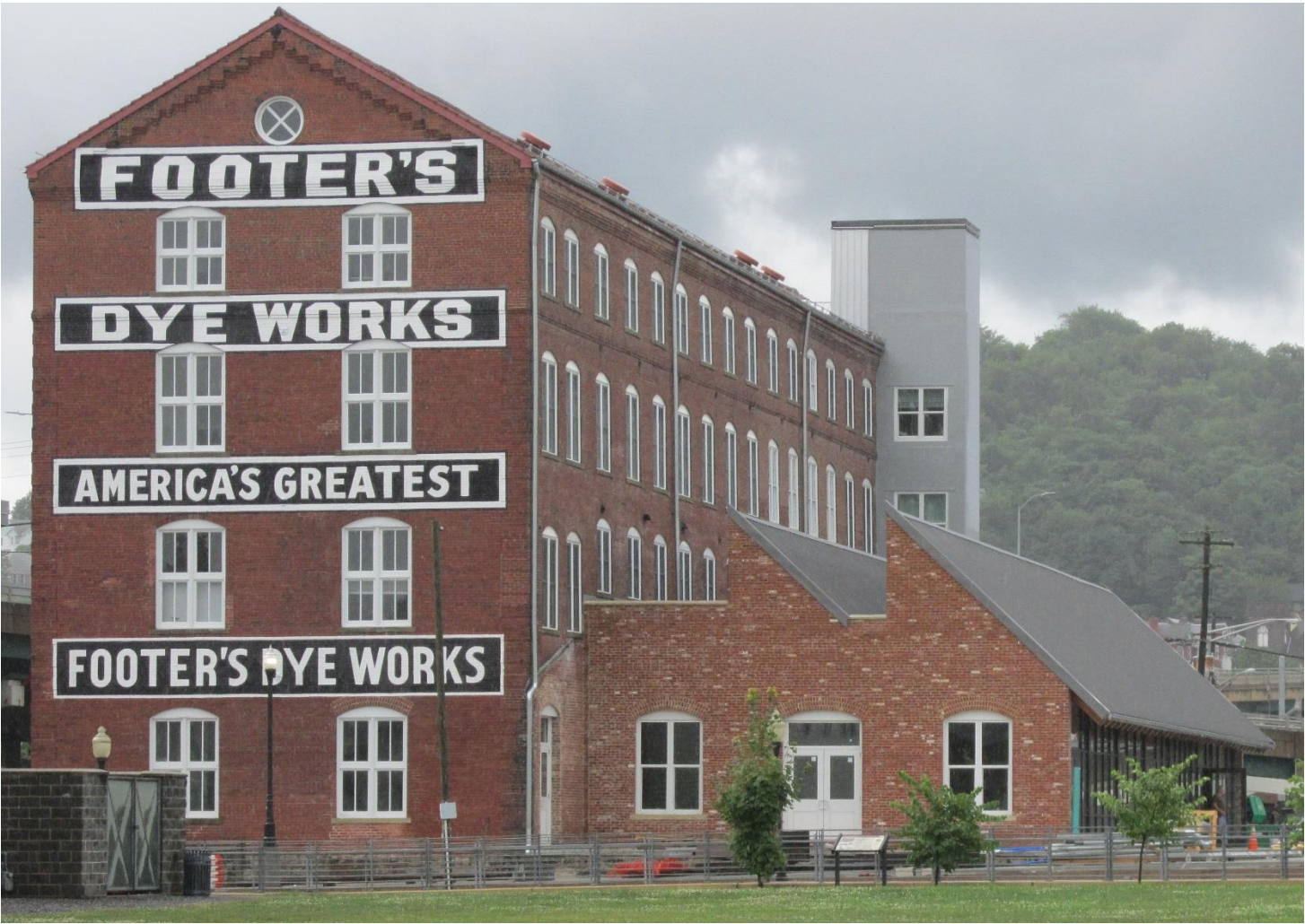


**CANAL PLACE PRESERVATION AND DEVELOPMENT
AUTHORITY**

PASSAGES OF THE WESTERN POTOMAC HERITAGE AREA





Testimony before

**Education, Business & Administration Subcommittee
Senate Budget & Taxation Committee
Craig J. Zucker Chair**

And

**Education & Economic Development Subcommittee
House Appropriations Committee
Benjamin S. Barnes, Chair**

By

**Janice Keene, Chair
February 28, 2020**

**Rebecca Ruppert Vice-Chair
March 4, 2020**

&

**Deidra L. Ritchie
Executive Director**

**On the Proposed Budget of the
Canal Place Preservation & Development Authority (CPPDA)
for
Fiscal Year 2021**



Good Afternoon Chair & Members of the Subcommittee:

My name is Janice Keene/Becky Ruppert and I am the Volunteer Chair/Vice-Chair of the Canal Place Preservation and Development Authority (CPPDA). With me today is the Executive Director of the Authority, Deidra Ritchie. First, let me say thank you for having us here today. It is a privilege to appear before you. We would also like to thank Andrew Gray of the Department of Legislative Services for his assistance in guiding us through this year's budget analysis.

Today's testimony will give you an overview of the CPPDA and what has transpired since we were last here in 2019. On our agenda today is our mission statement and overview of the CPPDA, a summary of the CPPDA budget, economic impacts to the area, recent accomplishments, Canal Place today, future projects, our partnerships, our financial outlook, and last, the CPPDA's comments on the DLS budget analysis.

MISSION STATEMENT

The Canal Place Preservation and Development Authority's mission is to be the catalyst for the preservation, development, and management of the lands adjacent to the C&O Canal in Cumberland, to be the coordinator of activities and programs partnering with various agencies and organizations to present a variety of events at the Canal Place festival area, and to be the advocate for preservation and development within the Canal Place Preservation District and the greater Cumberland area, for the purpose of enhancing heritage tourism in Western Maryland.

OVERVIEW OF THE CANAL PLACE

The CPPDA was created by the General Assembly in 1993 to spur economic development in Cumberland and Allegany County through the redevelopment of the Western Maryland Railway Station, the re-watering of a portion of the C&O Canal, and through programming designed to capitalize on our area's unique heritage in transportation and natural resources. To date, the CPPDA owns 11 acres of property in the heart of downtown Cumberland. Property improvements include the Western Maryland Railway Station, the Footer's Dye Works building, the Fairfield Inn and Suites, three parking lots, maintenance garage, three retail buildings, two bridges (the Wills Creek Esplanade and the Trestle Walk), a modular playground, a newly constructed ADA ramp, one water feature, three acres of Festival Grounds complete with an outdoor stage, and a Canal Boat Replica.

The size of the buildings that Canal Place operates and maintains range in size from 1,320 square feet to 22,000 square feet. (See Exhibit A). Our largest building, the Footer's Dye Works building, 32,000 square feet, is currently under contract with a private developer. The historic Western Maryland Railway Station, functions as a multi-purpose facility which includes the Allegany County Visitors Center and the C&O Canal Museum, public restrooms, office space, retail space, an events venue, as well as the boarding area for passengers riding the Western Maryland Scenic Railroad. In addition to these buildings, both of which are on the National Historic Register, there are four buildings comprising the Shops at Canal Place and a maintenance garage. Within these structures, the CPPDA staff administers 17 tenant leases (including a National Park Service Visitor Center), and an increasing amount of ground use agreements for various areas on the Canal Place grounds

Along with the state authority responsibilities, the CPPDA also administers the newly rebranded Passages of the Western Potomac Heritage Area (PWP), formerly the Canal Place Heritage Area. There are thirteen total heritage areas within the state of Maryland with Canal Place being the first. Heritage areas are an eco-tourism/grants program through the Maryland Heritage Areas Authority. With our expansion in the spring of 2018, the CPHA encompasses over 1,000 acres within the city of Cumberland, and a portion of the city of Frostburg. The value of being in a heritage area is finally being understood by our community and areas outside of Cumberland and we hope to be able to expand our boundaries further throughout the county in the near future. The mission statement for the heritage area is: In cooperation with local, state, and federal stakeholders, is to effectively manage the property and facilities at Canal Place and be a catalyst for the enhancement, preservation, and promotion of the assets and attractions within the heritage area in order to foster economic development and heritage tourism in Allegany County.

The CPPDA governs the real estate, all state agency functions, and the heritage area program with a full-time staff of 3 state employees. The facilities management and housekeeping for Canal Place is outsourced through a local contractor. Marketing and promotions of Canal Place Historical Park and the larger heritage area was conducted in partnership with the city of Cumberland, the Downtown Development Commission (DDC), but now the CPPDA handles that function along with event planning. Legal matters for the CPPDA are contracted via a cooperative agreement between the state of Maryland Office of the Attorney General. Annual audited financial statements are prepared by a local Certified Public Accounting firm. Administration of the Executive Director of the CPPDA is governed by a nine member, volunteer Board of Directors.

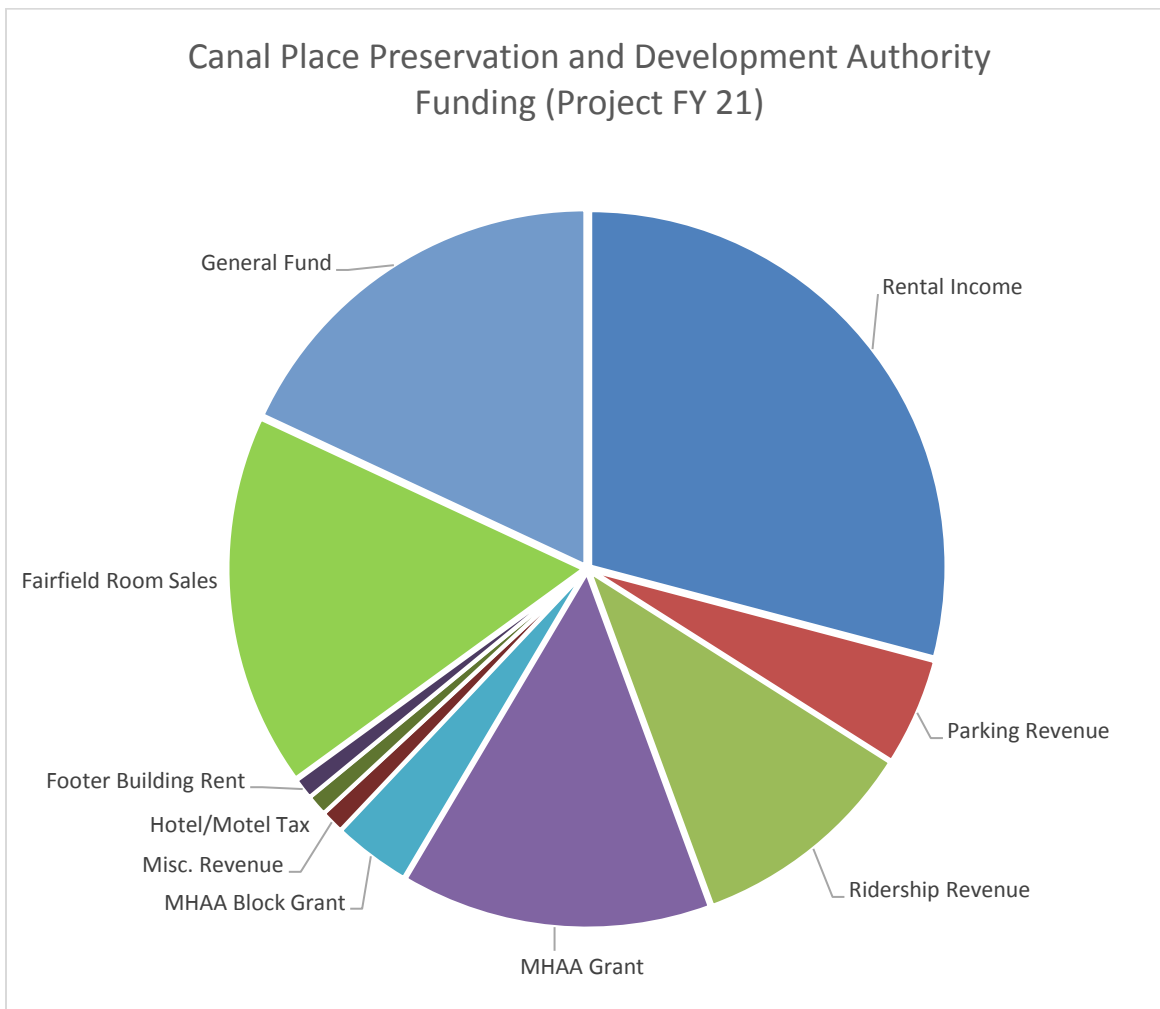
BUDGET

The Canal Place Preservation and Development Authority's proposed budget request for Fiscal Year 21 is \$688,432*. \$128,000* will come from the State of Maryland General Fund. The General Fund request represents 18.59% of the total Canal Place budget for FY 21, and is less than 1 thousandth of a percent of the of the State's FY 2021 operating budget. The remaining \$560,432* of the CPPDA and the heritage area budget originates from grants, rental income from the rental units at Canal Place, parking revenues, 3.5 percent of room sales from the Fairfield Inn and Suites, ridership fees from the

Western Maryland Scenic Railroad, ground rental fees from the Footer’s Dye Works building, Festival Grounds rental fees, accommodations tax from the City of Cumberland, and fundraisers. The General Funds request from Canal Place is utilized for the facility maintenance fees and state building repairs.

***Source material:**

D90 FY2021 – Allowance for the agency document. Provided by DBM



Canal Place Preservation and Development Authority Funding

<u>Source of Funds</u>	FY19	FY20	FY21 (Projected)
Tenant Rentals (increase based 2% annually)	\$198,321.56	\$202,287.99	\$206,333.75
Parking Revenue	\$26,118.00	\$34,591.00	\$34,591.00
WMSR Ridership Fee (FY19 Data)	\$24,569.00	\$73,707.00	\$73,707.00
MHAA Operating Grant	\$100,000.00	\$100,000.00	\$100,000.00
Block Grant	\$25,000.00	\$25,000.00	\$25,000.00
MEA Loan for Building Utility Upgrade	\$34,740.50		
River Park Grant	\$7,500.00	\$52,500.00	
Misc. Revenue	\$7,500.00	\$7,500.00	\$7,500.00
Cumberland Hotel Motel Tax	\$6,700.00	\$6,700.00	\$6,700.00
Footer Building Rent	\$6,365.00	\$6,555.95	\$6,752.63
Fairfield Inn Gross Room Sales (FY 19 Data)	\$51,481.23	\$51,481.23	\$120,105.71
	Subtotal	\$488,295.29	\$560,323.17
General Funding		\$128,000.00	\$128,000.00
	Total	\$616,295.29	\$688,323.17
Percent of Funds Self Generated		79.23%	81.40%
			81.94%

FY2020 Statewide General Fund Appropriation 19,418,808,286
 CPPDA's portion of general funding as a percent **0.0006592%** Less than one thousandth of a percent

ECONOMIC IMPACT

Canal Place and the Passages of the Western Potomac Heritage Area (PWP) were created as a vision for economic growth in the Cumberland area, and as a model for the establishment of the Maryland Heritage Areas Authority (MHAA) Program. The state rose up to the challenge of creating a viable heritage tourism industry in Allegany County during a time when the economy was on a down turn, and when the county and city could not afford to take on the management or financial investment such as Canal Place. The successes of the CPPDA and the heritage area, has made Allegany County a premier tourism destination, and the state of Maryland now has 12 additional state certified heritage areas.

The economic impact of Canal Place since the inception of Canal Place Heritage Area is remarkable. Although over \$32 million in State, Federal and private funds has been invested into Canal Place through grants, general fund allocations, federal authorizations, and bond monies, the return has been significant in terms of revenue generated assets that have been maintained and developed. Since the certification of Canal Place as the first state heritage area, the Maryland Heritage Areas Program has enabled the CPPDA to leverage an estimated \$3 million in matching grant funds to heritage tourism related projects within its own heritage area. The recipients of these grants include Allegany County Tourism, the Western Maryland Scenic Railroad (WMSR), the city of Cumberland, the Allegany Arts Council (AAC), the city of Frostburg, and the Downtown Development Commission (DDC.) These

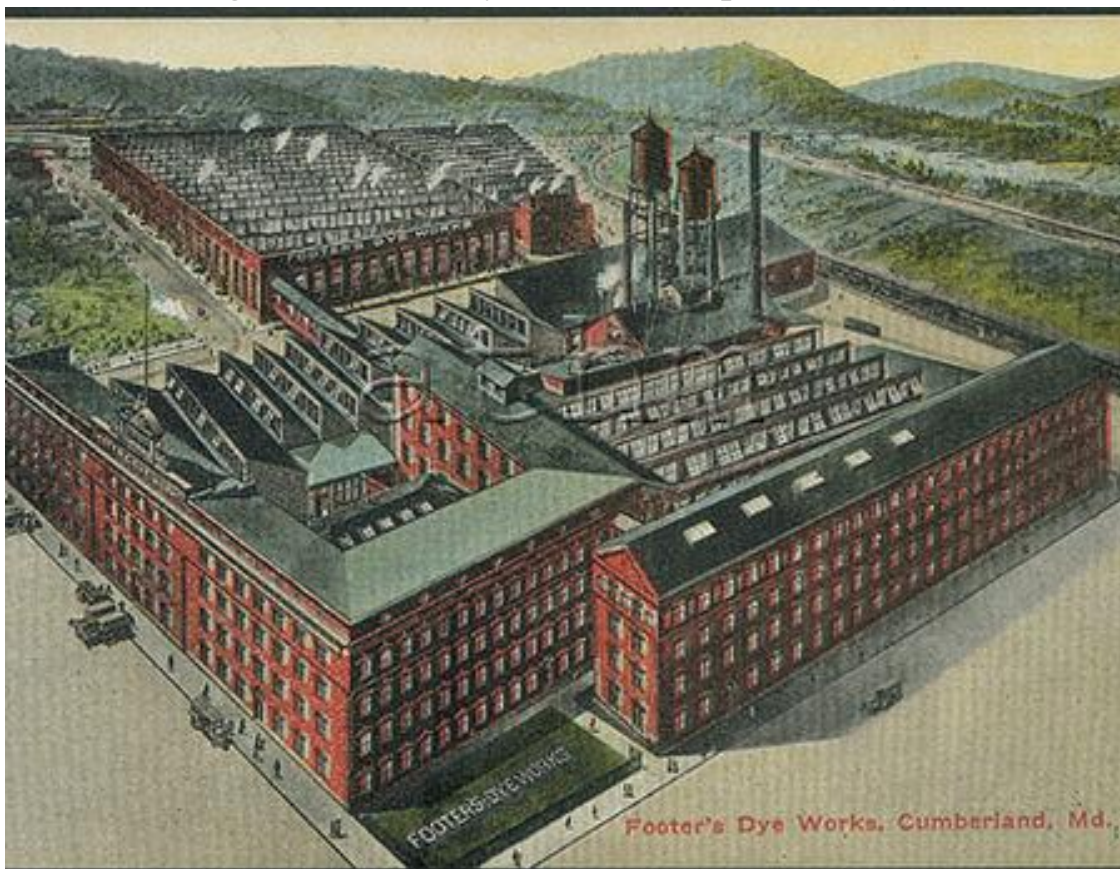
funds have provided a mechanism to enhance the attractions to the PWP Heritage Area and have provided related businesses a reason to locate in the Cumberland area.

FOOTER'S DYE WORKS

In August of 2015, the Maryland Board of Public Works approved a contractual agreement between the CPPDA and Footer's Building Development LLC, for the complete rehabilitation of the Footer's Dye Works building. This public/private partnership was created as the CPPDA entered into an agreement with Footer Building Development LLC., to revitalize this deteriorating state-owned building, and turn it into a mixed-use, tourism attraction. The restoration of what once was a large, industrial complex that housed the nation's first commercial dye works and dry cleaning business, is currently in the final stages of renovation. The economic impact from this project alone has been projected to bring to the state of Maryland, once operational, an estimated \$638,000 annually in taxes, and generate an estimated 119 jobs. These statistics originate from of an economic impact study that was conducted by the Regional Economic Studies Institute of Towson University conducted in November of 2014. The state of Maryland's investment of \$1.15 million is leveraging a private investment of over \$8 million.

To date, the Footers Dye Works is complete. Twenty-four luxury apartments have been created and are fully rented. The first floor and Sawtooth portion of the building has been leased to Sprint, an Insurance Company, and Dig Deep Brewery, a local craft brewery. Footer Building Development is currently in negotiations with an eatery.

Original Footer's Dye Works Complex (1906)



Footer's Dye Works Pre-Construction Photos



Above Left: Footer's Dye Works, southern perspective with sawtooth structures removed.
Above Right: Roof tiles, several of which are missing.
Below: FDW after "moth balling" was completed.



Footer Progress Photos



Above: FDW under scaffolding.

**Right: FDW with new signage,
windows and new
sawtooth addition.**



Original Rendering of Footer's Dye Works



Footers Dye Works Present - Day



In addition to the Footer project, the CPPDA is pleased to provide a list of our recent accomplishments that have been completed or are in progress at Canal Place:

Major Projects

- Established the River Park at Canal, managed the development of the conceptual engineering design, hosted public interest meetings, and is leading a collaborative community partnership to proceed with this widely supported project. A Design and Implementation Plan is in its final phase. See “Future Projects” section for more details.
- Re-examining the re-watering of the C&O Canal.
- Installed four 12’x20’ shelters, with lighting and electric, and signage creating the Canal Place Heritage Market Place, that is utilized from May through October as an open air Farmer’s Market Venue
- Secured a \$67,481 Non-Interest Loan from the Maryland Energy Administration and completed energy efficiency upgrades on Canal Place Property
- Collaborated with the Allegany Arts Council to have a one of a kind Historic Interpretative Mural painted outside the Western Maryland Railway Station
- Installed an ADA ramp and additional ADA parking spaces at the Western Maryland Railway Station
- Refurbished Canal Place archway and other signage on Canal Place Property to coincide with Cumberland’s new black and burgundy directional signage color scheme
- Improved trail head amenities at Mile Marker Zero of the Great Allegheny Passage (GAP), with additional bike racks and wayfinding signage
- Installed an ADA train themed community playground with picnic tables and trash receptacles
- National Historic Certification of the Footer’s Dye Works building
- Planted additional cherry blossom and native trees on Canal Place Festival Grounds

Administrative and Operational Achievements:

- Operate and maintain 11 acres of property, 3 parking lots, 4-12’x20’ pavilions and 5 buildings, one of which is listed on the National Register of Historic Places, with facilities open to the public year round. Other amenities include a Festival Grounds with Stage, Trestle Walk, Wills Creek Esplanade, 5 public restrooms, fountain, property lighting, parking gates, sidewalks, playground, and various green spaces.
- Replaced the HVAC system at the Western Maryland Railway Station (\$257,024)
- Entered into a contract in FY18 to have the second and third story windows on the front of the Western Maryland Railway Station repainted (\$20,000)
- Installed new automatic parking gates at the parking lot in front of the Western Maryland Railway Station (\$36,000)
- Replaced grinder pump system at The Shops at Canal Place (\$21,490)
- Brought all buildings at Canal Place up to state Fire Marshal Code
- Brought all annual financial audits current
- Completed legislative audits, with zero findings on the most recent audit conducted in 2019
- Secured third Canal Place staff position to allow for the implementation of proper internal financial controls

- Established new business ventures at Canal Place including Charis Winery, European Desserts, SimpLee Kountry, Get Out & Play Outfitters, Thrive Therapeutic and Stangel & Stangel, Dig Deep at Canal Place, Cumberland Railway Museum.
- Established Twitter, Instagram, and Facebook Accounts for Canal Place
- Rebranded the Canal Place Heritage Area to the Passages of the Western Potomac Heritage Area
- Expanded the heritage area into Frostburg
- Established a mini grants program
- Developed a new Canal Place and Passages of the Western Potomac Heritage Area website
- Created a brochure for the Canal Place Heritage Area
- Established regularly occurring tenant meetings
- Hold grant workshops annually
- Implemented a new mini grant program available to local area stakeholders through PWP Heritage Area
- Held numerous events free to the public annually, including live musical performances, holiday events, and outdoor movies
- Continued to work on the PWP Heritage Area Management Plan Update and possible boundary expansion into Allegany County.
- Established partnerships and built stronger relationships with the Cumberland DDC, Scenic Railroad, Garrett County Heritage Area, Allegany Arts Council, Allegany Museum Association, MD National Road Association, Appalachian Forest Heritage Area, The Greater Cumberland Committee, the city of Frostburg, C&O Canal Trust, C&O Canal Towns Partnership, C&O Canal Association, Allegany County Chamber of Commerce, Allegany County Heritage Association, African American Heritage Committee, and Allegany County Tourism

CANAL PLACE TODAY

Heritage Playground



Revenue Generating Parking



Heritage Market Place



Local Farmers Market



Great Allegheny Passage (GAP) Signage



ADA Ramp



ADA Access to WMRS



**ADA Parking for Shops at Canal Place
and the Western Maryland
Railway Station (WMRS)**

UPDATED WAYFINDING SIGNAGE





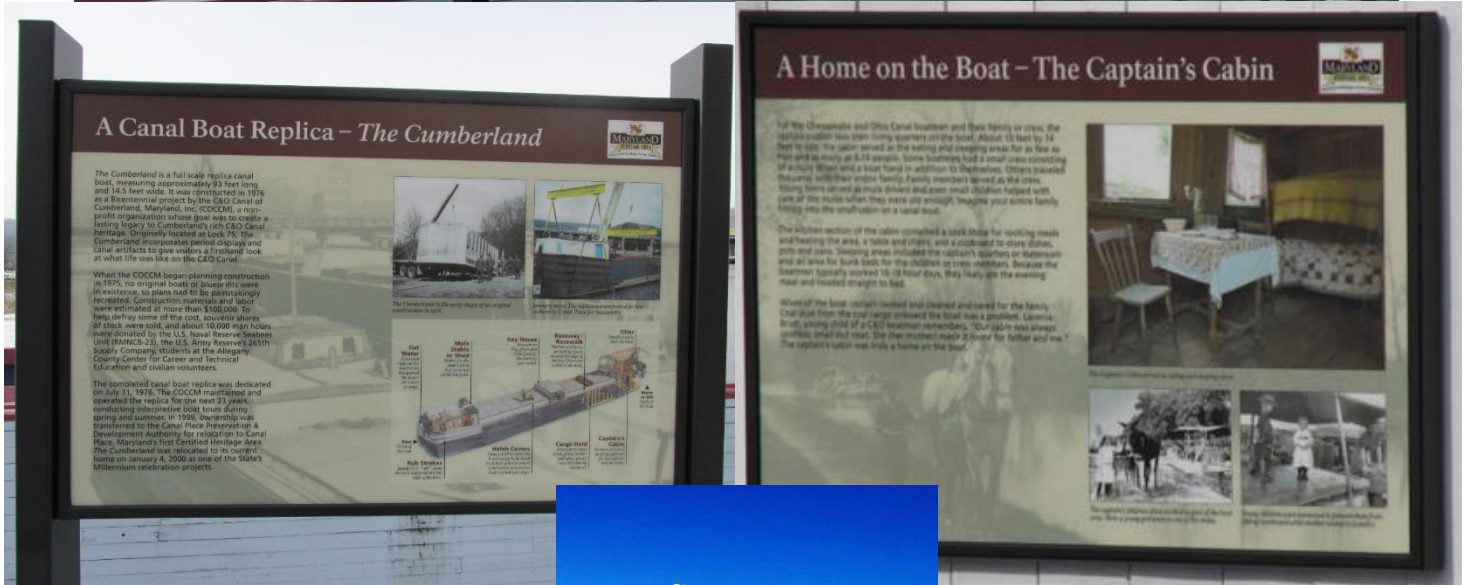


NEW INTERPRETIVE SIGNAGE

Footer's Dye Works



“The Cumberland” C&O Canal Boat Replica



C&O Canal Boat Replica “The Cumberland” Rehabilitated 2019

Canal Place Comes Alive Upcoming Events

Canal Place Festival Grounds



June 13, 2020 CASA Wine Festival

Held on Canal Place Festival Grounds to support Court Appointed Special Advocates for abused and neglected children.

June 13-14, 2020 -Whiskey Rebellion/Heritage Days

Washington Street, Downtown Cumberland Mall, and Canal Place

History Comes Alive at Canal Place in conjunction with the annual Heritage Days Festival and Whiskey Rebellion in June 2020. This weekend festival offers an interactive experience for visitors and locals to relive the history of the Canal Place Heritage Area. The event will include living histories, live music, whiskey tastings, and reenactments

July 4, 2020-Red, White & Blue at Canal Place

Red, White and Blue Night will be held at Canal Place on July 4, 2020. Red, White, & Blue celebrates the freedom of our great country and will culminate with the city's fireworks display.

August 22, 2020 – Rivers and Rails Festival

To celebrate the 30th Anniversary of the Western Maryland Scenic Railroad (WMSR) and to create a fund raising and educational event for the River Park at Canal Place project and the WMSR.

Movies Under The Stars at Canal Place
Movies are free and begin at dusk
2020 Dates To Be Determined



Fairfield Inn



Future Projects and Goals

River Park at Canal Place

As previously mentioned, the CPPDA is taking the lead on the River Park at Canal Place project along the North Branch of the Potomac River (See Exhibit B). This project will create another heritage tourism component and spur economic development in the region. Canal Place staff applied for funding to create an implementation and design study of the proposed river park. Parts of the study entails recreational uses to include a whitewater park, parking, trails, connections, spectator viewing areas, fishing, canoe and kayak access, phases of the river, design, sustainability, revenue generation factors and maintenance, and water quality enhancement of the North Branch of the Potomac River. Demand for public access to the river has been a top priority for Canal Place, the city of Cumberland, Allegany County, and the National Park Service. As more and more people are taking to the river, access sites are being proposed that will allow for safe ingress and egress to the water for fisherman, canoe and kayakers, and for those that simply want to sit and enjoy the serenity of the river.

The River Park Feasibility Study is now complete. Phases of construction and funding mechanisms for the river park have been identified. Construction phases include the following:

Phase 1: Stream side amenities to include boat put ins and take outs, terraced seating for spectators, parking area, and paved trails that would link the river park amenities to the C&O Canal Tow Path and the Great Allegheny Passage Trails.

Phase 2: Wetland trails and an on grade trail system that would link to the Carpendale, West Virginia Trail.

Phase 3: Partial removal of the Cumberland Dam, white water features that would be placed in strategic locations above and below the Cumberland Dam.

Funding sources that would allow this project to move forward include Transportation Alternative Program, Recreational Trails, Maryland Heritage Areas Authority, Program Open Space, Federal Land Access monies, Land & Water Conservation Fund, Community Park and Playgrounds, Maryland Waterway Improvement Funds, Maryland Bikeways, Community Development Block Grant, EDA Brownfield Assessment and Clean-up Grants, Compensatory Mitigation Credits for the Removal of Obsolete Dams, private and corporate foundations, and bond monies.

Support from elected officials, stakeholders, businesses, citizens, and even the religious sector have shown awe-inspiring support. A fundraiser with a river awareness component is being held annually at the Canal Place Festival Grounds. Funds generated from this event go towards the River Park project to match various grants being used to fund the development of the park.

It is anticipated that this project would achieve the same success in our region as in other river park locations such as those in Ohio and Colorado, which have had a multi-million dollar economic impact on their communities.

A fact sheet on the River Park as well as a master plan can be found as Exhibit C of this testimony.

APPALACHIAN FOREST HERITAGE AREA

The National Certification of the Appalachian Forest Heritage Area (AFHA) is another economic enhancement opportunity that will benefit not only Allegany County but also Garrett County and 16 West Virginia counties. The Executive Director of the CPPDA, also a Board member for the AFHA, helped to lobby for the national certification of the AFHA which was achieved in March of 2019. Similar to the philosophy and history behind the of the Western Potomac Heritage Area formerly known as the Canal Place Heritage Area, national certification will bring a supplementary revenue stream to Canal Place and additional funding opportunities to qualifying grant applicants. National certification will also foster local economic development, build regional partnerships, and bring national recognition to our area. National Heritage Areas leverage an average of \$5.50 for every \$1 of Federal investment.

PASSAGES OF THE WESTERN POTOMAC HERITAGE AREA (PWP) MINI GRANTS

In FY 18 the CPPDA established its first ever mini grant program. Created to fund and preserve historical, archeological, natural, and cultural resources through educational and programming activities, the mini grant program supports economic development and tourism. The PWP offers a one to one cash match from \$500 to \$5,000 to qualified applicants within the boundaries of the PWP. The CPPDA will continue to offer mini grants in FY 21 with grant funding increasing to \$7,500.

HERITAGE AREA EXPANSION AND REBRANDING

The Canal Place Heritage Area currently includes over 1,000 acres of property within the city of Cumberland and the city of Frostburg. The most recent expansion of the heritage area boundaries in Cumberland now includes African American History and assets, Maryland Scenic Byways, the North Branch of the Potomac River, and a variety of neighborhoods original to the early settlers of Cumberland. The expansion into the city of Frostburg includes the Brownsville site, historic Main Streets and Frost Avenue, the Frostburg Depot area, and parts of Frostburg State University. The CPPDA hopes to extend the heritage area boundaries further into Allegany County to pick up the Coal Heritage Area, the GAP Trail, expand the corridor of the C&O Canal Towpath, and include the location of the first Iron Rails. With the expansion of the heritage area beyond the original/existing Canal Place Heritage Area, the CPPDA worked with Allegany County Tourism, a consultant, and other community organizations to rebrand the heritage area and its resources. The new name of the heritage area is Passages of the Western Potomac Heritage Area.

PARTNERSHIPS

Canal Place will continue to strengthen interactions with its partners and work cooperatively to advance projects that will build upon the foundation that has already been established. We will also continue to provide briefings to our local legislators and elected officials and seek their guidance and support in helping the Authority achieve its goals. The CPPDA affiliations with the city of

Cumberland, the city of Frostburg, the Downtown Development Commission, the Allegany Arts Council, the Maryland Department of Planning including the Maryland Heritage Areas Authority and the Maryland Historical Trust, the Department of Budget and Management, and most recently, the Department of General Services, have assisted Canal Place in its most recent successes from funding opportunities to technical assistance.

FINANCIAL OUTLOOK

As we look towards the upcoming fiscal years, the CPPDA has come to realize that it will be necessary to rely on funds from the Maryland State Budget in order to continue the capital maintenance of the state owned grounds and buildings at Canal Place. At this time, the CPPDA does not have sufficient financial resources available should a major repair issue come into play.

The CPPDA will continue to pursue additional grant opportunities and fund raising opportunities through programming activities at Canal Place. Grant funds available through the Maryland Heritage Areas Authority (MHAA) are vitally important to the future sustainability of Canal Place. The Authority is able to apply for \$100,000 of operating funds each fiscal year to supplement its budget. Revenue receipts from the development of the Fairfield Inn the Western Maryland Scenic Railroad, and the Footer re-development will also strengthen our financial position.

Through our efforts to increase tourism products and expand the programming schedule, many individuals and organizations are realizing the potential of the Festival Grounds. As a result, we continue to have numerous inquiries from interested parties who wish to use the grounds for their own events. The Festival Grounds have become a favorite venue for local non-profits, and as a result, greater emphasis has been placed on marketing this venue. The installation of new parking gates has been a boost to our revenue stream allowing for an estimated additional \$20,000, and we anticipate the city of Cumberland will continue to support Canal Place through funding from hotel/motel tax funding along with the promotions and marketing position shared between the city and the DDC.

The CPPDA will aggressively pursue the following special funding revenue sources:

- Increase usage for grounds and parking
- Aggressively market available tenant space at Canal Place
- Increase programming and festivals
- Seek Rec Trails funding for maintenance purposes
- Seek additional grant opportunities through collaboration with entities such as the Cumberland Downtown Development Commission
- Continue to request hotel/motel funds from city of Cumberland
- Fairfield Inn and Suites revenue now 3.5% of room sales; first payment will be fall FY21
- Lease rate increases

LONG TERM (5 YEARS PLUS)

- Inclusion in the Nationally Certified Appalachian Forest Heritage Area could provide an estimated \$50,000 in operating funds
- Sale/long term lease of commercial real estate on Harrison Street

BUDGET ANALYSIS DISCUSSION

The Canal Place Preservation and Development Authority concurs with the FY 2021 Budget Analysis prepared by the Department of Legislative Services (DLS) as presented in Exhibit D to this presentation.

The Authority continues to believe in the mission of heritage tourism while at the same time recognizing that organizational changes may be necessary to best accomplish that mission. We respectfully request your favorable consideration of our FY 2021 budget request.

Testimony Prepared By:

Janice Keene, Chair

Deidra L. Ritchie, Executive Director

Canal Place Preservation & Development Authority

13 Canal Street, Suite 301

Cumberland, Maryland 21502

Phone: (301) 724-3655

E-mail: deidra.ritchie@maryland.gov

Exhibit A

Buildings Owned By Canal Place

Buildings Owned		Square Footage
1	Western Maryland Railway Station-listed on the National Register of Historic Places	22,680
	Station Elevator Tower	1,764
	Station Glass Enclosure (attached to elevator tower)	288
2	Shops at Canal Place - Building A	5,820
3	Shops at Canal Place - Building B	3,053
4	Shops at Canal Place - Building C	2,866
5	Shops at Canal Place - Building D	2,000
6	Footer's Dye Works Main Building – 50 year lease, listed on the National Register of Historic Places	26,800
7	Storage Garage	1,320
Grand Total Square Footage		66,591
Total Number of Buildings		7

Parking Lots Owned/ Controlled by Canal Place

	Lot	Spaces
1	Station Square Lot, Tenant and ADA (Owned)	92
2	Harrison Street (Owned)	44
3	Howard Street (Controlled)	72
Total Parking Spaces		208

Bridges Owned by Canal Place

	Bridge	Length (Feet)
1	Wills Creek Esplanade	220
2	Trestle Bridge	180
Total Bridge Length (in Feet)		400

Land Owned by Canal Place

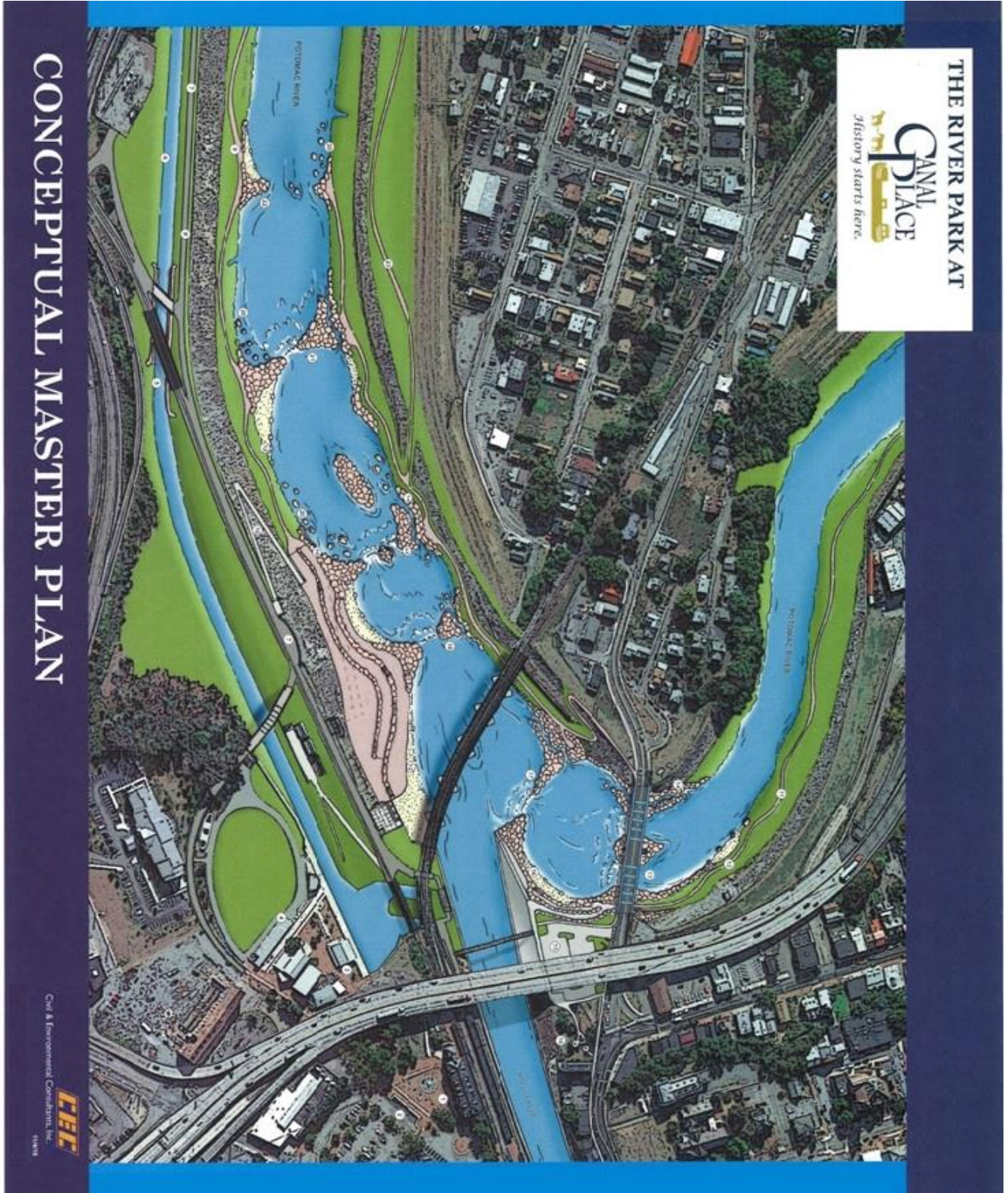
Land	Acres
Festival Grounds & Stage	3 Acres
Remaining Property	8 Acres
Total Land (Acreage)	11 Acres

Other Structures Owned by Canal Place

Replica Canal Boat (93' X 14.5')
Water Feature (Fountain) with Large Scale Bronze Statue

Exhibit - B

River Park at Canal Place – Conceptual Plan



MAP LEGEND for CONCEPTUAL PLAN

- 1 CANAL PLACE & W. MD. SCENIC RAILROAD**
- 2 GREAT ALLEGHENY PASSAGE**
- 3 NATIONAL PARK SERVICE**
- 4 FESTIVAL GROUNDS/SHOPS**
- 5 FLOOD GATE/LOCK**
- 6 RE-WATERED CANAL**
- 7 LOWERED LEVEE**
- 8 C&O CANAL TOWPATH, NATIONAL PARK**
- 9 MD RIVER TRAIL LOOP – 1.3 MILES**
- 10 ADA RIVER ACCESS**
- 11 YMCA CONNECTOR TRAIL WITH UNDERPASS
CONNECTOR**
- 12 BOATER ACCESS**
- 13 FEATURE DROP #1
– DAM LOWERED 10-12 FEET**
- 14 FISH PASSAGE – CONTINUOUS PASSAGE**
- 15 PARKING – UNDER 1-68**
- 16 WASHINGTON’S HEADQUARTERS
& NATIONAL ROAD MARKER**
- 17 FEATURE DROP #2**
- 18 FEATURE DROP #3**
- 19 COMBINED SEWER OVERFLOW (CSO) OUTLET**
- 20 FISH HABITAT**
- 21 FEATURE DROP #4**
- 22 DEFLECTOR**
- 23 TRESTLE LOOP TRAIL**

– 3.5 MILES IN MARYLAND & WEST VIRGINIA

NOTE: The master plan is in concept form and subject to change during final design and funding.

Exhibit –C

The River Park at Canal Place

“Maryland is abundant with natural, cultural, historical, and recreational resources that contribute significantly to our economy and quality of life. This commission will help ensure that our state’s natural heritage is strengthened, bringing new businesses, increased tourism, and ultimately preserving our resources for future generations.”- Governor Larry Hogan speaking on the creation of the Maryland Outdoor Recreational Economic Commission (M.O.R.E.).

The Canal Place Preservation & Development Authority (CPPPDA) is prepared to explore a remarkable opportunity to create a multi-faceted river park along the North Branch of the Potomac River in Cumberland. Rivers establish a major tourism resource, providing spectacular settings, recreation facilities, a means of transport, a sense of heritage and adventure, and links with the environment and natural world. Most recently, the Office of Tourism Development (OTD), advocated that tourists want to be in, near, and around water. In fact, “River Tourism” is one of the top outdoor recreational activities investigated on OTD’s website.

The creation of a river park, will provide our visitors and citizens alike, a variety of accessible opportunities to the North Branch of the Potomac River. This proposed park and its connection to camping areas, hotels and restaurants, will attract even more people to this area as it gives them another reason to stay longer and spend more money.

With the city of Cumberland now being one of the recipients of **The Blue Ridge Outdoors’ Top Adventure Town**, the time is now to move forward with this unique opportunity to add yet another outdoor adventure feature to our area.

Proposed Funding Sources

- Maryland Heritage Areas Authority (MHAA)
- Recreational Trails Program (Rec Trails)
- Transportation Alternatives Program (TAP)\
- Appalachian Regional Commission (ARC)
- Department of Natural Resources (DNR)
- Community Parks and Playground

Benefits

- Enhancement of existing recreational assets such as the Great Allegheny Passage and the C&O Canal National Historic Park and Towpath
- Collaboration with our neighboring state of WV
- Economic Development
- Job Creation – New Local Businesses
- Water Quality Enhancement
- Increased Visitation to Allegany County
- Connectivity to YMCA and Other Trails
- Fish Passage
- Quality of Life
- Increased Property Value

Participating Stake Holders

- CPPDA
- City of Cumberland
- Allegany County Tourism
- National Park Service
- Department of Natural Resources
- US Army Corp of Engineers
- US Senator Benjamin Cardin's Office
- Frostburg State University
- Downtown Development Commission
- Mineral County West Virginia Development Authority
- State Highway
- American Rivers

Exhibit – D

CPPDA's Response to Key Observations found in the Department of Legislative Services Analysis of Canal Place's Operating Budget

The Department of Legislative Services recommends that Canal Place comment on whether there are any plans to update the Heritage Area management plan, the status of plans to re-water the C&O Canal, and the overall anticipated cost for the River Walk project and when the funding is expected to be realized in Canal Place's budget.

1. Status of plan to update the Passages of the Western Potomac Heritage Area Management Plan: The Canal Place Preservation and Development Authority (CPPDA) will begin the process to update the management plan in FY 21. In addition, it is the intent of the CPPDA to try and expand the heritage area into the northern and southern portions of Allegany County. This expansion will pick up the coal mining history and additional rail history of the heritage area.
2. Re-watering of the C&O Canal: The CPPDA and the city of Cumberland, Maryland will play a significant role as stakeholders in the re-watering of the Canal. To date, this project is being spearheaded from a funding perspective, by the Army Corp of Engineers. The Army Corp is currently seeking funding to assist with the re-watering study. The National Park Service (NPS) will take the lead on planning, funding, and eventually programming as the re-watering will occur on properties owned by the NPS.
3. River Park at Canal Place: To date the cost to develop the River Park at Canal Place has not been determined. Funding sources have been identified, and it is possible to fund this project totally with grant monies. State of Maryland General Fund money has not been identified as a source of funding for this project.