



Hungry Mother State Park  
2854 Park Boulevard  
Marion, Virginia 24354

# **Hungry Mother State Park**

## **Master Plan**

### **Executive Summary**

### **2015 Update**

**Department of Conservation and Recreation**  
Division of Planning and Recreation Resources  
600 East Main Street, 24<sup>th</sup> Floor  
Richmond, Virginia 23219



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# Hungry Mother State Park MASTER PLAN EXECUTIVE SUMMARY

2015 UPDATE

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*Presented for review at a public meeting on March 12, 2015; recommended for adoption by the Board of Conservation and Recreation on May 28, 2015; and then reviewed for 30 days by the Virginia General Assembly without comment.*

**Adopted:**

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\_\_\_\_\_

Clyde E. Cristman, Director  
Department of Conservation and Recreation

August 5, 2015

Date



**HUNGRY MOTHER STATE PARK**  
2015 MASTER PLAN  
EXECUTIVE SUMMARY

The Hungry Mother State Park Master Plan Executive Summary is an update to the official unabridged master plan document adopted on March 6, 2001, by Department of Conservation and Recreation (DCR) Director David G. Brickley. A Master Plan Amendment was approved on June 10, 2009, by DCR Director Joseph H. Maroon. 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 five-year review described in §10.1-200.1 of the *Code of Virginia*. It outlines the desired future condition for Hungry Mother State Park when it is fully developed.

Hungry Mother State Park is a Civilian Conservation Corps (CCC) developed park that was first brought into the state park system in 1936. The 3334-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, 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 seats up to 300 persons.

This 2015 update places value on connecting Hungry Mother to other resources in the community. Hungry Mother is adjacent to the Mount Rogers District of the U.S. Forest Service, home to the Appalachian Trail in this area. Routes 749 and 680 are designated Virginia Byways, and part of U.S. Bike Route 76. Route 16 through the park is part of the Back of the Dragon Motorcycle Trail. The park lake is a featured stop along the Fish Virginia First Trail. Other fishing is available on the Holston River and at Rural Retreat Lake. The park is listed as a site on the Department of Game and Inland Fisheries' Birding and Wildlife Trail. The Crooked Road Heritage Music Trail and the Round the Mountain Artisan Network feature stops near the park, and the Davis Valley Winery and Vineyard and Rural Retreat Winery and Dye's Vineyards are also nearby. The Hungry Mother State Park Regional Connectivity Map is an attachment to the full Master Plan document.

Hungry Mother State Park received Federal Land and Water Conservation Funds (LWCF) in 1966 for campground development, 1978 for a swimming facility, and in 1997 for a playground. 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.

Planners from the Department of Conservation and Recreation conducted this master plan update in accordance with §10.1-200.1 of the *Code of Virginia*. As a part of the 2014 master plan process, the 2001 park master plan was reviewed, as well as the 2009 amendment. 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.

The park purpose statement is: *“The purpose of Hungry Mother State Park, an original CCC park, is to serve as a gateway to the natural, historical, cultural and recreational resources of Southwestern Virginia for Virginians and their guests by providing overnight accommodations, day use recreational facilities, conference space, and educational/interpretive programs.”*

**Attendance:** The following table depicts park attendance during the period 2006 to 2014:

2006	2007	2008	2009	2010	2011	2012	2013	2014
281,587	211,174	254,621	187,454	253,069	237,325	249,372	240,241	230,054

**Economic Impact:** In 2014 Hungry Mother had 230,054 visitors, 57,144 were overnight visitors, while 172,910 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 \$7,052,360. 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 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 to reflect the original CCC 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 Conservation and Recreation’s Best Management Practices (BMP) Handbook for Erosion and Sediment Control 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, 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 is encouraged. In working cooperatively with neighboring landowners, the park will be enhanced and protected over time.

The proposed developments for Hungry Mother State Park are presented in priority order; projects listed in Phases I through III are representative of total build-out (complete development of this master plan). The plan outlines the desired future condition of the park over a 20 year planning horizon. Total estimated cost is \$44,723,302.

## Phasing Hungry Mother State Park Master Plan

### Phase I

Develop pedestrian crossing of Park Boulevard (Route 16) at Camp Burson  
Renovate CCC Bunkhouse  
Upgrade comfort station (Long John)  
Upgrade comfort station (Stone John)  
Parking improvements at Coalson Place  
Playground at Camp Burson (small)  
Develop Route 16 overlook at north end of Park  
Renovate 25 cabins  
Replace access bridge and add new access bridge across Hungry Mother Lake to amphitheatre  
Stabilize shoreline at the amphitheater  
Replace cabins and add lodge at Hemlock Haven(6 bedroom lodge plus cabins TBD)  
Complete connection to county water and sewer  
Demolish water tank (near cabin 7)  
Upgrade campsites in Campground B  
Create mountain bike trail head at former Campground A- bike wash/renovate bathhouse.  
Renovate staff residences below Hemlock Haven(2)  
Add camping cabins/yurts (3-6) at existing campgrounds (sites to be determined)  
Relocate utility lines underground  
Expand trails

**The total estimated cost for Phase I development is \$24,680,944**

### Phase II

Enhance parking at Hemlock Haven (two places)  
Renovate Ferrell Hall  
Renovate Picnic Shelter  
Replace Beach Bathhouse and Concession Area  
Group Camp at Camp Burson with small shelter, bathhouse, fire ring  
Environmental education shelter -small  
Renovate Environmental Education Shed  
Comfort station (near Environmental Education area)  
Add vault toilet at boat ramp  
Stabilize lake shoreline and bank of Hungry Mother Creek  
Relocate utility lines underground  
Expand trails, including Hemlock Connector Trail

**The total estimated cost for Phase II development is \$14,490,752**

### **Phase III**

Group Camp with 2 small Picnic shelters  
Wetlands Marsh Boardwalk  
Adapt/modify existing storage area for CCC Museum  
Pave boat ramp road and parking area  
Renovate staff residence (3)  
Relocate utility lines underground  
Expand trails

**The total estimated cost for Phase I development is \$5,551,606**

**The total cost to bring Hungry Mother State Park to its desired future condition is \$44,723,302**

### **Staffing and Operations**

Staffing and operational costs at Hungry Mother State Park are presently budgeted at \$1,944,000 annually, including salaries for 12 staff positions. At complete build out of the proposed 3 phases of development, 4 additional staff will be needed and an additional \$279,000 in operating funds. In order for the park to operate effectively and efficiently at full build out, the park needs the projected staffing and operating costs for the 3 development phases. The total budget for Hungry Mother at full build out is projected to be \$2,223,000 with 16 staff positions. (see chart on next page)

## HUNGRY MOTHER STAFFING AND OPERATING COSTS

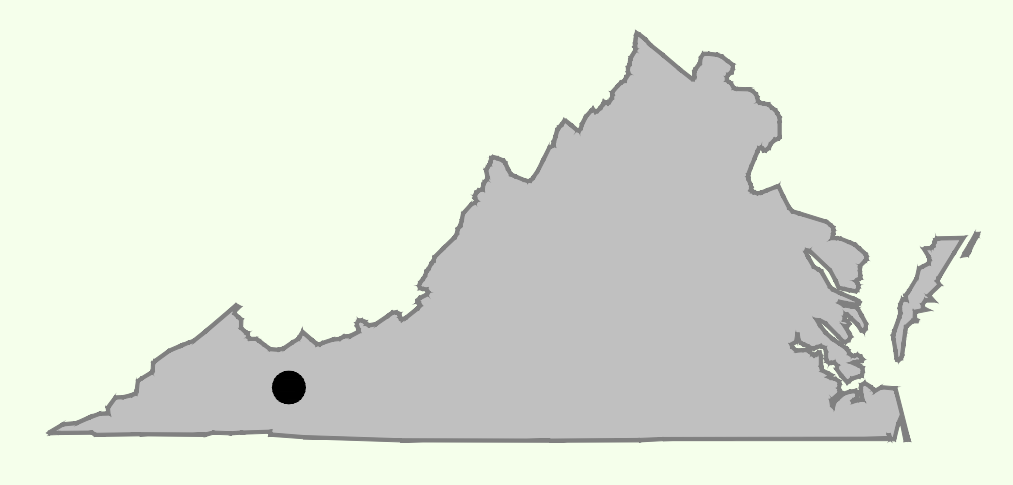
<b>EXISTING (FY 15)</b>	<b>PHASE 1</b>	<b>PHASE 2</b>	<b>PHASE 3</b>	<b>FULL BUILD OUT</b>
<b>STAFFING</b>				<b>STAFFING</b>
Park Manager				Park Manager
Asst. Park Mgr				Asst. Park Mgr
Chief Ranger			Chief Ranger	Chief Ranger (2)
Educ. Specialist		Educ. Specialist		Educ. Specialist (2)
Park Ranger (5)				Park Ranger (5)
	Housekeeper (2)			Housekeeper (2)
Office Manager				Office Manager
Business Manager				Business Manager
Food Service Oper.				Food Service Oper.
<b>SALARY TOTAL</b>				<b>SALARY TOTAL</b>
\$694,000	\$92,000	\$58,000	\$58,000	\$902,000
<b>WAGE TOTAL</b>				<b>WAGE TOTAL</b>
\$435,000	\$25,000	\$9,000	\$5,000	\$474,000
<b>OTPS TOTAL</b>				<b>OTPS TOTAL</b>
\$815,000	\$20,000	\$8,000	\$4,000	\$847,000
<b>TOTAL BUDGET (FY15 dollars)</b>				<b>TOTAL BUDGET (FY15 dollars)</b>
\$1,944,000	\$137,000	\$75,000	\$67,000	\$2,223,000

NOTE – All costs (salary, wage, OTPS (Other than Personnel Services)) are based on FY15 budget projections.



# LEGEND

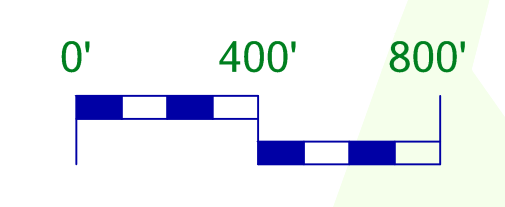
- PROPOSED FACILITIES
- EXISTING FACILITIES
- PARK PROPERTY
- PARK BOUNDARY
- WATER
- EXISTING ROAD
- EXISTING BUILDINGS
- HIKING TRAILS
- RIPARIAN BUFFER
- WETLANDS



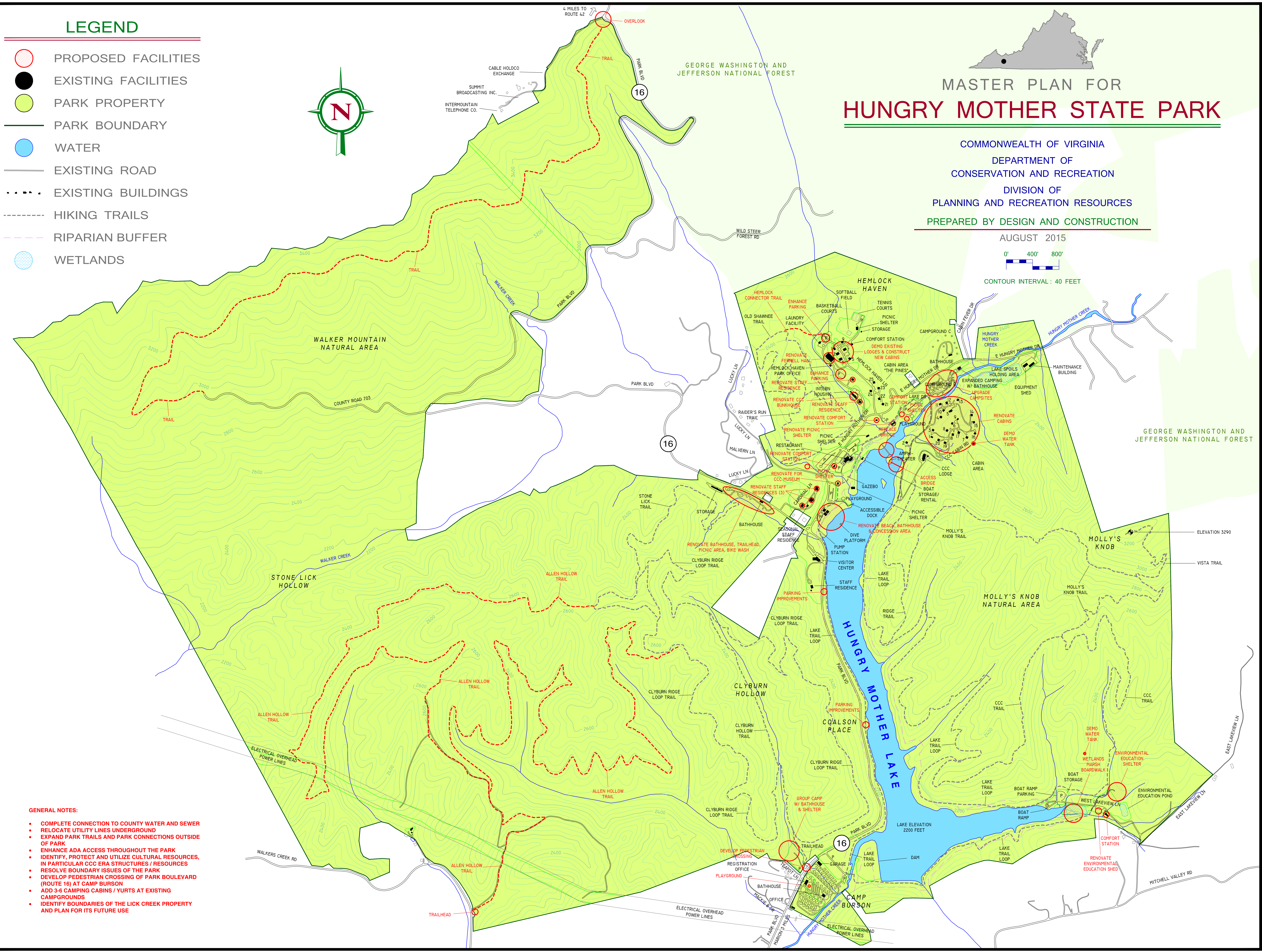
# MASTER PLAN FOR HUNGRY MOTHER STATE PARK

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

AUGUST 2015



CONTOUR INTERVAL: 40 FEET



- GENERAL NOTES:**
- COMPLETE CONNECTION TO COUNTY WATER AND SEWER
  - RELOCATE UTILITY LINES UNDERGROUND
  - EXPAND PARK TRAILS AND PARK CONNECTIONS OUTSIDE OF PARK
  - ENHANCE ADA ACCESS THROUGHOUT THE PARK
  - IDENTIFY, PROTECT AND UTILIZE CULTURAL RESOURCES, IN PARTICULAR CCC ERA STRUCTURES / RESOURCES
  - RESOLVE BOUNDARY ISSUES OF THE PARK
  - DEVELOP PEDESTRIAN CROSSING OF PARK BOULEVARD (ROUTE 16) AT CAMP BURSON
  - ADD 3-6 CAMPING CABINS / YURTS AT EXISTING CAMPGROUNDS
  - IDENTIFY BOUNDARIES OF THE LICK CREEK PROPERTY AND PLAN FOR ITS FUTURE USE