



Chippokes Plantation State Park
695 Chippokes Park Road
Surry, VA 23883

Chippokes Plantation State Park MASTER PLAN EXECUTIVE SUMMARY

December 2011 UPDATE and April 2012 Amendment



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

Chippokes Plantation State Park Master Plan Amendment

In 1968, Stanley Abbott, FASLA, prepared the original Chippokes Master Plan to guide the development of the park. Phase I plans for park development were prepared by the same consultants in 1972. Subsequently, a revised master plan for Chippokes Plantation State Park was adopted on May 16, 2000, by Department of Conservation and Recreation (DCR) Director David G. Brickley. The plan was later amended and then adopted on November 14, 2006, by DCR Director Joseph H. Maroon. The plan was updated again and subsequently adopted on December 20, 2011, by DCR Director David A. Johnson.

The purpose of this amendment is to recognize the action taken by the 2012 General Assembly to merge the Chippokes Plantation Farm Foundation into Chippokes Plantation State Park and to eliminate the Board of Trustees of the Chippokes Plantation Farm Foundation.

This amendment was reviewed and recommended for adoption by the Board of Conservation and Recreation at their April 23, 2012, meeting.

Based on the requirements of §§ 10.1-200.1 et seq. of the *Code of Virginia*, this proposed amendment is approved and made part of the master plan for Chippokes Plantation State Park.

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

April 25, 2012
Date

CHIPPOKES PLANTATION STATE PARK MASTER PLAN EXECUTIVE SUMMARY

2011 UPDATE

Reviewed by the Board of Conservation and Recreation on December 15, 2011.

Approved:

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

December 20, 2011
Date

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



CHIPPOKES PLANTATION STATE PARK MASTER PLAN EXECUTIVE SUMMARY

2011 Update

This Chippokes Plantation State Park Master Plan Executive Summary is an update to the official unabridged master plan document adopted in 2000 and amended in 2006 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 and §10.1-200.1 of the *Code of Virginia*. It outlines the desired future condition for this State Park when it is fully developed.

Chippokes Plantation is one of the oldest continuously farmed plantations in the United States and a unique and treasured Virginia State Park. Chippokes Plantation Historic District was listed on the National Register of Historic Places in 1969 with a listing update in 1986. On the Walnut Valley Farm property, there is a slave cabin that has been dendrochronologically dated to 1814, making it the second oldest such structure in the Commonwealth. This structure is eligible for state and national register listing. Numerous Native American archaeological sites have also been identified in the park.

Chippokes Plantation State Park is located in the Crater Planning District along the James River in Surry County. The James River has had a major influence on the development of trade and industry in the area. It was the James that permitted the first settlers to travel inland, establish a permanent settlement at Jamestown, and later cross the river to Chippokes Plantation. The James allowed the plantation to be developed and flourish by providing a means of accessing and transporting the products grown on the property.

The first English owner of the property was Captain William Powell, who was granted 550 acres of river frontage on Chippokes Creek in 1619. Captain Powell's son inherited the plantation in 1645 and then sold it to Henry Bishop in 1646. Mr. Bishop expanded the plantation boundaries to include 1,403 acres. From 1684 through 1827, the property was in the Ludwell family, though they did not reside there. Several absentee landlords owned the property between 1827 and 1837, when Albert Carroll Jones became the owner and resident. He built the current plantation house in 1854, but he preferred to live in the River House overlooking the James. The plantation remained in the Jones family until 1918, when it was put up for public auction.

The last private owners were Mr. and Mrs. Victor W. Stewart, who restored and lived on the property during a period of four decades. In 1967, Mrs. Stewart donated the plantation to the Commonwealth of Virginia as a memorial to her husband. During the same period, she also sold an additional, adjacent 280 acres to the state for \$10.00. This property, called the Chestnut Farms portion of the park, was planned to be the site for the more modern support and recreational facilities.

In 1968, Stanley Abbott, FASLA, prepared the original Chippokes Plantation Park Master Plan. Mrs. Stewart provided guidance on this original plan, which carried out her wishes to preserve the plantation in its entirety for the expression of daily plantation farm life through the centuries. The original plan also detailed the development of a variety of day-use and overnight facilities to be centered on the Chestnut Farms portion of the park. The park opened to the public in 1970, attendance that year was 11,615. In 2010, the park's visitors numbered more than 78,000.

Additionally, the plantation grounds are home to the Chippokes Farm and Forestry Museum. In 1977, The Virginia General Assembly created the Chippokes Plantation Farm Foundation, a quasi-state agency with the autonomy to solicit donations. The foundation commissioned the efforts of Abbott and Associates to design the Virginia Agriculture and Forestry Museum for displaying a large number of antique farm tools, early equipment, and housewares. The museum opened in 1990 on the Chippokes Plantation State Park grounds.

This 2011 update places value on connecting Chippokes Plantation State Park to other resources in the community. Water resources are abundant; in addition to the James River, the Lower Chippokes Creek serves as a park boundary and there are many smaller tributaries in close proximity to the park. Conservation areas nearby include James River National Wildlife Refuge, Dendron Swamp State Natural Area Preserve, Ragged Island Wildlife Management Area and the Hog Island State Wildlife Refuge. There are many historic properties nearby to the park, and across the James are both Jamestown and the Williamsburg historic areas. The James River with its scenic and natural values, was declared a Historic River by the General Assembly in 1988. Scenic Roads in the area include portions of State Highway Routes 10, 156, and 40 in Surry County. Stronger park connections could be established with the Captain John Smith Chesapeake National Historic Trail, the James River Heritage Trail, and the East Coast Greenway. The park is already recognized on the Department of Game and Inland Fisheries (DGIF) Birding and Wildlife Trail. The Chippokes Plantation State Park Regional Connectivity Map is an attachment to the full Master Plan document.

Chippokes Plantation State Park received Federal Land and Water Conservation Funds (LWCF) in 1976, 1978, and 2005 for park facility development. 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.

While preparing the original 2000 Chippokes Plantation State Park Master Plan, meetings were held with DCR staff and a Master Plan Advisory Committee comprised of area citizens, local government officials, and representatives of organizations to assist with the development of the plan. The committee helped formulate a park purpose statement as well as park goals and objectives, which guide future park operations and development. The DCR staff also conducted two public meetings to solicit input from the general public. Following the development of the master plan, it was recommended for approval by the Board of Conservation and Recreation and then approved by the DCR Director on May 16, 2000. The master plan was reviewed in 2006 by the DCR Board, staff and

Director. The following master plan amendment was adopted by the DCR Director on November 14, 2006, “Minor amendment for the relocation of the Farm Foundation Education Complex, Park Maintenance Area and the inclusion of plan elements for the Walnut Valley Farm Acquisition.”

As a part of the 2011 master plan process, the 2000 park master plan and the 2006 Plan Amendment were reviewed. It was determined that no significant changes occurred to warrant a full revision of the master plan. The goals and objectives and the desired future condition of the park have not changed since adoption of the 2000 plan and 2006 Amendment. Planning staff met with park staff and toured the park to prepare this plan update. The phased development plan and costs have been revised to reflect projects that have been completed since 2000. The park staffing and operations costs data have also been updated to reflect current conditions.

The park purpose statement is stated below:

The purpose of Chippokes Plantation State Park is to preserve and interpret in perpetuity the cultural landscape which represents over four centuries of rural life along the James River.”

The following table depicts park attendance during the period 2002 to 2010.

2002	2003	2004	2005	2006	2007	2008	2009	2010
88,756	79,202	79,142	109,291	86,008	117,189	64,300	74,821	78,303

In 2010 Chippokes had 78,303 visitors to the park; 24,089 were overnight guests, while 54,214 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 \$2,674,099. Master Plan recommendations designed to increase visitors and improve the visitor experience, once implemented, should have a further positive impact on the community’s economic vitality.

The park currently has a wide variety of traditional offerings including a visitor center; campground; overnight cabins; swimming pool complex; hiking, biking and equestrian trails; and picnic facilities. Yet at the same time it maintains the integrity of historical, natural, and landscaped resources of the site.

This 2011 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 and water bodies. 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.

Chippokes, due to its location on the James River will have ongoing issues with shoreline erosion. Other ongoing challenges include placing utility wires underground in the historic areas, resurfacing roads and parking areas, constructing trails and trail connectors, and enhancing accessibility in the park.

Additional land acquisition is recommended in this park to enhance park offerings, establish connective trail easements/corridors, buffer the park from inappropriate development or protect valued viewsheds. The acquisition of lands 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 is encouraged. In working cooperatively with neighboring landowners, the park will be enhanced and protected over time. In the future, if land adjacent to the park becomes available, efforts should be made to preserve the property through donations, PDR's, easements, or fee acquisition.

The Master Plan Map depicts the location of planned future development. The proposed developments for Chippokes Plantation State Park are presented in priority order. Completion of the projects in this list will represent total build-out (completion of the master plan) and covers a 20-year timeframe.

Phase I

- Stabilize and restore historic structures at Walnut Valley Farm site
- Remove non-historic structures at Walnut Valley Farm site
- Renovate campsites in Loop A including construction of a camp host site
- Construct 3 bay pole shed at Maintenance Area
- Install fuel station at maintenance area
- Construct Farm and Forestry Center Educational Building
- Expand park trails and external trail connections
- Enhance ADA access through out the park
- Renovate Bathhouse and upgrade pool facilities
- Place utility wires underground in historic areas

The total estimated cost for Phase I development is \$16,304,301

Phase II

Stabilize and Renovate River House, including exhibits
Renovate Interpreter's Cottage to a rental cabin
Renovate Conference Shelter with comfort station
Renovate historic gardens at Mansion
Stabilize shoreline erosion
Resurface park roads and parking areas
Construct Pier

The total estimated cost for Phase II development is \$6,244,290

Phase III

Develop equestrian camping area
Construct interpretive shelter
Construct interpretive wharf exhibit
Construct a Picnic Area (carryover project, not recommended due to site flooding)

The total estimated cost for Phase III development is \$2,320,110

The total cost to bring Chippokes Plantation State Park to its desired future condition is \$24,868,701

STAFFING AND OPERATIONS

Staffing and operational costs at Chippokes Plantation State Park are presently budgeted at \$755,000 annually, including salaries for 7 staff positions. With the current facilities and operational requirements, the park has an identified need for 7 additional positions and \$313,000 in funding. At complete build-out of the proposed 3 phases of development, 2 additional staff and an additional \$262,000 in operating funds will be needed. In order for the park to operate effectively and efficiently at full build-out, the park must be provided with the projected staffing and operating cost identified as "existing additional needs" and the costs for the 3 development phases. The total budget for Chippokes Plantation at full build-out is projected to be \$1,330,000 with 16 staff positions.

See Chart for Staffing and Operating Costs on next page.

CHIPPOKES PLANTATION STAFFING AND OPERATING COSTS

EXISTING (FY 12)	EXISTING ADDITIONAL NEEDS *	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				Chief Ranger (2)
	Educ. Specialist (2)				Educ. Specialist (2)
Park Ranger (2)	Park Ranger (3)			Park Ranger	Park Ranger (6)
	Housekeeper		Housekeeper		Housekeeper (2)
Program Support Tech.					Program Support Tech.
Business Mgr					Business Mgr
SALARY TOTAL					SALARY TOTAL
\$351,000	\$300,000		\$40,000	\$40,000	\$731,000
WAGE TOTAL					WAGE TOTAL
\$155,000	\$8,000	\$36,000	\$32,000	\$16,000	\$247,000
OTPS TOTAL					OTPS TOTAL
\$249,000	\$5,000	\$70,000	\$18,000	\$10,000	\$352,000
TOTAL BUDGET (FY12 dollars)					TOTAL BUDGET (FY12 dollars)
\$755,000	\$313,000	\$106,000	\$90,000	\$66,000	\$1,330,000

NOTE – All costs (salary, wage, OTPS (Other than Personnel Services)) are based on FY12 budget projections.

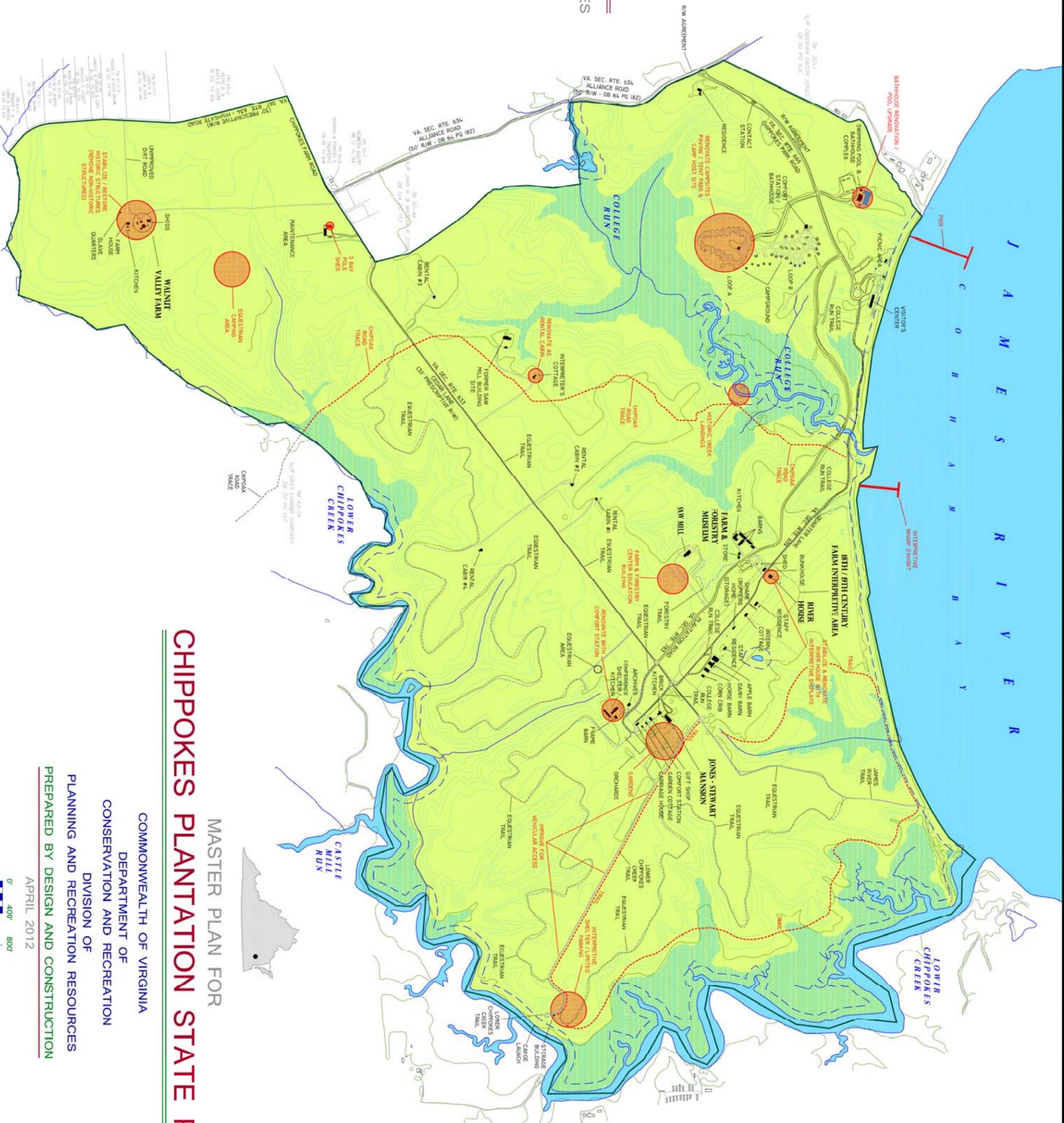
* Existing additional needs represents staff shortages that were identified as part of the 2002 re-benchmarking effort, and/or staff positions and operating costs not fully funded due to prior state wide budget reductions.



LEGEND

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

- ADDITIONAL PROPOSED ITEMS:**
- EXPAND EXISTING PARK TRAIL AND EXISTING TRAIL AND EXISTING TRAIL BOUNDARIES OUTSIDE PARK BOUNDARIES.
 - ENHANCE ADA ACCESS THROUGHOUT THE PARK.
 - RE-SURFACE PARK ROADS AND PARKING AREAS.
 - STABILIZE SHORELINE EROSION.
 - PLACE UTILITIES UNDERGROUND, ESPECIALLY IN HISTORIC AREAS OF PARK.



MASTER PLAN FOR CHIPPOKES PLANTATION STATE PARK

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

