



**3 Commercial Place, Suite 1320, Norfolk, Virginia 23510**

**EASTERN VIRGINIA REGIONAL INDUSTRIAL FACILITY AUTHORITY  
 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

Eastern Virginia Regional Industrial Facility Authority  
 3 Commercial Place, Suite 1320  
 Norfolk, Virginia 23510

2. Funding Requested

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

3. Location:

Nine (9) member localities: City of Chesapeake, City of Franklin, Gloucester County, City of Hampton, Isle of Wight, James City County, City of Newport News, City of Poquoson, and York County.

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>
Route 17 corridor	Census Tract 51199051000+51199050203, York County, VA Census Tract 51073100203, Gloucester, VA
Route 60 corridor	Census Tract 51095080102, James City County, VA Census Tract 51700031500, City of Newport News, VA

- Addresses of Priority Site(s)
  1. BASF Williamsburg, 8961 Pocahontas Trail, James City County, VA
  2. Williamsburg Pottery, multiple parcels along Lightfoot Road, York County, VA
  3. Camp Morrison, 420-619 Export Circle, Newport News, VA
  4. Gloucester Volunteer Fire and Rescue Support Complex, 6595 Main Street, Gloucester, VA

5. Contacts

a. Project Director / AOR

Jim Noel  
 Director, EVRIFA managed by Hampton Roads Alliance  
 3 Commercial Place, Suite 1320  
 Norfolk, VA 23510  
 Phone: 757-876-8810  
 Email: jnoel@hamptonroadsalliance.com

b. Chief Executive/Highest Ranking Elected Official

Doug Smith  
 President & CEO, Hampton Roads Alliance  
 3 Commercial Place, Suite 1320  
 Norfolk, VA 23510  
 Phone: 757-664-2620  
 Email: dougsmith@hamptonroadsalliance.com

6. Population

US Census Bureau, 2021:

City of Chesapeake:	247,172
City of Franklin:	8,249
Gloucester County:	38,586
City of Hampton:	136,749
Isle of Wight	38,301
James City County:	77,733
York County:	69,635
City of Newport News:	185,069

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.	N/A
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).	<b>2</b> Sect 1.a.ii BASF
The priority site(s) is in a federally designated flood plain.	<b>2</b> Sect 1.a.ii BASF
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	N/A
The reuse of the priority site(s) will incorporate energy efficiency measures.	<b>4</b> Sect 1.b.ii
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	<b>4</b> 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 <a href="#">Section I.B.</a> , for priority site(s) within the target area(s).	<b>9</b> 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.	N/A

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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Travis A. Voyles  
Secretary of Natural and Historic Resources

Michael S. Rolband, PE, PWD, PWS Emeritus  
Director  
(804) 698-4000

November 8, 2023

Jim Noel  
Hampton Roads Alliance  
3 Commercial Place, Suite 1320  
Norfolk, VA 23510

**VIA ELECTRONIC MAIL**

Subject: Acknowledgement and Support – Eastern Virginia Regional Industrial Facility Authority  
FY 2024 Community-Wide Assessment Grant  
EPA-OLEM-OBLR-23-12

Dear Mr. Noel:

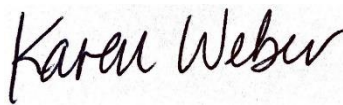
The Virginia Department of Environmental Quality (DEQ) is in receipt of your request for support to the above-referenced Brownfields Grant application. The request will be for an EPA Community-Wide Assessment Grant for the Eastern Virginia Regional Industrial Facility Authority (EVRIFA). The EVRIFA is a government entity that has partnered with nine member cities and counties for the grant application, including: City of Chesapeake, City of Franklin, Gloucester County, City of Hampton, Isle of Wight, James City County, City of Newport News, City of Poquoson, and York County. Two of the partners, James City County and York County, have previous experience successfully administrating a Brownfields coalition grant.

It is our understanding that the EVRIFA has identified two primary target areas and at least four priority sites. Target areas include the U.S. Route 17 and U.S. Route 60 corridors which serve as important Gateway Corridors for EVRIFA and the Counties and Cities. U.S. Route 17 and U.S. Route 60 pass directly through the center of the Virginia peninsula, with U.S. Route 17 then passing south through Chesapeake. Priority sites within James City County, the City of Newport News, York County, and Gloucester County have been chosen to advance current and/or anticipated revitalization plans in strategic areas for the local governments.

The DEQ Brownfields Program is pleased to provide our support for this grant proposal and feels that if successful the grant funds will play a vital role in continuing the revitalization and redevelopment efforts. It is our sincere hope that this EPA proposal will be successful and that EVRIFA will be able to continue leveraging funds to stimulate economic development and revitalization within the target areas.

If we can be of further assistance, please don’t hesitate to contact us.

Sincerely,

A handwritten signature in black ink that reads "Karen Weber". The signature is written in a cursive, flowing style.

Karen Weber, CPG  
Brownfields Coordinator

cc: Meade Anderson, CPG, DEQ-CO  
Lucas Hamelman, CPG, DEQ-CO  
Lisa Sylvia – DEQ-TRO

**EASTERN VIRGINIA REGIONAL INDUSTRIAL FACILITY AUTHORITY**  
**PROPOSAL FOR USEPA'S BROWNFIELDS COMMUNITY-WIDE ASSESSMENT GRANT**  
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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 Target Area and Brownfields**

**1.a.i. Overview of Brownfield Challenges and Description of Target Areas:** The **Eastern Virginia Regional Industrial Facility Authority (EVRIFA or Region)**, managed by the Hampton Roads Alliance, is a government entity other than cities, counties, Tribes, or states that is an organization eligible for funding, which was formed in accordance with the Virginia Regional Industrial Facilities Act, Chapter 64, Title 15.2, Section 15.2-6400 et seq., Code of Virginia, 1950, as amended. For this application, the EVRIFA consists of the following nine (9) member localities: City of Chesapeake, City of Franklin, Gloucester County (GC), City of Hampton, Isle of Wight, James City County (JCC), City of Newport News (CNN), City of Poquoson, and York County (YC). The EVRIFA consists of a collection of cities, counties, and towns within the Virginia Peninsula and in the South Hampton Roads metropolitan area, which is generally constrained by the York River to the north, beyond which is Gloucester County, the City of Chesapeake, Isle of Wight County and City of Franklin to the south, Chesapeake Bay to the east, and to the west by James City County. EVRIFA in partnership with these Cities and Counties (local governments) have formed the **EVRIFA**, with EVRIFA as lead member. The 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; however, **EVRIFA** provides regional leadership with partnerships between public entities and private industry. ***EVRIFA is unique because it shares tax revenue with all members that invest in properties together!*** This propagates regional industrial facility cooperation and enhances the economic base for the member localities by developing, owning, and operating one or more facilities on a cooperative basis involving its member localities.

The **primary target areas** for the EVRIFA's proposed Brownfields Program are the entirety of the **U.S. Route 17** and **U.S. Route 60 corridors**, important **Gateway Corridors** for **EVRIFA**, the **Counties** and **Cities**. **U.S. Route 17** and **U.S. Route 60** pass directly through the center of the Virginia peninsula, from the City of Hampton (southern end) through Gloucester County (northern end) and James City County (western end), then goes south through the City of Chesapeake. The EVRIFA has identified priority sites along **Route 17**, dominated by an abundance of automotive-related businesses, trucking companies, an extensive vehicle junkyard, vacant sites, and construction materials yards. **Route 60** saw heavy development in the 1970s but now are in varying states of economic decline. Once thriving strip malls, shopping centers, hotels, and restaurants with inefficient access and large parking lots of a bygone era have left the area unattractive and in need of revitalization. Consequently, adjacent residential neighborhoods are also in decline. Potentially hazardous substances from commercial impacts, include VOCs, SVOCs, PAHs, petroleum hydrocarbons, and metal contamination. Envisioning new suburban business districts that complement and connect to each city or county's downtown and its business corridors, the EVRIFA hopes to increase tax revenue through multi-modal transportation and a commercial mix that offers a wide variety of goods, services, and jobs along these important corridors.

Along **U.S. Route 60**, a key target area for **JCC** redevelopment is the unincorporated **community of Grove**, roughly in the center of the Historic Triangle. East of the James River and separated from Newport News by Skiffes Creek, a portion of Grove also extends into York County. Historic places include Carter's Grove Plantation, built in 1755 and now owned by the Colonial Williamsburg Foundation. Contemporary development began when freedmen from Carter's Grove and other plantations settled here after the Civil War. Before 1918, Grove was lightly populated, its residents working mostly as farmers and fishermen, but during the two World Wars, population increased markedly due to an influx of displaced people, mostly African American, who were uprooted by federal land acquisition for nearby waterfront military installations. Today, Grove includes residential areas, churches, neighborhood retail and service facilities, a community center, and a school. Along the southwestern edge of Grove, available sites, and frontage on the James River and Skiffes Creek are zoned for industrial purposes and have been attractive to developers. However, large portions of Grove are located within a designated Resource Projection Area under the Chesapeake Bay Act and a recognized national wetlands conservation area. Tributaries of the James River provide local drainage with Skiffes Creek defining the southeasterly border of Grove and JCC before joining the James. These historical and environmental assets create redevelopment challenges requiring considerable planning, including addressing legacy pollution, such as benzene, 1, 1-dichloroethene, 1, 4-dioxane, cis-1, 2-dichloroethene, tetrachloroethene, vinyl chloride, and zinc impacts at the BASF Corporation's Williamsburg site.

Along **U.S. Route 60**, **YC's** target areas include **Lightfoot** in the north **adjoining JCC**, including vacant tracts (about 200-acres) associated with the old Williamsburg Pottery, which represent lost opportunities for income, job creation and sales and property tax revenue that, if addressed, could be re-invested in revitalization projects. Further along U.S. Route 60, near the **CNN** and **Hampton** is a 70-acre tract of land formerly associated with exporting goods and services connected to the adjacent railroad, which represent previously developed land with multiple dilapidated former commercial structures that are no longer being used. Along **U.S. Route 17**, a third target area lies at the southern end of **YC** in the **Tabb Lakes** area near the border with the **CNN**. Along Route 17, and particularly near its intersection with Route 171, the Tabb Lakes area contains underutilized properties, including several large auto salvage yards, which detract from nearby residential areas and limit area development at this gateway. Gloucester's target areas also include the **Route 17 corridor**, which traverses from YC through Gloucester toward the north. Along Route 17 in **Gloucester** is a continuation of underutilized properties, with at least six (6) large auto salvage yards scattered along this corridor. Potentially hazardous substances from commercial impacts, include VOCs, SVOCs, PAHs, petroleum hydrocarbons, and metal contamination. To visitors, these brownfields sites create a perception of a forgotten era and contribute to a sense of deterioration for local residents.

The communities have a history of exposure to legacy pollutants due to activities at the former industrial facilities. Current conditions continue that pollutant exposure in the census tracts where the priority sites are located. Scores for "high air toxics cancer risk" exceed state and US values in most localities and a very concerning level of toxic releases to air exists in Newport News. The Demographic Index is based on the average of two socioeconomic indicators; low-income and people of color, and two of the communities exceed state and federal levels in this category. James City County has a high population of children under age 5, while all the other communities include high elderly populations. These two groups are more vulnerable to the impacts of poverty and environmental contamination. By addressing the legacy poverty and environmental justice issues of the communities, EVRIFA can reach their goal of revitalizing the Region with desirable redevelopment of underutilized properties to improve the quality of life. 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. In the process of site redevelopment, the source of pollutants that contribute to chronic health conditions will be removed or mitigated, decreasing exposure, and improving the health of these communities.

#### 1.a.ii. Description of the Priority Brownfield Site(s):

Several of the EVRIFA jurisdictions have identified priority brownfield sites within their target areas that create significant opportunities for redevelopment. A high priority site in the Grove target area, the **BASF Williamsburg** property in James City County, VA - Census Tract 51095080102, is surrounded by waterways, **bounded on the west by the James River, on the east by Woods Creek, and on the south by Skiffes Creek**. The site totals around 700 acres, approximately 400 acres of which is undeveloped, with vacant manufacturing facilities of over 440,000 SF. Originally owned by Dow Chemical, who began production of acrylic fibers at the site in 1958, BASF acquired the site in 1978 and located their North American Fiber Division Headquarters here to continue production of acrylic products (fibers, spun yarns, and anti-static, non-filament yarns) for use in apparel and home furnishings. In 1989, the industrial portion was sold to Mann Industries, which maintained production of acrylic fibers until forced into receivership in 1993. The facility has been vacant since that time. **The entire site is located within low lying coastal plains, with the bulk of the undeveloped property also within a flood zone or designated resource protection area.** Even with these limitations, the property has tremendous potential. With rolling terrain and **2 miles of frontage on the James River**, it commands panoramic views of the James and surrounding estuaries and has direct access to rail and the Port of Hampton Roads. Currently zoned M-2 for General Industry, the site has tremendous redevelopment potential for industrial uses that would benefit from its access to existing utilities, transportation and shipping infrastructure; however, the site is impacted by legacy pollution, such as benzene, 1, 1-dichloroethene, 1, 4-dioxane, cis-1, 2-dichloroethene, tetrachloroethene, vinyl chloride, and zinc. Assessments and redevelopment planning for this site would be a game-changing opportunity to see this property returned to productive use.

The story of the old **Williamsburg Pottery** (multiple parcels along Lightfoot Road, York County, VA - Census Tract 51199051000) in the Lightfoot area of northern YC is rooted in the American enterprise system. Jimmy Maloney founded the Pottery in 1938 when he bought a half-acre for \$150, built a kiln, and began making 18<sup>th</sup>-century salt glaze reproductions to sell at low prices. The business burgeoned into a variety of housewares and crafts, again focusing on low prices. Maloney continued to expand the facility into a sprawling warehouse complex that by the 1960s was the largest US importer of home goods from Asia and a major tourist attraction. As popularity with tourists grew, he added a campground and factory outlet stores, expanding across the railroad tracks and growing to over 300 acres and 32 buildings. By the early 1980s, the Pottery was earning \$60 to \$70 million by attracting around 3 million visitors annually, who came to find "treasures" at cheap prices. During the mid-1990s, it became so popular that Amtrak made the Pottery a regular stop for passengers. Business began a decline in the late 1990s with more modern shopping venues closer to Williamsburg and continued to struggle until Maloney's death in 2005. His widow began an ambitious renewal

project with construction of a smaller, more modern marketplace in 2012,<sup>1</sup> but the Pottery has never regained its legendary stature, and the old facilities have lain dormant. On the southern end of YC at the intersection of Routes 17 and 171, priority sites include **several large auto salvage yards (Census Tract 51199050203)**. Collectively taking up around 35 acres and in place since the 1980's, these sites present tremendous openings for more productive use at this important County gateway; however, redevelopment is complicated by potentially hazardous substances from historical impacts, include VOCs, SVOCs, PAHs, petroleum hydrocarbons, and metal contamination impacting construction workers and end users.

**Camp Morrison** (Newport News, VA - **Census Tract 51700031500**) was a former wholesale distribution facility located along U.S. Route 60 in Newport News, which has long closed. The site, built in 1943, is located on 70 acres, zoned industrial, and contains 876,130 square feet of vacant industrial-warehouse/distribution space, with direct access to U.S. Route 60, secondary roads, railroad, and spur. Currently, sixteen (16) dilapidated buildings in disrepair remain vacant on prime property. A potential for impact exists because of its length of use as a rail line and potential use and undocumented release(s) of hazardous substances and/or petroleum products (including polycyclic aromatic hydrocarbons) associated with railroad activities during WWII and afterwards. Reuse/redevelopment of this very large brownfields property has great potential to positively transform the economic and social quality of this neighborhood.

Gloucester County owns two contiguous parcels (0.3 acres) along Main Street (business corridor to U.S. Route 17) proposed for use as the **Gloucester Volunteer Fire and Rescue Station Support Complex** (Gloucester, VA - **Census Tract 51073100203**). The current structure was built circa 1950s, with an addition in 1992, and does not function for the needs of a modern station. Potential impacts include per-and polyfluoroalkyl substances, fuels, volatiles, semi volatiles, and metals associated with the former complex. The new facility must meet National Fire Protection Associates requirements and Gloucester County would like to re-use this existing facility for this purpose.

#### 1.a.iii. Identifying Additional Sites

In an effort to drive critical Brownfields redevelopment, EVRIFA will identify additional sites for eligible activities throughout its geographic boundary by conducting a Brownfields Assets and Needs Study. The goal of the 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 using collected pertinent demographic (census tract) and environmental data (EJScreen), 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, EVRIFA has worked to boost commercial growth in the member localities by attracting businesses, introducing them to the localities, and providing planning and financial assistance opportunities for member localities to cooperate in the development of facilities needed and desired in the Region. Special emphasis is placed on directing these benefits to the inhabitants of the member localities, while recognizing the regional benefit of the member localities' economic development projects. For example, the EVRIFA is currently developing the **Kings Creek Commerce Center** in York County, which is comprised of approximately 109 acres (64 developable), zoned Economic Opportunity (EO). This property was part of an approximately 460-acre parcel that operated as a naval fuel storage facility from 1942 through 1983. According to records, operations were shut down in 1983 as contamination was discovered. Subsequently, the site underwent extensive environmental investigation. **Today, the site is proposed for a solar to energy project for the EVRIFA.** Existing redevelopment of this target area will benefit economic growth for the proposed target areas and priority sites by attracting additional developers that are looking for more commercial/industrial land for redevelopment that attracts and invigorates the local communities.

#### 1.b.ii. Outcomes and Benefits of Reuse Strategy:

All priority project outcomes align with the EVRIFA's reuse strategies, to address environmental justice issues by increasing commerce, and for the promotion of their safety, health, welfare, convenience, and prosperity, and have the potential to spur economic growth in the Target Areas. Positive outcomes allow the EVRIFA to continue to focus on enhancing economic potential in the communities. For example, redeveloping **BASF Williamsburg, Williamsburg Pottery, Camp Morrison, and Gloucester Volunteer Fire and Rescue Station Support Complex** benefits the local underserved communities by providing assessments to clarify current site environmental conditions, by supporting the landowners and local community with a clean, productive reuse of

<sup>1</sup>Daily Press, July 2005: <https://www.dailypress.com/news/dp-xpm-20050719-2005-07-19-0507190097-story.html>



these properties. 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. Additional specific economic and non-economic outcomes and benefits are detailed below.

Priority Site	Specific Economic and Non-Economic Outcomes/Benefits
<p>1</p> <p><b>BASF Williamsburg</b> <b>JCC 51095080102</b></p>	<ul style="list-style-type: none"> <li>• Pollution reduction; understanding of current environmental site conditions and community risk; cleanup would eliminate potential exposure to site workers increasing potential for better community health outcomes as COCs are known carcinogens</li> <li>• The site is zoned General Industry, but redevelopment potential includes residential, commercial, or industrial.</li> </ul>
<p>2</p> <p><b>Williamsburg Pottery</b> <b>YC 51199051000</b></p>	<ul style="list-style-type: none"> <li>• Area transformation to prominent Historic Triangle destination for locals and tourists; encourages private investment in historic triangle bringing revenue for public services; encourages population growth which increases tax revenue allowing more use towards public improvements.</li> <li>• Portions of the property have been converted to new development, including 3 marketplaces. This growth is expected to spur additional interest toward the undeveloped parcels.</li> </ul>
<p>3</p> <p><b>Camp Morrison</b> <b>CNN 51700031500</b></p>	<ul style="list-style-type: none"> <li>• Future revenue from transformation of the vacant site to a regional industrial facility; non-construction and local job creation; adaptive reuse of unutilized warehouse space on U.S. Route 60.</li> <li>• Local jobs reduce car travel outside the community, which influences air pollution reduction and thus lessens asthma occurrences; Cleanup eliminates potential exposure to site workers and residents increasing potential for better community health outcomes to sensitive populations. Spurs other economic development in area to meet community need; promotes environmental justice outcome.</li> <li>• There are no firm plans, but the site is a prime corridor for development and focus of the City of Newport News. In addition, the property is located within a planned redevelopment area, which the City has consistently supported.</li> </ul>
<p>4</p> <p><b>Gloucester Volunteer Fire and Rescue Station Support Complex</b> <b>GC 51073100203</b></p>	<ul style="list-style-type: none"> <li>• Adaptive site reuse; attractive location near Main Street, site reuse for local government.</li> <li>• Would provide an essential service to Gloucester County residents.</li> </ul>

Planning efforts funded under this grant provide an opportunity for EVRIFA 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 York River and James River. Priority Site 1 will particularly benefit from climate focused redevelopment planning as each are adjacent to waterbodies and within designated flood prone areas. **By prioritizing BMPs, Low Impact Development, and Green Infrastructure for stormwater management into site reuse plans, EVRIFA 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 USEPA Brownfields Program has proven to be a catalyst for redevelopment and reuse of underutilized and blighted properties in the Region. EVRIFA and the member localities have partnered with various federal, state, and local organizations to provide leverage funds for many of their projects. For example, the Kings Creek Commerce Center leveraged EPA Brownfields funds from a 2019 Coalition Grant for environmental assessments. At the close of the period starting July 1, 2021 and ending June 30, 2022, EVRIFA had a total of \$108,203 in current assets, with included \$82,382 associated with

the Kings Creek Commerce Center Project, and no liabilities<sup>2</sup>.

In addition, the EVFIRA works closely with the Hampton Roads Alliance, a leading regional economic development organization for the Hampton Roads region of Virginia. Together these groups can leverage each other's resources. The Hampton Roads Alliance is a nonprofit, public-private partnership supported and led by the region's most influential business leaders, local governments, and top academic institutions. The Alliance represents 14 localities (most participating in the EVRIFA) who, with the support of nearly 100 private sector investors, govern and resource the organization and its regional economic development efforts. Those efforts focus on the following services areas: business attraction, business expansion and business intelligence.

1.c.ii. Use of Existing Infrastructure: Each of the member localities provide water and sewer, and trash and recycling collection. 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:

EVRIFA priority sites show signs of poverty, experiencing low MHI, with JCC CT 51095080102 (\$56,406), YC CT51199051000 (\$68,833), CNN (\$57,463), and Gloucester (\$77,733) far less than VA (\$80,615) and all but one, lower than the US (\$69,021) value. Each community's resources are stretched thin in maintaining basic services, addressing current community issues, and funding future critical developments. EVRIFA does

CRITERIA	US	VA	JCC	YC	City of Newport News	Gloucester
			CT801.02	CT510		
POPULATION	329,725,481	8,582,479	4,683	4,012	185,069	38,586
PERCENT MINORITY	31.8%	35.1%	55.3%	13.8%	54.5%	14.6%
MEDIAN PROPERTY VALUE	\$244,900	\$295,500	\$114,900	\$287,300	\$204,900	\$242,100
MEDIAN HOUSEHOLD INCOME (MHI)	\$69,021	\$80,615	\$56,406	\$68,833	\$57,463	\$77,733
WITH FOOD STAMP/SNAP BENEFITS IN THE PAST 12 MONTHS	11.4%	8.0%	31.9%	1.3%	13.1%	7.2%
PERCENT UNEMPLOYMENT RATE	3.5%	2.9%	2.8%	2.9%	3.5%	2.0%
PERCENT IN POVERTY (ALL PERSONS)	12.6%	9.9%	21.3%	6.7%	15.8%	7.5%
BACHELORS DEGREE OR HIGHER	33.7%	40.3%	10.3%	39.8%	28.1%	25.3%
RENTER OCCUPIED HOMES	35.4%	33.4%	36.5%	39.0%	52.5%	20.3%

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

not have dedicated funding for such brownfields assessments and redevelopment planning except through these brownfields assessment grants. The economic and demographic conditions in EVRIFA's communities clearly demonstrate the need for funding. Poverty rates in JCC and CNN are greater than the State's, unemployment in YC and CNN are greater than the State's, all Median Household Income (MHI) less than the State's, and local property values are all less than the State's. As indicated under the **Justice40 Initiative, pockets of JCC, CNN (especially along U.S. Route 60), City of Hampton, and City of Chesapeake encompassing the target areas (U.S. Route 17 and 60 corridors) are identified as Justice40 disadvantaged communities<sup>3</sup> on the Climate and Economic Justice Screening Tool (CEJST), marginalized, underserved, and overburdened by pollution.**

The target areas in JCC and CNN suffer from even more distressing conditions with high minority populations, high food stamp benefits, low median property values, high renter occupied homes, lower education levels, and all other demographics starkly lower than the State's and the US. **Homeownership rates, MHI and Median Property Values present the clearest insight into the neighborhood's economic, housing, and social depression**, evidenced by among other things blight, homelessness, and substance abuse. The BASF site bears the largest burden, rating above average for Low Income, Life Expectancy, Lack of Indoor Plumbing, Transportation Barriers, and low High School Education.

#### 2.a.ii. Threats to Sensitive Populations:

(1) Health or Welfare of Sensitive Populations: The census tracts of the priority sites in **Newport News** and **JC County** experience the effects of living in **food deserts<sup>4</sup>**. The USDA Food Access Research Atlas defines a food desert as any neighborhood that lacks healthy food sources due to income level, distance to supermarkets, or vehicle access. The severity of their welfare issues is plainly clear when compared to other populations in the State and the Country. For example, **CEJST<sup>5</sup>** identifies **JC County census tract 51095080102** as a **Justice40 disadvantaged community** in several categories including **transportation barriers (92%), low income (79%), high school education (15%)**, 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

<sup>2</sup> EVRIFA Annual Report – July 1 2021 to June 30, 2022

<sup>3</sup> <https://www.whitehouse.gov/environmentaljustice/justice40>

<sup>4</sup> <https://virginiawellbeing.com/virginia-community-health-improvement-data-portal/vdh-assessment/>

<sup>5</sup> <https://screeningtool.geoplatform.gov/en/#3/33.471-97.5>

higher score indicates higher vulnerability. **Newport News (0.8705) scores as an extremely vulnerable population** compared to State (0.30) and US (0.40) (see table below).

**(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions:**

Census tract level data was not available, so health data (table at right) is city/county level. Overall, the region exhibits mixed results, with Newport News and Gloucester scoring most poorly. Generally, the localities exceeded VA and US health rankings with a higher incidence of chronic diseases such as cancer, obesity (all localities), high blood pressure, and diabetes. Newport News has a higher incidence of people with disabilities and their associated medical needs. A troubling trend is obesity, which has been linked to lower income, unhealthy food choices due to the food deserts, and due to poor food quality. According to research by the CDC, “*lower high school graduation rates, higher rates of unemployment, higher levels of food insecurity, greater access to poor quality foods, less access to convenient places for physical activity, targeted marketing of unhealthy foods, and poor access to health care or referrals to convenient community organizations that aid family-management or self-management resources*” are seen in populations with high levels of obesity. Specific statistics for birth defects was not available; however, low birth weight is linked to birth defects, and Newport News exceeds state and national scores, which may be linked to their high score in the Adults with Disabilities category. All of these indicators considered collectively reflect communities with unaddressed needs, some of which may be related to exposure to legacy pollutants, but many to the effects of long-term poverty. The plans for converting the priority sites into productive and clean new businesses can help resolve some of these health issues. In the process of site redevelopment, the source of pollutants that contribute to chronic health conditions will be removed or mitigated, decreasing exposure, and improving the health of these communities.

Health Indicators (by locality)						
% Prevalence of Disease and Adverse Health Conditions	JC County	York County	Newport News	Gloucester County	VA	US
Uninsured Population age 18-64	5.4	5.6	9.4	6.6	na	10.8
Coronary Heart Disease	<b>6.6</b>	5.2	5.7	<b>6.6</b>	5.7	6.1
Cancer - adults	<b>9.3</b>	<b>7.3</b>	6.2	<b>8.3</b>	7.3	7.0
Current Asthma - adults	9.4	9.7	<b>11.8</b>	<b>10.2</b>	9.8	9.7
Obesity (BMI >= 30) - adults	<b>33.5</b>	<b>33.7</b>	<b>45.0</b>	<b>35.6</b>	na	33.0
High Blood Pressure - adults	<b>37.4</b>	32.4	<b>39.3</b>	<b>37.1</b>	34.4	32.7
Diabetes - adults	<b>11.4</b>	9.7	<b>13.2</b>	<b>11.5</b>	na	11.3
With Any Disability - adults	25.6	22.2	<b>29.8</b>	25.5	na	28.3
<sup>1</sup> Low Birth Weight (<5 lb 8 oz)	8	7	<b>10</b>	7	8	8
<sup>2</sup> Social Vulnerability	0.1894	0.2126	<b>0.8705</b>	0.0637	na	na

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 Nov 2, 2023]. URL: <https://www.cdc.gov/PLACES>  
<sup>1</sup> County Health Rankings & Roadmaps, <https://www.countyhealthrankings.org/explore-health-rankings/virginia/data-and-resources>  
<sup>2</sup> CDC/ATSDR Social Vulnerability Index - [https://www.atsdr.cdc.gov/placeandhealth/svi/interactive\\_map.html](https://www.atsdr.cdc.gov/placeandhealth/svi/interactive_map.html)

**(3) Promoting Environmental Justice:**

**3.a Identification of Environmental Justice Issues:** A 2012 VDH Health Equity Report noted that 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 poverty<sup>6</sup>. 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.

Environmental Justice Screens (by census tract)						
Selected Variables (percentage)	JCC - CT 51095080102	YC - CT 51199051000	CNN - CT 51700031500	GC - CT 51073100203	VA	US
Particulate Matter 2.5	7.1	7.15	7.15	6.85	7.53	8.08
Ozone	56.7	56.3	58.8	58.4	59.1	61.6
Diesel Part Matter	0.157	0.174	<b>0.224</b>	0.105	0.209	0.261
Air Toxics Cancer Risk	<b>30</b>	<b>30</b>	20	<b>30</b>	29	25
Air Toxics Resp HI	0.3	0.3	0.3	0.3	0.33	0.31
Toxic Rel to Air	2400	110	<b>13000</b>	78	4300	4600
Traffic Prox	130	52	<b>300</b>	19	150	210
Lead Paint	0.029	0.03	<b>0.43</b>	<b>0.24</b>	0.22	0.3
Superfund Prox	<b>0.25</b>	0.093	0.096	0.063	0.11	0.13
RMP Facility Prox	<b>0.46</b>	0.097	<b>0.4</b>	0.046	0.21	0.43
Haz Waste Prox	0.2	0.52	<b>2</b>	0.078	0.61	1.9
Undergrnd Stor Tanks	1.1	0.56	<b>2</b>	0.59	1.9	3.9
Wastewater Discharge	0.13	0.0017	0.0021	0.0014	7.2	22
Demographic Index	<b>50</b>	16	<b>49</b>	19	31	35
Pop under age 5	<b>10</b>	3	5	5	6	6
Pop over age 64	7	<b>34</b>	<b>18</b>	<b>25</b>	17	17

Key – **Bold Black** – exceeds state; **Bold Red** – exceeds federal  
 Data from EPA EJScreen Environmental Justice Screening and Mapping Tool (Ver 2.2)

The communities have a history of exposure to legacy pollutants due to activities at the former industries. Scores in the high air toxics cancer risk exceed state and US values in most and a very concerning level of toxic releases to air exists in Newport News. The Demographic Index is based on the average of two socioeconomic indicators; low-income and people of color, and two of the communities exceed state and federal levels in this category. James City County has a high population of children under age 5, while all the other communities include high elderly populations. These two groups are more vulnerable to the impacts of poverty and environmental contamination.

Former and current facilities can contribute to these environmental risks, including the **BASF Williamsburg, Williamsburg Pottery, Camp Morrison, and Gloucester Volunteer Fire and Rescue Station Support Complex** sites. This grant will assist in evaluating these priority and other brownfield sites within the target areas, determine current site conditions, chemicals of concern and potential exposure risks that can then be mitigated during the redevelopment process, not only removing the disproportionate share of environmental consequences to the nearby disadvantaged population, but also improving the communities through increased local

<sup>6</sup> <http://hdl.handle.net/1903/24436>

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:** This funding is needed to support EVRIFA’s effort in evaluating the four priority sites for environmental risks, such as conducting Phase I/II ESAs and for remediation planning. This critical assessment step will help move the sites closer toward redevelopment into new, healthier, and economically vibrant businesses and local government uses that will increase property values, focus on climate resiliency by incorporating climate friendly best management practices (BMPs) into brownfield site reuse concepts, and strengthen community bonds, which help rectify environmental injustices. Priority sites 1, 2, 3, and 4 are vacant; therefore, there will be no displacement of residents and/or businesses among the underserved communities in the target areas

**2.b. Community Engagement**

**2.b.i / 2.b.ii Project Involvement and Project Roles:** **EVRIFA** will convene a citizen board known as the **EVRIFA Brownfields Redevelopment Advisory Group (EVRIFA BRAG)** to be led and informed by EVRIFA 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, and identify reuse potential. Based on the EVRIFA’s outreach efforts, the following groups have committed to program participation:

Group Name	Point of contact / Email / Phone	Specific Role in Project
EVRIFA	Jim Noel 757-876-8810 jnoel@hamptonroadsalliance.com	Staff support, advise on economic development priorities, based upon reuse, has final authority to move forward on projects; and ensures that all project partners are involved in making decisions with respect to cleanup.
Hampton Roads Regional Alliance	Steve Harrison 757-893-2023 sharrison@hamptonroadsalliance.com	Assist with regional collaboration; advisement on economic growth, quality of life & sustainability.
Hampton Roads Workforce Council	Steve Cook 757-314-2370 ext. 110 scook@theworkforcecouncil.org	Shall serve as liaison with community members in communicating with the EVRIFA BRAG, to bring their ideas and visions to the members.
Hampton Roads Chamber of Commerce	Olivia O’Bry 757-589-3747 oobry@hrchamber.com	Meeting space, refreshments; community education and marketing support, staff participation on task force and committees.

**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-Hampton Roads 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. 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)**

<b>Task 1 – Program Administration / Community Engagement</b>
<p>i. Project Implementation: <b>Cooperative Agreement Oversight</b> 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. <b>Community Engagement</b> includes coordinating and conducting meetings and developing materials. <b>Grant-funded direct costs:</b> Travel expenses (registration, airfare, lodging, and meals), supplies, and contractual costs for assistance with reporting and maintaining interactions with stakeholders. <b>Non-EPA funded activities:</b> In-kind staff oversight for administration, monitoring, reporting, and community engagement activities and attending training conferences (\$10,000 during the life of the grant).</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>

iii.Task / Activity Lead: Authorized Organization Representative (AOR; Nicolas C. Langford) and Management Team with input/assistance from QEP and BRAG. AORs have the authority to sign grant applications and the required certifications and/or assurances that are necessary to fulfill the requirements of the application process and grant implementation.
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); BRAG Meetings (16); Community Meetings (8); Conferences (3); Brochures (3); Media Releases (6); Web Page Content (4 annual renewals); Advertisement, printing, and supplies (2 events/year).
<b>Task 2 – Site Inventory and Prioritization</b>
i.Project Implementation: The EVRIFA 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 EVRIFA 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). <b>Grant-funded activities:</b> Contractual costs to update, maintain inventory/database and prepare PAQs. <b>Non-EPA funded activities:</b> Staff oversight, site prioritization, and property owner access coordination.
ii.Anticipated Project Schedule: Site inventory and database, prioritization, selection: Q2 – Q3, update monthly; Other activities: Ongoing and as needed.
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. AOR/BRAG will provide site selection and prioritization input.
iv.Outputs: Inventory/Database (1); Prioritization Matrix (1); New and/or updated PAQs (30).
<b>Task 3 – Environmental Site Assessments (ESAs)</b>
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) or Site-Specific Quality Assurance Project Plan; 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. <b>Grant-funded activities:</b> Contractual costs for assessments, work plans and reports. <b>Non-EPA funded activities:</b> In-kind staff oversight, coordination with property owners, and review of work products prior to EPA submittal.
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).
iii.Task / Activity Lead: QEP with AOR oversight, assistance with property owner coordination and community input, and work product review/approval.
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).
<b>Task 4 – Preliminary Planning for Remediation and/or Redevelopment</b>
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. <b>Grant-funded activities:</b> QEP costs for remediation and redevelopment plans. <b>Non-EPA funded activities:</b> Staff oversight, coordination with property owners and community partners to prepare plans and review/approve work products.
ii.Anticipated Schedule: Q3 – Q15.
iii.Task / Activity Lead: QEP with AOR oversight, assistance with property owner coordination and community input, and work product review/approval.



iv. Outputs: Site-Specific ABCAs (2); Site-Specific Redevelopment Plans / Studies for priority sites (4); Area-Wide Revitalization Plans / Studies for target areas (2).

**3.b. Cost Estimates**

The **Project Budget Table** below provides direct costs to the defined tasks and cost types. The table below 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
<b>Direct Costs</b>	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
<b>TOTAL BUDGET</b>		<b>\$49,000</b>	<b>\$38,000</b>	<b>\$256,000</b>	<b>\$157,000</b>	<b>\$500,000</b>

\*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) EVRIFA 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) EVRIFA 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) EVRIFA 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 EVRIFA anticipates completing approximately nine (9) planning documents estimated as follows:

- (a) EVRIFA 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 EVRIFA 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.i./3.b.ii. 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 EVRIFA 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, EVRIFA will seek in-house staff to fulfill the need.

<b>AUTHORIZED ORGANIZATIONAL REPRESENTATIVE (AOR): Jim Noel, Director EVRIFA</b>
Experienced Economic Development Director with a demonstrated history of working in the government administration industry. Skilled in Nonprofit Organizations, Land Development, Government, Urban Planning, and Mixed-use. Strong community and social services professional with a Master of Public Administration focused on Public Administration from Old Dominion University - College of Business and Public Administration. <b><i>Mr. Noel successfully implemented an FY2019 US EPA Brownfields Coalition Grant with the City of Williamsburg, James City County, and York County, before coming to EVRIFA.</i></b>
<b>ECONOMIC DEVELOPMENT / PLANNING: Jim Noel, Director EVRIFA</b>
See above.
<b>FINANCIAL: Sylvia Haines, Hampton Roads Chamber of Commerce</b>
Sylvia Haines serves as the Chief Operations Officer of the Chamber. In that role, she manages the Finance, IT, Communications & Marketing, Membership, and Program Development departments. She also serves as the liaison with our affiliate organizations. Sylvia has been with the Chamber for 35 years. She currently serves on the board for the Virginia Chamber of Commerce Executives.
<b>TECHNICAL: Steve Harrison, Chief Operating Officer, Hampton Roads Alliance</b>
Steve Harrison joined the Hampton Roads Alliance in June 2019. Steve previously served as Vice President of Business Intelligence & Communications and stepped into the role of Interim Chief Strategy Officer in June 2022. In September 2022, he began serving as the organization's Chief Operating Officer. In this role, Steve assists President & CEO Doug Smith with developing, communicating, executing, and sustaining strategic initiatives while also managing operations, marketing, and business intelligence efforts.

4.a.iv. Acquiring Additional Resources: The EVRIFA 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 EVRIFA's solicitation and final contract executed with the selected QEP.

##### 4.b. Past Performance and Accomplishments

###### 4.b.iii. Never Received Any Type of Federal or Non-Federal Assistance Agreements

EVRIFA has never received any type of Federal or Non-Federal Assistance Agreements; however, James City County and York County (both EVRIFA members) previously participated in a FY2019 US EPA Brownfields Coalition Grant with the City of Williamsburg, James City County, and York County. Under the FY2019 EPA Grant, York County and James City County's EVRIFA personnel became familiar with the necessity of developing work plans, creating and maintaining schedules, and assuring adherence to project terms and conditions. For all projects completed in their jurisdictions during the FY2019 EPA Grant, York County and James City County participated in all applicable site information, required administrative reports, design documentation, and final inspections that were submitted in a timely manner and approved by funding and regulatory agencies with purview.

**EASTERN VIRGINIA REGIONAL INDUSTRIAL FACILITY AUTHORITY (EVRIFA)**  
**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**

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**1. Applicant Eligibility**

The *Eastern Virginia Regional Industrial Facility Authority (EVRIFA* or Region), managed by the Hampton Roads Alliance, is a government entity other than cities, counties, Tribes, or states that is an organization eligible for funding, which was formed in accordance with the Virginia Regional Industrial Facilities Act, Chapter 64, Title 15.2, Section 15.2-6400 et seq., Code of Virginia, 1950, as amended. For this application, the EVRIFA consists of the following nine (9) member localities: City of Chesapeake, City of Franklin, Gloucester County (GC), City of Hampton, Isle of Wight, James City County (JCC), City of Newport News (CNN), City of Poquoson, and York County (YC). The EVRIFA consists of a collection of cities, counties, and towns within the Virginia Peninsula and in the South Hampton Roads metropolitan area, which is generally constrained by the York River to the north, beyond which is Gloucester County, the City of Chesapeake, Isle of Wight County and City of Franklin to the south, Chesapeake Bay to the east, and to the west by James City County. EVRIFA in partnership with these Cities and Counties (local governments) have formed the ***EVRIFA***, with EVRIFA as lead member. The 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; however, ***EVRIFA*** provides regional leadership with partnerships between public entities and private industry. ***EVRIFA is unique because it shares tax revenue with all members that invest in properties together!*** This propagates regional industrial facility cooperation and enhances the economic base for the member localities by developing, owning, and operating one or more facilities on a cooperative basis involving its member localities. ***EVRIFA*** 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 brownfield's prioritization and redevelopment process, ***EVRIFA*** will convene a citizen board known as the ***EVRIFA Brownfields Redevelopment Advisory Group (EVRIFA BRAG)*** to be led and informed by ***EVRIFA*** 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, and identify reuse potential.

***EVRIFA*** 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 ***EVRIFA***'s 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 ***EVRIFA*** will also host virtual meetings and has been successful using this approach for the past several years, to reach out to the community. The ***EVRIFA*** 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 **EVRIFA**, 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. 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 Assessment Grant.