



James River State Park
751 Park Road
Gladstone, VA 24553

James River State Park MASTER PLAN

2004 Executive Summary
And 2008 Amendment



Department of Conservation & Recreation

CONSERVING VIRGINIA'S NATURAL & RECREATIONAL RESOURCES

JAMES RIVER STATE PARK
BUCKINGHAM COUNTY, VA

EXECUTIVE SUMMARY

*(Adopted by DCR Director Joseph H. Maroon on December 16, 2004.
This is an update of the 1998 James River State Park Master Plan.)*

The James River State Park was purchased as part of the Park and Recreational Facilities Bond Act of 1992. The park is located in Buckingham County, ten miles north of Route 60 at Bent Creek and across the James River from Norwood. The Park is 80 miles west of Richmond and 32 miles north-east of Lynchburg. The park is accessed via Route 605 from Route 60 at Bent Creek. The park currently consists of 1525 acres. Three in-holdings totaling 17 acres have been identified for future acquisition.

The lands purchased for the Park lie along the James River and contain approximately 3 miles of river frontage. A wide floodplain blends into hills that become rolling topography with steep drainages and broad terraces. Most of the floodplain and gently rolling uplands were farmed or used for pasture by previous owners. The steeper slopes and upland areas were maintained in timber and a number of loblolly pine stands have been planted over the years. The forest land that is not in pine plantations is comprised of mixed upland hardwoods. Three ponds located on the property support a good recreational fishery.

The development of James River State Park has been ongoing since shortly after it was acquired. Beginning with the upgrading of Route 606, a series of new park roads have been constructed to provide access to the park development nodes. The funding from the 1994 bond paid for the development of picnic shelters, restrooms, parking lots, ranger residence, maintenance area, contact station, water system, and boating access facilities. Park staff developed canoe-in and back-country primitive campsites and an extensive trail system.

Visitation at the developing park has increased each year since it opened. The rate of growth of visitation has been influenced by the shortage of overnight facilities and the park's remote location at some distance from a large day-use visitor source. It is anticipated that the opening of the campground and cabins will increase visitation substantially.

1997	1998	1999	2000	2001	2002	2003
2,948	11,424	28,370	33,954	31,753	28,365	21,690

The 2004 bond includes funding for a full service campground, cabins, an additional residence, equestrian campground, visitor center/office complex, and an upgraded contact station.

Proposed future development, as set forth in the master plan but not funded in the 2002 bond, includes three additional shelters, one of which has a warming kitchen attached; an amphitheatre; and two playgrounds. An additional ranger residence is also approved.

Planners and state parks staff from the Department of Conservation and Recreation conducted a review of the current master plan in accordance with § 10.1-200.1 of the Code of Virginia. After a thorough review of the adopted master plan and a discussion of changing conditions in the vicinity of the park, it was determined that no significant events had occurred that would trigger a full revision of the master plan. The park purpose statement, goals and objectives, and the desired future condition of the park had not changed since adoption of the current plan in 1998. The phased development plan and costs were updated to reflect projects that had been completed since 1998, and the park staffing and operations costs data were added to bring the 1998 plan up to current standards.

All facilities developed in this park are carefully sited to minimize impact to the park's setting and viewshed. Building designs will utilize "green," energy efficient, and sustainable materials and processes as much as practical. All development activities will comply with the requirements set forth by the Department of Conservation and Recreation's Best Management Practices Handbook for Erosion and Sediment Control in order to protect water quality. All future phases of park construction will be developed in an environmentally sensitive manner.

The planned facilities listed below are presented in priority order. The first five projects listed in Phase I will be constructed using funds from the 2002 General Obligation Bond. The remaining projects in Phase I are high priorities but have not been funded to date. 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

- Construct campground
- Construct cabins and lodges
- Construct Equestrian Campground
- Enlarge Contact Station
- Construct Visitor Center/Office Complex
- Renovate Existing Sub-standard Staff Residence
- Construct Shower/Dressing Room Facilities at Landings
- Construct Staff Residence
- Develop Canoe Livery Node at Bent Creek

PHASE II

- Construct Playground at Shelter 3 and 4
- Acquire 3 In-holdings
- Construct Lake Below Cabins
- Develop Canoe-In Campground on Cunningham Island

PHASE III

Expand Campground by 30 Spaces with Bathhouse
Construct Large Shelter with Kitchen
Construct 2 Small Shelters
Expand Equestrian Campground by 15 Sites and 45 Stalls
Construct 3 Group Equestrian Camp Sites

The estimated cost to complete development of James River State Park, including the 2002 GOB projects, is \$19,912,932.

Staffing and Operational Costs

Staffing and operational costs at James River State Park are presently budgeted at \$293,000 annually, including salaries for 4 permanent staff. The 2002 Senate Document No. 4, Report of the Commission Studying the Future of Virginia's Environment, proposes a rebenchmarking of state park funding. The proposal for James River identifies a need for an additional \$175,000 in operating costs, which includes salaries for 3 additional permanent staff. At complete build out of the 3 phases of development, 4 additional staff will be needed and an additional \$511,000 in operating funds. Without the staffing and funding proposed in Senate Document No. 4, the projected staffing and operating costs for the 3 development phases will be insufficient to adequately operate the park. Total budget for James River at full build out is projected to be \$979,000, with 11 staff positions. (See chart on next page)

James River State Park – Staffing and Operational Costs

EXISTING (FY 04)	2002 PROPOSED REBENCHMARKIN G*	PHASE 1	PHASE 2	PHASE 3	FULL BUILD OUT
STAFFING	STAFFING	STAFFING	STAFFING	STAFFING	STAFFING
Park Manager					Park Manager
	Asst. Park Mgr				Asst. Park Mgr
Chief Ranger		Chief Ranger			Chief Ranger (2)
Park Ranger	Park Ranger (2)	Park Ranger (2)		Park Ranger	Park Ranger (6)
Prog. Support Tech.					Prog. Support Tech.
SALARY TOTAL	SALARY TOTAL	SALARY TOTAL	SALARY TOTAL	SALARY TOTAL	SALARY TOTAL
\$152,000	\$73,000	\$103,000	-	\$33,000	\$361,000
WAGE TOTAL	WAGE TOTAL	WAGE TOTAL	WAGE TOTAL	WAGE TOTAL	WAGE TOTAL
\$76,000	\$23,000	\$150,000	\$12,000	\$29,000	\$290,000
OTPS TOTAL	OTPS TOTAL	OTPS TOTAL	OTPS TOTAL	OTPS TOTAL	OTPS TOTAL
\$65,000	\$79,000	\$165,000	\$3,000	\$16,000	\$328,000
TOTAL BUDGET (FY04)	TOTAL BUDGET	TOTAL BUDGET	TOTAL BUDGET	TOTAL BUDGET	TOTAL BUDGET (FY04)
\$293,000	\$175,000	\$418,000	\$15,000	\$78,000	\$979,000

