



Hungry Mother State Park

2854 Park Boulevard
Marion, Virginia 24354

Hungry Mother State Park MASTER PLAN

2001 Executive Summary And 2009 Amendment



Department of Conservation & Recreation

CONSERVING VIRGINIA'S NATURAL & RECREATIONAL RESOURCES

Hungry Mother State Park
Master Plan Amendment
April 28, 2009

(This master plan is scheduled to be updated in October 2014, at that time cost estimates for phased development and staffing/operations will be revised.)

The master plan for Hungry Mother State Park was adopted on March 6, 2001 by Department of Conservation and Recreation (DCR) Director David G. Brickley. Since adoption of the plan, many of the recommendations have been completed. These include the acquisition of the privately owned Hungry Mother Campground, now called Camp Burson; renovation of that campground to meet state park standards; major upgrades to trails on the eastern side of the park; replacement of the bathhouse in Campground B; connection to the town sewage system; and the currently ongoing dredging of the upper end of the lake.

During the five-year review, staff identified several areas of the park where recommendations made in the adopted master plan should be modified. The proposed changes are as follows:

- Remove the large education center/100-room lodge from above Hemlock Haven.
- Move the group camp from Area D to the western side of Camp Burson.
- Add a foot bridge to the eastern side of the amphitheater island.
- Construct a trailhead education shelter at the start of the Warriors Path Trail.
- Retain Campground A and renovate sites and bathhouse.
- Retain stone restroom as restroom and renovate (rather than convert to CCC museum).
- Construct a wetlands boardwalk at the Environmental Education Area.
- Move some park offices to the Camp Burson administrative building.
- Complete projects at Camp Burson to include:
 - addition of a playground,
 - addition of a coin-operated laundry,
 - relocation of the District Office,
 - construction of a new bathhouse, and
 - addition of four or five camping cabins.

On April 13, 2009, a public input meeting was held at Hungry Mother State Park. It was well attended, and the public accepted the changes being recommended in the revised master plan.

The Board of Conservation and Recreation recommended adoption of these amendments at their meeting on April 28, 2009. Based on the requirements of §10.1-200.1 et seq., these proposed amendments are approved and made part of the Master Plan for Hungry Mother State Park.

_____/S/_____
Joseph H. Maroon, Director
Department of Conservation and Recreation

June 10, 2009
Date

HUNGRY MOTHER STATE PARK
MASTER PLAN
EXECUTIVE SUMMARY

Adopted March 6, 2001

Hungry Mother State Park is a Civilian Conservation Corps (CCC) developed park that was first brought into the state park system in 1936. The 2215-acre park is located in Smyth County three miles north of Marion on Route 16. The park's main feature is the 108-acre Hungry Mother Lake. The park offers boating, fishing and swimming on the lake. Land based recreational opportunities include a lodge, cabins, camping, picnicking, hiking, horseback riding, nature study and hunting.

In addition to the traditional state park facilities, the park also operates the Hemlock Haven Conference Center and the Hungry Mother restaurant. The conference center provides sleeping accommodations for seventy-eight persons and meeting facilities for up to three hundred. Meals are provided at the restaurant that has recently been enlarged to seat up to 300 persons.

One main element of the Park's program offerings is focused on education and interpretation. The park discovery center was opened in 1999. The center offers intimate, hands-on learning about park natural resources. A field environmental studies area that provides both terrestrial and aquatic study activity areas enhances the educational resources in the discovery center.

The master plan for Hungry Mother State Park was developed by a steering committee comprised of area residents, and representatives of local government, businesses, tourism, schools, and park user groups. Two public input meetings were held. The first obtained input about how the public felt the park should be developed. The second presented the proposed development plan reflecting the input received in the first meeting. The master plan was adjusted to incorporate comments received from the public following the second meeting.

The master plan for Hungry Mother State Park establishes a desired future condition for the park and sets forth a phased approach for bringing the park to that condition. Major elements of the recommended changes include the closing of one campground and expansion and upgrading of two others. Hemlock Haven is retained as a small conference center, but sleeping accommodations are enhanced and expanded. A multi-purpose environmental education facility is added to the Hemlock Haven complex. The environmental field study unit is enhanced as a lab and classroom are configured out of the old maintenance building and a picnic area and primitive group camp are added. Cabin interiors are redecorated and refurbished. The boathouse and pier are upgraded. Parking in the park is expanded by 70 spaces. Two new picnic shelters, a new comfort station, a playground, and a gazebo are added to the day use area. All buildings will look as if the CCC built them. The park office is replaced with a new one adjacent to the discovery center.

Hungry Mother State Park, unlike most other parks, has many private inholdings within the park's boundary. Also, a commercial campground is situated on an adjacent property at the

entrance to the park. The master plan recommends acquisition of the private campground as well as a 120-acre inholding. Both properties are available for purchase from willing sellers.

Visitation to Hungry Mother State Park averaged 165,000 for the five years prior to 1999 when visitation soared to 187,500. The opening of the renovated restaurant and the improvements to cabins and playgrounds attracted more visitors. Hemlock Haven also experienced considerable growth in attendance in 1999. During the previous five years, attendance averaged 15,500 per year. Attendance in 1999 at Hemlock Haven was 22,870, bringing the total attendance in the park to 201,370.

Phasing and Developments Costs

Phase I - \$18,487,170

Demolish old park office. Move to Camp Burson.
Purchase Copenhagen Tract (120-acre inholding)
Replace shelter three with two new shelters and a restroom
Replace cabins at Hemlock Haven with up to twelve six to ten-room lodges
Upgrade Stone Restroom
Upgrade Campground A and renovate bathhouse
Replace the bathhouse in campground C
Upgrade camp sites in Campground B.
Upgrade all cabin furnishings and amenities; and add parking space to each cabin
Construct new bathhouse in Camp Burson

Phase II - \$3,297,996

Area D Improvements
 Connect facilities to public water and sewer system
 Construct Environmental Education center
 Construct comfort station
 Convert old campground to picnic area and small shelter
 Convert Lagoon to interpretive pond
 Construct Marsh Boardwalk
Stabilize Lake shoreline where needed. Include banks of Hungry Mother Creek.
Renovate Long John.
Construct new group camp in lagoon area.
Renovate beach and bathhouse complex.
Pave all vehicle surfaces in park.
New playground near Lot 6.
Gazebo overlooking lake near current Shelter 3 location.
Expand parking at Lot 6-20 spaces
Improve amphitheater and enlarge stage. Stabilize shoreline of island.
Construct bridge to east shore of lake.
Refurbish Ferrell Hall.
Upgrade swimming pool and heat.

Phase III- \$2,198,664

Construct new picnic shelter at Lot 2.

Renovate boat rental area.

Put in small boat ramp.

Transient finger piers.

Replace boat house, and boat storage facility.

Renovate residences.

Construct laundry building to include public laundry facilities.

Add parking spaces at Hemlock Haven.

Total Phases I, II, and III - \$23,983,830

Operation and Management Costs

Costs of developing and operating the park are considered from two aspects. First, there are the costs associated with park operation under the present (FY2001) conditions. These costs are reflected in the Park Operating budget, which is a component of the total General Assembly budget allocation to the Department of Conservation and Recreation. Costs associated with the proposed development are provided below in FY2001 dollars, which will need to be adjusted for inflation in future years. Additional funds necessary for inventorying, protecting, and enhancing the natural and cultural resources of the park are also identified.

The second aspect is the capital and maintenance reserve costs that will be required to develop the park as described in the master plan. These estimates are in FY2001 dollars and will need to be adjusted for inflation. All capital and maintenance reserve projects are required to go through an internal and/or state mandated environmental review process to ensure that future construction minimizes or avoids impacts to sensitive natural areas, viewsheds, cultural or historic resources, or areas containing heritage resources. These costs are contained in the Phasing Plan, which is included in this section of the master plan.

The proposed renovations to existing and new facilities plus the expanded program offerings identified in the master plan, in addition to those facilities already constructed through the 1992 Bond referendum, will lead to increased visitor use in the park, which will require additional staff and maintenance and operating support. The master plan proposes the renovation or replacement of a number of existing facilities. Future maintenance costs could be minimized if, during the design phase and through the renovations, consideration is given to energy efficient and low maintenance fixtures and materials.

The park's overall budget (proposed) for Fiscal Year 2001 has increased from previous fiscal years with the park's allocation of the additional \$2 million appropriated by the 2000 General Assembly. Although this was a needed increase to meet the additional costs associated with the Bond improvements, this amount was only 40% of the identified need for the park. The annual maintenance and operating costs associated with the proposed development in the master plan, including the remaining unmet needs of the Bond projects, are projected to rise by about

\$747,943 of which \$272,361 would be allocated to seasonal wages. The remainder covers supplies and materials to support the new and proposed facilities and programs.

The proposed Multi Purpose Conference and Education Center is intended to be operated and managed as a conference facility combined with some of the management attributes used by the Cove Ridge Center at Natural Tunnel State Park. A management plan would need to be developed to provide guidance and direction on appropriate use for these new and expanded facilities at Hemlock Haven. The expansion of lodging and offerings may require additional staff, such as an education coordinator, once a management plan has been implemented. At this time, no additional permanent staff have been proposed for this expanded facility.

To support the proposed development, funding for staffing will need to increase by approximately \$201,037 over the existing salary budget. This amount would provide salary and fringe benefits for seven new permanent employees. Four park ranger positions are needed. One to assist with the Discovery Center, expanding environmental education programs, and resource management activities. The 3 other rangers would assist with the additional maintenance requirements of the new facilities. In addition, 2 of the rangers would be required to obtain their law enforcement commission to handle the need for increased security of the new and expanded facilities.

The success of the Hungry Mother Restaurant has created a need for an assistant restaurant manager. This position is needed to assist the Food Operation Manager with restaurant operations as well as catering for functions at the conference center.

Hungry Mother is the home park in District VI. To enhance district maintenance and operation, a district maintenance manager is needed. This position would coordinate the larger scale projects at each of the parks within the district. Also, this position would be responsible for establishing traveling or rotating maintenance crews to work in conjunction with park staff on the various projects.

Resource management needs during the next budget cycle are projected to be approximately \$48,000. This amount, and possibly more, will be needed each of the next several biennium in order to properly inventory, monitor, and maintain the natural and cultural resources found at Hungry Mother.

The following table outlines the operating and staffing requirements.

OPERATING AND STAFFING REQUIREMENTS			
STAFF:	Existing	Proposed	Future
District Manager			District Manager
District Resource Specialist			District Resource Specialist
District Visitor Supp. Sup.			District Visitor Supp. Sup.
		District Maintenance Mgr.*	District Maintenance Mgr.
Business Manager			Business Manager
Events Coordinator			Events Coordinator
Food Operator Manager			Food Operator Manager
		Assistant Restaurant Mgr.*	Assistant Restaurant Mgr.
Assistant Park Manager			Assistant Park Manager
Program Supp. Tech.		Program Supp. Tech*	Program Supp. Tech. (2)
Chief Ranger (2)			Chief Ranger (2)
Park Ranger (3)		Park Ranger (4)*	Park Ranger (7)
SALARY TOTAL:			
	\$517,799	\$201,037	\$718,836
WAGE TOTAL:			
	\$280,138	\$272,361	\$552,499
OTPS TOTAL:			
	\$366,472	\$475,582	\$842,054
TOTAL BUDGET:**			
Budgeted		Proposed increase	Total needed
\$1,164,409		\$948,980	\$2,113,389

* Salaries based on 11/25/99 salary scale, step 5, 20% fringe.

** All estimates are based on FY2000-2001 dollars.

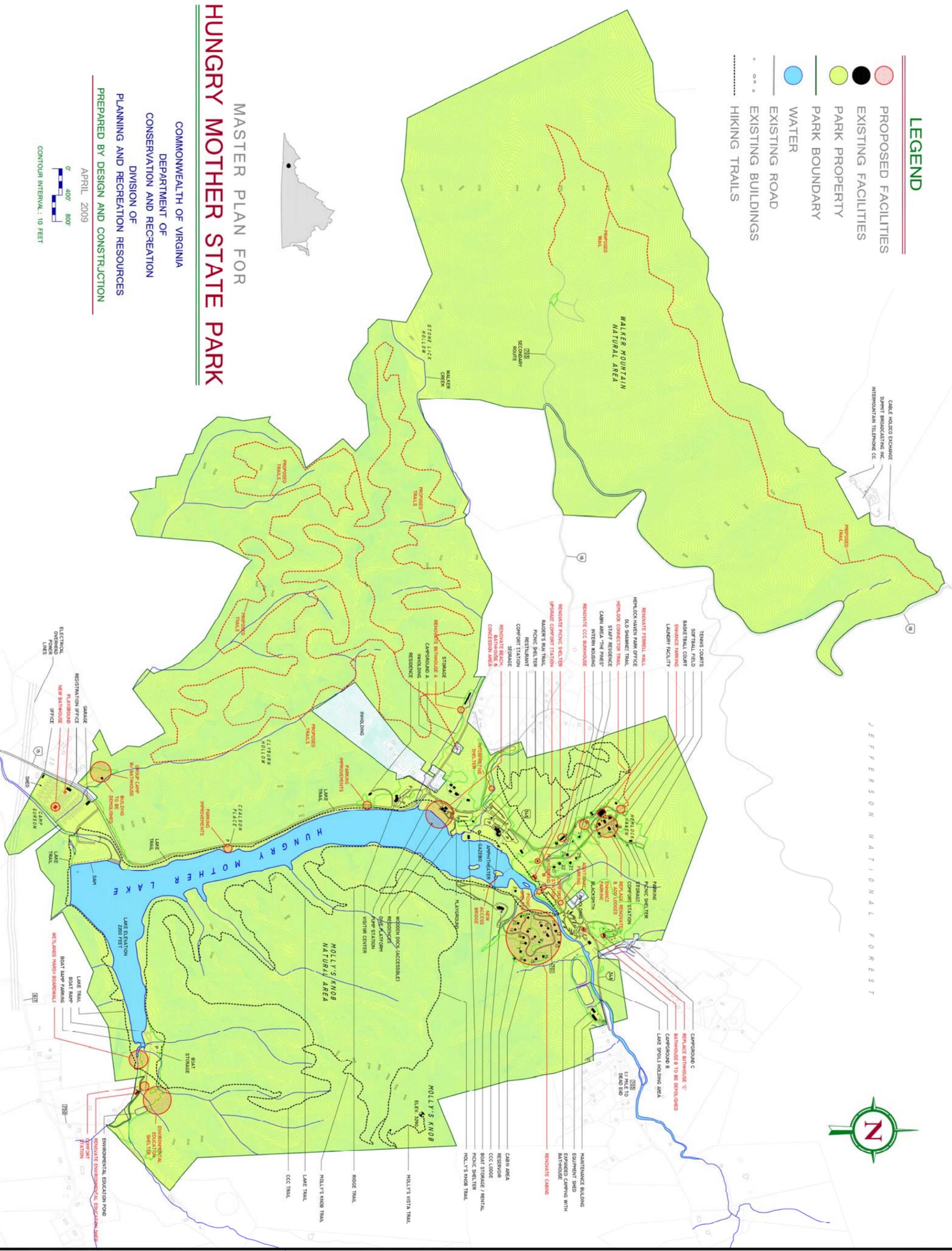
LEGEND

- PROPOSED FACILITIES
- EXISTING FACILITIES
- PARK PROPERTY
- PARK BOUNDARY
- WATER
- EXISTING ROAD
- EXISTING BUILDINGS
- HIKING TRAILS

HUNGRY MOTHER STATE PARK

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

APRIL 2009
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 CONTOUR INTERVAL: 10 FEET



JEFFERSON NATIONAL FOREST

CABLE MOLECO EXCHANGE
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