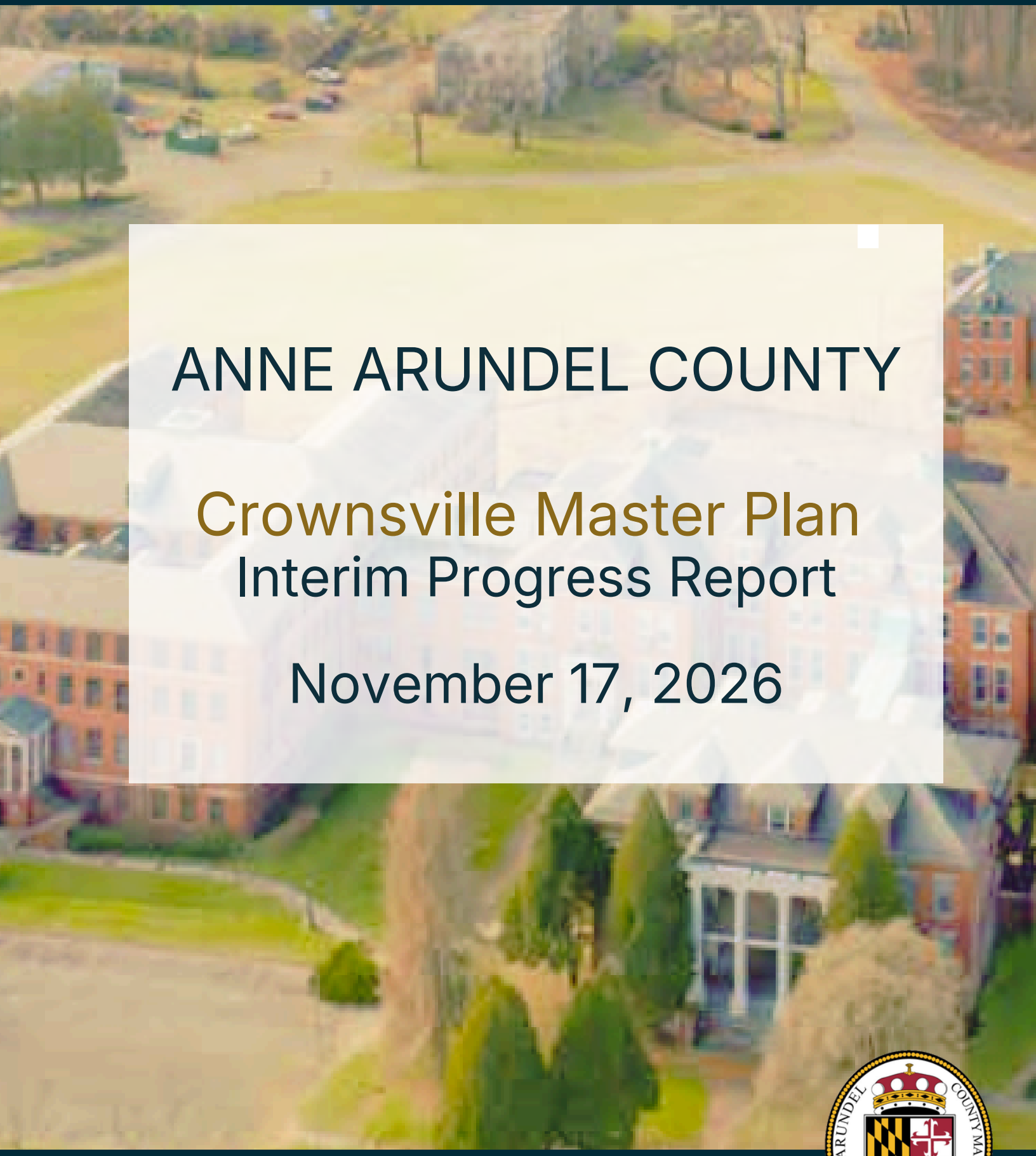


ANNE ARUNDEL COUNTY

Crownsville Master Plan
Interim Progress Report

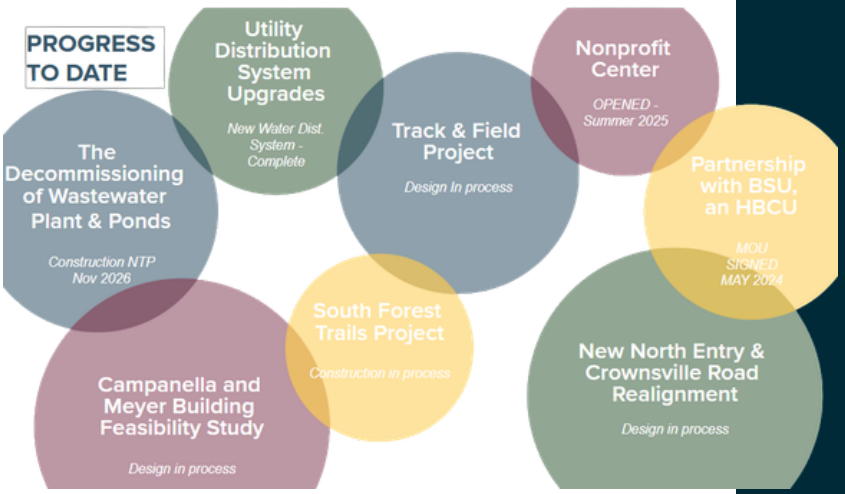
November 17, 2026

Executive Summary

Since the publication of the Master Plan in February 2025, the Master Plan serves as a blueprint for future development at Crownsville Hospital Memorial Park, ensuring that projects align with community values and historical integrity. The document provides detailed recommendations for land use, building programming, open space, traffic management, and public art installations, all designed to create a balanced and sustainable vision for the property.

Over the past twenty months, Anne Arundel County, in adherence to the Master Plan's guiding principles, has successfully:

- Launched critical baseline infrastructure projects to allow for more intensive redevelopment activity to continue;
- Initiated community-led historical asset and story collections;
- Created recreational opportunities as part of the redevelopment of the property; and
- Established institutional partnerships



Guided by our commitment to restoration, equity, and public benefit, the core mission remains the central driver of all activity: transforming a site once defined by historical segregation and institutional trauma into a "sanctuary for mental health" and community wellness. Utilizing the "Equity Lens" mandated by the Master Plan, the project team is carefully bridging the gap between the site's difficult past and a more positive and hopeful future dedicated to healing and nature. This report details the specific engineering, environmental, cultural, and administrative progress achieved up to October 1, 2026.

The Future of Crownsville



- *A place of healing*
- *A place that focuses on mental and physical health & 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*

Utility & Critical Infrastructure Upgrades

Stabilizing the site's utility architecture was identified as the highest immediate priority within the Master Plan Action Matrix, as the legacy systems inherited from the state were severely degraded and beyond their operational lifespan.

- **Water Distribution System Replacement (Project P588408):** The unlined, 70-year-old cast iron water mains originally serving the site caused extensive rust buildup and high iron contamination, resulting in chronic discolored water complaints from long-term tenants. A comprehensive reconstruction of the network has been completed. All current water users and non-profit tenants have been successfully cut over and connected to a modernized PVC distribution network. Running approximately six months ahead of schedule, with final engineering, sitework, and roadway paving completed, a formal “Turn the Valve” ceremony was held on July 16, 2026.

- **Production Well Reconstruction (Project W744478):** To ensure reliable long-term capacity from the Upper Patapsco Aquifer, on-site physical reconstruction started on May 11, 2026. Foundation sitework for modernized well houses has been completed, and new pre-fabricated well structures installed. High-capacity production wells, and electrical appurtenances scheduled for November 2026.

- **Wastewater Treatment Decommissioning & Sewage Pumping Station (Project P588412):** To clear the visual and environmental footprint of the aging aerated lagoon and spray fields in the Meadow district, engineering plans have advanced to replace the independent Wastewater Treatment Plant with a centralized sewage pumping station and a direct force-main link down Generals Highway into the County utility grid. The new force main will be reserved for County use only. A public informational session took place, July 1, 2026, at Baldwin Hall to update the public and neighboring civic associations.The project has formally completed engineering design and construction. Proposals were received on July 14, 2026. The County is in the process of reviewing the proposals and awarding a contract. Construction is expected to start in November 2026 with an 18-month contract duration.

Utility & Critical Infrastructure Upgrades Continued

- **Electrical Grid Modernization (Project P588403):** The internal high-voltage distribution network design is now 90% complete. Consultants are actively processing grading permits and coordinating direct grid connections with Baltimore Gas and Electric (BGE) to replace failing overhead infrastructure. Once the new underground electrical distribution system is online, the existing overhead distribution and high-voltage substation will be demolished.

- **Active Deconstruction & HAZMAT Remediation (Project P588411):** The complex process of structure deconstruction is moving forward sequentially. Twelve non-contributing or structurally collapsed buildings are approved for full demolition, with two already removed. Active abatement and heavy deconstruction of Building 7 (the former Employee Cafeteria) was completed in August 2026. This clears the physical site on East Campus for the planned high-bay relocation of the Anne Arundel County Food Bank. Staff Cottage 6 was removed in May 2025.



Historical Documentation, Preservation & Storytelling

A central touchstone of the Master Plan process is ensuring that Crownsville's complex racial history is truthfully told and felt. The Crownsville Hospital Historic Documentation & Storytelling Project has achieved exceptional benchmarks since its mobilization.



- **"Say My Name" Patient Memorial (Completed September 2025):** In direct fulfillment of the Master Plan's promise to honor the memory of those buried on-site, a permanent, sacred memorial structure was finalized in September 2025 at the secluded Crownsville Hospital Patient Cemetery. Shifting away from past eras where deceased patients were marked exclusively by numbered concrete markers flush to the ground, the memorial records and restores the names of the over 1,700 individuals identified through meticulous tracking and community volunteer work. Attended by over 200 guests, the memorial dedication ceremony featured poignant keynote remarks delivered by the First Lady of Maryland.

- **Oral History Mobilization:** A professional oral history consulting team has successfully compiled a verified roster of over 100 narrators, representing descendants, former staff, neighbors, and surviving patients. Operational guidelines and legally binding release structures have been formalized.

  Furthermore, a doctoral candidate at the University of Maryland has been hired as the Oral History Research Associate to coordinate the oral documentation effort. This effort is amplified by a partnership with the Anne Arundel County Public Library system, which has contributed a $10,000 grant dedicated to recording infrastructure. Training workshops are scheduled for Fall, 2026, at the Banneker-Douglass-Tubman Museum.

  Finally, Bowie State University has integrated a formal fall 2026 course titled "Crownsville Hospital: An Oral History Investigation" to involve undergraduate researchers.

- **Archival Processing & Asset Recovery:** Under the leadership of a Lead Archivist a physical and digital archive has been established on-site. The team has successfully processed 108 boxes of historical hospital records. Using specialized, archival-grade scanners and 3-D rendering camera packages, the team has successfully retrieved and digitized extensive patient-created historical canvas paintings from decaying building interiors, including poignant mid-century works depicting historical institutional care and symbolic maritime lighthouses.

Redevelopment Activities

The Master Plan contemplates a place of healing and respect both for the history of the place and the positive movement that the space can become. The Plan envisions a reimaging of the site's existing contributing structures. The old hospital buildings will be transformed into spaces that serve the community, and the revitalized buildings will honor the past while actively contributing to a healthier and more compassionate future. To that end, the County is proceeding with care to ensure alignment with the Master Plan and to allow for critical infrastructure updates to proceed. In the future, a redevelopment partner will be selected to guide the next phases of redevelopment to achieve the promise of the Master Plan.

- **Surplus Property Process for Food Bank Move:** The current location of the Food Bank on Marbury Drive limits the future opportunities for the property. To allow for a more contiguous flow to the property and enhance development opportunities, the Food Bank was offered property across Crownsville Road on the site of the old Employee Cafeteria. The County proceeded to declare the land surplus in anticipation of transferring the property from County ownership to the Food Bank. The County Council approved the surplus resolution on July 20, 2026 and once all requirements of the purchase agreement are addressed settlement will be scheduled.

- **Meyer Building Redevelopment:** The Arundel Community Development Corporation, Inc (ACDS) and the Housing Commission of the Anne Arundel County (HCAAC) are working together to re-develop the Meyer Building as an affordable rental housing community. The County intends to enter into a Ground Lease with ACDS and HCAAC for the Meyer Building subject to review and approval by the County Council. The Ground Lease will not be executed until ACDS and HCAAC have completed all due diligence on the property and secured all financing. However, in the interim, ACDS will be required to show that they have site control of the Meyer Building property via an MOU with the County for financing applications. In addition to providing evidence of site control, the MOU provides legal access to the building to conduct pre-development activities. The County executed the MOU on September 21, 2026.



Park, Trail & Recreation Development

In keeping with the Master Plan's focus on physical health, wellness, and accessibility, major advancements have occurred in active and passive recreational infrastructure across the property's 500-acre footprint.

- **Pocket Park (Completed September 2025):** Serving as a critical "early win" for immediate community access, a passive Pocket Park was completed in September 2025. Located at the corner of Crownsville Road and North Drive—directly across from the Administration Building—the park features four story boards that detail the rich and complex history of the site, turning an open-air area into an immediate place for public education and reflection.

- **South Forest Trail Network & Hawkins Road Parking (Project P588415):** The Master Plan's goal to link CMP's natural canopy with the adjacent Bacon Ridge Natural Area has officially moved into trail construction. In partnership with the Mid-Atlantic Off-Road Enthusiasts (MORE) under a formal Right-of-Entry agreement, volunteer-driven clearing of natural-surface trails commenced on May 31, 2026 and MORE held five public volunteer trail work days each weekend through June 28, 2026, completing approximately 2 miles of trail. After a break for summer, MORE resumed weekly trail work again on September 13, 2026. The County expects completion of natural surface trails by Spring/Summer 2027.



On June 16, 2026, a pre-permit review with the Maryland Department of the Environment (MDE) and the U.S. Army Corps of Engineers confirmed that a Joint Permit Application is not required due to minimal stream impacts across the five designated crossing locations. MDE is issuing an official exemption letter, and internal building permits are progressing. Concurrently, grading and heavy sitework for a new 10-vehicle gravel parking area off Hawkins Road was completed on June 4, 2026, with boundary fencing and trail signage to follow immediate purchase order execution. This fall work began on the natural trails.

- **Crownsville to Waterworks Park Connectivity Study (Project P452574):** Consultants are finalizing a schematic feasibility study to bridge the gap between CMP and Annapolis Waterworks Park. Following a collaborative site visit at Indian Creek School, engineers are drafting multi-modal intersection designs at Crownsville Road and Hawkins Road to reconcile the school's safety requirements with regional trail continuation.

Park, Trail & Recreation Development Continued

Active Recreation & Facility Studies: Advanced planning has commenced to upgrade active programmatic spaces surrounding the historic core:

Project ID	Project Name	Current Progress Status (As of October 2026)
P588417	CMP Generals Hwy Crownsville Rd Inter	Concept review completed June 11, 2026. Schematic Design (SD) and geometric alignment report expected early October 2026.
P588419	CMP Athletic Track Facility	Schematic Design complete, review meeting in October 2026.
P588420	CMP Campanella Bldg Feasibility Study	Final building study report complete, review meeting in October 2026.
P588421	CMP Maint Bldg Study	Comprehensive building study focusing on life safety and MEP upgrades completed. Corresponding renovation projects will follow in early 2027.

Community Coordination

While two groups are active to ensure coordination with the surrounding community as well as those impacted by the prior activities on the property, each specific project within this report have also had their own public outreach process.

Crownsville External Advisory Committee: The Crownsville Advisory Committee is made up of State and local staff, elected officials, and representatives of the community impacted by the past use of the property. The Committee meets quarterly to review progress in implementing concepts within the Master Plan, and meetings are open to the public.

Monthly Crownsville Workgroup: In addition, the Chief Administrative Officer monthly convenes key representatives across County government to ensure activities on the property are coordinated and to ensure accountability with deadlines.

Procurement Notice: Minority & Disadvantaged Business Enterprise Inclusion

In strict alignment with the Crownsville Hospital Memorial Park Commitment to Equity and Restorative Justice, Anne Arundel County routinely reinforces its mandate to ensure that minority, women, and disadvantaged business enterprises (M/DBEs) are afforded maximum meaningful representation in all phases of the park's redevelopment. As long-term building renovations, specialized landscape engineering, museum fabrication, site security execution, and retail vendor programming transition from studies to active procurement, the County requires that our vendor base accurately reflects the rich demographic diversity of our communities. Additional information can be found on the County's website at: https://www.aacounty.org/central-services/purchasing/procurement-access-and-vendor-equity-pave.

Call to Action for Black-Owned and Historically Disadvantaged Businesses: Firms specializing in historic preservation, masonry, environmental engineering, site utilities, civil sitework, archival curation, public art production, land surveying, and culinary/facility hospitality are urgently requested to establish a formal registry with the County.

If your business is certified or eligible for certification as an MBE, WBE, or DBE, please immediately connect with the project procurement office or visit the official digital history portal at www.aacounty.org/crownsvillehistory to receive active Requests for Proposals (RFPs), vendor qualification materials, and notification of upcoming networking events. We meet communities where they are to build a shared, equitable future.