

1. Relocated scout camp
2. Existing group pavilion
3. New playground center
4. Playground center shade area
5. Butterfly gardens
6. Water Play, splash pad, vertical jets, shallow pool and hand pump
7. Smoothed Log/natural play areas
8. Food truck hook up locations
9. Amphitheater
10. Loading and temporary parking
11. Restroom/ concessions/ ticketing
12. Small dog walk (.5 acres)
13. Large dog walk (2.0 acres)
14. National Federation of High Schools turf soccer field
15. Space for bleachers
16. Baseball Field
17. Multiuse Turf field
18. Group picnic overlook
19. Existing building w bathroom addition
20. Proposed play area visible from ballfields
21. Park maintenance facility relocation and expansion
22. Little League fields, existing location
23. Recreation center
24. Center expansion
25. Center expansion
26. Existing play area
27. Existing group shelter/restrooms
28. 2 USA Regulation sand volleyball fields
29. Enlarged, expanded and secured nature play space & outdoor classroom
30. Path connections
31. Intramural fields
32. Evergreen buffer at residential
33. Evergreen buffer at amphitheater
34. Group event hall and terrace
35. The Columns improvements and feature enhancements
36. Garden and pond restorations
 - a. Evergreen garden with center historic lantern
 - b. Animal watering ponds
 - c. Stone Barn event deck
37. Stone Barn event deck
38. Native plant display area
39. Sam Michael's memorial sculptures
 - a. White stag grouping sculpture
 - b. Bison sculpture
 - c. Bison sculpture
 - d. Peacocks sculpture
 - e. Monkey sculpture
40. Existing SWM facilities
41. Proposed SWM facilities
42. Elk's Run environment boardwalk
43. Disc golf
44. Limestone Ridge Event Promenade with food and drink stations, nature playground, water playground, limestone rockery, butterfly gardens
45. Overflow parking-1000 spaces total
46. 18" Height mow control line
47. Restrooms
48. Wetland planting
49. Field Succession with native butterfly attractors
50. Path connection to Drisswood School
51. New park entrance
52. Dog park internal trail and benches
53. Dog park shade structure
54. Existing overhead power easement
55. Proposed paved parking facilities
56. Future park expansion

Graphic Legend

- Existing Buildings
- Proposed Buildings
- T Proposed Turf Playing Surface
- Existing Storm Water Management
- Proposed Storm Water Management
- 18 inch mow control barrier at overflow parking

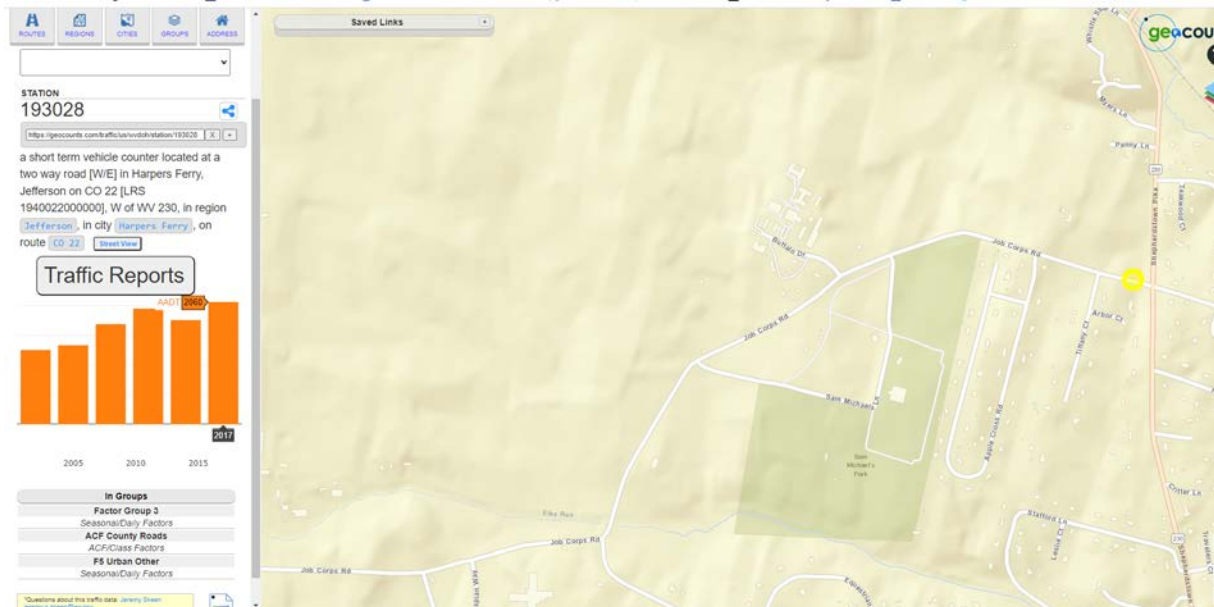




**GENERAL LOCATION:
MAP OF AREA AROUND PROPERTY**

Traffic: “AADT” = 2060 in 2017 near intersection of Shepherdstown Pike and Job Corps Road (CO 22).

<https://geocounts.com/traffic/wvdoh/>



Trip Generation: This is a park, so standard daily trip calculations do not apply. There will be events that will have traffic. County staff should determine if any traffic studies are warranted, and at what phase of development they would be required.

Nearest Key Intersections: CO 22 (Job Corps Road) and WV 230 (Shepherdstown Pike) is about 1 mile east of the Park. CO 22 (Job Corps Road) and CO 19 (Flowing Springs Road) is about 2 miles to the west of the park.

There are no “Highway Problem Areas” within one mile of the Park.

Sam Michaels Park Master Plan

“DESIGN AND IMPLEMENT A GRAND VISION FOR SAM MICHAELS PARK THAT ELEVATES THE PARK TO A TRUE COUNTY-SCALE AND “THE PREMIERE” PARK FACILITY FOR JEFFERSON COUNTY.” – JEFFERSON COUNTY PARKS AND RECREATION 2026 MASTER PLAN

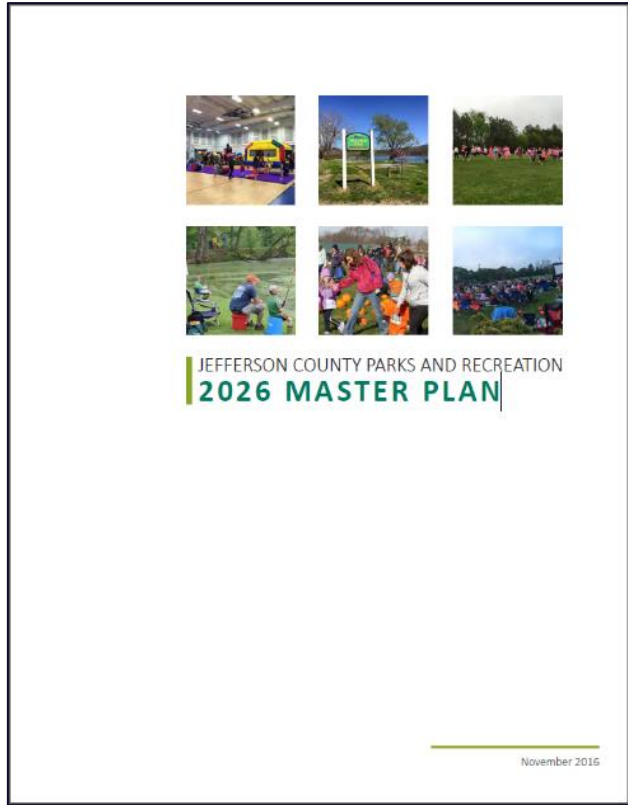
Introduction

The Sam Michaels Park Master Plan presents a grand vision that preserves and celebrates the park as a valued and treasured resource and elevates the park as the premiere park facility for Jefferson County residents and the ever-growing list of users. The preparation of this master plan stemmed from the [Jefferson County Parks and Recreation 2026 Master Plan](#) for the countywide parks and recreation system. The 2026 Master Plan identified the need to create a new master plan to replace the park’s concept plan prepared in 2000 and provide a new strategic vision to manage its growth while preserving and protecting its most sensitive resources.

The Sam Michaels Park Master Plan was prepared for the Jefferson County Parks and Recreation Commission (JCPRC) by its technical planning and design consultant Michael Baker International, Inc. in consultation with a 11-member ad-hoc Citizen’s Advisory Committee (CAC). The planning process was initiated in May 2018 and concluded with the JCPRC Board’s acceptance of the plan in December 2018. In addition to guidance and inputs received from the CAC, JCPRC and the consultant team obtained inputs from various park users and stakeholder interests, and the public during a special public meeting of the JCPRC Board held in October 2018 at the Community Center at Sam Michaels Park.



Citizens Advisory Committee Meeting at Jefferson County Community Center, June 6, 2018



Jefferson County Parks and Recreation
2026 Master Plan



About Sam Michaels Park

Encompassing an area of 136.6 acres, Sam Michaels Park is Jefferson County’s largest and most diversified park among the county’s 10 park locations. As illustrated in **Figure 1**, the park is accessed from Job Corps Road and is contiguous to the Breckenridge and Stonebrook residential subdivisions. The park is home to the 18,900 square foot Jefferson County Community Center, which includes a full gymnasium, preschool program and classrooms, multi-purpose room, fitness room, and JCPRC staff offices. In addition to the Community Center, Sam Michaels Park also includes a variety of athletic fields and courts, 6.8 miles of pedestrian trails, Veterans Memorial pavilion and playground, Sam Michaels Park pavilion and playground, Outdoor Nature and Education Center, The Columns, 2-acre dog park, the newly installed 19-hole disc golf course, and the 1,200-seat capacity outdoor amphitheater that is currently under construction.



Figure 1 – Sam Michaels Park Property Extents, 136.6 Acres
Source: West Virginia Property Viewer, www.mapwv.gov/parcel/



The Columns - Sam Michaels' Homestead



Jefferson County Community Center



Sam Michaels Park Amphitheater Construction, October 2018

Sam Michaels Park is host to an extensive number of indoor and outdoor programs and events including the annual summer fireworks event that attracts between 10,000 and 15,000 spectators. The JCPRC maintains a current list of programs and events through its published [Activity Guide](#), which is individually published for its Winter, Spring/Summer, and Fall event seasons. In addition to the JCPRC-sponsored programs and events, two cross-country teams from Jefferson County utilize the park's extensive open space areas and variable terrains to achieve a challenge course. Additionally, the park is attracting interest and use from growing number of youth and adult travel and competitive sports leagues (e.g., soccer, lacrosse, volleyball, baseball, softball, disc golf). Because of such demand, the JCPRC has begun installing a new 19-hole disc golf course and this master plan has considered other needs in the context of the park's natural setting and resources.

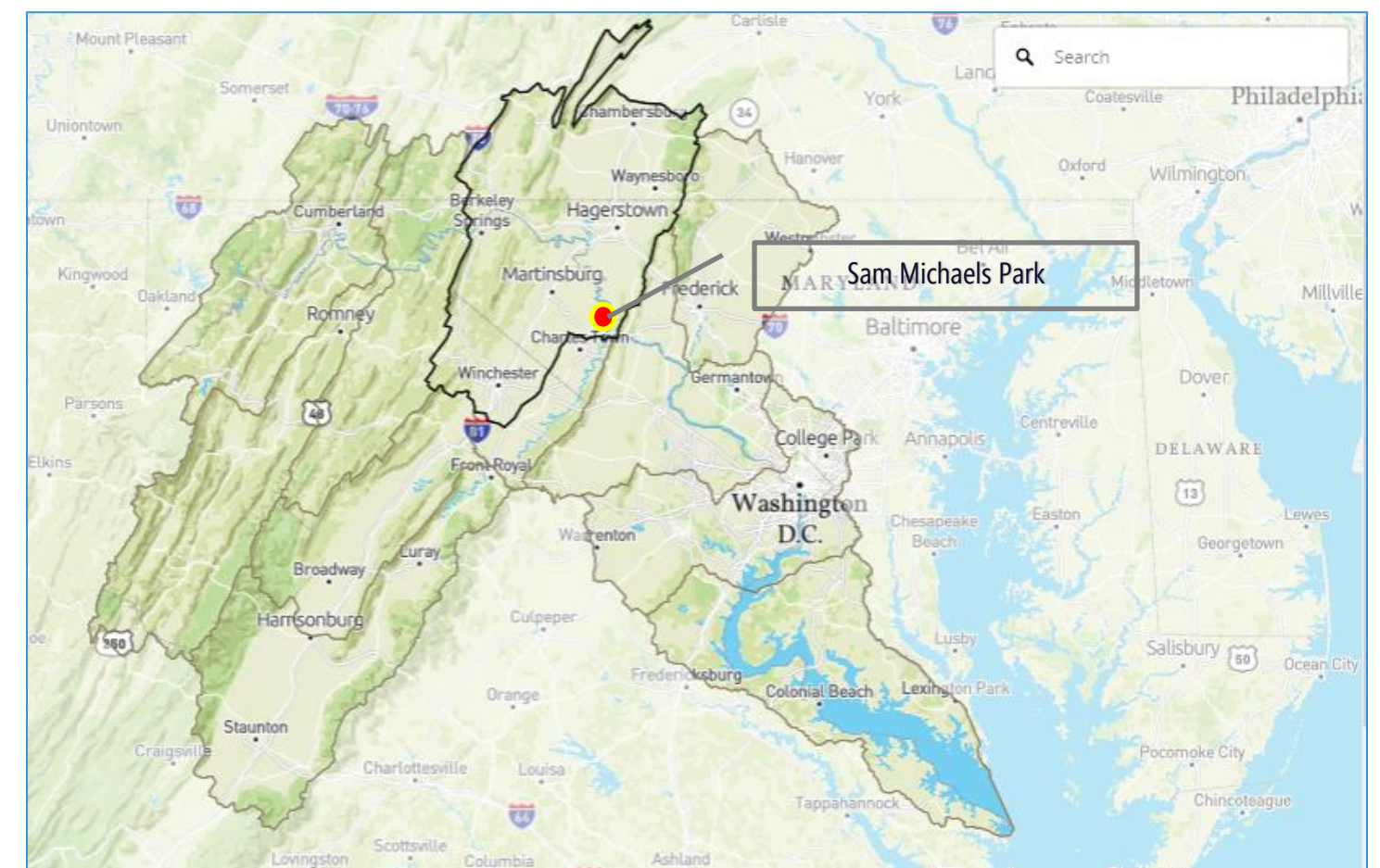
Sam Michaels Park originated from the park's name sake Sam Michaels who was a very interesting man with an eccentric estate. "He was well-liked by those who knew him and misunderstood by those who didn't," (*The Martinsburg Journal*, July 18, 1975, page 5). Mr. Michaels attended Shepard College, now Shepard University, in northern Jefferson County and he inherited the land which is now Sam Michaels Park from his father, also named Sam Michaels. On it, he had a plantation-style mansion and a German-style bank barn, located on a hill. He was friends with President Franklin Roosevelt and loved nature, keeping exotic animals like buffaloes, peacocks, flamingos, llamas, monkeys, and a scarlet macaw; in addition to animals like Canada geese, swans, dogs, and white deer. When Michaels died in 1973 at the age 87, he willed his property to the State of West Virginia to

be used for public enjoyment. However, the state determined that the property was too small to be maintained as a state park facility and on August 25, 1981, the property was deeded to the Jefferson County Commission for the use and benefit of the citizens of Jefferson County and the public at large (**Appendix A – Sam Michaels Park Deed**).

In addition to its distinctive heritage and beautiful pastoral setting, Sam Michaels Park is entirely situated in the Elks Run Watershed comprised of the Elks Run and its tributary the Elk Branch. The watershed is situated within the Conococheague-Opequon Watershed of the Potomac River Basin and the Chesapeake Bay (**Figure 2 – Conococheague-Opequon Watershed of the Potomac River Basin**). Elks Run is the only surface water stream in Jefferson County that serves as a municipal water supply serving approximately 1,500 residents living in the towns of Bolivar and Harpers Ferry. The protection and interpretive education of the watershed is of upmost importance to the JCPRC and this Master Plan serves to strengthen the Commission's relationship with the Elks Run Watershed Group and others to achieve their common goals.

With its central location, large acreage, and landscape reflecting rural Jefferson County, Sam Michaels Park has the potential to be recognized by the entire community as the premiere, county-wide, year-round attraction for recreation, competitive sports activities, social gatherings and events, education, and general enjoyment of nature and the outdoors. Today, residents credit the park's natural setting, abundance of facilities, well used walking trails, cultural heritage of Sam Michaels homestead, and feeling of safety, to the dedicated JCPRC staff and strong support from the JCPRC Board and Jefferson County Commission.

Figure 2 – Conococheague-Opequon Watershed of the Potomac River Basin



Source: www.potomacriver.org

Sam Michaels Park Master Plan

The Sam Michaels Park Master Plan provides a bold new vision for the park’s management and utilization based on the JCPRC’s 2026 Master Plan and specific guidance obtained from the various participants of the Sam Michaels Park master planning process conducted between May – December 2018. The Sam Michaels Park Master Plan serves as the JCPRC’s blueprint by providing specific guidance and recommendations for facility improvements, resource protection, regional connections, and considerations for mitigating off-site impacts to properties and resources.

The Sam Michaels Park Master Plan establishes the following vision and goals, which are supported by the improvements conceptually illustrated in **Figure 3** and detailed in **Table 1**:. **Figure 4** illustrates the master plan’s uses areas and their viewsheds.

Vision: Sam Michaels Park will be Jefferson County’s premiere park facility that celebrates the Sam Michaels’ family heritage, protects and manages its natural resources, and provides sustainable facilities, events, and programs for all to enjoy.

Goals:

- Encourage healthy lifestyles by providing an appropriate mix of outdoor and indoor spaces to support a diversity of recreation interests and user needs.
- Create exciting, inviting, and sustainable park spaces and facilities in context to the park’s rural location and its cultural and environmental resources.
- Maintain high standards for planning, implementing, maintaining, and operating existing and future park facilities.
- Utilize environmentally and fiscally sustainable practices and policies for developing and maintaining the park’s facilities and resources.
- Expand communications and outreach to encourage residents and stakeholders alike to proactively partner and participate in the park’s improvements.



Annual Fireworks Event



JCPRC Eugene M. Fuller Program Award, 2018



Aerial View of Veterans Pavilion and Playground



Sam Michaels Park Pavilion



Pastoral Views from Sam Michaels Park



Figure 3 – Sam Michaels Park Master Plan Illustration

- 1. Relocated scout camp
- 2. Existing group pavilion
- 3. New playground center
- 4. Playground center shade area
- 5. Butterfly gardens
- 6. Water Play, splash pad, vertical jets, shallow pool and hand pump
- 7. Smoothed Log/natural play areas
- 8. Food truck hook up locations
- 9. Amphitheater
- 10. Loading and temporary parking
- 11. Restroom/ concessions/ ticketing
- 12. Small dog walk (.5 acres)
- 13. Large dog walk (2.0 acres)
- 14. National Federation of High Schools turf soccer field
- 15. Space for bleachers
- 16. Baseball Field
- 17. Multiuse Turf field
- 18. Group picnic overlook
- 19. Existing building w bathroom addition
- 20. Proposed play area visible from ballfields
- 21. Park maintenance facility relocation and expansion
- 22. Little League fields, existing location
- 23. Recreation center
- 24. Center expansion
- 25. Center expansion
- 26. Existing play area
- 27. Existing group shelter/restrooms
- 28. 2 USA Regulation sand volleyball fields
- 29. Enlarged, expanded and secured nature play space & outdoor classroom
- 30. Path connections
- 31. Intramural fields
- 32. Evergreen buffer at residential
- 33. Evergreen buffer at amphitheater
- 34. Group event hall and terrace
- 35. The Columns improvements and feature enhancements
- 36. Garden and pond restorations
 - a. Evergreen garden with center historic lantern
 - b. Animal watering ponds
 - c. Stone Barn event deck
- 37. Stone Barn event deck
- 38. Native plant display area
- 39. Sam Michael's memorial sculptures
 - a. White stag grouping sculpture
 - b. Bison sculpture
 - c. Bison sculpture
 - d. Peacocks sculpture
 - e. Monkey sculpture
- 40. Existing SWM facilities
- 41. Proposed SWM facilities
- 42. Elk's Run environment boardwalk
- 43. Disc golf
- 44. Limestone Ridge Event Promenade with food and drink stations, nature playground, water playground, limestone rockery, butterfly gardens
- 45. Overflow parking-1000 spaces total
- 46. 18" Height mow control line
- 47. Restrooms
- 48. Wetland planting
- 49. Field Succession with native butterfly attractors
- 50. Path connection to Drisswood School
- 51. Overflow parking exit
- 52. Dog park internal trail and benches
- 53. Dog park shade structure
- 54. Existing overhead power easement
- 55. Proposed paved parking facilities
- 56. Future park expansion

Graphic Legend

- Existing Buildings
- Proposed Buildings
- Proposed Turf Playing Surface
- Existing Storm Water Management
- Proposed Storm Water Management
- 18 inch mow control barrier at overflow parking



Figure 4 – Park Use Areas and Views Between

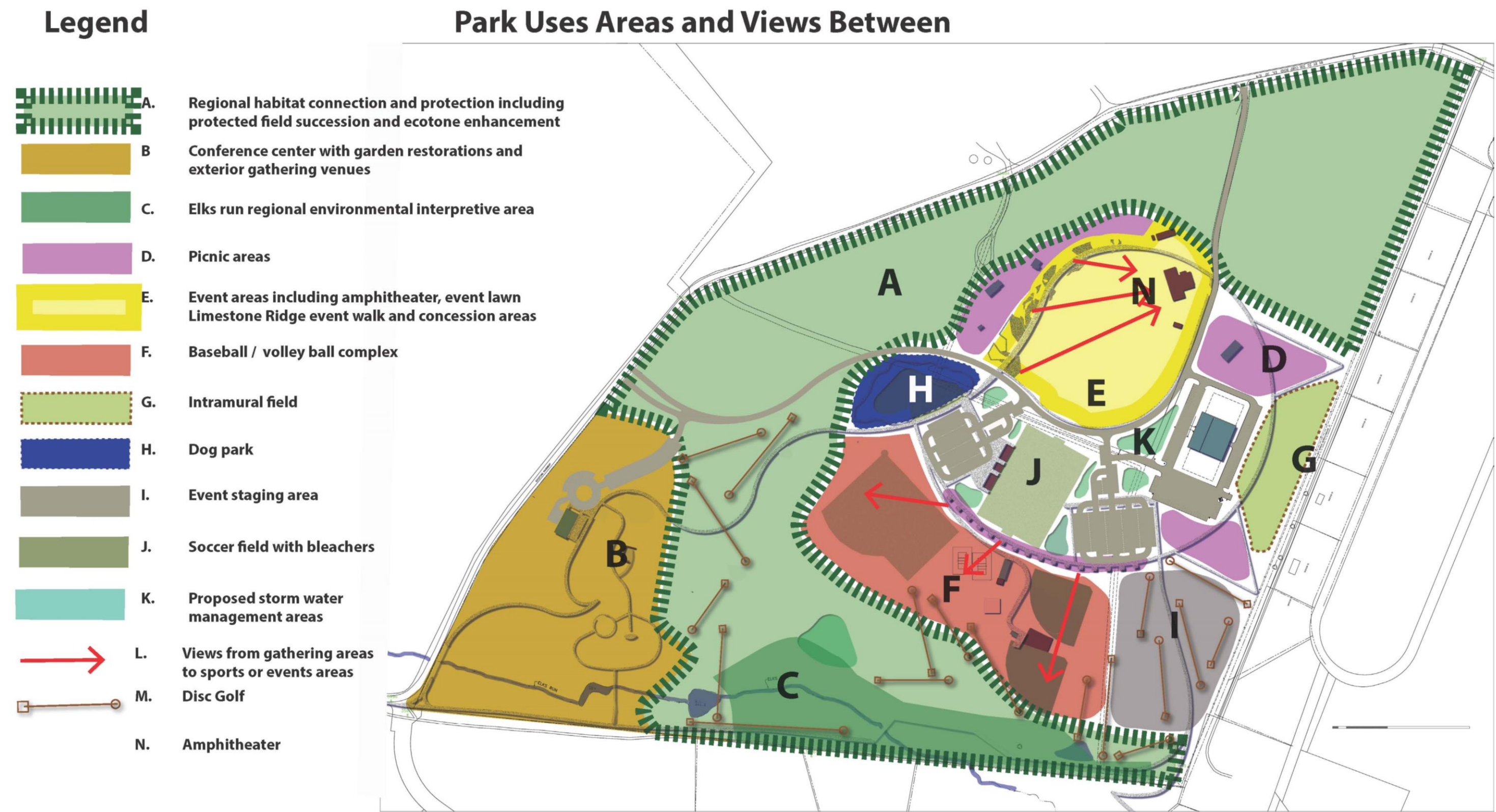


Table 1 – Sam Michaels Park Master Plan Concept Improvements and Recommendations

Item #	Title	Description and Recommendations	Implementation Phase	Partners (as applicable)
1.	Relocated scout camp area	Relocate existing scout camp to the Sam Michaels Park Pavilion area to provide improved access to park amenities including the existing pavilion, kitchen, fireplace, and restrooms. The current scout camping area adjacent to Elks Run should still be made accessible to the scouts for their activities.	1	<ul style="list-style-type: none">Scouts
2.	Existing group pavilion	Retain existing pavilion (no specified changes or improvements). Consider renting the pavilion as a VIP space for special events.	0	<ul style="list-style-type: none">N/A
3.	New playground center	Replace the existing playground equipment with a new 37' 9" x 43' 3" ATSM and CPSC certified playground station.	1	<ul style="list-style-type: none">N/A
4.	Playground center shade area	Retain and maintain (pruning, etc.) existing shade tree canopy and remove invasive exotic species such as Russian Olive (<i>Elaeagnus angustifolia</i>) and Stink Tree (<i>Ailanthus altissima</i>) with scouts and local environmental groups. Ensure JCPRC Maintenance staff obtain arborist training or retain a certified arborist to annually inspect the park's trees and provide recommendations on their proper care.	0	<ul style="list-style-type: none">Cacapon Institute
5.	Butterfly gardens	Design, plant and maintain a native pollinator garden including those conducive to butterfly species.	3	<ul style="list-style-type: none">Potomac Valley Audubon SocietyCacapon InstituteBerkeley-Jefferson Extension Master GardenersGarden Clubs
6.	Water play area	Design, construct, and maintain an interactive water play feature that is integrated and supportive of the natural environment.	3	<ul style="list-style-type: none">N/A
7.	Log / natural play areas	Install a new natural play area using recycled hardwood timber logs. Consider reusing the storm fallen tree located at the park entryway for this use.	3	<ul style="list-style-type: none">N/A
8.	Food truck vending stations	Install up to four (4) impervious paved food truck stations to include utility hookups for water and power supply needs. Adopt and administer a food truck vending policy and permit application and fee schedule.	3	<ul style="list-style-type: none">Jefferson County Planning & Zoning
9 – 11.	Amphitheater and associated improvements including (10) loading and temporary parking, and (11) restrooms / concessions / ticketing (See Figure 7b, Amphitheater Illustration)	<p>Complete the current amphitheater construction and evaluate noise impacts on adjacent residential properties. The amphitheater will serve as a revenue generating facility based on rental user fees, etc. The JCPRC should consider the following:</p> <ul style="list-style-type: none">Develop an operations plan, fee schedule and user agreement.Develop and publish an amphitheater use policy and operations schedule that minimizes light and noise impacts on adjacent residential uses.Develop a funding strategy to address the financing gap required to complete the facility's full completion.	3	<ul style="list-style-type: none">TBD
12 – 13.	Expanded Dog Park (2.5 total acres)	Reposition and increase current 2.0-acre dog park by adding a 0.5-acre small dog park area and provide a non-vegetative shade structure for hot weather and rain protection (see Item #53). Existing dog park will need to be repositioned to accommodate the proposed park driveway alignment and turf soccer field and parking. Improvements also include a bio-retention stormwater management and filtration facility, turf entryway for dog owners, and perimeter gravel walkway. To	2	<ul style="list-style-type: none">Dog park users

Item #	Title	Description and Recommendations	Implementation Phase	Partners (as applicable)
		be added once the existing dog park is repositioned to accommodate the proposed park driveway alignment and turf soccer field and parking.		
14 – 15.	National Federation of High Schools (NFHS) turf soccer field (and bleachers)	New NFHS turf soccer field with bleachers. The new soccer field will be a revenue generating improvement based on user fees charged for soccer tournaments.	2	<ul style="list-style-type: none"> Recreation and Travel Soccer Clubs
16 – 17.	Repositioned and upgraded baseball field and multiuse turf field.	<p>Reposition and upgrade the existing baseball field to include a new multipurpose turf field to expand its use opportunities, minimize maintenance costs, and provide revenue generating opportunities.</p> <p>The new field could accommodate a variety of baseball and softball dimensions and expand its use capabilities to include practice space for various sports teams. Repositioning the baseball field is necessary to accommodate the new turf soccer field area and its upgrade to a multipurpose turf surface will increase its utility and minimize long-term maintenance costs, and provide increased revenue generating opportunities through travel baseball, softball, soccer, and lacrosse club sports usage.</p>	4	<ul style="list-style-type: none"> United States Specialty Sports Association (USSSA) – West Virginia Tournament Director
18.	Circular walkway and group picnic overlook (See Figure 6, Picnic Overlook Illustration)	New, shaded circular walkway with stationary picnic stations provide an overlook venue for various park users and sports spectators.	2	<ul style="list-style-type: none"> TBD
19.	Existing concessions building	As noted in Item #47, construct a new 672 square foot bathroom facility addition to the existing concession pavilion.	2	<ul style="list-style-type: none"> N/A
20.	Playground station	New 32' 6" x 36' 6" ATSM and CPSC certified playground station. Install a new playground station to service the portions of the park adjacent to the new turf soccer field and baseball fields.	4	<ul style="list-style-type: none"> N/A
21.	Park maintenance facility relocation and expansion	In concert with Item #34, The Barn Event Space, construct a new 3,000 – 5,000 square foot maintenance building to accommodate the relocation of the existing park maintenance facility operations and equipment.	1	<ul style="list-style-type: none"> Private equipment corporate sponsor(s) could help finance the project and have naming rights to the new facility.
22.	Baseball fields	Retain existing 40/60 and 50/70 baseball fields. Continue to perform annual maintenance and increase the fields usage for travel baseball to increase the fields' revenue generating potential. Develop and administer a field maintenance policy and conduct training on proper field maintenance techniques.	0	<ul style="list-style-type: none"> United States Specialty Sports Association (USSSA) – WV Tournament Director
23 - 25	Recreation Center and Center Expansions	Consider future recreation center expansions based on needs. Expansions would provide approximately 11,169 square feet of new multipurpose space to meet future classroom and/or indoor recreation space needs.	4	<ul style="list-style-type: none"> TBD
26.	Veterans Pavilion Playground	Existing playground area adjacent to the Veterans Pavilion to be expanded to include an ATSM certified climbing course playset. Approximate expanded area is 28' 2" x 34' 6".	2	<ul style="list-style-type: none"> N/A
27.	Existing group shelter/restrooms	No changes.	0	<ul style="list-style-type: none"> N/A
28.	USA Volleyball regulation sand courts (2)	Design and construct 2-regualtion sand courts for competitive volleyball match play. Ensure the courts are constructed to meet USA Volleyball beach standards including separation distances (i.e., when building courts side by side, it is recommended that the free space be six meters. If adjacent courts are situated end line to end line, the recommendation is 9 meters of free space).	4	<ul style="list-style-type: none"> Shenandoah Surge Volleyball
29.	Nature Play Space & Outdoor Classroom improvements	Expand and improve the existing Nature Play Space & Outdoor Classroom. Improvements should include expanding the area and making minor improvements to its appearance and utility.	0	<ul style="list-style-type: none"> Jefferson County Schools Cacapon Institute

Item #	Title	Description and Recommendations	Implementation Phase	Partners (as applicable)
30.	Pedestrian loop trail/pathway and connections	Improve the accessibility conditions of the existing trails and expand the current system based on the alignments shown in the illustrated master plan. Ensure all trails adhere to the Americans with Disabilities (ADA) standards pursuant to FHWA's "Designing Sidewalks and Trails for Access" guidelines. Also, consider installing a series of exercise stations on portions of the loop trail south and west of park entrance road and allow full loop access on non-amphitheatre event days.	2	<ul style="list-style-type: none"> TBD
31.	Intramural fields	Continued field maintenance.	0	<ul style="list-style-type: none"> Field Users (lacrosse, cross country, etc.)
32.	Native evergreen landscaped screening/buffer	Provide a new native evergreen screening buffer along the park's entire eastern border. Ensure existing invasive species are removed and controlled, and plant native trees and shrubs.	1	<ul style="list-style-type: none"> Cacapon Institute Potomac Valley Audubon Society
33.	Native evergreen landscaped screening/buffer at amphitheater.	Provide additional native evergreen screening adjacent to the new amphitheater facility to provide additional sound mitigation.	3	<ul style="list-style-type: none"> Cacapon Institute Potomac Valley Audubon Society
34.	"The Barn" event space and classrooms with kitchen staging area for group events including weddings at The Columns site (See Figure 7, Precedents)	Repurpose the existing JCPRC maintenance facility into a new revenue generating event space. Commence a feasibility study to create a conceptual design for the building and site renovation and repurposing, detailed cost estimate, and business plan. The design and business plan may then be used to secure funding for the building's engineering, design and construction.	1	<ul style="list-style-type: none"> TBD
35 – 37.	The Columns and Sam Michaels' homestead improvements (See Figure 7, Precedents)	Sam Michaels homestead garden and pond restorations, as well as restoring the stone barn foundation for additional outdoor event space.	1	<ul style="list-style-type: none"> TBD
38.	Native planting garden(s)	Design, install and maintain a new native planting garden(s) to include pollinators and edible plant varieties. Ensure native plant species are used in the garden(s). http://www.wvdnr.gov/wildlife/native_shrubs.shtm https://www.potomacaudubon.org/resources/Documents/Plant%20List%20for%20Presentation-%20Functionality%20of%20Plants%20in%20the%20Garden.pdf	1	<ul style="list-style-type: none"> Cacapon Institute Potomac Valley Audubon Society West Virginia Department of Natural Resources
39.	Sam Michaels memorial sculptures (See Figure 8, Precedents)	Purchase and install life size bronze sculptures representing various exotic animals kept by Sam Michaels including a monkey, bison, peacock, monkey, etc.	1	<ul style="list-style-type: none"> Private sponsors Local artisans
40.	Dry pond stormwater management facilities	Continue to maintain existing dry pond stormwater management facilities to ensure their continued performance and functionality as designed.	0	<ul style="list-style-type: none"> N/A
41.	Raingarden bio-retention stormwater management facilities	Design, construct and maintain new raingarden bio-retention stormwater management facilities pursuant to the Jefferson County model stormwater management ordinance standards.	2	<ul style="list-style-type: none"> Region 9 Eastern Panhandle Regional Planning and Development Council Elks Run Watershed Group
42.	Elks Run interpretive education boardwalk	Design and construct an ADA accessible boardwalk to include interpretive education features regarding Elks Run Watershed	4	<ul style="list-style-type: none"> Elks Run Watershed Group
43.	Disc golf course (19 holes)	Complete the installation of the new 19-hole disc golf course. This new 19-hole course provides a revenue generating opportunity for JCPRC through competitive disc golf tournaments.	0	<ul style="list-style-type: none"> West Virginia Disc Golf Association
44.	Limestone Ridge event promenade (See Figures 9, 9a, and 9b Limestone Ridge and Amphitheater Illustrations, and Figure 10, Precedents)	Design, construct and maintain an ADA accessible promenade to include various native gardens, nature play stations and food truck pads as detailed in the conceptual master plan shown in Figure 3.	3	<ul style="list-style-type: none"> TBD
45.	Grass surfaced overflow parking (~1,300 spaces)	Grass surfaced overflow parking should be used on an as-needed basis after the existing and proposed paved surface parking spaces are utilized. It is strongly encouraged that the grass surfaced areas include a delineated no-mow boundary to protect grassland areas from mowing and	0	<ul style="list-style-type: none"> Potomac Valley Audubon Society

Item #	Title	Description and Recommendations	Implementation Phase	Partners (as applicable)
		disturbance during the grassland bird nesting periods (June – July). Also, JCPRC should also consider moving the annual fireworks event to the Jefferson County Fairgrounds to avoid mowing these areas altogether during the nesting period. The JCPRC should also consider adding a parking fee to the Commission’s fee/rate schedule.		
47.	Restrooms facility addition to existing concession building, Item #19	Design and construct a new 672 square foot restroom facility addition to the existing concession building. The new restrooms will increase capacity of the existing facility.	2	<ul style="list-style-type: none"> TBD
48.	Wetland planting	Improve Elks Run to remove invasive species and improve habitat for wetland planting opportunities, and coordinate improvements with the Elks Run interpretive education boardwalk (Item #42).	4	<ul style="list-style-type: none"> Region 9 Eastern Panhandle Regional Planning and Development Council Elks Run Watershed Group
49.	Field succession zones (See Figure 11, Field Succession Illustration)	No Mow zones to encourage native species to naturally succeed over existing exotic mown grasses to create species diverse edge (ecotone) habitat for grassland birds (See Figure 12). Provides food and cover for native species and connects high species diversity habitat to the Elks Run Corridor. Partner with the Potomac Valley Audubon Society to foster opportunities for grassland bird species and habitat.	0	<ul style="list-style-type: none"> Potomac Valley Audubon Society Elks Run Watershed Group
50.	Pedestrian pathway connection to Driswood Elementary School	Use existing road right of way with minor edge addition (acquisition) to provide 12' ADA accessible connection to school and future multiuse trail additions.	1	<ul style="list-style-type: none"> Jefferson County Schools West Virginia Division of Highways Breckinridge Subdivision HOA
51.	New park driveway entrance	Improve the sight distance and increase safety by relocating the existing parkway entrance connection with Job Corps Road. This new location will also facilitate access to the proposed Barn event space and parking area (Item #34)	2	<ul style="list-style-type: none"> Hagerstown-Eastern Panhandle MPO WV Division of Highways
52.	Dog Park Internal Trail and Benches	Six-foot (6') gravel trail with 6' width benches located adjacent to existing trees.	2	<ul style="list-style-type: none"> Dog Park users
53.	Non-vegetative shade structure	Design and install a non-vegetative shade structure with benches and do waste bag dispensers.	2	<ul style="list-style-type: none"> Dog park users
54.	Existing power easement	Explore the feasibility of placing multi-trail uses in power line easement on-site and offsite to provide an off-road connection to JCPRC’s Harvest Hills Park.	3	<ul style="list-style-type: none"> Potomac Edison
55.	New parking lots	Design, construct and maintain new parking lots (~265 spaces) to support new facility improvements including the turf soccer field and amphitheater facilities. The JCPRC should also consider adding a parking fee to the Commission’s fee/rate schedule for event parking.	2	<ul style="list-style-type: none"> TBD
56.	Future land conservation and park addition	Explore the feasibility of acquiring the adjacent 190-acre farm as a future conservation project to further protect the Elks Run Watershed and create natural grassland habitat for various native plant and animal species. Nature trails could be added to provide access to the property and provide a future connection to JCPRC’s Harvest Hills Park.	4	<ul style="list-style-type: none"> Elks Run Watershed West Virginia Land Trust Jefferson County Commission

Phasing Strategy and Probable Cost Estimate

The Master Plan illustrated in **Figure 3** establishes a bold new vision for Sam Michaels Park to serve as Jefferson County’s premiere park facility that celebrates the Sam Michaels’ family heritage, protects and manages the park’s natural resources, and provides sustainable facilities and programs for residents and visitors alike to enjoy. Realizing the master plan’s vision will require a strategic implementation approach that considers JCPRC’s capital budget constraints and prioritizes those improvements that are likely to provide the Commission with the greatest revenue generating opportunities and in turn strengthen the organization’s financial position to proceed with financing other priority improvements over time.

Figure 5 illustrates a recommended phased implementation approach for the concept plan shown in **Figure 3**. Based on discussions with JCPRC staff, it is recommended that the initial implementation phases consider the following elements:

- **Phase 0, Ongoing.** This phase represents and considers the existing park facilities and their ongoing maintenance as currently funded through the JCPRC’s annual operating budget. It also considers improvements to existing facilities that are recommended to be enhanced or the maintenance thereof improved through existing staff and financial resources.
- **Phase 1, 0 – 3 years.** This phase represents new improvements that may be implemented through the JCPRC’s annual budgeting process or financed through low interest loan program(s) within the Commission’s current capital budget capabilities. This phase also considers improvements that may provide the Commission with the greatest revenue generating opportunities and in turn strengthen the organization’s financial position to proceed with financing other priority improvements over time. For example, the proposed Barn event space provides the JCPRC with much needed classroom and recreation programing space, but it has great potential as a year-round rental space for The Columns’ wedding events or for standalone event gatherings and business meetings/retreats. A portion of the revenues generated from the space rental fees should be programmed into the JCPRC’s capital budget to finance other priority park improvements.
- **Phase 2, 4 – 7 years.** This phase represents the next level of improvements that are dependent upon the JCPRC’s capital budgeting process and future financial capacity. Like Phase 1, this category of improvements includes revenue generating opportunities afforded through facility rental fees charged to organized competitive sports teams or clubs.
- **Phase 3, 7 - 10 years.** This phase specifically focuses on the completion of the “Limestone Ridge” event and recreational space associated with and surrounding the park’s new amphitheater facility. It is recommended that a portion of the revenues generated from the amphitheater rental fees and event proceeds should be programmed to support the associated improvements, which will further accentuate the entire amphitheater event space and programming opportunities.
- **Phase 4, 10 – 15 years.** This phase focuses on improvements that may require additional time to fully program into JCPRC’s capital budgeting cycles. As shown in Figure 3, Phase 4 improvements largely focus on the repositioned and constructed turf baseball/softball field and multi-purpose field, as well as the USA Volleyball regulation sand/beach courts. Although these proposed improvements offer revenue generating opportunities for JCPRC, the anticipated demand by fee-paying organizations is expected to mature overtime as the previously phased improvements are realized and greater interest in the park’s potential to support organized club baseball/softball and competitive turf

field sports organizations is achieved. Phase 4 also includes the improvements to the construction of the Elks Run interpretive walk, which although does not offer revenue generating potential, partnerships with the Elks Run Watershed Group or other interested stakeholders could help identify and obtain funding through grants and donations to finance the proposed improvement and its long-term maintenance.

Based on the above phasing strategy, the probable estimated costs for the improvements illustrated in **Figure 3** and detailed in **Table 1** range from ~\$17.4 – \$20.3 million and are itemized by phase as follows:

- Phase 0 = Annual operating budget costs
- Phase 1 = ~\$2.4 – \$2.6 million
- Phase 2 = ~\$7.0 – \$8.3 million
- Phase 3 = ~\$4.7 – \$5.5 million
- Phase 4 = ~\$3.3 – \$3.9 million

Funding Considerations

Successful implementation of the Sam Michaels Park Master Plan will require a diverse set of funding resources to advance each of the proposed improvements through engineering, design, and construction. The proposed improvements provide opportunities for various public and private sector interests to participate in the project’s success through their respective financial resources. It is unlikely that a single funding source can accomplish the project’s entire menu of improvements and the following outlines potential sources of funding to consider at the federal, state, and local government level, and from the private sector and community support.

Federal Programs

Environmental Protection Agency – Chesapeake Bay Program

The Chesapeake Bay Program (CBP) is a unique regional, state, federal, and local partnership that has been directing and conducting the restoration of the Chesapeake Bay since the signing of the historic 1983 Chesapeake Bay Agreement. In November 2000, President Clinton signed the Estuaries and Clean Waters Act of 2000, which included Title II-Chesapeake Bay Restoration. This Act amended Section 117 of the Federal Water Pollution Control Act (commonly known as the Clean Water Act or CWA) and established new authorities for the CBP. These new legal authorities specify the type of work that can be performed with the funds appropriated for the CBP, the type of funding vehicles (e.g., assistance agreement) that can be used, and the types of governments and organizations eligible to receive funding.

CWA Section 117(d) Technical Assistance and General Assistance Grants

USEPA awards these grants competitively to nonprofit organizations, state and local governments, colleges, universities, and interstate agencies through an RFP process. These grants are used by recipients to implement the goals of the Chesapeake Bay agreements through activities that supports sustainable fisheries, vital habitats, water quality, toxic contaminants, healthy watersheds, stewardship, land conservation, public access, environmental literacy, and climate resiliency.

Figure 5 – Sam Michaels Park Phasing Plan

