

# Thomas Jefferson Regional Brownfields Assessment and Planning Project

## V.B. Ranking Criteria

### 1. COMMUNITY NEED

#### a. Health, Welfare, and Environment

The target area for the brownfields assessment grant includes four local jurisdictions of the Thomas Jefferson Planning District Commission (TJPDC) and four towns that fall within its boundaries. These include the Counties of Albemarle, Fluvanna, Louisa, the City of Charlottesville, and the Towns of Louisa, Mineral, Columbia, and Scottsville. These localities have a combined population of 203,877 and cover 1,537 square miles in central Virginia. The Blue Ridge Mountains make up the western boundary of the planning district, where the Shenandoah National Park and George Washington National Forest protects large tracts of habitat and natural resources in the headwaters of Rivanna and Rockfish watersheds. The mountains give way to rolling hills, and floodplain terraces where local rivers drain into the James and Anna Rivers on the east side of the planning district.

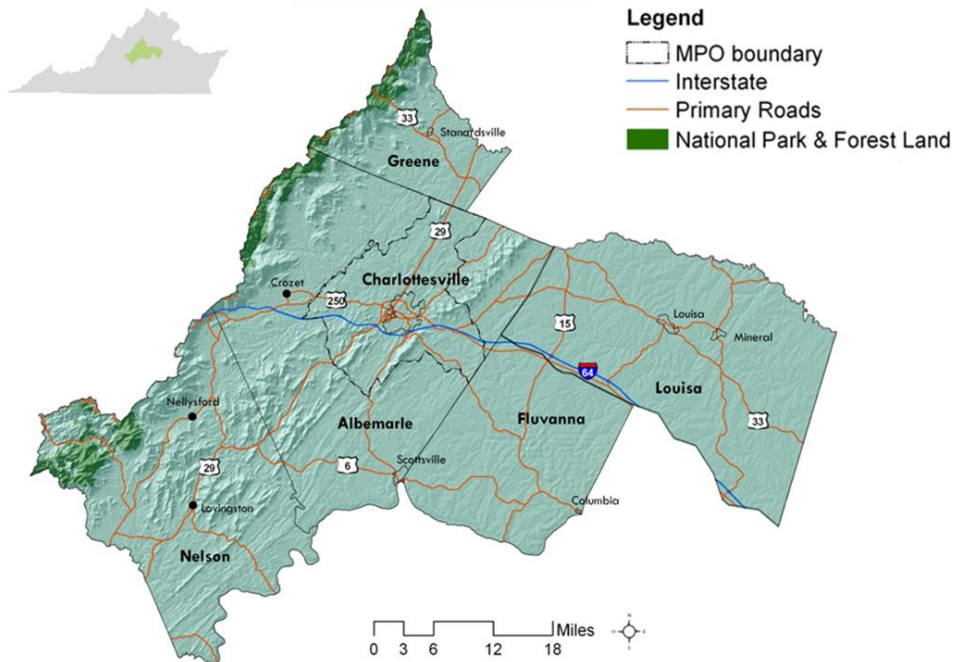
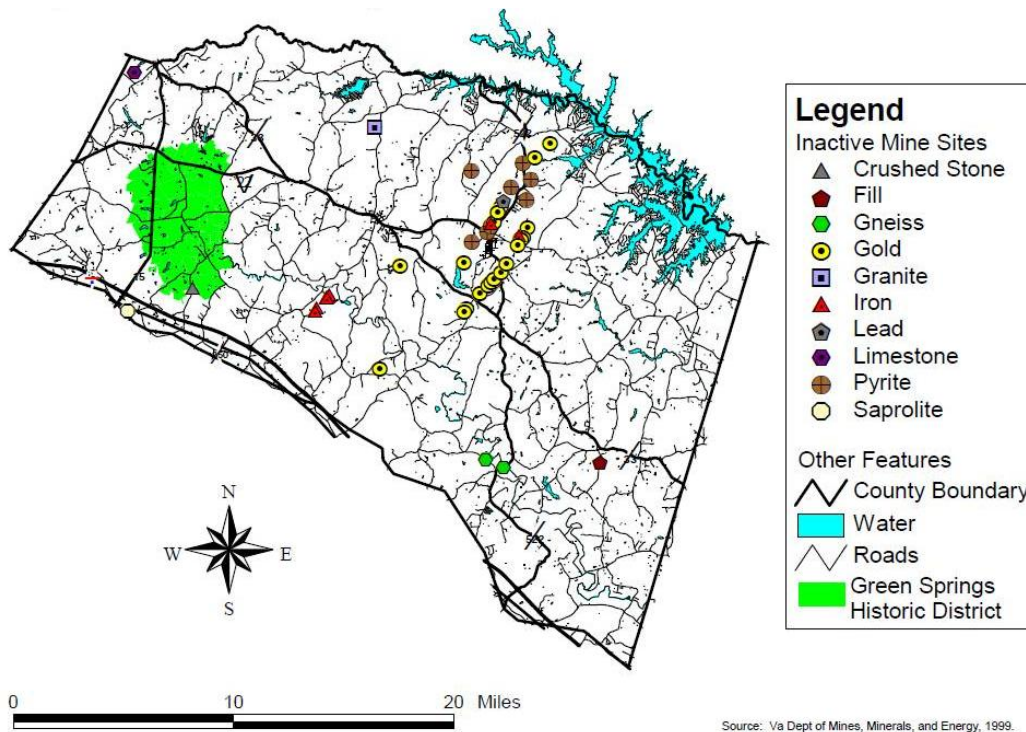


FIGURE 1. THOMAS JEFFERSON PLANNING DISTRICT COMMISSION'S LOCATION IN CENTRAL VIRGINIA

The Planning District is an area of great scenic beauty and historical significance, but industrial and agricultural past have resulted in contamination and left behind pockets of poverty. The area has a diverse industrial history that includes textile mills, manufacturing of building materials and agricultural chemicals, mining, food processing, and as many other industrial activities unique to their trade in the region. However, these manufacturing and industrial activities have largely left the region. The local economy has successfully shifted to the knowledge-based economic sector, leaving little room for workers of yesterday's economy to succeed. The largest employers in the region, for example, now include educational and government institutions, health centers and hospitals. While the new economic focus has served parts of the population well, it has left a void in the job market for the unskilled, less highly educated part of the workforce. The resulting income inequality in the region has severely marginalized our small towns, which grew up around specific industries. The Financial Needs section illustrates these pockets of poverty and how they disproportionately affect minority groups.



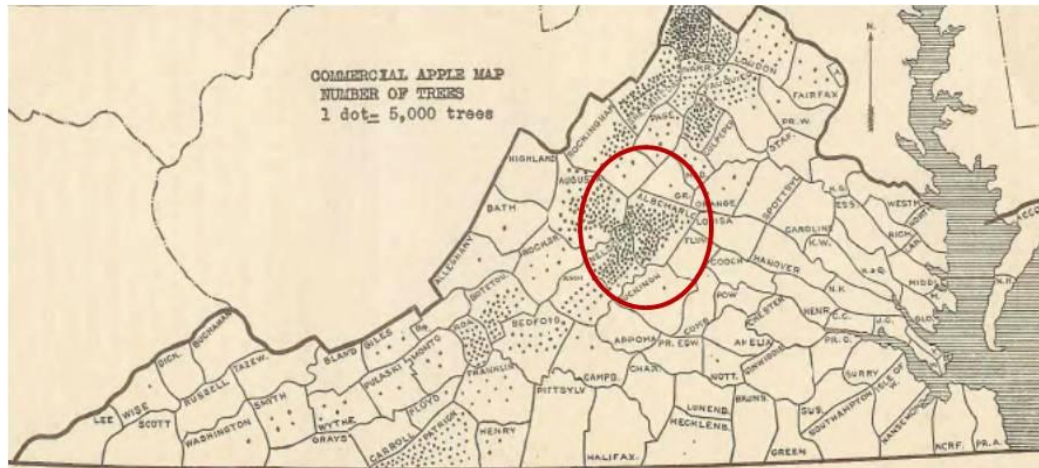
**FIGURE 2. LOUISA COUNTY MINES – INACTIVE SITES**



**FIGURE 3. EFFECTS OF ACID MINE DRAINAGE ON CONTRARY CREEK IN LOUISA COUNTY**

The coalition localities participating in the application each have their own unique industrial histories. Louisa County, and its towns (Louisa and Mineral), are home to a by-gone era of mining. Today, many of these mines are abandoned, and some were never capped to prevent access to dangerous conditions, or infiltration of rain. These conditions have caused severe acid mine drainage and heavy metals contamination in the adjacent Contrary Creek. Mine spoils containing lead, cadmium, chromium, and other metals were deposited on the banks of the creek also. Contrary Creek is a tributary to Lake Anna, a recreational destination, and residential development. Figure 2 illustrates the scale at which mining affects this County and its towns. Figure 3 depicts the impact of the mines to local stream ecology. The town of Mineral, named for its rich concentration of geologic resources, was also the epicenter of the rare August 23, 2011 East Coast earthquake that caused \$80 million in damages, according to the Federal Emergency Management Agency.

The planning district was also home to a large concentration of orchards, located in the foothills of the Blue Ridge Mountains (See Figure 4). In the first half of the twentieth century, lead arsenate was commonly and liberally used in orchards as an insecticide.



**FIGURE 4. COMMERCIAL APPLE ORCHARDS IN VIRGINIA IN 1925 (1 DOT = 5,000 TREES)**

Land use in this particular area of the region is shifting from agricultural to residential, and there may be exposure risks to workers and residential populations associated with development of these areas.

Residents of Fluvanna County have arguably been affected the most of all by contamination in the region. The Carysbrook well, a public well used for drinking water was forced to be taken offline in 1994 due to contamination by volatile organic compounds from an offsite source. Since then, loss of pressure in the public water delivery system has caused concerns of potential back flow and inadequate pressure for fire response. It has also resulted in extremely low pressure potable water delivery to dwellings, especially in West Bottom and Cloverdale, low to middle income (LMI) areas of the County. The Fork Union Sanitary District (FUSD) has been forced to compensate for the loss of this highly productive well by conducting expensive geologic studies, drilling of new wells, which have yielded high acidity water that must be neutralized to prevent exceedances of lead and copper in households, and high iron and manganese, which must be filtered to meet drinking water standards. These problems have been very expensive to fix, and have resulted in FUSD customers paying rates in excess of 100% more for water than residents of surrounding counties. The brownfields funding can help the County to identify the source of the well contamination, and assist the County in reclaiming the Carysbrook well. This work would go far in saving money for low to middle income residents, and ensuring their health and safety.

The City of Charlottesville and the Town of Scottsville each have been home to a diverse set of manufacturing facilities that have one by one, left the region, leaving unemployment in their wakes. For the City of Charlottesville, this has occurred over the past half century. While the Charlottesville has seen some success in repurposing the industrial structures, less success has been achieved in retraining the workforce they used to house. Charlottesville was also a historical hub for rail traffic with north/south lines and east/west lines that were utilized mainly for transport of coal from southwest Virginia, and the transport of timber and quarried rock. Land associated with old rail lines and spurs pose another environmental challenge for the city. For Scottsville, the town's most recent major industry was present until 2010, so the economic hardship of those layoffs poses a new challenge for the Town and its local economy.

Table 1 contains a list of potential brownfields that have already been identified by the localities participating in this application. These sites have collectively caused 3,090 acres of blight to communities in the region. Additionally, sensitive populations and/or resources have been identified adjacent to many of these sites. Additional information is needed to determine the health and environmental threats posed by these sites, and what opportunity there may be for them in the future.

**TABLE 1. NUMBER, SIZE, AND COMMUNITY IMPACT OF PREVIOUSLY IDENTIFIED POTENTIAL BROWNFIELDS**

Locality	Site Type	Acres	Sensitive Populations/Resources
Albemarle	Frozen food packaging plant	13	Mechum's River; LMI area of Crozet
	Old unpermitted landfill	9.4	Surrounded on 3 sides by Moore's Creek
	Low-priority UST sites		To be determined from previous inventory
Scottsville	Tire manufacturer	61	Within 1,000 ft of James River
Charlottesville	Wrecking yard	13.7	Within LMI, minority residential/commercial area
	Concrete plant	6.3	Adjacent to mobile home park ( LMI, minority residential)
	Defunct sewage treatment plant	24.7	Adjacent to Meadow Creek, a public park, and a residential area
	Vacant lots adjacent to railroad	1.2	Adjacent to residential area
Fluvanna	Furniture manufacturing plant	75.6	Adjacent to high school
	Carysbrook public well site	19.5	Drinking water source contaminated w/ TCE
	Old rail yard	1.5	Adjacent to Rivanna River, in floodplain
	Junk yard	137.1	
Louisa	Abandoned mines - severe acid mine drainage	~2,7 25	Contrary Creek; residential development; Lake Anna - public recreation area

Disturbing health statistics also accompany economic inequality in the region. In addition to the disproportionate cancer deaths experienced in planning district jurisdictions illustrated in Table 2, black women experience low and extremely low birth weights in the City of Charlottesville (13.5% and 4.7%) at rates higher than the state average of 13% and 3.2%, respectively (Virginia Department of Health, Division of Health Statistics). Additionally, Charlottesville has a higher percentage of persons without health insurance coverage than the surrounding counties, according to the US Census, Small Area Insurance Estimates Program. Charlottesville is the urban core of the region, where residents may have greater exposure to environmental and income stresses. If data were available for the towns of the region, we believe they would show similar, or perhaps more discouraging statistics about the uninsured and the vulnerability of women of child bearing age than those seen in Charlottesville. In Table 2, yellow data represents cancer death rates that are higher than the state average. Data highlighted in red indicate cancer deaths that are more than 5% higher than the state average.

**TABLE 2. CANCER DEATHS IN TJPDC LOCALITIES: RATE PER 1,000 PEOPLE**

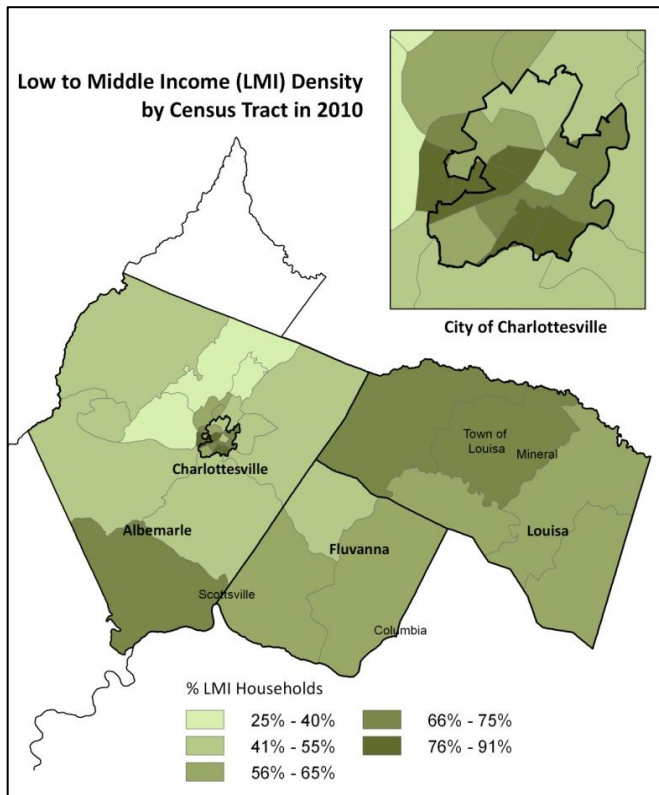
	Both Genders		Male		Female	
	White	Black	White	Black	White	Black
<b>VIRGINIA</b>	180.0	231.9	220.0	311.2	153.2	183.4
Albemarle County	181.1	163.6	224.4	256.6	150.0	~
Fluvanna County	167.9	263.1	209.8	~	138.6	254.0
Louisa County	204.8	182.1	287.8	275.5	138.8	~
Charlottesville City	135.9	266.4	158.7	379.6	120.4	191.5

\*Towns are included in county data. Data on individual towns is not available.

Source: Virginia Department of Health, Division of Health Statistics

*b. Financial Need*

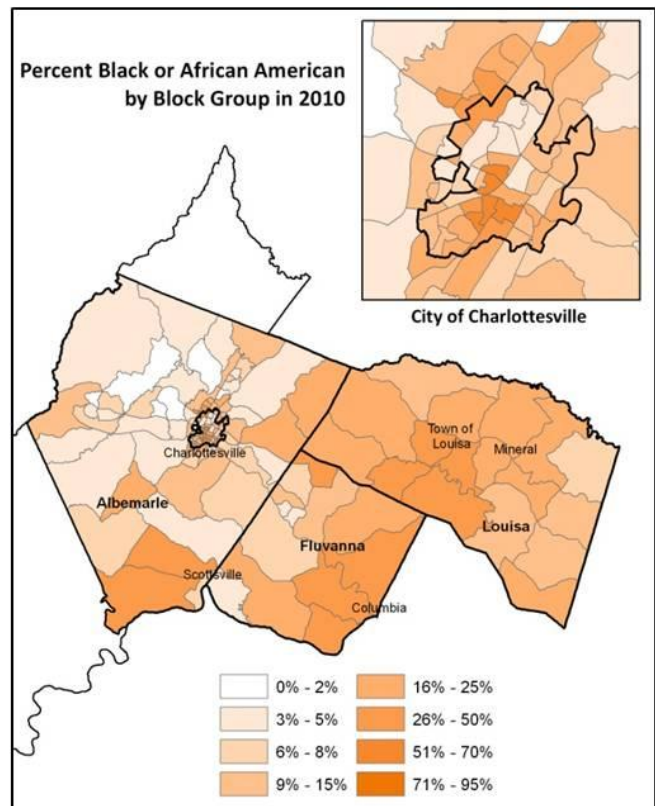
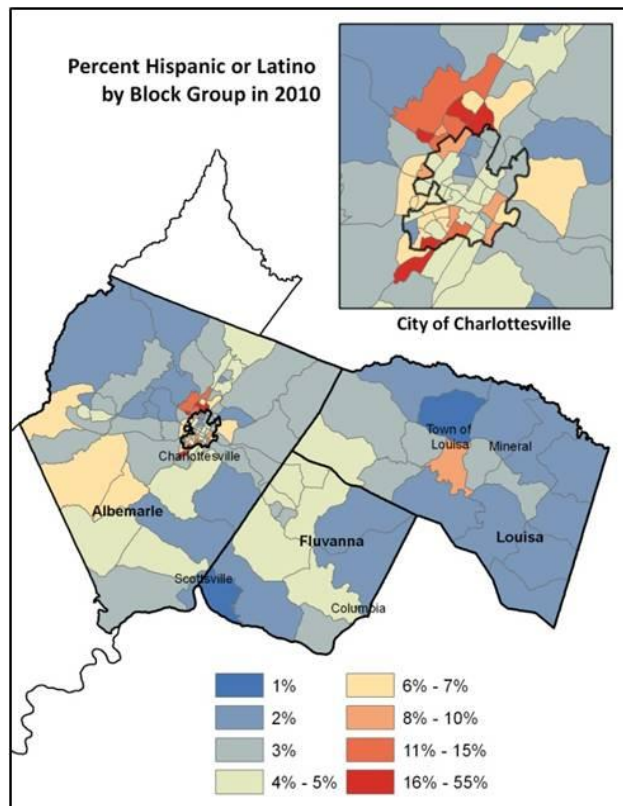
While the counties in the region experienced normal growth rates until the recession in 2008, the Town of Mineral's population reduced by 1% over the past two decades, the Town of Scottsville's population shrunk 5% over the last decade, and the City of Charlottesville's population shrunk between 1990 and 2000, but showed modest population growth over the past decade. Still, a stagnant Charlottesville population is indicative of the trend of decline of established communities in the region. In addition to the shift in the economic sector, communities that grew up around transportation hubs have also experienced economic hardship since the construction of Interstate 64 in 1970, which now expedites traffic from one side of the region to the other.



Ancillary income made from the activities of travel through these towns has greatly decreased, mirroring the economic decline of these areas.

Income inequality is prevalent in the planning district. There are those who have thrived under the new economic model in the region, those who have moved in from outside to fill high paying knowledge-based jobs, and there are those that have not adapted to this type of economy. The income inequality paradox has created pockets of extreme poverty in the region that center in the communities of yesterday's economy. These pockets of poverty are inhabited by the regions lower income and minority populations, and are disproportionately afflicted with poor health indicators. Figures 5 and 6 illustrate the concentrations and correlation of economic distress and race. Table 3 illustrates the economic need and variability between localities.

**FIGURE 5. DISTRIBUTION OF LOW TO MIDDLE INCOME IN THE PLANNING**



**FIGURE 6. DISTRIBUTION OF MINORITY GROUPS IN THE PLANNING DISTRICT**

**TABLE 3. FINANCIAL NEED STATISTICS FOR COALITION PARTICIPANTS**

	<b>Population<sup>1</sup></b>	<b>Unemployment<sup>2</sup></b>	<b>Poverty Rate<sup>3</sup></b>	<b>Percent Minority<sup>1</sup></b>	<b>Per Capita Income<sup>3</sup></b>
<b>City of Charlottesville</b>	43,475	6.0%	27.6%	30.9%	\$23,601
<b>Albemarle County</b>	98,970	5.0%	8.0%	19.4%	\$35,532
Town of Scottsville	566	not available	28.5%	8.7%	\$23,035
<b>Fluvanna County</b>	25,691	5.3%	9.8%	19.3%	\$27,628
Town of Columbia	83	not available	29.5%	47%	\$19,943
<b>Louisa County</b>	33,153	8.0%	11.9%	21.6%	\$26,433
Town of Mineral	467	not available	8.4%	12.4%	\$24,963
Town of Louisa	1,555	not available	16.7%	35.1%	\$23,481
Virginia	8,001,024	6.9%	10.1%	31.4%	\$31,606
National	308,745,538	9.6%	14.3%	26.7%	\$26,530

<sup>1</sup>Data is from 2010 U.S. Census

<sup>2</sup> Data is From Virginia Employment Commission

<sup>3</sup> Data is from 2005-2009 American Communities Survey

Half of the localities participating in the application have very few staff and resources to devote to this kind of effort. Shrinking populations result in shrinking locality budgets, leaving little room for discretionary spending. Our small towns lack the resources to invest in basic economic development activities, and are not equipped to consider the costs associated with brownfields assessments. While institutional capacity is greater in our counties and the City of Charlottesville, budgets are nearly as tight, with new financial obligations looming on the horizon. Our localities will soon have a new budget line item associated with Virginia’s Phase II Watershed Implementation Plan for the Chesapeake Bay TMDL. Existing and new financial obligations in the face of stagnant or decreasing revenue projections leave localities with less funding with which to invest, and with more anxiety about their fiscal futures. These conditions severely limit the type of discretionary spending that would allow investments in brownfields assessments.

**2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS**

*a. Project Description*

Because of the issues discussed above, there is concern for the viability of the existing communities in the region. At least one of the towns in the region has already explored the option of dissolving and being absorbed by its surrounding county. While areas in our region are experiencing serious adversity, there are still many positive aspects to these communities that hold promise for their future. The region is rich in history, and reinvestment would allow for economic transformation, while maintaining a sense of the communities’ roots from which they grew.

The obvious solution to putting our towns back on solid footing is to reverse the trend of waning availability of economic opportunities. This will require the difficult work of repurposing and transforming the facilities relic to yesterday’s economy into incubators of today’s jobs. Our approach to implementing a brownfields assessment program includes a commitment to the goals, objectives, and outcomes listed in Table 4.

The Counties and the City of Charlottesville have produced comprehensive plans that are updated in five year intervals. With broad public involvement, these plans establish community visions for the future, and are the foundation for local zoning and code ordinances that guide growth. Each county has specified growth areas where urban development is encouraged, and localities have been largely successful in containing growth to those areas. Within the incorporated towns and the City of Charlottesville, much of the land area is built-out, and new development requires in-fill and redevelopment. This type of development is preferable to the alternative of sprawl into rural areas, for many reasons, including prevention/remediation of blight within established communities, use of existing infrastructure, efficient delivery of services via existing infrastructure, environmental protection, traffic control, etc. The need for redevelopment prevention/remediation of blight

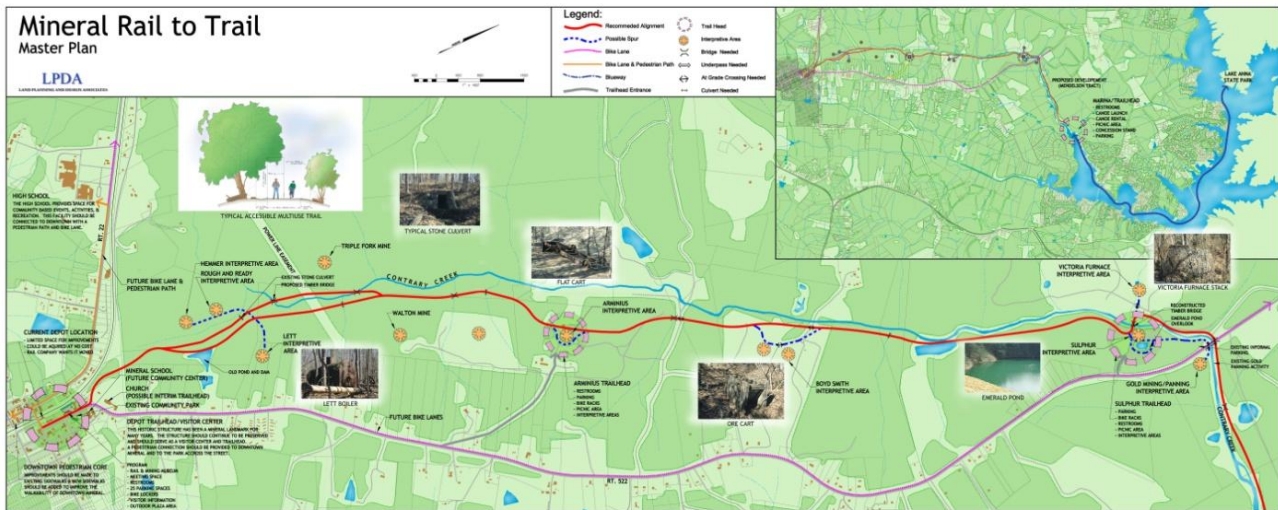
**TABLE 4. GOALS & OBJECTIVES GUIDING THE TJ REGIONAL BROWNFIELDS ASSESSMENT & PLANNING PROJECT.**

<b>Goals</b>	<b>Objectives</b>	<b>Outcomes</b>
To have a public and stakeholder groups that are educated on the benefits and opportunities of brownfields reuse	Execute broad outreach and education campaign to generate interest in the sites that move through implementation of this project.	# of participants in public meetings  # of comments received on project
Job creation and business recruitment that increases individuals' incomes and restores the locality tax base	Target end users of brownfields by making connections with community partners (TJPED, Chamber of Commerce, CAAR, etc.) that incorporate brownfields into their everyday work. Seek future funding from private and public sources to complete the process of return sites to productivity.	# of new jobs housed at sites receiving assessment funds  Increased median incomes  Amount of tax revenue generated from sites receiving assessment funds
Remove blight from affected communities	Use an advisory committee to identify and prioritize site whose redevelopment would have the most positive impact on affected communities.	# of sites within established communities made ready for reuse
Reduce pressure to grow outward	Use EPA Brownfields Coalition funds to prepare brownfield sites within established community boundaries for reuse.	
Limit citizen exposure to environmental contaminants	Complete Environmental Site Assessments (ESAs) to reveal environmental and health risks associated with contamination at prioritized redevelopment sites. Develop remediation plans that eliminate those risks associated with the future use of the site.	# of Phase I and Phase II ESAs completed  # of remediation plans implemented vs. developed
	Include brownfield issues in future land use planning.	# of comprehensive plan updates that consider brownfield issues

within established communities, use of existing infrastructure, efficient delivery of services via existing infrastructure, environmental protection, traffic control, etc. The need for redevelopment that involves potentially contaminated properties is evident from various planning initiatives that have and are taking place around the region. Initiatives that involve or encourage the reuse of such sites include the following:

- *Thomas Jefferson Study to Preserve and Assess the Regional Environment – a federally funded project that studied methods of sustainable development in the planning district*
- *Crozet Master Plan*
- *Mineral Rail to Trail Master Plan*
- *2003 rezoning of Charlottesville to allow for more dense development*
- *UnJam2035, the Metropolitan Planning Organization’s (MPO) (serving the urban core of the region) Long Range Transportation Plan*
- *Town of Columbia Revitalization Planning*
- *Town of Mineral Business District Revitalization Planning*
- *Many Plans, One Community – a Sustainable Communities implementation project funded by the U.S. Department of Housing and Urban Development*

Brownfields and economic viability/competitiveness are issues that affect all of the localities in the TJPED. Implementation of a regional brownfields assessment program would greatly assist our communities in accomplishing the goals set forth in Table 3 in a systematically consistent, transparent, and administratively efficient manner that builds upon needs identified in previous and ongoing planning processes.



**FIGURE 7. MINERAL RAIL TO TRAIL CONCEPT PLAN.**

**b. Budget for EPA Funding, Tracking and Measuring Progress, and Leveraging Other Resources**

**i. Project Budget**

Hazardous Substances Budget								
	Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	Task 7	Total
	Outreach, Education, & Reporting	Advisory Committee	Regional Inventory	Site Prioritization	Phase I ESAs	Phase II ESAs	Remedial Action Plans	
Personnel	\$14,930	\$14,300	\$11,052	\$15,409	\$3,959	\$10,455	\$5,533	\$75,638
Fringe	\$4,720	\$4,288	\$3,281	\$4,578	\$1,025	\$2,779	\$1,433	\$22,104
Travel	\$7,336							\$7,336
Equipment								\$0
Supplies	\$3,333	\$1,000	\$333	\$333	\$333	\$333	\$333	\$6,000
Contractual					\$50,000	\$133,333	\$70,000	\$253,333
Other								\$0
<b>Subtotal</b>	<b>\$30,319</b>	<b>\$19,588</b>	<b>\$14,666</b>	<b>\$20,320</b>	<b>\$55,318</b>	<b>\$146,901</b>	<b>\$77,299</b>	<b>\$364,411</b>
Petroleum Budget								
	Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	Task 7	Total
	Outreach, Education, & Reporting	Organize Advisory Committee	Regional Inventory	Site Prioritization	Phase I ESAs	Phase II ESAs	Remedial Action Plans	
Personnel	\$7,527	\$7,161	\$5,536	\$7,701	\$1,940	\$5,280	\$2,772	\$37,918
Fringe	\$2,297	\$2,148	\$1,629	\$2,288	\$534	\$1,387	\$711	\$10,995
Travel	\$3,668							\$3,668
Equipment								\$0
Supplies	\$1,667	\$500	\$167	\$167	\$167	\$167	\$167	\$3,000
Contractual					\$25,000	\$66,667	\$35,000	\$126,667
Other								\$0
<b>Subtotal</b>	<b>\$15,158</b>	<b>\$9,810</b>	<b>\$7,332</b>	<b>\$10,156</b>	<b>\$27,640</b>	<b>\$73,501</b>	<b>\$38,650</b>	<b>\$182,247</b>
<b>Project TOTAL</b>								<b>\$546,658</b>

**Tasks Description:**

Costs for each task are distributed by hazardous substances sites (~67%) and petroleum sites (~33%) in the project budget, due to the amount of work we expect to do with scarred mine land.

**Task 1: Outreach, Education, and Reporting:** The TJPDC will conduct an outreach and education process to reach diverse stakeholder about the challenges and opportunities of brownfields redevelopment. We have already begun this process with local elected officials and several community partners, and will expand our target audience to include real estate and property loaning professionals, developers, local business, other community groups, and the general public. The task will extend throughout the life of the project, and will also keep stakeholders and public informed of progress, and will be used to solicit input for decision making. This task also includes reporting project progress to the EPA and the public, which will take place quarterly. Outreach and education outputs will take the form of workshops, a website, and public and targeted informational brochures and surveys. Reports will be in the form of quarterly reports sent to the EPA and posted to the TJPDC's website. Travel costs associated with meetings in each of the localities, and attendance at three annual brownfields conferences hosted by the EPA are also included in this task.

**Task 2: Advisory Committee:** The TJDPC will form and support an advisory committee to guide and oversee the work of this project. The committee will have broad representation from brownfields stakeholders and experts, including each locality participating in the coalition, private sector stakeholders (listed in Task 1), academia, and participation from a qualified consultant, as needed. The committee will assist in generating the content of Task 3, the regional inventory. It will also develop criteria for selecting sites from the inventory to move through the site assessment process. From the advisory committee, a subcommittee will also be formed to assist in a transparent process for selecting a qualified consultant to conduct tasks 5 – 7. Time spent on this task will take the form of organizing and preparing for meetings, producing meeting materials and presentations as necessary, and drafting meeting minutes. Outputs of this task include meeting materials and minutes.

**Task 3: Regional Inventory:** The TJPDC will produce an inventory of known and potential brownfield sites. The inventory will entered into a Geographic Information System shapefile so that the sites can be mapped in combination with other geographic assessment criteria that may be identified by the Advisory Committee (Task 2), and used in future planning processes. The output of this task is the brownfields inventory shapefile, and database of relevant information.

**Task 4: Site Prioritization** – This task includes conducting data analysis related to the site selection criteria identified by the advisory committee so that sites from the regional inventory can be prioritized to move on to the site assessment process (Tasks 5 – 7). This task also includes time for communication, meetings, and planning with property owners. Outputs included data analysis and communications documentation.

**Task 5: Phase I Environmental Site Assessments (ESAs):** Based on analyses from Task 4, the TJPDC will contract with a qualified consultant to conduct a total of 10 – 15 Phase I ESAs (petroleum and hazardous substance sites combined). Each Phase I ESA is estimated to cost \$5,000, based on costs that others have incurred for this service in Virginia. The TJPDC will conduct a Request for Proposals (RFP) process to select a consultant that has experience conducting ESAs, is familiar with Virginia Department of Environmental Quality regulations, and is familiar with the Environmental Protection Agency Brownfields Grant Programs. Phase I ESAs will be conducted in accordance with 40 CFR, Part 312.

**Task 6: Phase II Environmental Site Assessments:** Based on results from Task 5, guidance from the advisory committee, and desire of property owners, we expect to contract with the same consultant to conduct 7 - 10 Phase II ESAs (petroleum and hazardous substances sites combined). Each Phase II ESA is estimated to cost approximately \$25,000, based on costs that others have incurred for this service in Virginia. The TJPDC will contract with a qualified consultant to complete the Phase II ESAs.

**Task 7: Develop Remediation Plans:** This task assumes that findings from Task 6 indicate that further site work is necessary, and provides for funding to contract with the same consultant to develop remediation plans for 5 – 7 of the sites assessed in Task 6. We estimated this number under the assumption that mine scarred lands are likely to need remediation plans. Remediation plans are estimated to cost approximately \$15,000, based on costs that others have incurred for this service around the state. To ensure that clean-up plans are

consistent with the eventual reuse of the site, we will involve the advisory committee, stakeholders, and the public in discussions regarding redevelopment of these sites.

*ii. Tracking and Measuring Progress Toward Project Outcomes and Outputs*

Tracking and measuring progress toward achieving the expected short-term and long-term project outcomes and outputs will be achieved through basic project management activities. One important part of project management is establishing and adhering to a schedule. We start with the end date, and work backward, establishing mini-deadlines as necessary for the completion of products or outputs. This skeleton of a schedule then guides our work flows, and becomes more detailed in the short-term, allowing us to manage our time and budget effectively in producing short-term and long-term outputs. Quarterly reports and project team meetings assist us in tracking where we are in our project schedule versus where we thought we would be.

Our project outcomes are mostly long-term, and we won't be able to put values to them until after the assessment project is complete. Some will require additional work beyond assessment to achieve. However, progress toward achieving our outcomes will be evident at the completion of the assessment project, and will be trackable as further work is pursued. Completion of Phase I and II ESAs and remediation plans will lead to 10 – 15 sites that are ready for redevelopment or reuse. Additionally, measurement of long-term project outcomes will indicate our progress toward the project goals (Table 4).

*iii. Leveraging*

Once initial assessment work is underway, there are several sources of funding that can assist continuing redevelopment work at our brownfield sites. The TJPDC has a historic role in assisting our localities and small towns in applying for Community Development Block Grants from the Virginia Department of Housing and Community Development (DHCD) for various town improvements and revitalization projects. We have this source as an option to fund redevelopment planning and other brownfields solution. DHCD also administers the Industrial Revitalization Fund, which may provide another piece of the funding puzzle in revitalizing some sites, depending on future reuse decisions.

Other funding has been made available, as of this year, through a fund administered by the Virginia Department of Environmental Quality, in partnership with the Virginia Economic Development Partnership called the Brownfield Restoration and Economic Redevelopment Assistance Fund. EPA Assessment Grant funds can be used for the required match for this funding source, which will greatly assist the TJPDC in meeting the application requirements. This source of funding can be used for additional assessment work, as needed, and/or implementation of cleanup plans.

Finally, we plan to use EPA Assessment funding for outreach and education to the business and development communities, among other audiences, on the benefits of brownfields reuse and redevelopment. We expect that this effort will garner interest in brownfield opportunities, and leverage private investment in sites that receive assessment funding under this grant.

*c. Programmatic Capability and Past Performance*

*i. Programmatic Capability*

The TJPDC currently manages over \$2.5 million dollars in local, state, and federal funding from diverse sources, and has a long history of completing work funded from these sources. In addition to discrete grant funded projects, the TJPDC also receives annual allocations from federal sources, including The U.S. Departments of Transportation (DOT) and Housing and Urban Development to fund activities of the MPO and HOME (the regional consortium of housing groups), respectively. This work environment requires project management expertise, sound financial management, and a proven ability to meet deadlines and honor contract agreements. Our work also requires frequent solicitations for contractors and consultants, experience that well prepares us to hire and manage consultants for this project.

Our organization is structured hierarchically, with TJPDC Commission at the top, followed by management, staff planners, administrative staff, and interns, respectively. The decision making body of the TJPDC is a 12

member Commission composed mainly of elected officials of our member governments. Our Executive Director (ED) provides organization leadership and direction and reports to the Commission. Our Chief Operating Officer (COO) manages programs and project teams and reports to the ED. The Finance Director manages the organization's accounting, payroll, audits, and other financial business, and reports to the ED. Our planning staff participate on various program and project teams, and generate the organization's work products and services. Administrative staff and interns support activities of the organization at all levels. Planning and administrative staff report to the ED or COO.

Staff that will contribute to the brownfields assessment project include:

- **Steve Williams, Executive Director:** Mr. Williams will provide leadership and supervision of the project. As a previous brownfields coalition assessment grant recipient during his time with Nashua Regional Planning Commission (Nashua, New Hampshire), Mr. Williams is well versed in the specific grant requirements, expectations, and brownfields culture.
- **Billie Campbell, Chief Operating Officer:** Ms. Campbell will provide project supervision, review of deliverables, and ensure proper solicitation of consultants that meets the requirements of competitive Procurement Standards in 40 CFR Parts 30 or 31. In her 12 years with the TJPDC, Ms. Campbell has successfully lead the TJPDC through every stage of its many grant funded project, from application submittal and cooperative agreement execution, to product completion and close-out. She holds a Master's of Public Administration from George Mason University.
- **Don Reed, Finance Director:** Mr. Reed is a Certified Public Accountant (CPA) who reports directly to the Commission. He has been with the TJPDC for five years, and will be responsible for management of the project's finances. Don has experience complying with Office of Budget and Management requirements, and facilitates annual audits of the TJPDC's finances.
- **Erin Yancey, Environmental Planner:** Ms. Yancey has been with the TJPDC for two years, and will be the project manager. In her time here, Ms. Yancey has managed and completed several projects on time and within budget. She recently completed the Eco-logical project, funded by the Federal Highway Administration. Ms. Yancey was responsible for managing tasks on that project that mirror tasks of this project, such as organization of an advisory committee, technical product development, and reporting. She will be completing her Master's of Soil and Water Science (minor in Environmental Engineering) in December, 2011, where she studied environmental contamination, fate and transport concepts, and remediation approaches and technologies. Ms. Yancey has experience with Quality Assurance Project Plans, managing contractor and consultant work, and federal grant administration. She also has established relationships with brownfields experts and regulators upon which she can call for guidance when needed.
- **Ryan Pace, Communications Manager:** Mr. Pace is the graphic designer and Webmaster for the TJPDC. His role will be to set up and maintain web pages and to develop graphics and layouts for materials used in public education, workshops, and for the advisory committee. Mr. Pace's experience in graphic design, prepress, and printing operations spans 14 years, seven of which have been with the TJPDC.
- **Gretchen Kelleher, Administrative Assistant:** Ms. Kelleher will provide administrative support to the project in several forms. Since coming to the TJPDC a year ago, Ms. Kelleher has proven her abilities in desktop publishing, administration, and ability to communicate with many audiences.

Employees are not expected to turnover during the course of the project. However, should that occur, the TJPDC is prepared to recruit qualified staff to continue with project administration. The TJPDC has the organizational capacity to initiate the hire new staff, when needed. The TJDPC has already identified project tasks for which it will seek the expertise of a consultant. If we find that we need more assistance than originally

planned, we are able to seek additional service through contract support. The TJPDC has conducted many RFP/RFQ processes in the past for solicitation of contractor and consultant services, and has experienced and competent staff committed to compliance with competitive Procurement Standards promulgated in 40 CFR Parts 30 or 31.

*ii. Adverse Audits*

The TJPDC undergoes audits of all financial records annually. Our financial audits are conducted by an independent CPA. No such audits have produced adverse findings within the past seven years, the extent to which our files date.

*iii. Past Performance*

As described above, the TJPDC frequently conducts work for grant funded projects. Our most recent five assistance agreements include:

- *Regional Transit Authority Toolkit* funded by the Federal Transit Authority
- *Eco-logical* funded by the Federal Highway Administration
- *Small Watershed Grant* from the National Fish and Wildlife Foundation, who distributes funding on behalf of the EPA's Chesapeake Bay Program
- Update to the *Regional Hazard Mitigation Plan*, funded by the Virginia Department of Emergency Management
- *Many Plans, One Community*, a Sustainable Communities project funded by the U.S. Department of Housing and Urban Development in partnership with the EPA and DOT

The TJPDC has a consistent track record of successfully managing these awards. It is imperative that we are prudent in progressing projects according to cooperative agreements because we return to the same funders for future projects. Our history of successful execution of grant funded projects demonstrates that we can be depended upon to meet reporting requirements. Our timely report submissions have always accurately reflected our progress, and any challenges that impede progress. Additionally, by project completion, our technical reports have always been of acceptable quality. In any instances when the funding agency wanted modifications to report contents, we have always honored those requests.

### **3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS**

*a. Plan for involving the affected community in site selection for assessment, cleanup decisions, or reuse planning, including activities that have already occurred.*

The first task of our grant involves a broad public outreach campaign to inform the public about brownfields, in general, and our project. The campaign will include coverage by media outlets, such as radio, newspapers, television, our website, and the websites of our coalition members. Additionally, we will be targeting education and outreach materials to specific groups that represent the cross-section of brownfields stakeholders. These groups will include homeowners associations, housing authorities and non-profit groups, local elected officials, local government staff, planning commissioners, local and regional economic development authorities, the regional Chamber of Commerce, the regional Association of Realtors, developers, local development financiers, the local watershed group, and others, as appropriate. Part of the targeted outreach to stakeholders will include an invitation to participate on the project's advisory committee. This committee will assist in information gathering tasks, such as brownfield identification and historic uses of properties, and guide decision making related prioritizing sites to receive ESA, and future uses of the sites.

In addition to the advisory committee, the TJPDC will hold a series of public workshops in coalition localities to solicit input from the broader public on the above mentioned items with which the advisory committee is tasked. We will have members of the advisory committee help lead these workshops in the communities they are from, or represent, to facilitate buy-in and participation from local citizens. We will also compose easy-to-use online surveys to accompany the public workshops for those who are unable to attend the workshops. We will

advertise the opportunity for stakeholders and the public to submit comments and input via a form on our website or by telephone, at any time. There will be a link on our website, [tjpd.org](http://tjpd.org), specifically for brownfields information and feedback. The TJPDC will advertise public workshops via a variety of media. Broad advertisement and availability to leave comments by telephone will be important for audiences, such as the elderly, who cannot easily make it to public meetings, and for those who don't use, or don't have access to the internet.

The TJPDC has already begun its outreach effort to local elected officials and community partners. Prior to the submission of this application, we presented to each county Boards of Supervisors and the Charlottesville City Council about brownfields issues and discussed their role in our localities. We also contacted several community partners who are brownfields stakeholder to discuss brownfields, their challenges, and their opportunities. Each local board and community partner agreed that targeting the reuse of these sites would be good for their locality(ies), the local economy, revitalization, and therefore, their citizens. Support from the elected bodies and community partners are evidenced in Attachments B and C.

To keep our communities informed about the activities, events, and progress of our project, will do the following:

- Post this grant proposal, as submitted, to our website for public review, and once posted, we will be issuing a press release to advertise its location on the internet to encourage review by the public.
- Use the public workshops to develop an email distribution list to keep interested parties updated on the project's progress, and encourage stakeholder groups to include articles about the project in their newsletters and communications to their constituents.
- Post project progress to our website, and issue press releases at major project milestones.

The TJPDC does not have plans to translate public outreach materials into other languages, since, out of all of our coalition localities, the largest foreign born population is of Asian descent, and makes up less than 3% of the total population of Charlottesville. This group is not generally associated with poor economic or health indicators, and is generally not thought to be affected by brownfields any more than is the general population. However, should the need to translate materials or communications present itself, the TJPDC will bring in specialists for that purpose.

*b. Current efforts to develop partnerships with government agencies and role of local environmental jobs training programs in the project*

The TJPDC already has established relationships with the Virginia Department of Environmental Quality (DEQ) and the Virginia Department of Health (VDH) with regard to other environmental issues, and see brownfields as an opportunity to expand those relationships. We have been working with with Meade Anderson, DEQ's Brownfields Program Manager several times over the past year, as we organized to submit this application. Meade has been of great assistance to us as we have conducted preliminary surveys of the impact of brownfields to our region. In addition, TJPDC staff has been participating in statewide brownfield events to gain a better understanding of how the state is facilitating brownfields redevelopment.

We have interacted with the VDH in the past on environmental health issues related to nonpoint source pollution. VDH's input will be important to our efforts as we get into specifics of Phase I ESA's, and also with regard to public drinking water sources, such as the contaminated Carysbrook Well, and private well locations that may be vulnerable to contamination from sites in our brownfields inventory.

We are not proposing to include local environmental jobs training as a component of this grant. There are already several options in the local area for people that seek training related to brownfields redevelopment. The University of Virginia, Piedmont Virginia Community College, and Charlottesville-Albemarle Vocational-Technical Center offer programs and certificates of study that cover the spectrum of jobs training that one might need to work in this field. However, we will reach out to these institutions to provide presentations and case studies for the students.

c. *Description and role of key community-based organizations involved in the project*

To date, the TJPDC has engaged the organizations in Table 6 on brownfields issues. We have strong working relationships with these community partners, and see each their roles as integral to the success of the project.

**TABLE 6. COMMUNITY PARTNERS WITH ROLES IN THE PROJECT**

<b>Community Partner</b>	<b>Contact</b>	<b>Role</b>
Thomas Jefferson Partnership for Economic Development	Tim O'Brien	Inform business relocating to the area about BF opportunities. Participate on advisory committee.
	(434) 979-5610	
Charlottesville Regional Chamber of Commerce	Tim Hulbert	Provide access to local business community, ie. end users of BFs. Participate on advisory committee.
	(434) 295-3141	
Charlottesville Area Association of Realtors	Anne Gardner	Inform realtors and their clients about BF opportunities. Participate on advisory committee.
	(434) 817-2393	
Rivanna River Basin Commission	Leslie Middleton	Ensure ecological health is considered in site prioritization. Participate on advisory committee.
	(434) 971-7722	

**4. PROJECT BENEFITS**

a. *Welfare and/or Public Health*

As previously mentioned, concentration of acute poverty and poor health indicators characterize several areas in the region. The implementation of this brownfields assessment grant will improve welfare and public health in a number of ways. Redevelopment of blighted sites will improve access to new facilities that are likely to house goods and services that will improve the quality of life for resident. By including local citizens and stakeholders in reuse planning, the likely outcome will be the identification of grocery, health care, government services, recreation, etc. outlets that previously have not existed in the community, but are desperately needed. Additionally, redevelopment/reuse will remove unsafe areas of the community that often become breeding grounds for unsavory and/or illicit activity.

Public health will be improved and protected using risk based approaches to remediate and/or limit access to contamination at brownfields sites. During the project, public health and sensitive populations will be protected from any contaminants that may be disturbed while conducting assessment work. Site specific health and safety plans will be required for all Phase II ESAs.

Finally, we believe health indicator improvements in affected communities will result from this project. Poor health indicators are as much a problem of the low income status of these communities as they are of exposure to environmental contamination. New access to employment opportunities in their communities will have a positive impact on resident income status, and as a result, improved economic access to health care. Employment opportunities in these communities will be catalyzed through the redevelopment of brownfield sites.

b. *Economic Benefits and/or Greenspace*

Economic out outcomes of this project will be many. As mentioned previously, access to new employment opportunities will benefit local residents, increase incomes, and help break the cycle of poverty. Increased local incomes will allow residents to spend more money in their communities, thereby boosting the local economy. Both of these benefits of new jobs will benefit local governments by adding to their tax bases. Additionally, local governments will see increases in tax revenue that come from returning abandoned buildings to productive use. Strengthening local economic budgets will, in turn, support additional services to be provided to citizens. Each of these economic benefits will help improve the quality of life for citizens in our historically deprived communities.

Returning these properties to productive use will also have a positive effect on surrounding property values. Local resident and business owners will see their assets appreciate in value, reversing the trend of depreciation

in several of our communities. Increased citizen net worth is a positive outcome of the project that has the potential to catalyze investment of owner resources in their properties. Removing sources of blight from communities will remove the stigma that has stifled reinvestment. Businesses looking to relocate to, or expand in the area will be less likely to avoid these locations in the future. In these ways, brownfields redevelopment will provide the momentum needed to make community revitalization a self-fulfilling reality.

At least two of the brownfields in our known sites inventory have identified future uses as greenspace for their communities. As we identify other sites, we will remain sensitive to the context of the site, and opportunities to include greenspace in their reuse. Figure 7 illustrates previous planning work to turn areas of Louisa County and Mineral historically used for mining into an interpretive area for the public. The conceptual plan includes a five mile long multi-use path that connects the Town of Mineral to Lake Anna. This public amenity will benefit health and culture of Mineral and Louisa residents by offering a space for exercise and immersion in natural and historic resource. It will also facilitate the movement of Lake Anna visitors to the Town of Mineral where they can give a boost to local business. Additionally, citizens will be kept safe from improperly abandoned mines, and remediation work will assist the restoration of Contrary Creek.

The Town of Columbia also has at least one brownfield whose unique position provides an excellent opportunity for greenspace. An old rail yard located in the floodplain offers prime views of the confluence of the Rivanna and James Rivers. The town also has a DHCD grant to plan for the relocation of many of the town's structures from the floodplain. These sites would be excellent places for residents to access the natural beauty of their town, would attract visitors via road and river, and would benefit water quality if redeveloped as park space. They would be ideal candidates for a stop along a "blue trail," river rallies, stream cleanup events, etc. A community amenity such as this would provide a centerpiece for the redevelopment of Columbia.

*c. Benefits from Infrastructure Reuse/Sustainable Reuse*

Reuse of brownfields facilities contribute to sustainability in our region in several ways. First, the embodied energy inherent to existing facilities will be conserved, and continue to serve future populations. Reuse of existing infrastructure in established communities, such as road, water/sewer, electricity, etc. precludes the need to add them to greenfield sites, and represents huge savings on capital investments. We will also do all that is possible to avoid demolition of stable and safe structures, keeping otherwise good building material from entering the waste stream. Also, since we are focused on repurposing sites in existing communities, our efforts will combat urban sprawl, and revitalize town centers. Bringing these sites back to productive use will provide places of work, play, and commerce within walking distance from residential areas, and on public transportation routes. These community amenities have been sorely lacking in the low-income communities targeted by this project.

Future uses of these sites may support sustainable industries, as well. The TJPDC has also been working on an initiative in central Virginia, called Piedmont Sustainable Woods (PSW), focused on producing lumber and wood products made from sustainably grown or recovered trees. This project supports increased forestry operations in our region, a strategy for achieving both increased economic activity and watershed restoration via reforestation. Feasibility studies have already been completed for PSW, and favor the installation of a biomass plant, in addition to certified lumber production. PSW operations lend themselves to the type of facilities we have found at several brownfields sites. There is a definite synergy between brownfields reuse and the sustainability mission of PSW. The availability of assessed brownfields in the region will be an attractive option for PSW when it comes time to obtain a site to begin operation. Additionally, Fluvanna County is home to a Materials Recovery Facility that recycles construction and demolition debris at a rate greater than 90 percent. Any redevelopment waste produced by the continuation of our work on these sites will likely be brought to this facility for recycling, provided it is not deemed to be hazardous in any way.