



Department of Conservation and Recreation
Division of Planning and Recreation Resources
600 E Main Street, 24th Floor
Richmond, Virginia 23219



SWEET RUN STATE PARK **COMPREHENSIVE** **DRAFT MASTER PLAN**

11661 HARPERS FERRY ROAD, HILLSBORO, VIRGINIA 20132

SWEET RUN STATE PARK MASTER PLAN 2027

ADOPTION PAGE

The plan was reviewed by the Board of Conservation and Recreation on _____, 2027

On _____, 2027 the plan was adopted by DCR Director, Nicole M. Rovner

Adopted

Chair, Board of Conservation and Recreation Date

Nicole M. Rovner, Director, Department of Conservation and Recreation Date

ACKNOWLEDGMENTS

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LIST OF ACRONYMS AND ABBREVIATIONS

ADA	Americans with Disabilities Act
BCR	Board of Conservation and Recreation
CPSM	Virginia Construction and Professional Services Manual
DCR	Virginia Department of Conservation and Recreation
FY	Fiscal Year
lf	Linear Foot
MOA	Memorandum of Agreement
MPC	Master Planning Committee
MPT	Master Plan Team
PRR	DCR Division of Planning Recreation and Resources
sf	Square Feet (measurement of area)
SFHA	Special Flood Hazard Area
sy	Square Yard
VOP	Virginia Outdoors Plan
YCC	Your Comments Count Survey

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EXECUTIVE SUMMARY

INTRODUCTION

Sweet Run State Park encompasses approximately 884 acres of forests, meadows, streams, ponds, agricultural fields, and historic farmsteads nestled within the Between the Hills valley between the Blue Ridge and Short Hill Mountain. Officially dedicated as Virginia's 42nd state park and the first in Loudoun County in October 2023, Sweet Run represents a grass-roots conservation and recreation success story which the Commonwealth has the privilege to carry on in perpetuity.

Its landscape reflects centuries of agricultural stewardship, ecological processes, and cultural history. Indigenous communities inhabited the region for millennia prior to European settlement. By the eighteenth century, farming, milling, and river-based commerce and industry shaped the valley's development. In the twentieth century, portions of the property were assembled under development pressure before ultimately being preserved through the vision of the Robert and Dee Leggett Foundation and the Blue Ridge Center for Environmental Stewardship (BRCES).

Open space conservation, agricultural, and mitigation bank easements established prior to state acquisition permanently protect large portions of the property. These easements safeguard areas of ecological significance, working farmland, riparian corridors, and scenic landscapes—forming the conservation framework that shapes all future park improvements. Park facilities and infrastructure must be planned in accordance with these restrictions.

“Sheltered between the hills, Sweet Run State Park preserves and showcases farmsteads, forests, meadows, and mountain streams, providing visitors the opportunity to experience and enjoy the region’s rural agricultural legacy.”

SWEET RUN STATE PARK PURPOSE STATEMENT



Figure 1 The Blue Ridge viewed from Sweet Run State Park

Today, Sweet Run State Park offers visitors opportunities for hiking, horseback riding, fishing, agricultural experiences, environmental and historical education, and quiet exploration of its forests and historic resources in a region where spaces for such activities continue to decline amid ongoing development. The park's continued agricultural use, historic farmsteads, and conserved landscapes provide a unique setting for interpreting the interconnected history of human settlement, agriculture, and the natural environment.

OVERVIEW OF THE MASTER PLAN

Sweet Run State Park's Comprehensive Master Plan establishes a long-term vision and framework for the park's physical development, resource stewardship, staffing, and operational needs over the next 30 years. This plan defines the park's purpose, goals, and objectives, documents existing natural, physical and cultural resources, evaluates opportunities for and constraints to park improvements, and presents a financially assessed phased development strategy

Grounded in the mandate to protect the park's resources in perpetuity, this plan provides for compatible recreational access and experiences that enable visitors to enjoy and learn about the significance of the park's ecosystems, historic agricultural legacy, and scenic beauty. It provides clear direction for capital investment, operational planning, and staffing while ensuring that future improvements align with both the purpose and parameters of the conservation and other easements on the property as well as the mission of DCR and Virginia State Parks.

Community Input and Visitor Experience

The master planning process was informed by two public meetings, an online public input survey, public feedback on the plan's major recommendations, and four meetings of the park's Master Plan Advisory Committee comprised of non-profit conservation organizations, local government representatives, staff of nearby national parks, and other partners to receive critical stakeholder input and feedback throughout the planning process.

Participants in the online public input survey, which was deployed for 60 days following the initial public information meeting, expressed strong support for protecting the park's natural features, maintaining its conservation focus, and adding staff, facilities, and activities aimed at enhancing the public's understanding and appreciation of its assets. Respondents also cited a strong desire for increased day-use recreational offerings and overnight accommodations. Currently, the most popular forms of outdoor recreation at Sweet Run State Park involve passive uses such as hiking, birding, observing nature, experiencing history, and stargazing, but respondents



Figure 2 March 2025 Public Information Meeting

indicated support for expanding the park's trail system for all types of users and activities, including horseback riding, biking, and use by disabled persons. The park's trails currently allow hiking and equestrian usage only; biking is not permitted at this time. Nevertheless, numerous respondents requested the addition of biking trails or allowing biking on existing trails, while many hikers and equestrian users expressed concerns about potential safety issues, environmental impacts, or user conflicts when discussing the possibility of sharing trails with bikers. Priorities for future amenities most frequently cited by respondents included expanded trail facilities; additional interpretive exhibits, programming, and activities; and primitive and rustic overnight accommodations to enable extended visits to the park in addition to nearby parks, trails, and destinations lying within a short distance of Sweet Run State Park.

Public and stakeholder input was compiled and analyzed throughout the entirety of the planning process to better inform the visitor experience, needs assessment, and phased development recommendations of the master plan summarized below.

DEVELOPMENT PLAN

The Comprehensive Master Plan identifies areas suitable for carefully phased, low-impact development while preserving ecologically sensitive lands and agricultural easement areas. The plan is organized into short-term (Phase 1), medium-term (Phase 2) and long-term (Phase 3) time frames.

Phase 1

Phase 1 provides the initial improvements needed to support park operations and welcome visitors. Improvements to the Demory-Wortman House and surrounding grounds create a hub for visitor services, interpretation, and park administration, while new and upgraded parking areas, overnight camping, picnic facilities, demonstration agriculture, and expanded trail access invite visitors to spend more time exploring the park's natural, agricultural, and cultural landscapes. Together, these initial investments lay the groundwork for increased outdoor recreation, education, and stewardship.

Phase 2

Phase 2 enhances the southern portion of the park by adding rustic cabins, a picnic area, and agricultural facilities that support the park's working landscape.

Phase 3

Phase 3 expands visitor access to the north meadow along Pinehill Lane and upgrades the existing nature play area. The existing Interpretive Center and ranger residence will be replaced or repurposed only if new facilities are constructed (see Unmet Needs).

Unmet Needs

Several high-priority facilities, such as a new Visitor Center to serve the needs of the public, cannot currently be accommodated within the park because of existing conservation easements and the need to preserve important viewsheds, cultural resources, and natural features.

These unmet needs include a permanent Visitor Center with educational, interpretive, and administrative space, additional equestrian and biking trails with trailhead parking, a full-service maintenance complex, and a new ranger residence. Although these facilities are not included in this master plan, opportunities for future land acquisition should be explored to accommodate them.

Throughout all phases, improvements will be guided by conservation easement requirements, site conditions and constraints, demand for outdoor recreation, and long-term stewardship objectives. The plan positions Sweet Run State Park as a leader in resource conservation while providing on-trail recreational opportunities, connecting visitors to the scenic, pastoral landscape of the Between the Hills valley and the agricultural legacy of Loudoun County. It provides meaningful opportunities to experience the park's natural beauty and cultural history for today's visitors as well as generations to come.

Phased Development Cost Estimate

Phase 1	Phase 2	Phase 3
<ul style="list-style-type: none"> Demory Complex Improvements Day Use/Overnight Parking near Demory-Wortman House Maintenance Area Improvements Demonstration Agriculture Area Primitive Camping Tent Sites (10) Group Campsites (2) Bathhouse Picnic Area near Mountain View Trail Gordon Pond Impoundment Assessment Blue Blaze Trail Connection to AT Improved Equestrian Parking and Day Use/Overnight Parking Agriculture Area in Agricultural Easement 	<ul style="list-style-type: none"> Rustic Camping Cabins (5) Agriculture Support Facilities in Agricultural Easement Picnic Area at the Sawmill Lane Entrance 	<ul style="list-style-type: none"> Restroom and Parking in the north meadow along Pinehill Lane Picnic Shelter in the north meadow along Pinehill Lane Improved Nature Play Area
\$5,612,136	\$4,051,897	\$2,762,844
TOTAL: \$12,426,877		

Table 1 Phased Cost Estimate

ILLUSTRATIVE DEVELOPMENT PLAN

LEGEND

- ➔ Park Entrance
- Proposed Trail (Approx. Location)
- Farmstead Area
- 🏠 Cultural Resource



Figure 3 Illustrative Development Plan

- | | | |
|---|---|--|
| ① Existing Parking | ⑧ Group Campsites (2) | ⑮ Impoundment Assessment |
| ② Existing Agriculture Support Facilities | ⑨ Bathhouse | ⑯ Blue Blaze Trail Connection to AT |
| ③ Demory Complex Improvements | ⑩ Picnic Area | ⑰ Improved Equestrian Parking and Day Use/ Overnight Parking |
| ④ Day Use/Overnight Parking | ⑪ Improved Nature Play Area | ⑱ Agriculture Area |
| ⑤ Maintenance Area Improvements | ⑫ Restroom and Parking | ⑲ Rustic Camping Cabins (5) |
| ⑥ Demonstration Agriculture Area | ⑬ Picnic Shelter | ⑳ Agriculture Support Facilities |
| ⑦ Primitive Camping Tent Sites (10) | ⑭ Repurposed Interpretive Center and Ranger Residence | |

Cultural and Historic Resources Treatments

The master planning process identified preservation of the existing cultural resource assets as a priority goal. These assets have been assessed for condition and interpretive value and prioritized for future treatment. While relevant to the future development of the park, the funding and implementation of these treatments will be managed separately from that of the park Phased Development Plan.

STAFFING AND OPERATIONS¹

Existing (FY 2025)

• Staffing: 4 FTE salary and benefits	\$344,724
• Wage Totals	\$164,167
• OTPS	\$152,765

Total	\$661,656
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Needs with Phase 1 Buildout

• Staffing: 4 FTE salary and benefits	\$450,652
• Wage Totals	\$89,865
• OTPS	\$137,381

Total	\$677,898
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Needs with Phase 2 Buildout

• Staffing: 1 FTE salary and benefits	\$99,572
• Wage Totals	\$59,910
• OTPS	\$32,020

Total	\$191,502
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Needs with Phase 3 Buildout

• Staffing: 2 FTE salary and benefits	\$216,714
• Wage Totals	\$29,955
• OTPS	\$70,952

Total	\$317,621
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Full Buildout

• Staffing: 11 FTE salary and benefits	\$1,111,662
• Wage Totals	\$343,897
• OTPS	\$393,118

Full Buildout Total	\$1,848,677
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¹ Amounts are in FY25 dollars and all costs such as salary, wage and Other Than Personnel Services (OTPS) are based on FY25 budget projections. OTPS includes non-staffing expenses such as (but not limited to) equipment, supplies, utilities and resource management.



Figure 4 Foot log bridge over Sweet Run

INTRODUCTION

PURPOSE OF THE MASTER PLAN

The Sweet Run State Park Comprehensive Master Plan establishes a long-range framework to guide the park's conservation, development, and operation over the next 30 years. As the 42nd park added to the Virginia State Parks system and the first state park in Loudoun County, Sweet Run represents both a grass-roots conservation success story and a new opportunity to meet the growing outdoor recreation needs of the Commonwealth.

Prepared in accordance with §10.1-200.1 of the Code of Virginia, this master plan provides a comprehensive roadmap for the park's future. The plan documents existing natural, cultural, scenic, and agricultural resources, defines the park's purpose and goals, and establishes a phased development strategy supported by master plan-level cost estimates. The plan serves as a guiding document to ensure that planning decisions and resource allocation are aligned with the Constitution of Virginia and the missions of the Virginia Department of Conservation and Recreation and Virginia State Parks.

Sweet Run was protected from large-scale development through the vision and stewardship of the Robert and Dee Leggett Foundation and the Blue Ridge Center for Environmental Stewardship (BRCES), which preserved the property’s forests, fields, streams, historic farmsteads, and agricultural landscapes through conservation and stream/wetland mitigation bank easements. Donated to the Commonwealth between 2016 and 2022 and dedicated as a state park in October 2023, the park remains minimally developed and provides a rare opportunity to build a state park from a strong conservation foundation.

The recommendations contained herein are intended to balance resource protection with expanded public access, ensuring that Sweet Run continues its legacy of stewardship while providing meaningful recreation, education, and interpretation opportunities for visitors.

Constitution of Virginia, Article XI, Section 1
<p>“To the end that the people have clean air, pure water, and the use and enjoyment for recreation of adequate public lands, waters, and other natural resources, it shall be the policy of the Commonwealth to conserve, develop, and utilize its natural resources, its public lands, and its historical sites and buildings. Further, it shall be the Commonwealth’s policy to protect its atmosphere, lands, and waters from pollution, impairment, or destruction, for the benefit, enjoyment, and general welfare of the people of the Commonwealth.”</p>
Department of Conservation and Recreation Mission Statement
<p>“The Department of Conservation and Recreation (DCR) is the state’s lead natural resource conservation agency. DCR provides access for outdoor recreation, strengthens communities’ flood resilience, and protects what Virginians care about: clean water, parks, natural habitat and open space.”</p>
Virginia State Parks Mission Statement
<p>“To conserve the natural, scenic, historic, and cultural resources of the Commonwealth and provide recreational and educational opportunities consistent with the good stewardship of these lands, waters, and facilities that leaves them unimpaired for future generations.”</p>

Table 2 Guiding Policies and Mission Statements

MASTER PLAN DEVELOPMENT PROCESS

The Sweet Run Master Plan process was initiated in September 2024 and conducted over a two-year period, with final adoption in March of 2027. The planning effort followed the Department of Conservation and Recreation’s established master planning framework and unfolded in two integrated phases that collectively informed the Final Comprehensive Master Plan.

The first phase focused on understanding the park’s environmental, cultural, agricultural, and physical context. Field investigations, GIS mapping, resource inventories, and coordination with park staff documented topography, hydrology, soils, ecosystems, historic resources, easements, and regulatory constraints. Particular attention was given to the Open Space Conservation Easements and mitigation bank areas that permanently shape where and how future development may occur. This phase also included an evaluation of opportunities and constraints and an assessment of recreation market conditions.

Building on the conservation framework, the second phase defined the park’s purpose statement, identified guiding goals, and evaluated visitor needs, recreation demand, and operational requirements. This analysis informed the preparation of a phased development plan outlining the potential size, location, and sequencing of facilities and infrastructure improvements. Associated capital cost estimates, along with projected operational, maintenance, and staffing implications, were developed to guide implementation.

Together, these stages ensure that all proposed improvements align with conservation mandates, agricultural commitments, and long-term resource stewardship.

The planning process was guided by a Master Plan Team consisting of Virginia State Parks and Planning and Recreation Resources staff members as well as representatives from other DCR divisions and external consultants. This team met regularly and convened periodically with additional Sweet Run State Park staff to gain insight into the park’s existing conditions, unique recreation and education opportunities, and future needs.

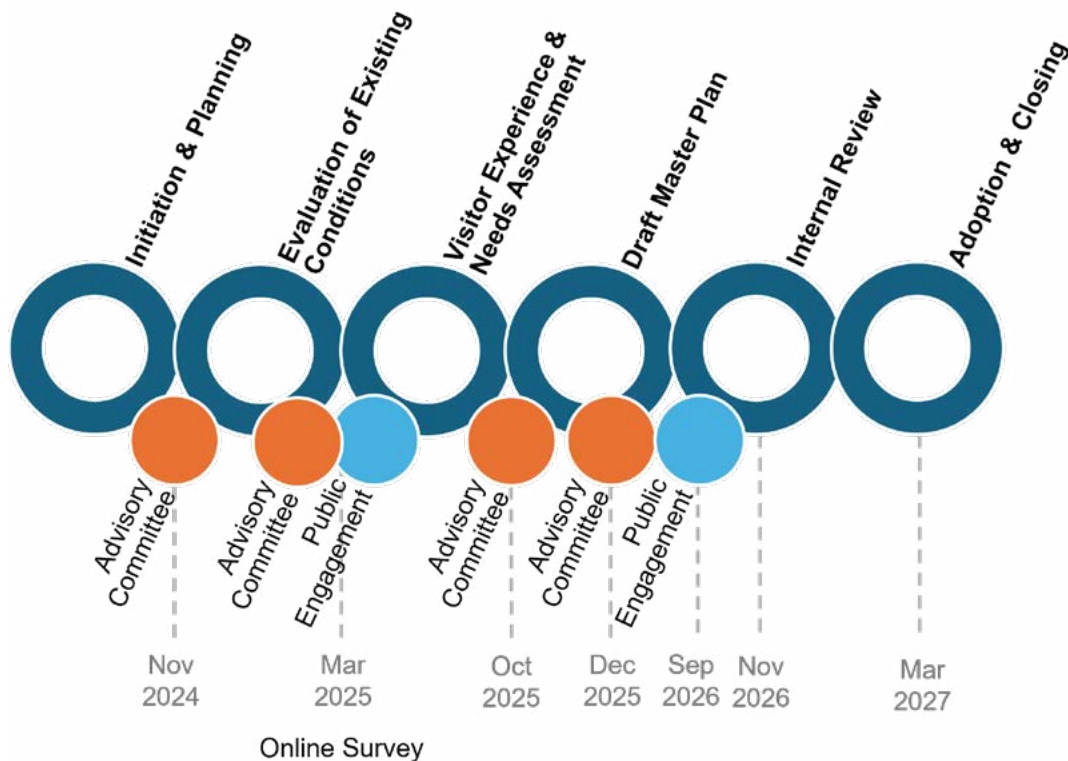


Figure 5 Master Plan Schedule

Advisory Committee

Throughout the planning process, the Master Plan Team was supported by an advisory committee composed of representatives from conservation organizations, local government agencies, heritage groups, agricultural interests, and regional partners. The committee provided technical insight, regional context, and feedback on park goals, visitor experience priorities, resource protection considerations, and development concepts.

The advisory committee met on four occasions during the planning process. Meetings coincided with key junctures in the development of the master plan, as follows:

- September 2024: Initial Project Kickoff Meeting
- February 2025: Review of existing conditions documentation and planning public outreach strategies
- October 2025: Review of visitor experience workshop findings and preliminary plan for phased park improvements
- December 2025: Presentation of revised visitor experience plan, master plan goals, and phased improvement plan

Advisory Committee Membership	
<ul style="list-style-type: none"> • Appalachian National Scenic Trail • Appalachian Trail Conservancy • Between the Hills Community Association • Between the Hills Conservancy / Old Dominion Land Conservancy • Harpers Ferry National Historical Park • Loudoun County Parks, Recreation and Community Services • Loudoun County Planning Office • Loudoun County Heritage Commission 	<ul style="list-style-type: none"> • Loudoun Mitigation Bank • Loudoun Wildlife Conservancy • Natural Resources Conservation Service (NRCS) • Patowomeck Indian Tribe of Virginia • Potomac Conservancy • US Trail Ride • Virginia Cooperative Extension - Loudoun • Virginia Master Naturalist Banshee Reeks Chapter • Visit Loudoun

Table 3 Advisory Committee Membership

Community Engagement

Engagement with the community was a foundational component of the planning process. Public input and stakeholder coordination were used to ensure that the park's future reflects both its conservation legacy and the recreational needs of the region.

Two public information meetings, one virtual and one in-person, were conducted in March 2025 to introduce the master planning process and gather early feedback. An online survey served as the primary mechanism for public input during the initial engagement period, asking participants to identify valued park features, desired recreational opportunities, agricultural programming preferences, and interpretive priorities. Survey findings informed the Visitor Experience plan and the Needs Assessment, both of which shaped the development recommendations contained in this plan. A subsequent public comment meeting was scheduled prior to adoption of the final plan to present the draft recommendations and solicit additional feedback.

An overview of public input is included in the Community Engagement section of this document, and **Appendix A** provides a more detailed summary of feedback received.

PARK BACKGROUND

Overview

Sweet Run State Park is located in the Between the Hills valley of northwest Loudoun County, positioned between the Blue Ridge to the west and Short Hill Mountain to the east. Encompassing 884 acres of fields, forests, and streams, the park contains a range of ecosystems that offer abundant opportunities for outdoor recreation, education, and conservation. Sweet Run State Park also reflects the region's rich history, with remnants of a 19th and 20th century farming community still present on the site.

The park is located approximately five miles southeast of Harpers Ferry National Historical Park and the Potomac Heritage National Scenic Trail. A small portion of the park's western edge abuts National Park Service property and runs parallel to the nearby Appalachian National Scenic Trail, which follows the West Virginia-Virginia state line. The park's regional context includes agritourism destinations such as wineries, breweries, and farms. Land use in the Between the Hills valley consists primarily of residential, agricultural, or undeveloped land.

Sweet Run State Park contains a highly diverse natural environment shaped by the distinctive topography of the Between the Hills valley, the Blue Ridge foothills, and Sweet Run and Piney Run, both part of the Chesapeake Bay watershed as tributaries to the Potomac River just below its confluence with the Shenandoah River at Harpers Ferry. This setting supports a mosaic of ecosystems, intact forest blocks, riparian habitats, and agricultural clearings that together reflect centuries of natural processes and land stewardship. The park sits at the transition between the Northern Ridge and Valley and Northern Piedmont ecoregions, creating strong environmental gradients that contribute to its habitat variety and conservation significance.

Sweet Run State Park's property reflects its rich history and evolution from the "Pre-Contact" period to the present day. Once used by Native Americans and eventually home to European settlers, the park site and the surrounding area were subsequently shaped by the industrial development of Harpers Ferry, the Civil War, mid- to late-nineteenth century farmsteads, and the post-World War II growth and development of Loudoun County and the Washington, D.C. metropolitan region. More recently, the park site was purchased by developers for planned community in the 1950s, before being acquired in 1999 by the Robert and Dee Leggett Foundation to create the Blue Ridge Center for Environmental Stewardship (BRCES).

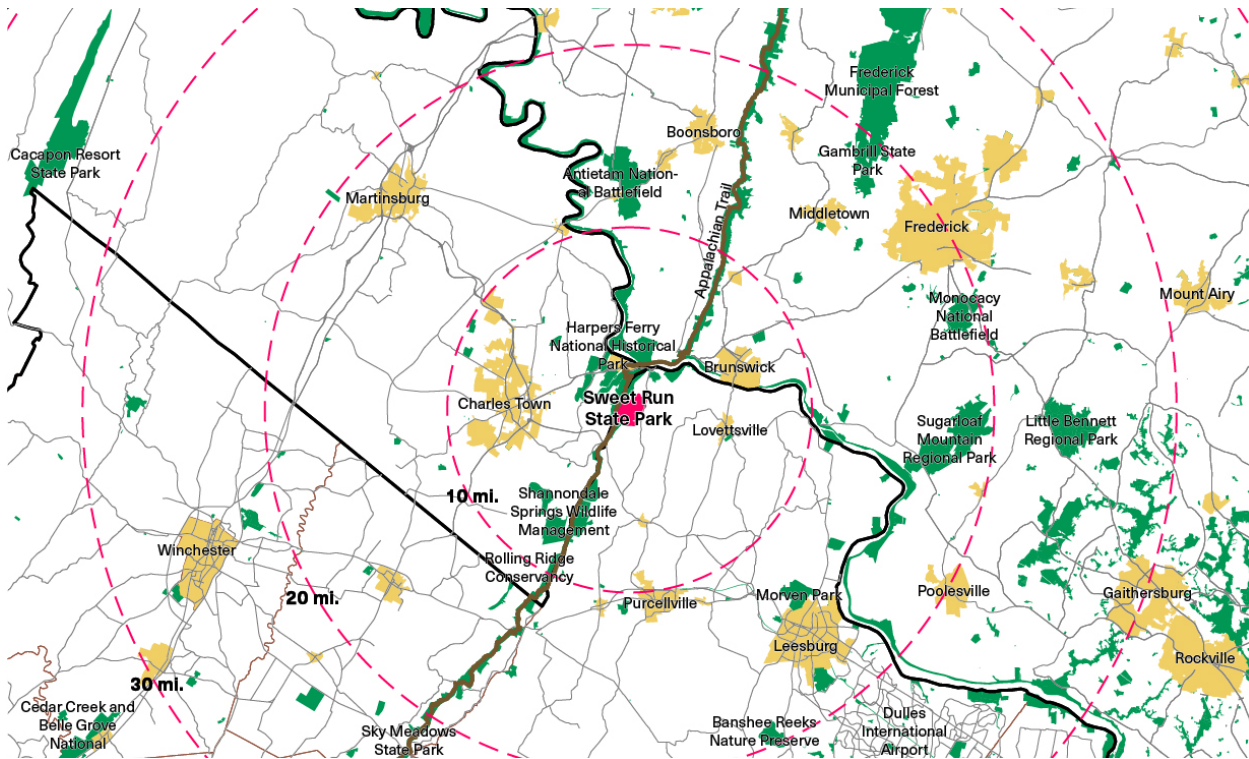


Figure 6 Regional Context Map

Managed by BRCES and opened to the public to promote outdoor recreation and stewardship of natural and cultural resources, the property was transferred to the Virginia Department of Conservation and Recreation between 2016 and 2022 to create Sweet Run State Park. The park opened operationally in May 2023 and was officially dedicated in October 2023.

Today, Sweet Run State Park includes a variety of cultural and historic resources and points of interest. Many of these historic resources are part of the Between the Hills/Harpers Ferry Historic District, which is a large, rural historic district situated in the valley that lies east of the hills surrounding the Shenandoah River and Harpers Ferry, West Virginia. The historic district has ties back to the eighteenth-century colonial settlement and the Northern Neck Proprietary. Additional archeological resources can be traced back to the Pre-Contact Native American inhabitants as well as to the Civil War and more recent domestic occupations.

Conservation Legacy

During the Leggett Foundation's stewardship of the land, it established three open space conservation easements as well as a mitigation bank easement to protect the property's natural, cultural, and agricultural resources under permanent conservation. These easements ensure that large areas of the landscape remain undeveloped and continue to support ecological functions, wildlife movement, environmental education, and low-impact recreation.

The BRCES became a cherished, publicly accessible resource for recreation, environmental education, and agriculture, carrying out various activities including community farming, invasive species management, stream restoration, trail development, historical resource surveys, and

rehabilitation of structures, among other conservation, preservation, and recreation initiatives. This organization, now known as the Between the Hills Conservancy, created a framework for the park that the master plan builds upon to support conservation and broaden opportunities for visitors to experience Sweet Run's unique resources.

Property Acquisition

In November 2013, The Robert and Deed Leggett Foundation gifted 603.611 acres (Tract 1) of land to the Old Dominion Land Conservancy (ODLC) in exchange for land preservation tax credits, and ODLC gifted the same tract to the Commonwealth of Virginia, Department of Conservation and Recreation (DCR) in June 2016. In December 2018, The Robert and Dee Leggett Foundation sold the remaining 280.665 acres (Tract 2) to ODLC for \$2,900,000, funded by the Loudoun County Board of Supervisors. After improvements were made to the structures comprising the Blue Ridge Center for Environmental Studies (BRCES), ODLC gifted the second tract to DCR in February 2022. At the same time, DCR entered into a master lease and management agreement with BRCES to assist with the day-to-day operations and maintenance of the property. In 2022, the Virginia General Assembly appropriated funding for the first two years of startup and operational costs for Sweet Run State Park via House Bill 30 (VA LIS, 2022). The master lease with BRCES was terminated in May 2023 after the hiring of staff.

Tract 1, encompassing the western extent of the park, is characterized by mature forests, stream valleys, fields, and areas of mixed successional vegetation. Two large electrical transmission lines cross the property. Existing amenities in this portion of the park include hiking and equestrian trails, a fishing pond, and a parking lot for horse trailers and passenger vehicles accessed via Sawmill Lane. Arnold Lane also serves as access to portions of this tract.

Tract 2 comprises the northern portion of the park, where development had previously been concentrated, including farmstead structures dating back to the 1800s, as well as more contemporary buildings that are now used for park operations. This area of the park is accessed via the main entrance off Harpers Ferry Road and a secondary entrance along Pinehill Lane. Like the western tract, this area contains conserved forests, fields, and mixed successional vegetation where previously cleared land is being overtaken by regrowth. Public amenities established under BRCES include hiking and equestrian trails, an Interpretive Center, picnic pavilion, and nature play area, along with various buildings supporting agriculture and park maintenance.

Although existing conditions, site character, and open-space easement provisions slightly differ between the two tracts, the lands are contiguous and function as a unified state park.

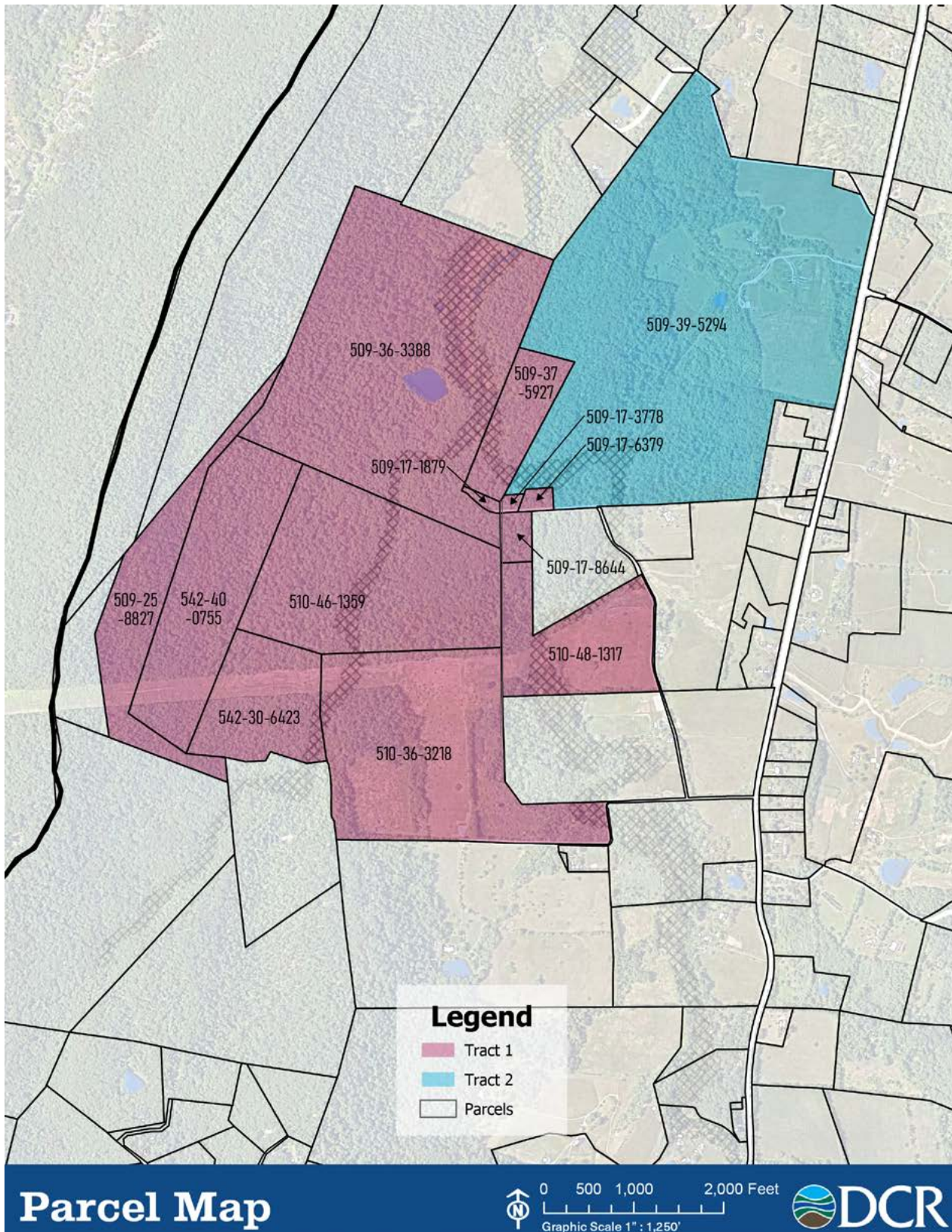


Figure 7 Parcel Map

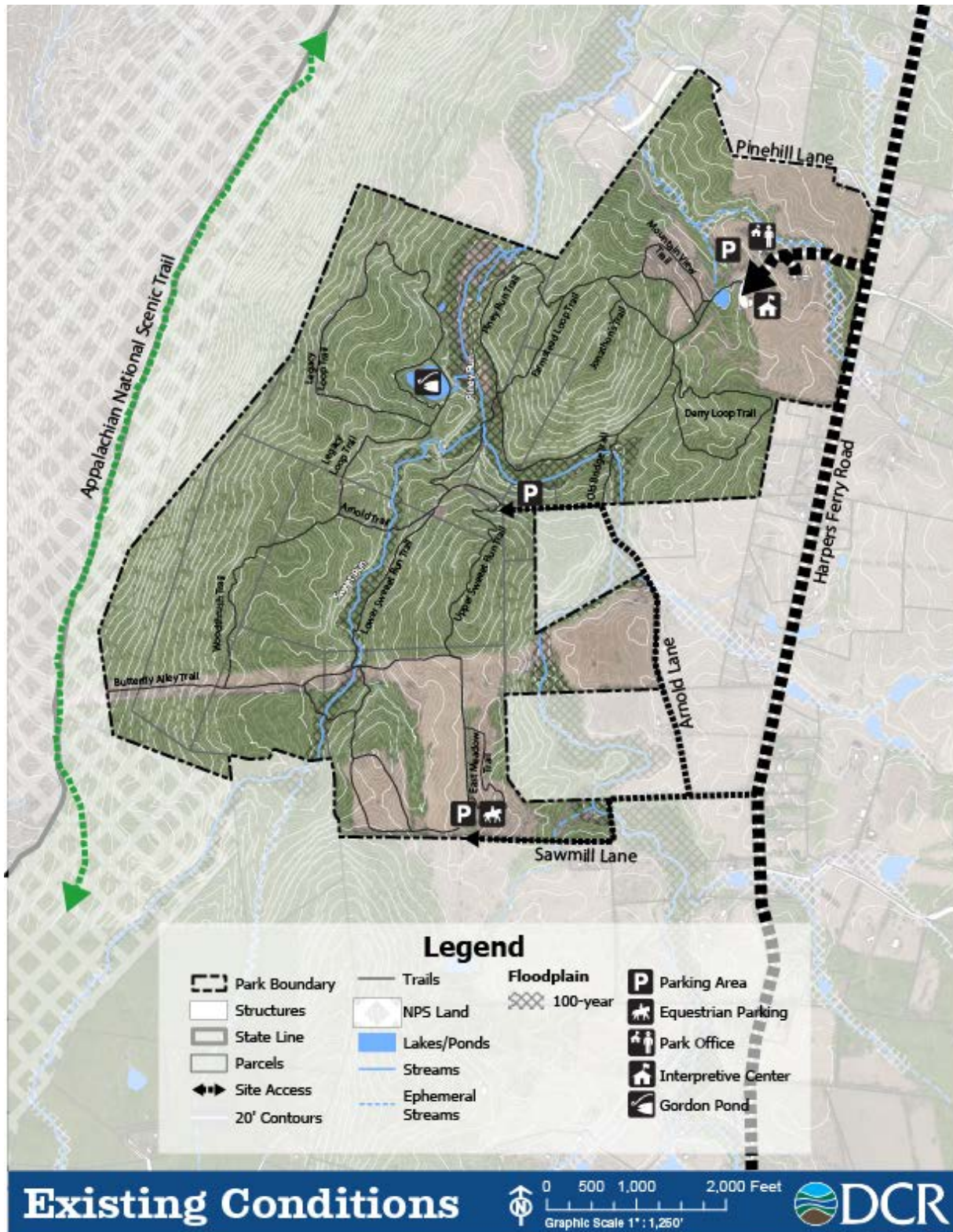


Figure 8 Existing Conditions



Figure 9 Main park entry road

SITE INVENTORY AND ANALYSIS

Inventory of the site's natural, cultural, and infrastructural features was conducted by the Master Plan Team through field investigations, Geographic Information System (GIS) data mapping, and desk research. Existing, authoritative GIS data from Loudoun County, The U.S. Geological Survey (USGS), Environmental Systems Research Institute (ESRI), and other sources formed the working basemap. Additional spatial information was collected from site surveys, deeds, and reports. Information about the park's cultural and architectural history was gathered from existing reports commissioned by the Blue Ridge Center for Environmental Stewardship and field work conducted by historians.

The foundation for understanding the site's history was an extensive cultural and ecological history report prepared by a group of historians affiliated with different universities (Galaty et al.) based on years of field work, research, and oral history. Park staff and volunteers continue to verify and build on the historical knowledge of the park.

NATURAL RESOURCES

Ecosystems and Habitats

Sweet Run State Park has a great diversity of ecosystems within its borders that are emblematic of the complex geological and biological diversity of the Between the Hills area and the Piedmont region. The park features rolling hills on its eastern side with mostly open fields, representative of the Piedmont Uplands, and bouldery ridges, ravines, and stream corridors with dense forest in various stages of maturity to the west typical of the Blue Ridge Mountains and greater Appalachian range. Underscoring this diversity is the existence of three Natural Heritage Resources designated by the Commonwealth of Virginia's Department of Conservation and Recreation, including one significant natural community, within the park.

The park's ecological character has also been shaped by more than two centuries of agriculture, settlement, forestry, and conservation management. Historic farms, managed meadows, old fields, hedgerows, and early-successional habitats are interwoven with mature forests, creating a landscape that supports a broad diversity of wildlife. Together, these natural and cultural landscapes illustrate the dynamic relationship between human land use and ecological succession, offering exceptional opportunities for environmental education, habitat restoration, sustainable land stewardship, and interpretation. Maintaining this diversity of habitats is fundamental to protecting the park's biodiversity while providing high-quality, low-impact recreational and educational experiences consistent with the park's mission.

Ecoregions

Ecological regions, or ecoregions, are tiered classifications of ecosystem types that are useful for understanding patterns in environmental resources at different scales. The entirety of North America was mapped and classified with four levels of ecoregions through a partnership



Figure 10 Forest at Arnold Trail

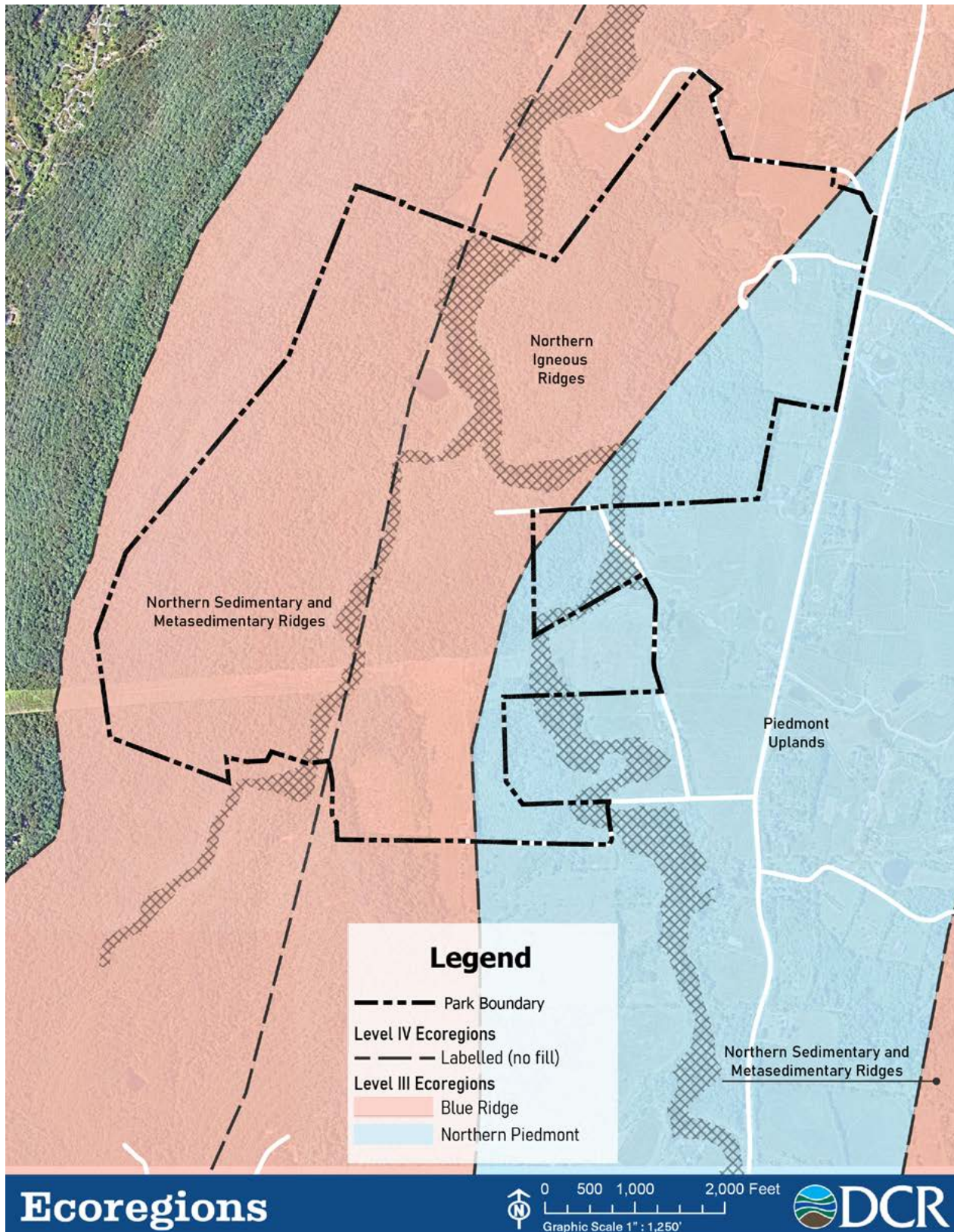


Figure 11 Ecoregions Map

between agencies in the United States, Canada, and Mexico. These ecoregions range from Level I ecoregions, the largest scale, to Level IV ecoregions, which are the smallest scale. Each higher level of ecoregion provides more granular detail about the location.

Sweet Run State Park is classified into the following ecoregions:

I. Eastern Temperate Forests		
II. Southeastern USA Plains	II. Ozark, Oauchita-Appalachian Forests	
III. Northern Piedmont	III. Blue Ridge	
IV. Piedmont Uplands	IV. Northern Igneous Ridges	IV. Northern Sedimentary and Metasedimentary Ridges

Table 4 Ecoregions of Sweet Run State Park

The Northern Piedmont and Blue Ridge ecoregions are present in Sweet Run State Park. The Northern Piedmont landscape comprises rolling hills, valleys, and plains, covered with Appalachian Oak Forests and some mixed pine forests scattered across its reach. Soils are generally suitable for agriculture, and have a high clay content. Accordingly, over the past three centuries substantial portions of the Northern Piedmont landscape, with its associated forests and prairies, have been replaced by agriculture.

The Blue Ridge ecoregion is narrow, following its namesake mountains from southwest to northeast, and featuring a complex system of ridges and valleys. Many different soil types are found in the Blue Ridge due to its diverse topography and geographic range. Appalachian Oak Forests dominate the landscape, and little of this ecoregion has been used for agriculture due to the terrain, and more recently, conservation efforts.



Figure 12 Fields at Lower Sweet Run Trail

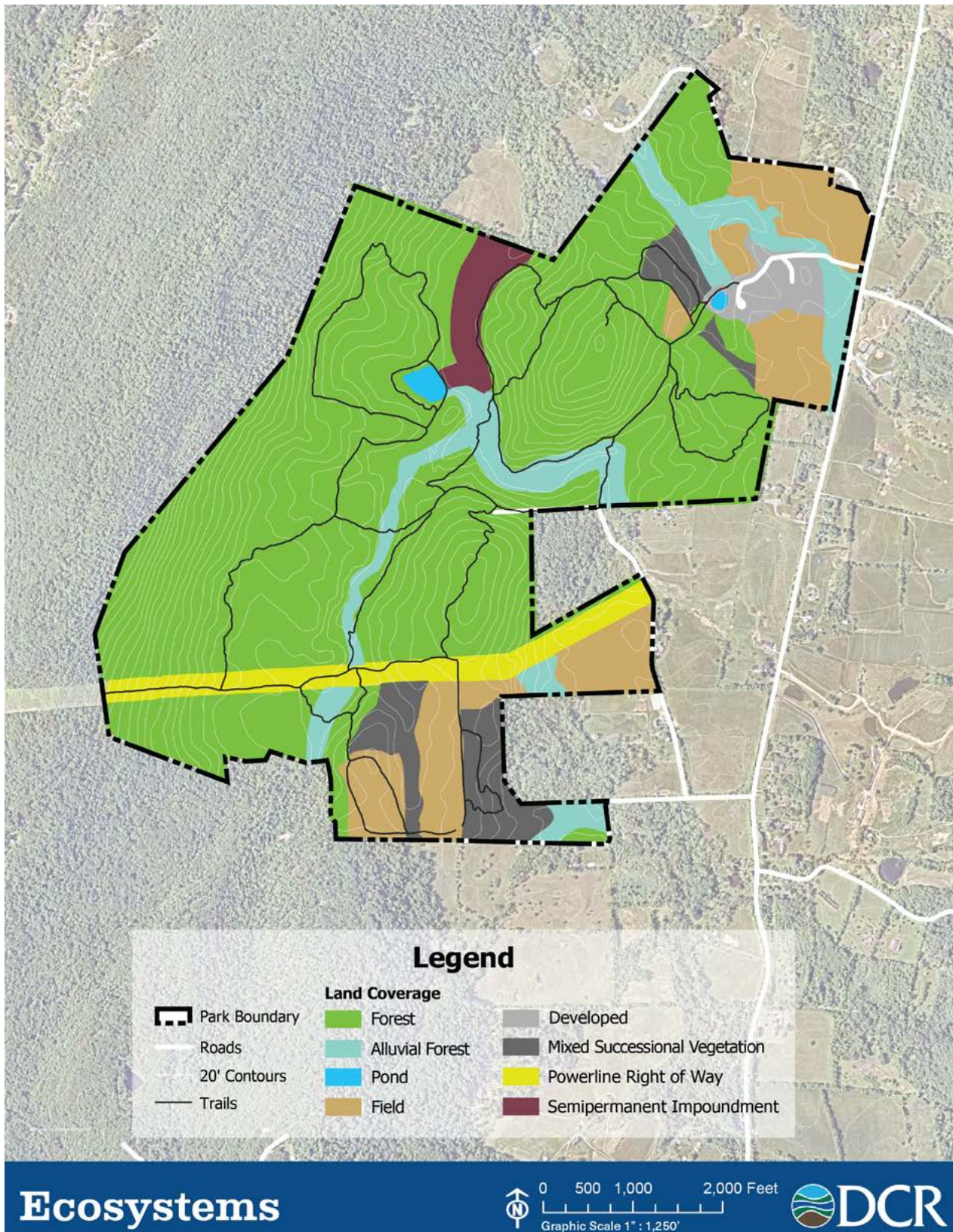


Figure 13 Ecosystems Map

Characteristics of Level IV Ecoregions			
Level IV Ecoregions	Bedrock Makeup	Dominant Vegetation Cover	Soil Characteristics
Northern Igneous Ridges	Igneous rock, typically basalt, granite, and andesite, tuff, and greenstone	Appalachian Oak Forest	Low fertility, acidity, stoniness, and steepness
Piedmont Uplands	Metamorphic rock, schist, gneiss, serpentinite	Prairie grasses, herbaceous plants, oak/ pine forests	High fertility with agriculture potential, high clay content
Northern Sedimentary and Metasedimentary Ridges	Sedimentary and metasedimentary rock; erosion resistant	Appalachian Oak Forest	Mix of soil types, spanning low to high fertility, stoniness, and steepness

Table 5 Characteristics of Level IV Ecosystems

Ecosystems

Located within one of the most species-rich regions in the United States, Sweet Run supports a fine-grained assemblage of ecosystem types documented in a Natural Heritage Technical Report prepared by DCR's Division of Natural Heritage (McCoy, 2024). That assessment identifies 13 distinct ecosystems within the park, seven of which qualify as natural communities, highlighting the park's role as a biologically significant landscape within both regional and statewide contexts.

Sweet Run State Park supports a diverse mosaic of forested, riparian, wetland, and semi-disturbed communities shaped by the Blue Ridge foothills, underlying geology, hydrology, and historic land use that are highlighted below. Variations in slope position, soil fertility, drainage patterns, and past disturbance have produced a complex ecological landscape that reflects the unique transition between the Piedmont and Blue Ridge regions.

Acidic Oak-Hickory Forest

This ecosystem is primarily found on the middle and upper slopes. Within Sweet Run State Park, it occurs on two prominent ridges and adjacent side slopes in the central portion of the park. Drier stands are dominated by chestnut oak, with white oak, American beech, flowering dogwood, and red maple, and generally contain little shrub or herbaceous cover. Early lowbush blueberry is present but uncommon. Higher moisture stands exhibit a more diverse canopy of white oak, chestnut oak, pignut hickory, mockernut hickory, and tulip tree, with an understory of black gum, red maple, American beech, flowering dogwood, and scattered pawpaw. The shrub and herbaceous layers are typically patchy, with Christmas fern, common greenbriar, and New York fern being the most common groundcover species.

Historically, this forest community was maintained by periodic low-intensity fires that promoted oak regeneration and limited the expansion of shade-tolerant hardwoods. Decades of fire suppression have shifted these natural successional processes, resulting in a gradual transition toward more mesic forest conditions characterized by increasing red maple, American beech, and black gum. At Sweet Run State Park, these changes are further influenced by heavy white-tailed deer browse, as evidenced by the sparse understory, limited regeneration of browse-sensitive species, and dominance of vegetation that is less palatable to deer. Together, these factors have altered the structure and composition of this Acidic Oak-Hickory Forest and represent important considerations for long-term forest stewardship and ecological management.

Basic Oak-Hickory Forest

This ecosystem is found primarily on the east-facing slopes of the Blue Ridge Mountain on the western boundary of the park, occupying more fertile soil than its acidic forest counterparts.

Stands feature mockernut hickory, chestnut oak, red maple, American beech, and sugar maple, with an understory of pawpaw, Eastern redbud, and witch hazel. Herbaceous cover is lush than in acidic forests, with rue-anemone, wild comfrey, enchanter's nightshade, and violet wood-sorrel present. The richer soil supports more diverse and lush understory native vegetation; however, it is also more hospitable to non-native invasive species such as princess tree.

Basic Mesic Forest

Basic Mesic Forest ecosystems are found in fertile, low-elevation areas. In the park, they occur along the western side in two mesic ravines where the soil is more fertile than the surrounding areas.

The canopy layer is dominated by tulip tree, with American beech, white oak, and sugar maple, the last of which is a key distinguishing species between this ecosystem and the basic oak-hickory stands found in the park. The understory comprises pawpaw, red bud, spicebush, and American dogwood. The fertile soil supports a diverse and thick herb layer that includes may-apple, enchanter's nightshade, and Virginia waterleaf.

Mesic Mixed Hardwood Forest

This ecosystem is found throughout Sweet Run State Park, primarily along the slopes and lower side slopes adjacent to stream corridors. It is typically associated with well-drained acidic sandy and silty loam soils that support productive hardwood forests under mesic growing conditions.

The canopy is dominated by American beech, white oak, red maple, and tulip poplar, with pignut hickory, flowering dogwood, and black gum occurring throughout the canopy and subcanopy. The herbaceous layer commonly includes Christmas fern, wild yam, and New York fern, while the shrub layer is generally sparse to moderately developed. Invasive plant species documented within this community include Oriental bittersweet, Japanese honeysuckle, garlic mustard, and tree-of-heaven, all of which have the potential to alter native plant composition and reduce forest biodiversity if left unmanaged.

Piedmont/Mountain Small Stream Alluvial Forest

This ecosystem occurs within the alluvial floodplains of smaller streams and rivers, where well-drained, fertile alluvial soils and rocky, bouldery streambeds support diverse riparian forests. Within Sweet Run State Park, this community is found primarily along the floodplains of Piney Run and Sweet Run, with much of its extent located within the stream mitigation bank easement boundaries.

The canopy is dominated by sycamore, tulip poplar, and red maple, while the subcanopy includes flowering dogwood and American hornbeam. The shrub layer consists primarily of spicebush, pawpaw, and red maple. The herbaceous layer is a mixture of graminoids and forbs but contains a substantial component of non-native invasive species. Common invasive plants include Japanese stiltgrass, Japanese barberry, multiflora rose, Japanese honeysuckle, garlic mustard, and tree-of-heaven, which has become locally abundant in portions of the park.

This riparian forest community is particularly sensitive to disturbance because of its dynamic hydrology, highly productive soils, and direct connectivity to stream corridors. Invasive plant species represent the primary ecological stressor, reducing native vegetation diversity and altering natural regeneration processes. Recreational trails that traverse portions of the alluvial forest may contribute to localized soil disturbance and provide pathways for the spread of invasive species; however, the overall condition of this ecosystem is influenced predominantly by invasive vegetation rather than trail use. Because much of this community lies within the stream mitigation bank easement, future management should prioritize invasive species control, protection of riparian functions, and minimization of disturbance to maintain stream stability and ecological integrity.

Mountain/Piedmont Seepage Swamp

This ecosystem occurs in ravines, stream bottoms, and low-lying areas where groundwater emerges at the base of slopes and is drained away by stream flow. They typically have rocky, bouldery cover.

The canopy layer features red maple, sycamore, and tulip tree, while the shrub layer includes spicebush and boxelder. Skunk cabbage is the most prominent species of the herbaceous layer. Invasive Japanese barberry is found in the stand.

Semipermanent Impoundment

The Semipermanent Impoundment ecosystem is not entirely natural and is typically formed by beaver damming or man-made impoundments. This ecosystem includes wetlands where the natural flow of water has been interrupted and forms a unique ecosystem characterized by sediment deposits and filled in by woody



Figure 14 Semipermanent Impoundment at Piney Run

vegetation. The park's Semipermanent Impoundment ecosystem is found upstream near the outflow of Gordon Pond, where the former dam altered the flow of Piney Run.

The canopy and sub-canopy layers include black willow, Eastern boxelder, black cherry, and along the edges, in places, red maple, spicebush, and American hornbeam. The open areas feature large swaths of common cattail. These ecosystems are delicate and sensitive to flooding and other disturbances. With time and proper management, they may shift towards a Piedmont/Mountain Small-Stream Alluvial Forest Ecosystem.

Disturbed and Other Ecosystems

In addition to the primary ecosystems described above, several other ecosystem types occur in smaller or more localized areas within Sweet Run State Park.

Pond

Pond habitats within the park consist primarily of man-made open-water features, including Gordon Pond and several smaller impoundments. These aquatic systems support emergent and shoreline vegetation that provides habitat for fish, amphibians, reptiles, waterfowl, macroinvertebrates, and other aquatic wildlife, contributing to the park's overall biodiversity. Shoreline conditions and aquatic habitat quality vary depending on historical disturbance, sediment deposition, and vegetation management.

Developed

Developed areas include existing buildings, gravel roads and drives, parking areas, and former farmstead footprints. These areas are characterized by compacted soils, maintained turf or landscaped vegetation, and invasive plant species that readily establish in disturbed conditions. Although these areas contain relatively little native vegetation, they provide opportunities to concentrate visitor facilities and infrastructure within previously disturbed areas, reducing the need for additional impacts to the park's more sensitive natural habitats.

Field

Open fields are largely remnants of historic agricultural use and are concentrated in the eastern portion of the park, adjacent to Harpers Ferry Road and Arnold Lane, and to the south near the Sawmill Lane entrance. These areas consist of maintained or naturally regenerating grasslands and old fields that provide habitat for pollinators, ground-nesting birds, and edge species. Fields also contribute to the park's scenic rural character and agricultural legacy.

Mixed Successional Vegetation

Mixed Successional Vegetation occurs in areas transitioning from open field or prior disturbance toward forest cover. These stands typically include early- to mid-successional tree species, shrubs, and herbaceous plants, creating structurally diverse habitat that benefits wildlife but may also require invasive species management.

Successional Tulip Tree Forest

Successional Tulip Tree Forest is characterized by tulip poplar dominance in relatively even-aged stands that became established following past clearing or other disturbance. These forests represent transitional communities that, over time, are expected to diversify as natural succession progresses.

The future composition of these stands will vary depending on site conditions, including soils, geology, and moisture regime, as well as the successful management of invasive species. As succession continues, these forests have the potential to develop into a variety of native forest communities, including Basic Mesic Hardwood Forest, Mixed Mesic Hardwood Forest, Acidic Oak-Hickory Forest, or Piedmont/Mountain Small Stream Alluvial Forest, where environmental conditions are suitable.

Transmission Line Easements

The transmission line easements create a linear, maintained corridor of early successional vegetation across portions of the park. While representing a utility disturbance, this open corridor provides habitat for grassland and edge species and may serve as a managed meadow system, though it requires periodic vegetation control and monitoring for invasive species.



Figure 15 Tulip Tree Forest

Ecological Cores

Sweet Run State Park occupies one of the most ecologically significant landscapes in the Between the Hills region, where the Northern Ridge and Valley and Northern Piedmont ecoregions overlap, creating a high diversity of habitats. DCR's Division of Natural Heritage uses digital mapping to identify intact patches of natural land with at least 100 acres. These areas, referred to as Ecological Cores, are ranked by their ecological integrity, which is determined based on a group of criteria that includes variables such as rare species habitats, habitat diversity, resilience, and water quality. The highest ranking achievable is C1-Outstanding, which includes the largest areas with the deepest interiors, high water quality protections, and habitat diversity. The western, forested portions of the park are part of a larger C1 Ecological Core.

Significant Natural Heritage Resources

The DCR Division of Natural Heritage has developed and manages an inventory of rare, threatened, and endangered plant and animal species as well as exemplary natural communities collectively referred to as Element Occurrences (EOs). The exact locations of these EOs are protected information and therefore not shared with the public. However, their locations are relevant for planning purposes to avoid or minimize disturbances to sensitive species from planned development. The relevant codes from the NatureServe system used by DCR to rank the relative abundance of species, subspecies, and communities both globally and statewide are described below:

- Global/State Rank: Critically Imperiled (G1/S1), Imperiled (G2/S2), Vulnerable (G3/S3), Apparently Secure (G4/S4), and Secure (G5/S5).
- Subspecies Rank: A “T-rank” following a species’ global rank (“T” followed by a number) represents the rank or status of a subspecies/variety on an identical scale from Critically Imperiled (T1) to Secure (T5).
- Inexact Rank: A question mark (“?”) denotes an inexact numeric rank.

Purple fringeless orchid (*Platanthera peramoena*)

The purple fringeless orchid is a flowering orchid species native to the Eastern United States and found in wetland ecosystems and streambanks. DNR ranks this species as G1/S1 – Critically Imperiled, and there are estimated to be fewer than one thousand plants extant in Virginia. In 2023, a specimen was found in the park by a DNR Botanist.

Wood turtle (*Glyptemys insculpta*)

The wood turtle is a semiaquatic species of turtle native to the Eastern United States and Canada. Northern Virginia is the southernmost end of its range, and it makes its habitat in vegetated stream corridors. DNR ranks this species as G2/S2 – Imperiled in Virginia due to dwindling habitat and illegal pet trading. A specimen was observed in the park by a DCR-DNH Botanist in 2023.

Central Appalachian Low-Elevation Acidic Seepage Swamp

Seepage swamps form where groundwater emerges to the surface, mixing with runoff and stream water to form a unique habitat. These habitats tend to have rocky and gravelly geology and are vegetation-rich. Plant communities tend to be similar to those of surrounding forests and wetlands. This ecosystem, which DNR ranks as G2/S2 – Imperiled in Virginia, is present in the park in an approximately 3-acre patch

TOPOGRAPHY

Sweet Run State Park occupies a highly varied topographic setting characteristic of the Blue Ridge foothills, with elevation generally increasing from the lower riparian corridors toward a series of interior ridges and high points. The Topography Map (Figure 17) identifies a mosaic of gentle slopes (0–5%) primarily in valley bottoms and lower meadow areas, transitioning through moderate slopes (6–15%) across mid-slope benches, and extensive areas of steep terrain (16–30% and 31%+) along ridge flanks and incised drainages. These steep slope bands wrap much of the park’s interior and western edge, creating pronounced constraints for road extensions, parking expansion, and any new structural development, while reinforcing the suitability of lower-gradient areas for primary access, gathering spaces, and accessible trail development.

This map also identifies several distinct high points across the central and northern portions of the park, with elevation “islands” surrounded by converging drainage corridors. From these ridges, drainage directions radiate downslope into Sweet and Piney Runs and their tributaries, forming a dendritic network of streams and swales. Flood zones follow the main creek corridors and low-lying areas, particularly in the central valley and southern park boundary. This hydrologic structure creates natural topographic areas separated by ridges and drainages, and is advantageous for locating park infrastructural uses and managing visual and acoustic separation. However, existing hydrology also means that circulation—such as roadways or trails, or utility alignments crossing these drainages—must address bank stability, flood resilience, and riparian buffer protection as well as easement restrictions. Tree canopy is concentrated along slopes and drainageways, further reinforcing the environmental sensitivity of these corridors and their limited suitability for intensive development.

From a planning standpoint, this topographic pattern establishes clear opportunities and constraints for future park improvements. Gentle (less than 6%) to moderate slopes (less than 15%) outside flood zones constitute the primary areas suitable for any additional parking, small structures, or accessible paths, while steep slopes, ridge flanks, and drainage corridors should remain focused on low-impact trail use and habitat protection. High points and ridgelines offer strategic locations for circulation infrastructure, utilities, and park capital improvements, where permitted by the conservation easements, but these locations should be accessible via alignments that avoid extended 21%+ grades if possible. Overall, the slope, peaks, and drainage analysis confirms that Sweet Run is inherently a steep, dissected landscape where topography is a primary consideration for planning and design for circulation, facility siting, and needed infrastructure.



Figure 16 Steep slope at Farmstead Loop Trail

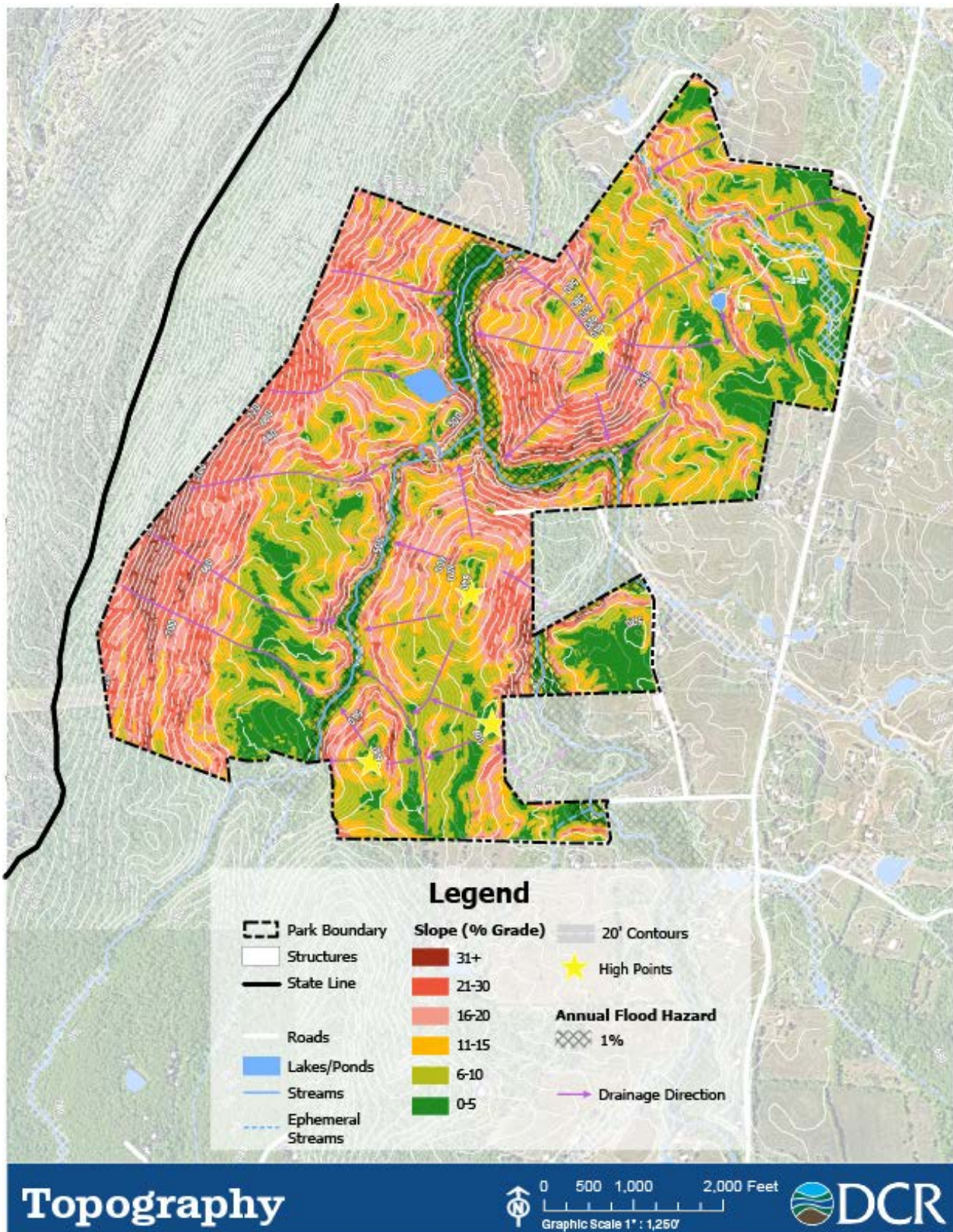


Figure 17 Topography Map

HYDROLOGY

Sweet Run State Park lies within a highly dissected watershed shaped by the foothills of the Blue Ridge, creating a dense network of ephemeral swales, intermittent streams, and perennial tributaries that ultimately converge into the main Sweet Run corridor. The Topography Map (Figure 17) illustrates several prominent high points that function as intra-park drainage divides, directing stormwater downslope along multiple radial flow paths. These converging flows form a classic dendritic pattern, with narrow, steep-sided valleys capturing runoff from ridge shoulders before feeding into the broader Sweet Run floodplain. Mapped flood zones and associated hydric soils correspond closely with these channels, particularly where slopes flatten and water velocities decrease, resulting in areas of frequent inundation and seasonal saturation.

This hydrologic framework is directly correlated with the boundaries and function of the Wetland and Stream Mitigation Bank established along portions of the Sweet Piney Run watershed. The mitigation bank was created to restore, enhance, and permanently protect stream and riparian systems within these drainage corridors. As a result, the very areas that naturally concentrate stormwater flow—the primary channels, adjacent floodplains, and buffer zones—are also the areas subject to the highest level of regulatory protection.

The mitigation bank prohibits stream relocation, bank grading, new crossings, fill placement, and other disturbances within designated reaches unless expressly authorized. Consequently, infrastructure planning must avoid active flow paths and protected buffer areas and prioritize designs that maintain or enhance natural hydrologic function. The hydrologic system and the mitigation bank are therefore linked: the watershed structure defines where water moves across the landscape, while the mitigation bank formalizes the long-term protection of those same corridors, significantly shaping where and how future trails, roads, or facilities can be developed.



Figure 18 Alluvial Forest at Sweet Run

SOILS & ENVIRONMENTAL FUNCTION

Soils vary significantly across the park, with well-drained Catoctin channery silt loams, Purcellville silt loams, and Tankerville/Philmont complexes on most slopes and uplands, while Codorus silt loam, Hatboro loam, and Swampoodle silt loam appear in wetter, stream-adjacent areas where seasonal high-water tables and flood potential are high. Rocky complexes, including Weverton very flaggy loam and Stumptown-rock outcrop complexes, dominate steep slopes and ridge spurs, limiting suitability for structures or intensive development. Wet soils along Sweet Run and Piney Run correspond with identified floodplains and wetland zones.

The soil survey defines five classes of suitability for agriculture, as follows:

- **Class I – Prime Farmland** – These soils tend to have high inherent fertility, water-holding capacity, and thick rooting zones. They tend to be less sloped and free of large rocks and surface boulders. These soils are also suited to the other uses of Classes II to IV.
- **Class II – Secondary Cropland** – Secondary cropland soils have some properties suitable for agriculture but have at least one quality that restricts its estimated crop yields, which are somewhat below those of Class I soils.
- **Class III – Unique Orchard Land** – Soils suitable for orchard land have good air drainage, aspect, fertility, and elevation. They are typically also suited for crop cultivation and grassland agriculture.
- **Class IV – Grassland Agriculture** – Soils suitable for grassland agriculture have qualities that limit crop yields but still support grass and hay cultivation, such as shallow soil depth and steeper slopes.
- **Class V – Woodland Use and Wildlife Habitat** – These soils are generally unsuitable for agricultural cultivation due to steep slopes, shallow depths, poor drainage, low fertility, or other discounting factors. These areas are recommended to be left uncleared and managed as natural habitat; however, forestry and silviculture may be possible in some locations.

All five soil classes are present in the park in varying proportions. The majority of soils in the eastern portions of the park are Class I and Class II. Small amounts of Class III soils are found in the northeast portion. The western portions of the park are primarily Class V soils with significant sections of Class III and Class IV soils. There is an approximately 44-acre patch of Class I soil in the forested, western portion of the park that is fully forested and almost surrounded by Class IV and Class V soils.

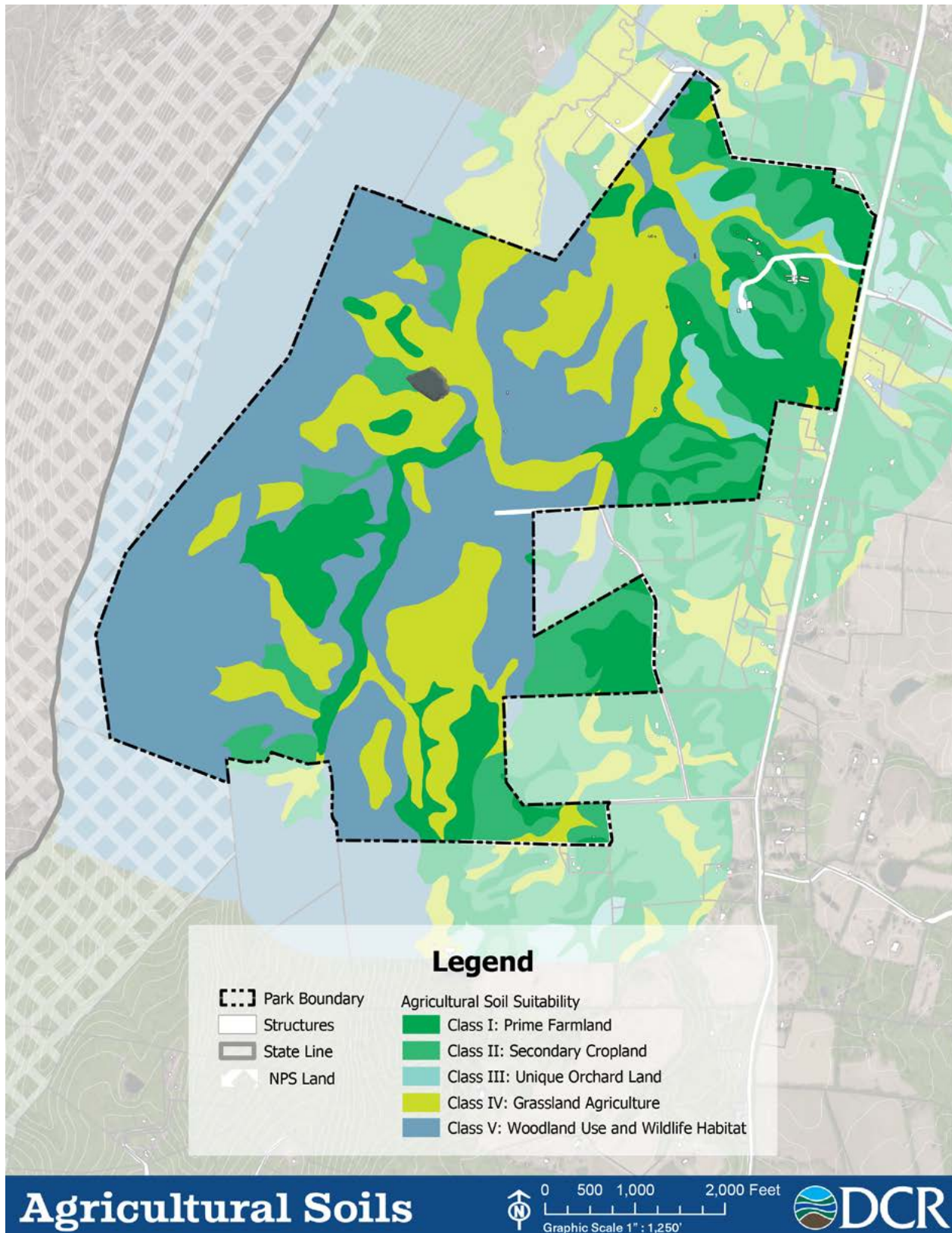


Figure 19 Agricultural Soils Map

OPEN SPACE AND OTHER EASEMENTS

The Blue Ridge Center for Environmental Stewardship (BRCES) entered into voluntary agreements to form conservation easements on the park in perpetuity and thus the entirety of the park is currently subject to some level of restriction on development. The boundaries, terms, and conditions of these easements are detailed in brief below.

Tract 1: Open Space Conservation Easement 1

This easement, held jointly by Loudoun County and the Potomac Conservancy, encumbers 568 acres of land in Tract 1 of Sweet Run State Park. The easement protects the land from overdevelopment and advances important habitat conservation values, authorized under the Open Space Land Act of Virginia and the Virginia Conservation Easement Act. The easement language requires the land to be accessible to the public “for the purposes of hiking, nature study, and environmental or agricultural education”. The easement prohibits the construction of most types of structures, including residences and commercial buildings. Agricultural structures are permitted under a specific size and with the express permission of the easement holders. Up to five rustic cabins are permitted to be constructed under a specific size, as are small picnic shelters. Structures must be sited and constructed to minimize their impact on the natural, cultural, scenic, and agricultural values of the tract.

Tract 1: Open Space Conservation Easement 2 (Agriculture Easement)

Conservation Easement 2 is jointly held by Loudoun County and the Federal Farmland Protection Program of the National Resources Conservation Service (NRCS), a division of United States Department of Agriculture (USDA). The easement encumbers 44 acres of land in the southern portion of Sweet Run State Park consisting mainly of fallow farmland and is authorized under the Open Space Land Act of Virginia and the Virginia Conservation Easement Act. The transmission line easement crosses this parcel. The easement requires the land to be used for agricultural purposes, which includes “the production of crops, livestock and livestock products, including (if permitted by local ordinances) the retail marketing of such crops, livestock or livestock products” and for agritourism and educational activities that do not inhibit the agricultural operation of the parcel. The only structures permitted to be constructed are those which directly support soil conservation, wildlife management, or other resource conservation, in locations that minimize their impact.

Tract 2: Open Space Conservation Easement

This easement is jointly held by Loudoun County and the NRCS and encumbers 281 acres on the northern portion of Sweet Run State Park. It is authorized under the Open Space Land Act of Virginia and the Virginia Conservation Easement Act as a perpetual open space conservation easement. This easement protects the natural character of the land and supports habitat conservation and sustainable agricultural practices. It acknowledges the existing, occupiable structures in the park and permits the construction of new structures that support the easement’s goals within defined “farmstead areas”. Outside of these areas, any development of structures must be expressly approved by Loudoun County and be consistent with the goals of

the easement: to preserve and maintain the natural, cultural, scenic, and agricultural values of the tract.

Mitigation Bank Easement Agreement

In 2012, the owners of BRCEs entered into a voluntary easement agreement with Loudoun Mitigation Bank (LMB), LLC, establishing a stream mitigation bank on the property that is now Sweet Run State Park. The mitigation bank permanently protects, restores, enhances, and preserves aquatic resources to generate mitigation credits that offset unavoidable impacts to similar ecological resources elsewhere. Developers and other permittees with compensatory mitigation requirements may purchase these credits to satisfy state and federal permitting obligations, providing a market-based mechanism to fund long-term stream and wetland restoration and protection.

The land within the mitigation bank must be preserved in its natural condition to maintain its ecological functions and mitigation value. Improvements or land-disturbing activities may occur only where specifically permitted under the easement agreement and applicable regulatory approvals. Public access to the easement area is not restricted, and the Commonwealth retains all legal rights associated with ownership and management of the property. Passive recreation and educational activities consistent with Virginia State Parks' mission, including hiking, nature study, hunting, fishing, environmental education, and equestrian use are generally compatible with the easement provided they do not adversely affect the protected resources or the long-term ecological functions of the mitigation bank.

Transmission Line Easements

Cutting across the southern portion of the park, First Energy holds a 150-foot-wide easement and Dominion Energy holds a parallel 60-foot-wide easement for access and maintenance of the overhead transmission lines. The easements set a maximum clear height for all vegetation within its bounds, limiting the extent to which the park's ecosystems maintain continuity on either side. No improvements to the land may be made without the easement holders' approval, and the land must remain accessible to them and their representatives. Communication with the involved parties, to the greatest extent possible, is critical to ensure that DCR is notified of any planned upgrades and that its interests are considered during project planning and implementation.

Adjacent Property

Sweet Run State Park's jagged borders abut many parcels with different owners, land uses, and conservation status. Planning for the park's long-term future and growth includes understanding land uses and potential future changes to the land around the park.

Three privately owned parcels adjacent to the park to the southeast are under conservation easement held by the Land Trust of Virginia and Old Dominion Land Conservancy. The easement includes all the land directly along Sawmill Lane as it provides access to the park from Harpers Ferry Road. The adjacent land uses are generally consistent with the use of the park land, featuring intact forest and open fields. These easements cover the land that abuts Sawmill Lane until it turns along the park's boundary, and a portion of Arnold Lane used

to access the park. These conditions could become relevant during future planning for park access.

Notably, the Appalachian National Scenic Trail runs along the Blue Ridge, to the west and southwest of Sweet Run State Park. The National Park Service (NPS) owns tracts of land that directly abut the park on its southwest side. The park shares a boundary with NPS land for approximately 3,545 linear feet (0.67 miles). The land use of the NPS parcels matches that of the park—intact forest except for the cleared land along the Dominion Energy and First Energy transmission lines.

One of Sweet Run State Park's assets is its location within a historic, active agricultural community. This physical development context means that there are many smaller parcels adjacent to the park that are privately held and used for residential and agricultural purposes. To the west, the park borders NPS land and privately owned land. Some adjacent parcels on the southern end of the park have existing open space conservation or agricultural easements on them, but many do not. This leaves the park vulnerable to future development nearby that may impact the rural character it exemplifies.

As of February 2026, a project proposed south of the park would result in the construction of 24 single-family estate lots on 44 acres of land, accessed via Sawmill Lane, a park entrance road. The project has been undergoing Loudoun County development review during the past few years and has not broken ground. Once underway, however, this project will likely bring an increase of traffic to Sawmill Lane, adding to its difficulty of use for horse trailers as they travel to or from the park. Regional development pressure may increase demand for development near the park, and the details of any future development proposals should be monitored for their potential impacts.

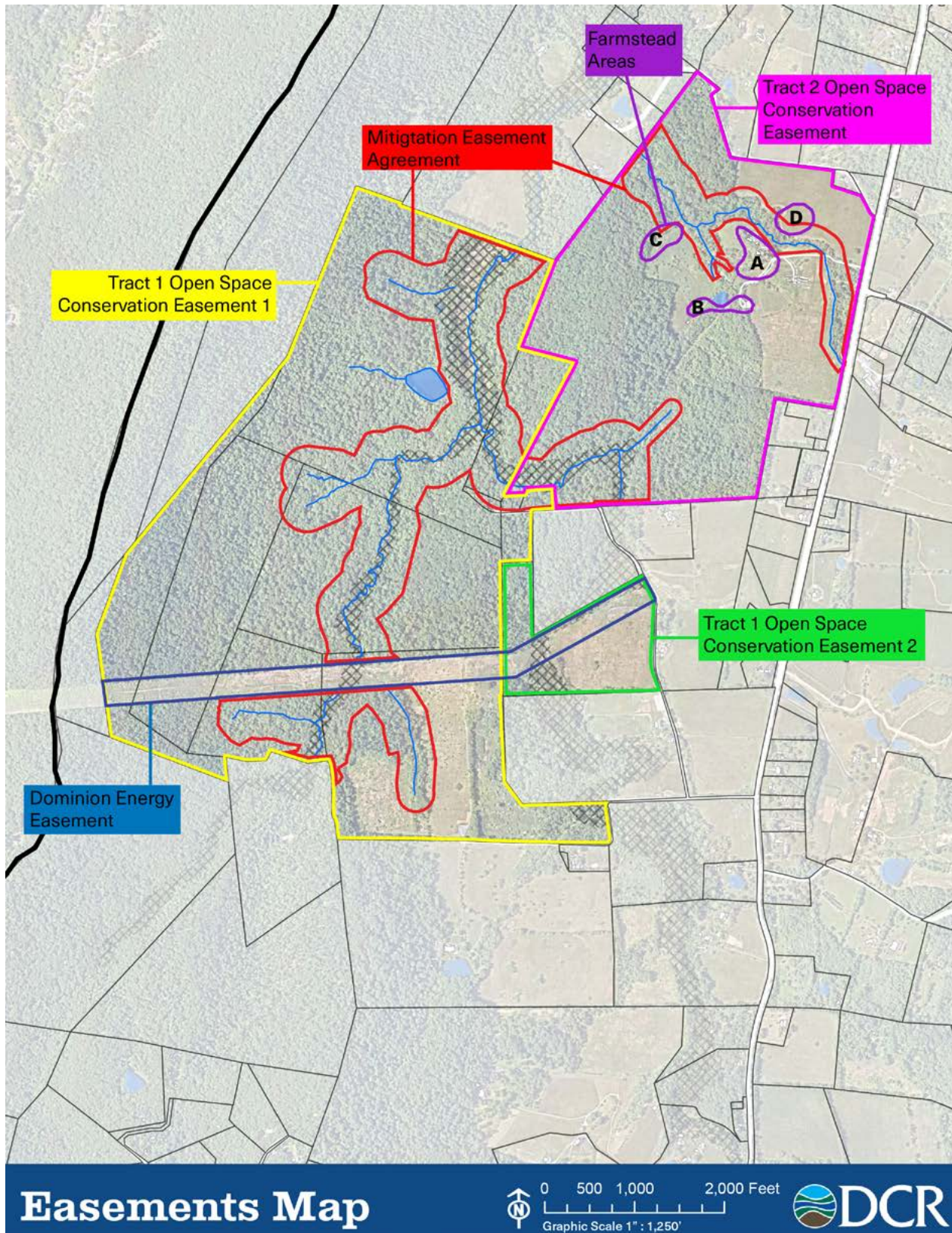


Figure 20 Easements Summary Map

PHYSICAL RESOURCES

Sweet Run State Park contains a collection of buildings and outdoor amenities inherited from the former Blue Ridge Center for Environmental Stewardship (BRCES), offering a mix of environmental education spaces, historic structures, and agricultural facilities. These facilities support programming consistent with the conservation-oriented origins of the site.

Primary Facilities

The park's primary visitor use venue, the Interpretive Center, functions as the central facility for education, small events, community programming, and administrative activities. One half of the building includes a large multi-use room used for programs, small events and exhibits but is open to outdoor elements and lacks climate control, limiting activities to seasonal use. The other half of the building is semi-finished and climate controlled, though it is limited to staff and volunteer use only. There are offices and meeting areas on the upper and lower levels and a commercial-style kitchen on the lower level. Public restrooms are accessible from the outside of the building. The facility is the park's most adaptable building for environmental education and interpretive programming; however, it is limited in overall capacity and does not fully meet modern accessibility standards needed to accommodate expanded programming and future visitor demand.

The Demory–Wortman House serves as the park's primary office and front-line customer service facility within a historic residential structure. While the building's age, layout, and accessibility limitations constrain its long-term operational flexibility, it provides an important point of visitor contact and administrative support. The historic character of the building also offers opportunities for interpretive exhibits and storytelling that highlight the site's cultural history and conservation legacy.

A ranger residence, constructed more recently, functions as a caretaker residence and supports onsite operations rather than public programming. Its full-time occupancy enhances routine stewardship, maintenance oversight, and security presence within the park, supporting visitor safety, law enforcement coordination, and rapid response when needed.

Collectively, the park's indoor facilities are functional but modest in scale and primarily support environmental education, park operations, and visitor services. Because Sweet Run State Park operates on a seasonal visitation pattern, demand for dedicated classroom and instructional space varies. While the existing buildings could accommodate small meetings, educational



Figure 21 The Demory-Wortman House

programs, and potential future rentals or special events, they provide limited flexibility for larger groups or simultaneous activities.

Operationally, the park also lacks a dedicated maintenance facility designed to support modern park operations. In addition to secure equipment storage, a maintenance complex should provide enclosed workspace for vehicle and equipment servicing, fabrication and repair of park infrastructure and signage, material storage, and other maintenance functions necessary to efficiently manage the park's facilities and natural resources.

Secondary Facilities

Several outdoor and agricultural structures exist within the park; however, their current condition and configuration limit their effectiveness in meeting long-term park and operational needs. The Pavilion, constructed in 2010, provides a basic open-air gathering space for picnicking as well as environmental education programs and small group activities, but it lacks supporting infrastructure such as adjacent classroom space, utilities, weather protection, and storage necessary for expanded or year-round use.

The park also contains a collection of agricultural structures associated with the former Mountain View Farm, including a livestock stable, barns, storage buildings, greenhouses, and other auxiliary structures. While these resources are remnants of the site's agricultural background and may have future interpretive potential, they are not currently designed or equipped to support public use as park facilities.

Similarly, the historic Stone Building and Springhouse are important cultural resources that contribute to the park's historic character but are not presently functioning as visitor facilities. Their existing condition and long-term preservation considerations are discussed as part of the park's broader cultural resource evaluation.



Figure 22 Existing Stable at Demory-Wortman House

Additional discussion of these resources, their condition, and preservation opportunities is provided in the Cultural Resources section of this report.

Access and Circulation

Access and circulation within Sweet Run State Park are influenced by its rural setting, Blue Ridge foothill topography, and, most significantly, the easements and environmental resources that limit the location and extent of roads, parking, and other transportation infrastructure. These constraints shape both current access conditions and future opportunities for improving visitor access while protecting the park's natural and cultural resources. This assessment focuses on vehicular access routes, park entrances, internal roadways, parking areas, and their connections to the surrounding public roadway network to evaluate operational adequacy, safety, resilience, and long-term transportation needs. Access to Sweet Run State Park is shaped by its rural location, limited transportation network, and proximity to the Appalachian National Scenic Trail (ANST). The overwhelming majority of visitors arrive by private vehicle via the park entrance on Harpers Ferry Road (VA-671). Although the park accommodates hiking and equestrian recreation, these activities primarily occur within the park after visitors arrive. Horses are transported to the park by trailer, and informal pedestrian access from the Appalachian National Scenic Trail occurs where the trail follows the park's western boundary, creating unmanaged entry points into park lands. This interface presents opportunities for regional trail connectivity while emphasizing the need for coordinated access management and resource protection.

Vehicular traffic along the park's approach corridors is relatively light. Harpers Ferry Road is classified by the Virginia Department of Transportation (VDOT) as a rural major collector, serving to collect traffic from local roads and connect it to higher-order highways while maintaining the narrower cross-sections and limited shoulders typical of rural facilities. Current traffic volumes are estimated to range from approximately 1,400 to 2,200 annual average daily trips (AADT), with internal park roadway volumes remaining low prior to full park development.



Figure 23 Existing Sweet Run State Park Entry Sign along Harpers Ferry Road (VA-671)



Figure 24 Existing primary gravel entry road demonstrates one-way travel limitations

Bicycle activity along Harpers Ferry Road is limited because of the roadway's narrow shoulders and rural operating characteristics, while pedestrian activity is concentrated almost entirely on the Appalachian National Scenic Trail, with very little pedestrian travel occurring along the roadway itself.

Volume-to-capacity (v/c) analyses confirm that current roadway and parking infrastructure operate at low utilization levels, although the single-access configuration and constrained parking supply present vulnerabilities once visitation increases. Harpers Ferry Road functions at an estimated v/c of 0.20–0.35, which represents free-flowing conditions with little to no congestion and available capacity. A ratio of over 0.60 suggests a stable level of operations with higher use during peak periods, while a ratio over 0.80 indicates congestion and potential operational or safety concerns.

Parking facilities are currently limited to small gravel lots that existed before the property became a state park. While they adequately serve current visitation levels, they provide limited capacity during weekends and other peak-use periods. The parking areas are accessed by narrow gravel entrance roads and have limited space for vehicles to circulate and maneuver. Although these facilities functioned adequately when the property operated as a private farm, they are not designed to accommodate the higher visitation levels expected for a state park. Without improvements, limited parking capacity and constrained circulation could lead to overflow parking, traffic conflicts, and safety concerns along adjacent rural roadways. Accessibility within the park's transportation system is influenced by both the steep terrain and the existing transportation infrastructure. Several facilities require upgrades to better meet the requirements of the Americans with Disabilities Act (ADA), including accessible parking spaces, improved walking routes between parking areas and destinations, and accessible trail surfaces and grades. These improvements will help expand recreational opportunities for visitors of all abilities while preserving the park's natural character.

The park currently does not include a dedicated accessible trail or universally accessible loop. The steep topography and dispersed destinations make providing accessible recreation challenging, but opportunities exist to develop short, gently sloped trail segments and accessible connections using firm, stable trail surfaces that improve mobility while minimizing impacts to natural resources. These improvements would expand access to key visitor destinations without fundamentally altering the park's low-impact character.

The existing Mitigation Bank Easement places limitations on roadway and parking improvements within Sweet Run State Park. Portions of the entrance road are located within or adjacent to protected stream and buffer areas where land disturbance is carefully regulated. As a result, widening, relocating, or substantially improving the entrance road may require additional environmental review and coordination with regulatory agencies to ensure that protected streams, wetlands, and riparian areas are not adversely affected. Any future roadway or parking improvements should minimize disturbance, protect water resources, and remain consistent with the requirements of the mitigation bank easement.

Future Demand Analysis

Visitation to Sweet Run State Park is expected to grow as the park expands its amenities. Comparable trends from other new Virginia State Parks suggest early annual growth rates of 10–18%, driven by Loudoun County's continued population growth and rising regional demand for outdoor recreation, though Sweet Run differs from other state parks in its conservation focus and associated limitations on development. The park's proximity to the Appalachian National Scenic Trail (AT) could generate additional use from section hikers or entry-level AT hikers, although any formal, designated trail connection to the AT would require National Park Service approval. Increasing visitation could place new pressures on roadway operations, parking supply, and internal circulation. While Harpers Ferry Road is expected to remain below capacity, peak-season conditions could result in short-duration queues at the entrance and higher turning-



Figure 25 Existing parking information kiosk and signage

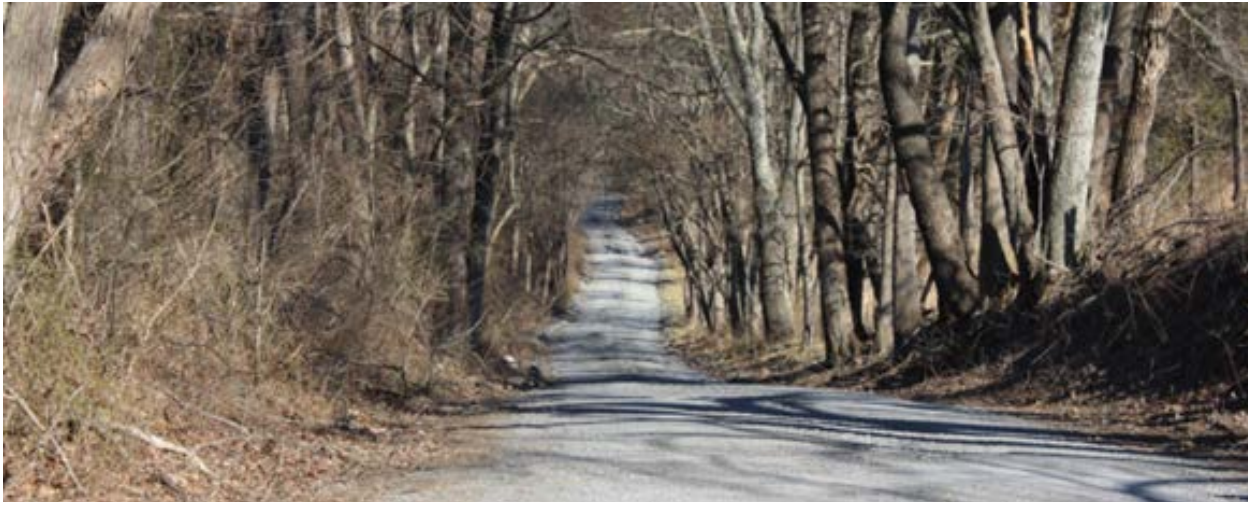


Figure 26 Existing Sawmill Lane, illustrating existing limitations for equestrian trailer access

movement activity. Without improvements, limited parking capacity could result in overflow parking along adjacent rural roadways, creating safety concerns for motorists and pedestrians, including visitors crossing Harpers Ferry Road between Sweet Run State Park and the Between the Hills Community Center/Nell Boone Park during peak visitation periods.

Environmental, legal and operational constraints will shape how the park accommodates future demand. Sensitive riparian areas, steep slopes, and meadow restoration zones limit the locations where new infrastructure can be added without ecological impact. The park's single-access configuration also constrains emergency access and operational redundancy. As visitation grows, Sweet Run State Park will need to balance access with resource protection through phased improvements and capacity-based management strategies to prevent unmanaged access expansion.

Future Access and Circulation

Access and circulation improvements at Sweet Run State Park should focus on addressing documented infrastructure deficiencies while complying with conservation easements that protect natural resources and agricultural lands. Priority needs include enhancing sustainable trail infrastructure, improving drainage and erosion control, expanding parking capacity, and ensuring that all improvements remain low-impact and consistent with permitted development areas, particularly within designated Farmstead Areas.

Over the long term, relocating the primary entrance road or working with easement holders to find a balanced solution at the existing entrance should be considered to improve roadway access safety, increase sight distance at Harpers Ferry Road, accommodate larger vehicles such as equestrian trailers and maintenance equipment, improve visitor circulation, reduce conflicts between vehicles and pedestrians, and avoid environmentally sensitive areas where practical. These improvements, dependent on future acquisition of additional parkland, will better position the park to safely accommodate long-term operational efficiency. Operational strategies will be important to manage future potential peak demand and protect sensitive areas. Tools such as seasonal parking controls and event-day traffic management can reduce congestion and environmental wear.

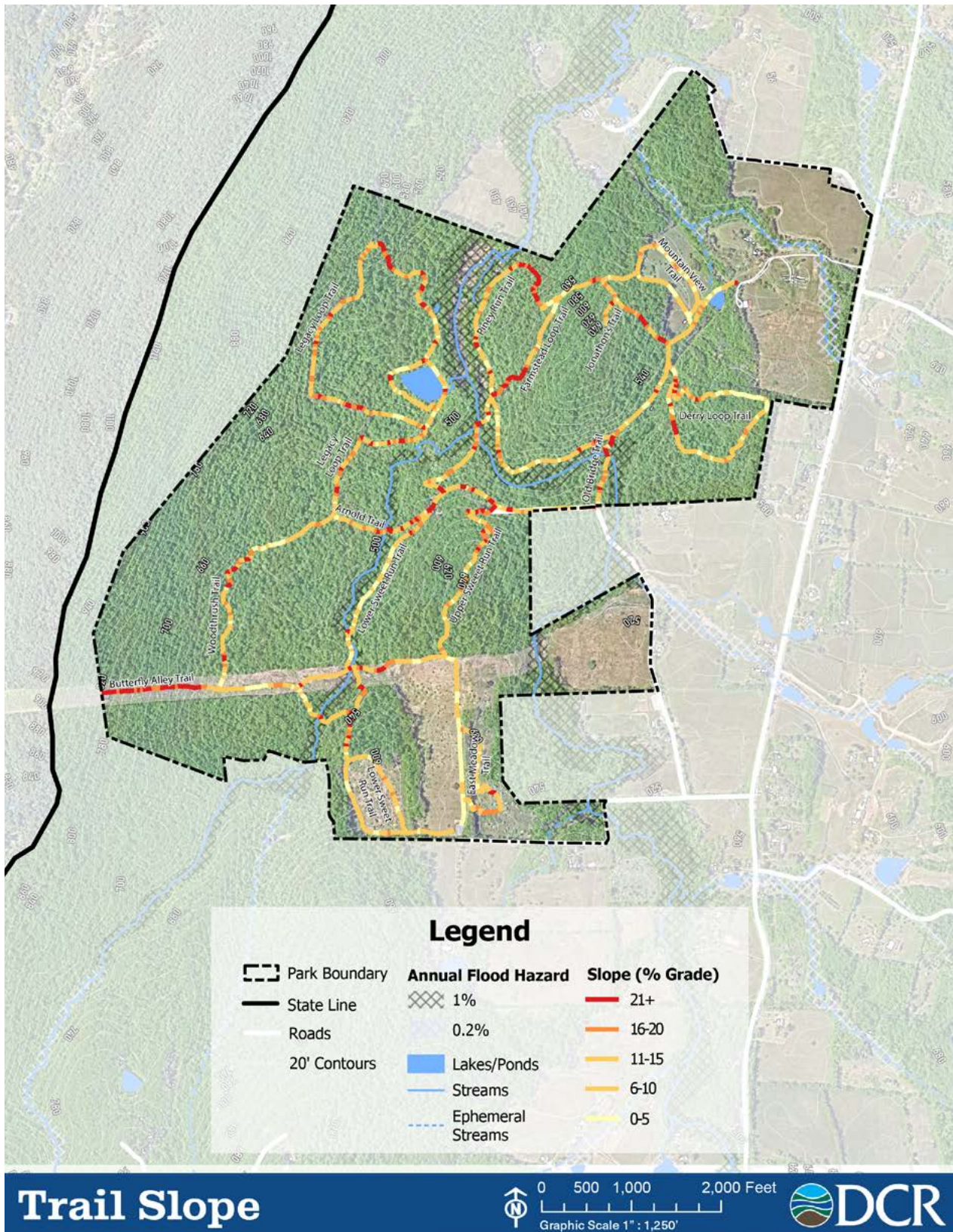


Figure 27 Trail Slopes Map

Natural Amenities and Trails

The park's extensive natural landscape, comprising meadows, riparian corridors, forests, and a multi-use trail system, are central to its recreational and educational value. Trails provide public access for hiking, wildlife observation, nature study, and equestrian use, supporting experiences consistent with the easement requirements. These natural amenities form the core of the visitor experience and reinforce Sweet Run's identity as a low-impact, nature-focused destination where facilities complement, rather than overshadow, the surrounding landscape.

The typical trail user is a day-use visitor seeking a quiet, rural, nature-based experience. Most users are hikers and walkers exploring forests, meadows, and stream corridors, with a smaller but consistent presence of equestrians on designated routes. Visitors are generally local or regional residents drawn to moderate physical activity, scenic views, and wildlife observation rather than high-intensity or destination-driven recreation.

A 2024 trail assessment identified widespread trail deficiencies, including wet areas, erosion, steep slopes, unbridged stream crossings, and social trails that fragment habitat and create unmanaged access points. Additional trail condition mapping indicates that many existing segments intersect drainage features or traverse hydric and floodplain soils, particularly along Piney Run, Lower Sweet Run, Legacy Loop, Farmstead Loop, and Bypass Trails, resulting in persistent wetness, rutting, sediment transport, and periodic seasonal closures. Steeper trail sections that descend toward stream corridors concentrate surface runoff, accelerating tread incision and erosion.

The Trail Slope Map (Figure 27) further illustrates how the network is embedded within the park's topographic framework, with several primary loops, including Farmstead Loop, Derry Loop, Piney Run, Legacy Loop, Woodthrush Trail, and Upper and Lower Sweet Run, containing extended stretches of moderate slopes (11–20%) and recurring segments exceeding 21%, especially near ridge shoulders and stream crossings. These slope conditions present ongoing sustainability and maintenance challenges, often requiring enhanced drainage structures, tread armoring, or strategic reroutes to maintain safe and durable grades for hiking and equestrian use. In contrast, gentler valley-bottom and meadow-edge areas offer opportunities for more sustainable alignments, including potential universally accessible or family-friendly trail segments that avoid steep grades and sensitive hydrologic areas.

Virginia State Parks will be completing a more detailed, site-specific evaluation of trail slopes, tread conditions, drainage patterns, and long-term sustainability as part of a broader systemwide trail planning initiative. That subsequent analysis will study potential rehabilitation needs and/or reroutes needed to address erosion and grade concerns, and will inform future decisions regarding appropriate user types on specific trail segments.

Trail planning at Sweet Run is also governed by the legal framework established through existing conservation and mitigation bank easements recorded prior to state acquisition. These require the property to remain accessible for hiking, nature study, and related educational purposes while limiting new construction and certain types of trail development. Expansion of trail types or user groups must be evaluated for consistency with the conservation purposes of the easements. During preparation of this master plan, DCR engaged in formal correspondence

with Loudoun County regarding the permissibility of hiking, equestrian use, and biking on existing and proposed trails. The County determined that the conservation easements allow for recreational horseback riding and biking on existing roads and trails only, while the addition of new low-impact pedestrian hiking trails is permitted. That correspondence, included in the appendices, provides important context for the legal and conservation constraints upon current and future trails at the park.

As part of the forthcoming Virginia State Parks systemwide trail planning effort, Sweet Run's network will be evaluated within a statewide framework to establish consistent design standards, maintenance priorities, slope tolerances, drainage treatments, and user-compatibility criteria. Recommendations in this master plan should therefore be viewed as directional and subject to refinement through subsequent technical analyses to ensure that future trail decisions balance recreation, safety, sustainability, and long-term resource stewardship.

Parking

Parking at Sweet Run State Park remains limited and functionally basic, a reflection of the lack of existing supporting infrastructure and easement restrictions disallowing pavement and related improvements outside of designated farmstead areas. The primary parking areas near the Demory-Wortman House and Interpretive Center accommodate 13 standard vehicles and provide access to trailheads and core facilities. However, spaces are few and circulation is constrained, with overall designated parking spaces within the park totaling less than 25. Virginia State Parks requires visitors to pay a daily parking fee or possess a valid annual pass to access the park.

Existing equestrian parking is currently located along Sawmill Lane and is informal in character. Public input consistently identified challenges associated with this location, particularly the narrow width, limited shoulders, multiple sharp turns, and restricted sight distances along Sawmill Lane, which is a public (VDOT-maintained) rural road. These limitations represent roadway constraints rather than internal park operational deficiencies. For this reason,



Figure 28 Examples of existing primary parking facilities at the Sawmill Lane entrance (left) and Interpretive Center (right)

consideration was given to relocating the equestrian parking area to a safer and more suitable location within the park boundary, where access and maneuverability can be improved.

VIEWSHEDS

Sweet Run State Park offers expansive views across the Between the Hills valley, framed by the Blue Ridge to the west and Short Hill Mountain to the east. These vistas, comprised of rolling meadows, forested ridgelines, agricultural fields, and open skies, are among the park's defining experiential qualities. The observation points represent illustrative vantage locations and documented sightlines; however, they do not capture all significant views within the park. Not all mapped observation points are intended to function as developed overlooks. Some represent prominent landscape moments along trails or roadways, while others may warrant formal enhancement as destination viewpoints.

For planning purposes, a "major view" is defined as a visually expansive or compositionally distinctive landscape that contributes meaningfully to the park's identity, visitor orientation, or interpretive value. These locations may justify modest improvements such as seating, stabilized trail surfaces, interpretive signage, or small observation areas. In contrast, secondary or transitional views occur along ridgelines, meadow edges, and stream corridors, and contribute to the continuity of the visitor experience without requiring built infrastructure. Trail alignments can be intentionally routed to frame and reveal these sequential views, reinforcing visual connectivity while minimizing disturbance.

Protection of key viewsheds is an important planning consideration, but preservation does not preclude sensitive improvements. In many cases, low-impact facilities such as footpaths, stabilized overlooks, or small seating nodes are appropriate and consistent with conservation goals. Larger-scale improvements, such as parking areas, road expansions, buildings, or elevated observation decks, should be carefully evaluated to ensure that they do not intrude upon primary view corridors or conflict with conservation and farmland protection easements. Where views occur within mitigation bank areas, floodplains, or prime agricultural soils, infrastructure should prioritize avoidance and minimal disturbance.

Access and facility types should therefore be matched to the character and sensitivity of each viewshed. Ridge and meadow-edge overlooks may be best served by pedestrian trail access and small seating areas and scenic agricultural landscapes may be experienced from existing roadways or shared-use paths without formal overlook construction. The master plan recommends a tiered approach, distinguishing destination overlooks from incidental scenic corridors, to guide future investment while protecting the visual integrity and rural character that define Sweet Run State Park.

Other Considerations

The existing transmission line easements that bisects the southern portion of Sweet Run present a challenge to the protection of scenic viewsheds. The transmission lines can be seen from several vantage points within the park, and the requirement to maintain low vegetation within the easements increases their visibility. Potential future easement expansion could further impact the park's scenic character in this part of the site.



Figure 29 View north to the Between the Hills Valley from the knoll behind the Interpretive Center (View 1)



Figure 30 View of the field south of Pinehill Lane, looking east to Short Hill Mountain (View 2)



Figure 31 View from Gordon Pond looking west to the Blue Ridge (View 3)



Figure 32 View to Short Hill Mountain beyond the meadow at Mountain View Trail (View 4)



Figure 33 View southeast to Short Hill Mountain from the East Meadow Trail (View 5)

HISTORICAL CONTEXT

Prior to European contact, the area that became Loudoun County was inhabited by Native American tribes who relied on its abundant natural resources. The earliest European settlement in the Between the Hills valley, where Sweet Run State Park is located, was likely by German squatters who arrived from Maryland or eastern parts of Virginia during the 1730s. By the 1780s, most or all of the land comprising the park was leased or deeded to private citizens. The Pre-Contact and historical sequence is outlined below and is described in detail in **Appendix C – Historical Context**.

Pre-Contact

There are pre-contact Native American archeological sites located within the park. Before European settlement (pre-contact), the area that became Loudoun County was inhabited by highly mobile Paleo-Indian groups. Archaic Period climate change resulted in an increase in the deer population and the increased growth of the oak-hickory forest mast products (acorns,

nuts), which provided a nutritious and storable food source. The regional population grew as bands became more sedentary and participated in regional exchange networks. Around A.D. 1000, horticultural practices were adopted by Middle Atlantic groups, thus allowing for the establishment of small permanent hamlets and larger villages. The arrival of Europeans in Virginia in 1607 generally marks the end of the Woodland period.

At this time, there were multiple language groups bordering on all sides of Loudoun County, including the Siouan-speaking Monacan to the west of the Fall Line, the Algonquian-speaking Powhatan Confederacy and Piscataway tribe on the inner Coastal Plain, and Iroquoian-speaking Susquehannock the north of the Potomac River. Historically, Loudoun County was seasonally occupied and used as hunting grounds by the Siouan-speaking Monacan Indian Nation and the Algonquian-speaking Pamunkey Indian Tribe.

There are seven federally and state-recognized tribes in Virginia, the Pamunkey Indian Tribe, the Nansemond Indian Nation, The Rappahannock Tribe, the Upper Mattaponi Tribe, the Chickahominy Indian Tribe, the Chickahominy Indian Tribe-Eastern Division, and the Monacan Indian Nation. There are four additional state-recognized Native American tribes in Virginia, the Mattaponi Indian Tribe, the Patawomeck Indian Tribe of Virginia, the Cheroenhaka (Nottoway) Indian Tribe, and the Nottoway Indian Tribe of Virginia. The Patawomeck Indian Tribe is located in Stafford County and was a member of the advisory committee for the master plan. The U.S. Department of Housing and Urban Development's (HUD's) Tribal Directory Assessment Tool (TDAT) shows that four tribes have expressed an interest in development projects in Loudoun County, these include the Catawba Indian Nation, the Delaware Nation of Oklahoma, the Eastern Shawnee Tribe of Oklahoma, and the Monacan Indian Nation.

European Settlement

Loudoun County is located in what was referred to as the Northern Neck portion of Virginia, which consists of the lands between the Potomac and Rappahannock Rivers, encompassing roughly five million acres. The earliest settlement in the Between the Hills valley was likely by German squatters who arrived from Maryland or eastern parts of Virginia during the 1730s (Scheel 2002:188). More than half of the valley was owned by William Fairfax, who named this 30,185-acre tract Shannondale. By the 1780s, most or all the land comprising the park seems to have been leased or deeded to private citizens, although some of those leases may have been granted to people who had been occupying the land for some time (Galaty et al. 2014). The construction of a federal armory at Harpers Ferry in 1801 drastically increased the importance of the ferry and its surrounding transportation networks. Farming remained the primary occupation of many residents, and the establishment of small mills on many farms was not uncommon.

In 1781, George Abel arrived as a deserter from the British Army after the Battle of Yorktown (Scheel 2002:181). Along with Christian Derry, who had arrived in the county in the 1750s, and some Hessian soldiers (professional German troops hired by the British Army during the Revolutionary War), Abel built a stone house near Neersville. The Abel family cemetery is reportedly located nearby, off Sagle's Road (Scheel 2002:181-182).

Christian Derry also utilized Hessian labor to construct his home, which was located on Sagle's Road. Another member of the Derry family, John Derry, ran a tavern and store on the

turnpike until around 1890 (Scheel 2002:197). Sometime around 1830, the Derry House was constructed, while the Derry Cemetery was created nearby, with headstones for Philip Derry (died 1826, age 56) and Polly Derry (died 1822, age 18).

In the early nineteenth century, Ferdinando Fairfax sold properties within the northern part of the Valley of Shannondale (Between the Hills valley), averaging 135 acres each, to James Russell, John Demory, and John Conard Jr. (Scheel 2002:190). John Conard Jr. constructed a mill on the western bend of Piney Run. In 1811, Diah Waters purchased 78 acres of land adjacent to “John Demory’s Mill Seat”. This portion of Between the Hills valley would become known as Waters. In 1817, Diah sold his land to his daughter-in-law Catherine Waters (Scheel 2002:202). Her son Jacob bought and sold much property across the Between the Hills valley in the 1820s and 1830s and may have suffered financial difficulties from the depression of 1833-1834. Other landowners in the vicinity of Sweet Run State Park during the first quarter of the nineteenth century included Ebenezer (or Ebeneser) Grubb and Peter Demory, with smaller parcels held by Philip Derry, George Miller, and Adam Miller (Galaty et al. 2014).



Figure 34 The Derry House

Descendants of Scots Irish, German, and English Quaker settlers were present by the early nineteenth century, with most settlement in the area following a similar pattern. Parcels averaging 70–100 acres (28.3–40.5 ha) were the norm, providing sufficient land for farming, with families often holding additional smaller “timber lots” along the mountain slopes. Additional research is recommended to connect some of the area’s architectural resources to its history .

John Demory had purchased 122 acres of land from Fairfax in 1803 and sometime afterwards built the Demory House, later known as the Mountain View Farm , which was located within the current boundaries of Sweet Run State Park. In 1806, Demory purchased a mill at the confluence of Piney Run and Sweet Run from Ferdinando Fairfax and William Byrd Page (Scheel 2002:202). By the 1850s the Demory mill was operated by Samuel N. Grubb.

Another competing mill, owned by Jacob Miller (Miller’s Mill), was located one mile upstream on Piney Run. This mill was sold to Abner Conad in 1850, whose widow subsequently sold it as a “Mill Lot” only to Chester C. Gaver of Hillsboro in 1889, indicating that it may have been destroyed in the Jonestown Flood earlier that year (Scheel 2002:202). Grubb possibly lived nearby, and archeological investigations have attempted to locate the Grubb farmstead.

Civil War Era

Civil War activity occurred near and within the current boundaries of Sweet Run State Park, including Union and/or Confederate defenses of the road to Harpers Ferry, artillery and troop movements on Loudoun Heights, and federal camps established east of Loudoun Heights in October 1862 and during the winter of 1863-1864. Troops may have also occupied the Demory-Wortman house or camped near it. The Loudoun Heights, located just west of the park, was an important strategic location. The closest major battle, the Battle of Harpers Ferry, took place between September 12 and 15, 1862. Closer to the park property, the Battle of Loudoun Heights was a small cavalry skirmish between John Mosby's Rangers and Major Henry A. Cole's 1st Potomac Home Brigade Maryland Cavalry that took place on January 10, 1864.

Early to Mid-1900s

Between 1880 and 1930, the population of the county had decreased due to former residents seeking opportunities outside of the still largely agrarian county. Farming continued, and additional residences, farms, and worker housing structures were built in the twentieth century (053-5751, Site 44LD642). However, this trend reversed following World War II, as people moved into Loudoun, attracted by its increasing number of suburban neighborhoods, planned communities, growing transportation infrastructure, and access to both Washington and the rural Virginia countryside (Poland 1976). The construction of Dulles International Airport in the southeastern part of the county in the 1950s had a ripple effect, attracting new businesses, workers, and families to the area.

1950s to Present

Beginning in the 1950s, developers started to acquire properties in what is now Sweet Run State Park with the intention of building on the site (Scheel 2002:207). Piney and Sweet Runs and other spring-fed tributaries were used to create three ponds that would be landscape features of the development (Galaty et al. 2014). In 1972, heavy rains associated with Hurricane Agnes destroyed two of these ponds, leaving only Gordon Pond (Virginia Department of Conservation and Recreation [VDCR] 2025).

In 1999, the Robert and Dee Leggett Foundation acquired nearly 900 acres in northwestern Loudoun County to create the Blue Ridge Center for Environmental Stewardship (BRCES). The property was opened to the public to promote outdoor recreation and stewardship of natural and cultural resources. The property was transferred to Virginia State Parks between 2016 and 2022, at which point it began to transition into Sweet Run State Park (VDCR 2025). Sweet Run State Park officially opened in May 2023.



Figure 35 Present-day Welcome Sign

CULTURAL AND HISTORIC RESOURCES

A variety of cultural and historic points of interest are located within Sweet Run State Park's boundaries. Many of these historic resources are part of the Between the Hills/Harpers Ferry Historic District, which is a large rural historic district situated in the valley that lies east of the hills surrounding the Shenandoah River and Harpers Ferry, West Virginia. The historic district has ties back to the eighteenth-century colonial settlement and the Northern Neck Proprietary. The archeological resources connect to the Pre-Contact period of Native American inhabitation, as well as to the Civil War and more recent domestic occupations.

The park's cultural resources, summarized in the two tables that follow as cultural/architectural and archeological resources, range in condition and interpretive value. Resource allocation will need to be prioritized to preserve the more intact, higher-value resources, while incorporating documentation of those sites which cannot be preserved to support future interpretation.

While cultural and historic resources treatments are tracked separately from a park's phased development plan, prioritization and associated estimated costs are included in the Development Plan section of this report for informational purposes.



Figure 36 Example Historic Architectural Resources. Top Left - Demory House, exterior; Top Middle - Demory House, interior; Top Right - Derry House; Bottom Left - Demory House, Stable; Bottom Middle - Demory House, Spring House; Bottom Right - Derry Cemetery

Summary Table of Cultural/Architectural Resources

Resource Name	Period	Condition	Recommended Designation	Potential Treatment(s)	VCRIS* ID
Demory-Wortman House (and associated outbuildings)	1830	House renovated; other structures in good condition	Contributing resource to the Between the Hills/ Harpers Ferry Historic District	Potential interpretation after staff use moved to Visitor Center (e.g., signage, period furniture, display of artifacts, tours)	053-5750
Barney's Cabin	1900s	No longer extant	None	Interpretation	053-5751
Derry House	1830	Partially collapsed	Contributing resource to the Between the Hills/ Harpers Ferry Historic District	Safety fencing/signage Stabilization and mothballing Restoration & interpretation	053-5752
Piper Log House	1820	Partially collapsed	None	Safety fencing/signage Stabilization and mothballing Interpretation	053-5754
Everhart/ Butler/ Speaks House		House is partially boarded up; many outbuildings have collapsed or are near collapse	None	Safety fencing/signage Stabilization and mothballing Documentation and archival research to inform next steps Restoration & interpretation	053-5753
Former Farm, Arnold Lane	mid-1800s, post 1900	Ruins	None	Safety signage Documentation and archival research Interpretation	053-6296

Resource Name	Period	Condition	Recommended Designation	Potential Treatment(s)	VCRIS* ID
Former Farm, Sawmill Lane	1900	Several buildings partially collapsed or close to collapse	None	Safety signage Documentation and archival research Interpretation	053-6254
Homesite Ruins off Arnold Lane		Not surveyed due to location on private property	Contributing resource to the Between the Hills/ Harpers Ferry Historic District		053-5749

Table 6 Summary Table of Cultural/Architectural Resources

Summary Table of Archeological Resources

Resource Name	Condition	Recommended Designation	Potential Treatment(s)	VCRIS* ID
Demory-Wortman House	Intact and in good condition	Potentially eligible for the National Register of Historic Places (NRHP)	Phase II archeological evaluation to fully delineate site boundaries and assess site integrity and research potential	44LD0643
Barney's Cabin	Intact, no visible disturbance	None		44LD0642
Derry Cemetery	Intact, no visible disturbance	None		44LD0641
Grubb Site	Intact, no visible disturbance	None		Site # TBD
Prehistoric material	Intact, no visible disturbance	None		Site # TBD

Resource Name	Condition	Recommended Designation	Potential Treatment(s)	VCRIS* ID
Natural Rock Formation ("Civil War Bunkers")	No manmade rock features observed; natural bedrock outcrops observed	None		NA
Artifact collection	NA	NA	<p>Assess the existing artifact collection for condition and long-term stabilization needs.</p> <p>Compile digital artifact inventories from existing paper copies on file at the park and compare the inventory to the collection for completeness.</p>	NA
Site	NA	NA	<p>Archeological survey with subsurface shovel testing in the Limits of Disturbance of any projects</p> <p>Phase I archeological subsurface testing surrounding architectural resources including ground disturbance (required)</p> <p>Phase I survey (walkover and subsurface shovel testing) of the entire park to identify other archeological sites and to recommend whether any identified sites might be eligible for the National Register of Historic Places</p> <p>Phase I archeological subsurface testing surrounding architectural resources</p>	NA

Table 7 Summary Table of Archeological Resources

OPPORTUNITIES AND CONSTRAINTS

Overview

Given its long history of human occupation, agricultural use, ecological diversity, and recent conservation efforts, Sweet Run State Park has a unique set of opportunities for and constraints on its future as a Virginia state park.

Future development of park facilities and amenities is most prominently defined by the conservation easements that protect the property's natural character. In most of the park, except for the Farmstead Areas, construction of permanent structures, impervious surfaces, and other activities that impact the natural state of the property are disallowed. Aside from limited allowances for rustic cabins in Tract 1, the easements permit construction of permanent structures within the Farmstead Areas in Tract 2 only. While the easement holders may grant exceptions to allow for development in other parts of the park, they must first determine that such development is consistent with the conservation values of the property.

The location of the Farmstead Areas within Tract 2, along with the existing site access and amenities, make this area the primary opportunity for further development of the park. In this area, and throughout the entire park, preserving prime farmland soils is a critical priority.

The core of the park, the existing forested areas, is defined by its high variation in topography, the presence of Sweet Run and Piney Run, and the requirements of the associated easements. The stream corridors and the alluvial forests that surround the core create scenic pockets of respite across the park. The existing forest cover, easement conditions, and rich ecological diversity restrict development in this space and point towards a light-touch approach to development and incidental use for this area of the park, through existing and future trails and associated activities. Extant historical structures in this area tell the story of the human settlement of the land.

Summary of Opportunities and Constraints

Mapping of opportunities and limiting factors is used to determine the types and locations of park improvements that should be proposed to support conservation and operations while enhancing visitors' experiences of the park. The Opportunities and Constraints Map (Figure 37) synthesizes natural systems with easement covenants, physical resources, viewsheds and cultural resources to identify where development is most appropriate, where only low-impact recreation should occur, and where protection is paramount. Many mapped features represent both constraints and opportunities. The following section broadly summarizes the elements captured in the site inventory; their benefit to the park and park users; issues or constraints they present; and master planning opportunities.

Easements and Adjacent Properties

The park's extensive conservation and mitigation easements are among its greatest long-term assets and most significant planning constraints. These easements permanently protect the park's natural, scenic, agricultural, and cultural resources while ensuring public access for low-impact recreation, environmental education, and compatible agricultural uses. At the same time,

they substantially limit the location and type of new development, concentrating future facilities within designated Farmstead Areas or other specifically permitted locations and requiring careful coordination for improvements affecting protected streams, wetlands, and agricultural lands. Conversely, privately owned lands without permanent protection and proposed residential development along Sawmill Lane highlight the importance of monitoring future land use changes, preserving the park's rural setting, and planning for potential increases in edge impacts on park resources.

Ecoregions and Ecosystems

The park lies within a biological transition area between the Piedmont Uplands and the Blue Ridge Mountains, resulting in a mosaic of forests, ravines, alluvial floodplains, wetlands, and open agricultural fields. High-quality natural communities, including mesic forests, alluvial forests, and seepage systems limit intensive development due to ecological sensitivity and stewardship priorities. However, these same ecosystems provide significant opportunities for the passive recreation, environmental education, wildlife observation, and immersive trail experiences that define the park's identity. Forested ridges and stream corridors are therefore better suited to light-touch facilities such as natural-surface trails, overlooks, and interpretive nodes rather than structural development.

Topography

The park's rolling uplands, steep ridge shoulders, and incised stream valleys strongly influence development feasibility. Steep slopes and narrow valleys constrain road construction, large building footprints, and universally accessible routes due to grading, erosion risk, and long-term maintenance considerations. Conversely, flatter upland terraces and meadow edges, particularly in previously disturbed areas, present clearer opportunities for modest facility placement, accessible trail segments, and gathering spaces with minimal earthwork.

Hydrology

The dendritic drainage network formed by Sweet Run, Piney Run, and their tributaries creates well-defined flow corridors and floodplain systems that function as natural constraints. Active drainage paths, flood-prone areas, and saturated soils are generally unsuitable for buildings, road widening, or extensive impervious surfaces. At the same time, these corridors create opportunities for trail experiences that allow visitors to engage with riparian environments while maintaining hydrologic function.

Soils

Soil conditions further refine development suitability. Hydric and floodplain-associated soils along stream corridors limit infrastructure placement due to high water tables and instability but offer opportunities for habitat protection and interpretive programming. Upland soils on steeper slopes present erosion concerns where grades are excessive, requiring careful alignment of trails and drainage design. More stable, moderately sloped upland soils provide the most appropriate locations for limited facility expansion and accessible pathways, though impacts on prime agricultural soils must be avoided.

Existing Structures

While existing park buildings support operations, maintenance, and visitor services, the Demory-Wortman house and the Interpretive Center are both limited in capacity, functionality, and accessibility. Additionally, maintenance and storage buildings are in poor condition and do not fully meet operational needs. There is an opportunity to modernize the park with new facilities, including a Visitor Center that better serves both the public and staff, as well as a purpose-built maintenance facility to support ongoing operations and agricultural activities.

Access and Circulation

The presence of multiple park entry points expands connectivity by providing direct access to trailheads that cannot be reached from internal park roadways, while the primary entrance offers convenient access to park offices and visitor amenities. However, circulation challenges affect functionality and visitor experience. Two-way traffic is constrained where the main entrance road crosses the mitigation bank easement. At Sawmill Lane, limited road width, pavement condition, and turning radii make maneuvering horse trailers to the equestrian parking area difficult, an issue that will be exacerbated by the pending development of a new residential neighborhood accessed via this route. These conditions present an opportunity to strengthen access and wayfinding by relocating the main entrance to avoid the mitigation bank easement, siting the equestrian parking area in a location better suited to trailer access, and establishing a clearly defined and well-designed primary park entry that enhances orientation and arrival.

Viewsheds

The park's prominent ridgelines, meadow openings, and valley corridors create a series of scenic views that contribute significantly to visitor experience. Some mapped viewpoints function as destination overlooks, where modest enhancements, such as stabilized surfaces, seating, or interpretive elements, may be appropriate. Other views occur sequentially along trails and serve as transitional visual experiences that do not require built infrastructure. While major viewsheds should be protected from visual intrusion by large structures or incompatible development, they also represent opportunities to thoughtfully design trails, overlooks, and small-scale amenities to frame and celebrate the landscape.

Cultural and Historic Resources

Sweet Run's historic farmsteads and associated landscapes provide a connection to the history of the site and to the broader region, offering opportunities for interpretation and education. However, many architectural resources are degraded, requiring public access to be restricted to ensure visitor safety and protect sensitive architectural and archeological features from damage. Selective stabilization or restoration of the remaining farmstead structures, paired with interpretive programming, presents an opportunity to expand visitors' understanding of the historic agricultural heritage in this region.

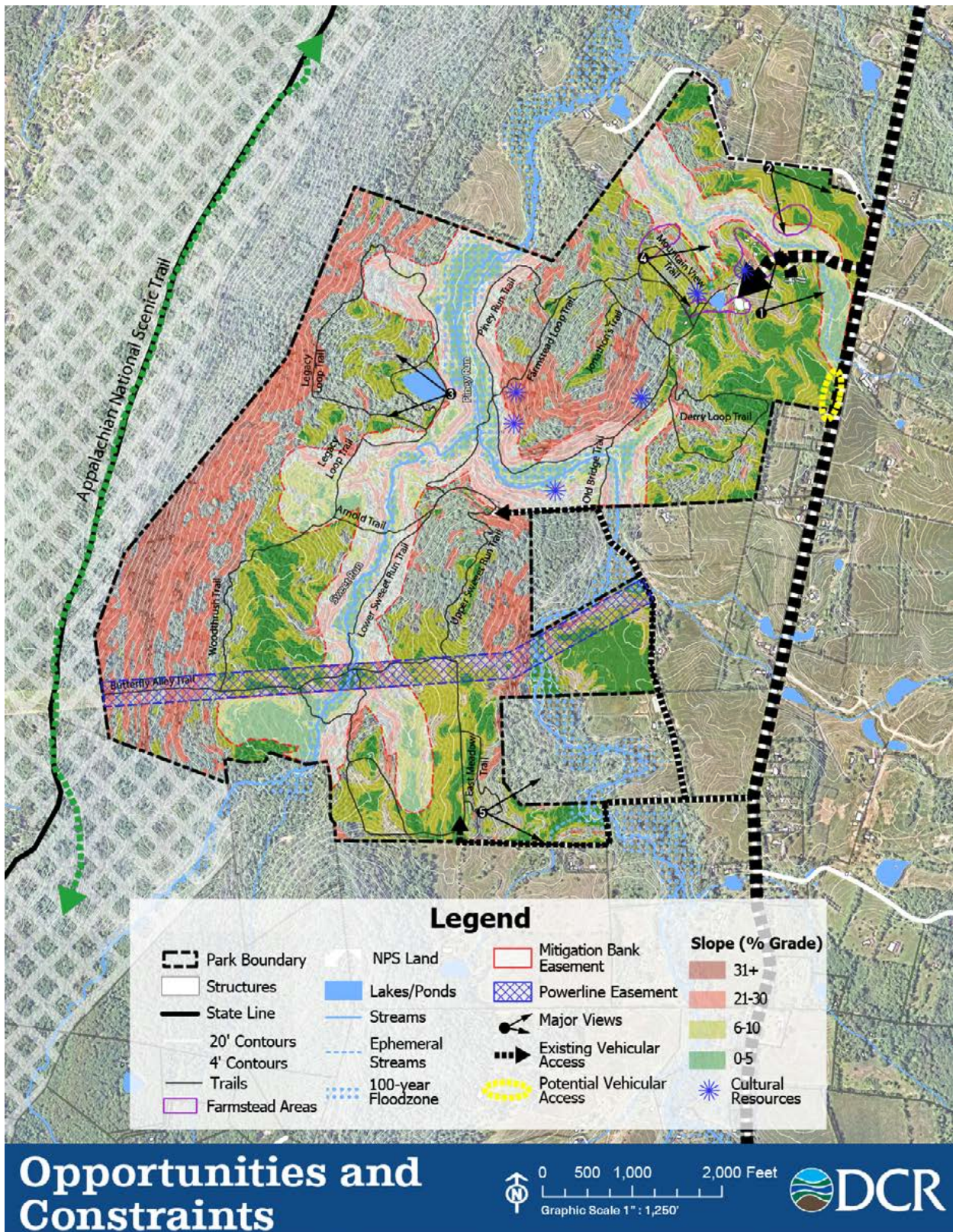


Figure 37 Opportunities and Constraints Map



Figure 38 Equestrian Parking Area

MARKET ANALYSIS

Sweet Run State Park is positioned within a multi-tiered recreation market defined by three concentric service areas that shape visitation behavior and demand potential (Figure 39). The Primary Service Area (shown in red), encompassing a one-hour drive shed, represents the park's core half-day visitation market and captures a rapidly growing population base in Loudoun County and the surrounding region. The Secondary Service Area (shown in green), encompassing roughly a two-hour driving distance, generates full-day destination demand and includes major population centers across Northern Virginia, Maryland, and the eastern panhandle of West Virginia. The Tertiary Service Area (shown in blue), reaching up to five hours, functions as the park's long-distance overnight market and reflects regional tourism patterns associated with the Appalachian foothills and the broader Mid-Atlantic recreation landscape. Straight-line annual growth trends across all three service areas reinforce accelerating demand for outdoor recreation, nature-based tourism, and hybrid day/overnight experiences.

Demographic indicators for the Primary and Secondary Service Areas point to a market with strong alignment to the park's natural and open-space assets. Median ages in both areas trend toward the working-age and family-forming population groups that routinely participate in hiking, walking, nature viewing, and outdoor family activities. Recreation participation data

demonstrate that the top activities in the service areas mirror the park's strengths: walking (36.2%), barbecuing (32.9%), hiking (23.0%), visiting museums or interpretive venues (15.6%), and camping (14.2%). These participation rates exceed or closely match national averages, indicating a mature and recreation-literate user base that already engages in the types of experiences Sweet Run is best suited to provide.

National recreation and outdoor industry trends further reinforce Sweet Run's strategic positioning. Since 2019, outdoor recreation activity has increased nearly 10%, with 80% of the U.S. population participating in indoor or outdoor recreation—the highest level ever recorded. High-growth activities such as sport climbing and bouldering (+164.7%), tent camping (+32.8%), birdwatching (+23.4%), day hiking (+19.9%), mountain/BMX bicycling (+14.6%), and road bicycling (+10.6%) map directly onto Sweet Run's trail network, rugged terrain, and nature-immersion setting. Hiking and trail running continue their decade-long growth trajectory, aligning with both local demand and the park's adjacency to the Appalachian National Scenic Trail.

Recreation Activity	Percent of Adults	MPI
Participated in Hiking	23.0%	120
Participated in Jogging or Running	12.4%	120
Participated in Bicycling (Mountain)	3.9%	119
Participated in Bicycling (Road)	13.0%	118
Went to Museum	15.6%	117
Did Photography	12.6%	112
Participated in Walking for Exercise	36.2%	111
Participated in Backpacking	3.7%	107
Flew a Drone	2.8%	107
Barbecued	32.9%	106
Participated in Canoeing or Kayaking	7.8%	106
Attended Adult Education Course	12.1%	105
Went on Overnight Camping Trip	14.2%	104
Participated in Rock Climbing	1.7%	99
Did Birdwatching	7.4%	98
Participated in Horseback Riding	2.0%	97
Participated in Fishing (Fresh Water)	8.7%	88
Spent \$1-99 on Sports/Rec Eq.	6.7%	101
Spent \$100-249 on Sports/Rec Eq.	6.7%	107
Spent \$250+ on Sports/Rec Eq.	11.1%	113

*100 = National Average Participation Rate

Table 8 ESRI: Market Potential Index for Primary Service Area (1-Hour Drive)

Camping trends also present clear demand potential for the park. Since 2019, households camping at least once annually have increased by 68%, and those camping three times or more annually have risen by 98%. Nearly half of all campers are now under age 35, and new campers include a rising share of high-income households and suburban/rural residents, demographics heavily represented in Loudoun County's growth profile. The blending of camping with hotels, resorts, or short-term rentals (80% of campers) highlights demand for flexible, hybrid trip patterns that favor parks, offering accessible nature immersion within reach of major metros. Growth in glamping (+10% from 2021–2022) and increased interest in agritourism (25%), eco-tourism (19%), and unique outdoor experiences (22%) align well with Sweet Run's conservation landscape, agricultural heritage zones, and potential for low-impact overnight or interpretive experiences.



Figure 39 Service Areas

Taken together, market conditions indicate that Sweet Run State Park is positioned within a high-growth, high-engagement recreation environment characterized by strong demand for hiking, camping, outdoor learning, nature immersion, and heritage-based experiences. The combination of a growing regional population base, strong alignment with top recreation activities, and national trends favoring outdoor travel and hybrid camping behavior suggests opportunity for the park to develop as a regional nature-based destination. The park's adjacency to the Appalachian National Scenic Trail, extensive conservation landscape, and proximity to affluent, recreation-oriented households further amplify its competitiveness within the Mid-Atlantic outdoor market.



Figure 40 The Between the Hills Community Center

COMMUNITY ENGAGEMENT

Community engagement was a foundational component of the Sweet Run State Park Master Plan, ensuring the planning process reflected the interests, values, and priorities of park visitors, local residents, stakeholders, and agency partners. Public input was gathered throughout the project using a dedicated project website, public meetings, stakeholder interviews, online surveys, and regular project updates. Initial engagement occurred during the winter and spring of 2025, followed by continued outreach throughout plan development and a formal public comment period upon release of the draft master plan in fall 2026. Together, these efforts provided meaningful opportunities for public participation while satisfying all statutory public engagement requirements.

WINTER/SPRING 2025 ENGAGEMENT

Two public information meetings were conducted in March 2025 to formally introduce Sweet Run State Park and the master plan process, present preliminary observations from the site inventory and market assessment, and answer questions from attendees. One meeting was held in person and one was conducted virtually. Approximately 110–120 people attended the two meetings.

An online public survey (SurveyMonkey) gathered public input during the initial engagement period from March 10 through April 30, 2025. The survey was promoted through the project website, DCR communications, Virginia State Parks social media channels, and the public meetings. The survey garnered 740 responses, with an average completion rate of 71 percent (meaning that 525 respondents answered every survey question).

Of the respondents who provided demographic information, the average age was 53 years, 32.2 percent lived in households with children under 18 years old, and 27.5 percent lived in households that included adults age 65 or older.

The survey included a series of questions asking respondents to:

- Share demographic information and information regarding their current experience visiting parks in the region.
- Describe their familiarity with Sweet Run State Park and what they value most about the existing park.
- Rate current park activities and amenities based on the extent to which they are integral to the park experience.
- Indicate the potential future activities and amenities they would prioritize as part of future park investments.
- Provide input on agricultural and interpretive/education program preferences.
- Provide any additional comments in an open-ended comment field.

Survey: Key Takeaways

Survey responses demonstrated strong support for Sweet Run State Park's conservation mission and natural character. Key findings include:

- Respondents overwhelmingly valued the park's natural setting within a rapidly developing region.
- The park's highest-rated existing attributes were:
 - ◇ Hiking trails
 - ◇ Natural geological features, including Sweet Run, Piney Run, and the rolling hills
 - ◇ The park's mission of habitat conservation and preserving the Between the Hills landscape
- The highest-priority future amenities identified by respondents were:
 - ◇ Additional hiking trails
 - ◇ Astronomy and dark sky viewing opportunities
 - ◇ Interpretive, historical, and educational trails

Other insights from the survey data include:

- Households with children rated primitive and group camping more highly than the full group of respondents. They also prioritized biking trails more highly than the average.
- Overnight visitor respondents were less interested in the historical and interpretive themes of the park than the full group of respondents. Rather, they valued camping and dark sky activities more highly.
- Respondents living within the park's Primary Service Area tended to value heritage and history more highly. While the full group of respondents prioritized biking trails more highly than equestrian trails, the opposite was true for this subgroup.

A complete summary of the public engagement process and survey results is included as **Appendix A – Public Engagement Summary**.

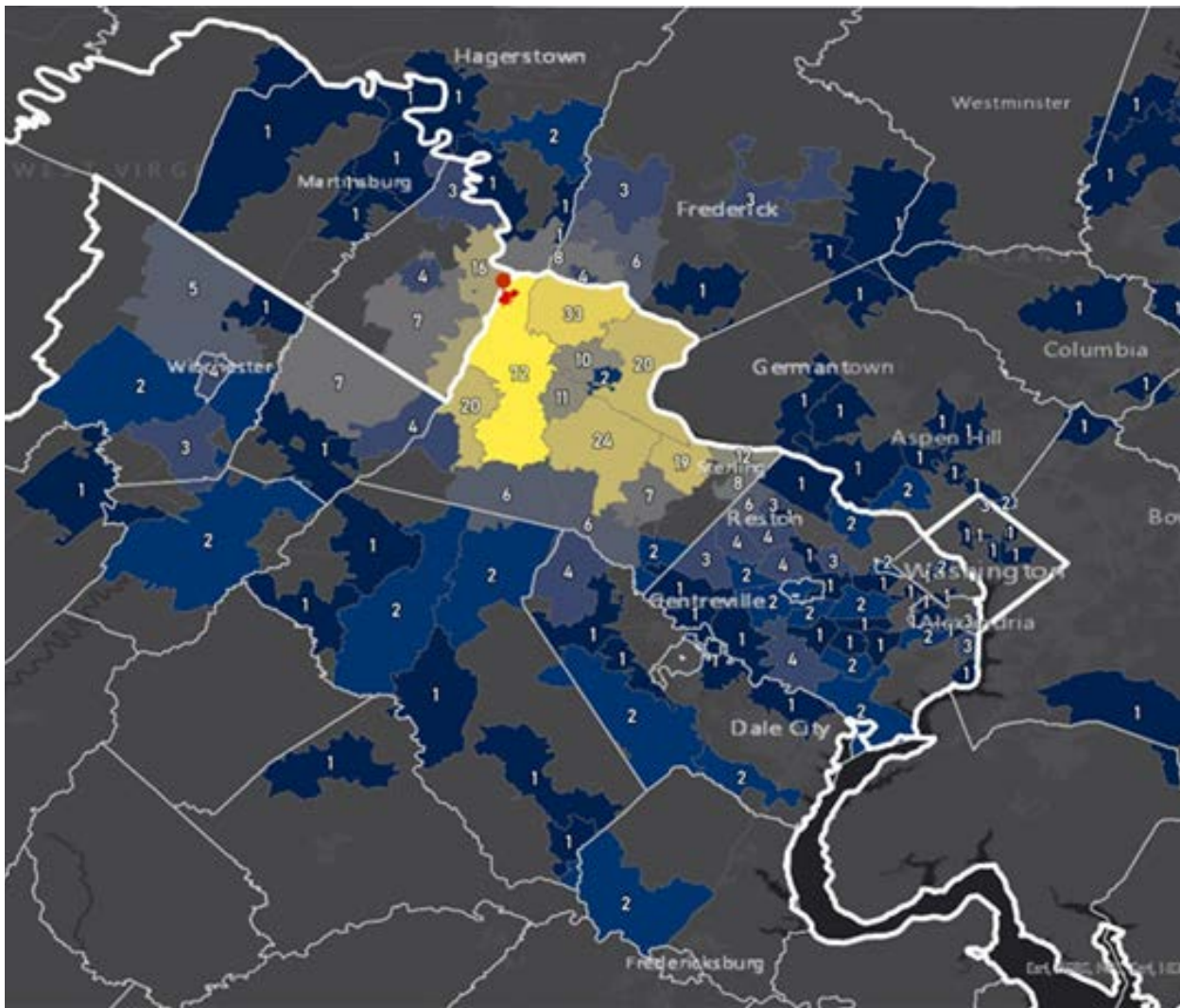


Figure 41 Location of Survey Respondents by ZIP Code



Figure 42 Sweet Run's Pollinator Garden

GOALS AND OBJECTIVES

Public feedback, advisory committee expertise, and Master Plan Team input all informed the collation of Goals and Objectives to guide future development and management of Sweet Run State Park. The goals state the high-level vision for each category of actions addressed by the master plan, while the objectives provide guidance on how to achieve that vision in a coordinated manner that is consistent with the vision statement and Virginia State Parks policy.

Goal 1.0 – Resource Protection

Protect and conserve the park's natural, cultural/historical, scenic, and agricultural resources for long-term ecological integrity, visitor enjoyment, and educational value while ensuring responsible stewardship for future generations.

- Objective 1.1 – Conserve and manage the park's varied and distinctive ecosystems, including forests, meadows, ponds and streams, while protecting sensitive natural resources.
- Objective 1.2 – Locate and design new facilities to maintain the natural, cultural, scenic, and agricultural values of the park, in accordance with the open space conservation easements on the property.

- Objective 1.3 – Protect the park’s streams and riparian buffers in compliance with the mitigation bank easement.
- Objective 1.4 – Protect, document, further investigate and selectively restore the park’s remaining architectural and archeological resources.

Goal 2.0 – Recreation

Provide recreational opportunities for day and overnight users that are compatible with the park’s current uses, visitor enjoyment and experience needs, conservation values, and regional demand for activities consistent with Virginia State Parks’ mission.

- Objective 2.1 – Extend and improve the existing hiking trail network to enhance connectivity within the park and to the Appalachian National Scenic Trail (AT), provide access to scenic views and natural features, support interpretation of cultural and natural resources, and protect sensitive ecological resources through trail design and management.
- Objective 2.2 – Enhance day-use facilities including picnic shelters, restrooms at trailheads, interpretive signage, and expanded nature-based play opportunities.
- Objective 2.3 – Provide a range of overnight accommodations for individuals and groups.
- Objective 2.4 – Pursue land acquisition for expanded recreation or activities that cannot be accommodated within the existing park boundaries and easement restrictions.

Goal 3.0 – Education

Expand opportunities for visitors to learn about the park’s natural resources and cultural/historical legacy while facilitating partnerships with educational and research organizations.

- Objective 3.1 – Elevate the park’s natural, historic and cultural significance through interpretation.
- Objective 3.2 – Provide hands-on, agricultural-focused educational programming.
- Objective 3.3 – Partner with local schools and organizations to promote educational opportunities.
- Objective 3.4 – Conduct further research to learn more about the park’s previous inhabitants, including indigenous people, homesteaders, and enslaved laborers.
- Objective 3.5 – Provide facilities for visitor engagement, interpretive programming and display of cultural artifacts.

Goal 4.0 – Community

Maintain and strengthen the park’s connection to and visibility within the Between the Hills and greater community by fostering partnerships, enhancing collaboration, and promoting connections to local and regional governments, businesses, organizations, and destinations.

- Objective 4.1 – Continue to partner with Citizen Support Organizations (CSOs) and volunteers to maintain the park, enhance visitor experience, and promote visibility within the community.
- Objective 4.2 – Establish agricultural partnerships to support farming and agricultural programming within the park.

- Objective 4.3 – Collaborate with economic development departments, chambers of commerce, and regional tourism organizations within the primary service area to market the park and contribute to the local economy as a tourism destination.
- Objective 4.4 – Promote the physical, cultural, and natural resource linkages between Sweet Run and other regional parks and trails, including the Appalachian National Scenic Trail, Harpers Ferry National Historical Park, and the Potomac Heritage National Scenic Trail.

Goal 5.0 – Access/Accessibility

Provide a welcoming environment and meaningful outdoor recreation experience to users by providing opportunities that best meet visitor needs, abilities, interests, and activity levels.

- Objective 5.1 – Create a safe and intuitive arrival experience for all user types.
- Objective 5.2 – Offer educational programming for a range of ages and abilities.
- Objective 5.3 – Provide opportunities for all users to experience the park's natural environment and cultural resources, in accordance with federal and/or state accessibility laws.
- Objective 5.4 – Ensure visitor safety throughout the park.

Goal 6.0 – Sustainability

Exemplify sustainable design, management, and maintenance practices in the development and operation of recreation facilities, buildings, and infrastructure at the park.

- Objective 6.1 – Provide educational programming focused on the value of the local ecological resources as well as habitat and environmental stewardship.
- Objective 6.2 – Incorporate sustainable and regenerative farming practices into resource management practice and interpretive programming.
- Objective 6.3 – Prioritize natural, cultural and agricultural resource protection, energy efficiency, water conservation, and other green building practices in the design and location of new facilities.
- Objective 6.4 – Continue to support dark sky preservation and pursue certification as an International Dark Sky Park.

Goal 7.0 – Staffing and Management

Provide sufficient staffing, training, and facilities to effectively manage park resources, optimize operations, adapt to changes in usage, and meet the evolving needs of park visitors.

- Objective 7.1 – Ensure sufficient staffing and training to support current and future park maintenance, operations, and programming needs.
- Objective 7.2 – Provide a visitor center, staff office, maintenance facilities, and ranger residences to support staff operations and visitor services.
- Objective 7.3 – Continue to collaborate with Citizen Support Organizations and volunteers to support park maintenance and enhance visitor experience.



Figure 43 The East Meadow Trail

VISITOR EXPERIENCE PLAN

INTRODUCTION

Virginia State Parks hosted a Visitor Experience (VE) workshop at the Hillsboro Old Stone School with park staff, planners, and consultants to discuss development of the Visitor Experience Plan for Sweet Run State Park.

In the master planning process, the VE plan is a critical link between the resources that make the park special and the themes and experiences that the phased development plan for the park will be designed to support. It is a high-level plan meant to provide direction for annual interpretive work at the park and guide the overall themes for the master plan focused on making meaningful connections between visitors and park resources. The VE plan defines the following critical elements that feed into the subsequent Needs Assessment:

- Primary Audiences
- Mission/Vision
- Visitor Wants, Needs and Expectations
- Park Themes and Sub-Themes
- Essential Experiences
- Experience Areas

PARK PURPOSE STATEMENT

“Sheltered between the hills, Sweet Run State Park preserves and showcases farmsteads, forests, meadows, and mountain streams, providing visitors the opportunity to experience and enjoy the region’s rural agricultural legacy.”

PARK THEMES AND SUBTHEMES

Based upon a review of the key natural and cultural resources at the park, the following four visitor experience themes were developed to guide future interpretive work in the park, from exhibits to signage to ranger-led interpretive experiences and programming and programmatic partnerships. Each theme was then associated with supporting subthemes for use at the park.

Theme 1: Sweet Run State Park conserves the natural, cultural, historical and agricultural qualities of the Between the Hills Valley, preserving a continuing story of adaptation and resilience amidst an ever-changing landscape.

Subthemes:

- Ever-changing adaptations and land-use practices.
- The unique natural setting of the Between the Hills community.
- The unique cultural and historical setting of the Between the Hills community.
- Preserving a community amidst a surrounding landscape of development.

Theme 2: The park’s clear streams, open meadows, and enclosed forests, created by natural succession and human activity, feature native grasses, flowers and pollinators in a dynamic mosaic of habitats.

Subthemes:

- Diverse ecosystems throughout the park.
- Anthropogenic management of the land.
- The unique flora and fauna of the park.
- Enjoyment and observation of the various plant and animal species at Sweet Run State Park (e.g. birding).

Theme 3: Situated between Short Hill Mountain and the Blue Ridge, the park’s former homesteads serve as a modern testament to the communal nature of everyday life for the people and communities who settled between the hills.

Subthemes:

- Native American/indigenous history.
- Early settlers, including German and Quaker communities.

- The region's role in the Civil War.
- The utilization of native, on-site materials.
- Cultural resilience in the face of surrounding change.

Theme 4: As the culmination of citizen conservation efforts, the park now protects a naturally, historically, and culturally significant representation of northwest Loudoun County, serving as a retreat within this increasingly developed region while teaching responsible stewardship to future generations.

Subthemes:

- Community-driven research, monitoring and conservation.
- Conservation easements.
- The history of the park including its time as the Blue Ridge Center for Environmental Stewardship.
- Managing the park within the larger network of nearby public lands (e.g. Harper's Ferry National Historic Park and Appalachian National Scenic Trail).

ESSENTIAL EXPERIENCES

As Sweet Run State Park continues to develop, these essential experiences represent the vision for how visitors will engage with the park's exceptional natural, cultural, historical, and agricultural resources. Together, they define the signature experiences the park will strive to provide over time, guiding future investments, programming, interpretation, and stewardship while remaining consistent with the park's conservation mission.

One to Two Hour Experiences

Take in Scenic Views: Experience panoramic vistas of the land Between the Hills. Take in scenic views comprised of meadows, mountains, and forests from vantage points throughout the park.

Tour the Demory-Wortman House: Visit the Demory-Wortman House and surrounding outbuildings to learn about the history of the farm and how agricultural practices have changed over time. Observe the evolution of construction methods and materials used in the original construction, and in successive renovations of the house.



Figure 44 View of the Between the Hills Valley

Hike the Farmstead Loop: View the architectural remnants of the park's farmstead era, ranging from ruins to intact structures. Learn about past agricultural communities and the materials and tools that were used to build their homes.

Learn About Agricultural Land Uses: Learn about a range of historic and modern agricultural methods through first-hand observation of the park's fields and small farm plots. Take part in homesteading workshops on topics such as canning, and woodworking, and learn about the American chestnut tree's history in the park, as well as its decline and restoration efforts.

Experience the Flora and Fauna: Explore the park's forests, meadows, and woodland streams, and experience the landscape's seasonal variations. View wildflowers abuzz with pollinators at their spring and fall peaks, or enjoy a birding adventure in the park. Visit in the winter for sledding and snow-covered vistas.

Spend time at the Nature Play Area: Enjoy interactive outdoor play for the whole family at the nature play area. Have lunch at the picnic pavilion and take in the view of Short Hill from Mountain View Trail.

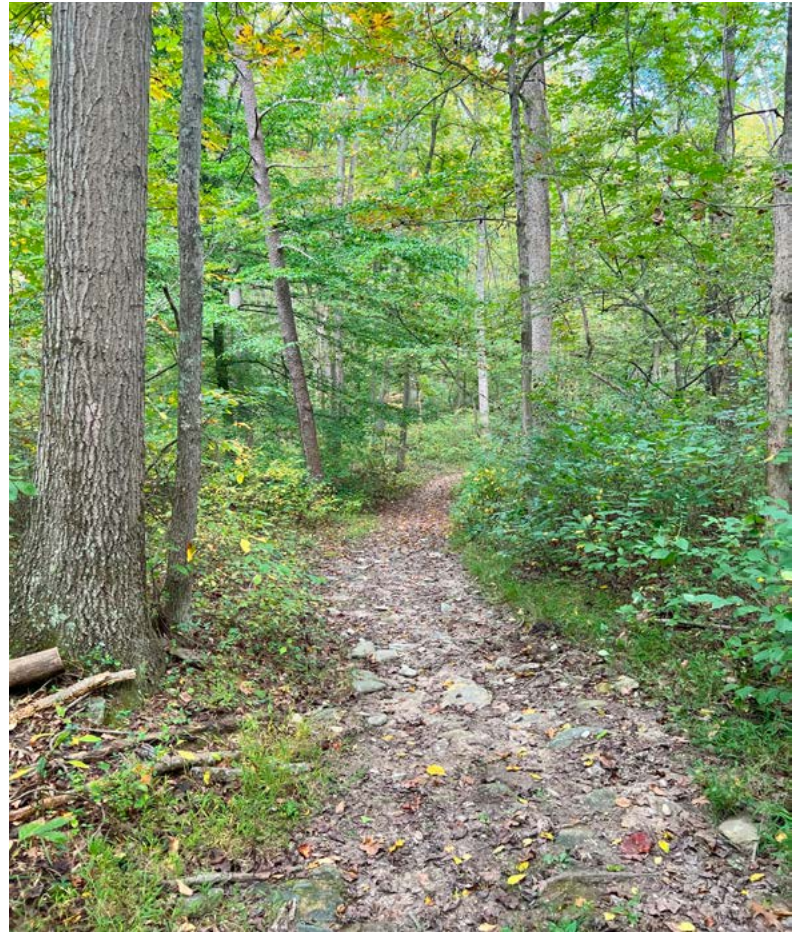


Figure 45 Hiking trail on the Farmstead Loop

Half-Day To Full-Day Experiences

Equestrian Trail-riding Experience: Immerse yourself in the park's nine miles of equestrian trails on horseback. Bring your own horse or ride with a local commercial vendor.

Immersive Hiking Experiences including the Appalachian Trail: Follow Sweet Run's trail system for a hike or horse-back ride through a variety of habitats and cultural homestead experiences. Hike to the famed Appalachian National Scenic Trail (AT) and consider a section hike to connect with Harpers Ferry, West Virginia or the Potomac Heritage National Scenic Trail.

Multiple-Day Experiences

Experience a Campground or Cabin Overnight: Enjoy an overnight rural retreat under the stars at a primitive campground site or in a rustic cabin.

EXPERIENCE AREAS

The Visitor Experience process culminated in mapping the park's experience areas based on their defining character as well as identifying future development and key interpretive opportunities for each area.

Experience Area (Audiences)	Current Structures	Future Development Needs	Interpretive Opportunities
Arrival Corridor (All)	None	Considered for New Park Entrance and Entry Road outside of the Mitigation Bank Easement and Relocation of the Equestrian Parking Lot; Development was deemed incompatible with Open Space Conservation Easement	N/A
Potential Capital Development Area 1 (Active Recreators, Campers/ Cabin Users, Low Impact Park Users, Natural Resource Special Interest Users)	None	Rustic Cabins with Restrooms, Improved Parking with Picnic Area.	Interpretive Programs and Signage.
Potential Capital Development Area 2 (All)	Interpretive Center, Demory-Wortman House, old maintenance facility, old farm buildings, Ranger Residence	Visitor Center, Outdoor Classroom, Improved Maintenance Facilities, Ranger Residence, Demonstration Farm Improvements, Primitive Campground with Bathhouse, New Trails including Accessible Route.	Visitor Center Exhibits, Historical/ Cultural/ Agricultural Interpretive Programs, and Signage.
Potential Capital Development Area 3 (Active Recreators, Natural Resource Special Interest Users)	None	Picnic Area with Parking and Restrooms, New Trails including Accessible Route.	Interpretive Programs and Signage.
Passive Recreation Habitat Management Area 1 (Active Recreators, Campers/ Cabin Users, Cultural Resource Special Interest Users, Low Impact Park Users, Natural Resource Special Interest Users, Partners)	Trails, Two Stream Crossings	Official Blue Blaze Trail Connection to the Appalachian Trail, Potential Trail Rehabilitation and Reroutes.	Interpretive Programs and Signage.

Experience Area (Audiences)	Current Structures	Future Development Needs	Interpretive Opportunities
Passive Recreation Habitat Management Area 2 (Active Recreators, Campers/ Cabin Users, Cultural Resource Special Interest Users, Low Impact Park Users, Natural Resource Special Interest Users, Partners)	Trails	Potential Trail Rehabilitation and Reroutes.	Interpretive Programs and Signage.
Passive Recreation Habitat Management Area 3 (Active Recreators, Campers/ Cabin Users, Natural Resource Special Interest Users, Partners)	None	Potential Trail Rehabilitation and Reroutes.	N/A
Special Management Area 1 (Active Recreators, Campers/ Cabin Users, Low Impact Park Users, Natural Resource Special Interest Users, Partners)	Easement maintenance road	Potential Pollinator Meadow Management.	N/A
Special Management Area 2 (Campers/Cabin Users, Education Users, Low Impact Park Users, Natural Resource Special Interest Users, Partners)	None	Agricultural Use per Easement Requirements.	Interpretive Programs and Signage.

Table 9 Experience Areas

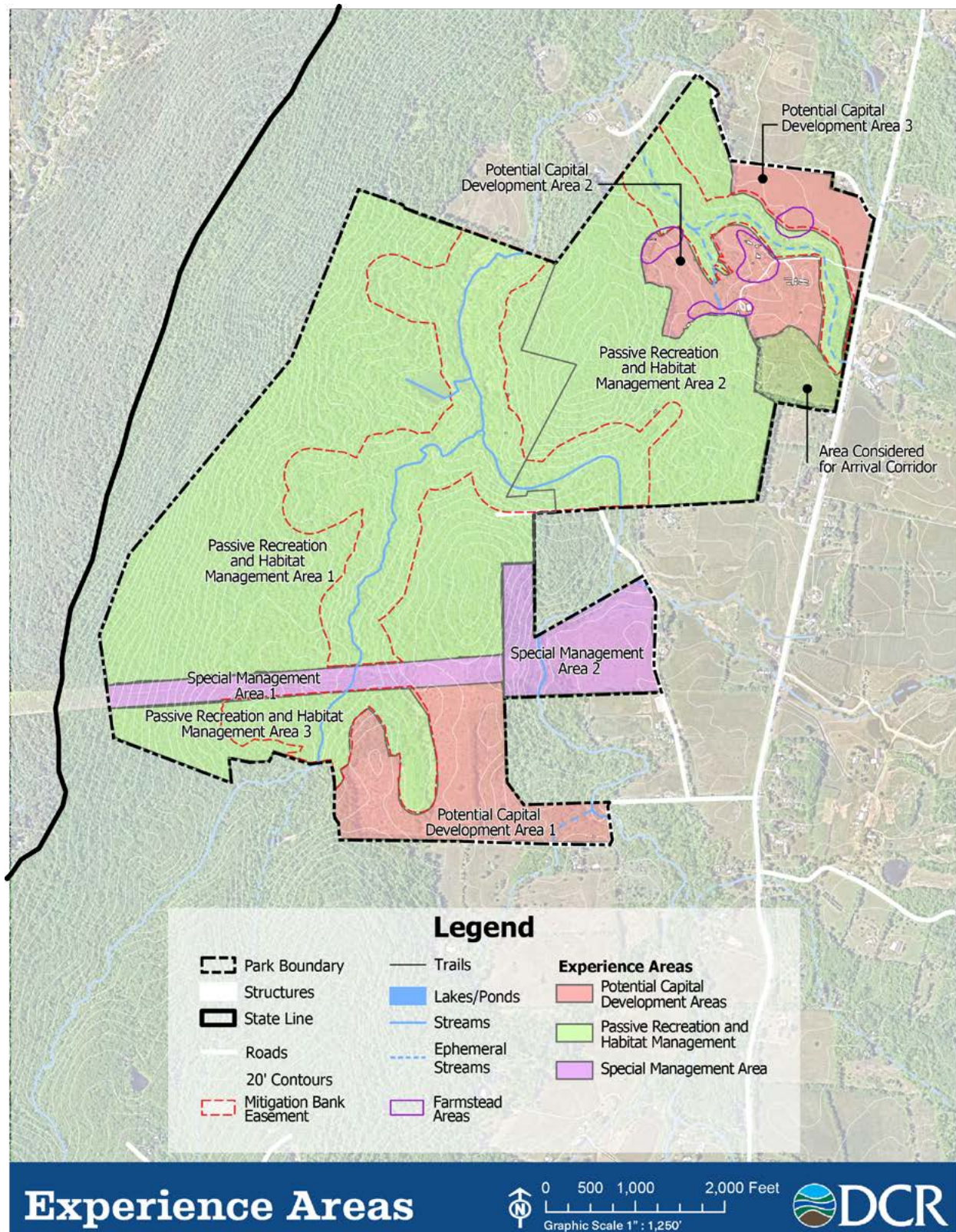


Figure 46 Experience Areas



Figure 47 View of the Blue Ridge from the meadow adjacent to Harpers Ferry Road

NEEDS ASSESSMENT

While there are commonalities in the amenities and service facilities provided across the Virginia State Parks system, each park's unique needs serve as the foundation for planning future improvements. In the Needs Assessment process, Sweet Run State Park's specific natural, cultural, and physical resource needs were informed by the results of the public input survey and market study, visitor experience outcomes, the park's goals and objectives, and discussions of visitor-focused and operational needs as well as the upgrades required to meet Virginia State Park standards.

During the Needs Assessment workshop, the following needs were identified for Sweet Run State Park. These needs were subsequently assigned to locations in the park, based on the previous mapping of opportunities and constraints and visitor experience areas. To provide a clear framework for implementation, the improvements were prioritized into short-, medium-, and long-term phases (Phase 1, 2, and 3). The improvement locations and designated phasing form the basis of the Development Plan detailed in the following section.

Results of the public input survey which informed the Needs Assessment can be found in **Appendix A - Public Engagement Summary**.

PARK NEEDS

Need	Description
Visitor Center, including Administrative Office Space	Develop a year-round Visitor Center that serves as the park's primary arrival, orientation, education, and administrative facility. The building should include visitor services, exhibits, classrooms, offices, storage, gift sales, and support spaces, with architecture that reflects the region's rural character and complements the surrounding landscape.
Maintenance Buildings and Service Areas	Develop a dedicated maintenance complex that supports park operations, including equipment and vehicle storage, maintenance work areas, material storage, fueling facilities, and park service functions. The maintenance area should be screened from public use areas and designed for efficient operational access.
Connection to Appalachian Trail	Establish a formal blue blaze trail connection between Sweet Run State Park and the Appalachian National Scenic Trail, subject to coordination and approval by the National Park Service and the Appalachian Trail Conservancy. Improvements may include trail alignment, trailhead facilities, parking enhancements, and limited overnight parking that support both park visitors and Appalachian Trail users.
Campgrounds: Primitive and Group	Develop walk-in primitive campsites and group camping areas that provide a low-impact overnight experience with convenient access to a centrally located bathhouse and trail network.
Hiking Trails	Expand and enhance the park's hiking trail network to provide access to scenic views, natural features, historic resources, and recreational destinations throughout the park. Improvements may include trailhead amenities, parking enhancements, and sustainable trail upgrades. Stream crossings requiring new bridges are excluded from the master plan where constrained by conservation easements or the mitigation bank. Trail rehabilitation or rerouting outside the master plan recommendations will be evaluated through the park's trail management planning.
Biking Trails	Assess the existing trail system for feasibility of use by bicycles and create new trails that allow for bicycling. New bicycling trails within the current park grounds are not permitted by conservation easement limitations.
Equestrian Trails	Maintain and enhance the existing equestrian trail system while improving visitor safety and trailer access. Future needs include relocating the equestrian trailhead and trailer parking away from the existing Sawmill Lane entrance. Future trail expansion within the current park grounds is constrained by conservation easement limitations.

Need	Description
Interpretive Trails	Develop self-guided and ranger-supported interpretive trail experiences that highlight the park's natural, agricultural, cultural, and historical resources. Improvements may include interpretive signage, QR-code enabled content, wayfinding, and interpretive installations such as ghost structures where historic buildings no longer exist.
Rustic Cabins	Develop up to five rustic cabins, each not exceeding 750 square feet, consistent with conservation easement requirements. Cabins may include solar power, propane service, potable water, and well/septic utilities where appropriate.
Ranger Residences	Maintain the existing ranger residence and evaluate the need for one additional residence to support park operations, security, and emergency response. Future residences should comply with applicable easement restrictions and may be located on future acquired lands if appropriate.
Recreational facilities for people with physical, sensory, or other ability differences	Provide accessible recreation opportunities through universally accessible circulation routes, trails, visitor amenities, and interpretive features. Improvements may include ADA-accessible trail segments, sensory experiences, all-terrain wheelchair access to selected destinations, and color vision deficiency viewing glasses available for visitor use.
Picnic Shelters and Picnic Areas	Provide picnic facilities that accommodate both small and large groups near primary visitor destinations and parking areas. Picnic shelters should be located within designated Farmstead Areas where permitted by easement, while smaller shade structures or unsheltered tables may be considered elsewhere where appropriate.
Nature-based discovery area/ accessible play	Maintenance, management, and expansion of nature-based play stations
Agriculture/Demonstration Agriculture	<p>Potential agricultural activities:</p> <ul style="list-style-type: none"> • Incubator farm for teaching sustainable and regenerative techniques / market farm leased by a tenant farmer – need partnership for this with Virginia Cooperative Extension, universities or other partners. • Research orchard for threatened species such as American Chestnut and Ash trees, but consider limitations near power lines. • Tree nursery for state parks. • Vegetable garden or small farm plots focusing on historic and heirloom species and historic cultivation, and demonstrations. • Edible landscapes (fruit trees, berries, etc.). • Open meadows: opportunity for hay, pollinator plots.

Table 10 Park Needs



Figure 48 Aerial view of the park

DEVELOPMENT PLAN

DEVELOPMENT SUMMARY

In the proposed development plan, improvements are generally concentrated in the northeastern portion of the site, which is presently the most developed area of the park and historically the primary location of farmstead and agricultural activities. All new structures are located within Farmstead Areas or are otherwise permitted by the conservation easements. These improvements will be implemented in phases with priority given to addressing the most immediate needs and those that can readily be met with currently available resources.

Demory-Wortman House as Visitor Center: The Demory-Wortman House and grounds are improved to serve immediate visitor and staff needs with additional restrooms, parking, and trail access while maintaining the integrity of the site as a cultural and archeological resource. A new Visitor Center is identified as an Unmet Need.

Overnight Parking: Expanded parking serves both day use visitors and overnight campground users.

Park Maintenance Facilities: A new pole barn structure behind the Demory-Wortman House helps to support park operations. A new Maintenance Facility is identified as an Unmet Need.

Campgrounds: Walk-in primitive and group campgrounds are situated to the east of Mountain View Trail and meadow, accompanied by a bathhouse within Farmstead Area B offering restroom and shower facilities to campers.

Demonstration Agriculture: Upgrades to the existing agricultural fields south of the main entry road support agricultural education.

Productive/Research Agriculture: In the southeast portion of the site, maintenance and storage facilities are provided to support the agricultural activities mandated within the Tract 1 Agricultural Easement.

Sawmill Lane Parking Improvements: The existing equestrian parking lot at the Sawmill Lane park entrance is reconfigured to better accommodate horse trailers. This location is also improved with overnight parking and a new picnic area. Additional equestrian trails and parking are identified as Unmet Need.

Western Tract: The forested western extent of the park is largely untouched, with limited development that includes an official Blue Blaze trail connection to the Appalachian Trail and assessment of the impoundment at Gordon Pond.

Cabins: Rustic camping cabins overlooking Short Hill Mountain are accessed via the existing Sawmill Lane entrance.

Meadow Picnic Area: A new picnic shelter, restrooms, parking, and accessible hiking area are added along the meadows south of Pinehill Lane. These amenities, located within Farmstead Area D, provide visitors with the opportunity to experience the meadows and stream corridor in the northern part of the park.

Altogether, the proposed improvements facilitate access to the natural and cultural resources that are unique to Sweet Run State Park, connecting visitors to the natural landscape of the Between the Hills valley and the agricultural legacy of Loudoun County.

ILLUSTRATIVE DEVELOPMENT PLAN

The illustrative development plan communicates the vision of the master plan, depicting what the park is intended to look like when all phases of development are complete. The plan locates new amenities, operational support facilities, and other land uses which will later be defined in detail during the design phases of the implementation process. The general locations of potential new hiking trails are shown for illustrative purposes only, as any new trail locations will be determined by park staff.

ILLUSTRATIVE DEVELOPMENT PLAN

LEGEND

- ➔ Park Entrance
- Proposed Trail (Approx. Location)
- Farmstead Area
- 🏠 Cultural Resource

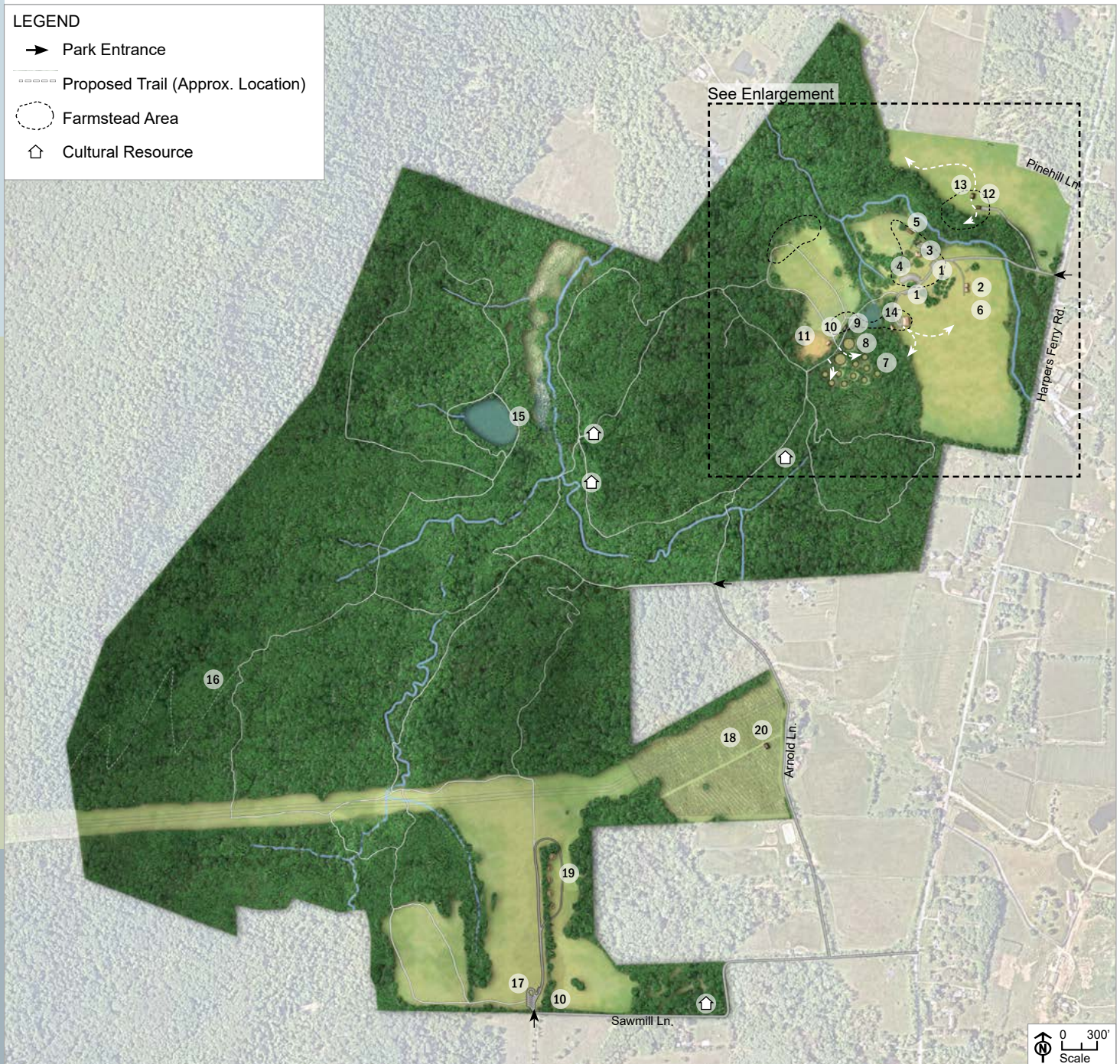


Figure 49 Illustrative Development Plan

- | | | |
|---|---|--|
| ① Existing Parking | ⑧ Group Campsites (2) | ⑮ Impoundment Assessment |
| ② Existing Agriculture Support Facilities | ⑨ Bathhouse | ⑯ Blue Blaze Trail Connection to AT |
| ③ Demory Complex Improvements | ⑩ Picnic Area | ⑰ Improved Equestrian Parking and Day Use/ Overnight Parking |
| ④ Day Use/Overnight Parking | ⑪ Improved Nature Play Area | ⑱ Agriculture Area |
| ⑤ Maintenance Area Improvements | ⑫ Restroom and Parking | ⑲ Rustic Camping Cabins (5) |
| ⑥ Demonstration Agriculture Area | ⑬ Picnic Shelter | ⑳ Agriculture Support Facilities |
| ⑦ Primitive Camping Tent Sites (10) | ⑭ Repurposed Interpretive Center and Ranger Residence | |

ILLUSTRATIVE DEVELOPMENT PLAN - ENLARGEMENT

LEGEND

- ➔ Park Entrance
- Proposed Trail (Approx. Location)
- Farmstead Area
- 🏠 Cultural Resource



Figure 50 Illustrative Development Plan Enlargement

- | | |
|---|---|
| ① Existing Parking | ⑧ Group Campsites (2) |
| ② Existing Agriculture Support Facilities | ⑨ Bathhouse |
| ③ Demory Complex Improvements | ⑩ Picnic Area |
| ④ Day Use/Overnight Parking | ⑪ Improved Nature Play Area |
| ⑤ Maintenance Area Improvements | ⑫ Restroom and Parking |
| ⑥ Demonstration Agriculture Area | ⑬ Picnic Shelter |
| ⑦ Primitive Camping Tent Sites (10) | ⑭ Repurposed Interpretive Center and Ranger Residence |

PHASED DEVELOPMENT PLAN

The Phased Development Plan provides a step-by-step approach for implementing improvements to park facilities and amenities over the 30-year master plan timeframe. The plan is organized into short-term (Phase 1), medium-term (Phase 2) and long-term (Phase 3) time frames. With current resources and available space, certain needs that have been identified for the long-term requirements of the park cannot be met. These have been placed in an Unmet Needs category.

Phase 1

Phase 1 is focused on establishing the most critical facilities that can currently be provided within the park to better meet immediate visitor and operational needs and allows for overnight stays.

- Demory Complex Interior: Renovations that allow the Demory-Wortman House to serve as a temporary park office and visitor center, including an interior accessible restroom for staff, improvements to the gift shop area, and interpretive exhibits on the first floor
- Demory Complex Exterior: Trailhead and Comfort Station with two accessible restrooms design to be outwardly compatible with the cultural landscape
- Lower Parking area south of Demory-Wortman House to support day use and overnight campground parking
- New 3-bay pole shed structure constructed in place of the existing barn north of the Demory-Wortman House to support park maintenance operations
- Official Blue Blaze trail connecting Woodthrush Trail to the Appalachian National Scenic Trail (AT)
- Demonstration agriculture area in Tract 2 Conservation Easement and initial establishment of agricultural use in Tract 1 Agricultural Easement (e.g. hay or pollinator meadows)
- Improved equestrian parking area and day use/overnight parking at Sawmill Lane park entrance
- Bathhouse with restrooms and showers to support camping areas
- Picnic area with tables, grills, gravel road and parking near Mountain View Trail
- Group campsites (2) and primitive camping tent sites (10 maximum) with connecting trails. Parking to be accommodated in the Lower Parking Lot described above.
- Impoundment assessment at Gordon Pond
- Additional hiking trails, including interpretive trails and facilities for people with physical, sensory, or other ability differences (locations to be determined by park staff)

Phase 2

Phase 2, focused on the southern portion of the park, further broadens the park's recreational offerings with rustic cabins for overnight lodging and provides agricultural support facilities for the Agricultural Easement off of Arnold Lane.

- Rustic camping cabins (5 cabin, 750 square feet maximum each) with heat and electricity; kitchen and bathroom in each unit served by on-site well and septic; gravel loop road and parking
- Picnic area at Sawmill Lane entrance (no shelter)
- Additional agricultural use in Tract 1 Agricultural Easement (e.g., tree nursery or research orchard) and associated maintenance facilities.

Phase 3

Phase 3 connects park users with the north meadow along Pinehill Lane and upgrades the existing nature play area. The existing Interpretive Center and ranger residence are replaced or repurposed only if a new Visitor Center and ranger residence are provided (see Unmet Needs).

- Trailhead, hiking trails, restroom, and picnic shelters with tables, seating, grills, gravel road and parking at the meadow south of Pine Hill Lane
- Improvements to existing nature play area
- Repurposing or replacement of Interpretive Center
- Repurposing of ranger residence

Unmet Needs

The following improvements are identified as high-priority needs that cannot currently be met within park grounds, due primarily to existing conservation covenants and the desire to preserve viewsheds, cultural sites, and natural features in potentially developable areas of the park. While not included in this master plan, opportunities for future land acquisition will be explored to accommodate these improvements.

- Visitor Center with educational facilities and interpretive exhibits, gift shop, administrative offices, and storage
- New biking trails and additional equestrian trails with trailhead parking
- Standard full-scale Maintenance Facility including maintenance building, pole sheds, materials storage, above-ground fuel storage tanks, and maintenance offices
- Ranger residence separated from public-facing facilities

ILLUSTRATIVE DEVELOPMENT PLAN - PHASING

LEGEND

- # Phase 1
- # Phase 2
- # Phase 3
- ➔ Park Entrance
- Proposed Trail (Approximate Location)
- Farmstead Area
- ⌂ Cultural Resource

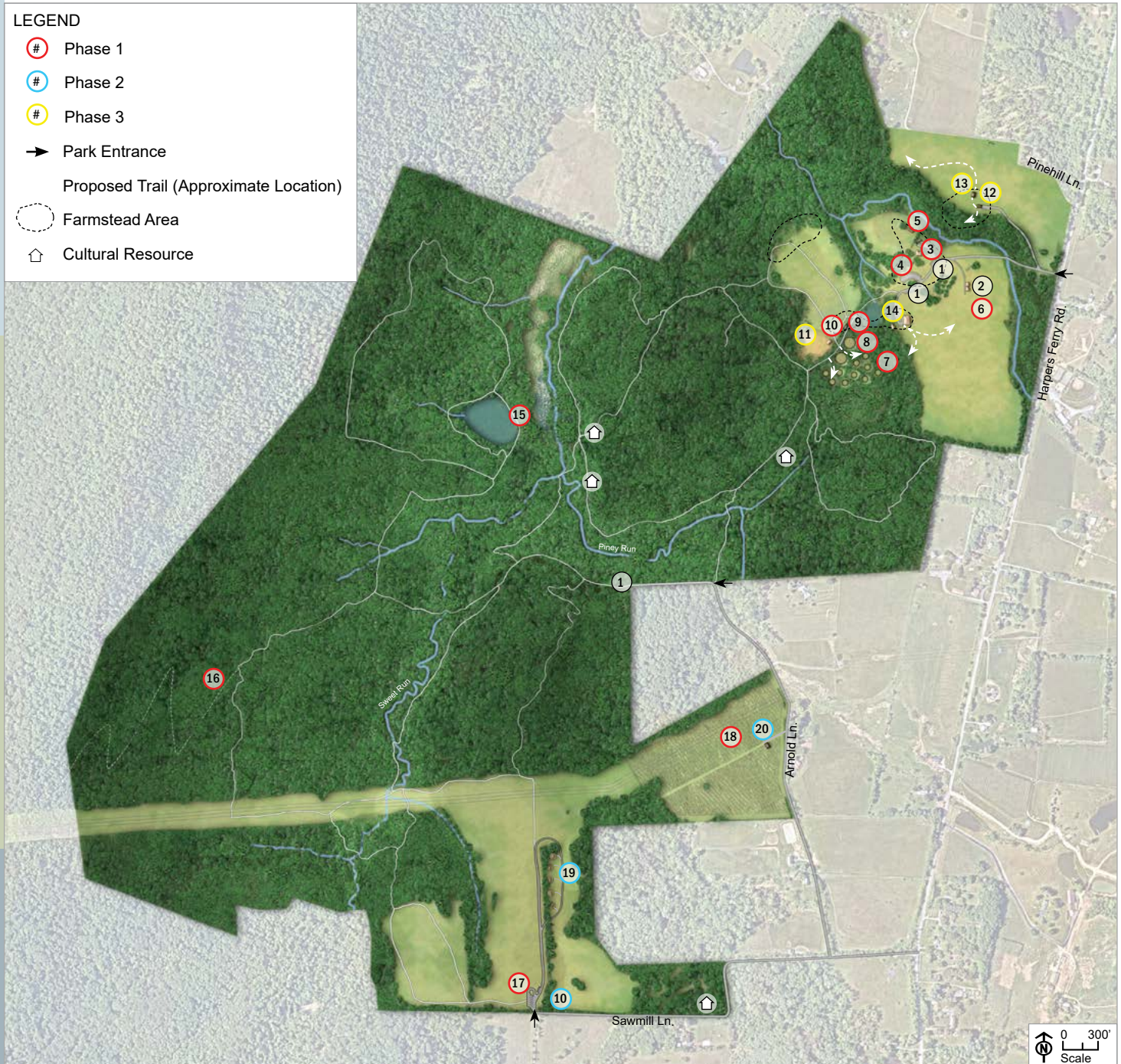


Figure 51 Illustrative Development Plan - Phasing

- | | | |
|---|---|--|
| ① Existing Parking | ⑧ Group Campsites (2) | ⑮ Impoundment Assessment |
| ② Existing Agriculture Support Facilities | ⑨ Bathhouse | ⑯ Blue Blaze Trail Connection to AT |
| ③ Demory Complex Improvements | ⑩ Picnic Area | ⑰ Improved Equestrian Parking and Day Use/ Overnight Parking |
| ④ Day Use/Overnight Parking | ⑪ Improved Nature Play Area | ⑱ Agriculture Area |
| ⑤ Maintenance Area Improvements | ⑫ Restroom and Parking | ⑲ Rustic Camping Cabins (5) |
| ⑥ Demonstration Agriculture Area | ⑬ Picnic Shelter | ⑳ Agriculture Support Facilities |
| ⑦ Primitive Camping Tent Sites (10) | ⑭ Repurposed Interpretive Center and Ranger Residence | |

CONSTRUCTION COST ESTIMATE BY PHASE

Description	Total
Phase 1	
Demory Complex Renovation	\$1,076,791
3-Bay Pole Shed Structure	\$350,500
Trail Connecting Woodthrush Trail to Appalachian National Scenic Trail (AT)	\$232,500
Initial Establishment of Agricultural Use in Agricultural Easement	\$150,000
Impoundment Assessment at Gordon Pond	\$50,000
Additional Hiking Trails	\$244,600
Improved Equestrian Parking and Day Use/Overnight Parking	\$209,558
Group Campsites and Primitive Camping Tent Sites - All Walk-In	\$526,500
Preparation of Agricultural Demonstration Area Tract 2	\$100,000
Phase 1 Misc. Landscaping Allowance	\$100,000
PHASE 1 CONSTRUCTION SUBTOTAL	\$4,163,475
A/E Fee (17% ²) includes stormwater mgmt & E&S control measures	\$815,439
SUBTOTAL	\$4,978,914
Other Project Costs ³	\$633,223
Phase 1 Total \$5,612,136	
Phase 2	
AT Connection Trailhead Parking Area Improvements	\$24,500
Additional Agricultural Use in Agriculture Easement (e.g. tree nursery or research orchard) - Allowance	\$500,000
Agricultural Support Facilities in Agriculture Easement off Arnold Lane	\$46,000
Rustic Cabins	\$2,335,480
Phase 2 Misc. Landscaping Allowance	\$100,000
PHASE 2 CONSTRUCTION SUBTOTAL	\$3,005,980
A/E Fee (17% ²) includes stormwater mgmt & E&S control measures	\$588,737
SUBTOTAL	\$3,594,717
Other Project Costs ³	\$457,179
Phase 2 Total \$4,051,897	
Phase 3	
Trailhead, Hiking Trails, Restroom and Picnic Shelter (Pinehill Lane)	\$1,749,671
Improvements to Existing Nature Play Area	\$200,000
Phase 3 Mis. Landscaping Allowance	\$100,000
PHASE 3 CONSTRUCTION SUBTOTAL	\$2,049,671
A/E Fee (17% ²) includes stormwater mgmt & E&S control measures	\$401,439
SUBTOTAL	\$2,451,110
Other Project Costs ³	\$311,734
Phase 1 Total \$2,762,844	
TOTAL MASTER PLAN COST	\$12,426,877

Table 11 Phased Cost Estimate

² A/E Fee - 17% includes site visits, code reviews, agency reviews, plan reviews, bidding, construction administration, project close out

³ Other Project Costs - includes General Conditions / General Requirements, Testing & Inspections, Bonds/Insurance (GL, Builders Risk)

CULTURAL AND HISTORIC RESOURCE TREATMENTS COST ESTIMATE

While cultural and historic resource treatments are not included as part of the phased development plan, prioritization and estimated costs are included here for informational purposes.

Description	Total
First Priority	
Analysis of Future Intent of Architectural Homesteads Allowance	\$250,000
Safety Fencing @ Derry House, Everhart / Butler / Speaks House, Piper Log House Allowance	\$30,000
Safety Signage @ Architectural Resources Allowance	\$10,000
Stabilization @ Derry House Allowance	\$132,600
Stabilization @ Everhart / Butler / Speaks House Allowance	\$90,600
Interpretation of Demory-Wortman House Allowance	\$192,100
Documentation & Archival Research Allowance	\$25,000
Assess Existing Artifact Collection for Condition and Stabilization Needs Allowance	\$25,000
Compile Digital Artifact Inventories and Compare for Completeness, Cataloging Allowance	\$25,000
Conduct Phase I Archeological Survey Allowance	\$75,000
Conduct Phase IA Archeological Survey Allowance	\$40,000
FIRST PRIORITY CONSTRUCTION SUBTOTAL	\$895,300
A/E Fees / Other Costs	\$308,279
First Priority Total \$1,203,579	
Second Priority	
Interpretation allowance - Barney's Cabin	\$125,000
Restoration and Interpretation of the Derry House Allowance	\$198,900
Restoration and Interpretation of Everhart / Butler / Speaks House Allowance	\$135,900
Interpretation of Piper Log House Allowance	\$119,000
Conduct Phase I Archeological Survey Allowance	\$75,000
Conduct Phase II Archeological Survey Allowance	\$200,000
SECOND PRIORITY CONSTRUCTION SUBTOTAL	\$853,800
A/E Fee / Other Costs	\$293,989
Second Priority Total \$1,147,789	
Third Priority	
Interpretation allowance - Arnold Lane Ruins	\$250,000
Interpretation allowance - Sawmill Lane Ruins	\$105,250
THIRD PRIORITY CONSTRUCTION SUBTOTAL	\$355,250
A/E Fee / Other Costs	\$122,323
Third Priority Total \$477,573	
TOTAL COST	\$2,828,941

Table 12 Cultural and Historic Treatments Cost Estimate

STAFFING AND OPERATIONS

Staffing Needs at Build Out

The staffing buildout outlines current and future staffing needs based on anticipated changes in visitor use, park operations, facility size and type, program offerings, special events, and resource protection requirements. Immediate staffing recommendations are informed by the Virginia State Parks Field Operations Staffing Matrix, which uses a comprehensive formula to determine the optimal staffing levels for a state park. The Matrix considers park size and resources, facility conditions, and programming needs to support high-quality visitor experiences, public safety, and resource stewardship. Staffing projections for future phases are aligned with the master plan to ensure operational efficiency and maintain an exceptional visitor experience as the park evolves.

Existing Staffing (FY 2025)

The park currently employs four (4) full-time employees, excluding wage and seasonal staff:

- Park Manager (1)
- Office Manager (1)
- Park Ranger – Maintenance (1)
- Public Safety & Law Enforcement Positions (1)

Of the current positions, the following positions perform some or all maintenance tasks:

- Park Ranger – Maintenance
- Public Safety & Law Enforcement

The current Park Manager focuses almost entirely on administrative management of the park. While this position focuses on park leadership and oversight, personnel management, and administrative work, the Park Manager and other positions contribute to maintenance projects from time to time.

Future Needs as per State Matrix Projection

Virginia State Parks initially staffed the new park with a core team of four (4) full-time employees (FTEs). Additional staffing is added as facilities are developed and operations expand. The Field Operations Staffing Matrix calculates the total recommended FTEs for each park and compares that number to existing staffing levels.

Per State Matrix Projections, the following positions represent the additional FTE positions needed within each phase to optimize visitor experience and safety, resource management, and operational efficiency.

In summary, the staffing buildout projects a total of 11 FTE, roughly divided into three administrative positions, four maintenance positions, and one position each for resource management, interpretation and volunteerism.

Phase 1: Additional Positions

Phase 1 proposes the addition of the following FTE positions:

- Chief Park Ranger – Operations (1)
- Chief Park Ranger – Visitor Experience (1)
- Volunteer Coordinator (1)
- Park Ranger – Resource Management (1)

The Chief Park Ranger – Operations is a position that will be responsible for overseeing the maintenance program at the park, including a supervisory role over the existing Park Ranger – Maintenance and part-time maintenance staff. The Chief Park Ranger – Visitor Experience will continue to develop and operate the extensive interpretive program that already exists today in the park, and oversee part-time interpretive staff. The Volunteer Coordinator will work with the substantial volunteer base that the park has already developed, and will coordinate volunteer programs, events, and other efforts at the park; the Sweet Run State Park volunteer program is one of the largest in the state. Finally, the Park Ranger – Resource Management will focus primarily on the extensive natural resources in the park, which includes forest and meadow management, trail management including rehabilitation and reroutes, and invasive species management. It is assumed that the existing Public Safety & Law Enforcement position is expected to have less maintenance duty responsibilities as new Rangers are added to the maintenance program; however, the position will continue to perform park maintenance as necessary.

Altogether, a total of 8 FTEs is needed by the end of Phase 1 build out.

Phase 2: Additional Positions

Phase 2 proposes the addition of the following FTE positions:

- Park Ranger - Maintenance (1)

It is assumed a major role for the new Park Ranger – Maintenance position in Phase 2 will specifically be tending to the new campgrounds and cabins built during Phase 2. However, they will also be responsible for the overall maintenance of the park at the direction of the Chief Park Ranger – Operations and in coordination with other maintenance staff.

A total of 9 FTEs is needed by the end of Phase 2 build out.

Phase 3: Additional Positions

Phase 3 proposes the addition of the following FTE positions:

- Assistant Park Manager (1)
- Park Ranger - Maintenance (1)

The Assistant Park Manager will help support the Park Manager in all administrative duties, park leadership and oversight, and personnel management as the park's structures and staffing are built out. The Assistant Park Manager will also perform any maintenance duties if/when necessary; however, it is anticipated that both the Park Manager and Assistant Park Manager will not be able to provide more than 5-10% of their time on maintenance. Similar to the Park Ranger – Maintenance introduced in Phase 2, this additional maintenance position will also be responsible for the overall maintenance of the park at the direction of the Chief Park Ranger – Operations and in coordination with other maintenance staff.

A total of 11 FTEs is needed by the end of Phase 3 build out.

Table 13 Additional Positions by Phase

Position Title	Existing Position	Needs with Phase 1	Needs with Phase 2	Needs with Phase 3	Total
Park Manager	1				1
Assistant Park Manager				1	1
Chief Park Ranger - Maintenance		1			1
Chief Park Ranger - Visitor Experience		1			1
Office Manager	1				
Volunteer Coordinator		1			1
Park Ranger - Maintenance ⁴	1		1	1	3
Park Ranger - Resource Management ⁵		1			1
Public Safety and Law Enforcement Positions ⁶	1				1
FTE Salary with Benefits Total					
	\$344,724	\$450,652	\$99,572	\$216,714	\$1,111,662
Wage Total					
	\$164,167	\$89,865	\$59,910	\$29,955	\$343,897
OTPS⁷ Total					
	\$152,765	\$137,381	\$32,020	\$70,952	\$393,118
Total Current Budget					
	\$661,656	\$677,898	\$191,502	\$317,621	\$1,848,677

Table 14 Sweet Run State Park Staffing Buildout⁸

- ⁴ The Park Ranger – Maintenance position may cover a wide variety of roles including maintenance, custodial and/or housekeeping duties.
- ⁵ Need for Park Ranger – Resource Management may also be fulfilled by additional full-time District Resource staff positions.
- ⁶ The placement of Public Safety & Law Enforcement (PS&LE) rangers within the Division of State Parks is guided by the Career Specialization & Career Path Optimization plan developed for the PS&LE section. The addition or reduction of PS&LE staff at a particular location may occur in order to meet the spirit and intent of this optimization plan.
- ⁷ OTPS stands for "Other Than Personnel Services"; it covers all of the non-staffing expenses necessary to open and operate a Virginia State Park, including but not limited to routine maintenance, equipment, supplies, utilities (e.g. power, sewer, water), and resource management. OTPS does not include costs for salaried employees, wage and seasonal staff.
- ⁸ Amounts are in FY25 dollars and all costs such as salary, wage and Other Than Personnel Services (OTPS) are based on FY25 budget projections.



Figure 52 View through the meadow to the Blue Ridge

CONCLUSION

The Sweet Run State Park Master Plan sets the course for the park's future as both a public amenity and conserved landscape over the next 30 years. Its phased implementation strategy directs the incremental development of amenities for outdoor recreation, education, and park operations while protecting the resources that define the park.

The development plan recommendations reflect a methodical planning process that included an inventory and analysis of existing conditions, including natural, cultural, and historic resources; careful consideration of the park's historic significance and conservation background; public and stakeholder input; documentation of key visitor experiences; and identification of the park's unique needs, opportunities and constraints. The master plan allows for flexibility, recognizing that recommendations will be revisited and refined through future updates.

As this long-term vision is implemented over the coming decades, Sweet Run is well-positioned to preserve and showcase the region's natural landscape and rural agricultural legacy. Recognizing the development limitations resulting from existing conservation easements, future land acquisition will also be explored to accommodate high-priority facilities that cannot be developed within the current park boundary, ensuring that the park can continue to meet visitor and operational needs while upholding its conservation mission.

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APPENDICES

APPENDIX A: PUBLIC ENGAGEMENT SUMMARY

Spring 2025 Public Engagement Summary

Sweet Run State Park Master Plan



May 16th, 2025





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Spring 2025 Public Engagement Summary
Sweet Run State Park Master Plan

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Introduction

The State-mandated park master planning process requires robust community engagement to ensure that planning keeps the public informed of the process and takes community opinion into account. To this end, two sets of public meetings are required, a Public Information Meeting to formally introduce the planning process to the public, and a Public Comment Meeting to share the draft master plan and solicit feedback on it.

The Sweet Run State Park Master Planning Team held the first round of engagement, including the Public Information Meetings and an online survey, in Spring of 2025.

Public Meetings

The Master Plan Team conducted in-person and virtual Public Information Meetings in March 2025 to publicly launch the master planning process for Sweet Run State Park and formally introduce the project to the community. The meeting's purpose was to share information about Sweet Run State Park, introduce the DCR Master Plan team, present preliminary observations about the park's character and market potential, and respond to questions from attendees. Those attending these meetings were also encouraged to provide input by responding to the online survey.

Spring 2025 Public Engagement Summary
Sweet Run State Park Master Plan

In-person Meeting

Information

March 11, 2025 | 6:30 – 8:30 PM – Between the Hills Community Center (11762 Harpers Ferry Rd, Purcellville, VA 20132)

Summary

The in-person meeting began with an open house session during which attendees could review exhibit boards addressing background information about the park and different park themes. Attendees were encouraged to provide input by responding to the online survey and had the opportunity to leave comments on the exhibits using sticky notes. Following the open house, members of the Master Plan Team from the consultants and DCR gave a presentation introducing the master plan project. The final component of the meeting was a Q&A session where attendees asked questions, which were answered by the Master Plan Team.

Approximately 60-70 people attended and participated.

Q&A Themes

During the Q&A, attendees asked questions and provided comments on a variety of topics which included:

- Funding for further trail development
- Support for and opposition to the development of mixed-use trails for hiker, equestrian, and mountain bike use
- Questions and concerns about a potential widening of the Dominion Power easement
- Concerns about vehicular access to the park along Sawmill Lane

Some topics not covered at the in-person meeting include historic interpretation of enslaved people on the farmsteads, concerns about stream restoration and invasive species management, and the Appalachian Trail connection.

- Questions about DCR's plans for the preservation and conservation of the historic structures in the park
- Use of trails by equestrians and mountain bikes

Virtual Meeting

Information

March 26, 2025 | 6:30 – 8:00 PM – Virtual Meeting (via Teams)

Summary

The virtual meeting shared very similar content to the in-person meeting. Due to the virtual format, there was no open house portion of the meeting; rather, the open house exhibits were posted to the project website for the public to review. The meeting began with a presentation by the Master Plan Team, followed by a virtual Q&A session during which attendees entered questions into the meeting's Q&A box which were answered by DCR staff and leadership.

Approximately 50 people attended and participated. A recording of the meeting was posted to the project website following its conclusion.

Q&A Themes

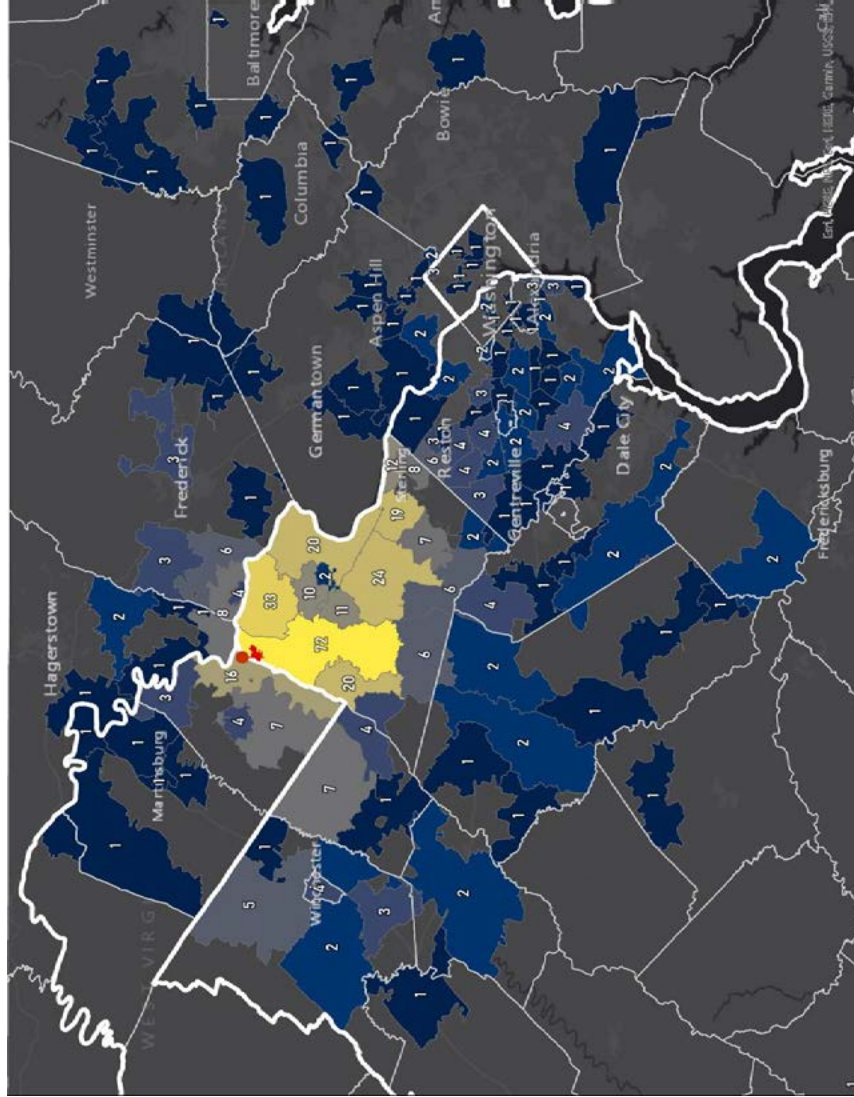
Many of the questions asked during the virtual meeting had similar themes to those asked at the in-person meeting. Conditions on Sawmill Lane were brought up, alongside concerns about the condition of historic structures in the park. A few questions centered on the master planning process itself, including the structure of the Advisory Committee and how deep their involvement would be. Multiple questions about the power easement were asked as well.

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Survey

An online survey, administered through the SurveyMonkey platform, was the main source of public feedback during the first engagement period in Spring 2025. The survey opened ahead of the in-person Public Information Meeting, on March 10th, and closed on April 30th. A total of 740 responses were received, with a completion rate of 71 percent, meaning 525 respondents answered every question.

Figure 1: Survey Responses by ZIP Code



Survey Results

Location and Demographics of Respondents

506 respondents provided their ZIP codes for tracking. Figure 1 shows the locations of survey respondents who provided this information. Note: The locations of respondents from zipcodes outside of the geographic area in Figure 1 are not shown.

Of the respondents who provided demographic data, the average age was approximately 53 years old. 32.2 percent of households contained children under 18 years old, and 27.5 percent contained members 65 years or older.

Chart 1: Respondent Age Groups

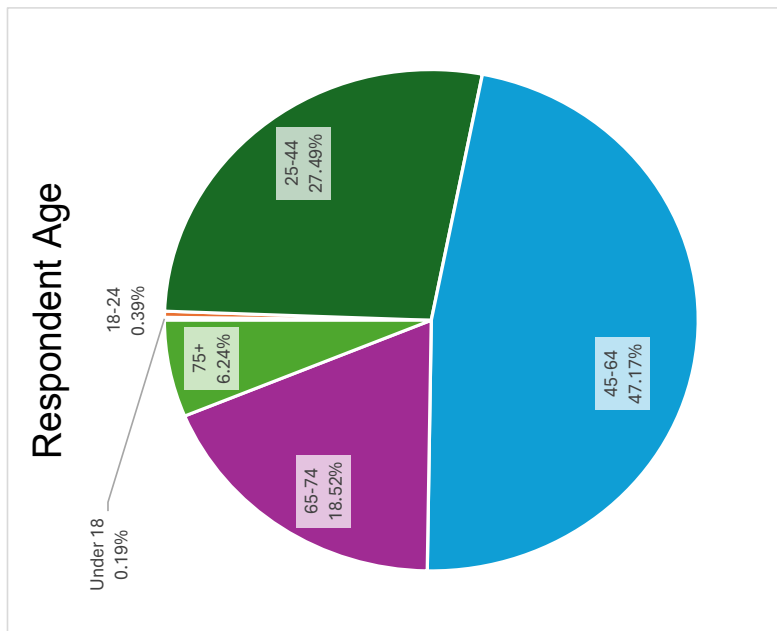
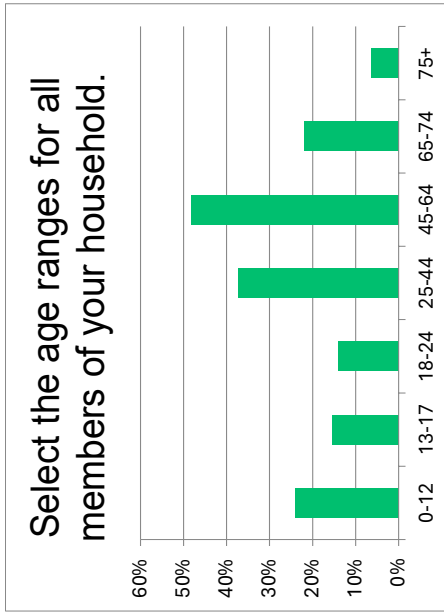


Chart 2: Respondent Household Makeup by Age Group



The majority of respondents lived in Virginia. Of these, 263 respondents lived in Loudoun County, which comprised over half of all Virginia respondents.

384 respondents, or 75.9 percent of all respondents who provided their ZIP codes, lived within the park's Primary Service Area (1-hour driving distance).

Table 1: Respondents by State of Residence

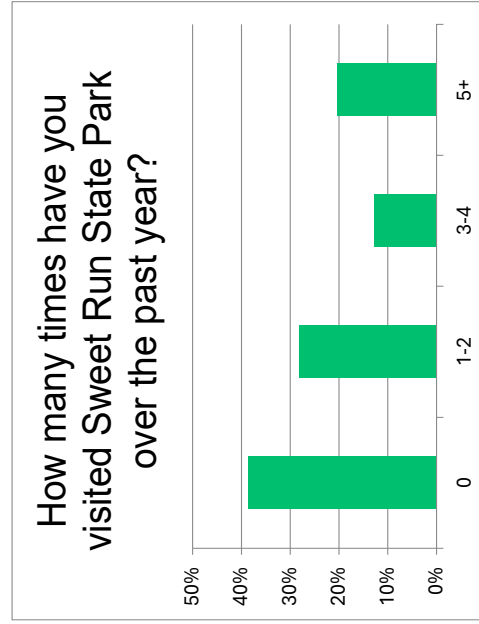
State	Percent	# of Responses
Virginia	79.26%	409
Maryland	12.02%	62
West Virginia	6.78%	35
Washington, D.C.	1.55%	8
Other state (specify)	0.39%	2 ¹
¹ Michigan, Texas		

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Familiarity with the Park

Sixty-one percent of survey respondents have visited Sweet Run over the past year. Of these 61 percent, 20 percent, or 150 respondents, have visited more than 5 times, indicating that they are regular park users.

Chart 3: Number of Times Visited Sweet Run Over the Past Year



Ninety-seven percent of respondents have visited another state or national park within the past year, with 89 percent saying they have visited a similar park within Virginia. 77 percent of all respondents said they are day visitors to state parks 5 or more times a year. Only 10 percent said they are overnight visitors 5 or more times a year.

Chart 5: Average Number of Times Visited State Parks in a Year, Day and Overnight

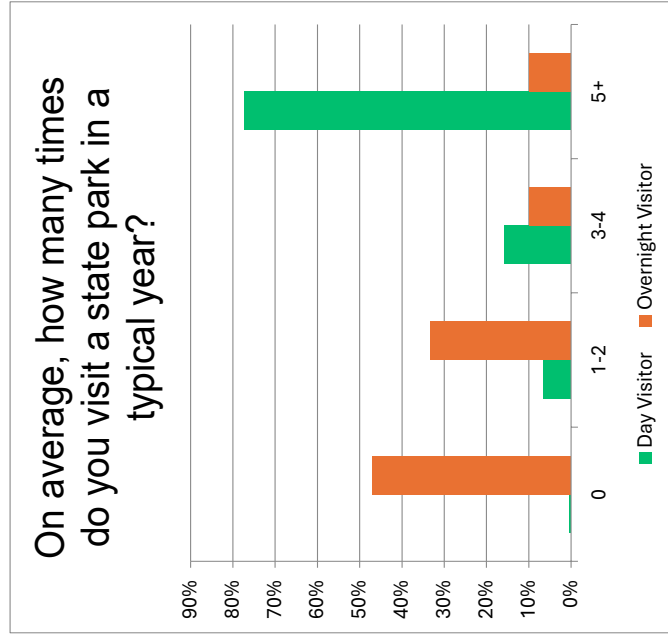
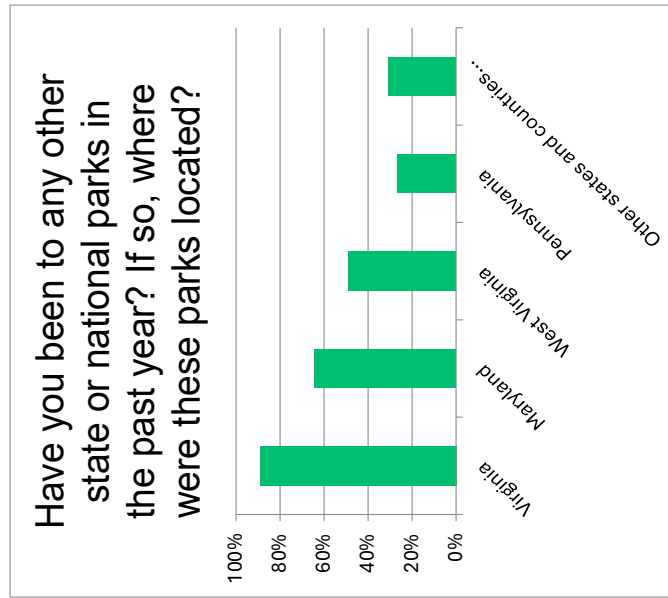


Chart 4: Number of Times Visited Other State or National Parks in the Past Year



Current and Future Park Preferences

The second section of the survey asked respondents to rate and rank various aspects of the park's existing and future activities, amenities, agricultural programs, and education and interpretive programs.

The first question asked respondents to list words and phrases that reflect what they like about Sweet Run State Park. The intent was to pull out feelings and word associations that reflect what people love about the park today. The top 10 most frequently occurring words/phrases were:



Figure 2: Word Cloud

1. Trails
2. Natural
3. Equestrian Trails
4. Beautiful
5. Location
6. Close
7. Hiking
8. Quiet
9. Wildlife
10. History

The next question asked respondents to rate the importance of existing parking activities and amenities by indicating the extent to which these elements are integral to the park experience. Respondents could choose from a list of activities and amenities provided or add their own activities or amenities as text responses. Overall, hiking trails, the park's natural geological features, and the park's conservation and preservation mission we most frequently cited as integral to the park.

Table 2: Existing Activity/Amenity Importance

5 = Very integral 1 = Not integral at all

Average	Activity/Amenity
4.75	Hiking trails
4.53	The park's natural geological features, including Sweet Run and Piney Run and the rolling hills
4.5	The park's mission of habitat conservation and preserving the Between the Hills area
3.92	Birding, other animal, and plant identification and observation
3.87	The park's volunteer programs
3.82	Accessibility of facilities for people of different abilities
3.73	History of Native American communities in the region
3.67	Stargazing and dark sky activities
3.52	Heritage of agriculture and homesteading
3.43	Nature-based play areas
3.42	The Interpretive Center and interpretive programming

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3.36	The Demory-Wortman House as a publicly accessible historic building
3.3	Civil War history
3.23	Overnight camping
3.17	Equestrian culture and trail riding
3.16	Children's programming and events
3.09	Agricultural operations
2.92	Fishing at Gordon Pond

Additionally, 136 respondents filled in text with integral parts of the park that were not listed. Most of these text responses expressed desires for future amenities and programming for the park, which did not meet the intent of the question; these responses are categorized as 'Desire' in Table 3. Other responses were unrelated to any activity or amenity and did not answer the question; these responses are categorized as 'Extraneous' in Table 3 below. While not ranked in these tables, the 'Other' and 'Extraneous' comments will be reviewed alongside the other open-ended comments. A full list of the text submissions can be found in the full survey data Excel file.

Table 3: Existing Activity/Amenity Importance Text Responses

Number	Aspect
84	Desire
8	Education/programming
8	Natural setting
6	Historic structures
4	Geocaching
3	Appalachian Trail
2	Equestrian
1	Staff
1	Campfire
1	Trails
1	Recreation
7	Other
9	Extraneous

Respondents were also asked to indicate the extent to which they would prioritize specific park activities and amenities in the future. In addition to rating listed activities and amenities, respondents could also provide their own text responses. Most-frequently-cited activities and amenities included hiking trails, dark sky activities, and themed educational trails. Accessible trails also ranked highly.

Table 4: Future Activity/Amenity Investment and Prioritization

5 = Very high priority 1 = Not a priority

Average	Activity/Amenity
4.52	Hiking Trails
3.58	Astronomy and Dark Sky Activities
3.4	Interpretive/Historical/Educational Trails
3.39	Different Abilities Accessible Trails
3.27	Nature Play
3.21	Biking Trails
3.2	Picnicking Areas
3.14	Camping – Primitive (AKA backcountry)
3.1	Equestrian Trails
3.08	Sensory Trails
2.95	Camping – Group (such as for Scouts troops)
2.57	Fishing – Gordon Pond
2.54	Camping – Cabins
2.5	Geocaching
2.39	Playgrounds

Additionally, 114 respondents filled in text with activities and amenities of the park that were not listed. A full list of the text submissions can be found in the full survey data Excel file. The three most-often requested activities/amenities not already provided were orienteering, disc golf, and mountain biking.

Table 5: Future Activity/Amenity Investment and Prioritization Text Responses

Number	Activity/Amenity
21	Orienteering
18	Disc golf
17	Mountain biking
6	Environmental conservation
5	Equestrian trails
5	Historic preservation
5	Education
2	Restrooms
2	Parking
2	Stocking streams with trout
2	RV camping
2	Appalachian Trail connection
2	Horse trailer parking
2	Site access
2	Bridges
2	Tent camping
1	Accessibility
1	Scout badge programs
1	River access
1	Dog access
1	Hiking trails
1	New trails
1	Car camping
1	Sensory play area
1	Outdoor fitness equipment
1	Horse camping

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1	Geocaching
1	Picnic areas
11	Extraneous

In the subsequent question, respondents were asked to rank types of agricultural activities they would prefer to see at Sweet Run. The three most highly ranked programs were united by their focus on topical, contextual agricultural practices with conservation and education goals.

Table 6: Agricultural Program Preferences

8 = highest average ranking 1 = lowest average ranking

Ranking	Agricultural Program
6.22	Incubator farm for teaching sustainable and regenerative techniques
6.2	Research orchard for threatened species such as American Chestnut and Ash trees
5.42	Vegetable garden or small farm plots focusing on historic and heirloom species and historic cultivation and demonstrations
4.69	Market farm leased by a tenant farmer
4.28	Bee keeping
3.48	Fields managed for straw and hay baling
3.14	Community garden plots
2.57	Livestock grazing

Open Comments

Respondents had the opportunity to share additional thoughts through an open comment box at the end of the survey to capture any opinions not covered by the other questions, or to reinforce or provide context to their answers. In total, 165 respondents gave their thoughts, with most comments addressing trails—specifically, multi-use trails for equestrian and mountain bike users.

Table 8: Open Comments Themes

Number	Comment Theme
77	Trails
59	Mountain Biking
34	Equestrian/Horse
32	Environmental Preservation
14	Parking
13	Preservation of Structures
9	Events
8	Camping
7	Interpretation
7	Disc Golf
6	Overdevelopment
6	Agriculture
4	Powerline

Respondents were also asked to rank types of educational and interpretive themes they would prefer to see at Sweet Run. The park already has a robust interpretation program that touches on some of these themes. The most highly rated themes were for natural history, outdoor recreation skills, and environmental education, underscoring the themes of conservation and preservation that are present across questions and comments.

Table 7: Interpretive/Education Program Preferences

6 = highest average ranking 1 = lowest average ranking

Ranking	Educational/Interpretive Theme
4.59	Natural history (geology, flora and fauna evolution)
4.16	Outdoor recreation skills (i.e., camping skills, orienteering, wilderness survival)
4.09	Environmental education (animal tracking, plant identification)
3.66	Local and regional human history and culture (social, political, military, economic)
2.35	Nature-based handicraft skills (i.e., whittling, basketry, leaf and flower pressing, twine making)
2.15	Agricultural education (i.e., historic demonstrations, exhibits, workshops)

Key Takeaways

Some key takeaways from the survey data are:

- Respondents overwhelmingly value Sweet Run State Park's natural setting in a developing region. This is reflected in answer choices across questions and themes.
- Respondents highly value the park's hiking trails both as an existing amenity and one for future investment and focus.
- The existing equestrian and potential mountain biking communities are both passionate about their use of the park.
- Households with children rated primitive and group camping more highly than the overall group. They also prioritized biking trails more highly than the average.
- Overnight visitor respondents were less interested in the historical and interpretive themes of the park than the overall group. Unsurprisingly, they valued camping and dark sky activities more highly.
- Respondents living within the park's Primary Service Area tended to value heritage and history more highly. While the overall group prioritized biking trails more than equestrian trails, the opposite was true for this subgroup.

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Appendix - Survey Data Subset Breakdowns

Households with Children (Under 18)

Table 9: Existing Activity/Amenity Importance - Households with Children

	Category Average	Overall Average	Activity/Amenity
-	4.75	4.75	Hiking trails
-	4.35	4.53	The park's natural geological features, including Sweet Run and Piney Run and the rolling hills
-	4.29	4.5	The park's mission of habitat conservation and preserving the Between the Hills area
▲	3.75	3.82	Accessibility of facilities for people of different abilities
▲	3.74	3.43	Nature-based play areas
▼	3.68	3.87	The park's volunteer programs
▼	3.66	3.92	Birding, other animal, and plant identification and observation
▼	3.66	3.73	History of Native American communities in the region
▼	3.50	3.67	Stargazing and dark sky activities
▲	3.42	3.23	Overnight camping
▲	3.33	3.16	Children's programming and events
▼	3.27	3.52	Heritage of agriculture and homesteading
-	3.26	3.3	Civil War history
▼	3.19	3.42	The Interpretive Center and interpretive programming
▼	3.07	3.36	The Demory-Wortman House as a publicly accessible historic building
▲	2.97	3.09	Agricultural operations
▲	2.96	2.92	Fishing at Gordon Pond
▼	2.79	3.17	Equestrian culture and trail riding

Table 10: Future Activity/Amenity Investment and Prioritization - Households with Children

	Category Average	Overall Average	Activity/Amenity
-	4.43	4.52	Hiking Trails
▲	3.80	3.21	Biking Trails
▲	3.62	3.27	Nature Play
▼	3.5	3.58	Astronomy and Dark Sky Activities
▼	3.42	3.39	Different Abilities Accessible Trails
▲	3.37	3.2	Picnicking Areas
▲	3.31	3.14	Camping – Primitive (AKA backcountry)
▼	3.28	3.4	Interpretive/Historical/Educational Trails

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▲	3.13	2.95	Camping – Group (such as for Scouts troops)
-	3.07	3.08	Sensory Trails
▲	2.89	2.39	Playgrounds
-	2.66	2.57	Fishing – Gordon Pond
-	2.63	2.54	Camping – Cabins
-	2.62	2.5	Geocaching
▼	2.60	3.1	Equestrian Trails

Table 11: Agricultural Program Preferences - Households with Children

	Category Average	Overall Average	Agricultural Program
-	6.21	6.22	Incubator farm for teaching sustainable and regenerative techniques
-	5.97	6.20	Research orchard for threatened species such as American Chestnut and Ash trees
-	5.48	5.42	Vegetable garden or small farm plots focusing on historic and heirloom species and historic cultivation and demonstrations
-	4.81	4.69	Market farm leased by a tenant farmer
-	4.32	4.28	Bee keeping
-	3.36	3.14	Community garden plots
-	3.28	3.48	Fields managed for straw and hay baling
-	2.56	2.57	Livestock grazing

Table 12: Interpretive/Education Program Preferences - Households with Children

	Category Average	Overall Average	Educational/Interpretive Theme
▲	4.46	4.16	Outdoor recreation skills (i.e., camping skills, orienteering, wilderness survival)
▼	4.23	4.59	Natural history (geology, flora and fauna evolution)
-	3.93	4.09	Environmental education (animal tracking, plant identification)
-	3.73	3.66	Local and regional human history and culture (social, political, military, economic)
-	2.58	2.35	Nature-based handicraft skills (i.e., whittling, basketry, leaf and flower pressing, twine making)
-	2.08	2.15	Agricultural education (i.e., historic demonstrations, exhibits, workshops)

Overnight Visitors

Table 13: Existing Activity/Amenity Importance – Overnight Visitors

	Category Average	Overall Average	Activity/Amenity
-	4.71	4.75	Hiking trails
-	4.44	4.53	The park's natural geological features, including Sweet Run and Piney Run and the rolling hills
-	4.40	4.5	The park's mission of habitat conservation and preserving the Between the Hills area
-	3.9	3.92	Birding, other animal, and plant identification and observation
-	3.84	3.87	The park's volunteer programs
-	3.74	3.82	Accessibility of facilities for people of different abilities
▲	3.72	3.67	Stargazing and dark sky activities
▼	3.63	3.73	History of Native American communities in the region
▲	3.53	3.23	Overnight camping
-	3.51	3.43	Nature-based play areas
▼	3.46	3.52	Heritage of agriculture and homesteading
▼	3.39	3.42	The Interpretive Center and interpretive programming
▼	3.25	3.36	The Demory-Wortman House as a publicly accessible historic building
▼	3.25	3.3	Civil War history
▲	3.17	3.16	Children's programming and events
▼	3.13	3.17	Equestrian culture and trail riding
-	3.05	3.09	Agricultural operations
-	2.89	2.92	Fishing at Gordon Pond

Table 14: Future Activity/Amenity Investment and Prioritization – Overnight Visitors

	Category Average	Overall Average	Activity/Amenity
-	4.46	4.52	Hiking Trails
-	3.63	3.58	Astronomy and Dark Sky Activities
▲	3.48	3.14	Camping – Primitive (AKA backcountry)
▲	3.41	3.21	Biking Trails
-	3.39	3.27	Nature Play
▼	3.32	3.39	Different Abilities Accessible Trails
▼	3.27	3.4	Interpretive/Historical/Educational Trails
▼	3.20	3.2	Picnicking Areas
▲	3.11	2.95	Camping – Group (such as for Scouts troops)
▼	3.03	3.1	Equestrian Trails
▼	3.02	3.08	Sensory Trails
▲	2.66	2.54	Camping – Cabins

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▼	2.64	2.57	Fishing – Gordon Pond
-	2.56	2.5	Geocaching
-	2.47	2.39	Playgrounds

Table 15: Agricultural Program Preferences – Overnight Visitors

	Category Average	Overall Average	Agricultural Program
-	6.22	6.22	Incubator farm for teaching sustainable and regenerative techniques
-	6.18	6.20	Research orchard for threatened species such as American Chestnut and Ash trees
-	5.44	5.42	Vegetable garden or small farm plots focusing on historic and heirloom species and historic cultivation and demonstrations
-	4.61	4.69	Market farm leased by a tenant farmer
-	4.38	4.28	Bee keeping
-	3.52	3.48	Fields managed for straw and hay baling
-	3.13	3.14	Community garden plots
-	2.53	2.57	Livestock grazing

Table 16: Interpretive/Education Program Preferences – Overnight Visitors

	Category Average	Overall Average	Educational/Interpretive Theme
-	4.48	4.59	Natural history (geology, flora and fauna evolution)
-	4.40	4.16	Outdoor recreation skills (i.e., camping skills, orienteering, wilderness survival)
-	4.06	4.09	Environmental education (animal tracking, plant identification)
-	3.55	3.66	Local and regional human history and culture (social, political, military, economic)
-	2.46	2.35	Nature-based handicraft skills (i.e., whittling, basketry, leaf and flower pressing, twine making)
-	2.06	2.15	Agricultural education (i.e., historic demonstrations, exhibits, workshops)

Within the Primary Service Area

Table 17: Existing Activity/Amenity Importance – Within Primary Service Area

	Category Average	Overall Average	Activity/Amenity
1	4.77	4.75	Hiking trails
▲	4.55	4.50	The park's mission of habitat conservation and preserving the Between the Hills area
▼	4.54	4.53	The park's natural geological features, including Sweet Run and Piney Run and the rolling hills
-	3.97	3.92	Birding, other animal, and plant identification and observation
-	3.92	3.87	The park's volunteer programs
-	3.82	3.82	Accessibility of facilities for people of different abilities
-	3.75	3.67	Stargazing and dark sky activities
-	3.73	3.73	History of Native American communities in the region
▲	3.59	3.52	Heritage of agriculture and homesteading
▲	3.48	3.42	The Interpretive Center and interpretive programming
▼	3.39	3.43	Nature-based play areas
▲	3.38	3.36	The Demory-Wortman House as a publicly accessible historic building
▲	3.31	3.30	Civil War history
▲	3.23	3.16	Children's programming and events
▲	3.23	3.17	Equestrian culture and trail riding
▲	3.16	3.09	Agricultural operations
▼	3.15	3.23	Overnight camping
-	2.95	2.92	Fishing at Gordon Pond

Table 18: Future Activity/Amenity Investment and Prioritization – Within Primary Service Area

	Category Average	Overall Average	Activity/Amenity
-	4.54	4.52	Hiking Trails
-	3.64	3.58	Astronomy and Dark Sky Activities
-	3.48	3.4	Interpretive/Historical/Educational Trails
-	3.40	3.39	Different Abilities Accessible Trails
-	3.28	3.27	Nature Play
▲	3.18	3.2	Picnicking Areas
▲	3.14	3.1	Equestrian Trails
▲	3.11	3.08	Sensory Trails
▼	3.07	3.21	Biking Trails
▼	3.07	3.14	Camping – Primitive (AKA backcountry)
-	2.91	2.95	Camping – Group (such as for Scouts troops)

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-	2.57	2.57	Fishing – Gordon Pond
▲	2.45	2.5	Geocaching
▼	2.42	2.54	Camping – Cabins
-	2.33	2.39	Playgrounds

Table 19: Agricultural Program Preferences – Within Primary Service Area

	Category Average	Overall Average	Agricultural Program
▲	6.30	6.20	Research orchard for threatened species such as American Chestnut and Ash trees
▼	6.24	6.22	Incubator farm for teaching sustainable and regenerative techniques
-	5.47	5.42	Vegetable garden or small farm plots focusing on historic and heirloom species and historic cultivation and demonstrations
-	4.76	4.69	Market farm leased by a tenant farmer
-	4.11	4.28	Bee keeping
-	3.44	3.48	Fields managed for straw and hay baling
-	3.06	3.14	Community garden plots
-	2.62	2.57	Livestock grazing

Table 20: Interpretive/Education Program Preferences – Within Primary Service Area

	Category Average	Overall Average	Educational/Interpretive Theme
-	4.65	4.59	Natural history (geology, flora and fauna evolution)
▲	4.09	4.09	Environmental education (animal tracking, plant identification)
▼	3.93	4.16	Outdoor recreation skills (i.e., camping skills, orienteering, wilderness survival)
-	3.74	3.66	Local and regional human history and culture (social, political, military, economic)
-	2.36	2.35	Nature-based handicraft skills (i.e., whittling, basketry, leaf and flower pressing, twine making)
-	2.24	2.15	Agricultural education (i.e., historic demonstrations, exhibits, workshops)

APPENDIX B: PARK AUDIENCES & VISITOR WANTS, NEEDS, AND EXPECTATIONS

Primary Audiences

The following groups were identified as primary users of Sweet Run State Park:

- Aging Adults
- Agritourists
- Anglers
- Backpackers
- Birders
- Butterfly Enthusiasts
- Cabin Users
- Campers
- Citizen Scientists
- College Users
- Professors/Agricultural Researchers
- Day Hikers
- Dog Walkers
- Families with Children
- Federal, State and Local Partner Agencies and Organizations
- Festival Goers
- First Responders
- Geologists
- Herpers
- History Discoverers
- History Lovers
- Homeschoolers
- Horseback Riders
- Hunters
- Leaf Peepers
- Master Gardners
- Master Naturalists
- Native Plant Experts
- Nature Enthusiasts
- Official Community Support Organizations
- Photographers
- Picnickers
- PreK-12 Students
- Professors/Agricultural Researchers
- School Groups
- Scout Groups
- Stargazers (e.g. Northern VA Astronomy Club)
- Trail Runners
- Volunteers
- Wildlife Conservancy
- Writers

Visitor Wants, Needs and Expectations

Many of the groups listed above come to the park for similar reasons and thus were grouped together into categories. Once Sweet Run State Park's key audiences were grouped by common interests, the typical wants, needs and expectations of each group were defined.

Active Recreators

Audiences:

- Backpackers
- Day Hikers
- Horseback Riders
- Trail Runners

Wants: Active recreators typically come to Sweet Run State Park wanting an adventure. They seek very specific experiences, from a hike to trail ride or run. Many come alone or in small groups including close friends or family, and they desire uncrowded opportunities to immerse themselves in the mountain meadows and forests. This group is typically very goal-oriented,

and their experiences generally involve some sort of personal challenge with measurable achievements.

Needs: This audience needs to know the areas of the park that can be utilized in pursuit of its interests. Since this group generally comes to the park well-prepared, they need clear information online regarding community resources, resupply opportunities, and maps (e.g. Avenza and otherwise). Once they arrive, this group is primarily interested in a safe parking area and high-quality, well-maintained trails where they can have fun while being personally challenged.

Expectations: These users expect safe and clean facilities, restrooms, hydration stations, and waste receptacles. Regarding their preferred trail-based activity, they expect State Park-quality trails that are well-marked and maintained, and consistent with available trail maps. They also expect that when trails are closed based on conditions, the trail conditions are messaged out via the website and social media before their arrival. To facilitate an efficient visit, they expect adequate parking and room for loading and unloading, especially in the case of equestrian users. A public safety presence, available at least “on call”, is also expected to be able to respond in the case of accidents. Many also expect to purchase a souvenir at the Visitor Center to commemorate their adventures before heading home.

Education Users

Audiences:

- Professors
- Researchers
- College Students
- Homeschoolers
- Pre-K to 12th Grade School Groups
- Scout Groups

Wants: Education users typically visit the park to learn something, whether formally or informally. Many desire curriculum-based programs or activities provided by the park that are in line with the Virginia Standards of Learning, commonly referred to as SOLs. Optimally, these users want to be able to take advantage of programs led by interpretive rangers, particularly hikes and interactive classes. A diversity of topics that connect their classroom experiences to the real world is important to this user group. They also value informal education in the form of high-quality exhibits, interpretive signs, ambassador animals, and self-guided activities. They generally want information before they arrive, opportunities for online sign-up, and merchandise to take home. Scout groups in particular want opportunities to support the park through small, hands-on projects. Lastly, professors and agricultural researchers may want partnership opportunities that help showcase agricultural techniques, both current and historic, in the Between the Hills valley.

Needs: These users need a central hub for education activities with meeting spaces that can handle large group sizes, indoors or outdoors. Optimally, this would be at a renovated Visitor Center or Education Center. Outdoor education spaces such as shelters also are important. These groups are generally looking for affordable opportunities at low or no cost, with pre-trip engagement and post-trip follow-up. They need a Chief Ranger – Visitor Experience, interpretive staffing and/or volunteer assistance at a higher level than most other user groups, including a

clear description of opportunities at the park, such as interpretive programs and guided hikes. This should also include clarity on activities that are not allowed (e.g. making Piney Run into a beach experience). Parking for large groups and even buses is also an important need for this group.

Expectations: These users desire safe and clean facilities that are appropriate for use by children of all ages and differing abilities. They expect access to hydration stations and restrooms at more than one location in the park, as well as other basic comfort needs. Well-maintained trails and wayfinding at the park are critical for this group to avoid lost child situations. Similarly, a public safety presence is important, especially if there is a need to seek out a lost child in the park. While the primary make-up of these groups is typically children or teenagers, these groups are typically led by a teacher or Scout Master that provides oversight and guidance to the group. This leader typically requests advanced information from the State Parks website or directly from staff or park volunteers, which also provides added value to the group’s visits. A primary contact “point person” at the park is generally expected to assist with planning unique adventures, high quality interactions with nature, and tailored programs. Finally, these groups generally bring petty cash for spending in a gift shop on snacks or exciting merchandise offerings.

Low Impact Park Users

Audiences:

- Aging Adults
- Casual Visitors
- Leaf Peepers
- Agritourists
- Dog Walkers
- Picnickers
- Artists
- Families with Children
- Writers

Wants: This broad grouping of user types generally comes to the park wanting opportunities for low intensity, low impact recreation with good mountain weather. They want uncrowded facilities and trails that are clear of trash, pet waste and horse manure; exhibit minimal disturbance by others (outside of their own family or group); and include interpretive signage to explore at their own pace, clear directional and trail signage, points of interest with benches and/or nature observation blinds, and elevated platforms. Some may want programming (guided or self-guided), or a ranger to facilitate their visit.

Needs: Upon arrival at the park, this group needs adequate parking with nearby trails and open viewsheds to explore at their own pace. Once on the trails, these users need intuitive directional signage, interpretive signage, well-maintained trails, and clear rules and guidelines.

Expectations: These user groups expect safe and clean facilities, restrooms, hydration stations, and waste receptacles. Regarding their trail experience, they expect State Park-quality trails that are well-marked and -maintained, and consistent with available trail maps. A public safety presence, available at least “on call”, is also expected in the case of accidents. Many expect properly themed merchandise that they can take home with them as a memory of their adventure.

Overnight Users

Audiences:

- Cabin users
- Campers

Wants: Campers and cabin users typically like their own private spaces where they can enjoy a vacation in relative peace and quiet. At Sweet Run State Park today, there are no existing campgrounds or cabins. However, the property has a history of hosting primitive camping before it was a park. There is public interest in a new campground which, due to easement restrictions, will be primitive in nature. Sites will not be electrified and will include minimal amenities, such as fire pits and tent pads. The Tract 1 Conservation Easement also allows five cabins, which could be built to provide a rural retreat for park users. Amenities such as electricity and water are increasingly popular for this group, even for families that are tent camping. Many also desire Wi-Fi internet to maintain connectivity even when away from home or work. Clean bathhouse facilities with modern design standards, hot water, showers and flush toilets are a must. In addition to their camping or cabin activities, families generally include children and desire corresponding activities throughout the park such as trails, play areas and exhibits.

Needs: An intuitive, reliable reservation system is critical for this group, as is clear and abundant pre-arrival information. Upon arrival at the park, this group also needs a clear place to check in and is also the most likely to seek resources that were forgotten at home, such as camp store supplies such as fire-starters, flashlights, sunscreen, etc., along with firewood and ice.

Expectations: As with many of the other groups, these users expect safe and clean facilities, restrooms, and a public safety presence. Safe and clean campsites, including flat, well-drained tent sites, and a bathhouse with hot water are also critical for this group. These users also expect a smooth check-in, access to firewood, a firepit, engaged camp host and friendly, interactive staff. A public safety presence, available at least “on call”, is also expected in the case of accidents or late-night campground needs.

Partners

Audiences:

- First Responders
- Volunteers
- Federal, State, and Local Partner Agencies and Organizations
- Official Community Support Organizations

Wants: Partners are a wide-ranging group of community members, including first responders, and volunteers. These partners generally want a good relationship with the park, information on current conditions, timely communication, and aligned goals. For volunteers specifically, they desire fun and rewarding experiences that provide real, tangible benefits to the park. They generally desire opportunities to utilize or otherwise show off their special skills. They

also generally want recognition for their efforts; thus, picnics, community events, recognition ceremonies and awards can all be useful tools to show appreciation.

Needs: Partners typically need more information than general park users. They also need to develop closer relationships with park staff for seamless coordination on issues ranging from public safety to event logistics to gate access. More broadly, volunteers need a place for orientation and direction, storage space, a visitor center with meeting space, etc. They need well-trained staff to provide guidance and oversight. They might also require tools and equipment necessary to get the job done.

Expectations: All partners expect a strong, committed two-way relationship. Individual volunteers and groups expect ongoing, meaningful projects that will benefit the park, its resources, and its guests. They also expect a streamlined and efficient professional volunteer application process, good two-way communication with staff, and feedback on their efforts.

Special Interest Users - Cultural and Historic Resources

Audiences:

- History Lovers
- History Discoverers
- Festival Goers

Wants: This audience typically visits the park primarily to enjoy the remnants of the farmsteads along the Farmstead Loop, as well as other cultural resources. They want easy access where feasible, as well as interpretation via signage, programming, and a formal Visitor Center.

Needs: These enthusiasts need specific experiences such as planned programs that are well-advertised and communicated to the public via the DCR website, in local media, and at the park. They also need interpreters to help them to understand where and how the historic events happened at the park.

Expectations: This audience expects safe and clean facilities, restrooms, hydration stations, and waste receptacles. They expect that park maps will clearly show them how to get to and traverse the Farmstead Loop. Many expect to purchase food, drinks, and properly themed merchandise that they can take home with them as a memory. A public safety presence, available at least “on call”, is also expected in the case of accidents.

Special Interest Users - Natural Resources

Audiences:

- Agricultural partners
- Anglers
- Birders
- Butterfly Enthusiasts
- Citizen Scientists
- Geologists
- Herpers
- Hunters
- Master Naturalists
- Master Gardeners
- Native Plant Experts
- Nature Enthusiasts
- Photographers
- Stargazers (e.g. Northern VA Astronomy Club)
- Wildlife Conservancy

Wants: This audience typically visits the park to enjoy its plants, wildlife, geology, and ecosystems, whether through a casual stroll or more intensive hike. They want quality information at the Visitor Center and through signage indicating the best locations for finding the specific species that they are interested in. Most are non-consumptive users, apart from some anglers and deer hunters who want a safe and successful harvest.

Needs: These users generally need more information about the species that they desire to find at the park, including specific biological and ecological information. Hunters need to know the rules and regulations associated with their recreational ventures in the park.

Expectations: Many birders, herpers, and other wildlife watchers desire properly themed merchandise that they can take home with them as a memory. A public safety presence, available at least “on call”, is also expected in the case of accidents, especially for the hunters.

APPENDIX C: HISTORICAL CONTEXT

Precontact Period

The precontact Native American cultural sequence for Loudoun County generally conforms to that defined for other areas in the Middle Atlantic region. The three major temporal periods are Paleo-Indian, Archaic, and Woodland, which are based on the presence or absence of certain diagnostic artifacts (Dent 1995:8). This sequence is further divided into seven subperiods: Paleo-Indian (11,500-9500 B.C.), Early Archaic (9500-7500 B.C.), Middle Archaic (7500-3000 B.C.), Late Archaic (3000-1200 B.C.), Early Woodland (1200-500 B.C.), Middle Woodland (500 B.C.-900 A.D.), and Late Woodland (900 A.D. to 1607 A.D. or Contact).

Paleo-Indian (11,500-9500 B.C.)

The area that became Loudoun County was inhabited by highly mobile Paleo-Indian groups by around 11,500 B.C. They came at a time of dramatic climate change during the transition from the Late Pleistocene to the Early Holocene. Research has shown that Paleo-Indian groups regularly exploited sources of cryptocrystalline lithic materials, and the locations of these lithic sources influenced their annual settlement round. The diagnostic Paleo-Indian artifact is the basally fluted, lanceolate Clovis point. The Paleoindian toolkit also included utilized flakes, bifaces, and an assortment of prepared flake tools, such as triangular end scrapers, wedges, burins, and graters (Carr and Adovasio 2012:285; Gingerich 2007).

Several archaeological sites including Meadowcroft Rockshelter in western Pennsylvania, Cactus Hill in southern Virginia, and SV-2 (44SM0037) in Saltville have yielded evidence that implies an earlier occupation, possibly as early as 14,000 B.C. (Adovasio et al. 1990; Johnson 1997; McAvoy and McAvoy 1997; McDonald 2000). Population grew during the following 10,000 years leading to increased temporary settlements and the greater exploitation of the area's resources.

In the western portion of North America, Clovis points have been recovered at kill sites alongside the remains of mammoths. East of Missouri, however, there is no evidence that Paleo-Indians hunted mammoth or mastodon. Faunal remains recovered from Eastern Paleo-Indian sites suggest the hunting of deer and, to a lesser degree, elk, as well as caribou further to the north in New England and the Canadian Maritimes. Floral and aquatic remains recovered at Dust Cave (Alabama) and the Shawnee-Minisink (Pennsylvania) sites suggest that foraging was a part of the subsistence system along with fishing and, perhaps, shellfish gathering (Dent 1995:128). Subsistence relied on a variety of foods, such as fish, white-tailed deer, and smaller game, a diet that was supplemented with the possible use of hickory nuts, walnuts, and hackberries (Carr and Adovasio 2012:291).

Early Archaic (9500-7500 B.C.)

Climate change continued during the Archaic Period. A stylistic shift of the temporally diagnostic artifacts occurs during the Early Archaic from the Clovis point to notched projectile-point forms. The reason behind this change in hafting technique is unclear, though it may be attributed to the introduction of the atlatl (spear thrower). Although high-quality cryptocrystalline lithic materials are still preferred, Early Archaic groups also began to utilize more locally available materials,

such as quartz and quartzite. The exploitation of sources of rhyolite, which is a distinctive raw material with natural availability limited to the Blue Ridge Province, located approximately 70 miles west of the project area, is another aspect of lithic resource use patterns during the Early Archaic (Custer 1990:38). The remainder of the Early Archaic toolkit remains essentially the same as the Paleo-Indian, but with the addition of ground-stone tools and chipped-stone axes (Gardner 1989; Geier 1990:70; Dent 1995:170).

Early Archaic settlement patterns were very similar to that of the Paleo-Indian period but by the Middle Archaic climate change and a shift away from reliance on high-quality lithic materials and towards more expedient materials prompted the greater exploitation of areas not previously utilized. Early Archaic subsistence strategies appear to have been designed to exploit a wide variety of resources. However, only limited evidence has been collected. These show the use of mast products and other tuberous and starchy seed-bearing plants (Dent 1995:173).

Middle Archaic (7500-3000 B.C.)

The Middle Archaic period corresponds to the Holocene Climate Optimum or Hypsithermal, a climatic episode that resulted in warmer and drier conditions beginning approximately 7000 B.C. (Egghart 2020). These climate changes resulted in an increase in deciduous vegetation and the deer population. The increased growth of the oak-hickory forest allowed for the utilization of mast products (acorns, nuts), which provided a nutritious and storable food source. Additions to the general tool kit include grinding and milling stones, chipped and ground-stone axes, and other wood-working tools, such as adzes and gouges (Gardner 1986:57-58). It is with Middle Archaic groups that the procurement of high-quality lithic material is no longer an important factor in settlement patterns, and most artifacts are manufactured from whatever local material was readily available, especially quartz. This change may indicate more restricted movements of Middle Archaic bands due to growing populations moving into previously unutilized upland settings. Many more sites appear in upland settings during the Middle Archaic, and groups often took advantage of interior wetland areas (Gardner 1987; Dent 1995:177). Major floodplains were still used for large base camps, suggesting a fusion-fission settlement system. Smaller bands would unite at large floodplain base camps when certain resources were available and would later divide to take advantage of upland settings when scarcity of resources demanded. Subsistence strategies seem to mirror those of the Early Archaic period. This includes the use of mast products as well as the utilization of various plant species (Dent 1995:177). Evidence showing the exploitation of turkey has also been recovered.

Late Archaic (3000-1200 B.C.)

The Late Archaic in the Middle Atlantic region is a period of intensification marked by the appearance of large settlements, increased and extended interaction networks, and greater regional integration. It is during this period that major estuarine environments in the region stabilize after the rate of sea level rise begins to slow. These estuaries became viable ecosystems supporting large populations of shellfish and anadromous fish that offered a major adaptive element for the groups inhabiting the area and signs of increased sedentism are evident. The dominant tree species that made up the regions forests also shifted from oak/hemlock to oak/hickory. Projectile points assigned to the early part of the Late Archaic period appear to be associated with groups that focused on resources related to hardwood forest

environments. Another major new item in the artifact inventory of the period was the stone bowl manufactured from steatite (soapstone). These large flat-bottomed vessels, which typically had lug handles, were often carved directly from steatite outcrops located in the western Fall Line and Piedmont areas including in Washington, D.C. There is much debate by regional prehistorians over how these bowls functioned, with the arguments focusing upon whether their use was for cooking directly over a fire or for the stone-boiling method of cooking (Sassaman 1993; Klein 1997).

Signs of increased sedentism are evident, based on the recovery of cached steatite bowls and the presence of small subsurface features from Late Archaic sites. Large sites that probably represent macroband encampments formed to exploit seasonal fish spawning runs were occupied throughout the Fall Zone of the Potomac River. Smaller sites that may represent single band camps are a more common site type in the Piedmont (Mouer 1991). Late Archaic subsistence strategies were based on general adaptations to the various resources available in different areas of the Middle Atlantic region. On the Coastal Plain in lower portions of the river valleys, groups began to gather oysters and other shellfish in the saltier portions of the Chesapeake Bay and its tributaries. Groups at or near the fall lines of the region's rivers appear to have been focused around the exploitation of anadromous fish runs. Large and small temperate animal species such as deer and turkey, as well as nuts, were also important features of the diet of Late Archaic groups. Evidence for storage of foods, such as squash, nuts, and goosefoot, appears in the Late Archaic Southeast (Steponaitis 1986:374).

Early Woodland (1200-500 B.C.)

The Woodland period in the Middle Atlantic region is marked by the introduction of ceramic technology. These objects were slab-constructed, flat-bottomed vessels with lug handles, tempered with large bits of steatite that imitate the style and form of the earlier steatite vessels. A brief period of experimentation with ceramic technology ensued, resulting in creation of several new wares. The introduction of sand and grit-tempered ceramics (circa 800 B.C.) is an important development in ceramic production in the region. The earlier steatite-tempered wares of the Early Woodland period have distributions limited to areas around the Fall Line and Piedmont, where steatite naturally occurs. The use of sand and grit as an acceptable temper may have opened up ceramic technology to other areas of the Middle Atlantic where steatite was absent.

Settlement patterns during the Early Woodland were similar to the Late Archaic, with a continued focus on riverine and estuarine environments (Gardner 1982). Large Early Woodland sites seem to represent long-term villages, typically situated on large floodplains. Smaller sites seem to represent small foray camps used while harvesting nuts and hunting deer and turkey that are typically situated in upland settings. Further evidence of subsistence practices from excavations conducted by Waselkov (1982:312) indicates a focus on shellfish, fish, and deer at the White Oak Point site located along the lower portion of the Potomac River in Virginia.

Middle Woodland (500 B.C.-900 A.D.)

During the Middle Woodland, the regional population grew as bands became more sedentary and participated in regional exchange networks. Continuity in site location between the Early

Woodland and Middle Woodland suggests that earlier subsistence-settlement systems persisted in most areas. The widespread appearance of rhyolite projectile points at sites far removed from any primary source indicates that well-established regional exchange networks were in operation. The existence of social ranking within Middle Woodland groups has also been proposed based on the exchange of what are perceived to be status items as well as the appearance of more elaborate mortuary rituals.

Late Woodland (900 A.D. to 1607 A.D.)

At the start of the Late Woodland period, around A.D. 1000, horticultural practices were adopted by Middle Atlantic groups. Hunting, fishing, and gathering though were still important subsistence activities (Means and Moore 2020). With the adoption of horticulture, groups were able to store surplus crops thus triggering the establishment of small permanent hamlets and larger villages. Settlements are typically protected by a stockade and the appearance of these fortifications has been attributed to an increase in warfare among Middle Atlantic groups during the Late Woodland period. The increase in inter-group hostility and the need to protect food surpluses may correspond with shifting climatic conditions. Between A.D. 1300 and 1800 a shift to the colder conditions of the “Little Ice Age” occurred and these climatic changes may have resulted in a decrease in agricultural productivity (Stewart 1993:165; Rountree et al. 2007:3). The response may have been an increased competition for available resources.

Large settlements and agricultural activities were primarily located on major floodplains because of the ease in clearing and working the soils, although forays into the uplands for hunting and gathering still took place. A stylistic shift from notched to triangular projectile points occurs during the Late Woodland period, indicating the introduction of the bow and arrow. The dramatic increase in the number large villages and hamlets containing deep cultural deposits and numerous storage pits suggest that Late Woodland populations were not only sedentary, but also were expanding territorially and in population. The introduction of maize and the availability of food surpluses, population growth, and the establishment of permanent villages were all factors that contribute to the development of more complex sociopolitical structures during this time period. Thus, the middle Late Woodland period is characterized by ranked societies that eventually develop into the complex tribes and chiefdoms encountered by the Europeans in the late sixteenth and early seventeenth centuries. The presence of these complex tribes or chiefdoms in different recognized territories across the region restricted the movement of any one group into another’s area. Groups such as the Algonquian-speaking Powhatan on the inner Coastal Plain were constricted by the Monacan, a Siouan-speaking group west of the Fall Line, while the Piscataway were present on the western shore above the Potomac River, and Susquehannock groups were situated to the north (Dent 1995:251).

Contact Period

The arrival of Europeans in Virginia in 1607 generally marks the end of the Late Woodland period and the beginning of what is referred to as the Contact period for the Mid-Atlantic region. Prior to this, during the sixteenth century, interactions between Native American groups and the European settlers were relatively cooperative (Rountree 1990). Each typically engaged in frequent trade with the other, with only occasional small-scale confrontations. Turner and Opperman (1993), among others, have suggested that one source of the friction between Native

American groups and the settlers lay in their competition for the same resources. Although contact generally is seen as causing major disruption, and even the extinction of traditional Native American lifeways in Virginia, it is clear that cultural influences flowed both ways, with European Americans adopting elements of Native American technology and practice, in particular, in regard to agriculture (Blanton and King 2004; Hodges 1993; Mouer 1991; Potter 1993).

Historic Period

Settlement to Society (1607–1750)

British explorers first visited and mapped the coast of Virginia in the first decade of the seventeenth century; they established a small colony at Jamestown in 1607 and conducted further explorations the following year. Initial settlement took place in the southern Tidewater areas of the colony along the Chesapeake Bay and the navigable lower reaches of its tributary rivers. Profitable tobacco farming began in the Virginia Colony in 1619. In order to maintain this cash crop system, planters needed minimal labor costs; indentured servants comprised the first labor force and were increasingly replaced with enslaved Africans. The combined effects from Bacon's Rebellion in 1676, a 1660s law requiring children to follow in the enslaved status of their mothers, and a lessening of restrictions by the Royal African Company in 1698, led to a drastic increase in the overall enslaved population by 1700.

Loudoun County is located in what was referred to as the Northern Neck portion of Virginia, which consisted of the lands between the Potomac and Rappahannock Rivers. The five million acres of the Northern Neck was granted by Charles II in 1649 to a syndicate which centered on the Culpeper family. Through marriage and other means, this territory was consolidated in the hands of Thomas Culpeper, the Fifth Lord Fairfax. His son Thomas, the Sixth Lord Fairfax, inherited the land as a single tract, and he managed and controlled it until his death in 1782. Thomas occasionally sold or granted large portions of the Fairfax Proprietary to various land speculators (Spannaus 2023).

The Northern Neck's tracts were obtained by tobacco planters who, desiring land for their sons, sent overseers and enslaved persons to clear the land and establish tobacco quarters. As tobacco farming spread through the Virginia Tidewater and the population increased during the seventeenth and early eighteenth centuries, the original counties established in the colony were subdivided repeatedly. The area that is now Loudoun County was originally part of Northumberland County (1645-1653), then Westmoreland County (1653-1664), Stafford County (1664-1730), Prince William County (1730-1742), and in 1742 became part of Fairfax County. However, colonist settlement further inland did not take place for a number of years due to conflicts with Native Americans and the need for navigable waterways.

European settlers began to procure land in the area that is now Loudoun County in 1709 and began occupying it during the 1720s. In 1722, Governor Spotswood signed the Treaty of Albany, which effectively restricted the Iroquois to the lands west of the Blue Ridge Mountains. This opened the area to settlement by colonizers who were quickly exhausting the soils in the Tidewater area from excessive tobacco farming. At the time of the treaty, the land that makes up Loudoun County formed part of the Northern Neck Proprietor. The entire Northern Neck of

Virginia had been granted by Charles II of England to six of his followers who had remained loyal to the Crown during the rule of Oliver Cromwell. Several of the original grantees had died by 1700, and Lord Culpeper had secured the interest of the others to become sole proprietor. Subsequently, the proprietorship was inherited by marriage by the family of Lord Fairfax. Lord Fairfax appointed a resident agent to distribute “patents to the lands to protect his interests in the New World. A patent required that an annual “quit-rent” be paid by the grantee as compensation to the proprietor (Brabec and Naber 1992). Several land speculators operated in the northern section of the county during this period. These included Catesby Cocke, Benjamin Grayson, John Mercer, William Fairfax (a cousin of Lord Fairfax, and his “rental agent”), and John Colville. They acquired land either by grant or by buying the grants of others (Bentley 1983).

Settlers in the eastern portion of what is now Loudoun County often belonged to the English families who had originally settled the tobacco-growing Tidewater region. Around the same time, colonists from New Jersey, Pennsylvania, and northern Maryland saw an opportunity to expand into the western portion of the county between the ridges of the Catoclin Mountains to the east and the Blue Ridge Mountains to the west. Many of the new settlers came to the western portion of the county from Pennsylvania, following the Monocacy and Potomac Rivers south (Brabec and Naber 1992). Around 1730, German settlers moved south into Virginia from Pennsylvania and New York. Also in the 1730s, numerous Quakers of English and Welsh descent from colonies to the north moved into Loudoun County. Some families of English descent brought enslaved Africans and Creoles with them, but their families were less established and powerful than their eastern counterparts, so the overall percentage of enslaved people was lower than in the eastern part of what was Fairfax County at that time. The English settled mainly in the southern and eastern parts of Loudoun County, including Waterford, while the German settlers occupied the northwestern part of the county (Donnelly-Shay and Shay 1988). Early homes tended to be built from logs, while later housing was often constructed of stone.

Around 1740, most of the land grants in the area were acquired by William Fairfax and John Colville, who then divided their holdings between them. Fairfax retained 46,000 acres, which included all the territory on the Potomac River between Catoclin Creek and the Shenandoah River. Colville held 16,000 acres along the opposite side of Catoclin Creek. The two men then subdivided these large holdings into smaller tracts which ranged from 150-300 acres. There came a steady flow of settlers who were attracted by the fertile land and low quitrents (Bentley 1983). The first recorded grant in Purcellville was in 1740 from Lord Fairfax to Gedney Clark, who named the area Bonaventure (Fishback et al. 2001:59).

The Virginia colonial economy was heavily tied to tobacco production during this time period. Tobacco prices fell for the most part between 1660 and 1690 and slowly rose after 1710. Tobacco cultivation depleted nutrients from the soil, and the practice of diversifying crops spread from southern Tidewater northward during the eighteenth century. Large-scale tobacco cultivation was extremely labor-intensive, and slave labor became an integral part of the plantation economy. Tobacco farming also took place in portions of Loudoun County that were not adjacent to the Potomac River, but on a lesser scale and with more crop diversification. Farms in the Piedmont Uplands typically ranged from roughly 200 to 500 ac (81 to 202 ha) in size and were occupied and worked by the owner and several indentured servants. Housing and

support structures tended to be less elaborate and numerous than buildings on the Tidewater plantations.

The earliest settlement in the Between the Hills valley, where Sweet Run State Park is located, was likely by German squatters who arrived from Maryland or eastern parts of Virginia during the 1730s (Scheel 2002:188). More than half of the valley was owned by William Fairfax, who named his 30,185-acre tract Shannondale. In the 1740s, rope ferries crossed both the Shenandoah and Potomac Rivers at “The Hole” (Harper’s Ferry), one of which was operated by squatter Peter Stephens, and after 1743 by Robert Harper, after whom the city would be named. By 1826 a toll bridge spanned the Potomac and by 1844, a toll bridge spanned the Shenandoah, ending the use of the ferry.

Colony to Nation (1751–1789)

Loudoun County was formed from the western portion of Fairfax County in 1757 by an act of the Virginia House of Burgesses. The way of life and agriculture of immigrants from the Tidewater region greatly differed from that of the Quakers of Catoctin. As a result, misunderstanding in the conducting of the county’s administrative affairs soon developed. Another consideration in the division into two counties was the distance of outlying lands from the courthouse (Brabec and Naber 1992). Loudoun County was named after John Campbell, Fourth Earl of Loudoun. Campbell was a Scottish nobleman who served as Commander-in Chief for all British armed forces in North America. He was also the titular Governor of Virginia from 1756–1768 (Loudoun County 2002; Samuels 1940). The county seat was placed in Leesburg, originally a stockaded town built during the French and Indian War (Samuels 1940). Between 1745 and 1760, many Germans, originally from Pennsylvania and Maryland, came to Loudoun County and started the settlement of Lovettsville. Also at this time, French settlers moved into the western part of the county south of Short Hill (Loudoun County 2002). These were refugees from the Shenandoah Valley who moved after General Braddock’s defeat by the French at Fort Duquesne in 1755. Along with these various groups, African Americans entered the county with English settlers at this time. Most were enslaved and provided agricultural and domestic labor, although some had specialty skills such as midwifery and blacksmithing. In the 1760s, large numbers of people, particularly Quakers from Pennsylvania and New Jersey, took up land under the lease system (Bentley 1983).

Though tobacco farming continued through the eighteenth century in Loudoun, tobacco fields had become exhausted of nutrients after years of cultivation. Taxes on tobacco had increased, and there was a higher demand in England for American wheat and flour, making wheat a more profitable crop for Virginians to grow. By the 1770s, many farms and plantations had begun to grow wheat, corn, and other grains. Flour mills began to appear at this time, with their yield hauled by wagon to waterfront markets (Harrison 1987:405).

The development and maintenance of roads was imperative to Loudoun County’s trade networks. The county’s earliest roads followed old Native American trails through strategic “natural gateways” that included the north-south Old Carolina Road, the east-west Colchester Road (later known as Braddock Road), and the east-west road from Alexandria to Vestal’s Gap through northeastern Loudoun that was known as Vestal’s Gap Road, Alexandria Road, Leesburg Road, and a host of other names (current Route 7). The Colchester and Vestal’s Gap

roads were the “rolling roads” over which shipments of tobacco and flour passed in route to riverfront markets. At least seven different river ferries were also present in Loudoun County during the 1700s; six crossed the Potomac into Maryland, and one crossed Goose Creek near its mouth (Poland 1976:29-33). In 1785, The Great Road became an authorized turnpike. This extended the turnpike system westward from Alexandria to Snicker’s Gap, and beyond to Berryville and Winchester.

The first courthouse for Loudoun County was built in 1761 in Leesburg (Samuels 1940). The county seat was at this time surrounded by a stockade both for protection from nearby native groups and later as a stronghold for colonial troops. The courthouse construction was supervised by Francis Lightfoot Lee, the first County Lieutenant, who owned land in the county inherited from his father (Samuels 1940).

After the end of the French and Indian War in 1763, the relationship between American colonists and Great Britain soured due to restrictions on colonial land acquisitions, unfavorable trade agreements, and the introduction of new taxes to pay for the cost of war and maintaining British troops. Most especially reviled were the Stamp Act of 1765 and the Tea Act of 1773. After tensions boiled over in the Boston Tea Party in 1774, the American Revolution began on April 19, 1775. Loudoun County supported the patriots. Early stirrings of the Revolutionary War began in 1774 in the county. A meeting of freeholders and other residents was held in the county courthouse to discuss the protection of rights and liberties in North America (Loudoun County 2002; Samuels 1940). The group adopted the Loudoun Resolves and a formal protest of the Stamp Act. By 1781, the county had the largest militia in Virginia with 1,746 men, and many others provided arms, provisions, and services in support of the army. There is a historic marker in the county commemorating the actions of John Champe, a Revolutionary War hero (Samuels 1940:12–13). He was selected by Henry Lee to capture the traitor Benedict Arnold and take him behind American lines. He was able to enlist in Arnold’s British command but failed to capture the traitor and escaped to rejoin the American Army with great difficulty.

During this time, the portion of the Between the Hills valley comprising what is now Sweet Run State Park was subdivided from the enormous tracts initially patented to the Fairfax family. By the 1780s, most or all of the land comprising the park seems to have been leased or deeded to private citizens, although some of those leases may have been granted to people who had been occupying the land for some time (Galaty et al. 2014). In 1781, George Abel arrived as a deserter from the British Army after the Battle of Yorktown (Scheel 2002:181). Along with Christian Derry, who had arrived in the county in the 1750s, and some Hessian soldiers, Abel built a stone house near Neersville, and the Abel family cemetery is reportedly located nearby off of Sagle’s Road (Scheel 2002:181-182). Christian Derry also utilized Hessian labor to construct his home, it was located on Sagle’s Road. Another branch of the Derry family, John Derry, ran a tavern and store on the turnpike until around 1890 (Scheel 2002:197). Sometime around 1830 the Derry House (053-5752) was constructed, and the Derry Cemetery (Site 44LD0641) was created nearby, with headstones for Philip Derry (died 1826, age 56) and Polly Derry (died 1822, age 18).

In 1789, brothers Henry and Conrad Near (or Neer) leased land from George William Fairfax, who was subdividing over 30,000 acres of his Shannondale Manor (Scheel 2002:179). Henry’s 100 acres in the “parish of Shelburne” and Conrad’s 95 acres were granted a lease term for

their lifetimes, and the lifetimes of their wives and children. In 1786, the colonial leasing system was abolished by the Virginia General Assembly and the Neers were granted ownership of their land. Conrad Near purchased an additional 117 acres on “Piny run” from Thomas Smith in 1799, 100 acres from Edward Hatfield in 1804, and another 135 acres from Ferdinando Fairfax (nephew of George William Fairfax and inheritor of Shannondale Manor) in 1811 (Scheel 2002:179). The Neer homesteads were located near the center of the valley, bounded on the east by Short Hill and on the west by the Blue Ridge. This would become the location of Neersville, the central village of the Between the Hills area.

Early National Period (1790–1829)

After the end of the Revolutionary War in 1783, Great Britain ceded its lands west of the Appalachian Mountains. Despite continued resistance from Native Americans, thousands of Americans traveled west in search of cheap land and economic opportunities. Loudoun County achieved its current boundaries in 1798 when the boundary between Loudoun and Fairfax was moved further west to Sugarland Run (Brabec and Naber 1992).

In 1795, George Washington selected Harper’s Ferry to be the site of the Federal armory, which was completed by 1801. By 1820, the armory had 20 shops, two arsenal buildings, and 300 workers. This drastically increased the importance of Harper’s Ferry and its surrounding transportation networks, and construction began in earnest on several canal and railroad projects. By 1825 the Baltimore & Ohio Railroad had been constructed through to nearby Cumberland Maryland and by 1833 the Chesapeake & Ohio (C&O) Canal reached the Harper’s Ferry. The Hillsboro-Harper’s Ferry Turnpike (current Route 671) was constructed through Between the Hills valley at this time.

In the early nineteenth century, Ferdinando Fairfax sold properties within the northern part of the Valley of Shannondale (Between the Hills valley) averaging 135 acres each to James Russell, John Demory, and John Conard Jr. (Scheel 2002:190). John Conard Jr. constructed a mill on the western bend of Piney Run. A documented agreement between Neer and Conard Jr. allowed the latter to purchase rock on Neer’s Short Hill property for the purpose of fashioning millstones.

John Demory purchased 122 acres of land from Fairfax in 1803 and sometime afterwards built the Demory House, later known as the Mountain View Farm (053-5750, Site 44LD0643) located within Sweet Run State Park. In 1806, Demory purchased a mill at the confluence of Piney Run and Sweet Run from Ferdinando Fairfax and William Byrd Page (Scheel 2002:202). By the 1850s the Demory mill was operated by Samuel N. Grubb. Another competing mill owned by Jacob Miller (Miller’s Mill) was located one mile upstream on Piney Run. This mill was sold to Abner Conad in 1850 and was sold by his widow as a “Mill Lot” only to Chester C. Gaver of Hillsboro in 1889, indicating that it may have been destroyed in the Jonestown Flood earlier that year (Scheel 2002:202). Grubb possibly lived nearby and archaeological investigations have attempted to locate the Grubb farmstead (Site Number TBD).

In 1811, Diah Waters purchased 78 acres of land adjacent to “John Demory’s Mill Seat”. This portion of Between the Hills valley would become known as Waters. In 1817, Diah sold his land to his daughter-in-law Catherine Waters (Scheel 2002:202). Her son Jacob bought and

sold much property across Between the Hills in the 1820s and 1830s and may have suffered financial difficulties from the depression of 1833-1834.

Other landowners in the vicinity of Sweet Run State Park during the first quarter of the nineteenth century included Ebenezer (or Ebeneser) Grubb and Peter Demory, with smaller parcels held by Philip Derry, George Miller, and Adam Miller (Galaty et al. 2014).

During the War of 1812, Loudoun County served as a temporary refuge for the President and important state papers, including the Constitution. When the British burned the White House in 1814, James Madison fled to Loudoun, which then became the seat of government for a period of two weeks. The records were housed in Leesburg one night before moving to Rokeby, a substantial plantation house near Leesburg (Loudoun County 2002). Madison himself established headquarters at the Belmont plantation, as the guest of Ludwell Lee. Both houses are now listed on the National Register, primarily because of their brief affiliation with the presidency (Thomas Balch Library n.d.).

Despite the war, the county experienced growth during this period. Farming remained the primary occupation of many residents, and the establishment of small mills on many farms was not uncommon. The growth of farming in this period necessitated new means of transporting grain to markets in Washington D.C., Alexandria, and Baltimore. Turnpikes, operated by turnpike companies, began to develop after the Revolution and culminated during the next 40 years. They included the Goose Creek & Little River Turnpike, the Loudoun and Berlin (now Brunswick, Maryland) Turnpike, the Ashby's Gap Turnpike, the Leesburg Turnpike, the Little River Turnpike from Alexandria to Aldie, and the Snicker's Gap Turnpike (Head 1989:69-70; MacIntyre 1981:25).

Descendants of Scots Irish, German, and English Quaker settlers were present the vicinity of the study area by the early nineteenth century, with most settlement in the area following a similar pattern. Parcels averaging 70–100 acres (28.3–40.5 ha) were the norm, providing sufficient land for farming, with families often holding additional smaller “timber lots” along the mountain slopes. Interestingly, there appear to have been more homes than parcels, suggesting that extended families may have occupied separate areas of the larger tracts. Alternatively, some of the homes may have been those of farm laborers or other tenants. Additionally, enslaved people were likely resident in the area to some degree, although many Germans and Quakers typically eschewed the practice of slavery.

Antebellum Period (1830–1860)

By the Antebellum Period, Loudoun County was traversed by a well-established road network. The Leesburg Turnpike was completed, in 1838. However, as population increased, so did the need for faster and more efficient modes of transportation. Railroad transportation gained prominence during this time. The Alexandria, Loudoun & Hampshire Railway was chartered in 1853 (Neville 2000). Lewis McKenzie, a prominent Alexandria businessman and Congressman, was elected its president (Williams 1970). A new line was planned running west from Alexandria up Four Mile Run. It was intended to cross the Blue Ridge through Winchester to reach coal mining areas in Hampshire County, West Virginia, which at that time was part of Virginia, but the line never went that far. Construction began in 1855 and was completed through to Leesburg

in 1858. The first locomotive, named the Lewis McKenzie in honor of the railroad's president, arrived in 1858. The iron rail was brought from England and Wales. By August 1859 limited freight and passenger service ran to Vienna (Neville 2000). In January 1860, daily round-trip service to Ashburn started. One of the earliest train passengers was President James Buchanan, who rode the train to his summer White House in Sterling. Grading and construction of the railroad bed was completed as far as Clark's Gap by 1861, but further construction was impeded by the Civil War, and much of the completed infrastructure was destroyed during the war years (Banks 1960:5; Poland 1976).

During this period the number of emancipated Black men and women was rising in Loudoun County. In 1800, there were only 550 free Black people in Fairfax and Loudoun County, yet in 1820 there were 1,300 and 1,800 by 1850, mostly within the bounds of modern Loudoun County. Despite being required by law to leave Virginia, many emancipated Black people remained in the state and were unmolested by the law because of the persistent demand for cheap labor. Free Black men and women worked as laborers, laundresses, and servants, and in the skilled trades such as blacksmithing, carpentry, masonry, milling, or baking. In 1860, the total population of Loudoun County was 21,774 people including 5,501 enslaved persons, 670 slave owners, and 1,252 free "colored" persons (Head 1989:85). These free Black residents were landowners and established communities in prospering towns of Waterford and Hillsborough, which were founded by anti-slavery Quakers, as well as Middleburg, Hamilton, and Snickersville (Lee 2002).

In the vicinity of Sweet Run State Park, the central village of Neersville continued to grow. In 1834, St. Paul's Evangelical Lutheran Church was constructed, likely supervised by Reverend Daniel Jacob Hauer, the pastor of the Lutheran church near Lovettsville (Scheel 2002:180). The church was granted two small plots from John Conard and Ebenezer Grubb. Also involved in the early development of St. Paul's was Jesse Porter, a preacher from Lancaster, Pennsylvania who married into the Abel family, who had resided in the Between the Hills area since 1781. Two miles to the north of Neersville and located in the vicinity of Sweet Run State Park, was the Ebenezer Methodist Church, and three miles to the south was Salem Methodist Church. The original Ebenezer Church was a log and stone building constructed on land donated by Nelson and Elizabeth Everhart in 1834, by 1895 a new church had been constructed in a more accessible location (Scheel 2002:202-206). Salem Church was constructed by Jack Grubb in 1835 in a Greek Revival style on land donated by John and Elizabeth Campbell (Scheel 2002:198).

During this period, the Waters voting precinct was established in the vicinity of Ebenezer Church on Short Hill, bearing the name of the Waters family who owned land in the vicinity. Named "Waters Precinct" on the 1853 Yardley Taylor map, it was located north of the Neersville precinct and south of the Turnesville precinct (Scheel 2002:203).

In 1839, the Neersville Post Office was established at the general store owned by David or George Neer, with Jacob Shriver as the first postmaster, delivering local mail to the mounted mail carrier who traversed the route between Harper's Ferry and Hillsborough (Scheel 2002:182). Also located in Neersville was John and Jesse Porter's sawmill and gristmill, which they ran at alternating times due to low water levels in Piney Run. To the north of the Porter sawmill was Waldro's school house, a local school where locals would pay \$1 or \$2 a month for

their children's attendance. John Porter also carved headstones for local cemeteries.

John Conard Jr.'s son Joseph Conard inherited the Conard Mill and farm in 1841. The Conard Mill thrived prior to the construction of the bridge across the Shenandoah, which facilitated access to additional mills at Harper's Ferry (Scheel 2002:190). Another local business in this part of the Between the Hills valley was a distillery run by Philip Coons in the 1830s, and Robert Johnson after the Civil War (Scheel 2002:190). The still was located near the waterfall on Piney Run near its confluence with the Potomac and lends its name to Stillhouse Flats.

In the 1850 Agricultural Census, Mahlon Demory, who owned land in the northern portion of what is now Sweet Run State Park, is listed as owning eight enslaved people (Ancestry.com 2025). In the same year, Ebenezer (or Ebeneser) Grubb owned 14 enslaved people (Ancestry.com 2025). Further documentary research focused on particular landowners within the study area is likely to reveal additional details on farming practices and the lives of enslaved people during the first half of the nineteenth century.

Civil War (1861–1865)

During the Civil War years, Loudoun County's geographic position and the settlement patterns that had been established over a century before created much conflict. Its status as a boundary area was determined by the fact that it lay directly across the Potomac from Union-controlled Maryland and 25 miles west of Washington, D.C., but north of Confederate Virginia. This uneasy position made the county's agricultural resources a target of scouting parties from both sides, with the Union trying to weaken Confederate forces and their supporters by confiscating anything that could be used to supply rebel troops. Colonel John Singleton Mosby's Rangers used the county as a primary staging area for their violent raids on Union forces and supporters and raided local farms (Poland 1976:183-184).

The Waters Precinct had voted against secession with 39 votes against and 26 in favor, one of the only counties in Virginia to be so clearly divided (Scheel 2002:203). In terms of battlefield action, Loudoun County was the scene of one battle, Ball's Bluff, and more than 40 skirmishes. Skirmishes and raids occurred in various locations around the county both before and after the Battle of Ball's Bluff (Poland 1976:191). The Alexandria, Loudoun & Hampshire Railroad was taken over by Union troops in May 1861. One locomotive (the Clarke) and train were captured. Two locomotives (McKenzie and Manning) escaped to the South, hauled from Leesburg by Capt. Sharp's force (CSA Railroads n.d.). In the fall of 1861, the Confederate Army was thinly spread across northern Virginia from Quantico on the right flank to Leesburg on the left flank. Most Confederate forces were at Centreville. Leesburg was garrisoned by a brigade of Confederate troops under the command of Colonel Nathan "Shanks" Evans. Evans' overall command consisted of the 13th, 17th, and 18th Mississippi Infantry and the 8th Virginia Infantry, supplemented by three companies of Virginia cavalry and the 1st Company, Richmond Howitzers. Shanks, with the assistance of engineer Captain John Morris Wampler, constructed a series of minor earthworks around Leesburg to protect the Confederate left from Federal flanking movement. The defensive system around Leesburg focused on protecting the transportation system. The Confederates perceived that any Federal movement would more than likely come from the east, so the majority of the system was arranged on high ground east of the town.

The Battle of Ball's Bluff took place on October 21, 1861, near Leesburg, where the Union Army attempted to capture Leesburg by crossing the Potomac at Harrison's Landing (Poland 1976:191). Approximately 1,700 troops on each side were involved, but the Confederates prevailed, killing, wounding, or capturing 921 Union troops, while suffering only 149 casualties themselves (Poland 1976:201-202). After the battle, wounded troops were brought to a temporary hospital in the old Methodist Church, and other nearby houses served as makeshift medical stations (Fishback 2003:8).

In December 1861, Brigadier General D.H. Hill replaced Evans as commander of the Confederate Forces at Leesburg. In February 1862, Federal forces under the command of Colonel John W. Geary crossed into Loudoun County from Harper's Ferry and slowly advanced towards Leesburg. Unable to defend the town, General Hill ordered his troops to withdraw from the area. This withdrawal was part of a larger Confederate retreat along the entire northern Virginia front. From this time until the end of the war in 1865, Leesburg and the surrounding countryside was a no-man's land under quasi-control of the Federal government. Exceptions were when Confederate forces moved through the area on their way to engagements elsewhere.

There was Civil War activity within the Sweet Run State Park, including Union and/or Confederate defenses of the road to Harpers Ferry, artillery and troop movements on Loudoun Heights, and Federal camps established east of Loudoun Heights in October 1862 and during the winter of 1863-1864. Troops may also have occupied the Demory house or camped near it. The Loudoun Heights, located just west of the park, was an important strategic location, and along with Bolivar Heights to the west and Maryland Heights to the north, were vital positions for the defense of Harpers Ferry (NPS 2022a, 2022b, 2024; Scheel 2002:191-193)). Significant actions in the vicinity include the Battle of Harpers Ferry and a cavalry skirmish known as the Battle of Loudoun Heights, that was the first Union defeat of Mosby's Rangers (Evans and Moyer 1991; NPS 2015; Wise 1991).

The Porter sawmill was a source of logs for soldier's huts during the occupation of Loudoun Heights during the Civil War, which were dragged northwest along the sawmill road which was labeled "Military Road" on subsequent maps (Scheel 2002:182). During the war, John Franklin Porter maintained the store and post office in Neersville.

The Battle of Harpers Ferry took place between September 12 and 15, 1862. On September 4, 1862, General Robert E. Lee's Army of Northern Virginia crossed the Potomac River at White's Ford and invaded Maryland, setting up his command around Frederick (NPS 2015). He sent 23,000 troops under the command of Major General Thomas "Stonewall" Jackson to capture Harpers Ferry. The Harpers Ferry garrison was defended by 14,000 men under Colonel Dixon Stansbury Miles. The Harpers Ferry Armory had been burned by Confederates in 1861 and most of the prewar population had fled, but it remained an important base of supply for Union operations in the Shenandoah Valley and protected the vital transportation lines of the Chesapeake & Ohio Canal and the Baltimore & Ohio Railroad (NPS 2015). Major General George B. McClellan had advised General Henry Halleck to withdraw the garrison to join with the rest of the Army of the Potomac, which was moving to drive Lee out of Maryland, but Halleck deferred saying that the garrison must defend itself until reinforcements could be sent. Miles placed defensive artillery positions on Maryland Heights and Bolivar Heights, but Loudoun

Heights was not defended.

Portions of Jackson's men under Major General Lafayette McLaws and Brigadier General John George Walker were sent to capture the Maryland Heights and Loudoun Heights, important defensive positions on the east and south of Harpers Ferry (Wise 1991:288-289). On September 12, McLaws sent brigades under Brigadier Generals Joseph B. Kershaw and William Barksdale to capture Maryland Heights (NPS 2022b). Maryland Heights was defended by regiments from Ohio and New York under the command of Colonel Thomas H. Ford. On September 12, Kershaw's South Carolina brigade approached Maryland Heights, commencing their attack early on the morning of September 13 with support from Barksdale's Mississippi brigade. Ford fell ill and Union command was left to Colonel Eliakim Sherrill, who was wounded by a Minie ball through the cheek and tongue and carried from the field, which demoralized the untested Union soldiers. By that afternoon, Union troops were forced to retreat back to Harpers Ferry and the heights were occupied and fortified with Confederate artillery. Maryland Heights was heavily fortified following the Battle of Antietam and would play a defensive role in Lee's subsequent invasions of the United States (NPS 2022b).

Meanwhile Walker crossed back into Loudoun County from Maryland at Point of Rocks, along with Colonel E. V. White's 35th Virginia Cavalry, reaching the base of Loudoun Heights on September 13 (NPS 2022a). Walker arrived at the base of Loudoun Heights at 10am, and Jackson's three divisions arrived west of Bolivar Heights at 11am. Miles had not fortified Loudoun Heights as he considered it too difficult a terrain for artillery and insisted that artillery on Bolivar Heights was sufficient to defend the town, despite losing their positions on Maryland Heights. An emergency message was sent to McClellan's headquarters at Frederick suggesting the town could only hold out for 48 hours, and McClellan sent Major General William B. Franklin's VI Corps to relieve Miles, but his responding messages were not received.

By September 14, Confederate artillery bombarded the town from Loudoun and Maryland Heights (NPS 2024). A Union cavalry maneuver by Colonel Benjamin F. "Grimes" Davis succeeded in breaking out of the enemy lines and captured 40 Confederate ordnance wagons. Early on September 15, Jackson commenced an infantry assault on the Federal rear on Bolivar Heights (NPS 2024). New York soldier James H. Clarke wrote of the engagement, "The infernal screech owls came hissing and singing, then bursting, plowing great holes in the earth, filling our eyes with dust, and tearing may great trees to atoms" (Scheel 2002:191). Despite Davis's heroic efforts and the imminent approach of reinforcements, Miles decided to surrender (against the wishes of some of his officers) but was mortally wounded by an exploding shell, and the official surrender was undertaken by Brigadier General Julius White. The Confederates sustained 39 killed, 247 wounded and the Union Army had 44 killed, 173 wounded, and 12,419 captured, with a loss of 13,000 small arms, 200 wagons, and 73 artillery pieces. Jackson left A.P. Hill to manage the Federal prisoners and marched north where the Battle of Antietam would end Lee's first invasion. The formal surrender of almost 12,700 Union soldiers was the largest of the Civil War.

The Sneden 1862 map shows the location of troops on September 14 and 15, 1862 during the Battle of Harper's Ferry (Galaty et al. 2014:41). The Demory house is labeled "Emory", and Confederate troop positions are depicted in its vicinity. To the north of the Demory house and east of Sweet Run are Confederate troop positions labeled "White" (possibly Colonel E. V.

White's 35th Virginia Cavalry), and to the east of the Demory house are two regiments, Cooke's 3rd Virginia and McLaws' 27th North Carolina. The troop positions are located north of an east-west road that circles to the north of the Demory house.

In late September 1862, after the Battle of Antietam and Union reoccupation of Harpers Ferry, Loudoun Heights served as an extensive temporary campground for the Union army (NPS 2022a). The conditions were reportedly poor for camping, with steep slopes, numerous boulders, and rough or nonexistent roads. During this time the upper third of Loudoun Heights was denuded and all vegetation removed to improve lines of fire. Once the large fort was constructed at Maryland Heights, those guns covered such a large field of fire that Loudoun Heights was a less vital location for artillery (NPS 2022a).

The Battle of Loudoun Heights was a small cavalry skirmish between John Mosby's Rangers and Major Henry A. Cole's 1st Potomac Home Brigade Maryland Cavalry that took place on January 10, 1864 (Scheel 2002:204). In early January of 1864, 80 of Cole's cavalry under Captain A.M. Hunter entered the area policed by Mosby's Rangers and near Middleburg they skirmished with a contingent led by Captain William "Billy" Smith. Hunter's horse was killed and the Union retreated to Middleburg with 57 casualties and 60 horses seized. Mosby's scout Benjamin Franklin "Frank" Stringfellow found out that Cole's forces were camping on the military road to Loudoun Heights, above the old Demory mill, and on January 9, Mosby amassed a company of 100 Rangers to attack their camp (Scheel 2002:204). They followed the Potomac River to the base of Loudoun Heights, and dismounted to climb the steep slope, aligning to the west of the camp with a squadron under Stringfellow sent to the rear to capture Cole's headquarters (Evans and Moyer 1991:79). At 3 am on January 10, gunfire erupted from the rear of the camp, and Mosby charged mounted horsemen whom he assumed to be Federals but was actually Stringfellow's contingent. Alerted by the friendly fire, Cole's men awoke and led by Captain George W.F. Vernon, hurriedly formed a battle line, without their mounts, and most of them in their underwear (Scheel 2002:204). They easily identified the Rangers, who were the only ones mounted on horses, and a 45-minute fight ensued. When Federal reinforcements approached from Harpers Ferry, Mosby ordered a retreat. Mosby's Rangers sustained 6 dead (including from friendly fire), 4 mortally wounded, 5 wounded, and 1 captured. Mosby's brother William was among the wounded and Billy Smith was among those killed (Evans and Moyer 1991:79). Mosby had suffered a loss of 15 percent, with three officers killed, and would never again attack at night (Scheel 2002:204).

Reconstruction and Growth (1866–1916)

Loudoun County, like many areas of the South, struggled in the first postwar years. Residents, most of whom farmed for a living, had suffered the loss of buildings, fences, livestock, seed, and tools, and those who had previously relied on enslaved labor now found themselves without it. Some land had not been cultivated during the war and needed to be reclaimed. Many landowners had invested their savings in now-worthless Confederate securities, and most people had little left but their land. It was difficult to obtain the capital needed to plant crops, replace livestock, tools, and buildings lost in the war, hire laborers, and generally restore things to prewar conditions. However, Loudoun was able to rebound relatively quickly.

After the Civil War, significant changes affected African Americans in the county. Although the Freedmen's Bureau established schools and improved conditions, it continued only until 1870. African Americans in the county then joined together to build institutions in the county. These included churches, mutual aid societies, schools, and the Loudoun County Emancipation Association. They established small, tightly knit communities in the rural parts of the county and expanded their presence in its more urbanized areas. Their population peaked in 1880, at 7,243 (Lee 2002). Following this, however, their numbers steadily declined as laborers began moving north for jobs.

From prior to the Civil War until around 1910, the Brownsville Church of the Brethren in Maryland's Pleasant Valley, sent their elders to a "Long Meetinghouse", also called the "Neersville Meetinghouse", which was suggested to be the old stone farmhouse belonging to the Long family, that is located on the property of Sweet Run State Park (Scheel 2002:204). A small village of about eight houses was located in the area around the meetinghouse. Further research (especially deed research) is recommended to verify which stone dwelling was used as the Meetinghouse, as the photo in Scheel's book resembles the Derry House but needs further verification.

The Waters School (053-0878) was constructed sometime before the Civil War, and in 1870 it became the first public school in Between the Hills (Scheel 2002:206).

In the years following the Civil War, construction resumed on the incomplete and war-damaged Alexandria, Loudoun & Hampshire Railway line through northern Loudoun County. The Alexandria, Loudoun, & Hampshire Railroad had been seized at the beginning of the war, but by August of 1865, it was returned to its original owners. It had been under Federal control for four years and three months longer than any other Southern railroad, even despite the staunch Unionist leanings of its president, Lewis McKenzie (Harwood 1969:5). Service to Leesburg was not restored until June 1867, and service beyond Leesburg took another two years to be restored (Neville 2000). The decade following the war saw a reorganization of the railroad's finances as well as extension of track; however, by the 1870s the railroad was deeply in debt.

In 1870, the railroad set its sights on the Ohio River at Parkersburg, West Virginia and was renamed the Washington & Ohio Railroad. However, it was eventually only extended to Bluemont (formally Snickersville) in western Loudoun County (Abandoned Rails 2009, Thomas Balch Library 2023). The rail line transported goods and supplies to and from the country and further east, and families traveled by rail to visit western Loudoun County during weekends, vacations, and summers. In 1878, the Washington & Ohio went into receivership due to debt, the cost of expansion, and the Panic of 1873. The railroad was acquired by new owners in 1882, and its name was changed to Washington & Western Railroad. However, this only lasted a year until the company defaulted on its debt. It was sold to New York interests in 1883, and the name was changed to Washington, Ohio & Western Railroad (WO&W) (Williams 1989:27-28). During this time, the owners acquired new rolling stock, upgraded the rails, and installed several new iron bridges (Neville 2000:8-13). By 1892, J.P. Morgan's Southern Railway Company acquired control (Harwood 1969).

During this same period a new toll road was constructed in Loudoun County, Route 15. The alignment of this road closely followed that of Old Carolina Road with alterations such as the

straightening of the path from Gilbert's Corners to Leesburg.

During the turn-of-the-century, two to four cars daily carried milk cans, mail, express baggage, and local passengers. One daily freight train transported grain, fertilizer, lumber, brick, livestock, and other commerce (Neville 2000). The area between Paeonian Springs and Bluemont in Loudoun County contained many boardinghouses and summer hotels patronized by Washington residents wanting to escape the summer heat, and the railroad was crucial to their popularity. Hunters and fishermen also utilized the rail to hunt and fish in the county. Grover Cleveland frequently traveled by train to Leesburg for fishing (Williams 1970). The advent of trolleys in the late 1890s again changed the name of the railroad. A combination of both systems of transportation resulted in the Washington & Old Dominion Railway (W&OD). By 1912, with 72 miles (mi) (115.8 kilometers [km]) of track, it was the largest interurban system in Virginia. Initially scheduled for fourteen round trips a day, it was curbed to four to Leesburg in 1913. However, rising costs and deferred maintenance began to signal the end of the railroad.

The agricultural census for 1860 and 1880, as well as the population census, shows that Loudoun County was one of the largest agricultural counties, particularly for dairy products. In 1880, there were 1,841 farms in the county, the tenth highest in the state (Kimball and Covington 2014). As farming became more important, there was a need for general merchandise and farm supply stores. Many were built close to the railroad for quick access to supply. By 1900, Loudoun County maintained its high ranking in terms of number of farms and number of improved acres. By this time, it ranked first in number of livestock and dairy cows. Over ninety percent of farms in the county were dairy farms. Much of the milk produced on the Loudoun County farms was moved to the Washington, D.C. market on the W&OD Railroad. The predominant occupation listed from 1880 to 1920 in Loudoun County was "farmer" (Kimball and Covington 2014).

[World War I to World War II \(1917–1945\)](#)

Agriculture continued to dominate the economy in Loudoun County throughout World War I and II. Modest-sized farms of 175 acres or less were the primary element driving the county's economy. Most were owned by whites, although Black tenants and sharecroppers were common, occupying 25 percent of these farms. Farmers continued to raise a variety of crops, with corn and dairy farming remaining most prominent, and some also specialized in raising beef, hogs, or poultry (Poland 1976:307-308; 319).

Across the road from the Water School was the Demory Store, located in the basement of the old Bob Waters house, now owned by John Demory and his wife Mae (Scheel 2002:206). It would remain open from the 1920s through the 1940s. A fourth church was constructed in the Waters area in 1934, the Loudoun Valley Church of the Nazarene (Scheel 2002:206). Sometime around 1920, Barney's Cabin (053-5751, 44LD0642) was constructed on the property of the Wortman Farm.

During the first World War, the county furnished its quota of men and oversubscribed its quota in Liberty Loans and War Savings (Samuels 1940:15). The Red Cross, the Land Army, and the County of Defense were active county organizations at this time.

The W&OD Railroad went completely into debt following the stock market crash of 1929 (Williams 1970). It was gradually rebuilt during the 1930s, with reduced service. Sections of the line were abandoned. The railroad freight business was adversely affected by increased trucking transportation. At the same time, passenger service dwindled as automobile ownership increased. By 1941, the train hauled freight exclusively (Neville 2000). Business was increased, however, with the advent of World War II. Passengers returned to the train when the Office of Defense Transportation forced the company to resume such service in 1943 as a war emergency measure (Williams 1970). Soon the railroad was running an additional train every day but Sunday and made enough money to purchase the Bluemont Branch from Southern Railway (Williams 1970).

The New Dominion (1946–1991)

After the war, passenger traffic returned to its former state and rapidly declined. By 1950, the daily train between Leesburg and Rosslyn was discontinued; all passenger service ended by 1951. The railroad again seemed on the brink of financial collapse when the Chesapeake & Ohio (C&O) railroad negotiated for its purchase (Neville 2000). Anticipating power plant construction, it speculated that the W&OD would get the coal hauling contract. However, in 1956 a power plant locality in Maryland was chosen instead. The selection of nearby Chantilly for the location of Dulles International Airport in 1957, though, rejuvenated the railroad. A massive bridge and track renewal project was undertaken to replace worn rails and ties and sixty-year-old truss bridges that were too small to handle the heavy loads (Neville 2000). In 1959, the W&OD had its most profitable year. In addition to the traffic generated by the construction of the airport, the railroad also hauled carloads of stone for the construction of the 1-495 Capital Beltway. However, following the construction of I-66, need for the rail line diminished and the W&OD ceased operations. Dismantling of the tracks began in 1969 (Harwood 1969). In 1977, the Northern Virginia Regional Park Authority signed an agreement with Virginia Power (who had purchased the right-of-way [ROW] in 1968 for electric transmission lines) to purchase the ROW in stages over a period of years (Northern Virginia Regional Park Authority [NVRPA] 1996:7). The Park Authority completed the purchase of the entire ROW in 1982 with Virginia Power retaining an easement for its transmission lines. The W&OD was turned into a paved trail. The multi-use W&OD trail connects a series of wayside parks and provides access to the rural countryside beyond the Beltway.

The character of Loudoun County was very much in flux during this time. Between 1880 and 1930, the population of the county had actually decreased due to former residents seeking opportunities outside of the still largely agrarian county. However, this trend reversed following World War II, as people moved into Loudoun, attracted by its increasing number of suburban neighborhoods, planned communities, growing transportation infrastructure, and access to both Washington and the rural Virginia countryside (Poland 1976). The construction of Dulles International Airport in the southeastern part of the county in the 1950s had a ripple effect, attracting new businesses, workers, and families to the area.

Beginning in the 1950s, developers started to acquire properties in what is now Sweet Run State Park with the intention of building a golf course community (Scheel 2002:207). Piney and Sweet Runs were impounded to create three ponds that would be landscape features of the planned golf course (Galaty et al. 2014). In 1972, heavy rains associated with Hurricane Agnes

destroyed two of these ponds, leaving only Gordon Pond (Virginia Department of Conservation and Recreation [VDCR] 2025).

Post Cold War (1992–Present)

As metropolitan Washington, D.C. has increased its size, Loudoun County's population has increased as well. More recently, many large Internet-related firms have chosen the county for the location of their businesses. These firms include America Online (AOL) and Orbital Sciences Corporation. Other large businesses include the Washington Redskins (now Commanders), PSINet World Headquarters, MCI/Worldcom's UUNET Division, National Crash Analysis Center and the Old Dominion Brewing Company (Kimball and Covington 2014). As a result, many suburban communities have been placed in Loudoun, such as Ashburn, once a quiet village community that is now a large, planned subdivision of single-family homes and related amenities (hotels, restaurants, etc.).

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APPENDIX D: OPEN SPACE CONSERVATION EASEMENT DETERMINATION LETTERS



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potomac.org/lands

SENT VIA E-MAIL

March 24, 2026

Joshua A. Bateman, AICP
Environmental Program Planner
Virginia Department of Conservation and Recreation
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Richmond, VA 23219
Joshua.Bateman@dcr.virginia.gov

RE: Sweet Run State Park Master Plan: Open-Space Easement Determination Request Tract 1

Dear Mr. Bateman,

Potomac Conservancy (PC) and the Board of Supervisors of Loudoun County (County) are in receipt of your letter seeking a determination concerning permitted improvements and facilities (Improvements) under the recorded Deed of Open-Space and Conservation Easement (Instrument 20031021-0139944) (OSE) held by PC and the County (collectively Grantees) and encumbering Tract 1 (Property), encompassing 568.91 acres, more or less, in Sweet Run State Park (Park). Because the information provided to date by the Virginia Department of Conservation and Recreation (DCR) is generic and conceptual in nature, this letter constitutes an opinion, rather than a final determination, and is based solely on the information provided. All comments herein remain subject to compliance with the OSE and all other applicable provisions thereof.ⁱ

You asked for a response to the following:

Proposed Improvement 1: The master plan proposes that the section of the existing Butterfly Alley Trail coinciding with the high-voltage powerline easement from its junction with the Woodthrush Trail to the property line adjacent to the Appalachian Trail (AT) corridor be eliminated in favor of installing a new AT connector to the north from the Woodthrush Trail. This trail would be designed as a pedestrian footpath consistent with Paragraph 13(d) and 9(b). DCR intends to expound in the master plan regarding the process and approvals necessary to establish this alternative route as an official, blue-blazed trail connecting to the AT. Access to the Woodthrush Trail and AT connector would be from the existing Sawmill Lane and Arnold Lane parking areas. This proposed improvement is considered a near-term priority (Phase 1).



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Response to Proposed Improvement 1: The OSE provides that new “pedestrian footpaths” (Paragraph 13(d)) may be constructed for hiking, nature study, environmental or agricultural education, and/or for providing public access from the Property to the AT. These new trails must be “designed and constructed to cause a minimum of interference with the topography, drainage, vegetation, and wildlife” of the properties (Paragraph 9(b)), which implies that the intensity of use and associated impacts must remain minimal. Under a plain reading of the OSE, any new pedestrian trails proposed for construction would be limited to pedestrian use. As a pedestrian-only unpaved trail, the new AT connector proposed just to the north of the Woodthrush Trail, as depicted on the Phased Development Plan Tract 1 (PDP), is consistent with the terms of the OSE.

Proposed Improvement 2: The Park is proposing to permanently relocate the existing equestrian trailhead parking area on Sawmill Lane from Tract 1 and install a kiosk sign and picnic area containing several designated picnic sites at the current location, each containing a crushed stone picnic pad, picnic table, and charcoal grill, for future use as a hiking trailhead. DCR considers these facilities to be new recreational and educational facilities and improvements that are not otherwise prohibited in accordance with Paragraph 3(e); the picnic area does not include picnic pavilions, which, in any case, are permitted on the Property up to a maximum allowable size of 150 square feet in accordance with Paragraph 3(c). These improvements are considered an intermediate-term project (Phase 2).

Response to Proposed Improvement 2:

The OSE provides that “Picnic pavilions, not to exceed 150 square feet in ground area, may be constructed on the Property” (Paragraph 3(c)). Pavilions, interpreted as roofed structures, are not currently proposed for the picnic area. The OSE does not prohibit the use of crushed stone, tables, or charcoal grills. The proposed picnic area, consisting of several individual picnic sites near the existing trailhead parking at the terminus of Sawmill Lane, as depicted on the PDP, is consistent with the OSE.

The kiosk sign proposed for use near the proposed picnic area must be consistent with the terms of Paragraph 1 of the Second Amendment to the OSE (Instrument 20160531-0032696), which amends Paragraph 7 of the OSE, which states that no sign on the property shall exceed nine (9) square feet.

Any additional improvements or structures not expressly described in your request, including, but not limited to, parking areas, are not addressed in this opinion. The Grantees consider parking areas to constitute “improvements” under the OSE and therefore, subject to all applicable provisions and limitations therein.

Proposed Improvement 3: The PDP proposes five (5) rustic cabins for overnight use in accordance with Paragraph 3(c) at the edge of the field near the northern end of the East Meadow Trail. Each cabin is proposed to be less than 750 square feet. in ground area and served



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by an on-site electric source (e.g., solar). Vehicle access to the cabin site would be by improvement of a section of the old farm road that currently serves as the Upper Sweet Run Trail between the current equestrian parking area and the northern end of the East Meadow Trail, both of which will likely need to be rerouted through this area. This proposed improvement is considered a long-term project (Phase 3).

Response to Proposed Improvement 3: The OSE provides that new campground facilities (Paragraph 3(c)) may be built on Tract 1. Campground facilities are limited to no more than five new rustic cabins, provided that such rustic cabins are not served by off-site electricity and that prior written permission is obtained from the Grantees prior to constructing any rustic cabin exceeding 750 square feet in ground area. The proposed campground facility, consisting of five rustic cabins served by an on-site electric source (e.g., solar) is consistent with the OSE as described in your letter and depicted in the PDP. Provided the in-ground area of the proposed rustic cabins and associated facilities do not exceed 750 square feet, prior written permission is not required.

In addition to on-site electrical service discussed above, other utilities may be required for the continued function of the proposed campground facility consisting of five rustic cabins. Paragraph 3(g) states that “unless otherwise prohibited in this Easement, wires, lines, pipes, cables or other facilities providing electrical, gas, water, sewer, communications, or other utility services to the improvements permitted herein may be installed, maintained, repaired, removed, relocated and replaced for use on the property. Septic or other underground sanitary systems serving the improvements permitted herein may be installed, maintained, repaired or improved.”

The Park proposes providing vehicle access to the cabin site area by improving the section of the old farm road that currently serves as the Upper Sweet Run Trail. Paragraph 9(b) allows for the construction of connecting private roads, provided they are designed and constructed to cause a minimum of interference with existing topography, drainage, vegetation, and wildlife, and are not constructed using impervious surfaces unless required by law. Construction of a new road to allow for vehicular access using gravel or other pervious surfaces is therefore consistent with the OSE, subject to compliance with those standards.

To the extent parking or vehicle accommodation areas are proposed in connection with the campground facilities, the Grantees recognize that limited vehicular accommodation may function as a necessary accessory component of a permitted recreational facility. However, the size, configuration, and precise location of any such improvements must be reasonable in scale and directly subordinate to the permitted use. Any removal of vegetation to construct such improvements or other permitted structures is subject to the requirements of Paragraphs 10(e) and 18 of the OSE and the applicable County ordinances.



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The PDP depicts one (1) existing parking area at the southernmost portion of Tract 1. Based on the materials provided, it is unclear whether additional parking is contemplated. If additional parking is intended, please describe in detail any proposed parking or related improvements so that the Grantees may evaluate such proposals for compliance with the OSE.

General Statement

The Grantees' responses herein are based solely on the conceptual information provided in the PDP and accompanying correspondence. Nothing in this letter shall be construed as final approval of any specific site plan, building footprint, grading activity, utility installation, or other land disturbing activity. Any proposed improvement or activity that involves construction, vegetation removal, or other physical alteration of the Property remains subject to the Grantees' review to ensure compliance with the OSE. The Grantees expressly reserve all rights under the OSE, including the right to review detailed site plans, limits of disturbance, grading and drainage plans, and other technical documentation necessary to determine consistency with the conservation purposes and resource protection standards as required by the OSE.

As public recreational use increases with the continued development of Sweet Run State Park, DCR remains responsible for managing such use in a manner that preserves and protects the conservation values of the properties. While certain uses are generally permissible under the OSEs, it will be essential for DCR to implement ongoing monitoring and appropriate management practices to ensure that growing recreational activity does not adversely affect the conservation values of the easements over time.

We appreciate your continued commitment to conserving the natural resources of Sweet Run State Park and look forward to further collaboration throughout the Master Planning process.

Sincerely,



Jeff Feaga, Director of Land Management and Stewardship
Potomac Conservancy
20 East Piccadilly Street, Suite 7
Winchester, VA 22601
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Loudoun County has reviewed the foregoing and concurs with the conclusions set forth therein.



Connor Goolsby, Stewardship Manager
Loudoun County Department of Planning and Zoning, Community Planning
1 Harrison Street, SE, 3rd Floor
Leesburg, VA 20177
Phone: (571) 627-7410
E-mail: connor.goolsby@loudoun.gov

Cc: Theresa Stein, Community Planning, Loudoun County Department of Planning and Zoning
Hedrick Belin, President, Potomac Conservancy

ⁱ Paragraph 18 of the OSE requires at least thirty (30) days' written notice to PC and the County prior to undertaking certain activities, and such notice must describe the proposed activity in sufficient detail to enable the Grantees to determine its consistency with the conservation purposes of the OSE. The Grantees do not interpret your January 21, 2026 correspondence as constituting formal notice under the OSE. Formal notice will be required prior to submission of final plans.



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Planning
and Zoning

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loudoun.gov/planningandzoning

SENT VIA E-MAIL

August 4, 2025

Mr. Brian G. Fuller
Real Property Manager
Virginia Department of Conservation and Recreation
600 E. Main Street, 24th Floor
Richmond, VA 23219
brian.fuller@dcr.virginia.gov

RE: Sweet Run State Park Master Plan: Open-Space and Conservation Easement Determination (PINs: 509-17-1879, 509-17-3778, 509-17-6379, 509-17-8644, 509-25-8827, 509-36-3388, 509-37-5927, 510-36-3218, 509-39-5294)

Dear Mr. Fuller,

Our office is in receipt of your letter seeking a determination concerning permitted recreational uses under the recorded Deeds of Open-Space and Conservation Easements ("OSE") held by the Board of Supervisors of Loudoun County (the "County") and encumbering certain properties in Sweet Run State Park (the "Park").

You asked for a response to the following:

Question 1: The agency seeks a determination as to whether the term "pedestrian footpaths" precludes recreational equestrian usage of the park's existing trail network by the public. In addition, given the properties' substantial history of equestrian usage and easement's requirement that the properties continue to be used for the production of crops, livestock, and livestock products, DCR requests a determination as to whether the deeds of easement preclude equestrian use of the properties by the public generally.

Question 2: The agency seeks a determination as to whether the terms of the open-space and conservation easements preclude mountain biking on the subject properties.

Conservation Easement 1. (PINs: 509-17-1879, 509-17-3778, 509-17-6379, 509-17-8644, 509-25-8827, 509-36-3388, 509-37-5927, 510-36-3218): These parcels consist of approximately 568.91 acres and are subject to an OSE recorded as Instrument No. 20031021-0139944. The County holds its interest pursuant to the Virginia Open Space Land Act (Code of Virginia § 10.1-1700 et seq.) ("Open Space Land Act"). The easement is also held by the Potomac Conservancy, Inc. pursuant to the Virginia Conservation Easement Act (Code of Virginia § 10.1-1009 et seq.) ("BOS-Potomac Easement").

Conservation Easement 2 (PIN: 509-39-5294): This parcel consists of approximately 280.67 acres and is subject to an OSE recorded as Instrument No. 20031023-0140693 and is subject to an OSE held solely by the County under the Open Space Land Act (the "Farmstead Easement"). The Farmstead Easement designates four "Farmstead Areas," which are identified on the associated Easement Plat recorded as Instrument No. 20310230140644.

With respect to "pedestrian footpaths" the OSEs provide, in relevant part:

The BOS-Potomac Easement, Para. 13(d):

Public Use and Enjoyment. The Grantor hereby covenants, on behalf of itself and its successors and assigns, that the public shall be permitted access to the Property for the purposes of hiking, nature study, and environmental or agricultural education. Public access to the Property for such purposes shall be subject to the following conditions:

* * *

*(d) **Pedestrian footpaths** may be constructed for hiking, nature study, environmental or agricultural education, and/or for providing public access from the Property to the Appalachian Trail, provided such footpaths are constructed consistent with Paragraph 9(b).*

The Farmstead Easement, Para. 13(d) states:

Public Use and Enjoyment. The Grantor hereby covenants, on behalf of itself and its successors and assigns, that the public shall be permitted access to the Property for the purposes of hiking, nature study, and environmental or agricultural education. Public access to the Property for such purposes shall be subject to the following conditions:

* * *

*(d) **Pedestrian footpaths** may be constructed for hiking, nature study, environmental or agricultural education, and/or for providing public access from the Property to the Appalachian Trail, provided such footpaths are constructed consistent with Paragraph 9(b).*

This paragraph does not prohibit the Grantor from allowing public access for environmental education purposes or other purposes consistent with this Easement on a more frequent basis in the future.

Response to Question 1:

As an initial matter, “recreational equestrian use” is not a defined term in the OSEs, and your letter has not identified the specific activities you believe fall under that definition for the Park’s purposes. Nevertheless, the County interprets “recreational equestrian use” by the public in this context as general recreational horseback riding utilizing privately owned horses.

The OSEs allow for “temporary or seasonal outdoor activities which do not permanently alter the physical appearance of the property,” (BOS-Potomac Easement, Para. 2; Farmstead Easement, Para. 2) and horseback riding would constitute a temporary or seasonal outdoor activity. Furthermore, based on your letter and the available information, the longstanding practice of horseback riding is permitted on certain existing trails within the Park. In Paragraph 14(d) of each Easement, the Grantor has reserved the right to “[c]ontinue the use of the Property for all purposes not inconsistent with this Easement.”

In light of the foregoing, the County concludes that the term “pedestrian footpaths” does not preclude recreational horseback riding on the park’s **existing trail network** by the public, provided that the activity does not permanently alter the physical appearance of the properties or undermine the conservation values protected by the OSEs.

The unambiguous and explicit language of the OSEs provides that, outside of the Farmstead Areas, construction of new “pedestrian footpaths” (BOS-Potomac Easement, Para. 13(d); Farmstead Easement, Para. 13(d)) and bridges necessary to access “pedestrian hiking trails” (BOS-Potomac Easement, Para. 11(c); Farmstead Easement, Para. 11(d)) may be permitted. These new trails must be “designed and constructed to cause to a minimum of interference with the topography, drainage, vegetation, and wildlife” of the properties (BOS-Potomac Easement, Para. 9(b); Farmstead Easement, Para. 9(b)), which implies that the intensity of use and associated impacts must be

minimal. Under the plain reading of the OSEs, any new pedestrian trails proposed for construction would be limited to pedestrian use.

With respect to your question concerning the public's equestrian use "generally" on the properties, the question is vague and lacks specificity as to what activities are contemplated. It is unclear if you are referring to the use of horses in connection with "production of crops, livestock, and livestock products", or to recreational horseback riding. Accordingly, the County is unable to respond to the question without further information from you. As a general matter, under Paragraph 2 of each Easement, "seasonal ... outdoor activities ... which do not permanently alter the physical appearance of the Property, and which are consistent with the conservation values herein protected shall be permitted" provided they are not commercial in nature.

Response to Question 2:

"Mountain biking" is not a defined term nor referenced in the OSEs. Nevertheless, the County concludes that mountain biking would constitute a "temporary or seasonal outdoor activity" (BOS-Potomac Easement, Para. 2; Farmstead Easement, Para. 2). Accordingly, mountain biking is not prohibited under the terms of the OSEs provided it is noncommercial in nature, does not alter the physical appearance of the properties, and is otherwise consistent with the conservation values protected by the Easements.

Accordingly, mountain biking may be conducted on the existing roads and/or existing trail network where it will not permanently alter the physical appearance of the properties or otherwise undermine the conservation values protected by the OSEs.

Summary

The County believes that recreational horseback riding and mountain biking do not violate the terms of the OSEs, provided these uses are limited to the existing roads and existing trail network. Any new trails that are proposed must be designed and constructed as low-impact pedestrian hiking trails only.

**Planning
and Zoning**

1 Harrison Street, SE, PO Box 7000, Leesburg, VA 20177-7000
703-777-0246 O | 703-777-0441 F | dpz@loudoun.gov
loudoun.gov/planningandzoning

As public recreational use increases with the continued development of Sweet Run State Park, DCR remains responsible for managing trail use in a manner that preserves and protects the conservation values of the properties. While these uses are generally permissible under the OSEs, it will be essential for DCR to implement ongoing monitoring and appropriate management practices to ensure that growing recreational activity does not adversely affect the conservation values of the easements over time.

We appreciate your continued commitment to conserving the natural resources of Sweet Run State Park and look forward to further collaboration throughout the Master Planning process.

Sincerely,



Connor Goolsby, Stewardship Manager
Loudoun County Department of Planning and Zoning
Ph: (571) 627-7410
E-mail: connor.goolsby@loudoun.gov

Potomac Conservancy, Inc. has reviewed the foregoing and concurs with the conclusions set forth therein.



Avery Siler, Sr. Director of Land Conservation
Potomac Conservancy
Ph: (301) 608-1188
E-mail: siler@potomac.org

Cc: Theresa Stein, Program Manager,
Community Planning, Planning and Zoning

Hedrick Belin, President
Potomac Conservancy

Please note: This opinion relates only to the applicability of the Easements for the proposed uses. Even if the terms of the OSE would permit any of the proposed uses under the conditions stated above, such proposed uses must also comply with all applicable Zoning Ordinance regulations (e.g., size, height, setback, minimum yard, etc.) and all other applicable County regulations. Whether the proposed new uses would comply with and be permitted under the Zoning Ordinance is a decision for the Zoning Administrator's office.

APPENDIX E: DETAILED COST ESTIMATE

Sweet Run State Park
Masterplan
Assumptions and Clarifications

The following Assumptions and Clarifications are provided to convey the basis of the estimate and general approach taken by Kohnen-Starkey, Inc. in the preparation of this estimate. The detailed estimate backup provided for each area of the project shall serve as a reference for all scope of work (work activity, assumed quantity and level of quality) which has been taken into account in this estimate. Work not specifically indicated in this detailed backup should be considered Not Included (NIC).

This estimate has been prepared in accordance with the concept documents provided by Rhodeside and Harwell, dated 10-21-2025, and detail phase breakdown scopes and quantities included within this revised estimate dated 7-23-26. Final estimate adjustments are included per the comments received from Rhodeside and Harwell via E-mail on 7-7-26 and 7-22-26.

Additional revisions to the Cultural Resources estimate were completed by Rhodeside & Harwell (RHI) in consultation with Kohnen-Starkey on 9-14-2026.

General Clarifications

1. *Sole-Source Products* - The estimate makes no provisions for sole-source specified items or products. All items are assumed to be openly specified to allow competitive subcontractor and supplier bidding.
2. *Off Hours Work* – It is assumed that this work will be completed during normal working hours. This estimate does not include a labor premium for off-hours work.
3. *Sales Tax* – Sales tax has been included in the unit pricing of this estimate.
4. *Secure Facility* – This estimate does not include premium cost associated with a secure facility. Labor productivity has been included based on standard commercial construction, with no premiums associated with secured site check in/out times. Deliveries are expected to be typical of standard commercial construction. No delay time has been included for deliveries due to site constraints or a secure facility.
5. *Bonds & Insurance* – Contractor and Subcontractor Bond Cost have been included in this estimate.

6. *General Contractor OH & Fee* – Contractors G&A cost and Fee have been excluded from the estimate per Rhodeside and Harwell received comments dated 7-7-26, at the Clients request.
7. *Subcontractor OH & Fee* – Subcontractor overhead and fee has been included in the unit costs as applicable.
8. *Design / Planning Contingency* – A design/planning contingency has been excluded from the estimate per Rhodeside and Harwell received comments dated 7-7-26, at the Clients request.
9. *Construction Contingency* – No construction contingency has been included in this estimate.
10. *Escalation* - The material and labor cost in this estimate is subject to escalation. Escalation has **not** been included in this estimate, as it is assumed that this cost will be carried separately by the Owner.
11. *Labor Rates* – It is assumed that this project will not be inclusive of a project labor agreement (PLA) requirement.
12. *Sequence of Work* - This estimate assumes that all design changes will be incorporated prior to current contractual scopes of work being installed. This estimate is not inclusive of costs associated with out of sequence work or schedule delays.
13. *Design Fees* – A/E design fees are included at 17%.
14. *Owner's Cost* – This estimate does not include: Construction Contingency, Owner's Supervision, Inspection & Overhead Cost (SIOH), or Tap Fees.

General Requirements

1. *General Conditions / General Requirements* – General Conditions / General Requirements cost have been included in this estimate, and are calculated at a rate of 12.5%.
2. *Safety* – This estimate assumes that the Project Superintendent will perform the duties of the on-site Safety Officer, and that an independent full time Safety Officer with no other duties is not a requirement of this project.
3. *Quality Control* – This estimate assumes that the Project Superintendent will perform the duties of the on-site Quality Control Officer, and that an independent full time Quality Control Officer with no other duties is not a requirement of this project.

4. *Testing and Inspections* – Third party testing and inspection fees are included as specifically identified on the estimate summary.
5. *Temporary Utility Cost* – Temporary power and water **distribution cost only** has been included in the estimate General Conditions allowance, as a Contractor expense. The estimate assumes that temporary power and water usage costs will be paid for by the Owner.
6. *Permits / Tap Fees* – This estimate assumes that all cost for impact and development fees, tap/water connection fees and any other fees assessed by City/State agencies are to be the responsibility of the Owner. The contractor will be responsible for obtaining and paying for the building permit, and all trade permits, licenses and fees for its work.

Sitework

1. *General Overview* – All scope included is specifically defined in the estimate detail. Scope not identified in the estimate detail should be considered not included. The estimate is broken down by the three phases provided by Rhodeside & Harwell, along with the provided scope and quantities. Scope and quantities that were not provided by Rhodeside & Harwell, are assumed. The scope and cost for the Cultural Resources are included as assumed allowances, as the scope definition is limited.

Final Estimate Revisions per Estimate Review Comments Received 7-7-26 and 7-23-26

2. *Visitor Center* – The new Visitor Center and Outdoor Classroom is excluded from the estimate. Renovation of the existing Demory House has been included and shall service as a temporary Visitor Center, Gift Shop, and Park Offices.
3. *Outdoor Classroom* – The Outdoor Classroom has been excluded from the estimate.
4. *Entrance Road* – The New Entrance Road has been excluded from the estimate. It is understood that the existing entrance road will be used.
5. *Contact Station* – The Contact Station has been excluded from the estimate.
6. *Maintenance Building* – The new Maintenance Building has been excluded from the estimate.
7. *Service Yard w/Fuel Storage* – The Service Yard w/Fuel Storage has been excluded from the estimate.

8. *Equestrian Trailhead and Gravel Parking Area* – The Equestrian Trailhead and Gravel Parking has been excluded from the estimate.
9. *Wood Pavilion at Group Campsites* – The Wood Pavilion at Group Campsites has been excluded from the estimate.
10. *Parking at Group Campsites* – The Parking at Group Campsites has been excluded from the estimate.
11. *Additional Residence North of Demory House* – The additional Residence North of Demory House, including associated access roads and parking, has been excluded from the estimate.

Estimate Revisions to Cultural Resources per Comments Received 8-31-26 and 9-1-26 (RHI)

1. Double the cost per line for the stabilization of Derry, Everhart and Piper, and adjust both the Phase 1 and total prices accordingly.
2. Add "Analysis of future intent of architectural ruins" under Priority 1, and add an estimate for this additional work.
3. Remove "Stabilization @ Piper Log House Allowance" line item from Priority 1 and altogether.
4. Take out "Restoration" in "Restoration and Interpretation of Piper Log House Allowance" in Priority 2.
5. Move "Interpretation of Demory-Wortman House Allowance", currently in Priority 2, to Priority 1.
6. Move "Interpretation Allowance—Barney's Cabin" from Priority 3 to Priority 2.

Estimate Qualification:

Consultant exercises no control over fluctuating market conditions. Consultant shall employ their best judgment in analyzing the subject project and assignments, however, Consultant cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from the opinions provided by Consultant from this or subsequent estimates.

Rhodeside and Harwell

Concept Study

***Sweet Run State Park Master Plan
Revised Estimate, 7-23-2026
RHI Revised 9-14-2026***

Phase 1	\$5,612,136
Phase 2	\$4,051,897
Phase 3	\$2,762,844
<hr/>	
Subtotal, Ph 1,2,3	\$12,426,877
Subtotal Cultural Resources	\$2,828,940
<hr/>	
TOTAL	\$15,255,818

Kohnen-Starkey, Inc.

Rhodeside and Harwell

Sweet Run State Park Master Plan

Concept Study

PROJECT PHASE & SECTOR		Phase 1	Phase 2	Phase 3	Cultural Resources	Total
DIV	SCOPE OF WORK	Amount	Amount	Amount	Amount	Amount
A1	SUBSTRUCTURE	0	0	0	0	0
A2	SUPERSTRUCTURE	0	0	0	0	0
B1	EXTERIOR CLOSURE	0	0	0	0	0
C1	INTERIOR CONSTRUCTION	0	0	0	0	0
D1	CONVEYANCE SYSTEMS	0	0	0	0	0
D2	MECHANICAL	0	0	0	0	0
D3	FIRE PROTECTION	0	0	0	0	0
D4	ELECTRICAL	0	0	0	0	0
E1	EQUIPMENT & FURNISHINGS	0	0	0	0	0
F1	SPECIAL CONST. DEMO, ABATEMENT	0	0	0	0	0
G1	SITWORK	4,163,475	3,005,980	2,049,671	2,104,350	11,033,276
Subtotal - Building & Site Cost of Work		4,163,475	3,005,980	2,049,671	\$2,104,350	11,323,476
General Conditions						
	General Conditions / General Requirements	12.50% 520,434	12.50% 375,748	12.50% 256,209	12.50% 263,043	12.50% 1,415,434
	Testing & Inspections	0.40% 18,736	0.40% 13,527	0.40% 9,224	0.40% 8,417	0.40% 49,904
	Bonds / Insurance (GL, Builders Risk)	2.00% 94,053	2.00% 67,905	2.00% 46,302	2.00% 42,087	2.00% 250,347
General Conditions		633,223	457,179	311,734	313,548	1,715,684
Overhead & Fee						
	Contractor's G&A (Excluded per Client Request)	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
	Contractor's FEE (Excluded per Client Request)	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Overhead & Fee		0	0	0	0	0
Subtotal Cost of Work		4,796,698	3,463,159	2,361,405	2,417,898	13,039,160
Design Contingency / AE Fees						
	AE Fees	17.00% 815,439	17.00% 588,737	17.00% 401,439	17.00% 411,042	17.00% 2,216,657
	Design / Planning Conting. (Excluded per Client Request)	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Design Contingency / AE Fees		815,439	588,737	401,439	411,042	2,216,657
ESTIMATED CONTRACT COST (ECC)		\$5,612,136	\$4,051,897	\$2,762,844	\$2,828,941	\$15,255,818

Rhodeside and Harwell

Sweet Run State Park Masterplan

Concept Study

Phase 1		Qty	Unit	\$/UNIT	TOTAL
A1	SUBSTRUCTURE				\$0
A2	SUPERSTRUCTURE				\$0
B1	EXTERIOR ENCLOSURE				\$0
C1	INTERIOR CONSTRUCTION				\$0
D1	CONVEYANCE SYSTEMS				\$0
D2	MECHANICAL				\$0
D3	FIRE PROTECTION				\$0
D4	ELECTRICAL				\$0
E1	EQUIPMENT & FURNISHINGS				\$0
F1	SPECIAL CONSTRUCTION, DEMOLITION & ABATEMENT				\$0
G1	SITWORK				\$4,163,475
G11	Sitework - Buildings and Civil				\$4,163,475
	Sitework				\$4,163,475
	Buildings and Civil				\$4,163,475
	Demory Complex Renovations				
	Interior Renovation for Demory House (to serve as a VC/Park Office)	2,700	SF	125.00	\$337,500
	- Add Interior Accessible Bathroom for Staff Only	100	SF	250.00	\$25,000
	- Assumes existing sanitary capable of adding bathroom)				
	Exterior Restrooms (2 ea Unisex ADA Bathrooms)	200	SF	400.00	\$80,000
	- Assumes existing sanitary capable of adding bathrooms)				
	Additional Parking Access to Demory (15 gravel spaces plus drive lane: 9,400 sf)	233	CY	121.00	\$28,224
	- Concrete ADA Parking Space (1 ea)	400	SF	15.00	\$6,000
				0.00	\$0
	Exhibit Design, Fabrication, and Installation Allowance	1	LS	350,000.00	\$350,000
				0.00	\$0
	Lower Parking			0.00	\$0
	- Erosion / Sediment / Stormwater Control Allowance	16,290	SF	5.00	\$81,450
	- Clearing / Earthwork / Grading	16,290	SF	2.00	\$32,580
	- Gravel Parking Surface - assume 8" depth - 36 Spaces (14,400 sf)	357	CY	121.00	\$43,237
	- Concrete Paving for 2 ADA Spaces	600	SF	15.00	\$9,000
	- Wheel Stops Allowance	38	EA	100.00	\$3,800
	- Stormwater Bioswale Allowance	5,000	SF	15.00	\$75,000
	- Signage - Wayfinding	3	EA	1,000.00	\$3,000
	- Signage - Regulatory	2	EA	1,000.00	\$2,000
				0.00	\$0
	Maintenance Area			0.00	\$0
	Equipment and Materials Storage			0.00	\$0
	- Erosion / Sediment / Stormwater Control Allowance	1,500	SF	1.00	\$1,500
	- Clearing / Earthwork / Grading	1,500	SF	2.00	\$3,000
	- Pole Shed - 3 Bay	1,500	SF	200.00	\$300,000
	- Lighting Allowance	1	LS	10,000.00	\$10,000
				0.00	\$0
	Demo of Existing Barn	2,000	SF	10.00	\$20,000
	- Disposal of Debris	20	LD	800.00	\$16,000
				0.00	\$0
	Trail Connecting Woodthrush Trail to Appalachian National Scenic Trail (AT)			0.00	\$0
	- Erosion / Sediment / Stormwater Control Allowance	36,000	SF	1.00	\$36,000
	- Clearing / Earthwork / Grading	36,000	SF	2.00	\$72,000
	- Natural Surface Preparation - 4,500 LF x 8' W	4,500	LF	24.00	\$108,000
	- Signage - Trailhead	1	EA	7,500.00	\$7,500
	- Signage - Wayfinding	9	EA	1,000.00	\$9,000
				0.00	\$0
	Initial Establishment of Agricultural Use in Agricultural Easement			0.00	\$0
	- Meadow Area Preparation and Seeding Allowance	6	ACRE	25,000.00	\$150,000
				0.00	\$0
	Picnic Area and Bathhouse			0.00	\$0
	Picnic Area			0.00	\$0
	- Erosion / Sediment / Stormwater Control Allowance	1,000	SF	1.00	\$1,000
	- Clearing / Earthwork / Grading	1,000	SF	2.00	\$2,000
	- Crushed Stone (1,000 SF)	25	CY	121.00	\$3,025
				0.00	\$0

Rhodeside and Harwell

Sweet Run State Park Masterplan

Concept Study

Phase 1	Qty	Unit	\$/UNIT	TOTAL
Bathhouse			0.00	\$0
- Erosion / Sediment / Stormwater Control Allowance	1,000	SF	5.00	\$5,000
- Clearing / Earthwork / Grading	1,000	SF	2.00	\$2,000
- Bathhouse (Includes Sgl Use Showers Entered from Outside of the Facility)	1,000	SF	600.00	\$600,000
- Water Supply Allowance - Assume Tie-Into Existing	500	LF	75.00	\$37,500
- Septic System / Drainfield	1	LS	100,000.00	\$100,000
- Electrical Utility Allowance - Includes Tie-Ins	600	LF	100.00	\$60,000
- Electrical Sub-meter/service connection panels	1	LS	4,000.00	\$4,000
- Telecomm/data service entry/equipment-allow	1	LS	5,000.00	\$5,000
			0.00	\$0
Furnishings			0.00	\$0
- Picnic Tables	12	EA	1,500.00	\$18,000
- Charcoal Grills	4	EA	1,000.00	\$4,000
- Trash / Recycling Receptacles	2	EA	2,000.00	\$4,000
- Hot Charcoal Bin	1	EA	2,500.00	\$2,500
- Firepit W/Custom Wood Benches for 30	1	LS	25,000.00	\$25,000
			0.00	\$0
Impoundment Assessment at Gordon Pond			0.00	\$0
- Structural / Geotechnical Engineering Survey Allowance	1	LS	50,000.00	\$50,000
			0.00	\$0
Additional Hiking Trails			0.00	\$0
Trails			0.00	\$0
- Erosion / Sediment / Stormwater Control Allowance	33,600	SF	1.00	\$33,600
- Clearing / Earthwork / Grading	33,600	SF	2.00	\$67,200
- Crushed Stone - 2,800 LF x 12' W	2,800	LF	36.00	\$100,800
- Signage - Wayfinding	7	EA	1,000.00	\$7,000
- Signage - Interpretive	2	EA	2,000.00	\$4,000
			0.00	\$0
Furnishings			0.00	\$0
- Custom Wood Benches	8	EA	4,000.00	\$32,000
			0.00	\$0
Phase 1 Misc. Landscaping Allowance	1	LS	100,000.00	\$100,000
			0.00	\$0
Improved Equestrian Parking and Day Use/Overnight Parking			0.00	\$0
Parking Improvements			0.00	\$0
- Erosion / Sediment / Stormwater Control Allowance - @ Existing Parking	15,000	SF	5.00	\$75,000
- Regrade and Resurface - Assume Gravel @ Existing Parking	15,000	SF	3.00	\$45,000
- Erosion / Sediment / Stormwater Control Allowance - New Parking Allowance	12,000	SF	1.00	\$12,000
- Clearing / Earthwork / Grading - New Parking Allowance	12,000	SF	2.00	\$24,000
- Crushed Stone Surfacing - assume 8" depth @ New Parking Allowance	298	CY	121.00	\$36,058
- Concrete Paving for 1 ADA Space	400	SF	15.00	\$6,000
			0.00	\$0
Signage - Regulatory	2	EA	1,000.00	\$2,000
Signage - Wayfinding	2	EA	1,000.00	\$2,000
Signage - Entrance	1	EA	7,500.00	\$7,500
			0.00	\$0
Group Campsite and Primitive Camping Tent Sites - All Walk-In			0.00	\$0
Group Camping x 2			0.00	\$0
- Picnic Tables	8	EA	1,500.00	\$12,000
- Charcoal Grills	2	EA	1,000.00	\$2,000
- Trash / Recycling Receptacles	2	EA	2,000.00	\$4,000
- Hot Charcoal Bin	2	EA	2,500.00	\$5,000
- Firepit W/Custom Wood Benches for 16	2	LS	15,000.00	\$30,000
- Tent Pads	16	EA	10,000.00	\$160,000
- Water Supply Allowance - Assume Tie Into Existing Service	1,000	LF	75.00	\$75,000
- Hose Bib	2	EA	500.00	\$1,000
			0.00	\$0
Primitive Camping Area x 10			0.00	\$0
- Fire Ring	10	EA	1,500.00	\$15,000
- Tent Pads	10	EA	10,000.00	\$100,000
- Food Posts	10	EA	250.00	\$2,500
- Picnic Tables	10	EA	1,500.00	\$15,000
			0.00	\$0
Walk-In Trail Access			0.00	\$0
- Erosion / Sediment / Stormwater Control Allowance	17,500	SF	1.00	\$17,500

Rhodeside and Harwell

Sweet Run State Park Masterplan

Concept Study

Phase 1		Qty	Unit	\$/UNIT	TOTAL
- Clearing / Earthwork / Grading		17,500	SF	2.00	\$35,000
- Natural Surface Preparation - 1,750 LF x 10' W		17,500	SF	3.00	\$52,500
				0.00	\$0
Preparation of Agricultural Demonstration Area Tract 2				0.00	\$0
Fencing				0.00	\$0
- Split Rail Fence		2,000	LF	50.00	\$100,000
				0.00	\$0
Meadow Area Preparation and Seeding Allowance		10	ACRE	25,000.00	\$250,000
				0.00	\$0
				0.00	\$0
** End of Section **					
Subtotal - Building & Site					\$4,163,475

Rhodeside and Harwell

Sweet Run State Park Masterplan

Concept Study

Phase 2		Qty	Unit	\$/UNIT	TOTAL
A1	SUBSTRUCTURE				\$0
A2	SUPERSTRUCTURE				\$0
B1	EXTERIOR ENCLOSURE				\$0
C1	INTERIOR CONSTRUCTION				\$0
D1	CONVEYANCE SYSTEMS				\$0
D2	MECHANICAL				\$0
D3	FIRE PROTECTION				\$0
D4	ELECTRICAL				\$0
E1	EQUIPMENT & FURNISHINGS				\$0
F1	SPECIAL CONSTRUCTION, DEMOLITION & ABATEMENT				\$0
G1	SITEWORK				\$3,005,980
G11	Sitework - Buildings and Civil				\$3,005,980
	Sitework				\$3,005,980
	Buildings and Civil				\$3,005,980
	AT Connection Trailhead Parking Area Improvements			0.00	\$0
	Picnic Area			0.00	\$0
	- Erosion / Sediment / Stormwater Control Allowance	1,000	SF	1.00	\$1,000
	- Clearing / Earthwork / Grading	1,000	SF	2.00	\$2,000
	- Crushed Stone Surfacing - assume 8" depth	1,000	SF	3.00	\$3,000
	- Picnic Tables	8	EA	1,500.00	\$12,000
	- Charcoal Grills	2	EA	1,000.00	\$2,000
	- Trash / Recycling Receptacles	1	EA	2,000.00	\$2,000
	- Hot Charcoal Bin	1	EA	2,500.00	\$2,500
				0.00	\$0
	Additional Agricultural Use in Agriculture Easement (e.g. tree nursery or reasearch orchard) - Allowance	1	LS	500,000.00	\$500,000
				0.00	\$0
	Agricultural Support Facilities in Agriculture Easement off Arnold Lane			0.00	\$0
	Equipment and Maintenance Building and Shed			0.00	\$0
	- Erosion / Sediment / Stormwater Control Allowance	1,000	SF	1.00	\$1,000
	- Clearing / Earthwork / Grading	1,000	SF	2.00	\$2,000
	- Equipment and Maintenance Bulldding / Shed	1,000	SF	3.00	\$3,000
	- Electrical Utility Allowance - Includes Tie Ins.	400	LF	100.00	\$40,000
				0.00	\$0
	Rustic Cabins			0.00	\$0
	Cabins			0.00	\$0
	- Erosion / Sediment / Stormwater Control Allowance	3,750	SF	5.00	\$18,750
	- Clearing / Earthwork / Grading	3,750	SF	2.00	\$7,500
	- Cabins (5 each x 750 sf / each)	3,750	SF	400.00	\$1,500,000
	- Power	3,750	SF	50.00	\$187,500
	- Septic System / Drainfield	1	LS	100,000.00	\$100,000
	- Water / Well House System	1	LS	250,000.00	\$250,000
	- Water Distribution	500	LF	75.00	\$37,500
				0.00	\$0
	Access Road			0.00	\$0
	- Gravel Roadway (1,400 LF x 20' W) - Improvements to Existing Access Rd.	695	CY	121.00	\$84,095
	- New Gravel Roadway Loop Around Cabins, (1,100 lf x 20' W)	546	CY	121.00	\$66,066
				0.00	\$0
	Parking			0.00	\$0
	- Erosion / Sediment / Stormwater Control Allowance	7,600	SF	5.00	\$38,000
	- Clearing / Earthwork / Grading	7,600	SF	2.00	\$15,200
	- Gravel Parking Area - assume 8" depth	189	CY	121.00	\$22,869
	- Concrete Paving for 1 ADA Space	400	SF	15.00	\$6,000
	- Signage - Regulatory	1	EA	1,000.00	\$1,000
	- Signage - Wayfinding	1	EA	1,000.00	\$1,000
				0.00	\$0
				0.00	\$0
	Phase 2 Misc. Landcaping Allowance	1	LS	100,000.00	\$100,000
				0.00	\$0
	** End of Section **				
	Subtotal - Building & Site				\$3,005,980

Rhodeside and Harwell

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Concept Study

Phase 3		Qty	Unit	\$/UNIT	TOTAL
A1	SUBSTRUCTURE				\$0
A2	SUPERSTRUCTURE				\$0
B1	EXTERIOR ENCLOSURE				\$0
C1	INTERIOR CONSTRUCTION				\$0
D1	CONVEYANCE SYSTEMS				\$0
D2	MECHANICAL				\$0
D3	FIRE PROTECTION				\$0
D4	ELECTRICAL				\$0
E1	EQUIPMENT & FURNISHINGS				\$0
F1	SPECIAL CONSTRUCTION, DEMOLITION & ABATEMENT				\$0
G1	SITEWORK				\$2,049,671
G11	Sitework - Buildings and Civil				\$2,049,671
	Sitework				\$2,049,671
	Buildings and Civil				\$2,049,671
				0.00	\$0
	Trailhead, Hiking Trails, Restroom, and Picnic Shelters			0.00	\$0
	Access Road			0.00	\$0
	- Erosion / Sediment / Stormwater Control Allowance	20,250	SF	1.00	\$20,250
	- Clearing / Earthwork / Grading	20,250	SF	2.00	\$40,500
	- Gravel Roadway (750 LF x 27' W) - assume 8" depth	503	CY	121.00	\$60,863
				0.00	\$0
	Parking			0.00	\$0
	- Erosion / Sediment / Stormwater Control Allowance	12,000	SF	5.00	\$60,000
	- Clearing / Earthwork / Grading	12,000	SF	2.00	\$24,000
	- Gravel Parking Area - assume 2,200 SF @ 8" depth	298	CY	121.00	\$36,058
	- Concrete Paving for 1 ADA Space	400	SF	15.00	\$6,000
				0.00	\$0
	Picnic Pavilion			0.00	\$0
	- Erosion / Sediment / Stormwater Control Allowance	1,300	SF	1.00	\$1,300
	- Clearing / Earthwork / Grading	1,300	SF	2.00	\$2,600
	- Gravel Surface - assume 8" depth	1,300	SF	3.00	\$3,900
	- Wood Pavilion	1,300	SF	200.00	\$260,000
				0.00	\$0
	Restrooms			0.00	\$0
	- Erosion / Sediment / Stormwater Control Allowance	600	SF	5.00	\$3,000
	- Clearing / Earthwork / Grading	600	SF	2.00	\$1,200
	- Restrooms	600	SF	500.00	\$300,000
	- Water Supply Allowance - Assume Tie Into New Well Service	200	LF	75.00	\$15,000
	- Sanitary Collection Allowance - Assume Tie-Into Existing	750	LF	120.00	\$90,000
	- Electrical Utility Allowance - Includes Tie-Ins	600	LF	100.00	\$60,000
				0.00	\$0
	Water / Well House System (Includes Drilling of New Well)	1	LS	250,000.00	\$250,000
				0.00	\$0
	Trails			0.00	\$0
	- Erosion / Sediment / Stormwater Control Allowance	76,000	SF	1.00	\$76,000
	- Clearing / Earthwork / Grading	76,000	SF	2.00	\$152,000
	- Crushed Stone - 3,000 LF x 12' W x 8" D	3,000	LF	36.00	\$108,000
	- Natural Surface Preparation - 5,000 LF x 8' W	40,000	SF	3.00	\$120,000
				0.00	\$0
	Signage - Trailhead	1	EA	7,500.00	\$7,500
				0.00	\$0
	Signage - Wayfinding	25	EA	1,000.00	\$25,000
				0.00	\$0
	Furnishings			0.00	\$0
	- Picnic Tables	12	EA	1,500.00	\$18,000
	- Charcoal Grills	4	EA	1,000.00	\$4,000
	- Trash / Recycling Receptacles	1	EA	2,000.00	\$2,000

Rhodeside and Harwell

Sweet Run State Park Masterplan

Concept Study

Phase 3		Qty	Unit	\$/UNIT	TOTAL
- Hot Charcoal Bin		1	EA	2,500.00	\$2,500
				0.00	\$0
Improvements to Existing Nature Play Area				0.00	\$0
Learning Stations				0.00	\$0
- Learning Stations		1,200	SF	100.00	\$120,000
- Custom Wood Furnishings		4	LS	20,000.00	\$80,000
				0.00	\$0
Phase 3 Misc. Landcaping Allowance		1	LS	100,000.00	\$100,000
				0.00	\$0
** End of Section **					
Subtotal - Building & Site					\$2,049,671

Rhodeside and Harwell

Sweet Run State Park Masterplan

Concept Study

Cultural Resources				Qty	Unit	\$/UNIT	TOTAL
A1	SUBSTRUCTURE						\$0
A2	SUPERSTRUCTURE						\$0
B1	EXTERIOR ENCLOSURE						\$0
C1	INTERIOR CONSTRUCTION						\$0
D1	CONVEYANCE SYSTEMS						\$0
D2	MECHANICAL						\$0
D3	FIRE PROTECTION						\$0
D4	ELECTRICAL						\$0
E1	EQUIPMENT & FURNISHINGS						\$0
F1	SPECIAL CONSTRUCTION, DEMOLITION & ABATEMENT						\$0
G1	SITEWORK						\$1,814,150
G11	Sitework - Buildings and Civil						\$1,814,150
	Sitework						\$1,814,150
	Buildings and Civil						\$1,814,150
	Cultural Resources - Priority One					0.00	\$0
	- Analysis of future intent of architectural homesteads			1	LS	250,000	\$250,000
	- Safety Fencing @ Derry House, Everhart / Butler / Speaks House, Piper Log House Allowance			500	LF	60.00	\$30,000
	- Safety Signage @ Architectural Resources Allowance			1	LS	10,000.00	\$10,000
	- Stabilization @ Derry House Allowance			663	SF	100.00	\$132,600
	- Stabilization @ Everhart / Butler / Speaks House Allowance			453	SF	100.00	\$90,600
	- Interpretation of Demory-Wortman House Allowance			1,921	SF	100.00	\$192,100
	- Documentation & Archival Research Allowance			1	LS	25,000.00	\$25,000
	- Assess Existing Artifact Collection for Condition and Stabilization Needs Allowance			1	LS	25,000.00	\$25,000
	- Compie Digital Artifact Inventories and Compare for Completeness, Cataloging Allowance			1	LS	25,000.00	\$25,000
	- Conduct Phase I Archeological Survey Allowance			1	LS	75,000.00	\$75,000
	- Conduct Phase IA Archeological Survey Allowance			1	LS	40,000.00	\$40,000
						0.00	\$0
	Cultural Resources - Priority Two					0.00	\$0
	- Interpretation of Barney's Cabin Allowance			500	SF	250.00	\$125,000
	- Restoration and Interpretation of the Derry House Allowance			663	SF	300.00	\$198,900
	- Restoration and Interpretation of Everhart / Butler / Speaks House Allowance			453	SF	300.00	\$135,900
	- Interpretation of Piper Log House Allowance			476	SF	300.00	\$119,000
	- Conduct Phase I Archeological Survey Allowance			1	LS	75,000.00	\$75,000
	- Conduct Phase II Archeological Survey Allowance			1	LS	200,000.00	\$200,000
						0.00	\$0
	Cultural Resources - Priority Three					0.00	\$0
	Interpretation of Ruins Allowances					0.00	\$0
	- Arnold Lane Ruins			1,000	SF	250.00	\$250,000
	- Sawmill Lane Ruins			421	SF	250.00	\$105,250
						0.00	\$0
	** End of Section **						
	Subtotal - Building & Site						\$2,104,350