



Caledon State Park
11617 Caledon Road
King George, Va 22485-9357

CALEDON STATE PARK

MASTER PLAN

EXECUTIVE SUMMARY

March 2011 Update and April 2012 Amendment

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



Caledon State Park
(Formerly Caledon Natural Area)
Master Plan Amendment

The first master plan for Caledon Natural Area was adopted on December 29, 1998, by Department of Conservation and Recreation (DCR) Director David G. Brickley. The plan was later updated and then adopted on December 16, 2004, by DCR Director Joseph H. Maroon. The plan was updated again and subsequently adopted on March 22, 2011, by DCR Director David A. Johnson.

The current amendment, as depicted on the accompanying master plan map, includes:

- Expanding bike/hike access within the park;
- Adding a canoe/kayak landing with five campsites and a vault toilet;
- Adding 12 hike-in only campsites with a vault toilet;
- Modifying Caledon's 1000 foot No Boating Zone to a 1000 foot No Motorized Boating Zone;
- Adding a small picnic area with a vault toilet near Boyd's Hole; and
- Officially naming the property Caledon State Park.

This amendment was reviewed and recommended for adoption by the Board of Conservation and Recreation at their April 23, 2012, meeting.

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 Caledon State Park.

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

April 25, 2012
Date

CALEDON STATE PARK MASTER PLAN EXECUTIVE SUMMARY

2011 UPDATE

Reviewed by the Board of Conservation and Recreation on March 18, 2011

Approved:

_____/S/

David A. Johnson, Director
Department of Conservation
and Recreation

March 22, 2011

Date



CALEDON STATE PARK MASTER PLAN EXECUTIVE SUMMARY

2011 UPDATE

This Caledon Natural Area Master Plan Executive Summary is an update to the official unabridged master plan document adopted in 1998 and then renewed in 2004 by the Department of Conservation and Recreation. This 2011 executive summary represents the most recent five year review as required by §10.1-200.1 of the *Code of Virginia*.

This master plan is intended to present a clear vision for the future phased development of Caledon Natural Area while fulfilling the narrative text requirements of Chapter IV of the Virginia Capital Outlay Manual and the *Code of Virginia* §10.1-200.1. In 1979, the Wilson-Moreth Partnership, Ltd. prepared the first master plan for Caledon which proposed developing the site as a traditional state park. In 1984, the Caledon Task Force, appointed by Governor Charles Robb, developed a management plan that would both protect the endangered bald eagle and allow compatible educational opportunities. With adoption of this plan, development and public access to much of the site were significantly reduced. In 1995, the Department of Conservation and Recreation established an Ad Hoc Committee to revisit the 1984 Management Plan recommendations. The Ad Hoc Committee modified and updated the previous recommendations while maintaining the restricted access components of the previous plan. The Ad Hoc Committee's Management Plan was adopted in 1998 as the master plan for Caledon.

Caledon is located on the lower Potomac River 60 miles from its confluence with the Chesapeake Bay; it is easily accessible from both Virginia and Maryland. Located in the George Washington Regional Commission (District 16) of northeastern Virginia and King George County, the site is easily accessible via Routes 301 and 218. Of Caledon's 2,579 acres, the vast majority of the property, 2,355 acres is forested, of which about 800 acres are considered climax forest. Approximately 25 acres are in old fields, 65 acres are in ponds and streams, 70 acres in marshes, 15 acres in shore and beach, and 48 acres are considered the original home site. The property also harbors a wealth of Virginia native plants, with more than 500 species and at least 18 plants whose presence is unusual enough to make the site a significant biological area. There is also a great diversity among vertebrate fauna in the park. This rich biodiversity will continue to make Caledon one of the Commonwealth's ecological jewels and present unique educational and recreational opportunities for the visitor.

In addition to its natural resources, Caledon has a long and significant cultural history. After English settlement, the property was first assigned ownership in 1654. On June 1 of that year, a land grant of 3,900 acres was executed by Governor Richard Bennet to John Walton and John Bagnell. Five years later, in 1659, the entire parcel was purchased by Captain John Alexander, an ancestor of the Smoot family. The property changed hands infrequently, and then only in large tracts, until the Smoot family purchased the present day parcel in 1889. During the period before this purchase, the most dramatic change occurred in 1776, when King George County extended its boundaries into Stafford County, taking Caledon in the exchange. Ann Hopewell Smoot donated Caledon to the Commonwealth in 1974, carrying out the wishes of her husband Lewis Egerton Smoot, who died in 1962. At the donation ceremonies of Caledon on May 13, 1974, Mrs. Smoot expressed the hope that, "...by donating it to the Commonwealth, the natural beauty as well as the historical importance will be forever preserved...."

This 2011 update places value on connecting Caledon to other resources in the community. A multipurpose trail is recommended to connect Caledon to the Dahlgren Rail Trail. This trail connector could eventually become a part of the Potomac Heritage National Scenic Trail. Additional connectivity opportunities exist with the Captain John Smith Chesapeake National Historic Trail, and the Star Spangled Banner National Historic Trail. The park is already recognized on the Department of Game and Inland Fisheries (DGIF) Birding and Wildlife Trail. Expanding multipurpose trails for bike access are recommended for the park. In addition to the Potomac River, which serves as a park boundary, the Rappahannock River is in fairly close proximity to the park. Conservation areas nearby include Crows Nest Natural Area Preserve, Chotank Natural Area Preserve, Landsend Wildlife Management Area, Pettigrew Wildlife Management Area, Rappahannock River Valley National Wildlife Refuge, and Widewater State Park. Barnsfield Park is a King George County park located along the Potomac River just east of Caledon. Federal military properties in close proximity to Caledon include: Fort A.P. Hill, United States Naval Reservation Weapons Laboratory, and Quantico Marine Corps Base. The Fredericksburg and Spotsylvania National Military Parks are also in the area. Virginia Byways in the area include sections of State Highway 218. The Caledon Natural Area Regional Connectivity Map is an attachment to the full Master Plan document.

As a part of the 2011 master plan process, the 1998 park master plan and 2004 Renewal were reviewed. 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 2004 update. The phased development plan and costs have been revised to reflect projects that have been completed since 2004, and the park staffing and operations costs data have been also updated to reflect current conditions. The natural area's mission statement is stated below:

“Caledon Natural Area provides a unique setting within the state park system where the citizens of the Commonwealth can experience a naturally functioning ecosystem. Virginians have the opportunity, through education and controlled access, to enjoy the natural and historical resources at Caledon Natural Area. The mission of the Caledon Natural Area is to protect and preserve the native flora and fauna, including bald eagles, as well as historical and cultural resources.”

Caledon Natural Area received Federal Land and Water Conservation Funds (LWCF) in 1976 and 1983 for land acquisition. 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.

This 2011 update also recommends focusing attention on Caledon's cultural and historic resources in addition to the valued natural and ecological resources of the Park. In order to expand recreational water access to Caledon, non-motorized boating access should be considered in the future. Opportunities may exist for put in/take out sites as well as permitted canoe-in camping.

As depicted in the following table, annual visitation to the park has fluctuated during the last ten (10) years, however the last two years have seen the highest number of visitors.

2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
22,641	16,660	10,051	16,425	14,901	37,133	32,097	29,202	40,665	49,328

In 2010 Caledon had 49,328 day-use visitors, thus the park’s impact on the region’s economy is estimated to be \$789,248. Master Plan recommendations designed to increase visitation and improve the visitor experience, once implemented, should have a further positive impact on the regional economy.

Existing facilities at Caledon Natural Area include: a visitor center with park office, public restroom, and exhibit area, located in the historic main house; a picnic area with a shelter; playground; trails, 2 staff residences, 2-bay garage used as a maintenance area, historic Caretaker’s residence and outbuildings; gravel roads; water and wastewater systems. As part of the 1992 Virginia Park and Recreation Facilities Bond Act Development, a new residence was constructed, the water system was upgraded and new exhibits were installed in the Visitor Center.

No Caledon facilities were identified in the 2002 Virginia Parks and Recreation Bond. However, the 2004 Plan update identified development phases to further enhance the area. Since the 2004 update, the park has constructed a 3.2 mile extension of the Belmont Trail and added an accessible loop trail near the Visitor Center.

This 2011 master plan update recommends further improvements that both protect resources and enhance public access to designated areas of the park. It represents both new facilities and improvements to existing facilities.

To the greatest extent possible, 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. Facilities will be sited so to not negatively impact existing historical or natural settings within the park, and to minimize impacts to viewsheds from local land and water. 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 is recommended in this park 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 will be encouraged. In working cooperatively with neighboring landowners, the park will be enhanced and protected over time.

The proposed projects are presented in priority order. Completion of the projects in this list will represent total build-out (completion of the master plan) and covers a 20-year timeframe.

Phase I

- Renovate the “Caretakers” house so it can be used as housing for Youth Conservation Corps and other volunteer and/or research oriented groups. Upgrade utilities and provide a full kitchen and adequate bathroom facilities.
- Develop a multipurpose (bicycle) trail and related trailhead with parking that will connect the park to the Dahlgren Rail Trail and eventually become a part of the Potomac Heritage National Scenic Trail. Expand trail system in park to include bike usage.
- Stabilize and restore the outbuildings and gardens near the “Caretakers” house for use in historic interpretation.
- Construct a comfort station at the picnic area.

The estimated cost for implementation of Phase I projects is \$2,793,960

Phase II

- Construct a maintenance facility with pole barn and storage area.
- Convert two-car garage into a learning lab.
- Upgrade visitor center exhibits, incorporating historical exhibits in conjunction with existing natural resource displays.
- Relocate utility wires underground.

The estimated cost for implementation of Phase II projects is \$2,739,555

Phase III

- Construct a staff residence
- Convert the staff residence (next to Visitor Center) into a park office.
- Construct group camp (use by permit only)

The estimated cost for implementation of Phase III projects is \$1,860,300

The total cost to bring Caledon Natural Area to its desired future condition is \$7,393,815

Staffing and Operations

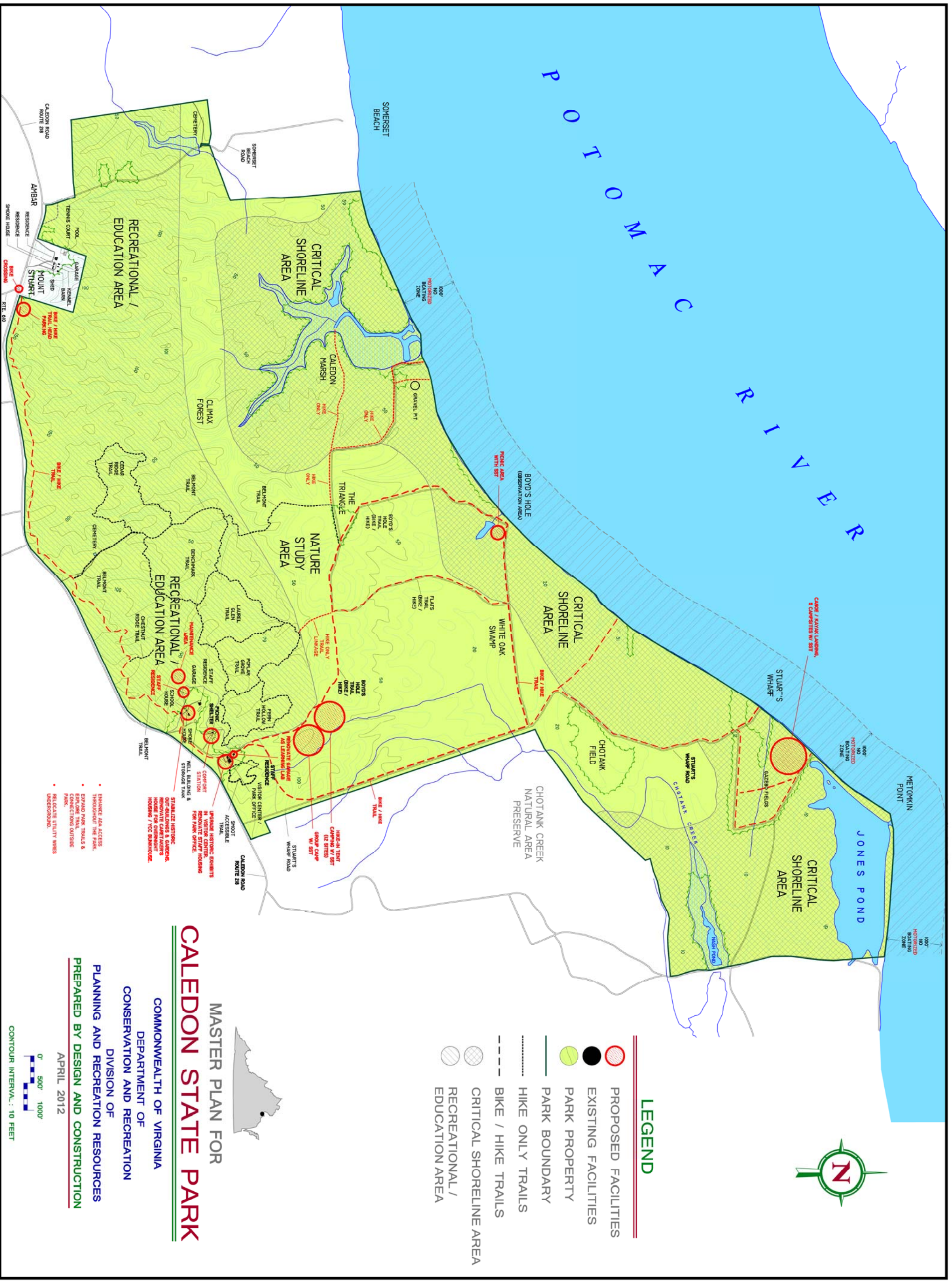
Staffing and operational costs at Caledon Natural Area are presently budgeted at \$202,000 annually, including salaries for 2 staff positions. With the current facilities and operational requirements, the park has an identified need for 4 additional positions and \$177,000 in funding. At complete build out of the proposed 3 phases of development, an additional staff will be needed and an additional \$141,000 in operating funds. 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 3 development phases. The total budget for Caledon at full build out is projected to be \$520,000 with 7 staff positions.

Caledon State Park - Operating and Staffing

EXISTING (FY 11)	EXISTING ADDITIONAL NEEDS *	PHASE 1	PHASE 2	PHASE 3	FULL BUILD OUT
STAFFING					STAFFING
Park Manager					Park Manager
Chief Ranger					Chief Ranger
	Education Specialist				Educ. Specialist
	Park Ranger (2)			Park Ranger	Park Ranger (3)
	Program Support Tech				Program Support Tech.
SALARY TOTAL					SALARY TOTAL
\$109,000	\$167,000			\$40,000	\$316,000
WAGE TOTAL					WAGE TOTAL
\$42,000		\$11,000	\$17,000	\$30,000	\$100,000
OTPS TOTAL					OTPS TOTAL
\$51,000	\$10,000	\$9,000	\$16,000	\$18,000	\$104,000
TOTAL BUDGET (FY11 dollars)					TOTAL BUDGET (FY11 dollars)
\$202,000	\$177,000	\$20,000	\$33,000	\$88,000	\$520,000

NOTE – All costs (salary, wage, OTPS (Other than Personnel Services)) are based on FY11 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 reduced due to multiple years of state wide budget reductions.



LEGEND

- PROPOSED FACILITIES
- EXISTING FACILITIES
- PARK PROPERTY
- PARK BOUNDARY
- HIKE ONLY TRAILS
- BIKE / HIKE TRAILS
- CRITICAL SHORELINE AREA
- RECREATIONAL / EDUCATION AREA

**MASTER PLAN FOR
CALEDON STATE PARK**

COMMONWEALTH OF VIRGINIA
DEPARTMENT OF
CONSERVATION AND RECREATION

DIVISION OF
PLANNING AND RECREATION RESOURCES
PREPARED BY DESIGN AND CONSTRUCTION

APRIL 2012
0' 500' 1000'
CONTOUR INTERVAL: 10 FEET