



Claytor Lake State Park
4400 State Park Road
Dublin, VA 24084

Claytor Lake State Park

Master Plan

Executive Summary

2015 UPDATE

Department of Conservation and Recreation
Division of Planning and Recreation Resources
600 East Main Street, 24th Floor
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Claytor Lake State Park

MASTER PLAN

EXECUTIVE SUMMARY

2015 UPDATE

Presented for review at a public meeting on August 24, 2015; recommended for adoption by the Board of Conservation and Recreation on November 6, 2015; and reviewed for 30 days by the Virginia General Assembly.

Adopted:

/S/

Clyde E. Cristman, Director
Department of Conservation and Recreation
December 29, 2015



CLAYTOR LAKE STATE PARK
MASTER PLAN EXECUTIVE SUMMARY
2015 Update

This Claytor Lake State Park Master Plan Executive Summary is an update to the official unabridged master plan document adopted on March 6, 2001, then amended on August 12, 2004, by DCR Director Joseph H. Maroon. In 2010, the master plan received its five-year review and several changes were made to reflect new facilities constructed and the removal of some proposed facilities from the master plan. This master plan update is intended to set forth a clear vision for the future (based on the phased development). This 2015 executive summary represents the most recent ten-year review described in §10.1-200.1 of the *Code of Virginia*. It outlines the desired future condition for Claytor Lake State Park when it is fully developed.

Claytor Lake State Park consists of some 472 acres in Pulaski County within the New River Valley in southwest Virginia. The Blue Ridge Mountains are to the east and the Allegheny Mountains are to the west. The park is located 6.6 miles southeast of the Town of Dublin. Claytor Lake State Park is located off exit 101 on Route 81, 45 miles south of Roanoke, 10 miles from Pulaski, and 220 miles from Richmond.

In 1939 the Appalachian Power Company (APCO) built a dam on the New River just south of Radford. In 1944, the people surrounding the lake expressed interest in building a state park on the lake. In 1948 private citizens and businesses from Pulaski, Radford and Blacksburg raised enough money to purchase 437 acres from APCO. The land was given to the state and developed as Claytor Lake State Park. The park was operated by the Radford Chamber of Commerce in the summers of 1949 and 1950. In 1951 the Division of State Parks took over operation of the park. Thirty-five additional acres were purchased in 1962, bringing the park to its present 472 acres.

The park purpose state is: *“To excel in being a premier recreation asset of Virginia’s New River Valley, enhancing the public enjoyment and appreciation of Claytor Lake, while conserving the natural and cultural resources of the park.”*

The table below reflects park attendance over the last ten years:

2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
219,244	203,127	224,128	249,022	268,472	265,875	285,835	300,435	275,289	270,921

Economic Impact: In 2014 Claytor Lake had 270,921 visitors: 63,880 were overnight guests, while 207,041 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 \$8,103,656. 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.

This 2015 ten-year review of the master plan describes the current condition of the park, including newly constructed facilities. It re-visits recommendations made in the 1999 master plan and 2010 master plan update and tests their continued validity. Finally it re-organizes the remaining tasks needed to bring the park to its desired future condition at full build-out and organizes those tasks in priority order in phases. Two significant changes from the 2010 master plan update resulted in the relocation of the contact station and visitor center and offices site in order to construct a two lane entrance road to accommodate heavy traffic. Campground D will have ten additional water and electric sites and Campground C will be upgraded in order for all sites to have water and electric hook-ups.

The remaining park projects will see completion of full build-out of the cabin area with the addition of five new cabins. The Howe House, which has been listed on the state historic register, will be restored and used for special events. The beach and bathhouse will be updated with an addition of an environmental education room and the marina. Half of the overflow parking will be paved and the other half will utilize pervious pavement to create parking spaces for heavy volume. Ben Bolen Drive from the cabin area to the main entrance road will be widened and improved to handle more traffic. New trails will be constructed in the northern portion of the park along with the realignment of Lakeview Trail to accommodate for the widening of Ben Bolen Drive. There will be an economic impact study conducted for a large amphitheater located near the beach. A campfire ring and stage area will be built near Campground D for interpretive programs.

This 2015 update places emphasis on connecting the state park to other resources in the community. The park is located near U.S. Bike Route 76 and New River Trail State Park. Whitehorne Public Boat Launch is located on the New River for easy launching of water craft. Many local parks in the area also offer trails, including Wildwood and Bisset parks in Radford, Randolph Park in Dublin and Gatewood Park Campground & Reservoir in Pulaski. Additionally, Montgomery County contains the Coal Mining Heritage Park and Loop Trail in between Blacksburg and Christiansburg along with the Huckleberry Trail **which extends** from the Blacksburg Library to the New River Valley Mall in Christiansburg and several other local parks. Cascades Recreation Area, within the Eastern Divide Ranger District of the U.S. Forest Service, is a scenic and hosts the Cascades Falls day use area, a popular destination located in the Little Stony Creek Valley in Giles County. The 69-foot falls crash into a large pool surrounded by 200 feet of cliff walls. Giles County also offers the New River Water Trail, 37 miles of adventure and associated itineraries. The Appalachian Trail and the Great Eastern Trail also pass through Giles County. The park is a site on the Lower New River Loop of the Birding and Wildlife Trail and in close proximity to the Eastern Continental Divide Loop Birding Trail. Further south you can access the Mount Rogers National Recreation Area. Buffalo Mountain State Natural Area Preserve is located between the park and the Blue Ridge Parkway in Floyd County, and the Town of Floyd features world-famous live music, artists and craftsmen. There are also several artisan trails in the region, including the New River Artisan Trail and the Floyd County trail.

Claytor Lake State Park received Federal Land and Water Conservation Funds (LWCF) in 1966 for campgrounds and boating facilities and in 1985 for a picnic area and swimming facilities. 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.

The Department of Conservation and Recreation Planners and State Park Staff conducted this master plan update in accordance with §10.1-200.1 of the *Code of Virginia*. This plan outlines the desired future condition of the park over a 20-year planning horizon. As required by the *Code of Virginia*, it must be revisited every ten years to ensure that the development objectives outlined in the plan continue to meet the recreational, environmental and historic protection needs of the citizens of the Commonwealth. As a part of the 2015 master plan process, the 2001 park master plan and the 2004 and 2010 amendments were reviewed. It was determined that significant changes occurred to the master plan to warrant a full revision. The executive summary and accompanying map have been updated. The phased development plan and costs have been revised to reflect current proposed projects. The park staffing and operations costs data have been also updated to reflect current conditions.

This 2015 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. New facilities at this park should be designed and built with consideration to the original design and layout of facilities. 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 to the greatest extent possible. 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. 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. Development activities will comply with requirements set forth by the Department of Environmental Quality's best management practices for erosion, sediment control and stormwater management in order to protect water quality. A setback guideline of 100 feet from the reservoir shoreline has been established by DCR, and trails and water dependent facilities such as fishing stations, piers, and other water access facilities will be the only developments permitted within the 100-foot setback.

Additional land acquisition is recommended to enhance park offerings, establish connective trail easements/corridors, buffer the park from inappropriate development 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.

Phased Development Plan

Completion of all of the projects in this list will represent total build-out (completion of the master plan), and covers a 20-year timeframe. The phasing costs are based on 2015 estimates.

Phase I

- Renovate Howe House for special event use and museum exhibits
- Renovate Picnic Area #2 comfort station
- Construction of proposed visitor center/offices
- Route 660 1000 feet standard VDOT road realignment with an additional 400 feet of road to make a 2 lane road
- Widening of Road at Visitor Station/Contact Station
- Pave ½ of overflow 63 parking spaces
- New bath house D
- (2) Three Transient slips in cabin areas
- Renovate and widen 3400 feet of Ben Bolen Drive to VDOT standard road
- 3800 feet of Trail realignment from Picnic Area 3 to Park Manager's
- Add 10 water and electric sites to Campground D
- Upgrade all electric to 50 amp 30 20 and transformer at Campground D
- Marina breakwater 800 feet
- 1200 feet of Paved trail from visitor center to Route 660
- Add water and electric to Campground C
- Amphitheater economic study – to include 20' x 15' stage, dressings room and 200 amp service

The total estimated cost for Phase I development is \$9,010,063

Phase II

- Pervious Pavement on second half of overflow parking area, 63 spaces
- Renovate Bath House B and C
- Expand Maintenance area, add 1 bay, add heated storage, add bathroom, upgrade heating
- Renovate Beach bathrooms, A/C, expand lifeguard room for interpretation
- Addition of a 2-glass wall 375 square foot environmental education
- Dredging at Island and Boat docks approximately 900 sq. yards
- Add water hookup in group camping area
- 1400 ft. Rip rap construction south of cabin area
- Marina dock improvements including bathrooms, roof, boat lifts, battery charger, and water and electric extensions

The total estimated cost for Phase II development is \$6,716,104

Phase III

- Renovated Marina Service Building
- Construct (5) 2 bedroom cabins
- Construct amphitheater– to include 20' x 15' stage, dressings room and 200 amp service
- Add 4-5 small picnic shelters

The total estimated cost for Phase III development is \$6,043,020

The total cost to bring Claytor Lake State Park to its desired future condition is \$21,769,187

Estimates were developed using 2015 cost figures.

Staffing and Operations

Staffing and operational costs at Claytor Lake State Park are presently budgeted at \$1,384,000 annually, including salaries for eight staff positions. Two additional staff positions are identified in Phase I which would bring the current park staffing to standard base level and address vacant positions. At complete build out of the proposed three phases of development, four additional staff will be needed and an additional \$420,000 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 for the three development phases. The total budget for Claytor Lake at full build out is projected to be \$1,804,000 with 12 staff positions. (see chart on next page)

CLAYTOR LAKE STAFFING AND OPERATING COSTS

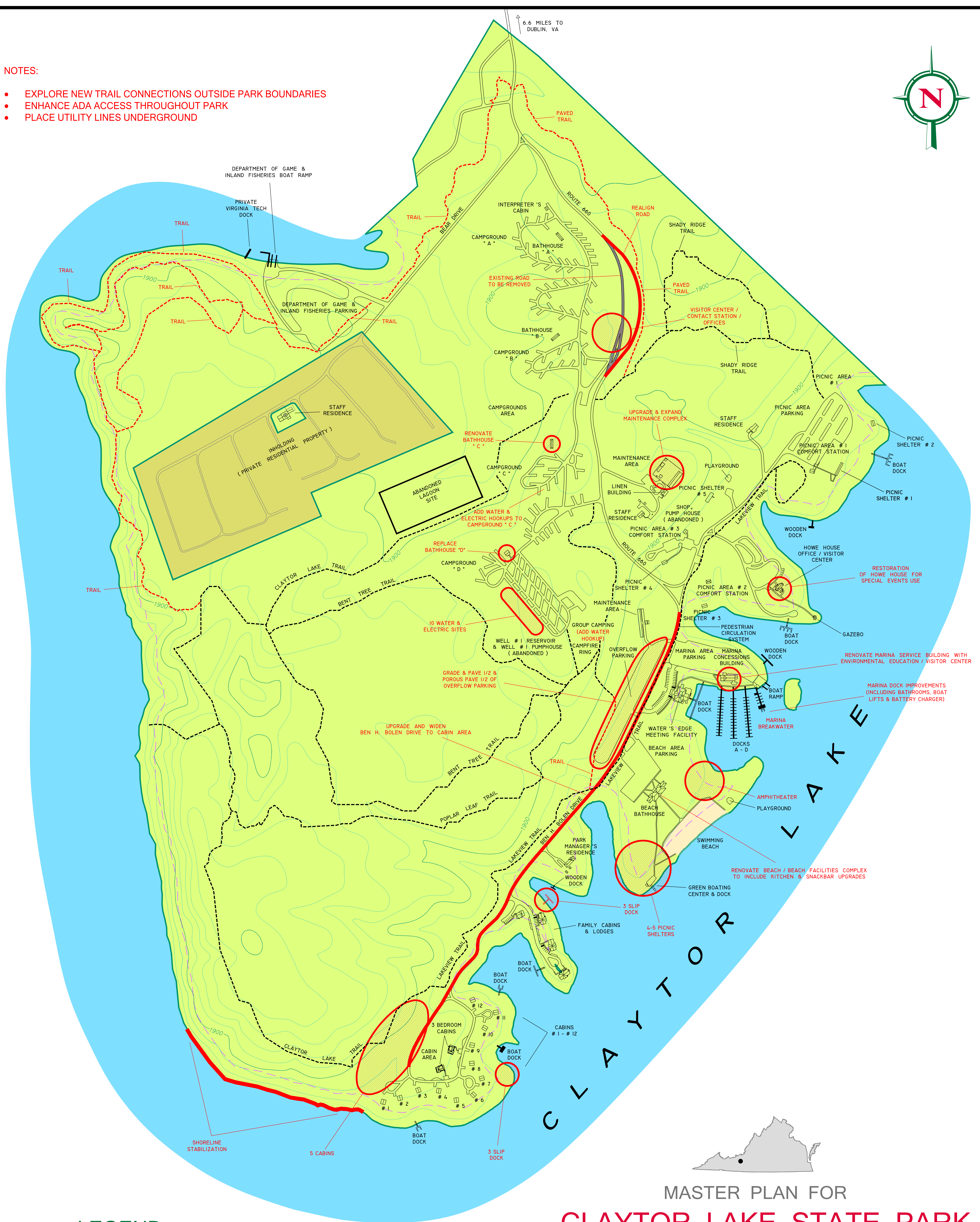
EXISTING (FY 16)	PHASE 1	PHASE 2	PHASE 3	FULL BUILD OUT
STAFFING				STAFFING
Park Manager				Park Manager
Asst. Park Manager				Asst. Park Manager
Chief Ranger (2)				Chief Ranger (2)
	Educ. Specialist*			Educ. Specialist
Park Ranger(3)	Park Ranger*	Park Ranger	Park Ranger	Park Ranger (6)
Office Manager				Office Manager
SALARY TOTAL				SALARY TOTAL
\$504,000	\$115,000	\$52,000	\$52,000	\$723,000
WAGE TOTAL				WAGE TOTAL
\$346,000	\$31,000	\$10,000	\$31,000	\$418,000
OTPS TOTAL				OTPS TOTAL
\$534,000	\$80,000	\$14,000	\$35,000	\$663,000
TOTAL BUDGET (FY16 dollars)				TOTAL BUDGET (FY16 dollars)
\$1,384,000	\$226,000	\$76,000	\$118,000	\$1,804,000

NOTE – All costs (salary, wage, OTPS (Other than Personnel Services)) are based on FY16 budget projections.

* Additional positions which are vacant and/or will bring park to standard base level staffing.

NOTES:

- EXPLORE NEW TRAIL CONNECTIONS OUTSIDE PARK BOUNDARIES
- ENHANCE ADA ACCESS THROUGHOUT PARK
- PLACE UTILITY LINES UNDERGROUND



LEGEND

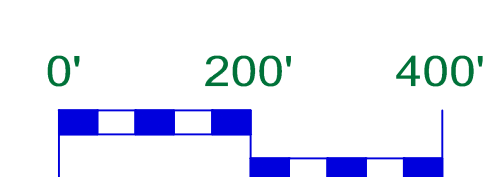
- PROPOSED FACILITIES
- EXISTING FACILITIES
- PARK PROPERTY
- PARK BOUNDARY
- - - - - PARK TRAILS
- - - - - 100' RIPARIAN BUFFER

TOPOGRAPHIC QUADRANGLES
DUBLIN
RADFORD SOUTH

MASTER PLAN FOR
CLAYTOR LAKE STATE PARK

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

DECEMBER 2015



CONTOUR INTERVAL : 20 FEET