



**Raymond R. “Andy” Guest, Jr. Shenandoah River State Park**  
350 Daughter of Stars Drive  
Bentonville, VA 22610

# **RAYMOND R. “ANDY” GUEST, JR. SHENANDOAH RIVER STATE PARK MASTER PLAN EXECUTIVE SUMMARY**

2011 Update  
And 2012 Amendment



**Department of Conservation and Recreation**  
Division of Planning and Recreation Resources  
203 Governor Street  
Richmond, Virginia 23219

**Raymond R. ‘Andy’ Guest Jr. Shenandoah River State Park**  
**2012 Master Plan Amendment**

The first master plan for Raymond R. ‘Andy’ Guest Jr. Shenandoah River State Park was originally adopted on March 6, 2001, by Department of Conservation and Recreation (DCR) Director David G. Brickley. The plan was later updated and then adopted on November 14, 2006, by DCR Director Joseph H. Maroon. The plan was updated again and subsequently adopted on December 20, 2011 by DCR Director David A. Johnson.

The purpose of this amendment, as depicted on the accompanying master plan map, is to show the proposed locations in the park for a tree canopy course comprised of zip lines and platforms as well as a staging area for the course. These proposed facilities are to be built and operated under the Public Private Education Facilities and Infrastructure Act (PPEA, Code of Virginia §56-575) and authority granted to DCR (Code of Virginia, §10.1-112). The project will be designed and built by the proposing private entity in accordance with all existing laws, regulations, and procedures of the Commonwealth, and with minimal impact on existing facilities and trails.

This amendment was reviewed and recommended for adoption by the Board of Conservation and Recreation at their July 27, 2012 meeting, and then was made available for review for 30 days by the Virginia General Assembly.

Based on the requirements of §§ 10.1-200.1 et seq. of the *Code of Virginia*, this proposed amendment is approved and made part of the master plan for Raymond R. ‘Andy’ Guest Jr. Shenandoah River State Park.

\_\_\_\_\_/S/\_\_\_\_\_  
David A. Johnson, Director  
Virginia Department of Conservation and Recreation

September 26, 2012  
Date

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**RAYMOND R. “ANDY” GUEST, JR.**  
**SHENANDOAH RIVER**  
**STATE PARK**  
**MASTER PLAN**  
**EXECUTIVE SUMMARY**

2011 UPDATE

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*Reviewed by the Board of Conservation and Recreation on December 15, 2011*

**Approved:**

\_\_\_\_\_/S/\_\_\_\_\_  
David A. Johnson, Director  
Department of Conservation  
and Recreation

December 20, 2011  
Date



**Department of Conservation and Recreation**  
Division of Planning and Recreation Resources  
203 Governor Street  
Richmond, Virginia 23219

RAYMOND R. “ANDY” GUEST, JR. SHENANDOAH RIVER STATE PARK  
MASTER PLAN  
EXECUTIVE SUMMARY

2011 UPDATE

This Raymond R. “Andy” Guest, Jr., Shenandoah River State Park Master Plan Executive Summary is an update to the official unabridged master plan document adopted in 2001 and amended in 2006 by the Department of Conservation and Recreation (DCR). It is the most recent five-year review as described in §10.1-200.1 of the *Code of Virginia*. This master plan update is intended to set forth a clear vision for the future (based on phased development), while fulfilling the narrative text requirements of Chapter IV of the Virginia Capital Outlay Manual and §10.1-200.1 of the *Code of Virginia*. It outlines the desired future condition for Raymond R. “Andy” Guest, Jr. Shenandoah River State Park when it is fully developed. This park will be referred to as Shenandoah River State Park through out this update.

The park is located in the Northern Shenandoah Valley Region (Planning District 7) in Warren County, eight miles south of Front Royal and just north of the town of Bentonville along Route 340. The park consists of approximately 1,619 acres and has 5.2 miles of river frontage along the South Fork of the Shenandoah River. The first component of Shenandoah River State Park was the 922 acre Jeni Tract, which was acquired in 1994 as part of a 1992 bond referendum. In addition to the Jeni tract, other properties acquired for the park include the Maddox tract (171 acres), Hidalgo tract (7 acres), Parsall tract (22 acres), the Cullers tract (484 acres), and a tract from Norfolk and Southern of about 15 acres. The northern portion of the park lies within the Flint Run Archaeological District, a significant Paleo-Indian site listed on the National Register of Historic Places in 1976. The Down River Canoe Company has a drainfield easement on park land adjacent to Route 613 on the southern end of the park.

This 2011 update focuses on connecting Shenandoah River State Park to other resources in the community. The park sits on the South Fork of the Shenandoah River, along a potential Virginia Scenic River section in Warren County within the Northern Shenandoah Valley Planning District. The North Fork of the Shenandoah River meets the south fork just north of the park in Front Royal. Both of these rivers are highly prized for floating and fishing and have proposed water trails along the nearby sections. Shenandoah River Park lies within the Shenandoah Valley Battlefields National Heritage Area and is in close proximity to Skyline Drive, Shenandoah National Park, the Cedar Grove & Belle Grove National Historic Park, The Journey Through Hallowed Ground National Heritage Area, as well as the George Washington and Jefferson National Forest (GWJNF). Sky Meadows State Park and Seven Bends State Park, a currently undeveloped and unopened state park, are within an hours drive. Lake Frederick Public Fishing Lake, G.R. Thompson Wildlife Management Area, GWJNF Elizabeth Furnace Recreation Area, and Devil’s Bend State Forest are also a short distance from the park. Connectivity opportunities exist between Shenandoah River State Park and the Appalachian Trail, the Tuscarora Trail, and the Shenandoah River Blueway.

There are partnership opportunities with all federal and state conservation entities to develop shared programs for education and interpretation. Nearby private organizations that offer additional partnership opportunities include the 4-H Center in Warren County, the Casey Tree Farm in Clarke County, and the Blandy Farm and State Arboretum in Clarke County. Shenandoah River State Park is listed as a site on the Department of Game and Inland Fisheries' Birding and Wildlife Trail. The park also is along Route 340, a designated Virginia Byway, which connects to a number of other scenic roads that introduce visitors to Shenandoah Valley sites. The Shenandoah River State Park Regional Connectivity Map is an attachment to the full Master Plan document.

Shenandoah River State Park received Federal Land and Water Conservation Funds (LWCF) in 2001 and 2005 for park facility development. 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 original Shenandoah River State Park Master Plan was developed and adopted in 2001 with the assistance of an advisory committee comprised of area residents and representatives from local governments, public schools, the tourism industry, businesses and park user groups. Two public input meetings were held to allow comment on the Plan. The 2006 amendment refined the location of the visitor center. Existing development has been in concert with the original master plan, which stated that the mission of Shenandoah River State Park is to provide minimal impact recreation, thus allowing people to feel a part of the land, a part of the site, and a connection with the agricultural practices which formed this unique pastoral landscape over time.

As a part of the 2011 master plan update process, DCR staff conducted a review of the 2001 and 2006 amended Shenandoah River State Park Master Plan. Following a discussion of changing conditions in the park, it was determined that no significant changes occurred to warrant a full revision of the master plan. The goals and objectives and the desired future condition of the park have not changed since adoption of the 2006 amended plan. The phased development plan and costs have been revised to reflect projects that have been completed since 2006. The park staffing and operations costs have also been updated to reflect current and future conditions.

The adopted Shenandoah River State Park purpose statement is:

***“The purpose of this park is to celebrate the Shenandoah River, its history and role in human settlement, and preserve its natural beauty and its recreational value in perpetuity.”***

The table below depicts total park attendance during the period from 2001 through 2010.

2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
154,176	141,661	98,428	107,993	99,185	118,578	130,670	121,853	108,698	147,808

In 2010 Shenandoah River State Park had 147,808 visitors to the park; 17,432 were overnight guests, while 130,376 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 \$3,393,416. Master Plan recommendations designed to increase visitation and improve the visitor experience, once implemented, should have a further positive impact on the community's economic vitality. The management of the park sets a good example to the visitors and the community as it follows 'trash free' policies to insure a clean park for everyone.

Shenandoah River State Park offers a full array of facilities and activities for day and overnight guests including a river overlook; ten canoe-in campsites and a group camp with potable water, vault toilets, a bathhouse and parking lot; 11 housekeeping cabins; 32 campsites with water and electric hook-ups, four camp cabins, bathhouse and utilities; a visitor center; canoe launch; picnic areas with four large picnic shelters with ample parking; several bank fishing nodes; and an equestrian parking area. Management facilities include a contact station, park offices in the Visitor's Center, staff residences, and a maintenance complex as well as a road system, well water system, waste water treatment plant and septic drainfields. The only historic building is the stabilized Bentonville railroad station.

Shenandoah River State Park has over 24 miles of hiking trails, including approximately six miles of multi-use trails. These trails are primarily earthen, with gravel spread on sections with poor drainage and high erosion potential. There is also a gravel access road approximately two miles in length that is used for biking, hiking or horseback riding. Complementing the horse trail is a stable containing ten stalls. Originally, a riding concession was envisioned, but after a failed attempt, there is no apparent private interest in this concession.

Park improvements since the writing of the 2001 Master Plan include: construction of a LEED certified visitor center, canoe-in campground site improvements with a vault toilet and bathhouse; group camp relocation and parking adjacent to the existing canoe-in campground; development of the 33 campsites with utilities and bathhouse; expansion of park trails; construction of 11 housekeeping cabins and all associated parking, wells, drainfields, and utilities.

This 2011 master plan update describes both proposed new facilities and improvements to existing facilities. New facilities at this park should be designed and built with consideration to the scenic and historic setting along the Shenandoah River and in keeping with the prescriptive management areas as defined by the Park Resource Management Plan and guidelines of the Park Visitor Experience Plan when available.

To the greatest extent possible, Virginia State Parks strives to meet the requirements of the Americans with Disabilities Act (ADA). All future phases of park construction will be developed in an environmentally sensitive manner. Building and site design will implement green energy standards using energy-efficient and sustainable materials and process to the greatest extent possible. These facilities will be carefully sited to minimize impacts to the views within the park and of the park from the adjacent lands. Development activities will comply with the 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.

Additional land acquisition adjacent to Shenandoah River State Park is recommended to complete the resource requirements for a river-based park, including enhancing park offerings, establishing connective trail easements/corridors, buffering the park from inappropriate development, providing for emergency response for outlying parts of the park, and protecting valued viewsheds. All land acquisition 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. In the future, if land adjacent to the park becomes available, efforts should be made to preserve the property through donations, PDR's, easements, or fee acquisition. All the agencies that own adjoining land should work to preserve the unique viewshed of the South Fork of the Shenandoah River.

The attached Master Plan Map depicts the location of planned future development. The proposed developments for Shenandoah River State Park are presented in priority order. 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.

## **PHASE I**

Construct a playground in existing picnic area  
Construct Staff Residences (2)  
Renovate existing staff residence  
Construct cabins  
    1 - 6-bedroom  
    2 - 3-bedroom  
    6 - 2-bedroom  
Provide for additional water, drainfield(s) and power

*The total estimated cost for Phase I development is \$ 6,292,728.*

## **PHASE II**

\*Provide Equestrian Facilities – to include a barn, riding ring, bathhouse, campsite, concession/sales/ staff apartment, and parking (see next page)  
Construct a Group Camp at Cullers Point  
Construct a Canoe-in Camp McCoy's Ford w/ six sites and amenities  
Develop Maddox Property w/ access road, Flint Run Museum and interpretive facilities  
Establish multi-use trail connections

*The total estimated cost for Phase II development is \$ 5,089,500.*

**The total cost to bring Shenandoah River State Park to its desired future condition is \$11,382,228.**

\* The 2006 plan proposed an equestrian facility along the river in close proximity to what is now the cabin area. Additional research and information has resulted in concern over the ability to develop the equestrian facilities at the proposed location. Specifically, the site is unsuitable due to its size, steep slopes, location near the river's floodplain and existence of archeological sites. Due to these factors, an equestrian facility will not be sited until a suitable location can be identified or acquired.

## **STAFFING AND OPERATIONS**

Staffing and operational costs at Raymond R. "Andy" Guest Shenandoah River State Park are presently budgeted at \$773,000 annually, including salaries for 7 staff positions. With the current facilities and operational requirements, the park has an identified need for 7 additional positions and \$369,000 in funding. At complete build-out of the proposed 2 phases of development, 2 additional staff and an additional \$323,000 in operating funds will be needed. In order for the park to operate effectively and efficiently at full build-out, the park must be provided with the projected staffing and operating cost identified as "existing additional needs" and the costs for the 2 development phases. The total budget for Shenandoah River at full build-out is projected to be \$1,465,000 with 16 staff positions.

The Staffing and Operating Costs Chart for Shenandoah River State Park is on the next page.



## SHENANDOAH RIVER STAFFING AND OPERATING COSTS

EXISTING (FY 12)	EXISTING ADDITIONAL NEEDS *	PHASE 1	PHASE 2	FULL BUILD OUT
<i>STAFFING</i>				<b>STAFFING</b>
Park Manager				Park Manager
Asst. Park Mgr				Asst. Park Mgr
Chief Ranger	Chief Ranger			Chief Ranger (2)
	Educ. Specialist			Educ. Specialist
Park Ranger (3)	Park Ranger (2)	Park Ranger		Park Ranger (6)
	Housekeeper	Housekeeper		Housekeeper (2)
Program Support Tech.	Program Support Tech.			Program Support Tech. (2)
	Sewage Treatment Plant Operator			Sewage Treatment Plant Operator
<b>SALARY TOTAL</b>				<b>SALARY TOTAL</b>
\$356,000	\$297,000	\$80,000		\$733,000
<b>WAGE TOTAL</b>				<b>WAGE TOTAL</b>
\$206,000	\$18,000	\$50,000	\$49,000	\$323,000
<b>OTPS TOTAL</b>				<b>OTPS TOTAL</b>
\$211,000	\$54,000	\$74,000	\$70,000	\$409,000
<b>TOTAL BUDGET (FY12 dollars)</b>				<b>TOTAL BUDGET (FY12 dollars)</b>
\$773,000	\$369,000	\$204,000	\$119,000	\$1,465,000

NOTE – All costs (salary, wage, OTPS (Other than Personnel Services)) are based on FY12 budget projections.

\* Existing additional needs represents staff shortages that were identified as part of the 2002 re-benchmarking effort, and/or staff positions and operating costs not fully funded due to prior state wide budget reductions.



