



256 E. Ellerslie Avenue, Suite D, Colonial Heights, Virginia 23834

**VIRGINIA'S GATEWAY REGION, VIRGINIA
 PROPOSAL FOR USEPA'S BROWNFIELDS COMMUNITY-WIDE ASSESSMENT GRANT
 RFP NO. EPA-OLEM-OBLR-23-12/ CFDA NO. 66.818
 Section IV.E – Narrative Proposal / Evaluation Criteria
 November 13, 2023**

1. Applicant Identification

Virginia's Gateway Region, Inc.
 256 E. Ellerslie Avenue, Suite D
 Colonial Heights, Virginia 23834

2. Funding Requested

- a. Assessment Grant Type: Community-Wide Brownfields
- b. Federal Funds Requested: \$500,000

3. Location:

Tri-Cities of Petersburg, Colonial Heights and Hopewell and the surrounding counties of Dinwiddie, Prince George, Surry, and Sussex.

4. Target Area and Priority Site/Property Information:

- Target Area and Census Tract/Town/City of Target Area

<u>Target Area</u>	<u>Census Tract / Town / City</u>
Mine-scarred Land	Census Tract 8701, Sussex, VA
Appomattox River corridor	Census Tract 8103, Petersburg, VA
Route 1/301 corridor	Census Tract 8305, Colonial Heights, VA
	Census Tract 8113, Petersburg, VA
Route 460/36/156 corridor	Census Tract 8206, Hopewell, VA

- Addresses of Priority Site(s)

1. Former Iluka Mine, Concord Sappony Road, Sussex, VA 23882
2. Patton Park, 501 Piamingo Aly, Petersburg, VA 23803
3. Pickwick Shopping Center, 137 Pickwick Ave, Colonial Heights, VA 23834
4. Former Southside Regional Medical Center, 801 S. Adams St., Petersburg, VA 23803
5. Cavalier Square Shopping Center, Cavalier Square, Hopewell, VA 23860

5. Contacts

a. Project Director / AOR

Keith Boswell, President & CEO, VGR
Virginia's Gateway Region
256 E. Ellerslie Avenue, Suite D
Colonial Heights, VA 23834
Phone: 804-732-8971
Email: kboswell@gatewayregion.com

b. Chief Executive/Highest Ranking Elected Official

Keith Boswell, President & CEO, VGR
Virginia's Gateway Region
256 E. Ellerslie Avenue, Suite D
Colonial Heights, VA 23834
Phone: 804-732-8971
Email: kboswell@gatewayregion.com

6. Population

US Census Bureau, 2021:

City of Colonial Heights:	18,127
City of Hopewell:	23,020
City of Petersburg:	33,229
Sussex County	10,950

7. Other Factors Checklist:

Other Factors	Page #
Community population is 10,000 or less.	N/A
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority site(s) is impacted by mine-scarred land.	2 Sect 1.a.ii former Concord Mine
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2 Sect 1.a.ii Patton Park
The priority site(s) is in a federally designated flood plain.	2 Sect 1.a.ii Patton Park
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	2 Sect 1.a.ii former Concord Mine
The reuse of the priority site(s) will incorporate energy efficiency measures.	N/A
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	3 / 4 Sect 1.b.ii
At least 30% of the overall project budget will be spent on eligible reuse/area- wide planning activities, as described in Section I.B. , for priority site(s) within the target area(s).	9 Sect 3.b.
The target area(s) is located within a community in which a coal-fired power plant has recently closed (2013 or later) or is closing.	6 Sect 2.a.ii (2) Hopewell

8. Letter from the State Environmental Authority: Attached

9. Releasing Copies of Applications: N/A



Commonwealth of Virginia

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

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Secretary of Natural and Historic Resources

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Director
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November 1, 2023

Keith Boswell
Virginia's Gateway Region (VGR)
256 E. Ellerslie Ave, Suite D
Colonial Heights, VA 23834

VIA ELECTRONIC MAIL

Subject: Acknowledgement and Support – Virginia's Gateway Region (VGR)
FY 2024 USEPA Community Wide Brownfields Assessment Grant Program
EPA-OLEM-OBLR-23-12

Dear Mr. Boswell:

The Virginia Department of Environmental Quality (DEQ) is in receipt of your request for support to the above referenced Brownfields Grant application. The request will be for an EPA Community Wide Brownfields Assessment Grant for the Virginia's Gateway Region (VGR). VGR is a private, nonprofit (501(C)3) economic development organization that markets the Tri-Cities of Colonial Heights, Hopewell and Petersburg and the surrounding counties of Dinwiddie, Prince George, Surry, and Sussex. VGR fosters regional prosperity through business growth, powerful partnerships, and delivering innovative resources to its communities, and focuses its efforts on new and existing business investment and job creation and DEQ is excited to add our support for the subject EPA grant proposal.

It is our understanding that VGR has identified three target areas and at least five priority sites. VGR is teaming with tri-cities coalition members Colonial Heights, Petersburg, and Hopewell to focus on areas along the Appomattox River corridor, the Route 1/301 corridor, the Route 460/36/156 corridor, and former mine-scarred land for redevelopment. VGR's partners, Colonial Heights, Petersburg, and Hopewell, have proven records, with the successful administration of previous Brownfields grants. Each of the priority sites have been chosen to advance current or anticipated revitalization plans in strategic areas for the local governments.

Acknowledgement and Support
FY 2024 USEPA Community Wide Brownfields Assessment Grant
EPA-OLEM-OBLR-23-12

The DEQ Brownfields Program is pleased to provide our support for this grant proposal. It is our sincere hope that this EPA proposal will be successful, and that VGR and the communities that make up this team will be able to continue leveraging funds to stimulate economic development and revitalization within the target areas and region that has been hit hard with a changing economy over the last several decades. If I can be of further assistance, please do not hesitate to contact me at (804) 239-5956.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Lucas Hamelman', with a long horizontal flourish extending to the right.

Lucas Hamelman, CPG
VRP & Brownfields Remediation Project Manager

cc: Meade Anderson, CPG – DEQ-CO
Karen Weber, CPG – DEQ-CO
Shawn Weimer – DEQ-PRO
Thomas Laughlin – TRC Companies, Inc.

VIRGINIA'S GATEWAY REGION, VIRGINIA
PROPOSAL FOR USEPA'S BROWNFIELDS COMMUNITY-WIDE ASSESSMENT GRANT
RFP NO. EPA-OLEM-OBLR-23-12/ CFDA NO. 66.818
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1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Unless noted, references are latest publicly available and reflect the most current information.

1.a Alliance Members, Target Area, and Brownfields

1.a.i. Alliance Members: The **Virginia's Gateway Region, Inc.**, (VGR or Region), a 501(c)(3) non-profit, economic development organization fosters regional prosperity through business growth, powerful partnerships and delivering innovative resources to its communities, which consist of the Tri-Cities of **Petersburg, Colonial Heights** and **Hopewell** and the surrounding counties of **Dinwiddie, Prince George, Surry** and **Sussex**. VGR in partnership with the Tri-Cities and Counties (local governments) have formed the **Virginia's Gateway Region Alliance** (Alliance), with VGR as lead member. The Tri-Cities and Counties lack the capacity to manage the grant individually due to financial restraints, lack of trained staff and other resources necessary to assess and revitalize brownfields, which abound in this region. VGR provides this global leadership with partnerships between public entities and private industry.

1.a.i. Overview of Brownfield Challenges and Description of Target Areas: The Region, located in southeastern Virginia at the confluence of the James and Appomattox Rivers, and hosting historical toll roads later developed into major arterials (SR 301/1, SR 460/36/156 and I-95), the Region has long been an important crossroads along the east coast. It is at sites along the transportation routes that the Alliance intends to focus their efforts, and target areas including the **Appomattox River Corridor** in Petersburg, Hopewell, and Colonial Heights; the **SR 301/1 Corridor** in Petersburg and Colonial Heights; and the **SR 460/36/156 Corridor** in Petersburg and Hopewell. The alliance has identified over 19 brownfields sites with potentially 60 or more brownfields sites likely in the target area, which include former industrial, commercial, automotive service and gasoline enterprises in various states of disuse and disrepair and abandonment.

During its early history, Petersburg provided transportation of goods produced by local tobacco, cotton, and peanut plantations. The area saw early industrialization with the falls of the Appomattox River powering mills in Petersburg, and the Dupont Company building a dynamite factory in the village of Hopewell in 1914. Dupont abandoned Hopewell after World War I, and the population plummeted until new manufacturing companies came to the area.

As the automobile began to dominate transportation, downtown Petersburg, located at the intersections of U.S. Routes 1, 301, and 460 became the urban core of "Southside Virginia" bringing thriving commercial and professional development. Then during the 1950s, construction of Interstates 95 and 85 converged at Petersburg, but bypassed the City's downtown. This eroded commercial development and led to the middle and upper classes shifting away from Petersburg¹. Opulent homes built during the City's heyday became vacant, unsellable and began to deteriorate. By the 1970s, Petersburg's population had shifted to primarily Black communities with low household incomes, forced to commute for better jobs. This lowered the tax base forcing the City to reduce resources and reducing the citizens' quality of life. This multi-generational poverty has contributed to **Petersburg being noted as "disadvantaged" on the Justice40 database and included on the Economic Development Administration's (EDA) list of Persistent Poverty Counties².**

One of the most impactful episodes of the Region's history unfolded during the 1970s, as evidence of contamination from the chemical Kepone was discovered in James River sediments and radiating outward from **Hopewell**. It was discovered that the manufacturer had been dumping wastes into the river for a decade, and dust had escaped from the plant into the surrounding communities. It was determined that about 100,000 kg of Kepone was released into the environment. Kepone has negative long-term effects on neurological and reproductive systems, as well as the liver, skin, and vision. It became one of the costliest chemical disasters in the United States and destroyed Virginia's commercial fishing (including oysters) industry at the time. The plant was quickly demolished, causing 4,000 workers to lose their jobs. The contaminated soils were removed and buried in an offsite salt mine and contaminated sediments in the James River were left in place to be buried by natural sedimentation. Fishing bans that extended from Hopewell to the Atlantic Ocean were not lifted until 1989. This legacy pollution has contributed to **Hopewell being noted as "disadvantaged" on the Justice40 database.**

The region today shows the effects of closed manufacturing plants, high unemployment and a disproportionate number of residents living in poverty. The localities have struggled to cover the costs of providing basic services, and this has resulted in delayed or ignored maintenance of infrastructure. Despite these difficulties, members of the VGR retain features that may yet define a positive direction for their future. A previous Brownfields site (The Boathouse at City Point) in Hopewell is highlighted on the DEQ's *Virginia Brownfields*

¹ https://www.richmondfed.org/publications/research/econ_focus/2017/q4/economic_history

² https://eda.gov/files/about/investment-priorities/FY2021_PPCs.xlsx

*Success Stories*³ website, “The city is now poised to take the next step and link property along the riverfront from the nearby city owned marina to the historic downtown area.” This grant can provide the funding to address the gaps in local resources, improve the health and wellbeing of these citizens, and by returning vacant parcels and buildings to usefulness, providing new industrial/commercial opportunities and jobs to those impacted by the departure of former businesses. By addressing the legacy poverty and environmental justice issues of the communities, VGR can reach their goal of revitalizing the Region with desirable redevelopment of underutilized properties to improve the quality of life.

1.a.ii. Description of the Priority Brownfield Site(s): The need for economic revitalization in the Cities and County is evident in the number of underutilized and vacant buildings identified in the target areas. VGR is opting to prioritize the **Former Concord Mine** site (census tract 51183870100) in **Sussex County**. Landowners were approached in 1997 by Iluka Resources, Inc., to lease their farmland for the development of a mineral sands mine. With the plan of letting the land work for them for a time, many farmers signed over their mineral rights, and allowed the mining operations in a seven-mile stretch of land (about 35 acres) along Concord Sappony Road, south of SR 40. The land was to be returned to pre-development conditions after the target minerals were extracted. Mining activities involved wet separation with the native soils returned to the land. These wet soils were smaller-grained (denser) than the original material and included naturally occurring radioactive material, more concentrated due to the mining process. Dewatering activities resulted in heavily compacted soils, unsuitable for farming, and although various remedial techniques were attempted, the task has proven more difficult than Iluka anticipated, and reclamation activities are still underway with little success; crop yields are typically 20% lower than adjacent prime farmlands. No Pollution Complaints were filed against the former mining operations; however, the variability of soil compaction across the area and deed restrictions due to radioactive materials allows for fewer redevelopment options. Likely environmental concerns include the presence of low-level radiation. This grant can provide for comprehensive assessment of the properties needed to define the impacted areas and enable potential developers to plan alternatives.

Petersburg has chosen two priority sites: **Patton Park** and the **Former Southside Regional Medical Center**. **Patton Park** (census tract 51730810300) is a City-owned property that includes unpaved trails along the south bank of the river, currently used for fishing and hiking but the area is also notorious for illicit activities. Located adjacent to the SR 36 bridge (Fleet Street), remnants of the historic Campbells Bridge cross through the Park property. The bridge, built at the Fall Line where the river narrows, marks the location of former fabric mills built in the late 1700s. Nothing remains of the mills on the south bank of the Appomattox, nor of the surrounding housing that companies provided to mill workers. In cooperation with Friends of the Lower Appomattox River (FOLAR)⁴, the City looks to develop a two-mile stretch (including **Patton Park**) to be the centerpiece of the 25-mile Appomattox River Trail (ART). **The site has a FEMA flood zone rating of AE (that is, subject to inundation by the 1-percent-annual-chance flood event)**, which sometimes leaves the trails unusable. Assessment of the properties would allow for planning improvements to the trails, safer access to the river, lighting options to reduce crime, and connection to the other ART sites for regional improvement. The **Former Southside Regional Medical Center** site (census tract 51730811300) is an approximately 24-acre city-owned property formerly housed the Petersburg General Hospital, the main building was demolished in 2009. The hospital operations were moved to a new facility around 2003, and the property was sold to the City in 2013. The site has four closed Pollution Complaints, filed in 1995, 1996, 2000 and 2009 for leaking underground petroleum tanks. The site currently houses the 9,200 sq ft former psychiatric hospital building constructed around 1950. Due to its age, the decaying building potentially contains lead-based paints and asbestos-containing materials and is slated for demolition. When the hospital closed, with it went local restaurants, convenience stores and the jobs they, and the hospital provided to the community. The property needs assessment that can be funded through this grant, to identify environmental risks and provide potential developers with a verifiably clean, site in a desirable location for redevelopment.

Colonial Heights has chosen the **Pickwick Shopping Center** as their priority site. **Pickwick Shopping Center** hosts a series of linked one-story shops, situated at the back of the parcel, with an overly large parking lot fronting along Route 1/301. A freestanding building hosts two additional stores, and at the rear of the lot are 8 connected shops/offices facing Pickwick Avenue. Several homes facing Danville Avenue back up to the stores on the northern side. The construction of I-95 to the west in the later 1960s meant that the shopping center evolved into serving mainly the local community. While mostly occupied, the stores present an aged façade with uninviting, contrasting storefronts. Residential areas located immediately beyond the commercial parcels also present aged, neglected exteriors. **Pickwick Shopping Center** has a single Pollution Complaint from a petroleum release (closed, 1999). No issues reported for the onsite dry cleaner. Due to their age, the shops potentially contain lead-based paints and asbestos-containing materials. Grant funds would benefit this site by providing assessment and planning for future reuse.

Hopewell is home to the **Cavalier Square Shopping Center**, built around 1967, and host to 34 connected shops and 5 freestanding businesses clustered around an enclosed, very large central lot. There is no landscaping within this central area, only sidewalks and asphalt. Many of the single-story stores are vacant and unappealing. Due to their age, the buildings potentially contain lead-based paint and asbestos-containing materials. Two of the auto repair facilities onsite have historic petroleum releases. A former (closed) landfill was located at the northeast corner of the parcel. Permit 156 was issued to Hercules, Inc. in 1974, for operation of a sanitary landfill. Permit 477 was issued to Hercules, Inc. in 1975, for operation of an inert debris landfill. The landfill was certified closed in 1988 and was monitored

³ <https://vadeq.maps.arcgis.com/apps/MapJournal/index.html?appid=ef7fac9ee33d4d0aa580a32ae33b0a8a#>

⁴ <https://folar-va.org/appomattox-river-trail/building-the-trail/>

for metals leachate issues and corrective action involved capping areas with clay. Post-closure inspections were terminated in 2002. Grant funding would provide for fresh assessments of this legacy contamination and assist the City's planning efforts toward revitalization.

1.a.iii. Identifying Additional Sites

In an effort to drive critical Brownfields redevelopment, VGR will identify additional sites for eligible activities throughout its geographic boundary by conducting a Brownfields Assets and Needs Study. The goal of this Brownfields Assets and Needs Study will be three-fold: first, through community engagement activities, identify what the community sees as assets and needs in the study area, and prioritized using collected pertinent demographic (census tract) and environmental data (EJScreen, etc.), as well as preferred development types; second, identify underutilized properties with revitalization potential where clean up and redevelopment can act as a catalyst for redevelopment activities within the communities; and third, identify potential reuses of the identified catalyst sites that match the community needs. For the purpose of this study, a catalyst site is defined as a *site that: is known to be contaminated or has the potential for contamination; is vacant or abandoned; and, because of its attributes (e.g., size, location, etc.), its redevelopment may spur other development*. If, grant funds remain after addressing the priority sites, the most current EJ Screening Tool will be used to identify additional sites in underserved communities in the geographic area, when sites have been identified they will be selected using the same criteria.

1.b Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans: In alignment with its mission, VGR has worked to boost commercial growth in the member localities by attracting businesses, introducing them to key community members in the localities, and providing planning and financial assistance opportunities. A private developer has expressed interest in the **former Concord Mine** site, considering installing a solar farm on previously mined properties impacted by their industrial uses. The landowners and the County are being offered a more stable and sustainable income that contributes to the national goal of providing clean renewable energy. A new form of farming is being proposed, providing needed income for landowners who have been subjected to disappointing results from previous industrial users of their land. A form of farming that harvests an environmentally safe product and doesn't diminish the resources of the property - solar farming.

Petersburg's 2040 Comprehensive Plan includes development of the waterfront along the Appomattox to provide citizens with clean, safe green space. The revitalization of **Patton Park** would accomplish this goal, linking it to the Appomattox River Trail (ART). This grant would further the Alliance's efforts by providing needed assessment and planning funds for the project to address EJ issues, appropriate reuse of this historic site, and act as a catalyst for economic growth.

The reuse of the **Former Southside Regional Medical Center** is to make it a Tier 4 "Certifiable Site" on the state's ranking system. This means having "*infrastructure deliverable in place with property issues cleared*". Funds from this grant would be used to conduct a due diligence study of the site to bring it to this level quickly.

As part of its Land Use Policies and Plans in the 2044 Comprehensive Plan, Colonial Heights has a goal to improve the **Pickwick Shopping Center** area, creating a task force of business owners/managers, "*to identify ways to improve and redevelop the commercial area to mixed use; adding apartments styled to attract young adults, senior housing and offices.*" This plan fits into the larger revitalization goals for the corridor by creating an energetic city hub to attract both residents and visitors, and the Alliance's goals of adaptive reuse of the property to spur economic growth and addressing EJ issues. The **Pickwick Shopping Center** is on the City's radar, and funding from a Brownfields grant would allow for the assessment and planning needed to allow the City to move forward.

The City of Hopewell notes in its 2018 Comprehensive Plan that, "*City shopping centers are poorly located, geographically scattered, aesthetically unattractive, fronting on aging corridors, poorly illuminated with outmoded signage, and randomly occupied with a mix of uncoordinated individual establishments.*" The **Cavalier Square** district, of which the shopping center is the anchor, is Priority Planning Area 4 in the City's Comprehensive Plan. "*The redevelopment of the Cavalier Square shopping center would create opportunities for substantially improved inter- and intra-parcel connectivity within the planning area.*" Using grant funds, for assessment of conditions at the site would be possible, phasing into redevelopment planning to create housing options combined with commercial redevelopment that attracts and invigorates the local community.

1.b.ii. Outcomes and Benefits of Reuse Strategy: All priority project outcomes align with the Alliance's reuse strategies, address environmental justice issues, improve local climate adaptation/mitigation capacity and resilience, and have the potential to spur economic growth in the Target Areas. Positive outcomes allow the Alliance to continue to focus on enhancing economic potential in the communities. For example, the Boathouse at City Point in Hopewell, a previous Brownfields site is one of the planned links to the **Patton Park** priority site via the Appomattox River Trail. By revitalizing various points along the Appomattox River connected by the Trail, the communities will be provided clean, safe access to the river, and connection to other nearby communities. The proposed construction of a solar farm in Sussex County (**former Concord Mine**) benefits the local underserved community by providing assessment to clarify current site environmental conditions, by supporting the landowners and local community with a clean, productive reuse of their property and providing a sustainable source of income for the landowners and the County.

Both aged shopping centers (**Pickwick, Cavalier Square**) are envisioned as mixed-use city hubs, with new housing options and redevelopment that will encourage commercial or office buildings with a residential component on the upper floors. Redevelopment of the **Cavalier Square** District provides adequate land area for the creation of a highly accessible “Traditional Neighborhood Development (TND)” community. TND focuses on “human scale” and “livability” by applying contemporary techniques in energy conservation, master planning, urban design, and architecture to achieve environmentally sustainable and economically productive land use patterns. This will provide affordable housing options and refreshed commercial opportunities.

The **former Southside Regional Medical Center** site was recently rezoned as mixed use to fit more appropriately with the surrounding commercial and residential uses. Petersburg’s efforts to revitalize sites is reflected in their statement in the 2040 Comprehensive Plan, “*Rural and vacant land within the City is an attractive asset for industrial, retail, and residential developers. The revenue and synergy from new developments must be balanced with efforts to revitalize declining areas if the City is to comprehensively support economic vitality.*” By redeveloping this large vacant site in a long-developed area of the City and eliminating the blighted structure onsite, property values will be improved, and the neighborhood real estate market stabilized. Improved community wellbeing will be realized through neighborhood transformation.

By revitalizing their brownfield inventory sites multiple outcomes will be achieved, including the following: 1) removal of legacy pollutants improving health outcomes for sensitive populations 2) reuse of historical properties 3) increased opportunity for community gathering and wellbeing 4) business growth and additional redevelopment within the target areas 5) increased property values 6) local job creation and 7) housing and commercial building upgrades. The benefits of these outcomes will have a major impact on Target Area residents and the surrounding underserved communities, including the following: 1) increased mental and physical health, especially to disadvantaged communities 2) stronger community ties 3) **updated buildings through use of energy efficient windows, appliances, lighting, and water fixtures and reduced stress on electrical grids and treatment facilities** 4) correction of past environmental injustices towards disadvantaged communities and therefore more trust between the Cities, County, and their communities, and 5) lower levels of poverty due to increased economic opportunities.

The Alliance is striving toward **improving local climate adaptation/mitigation capacity and resilience** by protecting residents and community investments. A review of the Hazard Type Risk Index⁵ revealed moderate to very high Social Vulnerability in the region compared to national scores. Clearly, the Alliance communities, aware of this vulnerability have long considered improvements needed to uplift their neighborhoods, targeted specific areas and sites that need redevelopment, and are ready to take the next steps. This grant would provide the funding needed for the next steps. Planning efforts funded under this grant provide an opportunity for VGR to focus on climate resiliency by incorporating climate friendly best management practices (BMPs) into brownfield site reuse concepts. This includes methods to reduce total energy use and increase the percentage of energy from renewable resources; reduce air pollutants and greenhouse gas emissions; reduce water use and preserve water quality; conserve material resources and reduce waste; and protect land and ecosystems such as the Appomattox River. Priority site **Patton Park** adjacent to the Appomattox River Trail will particularly benefit from climate focused redevelopment planning as it is adjacent to the Appomattox River and within a designated flood prone area. **By prioritizing BMPs, Low Impact Development, and Green Infrastructure for stormwater management into site reuse plans, VGR will build and strengthen community flooding resiliency to the effects of climate change and provide equitable development to its disadvantaged communities.**

1.c Strategy for Leveraging Resources

1.c.i. Resources Needed for Site Reuse:

The Alliance stands ready to use grant funding to begin revitalization of the region. Abandoned industrial and commercial facilities provide the infrastructure to launch new businesses but are restricted due to their historical uses and contamination, whether perceived or real. Poverty in the communities has contributed to a low tax base, making it difficult for the localities to afford the environmental assessment and potential cleanup of the target areas that would free them for redevelopment. VGR can provide the Alliance with deep knowledge and experience in attaining grant funding and leveraging that funding to move forward. Some of the funding opportunities they are considering for the target sites includes:

- Virginia Brownfields Restoration and Economic Redevelopment Assistance Fund (VBAF)
- Commonwealth’s Opportunity Fund that is available to secure a business location or expansion project
- Virginia Jobs Investment Program, a program that offers customized recruiting and training assistance to companies creating new jobs or experiencing technological change

The Cameron Foundation is a non-stock corporation that manages the proceeds from the sale of the **former Southside Regional Medical Center**. The Foundation focuses on capacity building by promoting and supporting groups that help the residents of the area. The Friends of the Lower Appomattox River (FOLAR) has a Master Plan in place, funded by a grant from the Cameron Foundation, to create a world-class blueway-greenway that connects the citizens of Petersburg, Colonial Heights, and Hopewell, Chesterfield, Dinwiddie and Prince George to historic sites and structures, businesses, jobs, schools, and transit, and provides recreational

⁵ National Risk Index, Hazard Type Risk Index; Map | National Risk Index (fema.gov)

opportunities, green space, and access to nature. A grant from the Crater Health District focused funds on more engagement with Hopewell and Petersburg residents. Through FOLAR's efforts, 5.5 miles of the Trail have been completed, another 4.5 miles is fully funded, and 4.5 miles are partially funded. The Crater Health Department has also provided grant funding for this site.

1.c.ii. Use of Existing Infrastructure: Petersburg, Hopewell, and Colonial Heights provide water and sewer, and trash and recycling collection. In Sussex County these services are provided by the 4 towns and restricted to town limits. At the **former Concord Mine** site, residents rely on private wells, but existing power infrastructure is in place for solar farm connection to the electrical grid, although some improvements may be necessary but would be the responsibility of the redeveloper. Other utilities (electric, gas, internet) are available to the region through private providers. All utilities have adequate capacity for most site uses anticipated for the priority sites. No significant utility or transportation upgrades are anticipated for the priority sites.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a Community Need

2.a.i. The Community's Need for Funding:

VGR's Alliance partner communities with priority sites show signs of generational poverty, experiencing low MHI, with Colonial Heights (\$65,570), Hopewell (\$44,209), Petersburg (\$44,890), and Sussex (\$56,968) far less than VA (\$80,615) and US (\$69,021) averages. Each community's resources are stretched thin in maintaining basic services, addressing current community issues, and funding future critical developments. VGR does not have dedicated funding for such brownfields assessments and redevelopment planning except through these brownfields assessment grants.

CRITERIA	US	VA	City of Colonial Heights	City of Hopewell	City of Petersburg	County of Sussex
POPULATION	329,725,481	8,582,479	18,127	23,020	33,229	10,960
PERCENT MINORITY	31.8%	35.1%	76.6%	52.6%	83.0%	59.5%
MEDIAN PROPERTY VALUE	\$244,900	\$295,500	\$188,900	\$127,300	\$119,200	\$129,800
MEDIAN HOUSEHOLD INCOME (MHI)	\$69,021	\$80,615	\$65,570	\$44,209	\$44,890	\$56,968
WITH FOOD STAMP/SNAP BENEFITS IN THE PAST 12 MONTHS	11.4%	8.0%	11.2%	23.8%	22.8%	14.2%
PERCENT UNEMPLOYMENT RATE	3.5%	2.9%	4.1%	5.2%	7.4%	3.0%
PERCENT IN POVERTY (ALL PERSONS)	12.6%	9.9%	9.0%	24.0%	21.3%	10.5%
BACHELORS DEGREE OR HIGHER	33.7%	40.3%	25.9%	11.4%	22.0%	13.2%
RENTER OCCUPIED HOMES	35.4%	33.4%	34.0%	50.2%	64.1%	27.8%

US Census Bureau 2021 American Community Survey (ACS) 5-year estimate data

Under the **Justice40 Initiative of Colonial Heights, Hopewell, Petersburg, and portions of Sussex that encompass the target areas, are identified as Justice40 disadvantaged communities** on the Climate and Economic Justice Screening Tool⁶ (CEJST) as **marginalized, underserved and overburdened by pollution** (see table above). Poverty and unemployment rates exceed state and national levels while MHI and property values fall below their levels for these largely minority populations. Indeed, much of the population is unable to afford to own a home as indicated by the high number of renters. Many are forced to rely on state or federal funding to feed their families. Three of the priority sites are within census tracts rated as "disadvantaged on the Justice40 database⁷, with the **former Southside Regional Medical Center** bearing the largest burden, scoring below average for Clean Energy/Energy Efficiency, Clean Transit, Sustainable Housing, Health Burdens, and Workforce Development. The **Patton Park** site scored poorly for Health Burdens, as did the **Cavalier Shopping Center** tract for Legacy Pollution, Health Burdens, and Workforce Development.

2.a.ii. Threats to Sensitive Populations:

(1) **Health or Welfare of Sensitive Populations:** Three of the localities (Petersburg, Sussex, Hopewell) exceed the state level for uninsured populations⁸. All the Alliance communities experience the effects of living in food deserts⁹, ranging from a low in Petersburg (0.29%) to a high in Colonial Heights (5.62%), all falling below state (5.97%) and National (6.90%) percentages. Gaps in medical care access, quality, and affordability leading to poorer health outcomes is also evident. The severity of their welfare issues is starkly clear when compared to other populations in the State and Country. For example, **CEJST** identifies **Petersburg census tract 51730811300 as a Justice40 disadvantaged community** in several categories including low life expectancy (95%), energy costs (92%), low income (92%), asthma (90%), diabetes (95%), housing costs (91%), traffic proximity and volume (96%), poverty (92%), and High School Education (16%), all of which point to a cumulative and overwhelmingly sensitive population. CDC created **the Social Vulnerability Index**, identifying **how vulnerable a community may be to human suffering** and financial loss, including environmental issues such as chemical spills or natural disasters, as well as disease outbreaks. Ranging from 0-10, a higher score indicates higher vulnerability. Colonial Heights (0.5503), Hopewell (0.9087), Petersburg (0.9752), and Sussex (0.7903) scores confirm an **extremely vulnerable population** compared to State (0.30) and US (0.40).

(2) **Greater Than Normal Incidence of Disease and Adverse Health Conditions:** Census tract level data was not available, so health data (table below) is provided at city/county level. Overall, the region exhibits poor health rankings with a higher incidence of chronic diseases such as diabetes, heart disease deaths, obesity, and deaths due to cancer than state and federal levels. There is a higher

⁶ <https://www.whitehouse.gov/environmentaljustice/justice40>

⁷ <https://screeningtool.geoplatform.gov>

⁸ <https://virginiawellbeing.com/virginia-community-health-improvement-data-portal/virginia-map-room/>

⁹ <https://virginiawellbeing.com/virginia-community-health-improvement-data-portal/vdh-assessment/>

incidence of people with disabilities and their associated medical needs. Specific birth defect data was unavailable, but low birth weight is often linked to birth defects and all the localities scored poorly in this category. Environmental issues due to living in the older housing predominant in the target areas may contribute to health issues, as asbestos and mold impact respiratory conditions and lead-based paint has been known to contribute to learning disabilities among children and adults. According to EPA's EJSCREEN tool (table below), more than a quarter of housing in the vicinity of the priority sites was built prior to 1960¹⁰, greatly increasing lead, asbestos, and mold exposure risks for families. Poor diet, lack of exercise, and stress can be contributing factors to diabetes, heart, and blood pressure issues and are prevalent in low-income communities. Hopewell had two coal-fired power plants (closed 2013 and 2019) that produced fly ash containing emissions of sulfur dioxide, nitrogen dioxide, and heavy metals, and when stored in wet form, can contaminate ground and surface water with leaking toxins, including mercury, arsenic, and other heavy metals. Burning coal also releases uranium, thorium, and ruthenium and other radioactive isotopes in concentrated form¹¹.

A VDH HOI report notes that the Alliance communities reside in the bottom half of Virginia's counties for wellness disparity. The wellness disparity metric combines a segregation index that ranks community diversity and racial/ethnic separation with ease of access to care. In addition, a 2012 VDH Health Equity Report identified VA's African American children were 3.1 times more likely to live in poverty than White counterparts and accounted for 40.5% of all children living in poverty¹². The report also identified African American infants with a mortality rate 2.8 times higher than Whites. Based on an extrapolation of minority population and poverty rates noted above, the Priority Sites are anticipated to be disproportionately impacted relative to these findings.

Health Indicators (by locality) (Values are not available by census tract)						
% Prevalence of Disease and Adverse Health Conditions	US	VA	Colonial Heights	Hopewell	Petersburg	Sussex
Uninsured Population age 18-64	10.8	na	7.3	11.9	10.8	10.9
Coronary Heart Disease	3.5	5.7	6.2	7.3	7.1	6.6
Cancer - adults	6.4	7.3	7.9	6.7	6.3	6.4
Current Asthma - adults	10.4	9.8	10.4	12.2	12.8	10.7
Obesity (BMI >= 30) - adults	33.0	na	37.4	45.4	45.8	42.2
High Blood Pressure - adults	32.1	34.4	36.5	41.7	48.4	42.9
Diabetes - adults	11.3	na	11.1	16.2	18.6	14.4
With Any Disability - adults	28.3	na	27.8	36.0	34.8	32.9
¹ Low Birth Weight (<5 lb 8 oz)	8	8	10	13	12	12
² Social Vulnerability	0.40	0.30	0.5503	0.9087	0.9752	0.7903

Except where footnoted, data from Centers for Disease Control and Prevention, National Center for Chronic Disease Prevention and Health Promotion, Division of Population Health. PLACES Data [online]. 2022 [accessed Oct 18, 2023]. URL: <https://www.cdc.gov/PLACES>
¹ County Health Rankings & Roadmaps. <https://www.countyhealthrankings.org/explore-health-rankings/virginia/data-and-resources>
² CDC/ATSDR Social Vulnerability Index - https://www.atsdr.cdc.gov/placeandhealth/svi/interactive_map.html

(3) Promoting Environmental Justice:

3.a Identification of Environmental Justice Issues:

As noted above, hazardous environmental conditions are contributing factors to poor health in the region. Another aspect of the older housing is the presence of high numbers of underground storage tanks used for heating oil, the predominant method of home heating in the late 1900s. Beyond the housing issues, air quality is impacted by high Particulate Matter levels. Ozone levels are exceedingly high, which may be intensified by urban heat islands, created by excessive impervious surface acreage and low greenspace/tree cover causing the buildup of heat to trap ozone at the surface and not allow it to escape with cooler overnight temperatures. Newer technologies developed to track climactic changes have identified urban heat islands within cities¹³. A review of mapping reveals that Petersburg, Hopewell, and Colonial Heights are all rated high on this index. Sussex, due to its rural nature, less so. Likewise, proximity to traffic impacts the cities more so than Sussex, although the rural nature can present issues with job availability and require long commutes to workplaces.

Selected Variables (percentage)	Environmental Justice Screens (by census tract)						VA	US
	Virginia's Gateway Region							
	Sussex census tract 8701	Petersburg census tract 8103	Petersburg census tract 8113	Colonial Heights census tract 8305	Hopewell census tract 8206			
Particulate Matter 2.5	7.45	7.95	7.95	8.01	7.97	7.53	8.08	
Ozone	57.7	59.7	59.9	59.9	59.8	5.91	61.6	
Diesel Particulate Matter	0.131	0.218	0.334	0.28	0.208	0.209	0.261	
Air Toxics Cancer Risk	30	40	40	40	40	29	25	
Air Toxics Respiratory HI	0.3	0.4	0.4	0.4	0.4	0.33	0.31	
Traffic Proximity	15	150	720	260	180	150	210	
Lead Paint	0.26	0.39	0.64	0.55	0.33	0.22	0.3	
Superfund Proximity	0.016	0.046	0.046	0.053	0.049	0.11	0.13	
RMP Facility Proximity	0.11	0.3	0.52	0.41	1.6	0.21	0.43	
Hazardous Waste Proximity	0.034	0.54	0.59	1.2	1.1	0.61	1.9	
Underground Storage Tanks	0.048	2.5	3.9	4.9	2.3	1.9	3.9	
Wastewater Discharge	0.000041	0.026	0.00048	0.00014	0.00016	7.2	22	

Source: <https://ejscreen.epa.gov/mapper/>

This grant will assist in evaluating priority and other brownfield sites within the target areas, determine current site conditions, identify chemicals of concern and potential exposure risks at the target sites that can then be mitigated during the cleanup process, not only removing the disproportionate share of environmental consequences to the nearby disadvantaged population, but also improving the communities through increased local jobs, services, and property values. All these actions will help rectify historical and ongoing environmental injustices in these target communities.

3.b Advancing Environmental Justice:

By focusing their efforts on improving these disadvantaged communities VGR is working to correct these environmental injustices. By identifying first, the most impacted communities and specific priority sites, then working to find funding resources to relieve the historical lack of money dedicated to the improvements envisioned by the communities, they work to uplift conditions in the region. This grant will help them reach that goal by providing funding to evaluate priority sites for environmental risks, such as conducting Phase I/II ESAs

¹⁰ <https://ejscreen.epa.gov/mapper/>

¹¹ <https://surgery.duke.edu/news/despite-studies-health-effects-coal-burning-power-plants-remain-unknown>

¹² <http://hdl.handle.net/1903/24436>

¹³ Urban Heat Island (UHI) Severity for US Cities - <https://www.arcgis.com/apps/webappviewer/index.html?id=1b6cad6dd5854d2aa3d215a39a4d372d>

and for remediation planning. This critical assessment step will help move the sites closer toward redevelopment into new, healthier, and economically vibrant businesses, outdoor recreational facilities that will promote physical activity, improved housing stock, address lead paint and other indoor exposures, increase property values, and strengthen community bonds, all of which help rectify environmental injustices. Priority sites **Concord Mine**, **Patton Park**, and **Former Southside Regional Medical Center** are vacant; therefore, there will be no displacement of residents and/or businesses among the underserved communities in the target areas. Conversely, **Pickwick Shopping Center** and **Cavalier Square** are sparsely populated with local businesses and can benefit from reviving these older, underperforming shopping malls.

2.b. Community Engagement

2.b.i / 2.b.ii Project Involvement and Project Roles: The Alliance will convene a citizen board known as the **VGR Brownfields Redevelopment Advisory Group (VGR BRAG)** to be led by VGR Staff. The BRAG will advance a sustainable brownfields redevelopment program and will serve as ambassadors, advisors, and a steering committee throughout the project, bringing their community vision and expertise as sites are prioritized, to identify reuse potential. Based on the VGR's outreach efforts, the following groups have committed to program participation:

Group Name	Point of contact / Email / Phone	Specific Role in Project
Virginia Gateway Region	Keith Boswell kboswell@gatewayregion.com 804.732.8971	Meeting space, refreshments; community education and marketing support, staff participation on task force (such as workforce development) and committees.
City of Petersburg	Brian A. Moore bamoore@petersburg-va.org 804.618.2292	City Liaison and Technical Liaison; assist with identification, prioritization, evaluations, and implementation of redevelopment opportunities.
City of Colonial Heights	Karen T. Epps eppsk@colonialheightsva.gov 804.898.3002	City Liaison and Technical Liaison; assist with identification, prioritization, evaluations, and implementation of redevelopment opportunities.
City of Hopewell	Christopher Ward cward@hopewellva.gov 804.541.2221	City Liaison and Technical Liaison; assist with identification, prioritization, evaluations, and implementation of redevelopment opportunities.
Cameron Foundation	Michelle L. Hornby, Grants Manager mhornby@camfound.org 804.732.8900	Provide previously prepared Master Plans, identification of redevelopment opportunities, community outreach via website.
Friends of the Lower Appomattox River	Wendy Austin, Executive Director WAustin@foliar-va.org	Coordination of volunteer and fundraising efforts, identification of redevelopment opportunities, community outreach via website.
Crater Health District	Julie Fitzgerald Thacker, M.Ed., Population Health Mgr. Julie.Thacker@vdh.virginia.gov 804.609.5831	Input on health-impacted communities, outreach, potential grant that can be leveraged.
Community Liaison	To be decided (chosen from among the Project Partners)	Shall serve as liaison with community members in communicating with the VGR BRAG, to bring their ideas and visions to the Partners.

2.b.iii. Incorporating Community Input: Representatives (listed above) involved in the initial outreach will remain involved in the project and upon award, will continue to guide and champion the program, providing direct community input into the brownfield's initiative. The BRAG will meet quarterly to work on site selection and cleanup/reuse planning, then will update citizens through social media, periodic member-City Council meeting updates, and direct meetings with those affected by the project. Outreach efforts will include educational seminars/workshops and design charrettes to garner input on existing assets and redevelopment needs. The VGR has successfully used virtual meeting platforms to conduct meetings during COVID-19. Meeting announcements will be distributed/posted throughout the community, emailed to appropriate parties, and gatherings will be publicly advertised via local print and electronic media.

3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs (Sections 3.a.i.-iv. outlined under each task)

Task 1 – Program Administration / Community Engagement

i. Project Implementation: **Cooperative Agreement Oversight** includes program and financial management to ensure compliance with grant requirements; oversee data input to EPA's ACRES database; attend brownfield-related training and conferences; and submit quarterly, annual, and final performance reports. If specific, eligible, and appropriate activities occur beyond the priority sites are needed, the same process described herein will be followed as needed. **Community Engagement** includes coordinating and conducting meetings and developing outreach materials. **Grant-funded direct costs:** Travel expenses (registration, airfare, lodging, and meals), supplies, and contractual costs for assistance with reporting and maintaining interactions with stakeholders.

<p>Non-EPA funded activities: In-kind staff oversight for administration, monitoring, reporting, and community engagement activities and attending training conferences.</p>
<p>ii.Anticipated Project Schedule: Procure Qualified Environmental Professional (QEP) (4.a.iii): Q1; ACRES and quarterly reports: quarterly and as needed; Annual and closeout reports: Q4, Q8, Q12, Q16; BRAG meeting: Q2 and quarterly thereafter; Other activities: Ongoing and as needed.</p>
<p>iii.Task / Activity Lead: AOR and Management Team with input/assistance from QEP and BRAG.</p>
<p>iv.Outputs: RFP/QEP Contract (1); Quarterly Reports (16 Total - 4/Year); Annual Reports (3); Closeout Report (1); Property Profile Forms/ACRES Site Entries (18); BTF Meetings (16); Community Meetings (8); Conferences (3); Brochures (3); Media Releases (6); Web Page Content (3); Advertisement, printing, and supplies (5 events).</p>
<p>Task 2 – Site Inventory and Prioritization</p>
<p>i.Project Implementation: VGR will prepare a GIS brownfields site inventory and database for priority and target area sites described in Section 1.a.ii and include sites in underserved communities within the geographic area. These properties will be compiled, mapped, characterized, and prioritized by the BRAG and VGR based on community vision, redevelopment potential, and community needs. A pool of sites will be selected for assessment from the target areas. If, grant funds remain after addressing the priority sites, the most current EJ Screening Tool will be used to identify additional sites in underserved communities in the geographic area, when sites have been identified they will be selected using the same criteria. No assessments will be conducted prior to confirming eligibility with EPA and DEQ if applicable for petroleum sites using Property Approval Questionnaires (PAQs). Grant-funded activities: Contractual costs to update, maintain inventory/database and prepare PAQs. Non-EPA funded activities: Staff oversight, site prioritization, and property owner access coordination.</p>
<p>ii.Anticipated Project Schedule: Site inventory and database, prioritization, selection: Q2 – Q3, update monthly; Other activities: Ongoing and as needed.</p>
<p>iii.Task / Activity Lead: QEP will prepare/maintain inventory and PAQs with AOR/Management staff oversight, assistance with access coordination and work product review/approval. BRAG will provide site selection and prioritization input.</p>
<p>iv.Outputs: Inventory/Database (1); Prioritization Matrix (1); New and/or updated PAQs (30).</p>
<p>Task 3 – Environmental Site Assessments (ESAs)</p>
<p>i.Project Implementation: Upon receiving eligibility approval and access from property owners, approximately 18 Phase I ESAs will be conducted beginning with priority sites. Phase I ESA time and costs are contingent upon property size, existing improvements, past uses, and extent of known or suspected Recognized Environmental Conditions (RECs). Based on Phase I ESA results, approximately 5 sites will be addressed through Phase II ESAs, which include (a) project work plans, i.e., Quality Management Plan (QMP), generic Quality Assurance Project Plan (QAPP), site specific Health and Safety Plans (HASPs), and Sampling and Analysis Plans (SAPs); (b) soil, groundwater and/or air sampling; (c) lab analyses and data validation; and (d) summary reports with recommendations for further action, if warranted. Grant-funded activities: Contractual costs for assessments, work plans and reports. Non-EPA funded activities: In-kind staff oversight, coordination with property owners, and review of work products prior to EPA submittal.</p>
<p>ii.Anticipated Project Schedule: Phase I ESAs: Q3 – Q15 (after creating inventory database and priority list); Phase II ESAs: Q3 – Q15 (following Phase I review and priority list).</p>
<p>iii.Task / Activity Lead: QEP with AOR oversight, assistance with property owner coordination and community input, and work product review/approval.</p>
<p>iv.Outputs: Phase I ESA Reports (12); Phase II ESA Reports (4); Phase II ESA Planning Documents (9 Total): QMP (1), Generic QAPP (1), HASPs (4) and SAPs (4).</p>
<p>Task 4 – Preliminary Planning for Remediation and/or Redevelopment</p>
<p>i.Project Implementation: For some sites addressed through Phase II ESAs, preliminary remediation plans (Analyses of Brownfields Cleanup Alternatives or ABCAs) and associated cost estimates will be prepared to review alternatives for further environmental investigation and/or remediation, if warranted. Staff and QEP will also work with stakeholders to conduct preliminary redevelopment planning for selected target areas and/or sites to explore best reuse and economic potential. This may include reuse plans, marketing/feasibility studies, master plans, infrastructure evaluations, and conceptual development plans. Grant-funded activities: QEP costs for remediation and redevelopment plans. Non-EPA funded activities: Staff oversight, coordination with property owners and community partners to prepare plans and review/approve work products.</p>
<p>ii.Anticipated Schedule: Q3 – Q15.</p>
<p>iii.Task / Activity Lead: QEP with AOR oversight, assistance with property owner coordination and community input, and work product review/approval.</p>
<p>iv.Outputs: Site-Specific ABCAs (2); Site-Specific Redevelopment Plans / Studies for priority sites (4); Area-Wide Revitalization Plans / Studies for target areas (2).</p>

3.b. Cost Estimates

The **Project Budget Table** shows cost estimates for each task, the cost development based on reasonable and realistic unit costs,

and cost application to task activities. Cost estimates include an allocation of 51% of funds toward site-specific assessments and 31% of funds toward reuse/area-wide planning activities.

Budget Categories		Task 1 Grant Management / Community Engagement	Task 2 Site Inventory / Prioritization	Task 3 Environmental Site Assessments	Task 4 Remediation / Redevelopment Planning	TOTAL
Direct Costs	Personnel/Fringe*	\$12,000	\$3,000	\$3,000	\$7,000	\$25,000
	Travel	\$10,000	\$0	\$0	\$0	\$10,000
	Supplies	\$3,000	\$0	\$0	\$0	\$3,000
	Contractual	\$24,000	\$35,000	\$253,000	\$150,000	\$462,000
Indirect Costs		\$0	\$0	\$0	\$0	\$0
TOTAL BUDGET		\$49,000	\$38,000	\$256,000	\$157,000	\$500,000

*Average for personnel weighted by involvement: \$100/hr (\$65.00/hr personnel+\$35/hr fringe = \$100/hr)

Task 1 – Grant Reporting / Community Engagement – \$49,000 Total – Personnel/Fringe & Contractual

- (a) VGR staff oversight for administration, monitoring, reporting, and community engagement activities and attending training conferences. \$100/120hrs - \$12,000 Total***
- (b) Travel – \$10,000 Total (Direct Expense) – Attendance of 2 national conference for 1 person and 3 state conferences for 2 people assuming the following unit costs (national/state): Conference registration: \$255/\$190; Transportation: \$1000/\$205; Hotel: \$200/night for 3 nights; \$175/night for 2 nights; Meals: \$70 per day for 4 days/\$70 per day for 3 days
- (c) Supplies – \$3,000 Total (Direct Expense) – Advertisement, printing, supplies and promotional materials for 6 community-wide and/or site-specific events estimated @ \$500 per event.
- (d) Contractual – \$24,000 Total - QEP assistance for reporting / grant reporting: \$1,000/quarter (\$4,000/year, \$16,000 Total); and QEP assistance for community engagement activities including development of communication materials: \$500/quarter (\$2,000/year, \$8,000 Total)

Task 2 – Site Inventory and Prioritization – \$38,000 Personnel/Fringe & Contractual

- (a) VGR staff oversight, site prioritization, and property owner access coordination. \$100/30hrs - \$3,000 Total***
- (b) Develop and maintain a GIS brownfields site inventory mapping / database and site prioritization matrix estimated: \$15,000 Total
- (c) Site access coordination assistance, preparation, and submittal of PAQs: \$1,250/quarter (\$5,000/year, \$20,000 Total)

Task 3 – Environmental Site Assessments (ESAs)* – \$256,000 Total – Personnel/Fringe & Contractual

- (a) VGR staff oversight, coordination with property owners, and review of work products prior to EPA submittal. \$100/30hrs - \$3,000 Total***
- (b) Phase I ESAs – Twelve (12) @ \$5,250 average – \$63,000 Total
- (c) Phase II ESAs – Four (4) @ \$42,000 average – \$168,000 Total
- (d) Project Work Plans – Nine (9) plans – \$22,000 total, as follows:
 - Quality Management Plan – 1 @ \$ 2,000, Generic Quality Assurance Project Plan – 1 @ \$ 6,000 Total
 - Site-Specific Health & Safety Plans (HASPs)** – 4 @ \$1,000 average – \$4,000 Total
 - Site-Specific Sampling & Analysis Plans (SAPs)** – 4 @ \$3,000 average – \$12,000 Total

Task 4 – Remediation / Redevelopment Plans – \$157,000 Total – Personnel/Fringe & Contractual

Based on site conditions following assessment, the VGR anticipates completing approximately nine (9) planning documents estimated as follows:

- (a) VGR staff oversight, coordination with property owners, and review of work products prior to EPA submittal. \$100/70hrs - \$7,000 Total***
- (b) Preliminary Site Remediation Plans (ABCAs) – 2 @ \$15,000 average – \$30,000 Total
- (c) Site-Specific Redevelopment/Reuse Plans/Studies – 4 @ \$15,000 average – \$60,000 Total
- (d) Area-Wide Redevelopment Plans/Studies – 3 @ \$ 20,000 average – \$60,000 Total

* Unit costs for ESAs are estimates and may change depending on site-specific conditions.

** HASPs and SAPs will be combined into single report submittal.

3.c. Plan to Measuring and Evaluate Environmental Progress and Results: To maintain steady progress throughout the grant, the QEP will prepare *monthly reports to the VGR and BRAG* in compliance with the approved *EPA Cooperative Agreement Work Plan*, which will summarize activities, e.g., milestones achieved, issues encountered, and budget and schedule updates. Progress will be measured by the outputs defined in Section 3.a.iv. and evaluated against the schedule in Section 3.a.ii. and costs

defined in Section 3.b. Significant deviations will be discussed with the EPA Project Officer to develop corrective actions. Updates will be reported upon implementation and completion of each site-related task in **EPA's ACRES database**, and VGR will provide ongoing (quarterly, at a minimum) and post-grant information describing outcomes and benefits of the funding, including additional funds leveraged, jobs created, acres made ready for redevelopment, and private investment and tax revenue generated by the program.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

4.a Programmatic Capability

4.a.i. / 4.a.ii. / 4.a.iii. Organizational Capacity, Organizational Structure, and Description of Key Staff: This table provides the future brownfields program's organizational structure and describes key staff experience and qualifications. If additional staff or resources are required, VGR will seek in-house staff to fulfill the need.

AUTHORIZED ORGANIZATIONAL REPRESENTATIVE (AOR): Keith Boswell, President & CEO, VGR
With a diverse professional background including manufacturing, retail and economic development, Keith Boswell serves as the primary advocate for economic development in Virginia's Gateway Region. Prior to joining VGR in May 2018, Keith invested 21 years working with the Virginia Economic Development Partnership.
ECONOMIC DEVELOPMENT / PLANNING: Keith Boswell, President & CEO, VGR
See above.
FINANCIAL: Ajay Sujamani, Chief Operating Officer, VGR
Ajay joined Virginia's Gateway Region (VGR) in 2018 and serves as Chief Operating Officer. Ajay has served as Managing Director at the Virginia Economic Development Partnership (VEDP) managing a portfolio of projects valued at more than \$7 billion and more than 12,000 jobs. Ajay holds an MBA from the London Business School.
TECHNICAL: Michelle Rogers, Director of Workforce Development (VGR)
Michelle Rogers joined Virginia's Gateway Region in 2020, in a joint position between VGR and the Community College Workforce Alliance/John Tyler Community College. Prior to joining VGR, Michelle worked for nearly 15 years at the Virginia Economic Development Partnership and Virginia Department of Agriculture and Consumer Services.

4.a.iv. Acquiring Additional Resources: The VGR Alliance will rely on a **Qualified Environmental Professional (QEP)** with appropriate expertise and resources to carry out Program technical requirements. To obtain high quality services at reasonable cost, the QEP selection will follow competitive negotiation policies and procedures, to be conducted in a fair and impartial manner. Applicable EPA solicitation clauses will be incorporated into the Alliance's solicitation and final contract executed with the selected QEP.

4.b. Past Performance and Accomplishments

4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements Most recently, VGR was included in an alliance that won \$52,942,702 in funding through the EDA's American Rescue Plan, the Build Back Better Regional Challenge. The Challenge *"aims to boost economic pandemic recovery and rebuild American communities by strengthening dynamic high-tech regional industry clusters across the country, while embracing economic equity, creating well-paying jobs, meeting priority national interests and enhancing U.S. competitiveness globally."* The large federal grant will be matched by \$13,339,919 of funding from private and public organizations, for a total investment of \$77,792,402.

(1) Purpose and Accomplishments: The VGR fosters regional prosperity through business growth, powerful partnerships and delivering innovative resources to its communities. VGR has recently focused on creating an emerging cluster of advanced pharmaceutical manufacturing to build a knowledge center, generate high-paying jobs and foster continued economic growth to enhance an already outstanding quality of life. More than \$500 million is being invested and 350 jobs are anticipated to be created through a new public-private partnership in the pharmaceutical industry. **The VGR's past performance accomplishments using local and state money has had a significant impact on the economy of the Region.**

(2) Compliance with Grant Requirements: As noted above, the **VGR** has managed Regionally funded projects and is fully capable of successfully completing all phases of work under this cooperative agreement. The **VGR** is familiar with and understands the necessity of developing work plans, creating and maintaining schedules, and assuring adherence to project terms and conditions. As a 501(c)(3), **VGR** is required to conduct annual financial audits.

VIRGINIA'S GATEWAY REGION, VIRGINIA
PROPOSAL FOR USEPA'S BROWNFIELDS COMMUNITY-WIDE ASSESSMENT GRANT
RFP NO. EPA-OLEM-OBLR-23-12/ CFDA NO. 66.818
Section IV.E – Narrative Proposal / Evaluation Criteria
November 13, 2023

1. Applicant Eligibility

The *Virginia's Gateway Region, Inc. (VGR)* is a not-for-profit entity and is organized exclusively for charitable purposes as permitted by Sections 501(c)(3) and 170(c)(2) of the Internal Revenue Code, and more particularly, to engage in activities to enhance the economic development opportunities of the cities and counties located in the Petersburg-Colonial Heights-Hopewell area of Virginia as defined from time to time by the Board of Directors (the "Area"); to attract quality companies into the Area; to facilitate new business opportunities; to foster regional cooperation among private and public entities (including the Commonwealth of Virginia) involved in economic development activities; to promote a unification of effort among the political subdivisions of the Area with respect to planning activities, programs, and other economic development matters in which they have a common interest; to advertise the advantages and resources of the Area; and to improve the economic health and growth of the Area, so as to promote the public welfare and lessen certain burdens of local government.

Since VGR is a not-for-profit organization, attached to the narrative is documentation of tax-exempt status under 501(c)(3) of the Internal Revenue Code (*Amended and Restated Articles of Incorporation of Virginia's Gateway Region, Inc., - Under the Virginia Nonstock Corporation Act*). VGR is not exempt from Federal taxation under section 501(c)(4) of the Internal Revenue Code.

2. Community Involvement

Recognizing the importance of community involvement in the brownfields prioritization and redevelopment process, *VGR* will engage the *Alliance*, made up of local government officials, and public/private sector representatives from each locality to serve as the *Alliance Brownfields Redevelopment Advisory Group (Alliance BRAG)*. Among the first tasks of the BRAG will be development of a *community involvement plan* to guide broader community support for the overarching goals of the program and engage affected stakeholders to better understand their needs, concerns, and interests related to the brownfields program. The purpose of this plan is to provide a voice for the broader community and a forum for those who may not be directly represented by the BRAG. Based on initial outreach efforts by *VGR*, the following *Project Partners* have committed to participation in the program: Tri-Cities of **Petersburg, Colonial Heights and Hopewell** and the surrounding counties of **Dinwiddie, Prince George, Surry and Sussex**. Potential prospective members include the Cameron Foundation and Friends of the Lower Appomattox Region (FOLAR).

VGR and the *Alliance* will use a hybrid approach to communicate project progress and receive and incorporate feedback from the local community in consideration of the community's capabilities and limitations. In-person and virtual meeting will be organized with consideration for different work schedules, and meetings will be advertised via the BRAG members, through the *VGR* website, social media, an e-mail list collected from the website and prior meetings, local print, and fliers. In-person meetings will be organized at locations within the target areas. The *VGR* will also host virtual meetings and has been successful using

this approach for the past year to reach out to the community. The **VGR** will solicit comments, recommendations for site selection and prioritization, and redevelopment ideas during in-person and virtual meetings as well as at local events and through online and e-mail surveys. Core stakeholder groups will be formed in each target area to include community organizations, property owners, businesses, and staff as well as relevant BRAG members. These stakeholder groups will act as the interface between the **VGR**, the BRAG, and the community to provide a means for dialog beyond initial meetings and to incorporate and respond in an intentional way to community input on site prioritization, site selection and reuse planning. Partner organizations, by their very structure, can communicate and disseminate information directly to and act as representatives for the targeted communities. This method of communication using stakeholder groups will be beneficial for those communities where internet or phone access is limited. And if needed, all forms of media and meetings can be offered with bilingual options to better reach and serve all communities.

3. Named Contractors and Subrecipients

Not applicable: the applicant has not identified a procurement contractor nor subrecipient to conduct work proposed in this application.

4. Expenditure of Assessment Grant Funds

Not Applicable: The applicant affirms it does not have an active EPA Brownfields Program Grant.