



Wilderness Road State Park
8051 Wilderness Road
Ewing, Virginia 24248

WILDERNESS ROAD STATE PARK

MASTER PLAN EXECUTIVE SUMMARY 2014 UPDATE

Department of Conservation and Recreation
Division of Planning and Recreation Resources
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Wilderness Road State Park

MASTER PLAN EXECUTIVE SUMMARY

2014 UPDATE

Presented for review at a public meeting on November 21, 2013, then recommended for adoption by the Board of Conservation and Recreation on May 12, 2014, and then reviewed for 30 days by the Virginia General Assembly.

Adopted:

_____/S/_____

Clyde E. Cristman, Director
Department of Conservation and Recreation
July 7, 2014



WILDERNESS ROAD STATE PARK

2014 MASTER PLAN EXECUTIVE SUMMARY

The Wilderness Road State Park Master Plan Executive Summary is an update to the official unabridged master plan document adopted on December 14, 1998, by Department of Conservation and Recreation (DCR) Director David G. Brickley and Secretary of Natural Resources John Paul Woodley, Jr. A Master Plan Amendment was approved on March 22, 2002, by Acting DCR Director Leon E. App. An additional Master Plan Amendment was approved on June 10, 2009, by DCR Director Joseph H. Maroon. This 2014 executive summary represents the most recent five-year review described in §10.1-200.1 of the *Code of Virginia*.

Wilderness Road State Park is located in the southwestern section of Lee County. The property is adjacent to Route 58 and is about 9 miles from the VA/TN/KY border. The site consists of approximately 393 acres of rolling land, including the 8.59 mile Wilderness Road Trail that was deeded to the Commonwealth of Virginia in 2013. There are two woodlots with stands of cedars and mixed hardwoods. The main house, called Karlan, dates to the mid 1870s. Due to modifications in the '40s or '50s, the structure is ineligible for inclusion in the Virginia Register of Historic Places; however, it is recognized as being regionally significant. Two residences, a barn, stable, and miscellaneous outbuildings are also located on the site. The property was acquired in 1993 using funds from the Parks and Recreational Facilities Bond Act of 1992. The 113 acre Gilbert Tract was acquired in 2008.

This 2014 update places value on connecting Wilderness Road to other resources in the community. The Wilderness Road Trail connects to Cumberland Gap National Historical Park, which offers 50 miles of trails. Kentucky's 110-mile Pine Mountain State Scenic Trail is currently under construction and will, when completed, connect the Cumberland Gap National Historical Park to Breaks Interstate Park (part of the Great Eastern Trail). This state park is also identified as a component of the proposed Beaches to Bluegrass trail. Other groups working on regional trail connectivity include the Southern Appalachian Greenway Alliance and the Southwest Regional Recreation Authority (Spearhead Trails). The Daniel Boone Wilderness Trail is a four-hour driving tour through three counties, and Route 58 through the area is a designated Virginia Byway. Wilderness Road is also listed as a site on the Department of Game and Inland Fisheries' Birding and Wildlife Trail. The Wilderness Road State Park Regional Connectivity Map is an attachment to the full Master Plan document.

As a part of the 2014 master plan process, the 1998 park master plan was reviewed, as well as the 2002 and 2009 master plan amendments. It was determined that a significant number of changes occurred to the plan to warrant a full revision of the master plan. This executive summary and accompanying map have been updated. The phased development plan and costs have also been revised to reflect current proposed projects, and the park staffing and operations cost data have been also updated to reflect the changes in the plan. The purpose of Wilderness Road State Park, below, was also updated as a part of this planning process.

The purpose of Wilderness Road State Park is *“To tell the story of the migration westward to the “wilderness.” Also, to celebrate the cultural, historical, and natural resources of the Cumberland Mountain Region, fabled in the explorations of Daniel Boone.”*

The following table depicts park attendance during the period 2005 to 2013:

2005	2006	2007	2008	2009	2010	2011	2012	2013
90,234	117,537	103,861	138,890	162,967	164,294	158,725	174,221	136,233

In 2013 Wilderness Road had 136,233 visitors, and all were day- use visitors. With this level of visitation, it is estimated that the park had an economic impact on the local economy of approximately \$2,265,984. Master plan recommendations designed to increase visitation and improve the visitor experience, once implemented, should have a further positive impact on the region’s economic vitality.

Existing facilities at Wilderness Road include:

- Karlan House and grounds
- Access road and parking areas
- Staff residences
- Visitor center and parking
- Pioneer village demonstration area
- Historic Martin’s Station
- Maintenance area
- Comfort station in day-use area.
- Playground
- Lester Serva and Oliver Lee Cabins
- Group camp
- Trails
- Picnic Areas
- Playground Equipment
- Amphitheater
- 8.59 miles of the Wilderness Road Trail.

Wilderness Road State Park received Federal Land and Water Conservation Funds (LWCF) in 2003 for construction of the park visitor center. In compliance with the LWCF Act of 1965 and amendments thereto, the Commonwealth of Virginia is required to maintain the park for public outdoor recreation in perpetuity.

This 2014 master plan update describes both proposed facilities and improvements to existing facilities. New facilities are sited to minimize impact to the park, and in keeping with the prescriptive management areas as defined by the Park Resource Management Plan and the guidelines of the Park Visitor Experience Plan, when available. To the greatest extent possible, Virginia State Parks strives to meet the requirements of the Americans with Disabilities Act (ADA) Standards. Building and site design will implement green energy standards using energy-efficient and sustainable materials and process to the greatest extent possible. Green design initiatives will be considered during the design process for park renovations and new construction. These facilities will be carefully sited

to minimize impacts to the views in the park and of the park from adjacent lands. Consideration will be given to eliminate excessive, misdirected, or obtrusive artificial light in the park in order to maximize the dark sky effect and encourage astronomy and night-sky viewing. Development activities will comply with requirements set forth by the Department of Conservation and Recreation's Best Management Practices (BMP) Handbook for Erosion and Sediment Control in order to protect water quality.

Additional land acquisition is recommended to enhance connectivity of natural and recreational resources, enhance park offerings, buffer the park from inappropriate development and/or protect valued viewsheds. Future land acquisitions 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 proposed developments for Wilderness Road State Park are presented in priority order; Phases I through III are representative of total build-out (completed development of this master plan) over the course of the plan's 20-year time span. Total estimated cost is \$34,913,198.

Phase I

- Cabin complex – 20 Cabins
- Staff residence
- Spray-ground
- Toddler playground
- Demolish selected structures (north tract)
- Stabilize two frame barns (north tract)
- Group Camp – add shelter and vault toilet
- Picnic Area – add comfort station
- Accessible trail/fitness trail loop near creek
- Indian Village

The total estimated cost for Phase I development is \$16,578,362

Phase II

- Meeting facility
- Demolish barn/stable near Karlan House
- Storage building (barn-like appearance)
- Equestrian Campground
- Connector trail to Cumberland Gap National Historic Park

The total estimated cost for Phase II development is \$10,425,823

Phase III

Campground (30 sites with 3 camping cabins and a volunteer bunkhouse)
Expanded trail system

The total estimated cost for Phase III development is \$7,909,013

The total cost to bring Wilderness Road State Park to its desired future condition is \$34,913,198

Staffing and Operations

Staffing and operational costs at Wilderness Road State Park are presently budgeted at \$697,000 annually, including salaries for six staff positions. At complete build-out of the proposed three phases of development, six additional staff will be needed, as well as an additional \$671,000 in operating funds. 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 for the three development phases. The total budget for Wilderness Road at full build-out is projected to be \$1,339,000 with 12 staff positions.

WILDERNESS ROAD STAFFING AND OPERATING COSTS

EXISTING (FY 14)	PHASE 1	PHASE 2	PHASE 3	FULL BUILD OUT
STAFFING				STAFFING
Park Manager				Park Manager
		Asst. Park Mgr		Asst. Park Mgr
Chief Ranger				Chief Ranger
Educ. Specialist	Educ. Specialist			Educ. Specialist (2)
Park Ranger (2)	Park Ranger	Park Ranger		Park Ranger (4)
	Housekeeper (2)			Housekeeper (2)
Office Manager				Office Manager
SALARY TOTAL				SALARY TOTAL
\$345,000	\$196,000	\$109,000		\$650,000
WAGE TOTAL				WAGE TOTAL
\$228,000	\$139,000	\$32,000	\$17,000	\$416,000
OTPS TOTAL				OTPS TOTAL
\$124,000	\$148,000	\$18,000	\$12,000	\$302,000
TOTAL BUDGET (FY14 dollars)				TOTAL BUDGET (FY14 dollars)
\$697,000	\$483,000	\$159,000	\$29,000	\$1,339,000

NOTE – All costs (salary, wage, OTPS (Other than Personnel Services)) are based on FY14 budget projections.

CUMBERLAND GAP NATIONAL HISTORICAL PARK



MASTER PLAN FOR WILDERNESS ROAD STATE PARK

COMMONWEALTH OF VIRGINIA

DEPARTMENT OF
CONSERVATION AND RECREATION

DIVISION OF
PLANNING AND RECREATION RESOURCES

PREPARED BY DESIGN AND CONSTRUCTION

JULY 2014

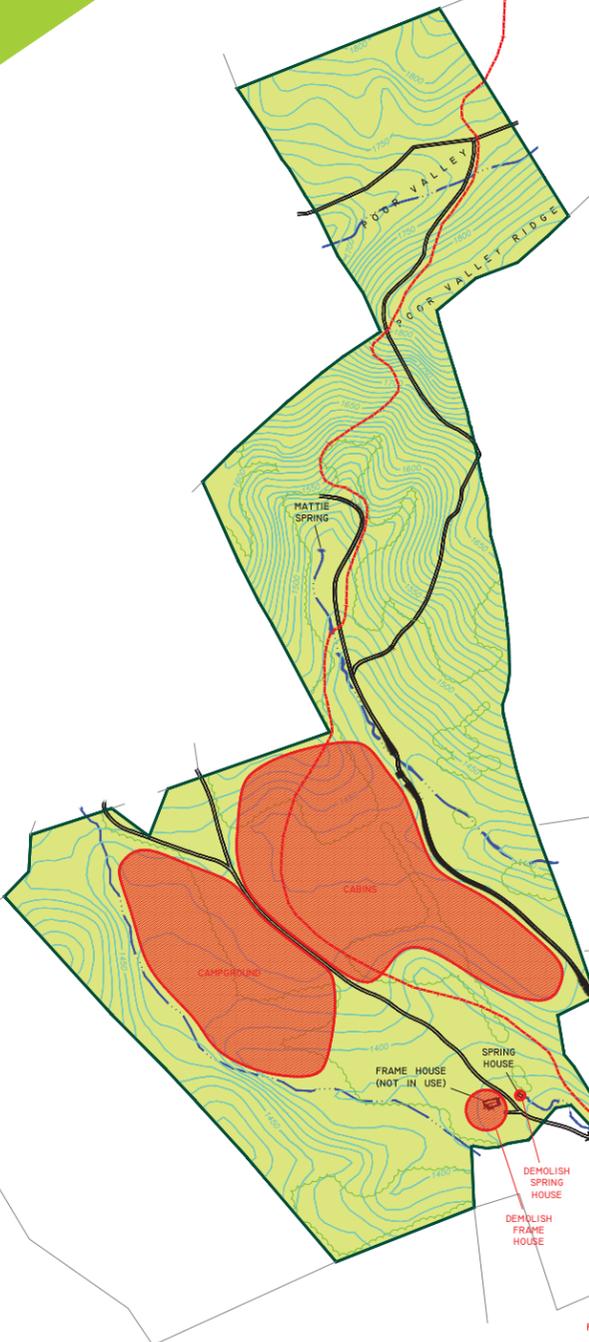
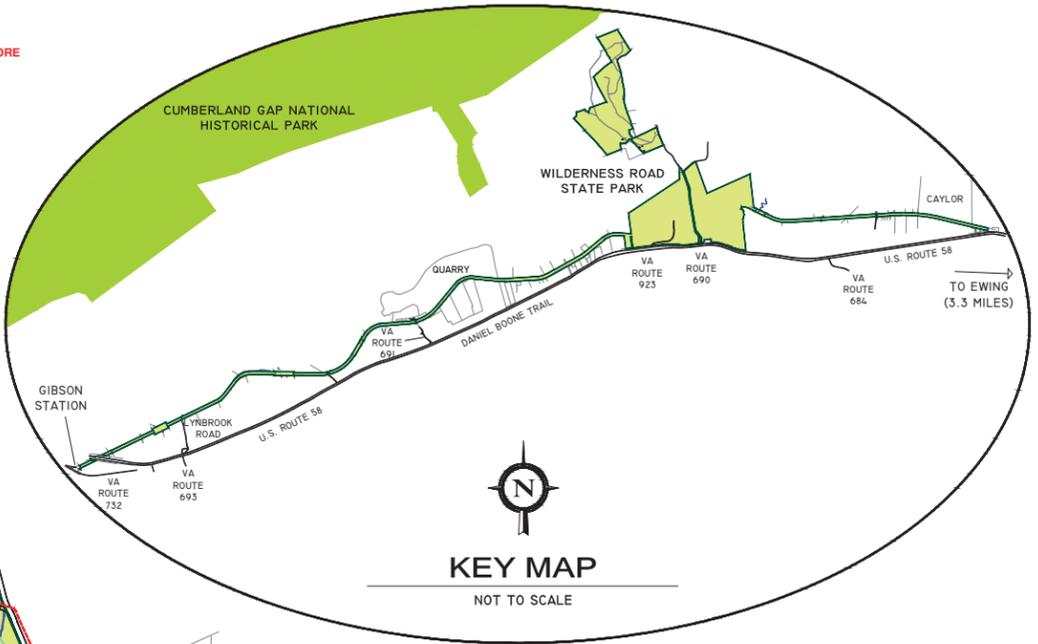
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CONTOUR INTERVAL : AS NOTED



GENERAL NOTES:

- ENHANCE ADA ACCESS THROUGHOUT THE PARK.
- EXPAND PARK TRAILS & EXPLORE TRAIL CONNECTIONS OUTSIDE PARK.
- RELOCATE UTILITY WIRES UNDERGROUND.



LEGEND

- PROPOSED FACILITIES
- EXISTING FACILITIES
- PARK PROPERTY
- PARK BOUNDARY
- WATER
- TREE LINE
- EXISTING ROAD
- EXISTING BUILDINGS
- HIKING TRAILS
- NWI WETLANDS

