



SEVEN BENDS STATE PARK

MASTER PLAN EXECUTIVE SUMMARY

NOVEMBER 2008

Department of Conservation and Recreation
203 Governor Street, Suite 326
Richmond, Virginia 23219

**SEVEN BENDS STATE PARK
MASTER PLAN
EXECUTUVE SUMMARY**

This master plan was reviewed by the Department of Conservation and Recreation Board at their August 1, 2008 meeting. Joseph H. Maroon, Director of the Department of Conservation and Recreation adopted the plan on November 26, 2008. Signature is on file.

Seven Bends State Park is located in east-central Shenandoah County near the town of Woodstock. The park consists of 1,066 acres situated in the geographically unique Seven Bends area of the North Fork of the Shenandoah River. The majority of the park was compiled from donated land. The Town of Woodstock donated almost 85 acres of what had been the town reservoir site. Dr. James R. Myers donated the largest parcel, consisting of almost 674 acres adjacent to the reservoir site. The third parcel, known as Camp Lupton, was purchased by the state from the Massanutten Military Academy and contained over 306 acres.

The park's eastern border is shared with the George Washington- Jefferson National Forest, thus expanding the park's potential to meet public outdoor recreational needs by many thousands of acres. The park's western boundary is the North Fork of the Shenandoah River where a four-mile long shoreline provides water based recreational potential. Access to the park is somewhat limited by narrow gravel roads and low water bridges.

The park land lies on the western slope of Powell Mountain in the Massanutten Mountain range and is primarily steeply sloped and forested. The park lands along the banks of North Fork of the Shenandoah River are generally comprised of old floodplain terraces. Of the 1,066 acres of park land, approximately 234 acres are open fields that have been farmed as hay and row crops and are currently being maintained through agricultural leases. The 106 acres lying along the river are classed as floodplain and the remaining 726 acres are forested uplands.

With one in three Virginians living in Northern Virginia there is a large demand for nearby public access to open spaces and recreational water resources. Seven Bends State Park is ideally positioned to help meet those demands. These include the outdoor recreational activities that have the highest participation rates such as walking for pleasure, fishing, visiting natural areas, parks and historic sites, boating, swimming, picnicking, and using playgrounds. Once developed, the Seven Bends State Park will help to meet the needs of a growing population for traditional family oriented outdoor recreation activities.

The master plan for Seven Bends State Park was developed in accordance with the master planning process set forth in §10.1-200.1 of the Code of Virginia. An advisory committee comprised of Shenandoah County residents, adjacent landowners, government officials, user groups, and local businesses worked with agency staff to craft the plan with the

Seven Bends Executive Summary

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 Seven Bends State Park, the gateway to the heart of the Shenandoah Valley, is to provide water and land based outdoor recreational and educational opportunities while protecting and interpreting the spectacular scenic viewshed and the unique geological, natural, and historical resources of the storied seven bends area of the North Fork of the Shenandoah River in Virginia.”

Goals and Objectives were adopted that provide for a wide range of day-use and overnight opportunities. River based recreational activities include fishing from the shore or boat, canoeing/kayaking, and tubing. Land based recreational activities proposed include multi-use trails for hikers, bicyclists, and equestrians, campgrounds, cabins, picnic areas, nature study and interpretive areas, and an environmental education center. Staff housing, maintenance, administrative buildings and facilities were also proposed.

An existing system of farm and forest management roads and trails provides the basis for an extensive trail system within the park with linkages to existing trails in the National Forest. The many miles of river frontage offers a range of water based recreational opportunities. A diversity of habitats provides outstanding opportunities for nature study, outdoor classrooms, and programming in the proposed environmental educational center.

To enhance management and operational efficiencies, only one entrance is proposed for the park. Even though two roads provide access to the park, it was determined that the most direct route to bring visitors to the park was to use East Reservoir Road and South Hollingsworth Road to the park entrance. These roads, and the low-water bridge, will need upgrades to secondary road standards. The bridge will have to be replaced before construction of the park can begin due to restricted approaches and limited weight capacity.

Phase I development focuses on providing administration and day-use facilities on the southern side of the park near the entrance. Proposed facilities include administrative and maintenance facilities, utilities, internal roads, parking areas, upgrades to trails, a picnic area, hand-carried boat launches, and bank fishing nodes.

The environmental education center is a significant part of the park's development in Phase II. Additional amenities provided in Phase II include administrative, backcountry, and day use amenities. A parking lot for day-use horse trailers is also proposed in Phase II.

Phase III completes the overnight facilities for the park. The park road will be extended to provide access to the overnight area on the northern end of the park. Overnight amenities proposed are cabins, a campground, group camp, canoe-in campsites along the river, and additional backcountry camp sites. Additional day-use and water access facilities in the northern area are also included in Phase III.

SEVEN BENDS STATE PARK PHASED DEVELOPMENT PLAN

Before construction can begin at the park, improvements need to be completed on the park entrance road to allow construction vehicles to access the park. Consideration should be given to including bicycle and pedestrian accommodations along this road to connect the park to the town.

Upgrade Access Roads to Park \$5.1 million

- Replace low-water bridge at South Hollingsworth Road
- Upgrade East Reservoir Road and South Hollingsworth Road to secondary road standards.

Phase I

Develop infrastructure – water, sewer, electric, telephone, internal roads and parking

Staff Residence

Contact Station with office

Maintenance Facility

Day-Use facilities:

- River access including parking, boat launching, bank fishing nodes and river-side trail
- Picnic area I, along the river, with shelters, playground, restrooms and parking
- Upgrade park multi-use trail system
- Connector trail to the GW-Jefferson NF from trailhead parking

Demolish or stabilize buildings on Camp Lupton site

Stabilize Woodstock Reservoir site

Total Cost of Phase I \$ 9.1 million

Phase II

Extend park road to picnic area II

Residential Environmental education center/ park office/ visitor center with parking

Picnic area II -- along the river with shelter and parking

Day-use parking for horse trailers

Bank fishing nodes

Primitive back country campsites

Staff residence

Extend trail system

Total Cost of Phase II \$11.7 million

Phase III

Extend park road to northern area

10 cabins

30-site campground with bathrooms, support facilities, camp cabins, and group camp

10 river-side primitive campsites

Staff residence

Convert existing building(s) to park support use

Boat launch, portage, and parking

Bank fishing nodes

Seven Bends Executive Summary

Picnicking at new boat ramp with restroom and parking
Primitive campsites
Trail system expansion

Total Cost of Phase III	\$17.9 million
Total cost of the park and off-site improvements	\$43.8 million

Staffing and Operational Costs

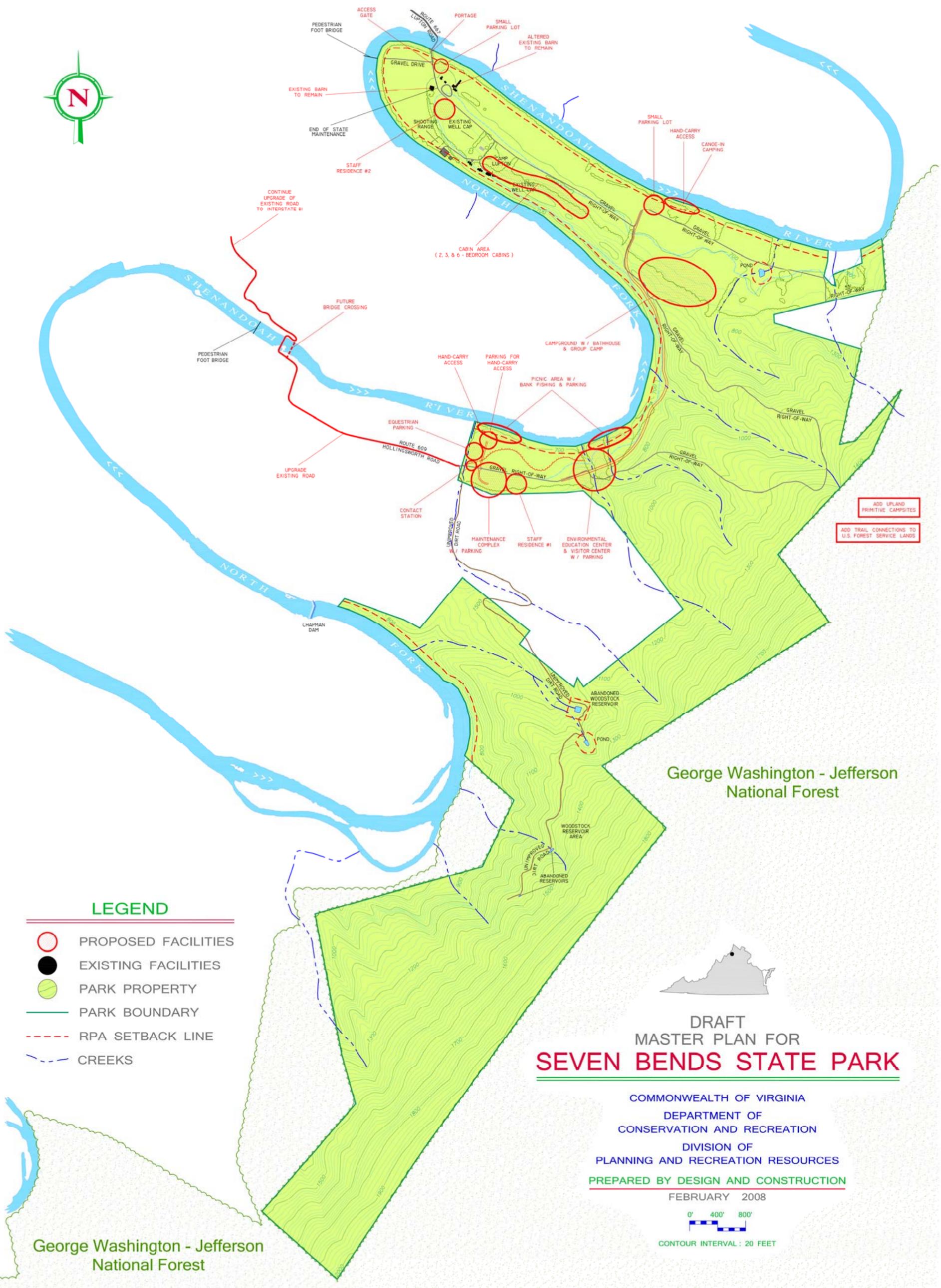
Staffing and operational costs for the new Seven Bends State Park are based on fiscal year 2009 budget projections. Each development phase has specific staffing needs and operational costs. In addition, each phase will have one-time expenses for vehicles, tractors, mowers, weed eaters, communications equipment, and other equipment associated with new staff and facility operations. The total costs for Phase 1 development including salaries for five (5) permanent staff, OTPS expenses, and one time costs is \$566,000. At complete build out, to be able to achieve full operation, an additional \$499,000 in operating funds will be needed which includes salaries for four (4) additional staff. The total one-time costs for all three (3) phases are projected to be \$332,000. Without the projected staffing, operating and one-time costs for the three (3) development phases, there will be insufficient funds or staff to adequately operate the park at full build out. The total cost to operate the Seven Bends State Park at full build out is projected to be \$1,136,000. See Chart on next page.

**SEVEN BENDS STATE PARK
OPERATING AND STAFFING REQUIREMENTS**

PHASE 1	PHASE 2	PHASE 3	FULL BUILD OUT
STAFFING	STAFFING	STAFFING	STAFFING
Park Manager			Park Manager
		Asst. Park Manager	Asst. Park Manager
Chief Ranger			Chief Ranger
	Education Specialist		Education Specialist
Park Ranger (2)	Park Ranger	Park Ranger	Park Ranger (4)
Prog. Support Tech.			Prog. Support Tech.
SALARY TOTAL	SALARY TOTAL	SALARY TOTAL	SALARY TOTAL
\$241,000	\$91,000	\$101,000	\$433,000
WAGE TOTAL	WAGE TOTAL	WAGE TOTAL	WAGE TOTAL
\$36,000	\$78,000	\$91,000	\$192,000
OTPS TOTAL	OTPS TOTAL	OTPS TOTAL	OTPS TOTAL
\$28,000	\$48,000	\$90,000	\$161,000
ANNUAL OPERATING COSTS	ANNUAL OPERATING COSTS	ANNUAL OPERATING COSTS	ANNUAL OPERATING COSTS
\$305,000	\$217,000	\$282,000	\$804,000
ONE TIME COSTS*	ONE TIME COSTS*	ONE TIME COSTS*	ONE TIME COSTS*
\$261,000	\$19,000	\$52,000	\$332,000
TOTAL COSTS	TOTAL COSTS	TOTAL COSTS	TOTAL COSTS
\$566,000	\$236,000	\$334,000	\$1,136,000

NOTE – All costs (salary, wage, OTPS (Other than Personnel Services), One time) are based on FY09 budget projections.

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



LEGEND

-  PROPOSED FACILITIES
-  EXISTING FACILITIES
-  PARK PROPERTY
-  PARK BOUNDARY
-  RPA SETBACK LINE
-  CREEKS

ADD UPLAND PRIMITIVE CAMPSITES
 ADD TRAIL CONNECTIONS TO U.S. FOREST SERVICE LANDS

George Washington - Jefferson National Forest

George Washington - Jefferson National Forest



DRAFT MASTER PLAN FOR SEVEN BENDS STATE PARK

COMMONWEALTH OF VIRGINIA
 DEPARTMENT OF CONSERVATION AND RECREATION
 DIVISION OF PLANNING AND RECREATION RESOURCES
 PREPARED BY DESIGN AND CONSTRUCTION
 FEBRUARY 2008



CONTOUR INTERVAL: 20 FEET