This complete guidance document is unavailable in an electronic format. The executive summary is attached. Please contact:

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Middle Peninsula State Park
Route 644, Rosewell Plantation Road
Gloucester, VA 23061

MASTER PLAN
EXECUTIVE SUMMARY

2011 UPDATE

Department Of Conservation And Recreation
Division of Planning and Recreation Resources
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MIDDLE PENINSULA STATE PARK
MASTER PLAN
EXECUTIVE SUMMARY

2011 UPDATE

Reviewed by the Board of Conservation and Recreation on August 15, 2010

Approved:

_____/S/_____ __10/15/10___
David A. Johnson, Director Date
Department of Conservation
and Recreation

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Division of Planning and Recreation Resources
203 Governor Street
Richmond, VA 23219

MIDDLE PENINSULA STATE PARK
MASTER PLAN
EXECUTIVE SUMMARY

The master plan for the Middle Peninsula State Park was developed in accordance with the master planning process set forth is §10.1-200.1 of the *Code of Virginia*. An advisory committee comprised of Gloucester County residents, adjacent landowners, government officials, user groups, and local businesses assisted Department of Conservation and Recreation (DCR) staff in plan development. Elements of the park master plan include goals and objectives, a park purpose statement, a development phasing plan, and a mapped area of proposed use areas.

"The purpose of (recommended state park name) on the York River in Gloucester County is to provide premier water and land based educational and outdoor recreational opportunities while protecting and interpreting the unique natural, archaeological and cultural resources of the Virginia Middle Peninsula's historically rich and naturally diverse lands."

As stated in the vision adopted by the 2010 Gloucester County Comprehensive Plan Steering Committee, Gloucester County enjoys a diversity of suburban and rural characteristics while remaining a magnificent retreat from nearby city life. The county is positioned at the southern tip of Virginia's Middle Peninsula, and its location provides citizens with the ability to access the more urban areas of Hampton Roads, Williamsburg, and Richmond while maintaining a peaceful lifestyle found in the rural comforts and resources within the county. Gloucester County and the surrounding Middle Peninsula counties' combination of rural, small town character and an abundance of natural, cultural, and historic resources will support and enhance the state park. The state park will help meet the need for outdoor recreation facilities, particularly water-based uses. Overnight facilities will attract visitors throughout the Mid-Atlantic.

Middle Peninsula State Park is located in Gloucester County off Route 632. The 431-acre property was acquired in the spring of 2006. It has 2,260 linear feet of York River shoreline where the river is approximately two miles wide. The park also includes approximately 3,776 linear feet of frontage along Aberdeen Creek. Only a portion of this part of the creek is suitable for paddling.

Currently, some park acreage is leased for agriculture. The main access road into the park is Route 632, Aberdeen Creek Road. This road and the roads off of Route 611 leading to the park will need to be widened to accommodate expected traffic volumes from park visitors. Landowners who live off of Route 632, Aberdeen Creek Road, and Route 644, Rosewell Plantation Road, are very concerned about the impact that park traffic will have on the capacity of the access roads to safely carry both local and park traffic. They have recommended that park development be tied to necessary upgrades of state Routes 632 and 644.

The park boundaries are in part defined by Aberdeen Creek and the York River, both tributaries of the Chesapeake Bay. These resources offer water-based recreation as well as excellent interpretive opportunities focused on the Chesapeake Bay. Likewise the archaeological resources and history of the area provide a rich cultural basis for education. The park's interpretive management plan will specifically address how the park relates to the Middle Peninsula's natural, cultural, and recreational resources.

The original name of the park property was Salt Air. This name, as well as Page's Rock and Rosewell, have been suggested by the advisory committee as possible park names. Rosewell refers to the plantation site located directly adjacent to this state park. Page's Rock is the name of the York River oyster bar in front of the park , which once included a screw pile light and is still a navigation feature on nautical maps.

The unique location of the park property adjacent to Rosewell on the York River close to the Virginia Institute of Marine Science (VIMS), a premier Chesapeake Bay research institution, offers an opportunity to develop the park in a very special way that showcases historical, archeological, and environmental aspects of the area. Opportunities abound to integrate American Indian interpretation along with trails and information about natural resources. Much of this could be accomplished through programming and may include presentations or workshops on living history from pre-Contact days, or on American Indian crafts such as pottery, beading, flint-knapping, and basket-weaving. Because this programming would not require a visitor center or meeting room, it could take place outdoors or at a picnic shelter area.

In addition to American Indian influences on the property, the park's location next to the historic 17th century property, Rosewell, provides opportunities for historical interpretation. The Rosewell Foundation's mission is to preserve, study, and interpret this historic site. The Rosewell Foundation operates a visitor center highlighting the history of the property and the story of the Page family, the original property owners. The fourth and last family to own Rosewell donated the ruins site to the Gloucester Historical Society in 1979.

The park master plan establishes goals providing a wide range of day-use recreational activities, educational and interpretive programs and facilities, camping and cabins, and a well-equipped and trained staff to manage and maintain the park.

Based on the National Cooperative Soil Survey for Gloucester County, about 115 acres of the property have soils that are wet, flooded or composed of a sandy loam not suitable for construction. Public water and sewer facilities do not serve this park site. In addition to the wet soils, wetlands as identified on the National Wetlands Inventory surround the streams and river. All of these natural resource areas were used to delineate and locate buildable areas within the park. Once buildable areas were defined, the use areas desired in the park were positioned to maximize the integration and compatibility of park activities. The planned park activity areas are located on less than 20% of the site and will be developed to encourage the inter-relation of uses. Park development according to the master plan retains the integrity of the property's resources to ensure a high quality visitor experience.

A premier feature of the park is its location on the York River. The river's bank is gentle with a one to four foot embankment. The shoreline offers opportunities for a hand-carry launch, bank fishing, pier fishing, picnicking, a play area, and a beach. The entire beach area has been assessed for its shoreline stability. Portions of the shoreline are planned for primary water contact sports such as swimming and wading. Other recommended waterfront uses include fishing, non-motorized boat launch, bird watching, picnicking and a children's play area.

The master plan identifies portions of the park suitable for day-use and overnight facilities. A visitor center located either adjacent to or in conjunction with the Rosewell Foundation may offer interpretive facilities for the park's natural and cultural resources. Interpretive themes will explore the archaeological resources including American Indian culture. The visitor center and park office complex will serve as the environmental educational programming focal point for the park. It is likely that the regional school systems, conservation organizations, and adult and youth outdoor education programs will use this facility as it will be located in a resource rich environment. Overnight use areas will include a campground, group camp, cabin area, and a small canoe-in camping area.

The phased development plan for the Middle Peninsula State Park begins with basic infrastructure, which includes roads, water and utilities. The first phase of development will also include a park contact station, utilities, and maintenance and administrative facilities. Day-use recreation opportunities to include uses along the York River frontage will also be a part of the first phase of park development. This water-related day use will include a play area, picnic area, restroom/bath house, beach/swim area, bank fishing areas, fishing pier, and a hand-carry boat launch. Park trails will also be constructed during the first phase of development.

The second phase of development will include the environmental education/visitor center, an additional play area, picnic area, the road to the Aberdeen Creek canoe launch, and a small canoe camp with parking. A 30-site campground and a group camp, as well as ten cabins, will be constructed during the second phase of development. The following list identifies the facilities included in each phase of development. The estimated cost to complete construction of all phases of this park is $26,879,229.

PHASED DEVELOPMENT PLAN

Phase I
Park roads
Utilities
Maintenance area
Staff housing (2)
Contact station
Park office
Parking lots (day use, office, beach, trail head)
Play area
Picnic area & restroom/bath house
Beach/swim area
Bank fishing
Fishing pier
Hand carry boat launch
Trails (approximately 7 miles)

Total cost to complete Phase I: $13,256,428

Phase II
Staff housing (1)
Environmental education/visitor center/park office
Picnic area
Play area
Road to Aberdeen Creek Launch
Camping (30 sites & group camp)
Cabins (10 cabins 1 lodge, 1- 3 bedroom, & 8- 2 bedrooms) .
Aberdeen Launch canoe-in camp, hand carry launch, vault toilet

Total cost to complete Phase II: $13,622,801

Staffing and Operations Plan

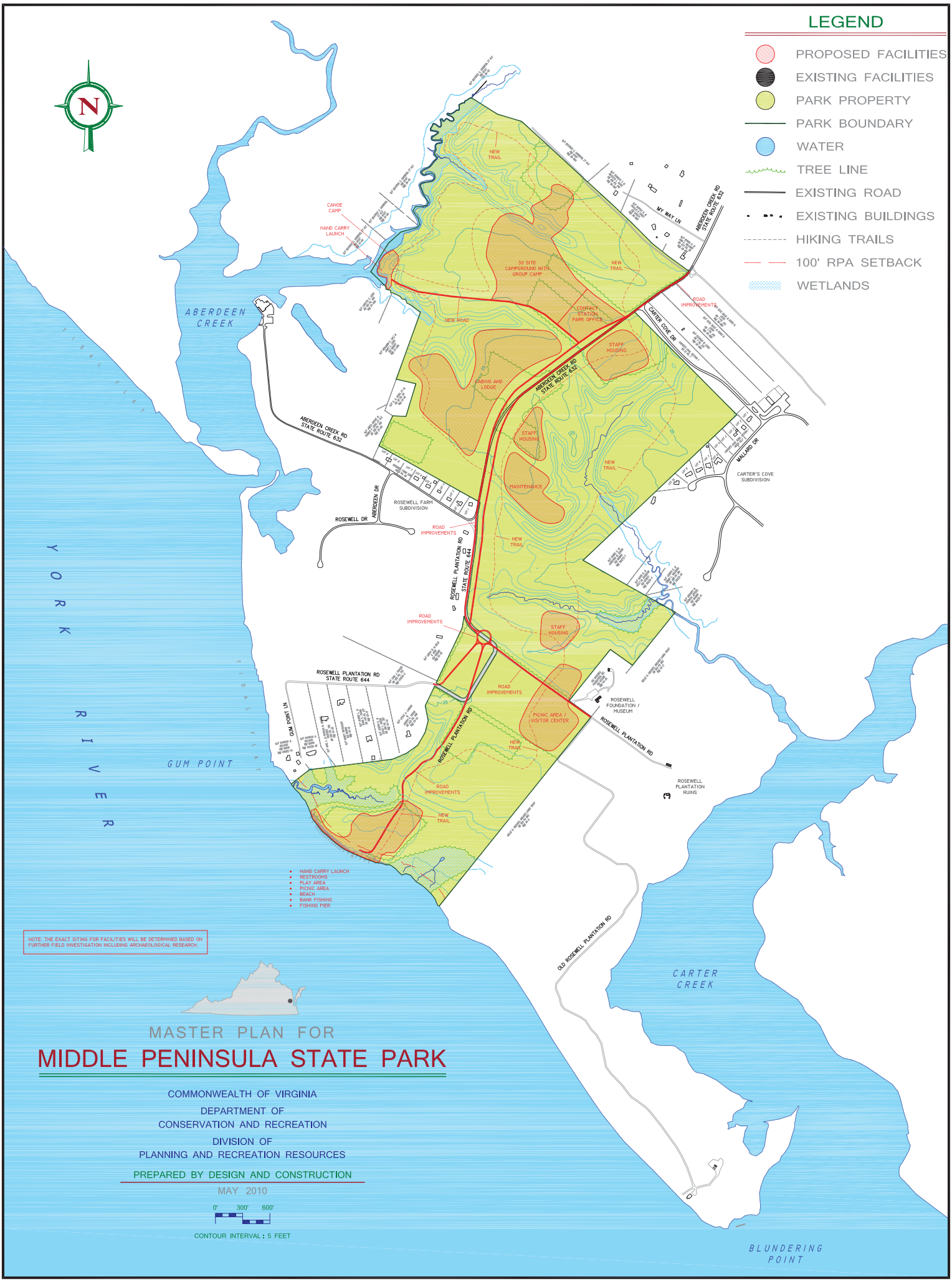
Staffing and operational costs for the new Middle Peninsula State Park are based on fiscal year 2010 budget projections. Each development phase has specific staffing needs and operational costs. In addition, each phase will have one-time expenses for vehicles, tractors, mowers, weed eaters, communications equipment, and other equipment associated with new staff and facility operations.

The total costs for Phase I development including salaries for six (6) permanent staff, wage, OTPS (Other Than Personnel Services) expenses, and one time costs are $624,000. Phase II development total cost, including salaries for three additional staff, one-time costs, wage and OTPS expenses is $436,000. Without the projected staffing, operating and one-time costs for the two development phases, there will be insufficient funds or staff to adequately operate the park at full build-out. The total annual budget for operating Middle Peninsula State Park at full build-out is projected to be $1,060,000. (See Attachment 1)

Attachment 1

PHASE 1	PHASE 2	FULL BUILD OUT
STAFFING	**STAFFING**	**STAFFING**
Park Manager		Park Manager
	Asst. Park Manager	Asst. Park Manager
Chief Ranger		Chief Ranger
Chief Ranger – Interp.		Chief Ranger – Interp.
Park Ranger (2)	Park Ranger (2)	Park Ranger (4)
Program Support Tech.		Program Support Tech.
SALARY TOTAL	**SALARY TOTAL**	**SALARY TOTAL**
$287,000	$139,000	$426,000
WAGE TOTAL	**WAGE TOTAL**	**WAGE TOTAL**
$39,000	$126,000	$165,000
OTPS TOTAL	**OTPS TOTAL**	**OTPS TOTAL**
$29,000	$151,000	$180,000
ANNUAL OPERATING COSTS	**ANNUAL OPERATING COSTS**	**ANNUAL OPERATING COSTS**
$355,000	$416,000	$771,000
ONE TIME COSTS*	**ONE TIME COSTS***	**ONE TIME COSTS***
$269,000	$20,000	$289,000
TOTAL COSTS	**TOTAL COSTS**	**TOTAL COSTS**
$624,000	$436,000	$1,060,000

NOTE – All costs (salary, wage, OTPS (Other than Personnel Services), one time) are based on FY10 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
WATER
TREE LINE
EXISTING ROAD
EXISTING BUILDINGS
HIKING TRAILS
100' RPA SETBACK
WETLANDS
N
ABERDEEN CREEK
YORK RIVER
GUM POINT
CARTER CREEK
BLUNDERING POINT
CANOE CAMP
HAND CARRY LAUNCH
NEW TRAIL
30 SITE CAMPGROUND WITH GROUP CAMP
COMPACT STATION PARK OFFICE
STAFF HOUSING
CABINS AND LODGE
MAINTENANCE
PICNIC AREA / VISITOR CENTER
ROAD IMPROVEMENTS
NEW ROAD
MY WAY LN
ABERDEEN CREEK RD STATE ROUTE 632
CARTER COVE DR
MALLARD DR
CARTER'S COVE SUBDIVISION
ROSEWELL FARM SUBDIVISION
ABERDEEN DR
ROSEWELL DR
ROSEWELL PLANTATION RD STATE ROUTE 644
ROSEWELL FOUNDATION / MUSEUM
ROSEWELL PLANTATION RUINS
GUM POINT LN
OLD ROSEWELL PLANTATION RD
HAND CARRY LAUNCH
RESTROOMS
PLAY AREA
PICNIC AREA
BEACH
BANK FISHING
FISHING PIER
NOTE: THE EXACT SITING FOR FACILITIES WILL BE DETERMINED BASED ON FURTHER FIELD INVESTIGATION INCLUDING ARCHAEOLOGICAL RESEARCH.
MASTER PLAN FOR
MIDDLE PENINSULA STATE PARK
COMMONWEALTH OF VIRGINIA
DEPARTMENT OF
CONSERVATION AND RECREATION
DIVISION OF
PLANNING AND RECREATION RESOURCES
PREPARED BY DESIGN AND CONSTRUCTION
MAY 2010
0' 300' 600'
CONTOUR INTERVAL : 5 FEET