



DUMFRIES, VIRGINIA

Virginia's Oldest Continuously Chartered Town
CHARTERED 1749 INCORPORATED 1961

John Wilmer Porter Municipal Building
17739 Main Street, Suite 200
Dumfries, Virginia 22026
Tel: 703-221-3400 / Fax: 703-221-3544
www.dumfriesva.gov

FY2024 EPA Brownfields Multipurpose Grant Application

The Town of Dumfries, Virginia is pleased to submit this proposal for FY2023 Brownfields Multipurpose Grant funding. Below we provide the information requested.

1. Applicant Identification:

Town of Dumfries
17739 Main Street, Suite 200
Dumfries, VA 22026

2. Funding Requested:

- (a) Grant Type: Multipurpose
- (b) Federal Funds Requested: \$1,000,000

3. Location:

- (a) Town: Dumfries
- (b) County: Prince William
- (c) State or Reservation: Virginia

4. Target Area & Priority Site Information:

- (a) Target Area: Colonial Port Corridor
- (b) Census Tract Number(s): 51153900901
- (c) Address of Priority Site(s):
 - Site #1: 3800 Graham Park Road, Dumfries, VA
 - Site #2: Campbell Salvage Yard, 17926 Colonial Port Road, Dumfries, VA

5. Contacts:

(a) Project Director:

Name: Jonét, Provost-White, Deputy Town Manager
Phone: (703) 221-3400 (extension 117) | Email: jwhite@dumfriesva.gov
Mailing Address: 17739 Main Street, Suite 200 Dumfries, VA 22026

(b) Chief Executive/Highest Ranking Elected Official:

Name: Tangela Innis, Town Manager
Phone: (703) 221-3400 | Email: tinnis@dumfriesva.gov
Mailing Address: 7739 Main Street, Suite 200 Dumfries, VA 22026

6. Population:

- Population of the Town of Dumfries: 5,755

7. Other Factors:

Other Factors Criteria	Page #
Community population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States Territory.	
The priority site(s) is impacted by mine-scarred land.	
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).	
The priority site(s) is in a federally designated flood plain.	2
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	4,5
The proposed project will improve local climate adaptation/mitigation capacity and resilience to protect residents and community investments.	4,5
At least 20% 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.	
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.	

8. Letter from the State or Tribal Environmental Authority: A letter of acknowledgement from the Virginia Department of Environmental Quality is attached.

9. Releasing Copies of Applications: Not applicable.



Commonwealth of Virginia

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

1111 E. Main Street, Suite 1400, Richmond, Virginia 23219

P.O. Box 1105, Richmond, Virginia 23218

(800) 592-5482 FAX (804) 698-4178

www.deq.virginia.gov

Travis A. Voyles
Acting Secretary of Natural and Historic Resources

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

November 3, 2023

Jonet Provost-White
Director of Public Works
Town of Dumfries
17739 Main Street, Suite 200
Dumfries, VA 22026

VIA ELECTRONIC MAIL

Subject: Acknowledgement and Support – Town of Dumfries
FY 2024 USEPA Multipurpose Grant Program
EPA-OLEM-OBLR-23-11

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 Multipurpose Grant for the Town of Dumfries. The Town recognizes that there are disadvantaged communities within the Town limits and hopes this effort will support and benefit redevelopment and revitalization in those areas.

It is our understanding that the Town of Dumfries intends to use these funds for the completion of Phase I and Phase II Environmental Site Assessments and at least one environmental cleanup project. Funding will also be used to address a former salvage yard and vehicle stripping facility, area-wide planning, reuse planning, and community involvement. 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.

Acknowledgement and Support – Town of Dumfries
USEPA’s Multipurpose Grant
EPA-OLEM-OBLR-23-11
Page 2 of 2

It is our sincere hope that this EPA proposal will be successful, and that the Town will be able to continue leveraging funds to stimulate economic development and revitalization within the target area. If we can be of further assistance, please don’t hesitate to contact us.

Sincerely,

Karen Weber, CPG
Brownfields Coordinator

cc: Meade Anderson, CPG, DEQ-CO
Lucas Hamelman, CPG, DEQ-CO
Richard Doucette – DEQ-NRO

1. PROJECT AREA DESCRIPTION & PLANS FOR REVITALIZATION:

1.a. Target Area & Brownfields: 1.a.i. Overview of Brownfield Challenges & Description of Target Area:

The Town of Dumfries, Virginia (pop. 5,755), is located on the historic Potomac River 30 miles south of Washington, D.C. and 70 miles north of Virginia's capital, Richmond. The colonial history of Dumfries is vital to address in this application as it relates directly to our current economy and environmental justice impacts. Our story isn't the retelling of 1970's off-shoring of manufacturing, where communities are left behind with contaminated sites and decimated economies. Rather, Dumfries has been navigating economic and social injustice conditions dating back to the Revolutionary War.

There was a time when the Port of Dumfries was one of the busiest and most important harbors in Colonial America, comparable only to New York and Boston. Like most of Virginia, Dumfries relied on tobacco for its economy. While tobacco was a powerful economic influence when Dumfries was first established in 1749, (It is the oldest continuously chartered town in Virginia) harvesting tobacco eventually led to massive siltation and the demise of the Port Canal and Dumfries' thriving seafaring economy. Tobacco farming required large tracts of land and even larger numbers of enslaved laborers. In 1755, the number of white males over 18 and enslaved people were nearly the same. (approximately 1,500) in Prince William County, where Dumfries resides. Presently, Dumfries is home to one of the most disadvantaged census tracts (CTs) in the region^[1] with a demographic index (combined % low income and % minority) in the 82nd %tile in the US and 90th %tile in Virginia^[2]. Although located in one of the fastest growing areas of the Greater Washington Metropolitan Region, the Town and its residents have been underserved in regional economic redevelopment plans and Dumfries has yet to experience an economic rebirth. While neighbors like Vienna, Fairfax and Manassas rank as some of the wealthiest localities in the U.S. today, Dumfries has not held an economic stronghold in the region since their Colonial Port was flourishing in the late 18th century.

The geographic boundaries of Dumfries (where eligible brownfield activities will take place) cover only 1.6 square miles. The Colonial Port Corridor (CT 51153900901) is a designated disadvantaged community and our Target Area (TA) for this application. The TA has been identified in the Town's comprehensive plans as a catalytic geographic area to revitalize our historic downtown and historic port. The TA is characterized by residential neighborhoods built alongside a large abandoned emergency services facility and the Campbell salvage yard that occupies 147 acres (over 22% of developable land) in the center of the community. This places residences, schools, and parks in close proximity to safety risks and chemical exposure concerns as well as impacts our sensitive environmental resources. Socioeconomic Indicators^[2] show the TA has a demographic index in the 82nd %tile with people of color, a limited English-speaking population and individuals with < a high school education all above the 80th %tile. The TA also meets the definition of an American Rescue Plan Act (ARPA) CT^[3] community and is a federally designated Hub Zone. Populations in the TA are also impacted by high rates of air toxics, Superfund proximity, and high rates of asthma.

The Town of Dumfries is applying for \$1M of Fiscal Year 2023 (FY23) EPA Multipurpose Grant (MPG) funding to assist with environmental assessment and cleanup at one property that we own (3800 Graham Park Road – Section 1.a.ii below). Funding will also be used to assess environmental conditions at the Campbell salvage yard to facilitate the Town's purchase of that property. Once owned, cleanup will be completed at this site that has been plaguing our community for years. The Multi-Purpose Grant (MPG) will

^[1] Climate & Economic Justice Screening Tool, November, 2023. Disadvantaged Community is defined by goals of the Justice40 Initiative Executive Order 14008

^[2] EJSscreen Community Report, November, 2023

^[3] American Rescue Plan Act (ARPA) Qualified Census Tracts (CT) are those in which at least 50% of households have incomes below 60% of the Area Median Gross Income (AMGI) or have a poverty rate of 25% or more.

provide funding for site cleanups and assessments that will make an immediate positive impact on community residents, and advance established revitalization goals identified in Section 1.b. If MPG funding remains after addressing the sites noted above, additional site assessments will be completed on several properties located along the western access corridor to our TA. While the history of our Colonial Port has impacted our financial ability to address current brownfields that would provide a catalyst for revitalization of our community we believe that EPA MPG funding is a perfect catalyst for establishing the cornerstone for our revitalization. Without MPG funding there are extremely limited resources available and current environmental conditions will continue to stifle potential development.

1.a.ii. Description of the Priority Brownfield Site(s): The Colonial Port Corridor has a variety of brownfield sites but none are more important to address for the TA community, the Town and our critical natural resources than the 3800 Graham Park Road Site and the Campbell salvage yard. These sites were selected due to the likelihood of redevelopment moving forward in the near-term and the long-term housing, socioeconomic, and environmental protection benefits these projects will provide. The Town owns the Graham Park Road site and thus it is in a prime position for us to conduct additional environmental investigations and commence cleanup activities. The Town is currently in negotiations to purchase the Campbell Salvage Yard and is working with a cooperative, responsible owner who has agreed to collaborate with the Town to complete environmental assessments followed by transferring ownership to the Town. Once the Town has taken ownership of the site, cleanup planning and remediation will commence. We need the financial assistance provided by the EPA grant program to transform these sites from their current condition to assets that help us meet our community revitalization goals. A more detailed description of our priority sites is provided below.

3800 Graham Park Road, Dumfries: This property was previously home to Dumfries-Triangle Rescue Squad, Inc which dissolved in 2017. The Town purchased the property and intends to establish a community recreation center there. The property occupies 3.5 acres in the center of the TA and houses a 15,000 ft² building with automotive bays, office space and a full kitchen. This site hosted Vice President Kamala Harris in 2021 and is a priority brownfield site because of its location, access, available space and it meets goals established in our comprehensive plans for creating additional community recreation space. We also feel that the center has the potential to create 50 – 75 new jobs for our community. It will provide critical services and be an important educational/public space for community members of all ages to visit, learn and volunteer. As the building was built prior to 1980, regulated building materials (RBMs) are suspected and will require abatement prior to occupancy. Additionally, the presence of underground tanks will require assessment and removal as well as cleanup of surrounding soil and groundwater and the installation of a soil vapor intrusion mitigation system to protect community users.

Campbell Salvage Yard, 17926 Colonial Port Road, Dumfries: A historical economic, aesthetic, safety and health risk for the community, the Campbell property has operated as a salvage yard for decades. The site occupies 147 acres (22% of the Town's footprint) of the TA and is located within a required Resource Protection Area (RPA) and federally designated flood plain. A large portion of the property borders Quantico Creek impacting the wetlands and Creek and is located within designated Floodplain zones. The Town is **in the process of** purchasing the property and planning for redevelopment, with proper due diligence. The landowner is cooperative and has agreed to remove the vehicles present to facilitate environmental site assessment and cleanup activities. The Town of Dumfries has been collaborating with the Urban Land Institute (ULI) to establish a path towards converting this property into a redevelopment project that not only provides improved water quality through wetlands restoration but enhances the quality of life for Dumfries residents. This site is foundational to Dumfries' vision for a thriving Main Street, walkable to the planned 10-acre sports facilities park project and the proposed Rose Gaming Resort. With the goal of responding to critical housing needs, Dumfries intends to focus on mixed-use and higher intensity housing development for the property as well as cultural amenities, entertainment and recreation.

A Phase I Environmental Site Assessment (Phase I ESA) identified several Recognized Environmental Conditions (RECs) associated with current and past uses of the site and adjoining properties. Funding was not available to conduct a Phase II ESA to further evaluate the RECs and the risks associated with the RECs remain unquantified. There are multiple buildings on site and a survey is required to evaluate location and quantity of RBMs. Identified RBMs will require design and abatement prior to building demolitions. The buildings also contain service bays with floor drains of unknown destination and likely spills from years of automotive repairs. The grounds of the salvage yard will also require a Phase II ESA, cleanup planning, reuse planning and site cleanup.

Additional Sites: Dumfries has identified at least two other sites that require environmental assessments to promote our comprehensive planning goals. The first property is **17821 Main Street** a privately owned 3.9-acre vacant parcel that borders Quantico Creek. The other is **18200 Richmond Highway** a 5.61-acre parcel currently owned by the VDOT with buildings for storing salt and heavy equipment. Both of these properties border the western edge of our TA and are located within our Main Street Redevelopment Plan. If EPA funding remains after completing environmental tasks on the priority sites above, these two sites would be an important next step to remove blight and environmental impacts.

1.a.iii. Identifying Additional Sites: Our priority brownfield sites for this MPG are all located in a designated disadvantaged community CT. These properties are expected to absorb the majority of EPA grant funding and 100% is expected to be used within the CT which meets the goals of EJ40 initiatives. Should additional funding remain, the Town will conduct outreach to solicit site nominations and work with the Brownfield Advisory Committee (BAC) (further described in Section 2.b.ii) to prioritize grant funds for sites with the greatest near-term community benefit. The community will be engaged and asked to nominate sites as part of this task. Additional sites will be mapped using GIS and a description of each site and key revitalization opportunities will be created in a database. An additional feature will include digital overlay mapping of existing and proposed state/federal environmental justice (EJ) and climate and EJ areas to assist with identification and prioritization of additional sites where site assessment funding can best serve our communities. Additional sites will be evaluated based on funding eligibility with priority given to sites located in underserved neighborhoods within the disadvantaged CT.

1.b. Revitalization of the Target Area:

1.b.i. Overall Plan for Revitalization: The Town of Dumfries' leadership has worked to preserve and enhance a sense of place and community vibrancy afforded by their historic downtown, vast natural resources and our Colonial Port. To develop a vision for the future, Dumfries has done extensive planning including preparation of the following plans over the last few years: Comprehensive Plan, Capital Improvement Plan FY2020-2024, and a Colonial Port (CP) Redevelopment Report. The plans were bolstered by a diverse public engagement effort, including online participation through their social media page, board meetings, support of the plan's implementation teams, and public input. Based on findings generated during the planning process, the Town has created a vision centered around public input that establishes the desired look and feel for the future of Dumfries. ***The collective plans clearly establish revitalizing brownfields within the Town Center and Colonial Port areas as two of the largest opportunities for economic growth and social benefit in the Town. Both districts are in the established TA within disadvantaged and underserved communities.***

Dumfries has had substantial success leveraging state and federal funding sources to address projects to help meet their planning goals such as; widening US Route 1 a major north/south thoroughfare that transects the Town Center, trail and stream restorations, affordable housing, infrastructure improvements, and others. Reuse of priority brownfield sites identified in the TA aligns with goals established in the above Comprehensive Plans and continues the momentum built by the above noted community improvement projects. Continued revitalizations of the Dumfries' neighborhood business centers will create new high-

quality jobs, increase local and regional economic health, foster public sector investment, enhance housing quality and quantity, and reduce poverty and other environmental justice (EJ) impacts. Completing site assessments and environmental cleanup at the priority sites identified in 1.a.ii. above will be instrumental for promoting other community redevelopment in areas of the TA where it will have significant positive economic and social impacts. The conceptual plan for the 3800 Graham Park Road property is to create a desperately needed Community Center in the Town Center. The current vision for the salvage yard property is to create safe and affordable housing with amenities such as restaurants and retail near the Colonial Port. Both projects will require significant environmental assessment, reuse planning and cleanup. Completing environmental work on these properties will help to take the planned concepts through the first three implementation phases: assessment, remediation, and preparing the sites for redevelopment. Implementing this work will not be possible for Dumfries without MPG funding provided by EPA.

1.b.ii. Outcomes & Benefits of Overall Plan for Revitalization: The priority brownfields as they exist today are blighted, contaminated, and occupy space that could otherwise be used to make significant economic and social improvements to areas of our community that need it most. They are a liability that encourages disinvestment and threatens public health, drains public resources, and does not generate jobs or tax revenue that would stimulate the local economy. The Town's leadership, combined with removal of blight and environmental liabilities, can provide a vehicle for the area to achieve its highest and best reuse demonstrated in concept plans. With removal of blight and environmental liabilities, the Town's leadership will be afforded the opportunity to realize initiatives set forth in the concept plans to transform those properties into their best and highest use in service to Dumfries' citizens. Based on an analysis of economic factors, demographic statistics, and market trends, revitalization in line with conceptual plans will generate the following economic and community benefits:

- **Create Jobs & Reduce Poverty:** Returning TA brownfields to productive use aligns with local plans to prioritize employment and residential opportunities for the area's largest unemployed populations and bring living wage jobs to abandoned facilities. We estimate the proposed projects will generate new construction jobs during redevelopment and ***long-term employment opportunities for at least 100 individuals*** in an area of our community that suffers from high unemployment and low incomes.
- **Generate New Tax Revenue:** By restoring vacant/abandoned properties to productive reuse the Town will increase local tax revenue. It is projected that reuse of the priority sites will generate additional investment in the area and increase property values which will significantly increase tax revenue as more properties contribute to the local municipal fund.
- **Stimulate Private Investment:** Dumfries is moving forward on multiple projects to improve infrastructure, transportation access, affordable housing, and connectivity for our businesses, residents and visitors. The TA is located in a federally designated Hub Zone which provides contracting opportunities for small businesses in historically underutilized zones. Integrating priority brownfield projects into these efforts and programs will remove blight, safety concerns and potential liabilities from the community and make other sites marketable for new investment and community benefit.
- **Provide Affordable Quality Housing:** Dumfries' planning documents have a focus on providing affordable, safe and quality housing for our residents. Our work on the salvage yard site will remove significant community blight and is also expected to create significant housing space in a priority focus area that will address existing shortages and reduce cost burdening.
- **Renewable Energy, Climate Adaption/Mitigation and Resilience:** Dumfries has a Commercial Property-Assessed Clean Energy (CPACE) financing program that helps promote efficient, water conservation, renewable energy, and other clean energy projects on existing buildings and new commercial

developments. We will continue to build these components as well as climate adaptation/mitigation design technologies into all projects including those completed as a result of brownfield funding.

1.c. Strategy for Leveraging Resources: 1.c.i. Resources Needed for Site Reuse: The Town, its community and economic leaders will use existing assets within the community by engaging employees and leveraging community members’ expertise/volunteerism, as well as seek additional resources for environmental assessment, remediation, and redevelopment efforts to close funding gaps. We have also leveraged the owner of the Campbell Salvage Yard to remove existing vehicles so site assessment and cleanup can occur, which is a significant cost savings for the Town. Other available funding resources include but are not limited to; the Virginia Brownfields Restoration & Economic Redevelopment Assistance Fund (VBAF) program (up to \$550,000 for brownfields site assessments and cleanups), the Virginia Stormwater Local Assistance Fund Program (up to \$5,000,000 for planning, design, and implementation of stormwater best management practices), Virginia Clean Water Revolving Loan Fund (financial assistance in the form of low-interest loans for brownfields site cleanup when that cleanup has a positive impact on water quality), CDBG: Community Development Block Grants, and the Industrial Revitalization Grant (IRF) program run by the Virginia Department of Housing and Community Development (up to \$1M to renovate or demolish existing industrial structures). Existing funding resources and those we will leverage, will advance reuse of brownfields sites by bolstering infrastructure and activity in the TA, which will attract private developers and businesses and improve the quality of life for Dumfries’ residents. As appropriate, we will seek additional funding from EPA, ARC, EDA, HUD, USACE, U.S. Forest Service, National Park Service, USDA, HHS, DOE, Department of Labor and National Endowment for the Arts.

1.c.ii. Use of Existing Infrastructure: Dumfries' natural environment is matched in importance only by the strength of our infrastructure. Where possible we have built green infrastructure into all development, and this is an underlying foundation of Town land use policy. Green infrastructure is used to protect our natural resources and includes stormwater management and other development processes that are sustainable and environmentally protective. We have robust infrastructure throughout the community including in the CT covered by our TA. EPA brownfield funding will be used to address priority properties with strong existing infrastructure service unlocking near term development and promoting revitalization in our most impacted neighborhoods. This will also provide opportunities to preserve the unique natural resources and history of our community. In addition, US Route 1 and interstate highway 95 are located within ½ mile of the sites and our downtown core providing easy access for commuters, service providers and distribution vendors to highways and public transportation.

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT:

2. COMMUNITY NEED & COMMUNITY ENGAGEMENT: 2.a. Community Need: 2.a.i. The Community’s Need for Funding: During the peak of the tobacco trade, Dumfries was the second busiest port in Colonial America. Present day

Data Type	Economic Distress Data for Dumfries				
	Brownfield Area		County	Virginia	US
	TA CT 9009	Dumfries			
Total Population	5,755*		477,224	8.6M	330M
People of Color	63.5%	55.9%	47.2%	35.1%	31.8%
Poverty Rates	13.9%	14.1%	5.8%	9.9%	12.6%
Per Capita Income	\$27,762	\$25,414	\$45,240	\$43,267	\$37,638
Home Ownership Rate	48.0%	76.0%	73.9%	66.6%	64.6%
Median Home Value	\$220,500	\$226,100	\$408,900	\$295,500	\$244,900
% High School or Higher	77.0%	76.5%	89.6%	90.8%	88.9%

2017-2021 American Community Survey. *Population covers all of Dumfries. **Bold** indicates results that exceed or are less than VA and the U.S., respectively.

Dumfries is no longer known as an economic hub, rather it is considered a “targeted community” and has been designated as an area with one of the highest cumulative environmental justice impact rankings in Virginia.^a With a population of 5,755 residents, the annual per capita income for Dumfries (\$25,414) falls

significantly below the U.S. (\$37,638), VA (\$43,267), and Prince William County (\$45,240) averages.^b As shown in the table above, factors such as low incomes, rising inflation, and high poverty contribute to limited discretionary income,

^a Mapping for Environmental Justice, Virginia [link](#) accessed 11/1/23

^b American Community Survey, 2021, 5-Year Estimates Data Profiles

resulting in less spending and overall decreased local business revenues. These indicators also indicate a distressed community that must allocate limited tax revenues to essential public safety services, staffing, and infrastructure maintenance. This leaves no financial capacity to address brownfield revitalization without grant funding.

Due to generational poverty, low rates of educational attainment, and a high percentage of workers in lower-earning service industry jobs, Dumfries does not have a strong tax base to draw upon for revitalization efforts. Without the use of MPG funds to supplement other sources, the momentum created by current planning efforts will be significantly delayed and brownfield sites will remain dormant, leaving environmental burdens unaddressed.

2.a.ii. Threats to Sensitive Populations: 2.a.ii(1) Health or Welfare of Sensitive Populations: As demonstrated in the table below, multiple sensitive populations (low income, people of color, limited English-speaking households, and persons with low educational attainment) reside in Dumfries.

EPA’s EJSCREEN confirms that Dumfries has a high level of poverty and unemployment in comparison to other regions of Virginia and the U.S. CEJST identifies part of the target area, census tract 9009, as disadvantaged. *Welfare concerns* in the Target Areas include proximity to a Superfund site, air and noise pollution from the I-95 freeway and Hwy 1, high rates of unemployment, lack of health insurance among residents, and few recreational opportunities for physical activity. As detailed in

Table 2. Sensitive Populations ^c Categories	Percentile in U.S.	
	TA CT 9009	Dumfries
Low Income	63	63
People of Color	84	84
< high school education	85	84
Unemployment	72	61
Limited English-Speaking Households	78	85

Bold indicates distress factors > 60th %tile. Shaded indicates distress factors >70th %tile. Data: EPA EJScreen, 11/1/23

Sections 2.a.ii (2) & (3) below, *Health concerns* in the Target Areas include asthma, heart disease, few recreational opportunities, high rates of obesity, diabetes, high blood pressure, kidney disease, poor mental and physical health, and high incidences of chronic lower respiratory diseases. The MPG will help address the above challenges by returning brownfields to productive uses that **create jobs** for residents *in the Target Areas* (reducing unemployment, poverty levels, and public assistance), and **create quality, affordable housing** to support the goals of the community plans.

2.a.ii(2) Greater Than Normal Incidence of Disease & Adverse Health Conditions: Residents of Dumfries are disproportionately impacted by respiratory health effects. As shown by EPA’s EJScreen Tool and the 2021 CDC PLACES Tool, people living in Dumfries are more likely to live with asthma and Chronic Obstructive Pulmonary Disease (COPD)

Health Measure	Dumfries	Prince William County, VA	US	Health Measure	Dumfries	Prince William County, VA	US
COPD	7.1	5.7	5.7	Kidney Disease	3.2	2.7	2.7
High Blood Pressure	36.6	31.6	29.6	No Physical Activity	28.3	21	23
Asthma	11.4	9.7	9.7	Poor Mental Health	16.8	13.5	15.2
Diagnosed Diabetes	12.3	9.8	9.9	Obesity	41.7	35.7	33
Heart Disease	5.4	4.4	5.2	Poor Physical Health	12.3	9	10.3

Bold indicates health measures > prevalence in County and US. Data: CDC PLACES Tool, 2021, accessed 11/1/23.

than residents in other parts of Virginia/US. Incidences of asthma are between the 73rd to 84th

%tiles^d and COPD prevalence is 25% greater in the TAs^e than Prince William County and the U.S. Residents are diagnosed with heart disease, COPD, high blood pressure, obesity, diabetes, and kidney disease at rates above VA and US averages. The table below provides further evidence that Dumfries residents have greater than normal average prevalence of adverse health conditions and worse outcomes than the County and U.S. in every health measure. It is also important to note that EJScreen shows lack of health insurance for Dumfries residents is in the 83rd %tile in the state. The MPG will help remove TA resident exposures to contaminants present at our priority brownfield sites.

^c Sensitive populations are defined in CERCLA § 104(k)(6)(C)(iii).

^d EPA EJScreen, accessed 11/1/23.

^e CDC PLACES Tool, accessed 11/1/23.

2.a.ii(3) Environmental Justice: a) Identification of Environmental Justice Issues: The TA is a disadvantaged community that has been disproportionately impacted by environmental injustices for decades. Most of Dumfries residents belong to sensitive populations that include low-income adults and families, persons of color, persons with limited English fluency, and adults with low educational attainment. The CEJST tool identifies TA CT 9009 as disadvantaged due to factors that include low income population (74th percentile), share of households making less

Dumfries Climate Economic and Environmental Justice Indicators ^f	Virginia	%tile in US
People of Color	92	84
Demographic Index	90	82
Limited English-Speaking Households	93	85
Lack of Health Insurance	83	78

Bold = indicators ≥ 60th %tile. **Shaded** = distress factors ≥ 70th %tile.

than 80% of the area median family income and spending more than 30% of income on housing (90th percentile), low median income (93rd percentile), and people over 25 years who lack a high school diploma (26%).^g Among the priority sites, two locations are also identified as disadvantaged according to the CEJST and two sites are

along the western border. CEJ data also show housing costs in the 90th %tile, transportation barriers 85th %tile, linguistic isolation 85th %tile, and low median income in the 93rd %tile.

(b) Advancing Environmental Justice Dumfries economic decline has resulted in lower property values and a suffering tax base, leaving the Town in a downward economic spiral and unable to care for its most vulnerable residents. The Town’s Comprehensive Plan includes a specific emphasis on reclaiming Dumfries’ blighted brownfields sites. By addressing those under-utilized and abandoned sites with MPG funding, the Town can address glaring economic and environmental justice deficiencies. The Town and its brownfields partners are committed to honoring its citizens and ensuring they have a voice and opportunity to influence property redevelopment. As one community member explained, “It’s not about us, without us.” We project that at least 90 % of MPG funds will be used to complete grant eligible assessment, cleanup and reuse activities to support adaptive reuse and/or demolition at priority sites in the TA. Dumfries will encourage the reuse of brownfields to advance EJ40 objectives with a focus on removing blight, providing housing, jobs and improving basic access to services such as transportation and broadband access to the disadvantaged areas. The work will be completed without displacing residents and/or businesses in our underserved communities.

2.b. Community Engagement: The Town has a strong record of working with our project partners and community stakeholders to form strong partnerships in association with our grant programs. Community involvement in planning and implementation ensures stakeholders have a voice in decision making so residents and businesses alike benefit from the revitalization of brownfields in their neighborhoods. Our outreach efforts will work to ensure underserved populations have a voice in shaping their neighborhoods. As a foundation for community engagement the Town will form a brownfield advisory committee (BAC) consisting of stakeholders that best represent the community. The BAC will meet monthly to share project information, discuss site prioritization and selection strategies, share regional challenges and successes, and discuss revitalization and economic development opportunities. The Town will seek community input on best means of communication. Outreach will include but not be limited to public notices, email board meetings, social media postings and through word of mouth in existing community networks. This selection of community engagement methods will allow stakeholders to provide informed feedback that can influence the next phase of work. Strong public involvement will lead to community buy-in and more effective and representative redevelopment projects. Additional elements of the Town’s engagement plan will include:

- **Webpage & Fact Sheets:** The Town webpage will inform the community on the project providing bilingual fact sheets, informative details about the site assessment and cleanup process and a streamlined approach to site nomination. Fact sheets will be updated to summarize FY24 MPG Grant accomplishments. Translation services will also be provided for our Spanish speaking community.

^f Generated using EPA Environmental Justice Screening (EJSCREEN) Tool on 11/1/21.
^g Climate and Economic Justice Screening Tool, 11/1/23.

- **Meetings with Property Owners & Developers:** The BAC will conduct meetings with property/business owners and developers two times/year to solicit input and participation from potential end users and investors. The Town will work with stakeholders and government leaders to support disadvantaged community involvement.
- **Email & Newsletters:** A stakeholder distribution list will be created, and periodic emails will be sent. Project partners will also communicate progress via regular meetings/organizational newsletters.
- **Special Events:** Special events such as realtor meetings, loan officer introductions and meetings with local Business Council, Chambers of Commerce and Rotary Clubs, are tools the Town uses to capture busy families, business owners and residents without regular access to the Internet. This provides stakeholders with an avenue to provide meaningful input during the grant lifecycle.

2.b.i. Prior/Ongoing Community Involvement: The pursuit of the community’s goals is measured against the Town’s ability to create a safe and livable community without blight, provide needed services, protect our natural resources, and enhance our historic character while promoting sustainable development. The Town of Dumfries Comprehensive Plan, 2020 and supplemental Planned Main Street District Pattern Book, 2020 demonstrates a commitment to using the community’s own needs assessment to engage in outreach and recruitment efforts with community members, business owners, and developers. These plans put in place the elements (including brownfield revitalization and adaptive reuse) necessary to transform the TA into a vibrant, walkable district. The plans are rooted in community involvement with concepts to welcome new businesses, mixed land uses, and new forms of multi-family housing. The Comprehensive Plan concepts were presented at a Town Council meeting on April 7, 2020. Comments from the community on the plans including how to best utilize vacant and abandoned properties continue to be encouraged.

2.b.ii. Project Involvement: 2.b.iii. Project Roles: The Town will work with numerous community partners to guide grant implementation and bring important community voices to the table. All of our strategic partners have already confirmed their participation on the BAC and/or pledged valued support for the FY24 Grant. The public will have opportunities to suggest sites for assessment, investigation and reuse through monthly scheduled BAC meetings. Table 5 below provides a summary of project partners and their roles. Additional partners will be recruited throughout the project.

List of Program Partners and Roles

Partner Name	Organization Purpose	Point of Contact	Project Role
VADEQ	Environmental Protection	Karen Weber Karen.weber@deq.virginia.gov	Oversight of site assessment/investigation and cleanup tasks. Public education.
Prince William County Dept. of Economic Development	Assist with workforce development and strategic location for businesses.	Christina Winn econdev@pwcgov.org	Outreach, marketing, site selection, land use, revitalization, funding support.
Greater Prince William Community Health Center Dumfries	Promoting optimum wellness and a healthy environment to residents.	Dr. Rashid Mohiuddin (703) 680-7950	Community education, site selection, evaluating health issues and planning.
VA Economic Dev. Partnership	Collaborates with local/regional and state partners encourages expansion and diversification of VA Economy.	Jason El Koubi jelkoubi@vedp.org	Reuse of brownfield sites, community education, workforce development, outreach
Action in Community Through Service (ACTS)	Services to neighbors experiencing crisis. Help businesses/communities by affirming/respecting residents.	Gwendolyn Daiutolo gdaiutolo@actspwc.org	Public outreach, community need/housing consulting. Diversity, equity, inclusion outreach.
Potomac Riverkeepers	Protect the right to clean water for communities who live in/rely on the Potomac/Shenandoah watersheds.	Eileen Thrall [REDACTED]	Community outreach and watershed protection advisory services.
VA Hispanic Foundation	To strengthen the minority business sector and aid VA economic growth.	Sandra Felipe 804-378-4099	Education, outreach, marketing small business, <u>translation resources</u> .

This is not a comprehensive list, representatives from faith-based organizations, service fraternities, and non-profits who serve community members will also play a meaningful role.

2.b.iv. Incorporating Community Input: The Town of Dumfries has an excellent public outreach campaign model that we will use to keep citizens of the TA informed of our brownfield initiatives and to provide them with a means to provide input. Fact sheets and other reference materials will be created and posted on a project specific tab on the Town’s webpage and distributed at public facilities (e.g., libraries, community centers, churches, transit stations). Literature will include a statement that citizens may request alternative formats or special accommodations. The webpage will also include a mechanism for soliciting project input on the MPG. The Town will also use media outlets including local daily and weekly newspapers, public libraries in the TA, Economic Development and Planning Committee meetings, and regularly scheduled Town Council meetings to seek public input on our brownfield revitalization program and the use of the MPG. The Town will also utilize its social media accounts to provide the public with current information about the project. Community meetings will be held during all phases of the project and will be accessible to those who rely on public transportation and will be held at ADA-compliant facilities in the TA to ensure equal access to sensitive populations and Target Area residents. Special outreach efforts (e.g., translation services for non-English speaking and hearing impaired) will also provide equal access to project information. These community input methods offer viable alternatives to in-person meetings.

The Town will also use the support of our project partners to assist with distributing project-related information on their websites, social media pages, newsletters and other communication vehicles. Furthermore, we anticipate hosting 2-3 project advisory committee (BAC) meetings/year and 3-4 neighborhood meetings/year. These items will provide an “information out, feedback in” process that will continue throughout the project and redevelopment processes. We will also compile community input on a quarterly basis and circulate the summary to the BAC to develop response options. Public input and our response will be summarized in quarterly project progress reports and on the project webpage.

3. TASK DESCRIPTIONS, COST ESTIMATES, & MEASURING PROGRESS:

3.a. Description of Tasks/Activities & Outputs: The scope of work has been organized into the tasks below.

Task 1 – Project Management, Reporting & Other Eligible Activities
i. Project Implementation: The Town will oversee Consultant (QEP) activities and manage the project in accordance with the terms and conditions established in the Cooperative Agreement (CA). At the Town’s direction, the QEP will assist with compliance reporting (quarterly and final reports, ACRES updates, annual DBE and Financial Reports, etc.) and other eligible project activities identified in the CA Work Plan. With support from the QEP, the Town will facilitate monthly check-in meetings with the BAC. Up to two Town personnel will also attend two regional and two national brownfields-related conferences.
ii. Anticipated Project Schedule: Activities will be ongoing throughout the 4-yr period.
iii. Task/Activity Lead(s): The Town with support from the QEP.
iv. Output(s): 16 Quarterly Performance Reports; 1 Final Performance Report; 4 DBE Utilization Reports; 4 Federal Financial Reports; ACRES updates within 30 days of completing site-specific activities; 4 Brownfield-related conferences; ~48 monthly check-in meetings.
Task 2 – Community Outreach & Site Prioritization
i. Project Implementation: Our community outreach program described in 2.b includes establishing a Public Participation Plan (PPP) and a BAC with our project partners, property/ business owners, residents and other stakeholders. The Town will update our webpage to include project information including; fact sheets and site nomination forms to be used for the duration of the grant implementation and beyond. The BAC will establish scoring criteria that will be applied to rank sites and identify priority redevelopment opportunities that will provide the greatest socioeconomic benefits with an emphasis on disadvantaged and underserved communities. The prioritization process will be leveraged to identify catalyst projects that are most likely to spur reinvestment and provide direct, near-term benefits for the residents in the TA.
ii. Anticipated Project Schedule: The PPP, project webpage and fact sheets will be prepared during 1Q. The BAC will meet every month with the first meeting during 1Q. Additional stakeholder meetings will be held 3-4 times per year.

iii. Task/Activity Lead(s): The Town will lead outreach to residents of the target areas with support from our project partners (as in-kind services). The QEP will facilitate stakeholder, BAC and public meetings. The QEP will develop a Public Participation Plan. The BAC will lead site prioritization efforts. The QEP will develop/maintain a focused inventory list of sites nominated/ prioritized.

iv. Output(s): Project-specific webpage & fact sheets; 48 BAC meetings; 8 other stakeholder meetings; inventory list of sites nominated & sites prioritized for funding.

Task 3 – Phase I/II ESAs & Regulated Building Material (RBM) Surveys

i. Project Implementation: MPG funds will only be used for sites within the TA with a prime focus on the Town’s currently owned Graham Street property and prospective purchase of the Campbell junk yard site. The Town estimates that Graham Street will undergo a RBM survey, Phase II ESA, underground storage tank removal(s), a remedial action plan (RAP), cleanup and reuse planning. The salvage yard site will undergo Phase I and Phase II ESAs and it is anticipated that cleanup plans and cleanup (upon Town ownership) will also be required. If additional funding remains other sites will be assessed and we have projected two properties for budgeting purposes. The QEP will prepare Eligibility Determination (ED) requests for sites prioritized by the Town and BAC. The QEP will conduct Phase I ESAs in accordance with the AAI Final Rule and the standards set forth in the ASTM E1527-21 Phase I ESA Process. The QEP will complete Phase II ESAs for ~2 sites and an RBM Survey for two sites including multiple buildings. Prior to initiating sampling or other field or laboratory investigation activities, the QEP will develop a Master Quality Assurance Project Plan (QAPP) covering hazardous substances and petroleum sites for EPA approval. The Consultant will also prepare Sampling and Analysis Plans (SAPs) and Health and Safety Plans (HASPs) for each site selected for a Phase II ESA and/or RBM Survey. The SAPs will be submitted to EPA for approval prior to fieldwork. After Phase I/II activities are completed, an Analysis of Brownfield Cleanup Alternatives (ABCA) and Remedial Action Plan (RAP) will be developed for each site. Those plans will provide a focused scope of work based on Phase II findings and further refine projected cleanup fees.

ii. Anticipated Project Schedule: Year 1: 1 Phase I ESA, Master QAPP, 1 Phase II ESA, 1 RBM Survey | Year 2: 1 Phase II ESA, 1 cleanup plan, 1 RBM abatement design plan, 1 cleanup (tank removal at Graham Street as an interim remedial measure), asbestos and vapor intrusion abatement. | Year 3: complete remediation at Graham Street and Campbell Property. | Year 4: 2 Phase I ESAs, closeout report.

iii. Task/Activity Lead(s): The QEP will lead technical activities at the direction of the Town. Access Agreements will be secured by the Town with support from legal counsel as appropriate.

iv. Output(s): Up to 4 site eligibility requests; 4 Phase I ESAs; 1 Master QAPP; 2 Phase II ESAs (including SAPs); 1 RBM Survey (including SAP) and public meetings, 2 ABCAs and RAPs, site cleanup and reporting at 2 sites (Graham Park Road and the Campbell Junkyard).

Task 4 – Reuse Plans

i. Project Implementation: The QEP will develop a site reuse plan/redevelopment feasibility study for ~ 2 catalyst sites in the TA in support of advancing redevelopment goals and adaptive reuse. The study will supplement existing planning documents to assist the Town and its project partners with identifying the highest and best reuse for sites with unique redevelopment challenges.

ii. Anticipated Project Schedule: Year 4: 1 Site Reuse Plan for and additional site budget allowing.

iii. Task/Activity Lead(s): The QEP will lead all technical activities at the direction of the Town.

iv. Output(s): 2 - 3 Site Reuse Plans.

3.b. Cost Estimates: The table below provides a breakdown of estimated costs by task. An average rate of \$150/hour was used for QEP services. The Town will not use grant funds for personnel/fringe costs to administer the grant and will contribute their own resources to manage the activities described. Task 3 demonstrates that approximately **88% of grant funds (\$883,400 of contractual and construction services) are allocated for environmental cleanup, Phase I/II ESAs, RBM Surveys, cleanup planning, and reuse plans.**

Category	Cost Basis & Assumptions
Task 1 – Project Management, Reporting & Other Activities	Total Budget = \$66,600 (Travel, Other and Contractual)
Travel Total: \$13,600	<ul style="list-style-type: none"> • 2 National Brownfields Conference: \$8,000 (\$2,000/person x 2 Town staff x 2 conferences) • 3 Regional/State Brownfields Conference: \$5,600 (\$800/person x 2 Town staff x 3 conferences)
Other Total: \$2,000	(conference registration fees – 200/conference x 2 Town staff x 5 conferences)
Contractual Total: \$31,500	<ul style="list-style-type: none"> • 48 monthly check-in meetings: \$16,500 (55 hours x \$150/hr x 2 staff) • Compliance reporting: \$15,000 (100 hours x \$150/hr)
Task 2 – Community Engagement & Site Prioritization	Total Budget = \$19,500
Contractual Total: \$19,500	<ul style="list-style-type: none"> • Develop Project Fact Sheets, Webpage Content & Public Participation Plan: \$6,000 (40 hours x \$150/hr)

Category	Cost Basis & Assumptions	
	<ul style="list-style-type: none"> BAC Meetings (prepare materials [presentation, activity, posters, handouts, meeting notes/minutes, etc.] & facilitate meetings): \$4,500 (30 hrs x 150/hr) Site prioritization activities & inventory of sites nominated: \$4,500 (30 hours x \$150/hr) Brownfield Inventory/GIS Link with EJ Overlay Mapping: \$4,500 (30 hours x \$150) 	
Task 3 – Site Assessment and Cleanup Activities Total Budget = \$883,400		
QEP Contractual Total: \$325,800; QEP Services and Phase II laboratory, drilling and test excavation fees.		
QEP Phase I and QAPP Services Fees: \$33,800		
	<ul style="list-style-type: none"> Site Eligibility Requests: \$1,800 (12 hours x \$150) Master QAPP: \$7,000 (Programmatic) 	<ul style="list-style-type: none"> Phase I ESAs \$25,000: (1 complex - Campbell Salvage yard \$10,000, 3 Std. x \$5,000 = \$15,000)
QEP Phase II Services – (fee includes Health and Safety and Sampling and Analysis Plans): \$292,000		
	3800 Graham Park Road Phase II ESA: \$55,000 <ul style="list-style-type: none"> Projected tasks: utility survey, geophysical testing, test excavations to evaluate UST(s), soil borings, monitoring well installations, reporting and meetings with regulatory agencies: \$40,000 RBM Survey: \$15,000 (moderate complexity) 	Campbell Salvage Yard Site Phase II ESA: \$80,000 <ul style="list-style-type: none"> Projected tasks: utility survey, geophysical testing, test excavations to evaluate UST(s), soil borings, monitoring well installations, reporting and meetings with regulatory agencies: \$70,000 RBM Survey: \$10,000 (moderate complexity)
	QEP Services, 3800 Graham Road Cleanup Planning: \$10,000 (1 ABCA/RAP - \$10,000)	QEP Services Campbell Junkyard Cleanup Planning: \$20,000 (1 ABCA/RAP x \$15,000)
	QEP Services 3800 Graham Park Road Site Cleanup: \$52,000 <ul style="list-style-type: none"> Tank Removal design and oversight: \$12,000 (3 projected) Limited soil removal and residual groundwater treatment – on site inspection: \$30,000. Soil Vapor Mitigation - \$10,000 (design oversight) 	QEP Services Campbell Salvage Yard Site Cleanup: \$75,000 <ul style="list-style-type: none"> Tank Removal design and oversight: \$20,000 (4 projected x \$5,000 each) Limited soil removal and residual groundwater treatment – on site inspection: \$50,000.
Construction Total: \$557,600 *Prevailing wage rates included in projected fees.		
	Graham Road Construction Services*: \$83,640 – Includes tank removals, vapor mitigation installation, limited soil removal/transportation/disposal, asbestos abatement, vapor mitigation installation.	Campbell Salvage Yard Construction Services*: \$473,960 Includes: Tank removals, vapor mitigation installation, soil removal/transportation/disposal, asbestos abatement.
Task 4 – Reuse Plans		
Contractual Total: \$50,000		
• Site Specific Reuse Plans: \$50,000 (Graham Park Road \$20,000, Campbell Junkyard \$30,000)		

A summary of the overall proposed budget for grant funded activities is provided in the following table. Please note grant funds are not requested for personnel, fringe benefit, equipment, supplies or other costs nor are grant funds requested for indirect costs. Therefore, those budget categories are not included in the table.

Budget Categories	Task 1: Project Mgmt, Reporting & Other	Task 2: Outreach & Site Prioritization	Task 3: Phase I/II ESAs & RBM Surveys	Task 4: Reuse Plans	Total
Travel*	\$13,600	\$0	\$0	\$0	\$13,600
Contractual	\$31,500	\$19,500	\$325,800	\$50,000	\$426,800
Construction**			\$557,600		\$557,600
Other***	\$2,000	\$0	\$0	\$0	\$2,000
Total Budget	\$47,100	\$19,500	\$883,400	\$50,000	\$1,000,000

*Travel costs for up to 2 Town personnel to attend 2 regional & 3 national brownfields-related conferences/training. **Over 50% of the contractual budget is estimated for cleanup activities. Therefore, we included construction contractor costs under the Construction category. ***Conference registration fees (\$200/person x 5 conferences x 2 personnel).

3.c. Plan to Measure & Evaluate Environmental Progress & Results: When preparing the project work plan, we will develop a detailed schedule of key project milestones such as QAPP completion, task start and end dates, and scheduling and holding outreach events. At least monthly, we will track and evaluate progress in achieving outputs and milestones against the work plan schedule. We will set up monthly calls with the QEP, inviting the Virginia Department of Environmental Quality (VDEQ) and EPA as necessary, to evaluate project status and act quickly to address any unanticipated changes or deviations from the SAP and cleanup plans. We will monitor the project budget concurrent with tracking the schedule, on at least a monthly basis. We will document project outputs, outcomes, and results in the quarterly progress reports to EPA and in EPA’s ACRES database. Outcomes beyond the end of the grant term will also be tracked in the ACRES database. Anticipated outputs are described in Section 3.a. Anticipated outcomes and results that we will track include; ft² of TA prepared for reuse, jobs created, funding leveraged, property value increases, cleanup metrics, increased tax revenues, environmental resources protected, and amenities created.

4. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE:

4.a. Programmatic Capability: 4.a.i. Organizational Capacity: 4.a.ii. Organizational Structure:

The Town has the programmatic, administrative and financial capability/capacity to manage this grant. Dumfries will administer the grant and be accountable to EPA for management of the Cooperative Agreement (CA). We will procure and oversee a QEP to implement technical activities. The Town will use a two-person management team that will oversee all aspects of the project to ensure timely completion of key milestones. We will seek meaningful involvement from each project partner to establish clear internal objectives to ensure timely and successful expenditure of grant funds. The BAC will include representatives from project partners and community stakeholders. The BAC will guide site prioritization assisting with stakeholder outreach and participating in monthly check-in calls facilitated by the Town and QEP to ensure members and the community have meaningful involvement in the project.

4.a.iii. Description of Key Staff: Brief descriptions of key staff and their project roles are provided below.

Jonét Prévost-White is the Dumfries Director of Public Works and will be the MPG Project Manager. She has almost 20 years of combined community service experience working previously at the City of Richmond and presently the Town of Dumfries. For Dumfries, Jonét has managed and implemented all phases of grant projects such as \$3M in ARPA funding and \$787K in Stormwater Local Assistance funding.

Reginald Tabor has more than 30 years of experience in local government and will be the Deputy Project Manager for the grant. He is currently the Director of Planning and Economic Development for the Town and previously served as Director of Planning and Community Development, Planning Manager, Economic Development Projects Manager for the City of Petersburg, Virginia.

Stacey Jordan, is the Director of Finance and CFO for the Town of Dumfries and will assist with managing finances on the MPG. She has experience submitting grant applications and completing programmatic reporting and compliance monitoring for their implementation. Grant experience has included Community Corrections, ARPA, CARES, Victim Witness and CDBGs.

4.a.iv. Acquiring Additional Resources: Dumfries has access to additional expertise and resources through the Town, including planning, business development, community engagement, GIS, and administrative support available to assist as needed. In addition to Town staff, we will pursue a contractual relationship with a QEP experienced in environmental assessment and brownfields redevelopment to assist with prioritization, site assessment, community outreach, cleanup design and oversight and other eligible programmatic activities. The Town routinely contracts with consultants and has established equal opportunity procurement procedures for ensuring a fair bidding process and complying with EPA's six good faith efforts for involving DBEs. The QEP will be procured using a competitive qualifications-based bid process that is compliant with 40 CFR 31.36 and follows USEPA's requisite Request for Proposal guidelines and procurement practices.

4.b. Past Performance & Accomplishments:

4.b.ii. Has Not Received an EPA Brownfields Grant but Has Received Other Federal or Non-Federal Assistance Agreements/4.b.ii.(1) Purpose & Accomplishments:

Dumfries has/and continues to receive and manage a variety of state and federal grants for community improvement projects. Our largest funding received recently was \$44.8M for the Rt. 1 widening project. Other projects included; \$787K from the VADEQ for stream restoration along Quantico Creek, \$3M from ARPA in 2023 to for stormwater projects, flood mitigation, repairing stormwater ponds, and VADEQ competitive /non-competitive funding to minimize litter and promote Keep Virginia Beautiful initiatives. These projects have met objectives of the funding agency and the Town. The accomplishments of these grants establish a proven track record that Dumfries efficiently and successfully uses grant funds to achieve community comprehensive plans.

4.b.ii.(2) Compliance with Grant Requirements: The Town of Dumfries successfully completed/complied with work plans, schedule, terms & conditions, and progress reports and met expected results on time for all grants. A review at completion showed requirements for each grant were completed on time and submitted in required formats via designated reporting portals. No corrective actions were required for the grants.

Threshold Criteria for Multipurpose Grants

1. APPLICANT ELIGIBILITY:

1.a. Applicant Type:

The Town of Dumfries, Virginia is a “general purpose unit of local government” as defined in 2 CFR 200.64 and, therefore, eligible to receive EPA Brownfields Multipurpose Grant funding.

1.b. Federal Taxation Exemption Status:

Not applicable as Dumfries is a general-purpose unit of local government.

2. COMMUNITY INVOLVEMENT:

Community involvement in planning and implementation ensures stakeholders have a voice in decision making so residents and businesses alike benefit from the revitalization of brownfields in their neighborhoods. Our outreach efforts will work to ensure underserved populations have a voice in shaping their neighborhoods. The Town of Dumfries has an excellent public outreach campaign model that we will use to keep citizens of the TA informed of our brownfield initiatives and to provide them with up-to-date information and a means to provide input. The Town goes far beyond publishing public notices. Rather, the Town engages representatives from faith-based organizations, health providers, nonprofits and other community service providers to help ensure that every opportunity is made to reach Dumfries' citizens. Additionally, the Town will offer documents in Spanish and provide resources for translation at public meetings. Fact sheets and other reference materials will be created and posted on a project specific tab on the Town's webpage and distributed at public facilities (e.g., libraries, community centers, churches, transit stations). Our community outreach program described in 2.b of the narrative application includes establishing a Public Participation Plan (PPP) and a Brownfields Advisory Committee (BAC) with our project partners, property/ business owners, residents and other stakeholders. The Town will update our webpage to include project information including fact sheets and site nomination forms to be used for the duration of the grant implementation and beyond. The BAC will establish scoring criteria that will be applied to rank sites and identify priority redevelopment opportunities that will provide the greatest socioeconomic benefits with an emphasis on disadvantaged and underserved communities. The prioritization process will be leveraged to identify catalyst projects that are most likely to spur reinvestment and provide direct, near-term benefits for the residents in the TA. The Town will advertise all engagement opportunities through public notices, email blasts to project partners, board meetings, and through word of mouth in existing community networks. This selection of community engagement methods will allow stakeholders to provide informed feedback that can influence the next phase of work. Strong public involvement will lead to community buy-in and more effective and representative redevelopment projects.

3. TARGET AREA:

The Colonial Port Corridor (CT 51153900901) is a designated disadvantaged community and our Target Area (TA) for this application. The TA has been identified in the Town's comprehensive plans as a catalytic geographic area to revitalize our historic downtown and historic port. The TA is characterized by residential neighborhoods built alongside a large abandoned emergency services facility and the Campbell salvage yard that occupies 147 acres (over 22% of developable land) in the center of the community.

Threshold Criteria for Multipurpose Grants

4. AFFIRMATION OF BROWNFIELD SITE OWNERSHIP:

The Town of Dumfries is the legal owner of the 3800 Graham Park Road property which is located in the Target Area for this application. The Town took ownership prior to November 13, 2023 and is not liable for any contamination at the property. The 3800 Graham Park Road property meets the definition of a brownfield in CERCLA §101(39). Proof of Town ownership for the property is included in Attachment A.

5. USE OF GRANT FUNDS:

MPG funds will only be used for sites within the TA with a prime focus on the Town's currently owned 3800 Graham Park Road property and the Campbell Property salvage yard. These sites are key to jumpstarting the revitalization process in the TA. Below we describe where to find the required information:

- As indicated on pages 2, 3, 10 and 11, the Town plans to conduct Phase II ESA activities at the following properties:
 - 3800 Graham Park Road, Dumfries
 - Campbell Salvage Yard – 17926 Colonial Port Road, Dumfries
- As indicated on pages 2, 3, 10 and 11, the Town plans to conduct cleanup activities at the following properties:
 - 3800 Graham Park Road, Dumfries (The Town owns this property).
 - Campbell Salvage Yard – 17926 Colonial Port Road, Dumfries (The Town is in the process of acquiring this property.)
- Dumfries has done extensive planning including preparation of the following plans over the last few years: Comprehensive Plan, Capital Improvement Plan FY2020-2024, and a Colonial Port (CP) Redevelopment Report. The plans were bolstered by a diverse public engagement effort, including online participation through our social media page, board meetings, support of the plan's implementation teams, and public input. Based on findings generated during the planning process, the Town has created a vision centered around public input that establishes the desired look and feel for the future of Dumfries. ***The collective plans clearly establish revitalizing brownfields within the Town Center and Colonial Port areas as two of the largest opportunities for economic growth and social benefit in the Town. Both districts are in the established TA within disadvantaged and underserved communities.***

While the documents above identify overall revitalization goals for Dumfries (more detail in narrative proposal Section 1.b. page 3), funding from the MPG will be used to complete site specific reuse plans for the 3800 Graham Park Road and Campbell Salvage Yard properties (pages 10 and 11). Town conceptual plans for the Graham Park Road site are to create a community center to address much needed recreational space for our residents. Planning concepts for the Campbell Salvage Yard include mixed use, higher intensity housing development and cultural amenities, entertainment and recreation.

6. Expenditure of Existing Grant Funds:

The Town of Dumfries does not have an open EPA Brownfields Multipurpose Grant or Assessment Grant.

7. Contractors and Named Subrecipients:

Contractors: Not applicable. Contractor procurement will occur following grant award.

Name Subrecipients: Not applicable. No subrecipients have been identified.