

Senate Finance Committee Capital Outlay Subcommittee

Virginia State Parks Capital Investment Proposed in HB/SB 30

January 26, 2016



Process for Project Selection

- Same capital needs list provided for HAC tour this summer was provided to Governor's Office
- Projects were chosen based on:
 - Taking care of aging infrastructure
 - Projects with greatest potential economic impact
 - New approach is proposed to provide full build out of two parks in this authorization
 - Full economic impact achieved sooner

- \$140 million proposed for State Parks in VPBA bond package
 - Proposed funding would focus on:
 - Development of 2 “land-banked” parks
 - Repair and maintenance of existing facilities
 - Construction of day-use facilities
 - Acquisition of additional land for existing state parks

Biscuit Run State Park

- Albemarle County south of Charlottesville
- Approximately 1,195 acres
- Frontage on Routes 20 and 631
- Acquired in 2009
- Potential economic impact of \$6.6 million



Proposed Development

Revenue Generation

30-site campground

20 cabins (1-6 bedroom, 12-2 bedroom, 7-3 bedroom)

Infrastructure

Contact station, office/admin complex, maintenance facility, connection to public utilities, staff residences



Widewater State Park

- In Stafford County on the peninsula created by the confluence of Aquia Creek and the Potomac River
- Approximately 1,100 acres
- Water frontage on both the river and the creek
- Acquired from Dominion Resources in 2006
- Currently funded for part of Phase 1 at \$7.5 M
- Potential economic impact of \$7.5 million



Proposed Development

Revenue Generation

60-site campground
20 cabins, boat ramp, canoe-in camping

Infrastructure

Contact station, office/admin complex,
maintenance facility, staff residences

Powhatan State Park



- Originally opened in July 2013
- 30-site campground currently under construction that will include 4 yurts
 - Estimated completion date: August 2016
- Introduced budget provides funding for next phase of development to include some cabins (full cabin scope would be 20 cabins)
- Potential economic impact of \$600,000 with completion of campground: at full build-up, economic impact estimated at \$4.5 million

Clinch River



- At request of the GA, a State Park study was conducted by DCR in 2005; updated in 2008
- 2015 GA authorized pre-planning for a Clinch River State Park
- Park is envisioned as multiple access points along the Clinch River (including existing public properties Cavitt's Creek Park, Pinnacle Natural Area, Cleveland Barrens Natural Area, Sugar Hill)
- As part of the pre-planning process, several parcels with willing landowners have been identified
- Advocacy group, the *Clinch River Valley Initiative* is leading the effort

Natural Bridge State Park

- Originally bought by Virginia Conservation Legacy Fund (VCLF) in Spring 2014
 - \$9.1 million loan from Virginia Resources Authority
 - Current balance of loan is \$7.65 million
 - VCLF currently behind on payment but working to address delinquency



- \$120,000 proposed in FY2017 and FY2018 for opening Natural Bridge State Park
 - This is in addition to \$60,000 provided in FY2016
 - Will fund 2 positions on-site
 - Chief Ranger and Park Manager
- Working with Office of the Attorney General to develop a draft operating agreement
 - All gate receipts entered into a restricted account to pay outstanding debt service
 - Any additional revenue will be used for maintenance and operation costs
 - Would need to be authorized by General Assembly

Daniel Boone Interpretive Center

- Budget language authorizes DCR to accept transfer of the Daniel Boone Wilderness Trail Interpretive Center upon completion of construction
 - Language is identical to what was approved by 2013 GA
 - 153 acres of land which would preserve Kane's Gap
 - \$450,000 for maintenance and operations provided by Scott County Economic Development Authority
 - Satellite facility of Natural Tunnel State Park
 - Estimated completion fall 2016



Cabin Projects

Renovation of existing cabins

- Twin Lakes
- Fairystone
- Westmoreland

Potential new cabins

- Powhatan
- Pocahontas



Campground Projects

Renovation of existing campgrounds

- Westmoreland
- Douthat
- Kiptopeke



Trail Projects

- Replacement of failing trail bridges needed at:
 - Hungry Mother
 - New River Trail
 - Staunton River Battlefield
 - Natural Tunnel



- Provide for additional hiking, biking, and equestrian opportunities



Other projects included

- Renovate Foster Falls hotel (New River)
- Renovate Walnut Valley farm (Chippokes)
- Maintenance complexes
 - Caledon
 - False Cape
 - Southwest Virginia Museum



- Construct visitor center (High Bridge)
- Renovation of pool bathhouse and aquatic center (Pocahontas)
- Renovation of pool bathhouse (Westmoreland)
- Construct restrooms
 - First Landing
 - Grayson Highlands



- Renovate restrooms and replace campground bathhouse (Douthat)
- Construct retaining wall on Lovers Leap Trail (Natural Tunnel)
- Replace bulkheads (False Cape)
- Various utility and American with Disabilities Act upgrades



Revenue Generating Facilities

Facility Type	Average yearly revenue
2-bedroom cabin	\$17,000
3-bedroom cabin	\$23,000
6-bedroom lodge	\$41,000
30-site campground with bathhouse	\$50,000

FY2015 Revenues

Facility Type	Revenue
Cabins	\$5,982,178
Campgrounds	\$4,654,401
Parking fees	\$2,973,575
Merchandise	\$1,811,883
Swimming	\$1,071,996
Food concessions	\$837,255
Equipment rentals	\$399,850
All other revenue	\$1,315,528
Total	\$19,046,666

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