



Powhatan State Park MASTER PLAN EXECUTIVE SUMMARY

2012 UPDATE

Department of Conservation and Recreation
Division of Planning and Recreation Resources
203 Governor Street
Richmond, Virginia 23219



July 27, 2012

POWHATAN STATE PARK MASTER PLAN EXECUTIVE SUMMARY

2012 UPDATE

*Reviewed and recommended for adoption
by the Board of Conservation and Recreation on July 27, 2012.*

Approved:

 /S/
David A. Johnson, Director
Department of Conservation
and Recreation

August 6, 2012
Date



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Division of Planning and Recreation Resources
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Richmond, Virginia 23219

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**POWHATAN STATE PARK
ON THE HISTORIC JAMES
*E. Floyd Yates Conservation Area***

MASTER PLAN EXECUTIVE SUMMARY

The Powhatan State Park on the Historic James (Powhatan State Park) Master Plan Executive Summary is an update to the official unabridged master plan document adopted in 2007 by the Department of Conservation and Recreation (DCR). It is the most recent five-year review as described in §10.1-200.1 of the *Code of Virginia*. This master plan update is intended to set forth a clear vision for the future (based on phased development), while fulfilling the narrative text requirements of Chapter IV of the Virginia Capital Outlay Manual. It outlines the desired future condition for Powhatan State Park when it is fully developed.

Powhatan State Park is located on the banks of the James River in northern Powhatan County. The park consists of 1564 acres and has 2.5 miles of frontage on the river. The park land was transferred from the Department of Juvenile Justice (DJJ) to the Department of Conservation and Recreation (DCR) through the 2003 Acts of Assembly, Chapter 1042, Item 381. M, dated May 1, 2003. Following the initial land transfer, an additional .52 acres was transferred from DJJ to DCR to allow for the construction of a safe entrance to the park from Route 617. Prior to the transfers, the land was administered by the Department of Juvenile Justice and was part of the Beaumont Correctional Center. The land was farmed by the Department of Corrections.

Before the transfers were made, DJJ and DCR developed a Memorandum of Understanding that established a safety zone along the park border with the DJJ property. It was also agreed that the park access road would not come through the Beaumont Correctional Center lands. The park is accessed via Route 617 off of Route 522.

The Powhatan State Park Master Plan was adopted February 22, 2007. An advisory committee comprised of Powhatan County residents, adjacent landowners, government officials, user groups, and local businesses crafted the plan with the guidance of the public. As part of the development of the park master plan, goals and objectives and a park purpose statement were developed.

The purpose of Powhatan State Park on the Historic James is “to provide premiere water and land based outdoor recreational and educational opportunities while protecting and interpreting the unique natural, historical, and cultural resources of the storied James River and the eastern Piedmont region of Virginia.” Goals were established for providing a wide range of day-use recreational activities, educational and interpretive programs and facilities, camping and cabins, and a well-equipped and trained staff to manage and maintain the park.

Of the 1564 acres of park land, around 320 acres are open fields that have been farmed for row crops or hay. The remaining acreage is in timber that has been managed in consultation with the Department of Forestry. The farmlands occupy much of the well-drained uplands, while forests cover the slopes and the less well-drained soils. Forest types range from uneven-aged mixed hardwood stands to loblolly pine plantations.

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Powhatan County is one of the fastest growing counties in Virginia. As the Richmond metropolitan area expands westward, the population of Powhatan County has increased. The completion of Route 288 has shortened commuting times to many employment centers in the Richmond region which is helping fuel the population growth. Development of Powhatan State Park will help to meet the need for traditional family oriented outdoor recreation activities. The long frontage on the James River and the many miles of trails will help meet the demand for water access and biking, hiking and equestrian activities. Overnight facilities will attract visitors from throughout the mid-Atlantic region.

While the park is currently not open to the public, this 2012 update places value on connecting Powhatan State Park to other resources in the community when it is opened. Boat ramps at the upstream and downstream ends of the park would provide intermediate accesses between the public ramps at West View and Maidens, thereby improving public recreational access to the river. Powhatan State Wildlife Management Area and Cumberland State Forest are in close proximity. Nearby Powhatan Ponds provides public fishing access. The James River Heritage Trail and the Middle James River Water Trail connect to Powhatan State Park. Bear Creek Lake and Pocahontas State Parks are in adjacent counties, and James River State Park is located up river in Buckingham County. Sections of the James River close to the park qualify as Virginia Scenic Rivers. The Powhatan State Park will qualify as a site on the Department of Game and Inland Fisheries' Birding and Wildlife Trail. The Powhatan State Park Regional Connectivity Map is an attachment to the full Master Plan document.

A good system of farm and forest management roads provides excellent access to most of the park. With only a few improvements, this road system can become an extensive multi-use trail system. The river's bank along the James is fairly high and steep, but there are places where opportunities for bank fishing and wade fishing can be provided. The land is suitable for day-use and overnight facilities. A visitor center with classroom and interpretive facilities is proposed to enhance educational uses of the park.

To address safety concerns, improvements should be made at the Route 522/617 intersection and the speed limit on Route 617 could be lowered. Until such time as the necessary improvements are made to the Route 522/617 interchange, the Department will postpone additional park developments beyond (original) Phase I development.

This 2012 master plan update is the first for Powhatan State Park. All facilities at the park are newly constructed. All additional facilities at this park will be designed and built in keeping with the prescriptive management areas as defined by the Park Resource Management Plan and the guidelines of the Park Visitor Experience Plan, if and when available. To the greatest extent possible, Virginia State Parks strives to meet the requirements of the Americans with Disabilities Act (ADA) Standards. All phases of park construction will be developed in an environmentally sensitive manner. Building and site design will implement green energy standards using energy-efficient and sustainable materials and process to the greatest extent possible. These facilities will be carefully sited to minimize impacts to the views within the park and of the park from adjacent lands and water bodies. Development activities will comply with requirements set forth by the Department of Conservation and Recreation's Best Management

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Practices (BMP) Handbook for Erosion and Sediment Control in order to protect water quality.

If additional land acquisition is recommended to enhance park offerings, establish connective trail easements/corridors, buffer the park from inappropriate development or protect valued viewsheds, they will only be negotiated with willing property owners. The placement of conservation easements on adjacent property to preserve the natural resources, cultural landscapes, and scenic resources in close proximity to the park will be encouraged. In working cooperatively with neighboring landowners, the park will be enhanced and protected over time.

The initial phased development plan for Powhatan State Park on the Historic James is expected to be completed by January 2013. Construction projects include a 2.2 mile main park road to the James River, utilities, a contact station, two staff residences, maintenance area, park office, three picnic shelters (one at the River), playground, restroom (near playground and two picnic shelters), trailhead parking, equestrian day-use parking with vault toilet (SST), canoe launch and vault toilet (SST) at the River, and ten canoe-in campsites with a composting toilet and a canoe launch. Mountain bike trails, multipurpose trails and the riverside trail (with bank fishing nodes) will be laid out and constructed following the completion of the initial phased development and staffing of the park.

Proposed developments for Powhatan State Park are presented in priority order. Completion of all of the projects in this list will represent total build-out (completion of the master plan) and covers a 20-year timeframe.

Phase I

Riverside trail and bank fishing nodes

Multi-use Trails

Mountain Bike Trails

Vegetative Buffer / Fencing

Reforest selected farm fields

VDOT Improvements to Route 522/617 Interchange

Road Extension to downstream riverside day use area

Downstream Riverside Day-Use/Picnic Area w/ restroom

Downstream Boat Launch

Gazebo/Shelter at Visitor Center

Amphitheatre

Visitor/Education Center

The total estimated cost for Phase I development is \$10,543,549

Phase II

Campground

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Group Camp
Equestrian Campground

The total estimated cost for Phase II development is \$8,437,500

Phase III

18 Cabins & 2 Family Lodges

The total estimated cost for Phase III development is \$9,763,416

The total estimated cost to bring Powhatan State Park to its desired future condition is \$28,544,864

Staffing and Operational Costs

Staffing and operational costs for Powhatan State Park have been projected a portion of FY13 (March 1, 2013 to June 30, 2013) and all of FY14. These funds are needed to operate the park following the completion of the Phase 1 projects identified in the 2007 master plan that will be completed in early 2013. Staffing and funding needed to operate from March 2013 to June 2013 include 5 staff positions and \$159,000 for salary and operational costs. An additional \$295,000 is needed for one-time costs associated with opening a new park. These one-time costs include items such as vehicles, mowing equipment and communications equipment. The projected operating costs for FY14 would be \$373,000. This projected amount is contingent on staffing and one-time costs being provided during the FY13 opening of the park.

At complete build out of the proposed 3 phases of development, 3 additional staff will be needed and an additional \$784,000 in operating funds, plus an additional \$436,000 in one-time costs over the 3 phases. In order for the park to operate effectively and efficiently at full build out, the park must be provided the projected staffing and operating costs identified as “Planned FY13 Operation” and “Planned FY14 Operation” and the costs for the 3 development phases. The total budget for Powhatan at full build out is projected to be \$2,047,000 with 9 staff positions.

POWHATAN OPERATING AND STAFFING REQUIREMENTS

PLANNED FY13 OPERATION*	PLANNED FY14 OPERATION	PHASE 1	PHASE 2	PHASE 3	FULL BUILD OUT
STAFFING	STAFFING**	STAFFING	STAFFING	STAFFING	STAFFING
Park Manager	Park Manager				Park Manager
			Asst. Pk. Manager		Asst. Park Manager
Chief Ranger	Chief Ranger				Chief Ranger
		Educ. Specialist			Education Specialist
Park Ranger (2)	Park Ranger (2)	Park Ranger (2)			Park Ranger (4)
Office Manager	Office Manager				Office Manager
SALARY OTAL	SALARY TOTAL	SALARY TOTAL	SALARY TOTAL	SALARYTOTAL	SALARY TOTAL
\$83,000	\$250,000	\$129,000	\$53,000	\$0	\$515,000
WAGE TOTAL	WAGE TOTAL	WAGE TOTAL	WAGE TOTAL	WAGE TOTAL	WAGE TOTAL
\$32,000	\$73,000	\$91,000	\$99,000	\$108,000	\$403,000
OTPS TOTAL	OTPS TOTAL	OTPS TOTAL	OTPS TOTAL	OTPS TOTAL	OTPS TOTAL
\$44,000	\$50,000	\$81,000	\$96,000	\$127,000	\$398,000
ANNUAL OPERATING COSTS	ANNUAL OPERATING COSTS	ANNUAL OPERATING COSTS	ANNUAL OPERATING COSTS	ANNUAL OPERATING COSTS	ANNUAL OPERATING COSTS
\$159,000	\$373,000	\$301,000	\$248,000	\$235,000	\$1,316,000
ONE TIME COSTS***	ONE TIME COSTS***	ONE TIME COSTS***	ONE TIME COSTS***	ONE TIME COSTS***	ONE TIME COSTS***
\$295,000	\$0	\$242,000	\$127,000	\$67,000	\$731,000
TOTAL COSTS	TOTAL COSTS	TOTAL COSTS	TOTAL COSTS	TOTAL COSTS	TOTAL COSTS
\$454,000	\$373,000	\$543,000	\$375,000	\$302,000	\$2,047,000

NOTE – All costs (salary, wage, OTPS (Other than Personnel Services), One-time) are based on FY13 budget projections.

* Planned FY13 Operations covers needed staff and operating funds for March 1, 2013 to June 30, 2013.

** Staffing for FY14 would be same positions as allocated for partial FY13. Salary total for full year.

*** One-time operational expenses for vehicles, tractors, mowers, weed eaters, communications equipment, and other equipment associated with new staff and facility operations.

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MASTER PLAN FOR
POWHATAN STATE PARK
ON THE HISTORIC JAMES RIVER
E. FLOYD YATES CONSERVATION AREA

COMMONWEALTH OF VIRGINIA
DEPARTMENT OF
CONSERVATION AND RECREATION
DIVISION OF
PLANNING AND RECREATION RESOURCES
PREPARED BY DESIGN AND CONSTRUCTION

MARCH 2012



LEGEND

-  PROPOSED FACILITIES
-  EXISTING FACILITIES
-  PARK PROPERTY
-  PARK BOUNDARY
-  WATER
-  TREE LINE
-  EXISTING ROAD
-  EXISTING BUILDINGS
-  TRAILS
-  RPA SETBACK
-  WETLANDS INVENTORY
-  100' SECURITY ZONE
-  FIELDS

