

State Of Maryland

2020 Bond Initiative Fact Sheet

1. Name Of Project		
Mount Vernon Place Restoration		
2. Senate Sponsor	3. House Sponsor	
Hayes	Conaway	
4. Jurisdiction (County or Baltimore City)	5. Requested Amount	
Baltimore City	\$6,000,000	
6. Purpose of Bond Initiative		
the acquisition, planning, design, construction, repair, renovation, reconstruction, site improvement, and capital equipping of the Washington Monument and the surrounding park areas, including improvements to the parks' grounds		
7. Matching Fund		
Requirements: Unequal \$4,000,000	Type: The grantee shall provide and expend a matching fund.	
8. Special Provisions		
<input type="checkbox"/> Historical Easement		<input checked="" type="checkbox"/> Non-Sectarian
9. Contact Name and Title	Contact Ph#	Email Address
Lance Humphries	443-845-5038	lhumphries@mvpconservancy.org
10. Description and Purpose of Organization (Limit length to visible area)		
<p>The Mount Vernon Place Conservancy manages Baltimores Washington Monument, the nations first monument to George Washington, and the four surrounding park squares of Mount Vernon Place, a National and Maryland Historic Landmark District and the centerpiece of the Charles Street National Scenic Byway. The mission of the Conservancy is to 1) make Mount Vernon Place a world-class cultural attraction and destination, thereby strengthening nearby cultural institutions and neighborhood revitalization, and 2) manage day-to-day functioning and restoration of Mount Vernon Place, the Washington Monument, park squares and streets and sidewalks. Because the City did not have the resources to restore and maintain key features in the historic district, neighbors formed Mount Vernon Place Conservancy, a public/private partnership with the City for restoration and management.</p>		

11. Description and Purpose of Project (Limit length to visible area)

Mount Vernon Place and the Washington Monument are regional heritage tourism features and the largest green space and public park in this area of Baltimore. The park squares front institutions with national exposure, e.g. the Walters Art Museum and the Agora Companies. Mount Vernon Place looks much as it did in the early 1920s. Now crumbling infrastructure of water and electrical supplies, drainage and soils and a cracked and broken hardscape of marble, granite and concrete stonework and sidewalks threaten the park squares. Fountains are non-functional, marble balustrades are broken or have pieces missing, sidewalks are cracked and heaving, and walkways and steps are out of alignment, making them inaccessible to the disabled. Multiple lighting styles and intensities create nighttime safety hazards. There is no irrigation, and the soil is impermeable, arid and devoid of organic matter. Lack of traffic calming creates a pedestrian hazard in this heavily visited area.

Round all amounts to the nearest \$1,000. The totals in Items 12 (Estimated Capital Costs) and 13 (Proposed Funding Sources) must match. The proposed funding sources must not include the value of real property unless an equivalent value is shown under Estimated Capital Costs.

12. Estimated Capital Costs

Acquisition	\$0
Design	\$500,000
Construction	\$9,500,000
Equipment	\$0
Total	\$10,000,000

13. Proposed Funding Sources - (List all funding sources and amounts.)

State of Maryland, bonds and/or grants	\$6,000,000
City of Baltimore	\$2,000,000
Private donors	\$2,000,000
Total	\$10,000,000

14. Project Schedule (Enter a date or one of the following in each box. N/A, TBD or Complete)			
Begin Design	Complete Design	Begin Construction	Complete Construction
1/1/2021	12/31/2021	1/1/2022	12/31/2022
15. Total Private Funds and Pledges Raised		16. Current Number of People Served Annually at Project Site	17. Number of People to be Served Annually After the Project is Complete
1000000.00		40,000 to 45,000	50,000 to 55,000
18. Other State Capital Grants to Recipients in the Past 15 Years			
Legislative Session	Amount	Purpose	
2011	\$100,000		
2012	\$1,000,000		
2013	\$1,000,000		
2014	\$1,000,000		
19. Legal Name and Address of Grantee		Project Address (If Different)	
Mount Vernon Place Conservancy, Inc. PO Box 2394 Baltimore, MD, 21203		Charles and Monument Streets Baltimore, MD 21202	
20. Legislative District in Which Project is Located		40 - Baltimore City	
21. Legal Status of Grantee (Please Check One)			
Local Govt.	For Profit	Non Profit	Federal
[]	[]	[X]	[]
22. Grantee Legal Representative		23. If Match Includes Real Property:	
Name:	Lance Humphries, Ph. D.	Has An Appraisal Been Done?	Yes/No
Phone:	443-845-5038		No
Address:		If Yes, List Appraisal Dates and Value	
PO Box 2394 Baltimore, MD, 21203			

24. Impact of Project on Staffing and Operating Cost at Project Site			
Current # of Employees	Projected # of Employees	Current Operating Budget	Projected Operating Budget
6	8	560654.00	628000.00
25. Ownership of Property (Info Requested by Treasurer's Office for bond purposes)			
A. Will the grantee own or lease (pick one) the property to be improved?			Lease
B. If owned, does the grantee plan to sell within 15 years?			No
C. Does the grantee intend to lease any portion of the property to others?			No
D. If property is owned by grantee any space is to be leased, provide the following:			
Lessee	Terms of Lease	Cost Covered by Lease	Square Footage Leased
NA			
E. If property is leased by grantee - Provide the following:			
Name of Leaser	Length of Lease	Options to Renew	
Baltimore City	5 years	Renews automatically	
26. Building Square Footage:			
Current Space GSF	120,417		
Space to be Renovated GSF	120,417		
New GSF	0		

27. Year of Construction of Any Structures Proposed for Renovation, Restoration or Conversion

1919

28. Comments

The master plan for restoration of the park squares was developed by landscape firm OLIN of Philadelphia, internationally known for urban park revitalization and other public spaces projects, historic sensitivity and approaches to sustainability. While the most obvious result of the restoration will be a more beautiful and pedestrian-friendly Mount Vernon Place, it will also improve accessibility, safety, maintenance and sustainability. The Baltimore City Commission for Historical and Architectural Preservation (CHAP) conceptually approved the master plan in 2011, and specifically approved the plans for the Monument and north and south squares as presented. This campaign addresses restoration plans for the north and south squares.

OLINs recommendations for restoration of the squares is based on 21st century landscape best practices, environmental sustainability, and important social needs like accessibility, safety and activity levels while embracing the historic fabric of the site. They were informed by historic research, an assessment of the current conditions, and long term needs above and below ground. Specifically, the restoration plan encompasses:

Historic Fabric: Repair historic stone balustrades, masonry and extant historic paving; replace concrete walks; repair and restore fountains, fountain sculptures, and plumbing

Streets: Restore cobble paving on Monument Plaza; replace existing asphalt streets with brick or other appropriate historic paving

Pedestrian Access and Safety: Add sidewalks on the long sides of the squares; improve curb cuts and provide stepless access into the squares to meet current ADA standards; re-align pedestrian crossings at intersections; enhance traffic calming; coordinate with long term studies for further traffic calming measures in Mount Vernon Place

Planting: Reinforce the Carrere and Hastings design with new trees and planting; replace compacted soils with permeable soils; install irrigation

Lighting: Reinstall historic fixtures; highlight the fountains and sculptures

Utilities and Infrastructure: Repair, replace and upgrade utilities to meet long term capacity requirements, incorporating best practices for stormwater management