*

2000

SIGNIFICANT EVENT | STORIES OF INDIVIDUALS/GROUPS

MEDICAL TIMELINE (NATIONAL)

Mad in America by Rob Whitaker Published (2002)

Mental Health Parity Act (2008)

COVID-19 Pandemic results in the rise of telehealth services (2021)

CIVIL RIGHTS TIMELINE (NATIONAL)

September 11th Attacks (2001)

Barack Obama Elected as 44th President of the United States (2008)

George Floyd Murdered by Minneapolis police (2020)

2000

0 Patients

2003

LEADERSHIP CHANGE

Superintendent Ron Hendler was demoted and removed after State leaders suspected his resistance to the Hospital closure.

2004

HOSPITAL CLOSURE

In 2004, the Hospital was decommissioned; the remaining patients and staff were sent to Spring Grove and Springfield.
A restriction was put into place to prevent the sale of the cemetery land. It would be over 20years that most of the buildings would sit vacant.

2004

NEW TENANT

Opening in 1986, the Anne Arundel County Food Bank moved to the Crownsville campus.

ANNE ARUNDEL COUNTY FOOD BANK

Source: Saving Places

2005

2022 Say My Name Ceremony | Source: Capital Gazette

First Say My Name Ceremony held through efforts by Friends of Crownsville Hospital Patient Cemetery

SAY MY NAME

2010

2013

TREATMENT INVESTIGATION

An official request to start an investigation on the treatment of Black patients at Crownsville was made by the American Civil Liberties Union, the NAACP, the Caucus of African-American Leaders, and the Maryland Disability Law Center on August 2nd.

2014

Chapter 305 of the Laws of Maryland committed the State to provide perpetual care of the cemetery.

LEGAL ACTION

Source: Saving Places

2020

2022

PATIENT ACKNOWLEDGMENT

Through volunteer work of the Friends of Crownsville Hospital Patient Cemetery, over 1,700 patients' names were identified.

2022

HOSPITAL ACQUISITION

The Hospital was transferred from the State to Anne Arundel County.

Source: Capital Gazette

2024

ANNE ARUNDEL COUNTY MARYLAND

Anne Arundel County initiated the Crownsville Hospital Memorial Park Master Plan effort.

LOOKING FORWARD

2023

SIGNIFICANT EVENT STORIES OF INDIVIDUALS/GROUPS

2.3 SITE ANALYSIS

Overview

In the initial phase of the master plan process, Design Collective collected existing conditions data through various methods, including site visits and observations; review of existing and current documentation; and key stakeholder interviews with current tenants, past employees, historians, and neighbors. These findings were compiled into a graphic Storyline (see pages 26-33) as well as several Existing Conditions plan diagrams noted below and included on the following pages.

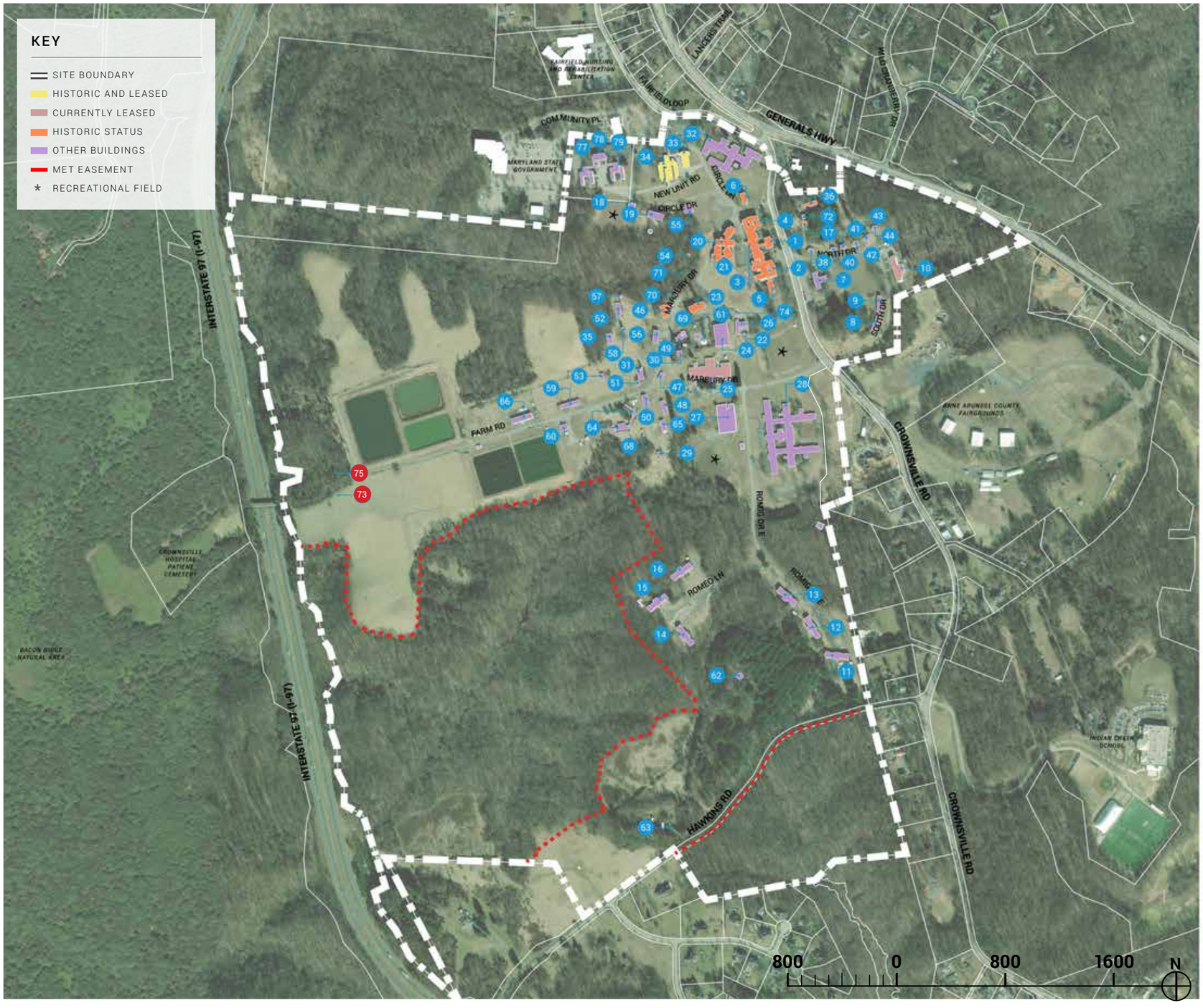
- » Building Identification Plan
- » Existing Illustrative Plan
- » Street Network Plan Diagram
- » Natural Areas Plan Diagram
- » Landscape Character Typologies Diagram
- » Planning Zones
- » Existing Conditions Photos

Existing Conditions - view from Crownsville Road looking West
Credit: Anne Arundel County; Chesapeake Aerial Photography

2.3 SITE ANALYSIS

Building Identification Plan

This plan depicts the existing buildings and other structures on site. The building color on the plan and in the key differentiate between historic and non historic structures, as well as currently leased buildings. Buildings 37, 39, 67, 73 and 75 are no longer existing; they were not able to be identified or found on site.



1 - ADMINISTRATION BUILDING
2 - HUGH YOUNG BUILDING
3 - "B" BUILDING
4 - "C" BUILDING
5 - NURSES' HOME
6 - FEMALE ATTENDANTS' HOME
7 - EMPLOYEE CAFETERIA
8 - EMPLOYEE APT B
9 - EMPLOYEE APT A
10 - RESIDENCE DORMITORY (Hope House)
11 - PATIENT COTTAGE 11 (near 12)
12 - PATIENT COTTAGE 12
13 - PATIENT COTTAGE 13
14 - PATIENT COTTAGE 14
15 - PATIENT COTTAGE 15
16 - PATIENT COTTAGE 16
17 - GREENHOUSES
18 - FIRE HOUSE
19 - BOILER PLANT
20 - "A" BUILDING
21 - LAUNDRY BUILDING
22 - REFRIGERATION SHOP
23 - MARBURY BUILDING
24 - MAINTENANCE BUILDING
25 - CENTRAL KITCHEN(Food Bank)
26 - PAINT STRUCTURE
27 - CAMPANELLA BUILDING
28 - MEYER BUILDING
29 - CAN HOUSE
30 - FARMHOUSE
31 - DAIRY BARN 2
32 - MEDICAL - SURGICAL BUILDING
33 - PHILLIPS ANNEX
34 - PHILLIPS BUILDING(Gaudenzia)
35 - DRY COW SHED
36 - SUPERINTENDENT'S RESIDENCE
37 - STAFF COTTAGE 1 (not found in field)
38 - STAFF COTTAGE 2
39 - STAFF COTTAGE 3 (not found in field)
40 - STAFF COTTAGE 4
41 - STAFF COTTAGE 5
42 - STAFF COTTAGE 6
43 - STAFF COTTAGE 7
44 - STAFF COTTAGE 8
45 - STAFF COTTAGE 9 (not found in field)
46 - MOTOR POOL
47 - CHAPEL
48 - IMPLEMENT SHED
49 - OLD WATER TREATMENT BUILDING
50 - OLD GARAGE
51 - PASTEURIZATION HOUSE
52 - DAIRY BARN 1
53 - BULL BARN
54 - OLD MORGUE
55 - ELECTRIC SUBSTATION
56 - NEW WATER TREATMENT BUILDING
57 - CORN CRIB
58 - SILO
59 - GROUNDS KEEPING SHOP
60 - SEWAGE PLANT
61 - WATER TOWER (NORTH)
62 - WATER TOWER (SOUTH)
63 - MIEMSS RADIO TRANSMITTER STATION
64 - FORMER SCHOOL SITE
65 - HABITAT FOR HUMANITY WAREHOUSE
66 - WWTP OPERATIONS BUILDING
67 - UNIDENTIFIED (not found in field)
68 - PUMP HOUSE
69 - PUMP HOUSE
70 - SPRING HOUSE / PUMP HOUSE
71 - WELL HUT / PUMP HOUSE
72 - SUPERINTENDENT'S GARAGE
73 - FARROWING HOUSE (not found in field)
74 - SALT SHED
75 - SLAUGHTERHOUSE (not found in field)
76 - OLD WATER TREATMENT GARAGE (not shown on map; near 49)
77 - BOYS COTTAGE
78 - WINTERODE BLDG
79 - GIRLS COTTAGE

2.3 SITE ANALYSIS

Illustrative Site Plan

The Existing Conditions Illustrative Site Plan depicts the development and open space patterns of the site. The Crownsville Hospital Memorial Park (CMP) study area boundary is indicated on the plan as a white dashed line.

While the Cemetery is outside the study area, considerations for and connections to the cemetery are central to the master plan.

KEY

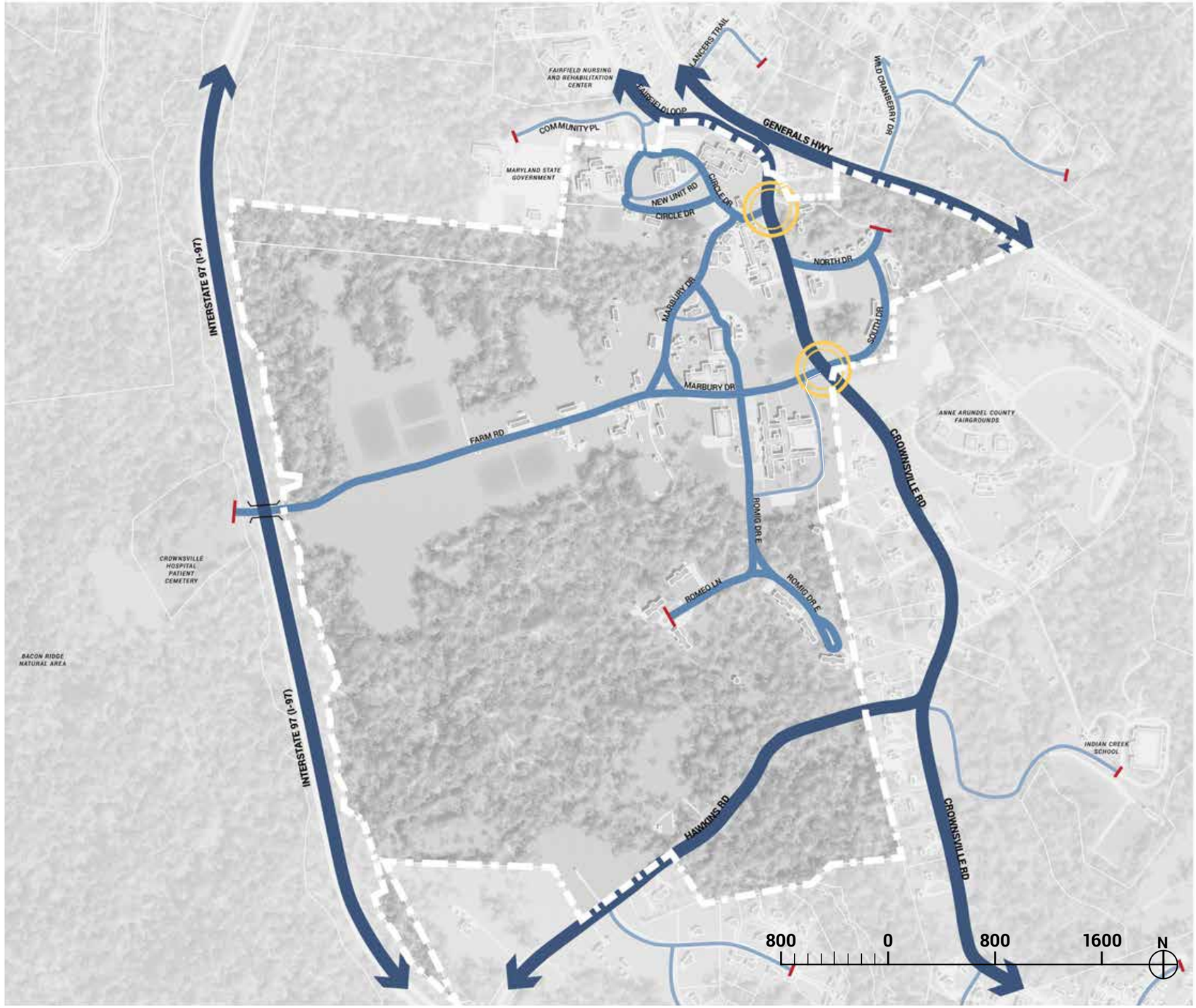
- SITE BOUNDARY
- EXISTING TREES
- WATER
- STREAM
- EXISTING BUILDINGS

2.3 SITE ANALYSIS

Street Network

The Crownsville Hospital Memorial Park (CMP) site is, generally, bound by I-97 to the West, Generals Highway to the North, Crownsville Road to the East, and Hawkins Road to the South. The site is primarily accessed from Crownsville Road, with one entrance at Circle Drive to the North and one entrance at Marbury Drive to the South. A third, minor entry is located to the North, off Fairfield Loop Road and Community Place.

Circulation is primarily internal and disconnected to other surrounding roads, due to topographic constraints. Some existing dead end roadways occur on site including access to the cemetery to the West, the Patient Cottages to the South, and North Drive to the East of Crownsville Road. The existing streets reflect the original patterns of development of the Hospital.



KEY

- SITE BOUNDARY
- EX. DEAD END
- EX. PRIMARY STREETS
- EX. SECONDARY STREETS
- EX. TERTIARY STREETS
- POINTS OF ENTRY

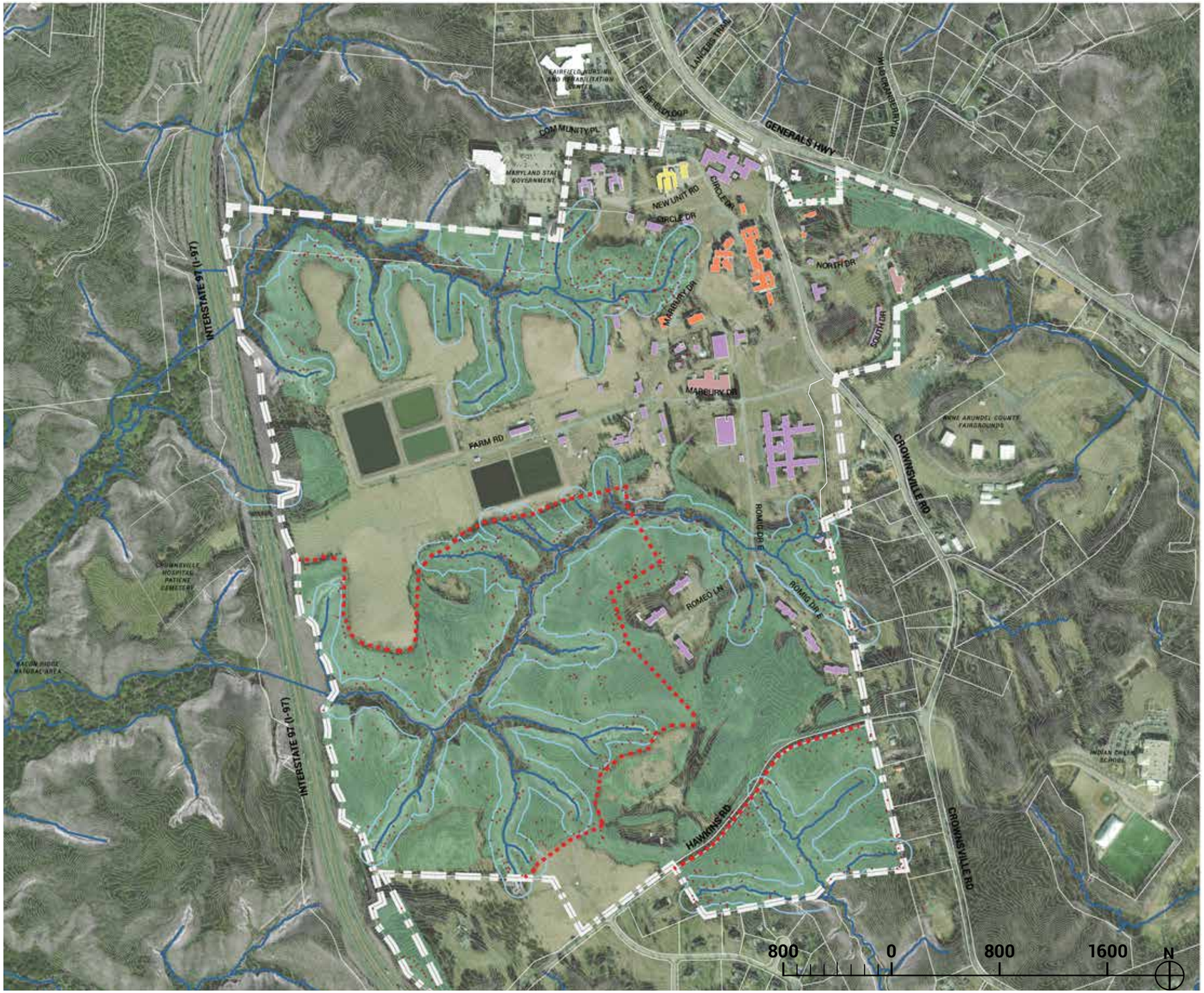
2.3 SITE ANALYSIS

Natural Areas

The development of Crownsville Hospital occurred in concert with the natural features and constraints of the site. Rolling topography and pastoral landscapes define the site.

Two main branching streams form valleys to the North and South. Along these streams, mature forests are preserved.

The main buildings are placed to the North and East, while agricultural buildings and fields line Farm Road through the meadow lands.



KEY

- STREAM
- STREAM BUFFER
- FOREST STANDS
- WETLANDS
- SPECIMEN TREE
- MET EASEMENT
- RECREATIONAL FIELD
- SITE BOUNDARY
- HISTORIC AND LEASED
- CURRENTLY LEASED
- HISTORIC STATUS
- OTHER BUILDINGS

2.3 SITE ANALYSIS

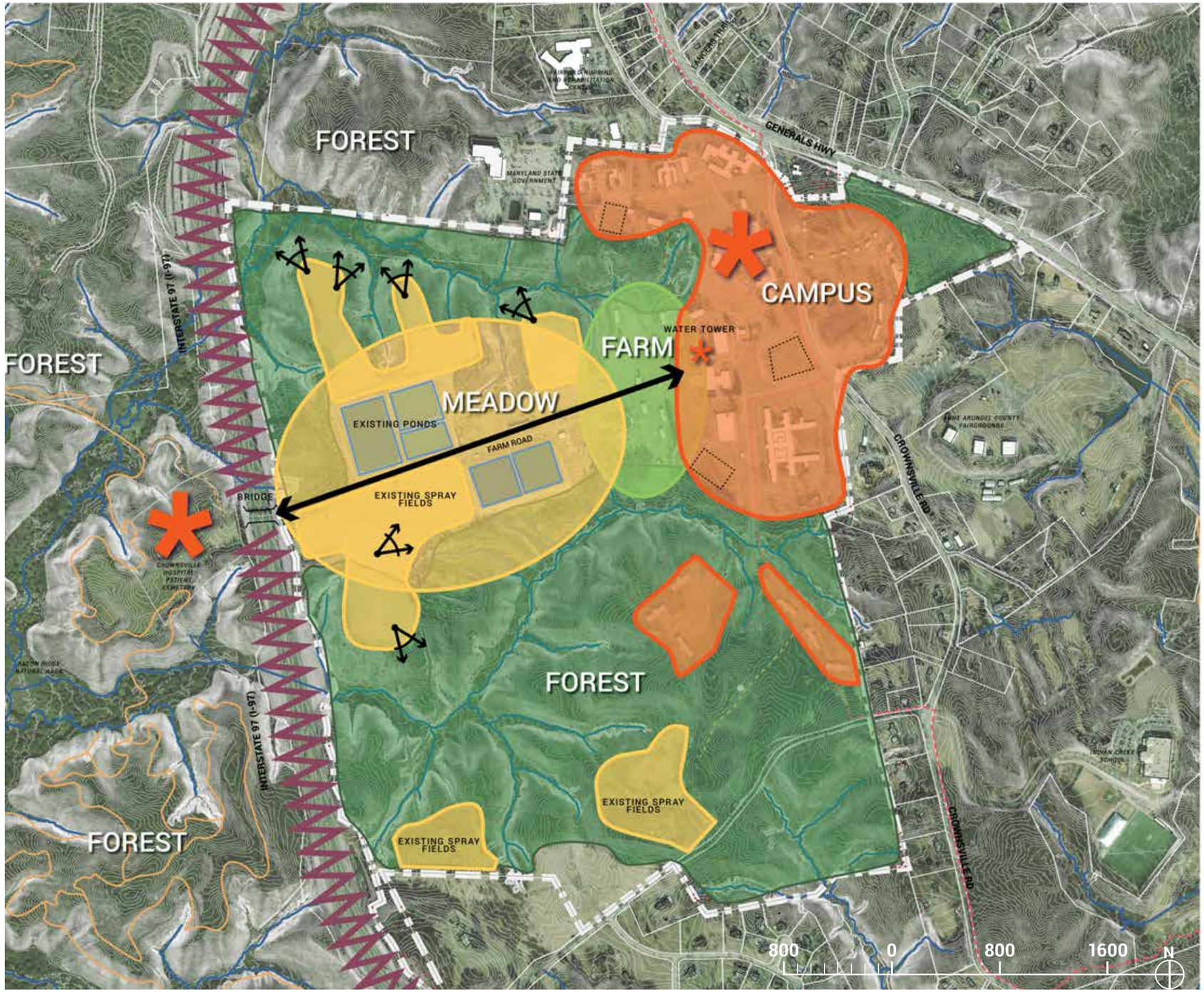
Landscape Character Typologies

The Crownsville Hospital Memorial Park (CMP) site contains a rich tapestry of natural and cultural landscapes, each valuable, educational, and beautiful. The cultural landscape is comprised of the built environment; at it core are the historic buildings along Crownsville Road. These buildings, along with manicured landscapes and mature trees form a campus.

Adjacent to the campus lies another cultural landscape, the fallow fields that were farmed by the patients. This landscape features many remnant agricultural buildings, some of which are in a condition to be preserved, while others have deteriorated.

There is a large central area west of the farm that includes the wastewater treatment plant. This area is flat and open and includes a series of storage lagoons, ponds, and spray fields, to treat the wastewater. Thus, the landscape reads as a beautiful meadow ecosystem, belying its human function.

Embracing the meadow are vast expanses of forest to the North and South, framing the meadow and also providing a rich ecotone, thriving with insects, birds, and wildlife where the two systems meet. The forests themselves are comprised of mature deciduous hardwoods, a varied understory, sharply articulated ravines, and intermittent streams. These ravines are up to 60' in depth and offer striking views and inviting trail opportunities. The contrast between the flat meadows and the steep slopes of the forest creates a variety of experiences for park visitors.



KEY

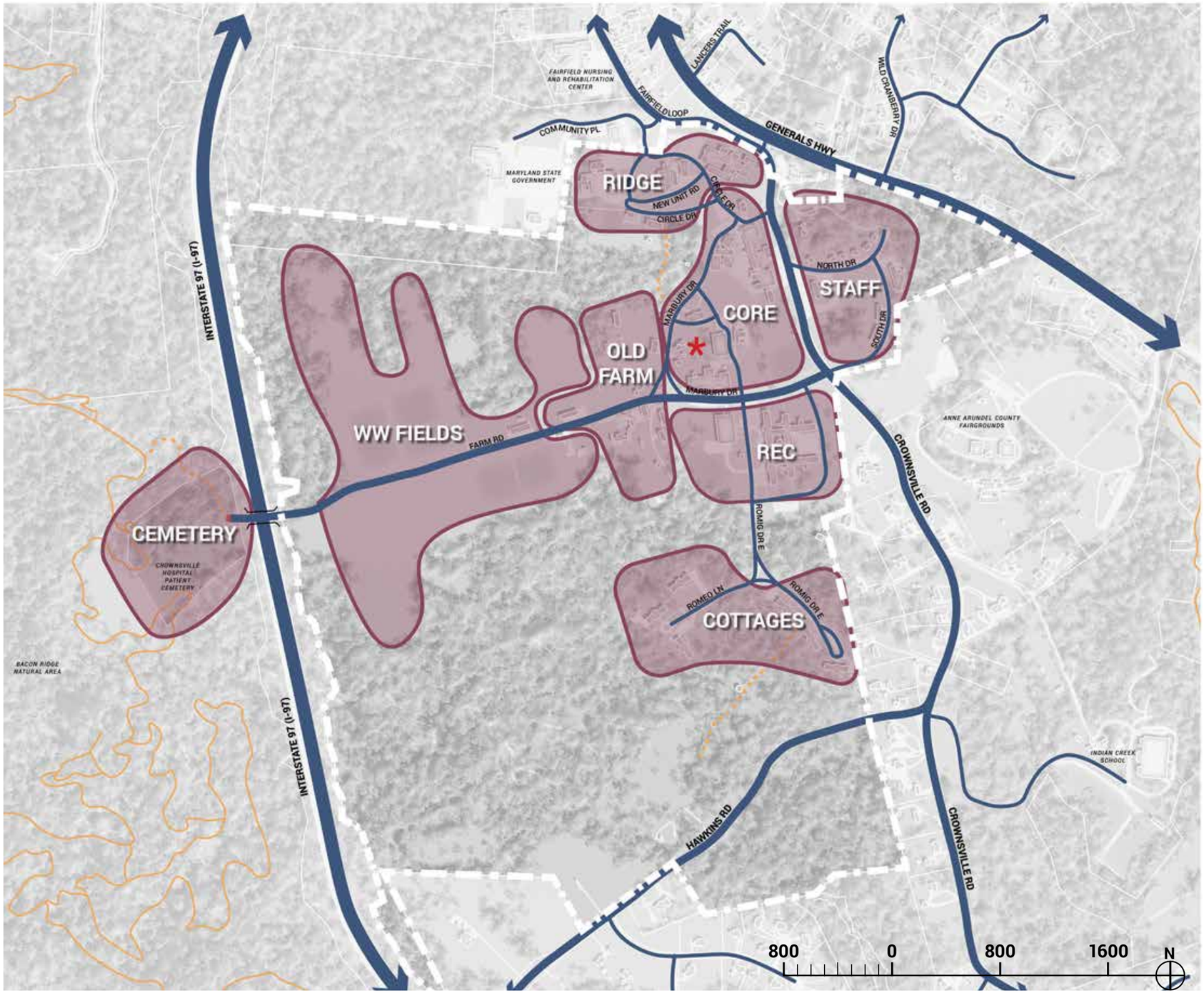
- SITE BOUNDARY
- CAMPUS
- FARM
- MEADOW
- FOREST
- POINT OF INTEREST
- VIEWS
- EX. STREAMS
- EX. TRAILS
- EX. UNMARKED PATH
- PROPOSED TRAILS
- NOISE FROM ROADS
- SPECIMEN TREE

2.3 SITE ANALYSIS

Zones

The non-forested areas of the property can be broken up into eight zones, based on the current and past uses of the site. Existing photos of these zones can be found on the following pages. Further information on the buildings can be found in Section 2.4 Historic Inventory.

While the cemetery is outside the study area, considerations for and connections to the cemetery are central to the master plan.



KEY

- SITE BOUNDARY
- ZONES
- WATER TOWER
- EX. PRIMARY STREETS
- EX. SECONDARY STREETS
- EX. TERTIARY STREETS
- EX. TRAILS
- EX. UNMARKED PATHS

CAMPUS CORE

The Campus Core is located along Crownsville Road and contains several historic buildings: the Administration Building, the Hugh Young Building, “B” and “C” Buildings, the Nurses’ Home, and the Female Attendants’ Home, all linked by bridges and tunnels. The Marbury Building, the Maintenance Building, the former Central Kitchen - now operating as the Food Bank, and a Water Tower are located to the south of the Administration Building complex.


Existing Conditions | Credit: Chesapeake Aerial Photography


Laundry Building | Credit: DCI


“B” Building | Credit: DCI


Marbury Building | Credit: EHT Traceries


Admin Building | Credit: DCI


Admin Building | Credit: DCI


Existing Conditions | Credit: Chesapeake Aerial Photography

RIDGE

Sitting on one of the highest elevations of the site, the Ridge zone is on the northern edge of the campus and consists of both active and vacant buildings. The Winterode Building complex and the Phillips Building currently house non-profits. While The Medical-Surgical Building, located at the intersection of Fairfield Loop and Crownsville Roads, and the Boiler Plant remain vacant.


Phillips Building Annex | Credit: Design Collective (DCI)


Winterode Building | Credit: EHT Traceries


Med-Surg. Bldg | Credit: EHT


Boiler Plant | Credit: EHT


Winterode Building | Credit: EHT Traceries


Medical-Surgical Building | Credit: EHT Traceries


Existing Conditions | Credit: Chesapeake Aerial Photography

STAFF

Located to the East of Crownsville Road, the Staff zone consists of the Employee Cafeteria, two Employee Apartment Buildings, the Residence Dormitory, Staff Cottages, a Greenhouse, and the Superintendent's Residence. The Residence Dormitory is currently in use by the non-profit treatment center, Hope House; all other buildings are vacant.

Employee Cafeteria | Credit: Design Collective (DCI)

Superintendent's House | EHT

Staff Cottage | Credit: EHT

Employee Apartment B | Credit: EHT Traceries

Existing Conditions | Credit: Chesapeake Aerial Photography

Residence Dormitory | Credit: EHT Traceries

REC

The Rec zone contains the Campanella Building and the Meyer Building, as well as an existing recreation field. This zone sits south of the Campus Core, near the southern entry point to the site off Crownsville Road, along Marbury Drive.

Existing Conditions | Credit: Chesapeake Aerial Photography

Meyer Building | Credit: EHT

Campanella Bldg. | Credit: DCI

Meyer Building | Credit: Design Collective (DCI)

Meyer Building | Credit: EHT Traceries

Meyer Building | Credit: EHT Traceries

Meyer Building | Credit: Chesapeake Aerial Photography

COTTAGES

Consisting of six former Patient Cottages, the Cottages zone is nestled in the southern forested area of the site and is only accessible through the Hospital site via Romig Drive East.

Patient Cottage 14 | Credit: EHT Traceries

Existing Conditions | Credit: Chesapeake Aerial Photography

Patient Cottage 12 | Credit: EHT Traceries

Near Patient Cottage 11| Credit: EHT Traceries

Patient Cottage 12 | Credit: EHT Traceries

WASTEWATER (WW) FIELDS

The Waste Water Fields zone is the current threshold between the Crownsville Hospital Patient Cemetery and the entirety of the main campus. This zone contains a series of storage lagoons, ponds, and spray fields to treat wastewater as well as active facility buildings including a Pump House, Sewage Plant, and Grounds Keeping Shop.

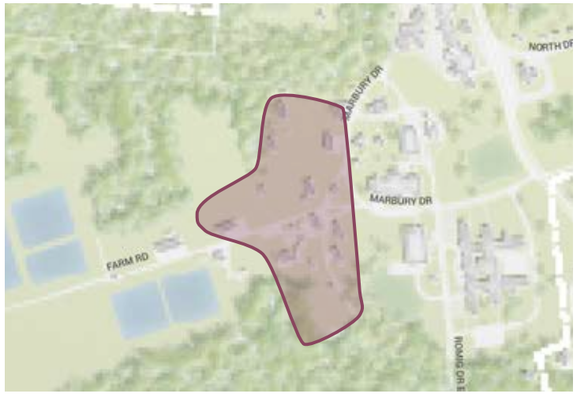
Waste Water Fields | Credit: Design Collective (DCI)

Existing Conditions | Credit: Chesapeake Aerial Photography

Waste Water Fields | Credit: Design Collective (DCI);

FARM

Located between the Wastewater Fields, Rec, and Cottages zones, the Farm area is home to agricultural structures in various states of deterioration, but that once were central to food production on-site. The Corn Crib, Dairy Barns, Silo, Pasteurization House, and the Bull Barn are among the significant farming buildings on site. South of Farm Road, there are several maintenance buildings and trailers from a prior school on site.



Dry Cow Shed| Credit: Design Collective (DCI)

Dairy Barn 2| Credit: Design Collective (DCI)

Existing Conditions | Credit: Chesapeake Aerial Photography

Corn Crib |
Credit: EHT Traceries

Farm House |
Credit: DCI

CROWNSVILLE HOSPITAL PATIENT CEMETERY

The Patient Cemetery is not part of the project site, but is an important part of the Crownsville Hospital history and is recognized as a sacred space. The Patient Cemetery is surrounded by Bacon Ridge Natural Area on three sides and connected to the project site by a bridge over Interstate 97, via Farm Road. Within the Cemetery, many patient graves are not marked with names, but with numbered stone blocks laying flush to the ground.

Patient Cemetery | Credit: Design Collective (DCI)

Patient Cemetery | Credit: DCI

Patient Cemetery | Credit: Design Collective (DCI)

2.4 HISTORIC INVENTORY

Overview

EHT Traceries was engaged to provide services related the historic significance of the site. This research included a full resource inventory* of the Crownsville Hospital site, with a review of existing historic documentation and archival research at The Maryland State Archives. This section includes a summary of the historic inventory.

The inventory organizes the resources into the following three categories:

- **BUILDINGS/STRUCTURES:** All buildings and structures on the campus, presented numerically
- **FORMAL ROAD AND PARKING SYSTEM:** All named roads on the Hospital site
- **SECONDARY RESOURCES:** Including the cemetery, agricultural fields, recreational fields, and sidewalks

Historic significance and historic integrity statements were provided for individual resources and groups of resources in the inventory. Statements represent summary assessments based on the criteria for significance and the seven aspects of historic integrity defined by the National Park Service: location, setting, design, materials, workmanship, feeling and association. To note, these statements are not evaluations of the eligibility of resources for listing in the National Register of Historic Places.

For resources previously evaluated as part of the 1986 Maryland Historic Trust (MHT) nomination, the 2004 MHT nomination update, and the 2022 MHT Determination of Eligibility, the inventory states the contributing status as provided in each document.

* For the full resource inventory report, see the *Crownsville State Hospital Historic Resource Survey*, prepared by EHT Traceries.

1930s Historic photo - view from Crownsville Road looking southwest | Credit: Unknown

2.4 HISTORIC INVENTORY

Historic Building Inventory

The Baltimore architectural firm of Baldwin and Pennington received the commission for the original complex of buildings at Crownsville. The commission included three buildings: the Administration Building, Central Kitchen Building and the Reception Building. The Reception Building (now known as “A” Building) was completed by spring of 1913, making it the first building to be finalized. The Administration Building was the second operational building, and the Central Kitchen Building (“B” Building) was the last to be completed.

The design of the hospital was influenced by two prominent philosophies guiding the design of mental institutions. The Kirkbride Plan, which was introduced in the 1850s, advocated for the construction of a large linear building with a central block for administration purposes, and flanking wings with patient wards. The colony plan developed in opposition to the Kirkbride plan, advocating for the construction of individual cottages in close proximity, with each cottage serving a function. The complex designed by Baldwin and Pennington represented a combination of these two approaches. “A” Building has design elements of the Kirkbride Plan, however the Administration Building and “B” Building reflect a smaller more efficient complex, reminiscent of the colony plan.

The three original buildings functioned as the Crownsville State Hospital for over ten years. Dr. Winterode had advocated for the expansion of the hospital, however appropriations were limited, and no large construction projects occurred until the mid-1920s. The Hugh Young Building was the first substantial building project since the original complex was completed in 1913. The building, which was designed by Henry Powell Hopkins, opened on October 21, 1925. It functioned as a service building, providing space for medical treatment rooms and administrative offices. Hopkins also designed the architecturally distinct Superintendent’s House, which was also completed in 1925. The final major construction project of the 1920s was the William L. Marbury Building. Completed in 1927, the building was designed by hospital mechanics, and constructed with concrete blocks fabricated by patients.

Hugh Young Building | Credit: The Maryland State Archives

Marbury Building | Source: Bowie State University

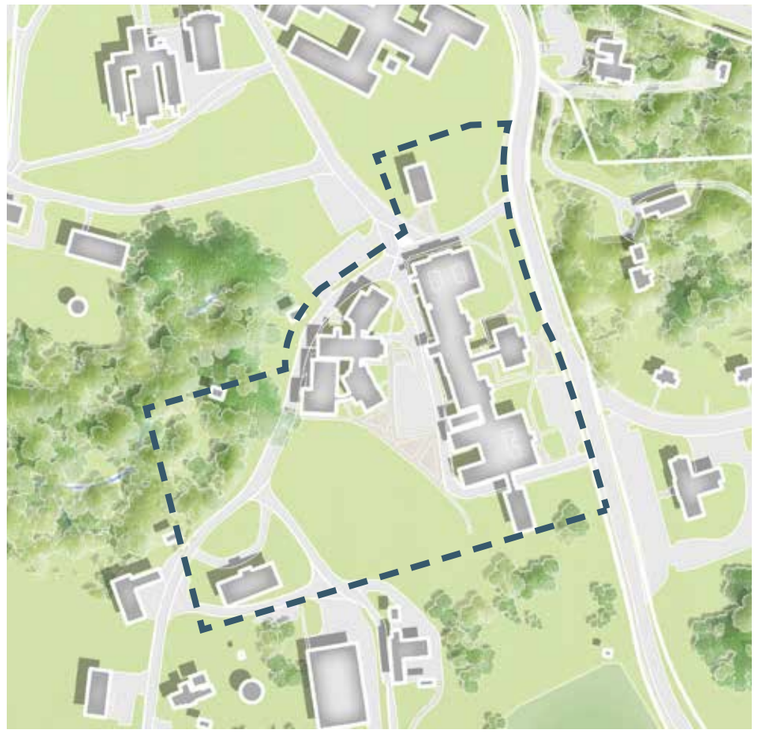
Meyer Building | Credit: The Maryland State Archives

Hugh Young Building | Credit: The Maryland State Archives

The 1930s brought an extensive construction program to Crownsville State Hospital, significantly altering the original appearance of the campus. Three new buildings were constructed near the original complex, including the “C” Building, the Nurses’ Home (Raft House), and the Female Attendant’s Building. An addition was also adjoined to the Hugh Young Building during this time. “C” Building was designed by the architect Joseph Evans Sperry, while his colleague Herbert Crisp was responsible for the remaining three projects. The buildings display an architectural continuity, and retain the same layout today. Further development at the Crownsville State Hospital was undertaken in areas somewhat removed form the original complex. In 1942, the Psychology Building and the Winterode complex were constructed in the northwest section of the grounds.

The physical expansion of the campus was an indication of the increase in patient population that was being experienced in mental institutions across Maryland. Increased numbers of patients was causing overcrowding and staff shortages, resulting in poor living conditions in White and African American hospitals alike. These conditions persisted as short term solutions failed to effectively address the issue. An article published by the Baltimore Sun in 1949 titled “Maryland’s Shame” revealed the condition of mental institutions across the state, resulting in public outcry and increased pressure on the state government to enact change. As a result, a concentrated building program was undertaken at Crownsville in the 1950s, substantially enlarging the campus.

In total, forty-two buildings and structures on the Crownsville campus were added between 1948 and 1954, reflecting improvements made in response to increased public awareness of the poor living conditions at mental institutions across Maryland. The structures serve an array of purposes including residential, treatment, infrastructure support and agricultural. Between 1957 and 1959 an additional four support and treatment structures were added to the campus. Only six resources were constructed after the 1950s, excluding the late twentieth century additions of non-hospital related structures.



Approximate MHT Easement

Existing Photos / Credit: Design Collective

2.4 HISTORIC INVENTORY

Formal Road and Parking System

The Crownsville State Hospital utilizes two segments of roads established before the construction of the hospital, including a portion of Fairfield Loop Road to the north and Crownsville Road, which runs through the north and east sections of the campus. The existing road and parking system at the campus, however, was largely established between 1911 and 1970. The majority of the internal circulation network was created and expanded upon during each building phase of the campus. Largely, it consists of paved roads that form loops around the individual buildings, or groups of buildings.

North Drive extends west from Crownsville Road to form a loop with South Drive. These roads provide access to the staff cottages, dormitory,and employee apartments. The northernmost loop on the western side of the campus is Circle Drive, which serves the original core complex, as well as buildings that were constructed during the expansion of the 1940s and 50s. Marbury Drive extends east from Crownsville Road, into the central portion of the campus. It provides access to the core complex, and the central infrastructure complex including the Motor Pool, Maintenance Building, Central Kitchen & Storage, Farm House, and the Dairy Barn. Farm Road, which extends west from Marbury Drive, was established in 1949 to serve a no longer extant cluster of agricultural buildings in the western portion of the campus. Today, the road provides access to the waste water treatment facility, service buildings, and the cemetery. Romig Drive East and Meyer Building Road extend south from Marbury Drive to form a loop around the Meyer Building. Romig Drive East continues south towards Hawkins Road, to provide access to the mid-twentieth century convalescent cottages. Romig Drive east branches at Romeo Lane, turning into Romig Drive East which serves the western cluster of cottages.

There are parking lots located throughout the campus, adjoining the buildings that they serve.

Secondary Resources

Several secondary resources were found to be contributing to the history of the site. A map of these features can be found to the right, including:

- Cemetery - Over 1,700 patients are thought to be buried here, used intermittently from the 1910s to 1960s
  **Note the cemetery is not within the study area, but is significant to the history of the site and only accessible currently through the site.*
- Agricultural Fields - An integral part of the function of Crownsville, in operation since the inception of the hospital
- Roads (see summary to left)
- Sidewalks - indicated in photos as early as 1949
- Lampposts - Cast iron lampposts (circa 1920s) and Mid Century Modern lampposts (circa 1954)
- Recreational Fields - including a baseball field (circa 1950s)

Crownsville gardens | Source: Rick Rendleton

Map of Contributing Landscape Resources | Source: EHT Traceries

Photos of Existing Landscape Resources

2.5 NATURAL RESOURCE INVENTORY

OVERVIEW

On behalf of Anne Arundel County Department of Public Works (DPW), RK&K conducted a Natural Resources Inventory (NRI), including a wetland and waterway delineation, forest stand delineation (FSD), and specimen tree inventory within the Crownsville Hospital Memorial Park project study area in Anne Arundel County, Maryland (Appendix A, Figures 1 & 2). In addition, Anne Arundel County partnered with the Maryland Environmental Trust to place an easement on the property at the time it was acquired. This conservation easement exists on the southern portion of the property and is further described on the following pages.

This effort includes planning, engineering, surveying, environmental and archaeological investigations, and estimating to prepare site evaluation and analysis, conceptual site development design plans, and evaluation of suggested facilities and activities. The project study area is approximately 515 acres. The wetlands were delineated in accordance with the U.S. Army Corps of Engineers Wetlands Delineation Manual, Y-87-I (Environmental Laboratory, 1987); U. S. Army Corps of Engineers. 2012 and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Coastal Plain Region Version 2.0, and the FSD was conducted in accordance with the State Forest Conservation Technical Manual, Third Edition, 1997. RK&K identified 77 waterways, 31 palustrine forested (PFO) wetlands, 10 palustrine emergent (PEM) wetlands and two palustrine shrub-scrub (PSS) wetlands, 1,266 specimen trees, 10 forest stands, and 9 hedgerows within the project study area.

Introduction

RK&K environmental scientists conducted a Natural Resources Inventory (NRI) in November and December 2023 for the Anne Arundel County Department of Public Works (DPW). The project study area is located within the Crownsville Memorial Hospital parcel, approximately 515 acres, and bounded west of Generals Highway and Crownsville Road, north of Farm Road, and east of I-97 in Crownsville, Anne Arundel County, Maryland (Appendix A, Figures 1 and 2). Anne Arundel County DPW is proposing a master plan for the Crownsville Hospital Memorial Park to conceptualize the future of the project site in its entirety. This effort includes planning, engineering, surveying, environmental and estimating to prepare site evaluation and analysis, conceptual site development design plans, and evaluation of suggested facilities and activities.

Supplemental information supporting the NRI is included in the full *Crownsville Hospital Memorial Park – Natural Resources Inventory Report*, under Appendices A through F, as follows:

- Appendix A: Figures
- Appendix B: Agency Correspondence
- Appendix C: Datasheets
- Appendix D: Photographic Documentation
- Appendix E: Tree Inventory Table
- Appendix F: NRI Plan

Mapping Summary

» Topography
- Most open area is relatively level to gently sloping. Steeper slopes are limited to the forested areas.
- Constraints due to topo are not anticipated

» USDA Soils Mapping
- Well drained, sandy loam, HSG B/C soil

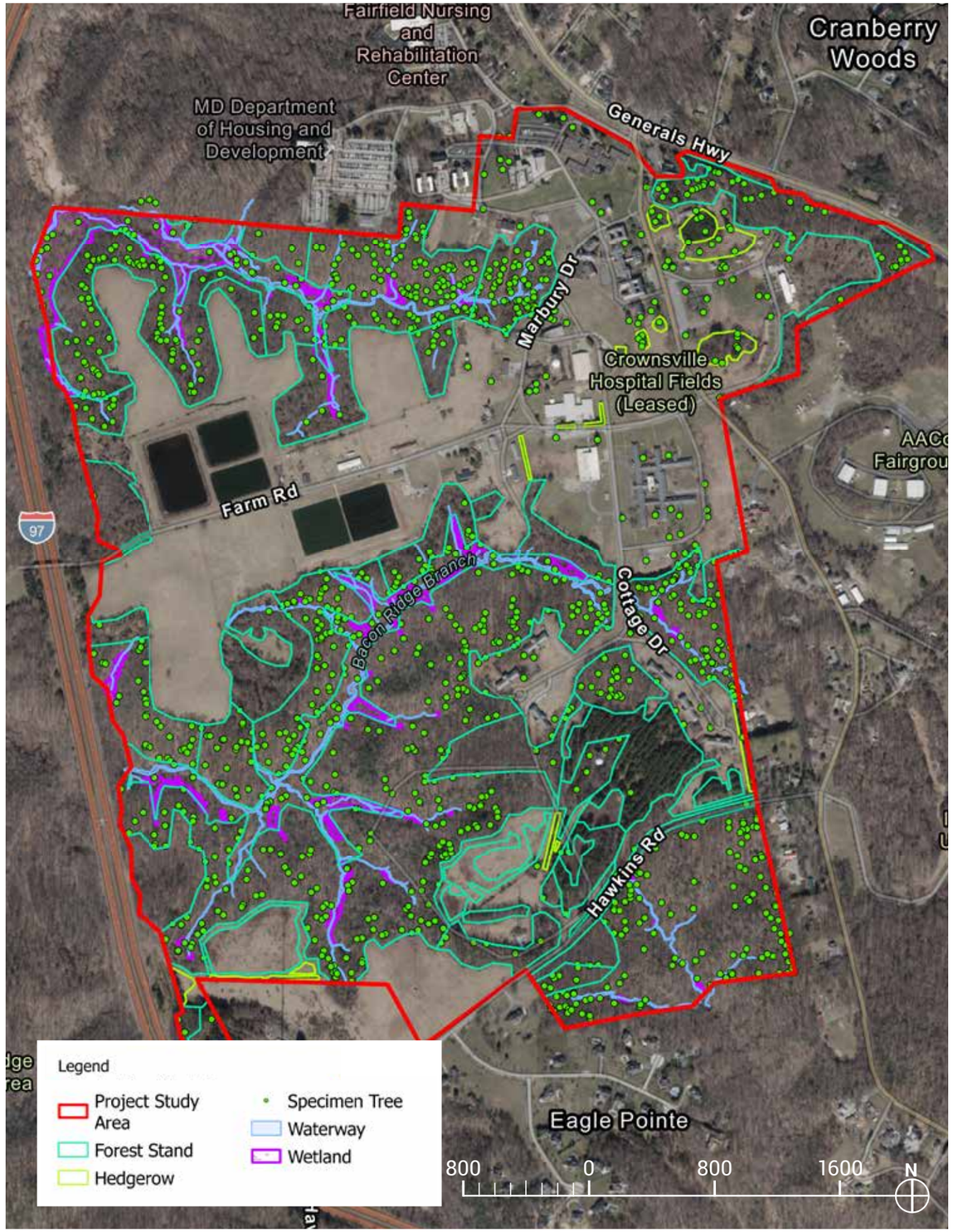
» Floodplain
- The floodplain does not encroach on any open space areas and is fully contained by within the forest line.
- Does not seem to be a constraint to development.

» Critical Area and Buffers
- There are no MD Critical Areas on-site

» Wetlands Waters of the US/Streams
- The majority of existing wetlands and streams are contained within the forested portions of the site and should not constrain development, assuming such will be limited to open areas. •

» Environmental Phase I and II areas of concern
- Confirmed presence of contamination in 6 of the 21 recognized environmental conditions. Testing for 2 of the 21 recognized environmental conditions was inconclusive and could be contaminated

» Zoning setbacks
- Zoning setbacks do not appear to be constraining to this development
- While the County is not required to adhere to the zoning regulations, it strives to adhere to them where possible.



Natural Resource Inventory Plan | Source: RK&K

2.5 NATURAL RESOURCE INVENTORY

Background Information

RK&K environmental scientists conducted a desktop investigation of mapped information prior to beginning the field investigation. The desktop investigation of the available mapped information identified site topography; vegetative cover; non-tidal waters and wetlands; 100-year floodplains; and hydric and highly erodible soils. Mapped resources reviewed for this project include:

- Anne Arundel County Topographic Geographic Information System (GIS) data (2-foot contours)
- The United States Department of Agriculture, Natural Resource Conservation Service
- (USDA-NRCS) Web Soil Survey (WSS) for Anne Arundel County, Maryland
- U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) GIS data
- Federal Emergency Management Agency (FEMA) GIS data
- Maryland Department of Natural Resources (MDNR) Wetlands, Waters, and Forest Interior
- Dwelling Species (FIDS) habitat GIS data

DESKTOP INVESTIGATION RESULTS:

Geology and Topography

The Crownsville Hospital Memorial Park project is within the Glen Burnie Rolling Upland District in the Atlantic Coastal Plain Physiographic Province. The Atlantic Coastal Plain Physiographic Province is characterized by flat to moderately rolling upland and an even flatter lowland, composed of unconsolidated sediments including gravel, sand, and silt. The Glen Burnie Rolling Upland District is an undulating upland with slopes typically less than 8 degrees, transitional between the Waldorf Upland Plain and the Prince Frederick Knobby Upland. Elevations within the project study area range from 50 to 180 feet above mean sea level (Appendix A, Figure 3).

Soils

The USDA-NRCS Web Soil Survey for Crownsville, Maryland identified twenty-two mapped soil units within the project study area (Appendix A, Figure 3). One highly erodible soil is identified within the project study area, as shown in Table 1 below. Three non-hydric soil units, seventeen predominantly non-hydric soil units, and two partially hydric soil units are mapped within the project study area.

Rare, Threatened and Endangered Species / Source: FWS

Photos of Existing Landscape - Source - RK&K

Wetlands and Waterways

The project study area is within the South River (Hydrologic Unit Code 02131003) MD 8-digit Watershed. The USFWS NWI identified five palustrine forested wetlands (PFO1A and PFO1C), one palustrine emergent wetland (PEM5A), and one palustrine scrub/shrub and emergent wetland (PSS1/EM5C) within the project study area. MDNR identified one palustrine forested wetland (PFO1C), and three perennial waterways (R2UBH) including designated use-class I stream, Bacon Ridge Branch, within the project study area (Appendix A, Figure 4).

100-Year Floodplain

The northwestern corner of the project study area falls within the 100-year floodplain, according to Federal Emergency Management Agency (FEMA) GIS data for Anne Arundel County (Appendix A, Figure 4). The affected portion of the project study area is within Zone A (Special Flood Hazard Area). (See additional information to right under “Field Investigations”)

Forest Interior Dwelling Species

Portions of the project study area are considered Forest Interior Dwelling Species (FIDS) habitat, according to MDNR GIS data (Appendix A, Figure 4). Forest Interior Dwelling Species habitat includes large, contiguous tracts of forest that provides habitat for a group of breeding birds that require habitat conditions in the interior of large forests. Forest Interior Dwelling Species habitat is defined as a forest tract that is greater than 50 acres in size and containing at least 10 acres of forest interior habitat (forest greater than 300 feet from the nearest forest edge); and riparian forest that are at least 300 feet in total width and greater than 50 acres in total forest area. (See additional information to right under “Field Investigations”)

Rare, Threatened, and Endangered Species

The USFWS Information for Planning and Consultation (IPAC) tool generated a species list which identified the potential presence of the candidate species monarch butterfly (Danaus plexippus) and the endangered species Northern Long-Eared Bat (Myotis septentrionalis; NLEB) within the project study area on December 21, 2023. Coordination with USFWS regarding the monarch butterfly is not required because the butterfly is listed as a candidate species that does have Section 7 requirements. Further coordination with USFWS will be required for the NLEB during the project design phase for the Crownsville Hospital Memorial Park site. The USFWS species list is included in Appendix B. A letter requesting information on the presence of rare, threatened, or endangered (RTE) species within the project study area was sent to MDNR Wildlife and Heritage Division on December 21, 2023. MDNR responded in a letter dated January 23, 2024, stating that there were no species of concern within the project study area. Agency correspondence documents are located in Appendix B.

FIELD INVESTIGATIONS

Wetlands & Waters of the U.S. – Results

RK&K identified 77 waterways, 31 palustrine forested (PFO) wetlands, 10 palustrine emergent (PEM) wetlands, and 2 palustrine shrub-scrub (PSS) wetlands within the project study area. Summary information on each delineated feature is included in Tables 2 and 3 below. Datasheets and photographs of each delineated feature are included in Appendices C and D, respectively, and the locations of the delineated features are displayed on the NRI Plan in Appendix F.

Forest Stand Delineation & Specimen Tree Inventory – Results

RK&K environmental scientists conducted a forest stand delineation within the project study area in November – December 2023. There were 10 forest stands and 9 hedgerows delineated within the project study area. Summary information of each delineated forest stand and hedgerow is included in Table 4. Datasheets and photographs of the forest stands and hedgerows are included in Appendices C and D respectively, and the locations of the delineated features are displayed on the NRI Plan in Appendix F.

The field investigation identified 1,266 specimen trees (> 30 inches) within the project study area. The Tree Inventory Table is in Appendix E, and the NRI Plan in Appendix F depicts the locations of the individual specimen trees.

MARYLAND ENVIRONMENTAL TRUST CONSERVATION EASEMENT

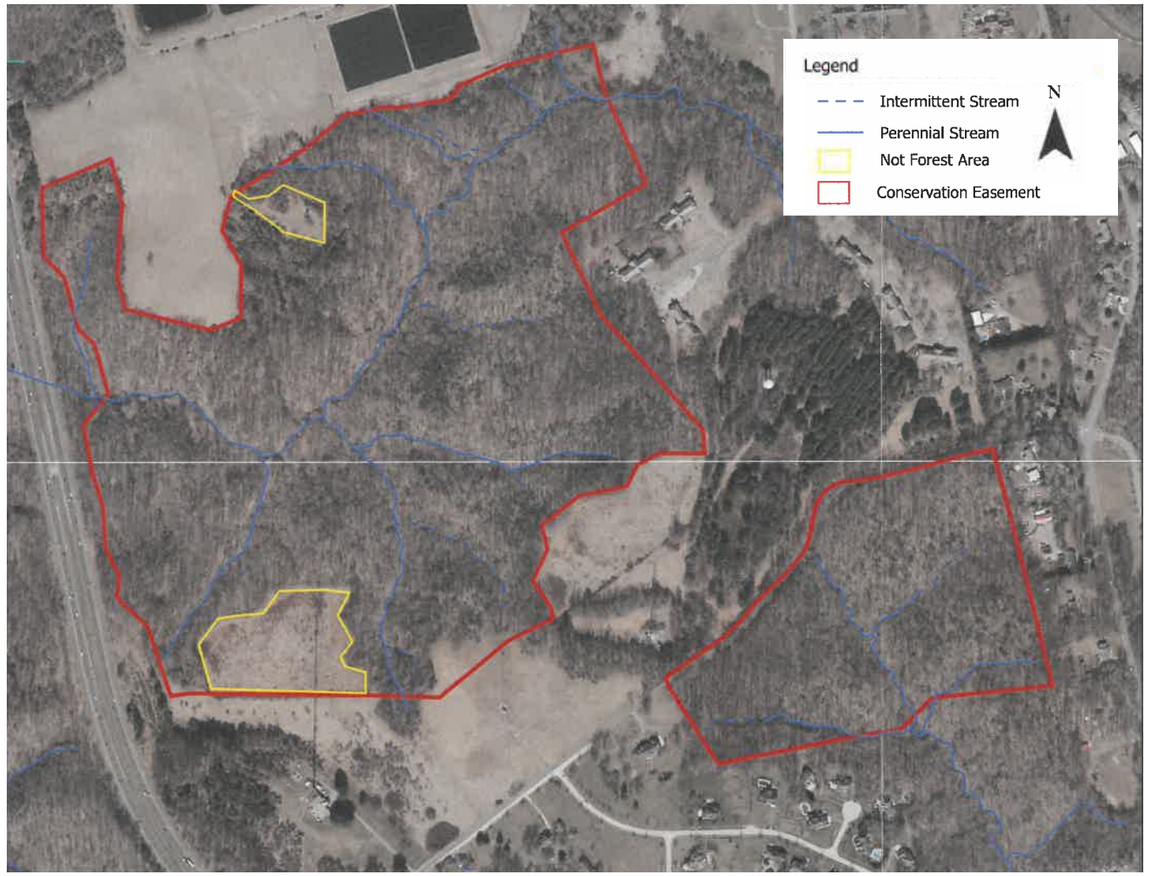
In February 2023, in coordination with Anne Arundel County Office of Central Services, Real Estate Division, the Maryland Departments of General Services and the Scenic Rivers Land Trust, a Maryland Environmental Trust (MET) Deed of Conservation Easement was recorded on ~158 acres of the Crownsville Hospital Property. The area within the easement consists of approximately 142 acres of woodlands and six acres of meadow/early successional forest and two acres of open fields; portions of headwater streams which are tributaries to Bacon Ridge Branch and relatively natural habitat for FIDS, a group of bird species with declining populations in Maryland; and scenic value of significant public benefit along Interstate 97 and Hawkins Road.

The area protected by the conservation easement is largely in the South Forest District (See Section 4.0 Recommendations) and is shown on the map on the following page. The purposes of this easement are (1) the protection of relatively natural habitats of fish, wildlife or plants, or similar ecosystems; and (2) the preservation of open space for the scenic enjoyment of the general public and which yields a significant public benefit, or pursuant to a clearly delineated Federal, State, or local governmental conservation policy and which yields a significant public benefit.

These restrictions are designed to ensure the perpetual preservation and conservation of the protected area by limiting its use and development.

For the areas within this conservation easement, the main restrictions are as follow:

- **Subdivision:** The division, partition, subdivision, or boundary line adjustment of the Property is prohibited unless approved by the County under extraordinary circumstances.
- **Commercial Uses and Activities:** These uses and activities are limited to commercial ecosystems services marketing and commercial mitigation and conservation banking with grantees' approval. Industrial activities, commercial small-animal kennel operations, athletic fields, all-terrain vehicle courses, off-road vehicle courses, and golf courses are prohibited.
- **Agricultural and Forestry Uses:** Agricultural uses and activities on both a commercial and non-commercial basis are prohibited. Forestry uses and activities are allowed but must comply with a Forest Stewardship Plan and FIDS Guidelines.
- **Structures, Buildings, Dwelling Units, and Means of Access:** The construction of new structures, buildings, dwelling units, and means of access unless specified otherwise in prohibited. The construction of Non-residential structures related to Passive Recreational uses, fencing for boundary marking and security, and structures allowed under specific provisions if allowed.
- **Utilities:** The repair and replacement of existing utilities and installation of new utilities to serve allowed uses with prior written approval from the County is allowed. The construction of new utilities for facilitating development on adjacent properties and cellular communication structures is prohibited.
- **Public Access:** The grant of this Conservation Easement does not convey public access rights. The County may allow public access at their discretion for permitted uses.
- **Buffer Requirements:** A 100-foot buffer along each side of the unnamed tributaries to Bacon Ridge Branch must be maintained. Disturbance of this buffer is restricted to specific activities like erosion control, trail crossing, and habitat enhancement.
- **Wetlands:** Diking, draining, filling, dredging, or removal of wetlands is prohibited. Creation, restoration, and maintenance of wetlands are allowed with necessary permits.
- **Dumping:** Dumping or placing of soil, trash, hazardous substances, or other materials as landfill is prohibited.
- **Visual Screening:** Erection of visual screening that blocks views of the property from public roadways is prohibited.
- **Excavation:** Excavation, dredging, or removal of materials that alter the topography of the Property is prohibited except for specific purposes like erosion control and habitat restoration.
- **Signage:** Billboards, signs, or advertisements exceeding 16 square feet are prohibited. Multiple signs must be placed at least 500 feet apart, except for hunting, fishing, or trespassing signs which can be placed closer.
- **Trails:** Construction, relocation, maintenance, and use of trails for passive recreational uses are allowed but must not impact Conservation Attributes.



Deed of Conservation Easement - Aerial Photgraph | Source: Anne Arundel County

2.6 UTILITY ANALYSIS

Wastewater & Water Summary

» Existing treatment/disposal system: Aerated lagoon/spray irrigation on 8 hay fields
» Currently utilizing approx. 1/3 of rated design capacity of 300,000 gallons per day
  ▫ Existing demand: 100,000 gpd for 15 existing tenants.
  ▫ Remaining allocation: 200,000 gp
» Immediate improvements recommended due to age/condition to treat existing flows;
» Long-term improvements required with extent dependent on:
  ▫ Amount of flow to be treated
  ▫ Potential future changes to permit
» Anne Arundel County DPW took over operation of the WWTP in 2024, which will be decommissioned over two phases. The full decommissioning will include removing all wastewater and sludge from lagoons and storage ponds, as well as removing/abandoning process equipment, piping, and buildings. The existing lagoons and ponds would be re-graded to allow for development. Permitting would include MDE Water and Sewerage Construction permits, changes to the existing discharge permit, as groundwater and grading permits.

Sewer Collection System Piping

» After cleaning the pipes and performing CCTV inspection of the sewer pipes, RK&K concluded that the sewer system is in relatively good condition, requiring only minor rehabilitation to remain in service, including the rehabilitation of certain segments and manholes

Groundwater Production Wells

» Two (2) ground water production wells (#4 & #5) withdrawing from the Upper Patapsco Aquifer
» Wells have a permitted combined groundwater allocation permit allowing an annual average of 120,000 gallon per day, with no single month exceeding 156,000 gallons per day.
  ▫ Existing demand: 35,000-40,000 gpd consumed by 15 existing tenants.
  ▫ Remaining allocation: 30,000 gpd.
  ▫ Overall, the wells and related equipment are in good working order.
  ▫ The groundwater allocation permit is the limiting factor for water supply.

Drinking Water System

» The existing water systems consists of the following major components:
  ▫ Two (2) groundwater production wells
  ▫ One (1) Water treatment plant to comply with safe drinking water regulations.
  ▫ Three (3) high service pumps at the treatment plant
  ▫ Two (2) elevated water storage tanks, and
  ▫ Approximately 26,000 feet of water distribution piping

Water Treatment Plant

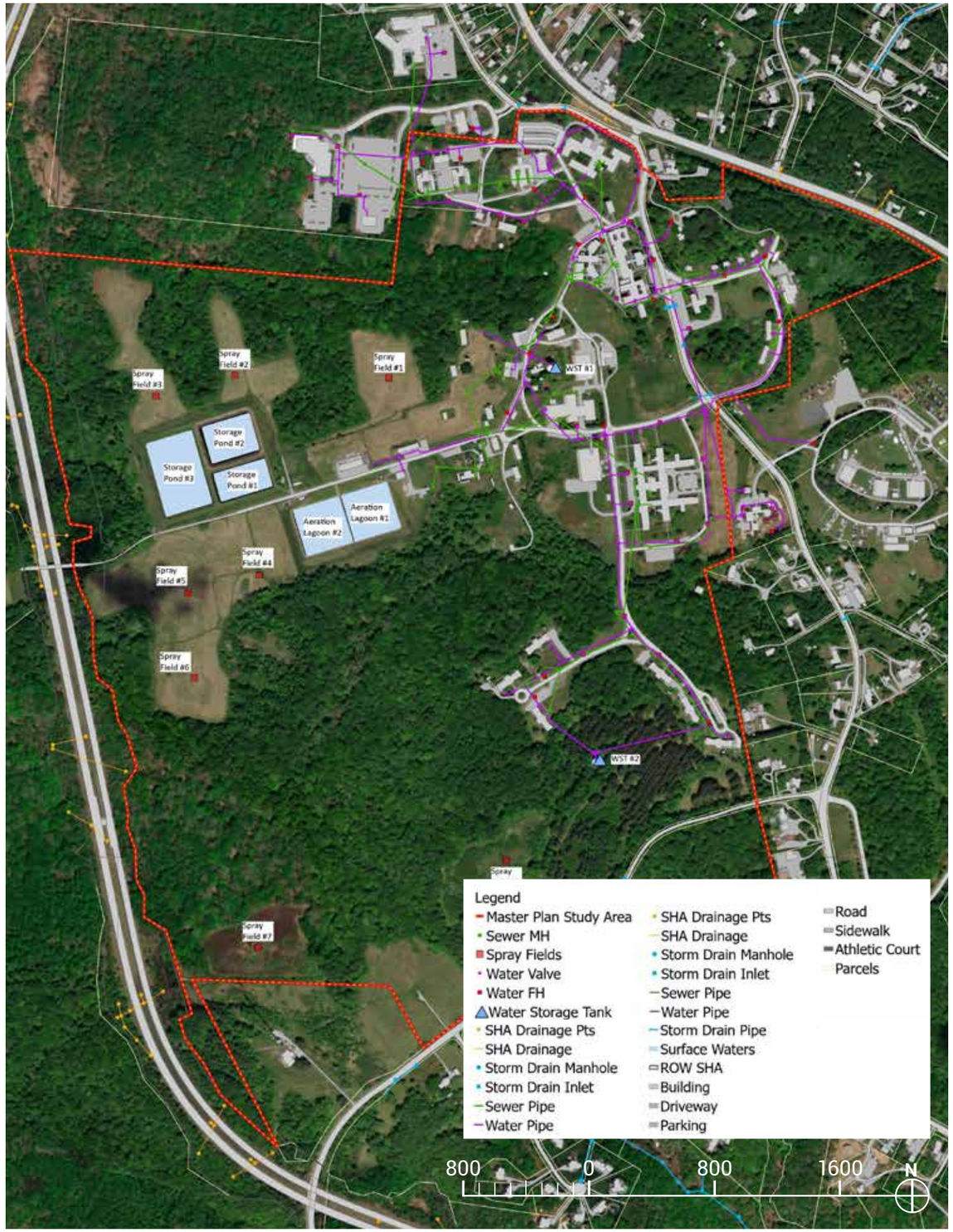
» The water treatment plant was constructed in the early 1990's
» The water treatment plant is producing water quality that meets all primary drinking water regulations
» Currently, the treatment plant only operates about 2 hours daily to produce about 80,000 gallons per day to top off the elevated tank(s).

Elevated Water Storage Tank

» There are two (2) elevated water storage tanks known as the Front Tank and the Back Tank.
» Both tanks have a capacity of 250,000 gallons (500,000 combined)
» The condition of both tanks, per 2020 inspection, is relatively good.
» Only the Front Tank remains in service. The Back Tank continues to exist, but has been drained and removed from service because it was not needed. Thus, limiting the current storage at the site to 250,000 gallons.

Water Distribution Piping

» The vast majority of the distribution system piping is cast iron pipe installed prior to the 1960's.
» High concentrations of iron are being detected in distribution system water quality samples. No positive bacteriological results have been detected.
» The vast majority of the Crownsville water distribution piping is unlined cast iron piping that is over 50 years old and significantly tuberculated with heavy accumulations of iron sediments throughout.
» Based on their age, RK&K believes that most of the water mains and system valves are beyond their useful life.



Natural Resource Inventory Plan | Source: RK&K

2.7 TRAFFIC ANALYSIS

OVERVIEW

On behalf of Anne Arundel County Department of Public Works (DPW), RK&K conducted initial Existing Conditions Traffic Analysis for the Crownsville Hospital Memorial Park project in Anne Arundel County, Maryland.

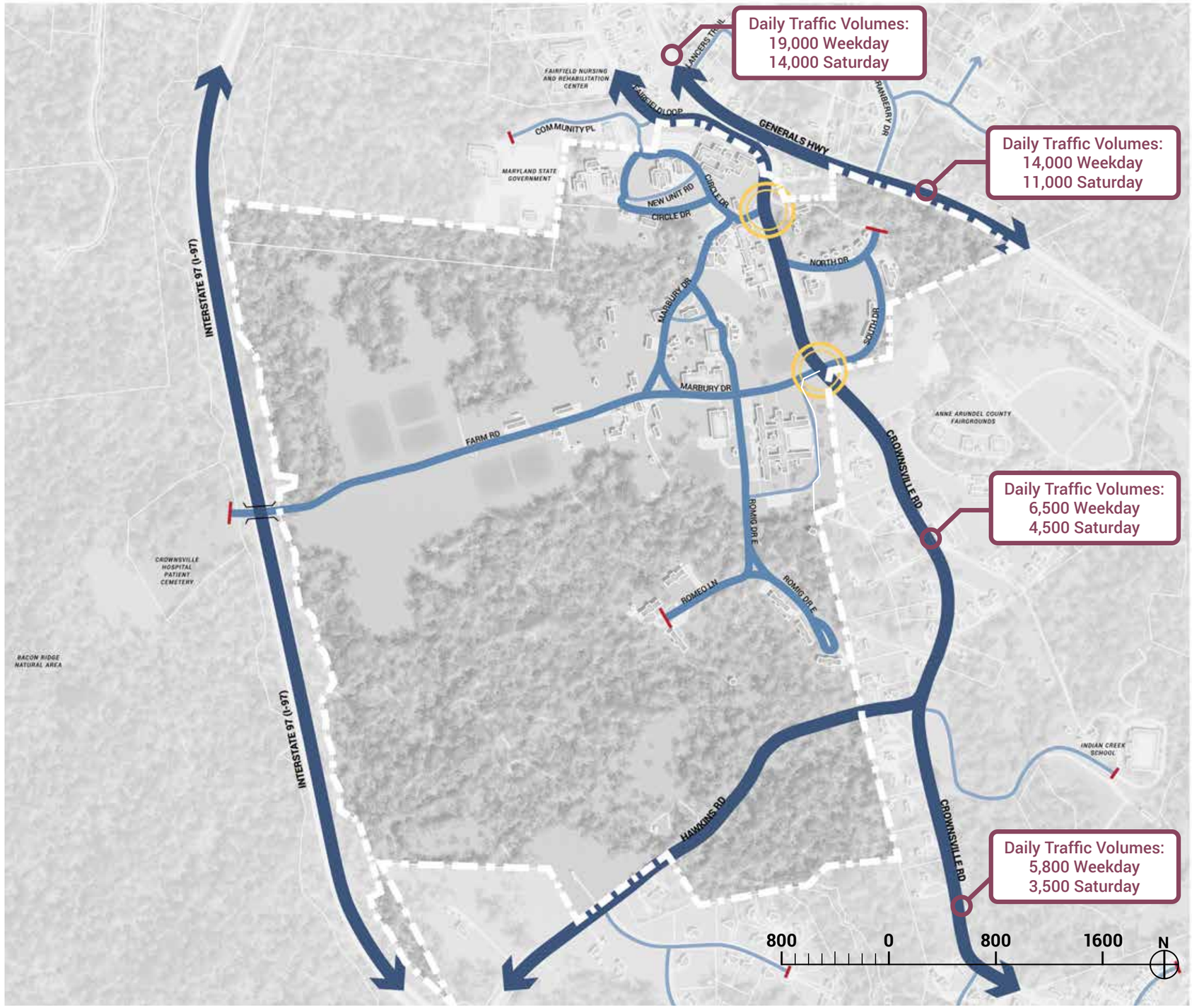
This effort included reviewing and extracting relevant data from existing available sources, including from SHA, AA County, and the RITIS database.

Additional data was collected by RK&K in January and February 2024 as follows:

- Weekday and Weekend peak hour intersection turning movement counts at 5 intersections:
  - MD 178 @ Crownsville Road (including the Fairfield Loop Rd leg)
  - Crownsville @ Marbury Drive (North)
  - Crownsville @ Marbury Drive (South)
  - Crownsville @ Hawkins Road
  - Crownsville @ Honeysuckle Lane
- Daily Traffic data (7 day tube counts) at 5 locations:
  - Crownsville Road south of Hawkins Road
  - Crownsville Road north of Hawkins Road
  - Crownsville Road south of Marbury Drive
  - Generals Highway south of Crownsville Road
  - Honeysuckle Lane east of Crownsville Road (near Renaissance Fair site)

KEY

- SITE BOUNDARY
- EX. DEAD END
- EX. PRIMARY STREETS
- EX. SECONDARY STREETS
- EX. TERTIARY STREETS
- POINTS OF ENTRY



2.7 TRAFFIC ANALYSIS

Introduction

The Crownsville Hospital Memorial Park (CMP) site is located in Anne Arundel County and is generally bounded by Fairfield Loop Road to the north, Crownsville Road to the east, Interstate 97 to the west, and Hawkins Road to the south. As shown in Figure 1, Circle Drive and Marbury Drive are internal site roadways which intersect with Crownsville Road: Circle Drive is the northern site access point and is located on Crownsville Road approximately 450 feet south of Fairfield Loop Road; Marbury Drive is the southern site access point and is located approximately 1,700 feet south of Fairfield Loop Road. The southern access point (Marbury Drive) also provides access to a smaller parcel of the hospital site which is located on the east side of Crownsville Road.

Existing Development

Development along Crownsville Road south of the CMP is generally residential. South of Marbury Drive single-family dwellings front onto Crownsville Road. A driveway opposite Hawkins Road provides access to the Indian Creek School. Indian Creek School is a private school which provides pre-K through Grade 12 education, and currently has about 560 enrolled students.

Crownsville Road also provides access to two recreational/entertainment facilities: the Anne Arundel County Fairgrounds and the Maryland Renaissance Festival. The Anne Arundel County Fairgrounds are located south of Marbury Drive between Crownsville Road and General's Highway. Access to the fairgrounds is provided on Generals Highway and on Crownsville Road, via a driveway located approximately 500 feet south of Marbury Drive. The fairgrounds host a variety of events throughout the year including the annual county fair, craft fairs, flea markets, and other types of entertainment. The fairgrounds can also be rented. As of October 2024, the fairgrounds were completely booked for 2025.

The Renaissance Festival, which is located which is located on the east side of Crownsville Road, south of Honeysuckle Road. The Renaissance Festival is an annual event held on multiple weekends between August and October, drawing considerable traffic to the area.

Roadway Characteristics

Crownsville Road is a county-maintained roadway that provides one travel lane in each direction along the length of the CMP site. There are no shoulders. The posted speed limit is 35 MPH. A sidewalk is provided on the west side of Crownsville Road between Fairfield Loop Road and the southern Marbury Road access point.

MD Route 178 (Generals Highway) is the main roadway to the north of CMP which provides access to northbound Interstate 97 to the north and to Annapolis, I-97, and US Route 50 to the south. I-97 and US Route 50 provide regional connections to Baltimore, Annapolis, Washington, D.C., and the eastern shore of Maryland.

MD 178 is a state-maintained roadway with one travel lane in each direction. The posted speed limit is 40 MPH. MD 178 has paved shoulders but no sidewalks. Turn lanes are generally provided at major signalized and unsignalized intersections.

Hawkins Road, which borders the CMP site to the south, is a county-maintained roadway that provides one travel lane in each direction, with a posted speed limit of 35 MPH.

Traffic Volumes and Operations

Traffic data was collected in February 2024 to understand traffic patterns and assess existing traffic operations through the area. Turning movement counts were conducted along Crownsville Road at the intersections of MD 178; Fairfield Loop Road; Marbury Road North and South; Hawkins Road; and Honeysuckle Lane. Seven-day tube counts were conducted along Crownsville Road south of Fairfield Loop Road; north and south of Hawkins Road, and on MD 178 east of Crownsville Road. Traffic data were collected for both weekday peak periods and the Saturday mid-day period. Weekday peak period counts were conducted from 6:00 AM to 9:00 AM and 3:30 PM to 6:00 PM, and the Saturday count was conducted from 10:00 AM to 2:00 PM.

Historic traffic data was reviewed as well. Because current data was collected when the Renaissance Fair was not open, historic data, available on the MDOT SHA Internet Traffic Monitoring System website (I-TMS) was obtained from 2008. Although these traffic counts are somewhat dated, they were collected during typical Renaissance Fair weekends, and that data will be useful to understand the Fair's impact on traffic volumes and traffic operations.

Weekday daily traffic volumes on Crownsville Road are approximately 6,500 vehicles per day between MD 178 and Hawkins Road. South of Hawkins Road, daily traffic volumes decrease to approximately 5,800 vehicles per day. Weekday daily traffic volumes on MD 178 range from approximately 19,000 vehicles per day west of Crownsville Road, to approximately 14,000 vehicles per day east of Crownsville Road. This indicates that a considerable volume of traffic enters MD 178 at the Crownsville Road intersection.

Weekend Saturday daily traffic volumes on Crownsville Road range from approximately 4,500 vehicles per day south of MD 178 to 3,500 vehicles per day south of Hawkins Road. Weekend Saturday volumes on MD 178 are approximately 14,000 vehicles per day west of Crownsville Road, and approximately 11,000 vehicles per day east of Crownsville Road. The existing weekday and Saturday weekend daily volumes are shown on page 71 of this document.

The turning movement counts that were conducted in February did not indicate significant bicycle or pedestrian volumes during the PM or Saturday counts, but it is likely that during more favorable weather conditions, bicycle traffic along Crownsville Road and MD 178 would increase.

A comparison of the February 2024 traffic counts to counts conducted in September 2008 during the Renaissance Fair indicates that hourly traffic volumes during the weekend are higher during Fair events in particular during late weekend afternoon periods, but that total daily weekend volumes remain lower than typical weekday daily volumes. Likewise, the highest hourly volumes during Fair events are below typical weekday peak hour volumes.

The MD 178/Crownsville Road/Fairfield Loop Road intersection is signalized; it is currently the only signalized intersection within the study area. This intersection is actually comprised of two closely-spaced intersections (MD 178 at Crownsville Road and Crownsville Road at Fairfield Loop Road), with all approaches being controlled by a single signal controller.

All other intersections are stop-controlled, with the minor movements from the side streets having the stop-controlled movement.

Weekday peak hour analyses show that the average vehicle delay at the signalized intersection at MD 178 and Crownsville Road/Fairfield Loop Road is approaching unacceptable conditions during the AM and PM peak hour (under criteria established in the Highway Capacity Manual), based on the peak hour volumes and observed signal timing. Peak period queues on northbound Crownsville Road extend back as far as 435 feet upstream, which is approximately the distance from the Fairfield Loop Road intersection to the Circle Road site entrance.

It has also been observed that the section of MD 178 west of Crownsville Road frequently experiences frequent congestion that starts at the downstream intersection of MD 178 and Herald Harbor Road. Queues from this intersection extend almost a mile to the MD 178/Crownsville Road intersection, which exacerbates congestion at the MD 178/Crownsville Road/Fairfield Loop Road intersection.

The stop-controlled movements at the unsignalized intersections encounter little delay under existing conditions, including the site access points at Marbury Drive North and South.

Conclusion

The main roadways that border CMP (MD Route 178 and Crownsville Road) currently provide adequate capacity to accommodate the typical weekday traffic demand, although the intersection of MD 178 and Crownsville Road is experiencing some congestion during peak hours, with average vehicle delays approaching unsatisfactorily levels. Historic traffic counts indicate that events such as the Maryland Renaissance Festival add considerable weekend traffic to these roadways, but daily and peak hour traffic during these events remains below typical weekday peak hour levels.

The roadways cater primarily to vehicular traffic. Traffic counts conducted in February 2024 indicated very little bicycle use although field observations did reveal occasional bicycle use. Shoulders are intermittent along MD 178 but are not provided on Crownsville Road. A sidewalk is provided along Crownsville Road adjacent to CMP, which would encourage non-vehicular travel within the study area.

Recommendations for future improvements to vehicular circulation and a traffic analysis for proposed uses can be found in Section 4 of this document.

2.8 PRECEDENT PROJECTS

OVERVIEW

During Phase 1 and Phase 2 of the Master Plan process, the consultant team identified several precedent projects to help inform concept plans and recommendations. These projects share similarities to Crownsville Hospital Memorial Park in different ways, including similar historic uses and adaptations, landscapes, and challenges of reuse.

The precedent projects were categorized into two types: Adaptive Reuse Master Plans, and Cultural and Adaptive Reuse Landscapes.

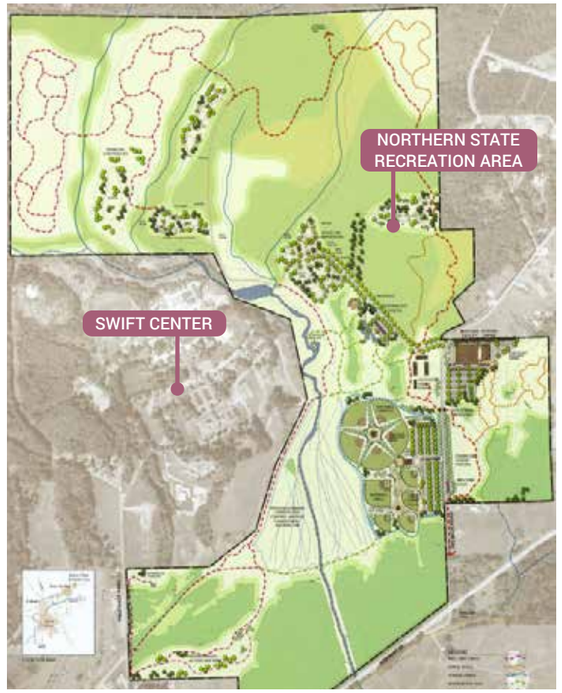
ADAPTIVE REUSE MASTER PLANS

Northern State Hospital - SWIFT Center

Sedro-Woolley, Washington

Beginning as the Northern State Hospital for the Insane, this 1,000-acre site originally opened its doors in 1912. The campus was designed to be a self-sustaining community with housing for staff and patients, as well as 700-acres of farmland with facilities to support it. By 1959, the hospital became overcrowded with over 2000 patients and closed in 1973 due to lack of funding. In 1975, 225 acres of the campus were transferred to the State Department of Enterprise Services. A portion of the site, including 56 buildings, was added to the National Register of Historic Places as a District in 2010.The reuse of the site is split into two public uses, the SWIFT Center and the Northern State Recreation Area.

The SWIFT Center (Sedro-Woolley Innovation for Tomorrow) Center consists of the main campus and buildings and is owned by the Port of Skagit. The SWIFT center is publicly accessible and buildings are leased to non-profit and governmental organizations. Approximately 40% of the buildings are still vacant and some have been demolished for new construction. The vision and goals of the SWIFT Center are to encourage private sector to create and sustain jobs, continue and promote public recreation use of the SWIFT center, protect environmentally sensitive areas, in particular Hansen Creek, acknowledge and protect historic significance of SWIFT center, and acknowledge and respect Upper Skagit Indian Tribal Nation's interests.



Northern State Recreation Area | Source: Skagit County

Northern State Hospital | Source: Seattle Times

The Northern State Recreation Area, owned by Skagit County, occupies approximately 750 acres. The Master Plan includes 500 acres of open space, an equestrian and multi-use event center, 10 ball fields, play & picnic areas, campgrounds, and multi-use trails.

St. Elizabeth Hospital

Washington, DC

Formerly the Government Hospital for the Insane, St. Elizabeth Hospital was founded to care primarily for veterans. The hospital admitted its first patients in 1855 and expanded to include a west and east campus. The east campus included six buildings arranged around a central kitchen/cafeteria creating four large courtyards. The design reflected the institution's theory that space, landscape, and air were critical to a patient's mental health.

The hospital hit a peak number of patients in the 1950s with over 8,000 patients. In 1987, the 183-acre East Campus transferred ownership to the District of Columbia and soon after the St. Elizabeth's Hospital Historic District was designated a National Historic Landmark in 1990.

In 2010, the master planning process began. The plan proposes a new community and one of the largest redevelopment opportunities in Washington, DC, reviving almost one million square feet of historic buildings and an additional four million square feet of mixed uses. The master creates the framework for a community hub while promoting the district's emerging innovation economy through redevelopment. The recommendations for residential, commercial, cultural, and institutional uses aim to bring renewed vibrancy to the East Campus and surrounding areas.

St. Elizabeth's Site Plan | Source: www.stelizabethseast.com

The Ridges

Athens, OH

The Ridges, formerly known as the Athens Lunatic Asylum, was designed based on the Kirkbride Plan, in 1874. Dr. Thomas Kirkbride focused on humane treatments of mental illnesses which began with the physical design of the asylum. The design included two wings of the building with a hierarchical division of patients, access to light and fresh air, a natural setting for recreation, landscaped parks, and farmland. The Kirkbride Plan led the way for asylum design. The asylum closed in 1993 and its 700 acres of land was transferred to Ohio University. Now known as The Ridges, many of the historic buildings have been renovated and are in use by the University.

A development strategy, The Ridges Framework Plan, was approved in 2015 to preserve, celebrate, and strengthen the historic development. The site is currently home to a community child development center, the Ohio Museum Complex and the Kennedy Museum of Art

The Residences at St. Elizabeth's | Source: GSC SIGAL

Aerial view The Ridges | Source: Ohio University

2.8 PRECEDENT PROJECTS

Workhouse Arts Center

Lorton, VA

The Workhouse Arts Center was originally opened as a prison in 1910 as the Occoquan Workhouse, later to be renamed the Lorton Correctional Complex and/or the Lorton Reformatory. The original goal of the prison was to be more reminiscent of a college campus rather than a prison, focusing on rehabilitation over punishment. The prison was intended to be self sufficient, including extensive agricultural operations. By the late 1980s, the prison became overcrowded and was closed in December of 2001. In 2002, Fairfax County purchased the land and began the Workhouse plan.

Opened in 2008, the Liberty Workhouse Arts Center includes performance spaces, visual art gallery spaces, 85 art studios, and classrooms for visual, performing and culinary arts. The campus also includes two museums to honor the history of the prison itself and the suffragists who were imprisoned there. The Workhouse hosts year-round events such as including Workhouse Brewfest, Workhouse Fireworks, and an annual Haunted Trail. There are plans to expand the development to include affordable housing, a 3,000-seat outdoor entertainment amphitheater, a large-scale indoor events space, an education center, and an indoor theater.

Event at Workhouse Arts | Source: Workhouse Arts Center

Workhouse Arts Center | Source: Workhouse Arts Center

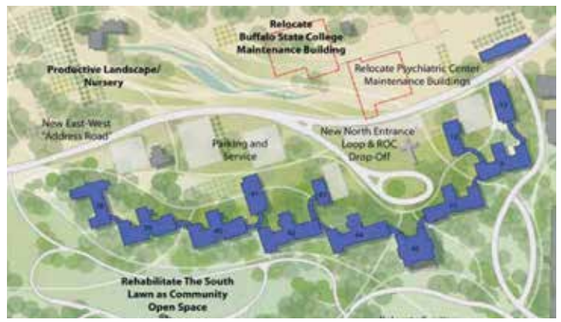
Richardson Olmsted Campus

Buffalo, NY

The Richardson Olmsted Campus, formerly known as the Buffalo State Asylum for the Insane, was a 42 acre campus with 100 acres of farmland. The farmland is now the site of the Buffalo State University campus.

Beginning in 1880, the Richardson Olmsted Complex underwent a series of phases and expansions for nearly a century until it closed in 1974. Starting in the early 2000s, the state of New York was held responsible for the upkeep and rehabilitation of the historic buildings on the campus. The creation of a formal Master Plan in 2011 led to the first phase of redevelopment in 2014 including 3 of the 13 buildings on site. The campus is now home to award-winning redevelopment projects including a hotel and conference center and is on the National Register of Historic Places as a National Historic Landmark.

Richardson Olmsted Campus | Source: TenBerke



Richardson Olmsted Campus Site Plan | Source: UB

CULTURAL AND ADAPTIVE REUSE LANDSCAPES

Gas Works Park

Seattle, WA

Gas Works Park, originally the site of the Seattle Gas Light Company was designed by Richard Haag and opened in 1973. The original plan was to demolish the existing coal and oil gasification plant due to the toxicity of the site. However, Haag advocated to keep and repurpose the existing structures to be an urban park honoring the history of the industrial age.

The 20-acre park now includes several elements that integrate the industrial structures that remained on site, including a children's "play barn" structure, lawn areas, tower remnants, and an earth mound often called the "kite-flying hill". The park is used year round for large events, public meetings, concerts and day-to-day open space for nearby residents.

Unity Park

Greenville, SC

Unity Park in Greenville, South Carolina was designed to embody the unity of two previously segregated parks, Mayberry Park for Black residents and Meadowbrook Park for White residents. The park intends to be open and welcoming to all, while preserving and protecting natural resources.

In 2002, the Reedy River Master Plan, created by Clemson University, called for the creation of a new park, connecting to nearby trails. Today, the 60-acre park honors the history of Mayberry and Meadowbrook parks and nearby land has been set aside for affordable housing to protect against gentrification in the area. The park programming includes playgrounds, a splash pad, basketball courts, a historic baseball field, covered picnic tables, a welcome center, a flexible event space, and multi-use trails.

Dorthea Dix Park

Raleigh, NC

Dorthea Dix Park has a complex history, previously inhabited by Indigenous people, then becoming a plantation, worked by enslaved African Americans, and then the site of North Carolina's first mental hospital.

In 2017, the City of Raleigh partnered with the Dix Park Conservatory to create a master plan for the park. Phase I of the master plan includes implementation of several major projects:a plaza and play area, creek and landfill improvements, a land bridge to connect to neighboring communities, a multi-use path, restoration of the historic buildings and cemetery and utility infrastructure improvements.

Gas Works Park | Source: The Cultural Landscape Foundation

Unity Park - Greenville | Source: MKSK

Dorthea Dix Park Plan | Source: Raleigh Parks and Rec

3.0 PUBLIC OUTREACH

3.1 OVERVIEW

INTRODUCTION

Public participation helps ensure the plan addresses community concerns and ideas, foster an inclusive and transparent planning process, identify key opportunities and priority areas, and build momentum to move a planning process towards adoption and implementation. Stakeholder input and feedback were critical to creating a community-supported vision for Crownsville Hospital Memorial Park.

A critical task throughout the planning effort was to gather stakeholder input on existing conditions and feedback on proposed concepts. This engagement was conducted through a variety of outreach methods, including key stakeholder interviews, Public Workshops, input from Committees, and an email feedback method provided by the county. A summary of the input provided through these methods can be found in this section.

STAKEHOLDER INTERVIEWS

Throughout October 2023 - January 2024, the consultant team conducted key stakeholder interviews, including conversations with current tenants, former staff, historians and neighbors to understand the complex past, present and truth about the hospital and the site. These conversations proved to be invaluable as much of the history of Crownsville Hospital only remains in oral histories of those who worked and lived on site.

County Executive signing of Executive Order 61
Source: Anne Arundel County

COMMITTEES

In addition to public stakeholders, the County Executive signed Order 61 creating the Crownsville Advisory Committee prior to the project kickoff. This committee was responsible for advising the county executive and county departments on the planning process, making recommendations for uses, and collecting and compiling public input on public need and prospective uses.

Five (5) subcommittees provided recommendations to the Advisory Committee, including a mix of local residents, government officials, stakeholders and experts in their respective fields. Additional information on each subcommittee and a list of their proposed recommendations can be found in Section 3.5 of this document.

BOWIE STATE UNIVERSITY

In July 2024, Bowie State University and Anne Arundel County signed a Memorandum of Understanding (MOU) to “foster a strategic partnership to provide programming, internships, and educational initiatives focused on health and wellness at Crownsville Hospital Memorial Park” and to “utilize Crownsville Hospital Memorial Park as an opportunity to support the neighboring community by providing health and wellness services”.

This recommendation was shared with the consultant team and the public and was incorporated into the building test fits that can be found in Section 4.4 of this document under “Campus Core”.

PUBLIC WORKSHOPS

Prior to engagement of the consultant team, Anne Arundel County held a public Town Hall in June 2023. The purpose of this meeting was to provide an overview of the vision and project process, as well as provide an opportunity for community members and the general public to share feedback and ideas for the future of CMP. From this point onward, the County began collecting feedback via a dedicated project email address. This process continued throughout the project, with the feedback gathered playing a key role in shaping the recommendations discussed in this section.

The consultant team and Anne Arundel County DPW held five public workshops to elicit feedback and present work to stakeholders. The workshops were held as follows:

Introductory Public Workshops:

- In early February 2024, an Introductory Public Workshop was held to introduce the project, present the existing conditions analysis prepared by the consultant team, and outline a vision for the future of the Crownsville Hospital Memorial Park (CMP) with public input and guidance.
- In early May 2024, an Introductory Workshop for Affected Communities was held to ensure inclusion and representation of the Black communities directly affected by the actions of Crownsville Hospital.

Concept Plan Public Workshops

- In July 2024, the Concept Plan Public Workshop was held to solicit further feedback on the proposed concepts for the Master Plan.
- In early October 2024, an Open House was held to present the preferred concepts and Draft Master Plan. Additional information on each workshop, as well as a summary of feedback received can be found in the following pages.
- In late October 2024, the County Executive hosted a public Town Hall to discuss the draft Master Plan and provide an opportunity for community input.

3.2 INTRODUCTORY WORKSHOP SUMMARY

OVERVIEW

In February 2024, an Introductory Public Workshop was held to introduce the project, present the existing conditions analysis prepared by the consultant team, and outline a vision for the future of the Crownsville Hospital Memorial Park (CMP) with public input and guidance. There were 160 attendees, in addition to the consultant team and county staff team members. The audience included county residents and neighbors, local business owners/staff, current tenants on site, former Crownsville Hospital staff, and individuals who were themselves, or related to, a former patient of the hospital.

The public workshop offered stakeholders and the community an opportunity to voice their observations and concerns about the future of CMP. The following pages are a compilation of the comments received during the workshop, via the facilitated table discussions, stakeholder post-it notes, and vision 'postcards', as well as post-workshop clarification notes. The feedback received was compiled into four major categories, which can be seen on the following pages: Culture + History, Open Space + Recreation, Uses + Programming, and Connectivity + Accessibility. This summary is a compilation of comments and is not intended to be comprehensive of every comment received. To view a PDF of the full Introductory Workshop presentation, please visit the project website.

STRENGTHS & ASSETS

» Stakeholders shared that the size, potential, history, landscape, and overall potential of this site are all strengths. The site provides a great opportunity for collaboration.

» They shared about the strength in the rich history and the opportunity to recognize it, including the cemetery, diversity, and stories of those who suffered here, and those who healed here.

» Stakeholders find the location of the hospital to be a strength – proximity to major roads, central to the county, proximity to Annapolis, proximity to nearby amenities and other open spaces, etc. This is an opportunity to make better connections to these assets

CHALLENGES

» Stakeholders expressed the following as their biggest concerns/challenges of the site:

» Challenge to preserve and recognize the complex history of the site

» Inaccessibility of the site currently

» Run down site conditions, including deteriorating and hazardous interiors.

» Disrepair of buildings

» Immense size and cost of the project

» Traffic and parking – there is already a huge concern for traffic in this area

» Old and failing infrastructure, including the large Wastewater Treatment Plant, and unpotable water

» Concern for radiological devices, sources, or potential contamination

Images from the Public Workshop - source: Design Collective

VISION

Overall, stakeholders shared a vision for a place of healing and holistic mental health that is publicly accessible and a hub for community and social services. They envision a museum, social service and nonprofit, recreational, and educational uses on site. They envision the project will be a model for other places around the country.

3.2 INTRODUCTORY WORKSHOP SUMMARY

CULTURE & HISTORY

Stakeholders shared the importance of using the story of what happened here as an opportunity to educate, remember and recognize. They shared that the role of healing is important, as well as the history of the patients, staff and notable leaders.

IMPORTANT TO REMEMBER

- Using the story of what happened here as an opportunity to educate, to show how something negative can become good, to tell the truth
- Tell the story of how the hospital was a template for a self-sustaining community
- Include existing tenants in the story

ARCHITECTURE

- Recognize the beauty and rich history of the buildings and the role they had in healing, some stakeholders specifically mentioned the role of the Campanella Building (as a hub for recreation and community gathering), the Meyer Building, and the Chapel
- Recognize existing tenants
- Notable buildings mentioned: the Campanella Building, the Meyer Building, the Chapel

HISTORY

- Include the history of the Ladies Auxiliary
- Include the history of staff
- The truth should be told about what happened there [at Crownsville Hospital] Need for reverence to be a part of the story, reverse the fear of the place/history
- Focus on the good – the later parts of the history
- Preservation of site, buildings, and stories – acknowledging, learning
- Connection to mental health and nature

ACKNOWLEDGMENT

- Acknowledge indigenous people who were displaced before the hospital was built
- Important to acknowledge and access the cemetery
- Include plaques for each of the buildings
- Acknowledge Black history and oral histories of the site

OPEN SPACE & RECREATION

Stakeholders found many strengths in the outdoor spaces of the existing site. They appreciate the natural beauty and the opportunity to preserve this beautiful landscape and use it as an asset to mental health and wellness.

OVERALL COMMENTS

- More passive than active
- Focus on equity, access, and preservation of the site; Connect landscape features back to mental health, wellness, and the history of the site
- Trails – accessible, multiple types (see additional notes below)
- Convert the WW treatment plant to parkland
- Include a farming/agricultural component
- Consider a nature center or education center

EXISTING STRENGTHS

- Existing natural beauty of the landscape: meadows, open spaces, trees, dramatic topography, intermittent streams, cherry blossoms, and other beautiful plants, important forest edges
- Sports field/indoor sports: Most stakeholders expressed a desire to limit active recreation, keeping ball fields limited to those currently on site

LANDSCAPE ELEMENTS + SPACES

- Utilize farm area for education, job training, nonprofit support, therapeutic uses: community gardens, horticulture gardens, etc.
- Agriculture/ farming/ livestock opportunities: Multi-generational use, Interest in preserving or reusing materials from farm structures

GARDENS/HORTICULTURE/FOREST

- The following uses were recommended by stakeholders: butterfly gardens, meditation gardens, native gardens, open fields, woods, reflection pool or pond, memorial benches, chess/checkers, playground, apiary, outdoor fitness, inclusive parks, wheelchair challenge course, dog park, outdoor pavilion areas
- Connect gardens/landscape back to history of patients and staff
- Connect to therapeutic value of gardening
- Tourism of historic nature

TRAILS

- Important to connect to adjacent parks and trails
- Important for trails to be accessible
- Include a variety of trails: nature trails, walk/jogging loop, hiking, biking, equestrian trails, adaptive and accessible, art trails, natural surface and paved trails, therapeutic trails, mountain bike trails, rehabilitation trails, trails for healing and mental wellness
- Workout station for people with limited mobility
- Some expressed a desire for equestrian trail parking and some expressed a desire to keep trails separated, equestrian vs. non-equestrian

3.2 INTRODUCTORY WORKSHOP SUMMARY

USES & PROGRAMMING

Stakeholders desire programming focused on healing, education, community/civic spaces, mental health, social services, multi-generational resources, and connection to nature/art. A variety of accessible and equitable spaces will be needed to accommodate the complex history and current needs.

CIVIC USES

- Museum/Memorial spaces (indoor/outdoor) to recognize history of site, patients, former staff, living exhibits to represent former uses
- Nature Center
- Community Center or reuse of buildings fallowing for mix of uses such dance, arts, etc.
- Non-denominational sacred space for meditation space, quiet reflection
- Cultural arts/performances, cultural activities, arts/learning, flexible community spaces for meetings and support groups, rentable venues
- Public library and preservation space for local community archives

SOCIAL SERVICES, MENTAL HEALTH SERVICES AND NON-PROFITS

- Keep existing tenants and expand services
- Non-profit hub, women in recovery, jobs training, support for business owners, affordable medical/dental facilities, veteran services, geriatric care, post office (used to be one on site), animal shelter, horse/animal related uses, farming/agriculture uses, nature therapy, yoga, meditation, holistic healing, food insecurity support, etc.
- Mental health services, support facilities, drug rehabilitation, women in recovery, crisis services, clinics, therapists, sound healing, yoga, etc.

HOUSING

- Homeless support, transition housing, crisis housing, veterans housing, senior housing, youth services and housing, etc.

EDUCATIONAL USES

- Colleges/Universities and K-12 partnerships
- Community partnerships - i.e. Boys & Girls Club, Scouts of America, non-profits
- On-site education center and educational zones – learning about site history, preservation, mental health, etc.

ART

- Art galley, therapy, youth arts, festivals and preservation/recognition of patient art on site

SITE/BUILDINGS

- Advanced wastewater system, important that wastewater not be piped to the bay or pollute surrounding bodies of water

HISTORIC EASEMENT AREA USES

- The following were noted as desired uses and/or elements: flexible spaces, multi-generational spaces, art and creative spaces interpretive/historic signage, gathering places and a community building

CONNECTIVITY & ACCESSIBILITY

Stakeholders found connectivity and accessibility to be very important to the future of the park. This includes concerns about traffic, public transportation, and connection to surrounding uses.

CONNECTIVITY TO THE PATIENT CEMETERY AND BACON RIDGE TRAILS

- Stakeholders had mixed responses to this question, with the following input:
- Stakeholders were split on whether or not the bridge should be publicly accessible and whether parking should be provided on the west side of the bridge, some felt a parking lot on the east side would be sufficient with planning for ADA access (shuttles or golf carts, when opened for certain occasions)
- Most stakeholders agreed that regardless of the approach, the cemetery needs to be protected from vandalism and crime and that it is a key element
- Desire for the public/family members to be able to pay their respects
- Some desired walking areas to be better defined in the cemetery
- Some suggestions were: controlled or limited access, monthly or quarterly access, and a separate access point for connection to Bacon Ridge Natural Area for trail users
- Give guided tours of cemetery and grounds through museum programming

VEHICULAR ACCESS

- A few stakeholders suggested an off-ramp from I-97 if Crownsville Rd is too congested
- No vehicle access – consider controlling amount of parking on site.
- Reduce/limit impervious surfaces.

TRANSPORTATION

- Consider public transportation, possibly a bus system/new bus stop
- Consider trolley on site
- Consider transportation support for large events

PEDESTRIAN ACCESS

- Most stakeholders supported trails (see notes above under Open Space/Recreation)

OTHER COMMENTS

- Local artists can help design local wayfinding

3.3 INTRODUCTORY WORKSHOP - AFFECTED COMMUNITIES SUMMARY

OVERVIEW

In May 2024, a second Introductory Workshop was held to ensure inclusion and representation of the Black communities directly affected by the actions of Crownsville Hospital. There were approximately 75 attendees, in addition to the consultant team and County staff team members.

This workshop offered stakeholders and the community an opportunity to voice their observations and concerns about the future of Crownsville Hospital Memorial Park (CMP). The content shared was identical to the February 2024 Introductory Public Workshop. The following page summarizes comments received during the workshop through conversation with facilitators or shared during the open mic discussion.

Following an overview presentation, the microphone became open for anyone who wanted to speak on the project and their experience with Crownsville Hospital. There were no specific questions asked. During the open mic discussions, various groups were represented, including: the American Descendants of Slavery, Maryland Chapter (ADOS), Crownsville Caretakers United, and Enbloom. Additionally, several former Crownsville Hospital employees and descendants of Crownsville Hospital patients spoke.

Stakeholders spoke about the troubled history of the site and shared their own stories. Overall, there was a desire to ensure the site is treated with respect and reflective of the history through different programming and initiatives. A summary of feedback received can be found on the following pages. A recording of the full presentation and open mic session can also be found on the project website.

HISTORY

- Desire to bridge history with the future without destroying the record of this place
- Ensure that the voices of patients and caretakers are heard
- Need to reflect on and address the history of the people and social injustices because this is a nationwide issue, not unique to CMP
- Desire to uncover and tell the stories of the people who were at Crownsville Hospital (including mistreatment), but also the story of all mental institutions in the state of Maryland
- Need to include in the stories the history of institutions like Johns Hopkins sending patients here
- Many stories and questions were shared about those who died at Crownsville Hospital, including those who were cremated and/or not buried on site. The history should reflect this, not only the number buried

HEALTH & WELLNESS

- The site should focus on and include a health and wellness community lead by a 501c
- It's hard to advocate for your own health. We need unity, mutual aid, and autonomy.
- There were discussion about the damage of mental health disorders and specifically African American mental health
- Desire for a health and wellness, and to educate on medical racism

Images from the Public Workshop - source: Design Collective

REPRESENTATION, INVOLVEMENT & JUSTICE

- There was an emphasis on restorative justice and racism not only at Crownsville Hospital, but through all medical and mental health facilities. Stakeholders shared that addressing theses injustices through the site should be a priority for the project.
- There was an emphasis on the importance of the unique ethnic identity of this site and the need to achieve a reparative space. It will be important to ensure Black voices are listened to and reparations are made: restitution, rehabilitation, compensation, satisfaction, and guarantee of no repeat.
- Desire to ensure racial equity and fair processes, opportunities and representation through the project, including opportunities for jobs for the Black community
- There was a call for the community to stick together and stay involved in the project
- Desire for youth involvement, encourage youth/ adolescent involvement in committees

PROGRAMMING & SITE

- Stakeholders shared that the site needs to be treated respectfully, referencing other sites with difficult pasts
- Desire for the site to boost the local economy
- Desire for a world class health care facility and system
- Desire for a museum that displays education on mental health
- Desire for programming that includes mental health support, an education center, youth involvement, and a group home. These spaces should be collaborative and innovative.

3.4 CONCEPT PLAN WORKSHOP SUMMARY

OVERVIEW

In July 2024, the Concept Plan Public Workshop was held to present proposed condition options for the Master Plan for the future of the Crownsville Hospital Memorial Park (CMP) based on analysis prepared by the consultant team and public input from previous workshop. The goal was to receive feedback from stakeholders and local community members on what their preferences, suggestions, and questions were on the Master Plan. There were 140 attendees, in addition to the consultant team, state officials and county staff team members. The audience included county residents and neighbors, local business owners/staff, current tenants on site, former Crownsville Hospital staff, and individuals who were themselves, or related to, a former patient of the hospital.

The Master Plan was divided into categories called the campus core, the farm, the recreational spaces, the park, the trails, and the buildings. Each segment corresponded to a station where options for each segment were pinned up, in addition to stations for next steps from historic and civil consultants and the project introduction and storyline. Attendees gave their feedback in the form of Post-it notes, green dots on options they liked, and vision 'postcards'. The following is a compilation of this feedback in the same categories that the Master Plan was divided into. This summary is a compilation of comments and is not intended to be comprehensive of every comment received.

Images from the Public Workshop - source: Design Collective

OVERALL COMMENTS

Future Hopes:

» Stakeholders share a vision for a place of wellness, healing, and remembrance that acknowledges the past while fostering connections to the present and future through community engagement and mental health support.

Priorities:

» Stakeholders would like to prioritize inclusiveness and accessibility. They imagine recreational fields, art creation and education, natural areas of contemplation, and housing for those in need.

PROJECT VALUES AND PRINCIPLES

» Stakeholders shared additional values and principles, including:

- A connection to local communities, including the disadvantaged
- Desire for site to be intentional and equitable
- Connecting people through time by telling the truth and apologizing for the past
- The site should be a role model for historic reconciliation in MD
- Preserves natural habitats as a place for meditation

HISTORY

» Desire for memorial bricks to be given to families of past patients

» Some would like to see the following on the Crownsville Hospital historic timeline:

- Comparison to a women's rights timeline
- Include information about land prior to the hospital - potential indigenous populations
- Ensure that African Americans are the orators of the past

TRAFFIC + PARKING

» Stakeholders continued to voice their concerns about current and future traffic conditions:

- Concern for a lot of evening traffic on Crownsville Rd and General Highway
- Individuals expressed that the count should include more of RT 178 as it connects Crownsville Rd to Annapolis
- A few stakeholders reiterated an interest in a new entrance to I-97 and widening Generals Highway could alleviate some traffic
- Concern for St. Paul's Anglican Church access and connections

» Concerned about the parking capacity of the site, including larger vehicles

» Desire for charging stations for EVs

» Support public transit and pedestrian access to the surrounding area

MISC COMMENTS

» Some stakeholders were curious about the construction timeline and phasing

» Stakeholders had concerns about those buried on site and how any new unmarked graves will be cared for *[*Note: The cemetery is not part of the Master Plan and no additional graves had been found at this time of this workshop]*

[Continues on next page]

3.4 CONCEPT PLAN WORKSHOP SUMMARY

GENERAL BUILDING COMMENTS

Programming

- The following uses were shared as desired programming. Many of these were a continuation of comments shared at previous workshops:
  - A farmers' market that supports local businesses
  - Infrastructure for water fountains and bathrooms throughout the site
  - Emphasis on regenerative design
  - Keep maintenance costs low by charging fees for museum access
  - Desire for daytime and evening programming
  - Desire for artist spaces, mental health therapy spaces, senior center, and partnership opportunities with Anne Arundel Community College extension program and/or high school learning programs
  - Sustainable housing options to reduce energy usage
- Concern for the condition of infrastructure in these buildings and cost to renovate

Admin Building Complex

- Support for a museum in the Admin building, with the following: interactive spaces, connection to the outdoors, connection to research and tells the accurate story of the sites past
- Support for classrooms and art spaces in the B Building and preferred to keep classrooms out of the attic of the Admin building
  - Desire to be able to use the classrooms for high school programs as well
  - Desire for more storage space
- In the Hugh Young building, there was support for artist spaces and mental health services

Meyer Building

- In the Meyer Building, stakeholders were divided on opinions of use :
  - Some felt a behavioral health clinic is necessary in the community
  - Some desired programming for veterans, while others felt that there are already several resources for veterans in the community. Some suggested replacing the veterans housing with a daycare center
  - Fewer stakeholders desired affordable housing, while some opposed residences of any kind on the property

Employee Apartments

- Many stakeholders support transitional housing and/or affordable housing, while some mentioned other potential housing opportunities off-site

The Quad and Campus Core

- In the Quad and Campus Core, the following recommendations were shared/supported:
  - Outdoor gathering spaces that are shaded and well lit so they can be used in the evening
  - Spaces that can also be used for yoga, dancing, and picnics
  - Some stakeholders suggested that the quad could be off-campus student housing
- Some stakeholders suggested that the quad could be off-campus student housing

Boiler Plant

- Stakeholders supported converting the Boiler Plant into an arts focused building
- Some desired integration of local businesses and breweries
- Some would like to see this space history of the railroad at this location

Meyer Building artwork - source: EHT Traceries

"C" Building - source: Design Collective

Admin Building - source: Design Collective

Meyer Building - source: EHT Traceries

Meyer Building - source: Chesapeake Aerial Photography

The Quad & Campus Core - source: Chesapeake Aerial

Boiler Plant- source: EHT Traceries

3.4 CONCEPT PLAN WORKSHOP SUMMARY

TRAILS

- Support for the amount and variety of trail networks, with specific appreciation for the Heritage Walk, the Path of Reverence, and Pollinator Paths
- Desire for separate trails for mountain bikers and hikers
- Support for a variety of boardwalks, bridges, and wellness trails for family hiking
- Continued desire for equestrian access and representation on the concept plans

RECREATION ELEMENTS

Athletic Fields

- Support for athletic facilities was mixed. Some desired athletic fields/facilities for football and basketball, while others do not believe this is a priority. Some stakeholders thought a track was not necessary and thought that nearby facilities were sufficient
- Most stakeholders supported track, but not in lieu of keeping the Meyer Building.
- Stakeholders supported the addition of a pump track and bike safety course
- There were concerns about traffic and parking for the athletic fields.
- Support for converting the Campanella Building into a community center for various recreational and community uses

TREES & NATURAL AREAS

- Desire to preserve wetlands and large trees
- Desire to keep a buffer for the cemetery from noise for visitors
  - Low maintenance natural landscaping

LANDSCAPE ELEMENTS

- Stakeholders were excited by the landscape concepts and precedent images. They shared support for the following elements:
  - Outdoor gathering spaces including pavilions, dog parks, water features, sensory experiences, art (graffiti wall), inclusive play areas, and nature centric gardens that promote sustainability.
  - Support for the bridge over I-97 as a space for education
  - Natural solutions for stormwater management

Artwork

- Desire to ensure artwork represents African Americans accurately
- Support for integrating basket weaving into design inspiration and educational opportunities.
- Support for art that personifies patients in the form of statues

FARM AREA

- Desire to acknowledge the history of patients that worked on the farm and potentially lost their life
- Support for community gardens, and opportunity to use the gardens as a resource for underprivileged youth. The following were suggested for the garden area: medicinal plants, greenhouses, plants grown historically on site, farm animals (for education), farm-to-table cooking demonstrations, bee habitats
- Concern for the operations and maintenance of the farm area

Wastewater Treatment Ponds

- Support for the removal of the existing sewage treatment ponds.
- Desire for less lawn because it would be less maintenance - however stakeholders prefer a lawn over the sewage ponds

Campanella Building - source: Chesapeake Aerial

Bridge over I-97 - source: Design Collective

Dairy Barn and Silo - source: EHT Traceries

Bacon Ridge Trail - source: Design Collective

North Forest - source: Design Collective

Dairy Barn and Specimen Tree - source: Design Collective

South Forest- source: Design Collective

3.5 COMMITTEE RECOMMENDATIONS

OVERVIEW

An important part of the County's process was to engage experts and community members to advise the County on recommendations related to the Crownsville Hospital Memorial Park Master Plan (the Master Plan). Prior to the consultant team's notice to proceed, an Advisory Committee and four subcommittees were formed to aid in this work. The Equity Subcommittee was formed as a fifth subcommittee during the course of the process. The five subcommittees and their respective tasks are listed below. A full list of committee members is included on pages 8-11 of this document.

Rec and Parks Subcommittee

Providing recommendations on the development of recreational and park amenities and conservation easement area.

Infrastructure Subcommittee

Providing recommendations for improved utilities modernization of buildings to be rehabilitated; and input on buildings to be demolished; and general maintenance and upkeep of buildings, grounds, and roadways.

Health and Wellness Subcommittee

Providing recommendations on the health/wellness services and programming, offered by the County and local nonprofits, that will best serve Anne Arundel County residents

Cultural History Subcommittee

Providing recommendations on the cultural heritage, interpretation and commemoration of the history, including the cemetery, and guidance on redevelopment in the Maryland Historical Trust (MHT) easement area

Equity Subcommittee

Providing recommendations to guide decisions about the future preservation, development, and programs with a focus on equity, to ensure all voices are heard in an equitable and respectful manner.

Health +Wellness Subcommittee - source: CAC Annual Report

Rec and Parks Subcommittee - source: CAC Annual Report

Advisory Committee Members - source: Anne Arundel County

Rec and Parks Subcommittee Working Session - source: Design Collective

RECOMMENDATIONS

The subcommittees were tasked with reviewing public comments and developing recommendations within each area of study. In aggregate, 63 experts and members of the community volunteered their time to participate on these subcommittees over the course of 2023-2024.

Subcommittees held monthly virtual or in-person meetings to solicit feedback and discuss public input. The consultant team attended all subcommittee and Advisory Committee meetings to ensure that feedback and recommendations were incorporated throughout the process of developing the Master Plan.

The committees' recommendations, along with public comments and input from the public workshops, informed this the recommendations in Section 4.0 of this document. In total, the Advisory Committee adopted all 77 recommendations that were made by subcommittees. A list of these recommendations, categorized by subcommittee, can be found on the following page.

In addition to these recommendations, an Equity Subcommittee was formed to guide decisions about the future preservation, development, and programs with a focus on equity, to ensure all voices are heard in an equitable and respectful manner. This committee's recommendations and Equity Statement can be found on pages 4-7 of this report.

3.5 COMMITTEE RECOMMENDATIONS

Below is a summary of the subcommittee recommendations A full list of recommendations, and the full subcommittee reports can be found in the *Crownsville Advisory Committee Annual Report (July 2024)* at *https://www.aacounty.org/crownsville-advisory-committee/reports*.

HEALTH AND WELLNESS COMMITTEE

- Direct services:
  - Mental health services*
  - Wrap around service center*
  - Inpatient youth mental health/substance use disorder services
  - Farming/agriculture
  - Veterans and military families clinic
- Housing:
  - Affordable housing*
  - Transitional housing
  - Recovery housing
  - Senior housing
- Learning and gathering spaces:
  - Community gardens*
  - Community gathering spaces
  - Educational/learning spaces

EQUITY COMMITTEE

- An Equity Subcommittee was formed to guide decisions about the future preservation, development, and programs with a focus on equity, to ensure all voices are heard in an equitable and respectful manner. This committee's recommendations and Equity Statement can be found on pages 4-7 of this report.

CULTURAL HISTORY COMMITTEE

- Museum/Interpretive plan
  - Establish interpretive plan*
  - Balance interpretive plan*
  - Museum operating plan
  - Interactive museum
- Artifacts
  - Artifact storage and catalogue*
  - Artifact preservation and accessibility*
- Oral histories
  - Oral history documentation*
  - Accessibility of oral histories*
- Interpretive signage
  - Accessibility of signage*
  - Signage for current status*
  - Walking tour
  - Wayfinding system
- Website and public information:
  - Interactive website*
  - Online resources*
  - Interactive experience*
  - Coordinate online and physical resources

REC + PARKS COMMITTEE

- Recreational Amenities:
  - Indoor community space*
  - Outdoor athletic facilities*
  - ADA compatible paths*
  - Trail network*
  - Bicycle playground and track
  - Various recreational zones
- Restorative Amenities:
  - Diverse park attractions*
  - Storyboard and audible displays*
  - Cemetery access*
  - Water and reflective features
  - Exceed ADA compliance*
  - Sensory experiences*
  - Transportation accessibility*
- Natural Features:
  - Non-invasive landscaping*
  - Stormwater management
  - Vegetative management plan*
  - Preservation and care of natural habitats*
  - Educational signage*
  - Gardens and ponds
- Programs and services:
  - Culturally diverse programming*
  - Programming for all ages*
  - Cost of programming should not be a barrier*
  - Diverse programming options
  - On-site Pre-K and school aged aftercare
  - Nature programming*
  - Agricultural recreation and education*

INFRASTRUCTURE COMMITTEE

- Upgrade Infrastructure
  - County control of water and sewer
  - Design capacities for water/sewer
  - Upgrade water/sewer
  - Evaluate water treatment options
  - Decommission wastewater and adopt[+PR]
  - Consider life cycle costs and non-cost factors
  - Prevent future connections to force-main
  - Upgrade electricity and create fiber optic network
  - Signage and security measures [+CH]
  - Evaluate traffic and roads [+RP]
  - Compare to similar historic hospitals
  - Connect Bacon Ridge to South Shore Trail [+PR]
  - Provide adequate restrooms and parking [+PR]
- Repurpose or demolish buildings:
  - Selective demolition
  - Preserve a range of buildings
  - Mothball buildings
  - Use renovated space efficiently
- Promote Sustainability:
  - Renewable energy
  - Educate public about sustainable design
  - Place signage early
- Evaluate programmatic recommendations:
  - Community center
  - Veterans and military families clinic
  - Renovation and adaptive reuse to create housing

Notes:
1. Of the recommendations, 35 are categorized as high priority (*), 19 are categorized as medium priority, and 23 recommendations related to infrastructure are not categorized by priority. A few recommendations were recommended by multiple subcommittees and are noted as [+CH] (Cultural Historic) and [+PR] (Parks and Rec)

3.6 DRAFT MASTER PLAN OPEN HOUSE & TOWN HALL SUMMARY

OPEN HOUSE

In early October 2024, an Open House was held to unveil the Draft Master Plan for Crownsville Hospital Memorial Park, based on feedback from the previous workshops, committee feedback, and input from the county. The goal was to introduce the document and its overarching themes, which was shared on the county's project website earlier in the day, and start a 45-day review period.

The Open House was located at Rolling Knolls Elementary School and there were approximately 95 attendees, in addition to the consultant team and county staff team members. The audience, similar to previous workshops, included county residents and neighbors, local business owners/staff, current tenants on site, former Crownsville Hospital staff, and individuals who were themselves, or related to, a former patient of the hospital.

The meeting setup featured a series of board stations that showed enlarged versions of several report pages. The stations included the guiding principles and district plans, vehicular, pedestrian and bike plans, building plans and recommendations, and proposed recommendations for specific districts. Members of the consultant team were present at each station to discuss the Master Plan and address questions from attendees.

Attendees gave their feedback in the form of Post-it notes, conversations with the consultant team, and vision 'postcards'. While most feedback was sent directly to the county by the project email address, a few recurring comments were shared during the Open House:

- Overall support and excitement for plan
- Support for Track facility
- Need to further evaluate building recommendations [*Note: this was preliminary at the time of the Open House]*
- Continued concern for traffic, but some support of the proposed roundabout
- Need for emphasis on accessibility
- Support for maker space, community gardens, museum

Images from the Open House - source: Design Collective

TOWN HALL

In late October 2024, the County Executive hosted a public Town Hall at Baldwin Hall to discuss the draft Crownsville Hospital Memorial Park (CMP) Draft Master Plan that offered stakeholders and the community an opportunity to voice their observations and concerns about the future of Crownsville Hospital Memorial Park (CMP) and the Draft Master Plan recommendations. There were approximately 102 attendees, in addition to the consultant team and county staff team members. The audience included county residents and neighbors, local business owners/staff, current tenants on site, former Crownsville Hospital staff, and individuals who were themselves, or related to, a former patient of the hospital. The content shared at the Town Hall reflected the content of the Draft Master Plan shared in early October.

The County Executive gave a brief introduction, highlighting the project timeline and recent updates, including the construction of a patient memorial at the Crownsville Hospital Patient Cemetery and the recent announcement of partnership with Bowie State University. The consultant team then shared a presentation outlining the key themes and components of the Master Plan. Below is a summary of comments shared during the workshop through the open mic discussion and follow up conversations.

Following the overview presentation, the microphone became open for anyone who wanted to speak on the project and their experience with Crownsville Hospital. There were no specific questions asked. During the open mic discussions, various groups were represented, including: the American Descendants of Slavery, Maryland Chapter (ADOS), Crownsville Caretakers United, Friends of Crownsville Patient Cemetery, Annapolis Striders, Arundel Soccer Association, and the Indian Creek School. Additionally, several former Crownsville Hospital employees and descendants of Crownsville Hospital patients spoke.

Stakeholders spoke about concern for traffic and infrastructure to support the Master Plan, reparations and acknowledgment of the legacy of harm, desire to see the site registered as a National Historic Registry, concern for future development for housing or commercial uses on or adjacent to the site, and asked questions about the timeline and cost of the plan. Overall, there was excitement and support for the Draft Master Plan and gratitude for the intentional community engagement to date. For more details, a recording of the full presentation and open mic session can also be found on the project website.

Caption

Images from the Town Hall - source: Design Collective

4.0 RECOMMENDATIONS

4.1 OVERVIEW

The Crownsville Hospital Memorial Park (CMP) Master Plan recommendations build on a thorough assessment of the existing conditions, interviews with key stakeholders, research into and a forthright acknowledgment of the Hospital's difficult past, an appreciation of the site's many assets, including its historically significant buildings, natural features, and existing nonprofits, as well as input received via an extensive public engagement process. Together, these elements create a vision for the site's future involving the adaptive reuse of many buildings as well as the hundreds of acres of surrounding open space.

The Master Plan's recommendations are broken down into three subsections:

- Section 4.2 Vision & Guiding Principles;
- Section 4.3 Framework Plans;
- Section 4.4 District Plans;
- Section 4.5 Utility Analysis; and
- Section 4.6 Traffic Analysis.

The recommendations for Crownsville Hospital Memorial Park contain overall framework plans, detailed site plans, building studies, perspective renderings, and precedent images that represent the culmination of the master planning process.

It is important to note that the plans and renderings herein are illustrative only; development will occur as individual components of the plan are funded, studied in further detail and implemented, as determined by Anne Arundel County.

WHAT WE HEARD

The following is a summary of the feedback received that helped to establish the vision and recommendations of the Master Plan. In addition to these desired program elements, a series of Guiding Principles was established to help ground the vision of the future Park.

» Community Center/Indoor Spaces
» Athletic Fields - combination of court games, including basketball, pickleball and tennis
» Multi-use Trail System
» ADA Compliant Paths
» Bicycle Safety Playground
» Paved Pump Track
» Active and Passive Recreation
» Recreational Programming
» Playgrounds, Amphitheaters, Gardens + Meadows, Outdoor Gathering space
» Integrate site history into context of design
» Public access to cemetery
» Water Features / Design elements intended for reflection
» Sensory experiences when appropriate
» Native plant species, Non-invasive
» Regenerative Design - SWM managed on site via small BMPs (Rain Gardens, step pools, bioswales, similar). SWM should exceed min. requirements.
» Preservation and care of natural habitats
» Educational signage (natural history and ecology, human health benefits, pollinator gardens, swm)
» Self Reflection - Meditative and sensory gardens/ features
» Programming should be culturally diverse
» Programming should be for all ages (youth, adults, seniors)
» Agricultural recreation and education
» Community Gardens, serving community needs and wellness

Aerial View of the Campus Core looking northeast towards Crownsville Road | Source: Design Collective/Zanetta Illustrations
All images and plans are for illustrative purposes and subject to change.

4.2 VISION & GUIDING PRINCIPLES

GUIDING PRINCIPLES

As a result of the Master Plan's extensive public engagement approach, a set of guiding principles was established to help ground the vision of the future Crownsville Hospital Memorial Park (CMP or the Park). A call for these values to anchor the planning process as well as the future implementation of the Master Plan was made across many meetings, workshops, and conversations, by many voices. Though not limited to the aspirations noted to the right and detailed on the following page, a consensus was reached on these core principles to help create the place envisioned by its stakeholders.

Using the Guiding Principles as a compass, the master plan seeks to create a community-oriented, welcoming place that is a hub of and for healing; health and wellness; intentional equity; historical truth; natural beauty; restored and protected contributing buildings, and educational opportunities. Descriptions of these Guiding Principles and how they apply to the Park follow.

CROWNSVILLE HOSPITAL
MEMORIAL PARK WILL BE...

- *A place of healing*
- *A place that focuses on mental/ physical health and well-being*
- *A place that is intentional and equitable in providing access*
- *A place that is truthful about its past*
- *A place that preserves & celebrates its natural beauty*
- *A place that protects & restores the best of its built environment*
- *A place that cultivates educational opportunities*

A place of healing

The Park will be a place of healing - to promote the healing of past traumas; the healing of current illnesses and addictions; and the healing of a societal system that still presents equity and justice challenges. By providing new resources to the community and spaces that allow people to reflect and remember, to learn and grow, to be supported and lend support, to contemplate and meditate, to be engaged, to be physically active, and more, the Park will be a destination for healing.

A place that focuses on mental/physical health and well-being

The Park will be a place that sheds light on and examines the history of mental health treatments of the past through interactive museum exhibits and educational learning spaces, while looking forward and providing innovative treatments and opportunities for Anne Arundel County residents. The Master Plan aims to keep and expand existing mental health and substance use disorders support services on site. Physical health and well-being will be supported by both passive and active recreation, from serene wooded trails with overlooks where visitors can benefit from the healing power of nature, to a new track for physical therapy and exercise, to hiker/biker trails to challenge novices to enthusiasts, the park will welcome all and offer many opportunities to enhance well-being.

A place that is intentional and equitable in providing access

The Park will be a place that is intentional and equitable in providing access to services, amenities, activities, events, educational opportunities, open spaces, recreational facilitates, and other experiences. As an example, trails and playgrounds should be designed to exceed accessibility requirements, moving beyond the standards and pursing innovative solutions to ensure people of all abilities can fully participate.

A place that is truthful about its past

It will be important to not only acknowledge the history of this site, but to uncover and learn from stories that have been untold until now - some tragic, some joyful, and many in between. The Park must give space for all of the stories and allow room for expression, in the form of museum exhibits, works of art, live storytelling, the county's oral history project, and more. It is important that the history not be "whitewashed" and that the stories of Crownsville Hospital and the inequities in mental healthcare, both past and present, for the Black community are not buried.

A place that preserves and celebrates its natural beauty

The Park's approximate 500 acres contain a number of different natural landscapes that deserve to be celebrated, protected, and enjoyed in a sustainable way. These landscapes include the existing forests, streams, specimen trees, plantings surrounding the historic buildings, and the animals and insects that inhabit these areas. The Master Plan calls for sustainable design and practices to ensure the natural beauty and ecological systems of the site endure.

A place that protects and restores the best of its built environment

Some of the historic, contributing buildings on site provide a unique opportunity for adaptive reuse, to house a museum, educational space, maker space, artist studios, community services, and other uses, while other structures may not be suitable for reuse but can be stabilized and, by remaining, tell the story of patients laboring in farming, construction, and other occupational industries which uniquely made the Hospital a largely self sufficient campus.

A place that cultivates educational opportunities

Whether in Bowie State University's space, in the museum's space for racial healing, in the community garden's horticultural training sessions, or learning about the Hospital's history walking along the Path of Reverence, visitors will have many and varied educational opportunities within the Park.

4.2 VISION & GUIDING PRINCIPLES

Crownsville Hospital Memorial Park (CMP) represents more than just a transformation—it is a reclamation of a difficult and often painful past, reshaped into a beacon of healing, reflection, and community well-being. Once the "Hospital for the Negro Insane of Maryland," a place of confinement and segregation, the site is now a symbol of society's evolution, beyond isolation toward an understanding that mental health is central to the human experience and struggles to achieve wellness are not shameful, though access to services often remains inequitable. Through a master plan that reverently embraces this new approach as well as the historic architecture and natural assets of the site, while introducing sustainable innovation and forward-thinking design, the site's story will no longer be one of neglect, but of empowerment, progress, and regeneration.

At its heart, this transformation is driven by a deep commitment to serving the underserved—those who have long been overlooked or pushed aside. CMP will not just be a park; it will be a sanctuary for mental health, a space where individuals can gather to reflect, grow, and heal. Thoughtfully designed with open spaces for quiet contemplation, gathering areas for community interaction, and programming focused on wellness, the park invites everyone to reconnect with themselves, nature, and each other. It offers a profound opportunity to rewrite the narrative of what this land represents, turning suffering into solace and exclusion into inclusion.

Crucially, the Crownsville community has asked that the site's complex history not be forgotten or concealed. Museum installations, education, programming, art, and signage will help tell the story of the hospital's past, while the Path of Reverence will serve as the park's most poignant and powerful feature. This sacred path will lead visitors from the campus core to the secluded, often-forgotten Crownsville Hospital Patient Cemetery, where over 1,700 patients are buried once marked only by numbers, soon to be named on a memorial. This journey of remembrance, reflection, and respect will ensure that the history of Crownsville Hospital is not just told—but felt, understood, and honored.

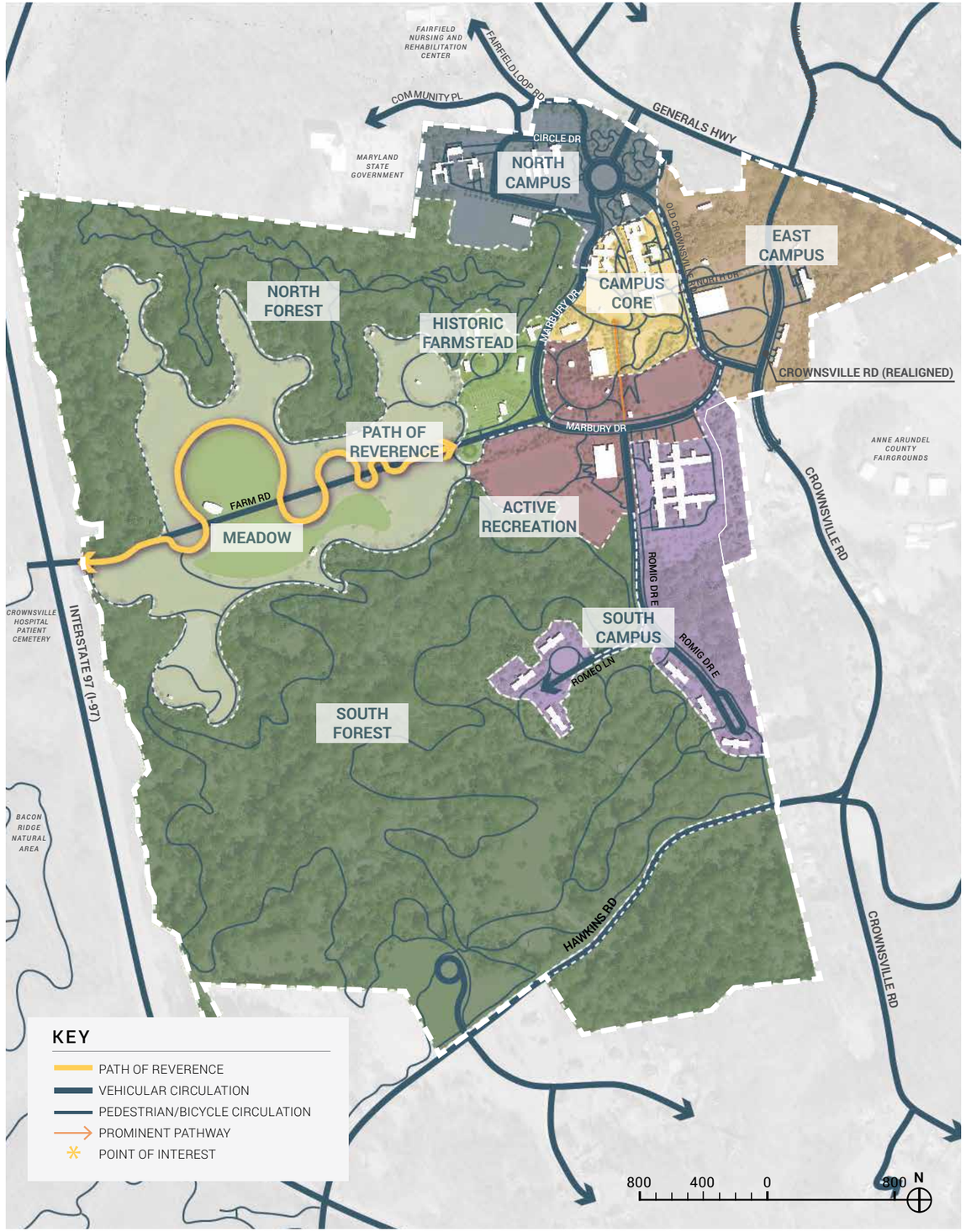
The revitalization of the landscape will also open new horizons—where once there were fences and prohibited access, now there will be event lawns, nature-inspired playgrounds, athletic fields, and community gardens. Miles of newly integrated trails will lead visitors into areas long inaccessible, breathing new life into spaces previously dominated by infrastructure like wastewater treatment facilities. These trails will provide a means for discovery, exploration, and recreation, inviting visitors to rediscover parts of the land that were unreachable, just as Crownsville Hospital itself will no longer be a forgotten chapter of history and a largely abandoned site.

Perhaps the most ecologically impactful aspect is the park's connection to the neighboring Bacon Ridge Natural Area, forming a vast natural tapestry of over 1,400 acres. This union of Crownsville's 500 acres with Bacon Ridge's lush wilderness creates an unbroken corridor of green that stretches as far as the eye can see, offering a sanctuary not just for people, but for wildlife as well. Here, the lines between the past, present, and future blur, as visitors are invited to experience the harmony between preserved history and flourishing ecosystems. The park becomes a living example of sustainability and environmental stewardship, where nature and history coalesce to foster renewal and growth.

Central to this rebirth is the reimagining of the site's existing contributing structures. The old hospital buildings, once places of activity, sometimes of suffering and isolation, sometimes of healing and recovery, will be transformed into spaces that serve the community, including a museum, space for racial healing, Bowie State University educational facilities, treatment services, maker space, artist studios, transitional housing, community garden educational center, and similar. The revitalized buildings will represent the past while actively contributing to a healthier and more compassionate future.

In its rebirth, the park will stand as a place where history, nature, and community unite—where the pain of the past is acknowledged, and from it, a future of healing and hope emerges.

The Overall Plan Diagram to the right demonstrates the organizing elements that guided the development of the Master Plan. The diagram shows the location of nine (9) unique districts, newly integrated vehicular and pedestrian/cyclist circulation networks, and key points of visual or physical interest such as the central event lawn, the Campanella Building, and a Community Garden & Education Center, all of which are further described in this section and in Section 4.4.



Overall Plan Diagram | Credit: Design Collective
All images and plans are for illustrative purposes and subject to change.

4.2 VISION & GUIDING PRINCIPLES

Site Plan

The proposed Site Plan (shown to the right) is a detailed illustrative representation of the 400+ acre Crownsville Hospital Memorial Park, showing how existing and proposed vegetation, open spaces and buildings will appear if built out according to this Master Plan. The Site Plan is further described in Section 4.4, where each district is highlighted for its unique attributes of connecting to the past and looking forward to the future of CMP.

Historic Significance

The "Crownsville Hospital Center Historic District" was determined eligible for listing in the Maryland Inventory of Historic Places (MIHP) and the National Register of Historic Places (NRHP) by the Maryland Historical Trust and the National Park Service on September 22, 2022 (MIHP AA-961). With a period of significance stretching from 1911 to 1977, the listing includes seventy-four contributing resources and twenty-four non-contributing resources on the 1,676-acre district. While formal listing in the NRHP would entail further documentation and research, followed by the formal listing process, eligible and listed resources have the same protections under the National Historic Preservation Act of 1966 and the Maryland Historical Trust Act of 1985. Once the historic district is formally listed, the property would be eligible to apply for preservation grants from entities like the National Trust for Historic Preservation, Preservation Maryland, or the National Park Service, and should ground leases be granted to private developers, state and federal historic tax credits would be available to aid with renovations and adaptive reuse. With support noted by the community through the Master Plan process, it is recommended that the County pursue the State and National listing processes for the current full Park site.

Security and Site Lighting Considerations

The County will prioritize safety and security throughout Crownsville Hospital Memorial Park by implementing appropriate measures. This will include the strategic use of security cameras and other technologies as needed to ensure the property remains safe for all visitors. By planning for these precautions, the County aims to create a welcoming and secure environment for everyone who visits the park.

Sustainability

The County is committed to integrating sustainability into the development of Crownsville Hospital Memorial Park. Wherever feasible, energy-efficient solutions and renewable energy technologies will be prioritized to reduce environmental impact and promote long-term ecological balance. By pursuing these opportunities, the County aims to create a park that not only honors its history but also serves as a model for sustainable development in the community. Additional details on sustainable features can be found in Sections 4.3 Framework Plans and Section 4.4 District Plans.

Proposed Site Plan | Credit: Design Collective
All images and plans are for illustrative purposes and subject to change.

4.3 FRAMEWORK PLANS

The Framework Plans are overall diagrams that describe recommendations for circulation, buildings, environmental features and other elements. Each plan overlaps with other recommendations for the site, culminating in a complex network of programming. This section includes the following plans that helped to guide the Crownsville Hospital Memorial Park (CMP) Master Plan:

Vehicular Circulation Plan

The Vehicular Circulation plan shows the proposed primary, secondary and tertiary roadways inside and adjacent to CMP. This plan coincides with the Traffic Analysis that was completed as a part of the recommendations, which can be found in Section 4.6.

Pedestrian/Bicycle Circulation Plan

The Pedestrian and Bicycle Circulation Plan depicts the networks of circulation inside and adjacent to the site. This includes connections to adjacent trail systems such as Bacon Ridge and the proposed South Shore trail, as well as proposed sidewalks, trails and pathways of varying types throughout the site.

Building Recommendations Plan

The Building Recommendations Plan gives a recommendation for each building on site, informed by its structural integrity, historic significance and potential for reuse. The recommendations are split into three categories: recommended for demolition, recommended for “mothballing” or stabilization and recommended for renovation and reuse. The buildings recommended for renovation and reuse are further discussed and described in the Sections 4.3 and 4.4 of this document.

Environmental, Hydrology & Stormwater Plan

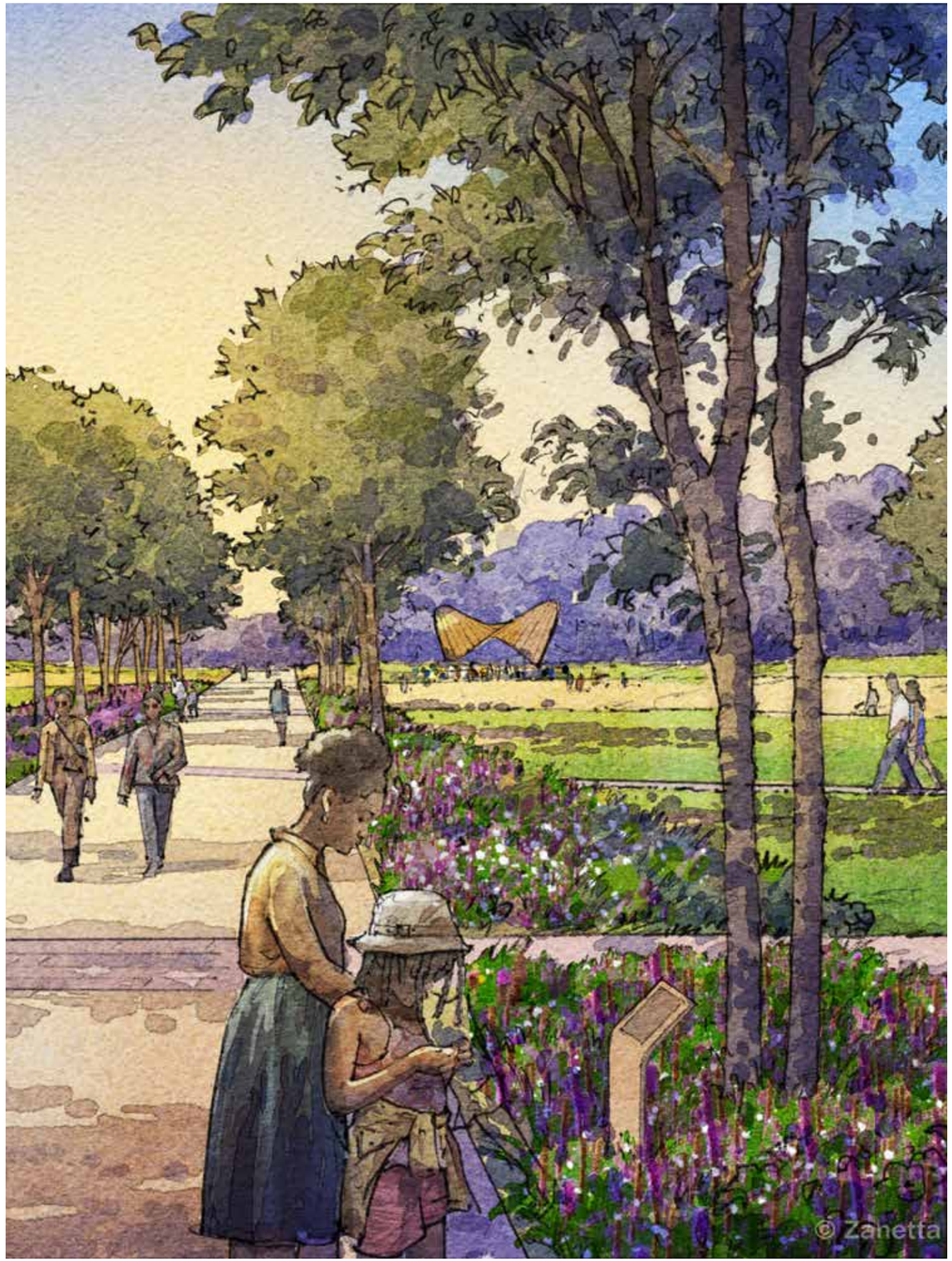
The Environmental, Hydrology and Stormwater Plan shows an analysis of the existing and proposed conditions of water on site. This includes an analysis of total impervious area, proposed stormwater management approaches and a description of the drainage patterns and benchmarks for meeting statewide regulations. This plan also includes a description of the environmental approach to CMP.

Art & Sculpture Plan

The Art + Sculpture Plan describes a special opportunity to tell the site’s important stories, particularly its connection to mental health practices that impacted Black patients. Black artists can contribute meaningfully to this narrative, enriching the park’s cultural landscape. The opportunities range from large sculptures to subtle landscape features.

District Plan

In addition to the Framework Plans, the Master Plan is broken down into several districts of distinct land uses and experiences throughout CMP. These districts are shown on the image to the right. Further information, including a detailed site plan, renderings and descriptions of each district’s open space and building recommendations can be found in Sections 4.3 and 4.4 of this document.



VEHICULAR CIRCULATION PLAN

Vehicular circulation at Crownsville Hospital Memorial Park (CMP) currently enters the site through three access points: from Community Place off Fairfield Loop Road and from two access points off Crownsville Road, the northern of which is situated between the Nurses' Building and the "C" Building and the southern near the Meyer Building . These existing access points are somewhat understated and often conflict with the backup of traffic along Crownsville Road, creating a challenging experience for drivers and visitors alike.

The consultant team evaluated several options to help alleviate existing traffic backups. The following recommendation represents the preferred concept plan option. This option will be analyzed further under separate subsequent studies by Anne Arundel County; other options may also be evaluated to determine the best area-wide strategy.

To address these issues, a realignment of Crownsville Road is proposed to align with a new traffic signal at Wild Cranberry Drive. The current alignment of Crownsville Road in front of the Administration Complex will be renamed "Old Crownsville Road", and will serve primarily as a route for users of CMP, Fairfield Loop or Circle Drive. For additional detail on this realignment, see Section 4.6 of this document.

In addition, a primary entryway is proposed to the north, where a new proposed roundabout will replace the former Medical Surgical Building. This strategic redesign will not only address existing traffic conflicts due to the two adjacent traffic signals along Crownsville Road but will also create a clear and welcoming entrance to the park. The main entrance to the park will be relocated on the southern leg of this roundabout, efficiently rerouting traffic from Generals Highway and reducing traffic backups on Crownsville Road.

Fairfield Loop Road will enter the roundabout at the westernmost leg, while Old Crownsville Road will connect at the easternmost quadrant, facilitating smooth and organized traffic flow throughout the area. This reconfiguration will eliminate one of the existing back-to-back traffic signals, thereby enhancing vehicular safety by concentrating turning movements at the roundabout.

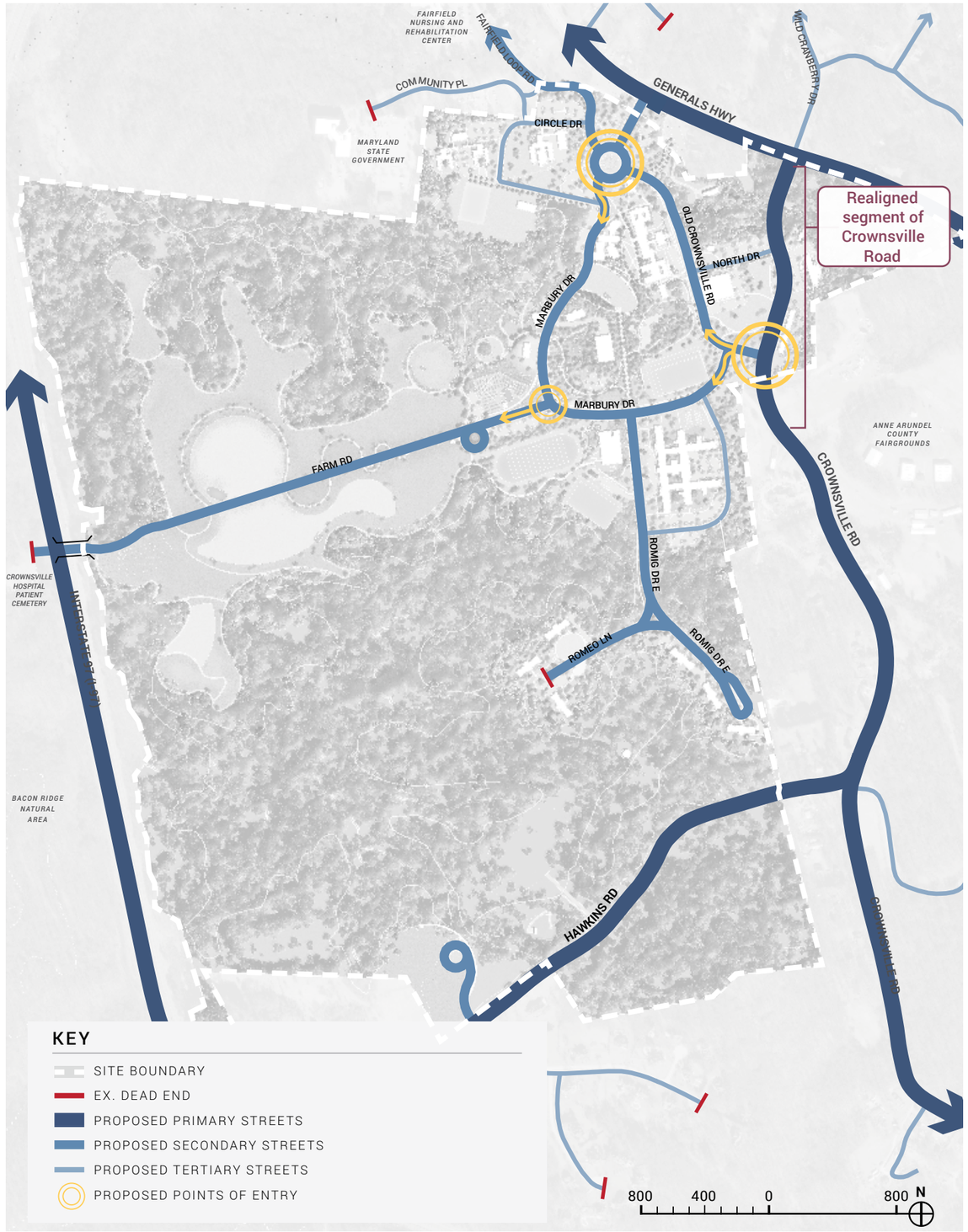
The north entrance off Community Place will remain. Additionally, the south entrance on Crownsville Road near the Meyer Building will remain to provide direct access to athletic facilities, effectively limiting vehicular traffic deeper into the park.

Existing circulation patterns through the site will remain largely intact, with only minor adjustments made where roadways are no longer necessary.

For the purposes of this Master Plan, parking was evaluated on a campus-wide scale, and further studies will occur to ensure that parking needs align with future programming. The recommendation is that parking be strategically positioned along Marbury Drive, the internal loop road connecting to Crownsville Road, with additional lots near key areas such as the new North Entry, the community gardens, athletic fields, and overflow parking across Crownsville Road in the East Campus district.

Beyond the community garden, a small roundabout will mark the entrance to the Path of Reverence, Farm Road, and the Crownsville Hospital Patient Cemetery, restricting vehicular access to maintenance vehicles and special occasions. This thoughtful design emphasizes the park's dedication to preserving a tranquil environment while ensuring necessary access.

Pedestrian pathways will be a prominent feature of the park, with new trails weaving through the landscape to connect the park's diverse assets and amenities. These pathways will offer visitors a variety of engaging experiences, inviting them to explore and immerse themselves in the beauty of the park's natural surroundings. Additional detail, as well as a plan for pedestrian and bicycle circulation can be found on page 117 of this document.



Vehicular Circulation Plan | Credit: Design Collective
All images and plans are for illustrative purposes and subject to change.

PEDESTRIAN/BICYCLE CIRCULATION PLAN

Approach

The Crownsville Hospital Memorial Park (CMP) Master Plan presents an exceptional opportunity to develop a connected, forward-thinking, and innovative pedestrian and bicycle system. The integration of paved and natural surface trails (shown to the right) will punctuate the site's historical and ecological significance. The plan to the right shows the proposed system of paved and natural surface trails throughout the site, providing the opportunity for users of all ages, abilities, and means to safely travel to, from, and within CMP without using a car. This approach not only aims to highlight the hospital's past, particularly its role in mental health, but also seeks to foster a landscape that promotes well-being, raises awareness about mental health and equity issues, and creates a space for dialogue around wellness.

At the core of this vision is the Path of Reverence, a thoughtfully designed pathway that gently meanders along Farm Road, honoring those who lost their lives as patients at the hospital. This path invites visitors to engage with Crownsville's rich yet tragic history, while focusing on health, wellness, and environmental sustainability. Surrounding this pathway, additional trails such as the Meadow Loop, the North Forest Health + Wellness Loop, and miles of hiking and biking trails in the South woods will extend access to the site's natural beauty. These trails will connect to neighboring trail systems, improving regional connectivity and offering recreational opportunities.

The trail system also serves to unveil the site's narrative, revealing the hospital's history while emphasizing the importance of natural ecosystems. Crownsville's remarkable landscape features rolling hills, mature forests with over 1,200 large trees, streams, and valleys, all of which will be accessible to the public through new sidewalk and trail systems.

The natural trails system within CMP will play a critical role in connecting nearby regional trails, both existing and planned, which are shown on pages 22-23 of this document. The Bacon Ridge Connector Trail will be a new natural surface trail that provides an off-road natural surface connection from west to east, bringing cyclists closer to a link between the existing 900-acre Bacon Ridge Natural Area to the west and the 600-acre Waterworks Park to the east. The continuation of the Bacon Ridge Connector Trail outside of Crownsville Hospital Memorial Park and eventual connection to Waterworks Park will be part of a separate study by Anne Arundel County.

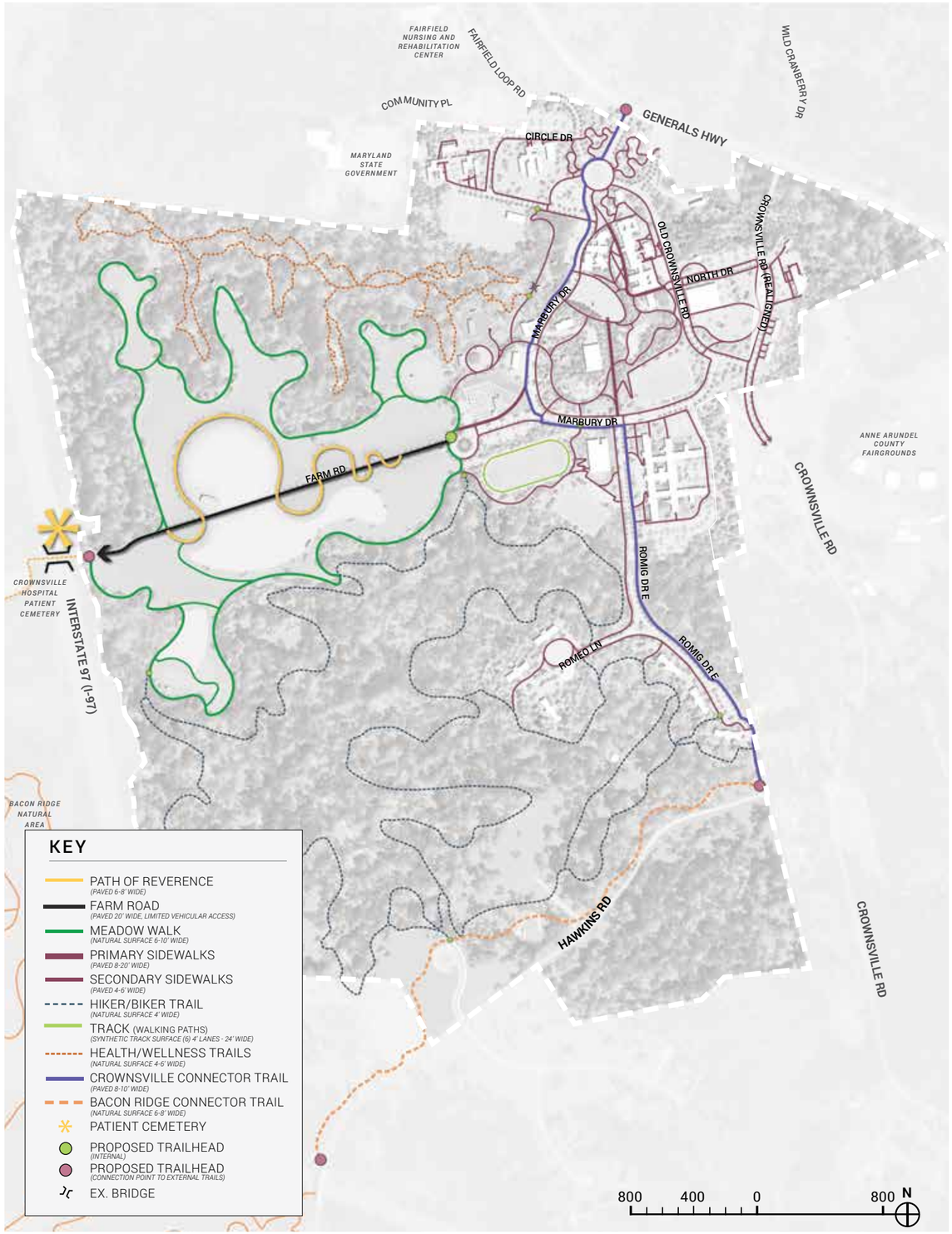
Existing Natural Surface Trail Bacon Ridge- source: DCI

Existing Conditions North Forest - source: Design Collective

Notably, the Bacon Ridge Natural Area surrounds the Crownsville Hospital Patient Cemetery where over 1,700 Crownsville patients (and one employee) are buried in graves marked only by numbers. The integration of the Crownsville trails with Bacon Ridge will offer a profound opportunity for reflection on the site's historical importance and ecological context.

The Crownsville Connector Trail will be a new north-south multipurpose trail that will link the South Shore Trail (currently proposed along General's Highway) through the site to the Bacon Ridge Connector Trails and other trails that may be planned in the future.

As part of the trail expansion, there is a desire for inclusion of the equestrian community to access a portion of the site. To accommodate this use, horse trailer parking may be included at the west end of Farm Road, east of I-97, to allow equestrian access to the Bacon Ridge trail network, further enhancing the area's outdoor amenities. Equine access to Bacon Ridge is subject to approval outside of this report.



Pedestrian/Bicycle Circulation Plan | Credit: Design Collective
All images and plans are for illustrative purposes and subject to change.

BUILDING RECOMMENDATIONS PLAN

The Crownsville Hospital Memorial Park (CMP) site is populated by a number of buildings (over 70 structures in total) constructed between 1913 and 2000. These buildings vary dramatically in condition, from structurally stable and occupied to fully collapsed. They also vary in historical significance, from contributing and located within the Maryland Historic Trust (MHT) easement to non-contributing.

In addition to site visits, building tours, and stakeholder input, two reports informed the Master Plan's evaluation of the structures: *Crownsville Hospital Center: Preliminary Building Screening Report*, prepared by KCI, dated February 2024 and *Crownsville State Hospital: Historic Resource Survey*, prepared by EHT Traceries, dated March 2024. All 70+ existing structures were evaluated for structural integrity, historical significance, and potential for reuse.

This section includes building studies for select structures that were identified for potential reuse by the county or stakeholders throughout the master planning process. These buildings include:

- The Administration Complex, including the Administration Building, the Hugh Young Building and the "B" Building
- Employee Apartments "A" and "B"
- The Meyer Building

Further information on each building study can be found in Section 4.4 under each District.

The building studies in this section do not represent all buildings that can or should be renovated and reused, but include all buildings for which a potential use was identified. Buildings within the MHT easement were prioritized due to their historical significance; other structures were prioritized due to their locations, near Crownsville Road, current tenants, and/or planned uses.

The Master Plan advocates for further exploration of additional buildings—or unprogrammed spaces within studied buildings—for a variety of impactful uses. These include nonprofit organizations, initiatives supporting mental and physical health and well-being, job training programs, and transitional housing. These priorities, identified by stakeholders throughout the Master Plan process, highlight the diverse opportunities within CMP for renovation and adaptive reuse.

The following pages include a map locating all structures and a summary of recommendations for proposed renovation and reuse, mothballing or stabilization, or demolition. "Mothballing" is a process to temporarily protect and board up a building to prevent (further) environmental damage and vandalism, until buildings can be renovated and occupied by new users. Buildings recommended for demolition should be thoroughly documented and evaluated for the opportunity to preserve and/or reuse any significant materials, features, or artwork that may exist.

WHAT WE HEARD

The following is a summary of feedback heard from the key stakeholders, the public, committees and existing tenants relating to the existing buildings on site and their potential reuse.

Uses

- Maintain, and potentially expand, current tenants' space, focused on mental health, substance use disorder treatment, food access, and other services
- Museum (see right)
- Educational space, throughout the site, with a focus on affected communities' needs
- Art space
- Bowie State University (BSU) presence
- Nonprofit Center, at 41 Community Place
- Wrap-Around Service Center, near Recreation facilities
- Inpatient Youth Mental Health Services
- Veterans & Family Clinic, potentially in the Meyer Building
- Transitional + Recovery Housing
- Affordable Housing
- Community Commercial Kitchen

Aerial View of the Administration Complex from Crownsville Road | Credit: Chesapeake Aerial Photography

Architectural Preservation

- The master plan should respect the history of Crownsville Hospital and its buildings
- A range of hospital building types should be preserved, including former housing, food service, recreation, therapy and treatment, housekeeping and laundering, and farm buildings
- Mothballing buildings within the MHT Easement should be prioritized
- Of the 19 structures that have been identified for removal (due to collapse, very poor condition, or non-contributing status), document current state and preserve elements + artifacts

Note: Recommendations on the approach to the historic preservation of Crownsville Hospital Memorial Park and the historic buildings can be found on page 110 of this document.

Museum / Interpretive Plan

- Tell the Past, the Present, and the Truth
- Develop a museum through a museum master planning process, to present thorough and accurate information
- Should be interactive (with Day in the Life exhibits) and showcase patients' creative pursuits
- The museum should include outdoor exhibits and experiences (in addition to indoor exhibits)
- The museum should foster young people's involvement and consider them caretakers
- The museum should allow for ongoing research and institutional development

BUILDING RECOMMENDATIONS PLAN

The plan diagram to the right depicts the existing structures on site and indicates which buildings are listed as historic and occupied, which buildings are listed as historic but unoccupied, and other buildings (see map and key to the right). Additionally, the red, yellow, and blue circles indicate the Master Plan's recommendations for renovation and reuse, "mothballing" or stabilization, and demolition.

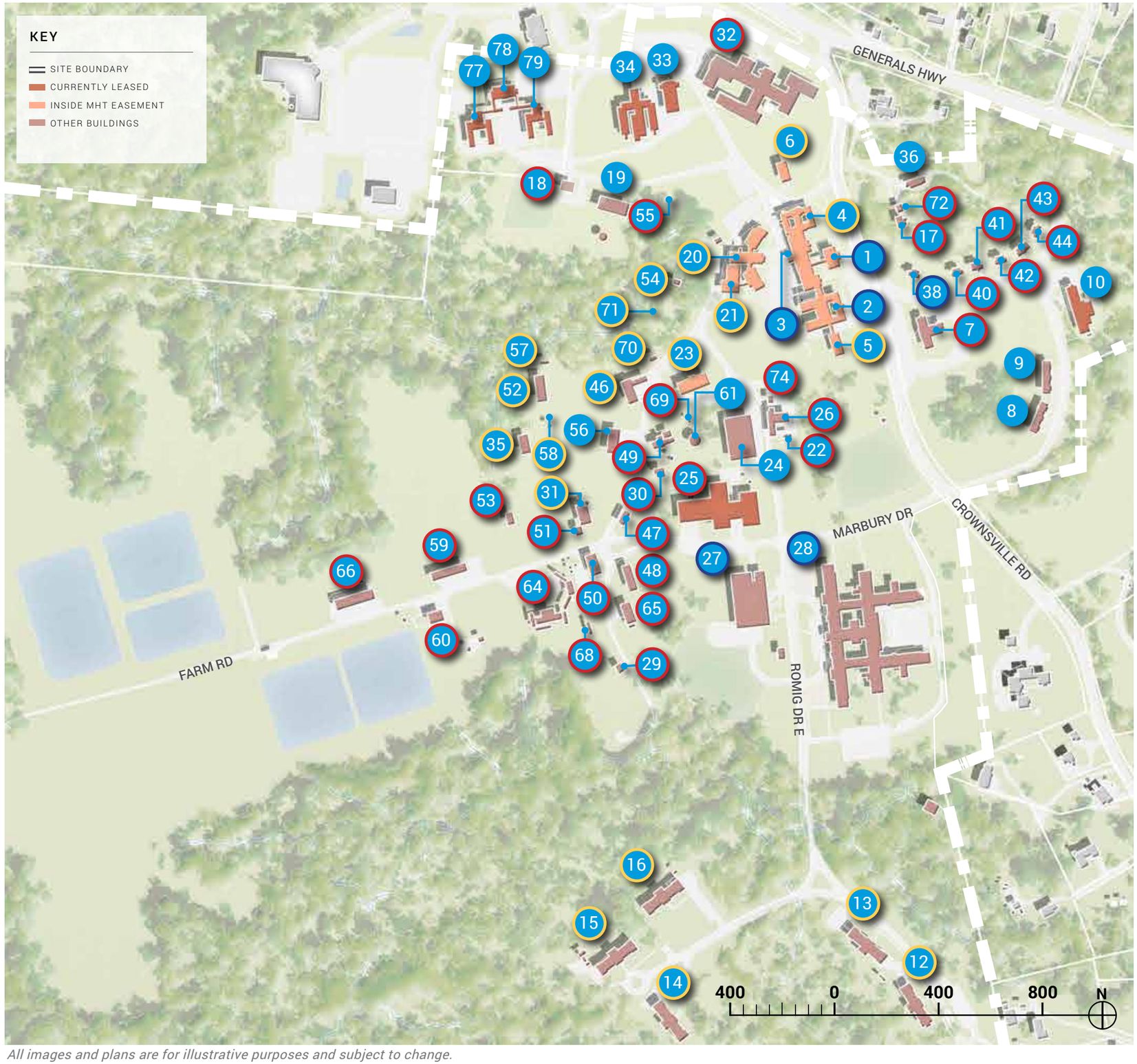
Blue-circled numbers indicate structures proposed for renovation and reuse.

Yellow-circled numbers indicate structures proposed for 'mothballing' or stabilization (with no currently proposed renovation or reuse).

Red-circled numbers indicate structures proposed for demolition.

All other buildings are proposed to continue with their current use(s), in their current state, with no renovation, mothballing, or stabilization. All utility buildings recommended for demolition will require phased demolition further discussed in Section 4.5 of this document.

- 1 - ADMINISTRATION BUILDING
- 2 - HUGH YOUNG BUILDING
- 3 - "B" BUILDING
- 4 - "C" BUILDING
- 5 - NURSES' HOME
- 6 - FEMALE ATTENDANTS' HOME
- 7 - EMPLOYEE CAFETERIA
- 8 - EMPLOYEE APT B
- 9 - EMPLOYEE APT A
- 10 - RESIDENCE DORMITORY (Hope House)
- 11 - PATIENT COTTAGE 11 (near 12)
- 12 - PATIENT COTTAGE 12
- 13 - PATIENT COTTAGE 13
- 14 - PATIENT COTTAGE 14
- 15 - PATIENT COTTAGE 15
- 16 - PATIENT COTTAGE 16
- 17 - GREENHOUSES
- 18 - FIRE HOUSE
- 19 - BOILER PLANT
- 20 - "A" BUILDING
- 21 - LAUNDRY BUILDING
- 22 - REFRIGERATION SHOP
- 23 - MARBURY BUILDING
- 24 - MAINTENANCE BUILDING
- 25 - CENTRAL KITCHEN(Food Bank)
- 26 - PAINT STRUCTURE
- 27 - CAMPANELLA BUILDING
- 28 - MEYER BUILDING
- 29 - CAN HOUSE
- 30 - FARMHOUSE
- 31 - DAIRY BARN 2
- 32 - MEDICAL - SURGICAL BUILDING
- 33 - PHILLIPS ANNEX
- 34 - PHILLIPS BUILDING(Gaudenzia)
- 35 - DRY COW SHED
- 36 - SUPERINTENDENT'S RESIDENCE
- 37 - STAFF COTTAGE 1 (not found in field)
- 38 - STAFF COTTAGE 2
- 39 - STAFF COTTAGE 3 (not found in field)
- 40 - STAFF COTTAGE 4
- 41 - STAFF COTTAGE 5
- 42 - STAFF COTTAGE 6
- 43 - STAFF COTTAGE 7
- 44 - STAFF COTTAGE 8
- 45 - STAFF COTTAGE 9 (not found in field)
- 46 - MOTOR POOL
- 47 - CHAPEL
- 48 - IMPLEMENT SHED
- 49 - OLD WATER TREATMENT BUILDING
- 50 - OLD GARAGE
- 51 - PASTEURIZATION HOUSE
- 52 - DAIRY BARN 1
- 53 - BULL BARN
- 54 - OLD MORGUE
- 55 - ELECTRIC SUBSTATION
- 56 - NEW WATER TREATMENT BUILDING
- 57 - CORN CRIB
- 58 - SILO
- 59 - GROUNDS KEEPING SHOP
- 60 - SEWAGE PLANT
- 61 - WATER TOWER (NORTH)
- 62 - WATER TOWER (SOUTH)
- 63 - MIEMSS RADIO TRANSMITTER STATION (not shown on map, to south)
- 64 - FORMER SCHOOL SITE
- 65 - HABITAT FOR HUMANITY WAREHOUSE
- 66 - WWTP OPERATIONS BUILDING
- 67 - UNIDENTIFIED (not found in field)
- 68 - PUMP HOUSE
- 69 - PUMP HOUSE
- 70 - SPRING HOUSE / PUMP HOUSE
- 71 - WELL HUT / PUMP HOUSE
- 72 - SUPERINTENDENT'S GARAGE
- 73 - FARROWING HOUSE (not found in field)
- 74 - SALT SHED
- 75 - SLAUGHTERHOUSE (not found in field)
- 76 - OLD WATER TREATMENT GARAGE (not shown on map; near 49)
- 77 - BOYS COTTAGE
- 78 - WINTERODE BLDG
- 79 - GIRLS COTTAGE



All images and plans are for illustrative purposes and subject to change.

ENVIRONMENTAL, HYDROLOGY & STORMWATER MANAGEMENT PLAN

Environmental Statement

The redevelopment of the Crownsville Hospital Memorial Park site represents an unprecedented opportunity for Anne Arundel County to demonstrate its commitment to the preservation, protection, and enhancement of high quality natural resources located in the headwaters of the South River. The design of the site will strive for a net increase in those resources, such as forest cover and non-tidal wetlands, while at the same time aiming to blend a suite of interconnected stormwater management practices throughout the property that complement CMP's other programmatic uses, and exceed existing State and local regulations.

In addition, Anne Arundel County partnered with the Maryland Environmental Trust to place an easement on the property at the time it was acquired. This conservation easement exists on the southern portion of the property and is further described in Section 2.5 of this document.

Hydrology and Stormwater Management

Maryland's stormwater management (SWM) requirements can be met at the Crownsville Hospital Memorial Park (CMP) site by implementing micro-scale practices. Facilities such as micro-bioretention and rain gardens provide an aesthetically pleasing appearance that blends into the site's natural environment while time providing quality and quantity control to meet and exceed SWM quality and quantity requirements.

Existing Conditions

The majority of the project site is open space cover with meadow and forest. There are three stream tributaries in the forested area of the site. Each begin on site and generally flow west/south. Most of the buildings are located in the northeast portion of the site, mostly consisting of hospital facilities and farm structures. Multiple athletic fields were built near the hospital facilities. Existing site grades are moderately steep (5% to 15%). The project site is located within South River Watershed (Maryland 8-digit Watershed Number: 02131003). No floodplains, wetlands, or critical areas exist within the open areas of the project site.

Existing Stream - source: Design Collective

Proposed Conditions

The purposes of this project are to evaluate, repair and maintain the existing buildings on site; to preserve existing critical environmental features including meadow space, specimen trees, and streams and to provide community enrichments with multiple athletic fields and walking trails in the forested area. The majority of the buildings will be repurposed and those in poor condition will be demolished. Roadways and walkways will be upgraded to improve circulation. Landscape cover will be significantly enhanced.

[Continued on the following pages]

Integrated SWM provides a vegetated background to a small gathering space

Weir Walls help slow stormwater and create artistic moments in the landscape

Permeable Paving - Alternative paving options such as unit pavers, porous concrete, porous asphalt reduce stormwater runoff

Rain Gardens - Natural depression in the landscape help capture, store, cleanse and infiltrate stormwater.

Artful Stormwater Management - Brings a utilitarian need and creates an educational moment.

Rain Gardens - Gabion walls use natural materials that blend with the landscape and provide habitat for fauna.

Stream Restoration - Enhancing stream quality ensures healthy habit and helps protect the natural water system.

Stream Restoration - Provides opportunities for pedestrians to learn about proper management.

ENVIRONMENTAL, HYDROLOGY & STORMWATER MANAGEMENT PLAN

Stormwater Management Analysis

Three Points-of-Investigation (POI) have been developed for the drainage area study. POI-1 is located at the junction point of stream tributary draining from east to west, near Route 97. POI-2 is located at the junction point of stream tributary draining from northeast to southwest, near Route 97. POI-3 is located at the junction point of stream tributary draining from north to south, near Hawkins Road. Overall, Farm Road is dividing the drainage of the site into north and south. The drainage area analysis is shown in the table below for existing conditions. The drainage area map to each POI is provided on the plan to the right.

The proposed Master Plan will result in an overall reduction in impervious area. Multiple buildings will be demolished, and some roadways will be eliminated. Permeable pavers will be used for proposed parking lots and sidewalks. However, any new roadways will continue to use conventional impermeable materials. For the most part proposed grading and drainage is assumed to maintain existing hydraulic drainage patterns. The post development drainage areas and POI are assumed to mimic that which exists.

The drainage area analysis is shown in the table below for proposed conditions.

POI #	DA #	Drainage Area (acres)	Existing Impervious Area (acres)	Existing Pervious Area (acres)
POI-1	DA-1	144	13	131
POI-2	DA-2	269	15	254
POI-3	DA-3	50	0.6	49.4

Table 1 – Existing Drainage Area Data to POIs

Stormwater Management Requirements

Based on the "Maryland Stormwater Management Design Manual", this project will be categorized as "New Development" from stormwater management perspective. Thus, this project is required to treat 100% of the impervious area as post-development conditions, in addition to providing quantity control.

The required impervious area requiring treatment for each POI is listed in the table below.

POI #	DA #	Drainage Area (acres)	Proposed Impervious Area (acres)	Proposed Pervious Area (acres)
POI-1	DA-1	144	12	132
POI-2	DA-2	269	14	255
POI-3	DA-3	50	1	49

Table 2 – Proposed Drainage Area Data to POIs

SWM Approach

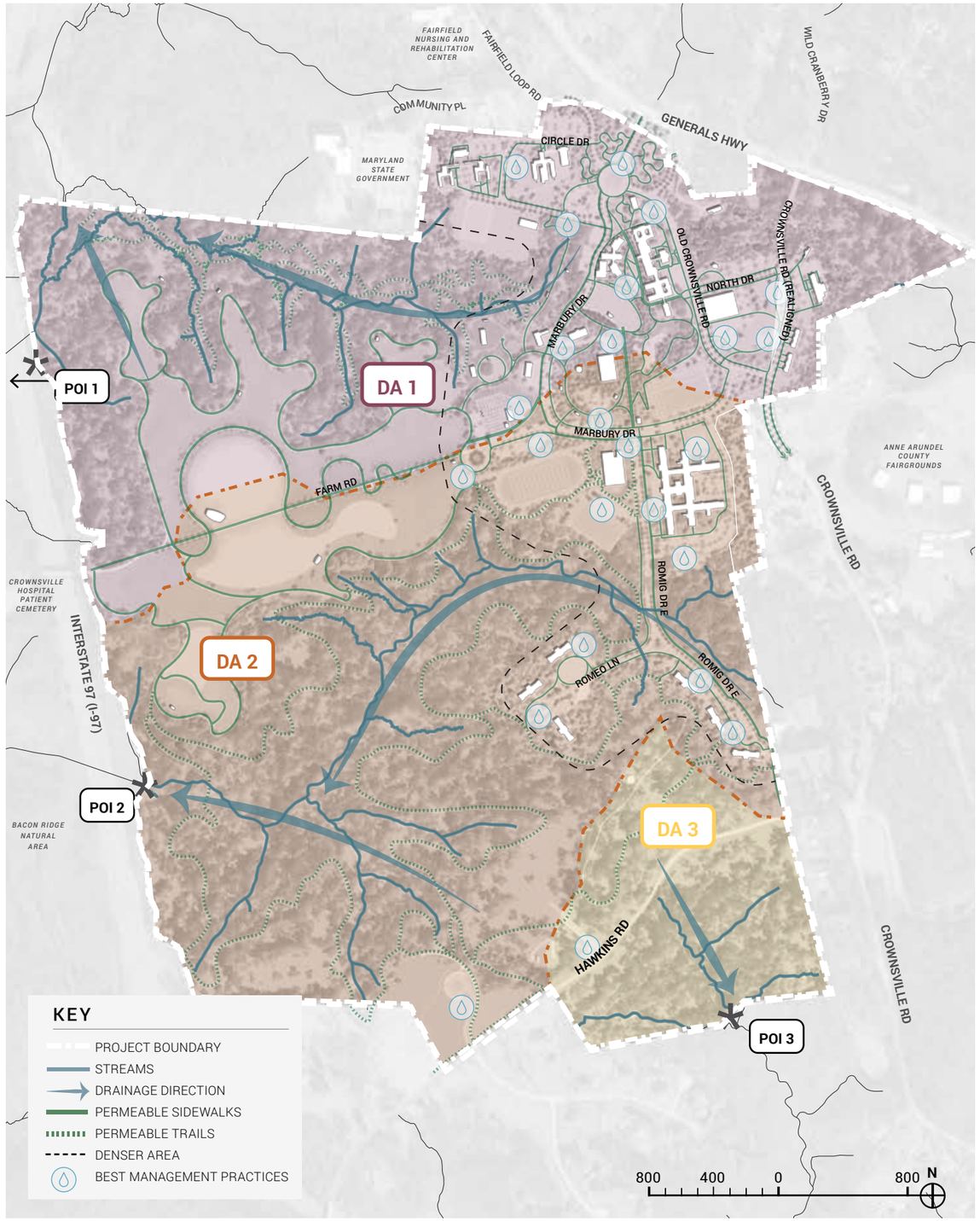
The stormwater management quality control approach will utilize micro-scaled Best Management Practices (BMPs) throughout the site to blend with the natural appearance on the site and reduce impact on the environment. Permeable pavements, impervious area reduction, disconnection of non-rooftop runoff and sheetflow to conservation areas will be maximized to reduce quality and quantity control treatment required. The specific micro-scale practices proposed are rain gardens and micro-bioretention ponds. With this approach, the project will meet and could exceed stormwater management quality and quantity control requirements.

Micro-scale BMPs will be placed throughout the site to detain and treat stormwater from impervious areas. The permitted drainage to micro-scale BMPs areas are generally less than 1 acre. For the purposes of this high-level master plan study, we have assumed the use of micro-bioretention (MB) facilities throughout the site, and have put rain gardens aside. With this, the maximum allowable drainage area to a MB facility is 0.5 acres; rain gardens would be 0.25 acres. We estimated the number of micro-scale facilities based on the impervious area that required treatment and the drainage area limitation. As such, the number of MB facilities needed to meet SWM requirements in each drainage area is listed below in the table.

POI #	Impervious Area Required Treatment (IART)
POI-1	12
POI-2	14
POI-3	1

Table 3 – Stormwater Management Requirements

The proposed BMP locations are provided on the facing page. The stormwater management quantity control requirements can be met by the combination of detention in the quality control facilities and impervious area reduction. The reduction in impervious area within the project site should reduce the runoff curve number which should reduce the peak discharge at each POIs. With the combination of both approaches, the stormwater management quantity control requirements will be met.



Hydrology Plan | Source: RK&K/Design Collective
All images and plans are for illustrative purposes and subject to change.

ART & SCULPTURE PLAN

Overview

Incorporating sculptures and other forms of art into park settings can transform spaces into dynamic, engaging environments with numerous benefits. Art enhances the visual appeal by adding beauty, creativity, and artistic expression, turning open space areas into more inviting landscapes. It also serves as a cultural touch point, reflecting local history and identity, sparking conversations, and offering educational opportunities. In a park, art fosters mental well-being, creating a tranquil atmosphere that promotes reflection and relaxation. Artistic elements often become focal points for community engagement, encouraging social interaction and providing opportunities for events and workshops. They inspire creativity, especially in children, who are drawn to interactive or thought-provoking pieces. From a practical standpoint, art installations attract visitors and can boost local tourism, making parks unique destinations. Art helps define a park's identity, turning it into a memorable, recognizable space.

Approach

On the Crownsville Hospital Memorial Park grounds, public art offers a profound opportunity to tell the site's important stories, particularly its connection to mental health practices and the lived experiences of its patients, many of whom were Black. Historically, the site also bears witness to the resilience and creativity of those who lived and worked there, including the therapeutic use of art by patients. By incorporating patient-created artwork and narratives, the park can honor these contributions and provide a platform for voices that have long been overlooked.

The integration of various art forms—from sculptures and murals to performing and participatory arts like music, dance, and theater—enriches the park's cultural landscape. Black artists, in particular, can play a significant role in shaping this narrative, using their creativity to reflect on the site's history and inspire dialogue about mental health, resilience, and community.

Art installations can be strategically placed at key locations, such as the new North Entry near Generals Highway or along the Path of Reverence, ensuring visitors encounter meaningful and thought-provoking works at a variety of scales. Performances and participatory art events can activate gathering spaces, bringing stories to life through music, storytelling, or dance. Public art can also be integrated into park structures like shelters and amphitheaters, transforming functional spaces into vibrant expressions of creativity.

International African American Museum | Source: Hood Design Studio

Freedom Monument Sculpture Park | Source: NBC News

Hallow, Daniel Popper | Source: Morton Arboretum

Throughout the trail network, artistic interventions will enhance the pedestrian experience, providing moments of reflection and discovery. Whether through visual art, musical installations, or interactive performances, these elements can add depth and connection to the park. While the master plan suggests specific art placements, creativity should not be confined. Art may be installed anywhere on-site, provided it honors the park's history, celebrates its commitment to mental health awareness, and uplifts the diverse voices that have shaped its story.

The plan to the right shows the proposed opportunities for art, performance spaces, and interactive installations throughout the site.

Art + Sculpture Plan | Source: Design Collective
All images and plans are for illustrative purposes and subject to change.

4.4 DISTRICT PLANS

Crownsville Hospital Memorial Park is steeped in history and comprised of historic architecture and remarkable natural assets. Both factors drive the master plan and influence the organization of the site in a manner that respects the significance of the property, preserves architectural assets, and protects natural systems. When complete the site will transform from its past use as Crownsville Hospital into a forward-thinking complex of buildings and complimentary open spaces that promote mental health and provide resources to underserved communities.

When broken down, the site plan naturally divides into ten districts, reflecting the existing conditions, highlighting the existing assets of the site, and speaking to the new proposed uses and programming. These districts are defined as:

North Campus

The North Campus will create a new entrance to the CMP, featuring a roundabout that reduces traffic conflicts and enhances the landscape while providing safe access for pedestrians and cyclists.

Campus Core

The Campus Core, anchored by significant contributing historic buildings, creates a welcoming quad that invites visitors to explore a new museum and re-imagined grounds, fosters social interaction, and offers a serene, protected outdoor space overlooking an event lawn.

East Campus

The East Campus district was historically used by hospital staff and includes the superintendent's residence, garage, greenhouses, employee apartments and staff cottages. Hope House, a nonprofit offering substance use and mental health services, occupies one building and has interest in expanding. Many remaining buildings are in disrepair and recommended for removal, making space for the Anne Arundel County Food Bank, event parking, and improved outdoor areas for Hope House.

Active Recreation

The Active Recreation district will upgrade athletic facilities around the historic Campanella Building, including recreation fields and courts. It will also feature versatile indoor spaces, a nature-based inclusive playground, and pavilions to promote active lifestyles and community engagement.

South Campus

South Campus includes the proposed transformation of the Meyer Building into a Veterans and Family Clinic, with transitional and/or affordable housing Further south, the two groups of Patient Cottages will provide a serene environment for local scouts or other organizations to foster leadership and outdoor skills.

Historic Farmstead

The Historic Farmstead at Crownsville, envisioned as a vibrant community garden center and outdoor education hub that promotes agricultural, educational, and therapeutic opportunities. This hub features a central Community Garden/Education Center building and numerous outdoor spaces, all aimed at fostering community connections and promoting sustainability and wellness for generations to come.

The Meadow

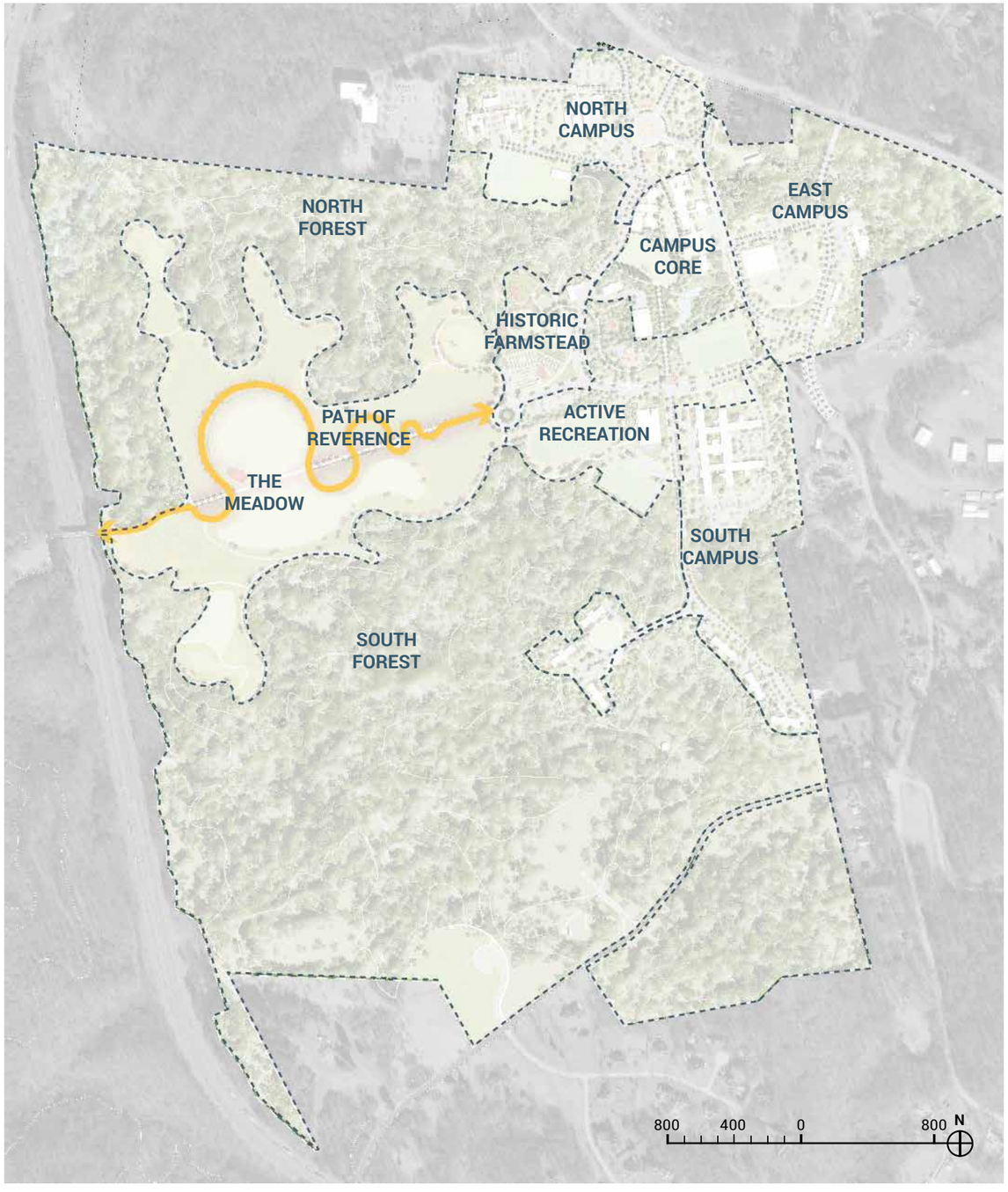
The Meadow serves as a natural link to the historic Crownsville Hospital Patient Cemetery, featuring acres of spray fields transformed into natural meadow that support biodiversity, provide habitat for pollinators, contribute to carbon sequestration, and enhance air quality, while also offering mental and emotional benefits by reducing stress and promoting overall well-being for visitors.

The Path of Reverence

The Path of Reverence is designed as a tribute to those patients who lost their lives at Crownsville and a symbol of awareness for mental health and equity, offering a reflective space that connects the Campus Core to the Crownsville Hospital Patient Cemetery while embodying the complex nature of healing through its winding layout; surrounded by native plants that, when grouped together, illustrate the beauty of community and collective strength in overcoming challenges.

North & South Forest

The North Forest, features a steeper topography and is imagined as a serene system of pathways that invites individuals to escape daily life, promoting mindfulness and mental wellness through immersion in nature. The South Forest will serve as a recreation hub for hikers and mountain bikers, featuring new trails designed for nature lovers and thrill-seekers of all abilities and from all backgrounds, while connecting to the Bacon Ridge Natural Area.



District Plan | Source: Design Collective
All images and plans are for illustrative purposes and subject to change.

NORTH CAMPUS

The North Campus district is the primary entrance to the Crownsville Hospital Memorial Park, located on a prominent knoll near General Highway. A proposed roundabout will act as a entryway to the park, easing traffic conflicts near Generals Highway and back-ups along Crownsville Road. Additionally, the Crownsville Connector Trail will link the proposed South Shore trail with other regional trails to the south, entering the site at the roundabout and meandering through the historic campus. The North Campus is and will continue to be a hub for nonprofits serving the community, located in both the Winterode and Phillips Buildings.

North Campus Proposed Roundabout Aerial Rendering | Source: Design Collective/Zanetta Illustrations | All images are for illustrative purposes and subject to change

NORTH CAMPUS

1. NORTH ENTRYWAY
The reconfigured Generals Highway/ Crownsville Road/Fairfield Loop Road intersection will be transformed into a new entryway for Crownsville Hospital Memorial Park welcoming all visitors. With the realignment of Crownsville Road, most area traffic will bypass this entrance.

2. CROWNSVILLE CONNECTOR TRAIL
The Crownsville Connector Trail will be a new multipurpose trail that starts at Generals Highway and enters CMP, connecting pedestrians and cyclists to other existing and proposed regional trails. The Connector Trail is routed through the park, creating a safe environment for pedestrians and cyclists, away from traffic on Crownsville Road.

3. POTENTIAL ART LOCATION
The roundabout will serve as a major organizing element and entryway into the park, providing the first opportunity to include a prominent sculpture .

4.CROWNSVILLE HOSPITAL NORTH ENTRY
A new entrance is proposed off the southern leg of the roundabout, providing a clearly marked entry point into the park.

5. NATURALIZED LANDSCAPE
The removal of the Medical-Surgical Building allows the to be restored into a naturalized landscape, with natural pathways winding through the meadow plantings.

Note: The consultant team evaluated several options to help alleviate existing traffic backups. The realignment of Crownsville Road shown in this report represent the preferred concept plan option. This option will be analyzed further under separate subsequent studies by Anne Arundel County; other options may also be evaluated to determine the best area-wide strategy. For additional details, see pages 114-115 of this document.

North Campus District Illustrative Plan | Source: Design Collective
All images and plans are for illustrative purposes and subject to change.

CAMPUS CORE

The Campus Core is a significant focal point within the site, anchored by historic buildings that surround and create a central quad . This inviting, protected space encourages visitors to step outside from the adjacent buildings, proposed to house a new museum with a dedicated space for racial healing, Bowie State University educational space, maker space, and artist studios. The quad will offer outdoor areas for both individual rest and reflection as well as social interaction. Overlooking an expansive event lawn, the quad's the formal landscape will feature mental health pods (outdoor classrooms), lawn areas, and lush greenery, enhancing the surrounding historic architecture with plantings that recall the hospital's past gardening program. The quad then transitions into hillside gardens, showcasing diverse ornamental plantings. The Event Lawn will serve as the park's primary gathering space, capable of hosting up to 300 guests for various events, from concerts to festivals.

Campus Core Aerial Rendering | Source: Design Collective/Zanetta Illustrations | All images are for illustrative purposes and subject to change.

CAMPUS CORE

1. THE QUAD
Formal landscape organized around historic structures. The quad is supplemented with mental health pods (seating groups intended for social interaction) and landscape enhancements intended to encourage outdoor work from adjacent office users. Unnecessary asphalt paving will be replaced with a green backdrop for the buildings.

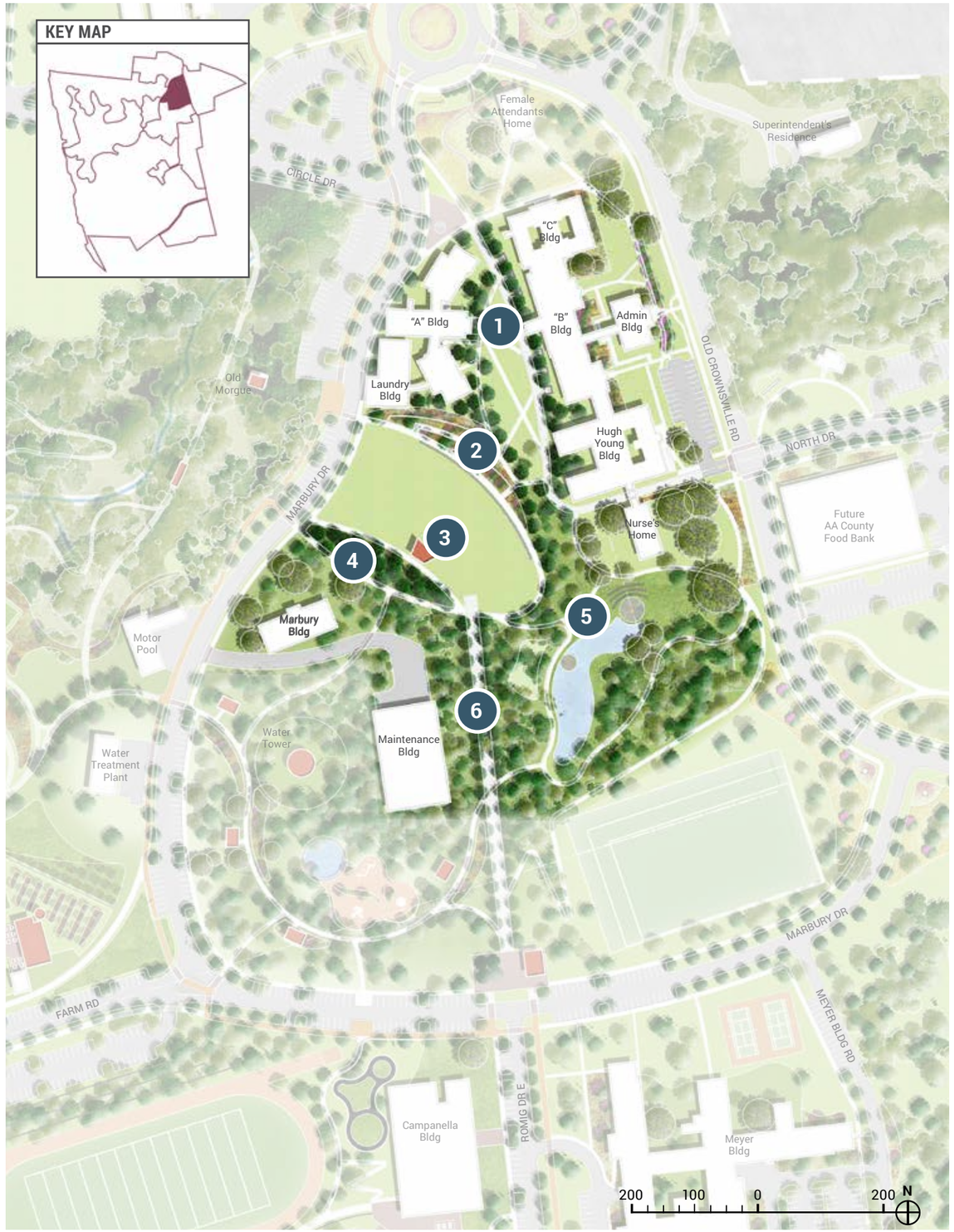
2. HILLSIDE GARDENS
A diverse arrangement of ornamental plantings create a beautiful backdrop to the event lawn transitioning the Quad to the Event Lawn. The gardens create a natural bowl and backdrop that compliments the historic architecture now on display.

3. MAIN STAGE/EVENT LAWN
The Event Lawn will serve as the main gathering space for organized events, with a capacity to accommodate up to 300 people. Positioned on the existing flat grade, it requires only minor modifications to become a vibrant community hub. The lawn will feature a fully equipped stage designed for performances, complete with power, lighting, data, and audio-visual equipment.

4. THE GROVE
An organized grouping of shade trees provide respite from the sun and a location for movable tables, chairs and outdoor games. During the week this may be used by museum, Bowie State, or park staff eating their lunch and on nights and weekends for family gatherings.

5. HISTORIC NATURAL LANDSCAPE
The landscape around the Hugh Young Building and Nurses Home features mature trees and striking topography, historically enjoyed by Crownsville patients and staff. The Master Plan preserves these elements, creating tranquil retreats within the natural setting. This approach honors the site's history, allowing the past to resonate through the preserved landscape.

6.PROMENADE
The historic connection between the Campanella Building and the Campus Core, once a lively parade route where patients gathered to enjoy annual festivities, will be thoughtfully preserved within the landscape. This revitalized promenade will honor its legacy while enhancing the north-south connections between the Event Lawn and Athletic Core, creating a seamless and meaningful pathway that links the past with the present.



Campus Core District Illustrative Plan | Source: Design Collective
All images and plans are for illustrative purposes and subject to change.

THE ADMINISTRATION COMPLEX

The Administration Complex - Aerial View - December 2023
Source: Chesapeake Aerial Photography

THE ADMINISTRATION COMPLEX

EXISTING CONDITIONS

Description + Historical Significance

The Administration Complex is a series of interconnected buildings stretching along Crownsville Road. All buildings that comprise the complex are historically significant, contributing structures and are located within the proposed Maryland Historical Trust (MHT) easement. Adaptive reuse of any buildings within the easement will require exterior renovations compliant with MHT requirements.

For individual historical and structural assessments of the three central buildings that are proposed for renovation and reuse, please see the following pages.

The Administration Complex - Aerial View - December 2023
source: Chesapeake Aerial Photography

Administration Building - Front Portico - November 2023 -
source: Design Collective

RECOMMENDATIONS

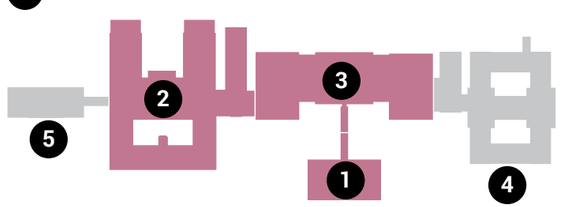
The Administration Complex buildings were studied for several compatible community-serving uses, including a new museum with a dedicated space for racial healing, Bowie State University educational space, maker space, and artist studios. The facing page illustrates how these spaces could fit within two main floor levels of the Administration, Hugh Young, and "B" Buildings (see the following pages for more detail). These proposed interior spaces would open onto revitalized outdoor spaces, including a quad, hillside gardens, and an event lawn.

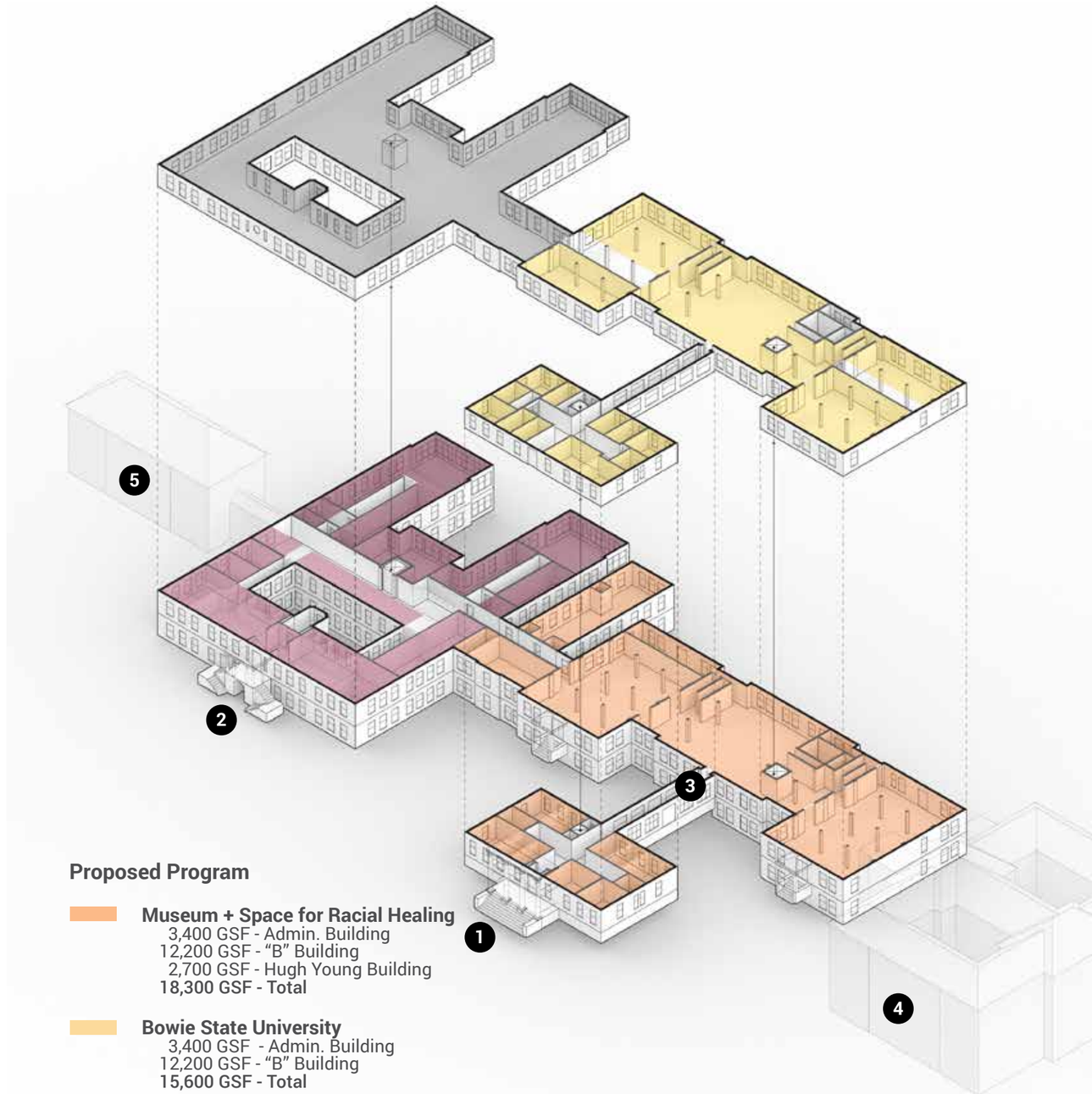
The remaining floors within these three central buildings as well as the "C" and Nurses' Buildings are not currently proposed for reuse, though could be used for storage or service space.

Whether slated for adaptive reuse in the short-term or long-term, all buildings within the proposed Maryland Historical Trust (MHT) easement should be prioritized for "mothballing", a process to temporarily protect and board up a building to prevent (further) environmental damage and vandalism, until buildings can be renovated and occupied by new users.

Building Key

1. **Administration Building**
2. **Hugh Young Building**
3. **"B" Building**
4. **"C" Building**
5. **Nurses' Home**





Proposed Program

Museum + Space for Racial Healing
3,400 GSF - Admin. Building
12,200 GSF - "B" Building
2,700 GSF - Hugh Young Building
18,300 GSF - Total

Bowie State University
3,400 GSF - Admin. Building
12,200 GSF - "B" Building
15,600 GSF - Total

Maker Space
7,200 GSF - Total (in Hugh Young)

Artist Studios
6,800 GSF - Total (in Hugh Young)

Not Programmed / TBD

Not To Scale

All images and plans are for illustrative purposes and subject to change.

ADMINISTRATION BUILDING

EXISTING CONDITIONS

Description + Historical Significance

The Administration Building is the most prominent building along Crownsville Road and is part of the connected Administration Complex (see previous pages).

The Administration Building has three floors plus a basement level. The building provided offices for medical and management staff, a pharmacy, and an employees' room; the first floor was occupied by a mortuary and museum. A two-story corridor attaches to the west face of the building, providing a covered connection to the "B" Building.

The Administration Building, built in 1913, was one of the original four hospital buildings constructed at Crownsville. The pronounced features of the Administration Building, including a two-story portico, help to distinguish it from other buildings on site.

- source: EHT Traceries, Crownsville State Hospital: Historic Resource Survey, March 2024

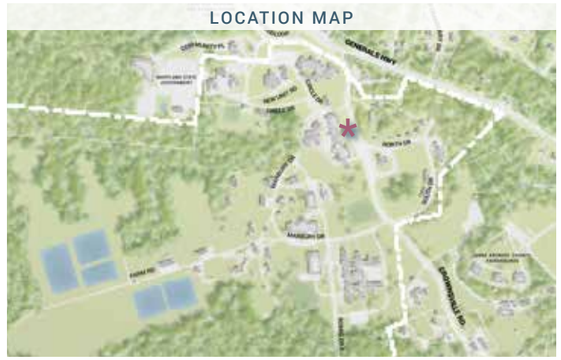
Structural Assessment

The Administration Building appears to be in good condition despite minor localized cracks and surface damage on the roof and rest of the structure. There are no signs of foundation issues and it remains structurally sound.

- source: KCI, Crownsville Hospital Center: Preliminary Building Screening Report, February 2024

RECOMMENDATIONS

The proposed museum's welcome center and Bowie State University's offices, meeting rooms, and small classrooms stack on the first and second floors, operating independently on their own levels. Both users link to additional program space in the "B" Building, via the covered connection (see the preceding page for a 3D layout and program summary). The attic and basement levels are not currently proposed for reuse, though could be used for storage or service space.

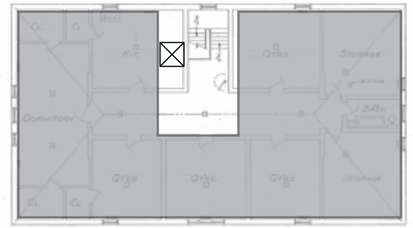


The Administration Complex - Aerial View - December 2023
source: Chesapeake Aerial Photography

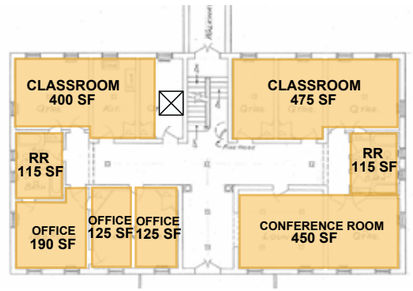
Administration Building - Aerial View - December 2023
source: Chesapeake Aerial Photography

Administration Building - Interior staircase - November 2023
source: Design Collective

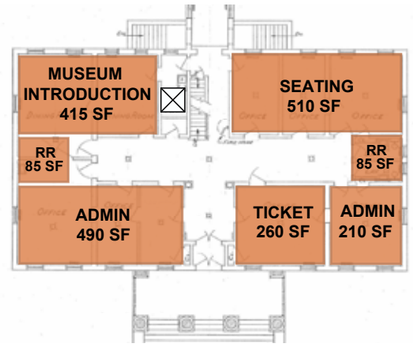
Third Floor / Attic



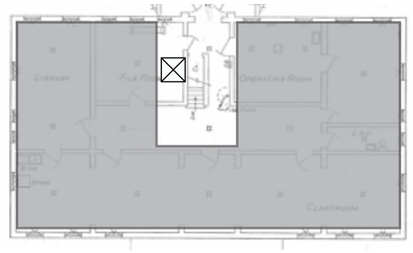
Second Floor

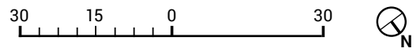


First Floor



Basement Level





All images and plans are for illustrative purposes and subject to change.

HUGH YOUNG BUILDING

EXISTING CONDITIONS

Description + Historical Significance

The Hugh Young Building has four floors plus a basement level. An addition was built that links to the "B" Building, creating the current building configuration. Additionally, a covered connection bridges a driveway, linking to the Nurses' Home. The rear of the building has a U-shaped courtyard, while the front half creates an inner courtyard.

The Hugh Young building was designed as a new service building in 1923, with a large addition designed in 1932. The Building was named after Hugh Young who organized the movement which established Crownsville and served as president of the State Lunacy Commission. The building's interior retains paintings and artworks created by patients.

- source: EHT Traceries, Crownsville State Hospital: Historic Resource Survey, March 2024

Structural Assessment

There are notable concerns about the structural integrity of this building and further investigation into large cracks in the structure is recommended to determine the soundness of the foundation.

- source: KCI, Crownsville Hospital Center: Preliminary Building Screening Report, February 2024

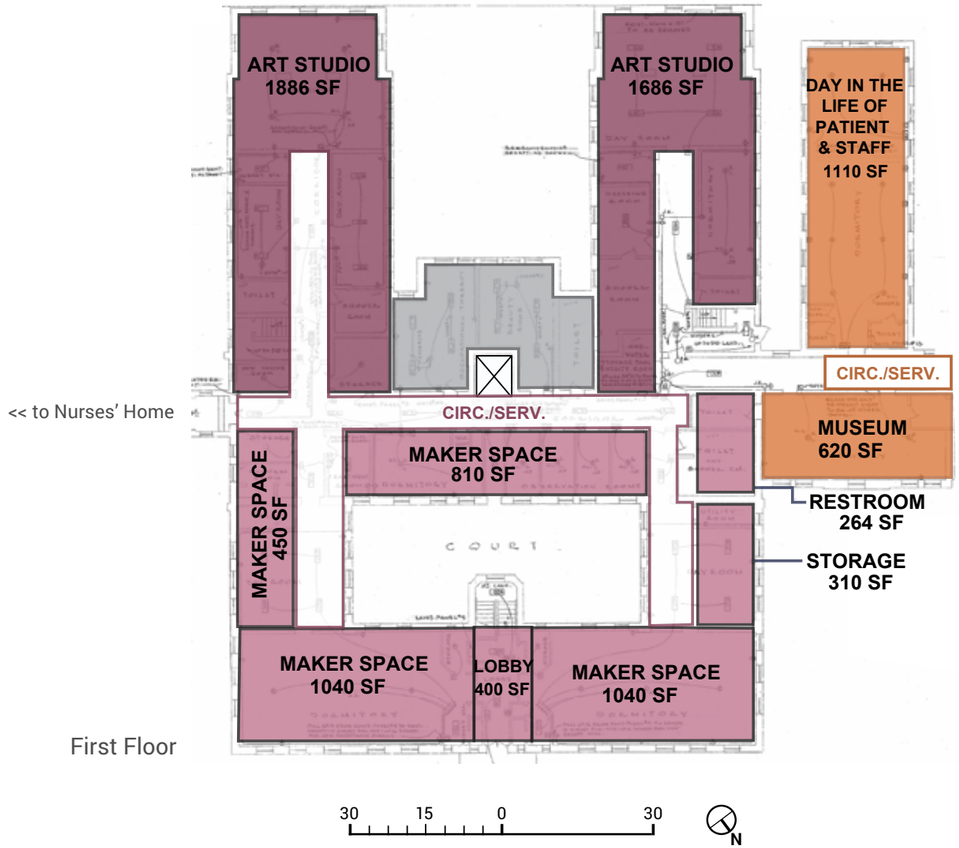
RECOMMENDATIONS

Connecting to the proposed museum's exhibit halls and space for racial healing, the Hugh Young Building provides an opportunity for symbiotic spaces for community use. These spaces may include a maker space (a collaborative workspace with shared tools and resources for woodworking, soldering, sewing, screen printing, 3D printing, or other hands-on projects) and artist studios for lease by community members (see the preceding page for a 3D layout and program summary). The upper and basement levels are not currently proposed for reuse, though could be used for storage or service space.

Hugh Young Building - Aerial View or Rear - December 2023
source: Chesapeake Aerial Photography

Hugh Young Building - Front Portico - November 2023 -
source: Design Collective

Precedent Image: Maker Space, Baltimore MD | source: Brookings



All images and plans are for illustrative purposes and subject to change.

“B” BUILDING

EXISTING CONDITIONS

Description + Historical Significance

The “B” Building has four floors plus a basement level. and is rectangular in shape with projecting sections at the north and south elevations. A two-story corridor attaches to the east face of the building, providing a covered connection to the Administration Building.

The B Building was one of the original four hospital buildings constructed at Crownsville. The “B” Building was multipurpose in function, housing the original central kitchen, bakery, cold storage, and sculleries. It also featured separate dining rooms for attendants and a day room and assembly hall for recreation and religious services.

- source: EHT Traceries, Crownsville State Hospital: Historic Resource Survey, March 2024

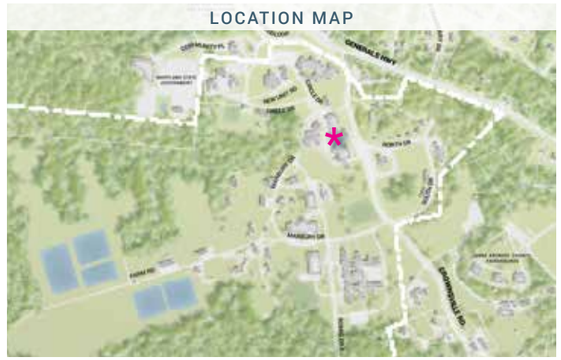
Existing Conditions

There are localized structural concerns throughout the “B” Building. However, overall, the structural building elements appear to be in suitable condition to provide sufficient support for the overall structural integrity of the building.

- source: EHT Traceries, Crownsville State Hospital: Historic Resource Survey, March 2024

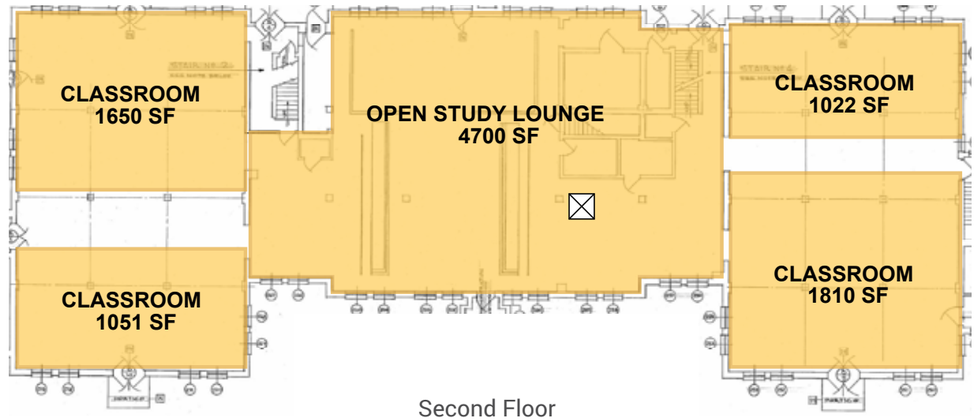
RECOMMENDATIONS

The proposed museum’s exhibit halls and space for racial healing along with Bowie State University’s open study lounge and large classrooms stack on the first and second floors, operating independently on their own levels. Both users link to additional program space in the Administration Building, via the covered connection (see the preceding page for a 3D layout and program summary). The remaining floor and basement levels are not currently proposed for reuse, though could be used for storage or service space.

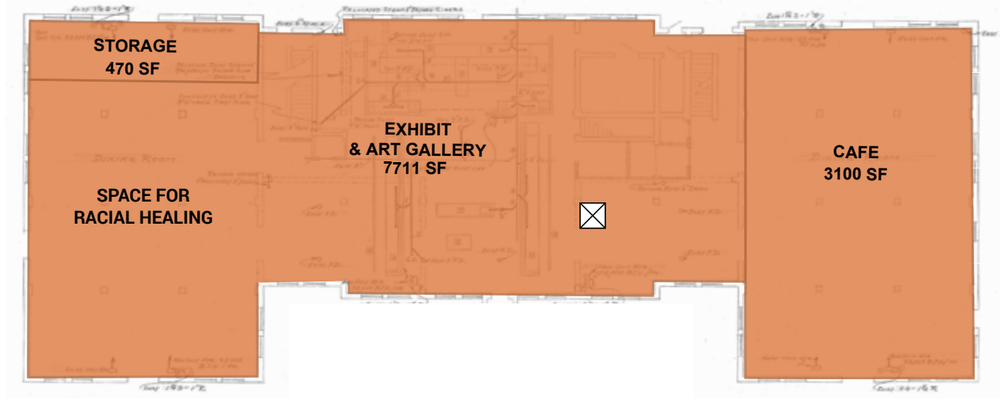


“B” Building - Aerial View of Rear - December 2023
source: Chesapeake Aerial Photography

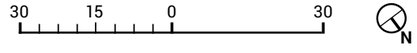
“B” Building - View of Rear Elevation - November 2023 -
source: Design Collective



Second Floor



First Floor



All images and plans are for illustrative purposes and subject to change.

EAST CAMPUS

Separated from the main hospital grounds by Crownsville Road, the East Campus district historically was set apart and generally for use by hospital staff. The superintendent's residence, garage, and greenhouses sit atop a hill, while staff cottages, dormitories, and cafeteria make up the remainder of existing buildings. Shortly after the hospital's closure, Hope House, a nonprofit providing substance use disorders and mental health services has resided in one of the larger buildings and may expand its much-needed services through renovation or construction of one or two buildings. Staff Cottage 2 is recommended to be renovated and reused as a historic element. The remaining buildings are in varying states of disrepair or fully collapsed and most are recommended for removal. Removal of these buildings will clear the way for a new facility for the Anne Arundel County Food Bank (AACFB), overflow event parking for the park, and improved outdoor space for Hope House.

East Campus Aerial View | Source: Chesapeake Aerial Photography

EAST CAMPUS

1.CROWNSVILLE ROAD REALIGNMENT

To address existing traffic congestion issues, a realignment of Crownsville Road is proposed to align with a new traffic signal at Wild Cranberry Drive.

Note: For more detail on the conceptual proposed realignment of Crownsville Road see pages 114-115 of this document.

2. STAFF COTTAGES & PARKING

The Staff Cottages are in various states of disrepair. Staff Cottage 2 (Building 38) is in fair condition and is recommended to be renovated and reused. The remainder are recommended for demolition and will be replaced with overflow parking, to support future events.

3. SUPERINTENDENT'S RESIDENCE

The Superintendent's Residence is recommended to remain in its current condition. The Superintendent's garage, and greenhouses are proposed for demolition, with the restoration efforts focused on buildings that recount the patient experience.

4.FUTURE ANNE ARUNDEL COUNTY FOOD BANK (AACFB)

The Food Bank is studying relocating from their current location, in the hospital's old Central Kitchen, to a new, state-of-the-art high-bay facility fronting Old Crownsville Road. Bike AAA and Wheels of Hope have expressed an interest in continuing to collocate with the Food Bank in this new location.

5. ENHANCED CROSSING

Enhanced crosswalk prioritizing safe pedestrian movement from the East Campus to the Campus Core

6. EMPLOYEE APARTMENTS A & B

The Employee Apartments are recommended to remain in their current condition in the short term, as the realignment of Crownsville Road may require demolition (to be determined through further, separate study). Hope House has expressed interest in expanding their services and providing transitional housing for their clients. This expansion could be accommodated either through renovation of the Employee Apartments (see the following pages) or in newly-built apartments (as shown in the plan to the right).

East Campus District Illustrative Plan | Source: Design Collective
All images and plans are for illustrative purposes and subject to change.

EMPLOYEE APARTMENTS

EXISTING CONDITIONS

Description + Historical Significance

The Employee Apartments (“A” and “B”) are located on the east side of Crownsville Road, facing southeast on South Drive. Each building is two stories plus a basement level with three entrances serving four apartments.

The Employee Apartments were constructed during a concentrated building program at Crownsville that took place in the 1950s. This period of construction was in response to severe overcrowding and public outcry regarding poor conditions at state institutions

- source: EHT Traceries, Crownsville State Hospital: Historic Resource Survey, March 2024

Structural Assessment

On both buildings, water infiltration is causing deterioration to some building elements, including joists, roof structure, and balconies.

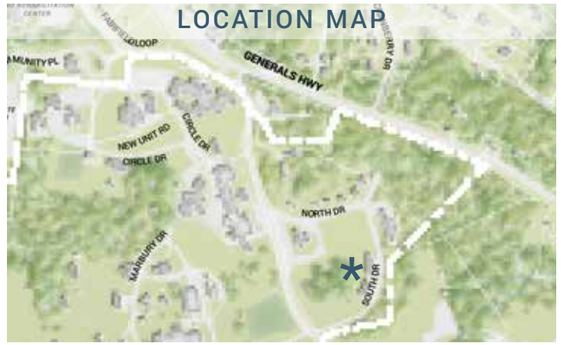
- source: KCI, Crownsville Hospital Center: Preliminary Building Screening Report, February 2024

RECOMMENDATIONS

Hope House has expressed an interest in renovating the Employee Apartments to expand their mental health and substance use disorders treatment services, by providing additional Transitional Housing.

While the buildings require extensive repairs, the existing apartment unit layout and square footage work well with intended use as transitional housing apartments. The detail plans on the bottom of the facing page show modifications in red for the proposed one-bedroom and ADA (accessible) one-bedroom units.

Alternatively, it may be more practical and financially feasible to build new apartments, as the cost of renovations may exceed new construction; further, the Crownsville Road realignment may require demolition of the existing buildings (to be determined through further, separate study).



Employee Apartments B - View of Front Elevation - November 2023 - source: Design Collective

Employee Apartments A - View of Side Elevation - November 2023 - source: Design Collective

RECOMMENDATIONS

Proposed Program

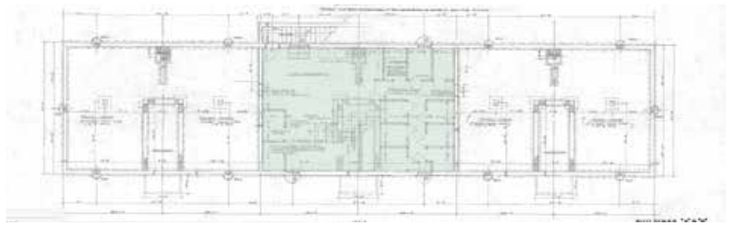
Amenity/Service Space

Transitional Housing

2 - ADA One-Bed Unit Renovation

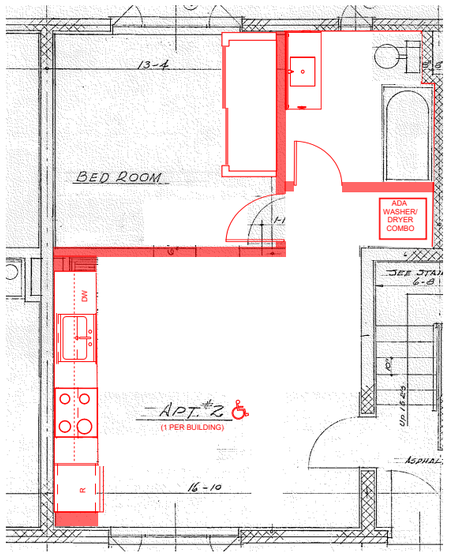
22 - One-Bed Unit Renovation

First & Second Floor



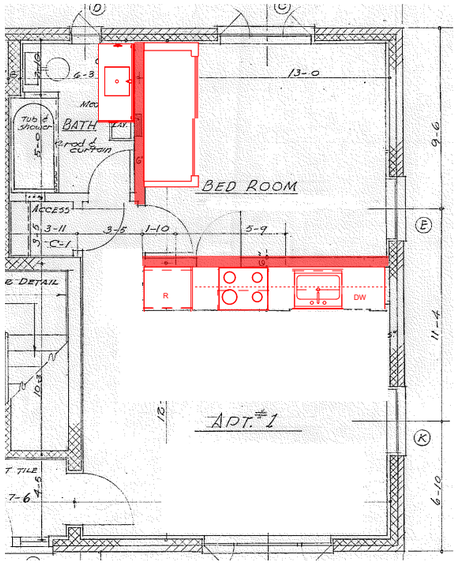
Basement

32 16 0 32 N



Typical ADA One Bed Unit Renovation

468 SF



Typical One Bed Unit Renovation

468 SF

8 4 0 8 N

All images and plans are for illustrative purposes and subject to change.

ACTIVE RECREATION

Surrounding the historic Campanella Building, the Active Recreation District honors the site's heritage while providing a range of athletic facilities in a pedestrian-friendly environment. This revitalized area features upgraded ballfields, a new track and multi-use field, and amenities such as a pump track and dedicated tennis/pickelball courts, all aimed at promoting healthy living and improving accessibility to Crownsville Road.

The Campanella Building will be renovated to host various indoor recreational activities, while the synthetic turf field will accommodate community sports like soccer and lacrosse, ensuring durability and consistent playability. Additional features include amphitheater-style seating to enhance the spectator experience, a nature-based inclusive playground for children of all abilities, and strategically placed park pavilions that will provide gathering spaces for celebrations and events, collectively transforming the area into a vibrant community hub that encourages an active lifestyle for all visitors.

Active Recreation Aerial Rendering | Source: Design Collective/Zanetta Illustrations | All images are for illustrative purposes and subject to change.

ACTIVE RECREATION

1.CAMPANELLA BUILDING
The historic recreation building will be renovated and reused, utilizing the existing gym and other recreation spaces to accommodate indoor recreation (courts) and Performing Arts programming.

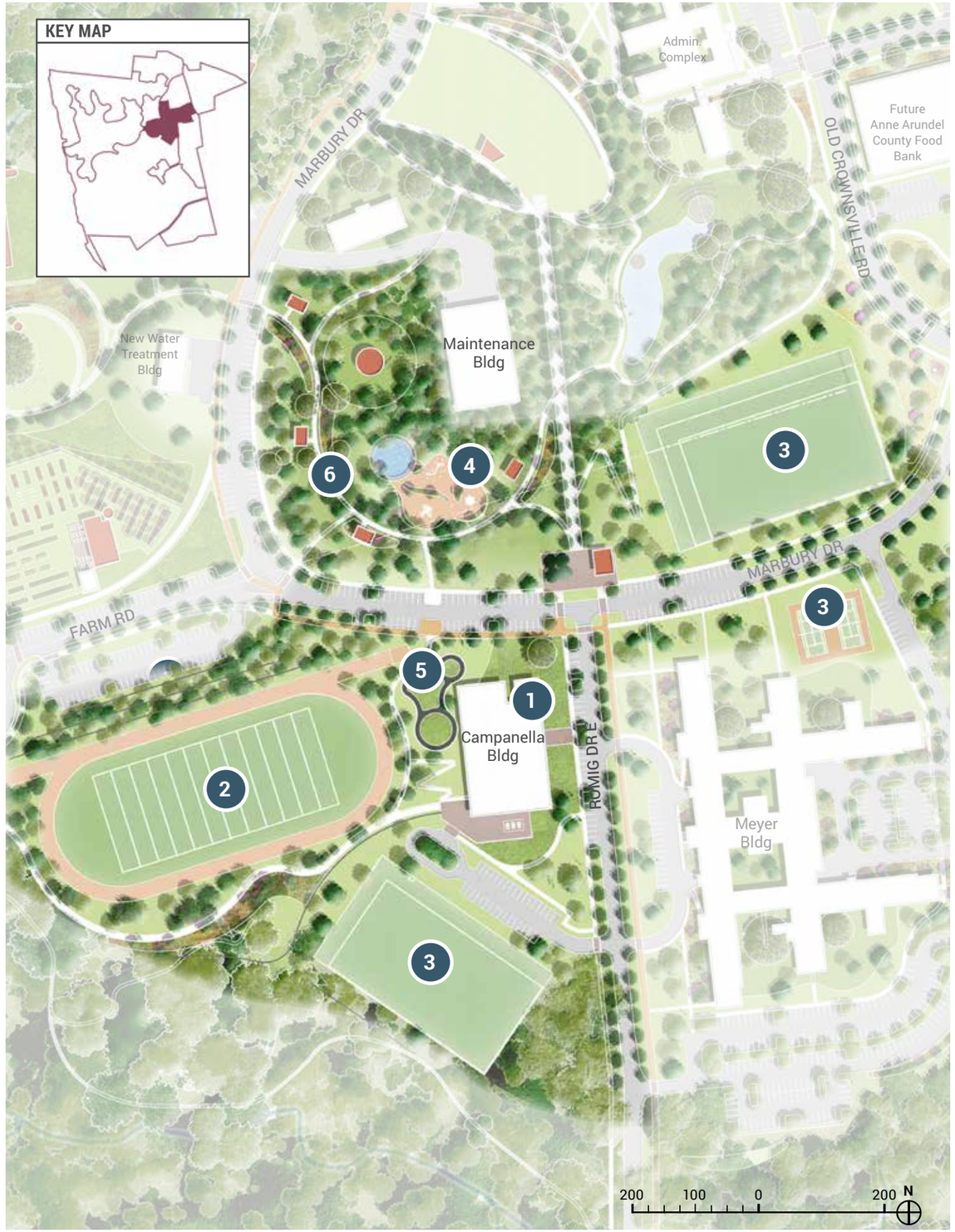
2. TRACK + FIELD
A track supports training for all ages and fitness levels, facilitating walking, running, and fitness classes. The synthetic turf field offers versatile use for community sports, including soccer and lacrosse, with durability and low maintenance that ensure a consistent playing surface and reduced water consumption. Dedicated hours for walkers and joggers should be provided, separate from scheduled events.

3. ATHLETIC FIELDS
Athletic fields are important to support community sports programs. They promote physical fitness, support team related sports, encourage youth participation, promote improved mental health through movement and provide opportunities for healthy competition. Amphitheater style seating set into the hillside with trees emerging between flights providing spectators access to shade.

4. NATURE BASED INCLUSIVE PLAYGROUND
Nature based playgrounds encourage exploration, promote physical activity, foster connections to nature, enhance social interaction amongst children, improve mental well-being and increase sensory experience. A focus of the playground design should include inclusive play to ensure visitors of all abilities can benefit from the recreation facilities. During the summer months, an interactive water feature can provide affordable opportunities for the general public to cool down and play outside.

5. PUMP TRACK
Pump tracks provide a controlled environment for riders to practice, helps riders develop balance, coordination, and control, promotes physical activity and encourages outdoor play.

6. PARK PAVILIONS
Four (4) park pavilions provide park visitors access to shelters available for family and group gathering (birthday parties, team sports, celebrations, etc.).



Active Recreation District Illustrative Plan | Source: Design Collective
All images and plans are for illustrative purposes and subject to change.

SOUTH CAMPUS

South Campus consists of three main groupings of existing buildings and includes the proposed transformation of the Meyer Building into a Veterans and Family Clinic, with transitional housing and courtyards as meditative gardens and sports courts. Further south, the tranquil setting of two groups of Patient Cottages will provide a serene environment for local scouts or other organizations to foster leadership and outdoor skills amidst the natural beauty of the South Forest. Additionally, the South Shore Trail will connect through these areas, enhancing accessibility while steering pedestrians and cyclists away from the busy Crownsville Road.

SOUTH CAMPUS

1.MEYER BUILDING (REPURPOSED)
The proposed renovation of the Meyer Building aims to transform it into a multipurpose facility including a Veterans & Family Clinic, Transitional Housing, and essential amenity and support spaces. This revitalization will not only serve the surrounding community but also honor the building's legacy by providing crucial health and wellness services.

2. MEYER BUILDING COURTYARDS
Historically, the existing courtyards offered patients essential access to the outdoors, including spaces for recreation and athletic activities like basketball. The renovation will re-imagine these courtyards into vibrant areas that promote user health, featuring healing gardens, and tranquil spots for reflection and relaxation.

3. CAMP GROUNDS
Patient Cottages 14, 15, and 16 are uniquely nestled within the serene South Woods, distanced from the main campus, making this area ideal for retreats and camping experiences associated with community sports, cultural history, or environmental focus. This secluded setting provides a perfect base for community service activities, fostering a sense of camaraderie and connection with nature. In the short-term, the cottages should be mothballed to prevent further deterioration.

4. SOUTH SHORE TRAIL
The South Shore Trail, as it winds through the tranquil surroundings of Campus South, offers a serene escape from the bustling traffic of Crownsville Road. This scenic route provides a safer, more peaceful environment for cyclists, joggers, and walkers alike, allowing them to enjoy the beauty of nature without the distractions of busy roadways. The well-designed path seamlessly blends into the landscape, inviting outdoor enthusiasts to explore in a space that prioritizes both safety and serenity.

5. PATIENT COTTAGES
Patient Cottages 11, 12 and 13 provide additional opportunity for adaptive reuse for housing, social service, or nonprofit use. In the short-term, these cottages should be mothballed to prevent further deterioration, as no specific use has been determined at this time.

South Campus District Illustrative Plan | Source: Design Collective
All images and plans are for illustrative purposes and subject to change.

MEYER BUILDING

EXISTING CONDITIONS

Description + Historical Significance

The Meyer Building faces west onto Romig Drive across from the Campanella Building. The building is one-story with a basement level. Its sprawling hashtag (#) form comprises approximately 76,000 GSF with multiple dormitory wings that create two courtyards, with a library and gymnasium at its core.

The Meyer Building was completed in 1954 as one of the larger facilities on the Hospital campus. The building served multiple purposes and included offices, x-ray and treatment rooms, and dormitory wards.

- source: EHT Traceries, Crownsville State Hospital: Historic Resource Survey, March 2024

Structural Assessment

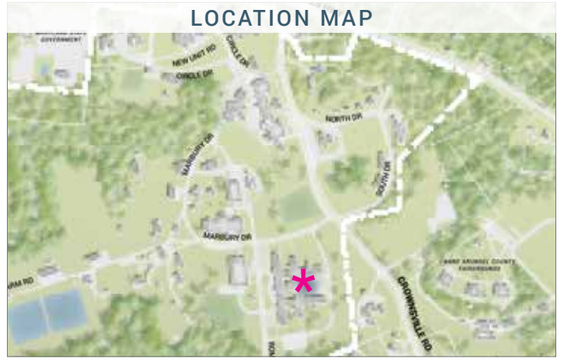
A recent Structural Report indicates the building is in fair condition with water infiltration at the roof, deterioration of structural members, and wall and slab cracks.

- source: KCI, Crownsville Hospital Center: Preliminary Building Screening Report, February 2024

Summary

The building has a large amount of space for reuse, on one interconnected floor level. In addition to the accessible one-story floor plan, the building's multiple entry points off Romig Drive (shown as arrows on the image to the right) allow multiple users to occupy different wings.

LOCATION MAP



Meyer Building - Interior Views - November 2023 - source: EHT Traceries

Meyer Building - Aerial View - December 2023 - source: Chesapeake Aerial Photography

RECOMMENDATIONS

The Meyer Building was studied for several different types of housing as well as community support services, including a Veterans and Family Clinic,

Veterans & Family Clinic

The Meyer Building is an ideal location for a Veterans and Family Clinic to address the noted lack of services in the area. The services of this facility are envisioned to be similar to the Stephen A. Cohen Military Family Clinic in Silver Spring, MD. The proximity and visibility of the building from Crownsville Road make it easy to find and approach. The layout of the building allows a dedicated wing and a separate entry for the clinic. Additionally, the building is on one level (excepting the basement), making it ideal for veterans and other users who may need additional accessibility accommodations. The size of the building also allows for clinic expansion, if other uses do not fill out the remainder of the first floor.

Housing - Beds

A housing program, with two different room types including one-bed and two-bed rooms, fits well within existing, original patient rooms, with minimal interior wall changes.

Housing - Apartments

Apartment-style housing is also feasible but would require modifications to the interior walls. The layout below shows three apartment types, including studio, one-bedroom, and two-bedroom units.

Whether as beds or apartments, this housing is envisioned for mental health and/or similar services. The existing library, gymnasium, support, and courtyard spaces are amenities that could serve the new users. Chrysalis House, a provider of substance use and mental health treatment services for women and their children, is located adjacent to the Meyer Building and has expressed an interest in Transitional Housing here.

Proposed Program

Veterans & Family Clinic:

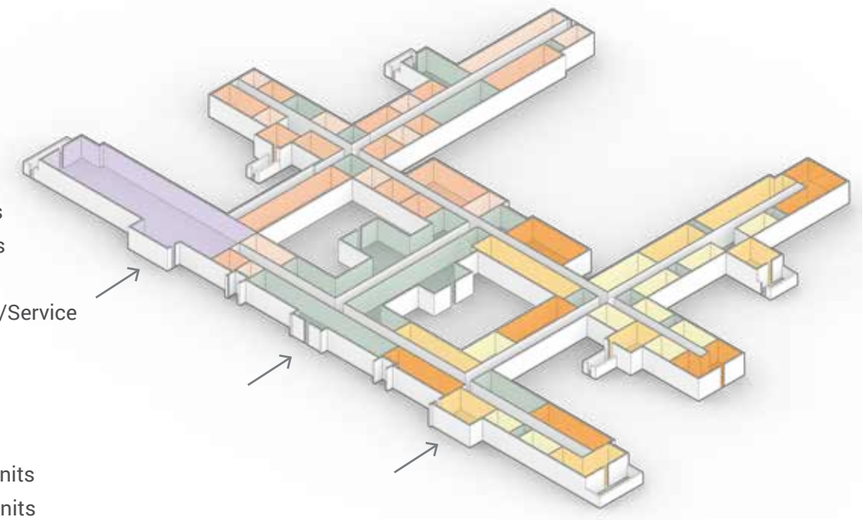
8K GSF - Total

Housing - Beds:

19 - One-Bed Rooms
23 - Two-Bed Rooms
65 - Total Beds
8.1 K GSF - Amenity/Service
30K GSF - Total

Housing - Apartments:

11 - Studio Units
10 - One-Bedroom Units
6 - Two-Bedroom Units
27 - Total Units
7.3K GSF - Amenity/Service
38.3K GSF - Total



Not To Scale

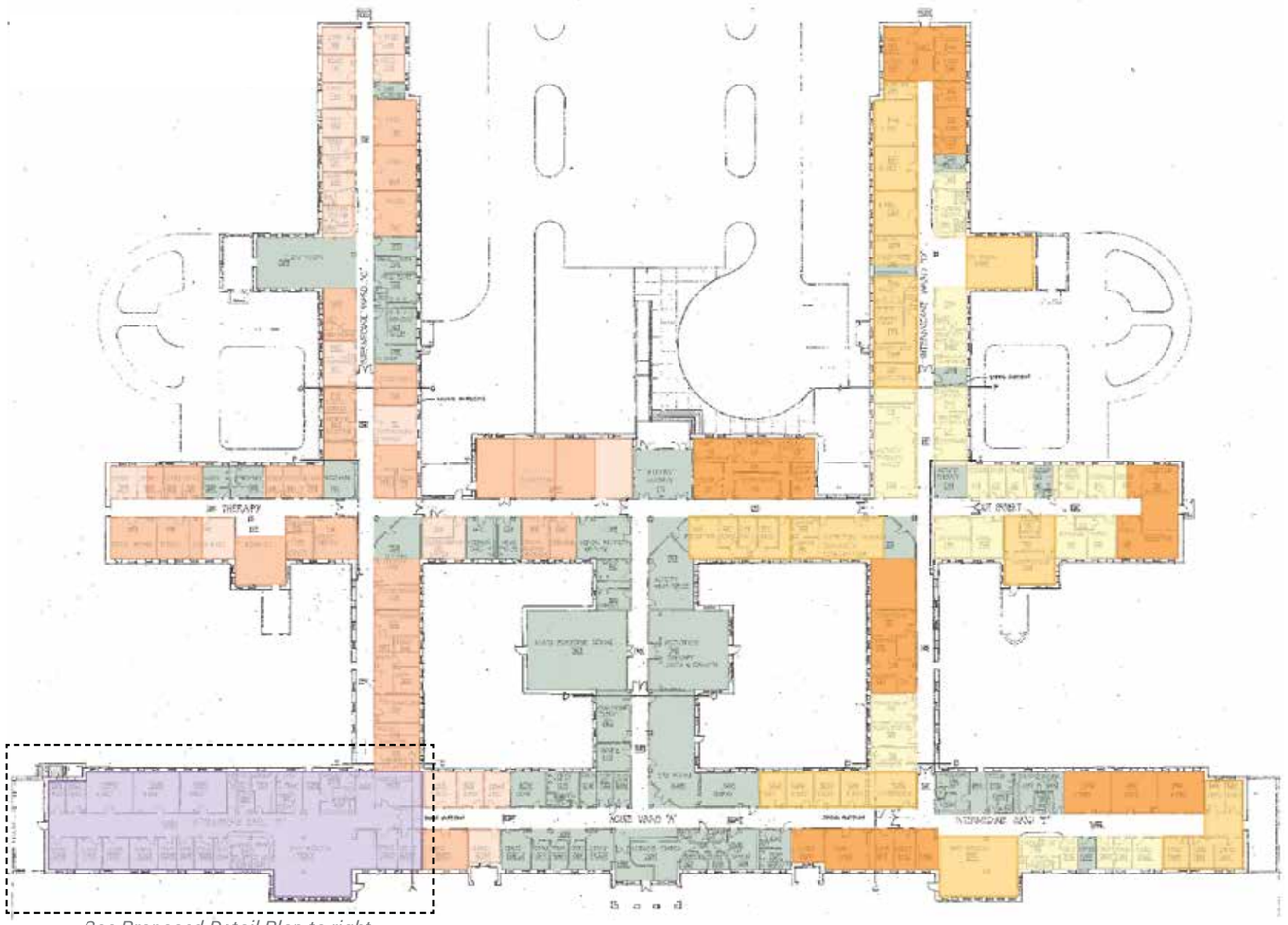
All images and plans are for illustrative purposes and subject to change.

MEYER BUILDING

RECOMMENDATIONS, CONT.

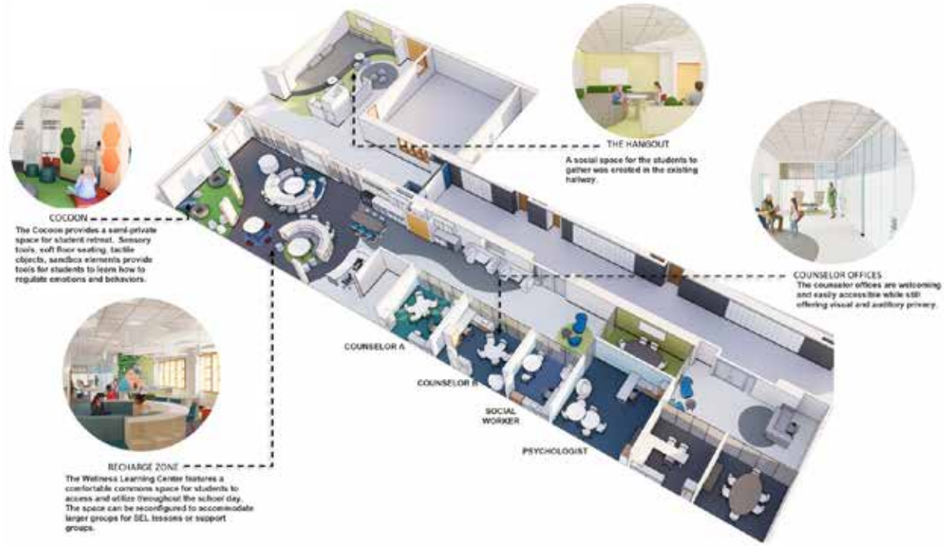
Proposed Program

- Veterans & Family Clinic
- Housing - One-Bed Rooms
- Housing - Two-Bed Rooms
- Amenity/Service Space
- Housing - Studio Apartment Units
- Housing - One-Bedroom Apartment Units
- Housing - Two-Bedroom Apartment Units

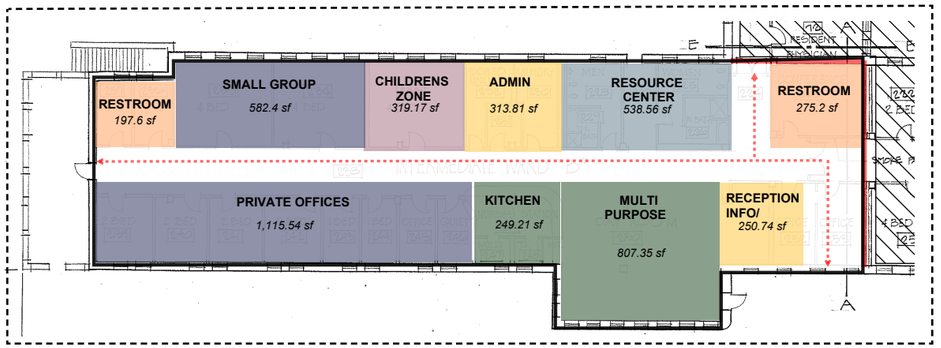


See Proposed Detail Plan to right

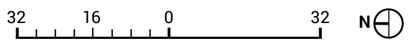
Veterans & Family Clinic - Precedent Images & Proposed Detail Plan



Precedent Images (above): Manhasset, New York & Mary Bridge Children's Hospital | Tacoma Washington



Veterans & Family Clinic - Proposed Detail Plan



All images and plans are for illustrative purposes and subject to change.

HISTORIC FARMSTEAD

As part of the Master Plan, the Historic Farmstead at Crownsville will be transformed into a Community Garden Center and Outdoor Education Hub. This repurposed area will provide agricultural, educational, and therapeutic opportunities, featuring community gardens, an orchard, and a pollinator garden aimed at supporting local ecosystems.

At the heart of this initiative will be a garden and education center, where experts will offer hands-on training in sustainable gardening practices, fostering a strong sense of community engagement. Additionally, a natural learning circle will function as an outdoor classroom for environmental education, small events, and gatherings, providing a serene space for individuals to reconnect with nature.

THE HISTORIC FARMSTEAD

1.COMMUNITY EDUCATION CENTER
The Community Garden/Education Center will serve as the main hub for garden education, providing horticultural training, plant and pest management instruction, and K-12 educational experiences linked to the meadow and forest landscapes. This facility will foster community engagement, environmental stewardship, and leadership development.

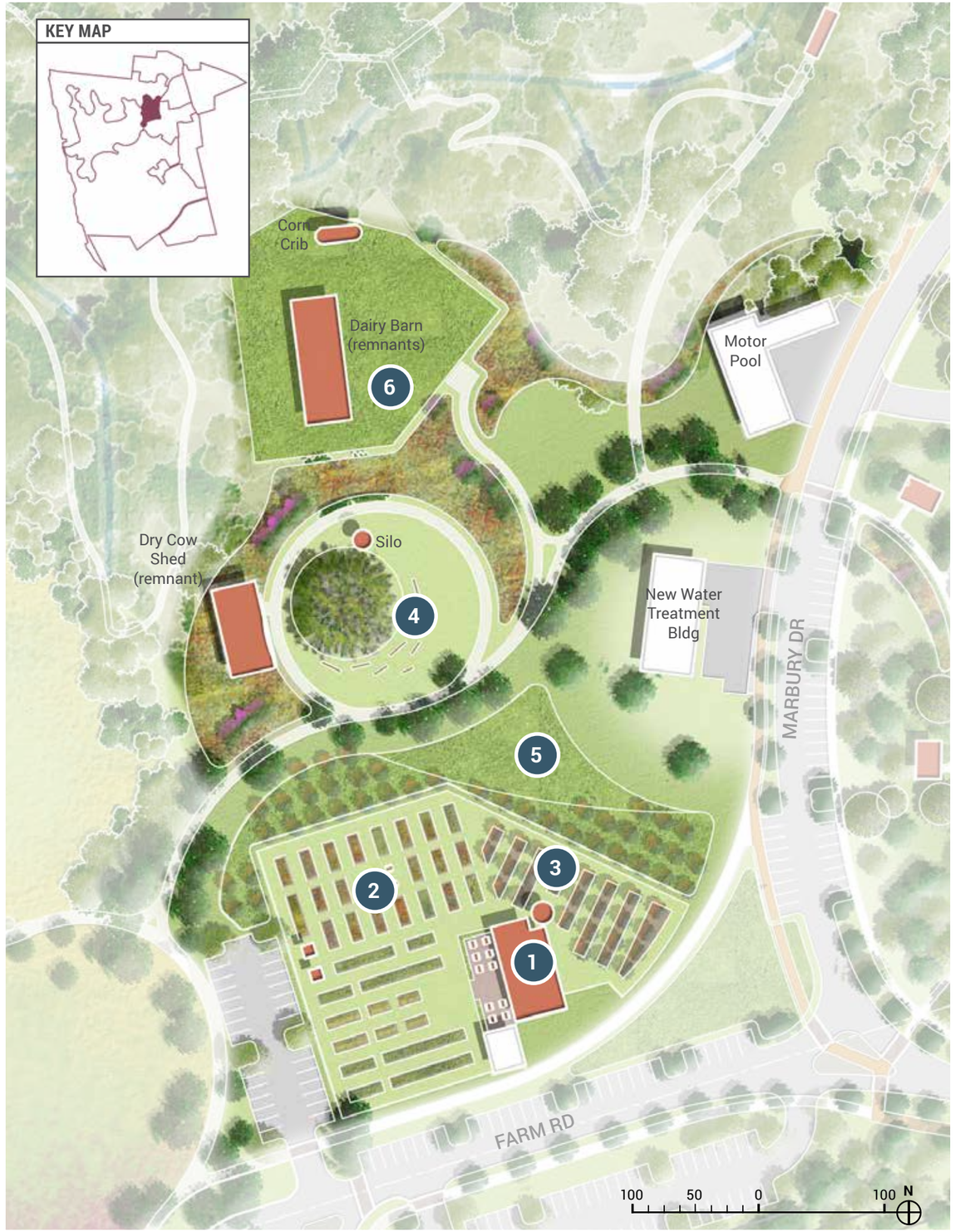
2. COMMUNITY GARDENS
Expansive community gardens will provide the community with access to garden plots, encouraging local food production and increasing access to fresh, healthy produce. The community gardens are recommended to abide by the same general standards of those across the county.

3. ORCHARD
The orchard will offer community members access to fresh, locally grown fruits, while also reflecting the history of the self-sustaining farm that once operated on the site.

4. LEARNING CIRCLE
Centered around a magnificent, mature tree, the learning circle will serve as an outdoor gathering space for educational activities and small events.

5. POLLINATOR GARDEN
The pollinator garden will provide vital food and habitat for bees, butterflies, birds, and other pollinators, supporting their populations and creating essential habitat. In addition to enhancing biodiversity and promoting healthy ecosystems, the garden will improve food production and offer educational opportunities, while promoting the use of native plant species.

6. ANIMAL FARM
A small hobby farm will offer therapeutic engagement with animals, providing opportunities for interaction that can boost mood, reduce anxiety, and offer mental health benefits, particularly for children facing mental health challenges.



Historic Farmstead District Illustrative Plan | Source: Design Collective

All images are for illustrative purposes and subject to change.

WEST PARK - MEADOW

The Meadow serves as the primary natural connection to the historic Crownsville Hospital Patient Cemetery, offering a serene entrance via the Path of Reverence. This expansive space, characterized by its undisturbed topography, stands in peaceful contrast to its past use as Crownsville Hospital's wastewater ponds and spray fields.

Spanning approximately 64 acres, the restored meadow supports a diverse range of biodiversity, serving as a vital habitat for pollinators like bees and butterflies, while also contributing to carbon sequestration and climate change mitigation.

In addition to enhancing air quality and providing a sanctuary for wildlife, the meadow offers a living classroom for visitors of all ages. Its tranquil environment promotes mental well-being, offering a peaceful retreat that fosters both ecological awareness and emotional rejuvenation.

West Park Aerial Rendering | Source: Design Collective/Zanetta Illustrations | All images are for illustrative purposes and subject to change.

WEST PARK - MEADOW

1.MEADOW
The West Park Meadow preserves expansive landscapes rich in flora and fauna, showcasing a diverse array of native plants. This vibrant ecosystem not only enhances the natural beauty of the area but also supports local wildlife, creating a serene habitat for exploration and appreciation.

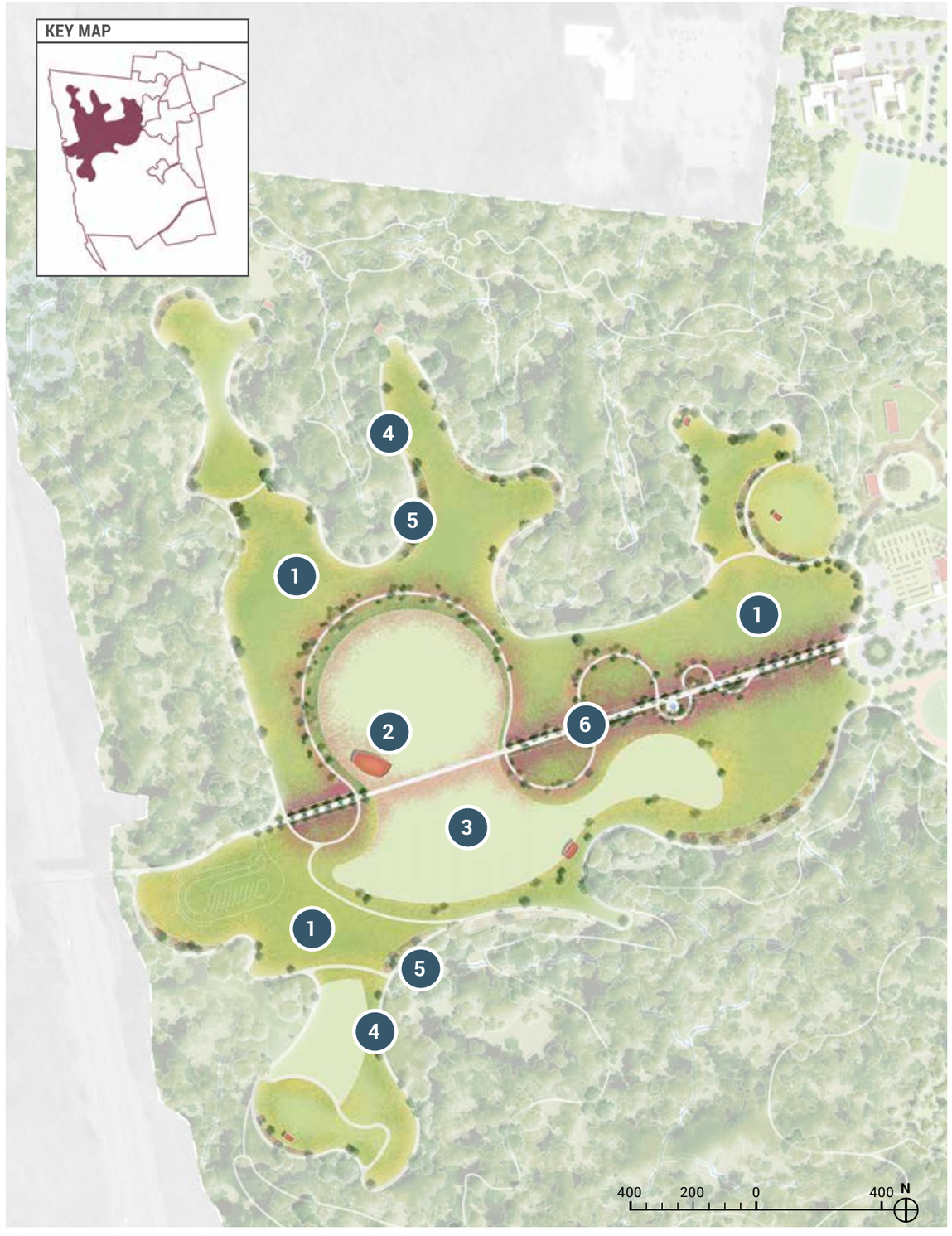
2. WILLOW SHELTER
The Willow Shelter is an artistic structure nestled along the Path of Reverence, serving as a poignant historic reference to the work patients undertook at Crownsville Hospital and the approximate location of the original structure, the Willow Barn. Inspired by the traditional craft of weaving willow branches into basketry, this versatile venue will host special events and function as a park pavilion for everyday use.

3. PASSIVE LAWN
A spacious passive lawn invites occasional gatherings within the meadow, designed to host special events that honor the site's rich historical heritage. This open area provides a tranquil setting for community activities and celebrations, seamlessly blending the past with present-day experiences.

4.MEADOW TRAIL
The 10-foot wide permeable paved trail offers a continuous and accessible route through the meadow, gracefully traversing its gentle topography. This thoughtfully designed pathway encourages exploration and connection with nature, allowing visitors to fully experience the beauty of the surrounding landscape and capture a glimpse into the woods below.

5. HABITAT GARDENS
Located along the Meadow Path, the Habitat Gardens feature educational installations focused on fostering specific habitats for local bees, butterflies, birds, and other wildlife. These gardens serve as an engaging educational resource for visitors, highlighting the importance of biodiversity and the role of native species in maintaining ecological balance.

6. PATH OF REVERENCE
The Path of Reverence serves as the primary connection from the Campus Core to the Crownsville Hospital Patient Cemetery, providing a meaningful route for reflection and remembrance. This pathway not only connects visitors to the park's history but also offers an important educational opportunity to learn about the site's significance and its impact on the community. For additional description, see pages 178-183.



The Meadow Illustrative Plan | Source: Design Collective

All images are for illustrative purposes and subject to change.

WEST PARK - FOREST

The North Forest, while smaller in size than the South Forest, features a steeper topography and is imagined as a serene system of pathways that invites individuals to escape daily life, promoting mindfulness and mental wellness through immersion in nature via practices such as meditation and forest bathing. This environment aims to reduce stress, alleviate anxiety and depression, enhance focus, and improve overall well-being, creating a holistic retreat that nourishes both body and mind.

The South Forest will serve as a recreation hub for hikers and mountain bikers, featuring new trails designed for nature lovers and thrill-seekers of all abilities and from all backgrounds, while connecting to the Bacon Ridge Natural Area. Dedicated parking off Hawkins Road will support the South Woods trail system. A new water treatment facility site is being studied, set back into the woods away from view, off Hawkins Road.

North Forest Rendering | Source: Design Collective/Zanetta Illustrations | All images are for illustrative purposes and subject to change.

WEST PARK - FOREST

1. HEALTH + WELLNESS TRAILS (NORTH)
Inspired by the ancient Japanese practice of forest bathing, or “Shinrin-yoku,” the North Forest trails invite visitors to immerse themselves in the soothing embrace of nature, promoting relaxation and enhanced creativity. This tranquil environment supports immune function, improves sleep quality and fosters a profound connection to the natural world, enriching environmental awareness.

2. BOARDWALK
Strategically placed sections of boardwalk will provide nature seekers with close access to the water’s edge while preserving the delicate balance of the natural ecosystem. This design ensures that visitors can experience the beauty and serenity of the waterways without disturbing the flora and fauna that thrive in these vital habitats.

3. STREAM RESTORATION
Stream restoration is a vital initiative that revives aquatic ecosystems, creating essential habitats for fish, amphibians, and a myriad of other wildlife. By addressing pollutants and sedimentation, restoration efforts lead to cleaner waterways, enhancing ecosystem health and contributing to a balanced and thriving environment.

4. FOREST OVERLOOK
As visitors stroll along the Meadow Walk, they will encounter occasional overlooks that offer breathtaking views into the forest canopy. These thoughtfully placed vantage points provide bird watchers and nature enthusiasts with a unique opportunity to observe the diverse wildlife and flora that thrive in the treetops, deepening their appreciation for the wonders of the forest.

5. HIKER/BIKER TRAILS (SOUTH)
Winding through the South Forest, natural trails meander gracefully among the towering old-growth trees, inviting visitors to explore the tranquil beauty of this lush landscape. These pathways are designed to provide seamless access for hikers and mountain bikers alike, offering a unique experience of adventure and connection to nature.

6. HIKER/BIKER PARKING LOT
Conveniently located off Hawkins Road, a dedicated parking lot serves as an entry point for hikers and mountain bikers, granting them access to an extensive network of trails. This strategic design allows outdoor enthusiasts to immerse themselves in the vast wilderness without the need to enter the main campus entrance, promoting a seamless transition into nature.

North and South Forest Illustrative Plan | Source: Design Collective

All images are for illustrative purposes and subject to change.

WEST PARK - PATH OF REVERENCE

The Path of Reverence forms the symbolic and central axis of West Park, a memorial walk designed to honor those who lived and died at Crownsville Hospital. It is a reflective journey through the landscape, offering visitors space for remembrance, healing, and education.

At half a mile in length, the Path connects the historic campus to the Crownsville Hospital Patient Cemetery, located across Interstate 97 near the Bacon Ridge Natural Area. The cemetery, a resting place for many patients who spent their lives at the hospital, is marked only by numbered graves, without names. The Path seeks to restore the humanity of these individuals, sharing their lives and stories as a reminder of their significance.

Path of Reverence Rendering | Source: Design Collective/Zanetta Illustrations | All images are for illustrative purposes and subject to change.

WEST PARK - PATH OF REVERENCE

The Path of Reverence's design reflects the complexities of mental health challenges. A meandering walkway parallels and intersects the existing Farm Road, providing a softer, contemplative route. This winding path symbolizes the unpredictable and non-linear nature of healing, inviting visitors to consider the resilience required to navigate such challenges. Benches along both the direct road and the meander offer places of rest and contemplation.

A Living Tribute

An allée of native trees shades the Path, reflecting the diversity and individuality of those it commemorates. Rather than a uniform planting, a variety of species—including red maples, white oaks, and beeches—creates a dynamic and inclusive landscape.

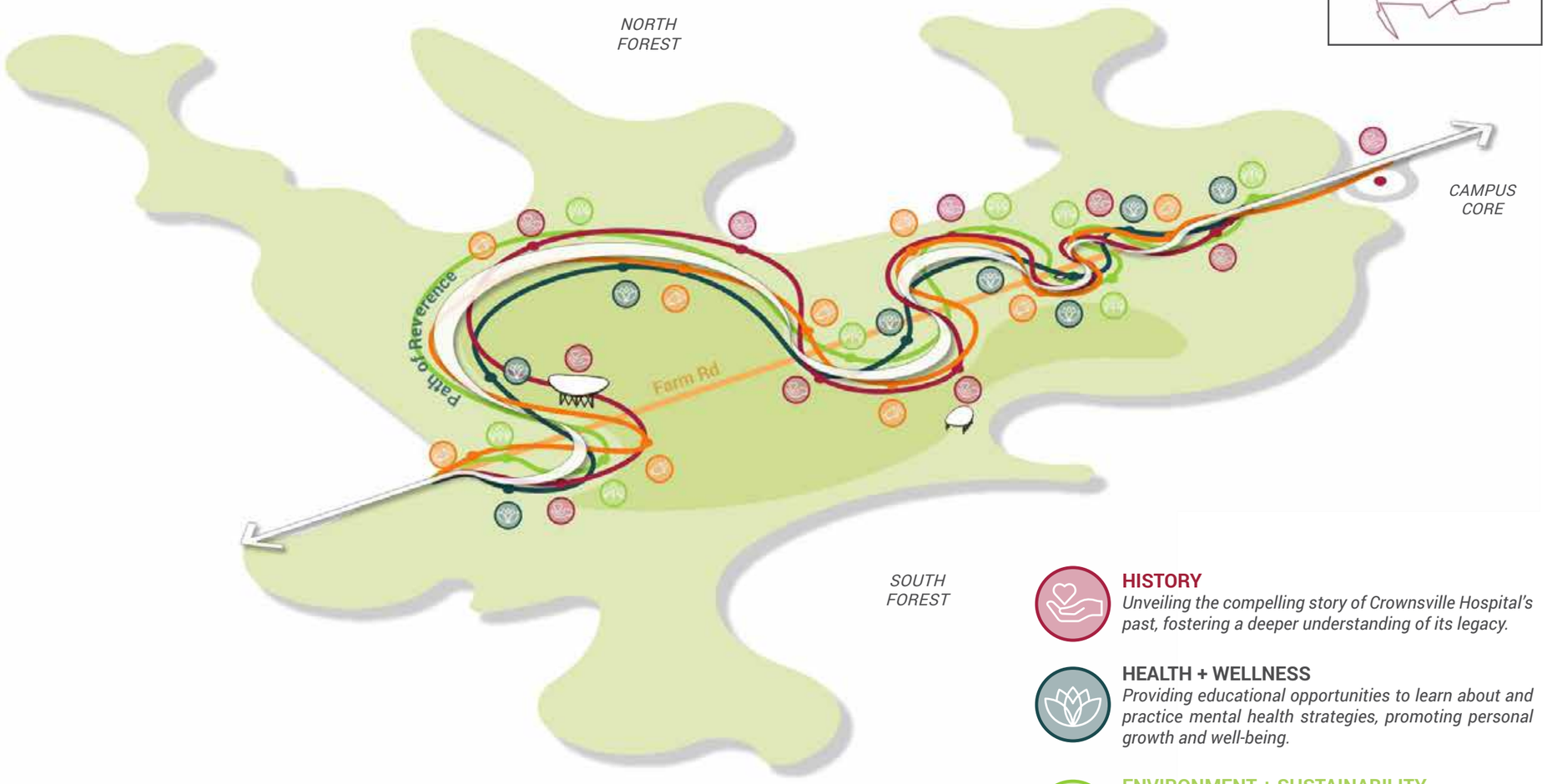
Between the paths, native perennials and grasses thrive, showcasing the beauty of plants often dismissed as "weeds." These plantings highlight the ecological value of native species while serving as a metaphor for recognizing the value in those who are too often marginalized.

A Bridge to Connection

At its terminus, the Path crosses Interstate 97 via a bridge designed with opaque side panels to reduce the noise and distraction of passing traffic. These panels feature images of patient-created artworks, curated to honor their creativity and resilience.

An Enduring Memorial

The Path of Reverence combines movement, reflection, and storytelling to honor the lives of those connected to Crownsville Hospital. Its design ensures their stories are not forgotten, fostering awareness and deeper understanding of the hospital's history and the ongoing dialogue around mental health.



HISTORY
Unveiling the compelling story of Crownsville Hospital's past, fostering a deeper understanding of its legacy.

HEALTH + WELLNESS
Providing educational opportunities to learn about and practice mental health strategies, promoting personal growth and well-being.

ENVIRONMENT + SUSTAINABILITY
Sharing insights into the ecological benefits of the new Crownsville Hospital Memorial Park and highlighting sustainable practices throughout the site.

STORIES
Guiding visitors on a narrative journey that reveals the rich and often unflattering stories from the site's history, ensuring that the lessons of the past resonate today.

All images are for illustrative purposes and subject to change.

Path of Reverence Diagram | Credit: Design Collective

WEST PARK - PATH OF REVERENCE

Flanking the Path are native plants such as goldenrod, asters, and wild carrot —species often dismissed individually as “weeds.” Yet, when planted together in abundance, they reveal their true beauty in a vibrant, harmonious display. This design reflects the human condition: individuals, often overlooked or misunderstood in isolation, unite to form something extraordinary and resilient as a collective.

Child engaging with nature

Solidago rugosa

Asclepias incarnata

Coreopsis verticillata

Monarda didyma

Liatris spicata

Native plants mixed together into a dynamic mixed perennial border

Mertensia virginica

Echinacea purpurea

All images are for illustrative purposes and subject to change.

FOUNTAIN (MOMENT OF REFLECTION)

The Fountain will serve as a tranquil stopping point along the Path of Reverence, offering a serene moment for reflection. Its gentle interplay with water creates a peaceful retreat, inviting visitors to pause and immerse themselves in the soothing sounds and sights of flowing water, enhancing their journey with a sense of calm and contemplation.

WILLOW SHELTER

The Willow Shelter is an artistic structure nestled along the Path of Reverence, serving as a poignant historic reference to the work patients undertook at Crownsville Hospital. Inspired by the traditional craft of weaving willow branches into basketry, this versatile venue will host special events and function as a park pavilion for everyday use.

TREE LINED WALK

Farm Road and the Path of Reverence are beautifully adorned with trees, offering refreshing shade as visitors embark on their journey to the Crownsville Hospital Patient Cemetery. This serene environment creates a peaceful atmosphere, encouraging reflection and connection with the site’s history.

EDUCATIONAL SIGNAGE

Along this contemplative route, engaging educational signage will be thoughtfully integrated to harmonize with the natural surroundings. These informative displays invite guests to explore the Path of Reverence in a choose-your-own-adventure style, enhancing their experience and fostering a deeper understanding of the area’s significance.

4.5 UTILITY ANALYSIS

As part of a separate study from this Master Plan, in 2023-2024 RK&K conducted a Wastewater Treatment Plant assessment and Water System Treatment assessment on behalf of Anne Arundel County Department of Public Works (DPW), including the property within the Crownsville Hospital Memorial Park project study area.

After an evaluation of improvements that will be required to meet the needs of the long-term Master Plan site development, it was determined the site requires immediate water main replacement. High concentrations of iron detected in water quality samples from the water distribution system correlates with orange-colored water complaints from existing tenants. Anne Arundel County is currently working on a comprehensive water main replacement within the next year, for future development connections. The county is also looking to decommission the existing wastewater treatment plant, and replacing it with a new sewage pumping station within the next two years. Future long-term plans currently being evaluated include potentially connecting Crownsville to the Anne Arundel County water distribution system and building a new water treatment plant on-site within the next 10 years.

Potable Water

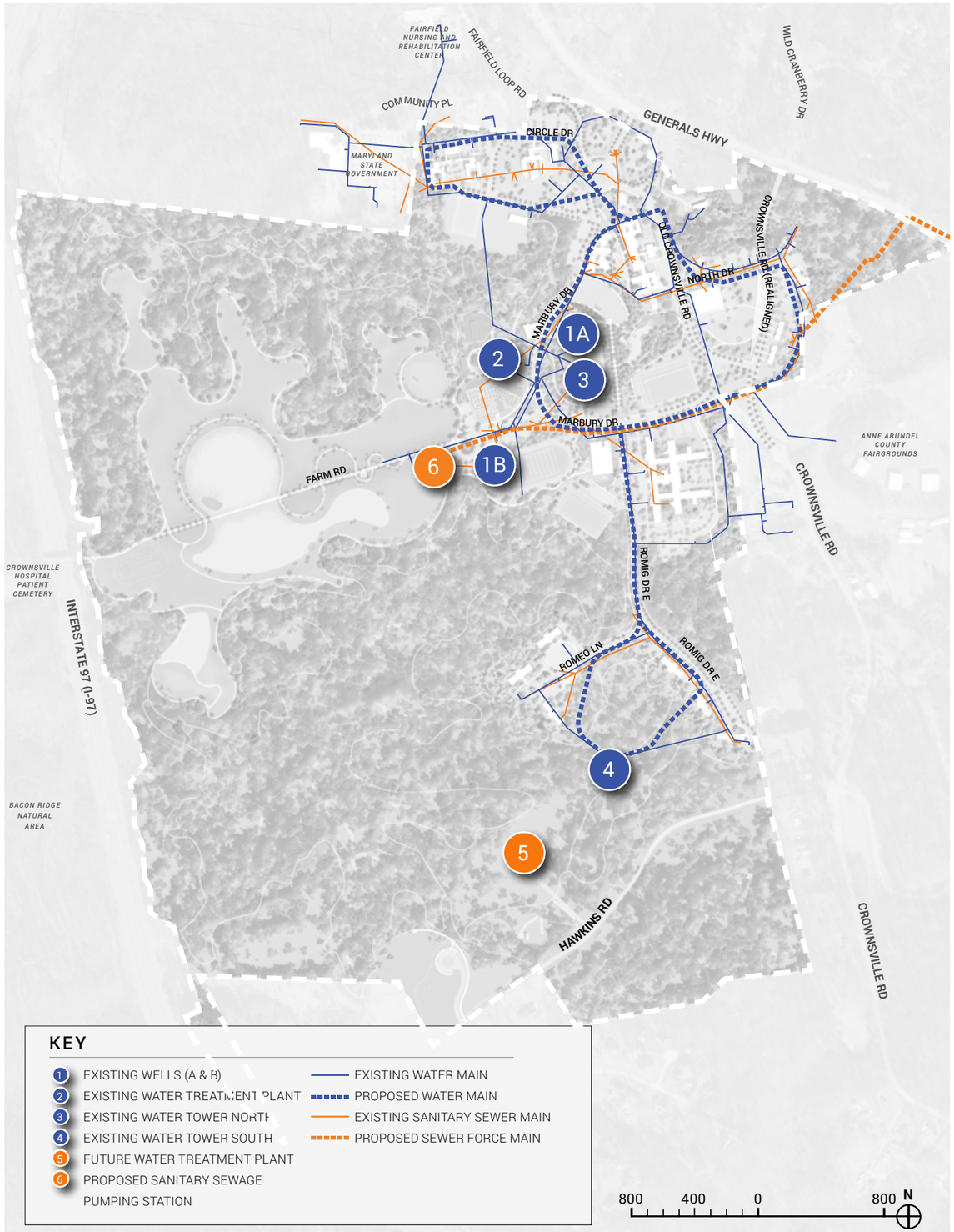
The existing Crownsville water distribution system consists of approximately 28,300 LF of 6-inch through 12-inch cast iron water mains. The existing water mains were verified to be in extremely poor condition after physical inspection in 2024. Installed in the 1950s, the original 70+ year old cast iron water mains are heavily obstructed with rust and mineral deposits (tuberculation), resulting in unsuitable, discolored water for current tenants. The existing water distribution system consists of a more recent water treatment plant commissioned in 1989, which draws raw water from two existing wells and pumps treated water into two existing elevated water storage tanks. The proposed water main replacement shown will be PVC pipe and installed within the next year in 2025, to provide cleaner water for existing tenants and for future master plan developments to connect to. The new alignment follows the existing road as much as possible and was designed in consideration of the proposed master plan to minimize future conflicts. There are two elevated water storage tanks known also referred to as water towers. Both tanks were inspected in 2020, and were found to be in relatively good condition. The north water tower located in the Campus Core, the south water tower located in the woods behind South Campus, and the existing water treatment plant will stay in use. Also shown is the site for a potential future water treatment plant (within the next 10 years), which would provide Crownsville Hospital Memorial Park with an updated and more modern water supply.

Sanitary Sewer

The existing Crownsville sanitary sewer system consists of approximately 11,700 LF of 6-inch through 12-inch vitrified clay sewer mains and a wastewater treatment plant. The existing sewer pipes were inspected in 2024 using closed circuit television (CCTV) methods and were found to be in relatively good condition. To this end, it was decided to keep the sewer collection system as-is with minor repairs for existing and future use. The self-contained sanitary sewer system operates by a network of gravity sewer pipes, force mains, and manholes which eventually discharge at the current wastewater treatment plant for treatment. As stated, the existing sanitary sewer system will continue to be utilized by existing tenants and for future master plan developments to connections.

Wastewater Treatment Plant Decommissioning

The existing independent wastewater treatment plant will be decommissioned over two phases and replaced by a new sewage pumping station adjacent to it in the near future. The new sewage pumping station will collect and pump sewage away from the Crownsville site via a new sewer force main down Generals Highway, and into the existing Anne Arundel County sewer system for treatment. The full decommissioning will include removing all wastewater and sludge from lagoons and storage ponds, as well as removing/abandoning process equipment, piping, and buildings. The existing lagoons and ponds would be re-graded to allow for development of the Meadow and Path of Reverence.



Utility Plan | Credit: RK&K and Design Collective
All images and plans are for illustrative purposes and subject to change.

4.6 TRAFFIC ANALYSIS

Proposed Conditions – Site Generated Traffic

As outlined in this report, the Crownsville Hospital Memorial Master Plan (Master Plan) does not envision large-scale redevelopment of the site. The Master Plan generally proposes low-intensity land uses that are compatible with current land uses within the CMP site and seeks to enhance the CMP with complementary land uses to existing tenants and non-profit service providers, and with major enhancements to provide health and wellness as well as recreational uses. At this time, no new buildings are anticipated that will result in additional site traffic, although the Anne Arundel County Food Bank will be relocated from its current location on the west side of Crownsville Road to the East Campus.

The land uses that are expected to generate new vehicle traffic are located within the Campus Core, East Campus and South Campus.

Buildings to be repurposed within the Campus Core are the Administration Complex, the Hugh Young Building and the "B" Building. These buildings are planned for adaptation to low-intensity uses including museum, classroom, artist studio, and maker spaces for potential use by community members and Bowie State University.

Within the East Campus, the existing Employee Apartments (or newly-constructed buildings) are envisioned for reuse as transitional housing for the existing Hope House.

On the South Campus, the Meyer Building is anticipated to be adapted for transitional and/or affordable housing and a Veterans and Family Clinic.

Located between the Campus Core and the South Campus, the Historic Farmstead and Active Recreation districts of the CMP are anticipated to serve the community, with the Campanella Building anchoring recreational uses including athletic fields, a track, and a gymnasium/auditorium.

Vehicle trip estimates for non-recreational/non-athletic field uses were developed using the Institute of Transportation Engineers' (ITE) Trip Generation (11th edition). This guidance document provides trip estimates for inbound and outbound vehicles based on each land use's square footage.

Vehicle trip estimates for recreational uses were based on the estimated number of persons arriving and/or using the facilities during peak hours, with adjustments made to account for the number of persons arriving at the site in each vehicle (i.e., vehicle occupancy).

Tables 1 and 2 summarize the total number of vehicle trips projected to be generated by Crownsville Hospital Memorial Park. As shown in these tables, if all proposed program is built, CMP is projected to generate 145 AM peak hour and 163 PM peak hour vehicle trips on a typical weekday by land uses for which ITE land uses codes were found. Additionally, the athletic fields are projected to generate 114 AM peak hour and 249 PM peak hour trips on a typical weekday based on anticipated use, as detailed in **Table 2**. Total new vehicle trips are projected be 259 AM peak hour trips and 412 PM peak hour weekday trips. This is the combined total of all inbound and outbound trips.

The three recreational fields proposed in the CMP Master Plan will provide 240 parking spaces, which meets the County-recommended number of 80 spaces per field. The highest use periods of the fields and corresponding vehicle arrivals are projected to occur during weekends or at the end of the PM weekday peak hour. The traffic analyses were conducted for the typical weekday AM and PM peak hours as those periods have the highest existing traffic volumes on the roadways that provide access to CMP.

As indicated in the notes and assumptions in Tables 1 and 2, the trip generation assumptions account for some shared vehicle occupancy and reflect that not all parking spaces will fill up or turn over in a single hour. The trip generation analysis for the recreational field uses assume a total of 181 inbound PM vehicle trips, which is approximately 75 percent of the total number of recreational field parking spaces. These are viewed as reasonable trip arrival assumptions for master plan-level traffic analysis purposes.

The projected vehicle trips were distributed to the roadway network in proportion to the existing traffic flows on Crownsville Road and MD 178 (Generals Highway). Based on those assumptions, 48 percent of traffic is anticipated to arrive at CMP from the south via Crownsville Road, 41 percent of traffic is anticipated to arrive at CMP from points north/west along MD 178, and the remaining 9 percent of traffic is anticipated to arrive from points south/east along MD 178.

Site traffic was assumed to enter the Crownsville Hospital Memorial Park (CMP) either at the North Campus or at the existing Crownsville Road/Marbury Road intersection.

Table 1: Projected Weekday AM & PM Peak Hour Vehicle Trip Generation – Non-Athletic Field Uses

Land Use	ITE Code	Size	Units	Building	AM In	AM Out	AM Total	PM In	PM Out	PM Total
Museum	580	3.4	ksf	Admin	1	0	1	0	1	1
Museum	580	14.5	ksf	B	3	1	4	0	3	3
Maker Space	580	7.5	ksf	Hugh Young	2	0	2	0	1	1
Artist Studios	580	6.5	ksf	Hugh Young	2	0	2	0	1	1
BSU Classrooms	580	12	ksf	B	3	0	3	0	2	2
Treatment Facility	620	65	Beds	Meyer	9	3	12	4	7	11
Vet & Family Clinic	630	9	ksf	Meyer	23	5	28	10	25	35
Apartments - 1 FLR	223	24	Units	Meyer	5	11	16	11	8	19
Apartments - 2 FLR	223	24	Units	Employee	5	11	16	11	8	19
BSU Offices	730	3.4	ksf	Admin	9	2	11	1	5	6
Gym / PA	495	26	ksf	Campanella	33	17	50	31	34	65
TOTAL					**95**	**50**	**145**	**68**	**95**	**163**

Notes / Assumptions:

1. *Maker Space / Artist Studios combined with Museum as a single comparable land use.*
2. *For Museum uses, the ITE Trip Generation Manual Land Use code 580 only has an average trip rate, which was used for this analysis.*
3. *The Anne Arundel County Food Bank is not included in the trip generation table above because, while it will be relocated, it will not generate any net new trips.*
4. *The Meyer Building apartments were considered as transitional housing for the trip generation analysis purposes. The 9,000 SF area of the building was changed from Medical Office to Clinic to more closely match the program description. Treatment facility was analyzed as Nursing Home (ITE Trip Generation Manual Land Use code 620), using beds as the variable, to reflect the site's comparable use.*

Table 2: Projected Weekday AM & PM Peak Hour Vehicle Trip Generation – Recreational Field Uses

Land Use	Assumptions on Arrival Pattern (also see Notes/Assumptions below Table 2)	AM In	AM Out	AM Total	PM In	PM Out	PM Total	Assumed Vehicle Occupancy
Multipurpose Field A (north of Meyer Building)	Assume 75% arrive in the peak hour; assume some people will arrive in pairs	0	0	0	16	0	16	1.2
Multipurpose Field B (at Campanella Building)	Assume 75% arrive in the peak hour; assume some people will arrive in pairs	0	0	0	16	0	16	1.2
Practice Field C (near Winterode Buildings)	Assume 75% arrive in the peak hour; assume some people will arrive in pairs	0	0	0	16	0	16	1.2
Track and Field	For the Track, assume some people arrive in pairs or groups (it would be overly conservative to assume all users would drive separately). Assume a 1.2 auto occupancy (so 8 vehicles total) with 75% arriving in peak hour and 75% departing in peak hour	6	6	12	6	6	12	1.2
Multipurpose Field	Assume a few of the players (teammates) arrive together	0	0	0	45	0	45	1.2
Tennis / Pickleball Courts (north of Meyer Building)	If courts don't open until 8am, no cars should be departing in AM peak. Also assume a higher auto occupancy than the athletic fields since tennis/pickleball played in pairs (many pairs of players would arrive together)	11	0	11	11	11	22	1.5
Community Education Center	Assume 75% of the class arrives in the peak hour, all separately	0	0	0	23	0	23	1.0
Path of Reverence	For the Path, it's too conservative to assume 100% of people will arrive separately. People often walk in pairs or group	10	7	17	7	10	17	1.5
Trails	For the Trails, it's too conservative to assume 100% of people will arrive separately. People often walk in pairs or group	27	27	54	27	27	54	1.5
Playground	Per trip gen notes below, assume 2 people per vehicle (parent & child) so 20 people = 10 cars	10	10	20	10	10	20	2.0
Pump Track	For a Track, assume some people arrive in pairs or groups (it would be overly conservative to assume all users would drive separately). Assume a 1.2 auto occupancy	0	0	0	4	4	8	1.2
TOTAL		**64**	**50**	**114**	**181**	**68**	**249**	

Notes / Assumptions:

1. *The Event Lawn, Path of Reverence Pavilion, and Park Pavilions were identified as having special events (few throughout the year) or weekend-only activities. Therefore, these are not included in the trip projections for average weekday peak periods.*
2. *Multipurpose Fields A and B assume 26 cars per each game / practice, with one game / practice a night that lasts 1.5 hours. The peak time window is 5 - 8 PM with vehicles arriving generally at the same time, but departing sporadically.*
3. *Practice Field C will eventually transition to an event lawn; in the short term, it will function like the Multipurpose Fields.*
4. *The Track and Field site assumes 10 users are on the track during AM and PM peak hours. The Multipurpose Field assumes 36 cars per game/practice, with 2 games and practices a night. The trip generation analysis assumes a partial overlap between games/practices, so 36 vehicles are assumed to arrive in first 30 minutes of the peak hour, then 18 arrive during last 30 minutes of peak hour.*
5. *Pickleball / Tennis Courts hours are from 8 AM - 8 PM, with an average of 16 cars per hour (4 courts, 4 players).*
6. *The community gardens trip generation analysis assumes 1 class of 30 people a night.*
7. *The Path of Reverence trip generation analysis assumes 3 buses at any one time, so 3 arrive in the morning, 3 leave in evening peaks. Also assumes that there are 10 other people at any time from dusk/dawn daily throughout the year.*
8. *Trails assume 10 biker riders at any time, and 30 walkers/runners at any time. 5 users on mental health trail will be assumed as patients from the facility, so no new net trip generation for those users.*
9. *The Playground assumes 20 people at any time, with 1 child / 1 parent pairing, so 10 vehicles arriving and leaving during each peak hour.*
10. *The Pump track assumes 5 users during the evenings.*

4.6 TRAFFIC ANALYSIS

Proposed Conditions – Recommended Roadway Configuration

As noted in the previous section, analyses of an alternate concept that included a roundabout as a new northern entry for the Memorial Park revealed that locating a roundabout on Crownsville Road would lead to queuing issues through the roundabout during special events. Additionally, siting the roundabout too close to MD 178 could lead to queuing issues during typical weekday PM peak hours. Both of these conditions were considered untenable by the project team. The final/recommended roadway circulation plan **(see Figure 4 to the right)** avoids this issue by separating traffic on Crownsville Road from site traffic arriving from MD 178. To accomplish that, Crownsville Road would be realigned to connect with MD 178 at Wild Cranberry Drive, which would be signalized. The final/recommended roadway circulation plan includes a roundabout as a northern, main entrance to the Memorial Park at the location of the Medical-Surgical building (to be demolished), thereby shifting the location of the roundabout further away from MD 178, with legs connecting to MD 178, Fairfield Loop Road and the North Campus site. However, this option would realign Crownsville Road through the East Campus to connect to MD 178 at the existing T-intersection with Wild Cranberry Drive. Access to the South Campus would be provided via a new T-intersection off the realigned Crownsville Road, tying into Marbury Road, just north of the Meyer Building. The remaining/existing section of Crownsville Road (referred to as Old Crownsville Road) would function as a site circulation road. The connection between the roundabout and MD 178 would be provided by means of a right-in/right-out/left-in access only to and from MD 178, and primarily serve traffic destined for CMP. The existing traffic signal at the Crownsville Road/MD 178 intersection would be removed.

The existing weekday peak hour volumes as well as projected site traffic were redistributed across the roadway network to reflect this configuration. **Figure 5** on page 191 of this document shows the site generated trips based on the final/recommended roadway circulation plan. **Figure 6** (see full Traffic Report) shows the existing (and redistributed) traffic combined with the site generated trips based on the final/recommended roadway circulation plan. Traffic capacity analyses were performed using Highway Capacity Manual methods (for traditional intersections) as well as SIDRA (for the roundabout) to confirm the operational acceptability of the proposed roadway configuration.

The projected vehicle delays at the critical intersections along MD 178 and the Memorial Park entrance roundabout are summarized in **Table 3** (see full Traffic Report). The results indicate that the proposed roadway network realignment would result in approach delays that are lower than the existing conditions at key intersections along MD 178.

Under existing conditions, delays on eastbound Fairfield Loop Road and northbound Crownsville Road exceed 80 seconds per vehicle. With the proposed configuration, delays on northbound New Crownsville Road would be less than 50 seconds per vehicle. Although delays on MD 178 approaching the New Crownsville Road/Wild Cranberry Drive intersection increase by up to 10 seconds (in particular on westbound MD 178) compared to existing conditions, the approach delays are still within acceptable range (an approach delay exceeding 80 seconds indicates unacceptable, or Level of Service F, conditions; the longest approach delay anticipated in the proposed condition is approximately 48 seconds, well below this threshold).

The roundabout is projected to operate with minimal delays and would be expected to function well as a primary entrance to the Campus Core. Since most of the current traffic on Crownsville Road is expected to shift to New Crownsville Road, vehicular traffic volumes through CMP are projected to be below current traffic volumes, which enhances the site for pedestrian and bicyclist use. Traffic currently using Fairfield Loop Road to reach MD 178 would need to travel through the roundabout. Traffic on eastbound Fairfield Loop Road would either turn left at the roundabout to continue on eastbound MD 178 towards Annapolis, or travel down Old Crownsville Road and head north on New Crownsville Road and turn left onto westbound MD 178 towards I-97. The traffic reassignment and analysis accounts for this new traffic pattern.

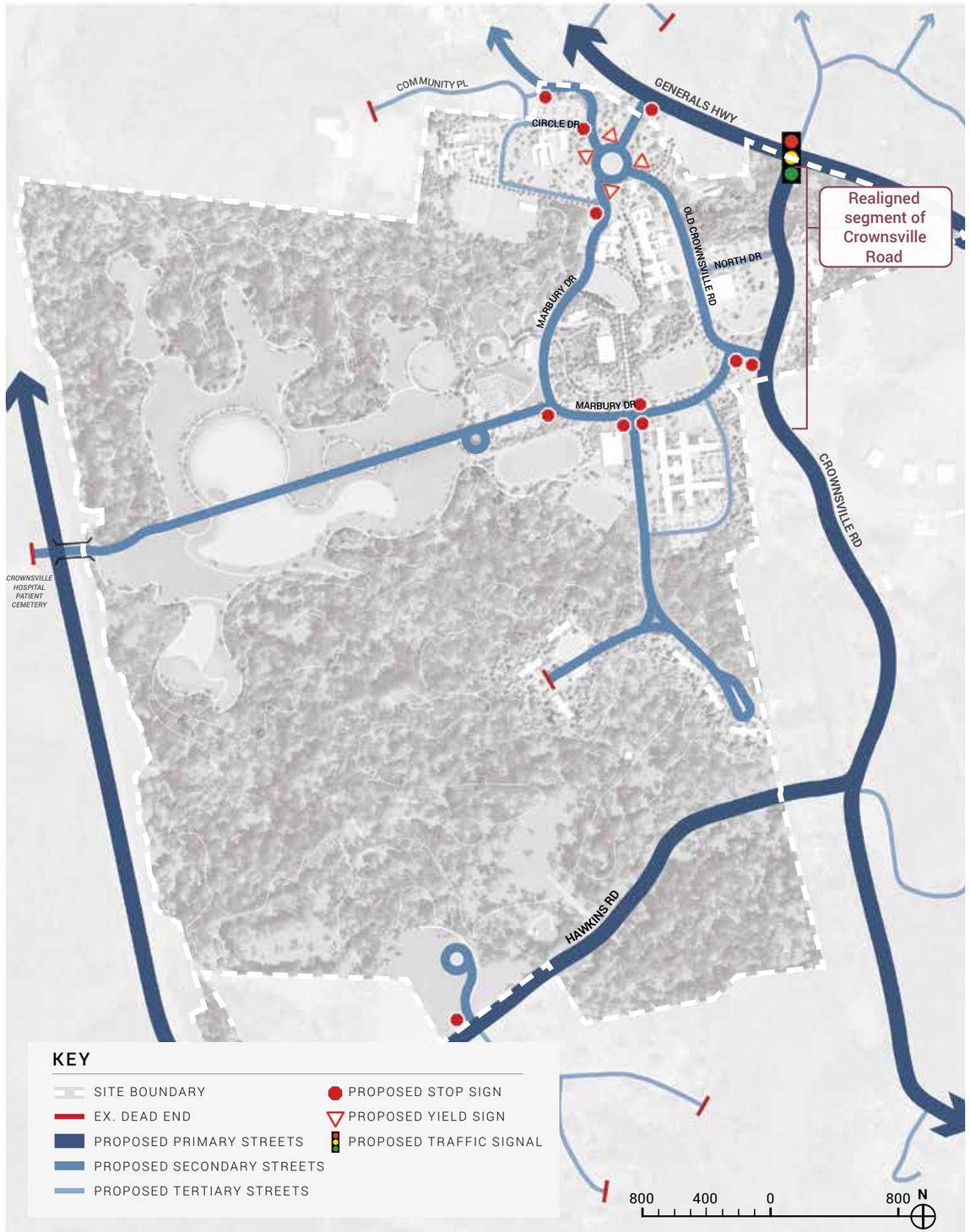


Figure 4: Recommended Roadway Circulation and Traffic Controls Plan | Credit: Design Collective
All images and plans are for illustrative purposes and subject to change.

4.6 TRAFFIC ANALYSIS

Summary

The main roadways that border CMP (MD Route 178 and Crownsville Road) currently provide adequate capacity to accommodate typical weekday traffic demand. The intersection of MD 178 and Crownsville Road experiences the highest amounts of congestion in the vicinity of CMP during peak hours. While that intersection currently operates acceptably during typical weekday peak hours, the average vehicle delays are approaching unsatisfactory levels.

Special events in the region, including the Maryland Renaissance Festival and events at the Anne Arundel County Fairgrounds, add considerable traffic to these roadways. The Renaissance Festival, in particular, adds large volumes of traffic to Crownsville Road on multiple Fall weekends each year. However, this event traffic along Crownsville Road is managed by Anne Arundel County Police.

The Crownsville Hospital Memorial Park Master Plan does not envision large-scale redevelopment of the site. The Master Plan generally proposes low-intensity land uses that are compatible with current land uses within the CMP site and seeks to enhance the CMP with complementary land uses to existing tenants and non-profit service providers, and with major enhancements to provide health and wellness and recreational uses. Combined, all of the proposed land uses are expected to generate 259 AM peak hour trips and 412 PM peak hour trips on a typical weekday. This is the combined total of all inbound and outbound trips.

Several options were studied that would realign/ reconfigure Crownsville Road to allow for the construction of a new northern entrance to the CMP. A key traffic objective of the Master Plan effort was to avoid exacerbating existing traffic congestion in the project area, and to ensure that traffic from seasonal events such as the Maryland Renaissance Festival and the Anne Arundel County Fair could generally be accommodated with the current level of traffic control support from Anne Arundel County Police.

The recommended alternative successfully provides a new northern entrance to the CMP site; separates site traffic from through traffic through the CMP campus by realigning Crownsville Road; improves the awkward/confusing MD 178/Crownsville Road/ Fairfield Loop Road intersection; and is projected to reduce weekday peak hour delays on Crownsville Road while minimally increasing delays on MD 178 to accommodate reuse of the Crownsville Hospital site.

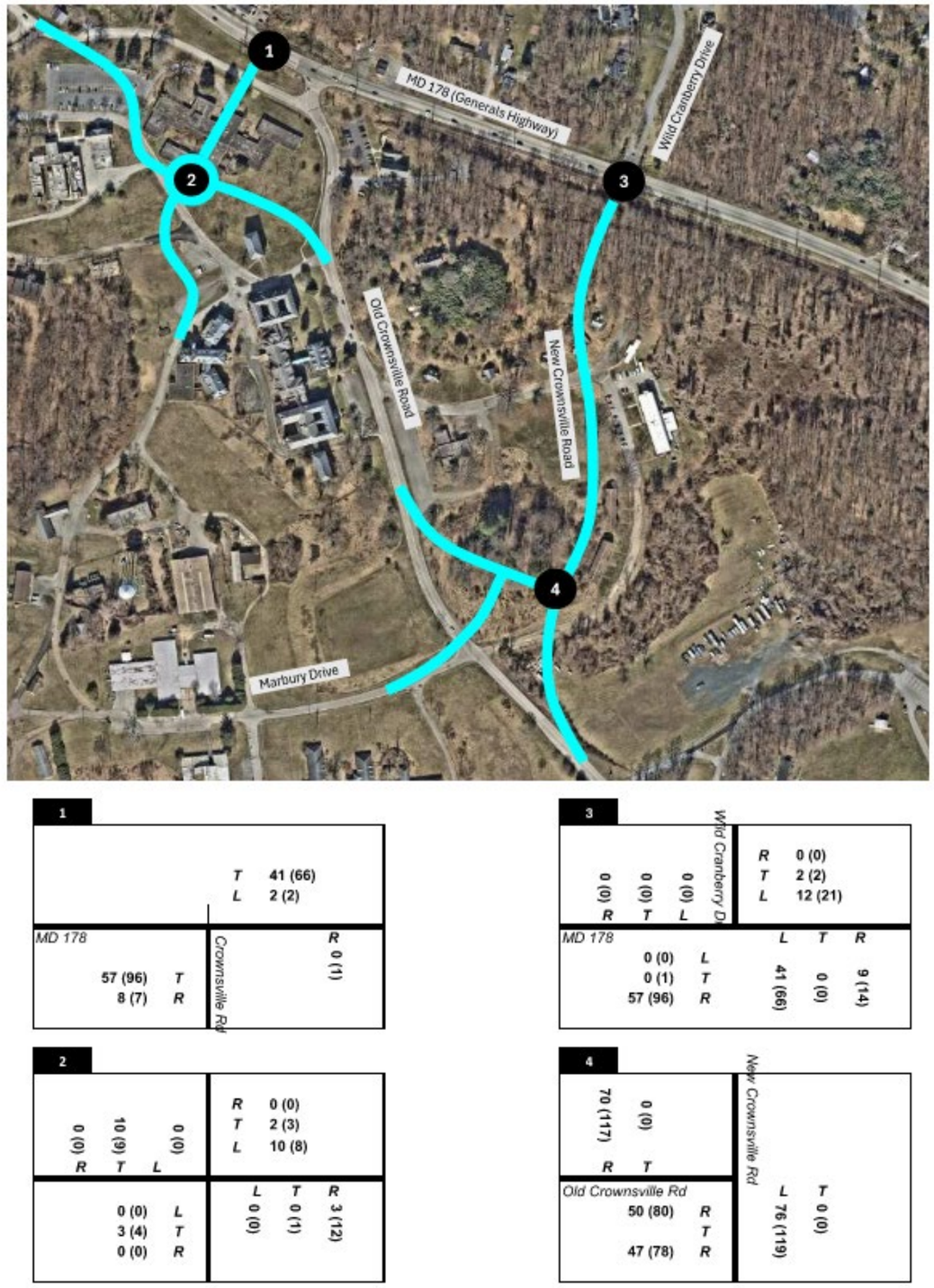


Figure 5: Crownsville Hospital Memorial Park (CMP) Site Site-Generated Weekday AM and PM Peak Hour Traffic Volumes

5.0 IMPLEMENTATION

Proposed Site Plan | Credit: Design Collective
All images and plans are for illustrative purposes and subject to change.

5.1 OVERVIEW

The Action Matrix on the following pages outlines a strategic approach for realizing the vision of the Crownsville Hospital Memorial Park (CMP) Master Plan. The Action Matrix identifies priority initiatives (actions) and a proposed implementation sequence based on the recommendations outlined in Section 4.0.

The actions listed within the matrix are divided into two categories: short-term (anticipated to be completed in 0-5 years) and long-term (anticipated to be completed in 5+ years). Actions are listed sequentially in the appropriate timeframe, with a narrative description, preceding steps, and considerations and notes for each item.

It is important to note that the CMP Master Plan is conceptual in nature and that individual projects and sequencing of projects are subject to further analysis and design, input, funding, and approvals.

The proposed Site Plan (shown to the left) is a detailed illustrative representation of the Park's approximate 500 acres, showing how existing and proposed open spaces and buildings will appear if built out according to this Master Plan. The Site Plan is further described in Section 4.0, where each district is highlighted in more detail.

While individual projects may be modified or shift in sequence, it is important that projects remain true to, and align with, CMP's shared vision and principles (see Section 4.2).

5.2 ACTION MATRIX

SHORT TERM ACTIONS (To Be Completed Within 0-5 Years)

#		RECOMMENDED ACTION / IMPROVEMENT	DESCRIPTION	PRECEDING STEPS		CONSIDERATIONS / NOTES	REFERENCE
1		**Continued Updates + Community Engagement**	Continue informing the community and stakeholders, with CMP Master Plan implementation updates, minimally on a quarterly basis. For significant improvements, seek public input during the design phase via workshops and/or town halls	None		Use the project website, County Executive Updates (emails), and/or other methods to keep the community and stakeholders informed. For significant improvements, seek public input during the design phase via workshops and/or town halls and use the "Equity Lens" Checklist to ensure projects and proposals align with CMP's shared vision and principles. Reconvene the subcommittees to evaluate projects and proposals appropriate to their respective focus.	See pages 4-7, 80-81, and 96-99 for additional information
2		**Utility Replacements**	Implement utility replacements of water and waster water treatment facilities, prioritizing service to existing tenants	None		Based on a separate infrastructure study conducted by RK&K in 2023-24, in parallel to the Master Plan process, the site requires immediate water main replacement; this effort is on-going and should be complete within the next year. The county is also looking to decommission the existing wastewater treatment plant (WWTP), replacing it with a new sewage pumping station within the next two years. Utility replacement design and implementation should be, and has been, in coordination with the proposed Master Plan design	See pages 68-69, 122-125, and 184-185 for additional information
3		**Support expansion of Mental Health, Substance Use Disorder, and other treatment services at CMP**	Support existing tenants (Guadenzia, Hope House, Chrysalis House, etc.) and other, new non-profit service providers to expand much needed services, at CMP	Continued coordination with existing non-profit tenants at CMP; Creation of a vetting approach to evaluate new proposals (see notes to right)		Central to the shared vision and principles of CMP is to create a place of healing, a place that focuses on mental health and well-being. During the course of the Master Plan process, Gaudenzia, Hope House, and Chrysalis House (all existing CMP non-profit tenants) noted a desire and need to expand their services and space at CMP, particularly with Transitional Housing for their clients. As studied in the Master Plan, Hope House could expand its services through renovation or replacement of Employee Apartments A & B; Chrysalis could expand its services in a renovated Meyer Building (see below). Other non-profit services should be prioritized in the unprogrammed spaces within the Administration Complex buildings, including the Hugh Young Building's upper floors and the C Building, coordinating with the future Museum, Bowie State University (BSU) space, and other proposed uses. Fully-programmed reuse of the buildings in the historic core will help expedite and fund renovations. Use the "Equity Lens" Checklist to ensure projects and proposals align with CMP's shared vision and principles.	See pages 4-7, 98, 106-107, 118, 148-153, and 162-163 for additional information
4		**South Woods Trails, Trailhead + Parking**	Install hiking/biking trails in the South Woods, along with the associated trailhead and parking off Hawkins Road	Hawkins Road trailhead and parking design		An MOU is place with MORE (The Mid-Atlantic Off-Road Enthusiasts) for the South Woods Trails. As stated on their website, "MORE's mission is to build an inclusive mountain biking community and to increase access to natural-surface trails throughout the region for all riders." This mission aligns directly with the health, wellness, and equity principles established for CMP. MORE constructs trails on a volunteer basis (at no cost). However, the County should install the trailhead parking in the short-term, in concert with the trails' installation, due to the (current) limited access to the South Woods from the interior of CMP and Hawkins Road's narrow roadway. Trail design and construction shall comply with MDE and MET requirements.	See pages 68-69, 122-125, and 184-185 for additional information
5		**Historic Building / Structure Documentation and pursuit of listing in the Maryland Inventory of Historic Places (MIHP) and the National Register of Historic Places (NRHP)**	Document all contributing historic structures on site, prioritizing the Campus Core buildings, within the MHT Easement as well as those structures slated for emergency demolition (see below); Prepare and submit MIHP and NRHP applications	None		Engage historic consultant to thoroughly document contributing structures, per MIHP and NRHP requirements, and catalogue artifacts (e.g., building materials, elements, fixtures, furnishings, and patient artwork) for preservation and potential museum exhibit display.	See pages 24-25, 56-61, 99, 110, and 118-121 for additional information
6		**Emergency Demolitions**	Demolish Buildings 17, 18, 22, 26, 29, 31, 35, 38, 40, 41, 42, 49, 51, 53, 64, 69, 70, 71, 72, and 74	Historic documentation (see above); MHT Approval and demolition permits; For Building 51 Pasteurization Building, remove door with patient artwork for preservation; (see notes to right)		Demolition of these buildings is critical for health and safety, as they are in poor and unsafe condition and are unsuitable for repair and rehabilitation. Demolition of these buildings will also allow for improved site access and new facilities. In addition to Building 51's door noted to the left, catalogue and preserve any other found artifacts of significance.	See pages 56-59, 99, and 118-121 for additional information

SHORT TERM ACTIONS (To Be Completed Within 0-5 Years)

#		RECOMMENDED ACTION / IMPROVEMENT	DESCRIPTION	PRECEDING STEPS		CONSIDERATIONS / NOTES	REFERENCE
7		**Historic Building / Structure Mothballing and Stabilization**	Mothball and/or Stabilize contributing structures, including Buildings 1-6, 11-16, 20, 21, 23, 31, 35, 46, 52, 57, 58, 70, and 71	MHT coordination and approval; Historic documentation (see above)		Whether slated for adaptive reuse in the short-term or long-term, all buildings within the proposed Maryland Historical Trust (MHT) easement as well as the others shown for potential renovation in the Master Plan's recommended list should be "mothballed", a process to temporarily protect a building to prevent (further) environmental damage and vandalism, until buildings can be renovated and occupied by new users. Other structures are slated for stabilization only and are not viable for rehabilitation, including several of the agricultural buildings, but are of historic significance in telling the full story of the Hospital's agricultural focus and use of patient labor. Stabilize the Silo that is part of Building 31 Dairy Barn 2 (the adjoining, collapsed barn is proposed to be demolished and replaced - see below) along with Building 35 Dry Cow Shed, Building 52 Dairy Barn 1, Building 57 Corn Crib, and Building 58 Silo.	See pages 24-25, 56-61, 99, 110, 118-121, 138-147, 162-165, and 168-169 for additional information
8		**Museum Master Plan**	Conduct a Museum Master Plan process	None		Engage a museum planning and programming consultant firm, via an equity-drive RFP process (see "Equity Lens" Checklist) to conduct a comprehensive CMP Museum Master Plan process, with robust community and stakeholder engagement, that will define the museum's core purpose, storylines, interpretive exhibits, and articulate a comprehensive strategy for visitor experiences, programming, operations, and management. While the museum's main entry, offices, and exhibit spaces are envisioned in the Administration Building and the adjoining "B" Building, it is important that the museum is holistic, having a presence within the full Park, not one single building, to fully reflect the history of the site, including the lives of Hospital patients and staff and the agricultural focus. While other ideas may surface during the study, as voiced during the CMP Master Plan process, the museum should have diverse programming welcoming all, with patient artwork and building artifact displays, a space for racial healing, reflective and sensory experiences, and oral histories and day-in-the life exhibits and coordinate with the potential BSU educational space, artist studios, and maker space. Reconvene the Cultural History and Equity subcommittees to evaluate museum plans and programming appropriate to their respective focus.	See pages 4-7, 24-33, 56-61, 98, 106-109, 118-119, 126-127, and 134-147 for additional information
9		**Marbury Drive Enhancements**	Enhance portions of main ring road through CMP; include installation of head-in parking, street trees, street lights, sidewalks, and the Connector Trail shared-use path	Utility line repairs/replacements; Design of the proposed North Entry roundabout and the Crownsville Road realignment (see note to right)		The proposed North Campus roundabout and new entryway as well as the Crownsville Road realignment may impact this improvement on portions of Marbury Drive. However, approximately 90% of Marbury Drive's current alignment could be improved in the short term, ahead of the roundabout and realignment design and construction. As part of the roadway's redesign effort, consider renaming Marbury Drive, with input from the Cultural History Subcommittee and other concerned stakeholders.	See pages 40-41, 68-71, 114-117, 136-137, and 156-157 for additional information
10		**Crownsville Connector Trail**	Install a 10' wide shared-use path Connector Trail running North-South through CMP	Marbury Drive Enhancements design (see above)		The Crownsville Connector Trail is a proposed, new north-south multipurpose trail linking the planned South Shore Trail (currently proposed along Generals Highway), through CMP, to the Bacon Ridge trails and the proposed South Woods trails (see above). As with the Marbury Drive Enhancements (above), a majority of the Connector Trail could be implemented in the short-term, coordinated with other roadway and utility improvements; the remaining portions will follow the roundabout and roadway realignments (see Long-Term Actions below).	See pages 22-23, 99, and 116-117 for additional information

SHORT TERM ACTIONS (To Be Completed Within 0-5 Years)

#		RECOMMENDED ACTION / IMPROVEMENT	DESCRIPTION	PRECEDING STEPS		CONSIDERATIONS / NOTES	REFERENCE
11		**Roundabout + Crownsville Road Realignment Study and Design**	Advance the design of the North Entry Roundabout and Crownsville Road realignment under a separate study	Coordination with MDOT		Advance the design of the North Entry Roundabout and Crownsville Road realignment, along with the signal adjustments to Generals Highway, under a separate traffic engineering and landscape design study, in coordination with the Maryland Department of Transportation (MDOT). Include an enhanced crossing at the realigned North Drive / Old Crownsville Road intersection, to connect the Campus Core to East Campus, per Master plan recommendations. Installation of the roundabout will require demolition of Building 32, the Medical-Surgical Building; the building's removal will allow for a new, celebrated entryway to the Park, improving access and visibility.	See pages 40-41, 70-73, 82, 99, 114-115, 132-133, 150-151, and 186-191 for additional information
12		**New Food Bank**	Support Anne Arundel County Food Bank (AACFB) in building their new high-bay facility on the current site of Building 7, on East Campus, at Crownsville Road and North Road	Establish lease area and agreement (between County and AACFB); Demolish Building 7 Employee Cafeteria		The new high-bay facility will replace AACFB's current facility at CMP in Building 25 (previously the Central Kitchen for the Hospital). The current facility has exceeded its practical lifespan, has major structural issues, and is not efficient for AACFB's use (with no high-bay storage). The bicycle non-profits, Bike AAA & Wheels of Hope, have expressed an interest in co-locating within the new building, as they currently have space in the existing Food Bank facility and benefit from AACFB's loading dock and staff presence.	See pages 32, 120-121, and 148-151 for additional information
13		**Building 25 Central Kitchen (Food Bank) Demolition**	Demolish Building 25 Central Kitchen (Food Bank) and associated paving	Occupancy of the proposed new AACFB facility (see above); Historic documentation (see above)		Building 25 Central Kitchen (Food Bank) is recommended for demolition (see above), to allow for the installation of the proposed playground, splash pad, and park pavilion(s) (see below).	See pages 32, 120-121, and 148-151 for additional information
14		**Meyer Building Renovation**	Support renovation of Building 28, the Meyer Building for multiple non-profit service providers	Coordination with Chrysalis House, Veterans Affairs, and other non-profits; Historic documentation (see above)		The Meyer Building's extensive first floor is an ideal location for a Veterans and Family Clinic as well as Transitional Housing (as bed or apartment units - see above), with courtyards as meditative gardens and sports courts.	See pages 58, 84, 92-93, 98-99, 118-121, and 158-165 for additional information
15		**Campanella Building Renovation**	Renovate Building 27, the Campanella Building, into a modern gymnasium and performing arts venue, as the anchor of the Active Recreation area of CMP	Historic documentation (see above)		Engage an architectural design team to plan the building's revitalization. The building is proposed to be renovated and reused, utilizing the existing gym and support spaces to accommodate indoor recreation (courts) and performing arts programming, celebrating the building's past role in therapeutic recreation. The Track and Field, along with its associated parking and retaining walls, will need to be considered during design of the Campanella renovation.	See pages 99, 120-121, and 154-157 for additional information
16		**Athletic Field Upgrades**	Revitalize and upgrade the athletic fields near Buildings 27 and 28, the Campanella and Meyer Buildings	Campanella Building Renovation; Track and Field design (see below)		Field enhancement could occur before the Campanella Building Renovation. However, the Campanella renovation may impact improvements along the edge of the field.	See pages 99, 104, and 154-157 for additional information
17		**Track and Field + Parking**	Add a Track and Field facility with retaining wall seating and parking near the Campanella Building	Demolition of Buildings 29, 48, 50, 60, 64, 65, 68; Marbury Drive Enhancements and Crownsville Connector Trail; Campanella Building Renovation; May require removal of existing Waste Water Treatment pond(s)		Engage a landscape and civil engineer design team to plan the Track and Field and associated parking facilities. Improvements will require earthwork and retaining walls. Grading may impact the Athletic Field to the southeast and should coordinate with the Campanella Building design, as well as the proposed Pump Track (see below). Include a trail connection to the South Woods Trail network. Reconvene the Rec and Parks Subcommittee to evaluate plans and programming.	See pages 99, 106-107, 122-125, and 154-157 for additional information
18		**Pump Track**	Install asphalt paths and earthwork near the Campanella Building and the proposed Track and Field facility	Campanella Building Renovation		Pump tracks provide a controlled environment for bike riders to practice; help riders develop balance, coordination, and control; promote physical activity; and encourages outdoor play. The Pump Track design and installation could be combined with Campanella Building renovation and/or the Track and Field facility.	See pages 94, 99, 104, and 154-157 for additional information
19		**Nature-based, inclusive Playground and Park Pavilion(s)**	Install a nature-based inclusive Playground and Park Pavilion(s) near Building 27, the Campanella Building	Demolish Buildings 25 Central Kitchen (the existing Food Bank - see above), 30, 47, 49		Engage a landscape and civil engineer design team to plan the Playground and Park Pavilion(s). Coordinate removal of roadway adjacent to Building 24, the Maintenance Building, and with the design of the future promenade. Reconvene the Rec and Parks Subcommittee to evaluate plans and programming.	See pages 122-125 and 154-157 for additional information

SHORT TERM ACTIONS (To Be Completed Within 0-5 Years)

#		RECOMMENDED ACTION / IMPROVEMENT	DESCRIPTION	PRECEDING STEPS		CONSIDERATIONS / NOTES	REFERENCE
20		**Community Garden + Orchard**	Install garden beds, water connection and hose bibs, fencing, and shed(s)	Demolition of Building 31 Dairy Barn 2 (barn only; silo to be stabilized - see above); Demolition of Building 51 Pasteurization Building and Building 53 Bull Barn (see above)		The Community Garden and Orchard may be built out in phases and expanded over time to reach the full Master Plan vision and should be in concert with the proposed future Garden Education Center (to be built on the site of the demolished Dairy Barn 2 - see Long-Term Actions below). Sustainable, organic farming practices should be employed including no pesticide use, composting, native (no invasive) plants, and pollinator-supportive plants. The garden should be a hub for agricultural, educational, and therapeutic opportunities, expanding the community's access to healthy foods. Fencing should be 8' tall to prevent deer intrusion. Consider a vetted* non-profit operator to manage the gardens and promote diverse and engaging programming, welcoming all. *Use the "Equity Lens" Checklist to ensure proposals and programming align with CMP's shared vision and principles.	See pages 4-7, 94, 98-99, 106-108, and 166-169 for additional information
21		**Learning Circle + Pollinator Garden + Animal Farm**	Install fencing, pathways, and plantings	Community Gardens - needs critical mass to justify uses		Centered around a magnificent, mature tree, the learning circle will serve as an outdoor gathering space for educational activities and small events. The pollinator garden will provide vital food and habitat for bees, butterflies, birds, and other pollinators, while improve food production in the adjacent garden and orchard (see above). Whether with boarded or visiting ambassador animals, the animal farm is proposed to be associated with CMP's mental health program.	See pages 94, 98-99, and 166-169 for additional information
22		**Building 32 and other Building Demolitions**	Demolish Building 32 Medical Surgical Building and any other remaining buildings proposed for demolition	Historic documentation (see above)		Demolish these buildings, prioritizing the Medical Surgical Building at the prominent location near Generals Highway, as they are in poor and unsafe condition and are unsuitable for repair and rehabilitation, to allow space for the proposed North Entry roundabout and other new facilities (see Long-Term Actions below).	See pages 40-41, 99, 120-121, 132-133, and 186-191 for additional information

The Action Matrix continues, with Long-Term Actions, on the following pages.

LONG TERM ACTIONS (To Be Completed in 5+ Years)

#		RECOMMENDED ACTION / IMPROVEMENT	DESCRIPTION	PRECEDING STEPS		CONSIDERATIONS	REFERENCE
1		**Administration Building and "B" Building Renovation**	Renovate Buildings 1 and 3, the Administration Building and "B" Building	Museum Master Plan (see above); Coordination with BSU; MHT approval; Parking along the enhanced Marbury Drive		Following the Museum Master Plan (see above) and coordination with BSU to determine their envisioned educational space at CMP, engage an architectural and landscape design team to plan the renovation of these two prominent campus buildings and their surrounding landscapes, potentially including (or as separate projects - see below) the central quad and event lawn. If possible, advance this effort sooner, within the short-term, to expedite the buildings' renovations and the museum's presence on campus. Parking for the museum and BSU uses will be accommodated in the existing lot to the south of the Admin. Building as well as along the enhanced Marbury Drive (see above). Coordinate the design with the proposed reuse of Building 2 Hugh Young Building for artist studios, maker space, and/or other appropriate programming.	See pages 24-25, 56-58, 99, 110, 118-121, and 134-147 for additional information
2		**Decommission, demolition, and remediation of existing Wastewater Treatment facilities**	Demolish Buildings 59 Grounds Keeping Shop, 60 New Sewage Plant, and 66 MES Operations Building; Remove and remediate wastewater treatment ponds and spray fields; Regrade ponds in preparation for future improvements	Replacement wastewater treatment facilities		Based on a separate infrastructure study conducted by RK&K in 2023-24, in parallel to the Master Plan process, the county is looking to decommission the existing wastewater treatment plant (WWTP), replacing it with a new sewage pumping station within the next two years, by 2026. Once the existing WWTP is replaced with a new pump station and connections to public service, the existing facilities can be removed and be replaced with the Path of Reverence and the West Park Meadows (see below).	See pages 44-45, 53-54, 68-69, 94, 99, 108-109, 170-173, and 184-185 for additional information
3		**Path of Reverence, Fountain + Willow Shelter**	Install pathways, landscape, and interpretive signage	Removal of existing WWTP facilities (see above)		The Path of Reverence's design reflects the complexities of mental health challenges, as a meandering walkway parallels and intersects the existing Farm Road. The path creates an appropriately contemplative route to the Patient Cemetery across I-97. Native meadow plantings and interpretive signage (see below) line the path, informing visitors of the Hospital's history as well as sustainable features and environmental assets of CMP. The proposed Fountain offers a moment of pause and reflection, while the proposed Willow Shelter serves as both a poignant historic reference to patients' work at the Hospital and a gathering point; both structures could be planned for later phases. Access to the Patient Cemetery in the short-term will continue to be via Farm Road. The degree (mode and availability) of access will need to be studied further while the WWTP is being operated and decommissioned (see above).	See pages 84, 94, 99, 106-109, 114-117, 122-127, 170-173, and 178-183 for additional information
4		**West Park - Meadow Loop + Trail, Park Pavilions + Habitat Garden**	Install a perimeter 10' wide accessible path, with associated landscape and grading	Removal of existing WWTP facilities (see above)		Engage a landscape and civil engineer design team to plan the accessible route. Coordinate tie-ins with the North Woods Trails (see below).	See pages 99, 116-117, 122-127, and 170-173 for additional information
5		**West Park - North Forest Trail System + Boardwalk**	Install natural-surface trails and boardwalk along stream valley	Coordination with and approval from MDE		In contrast to the active recreational focus of the South Woods, the North Forest trails invite visitors to immerse themselves in the soothing embrace of nature, in a passive environment, promoting relaxation, mindfulness, and enhanced creativity. Engage a landscape and civil engineer design team to plan the route and design boardwalk crossings, meeting MDE requirements and preserving specimen trees. Coordinate tie-ins with the Meadow Trails (see above).	See pages 94, 99, 106-109, 116-117, 126-127, and 174-177 for additional information
6		**Signage and Wayfinding Study + Installation**	Conduct a comprehensive Signage and Wayfinding study; Install Signage incrementally, as individual projects are completed	Museum Master Plan (see above); Roundabout + Crownsville Road Realignment Study and Design (see above)		Engage an environmental design consultant to evaluate existing and proposed signage for the entirety of CMP, once the Museum Master Plan has been completed and can inform direction. Include a branding/identity study as well as the full complement of signage such as entryway/identification; vehicular, bicycle, and pedestrian directionals; wayfinding; historical markers; interpretive / educational; and building signage.	See pages 67, 86, 98-99,104, 108, 114-117, 178-183, and 188-189 for additional information

LONG TERM ACTIONS (To Be Completed in 5+ Years)

#		RECOMMENDED ACTION / IMPROVEMENT	DESCRIPTION	PRECEDING STEPS		CONSIDERATIONS	REFERENCE
7		**CMP North Entryway, Roundabout + Crownsville Road Realignment**	Address traffic concerns on Generals Highway and Crownsville Road, with major roadwork construction including a new roundabout and a realignment of a portion of Crownsville Road; Install new traffic signal and traffic controls	Demolish Building 32 Medical - Surgical Building; Complete the Roundabout + Crownsville Road Realignment Study and Design (see above)		Timing of these improvements will be based on further analysis, approvals, funding, and coordination with MDOT.	See pages 40-41, 70-73, 82, 99, 114-115, 132-133, 150-151, and 186-191 for additional information
8		**Campus Core Open Space Enhancements**	Quad, Hillside Gardens, Main Stage/Event Lawn, Grove, Historic Landscape, Pond + Promenade	Renovation of Buildings 1 and 3 in Campus Core (see above)		The Quad is a formal landscape between the “A” and “B” Buildings, with small seating areas and connections to the interior spaces of the proposed Museum, artist studio, and maker spaces. The Hillside Gardens provide a sloped buffer between the Quad and the Event Lawn, the main outdoor space for gatherings and performances for up to 300 attendees. A stage, with landscape screening the Maintenance Building, provide a backdrop to the Event Lawn.	See pages 98-99, 104-107, 122-127, and 134-137 for additional information
9		**Public Art**	Establish Art Task Force; Install Art incrementally, as individual CMP projects are completed	None		Establish artist / art selection criteria, using the “Equity Lens” Checklist to ensure proposals and artwork align with CMP’s shared vision and principles. Seek funding opportunities as key areas of the Master Plan are nearing completion. Establish a maintenance fund and coordination with interpretive signage program.	See pages 4-7, 99, 126-127, 132-133, and 178-183 for additional information

6.0 APPENDIX

6.1 COST ANALYSIS

6.1 COST ANALYSIS

SITE

Note: Estimates are for construction only and exclude architectural, landscape, and engineering fees as well as public fees. Costs are based on conceptual design, should be reevaluated after further study, and adjusted for escalation based on the start of construction.

Category		Cost Metric	Quantity	Cost	Assumptions	Notes
Site - Connections						
Street repaving with curb & gutter-***(excludes swm connections and inlets)***	$225.00	per LF	8,231	$1,851,975.00	20' paving width curb-to-curb; Asphalt; No sidewalk (separate line item); SW connections	Existing roads to be repaved
Street, new, with curb & gutter - ***(excludes swm connections and inlets)***	$225.00	per LF	5,460	$1,228,500.00	20' paving width curb-to-curb; Asphalt; No sidewalk (separate line item); SW connections and inlets	New Rd (new Farm Rd circle, new Farm Rd and farm alignment, Hawkins Rd trail entrance)
Crownsville Rd Realignment (30')	$320.00	per LF	2,939	$940,480.00	30' paving width curb-to-curb; Asphalt; No sidewalk (separate line item); SW connections and inlets	New Crownsville Rd realignment
Roundabout	$320.00	per LF	408	$130,560.00	30' paving width curb-to-curb; Asphalt; No sidewalk (separate line item); SW connections and inlets	New Roundabout
Street repaving without Curb & Gutter - Type A-***(excludes swm connections and inlets/swales)***	$175.00	per LF			20' paving width; Asphalt; No sidewalk (separate line item); No SW connections (swales)	
Street repaving without Curb & Gutter - Type B-***(excludes swm connections and inlets)***	$175.00	per LF	2,494	$436,450.00	20' paving width; Pervious Asphalt; No sidewalk (separate line item); No SW connections (swales)	Farm Rd. Length LF - 2,494 LF
Sidewalk - Pedestrian - Type A	$78.75	per LF	23,771	$1,871,966.25	6' paving width; Concrete	Total Sidewalks: 39,618 10% to concrete unit paver, 60% to Sidewalk Type A, 15% to Type B, 15% to Type C
Sidewalk - Pedestrian - Type B	$105.00	per LF	5,943	$624,015.00	8' paving width; Concrete	Total Sidewalks: 39,618 15%
Sidewalk - Pedestrian - Type C	$131.25	per LF	5,943	$780,018.75	10' paving width; Concrete	Total Sidewalks: 39,618 15%
Trail - Type A - Shared-Use Path (Crownsville Connector Trail)	$65.00	per LF	5,450	$354,250.00	10' paving width; Asphalt	Crownsville Connector Trail
Trail - Type B - paved	$36.75	per LF	18,672	$686,196.00	6' paving width; Asphalt	Meadow Trails Length LF - 15,136 LF Path of Reverence Length LF - 3,536 LF
Trail - Type C - boardwalk	$350.00	per LF	1,355	$474,250.00	6' boardwalk width; no rail (kick plate only); reclaimed wood (e.g., Thermally Modified Carbon Smart Wood)	10% of Health/Wellness North Trails Length LF - 13,550 LF
Trail - Type D - natural surface		n/a	46,136		installed by volunteers with MDE oversight; no installation cost	Mountain Biking trails LF: 28,188 LF Regional connector trail:4398 LF Health/Wellness North Trails Length LF - 13,550 LF
Site - Rec Facilities						
Multipurpose Field -39600 sf	$198,000.00	per item			U12 soccer size; grass; No Lighting (New)	Scoreboard, fencing, backstop, dugouts, benches, bleachers, irrigation and comfort station
Multipurpose Field -39600 sf	$95,000.00	per item	2	$190,000.00	U12 soccer size; grass; No Lighting (Existing but upgraded)	
Field Additions	$170,000.00	per item	2	$340,000.00	Scoreboard, dugouts, backstop, bleachers, benches	
Comfort Station	$120,000.00	per item	2	$240,000.00	Shed, Port o Pot Concrete Pad, Enclosure	
Field Irrigation	$100,000.00	per item	2	$200,000.00	Irrigation and water connection	
Multipurpose Field -39600 sf	$435,600.00	per item			U12 soccer size; artificial turf; No Lighting	
Track and Field	$2,300,000.00	per item	1	$2,300,000.00	HS with 5 track lanes; turf field; Lighting	
Court - Tennis / Pickleball	$95,000.00	per item	2	$190,000.00	Standard; Sport Court Surface	
Court - Basketball	$50,000.00	per item	-		Standard; Asphalt with lines	
Pump Track	$150,000.00	per item	1	$150,000.00	Formed undulating and compacted earth with asphalt paths	
Site - Furnishings						
Bench - Type A	$4,000.00	per item	50	$200,000.00	Metal; 6' foot, with back	
Bench - Type B	$3,500.00	per item	15	$52,500.00	Metal; 6' foot, without back	
Bench - Type C	$3,000.00	per item	15	$45,000.00	Metal base; reclaimed wood slats/seat; 6' foot, without back	
Site - Hardscape						
Retaining Wall - Precast	$400.00	per LF			5' section 18" ht., 18"depth, 6" buried set on 6" concrete leveling pad	
Retaining Wall - Stone Block	$550.00	per LF			4-5' section 18" ht., 18" depth, 6" Buried set on 6" compacted aggregate leveling base	
Seat Wall - Stone Block	$550.00	per LF	1,919	$1,055,450.00	4-5' section 18" ht., 18" depth, 6" buried set on 6" compacted aggregate leveling base	Track and field amphitheater, lake amphitheater, event lawn, and 6 social pod walls
Retaining Wall - Segmental Block (Crownsville Rd New Entrance)	$725.00	per LF	23,289	$16,884,525.00	Oversize Block - Similar to York Building Products MagnumStone with Geosynthetic Reinforcement -6'0" ht	Crownsville Rd realignment - 5 walls
Retaining Wall - Segmental Block	$725.00	per LF	6,312	$4,576,200.00	Oversize Block - Similar to York Building Products MagnumStone with Geosynthetic Reinforcement -6'0" ht	2 walls around multi-purpose field by Campanella building.
Retaining Wall - Concrete Block	$300.00	per LF			</= 3' high (non-structural); straight-faced concrete block	
Concrete - Vehicular	$25.00	per SF			6" Concrete w/ reinforcing over 6" compacted aggregate subbase	
Concrete - Pedestrian	$20.00	per SF			4" Concrete over 4" compacted aggregate subbase	
Concrete Unit Paver - Vehicular	$39.00	per SF	1,358	$52,962.00	Over sand over 6" Concrete subbase w/ reinforcing over 6" compacted aggregate	Access behind Administration complex & old parade route
Concrete Unit Paver - Pedestrian	$26.00	per LF	3,962	$103,012.00	Over sand over 4" concrete subbase over 4" compacted aggregate	Total Sidewalks: 39,618 10% of overall sidewalk
Stone - Pedestrian	$68.00	per SF		0	2" Bluestone over sand over 4" concrete subbase	
Fence: 8' black aluminum fence-decorative	$70.00	per ft		0		
Fence: 8' HT. Wood post & Metal mesh	$70.00	per ft	1,649	$115,430.00	8' Ht. fence at Community Garden	
Parking Spots along new road	$1,600.00	parking spots	331	$529,600.00	Each parking spot 162 SF or 9'x18'; Pervious Asphalt	
Parking Spots in separate parking areas	$1,600.00	parking spots	674	$1,078,400.00	Each parking spot 162 SF or 9'x18'; Pervious Asphalt	

Optional Alternatives

SITE, CONT.

Note: Estimates are for construction only and exclude architectural, landscape, and engineering fees as well as public fees. Costs are based on conceptual design, should be reevaluated after further study, and adjusted for escalation based on the start of construction.

Category		Cost Metric	Quantity	Cost	Assumptions	Notes
Parking drive aisles without Curb & Gutter	$175.00	per LF	7,193	$1,258,775.00	24' paving width; Asphalt; No sidewalk (separate line item); No SW connections (swales)	
Playground - Ages 2-5 & 5-12	$1,000,000.00	ea	1	$1,000,000.00	2-5 yo Climbing/Slide structure; 5-12 yo ;	Regional playground
Splash Pad (Optional)	$1,200,000.00	ea	1	$1,200,000.00	16 animated jets with controls, piping, vault	
Ice Rink Seasonal Conversion (Optional)	$1,000,000.00	ea	1	$1,000,000.00	Ice conversion setup	
Playground - Rubber Play Surface	$14.00	per SF	14,000	$196,000.00	Multicolor patterned rubber play surface. Depth to match playground fall zone requirements	
Playground - Natural Mulch	$2.10	per SF				
Custom Shelter A - Event Lawn	1000000	per item	1	$1,000,000.00	Ref. Precedent Image	
Custom Shelter B - Path of Reverence Lawn	300000	per item	1	$300,000.00	Ref. Precedent Image (Custom Basket Shelter)	
Custom Shelter C - Path of Reverence Lawn	50000	per item	1	$50,000.00	Ref. Precedent Image	
Picnic Pavilion Type A-includes concrete slab and foundations	$70,000.00	per item	4	$280,000.00	30'x36' Basis of Design: Smith Steelworks Clerestory Roof Style, Concrete slab; base lighting and electric service	Shelters near Playground/Splash Pad
Picnic Pavilion Type B-includes concrete slab and foundations	$30,000.00	per item	3	$90,000.00	20'x20' Basis of Design: Smith Steelworks Clerestory Roof Style, Concrete slab; base lighting and electric service	Shelters in meadow
Overlook Pavilion-includes concrete slab and foundations	$14,000.00	per item	3	$42,000.00	10'x12' Basis of Design: Smith Steelworks Single Slope Roof Style, Open Air	Shelters along meadow edge/woodland edge
Stage	$1,000,000.00	per item	1	$1,000,000.00	40'x80'?; Pre-fab; Metal Structure; Wood roof decking; Metal Roof; Concrete slab; lighting; A/V	Main pavilion at Event Lawn
Fencing-decorative	$95.00	per LF		0	6' high; Metal: black aluminum, posts 6'-8' OC	
Community Garden Beds - Metal-raised	$35.00	per SF	14,214	$497,490.00	Galvanized Metal Planter w/ drainage layer, filter fabric, and garden soil	Total community garden beds SF = 14214
Community Garden Beds - Wood-raised	$60.00	per SF		0	Wood Timber Planter w/ drainage layer, filter fabric, and garden soil	Total community garden beds SF = 14214
Fountain	$2,000,000.00	allowance	1	$2,000,000.00	Ref. rendering and precedent. Granite with engravings. Concrete shell with waterproofing. Recirculating pump system.	
Pond	$14.00	per SF	13,222	$185,108.00	Grading, earthwork and pond liner (Sodium Bentonite - natural clay used for its unique swelling and sealing properties - or equal). Depth 18" around the perimeter and 4-5' depth in the center.	13,222SF or .3 Acres. Retain water and is a feature pond (not stormwater but can be reconsidered). Costcon to confirm.
Site - Landscape						
Planting Bed Prep	$5.00	per SF	460,709	$2,303,545.00		
Ex. Tree Protection Fencing	$5.00	per item- per ft	4,272	$21,360.00	Oak stakes with 48" orange fencing with signage attached	Total existing trees on campus: 45 75% of existing trees around building entrances would need protection. In Campus Core. 125' LF per tree x 34 = 4272
Specimen Tree	$7,500.00	per item	75	$562,500.00	5" cal., specimen Oak, Elm, Sycamore or similar; field tagged by LA; installed	**Total proposed trees: 1509** 5% specimen
Shade Tree	$800.00	per item	1,056	$844,800.00	3" caliper; Maple, Linden, Sycamore, Oak, or similar; installed	Total proposed trees: 1509 70% shade
Multistem Flowering Tree	$550.00	per item	226	$124,300.00	7-8' ht. Redbud, Kousa Dogwood or similar; installed	Total proposed trees: 1509 15% flowering
Evergreen Tree	$400.00	per item	151	$60,400.00	9-10' ht. Arborvitae, Spruce, Holly or similar; installed	Total proposed trees: 1509 10% evergreen
Shrub - Type A - Flowering / Accent	$65.00	per item	23,576	$1,532,440.00	#3 Azalea, Hydrangea, Spirea or similar; installed	Meadow planting areas: 167,989 SF Campus planting areas: 460,709 SF Total proposed planting areas: 628,698 SF 15% (Assumes 4sf per item)
Shrub - Type B - Evergreen	$75.00	per item	23,576	$1,768,200.00	30" ht. Cherry Laurel, Boxwood or similar; installed	Total proposed planting area: 628,698 SF 15% (Assumes 4 sf per item)
Ornamental Grasses	$10.00	per SF	31,435	$314,350.00	#1 Fountain Grass, Little Bluestem or similar; installed	Total proposed planting area: 628,698 SF 20% (Assumes 4 sf per item)
Perennials	$6.00	per SF	47,152	$188,610.00	#1 Black-eyed Susan, Cone Flower, Catmint or similar; installed	Total proposed planting area: 628,698 SF 15% (Assumes 2 sf per item)
Groundcovers	$9.00	per SF	94,305	$848,745.00	4"pot Liriope or similar; installed	Total proposed planting area: 628,698 SF 15% (Assumes 1 sf per item)
Lawn - Type A - seeded	$0.40	per SF		0	Graded, hydroseeded and no irrigation; installed	Not Calculated
Lawn - Type B - sod	$3.50	per SF	16,906	$59,171.00	Graded and sodded with irrigation; installed	Includes Quad & Event Lawn in Campus Core
Meadow - Seed Mix	$0.75	per SF	1,726,318	$1,294,738.50	Existing vegetation killed with herbicide. Then allowed to regrow and killed again. Seeded with seed mix using slit seeder. No irrigation. Includes installation.	Meadow - excludes sidewalks and identified planting edges along path of reverence
Micro bioretention-includes planting	$25.00	per SF	125,739	$3,143,475.00	12" Ponding Depth, 24-36" Soil Profile, 6" Drainage Aggregate, Under drainage	Total proposed planting area: 628,698 SF 20%
Site - Lighting						
Ornamental Pedestrian Light - Ornamental Fixture	$5,000.00	per item	594	$2,970,000.00	14' pole; Metal; LED Fixture; Dark Sky cut-off	Total sidewalk 39,618/40 = 990 (Total lights) 1 light every 40' LF of sidewalk Total lights: 60% ornamental ped light, 20% light
Ornamental Pedestrian Light - Contemporary Fixture	$4,500.00	per item	50	225000	14' pole; Metal; LED Fixture; Dark Sky cut-off	every 40' of sidewalk LF
Parking Lot Light - Contemporary Fixture	$8,500.00	per item	110	$935,000.00	25' Ht. LED Full Cut Off	730 parking spots * 9 (9' wide spots) /60 (25' ht lights every 60') = 110 parking lot lights
Bollard Light	$2,000.00	per item	198	$396,000.00	36" Ht. 6" Dia.	20% of light fixtures
Tivoli Light	$150,000.00	allowance	1	$150,000.00	16' Ht. Pole with string light system	Farm lights
Building Up-Lighting	$300,000.00	allowance	1	$300,000.00	Ground located up-light to wash building façade	
Site - Signage						
Primary Gateway/ID - Panel Only on Wall	$20,000.00	per item	2	$40,000.00	Located near Generals Hwy at Roundabout	
Secondary Gateway/ID - Medium Freestanding	$20,000.00	per item	1	$20,000.00	Located off Crownsville Rd at Secondary Entrance	

Optional Alternatives

6.1 COST ANALYSIS
SITE, CONT.

Note: Estimates are for construction only and exclude architectural, landscape, and engineering fees as well as public fees. Costs are based on conceptual design, should be reevaluated after further study, and adjusted for escalation based on the start of construction.

Category		Cost Metric	Quantity	Cost	Assumptions	Notes
Gateway - Large Monument	$100,000.00	per item	1	$100,000.00		
Vehicular Directional Signage	$9,000.00	per item	11	$99,000.00	Multiple Locations	
Pedestrian Directional Signage/Directory	$8,000.00	per item	4	$32,000.00	Multiple Locations	
Building ID Signage - Freestanding	$12,000.00	per item	8	$96,000.00	Multiple Locations	
Building Identification Signage - Wall	$2,500.00	per item	18	$45,000.00	Multiple Locations	
Parking Lot Identification Signage	$1,500.00	per item	22	$33,000.00	Multiple Locations	
Destination - Freestanding	$9,000.00	per item	10	$90,000.00	Multiple Locations	
Trail Wayfinding Signage - Small	$1,000.00	per item	50	$50,000.00	Multiple Locations	
Trail Head - Large	$6,000.00	per item	4	$24,000.00	Multiple Locations	
Interpretive Educational Trail Panel Signage - Small	$6,000.00	per item	7	$42,000.00	Multiple Locations	
Interpretive Educational Panel Signage - Large (Path of Reverence)	$9,000.00	per item	7	$63,000.00	Path of Reverence	
Regulatory Signage	$500.00	per item	50	$25,000.00	Parking usage, no smoking, similar	
Permits				$6,000.00		
Engineered Shop Drawings				$4,000.00		
Installation				$40,000.00		
Signage Site Walls				$350,000.00	Masonry + Footings needed to supplement above signs	
Site - Misc.						
Art - Main Entrance (Large)		per item				
Art - Quad - Educational/Cultural (Medium)		per item				
Art - Farm - Educational/Cultural (Medium)		per item				
Art - Path of Reverence (Small)		per item				
				$67,333,397.50	**Total**	

Optional Alternatives

6.1 COST ANALYSIS
STRUCTURE / BUILDING

Note: Estimates are for construction only and exclude architectural and engineering fees, furnishings, equipment, as well as public fees. Costs are based on conceptual design, should be reevaluated after further study, and adjusted for escalation based on the start of construction.

AA Co Structure / Building Number*	Structure / Building Name	Square Feet	Floors	Cost Item based on Master Plan Recommendation (see right column)	Unit	Unit Count	Unit Cost	Total		Estimated Demo Cost per Costcon	Estimated Renovation Cost per Costcon	Estimated Mothballing / Stabilization Cost per Costcon	Proposed Condition and Use based on Master Plan Recommendations
1	Administration Building	13,552	3										Museum (Entry/Welcome Center) on Floor 1; Bowie State University (BSU) Offices on Floor 2; no proposed uses (excepting service) in Basement or Floor 3.
				reno-stab-base	sf	13,552	$500.00	$6,776,000.00			$9,045,960.00		
				interior -fitout	sf	9,080	$250.00	$2,269,960.00					
2	Hugh Young Building	69,132	4										Maker Space & Artist Studios on Floor 1; no proposed uses (excepting service) in Basement or Floors 2 & 3.
				reno-stab-base	sf	69,132	$500.00	$34,566,000.00			$40,269,390.00		
				interior -fitout	sf	22,814	$250.00	$5,703,390.00					
3	"B" Building	44,856	4								$30,838,500.00		Museum (Exhibits, Dining, and Service/Storage) on Floor 1; Bowie State University (BSU) Classrooms on Floor 2; no proposed uses (excepting service) in Basement or Floor 3
				reno-stab-base	sf	44,856	$500.00	$22,428,000.00					
				interior -fitout	sf	33,642	$250.00	$8,410,500.00					
4	"C" Building	47,924	4									$239,620.00	Mothball until reuse (no current proposed reuse)
				mothball	sf	47,924	$5.00	$239,620.00					
5	Nurses' Home	11,900	4									$59,500.00	Mothball until reuse (no current proposed reuse)
				mothball	sf	11,900	$5.00	$59,500.00					
6	Female Attendants' Home	11,900	4									$59,500.00	Mothball until reuse (no current proposed reuse)
				mothball	sf	11,900	$5.00	$59,500.00					
7	Employee Cafeteria	12,928	2							$45,248.00			Proposed to be demolished and replaced on East Campus by Anne Arundel County Food Bank (AACFB) with new high-bay warehouse building with offices
				demolition	cu ft	12,928	$3.50	$45,248.00					
8	Employee Apt B	21,654	2								$7,578,900.00		If renovated & reused by Hope House for Transitional Housing (may be demolished and rebuilt)
				renovation	sf	21,654	$350.00	$7,578,900.00					
9	Employee Apt A	21,264	2								$7,442,400.00		If renovated & reused by Hope House for Transitional Housing (may be demolished and rebuilt)
				renovation	sf	21,264	$350.00	$7,442,400.00					
10	Residence (Male) Dormitory (Hope House)	21,264	3										n/a - currently occupied
				n/a									
11	Patient Cottage 11	16,250	2									$81,250.00	Mothball until reuse (no current proposed reuse)
				mothball	sf	16,250	$5.00	$81,250.00					
12	Patient Cottage 12	16,250	2									$81,250.00	Mothball until reuse (no current proposed reuse)
				mothball	sf	16,250	$5.00	$81,250.00					
13	Patient Cottage 13	16,250	2									$81,250.00	Mothball until reuse (no current proposed reuse)
				mothball	sf	16,250	$5.00	$81,250.00					
14	Patient Cottage 14	16,250	2									$81,250.00	Mothball until reuse (no current proposed reuse)
				mothball	sf	16,250	$5.00	$81,250.00					
15	Patient Cottage 15	16,250	2									$81,250.00	Mothball until reuse (no current proposed reuse)
				mothball	sf	16,250	$5.00	$81,250.00					
16	Patient Cottage 16	16,250	2									$81,250.00	Mothball until reuse (no current proposed reuse)
				mothball	sf	16,250	$5.00	$81,250.00					
17	Greenhouse(s) (see also #72)	400	1							$8,000.00			n/a
				demolition	cu ft	4,000	$2.00	$8,000.00					
18	Fire House	1,920	1							$94,080.00			n/a
				demolition	cu ft	26,880	$3.50	$94,080.00					
19	Boiler Plant	8,466	3										n/a - proposed to remain as-is
				n/a									
20	"A" Building	53,616	4									$42,330.00	Mothball until reuse (no current proposed reuse)
				mothball	sf	8,466	$5.00	$42,330.00					
21	Laundry Building	6,663	1									$268,080.00	Mothball until reuse (no current proposed reuse)
				mothball	sf	53,616	$5.00	$268,080.00					
22	Refrigeration Shop	8,960	1.5							$627,200.00			n/a
				demolition	cu ft	125,440	$5.00	$627,200.00					
23	Marbury Building	17,280	2									$86,400.00	Mothball until reuse (no current proposed reuse)
				mothball	sf	17,280	$5.00	$86,400.00					
24	Maintenance Building	14,651	1										n/a - currently occupied
				n/a									
25	Central Kitchen and Storage (Food Bank)	31,872	1							$764,928.00			Proposed to be demolished; AACFB to build new facility on site of #7 (see above)
				demolition	cu ft	382,464	$2.00	$764,928.00					
26	Paint Structure	360	1							$5,040.00			n/a
				demolition	cu ft	2,520	$2.00	$5,040.00					
27	Campanella Building	45,000	1								$18,000,000.00		Proposed to be renovated and reused as a Recreation and Performing Arts Center, similar to original design
				renovation	sf	45,000	$400.00	$18,000,000.00					

6.1 COST ANALYSIS

STRUCTURE / BUILDING, CONT.

Note: Estimates are for construction only and exclude architectural and engineering fees, furnishings, equipment, as well as public fees. Costs are based on conceptual design, should be reevaluated after further study, and adjusted for escalation based on the start of construction.

AA Co Structure / Building Number*	Structure / Building Name	Square Feet	Floors	Cost Item based on Master Plan Recommendation (see right column)	Unit	Unit Count	Unit Cost	Total		Estimated Demo Cost per Costcon	Estimated Renovation Cost per Costcon	Estimated Mothballing / Stabilization Cost per Costcon	Proposed Condition and Use based on Master Plan Recommendations
28	Meyer Building	73,115	1								$23,762,375.00		Proposed to be renovated and reused for a Veterans & Family Clinic (northwest); Addiction & Mental Health Treatment (Beds); and Transitional or Affordable Apartments, plus amentity/service space.
				renovation	sf	73,115	$325.00	$23,762,375.00					
29	Can House	288	1							$49,248.00			n/a
				demolition	cu ft	32,832	$1.50	$49,248.00					
30	Farmhouse	3,240	2							$32,400.00			Proposed to be demolished
				demolition	cu ft	25,920	$1.25	$32,400.00					
31	Dairy Barn 2	3,240	2										Barn proposed to be demolished and rebuilt as a new Garden Education Center (approx. 6.400 sf on two floors); Silo (approx. 50 sf) to be stabilized
	Existing Barn			demolition	cu ft	32,400	$1.50	$48,600.00		$48,600.00			
	Existing Silo			stabilization	sf	50	$400.00	$20,000.00				$20,000.00	
	New Garden Education Center			new build	sf	6,400	$650.00	$4,160,000.00			$4,160,000.00		
32	Medical - Surgical Building	45,013	1							$675,195.00			Proposed to be demolished
				demolition	cu ft	450,130	$1.50	$675,195.00					
33	Phillips Annex	12,000	2										n/a - currently occupied
				n/a									
34	Phillips Building (Gaudenzia)	40,319	3										n/a - currently occupied
				n/a									
35	Dry Cow Shed	2,400	1									$12,000.00	Proposed to be stabilized (exterior walls only) and/or secured in state
				stabilization	sf	2,400	$5.00	$12,000.00					
36	Superintendent'S Residence	9,372	3										n/a - proposed to remain as-is
				n/a	cu ft	112,464							
37	Staff Cottage 1 (Not Found In Field)	n/a											n/a
				n/a									
38	Staff Cottage 2	2,000	2								$700,000.00		Proposed to be renovated
			pls crawl sp	renovation	sf	2,000	$350.00	$700,000.00					
39	Staff Cottage 3 (Not Found In Field)	n/a											n/a
				n/a									
40	Staff Cottage 4	2,000	2							$27,000.00			n/a
			pls crawl sp	demolition	cu ft	18,000	$1.50	$27,000.00					
41	Staff Cottage 5	2,000	2							$27,000.00			n/a
			pls crawl sp	demolition	cu ft	18,000	$1.50	$27,000.00					
42	Staff Cottage 6	2,000	2							$27,000.00			n/a
			pls crawl sp	demolition	cu ft	18,000	$1.50	$27,000.00					
43	Staff Cottage 7	2,000	2							$27,000.00			Proposed to be demolished
			pls crawl sp	demolition	cu ft	18,000	$1.50	$27,000.00					
44	Staff Cottage 8	2,000	2							$27,000.00			Proposed to be demolished
			pls crawl sp	demolition	cu ft	18,000	$1.50	$27,000.00					
45	Staff Cottage 9 (Not found in field)	n/a											n/a
				n/a									
46	Motor Pool	5,350	1									$16,050.00	Proposed to be stabilized / mothballed
				stabilization	sf	5,350	$3.00	$16,050.00					
47	Chapel ("Potato House")	864	1							$10,368.00			Proposed to be demolished
				demolition	cu ft	6,912	$1.50	$10,368.00					
48	Implement Shed	3,000	1							$37,500.00			Proposed to be demolished
				demolition	cu ft	30,000	$1.25	$37,500.00					
49	Old Water Treatment Building (See also #76)	3,678	3							$82,755.00			Proposed to be demolished; combined with #76
				demolition	cu ft	66,204	$1.25	$82,755.00					
50	Old Garage	3,678	3							$44,136.00			Proposed to be demolished
				demolition	cu ft	29,424	$1.50	$44,136.00					
51	Pasteurization House	840	1							$13,860.00			n/a
				demolition	cu ft	9,240	$1.50	$13,860.00					
52	Dairy Barn 1	7,200	2									$36,000.00	Proposed to be stabilized (exterior walls only) and/or secured in state
				stabilization	sf	7,200	$5.00	$36,000.00					
53	Bull Barn	672								$6,720.00			n/a
				demolition	cu ft	5,376	$1.25	$6,720.00					
54	Old Morgue	300	1									$3,000.00	Proposed to be mothballed (venting)
				mothball	sf	300	$10.00	$3,000.00					
55	Electric Substation												Proposed to be demolished once site is connected to public service; cost to be determined by civil engineer
				demoliton**	n/a	n/a	n/a	n/a					
56	New Water Treatment Building	3,000	1										Proposed to be demolished once site is connected to public water; cost to be determined by civil engineer
				demolition**	3000								

6.1 COST ANALYSIS

STRUCTURE / BUILDING, CONT.

Note: Estimates are for construction only and exclude architectural and engineering fees, furnishings, equipment, as well as public fees. Costs are based on conceptual design, should be reevaluated after further study, and adjusted for escalation based on the start of construction.

AA Co Structure / Building Number*	Structure / Building Name	Square Feet	Floors	Cost Item based on Master Plan Recommendation (see right column)	Unit	Unit Count	Unit Cost	Total		Estimated Demo Cost per Costcon	Estimated Renovation Cost per Costcon	Estimated Mothballing / Stabilization Cost per Costcon	Proposed Condition and Use based on Master Plan Recommendations
57	Corn Crib	300	1									$3,000.00	Proposed to be stabilized (exterior walls only) and/or secured in state
				stabilization	sf	300	$10.00	$3,000.00					
58	Silo	50	1									$20,000.00	Proposed to be stabilized (exterior walls only) and/or secured in state
				stabilization	sf	50	$400.00	$20,000.00					
59	Grounds Keeping Shop	3,500	1							$52,500.00			Proposed to be demolished
				demolition**	cu ft	42,000	$1.25	$52,500.00					
60	New Sewage Plant	1,700	1										Proposed to be demolished, once site is connected to public sewer; cost to be determined (under separate, current study) by civil engineer
				demolition**	cu ft	1,700							
61	Water Tower (North)	not in KCI report***											Repaint, potentially with new or County logo
				n/a									
62	Water Tower (South)	not in KCI report***											n/a
				n/a									
63	MIEMSS Radio Transmiter Station	not in KCI report***											n/a
				n/a									
64	Former School Site	5,000	1							$62,500.00			n/a
				demolition	cu ft	50,000	$1.25	$62,500.00					
65	Habitat For Humanity Warehouse	5,000	1							$62,500.00			n/a
				demolition	cu ft	50,000	$1.25	$62,500.00					
66	MES Operations Building	5,000	1							$62,500.00			Proposed to be demolished, once campus is connected to public sewer
				demolition**	cu ft	50,000	$1.25	$62,500.00					
67	N/A (Not found in field)	n/a											n/a
				n/a									
68	MES Pump House	100	1							$1,500.00			Proposed to be demolished, once campus is connected to public sewer
				demolition**	cu ft	1,000	$1.50	$1,500.00					
69	MES Pump House	100	1							$1,500.00			Proposed to be demolished, once campus is connected to public sewer
				demolition**	cu ft	1,000	$1.50	$1,500.00					
70	Spring House / Pump House / Gas Tank	672	1									$6,720.00	Proposed to be stabilized / mothballed
				stabilization	sf	672	$10.00	$6,720.00					
71	Well Hut / Pump House	672	1									$6,720.00	Proposed to be stabilized / mothballed
				stabilization	sf	672	$10.00	$6,720.00					
72	Superintendent's Garage (See also #17)	600	1							$6,000.00			n/a (See also #17)
				demolition	cu ft	4,800	$1.25	$6,000.00					
73	Farrowing House (Not found in field)	n/a											n/a
				n/a									
74	Salt Shed	600	1							$6,000.00			n/a
				demolition	cu ft	4,800	$1.25	$6,000.00					
75	Slaughterhouse (Not found in field)	n/a											n/a
				n/a									
76	Old Water Treatment Garage (See #49)	see #49											(see #49)
				n/a									
77	Boys Cottage (Winterode Bldg)	not in KCI report***											n/a - currently occupied
				n/a									
78	Winterode Bldg	not in KCI report***											n/a - currently occupied
				n/a									
79	Girls Cottage (Winterode Bldg)	not in KCI report***											n/a - currently occupied
				n/a									

NOTES:

* AA Co Building No. - taken from Crownsville Map of Existing Structures available on the Anne Arundel County project website: https://www.aacounty.org/CrownsvillePark

** Demolition of existing utility structures will not occur until replacement utilities / connections are in place.

*** See *Crownsville Hospital Center: Preliminary Building Screening Report* , prepared by KCI Technologies Inc., dated February 15, 2024.

For additional information about Crownsville Hospital Memorial Park, please visit the project website at:
www.aacounty.org/CrownsvillePark

Design Collective

ARCHITECTURE
PLANNING
INTERIORS
LANDSCAPE ARCHITECTURE
GRAPHICS

Baltimore
100 East Pratt Street, 18th Floor
Baltimore, Maryland, 21202
P 410.685.6655

Chicago
233 South Wacker Drive, Suite 4400
Chicago, Ill 60606
P 312.625.4747

www.designcollective.com

100% Employee-Owned Design Firm