

Moulton Park Concept Plan: [Restoration Vision]

Acknowledgements

Thank you to all those who contributed to the development of the Moulton Park Master Plan. This document is the result of the support and dedication from the following:

The Moulton Family,

Your generosity and commitment to conservation made your land a public resource for future generations.

Jefferson County Park and Recreation Commission,

The tireless efforts of the board, as well as its committees and staff has been instrumental in allowing this project to take a major step forward. Your commitment to fulfilling your mission has enhanced the community's quality of life.

Funding Partners and Sponsors,

We would like to recognize the financial contributions from West Virginia Land Trust, the Chesapeake Conservancy, West Virginia Outdoor Heritage Conservation Fund, and the National Park Service, Chesapeake Gateways Funding, as well as other private donors without whom this project would not have been possible.

Intro

Along the banks of the Shenandoah River, just outside of Charles Town and historic Harpers Ferry, West Virginia, lies a lush, 86-acre plot of land with a multigenerational significance to the Moulton family, who acquired the parcel in 1946. Now known as Moulton Park, the riverside tract was for decades enjoyed as a refuge from city life and as a home base for friends and family to reconnect. In 1976, 3 acres were donated to Jefferson County Parks and Recreation Commission (JCPRC) for public recreation.

The park expanded significantly in 2023 when the remaining 83 acres were transferred to JCPRC, solidifying its status as an iconic fixture of the region. Today's generation of the Moulton family has set their sights on a larger scale community park that caters to locals and visitors alike while retaining a special focus on conservation goals. The West Virginia Land Trust will hold a conservation easement on the property, ensuring it is indefinitely protected from development and will be managed for watershed protection, soil and forest regeneration, education, biodiversity, and outdoor recreation.

Currently, Moulton Park features campsites, picnic tables, a boat ramp, fire pits, parking access, and a recent boat ramp that allows for fishing on the Shenandoah River. However, stakeholders are now determining how best to leverage the asset of the newly expanded 86-acre park. Under the guidance of the JCPRC infrastructure committee and the Moulton Park steering committee, (which is comprised of members such as the JCPRC board and executive director, the Moulton family, and the Chesapeake Conservancy) the consulting team is in the process of establishing a path for Moulton Park that will bring a new level of local engagement as well as recreation tourism.

Purpose

The future development of Moulton Park will conserve both **natural and cultural resources**, while also offering **diverse recreational opportunities**.

To establish a common vision for the park, Downstream Strategies will conduct a robust planning process that includes **research and site analysis, public input sessions, conceptual design iterations, and a finalized plan** that will ensure **economic, social, and environmental prosperity for the site**.

The conceptual redesign will focus on the **83 acres** recently acquired by **Jefferson County Parks and Recreation**, as well as the **existing riverfront park**.

Adoption Process

In June of 2023, Jefferson County Parks and Recreation adopted 83-acres of former farmland from the Moulton family which will expand the existing waterfront park to provide 85-acres of public land along the Shenandoah River.



Protecting the Landscape

Prior to this transition, the **Moulton family** worked extensively with the **West Virginia Outdoor Heritage Conservation Fund** and the **Chesapeake Conservancy** to establish a **conservation easement**.

The easement will solidify the landscape as a public space for **watershed protection, education, native species protection, soil and forest regeneration, and access to the outdoors**.

The West Virginia Land Trust, a statewide nonprofit dedicated to protecting West Virginia's natural lands, will work in tandem with **Jefferson County Parks and Recreation** to oversee the planning process and create a new public park that stands the test of time.



Photo by The WV Independent Observer | Brucie Moulton cutting the ribbon for the park's expansion

Conservation Easement

Key Requirements (Overall)

All permitted activities on the Property shall be conducted in such a fashion so as to not degrade surface water and groundwater quality, except development of on-site drinking water supplies, well and septic to permitted Improvements and Residences within the Building Envelope. (No pollution or degradation of surface water, natural water courses, subsurface water or springs on the Property.)

No hunting or equestrian usage is permitted on the landscape. Invasive species on the site should be removed with biocides and natural methods instead of herbicides. Only native species can be added to the site.



1 Key Requirements in Building Envelope

- **Camping allowed** within the building envelope
- **New buildings and construction** are **only permitted** within the building envelope
- **Total Impervious Surface** of such constructed features, Residences, Improvements, and Roads within the Building Envelope shall **not exceed 600,000 square feet**.
- The Building Envelope shall also serve as the location for **all necessary public parking** areas for visitors to the Property.
- Any **parking area** must be surfaced with gravel or other **impervious material** and may be **landscaped with native vegetation**.
- **Temporary parking is permitted on non-surfaced areas** within the Building Envelope as necessary to accommodate the needs of **commercial festival-related events**.
- Grantor may keep and maintain a **25-foot grass buffer around the parking areas** for safety and to provide an area for **snow removal** and transitory uses such as for **event tents and garbage receptacles**.
- Grantor may place **security lighting on and around the parking area**, may install **gates to lock the area** when the park is closed and **may build road access to the parking area within the Building Envelope**.
- The **parking areas may also be used as a temporary staging area for food, art, and festival vendors during special events** hosted by Grantor but are never to be maintained as a permanent vending area.
- Roads shall be **no more than twenty-five (25) feet in width**, excluding shoulders and mowed buffer. **10-foot buffer required on each side**.

2 Key Requirements Outside of Building Envelope

- **No public access roads are permitted**.
- **Utility/Maintenance road is permitted but cannot be used for public access**
- **Passive recreation focused**
- **Includes Forest area and Historic Fields**
- Within this area Improvements that individually are **not greater than 600 square feet** and in the aggregate are **not greater than 1,000 square feet** can be constructed that further the mission of the parks.
- **Camping is not permitted** outside of the building envelope.
- **Passive Recreational and educational activities** such as picnic tables, trash cans, recycling receptacles, benches, gazebos/pavilions, disc golf baskets and tee pads, boardwalks, interpretive trail signs are permitted, along with passive rec opportunities. Examples: disc golf, bocce, croquet, horseshoe pits, cross country skiing, an archery range, exercise stations and ADA requirements for the same.
- Grantor may also use the Property as a **venue for outside commercial concerts or temporary commercial festival-related events** that host spectators or customers. **No more than eight (8) such concert or festival-related events (collectively) are permitted per calendar year**. Grantor may **use the Historic Fields** for said events.
- **Total Impervious Surface** of any Improvements Outside of the Building Envelope, excluding the Road and Trails, **shall not exceed 2,000 square feet**. The **maintenance Road** allowed in the area outside the Building Envelope shall **not count against the allowable impervious surface**.
- Historic Fields may also be restored or partially restored back to **native forest or pollinator gardens** using native tree, shrub, or herbaceous species.

Contents

Regional and Moulton Park History

Focus on conservation along the Shenandoah

500 B.C.–100 A.D.



The Mound Builders (Adena) settled throughout the Eastern panhandle of present-day West Virginia.

1768

Indigenous nations are forced to relinquish their claims to land between the Ohio River and the Alleghenies to the British, creating a larger presence of settlers in the region.

1600s–1700s

The Iroquois Confederacy (Mohawk, Onondaga, Cayuga, Oneida, Seneca, and Tuscarora) headquartered in New York and used the region as hunting grounds in the spring and summer months. Along with the Iroquois Confederacy, the Shawnee, Mingo, and Delaware tribes also hunted on these lands through the 1700s.



1786

Charles Washington (George Washington's youngest brother), petitioned to incorporate a new town in Berkeley County: Charles Town.



1776

The United States gains independence.



1801

Jefferson County is established after citizens of Berkley County felt they had to travel too far to the county seat of Martinsburg. The county is named after Thomas Jefferson, who had just become the third president of the United States.



1859



John Brown, a prominent leader in the American Abolitionist Movement, led a raid on the federal armory in Harpers Ferry (which would soon become a part of West Virginia). Brown intended to arm slaves with weapons from the armory to escape and move south. After being captured, Brown was tried for treason against the Commonwealth of Virginia in Charles Town. He was the first person in U.S. History to be executed for treason.

1825

Riverside Farm is established for agricultural use with its historic farmhouse built in 1825.

1820

Shannondale Springs Resort is established in Harpers Ferry.



1861

The Civil War begins.

1863

West Virginia joins the Union and becomes a new state. Both Jefferson and Berkeley Counties voted in favor of annexation to West Virginia, dividing the the states by the Potomac and Shenandoah River.

1865

The Civil War ends.



1937

The Moulton Park property was sold to Thornton T. Perry, Sr., who later donated it to the Nature Conservancy



1946

The Moulton family purchases the property along the Shenandoah River.

1947



Harold G. Moulton, President of Brookings Institution, is asked by Senator Arthur H. Vandenburg to produce an independent research study to make recommendations for the European Recovery Program or Marshall Plan to assist Europe after WW2.

1986

The Moulton Park property is transferred to the West Virginia Division of Natural Resources.



1976

The Moulton family sells 2.875 acres of land to Jefferson County Parks and Recreation (existing Moulton Park).



2023

The Moulton family sells its remaining 82-acre farm to Jefferson County Parks and Recreation in order to expand Moulton Park.



2021

The West Virginia Department of Natural Resources conducts a biodiversity study and finds that two species would benefit from expanded forest buffer: the halberd-leaved rose mallow and the northern red-bellied cooter.



What’s nearby?

Harpers Ferry National Park

Just six miles north of Moulton Park and right at the confluence of the Potomac and Shenandoah rivers lies the 3,745-acre Harpers Ferry National Historical Park which is the site of multiple significant historical events, including John Brown’s 1859 abolitionist raid and several Civil War battles including the 1862 Battle of Harpers Ferry. Harpers Ferry was also the home to the Harpers Ferry Armory, a strategic manufacturing base which supplied munitions and other hardware to the Lewis and Clark Expedition as well as the Civil War. The park has over 20 miles of hiking trails that cover The Point at the river confluence as well as Jefferson Rock, so named for Thomas Jefferson, who stood at and wrote of the location, “The passage of the [Potomac] through the Blue Ridge is perhaps one of the most stupendous scenes in Nature.” The park is also the midpoint of the Appalachian Trail. Today, about 500,000 tourists visit the park every year.



Appalachian Trail

The Appalachian Trail crosses over 2,190 miles of wilderness between Springer Mountain, Georgia and Katahdin, Maine. Every year, an estimated 3 million people visit the trail and 4,000 hikers attempt to thru-hike it. every year at various points along its length with about 4,000 hikers attempting to thru-hike. The “AT” runs two miles east of Moulton Park along the Virginia-West Virginia border.



Shenandoah River

The Shenandoah River, approximately 56 miles in length, empties into the Potomac River at Harpers Ferry at its northern terminus. From there, the water flows into the Chesapeake Bay and the Atlantic Ocean. Moulton Park lies right on the banks of the Shenandoah River, just south of where it joins the Potomac.



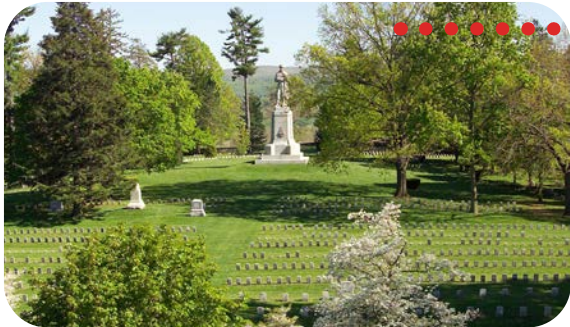
Shannondale Springs WMA

The Shannondale Springs Wildlife Management Area (WMA) consists of a 610-acre parcel that includes a portion of the Shenandoah River and a 738-acre parcel with mixed hardwoods. The WMA has a network of trails throughout and boasts abundant wildlife. Moulton Park is approximately five miles north of the northern segment of the WMA.



Antietam National Battelfield

Just one-half hour from Moulton Park is the Antietam National Battlefield in Sharpsburg, Maryland. The twelve-hour battle on September 17, 1862 saw 23,000 soldiers killed, wounded, or missing, making Antietam the bloodiest one-day battle in American history. The battle led to President Abraham Lincoln’s preliminary Emancipation Proclamation.



C&O Canal

The Chesapeake and Ohio (C&O) Canal was built between 1828 and 1850 along the north bank of the Potomac River and operated sporadically from 1831 to 1924. Once a major commercial waterway, the 184.5-mile canal was designated as a national historical park in 1971 and now offers a range of historical, natural, and recreational attractions along its towpath.

Sam Michaels Park

This 138-acre park, located near Harpers Ferry, offers hiking trails, a dog park, disc golf course, a full-featured pavilion, playgrounds, athletic fields, and other amenities. Elks Run also runs through the property. The park features an amphitheater that hosts community events such as concerts and festivals.



James Hite Park

Opened to the public in 2016, this 119-acre park in Kearneysville offers soccer fields, a short walking loop trail, a playground, a pavilion, and fishing opportunities. Future expansions are planned for the park and include additional trails, athletic fields, pavilions, and other recreational elements.



Harpers Ferry

The historic Harpers Ferry is the anchor for the Harpers Ferry National Historical Park, the midpoint of the Appalachian Trail, and is replete with tourist attractions, shops, dining, and natural features. Named one of the “44 Most Underrated U.S. Travel Destinations” in Reader’s Digest, Harpers Ferry contains historic candy and other vintage novelty shops, an Appalachian Trail Conservancy Visitors Center, John Brown’s Fort, scenic overlooks and trails, and myriad other attractions.



Shepherdstown

The oldest town in West Virginia, Shepherdstown lies at the western bank of the Potomac River, just across from Maryland. Shepherdstown is brimming with cultural and commercial assets, including a range of restaurants, shops, music and arts events, museums, and colonial-era buildings.



Bolivar

Bolivar, adjacent to Harpers Ferry, is encompassed by the Harpers Ferry National Historical Park.

Ranson

Bordering Charles Town is Ranson, so it enjoys the same amenities and close access to major metropolitan centers. Additionally, Ranson features an antique mall, the Summit Point Motorsports Park, a 30-acre park, and a number of novelty shops.



Middleway

West of Charles Town lies Middleway, a small village that was once a center of commerce and considered the “Paris of the Valley” before the Civil War. Middleway is also called “Wizard Clip” or “Clip” due to an 18th-century legend of various supernatural phenomena, specifically a “clipping” sound of shears, that occurred following a traveler’s death. The town has much of its original historical buildings preserved and is on the National Register of Historic Places.



Charles Town

Right outside of Moulton Park is the historic Charles Town, named after George Washington’s youngest brother, Charles, who laid out the town and donated lots for public buildings. Features include local retail shops and dining, Hollywood Casino at Charles Town Racing, and the Old Opera House, a golf course, nature preserve, the Jefferson County Museum, and six historic homes previously owned by members of George Washington’s family.

Jefferson County, West Virginia



41 Public Parks

Including but not limited to:

- 1 Harpers Ferry National Park
- 2 The Appalachian Trail
- 3 Shannondale Springs
- 4 Sams Michael Park
- 5 James Hite Park

8 Cities & Towns

Incorporated Places (WV Census 2024)

- 1 Charles Town
- 2 Ranson
- 3 Harpers Ferry
- 4 Bolivar
- 5 Shepardstown

Census Designated Places (WV Census 2020)

- 6 Shannondale
- 7 Middleway
- 8 Shenandoah Junction

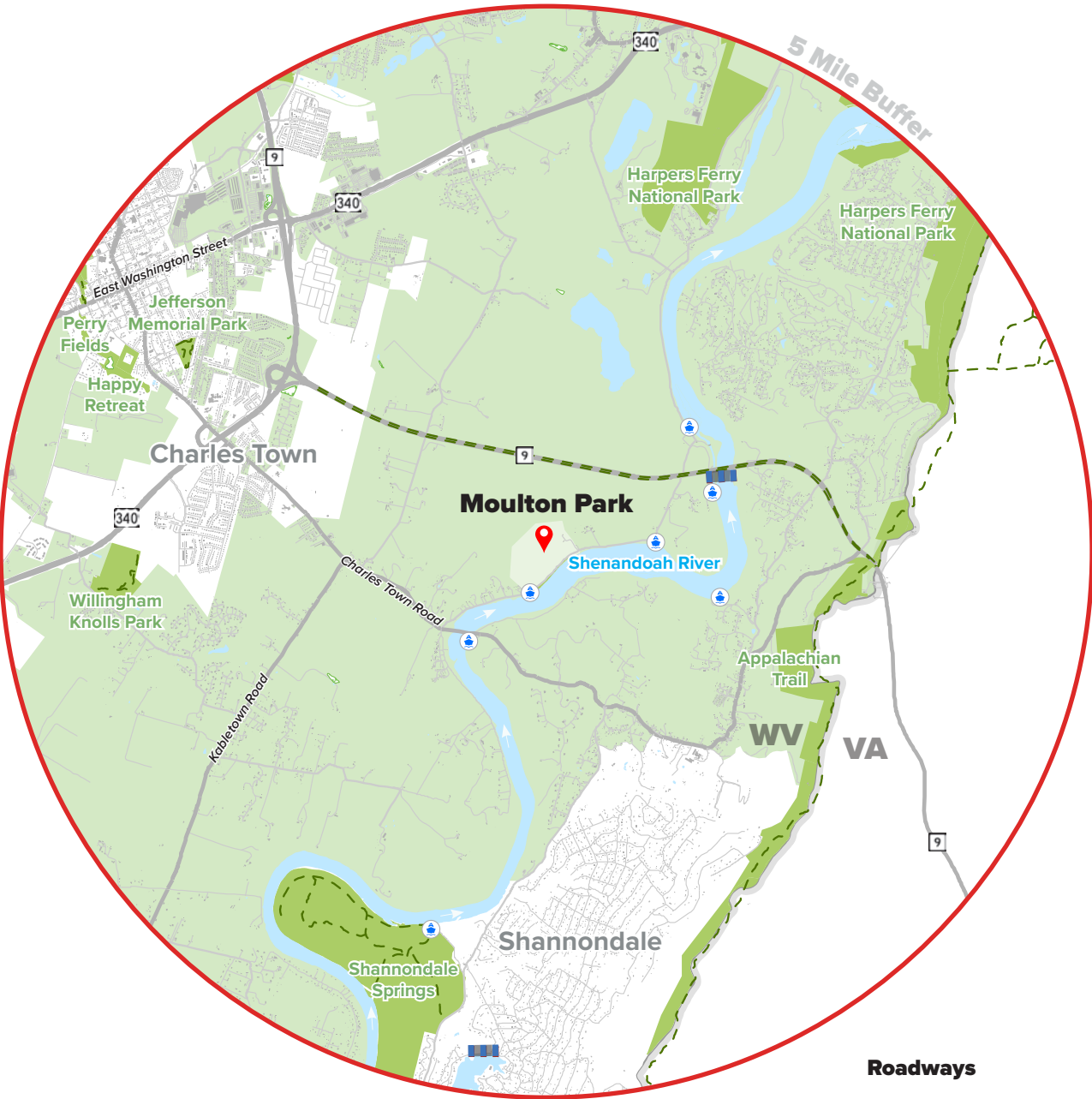
2 Rivers

- 1 Potomac River
- 2 Shenandoah River

70 Public Trails

Including long distance trails:

- C&O Canal
- The Appalachian Trail



Legend

- DEP Dam Locations
- Boat Launches
- Moulton Park
- Parks
- Cities + Towns
- Freeway/Highway
- Arterial
- Local
- Trails

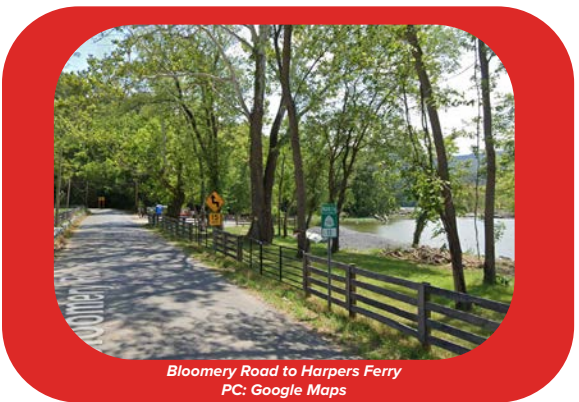
Summary Text

Within 5 miles of Moulton Park, one can access long distance hiking and biking trails and water access locations along the Shenandoah River. Parks in the area largely showcase the regions history, as well as its natural abundance.



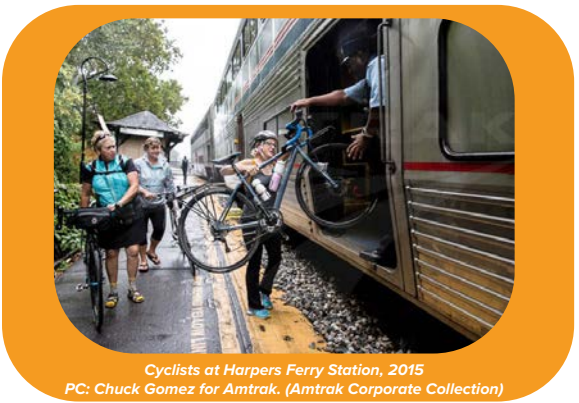
Circulation Analysis

This large-scale circulation analysis was created to evaluate opportunities and constraints of potential connections to Moulton Park via roads, trains, trails, and water to solidify the park as a gateway park to Harpers Ferry National Historic Park.



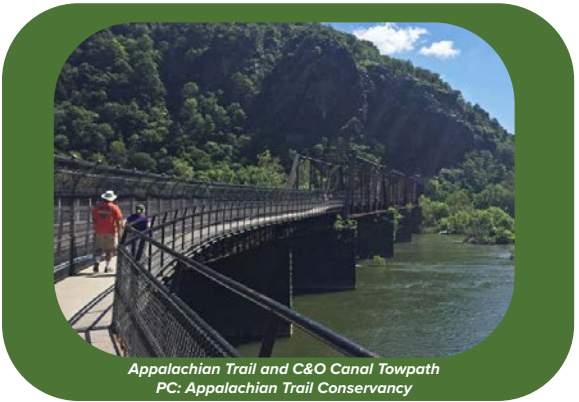
Moulton Access Roads

Currently, there is no trail linkage that connects to Moulton Park, making this a destination that can only be reached by vehicles and watercraft. From Charles Town, many locals will take Charles Town Road to Bloomery Road. From Harpers Ferry, folks will take Millville Road to Bloomery Road. Tourists from nearby metropolitan areas will likely pass through Harpers Ferry to reach the park. Bloomery Road to Harpers Ferry is a scenic route with low speed limits in which feasibility could be explored for a potential bike path that connects to Harpers Ferry National Historic Park and the C&O Canal.



Trains

Amtrak's Capitol Limited Route spans from Washington, DC., Pittsburgh, PA., and Cleveland, OH., to Chicago, IL. with many other stops along the way- one of which is Harpers Ferry. The route travels on the historic B&O railroad line, which was first chartered in 1827 as the nations first common carrier railroad. The Capitol Limited Route offers daily trips to and from Washington and Chicago. Moulton Park as well as Harpers Ferry could benefit from tourists coming to the region to explore via Train instead of driving. (Supported by a potential bike route from Bloomery Road to Harpers Ferry). Marketing and advertising efforts could be conducted to encourage potential visitors from metropolitan areas to visit via Amtrak for a sustainable and authentic regional experience.



Trails

Jefferson County is home to two long-distance national trails: The C&O Canal, and the Appalachian Trail. Though a designated bike path connects Charles Town to the Keys Gap AT Trailhead, folks would still need to bike alongside Charles Town Road to access Moulton Park. The speed limit on Charles Town Road is 45 mph. According to the League of American Bicyclists, 45 mph is the most common speed in which cyclists are killed. Thus, to connect Charles Town to Moulton via Charles Town Road, a separate and protected bike lane would need to be developed.

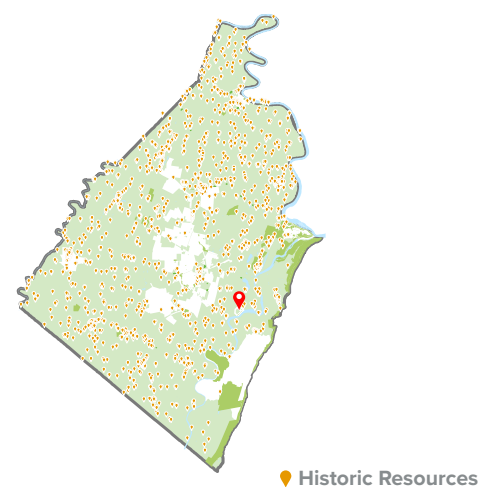


Water Access

A direct water connection from Moulton Park to Harpers Ferry is prevented by the Millville Dam. However, there are four put-in/ take-out locations downstream from Moulton Park, and three upstream (below the dam). There is opportunity to expand and connect these river access locations in the section of the Shenandoah below Harpers Ferry. A shuttle service could be utilized to transport river recreators back to other locations in which folks began their float after reaching Moulton Park.

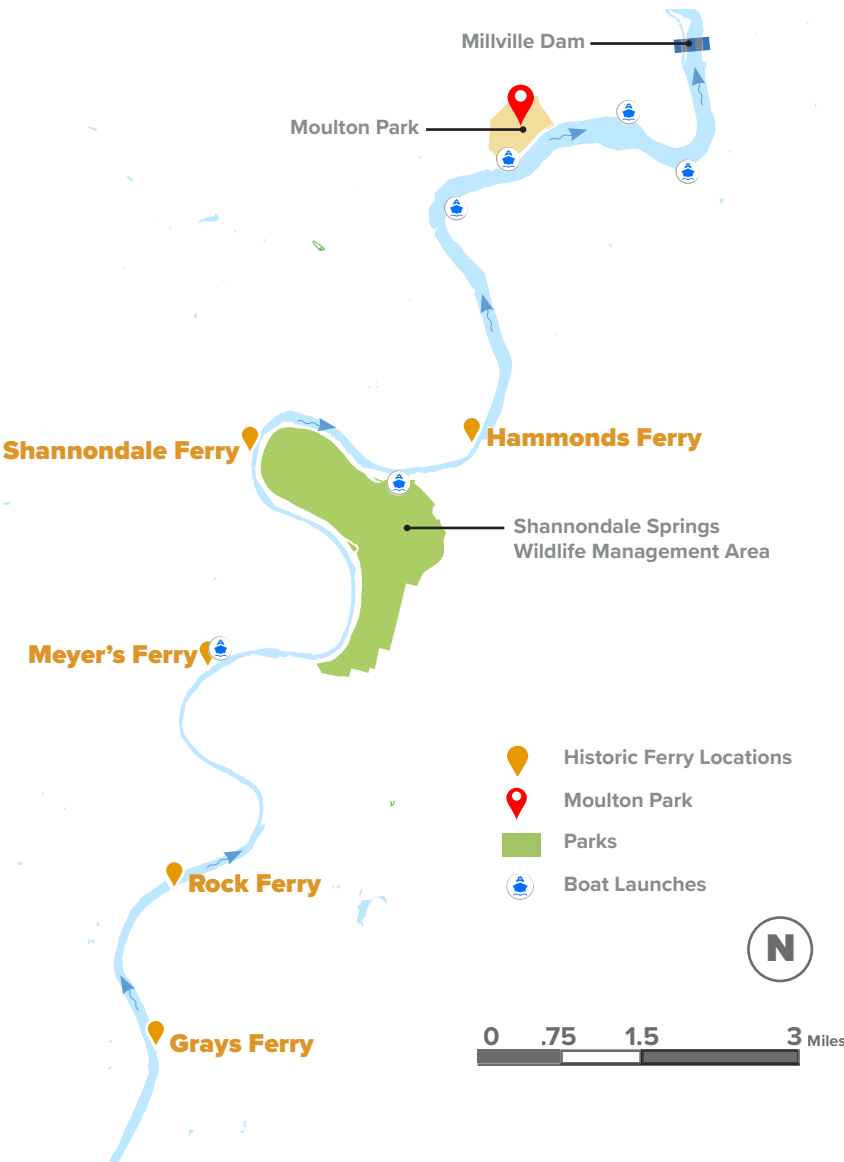
Historic Resources

This map includes all the known historic resources within Jefferson County, WV, including homes, barns, mills, etc. The data and GIS map layer is maintained by the Jefferson County Historic Landmarks Commission.



A total of 1,883 points shown on the dataset signify spaces that have historic relevance in Jefferson County. The majority of these points are structures built before the Civil War that still stand today, including the house located at Moulton Park. Situated on a parcel known as the Riverside Farm, the house was originally built in 1825 for agricultural use.

Historic Ferry Locations



Water connections to Harpers Ferry are prevented by the Millville Dam, however, there are 5 historic ferries and one historic wildlife management area downstream of the park that can be showcased in tandem with Moulton Park. **An annual historic kayaking event with Moulton Park as the destination could be developed.**

Opportunities

- 1 Implement a water trail designed to connect the historic ferry locations of the region to Moulton Park
- 2 Connect Shannondale Springs Wildlife Management Area to Moulton park via the river for birders and history enthusiasts alike
- 3 Support effort to establish Moulton Park a NPS "gateway" park to Harpers Ferry National Historic Park by connecting archived assets along the Shenandoah



This map with a 3-mile buffer shows a sample of the historic structures in close proximity to Moulton Park.

Existing Historic Resources On-Site



Images attained for the baseline report completed by J. Matthew Monroe & Associates, LLC show the historic home built in 1825.

The home is not currently ADA compliant, but could expand opportunities for future events programmed within the home if compliance is attained.

Existing Infrastructure and Features

Building Envelope

The building envelope contains the residence (3), a pavilion (4), a structure with a water spigot (5), and several stone remnants (6). It is accessed by a gravel driveway (1) that passes along a powerline right-of-way (2).

Outside of Building Envelope

The area outside of the building envelope is largely made-up of a historic field surrounded by a young forest (3-6). The baseline document completed by ____* indicates a former entrance to the farm (1,2).

Existing Riverfront Park

The existing riverfront contains both a motorized (1) and a nonmotorized boat launch at opposite ends (6) of the linear park. Located between these two access points are 14 primitive camping sites (4), each with a picnic table and fire ring. The riverbank is eroded in many sections of the park (3,5).



Building Envelope



Outside of Building Envelope

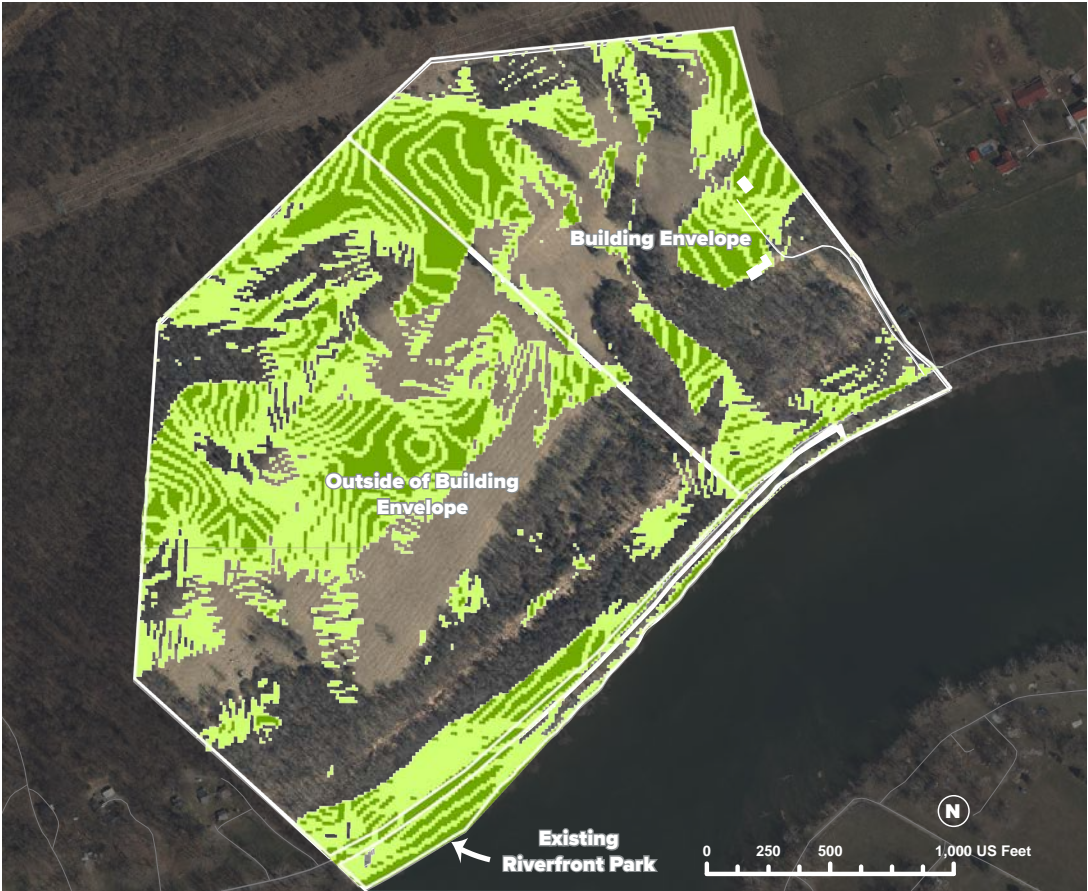


Existing Riverfront Park



Photos from the building envelope and outside of the building envelope are derived from the Baseline Report completed by J. Matthew Monroe & Associates, LLC. Photos from the existing riverfront park were compiled from GoogleMaps.

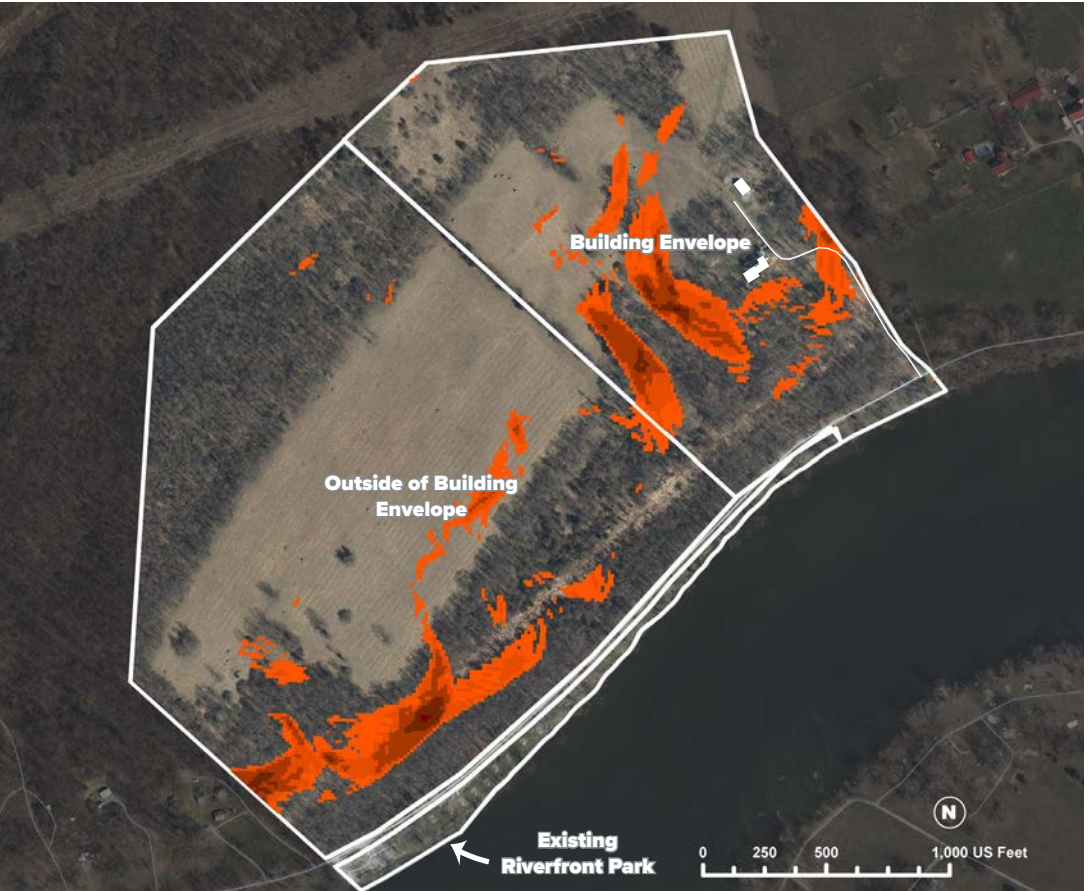
Elevation Analysis



Slopes Less than or Equal to 6%

The areas shown can be utilized for new infrastructure, parking, camping, and accessible/ beginner trails. These slopes have the lowest risk of erosion.

- Less than or equal to 3%
- Between 3% and 6%



Slopes above 16%

All slopes above 16% should be avoided for development.

- Between 16% and 20%
- Between 20% and 30%
- Greater than 30%



Slopes between or equal to 7%-15%

These areas are ideal for multi-use trails and other passive recreation opportunities. Though some infrastructure can be implemented on slopes between 6% and 10%, building on slopes greater than 10% should be avoided.

- Between 6% and 10%
- Between 10% and 15%

Usable Land



Summary

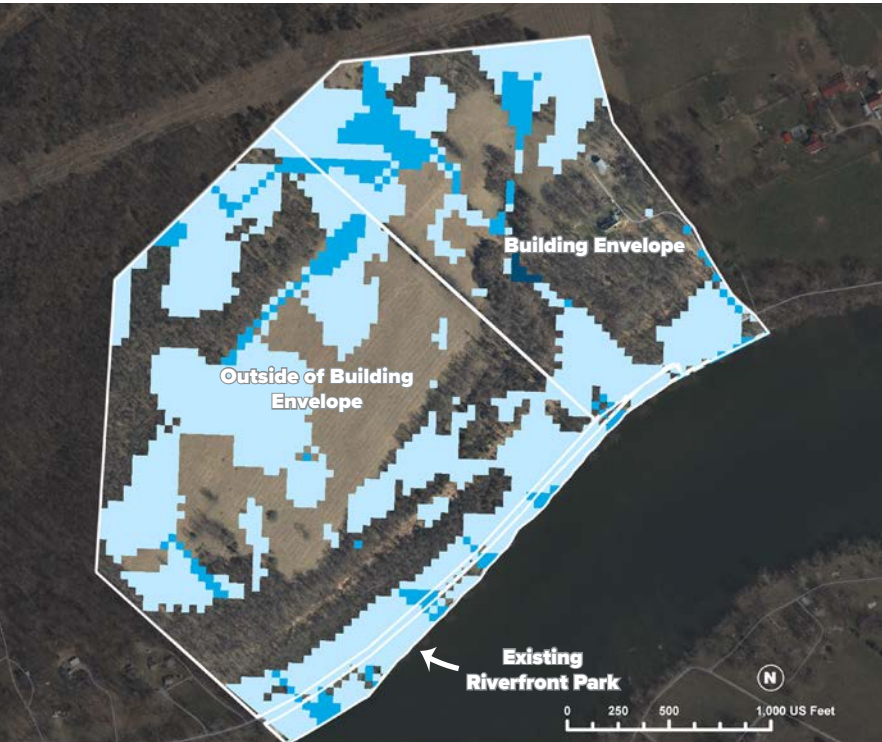
This map depicts all areas within the property where slopes are under a 10% grade. Opportunity exists to provide a range of passive recreation amenities that are accessible for all user groups. Facilities designed within the building envelope are somewhat restricted.

Some topographic constraints in the building envelope exist near the Moulton home and entrance road.

Ecological Analysis

Ecological Land Units

Ecological land units (ELUs) derived for the state of West Virginia. The 9 meter DEM was derived from the 2003 West Virginia Statewide Addressing and Mapping Board (SAMB) DEM by resampling the original 3 meter DEM. The following categories were derived: cliff, steep slope, slope crest, upper slope, flat summit, sideslope, cove, dry flat, moist flat, wet flat, and slope bottom.



This map indicates suitable placement for restoration plants that require moist soils and a generous amount of water to thrive.

- Moist Flat
- Wet Flat
- Slope Bottom



This map indicates suitable placement for planting that will focus on restoring native forestlands.

- Upper Slope
- Flat Summit
- Side Slope
- Dry Flat

Forest Fragmentation

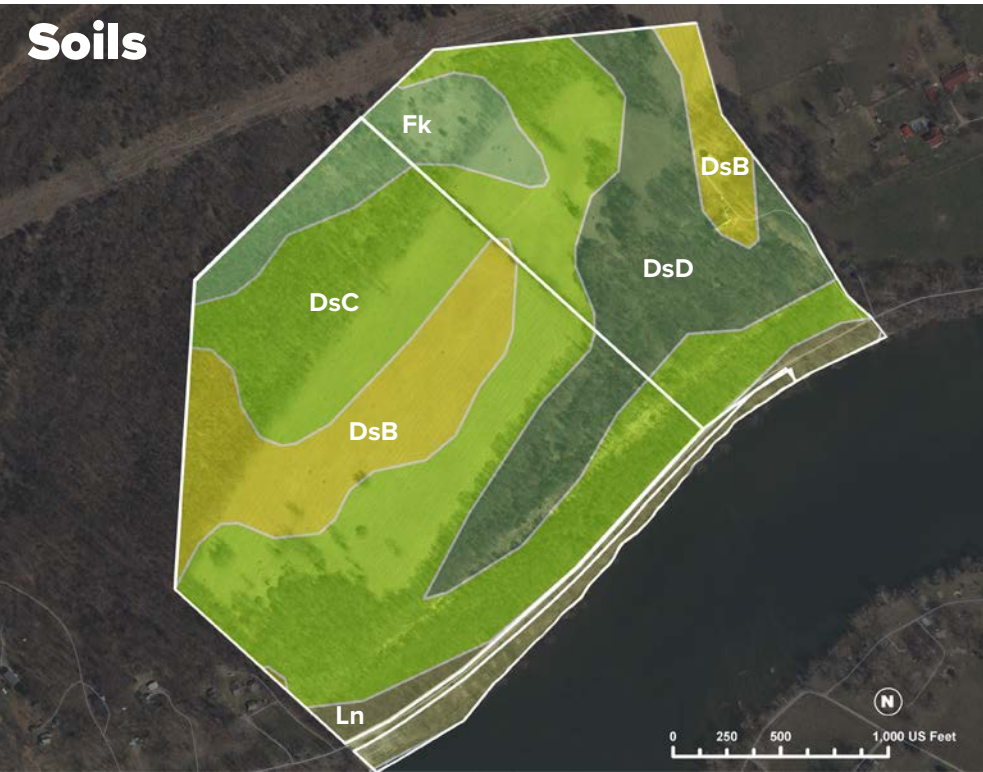
A forest fragmentation layer was developed for West Virginia by NRAC using an early iteration of the 9m land cover dataset.



Majority of the site is categorized as 'non-forested' and 'patch,' with few areas to avoid for concerns of old growth habitat disturbance.

- No data/non-forested
- Patch
- Edge
- Perforated
- Core (250-500 acres)
- Core (>500 acres)

Soils



Map Symbol	Soil Name	% Slope	Soil Classification	% of Property
DsB	Downsville gravelly loam	3-8%	Prime	16.4%
DsC	Downsville gravelly loam	8-15%	Statewide Importance	53.2%
DsD	Downsville gravelly loam	15-25%	Statewide Importance	22.3%
Fk	Funktown silt loam	-	Prime	4.3%
Ln	Lindside silt loam	-	Prime	3.6%

Hydrology

The Shenandoah River flows almost its entire length in Virginia, with its headwaters near Harrisonburg, Virginia. The Shenandoah Valley’s fertile soil was historically and remains an agricultural area, although there is significant urban development.

The mainstem of the river is generally low gradient, with small riffles, making it a popular destination for canoeing and other recreational activities, including fishing. The river contains many popular sport fishing species, including smallmouth bass, largemouth bass, crappie, sunfish, and channel catfish. It is also listed as a National Habitat Designation for freshwater mussels

The approximately 3,000 square mile basin is the largest drainage to the Potomac River. Historically, it has also been a source of pollution to the Potomac and the Chesapeake Bay. Sedimentation, nutrient loading from fertilizers and poultry farming, and industrial discharges are the largest issues. While issues have remained, there has been significant progress to clean up and protect water quality in the Chesapeake Bay, and the rivers that flow into it. Activities such as land protection, riparian plantings, fencing to keep cattle out of streams, and nutrient management programs have helped to minimize impacts to water quality, making the Shenandoah and other Chesapeake Bay tributaries healthier and safer for both their inhabitants and recreational users.



Photo of Shenandoah River from DiscoverFrontRoyal

Erosion

Moulton Park owns, and is responsible for, 2,400 linear feet of Shenandoah Riverbank. River currents can chisel away these banks —also referred to as riparian areas— contributing to sediment pollution in the waterway and limiting the Shenandoah’s recreational usage.

Current natural stream design methods incorporate bio-engineering strategies, such as riparian buffer tree plantings and live staking-- reducing sediment, improving recreational water quality, and creating beneficial habitat for various species including the red-bellied cooter.

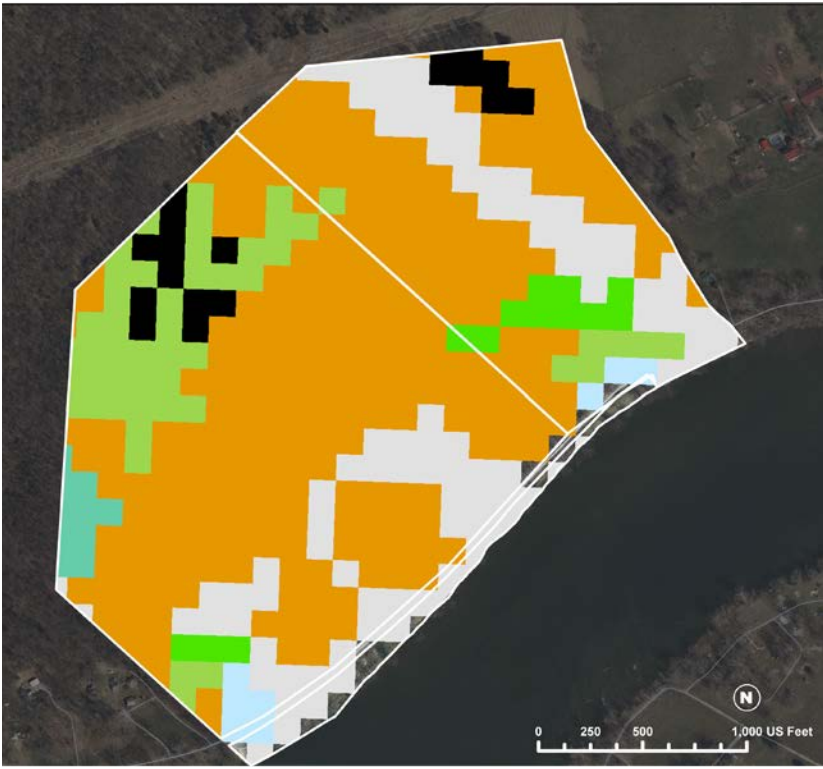


Photo of Erosion on at existing riverfront park from GoogleMaps

Terrestrial Habitats



According to the Baseline Report completed by J. Matthew Monroe & Associates, LLC and Downstream Strategies’ ArcGIS analysis, there are no hydraulic lines, streams, or water bodies on the site. However, the parks riverfront rests entirely in a regulatory floodway. The 1% chance annual flood hazard, or, 100 year flood extends into lower areas within the new expansion of Moulton Park. Floodway constraints will be evaluated to determine suitable amenities for the riverfront.



This dataset represents terrestrial habitats used for the 2015 revision of West Virginia’s State Wildlife Action Plan (West Virginia Division of Natural Resources, 2015). This dataset should be considered a broad-scale conceptual model but is indicative of forest cover relevant for planting native species and guiding restoration efforts in agricultural areas.

Terrestrial habitat categories present in Moulton Park include dry calcareous forests, wetlands and glades, agriculture, dry oak forests, and dry-mesic oak forests.

Market Analysis and User Groups

Respecting the use limitations of the property as described above in the conservation easement, the consulting team conducted a comprehensive market analysis that the newly enhanced Moulton Park can expect to reach. Three primary target audiences were identified based on travel distance from the park:

- 30
or fewer
miles

Reoccurring programs (e.g., weekly hiking clubs, youth camps, sport equipment rentals) will serve a local audience
- 30-60
miles

Special events, which may occur on a quarterly basis, (e.g., concerts, holiday celebrations) will attract a regional audience
- 60-120
miles

Destination offerings (e.g., workshops, conferences, retreats) are suited for overnight visitors.

Additional research and analysis exists regarding current outdoor recreation trends, as well as strategies identified in the Jefferson County Park and Recreation Commission’s Strategic Plan and the Jefferson County Comprehensive Plan. Current programming in Jefferson County’s parks is geared toward youth and families. Moulton Park is perfectly positioned to broaden offerings in what JCPRC has found to be the top outdoor activities for various age groups, including swimming, camping, biking, fishing, hiking, wildlife viewing, and non-motorized boats.

Some of the most popular youth programs, including “Aquatics” and “Camps,” have been at capacity for years, leaving many would-be participants on waitlists. Establishing similar, complementary programs will alleviate these full programs and ensure more people will have the opportunity to partake in them.

The output of this market analysis identified five primary user groups:

- 1

Trail users
- 2

Campers
- 3

Riverfront users
- 4

Homesteaders and naturalists
- 5

Limited mobility users

Local User Groups

Current programming in Jefferson County’s parks is geared toward youth and families. Moulton Park, especially with its proximity to the Shenandoah River, is perfectly positioned to broaden offerings in what JCPRC has found to be the top outdoor activities for various age groups, including swimming, camping, biking, fishing, hiking, wildlife viewing, and non-motorized boating.

Some of the most popular youth programs have been at capacity for years, leaving many would-be participants on waitlists. Establishing similar, complementary programs will alleviate these full programs and ensure more people will have the opportunity to partake in them.

Tourists

Moulton Park is in a prime location to attract travelers visiting nearby attractions or citydwellers looking for a rural getaway. At just over an hour from both Washington, D.C. and Baltimore, Maryland, the park is a day trip away for millions of people. Shenandoah National Park is less than an hour south, and Harpers Ferry National Historical Park sits a mere 6 miles from Moulton Park.

According to National Park Service data, Harpers Ferry welcomed 407,000 visitors and \$22.3 million in visitor spending in 2022 with a projected 5% increase to 427,000 visitors in 2023—which translates to an additional \$1.11 million in sales. Moulton Park has the potential to capture a portion of these visitors through additional various enhancements to physical and programmatic features it offers. Local and regional residents, particularly families with young children, are a primary target audience.



Site Character and Public Process

Focus Group Meetings

A series of focus group meetings were held with public stakeholders. These meetings offered the planning team and JCPRC an opportunity to articulate the limitations within the conservation easement’s restrictions. Additionally, the meetings helped build relationships with future partners and served as a platform to establish five common themes:

- 1 Expanded river use
- 2 Increased parking
- 3 Variety of multi-use trails
- 4 Additional primitive camping
- 5 Improved operations and management

During the summer of 2024, four focus groups convened to learn more about the strengths and weaknesses of Moulton Park, and the opportunities available for how to best use this property. Focus groups cited several recreational features to prioritize. Picnicking was frequently mentioned as one the main activities park visitors partake in. Existing picnic areas can be improved and new picnic areas can be developed both along the riverfront and throughout the new expansion.

Individuals also noted the lack of shaded areas at Moulton Park, which can be remedied with built canopies and pavilions as well as strategically placed benches and other seating options in existing, naturally shaded areas.

Multi-use trails that accommodate a range of users and abilities were a desired asset in focus group meetings. This concept plan proposes a trail layouts for both the riverfront and the expansion of Moulton Park.

Other target user groups identified during focus group meetings included families with young children, anglers, and those interested in park-based sports such as disc golf.

Bloomery Road River Access and Parking Issues

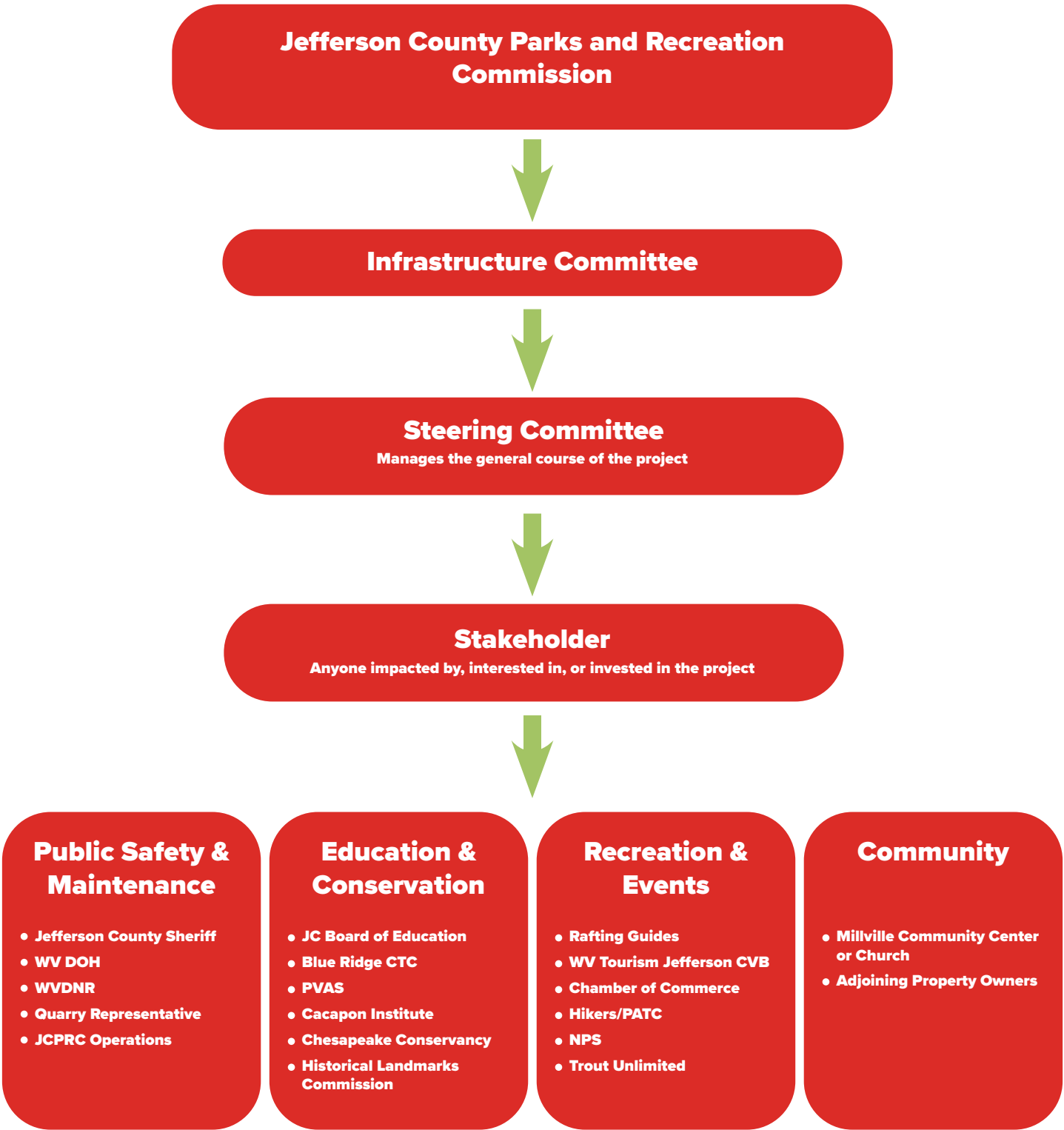
Public Safety Focus group meetings held during the summer 2024 revealed that a limited number of reported incidents are occurring around Moulton Park. Most of these incidents revolve around poor public behavior, intoxication, and suspicious activity. Public safety officials acknowledge that the proximity of Bloomery Road to the park presents safety concerns with vehicles potentially veering off the roadway into campsites with limited protection.

During these group meetings, repeated comments were made regarding signage. Moulton Park officials say little to no signage exists to properly advise visitors of policies, procedures, and water-related hazards. Furthermore, no multilingual signage exists to educate or direct non-English-speaking visitors and community members.

JCPRC identified a lack of oversight at the park, and public safety officials concurred that there is no routine patrol, but drive-by surveillance occurs occasionally.

Several comments from the group regarding Moulton Park’s appearance is that it is abandoned, creating the perception of the park as unsafe and rundown. The park welcomes larger crowds during the warm seasons, with peak attendance occurring during the summer months. JCPRC routinely observes traffic issues and illegal parking along the riverfront during this time. Discussion of the focus groups indicated that this could be alleviated if the park opens a parking area on the Riverside Farm section.

Governance Structure



The Moulton Family



Photo of Harold G. Moulton by Blackstone Studios | University of Chicago

On August 31st of 1946, esteemed economist Harold G. Moulton and his wife Frances R. Moulton purchased approximately 295 acres along the Shenandoah. This land included the Riverside Farm and an 1825-era farmhouse. In 1953 they sold 210 acres, keeping 85 acres for the family’s use.

During this time Harold served as president of The Brookings Institution (1927-1952), authoring several dozen books and papers exploring America’s socio-economic conditions. In 1947 Harold was asked by Senator Arthur H. Vandenburg to produce an independent research study to make recommendations for the European Recovery Program or Marshall Plan to assist Europe after WW2.

Dividing time between life along the Shenandoah, and Washington D.C., the Moulton family grew. Frances and Harold had a daughter Barbara Moulton, and a son, John R. Moulton “Jack.” After Harold’s retirement from the Brookings Institution in 1952, the family farming legacy at riverside resumed.

Jack and Barbara continued cattle farming on the 83-acre parcel. Jack also routinely made house calls to repair farm equipment of others in Jefferson County. The pavillion that stands today was built on the location of his former mechanic workshop. In 1976, the Moulton family sold 2.875 acres of land along the Shenandoah to Jefferson County Parks and Recreation (existing Moulton Park).

An interview with Jack’s daughter, Sally Bruceton Moulton “Brucie” revealed that the farm served as a place to commune, to come together, and to sample a slice of life from previous eras. Brucie’s connection and nostalgia for the landscape transpired into a lifetime of environmental activism. It was a refuge from city life, a common ground—a “home base” to reconnect with family. Her daughter Emma would eventually create a childrens nature school on the remaining farm parcel, further ensuring that knowledge of the natural world will be shared with generations to come.

Memories at Moulton

Brucie recalls finding arrowheads, studying native wildflowers, tending to the family’s animals, and sharing meals together vividly. Close interactions with nature were not uncommon at Riverside. Once, a group of Great Horned Owls sat outside of Brucie’s newborn’s nursery window on the second floor of the residence, cooing until the infant was fast asleep. To support an identity of conservation at the park,



Photo by Greg Hume

The Great Horned Owl can serve as a “flagship species.”

*A flagship species is an animal that is selected to represent a habitat and to raise support for conservation.



Photo from Chesapeake Conservancy of Moulton Family



Photo of former Riverside Nature School by Emma Huvos



Photo from Emma Huvos of snow at the Moulton residence

Placemaking



Site Programming

Input from the focus group meetings and interviews provided ideas for potential events and programmed areas that would benefit a variety of user-groups at Moulton Park. Opportunities were compiled to understand the goals and mission of the park.

Goal 1

Establish Seasonal Attractions

- Seminars for conservation organizations
- Guided tours of native species in bloom
- Migratory bird viewing
- Earth Day celebrations
- Summer concert series
- Annual historic kayak race to the park
- Kid’s nature camps
- Christmas markets
- Photo staging for the holidays
- Easter egg hunts
- Halloween ghost story series
- Sledding + cross-country skiing
- Wine and Jazz Festival

Goal 2

Promote Health and Fitness

- Hiking
- Fishing
- Kayaking
- Cross Country skiing
- Disk golf practice
- Cross country practice

Goal 3

Facilitate Community Classes

- Cooking classes
- Children’s classes
- Art classes
- Yoga classes
- Naturalist meet-ups/classes

Goal 4

Support Local Arts

- Art exhibits/installations
- Childrens plays and performances
- Poetry readings
- Open-mic nights
- Gallery spaces in residence
- Local artisan gift shop in residence
- Summer movie nights

Goal 5

Provide Group Rentals

- Birthdays
- Graduations
- Weddings
- Retreats
- Family camping
- Appalachian Trail hiker lodging
- Seasonal nature camps

Composite Analysis



Legend

- | | |
|------------------------------|-----------------------------|
| Proposed bird blind areas | Proposed wildlife meadow |
| Launches | Potential development areas |
| Proposed trailhead areas | Existing roads |
| Proposed accessible trails | Proposed roads |
| Proposed intermediate trails | Entrances |

Opportunities

- 1 Level terrain for riverfront trail and docks
- 2 Crosswalk connecting the park at former entrance
- 3 Separation of motorized and nonmotorized boat launch
- 4 Utilizing power-line right-of-way for additional parking
- 5 Centralized outdoor event area
- 6 Soils suitable to restore native habitat
- 7 Level terrain outside of building envelope allows for accessible trails

Constraints

- 1 Riverfront park's flood plane limits riverfront development potentials
- 2 Uneven terrain in building envelope creates distance from the residence to potential event area
- 3 Entrance road is narrow- will need to be expanded to accomodate an influx of visitors
- 4 DOH assistance needed to facilitate speed controls in the area and implement a crosswalk on Bloomery Road

Summary

Upon reviewing the site analysis and public feedback, amenities, as well as appropriate placement for said amenities were decided after completion of the composite analysis.

All elements highlighted in yellow on the map are less than or equal to a 6% slope, making these areas the easiest to build infrastructure. The area highlighted in green represents space that accumulates adequate water for meadow planting and accessible trails. South of the wildlife meadow, terrain gradually gets steeper. Restoration efforts will continue here, but will focus on reforestation and other passive recreation opportunities such as disc golf and intermediate hiking.

Along the entrance road to the residence, a powerline right of way fragments the forest. This area can be utilized as an additional parking area, alleviating parking and access issues that occur frequently along Bloomery Road. The Baseline Report completed by J. Matthew Monroe & Associates, LLC indicates a former entrance located along Bloomery Road- where the building envelope ends. Though this is no longer a vehicle entrance, it could serve as a crosswalk location to connect the riverfront park and the new expansion.

Based on the goals reviewed from interviews and focus group meetings, it was determined that wide, multi-use trails for hiking and cross country skiing would be most beneficial to the community. A small ampitheater will expand opportunities for year-round programmed events at Moulton Park, along with improvements to the historic home. Camping areas, a children's nature play area, and picnic areas will also be implemented to the final plan.

Master Plan



Legend

1 Naturalized riverfront

2 Homestead area

3 Flexible event space and/or future camping

4 Wildlife meadow

5 New community forest

P Proposed parking areas

Proposed launches

Proposed trailhead areas

Proposed accessible trails

Proposed intermediate trails

Proposed open areas

Proposed wildlife meadow

Existing and proposed forested areas

Riverfront Park

The existing park has long been a beloved community space offering recreational opportunities like fishing, boating, picnicking, and camping. The redesign of this space introduces upgrades and additional amenities to enhance the overall experience. The redesign will offer upgraded picnic and leisure areas, fishing docks, a riverside trail, and upgrades to the existing launch areas. Though this space is not included in the conservation easement, the values of conservation will be integrated into the design phase, as naturalizing the riverbank along the park will support the biodiversity that brings folks to the region.



Amenities

- Pavilion (32'x46') with 6 picnic tables
- Hammocks (6)
- Fishing docks (5)
- Visit West Virginia swing
- Boat trailer parking (7)
- Food truck space (1)
- Kayak/sup rental station
- Primitive and/or yurt camping spots (4)
- Riverfront trail
- Non-motorized pick-up/drop-off loop
- Improvements to existing launches
- Temporary restroom facilities
- Crosswalk to new expansion

New Expansion

Mandated by a conservation easement, the park's design within the new expansion is managed to ensure the preservation of its natural habitat. The park will offer a dynamic, flexible space that adapts to the needs of diverse user groups and special events.

The park's expansion will bring even greater opportunities for visitors of all ages, backgrounds, and abilities to connect with nature, participate in educational and cultural activities, and engage in seasonal celebrations. Designed to adapt, the new spaces will accommodate everything from large community events to smaller, intimate gatherings.

Out of the ____ miles of proposed trails, ____ are designed to offer safer, easier access to outdoor environments without the risk of challenging terrain. All trails are 8ft wide to facilitate a comfortable experience for a high volume of hikers and cross-country skiers.



Amenities

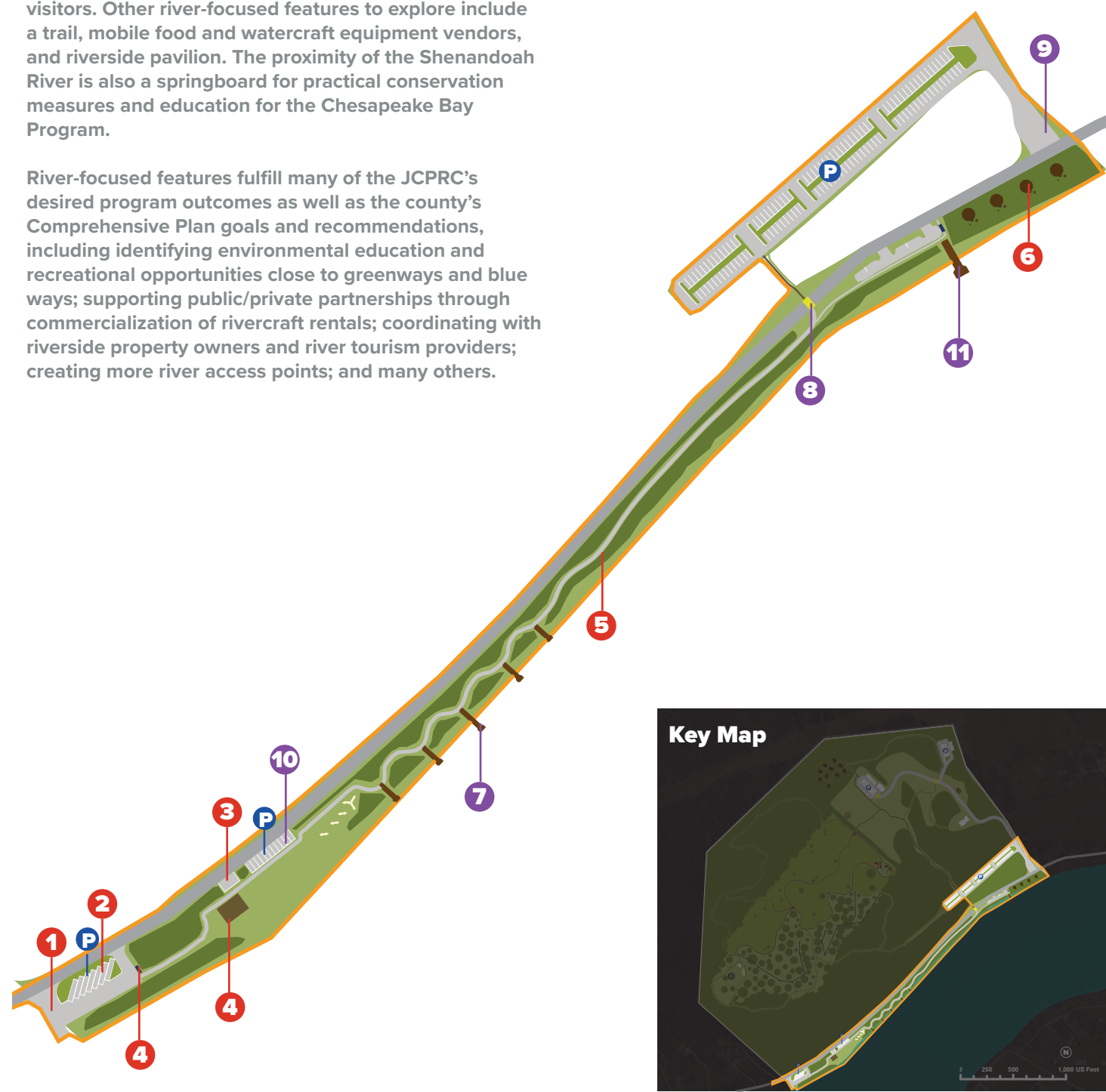
- Multi-use trails
- Ampitheater (30'x25')
- Bathhouse and storage shed (56'x26')
- Parking areas (3)
- Bird blinds (3)
- Benches (16)
- Primitive and/or yurt camping spots (4)
- Childrens nature play area
- Sheltered picnic tables (3)
- Shelters with porch swings (3)
- Hammocks (6)
- Disc golf area
- Labyrinth
- Great horned owl boxes (3)
- Wildlife meadow area
- New community forest

Existing Riverfront Park

The Shenandoah River is a major social, natural, and recreational asset for Jefferson County. Moulton Park has sizable Shenandoah River frontage, and many of the park’s potential developments showcase the river. The existing boat launch can be paired with additional launches and river access points, particularly those that comply with EDA standards, making Moulton Park a “true river access park” and uniquely appealing to limited mobility river users. Equipment rentals, such as standup paddleboards, kayaks/canoes, and angling gear further boosts the versatility of the river for park visitors. Other river-focused features to explore include a trail, mobile food and watercraft equipment vendors, and riverside pavilion. The proximity of the Shenandoah River is also a springboard for practical conservation measures and education for the Chesapeake Bay Program.

River-focused features fulfill many of the JCPRC’s desired program outcomes as well as the county’s Comprehensive Plan goals and recommendations, including identifying environmental education and recreational opportunities close to greenways and blue ways; supporting public/private partnerships through commercialization of rivercraft rentals; coordinating with riverside property owners and river tourism providers; creating more river access points; and many others.

The 3.29 acres located between the Shenandoah River and Bloomery Road is entirely in the 100-year floodplain and is subject to Jefferson County ordinances. Special consideration will need to be given for any development in this area. Land disturbance and structures will need to be reviewed by engineers to meet compliance with current ordinance specifications. Currently the proposed riverfront design elements pose minimal to zero adverse flooding impacts. While some improvements may be considered “grandfathered,” others may require various approvals from applicable permitting authorities.



Amenities

- 1

Existing motorized boat launch
Focus group input emphasized the desire for a separate motorized launch for improved safety and fishing
- 2

Boat trailer parking
This public asset will accommodate a 20-foot trailer and large vehicle capable of hauling full loads.
- 3

mobile vendor kiosks (e.g., food trucks)
Exploring leases with private restaurants and watercraft equipment rental outfitters was identified in the JCPRC Strategic Plan. An entrepreneurial opportunity along the riverfront will establish commerce and order that could also alleviate the Bloomery Road community’s concerns over poor behavior and litter.
- 4

Comfort and convenience infrastructure
Accommodations such as picnic tables, waste receptacles, mobile restrooms, a pavilion, and hammocks will welcome visitors to Jefferson County’s true riverfront park.
- 5

Riverfront trail
Consistently reoccurring throughout the market and research analysis, walking trails will accommodate all ranges of users. Due to the proximity to the riverbank and assumed heavy use, including by limited-mobility visitors, this concept plan recommends a hard-packed surface such as asphalt or macadam.
- 6

Legacy campsites
Staying true to the Moulton family’s tradition of welcoming campers along the banks of the Shenandoah, this concept plan recommends four legacy campsites to remain, if practical. These sites may remain primitive in the short term but could evolve into yurt-like platform accommodations if designed to meet ordinance standards.
- 7

Floating docks
Additional fishing access points were frequently received during input sessions. Fishing is also growing in popularity within the geographic market. Authorizing agencies may include but are not limited to WVDNR, U.S. Army Corps of Engineers, and JCPC.
- 8

Bloomery Road pedestrian crossing infrastructure and signage
The crossing will allow visitors to safely cross the road from the existing Moulton Park to the new 83-acre addition. This crossing must be closely coordinated with the West Virginia Department of Highways (WVDOH).
- 9

Bloomery Road entrance
The downriver loading loop will allow visitors to drop off and pack up non-motorized watercraft then proceed to the new parking areas located in the 83-acre addition. Authorizing agencies may include but are not limited to the WVDOH (Entrance Permit) and JCPC.
- 10

Handicap parking
Offering convenient parking spaces for limited-mobility users was common feedback from focus groups. Authorizing agencies may include but are not limited to JCPC.
- 11

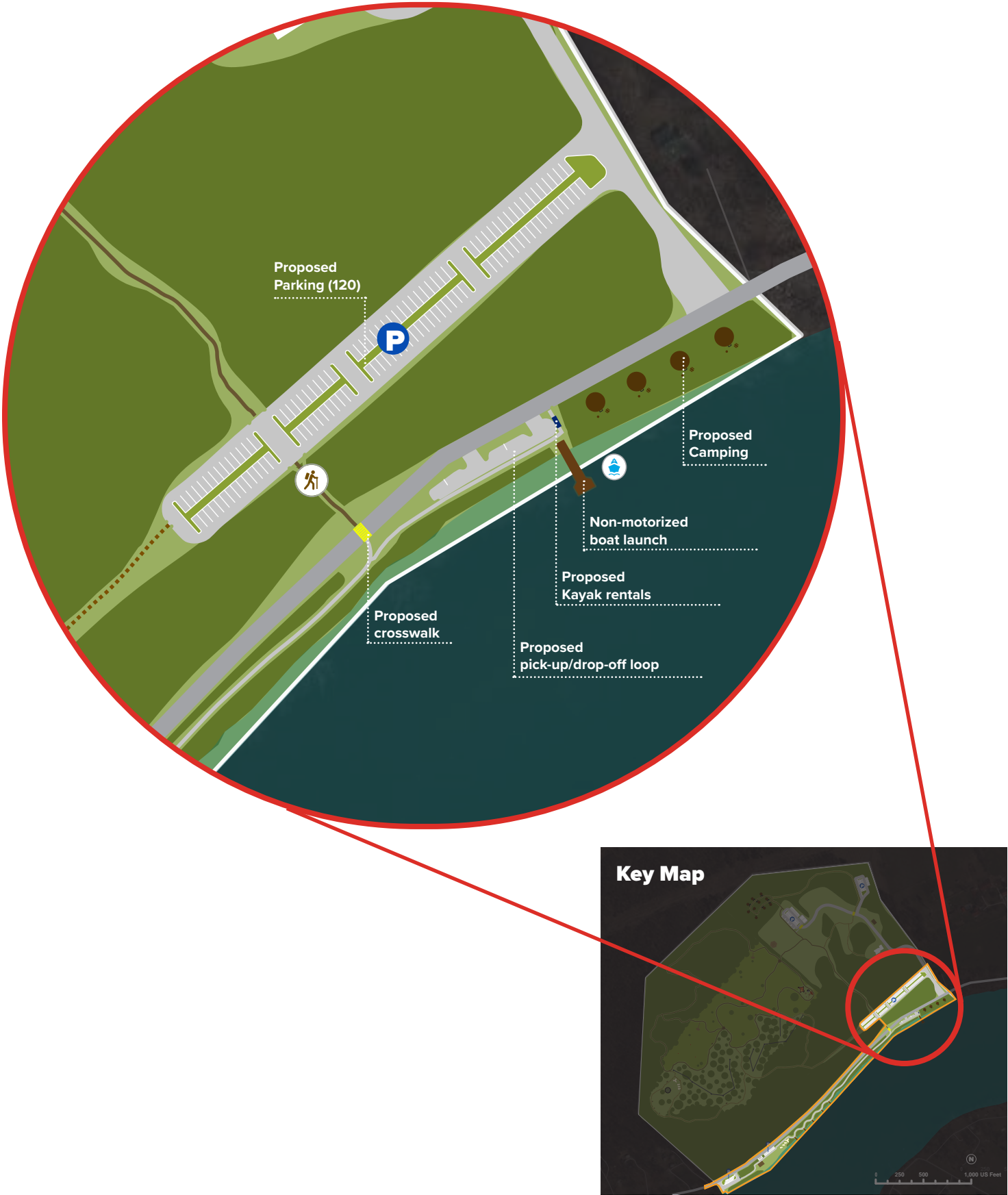
Non-motorized watercraft launch
Separation of non-motorized launches will not compete with water turbulence from larger engine-driven boats. Users can enjoy tubing, stand-up paddleboarding (SUP), kayaking, and canoeing the waters of the Shenandoah. Take-out points can be placed along the Moulton Park shoreline or, for a longer float downriver, at the popular WVDNR-owned “Big Eddy.” Authorizing agencies may include but are not limited to WVDNR, U.S. Army Corps of Engineers, and JCPC.

The additional design elements listed below may warrant a higher level of permit review from the Jefferson County Planning Commission (JCPC) and other applicable permitting authorities due to the creation of new impervious surfaces or access points to the Shenandoah River and Bloomery Road.

Cost Estimate	Item	Total	Build-out Phase
	Design and Engineering	\$8,600	1
	Kayak drop-off lot	\$77,000	1
	Pedestrian crossing	\$9,800	1
	Portable toilet screening	\$1,800	1
	Legacy camping area	\$5,000	1
	Floating docks	\$40,300	1 & 2
	Hard-packed trail	\$50,500	2
	Pavilion (30’x40’)	\$86,400	2
	Total estimate	\$279,400	

Riverfront Park

Expansion Area Entrance



Additional Considerations

Entrance to Expanded Park Area

This concept plan recommends that JCPRC offer the parking lot as a solution to Bloomery Road concerns posed by the County Commission. Additionally, JCPRC should submit a budget request for design, permitting, and construction of a Phase One parking lot along the electric power line clearing. This parking lot is assumed to be filled by day-users of the park and the Shenandoah River.

1

Main entrance

Main Entrance. A divided ingress/egress will allow the current stone “gateway” to remain at the existing entryway. Driveway widening to accommodate two-way traffic should be conducted up to the point where the new day-use public parking lot is being proposed. This will allow the Moulton family home to continue to be leased with minimal vehicle traffic disturbance. Overnight campers will be permitted to travel onward up the hill to the camping zone, where designated “pull-off” shoulders can be installed along the driveway to accommodate campers. Authorizing agencies may include but not be limited to WVDOH (Entrance Permit) and JCPC.

Overflow parking lot traffic will be directed by staff and volunteers during special events and holidays during the warm season, such as Memorial Day, West Virginia Day, Fourth of July, and Labor Day.

2

Day-use parking lot

Public parking quickly rose to the top of most needed assets at Moulton Park. JCPRC monitors visitation at their parks throughout the year. The existing Moulton Park and areas along Bloomery Road currently receive approximately 37,300 visitors during the warm seasons (April–October), with weekends being the peak times. Authorizing agencies may include but not be limited to Potomac Edison, WVDEP, and JCPC.

3

Trailhead kiosk

Multilingual trailhead signage will direct visitors to either the riverfront or into the new Moulton Park expansion. Authorizing agencies may include but not be limited to JCPC.

Given these attendance rates and the primary issues identified during the Bloomery Task Force meetings, Moulton Park’s newly expanded parking areas will ease public nuisance and help to create order within the nearby community.

Cost Estimate

Item	Total	Build-out Phase
Design and Engineering	\$11,500	1
Clearing/excavation	\$36,000	1
Stormwater management	\$54,000	1
Parking lot construction	\$250,000	1 & 2
Trailhead kiosk	\$4,000	1
Entrance/road improvements	\$67,000	1
Total estimate	\$422,500	

Residence Area/Building Envelope



1 Residence area

The Residence area consists of the existing timber frame pavilion and Moulton family home. This area will serve as the gateway to future expansion at Moulton Park. However, the area will be limited to vehicle access during the first phase.

Pavilion
The pavilion is approximately 1,100 square feet and will serve as a public gathering space and shelter for visitors. The pavilion can be reserved for events and parties, providing additional revenues to cover small maintenance costs associated with this structure. Authorizing agencies may include but are not limited to JCPC.

Residence
The existing Moulton family home is a 3,300-square-foot structure built in 1830 containing four bedrooms and three bathrooms. Currently, the house is being privately leased. This rental revenue will help fund upgrades to the home to maximize its public use for events and programs, such as weddings, company retreats, and various educational seminars. Upgrades could include those needed to meet fire marshal requirements for assembly classifications, accessibility, and local building codes. Authorizing agencies may include but are not limited to JCPC and the State Fire Marshall.



2 Camping area

During focus group meetings, several attendees reported a need for increased primitive camping accommodations within Jefferson County. This feedback matches current growth trends with camping in the outdoor recreational sectors. Focus group participants also noted that existing campsites along the riverfront have created control issues, visitor confusion, and interference with river uses. To maximize the riverfront asset and accommodate user demands, this concept plan recommends a majority of existing campsites be relocated into the new Moulton Park expansion and leave only four “legacy” campsites in areas to be determined by JCPRC. This relocation will limit primitive campsites within the Moulton Park expansion during Phase One development to only ten.

Primitive campsite management and development
A case study of the nearby City of Brunswick, Maryland proved a successful public-private partnership is possible in campsite operations and management. Given the success of the Brunswick Family Campground, this concept plan recommends JCPRC gather general information about potential campsite operations and management service providers. If a private organization is well suited, JCPRC should then work to develop the sites in mutually agreed-upon locations and fixtures within the Camping Zone. Authorizing agencies may include but are not limited to WVDEP, JCPC, and Jefferson County Health Department.

(Camping area continued)
Comfort station
As discussed in Division 8.0 of the Jefferson County Planning Commission ordinance and Virginia Department of Health requirements, all campsites must be located within 500 feet of a water and sewage comfort station. In addition to restrooms, the comfort station should consider providing showers and laundry facilities to accommodate campers and AT hikers. Authorizing agencies may include but are not limited to WVDEP, JCPC, Jefferson County Health Department.

Water and sanitary upgrades
While the new expansion of Moulton Park contains an existing well and septic system, they may need upgrades to meet public health treatment standards. Authorizing agencies may include but are not limited to WVDEP, JCPC, and the Jefferson County Health Department.

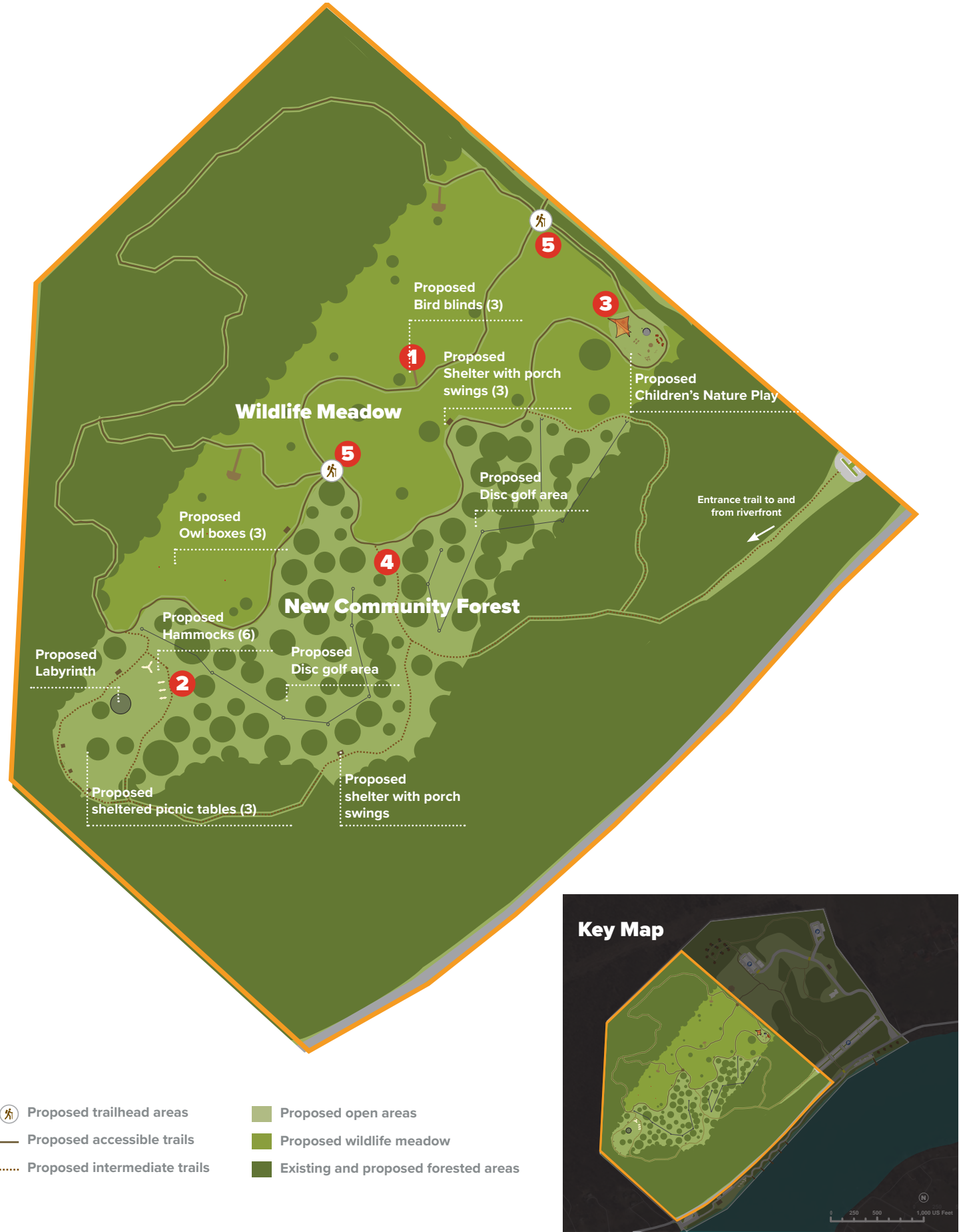
3 Flexible event area

The need for an outdoor event area was expressed in focus group meetings. This amenity will improve seasonal possibilities for programmed events at the park. The area can also be developed for additional campsites in the future if desired.
Small amphitheater
An amphitheater will serve as a venue for educational presentations and various gatherings described on page 33 of this document.

Cost Estimate

Item	Total	Build-out Phase
Residence area		
Consulting Architect	\$23,000	2
Fire suppression system	\$16,000	2
Accessibility upgrades	\$17,500	2
Electrical upgrades	\$45,500	2
Total estimate	\$144,000	
Camping area		
Primitive campsite	\$12,500	1
Campsite fixtures	\$12,800	1
Comfort station	\$72,000	2
Sanitary upgrades	\$14,400	2
Water upgrades	\$9,000	
Total estimate	\$144,000	
Flexible event area		
Small ampitheater	\$144,000	2

Passive Recreation Area



Amenities

Trails in Moulton Park were the top item identified during the research, analysis, and focus group stage.

Trail development is of interest at Moulton Park, particularly in areas under the conservation easement which are shielded from the development of impervious surfaces. Hiking has been the reigning activity in participation for multiple years nationwide, with a reported 881,000 new hikers in 2022 according to the Outdoor Recreation Report. Locally, walking/jogging and hiking are the top cited activities, followed closely by camping, swimming, biking, boating, and fishing. Trail development coupled with other natural resource–based features such as community gardens and agricultural elements, additional campsites, will not only appeal to park users near and far but will satisfy a range of JCPRC’s goals.

Additionally, local Placer.ai data provided by JCPRC, which measures foot traffic, indicates that approximately 33,800 visitors annually travel to Hite Park. Located approximately 12 miles from Moulton Park in Kearneysville, West Virginia, Hite Park is a comparable site to gauge local trail user interest and demand.

Expanding outward to a 30-mile radius of Moulton Park: over 400,000 individuals will participate in hiking, 248,000 in jogging, and 690,000 in walking for exercise. (Esri Business Analyst, 2024) This concept plan presents a trail layout that recognizes the most feasible locations for trails based on slope and maintenance requirements. Additionally, this concept plan recommends coordinating with a local cross country high school team to determine how suitable this trail layout would be as the site of a future race. Cross country races are approximately five kilometers long (a “5K”). Establishing a championship-level race route will also attract potential fundraising events for the park.

In addition to trails, other amenities in the Trail Zone will accommodate both experienced and beginner outdoor recreationists. These park assets are geared toward visitors who are more experienced with nature.

- 1

Bird blinds
Wildlife viewers and photographers can shelter and shield themselves from view, allowing animals to freely fly and graze nearby without feeling threatened. Authorizing agencies may include but are not limited to JCPC.
- 2

Hammocks
The Moulton family frequently described the Riverside Farm as a place of refuge and rejuvenation. Relaxing within this natural setting will introduce a slice of life the Moulton family values—and now shares with the public. Authorizing agencies may include but are not limited to JCPC.
- 3

Nature-based playground
Creating a destination-style playground that harnesses inspiration of nature will market Moulton Park to young families and introduce them to outdoor recreational opportunities. Authorizing agencies may include but are not limited to JCPC.
- 4

Disc golf course
Focus group meetings revealed interest in this growing activity. In 2023, 1.4 million individuals subscribed to UDisc—a 17% user increase from 2022 (UDisc, 2024). UDisc is a GPS-enabled app that provides disc golf course layouts and hole-by-hole navigation to players. This figure marks a 17% increase from 2022 and will allow Moulton Park to reach new users through this recreational activity and being added to this mobile app. Authorizing agencies may include but are not limited to JCPC.
- 5

Wayfinding signage
Both wayfinding and interpretative/educational signage will enhance the experience in Moulton Park. In addition to directing visitors to trails and key attractions, signs can cater to the different prominent user groups of the park, including birders, anglers, and historians. A later phase of park development can incorporate multilingual signage, which would help welcome non-English speakers to Moulton Park. Authorizing agencies may include but are not limited to JCPC.

Cost Estimate	Item	Total	Build-out Phase
	Trail construction	\$81,100	1
	Disc golf (design/Build)	\$23,750	1
	Wayfinding signage	\$11,500	1
	Bird blinds	\$2,800	2
	Hammocks	\$7,200	2
	Nature playground	\$24,000	2
	Total estimate	\$322,600	