



**CLAYTOR LAKE STATE PARK**  
**4400 State Park Road**  
**Dublin, VA 24084-5643**

# Claytor Lake State Park MASTER PLAN EXECUTIVE SUMMARY

2010 UPDATE



Department of Conservation & Recreation  
CONSERVING VIRGINIA'S NATURAL & RECREATIONAL RESOURCES



**CLAYTOR LAKE STATE PARK**  
**MASTER PLAN**  
**2010 Update**  
**EXECUTIVE SUMMARY**

In 1939 the Appalachian Power Company (APCO) built a dam on the New River just south of Radford. In 1944, the people surrounding the lake expressed interest in building a state park on the lake. In 1948 private citizens and businesses from Pulaski, Radford and Blacksburg raised enough money to purchase 437 acres from APCO. The land was given to the state and developed as Claytor Lake State Park. The park was operated by the Radford Chamber of Commerce in the summers of 1949 and 1950. In 1951 the Division of State Parks took over operation of the park. Thirty-five additional acres were purchased in 1962 bringing the park to its present 472 acres.

Claytor Lake State Park is located in Pulaski County in the New River Valley in southwest Virginia with the Blue Ridge Mountains to the east and the Allegheny Mountains to the west. Claytor Lake State Park is located off exit 101 on Route 81, 45 miles south of Roanoke, 10 miles from Pulaski, and 220 miles from Richmond. The park enjoyed an attendance of 249,022 people in 2008.

The purpose of this master plan is to describe the desired future condition of Claytor Lake State Park at full buildout and to craft a phased approach to bring the park to that condition. The original master plan for this park was crafted in 1999 by a committee of local citizens and government representatives. They described the mission of Claytor Lake State Park to be as follows:

*To excel in being a premier recreation asset of Virginia's New River Valley, enhancing the public enjoyment and appreciation of Claytor Lake, while conserving the natural and cultural resources of the park.*

The following goals were developed to carry out the above mentioned mission statement for Claytor Lake State Park:

- Protect, conserve and enhance the natural, scenic, and cultural resources of the park and Claytor Lake.
- Provide an expanded variety of quality recreational and educational opportunities unique to Claytor Lake for the benefit of the community and area visitors.
- Administer and manage the park for visitor safety, enjoyment and community benefit.
- Provide opportunities and participate in programs, events, and activities that promote and enhance regional interests.
- To instill through educational and interpretive programs a vision for the preservation of natural, cultural and historic resources of the New River Valley.

Since the adoption of the 2001 Master Plan, several major projects have been completed in the park. In 2004, an amendment was made to the master plan that relocated the Marina Building due to site constraints.

This 2010 five-year review of the master plan describes the current condition of the park, including newly constructed facilities. It re-visits recommendations made in the 1999 master plan and tests their continued validity. Finally it re-organizes the remaining tasks needed to bring the park to its desired future condition at full build-out and organizes those tasks in priority order in phases. Two significant changes from the 1999 master plan resulted in deleting the proposed lodge and conference center and the aquatic research centers from the plan due to their impact on the available amount of natural, undisturbed land in the park. The proposals to construct those projects were later determined to be conversions of use of the park according to regulations for lands covered under the Land and Water Conservation Fund Act.

The remaining park projects will see completion of full build-out of the cabin area with the addition of five new cabins. A park office will be constructed near the entrance to facilitate business and operations. The Howe House, which has been listed on the state historic register, will be restored and used for special events. The beach and bathhouse will be updated and the food service capacity expanded as well as the sales area. A small support building will be constructed at the northern edge of the lake to facilitate boat storage and a small hand carry launch facility added. Ben Bolen Drive from the cabin area to the main entrance road will be widened and improved to handle more traffic. The old marina service building will be replaced by a new environmental education/visitor center for the park.

The master plan describes the remaining tasks in the following order in two phases. The estimated cost of completing all remaining projects and bringing Claytor Lake State Park to its desired future condition is estimated to be \$12,166,853.

### **Phase I**

Construct new Park Office/ Administration Building  
Upgrade and widen Ben H. Bolen Drive to the cabin area  
Renovate Beach and Beach Facilities complex to include kitchen and snack bar upgrades  
Replace Marina Service Building with an Environmental Education/Visitor Center  
Total cost for Phase I:           \$4,091,607

### **Phase II**

Construct five additional cabins  
Construct Hand Carry Launch and Boating Support/Storage Building with restroom.  
Restore Howe House for special event use  
Total Cost to for Phase II:    \$8,075,246

**Staffing and Operations Costs:**

Presently, the park is staffed with nine positions, including a park manager, assistant park manager, 2 chief rangers, 4 park rangers, and an office manager. As part of the ongoing re-benchmarking efforts, and the strong interest in expanding the existing interpretive and educational components of the park, chief ranger–interpreter and park ranger–interpreter positions were identified as a need for the site. In addition, another park ranger – housekeeping position has been needed to assist with the operating of the cabins added

These have not yet been established due to state budget constraints. As the proposed phased development is completed, these additional positions will be necessary in maintaining the new facilities, trails and in program development.

The park’s FY2010 budget is \$930,000 including salaries. At full build out and fully staffed to properly manage and operate the park, the budget will need to be approximately \$1,300,000, an overall increase of about 28%. (See Attachment 1)

Attachment 1

<b>EXISTING (FY 10)</b>	<b>BUDGET SHORTFALL*</b>	<b>PHASE 1</b>	<b>PHASE 2</b>	<b>FULL BUILD OUT</b>
<b>PARK STAFFING</b>	<b>VACANT</b>			<b>PARK STAFFING</b>
Park Manager				Park Manager
Asst. Park Mgr.				Asst. Park Mgr.
Chief Ranger (2)				Chief Ranger (2)
	Chief Ranger – Interp.			Chief Ranger – Interp.
Park Ranger (4)	Park Ranger			Park Ranger (5)
	Park Ranger – Interp.			Park Ranger – Interp.
Office Manager				Office Manager
<b>SALARY TOTAL</b>				<b>SALARY TOTAL</b>
\$455,000	\$130,000			\$585,000
<b>WAGE TOTAL</b>	<b>REDUCTION</b>			<b>WAGE TOTAL</b>
\$203,000	\$50,000	\$29,000	\$27,000	\$309,000
<b>OTPS TOTAL</b>				<b>OTPS TOTAL</b>
\$272,000	\$46,000	\$55,000	\$30,000	\$403,000
<b>TOTAL BUDGET** (FY10 dollars)</b>				<b>TOTAL BUDGET (FY10 dollars)</b>
\$930,000	\$226,000	\$84,000	\$57,000	\$1,297,000

NOTE – All costs (salary, wage, OTPS (Other than Personnel Services)) are based on FY10 budget projections.

\*\*Budget Shortfall represents positions that were frozen or needed as part of the re-benchmarking effort, and operating costs reduced due to state wide budget reductions.

\*\* Total budget does not include the cost to operate enterprise operations, such as swim beach, food concession or conference facility.



**NOTE!!**  
 TWO ABANDONED SEWAGE LAGOONS WITH A TOTAL AREA OF APPROX. 2.5 ACRES, CLOSED SINCE 1997 WITH DRIED SLUDGE IN PLACE. SITE NOT SUITABLE FOR DEVELOPMENT.

NEW RIVER

CLAYTOR LAKE

**LEGEND**

- PROPOSED FACILITIES
- EXISTING FACILITIES
- PARK PROPERTY
- PARK BOUNDARY
- - - PARK TRAILS

**MASTER PLAN FOR  
 CLAYTOR LAKE STATE PARK**

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

APRIL 2010



CONTOUR INTERVAL: 20 FEET