



Middle Peninsula State Park  
Route 644, Rosewell Plantation Road  
Gloucester, VA 23061

# MIDDLE PENINSULA STATE PARK MASTER PLAN

2010 Executive Summary and 2015 Renewal



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

**Middle Peninsula State Park**  
**2015 Master Plan Renewal**

The master plan for Middle Peninsula State Park was adopted on October 10, 2010, by Department of Conservation and Recreation (DCR) Director David A. Johnson.

Middle Peninsula State Park is located in Gloucester County off Route 632. The 431-acre property was acquired in the spring of 2006. It has 2,260 linear feet of York River shoreline where the river is approximately two miles wide. The park also includes approximately 3,776 linear feet of frontage along Aberdeen Creek. Only a portion of this part of the creek is suitable for paddling.

***“The purpose of Middle Peninsula State Park on the York River in Gloucester County is to provide premier water and land based educational and outdoor recreational opportunities while protecting and interpreting the unique natural, archaeological and cultural resources of the Virginia Middle Peninsula’s historically rich and naturally diverse lands.”***

This 2015 renewal places value on connecting Middle Peninsula State Park to other resources in the community. The park is adjacent to Rosewell, the ruins of one of the finest mansions built in the colonies, and the associated visitor center. The park fronts York River, a potential state Scenic River and a segment of the Captain John Smith Chesapeake National Historic Trail. Seven miles west, the river is flanked by York River State Park and the former principal residence of Chief Powhatan, Werowocomoco, where John Smith was taken after his capture in 1607. Seven miles east along the river, historically significant Yorktown boasts a state and national welcome center that mark the end of the Washington-Rochambeau National Historic Trail, Bike Route 76 and the 23-mile Colonial National Historical Park, a National Scenic Byway and All American Road. Gloucester County offers 40 miles of water trails particularly suited for small hand-powered craft such as canoes and kayaks. Gloucester Point Beach Park and the Virginia Institute of Marine Science flank Route 17 north of the York River, and the Riverwalk Landing and the Watermen’s Museum are just off Route 17 south of the river.

The master plan for Middle Peninsula State Park was adopted in 2010. Cost figures for proposed construction have been reviewed and updated for this 2015 document. The current cost estimate for the total master plan is \$28,283,229, with Phase I of the plan estimated at \$13,256,428 and Phase II estimated at \$15,026,801. As of this date, Middle Peninsula State Park remains unopened to the public and no development has taken place. This renewal readopts the existing 2010 Middle Peninsula State Park Master Plan with the updated cost estimates.

The Board of Conservation and Recreation recommended adoption of this renewal at its meeting on May 28, 2015. Based on the requirements of §10.1-200.1 et seq. of the *Code of Virginia*, this proposed renewal is approved and made part of the Master Plan for Middle Peninsula State Park.

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Clyde E. Cristman, Director  
Department of Conservation and Recreation

\_\_\_\_\_  
June 1, 2015  
Date



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# MIDDLE PENINSULA STATE PARK MASTER PLAN

## *2010 Executive Summary*

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*Reviewed by the Board of Conservation and Recreation on August 15, 2010.*

### **Approved:**

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

\_\_\_\_\_  
10/15/10  
Date

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



**MIDDLE PENINSULA STATE PARK**  
**MASTER PLAN**  
**EXECUTIVE SUMMARY**

The master plan for the Middle Peninsula State Park was developed in accordance with the master planning process set forth in §10.1-200.1 of the *Code of Virginia*. An advisory committee comprised of Gloucester County residents, adjacent landowners, government officials, user groups, and local businesses assisted Department of Conservation and Recreation (DCR) staff in plan development. Elements of the park master plan include goals and objectives, a park purpose statement, a development phasing plan, and a mapped area of proposed use areas.

*“The purpose of (recommended state park name) on the York River in Gloucester County is to provide premier water and land based educational and outdoor recreational opportunities while protecting and interpreting the unique natural, archaeological and cultural resources of the Virginia Middle Peninsula’s historically rich and naturally diverse lands.”*

As stated in the vision adopted by the 2010 Gloucester County Comprehensive Plan Steering Committee, Gloucester County enjoys a diversity of suburban and rural characteristics while remaining a magnificent retreat from nearby city life. The county is positioned at the southern tip of Virginia’s Middle Peninsula, and its location provides citizens with the ability to access the more urban areas of Hampton Roads, Williamsburg, and Richmond while maintaining a peaceful lifestyle found in the rural comforts and resources within the county. Gloucester County and the surrounding Middle Peninsula counties' combination of rural, small town character and an abundance of natural, cultural, and historic resources will support and enhance the state park. The state park will help meet the need for outdoor recreation facilities, particularly water-based uses. Overnight facilities will attract visitors throughout the Mid-Atlantic.

Middle Peninsula State Park is located in Gloucester County off Route 632. The 431-acre property was acquired in the spring of 2006. It has 2,260 linear feet of York River shoreline where the river is approximately two miles wide. The park also includes approximately 3,776 linear feet of frontage along Aberdeen Creek. Only a portion of this part of the creek is suitable for paddling.

Currently, some park acreage is leased for agriculture. The main access road into the park is Route 632, Aberdeen Creek Road. This road and the roads off of Route 611 leading to the park will need to be widened to accommodate expected traffic volumes from park visitors. Landowners who live off of Route 632, Aberdeen Creek Road, and Route 644, Rosewell Plantation Road, are very concerned about the impact that park traffic will have on the capacity of the access roads to safely carry both local and park traffic. They have recommended that park development be tied to necessary upgrades of state Routes 632 and 644.

The park boundaries are in part defined by Aberdeen Creek and the York River, both tributaries of the Chesapeake Bay. These resources offer water-based recreation as well as excellent interpretive opportunities focused on the Chesapeake Bay. Likewise the archaeological resources and history of the area provide a rich cultural basis for education. The park's interpretive management plan will specifically address how the park relates to the Middle Peninsula's natural, cultural, and recreational resources.

The original name of the park property was Salt Air. This name, as well as Page's Rock and Rosewell, have been suggested by the advisory committee as possible park names. Rosewell refers to the plantation site located directly adjacent to this state park. Page's Rock is the name of the York River oyster bar in front of the park, which once included a screw pile light and is still a navigation feature on nautical maps.

The unique location of the park property adjacent to Rosewell on the York River close to the Virginia Institute of Marine Science (VIMS), a premier Chesapeake Bay research institution, offers an opportunity to develop the park in a very special way that showcases historical, archeological, and environmental aspects of the area. Opportunities abound to integrate American Indian interpretation along with trails and information about natural resources. Much of this could be accomplished through programming and may include presentations or workshops on living history from pre-Contact days, or on American Indian crafts such as pottery, beading, flint-knapping, and basket-weaving. Because this programming would not require a visitor center or meeting room, it could take place outdoors or at a picnic shelter area.

In addition to American Indian influences on the property, the park's location next to the historic 17th century property, Rosewell, provides opportunities for historical interpretation. The Rosewell Foundation's mission is to preserve, study, and interpret this historic site. The Rosewell Foundation operates a visitor center highlighting the history of the property and the story of the Page family, the original property owners. The fourth and last family to own Rosewell donated the ruins site to the Gloucester Historical Society in 1979.

The park master plan establishes goals providing a wide range of day-use recreational activities, educational and interpretive programs and facilities, camping and cabins, and a well-equipped and trained staff to manage and maintain the park.

Based on the National Cooperative Soil Survey for Gloucester County, about 115 acres of the property have soils that are wet, flooded or composed of a sandy loam not suitable for construction. Public water and sewer facilities do not serve this park site. In addition to the wet soils, wetlands as identified on the National Wetlands Inventory surround the streams and river. All of these natural resource areas were used to delineate and locate buildable areas within the park. Once buildable areas were defined, the use areas desired in the park were positioned to maximize the integration and compatibility of park activities. The planned park activity areas are located on less than 20% of the site and will be developed to encourage the inter-relation of uses. Park development according to the master plan retains the integrity of the property's resources to ensure a high quality visitor experience.

A premier feature of the park is its location on the York River. The river's bank is gentle with a one to four foot embankment. The shoreline offers opportunities for a hand-carry launch, bank fishing, pier fishing, picnicking, a play area, and a beach. The entire beach area has been assessed for its shoreline stability. Portions of the shoreline are planned for primary water contact sports such as swimming and wading. Other recommended waterfront uses include fishing, non-motorized boat launch, bird watching, picnicking and a children's play area.

The master plan identifies portions of the park suitable for day-use and overnight facilities. A visitor center located either adjacent to or in conjunction with the Rosewell Foundation may offer interpretive facilities for the park's natural and cultural resources. Interpretive themes will explore the archaeological resources including American Indian culture. The visitor center and park office complex will serve as the environmental educational programming focal point for the park. It is likely that the regional school systems, conservation organizations, and adult and youth outdoor education programs will use this facility as it will be located in a resource rich environment. Overnight use areas will include a campground, group camp, cabin area, and a small canoe-in camping area.

The phased development plan for the Middle Peninsula State Park begins with basic infrastructure, which includes roads, water and utilities. The first phase of development will also include a park contact station, utilities, and maintenance and administrative facilities. Day-use recreation opportunities to include uses along the York River frontage will also be a part of the first phase of park development. This water-related day use will include a play area, picnic area, restroom/bath house, beach/swim area, bank fishing areas, fishing pier, and a hand-carry boat launch. Park trails will also be constructed during the first phase of development.

The second phase of development will include the environmental education/visitor center, an additional play area, picnic area, the road to the Aberdeen Creek canoe launch, and a small canoe camp with parking. A 30-site campground and a group camp, as well as ten cabins, will be constructed during the second phase of development. The following list identifies the facilities included in each phase of development. The estimated cost to complete construction of all phases of this park is \$26,879,229.

## PHASED DEVELOPMENT PLAN

### **Phase I**

Park roads  
Utilities  
Maintenance area  
Staff housing (2)  
Contact station  
Park office  
Parking lots (day use, office, beach, trail head)  
Play area  
Picnic area & restroom/bath house  
Beach/swim area  
Bank fishing  
Fishing pier  
Hand carry boat launch  
Trails (approximately 7 miles)

**Total cost to complete Phase I:     \$13,256,428**

### **Phase II**

Staff housing (1)  
Environmental education/visitor center/park office  
Picnic area  
Play area  
Road to Aberdeen Creek Launch  
Camping (30 sites & group camp)  
Cabins (10 cabins 1 lodge, 1- 3 bedroom, & 8- 2 bedrooms) .  
Aberdeen Launch canoe-in camp, hand carry launch, vault toilet

**Total cost to complete Phase II:     \$13,622,801**

## **Staffing and Operations Plan**

Staffing and operational costs for the new Middle Peninsula State Park are based on fiscal year 2010 budget projections. Each development phase has specific staffing needs and operational costs. In addition, each phase will have one-time expenses for vehicles, tractors, mowers, weed eaters, communications equipment, and other equipment associated with new staff and facility operations.

The total costs for Phase I development including salaries for six (6) permanent staff, wage, OTPS (Other Than Personnel Services) expenses, and one time costs are \$624,000. Phase II development total cost, including salaries for three additional staff, one-time costs, wage and OTPS expenses is \$436,000. Without the projected staffing, operating and one-time costs for the two development phases, there will be insufficient funds or staff to adequately operate the park at full build-out. The total annual budget for operating Middle Peninsula State Park at full build-out is projected to be \$1,060,000. (See Attachment 1)



Attachment 1

<b>PHASE 1</b>	<b>PHASE 2</b>	<b>FULL BUILD OUT</b>
<i>STAFFING</i>	<b>STAFFING</b>	<b>STAFFING</b>
Park Manager		Park Manager
	Asst. Park Manager	Asst. Park Manager
Chief Ranger		Chief Ranger
Chief Ranger – Interp.		Chief Ranger – Interp.
Park Ranger (2)	Park Ranger (2)	Park Ranger (4)
Program Support Tech.		Program Support Tech.
<b>SALARY TOTAL</b>	<b>SALARY TOTAL</b>	<b>SALARY TOTAL</b>
\$287,000	\$139,000	\$426,000
<b>WAGE TOTAL</b>	<b>WAGE TOTAL</b>	<b>WAGE TOTAL</b>
\$39,000	\$126,000	\$165,000
<b>OTPS TOTAL</b>	<b>OTPS TOTAL</b>	<b>OTPS TOTAL</b>
\$29,000	\$151,000	\$180,000
<b>ANNUAL OPERATING COSTS</b>	<b>ANNUAL OPERATING COSTS</b>	<b>ANNUAL OPERATING COSTS</b>
\$355,000	\$416,000	\$771,000
<b>ONE TIME COSTS*</b>	<b>ONE TIME COSTS*</b>	<b>ONE TIME COSTS*</b>
\$269,000	\$20,000	\$289,000
<b>TOTAL COSTS</b>	<b>TOTAL COSTS</b>	<b>TOTAL COSTS</b>
\$624,000	\$436,000	\$1,060,000

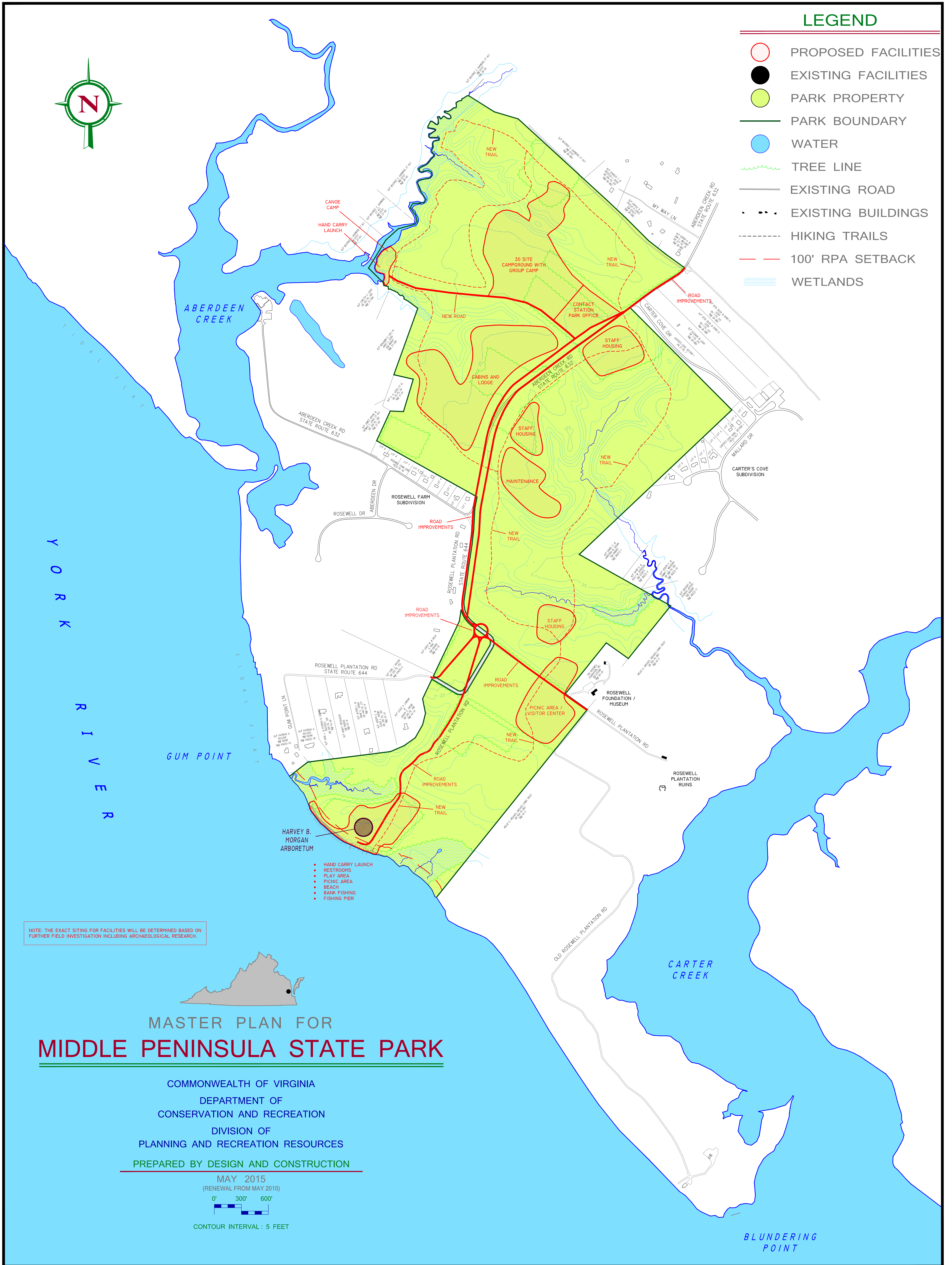
NOTE – All costs (salary, wage, OTPS (Other than Personnel Services), one time) are based on FY10 budget projections.

\* One-time operational expenses for vehicles, tractors, mowers, weed eaters, communications equipment, and other equipment associated with new staff and facility operations.



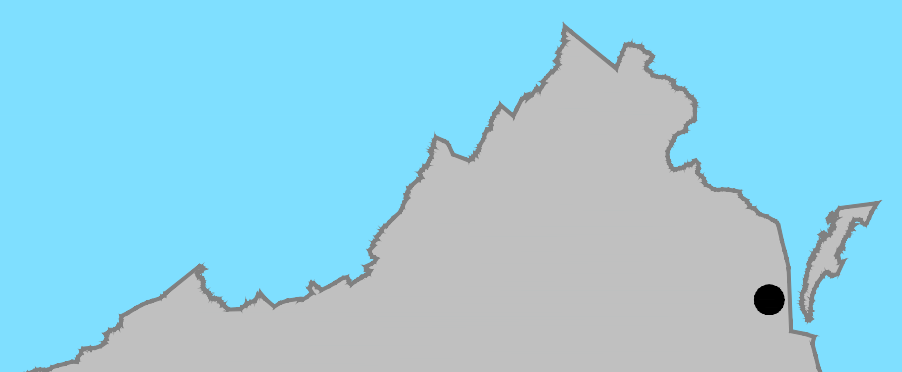
# LEGEND

- PROPOSED FACILITIES
- EXISTING FACILITIES
- PARK PROPERTY
- PARK BOUNDARY
- WATER
- TREE LINE
- EXISTING ROAD
- EXISTING BUILDINGS
- HIKING TRAILS
- 100' RPA SETBACK
- WETLANDS



- HAND CARRY LAUNCH
- RESTROOMS
- PLAY AREA
- PICNIC AREA
- BEACH
- BANK FISHING
- FISHING PIER

NOTE: THE EXACT SITING FOR FACILITIES WILL BE DETERMINED BASED ON FURTHER FIELD INVESTIGATION INCLUDING ARCHAEOLOGICAL RESEARCH.

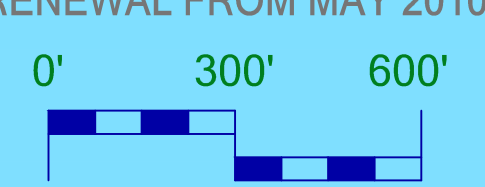


## MASTER PLAN FOR MIDDLE PENINSULA STATE PARK

COMMONWEALTH OF VIRGINIA  
 DEPARTMENT OF CONSERVATION AND RECREATION  
 DIVISION OF PLANNING AND RECREATION RESOURCES

PREPARED BY DESIGN AND CONSTRUCTION

MAY 2015  
 (RENEWAL FROM MAY 2010)



CONTOUR INTERVAL : 5 FEET