# DPW@YOU

—— Making a difference, together ——

# Crownsville Hospital Memorial Park Public Workshop for the Master Plan

JULY 11, 2024

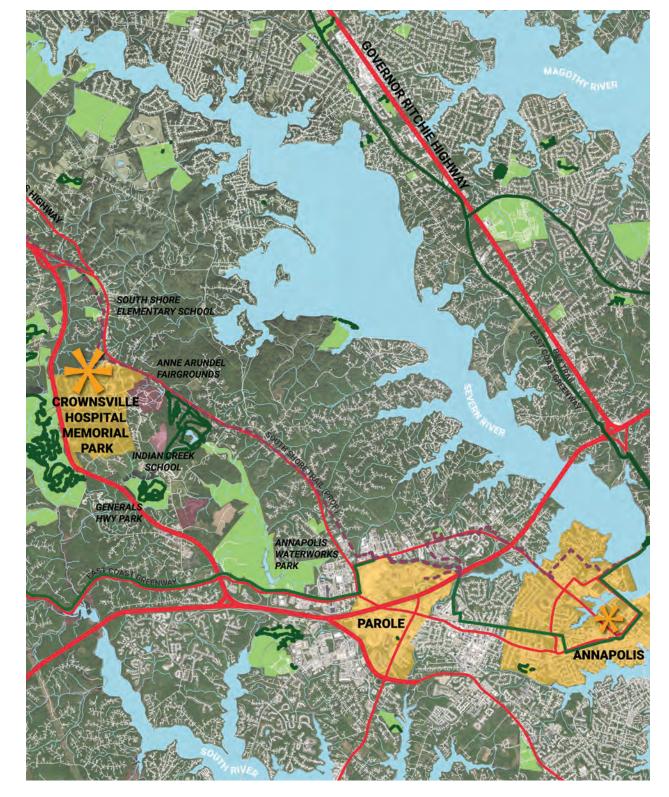




# PROJECT GOALS + OBJECTIVES

# The following project goals were identified by the County, for the Master Plan process:

- 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 a Master Plan report:
   documenting community engagement and input, analysis,
   conceptual and final plans, facility recommendations, and
   implementation strategy









# PROJECT SCHEDULE

#### STAKEHOLDER & PUBLIC ENGAGEMENT

# STAKEHOLDER INTERVIEWS & COMMITTEE MEETINGS

In Phase 1, the consultant team conducted key stakeholder interviews with past Hospital staff, current tenants, non-profits, and historians.

Throughout all phases, the consultant team attends 2 committee and 4 subcommittee meetings monthly, including county and community stakeholders.

#### **FEBRUARY 13, 2024**

#### **PUBLIC WORKSHOP**

The consultant team collected input from approximately 160 attendees at the February Introductory Public Workshop.

#### MAY 16, 2024

#### **PUBLIC WORKSHOP**

Approximately 100 attendees joined the May Introductory Public Workshop, held to extend outreach and help ensure diverse representation and input.

#### **MID JULY 2024**

#### PUBLIC WORKSHOP

Phase 2 includes a
Public Workshop where
participants will be
asked to give feedback
on plan options &
recommendations.

#### **SEPT. 2024**

#### **PUBLIC OPEN HOUSE**

In Phase 3, the draft master plan report will be presented at a public Open House event, to provide an opportunity for stakeholders and the public to review and comment.

 $2023 \leftarrow \rightarrow 2024$ 

OCTOBER NOVEMBER DE

DECEMBER

JANUARY

FEBRUARY

MARCH

APRIL

MAY

JUNE

JULY AUGUST

SEPTEMBER,

OCTOBER

#### PHASE 1: 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.

#### PHASE 2: Visioning, Planning, and Evaluation

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

These efforts will continue to be 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.

PHASE 3: Final Master Plan & Implementation Strategy

The primary goal of this final phase is to prepare an agreed-upon master plan, or blueprint, to guide decision making and implementation of priority projects. This includes 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 timeframes. A Public Open House will be held to share the Plan.

Revised May 31, 2024; subject to change





#### **ADVISORY COMMITTEE**

Responsible for advising the County Executive and County Departments on the planning process, make recommendations for uses, and collect and compile public input on public need and prospective uses

#### **REC & 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











# CROWNSVILLE HOSPITAL MEMORIAL PARK SHARED VALUES & PRINCIPLES

# The Memorial Park will be...

A place of healing

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

A place of that is intentional and equitable in providing access

A place that is truthful about its past

A place that preserves and celebrates its unique natural beauty

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

A place that celebrates those who worked here

A place of education and enlightenment

A place that serves the community

A place that models environmentally-friendly practices

A place that... [leave your thoughts on sticky notes here]



















**FIRST TWELVE PATIENTS** 

arrived on March 13th, 1911.

They lived in a Willow Barn on

The first twelve patients

the property.



**CIVIL RIGHTS TIMELINE (NATIONAL)** 

1911

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

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.



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

> > 1940

12 Patients

1920

1930



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



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** 

Crownsville, where patients with varying ailments were crowded together. At other hospitals, patients were separated by diagnosis to limit infections.

TUBERCULOSIS

Little care was taken

to prevent the spread

of Tuberculosis at

TUBERCULOSIS OUTBREAK

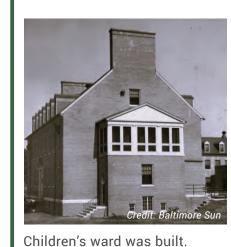
1925



**WILLIAM H. MURRAY** 

Patient murdered by Crownsville guard Walter Swiskowki

1926



WINTERODE BUILDING

1936



CROWNSVILLE HOSPITAL MEMORIAL PARK
Anne Arundel County

1913

EHTITRACERIES

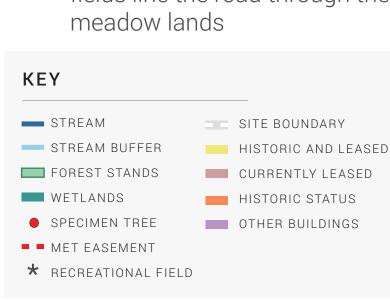


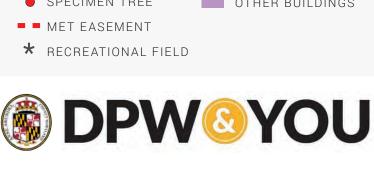


## **EXISTING CONDITIONS -**SITE ANALYSIS

- The Hospital development occurred in concert with the natural features and constraints of the site
- Rolling topography and a pastoral landscape define the site
- Two main branching streams form valleys, North and South
- Along these streams, mature forests are preserved
- Main buildings are placed between, to the North and East, while Farm buildings and fields line the road through the







**CROWNSVILLE HOSPITAL MEMORIAL PARK Anne Arundel County** 







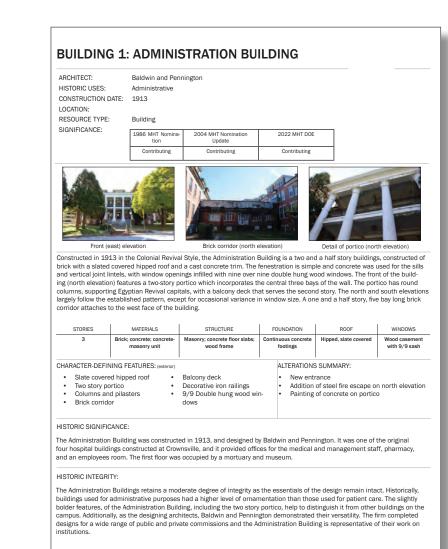
# **EXISTING CONDITIONS - HISTORIC**

# DOCUMENTATION AND ANALYSIS (RESOURCE INVENTORY)

- Reviewed existing documentation
- Completed full site survey
- Confirmed contributing and non-contributing resources throughout the site
- Identified character defining features of contributing resources
- Evaluated integrity and significance of all contributing resources on site

#### **HISTORIC CONTEXT**

Developed historic context of Crownsville State
 Hospital to inform decisions regarding historic
 resources and understand their significance within
 the large context of the site



Crownsville Memorial Hospital Park

Historic Context and Resource Surve

#### HISTORIC CONTEXT

#### Early Treatment of Black Mental Patients in Maryland

Efforts towards improving the state of mental hospitals and institutions in Maryland officially began on June 14, 1886, when Governor Henry Lloyd organized the Maryland Lunacy Commission. The aim of the Commission was to supervise "all institutions, public, corporate or private, in which insane persons are detained," (Chapter 487, Acts of 1886). Through the last quarter of the nineteenth century, and the first of the twentieth, the insane population of Maryland had steadily increased, resulting in overcrowding at county and state institutions. The annual reports of the commission offered recommendations to alleviate the issues at these institutions and improve the quality of life of the patients.

In 1888, the newly formed commission stated the need for an institution to serve Black patients in the state, due to a perceived increase of insanity in the Black population, and a stated intent to segregate their care from white mental patients. In 1904, the commission declared that "Maryland is too much of a southern state to allow for the mixing of white and colored patients."

Prior to the establishment of Crownsville State Hospital, the majority of Black patients in Maryland were cared for at the Bayview Asylum, the almshouse for Baltimore City. Some were also housed in county jails and almshouses, including the Spring Grove Hospital Center, which maintained a small population of Black patients until 1896.<sup>3</sup>

TWENTY-FIFTH REPORT

OF THE STATESTICS

TO HE RECEILENCY
THE GOVERNOR OF MARYLAND
DISCEMBER 1, 1989

gure 1: Twenty Fifth Report of the Lunacy Commiss (Maryland State Archiv

Members of the Lunacy Commission began to voice concerns regarding the quality of care for Black patients in these institutions, as they were often subjected to poorer conditions than their white counterparts. In the Twenty-Fourth Report of the Lunacy Commission, published on December 1, 1909, the president of the commission, Hugh H. Young, stated:

The condition of the negro insane is in many cases deplorable. There are 500 of these in this State, with only the most meager attempts, here and there, to provide for them. A special hospital for insane negroes alone is urgently needed.<sup>4</sup>

During the nineteenth century, there were persistent, racially motivated patterns guiding the care of mental patients in the United States. Racism underpinned the care of Black patients by the State Lunacy Commission of Maryland, as evidenced by the following statement of the Commission:

There can be no doubt of the fact that the progress of the negro from slavery has been attended with a very marked increase of insanity in this race. In the slavery days insane negroes were not often seen, if we can credit the reports. As life has become more strenuous for them, mental diseases have notably increased. The complications of life, the added responsibilities, the marked increased prevalence of tuberculosis and syphilis among the people of this race have greatly

1 State of Maryland Lunacy Commission, The Twenty-Fifth Report of the Lunacy Commission to His Excellency the Governor of Maryland, Baltimore: Sun Book Printing Office, 1910, 30.

2 State of Maryland Lunacy Commission, The Twentleth Report of the Lunacy Commission to His Excellency the Governor of Maryland, Baltimos Sun Book Printing Office, 1905, 13.

Paula Reed and Tery Harris, Crownsville Hospital Center: Determination of Eligibility, Maryland Historic Trust, 2022, 3.

State of Maryland Lunacy Commission. The Twenty-Fourth Report of the Lunacy Commission to His Excellency the Governor of Maryland. Baltin

4 State of Maryland Lunacy Commission, The Twenty-Fourth Report of the Lunacy Commission to His Excellency the Governor of Maryland, Ba The Sun Book Printing Office, 1909, 9.

EHT TRACERIES

Examples of pages from resources inventory and historic context (EHT Traceries)







# **EXISTING CONDITIONS - CIVIL**

#### **WATER**

- Analyzed existing water systems and made recommendations including replacement of the distribution piping, repairs to the treatment plant, and continued use of existing wells and storage towers
- Determined maximum capacities of the existing water system
- Working with County to upgrade key existing water distribution mains under separate contract
- Monitoring County's progress on improving performance of existing water treatment plant
- Monitoring County's studies for a potential new water treatment plant at the Crownsville site

#### **ELECTRIC AND COMMUNICATIONS**

- Documented existing electric and communication systems
- Monitoring County's ongoing improvements to these systems

#### **WASTEWATER**

- Analyzed existing sanitary sewer systems and made recommendations aimed at replacing, repairing, and/or abandoning the existing collection piping and treatment systems
- Determined maximum capacities of the existing sanitary sewer system
- Monitoring County's considerations for implementation of a pump station and forcemain on-site to connect to public system
- Monitoring County's efforts to maintain existing wastewater treatment operations until a permanent solution is settled upon







# **EXISTING CONDITIONS - CIVIL**

#### **TRAFFIC**

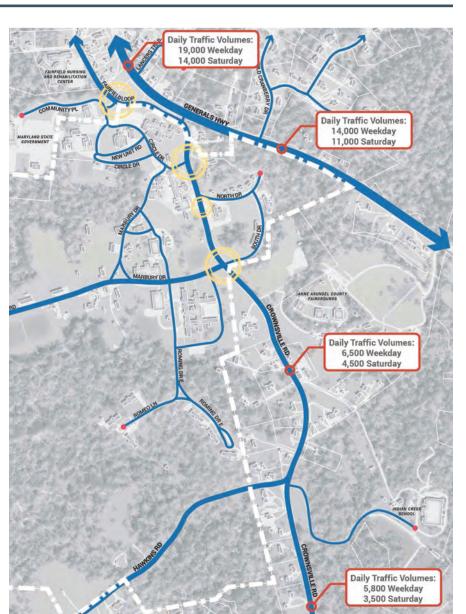
- Completed existing conditions assessment and identified resident concerns
- Studied options to improve MD 178/Crownsville Road/Fairfield Loop Road traffic flow
- Studied options to improve site accessibility for non-auto users (transit)
- Studied options to establish "gateway entrance" to the site

#### **NATURAL RESOURCES**

- Completed natural resource assessment
- Recommended forest retention areas







Examples of maps from Utility, NRI, and Traffic analysis











# WHAT WE HEARD - HISTORIC

#### **MUSEUM / INTERPRETIVE PLAN**

- · Develop 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
- Museum should include outdoor exhibits and experiences (in addition to indoor exhibits)
- Museum should foster young people's involvement and consider them caretakers
- Museum should allow for ongoing research and institutional development

#### **ARTIFACT CURATION**

· Artifacts and artwork done by patients should be archived, photographed, inventoried, cataloged, and safely stored

#### **ORAL HISTORIES**

Oral history projects should report methodology and be publicly accessible

#### **INTERPRETIVE SIGNAGE**

• Interpretive signage should promote transparent, welcoming, and informative visitor experience. Signage should be created in tandem with museum master planning process

#### WEBSITE AND PUBLIC INFORMATION

• Website should be created / updated to provide the public with information as the Crownsville site is developed









# **NEXT STEPS - HISTORIC**

# REGULATORY COMPLIANCE INCLUDING CONSULTATION RELATED TO HISTORIC PRESERVATION REQUIREMENTS

MARYLAND HISTORIC TRUST (MHT) COORDINATION FOR PROJECT REVIEW

#### **MASTER PLAN ASSISTANCE**

- Treatment Recommendations
- Adaptive Reuse Planning









# WHAT WE HEARD - CIVIL

#### WATER AND SANITARY SEWER

- Remove existing sanitary sewer plant and spray fields
- Upgrade campus water and sewer to support current users and future development
- Connect to existing off-site or new on-site regional public water and sewer systems
- Do not expand County's planned public water/sewer service area beyond the Crownsville site

#### **ELECTRIC AND COMMUNICATIONS**

- Upgrade the electricity service
- Bring a fiber optic network to the property

#### **STORMWATER**

- Meet and exceed stormwater management requirements
- Use natural looking, low impact best management practices such as rain gardens

#### **TRAFFIC**

- Identify funding to support the transportation systems required for the project
- Evaluate the traffic impacts of the project on Crownsville Road and MD 178 (Generals Highway)
- · Make recommendations for road and parking upgrades, as appropriate
- Establish public transportation from the property to Annapolis and North County









# **NEXT STEPS - CIVIL**

#### **UTILITIES**

- Continue to monitor and assess on-going County water, sanitary sewer, electric, and communications studies and resolutions
- · Assess future demand based on the preferred Master Plan development design
- Prepare proposed utilities concept for the preferred Master Plan development design

### **STORMWATER MANAGEMENT (SWM)**

· Prepare conceptual stormwater management design for the preferred Master Plan development design

#### **TRAFFIC**

- Assess traffic impact from proposed site concepts
- Field observations of 2024 Renaissance Festival and County Fair impacts
- Develop traffic mitigation concepts and coordinate with County and MDOT State Highway Administration on possible implementation (meetings in July 2024)
- Ensure that mitigation is fully compatible with other proposed transportation improvements, such as South Shore Trail



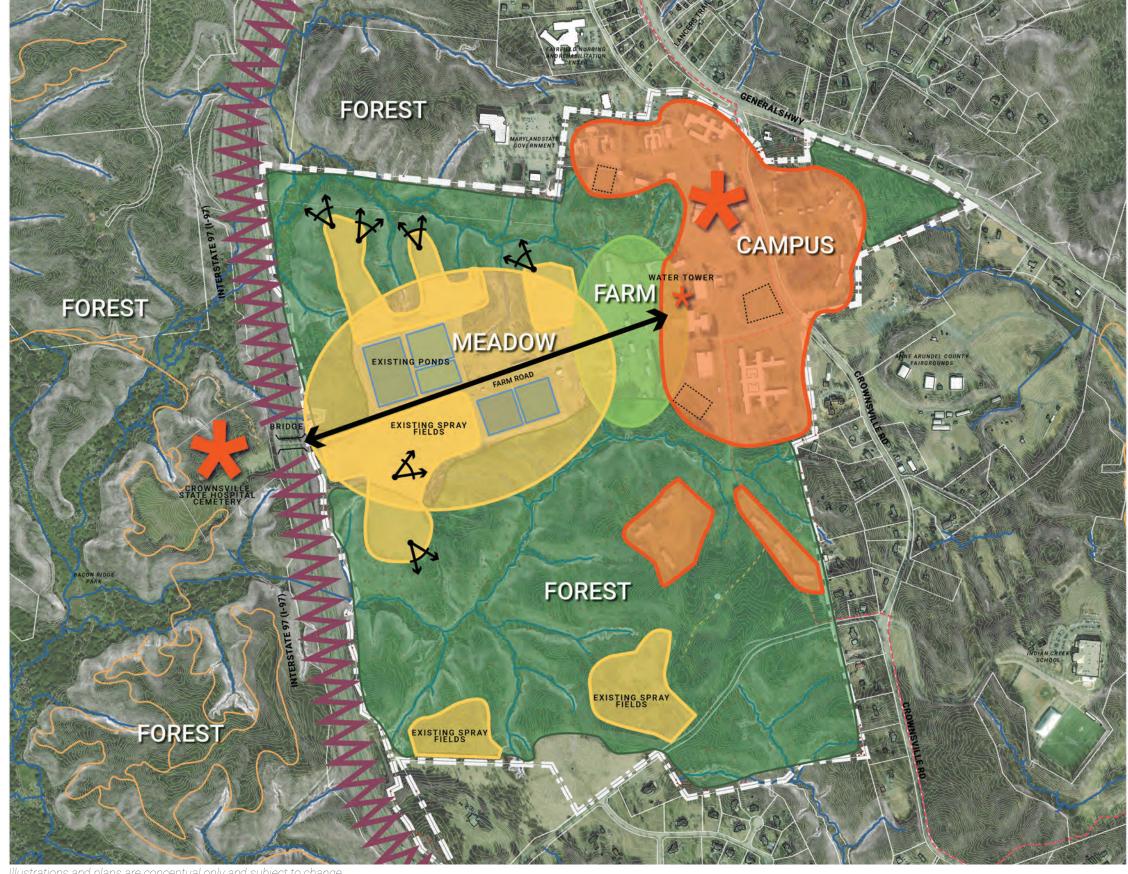








# **OPEN SPACE FRAMEWORK**

















# WHAT WE HEARD - OPEN SPACE

- Community Center/Indoor Spaces
- Athletic Fields (4) Multipurpose Fields, track and field, (2) baseball diamonds, (1) Basketball Court, (1) Tennis Court, (1) Pickelball Court
- Multi-use Trail System
- ADA Compliant Paths
- Bicycle Safety Playground
- Paved Pump Track
- Active + 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 + wellness

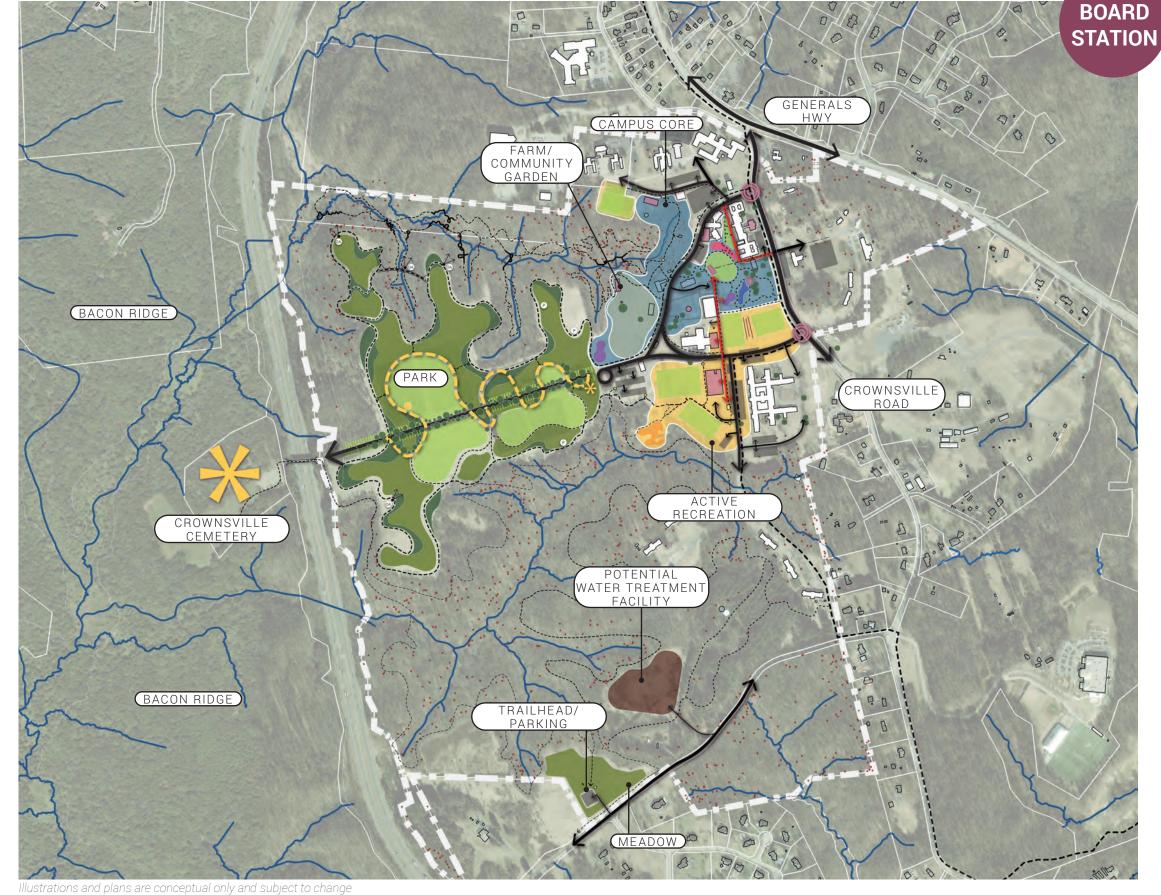






#### **OPEN SPACE DIAGRAM**

- Campus Core + Historic Farm (Blue)
- Active Recreation (Yellow)
- Park (Green)
- Connection to Crownsville Cemetery
- Connection to Bacon Ridge
- Potential Water Treatment Facility Location (Brown)
- Concept plans only; will be revised based on input















**EXISTING CONDITIONS - VIEW OF CAMPUS CORE** 



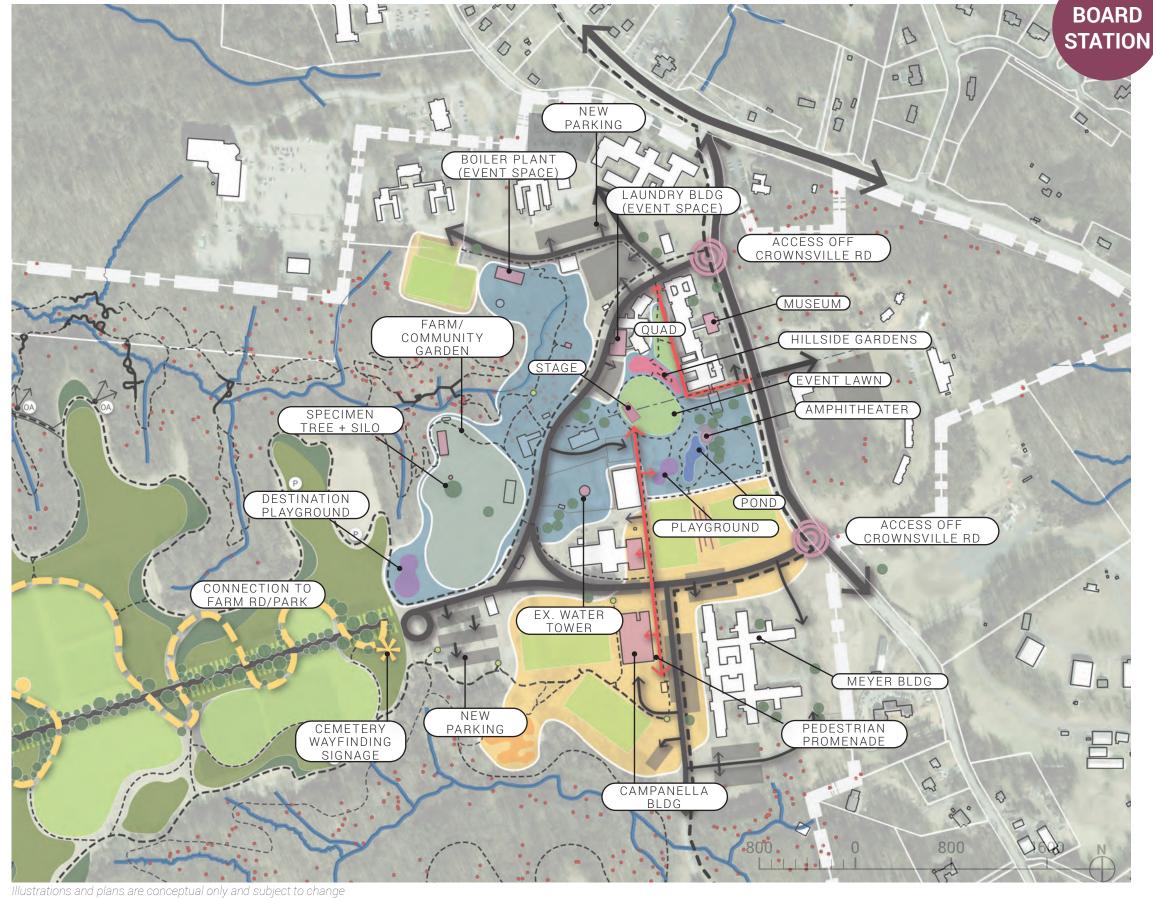






## **CAMPUS CORE (BLUE)**

- Open space organized around historic structures
- Utilize existing site features (Topography, pond, ex. mature tree canopy)
- Transform existing lawn into an event lawn and hillside gardens
- Connect open space to Historic Farm































PRECEDENT IMAGES - CAMPUS CORE

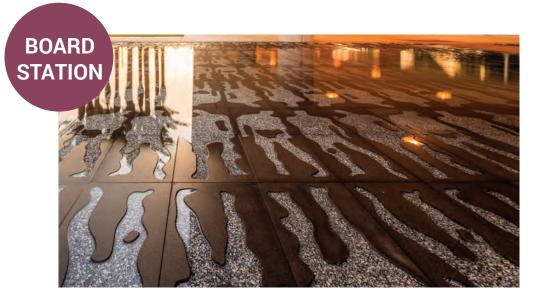
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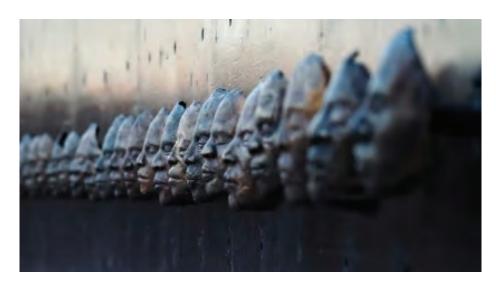


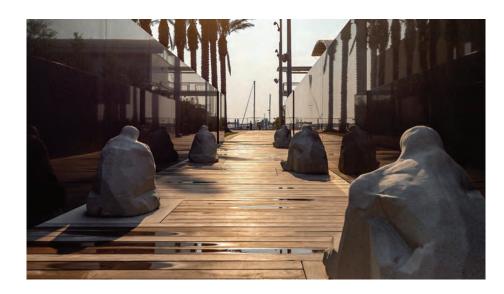




















PRECEDENT IMAGES - ART + SCULPTURE (INFLUENCED BY HISTORIC PAST)

Images shown for illustrative purposes only











**EXISTING CONDITIONS - VIEW OF CORE QUAD** 











**CONCEPTUAL RENDERING - VIEW OF CORE QUAD** 











**EXISTING CONDITIONS - VIEW OF THE GROVE** 











## **CONCEPTUAL RENDERING - VIEW OF THE GROVE / AMPHITHEATER**











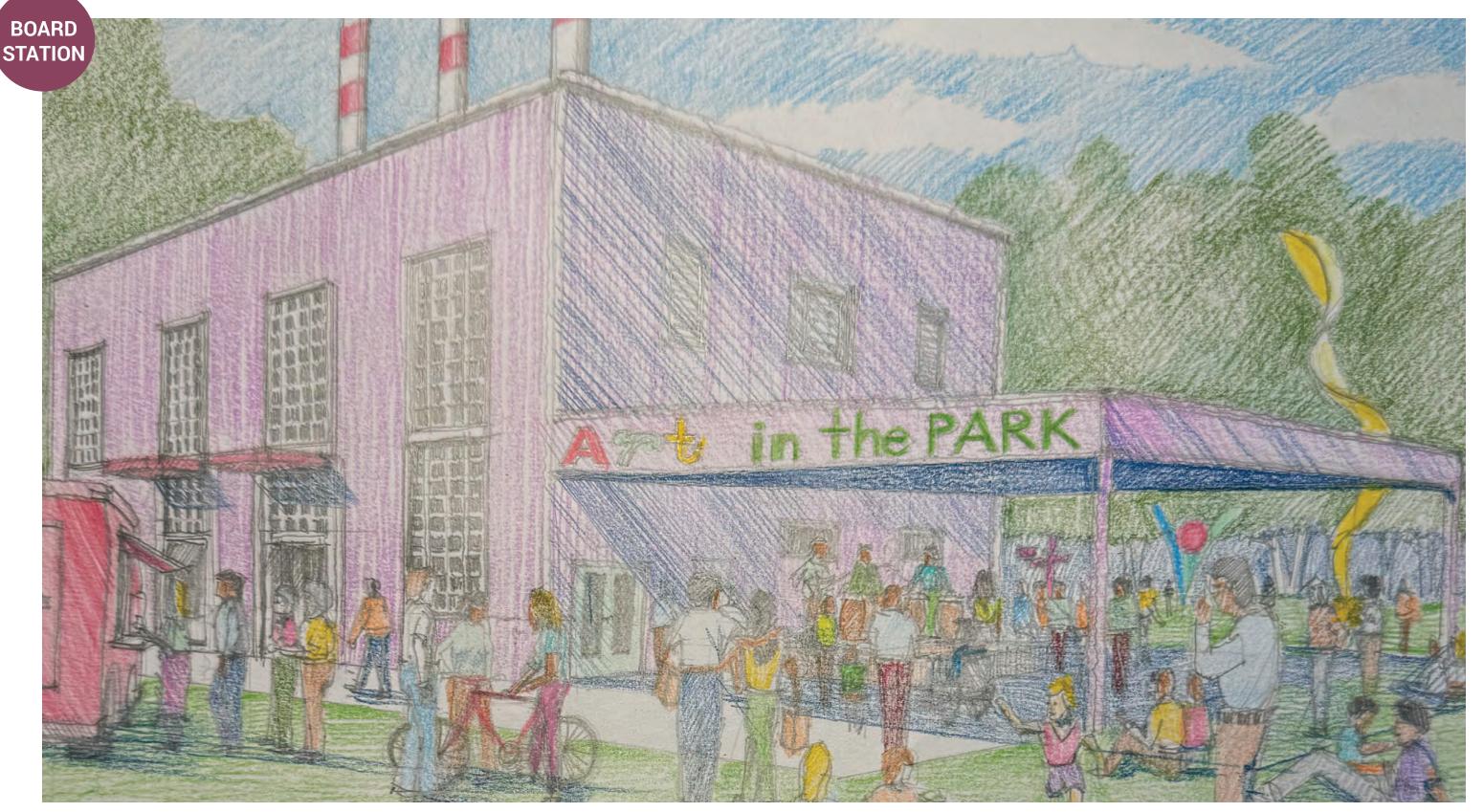
**EXISTING CONDITIONS - VIEW OF THE BOILER PLANT** 











## **CONCEPTUAL RENDERING - VIEW OF THE BOILER PLANT**











**EXISTING CONDITIONS - VIEW OF THE FARM AREA** 





























PRECEDENT IMAGES - HISTORIC FARMSTEAD + COMMUNITY GARDEN

Images shown for illustrative purposes only











**EXISTING CONDITIONS - VIEW OF SILO + SIGNATURE TREE** 











**CONCEPTUAL RENDERING - VIEW OF SILO + SIGNATURE TREE** 



























PRECEDENT IMAGES - NATURE-BASED, INCLUSIVE PLAYGROUND

Images shown for illustrative purposes only



CROWNSVILLE HOSPITAL MEMORIAL PARK Anne Arundel County

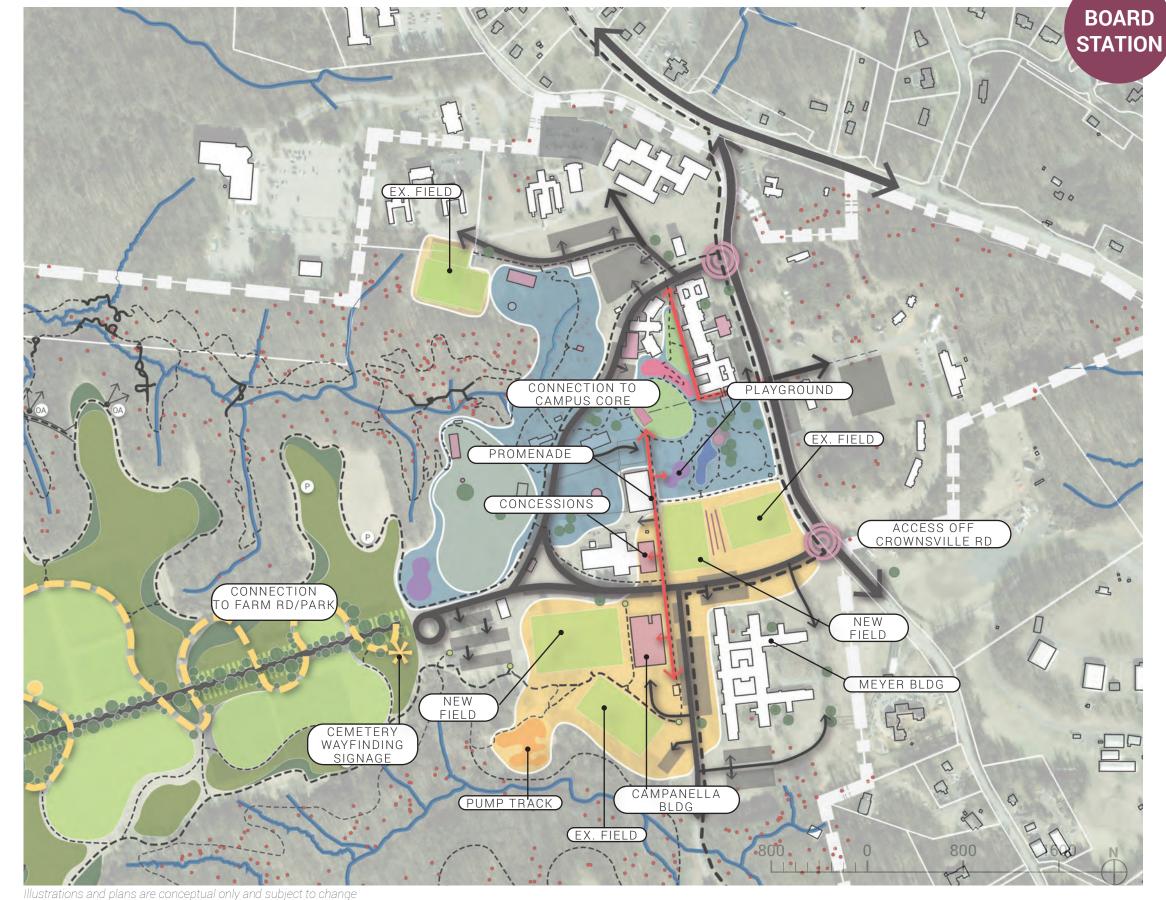






# RECREATION / FIELDS OPTION A (YELLOW)

- Organized around existing Campanella (Gym) Bldg.
- Convenient access from Crownsville Rd.
- Campanella & existing fields allow for a center of gravity
- Pedestrian promenade links Recreation to Campus Core































PRECEDENT IMAGES - RECREATION + FIELDS

Images shown for illustrative purposes only



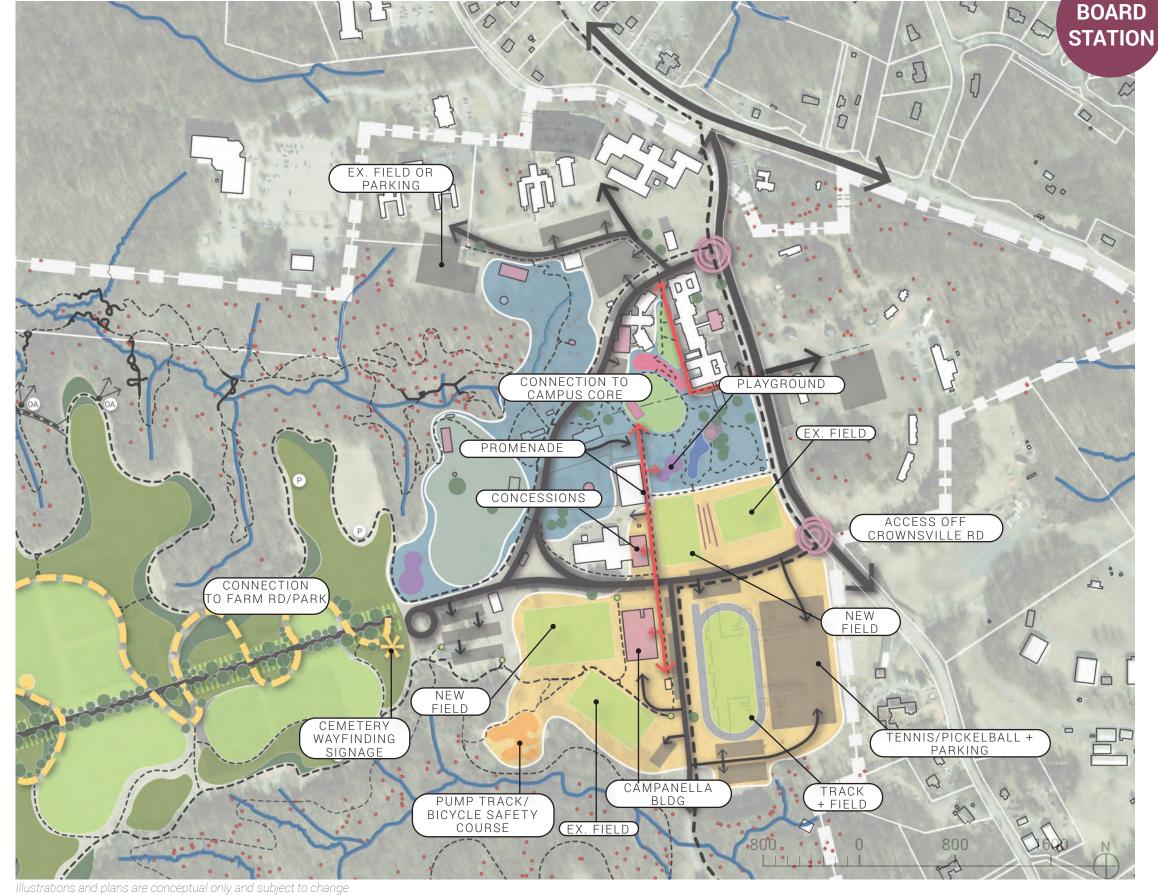






# RECREATION/FIELDS OPTION B (YELLOW)

- Organized around existing Campanella (Gym) Bldg.
- Convenient access from Crownsville Rd.
- Campanella & existing fields allow for a center of gravity
- Pedestrian promenade links Recreation to Campus Core
- Considers track + field, tennis, pickelball, and parking at the Meyer Bldg. site







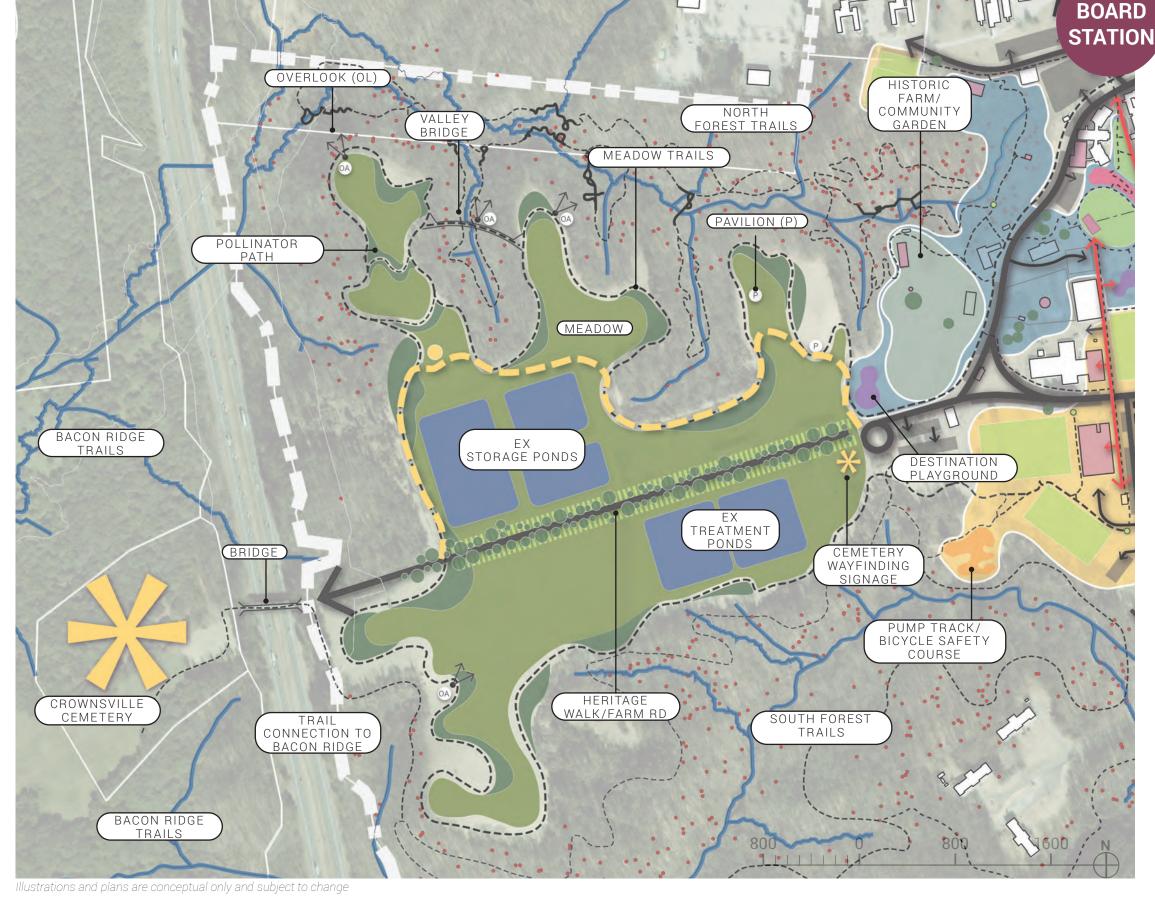






#### **PARK - OPTION A**

- Ceremonial connection to Crownsville Cemetery
- Access to natural resources
- Focus on restorative environments
- Trails with a focus on accessibility for all
- 3 distinct trail networks
- North: Forest Trails (Contemplative)
- Park: Accessible Trail network with focus of pollinator/ habitat/meadow (Flora/ Fauna)
- South: Mountain Biking/ Hiking (MORE proposal)
- WWTP remains in Option A, TBD with State
- In short-term, in both options, WWTP will exist on-site
- Paved Trails vs. Natural Trails: North & Park: TBD; South will be natural surface; similar to other regional parks which have a mix of trail types











#### **PARK - OPTION B**

- Ceremonial connection to Crownsville Cemetery
- Access to natural resources
- Focus on restorative environments
- Trails with a focus on accessibility for all
- 3 distinct trail networks
- North: Forest Trails (Contemplative)
- Park: Accessible Trail network with focus of pollinator/ habitat/meadow (Flora/ Fauna)
- South: Mountain Biking/ Hiking (MORE proposal)
- WWTP is removed in Option B, TBD with State; restored to lawn and meadow
- In short-term, in both options, WWTP will exist on-site
- Paved Trails vs. Natural Trails: North & Park: TBD; South will be natural surface; similar to other regional parks which have a mix of trail types



VALLEY BRIDGE



**Anne Arundel County** 

POLLINATOR/ WILDLIFE/HABITAT



**BOARD** 

**STATION** 

FARM/ COMMUNITY

NORTH FOREST TRAIL

PAVILION (P)

MEADOW TRAILS







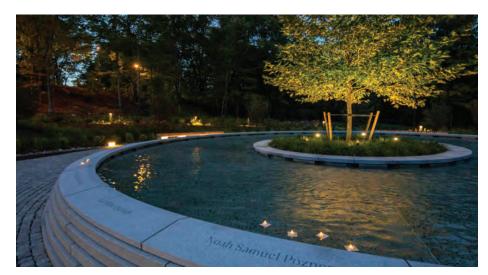














PRECEDENT IMAGES - PATH OF REVERENCE / FARM ROAD

Images shown for illustrative purposes only











CONCEPTUAL RENDERING - VIEW OF PATH OF REVERENCE / FARM ROAD

Renderings are conceptual and for illustrative purposes only



























PRECEDENT IMAGES - MEADOW WALK TRAILS

Images shown for illustrative purposes only











**EXISTING CONDITIONS - VIEW OF FOREST VALLEY** 











**CONCEPTUAL RENDERING - VIEW FOREST VALLEY BOARDWALK** 











**EXISTING CONDITIONS - VIEW OF BRIDGE OVER I-97** 











**CONCEPTUAL RENDERING - VIEW OF BRIDGE OVER I-97** 

Renderings are conceptual and for illustrative purposes only











**CONCEPT PLAN - TRAILS** 

**DPW OU** 

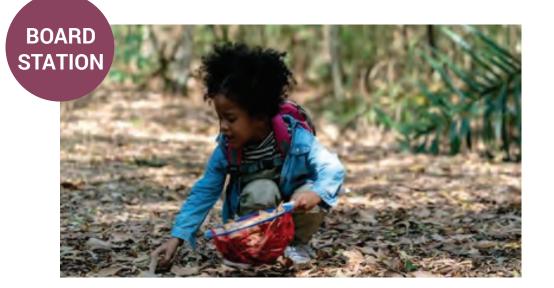
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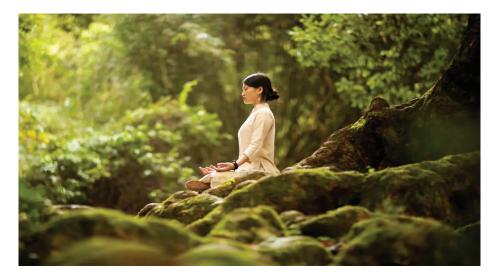
















PRECEDENT IMAGES - HEALTH + WELLNESS TRAIL / BOARDWALK (NORTH)

Images shown for illustrative purposes only



























PRECEDENT IMAGES - HIKER / BIKER TRAILS (SOUTH)

Images shown for illustrative purposes only











## WHAT WE HEARD - BUILDING 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
- Non-Profit 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

#### ARCHITECTURAL PRESERVATION

- Respect the history of Crownsville Hospital and its buildings
- Preserve a range of Hospital building types, including housing, food service, recreation, therapy and treatment, housekeeping and laundering, and farm buildings
- Prioritize mothballing buildings within the MHT Easement
- 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

#### MUSEUM / INTERPRETIVE PLAN (SEE ALSO HISTORIC)

- Tell the Past, the Present, and the Truth
- Develop 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
- Museum should include outdoor exhibits and experiences (in addition to indoor exhibits)
- Museum should foster young people's involvement and consider them caretakers
- Museum should allow for ongoing research and institutional development











**EXISTING CONDITIONS - VIEW OF ADMINISTRATION BUILDING COMPLEX** 









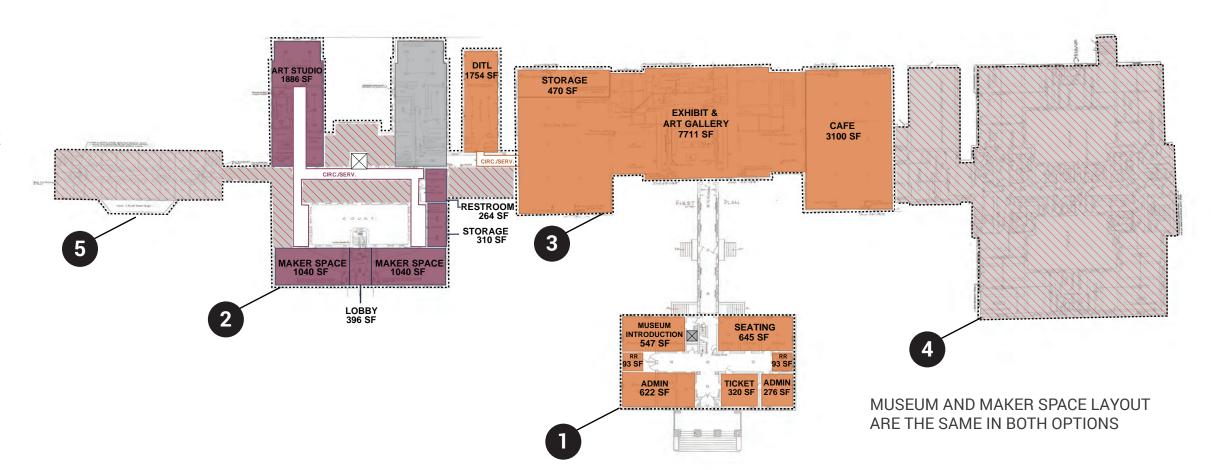
#### **ADMINISTRATION BUILDING COMPLEX**

BOARD STATION

- Administration Building
- 2 Hugh Young Building
- 3 "B" Building
- 4 "C" Building
- 5 Nurses' Home

#### **EXISTING CONDITIONS**

- Adaptive reuse will require exterior renovations compliant with MHT guidelines
- Extensive interior renovations will be required, including ADA access, elevator, MEP and HVAC installation, etc.



FIRST FLOOR





CROWNSVILLE HOSPITAL MEMORIAL PARK Anne Arundel County







\*NOT TO SCALE

#### **ADMINISTRATION BUILDING - OPTION 1**

#### Museum Admin & Bowie State University

# BOARD STATION

#### **EXISTING CONDITIONS**

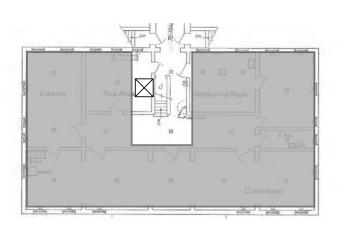
- The KCI Structural Report indicates the building is constructed of CMU walls and concrete beams
- Cracked and missing shingles found on the roof, but no apparent holes or significant damage

#### PROS / CONS

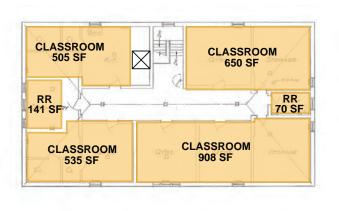
- Full use of the Admin Building
- Minimal space for BSU to expand within the Admin Building
- BSU program is on separate floors
- BSU classrooms are small
- Potential interaction between Museum visitors and BSU students/staff



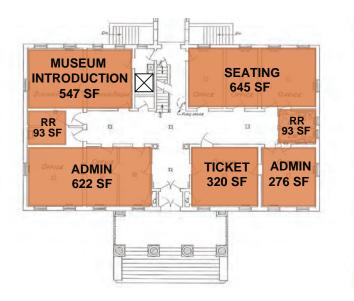
SECOND FLOOR



**BASEMENT** 

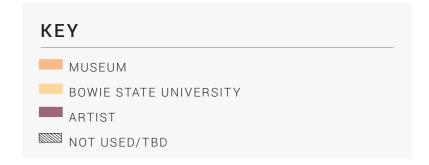


**ATTIC** 



FIRST FLOOR







CROWNSVILLE HOSPITAL MEMORIAL PARK Anne Arundel County

\* ALL PLANS ARE CONCEPTUAL ONLY. FINAL PROGRAM TO BE DETERMINED.

#### **ADMINISTRATION BUILDING - OPTION 2**

#### Museum Admin & Bowie State University

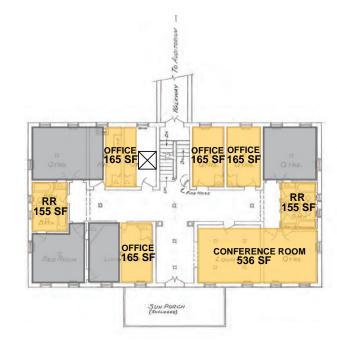
# BOARD STATION

#### **EXISTING CONDITIONS**

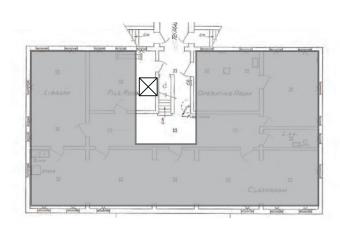
- The KCI Structural Report indicates the building is constructed of CMU walls and concrete beams.
- Cracked and missing shingles found on the roof, but no apparent holes or significant damage

#### PROS / CONS

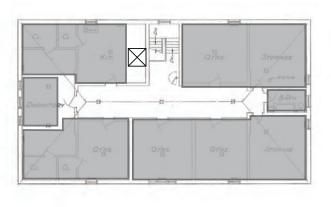
- Museum & BSU programs operate on their own floor levels, across the Admin and 'B' Buildings
- Opportunity for both users to expand within Admin and 'B' Buildings
- Admin Building is not fully occupied initially



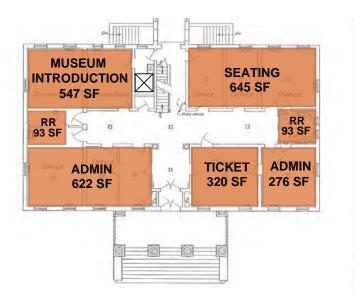
SECOND FLOOR



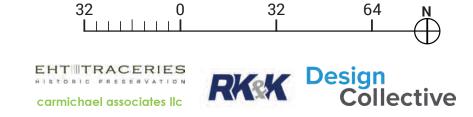
**BASEMENT** 

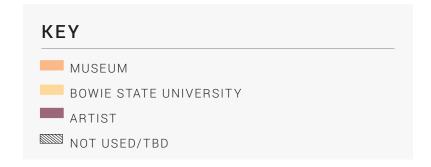


**ATTIC** 



FIRST FLOOR







CROWNSVILLE HOSPITAL MEMORIAL PARK
Anne Arundel County

\* ALL PLANS ARE CONCEPTUAL ONLY. FINAL PROGRAM TO BE DETERMINED.

#### "B" BUILDING - OPTION 1

#### Museum Exhibit

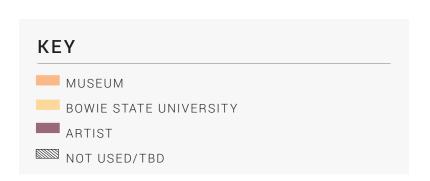
# BOARD STATION

#### **EXISTING CONDITIONS**

- The KCI Structural Report indicates the building is constructed of CMU walls and concrete columns and beams.
- Major deterioration of a portion of the first floor concrete slab

#### PROS / CONS

- Museum program (initial, as proposed) occupies first floor only
- Abundant amount of space for Museum exhibits and cafe
- No BSU program in this option
- No use of upper floors





STORAGE

470 SF

STORAGE

470 SF

STORAGE

AND STORAGE

A

FIRST FLOOR







#### "B" BUILDING - OPTION 2

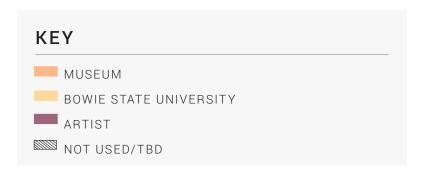
#### Museum Exhibit & BSU Classroom

#### **EXISTING CONDITIONS**

- The KCI Structural Report indicates the building is constructed of CMU walls and concrete columns and beams.
- Major deterioration of a portion of the first floor concrete slab

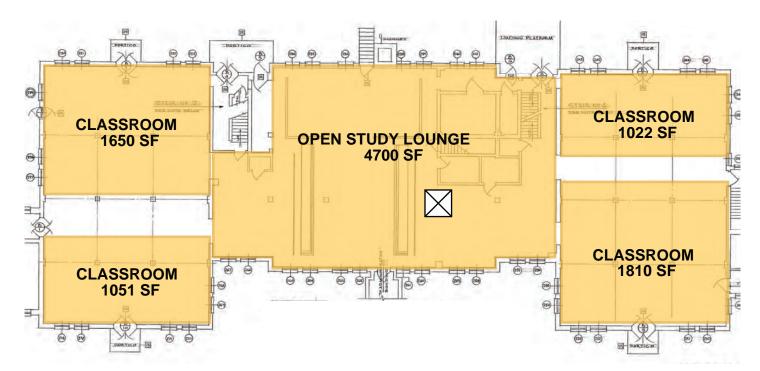
#### PROS / CONS

- Museum program (initial, as proposed) occupies first floor only
- Abundant amount of space for Museum exhibits and cafe
- Larger classrooms for BSU, compared to Option 1, plus Lounge area

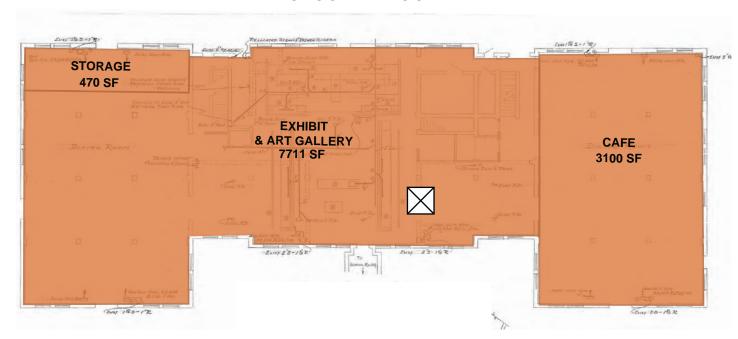




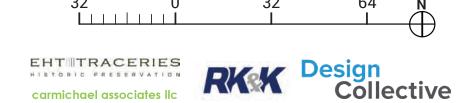




SECOND FLOOR



FIRST FLOOR



#### **HUGH YOUNG BUILDING - OPTIONS 1 & 2**

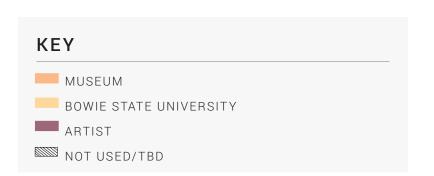
#### Museum DITL Exhibit & Maker Space

#### **EXISTING CONDITIONS**

- The KCI Structural Report indicates the building is constructed of concrete walls and beams.
- Extensive overgrowth of vegetation along exterior walls and uncovered walkway
- Extensive cracking found at multiple locations within the ceiling slab which can indicate possible structural damage or settling issues
- An existing maker space is located 8 minutes from site

#### PROS / CONS

- Museum exhibit and Maker Space operate independently on first floor
- Opportunity for expansion of art driven spaces, activities, and events

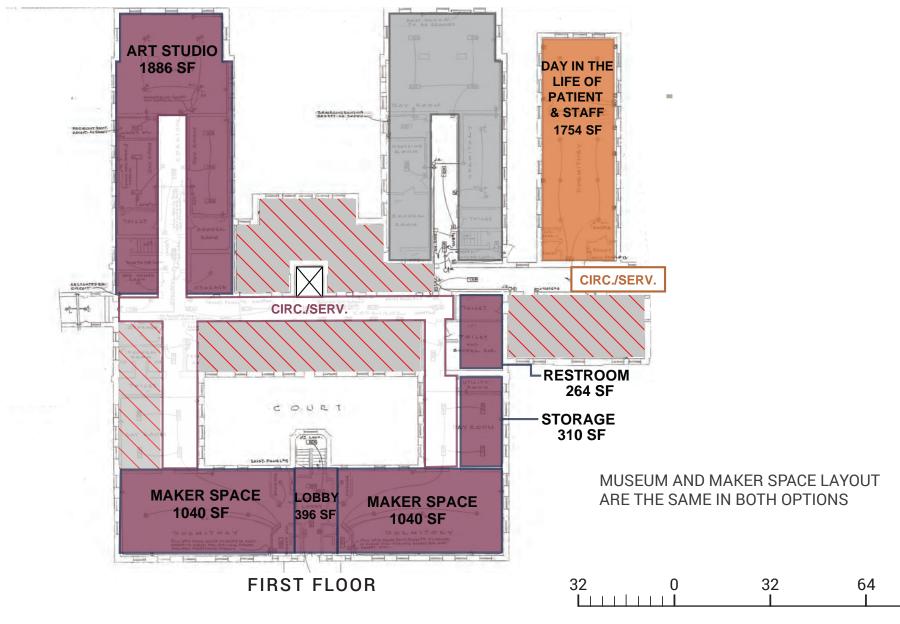




CROWNSVILLE HOSPITAL MEMORIAL PARK
Anne Arundel County



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





**BOARD** 

**STATION** 



**EXISTING CONDITIONS - VIEW OF MEYER BUILDING** 









#### **MEYER BUILDING - OPTION 1**

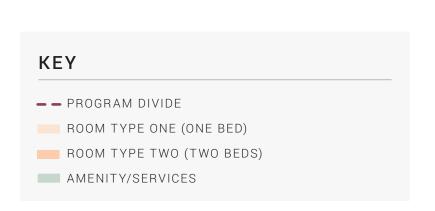
Veterans & Family Clinic and Women's Center Transitional Housing

#### **EXISTING CONDITIONS**

- The KCI Structural Report indicates the building has a partial collapse of the roof
- Water infiltration at the roof
- Deterioration of structural members

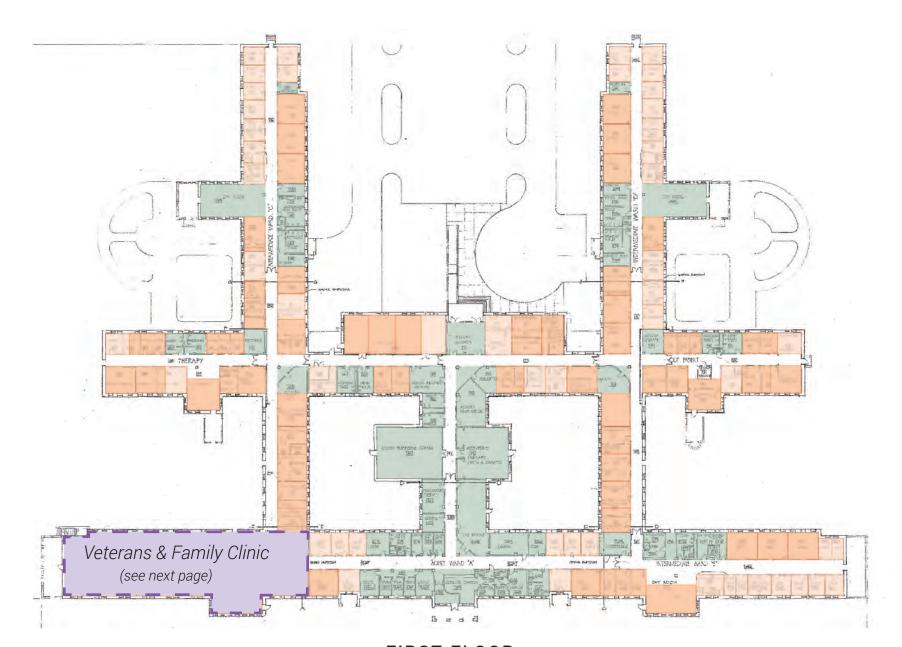
#### PROS / CONS

- Building has a large amount of space for new program
- Mirrored floor plans allow for multiple entities to reside in different wings of the building





CROWNSVILLE HOSPITAL MEMORIAL PARK
Anne Arundel County



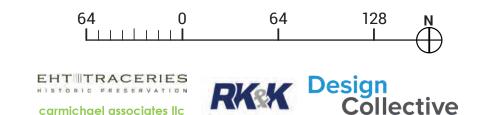
FIRST FLOOR

#### TRANSITIONAL HOUSING

ROOM TYPE ONE (ONE BED): 48
ROOM TYPE TWO (TWO BED): 54

TOTAL BEDS: 156

AMENITY/SERVICES: 18.7K GROSS SF



**BOARD** 

**STATION** 

# **MEYER BUILDING - OPTION 1**Veterans & Family Clinic - Detail

#### **EXISTING CONDITIONS**

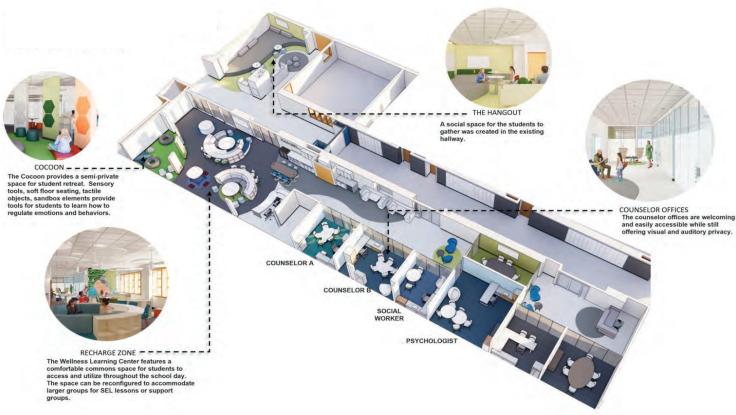
- The KCI Structural Report indicates the building has a partial collapse of the roof
- Water infiltration at the roof
- Deterioration of structural members

#### PROS / CONS

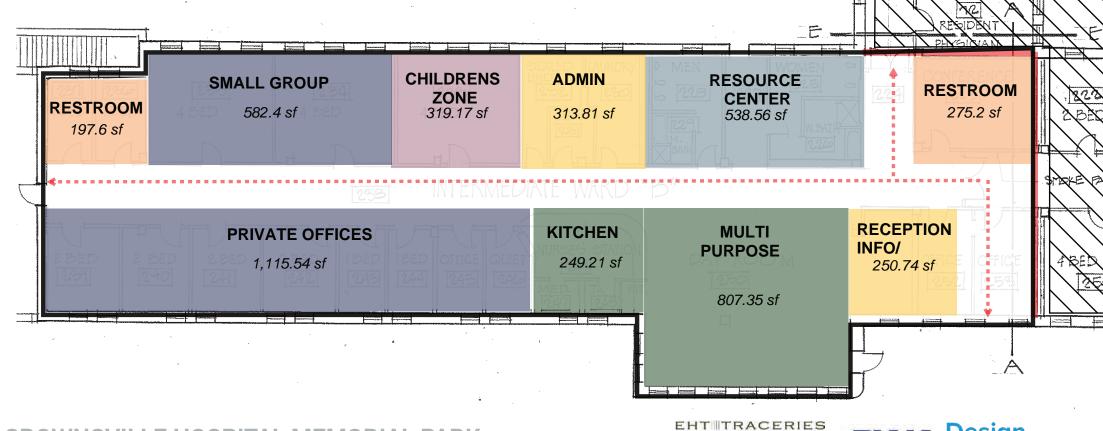
- Readily accessible from Crownsville Road in prominent building
- Dedicated wing with separate entry / exit
- Veterans and other user(s) operate independently on first floor
- Room for expansion (if housing does not occupy remainder of first floor)







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





CROWNSVILLE HOSPITAL MEMORIAL PARK
Anne Arundel County



carmichael associates Ilc



#### **MEYER BUILDING - OPTION 2**

#### Women's Center Transitional Housing

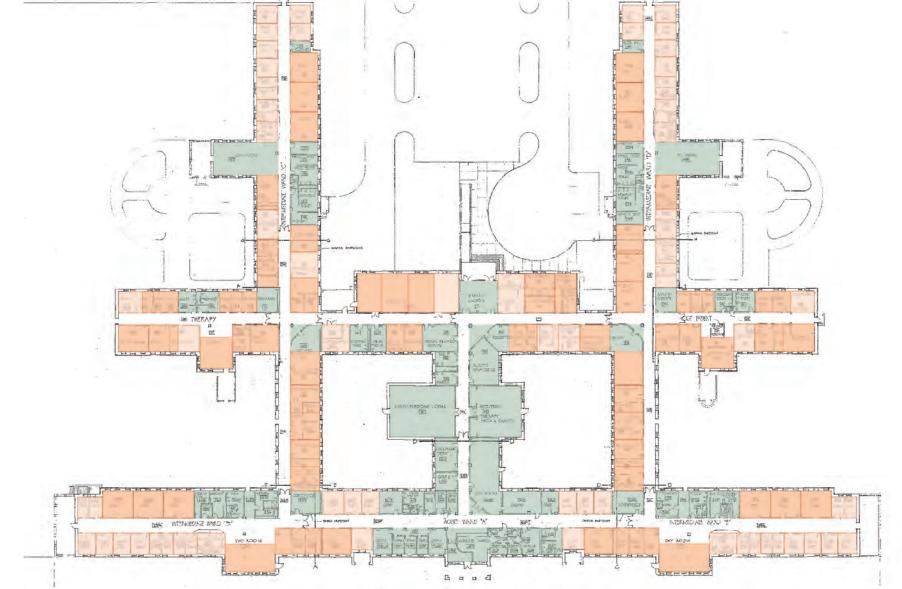
# BOARD STATION

#### **EXISTING CONDITIONS**

- The KCI Structural Report indicates the building has a partial collapse of the roof
- Water infiltration at the roof
- Deterioration of structural members

#### PROS / CONS

- Housing program with beds fits well within existing, original patient rooms, with minimal interior wall changes
- Existing library, gymnasium, office, support, and courtyard spaces can serve new users
- Proximate to Chrysalis House



FIRST FLOOR

#### TRANSITIONAL HOUSING

ROOM TYPE ONE (ONE BED): 56 ROOM TYPE TWO (TWO BEDS): 56

TOTAL BEDS: 168

AMENITY/SERVICES: 18.7K GROSS SF







#### **MEYER BUILDING - OPTION 3**

#### Women's Center & Affordable Housing

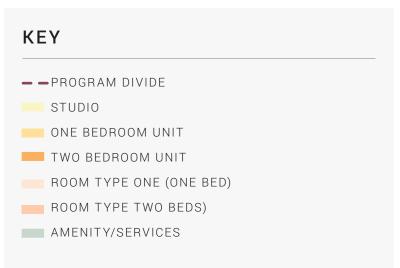
# **BOARD STATION**

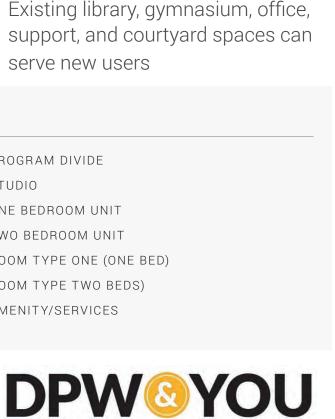
#### **EXISTING CONDITIONS**

- The KCI Structural Report indicates the building has a partial collapse of the roof
- Water infiltration at the roof
- Deterioration of structural members

#### PROS / CONS

- Housing program with beds fits well within existing, original patient rooms
- Apartments require modifications
- Existing library, gymnasium, office, support, and courtyard spaces can serve new users







FIRST FLOOR

#### **WOMENS CENTER**

ROOM TYPE ONE (ONE BED): 27 ROOM TYPE TWO (TWO BEDS): 28 TOTAL BEDS: 83

AMENITY/SERVICES: 9.1K GROSS SF

#### AFFORDABLE HOUSING

STUDIO: 11

ONE BEDROOM UNIT: 7 TWO BEDROOM UNIT: 6 TOTAL UNITS: 24

AMENITY/SERVICES: 7.2K GROSS SF









CROWNSVILLE HOSPITAL MEMORIAL PARK **Anne Arundel County** 



65

#### **EMPLOYEE APARTMENTS**

#### Transitional Housing

# BOARD STATION

#### **EXISTING CONDITIONS**

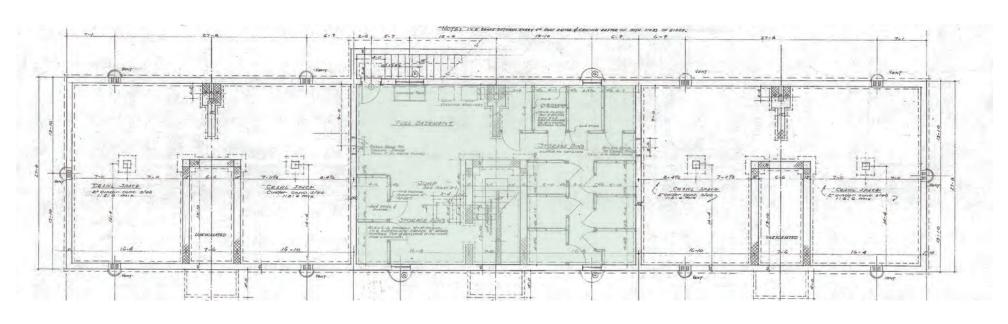
- The KCI Structural Report indicates the building is a brick structure with an asphalt shingle roof
- Water infiltration is causing deterioration to some building elements, including joists, roof structure, and balconies

#### PROS / CONS

- Existing apartment unit layout and square footage works well with intended use
- Work is required to repair structural components because of water infiltration
- Modifications required in order to provide accessible units

# ADT. #1 ADT. #2 ADT. #2 ADT. #1 ADT. #1 ADT. #2 ADT. #1 ADT

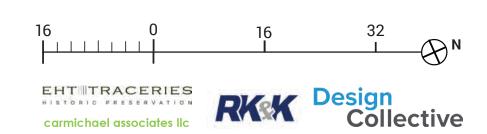
#### FIRST & SECOND FLOORS



**BASEMENT** 



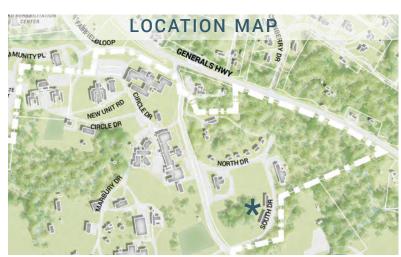




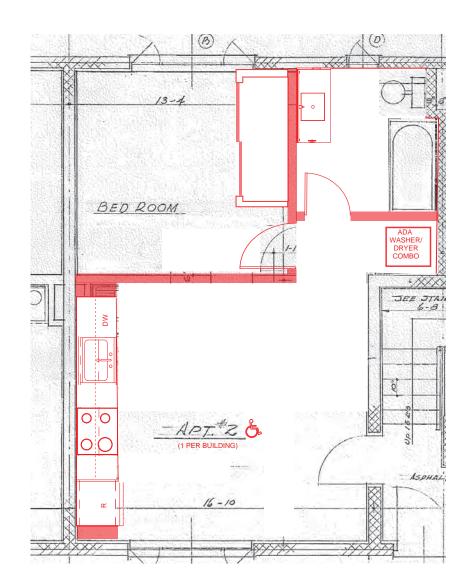
#### **EMPLOYEE APARTMENTS**

#### Transitional Housing

 Plans to the left show modifications in red for proposed one bedroom and ADA one bedroom units.



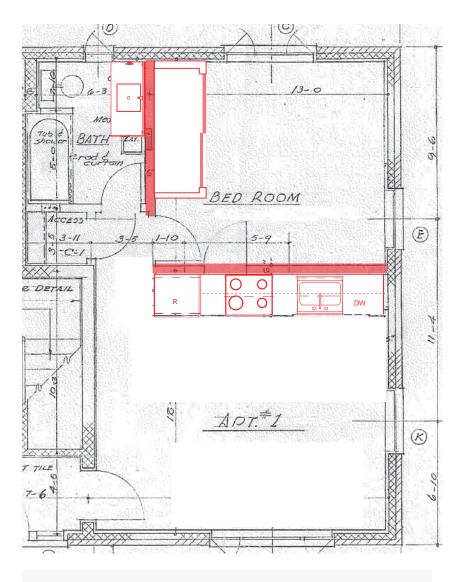




#### TYPICAL ADA ONE BED UNIT RENOVATION

AREA: 468 SF

TOTAL UNITS: 2 UNITS



#### TYPICAL ONE BED UNIT RENOVATION

AREA: 468 SF

TOTAL UNITS: 22 UNITS



CROWNSVILLE HOSPITAL MEMORIAL PARK Anne Arundel County



**BOARD** 

**STATION** 



# STATION DISCUSSIONS

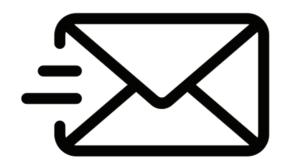
- Topic-Based Stations (~45 min):
  - Intro / Site Overview
  - Storyline
  - Historic
  - Civil (NRI, Utility, Traffic)
  - Proposed Improvements:
    - Open Space
    - Building
- Facilitator at each Station
- Ask questions & leave comments
- Goal: Tell us about the unique characteristics of Crownsville Hospital; help us understand the concerns, opportunities, and vision; and share your feedback on the concept options for the Memorial Park; which options and images do you prefer and why?
- Community Input (open mic; 30-45 min)







# We Want YOUR Feedback!



**Email** 

Crownsville-park-comments@aacounty.org

Website

https://www.aacounty.org/CrownsvillePark

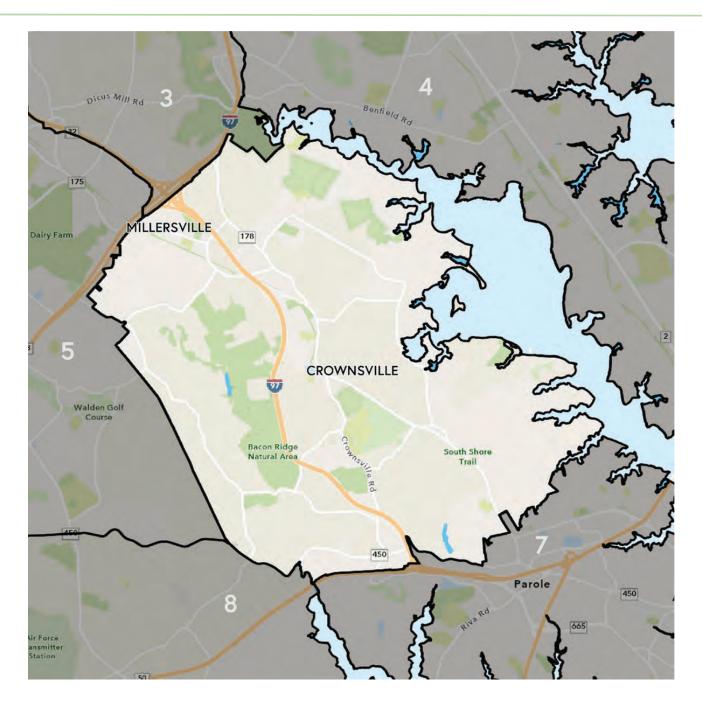


# Region 6: Community Land Use Plan for Crownsville and parts of Millersville

# **Share your thoughts:**

- what you love,
- what you'd like to see improved

www.aacounty.org/region6



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X

@AACoDPW





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## Bureau of **Engineering**

**General Inquiries:** (410) 222-7500



## Bureau of **Highways**

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**Snow Line:** (410) 222-4040

Email: hwyscustomercare@aacounty.org



# Bureau of Watershed **Protection and Restoration**

**General Inquiries:** (410) 222-4240

#### Customer Relations

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