FY2022 EPA Brownfields Assessment Grant
Danville, Virginia

1. Applicant Identification: City of Danville
   427 Patton Street
   Danville, Virginia 24541

2. Funding Requested:
   a. Assessment Grant Type: Community-wide
   b. Federal Funds Requested:
      i. $500,000
      ii. NA

3. Location:
   a. City of Danville
   b. N/A – Danville is an Independent City
   c. Commonwealth of Virginia

4. Target Area and Priority Site/Property Information:
   Community-wide Assessment Grant
   **Target Area: River District**
   Census Tracts: 3
   Priority Site Address: Long Mill Parcels
   No Assigned Address
   Map Coordinates - 36.593749, -79.392510
   **Target Area: Five Forks Commercial Area**
   Census Tracts: 5
   Priority Site Address: 400/406 Jefferson St. and 260 Jefferson Ave.
   Danville, VA 24541

5. Contacts:
   Project Director: Corrie Teague Bobe
   Director Economic Development City of Danville
   427 Patton Street
   Danville, VA 24541
   (434) 793-1753
corrie.bobe@discoverdanville.com
   Chief Executive/Highest Ranking Official: Ken Larking
   City Manager City of Danville
   427 Patton Street
   Danville, VA 24541
   (434) 799-5100
klarking@danvilleva.gov

6. Population:
   City of Danville Population: 41,070
   (2019 American Community Survey 5-year estimates)
7. Other Factors Checklist:

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
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<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
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<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or</td>
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<td>United States territory.</td>
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<td>The priority brownfield site(s) is impacted by mine-scarred land.</td>
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<tr>
<td>The priority site(s) is adjacent to a body of water (i.e., the border of the</td>
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<tr>
<td>priority site(s) is contiguous or partially contiguous to the body of</td>
<td>1, 2</td>
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<tr>
<td>water, or would be contiguous or partially contiguous with a body of water</td>
<td></td>
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<tr>
<td>but for a street, road, or other public thoroughfare separating them).</td>
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<tr>
<td>The priority site(s) is in a federally designated floodplain.</td>
<td></td>
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<td>The reuse of the priority site(s) will facilitate renewable energy from</td>
<td></td>
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<tr>
<td>wind, solar, or geothermal energy; or any energy efficiency improvement</td>
<td></td>
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<tr>
<td>projects.</td>
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<tr>
<td>The reuse of the priority site(s) will incorporate energy efficiency</td>
<td></td>
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<td>improvement projects.</td>
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<tr>
<td>30% or more of the overall project budget will be spent on eligible</td>
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<tr>
<td>reuse planning activities for priority site(s) within the target area.</td>
<td></td>
</tr>
<tr>
<td>The target area(s) is located within a community in which a coal-fired</td>
<td></td>
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<tr>
<td>power plant has recently closed (2011 or later) or is closing.</td>
<td></td>
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</tbody>
</table>

8. Letter from the State or Tribal Environmental Authority: Attached

9. Releasing Copies of Applications: N/A – This application does not have confidential, privileged, or sensitive information.
Corrie Teague Bobe, Director
Economic Development
City of Danville
427 Patton Street, Suite 203
Danville, Virginia 24543

VIA ELECTRONIC MAIL

Subject: Acknowledgement and Support
USEPA’s Community Wide Brownfields Assessment Grant
EPA-OLEM-OBLR-21-04
City of Danville – Economic Development

Dear Ms. Bobe:

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 a community-wide EPA Brownfields Assessment grant for sites with potential contamination from hazardous substances and/or petroleum in City of Danville. As you know, DEQ has worked with Danville for many years to help facilitate the revitalization of brownfield and we are thrilled to offer out support to this proposal that is vital to continuing these efforts.

It is our understanding Danville will be requesting a community-wide EPA Brownfields Assessment grant for $500,000. Building upon the success of their current grant, the City will be focusing on the former textile mill properties on the north bank of the Dan River and commercial properties in the Old West End neighborhood. Once home to the Dan River Mills Company, textile mills once lined both the north and south banks of the Dan River. In the late 20th century, the restructuring of the textile, tobacco, and railroad industries all had an adverse effect on the City, resulting in the loss of many jobs in Danville. Many of the former mill buildings were demolished, leaving slabs and rubble, and many other businesses closed as the mill workers left the area. Danville has already made great strides in revitalizing some downtown areas with the creation of a riverfront greenway and the rehabilitation of some brownfield properties. This grant will enable the City to continue to encourage the downtown’s revitalization.
Acknowledgement and Support
USEPA’s Community Wide Brownfields Assessment Grant
EPA-OLEM-OBLR-21-04
City of Danville – Economic Development

The DEQ Brownfields Program is thrilled to provide our support for this grant proposal and can’t wait to help leverage this funding to help Danville realize its vision for the future through revitalization of once forgotten property. If I can be of further assistance, please don’t hesitate to call me at (804) 698-4064.

Sincerely,

[Signature]

Vincent A. Maiden, CPG
Brownfields Program Coordinator

ec: Nikki Herschler – DEQ-BRRO
    Meade Anderson – DEQ - CO
    Joe Morici – Cardno
1. **PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

   a. **Target Area and Brownfields**

   i. **Background and Description of Target Area:** For over 125 years, textile manufacturing sustained a way of life in the City of Danville, Virginia. In 1882, Riverside Cotton Mills, later becoming Dan River Incorporated, constructed Mill No. 1 on the north bank of the Dan River to take advantage of the falls on the river to create hydroelectric power and the cotton produced throughout the south. The company quickly grew, constructing six additional mills and support buildings by 1896. The complex, known as the Long Mill, stretched for two-thirds of a mile along the north bank of the river, opposite the downtown south across the river. In 1921, the company expanded to the south bank and built Mill No. 8 – the White Mill – an icon atop which the large welcoming “Home of Dan River Fabrics” sign was installed in 1948. The White Mill connected to the north-bank Long Mill buildings via a covered pedestrian bridge over the river. Most of the workers lived in close proximity to the complex in the company-built mill village. Other industrial operations and service industries also located in the immediate vicinity to serve the mills and its large workforce.

   The mills dominated life in Danville and were an economic engine for the entire region for over 100 years. At their peak in the 1940s, Dan River Incorporated employed over 14,000 workers in a city with a population of around 40,000 people. However, starting in the 1960s, imported textiles gradually began to impact American manufacturers. While Dan River managed to stay competitive through investments in automation, the shift signaled the beginning of the end for the City’s textile workforce. In the 1990s and early 2000s, the industry collapsed under a surge of imports from Latin America and Asia. In March 2004, Dan River went into bankruptcy. “It seemed like once a month, then every week and then every day, people would lose their jobs,” recalled Jeanne Pearson, who once worked at the mill. In 2006, the company’s remaining operations sold, and the last 500 jobs transferred overseas. In November 2008, a controlled implosion toppled the company's familiar smokestacks, erasing one of the main physical vestiges of Danville's long textile heritage.

   After the Civil War, families wealthy from the tobacco industry started building luxurious homes south of the Dan River, near Main Street, west of Danville’s downtown. This neighborhood continued to prosper through the 1940’s due in part to wealthy Dan River Mills executives. This neighborhood is now known as the Old West End and was designated as a National Historic District in 1973. The neighborhood boasts one of the finest and most concentrated collection of Victorian and Edwardian residential architecture in all of Virginia. The Five Forks commercial area, which is located between the Old West End and downtown, developed in the late 1800’s to serve the growing area. Original businesses in the area included a pharmacy, a grocery store, and several small shops. Five Forks is located at the corner of Wilson and Green Streets and includes numerous commercial properties to the north and west. As household incomes in the neighborhood fell due in large part to the demise of the Dan River mills, businesses in Five Forks fell into a state of disrepair and many commercial properties became vacant. Revitalization of the Danville’s downtown in conjunction with renewed interest in the Old West End, is spurring interest in redeveloping the Five Forks commercial area. Today, the neighborhoods around the former mills and in the Old West End consist of persistently high levels of poverty and low incomes in predominantly minority, disadvantaged communities. Therefore, the Target Areas for this grant will be the River District, where the mills once stood, and the Five Forks commercial area, adjacent to the Old West End neighborhood.

   ii. **Description of the Priority Brownfield Sites:** After the Dan River Mills closure, the mill
buildings were sold and most were demolished. Unseen, but always present, at the sites are the lingering environmental concerns associated with more than a century of mill operations – dyeing and finishing, dry-cleaning, degreasing, railroad operations, and use of coal and petroleum to feed boilers. However, with ongoing revitalization efforts, the large former mill parcels have become key components of the redevelopment strategy for the River District. In addition, Danville leaders continue to expand revitalization efforts and are now pursuing redevelopment of the Five Forks commercial area, an important link between the River District and the Old West End Historic Neighborhood. The Priority Brownfield Sites for this project include the following properties:

Long Mill Parcels – River District Target Area – On the north bank of the Dan River, the demolition of the mill buildings left only slabs and debris on two large, vacant parcels, totaling over 27 acres. The Long Mill operations included a power plant and a wide variety of textile processing operations. At Dan River Mill’s peak the Long Mill was approximately 700,000 square feet in size. Portions of the Long Mill Parcels are in the Dan River flood plain. The beds of the railroad that once served the mills have been incorporated into a riverfront greenway, and a chain link fence attempts to keep those enjoying the greenway from exposure to potential contaminants and safety concerns. For portions of the parcels, mill houses, which are now home to mostly low-income families, share the northern property line. Contaminants of concern at the Long Mill Parcels include heavy metals, polycyclic aromatic hydrocarbons (PAHs), volatile and semi-volatile organic compounds (VOCs and SVOCs), solvents, and petroleum.

Five Forks Sites – Five Forks Target Area – In 2021, an EPA Assessment Grant funded Phase I was performed at a Five Forks commercial property in preparation for acquisition by the Danville Redevelopment and Housing Authority (DRHA). The site located at 400/406 Jefferson St. and 260 Jefferson Ave. includes three two-story structures and associated free space. The Phase I revealed the properties had been the location of two former dry cleaning sites, one of which was operating as early as the 1930’s, and a former automotive repair shop with a history of contaminant releases. Subsequent research has identified additional nearby sites with environmental concerns, including three former gas stations, three auto repair facilities, a welding shop, and two small warehouse operations. Nearly, all of these sites are located immediately adjacent to low-income homes. Contaminants of concern at the Five Forks sites are VOCs and SVOCs, solvents, petroleum, lead-based paint (LBP), and asbestos-containing materials (ACM).

b. Revitalization of the Target Area

i. Redevelopment Strategy and Alignment with Revitalization Plans: In the mid-1990s, the City of Danville’s initial revitalization efforts resulted in the successful development of a riverfront greenway – the Riverwalk Trail, an outdoor performance venue, a farmers market, and the restoration of the historic rail station. In 2010, the City its partners began a major project focused on the revitalization of the historic downtown (rebranded as the River District), which includes the White Mill and Long Mill sites, to create a livable urban center with recreational amenities and entertainment options. The City developed a River District Revitalization plan in 2011 and adopted design guidelines for the look and feel of the district. Revitalization efforts have been successful, with private investments outpacing public seeding by three-fold. In 2014, the YMCA opened a $15 million, 43,000 square foot state-of-the-art wellness center on the east end of the Long Mill parcels. However, the vast majority of the Long Mill Parcels remain undeveloped.

In 2019, the City of Danville secured a $300,000 EPA Community Wide Brownfield Assessment Grant. The City invested grant funds to perform assessments at the White Mill and Schoolfield Dan River Mills sites. These assessments provided vital information to developers interested in these properties. In 2021, there were major development announcements for both
sites. Caesar’s Entertainment selected the Schoolfield Site to build a new $500 million premier destination resort casino. Caesars Virginia will break ground in December of 2021 with an anticipated opening in late 2023. In June of 2021, Danville’s Mayor, Alonzo Jones, announced a transformational redevelopment project for the Dan River White Mill Site. The $62.5 million dollar development will redevelop the White Mill building into 110,000 square feet of commercial space and 150 new apartments. Adjacent to the White Mill, the City is developing a riverfront park that will go under construction in early 2022. The White Mill Site is located directly across the Dan River from the Long Mill Parcels, and the two are connected by a pedestrian bridge that the City is in the process of restoring to incorporate into the riverfront greenway. The White Mill development is likely to spur private sector interest in the Long Mill Parcels. The community envisions the redevelopment of the Long Mill Parcels with multi-family residential and office spaces that will take advantage of the river views, amenities such as the YMCA, and easy pedestrian access via the greenway and pedestrian bridge to downtown recreational, retail, and entertainment amenities.

Beginning in 2015, the DRHA has been acquiring houses and commercial buildings in the Old West End and Five Forks in an effort to save buildings in danger of demolition due to deterioration. As part of the neighborhood stabilization program the DRHA has acquired over 66 area properties. This includes approximately 15 commercial and 51 residential properties. The plan is to clear development hurdles that present unacceptable risks to private investors, such as structural issues and environmental concerns. Once these concerns are resolved, the City transfers ownership to private investors, then they proceed with conventional redevelopment activities. So far, 33 residential properties have been sold to developers to be renovated into a mix of market rate and new quality, energy-efficient, affordable housing. The DRHA has acquired sites and identified others, which have environmental concerns that must be assessed before development can advance. An example are the properties located at 400/406 Jefferson St. and 260 Jefferson Ave. Developers have expressed interest in investing in these historically significant structures. The cost to renovate the facades and interiors is estimated at $803,354. Investors are reluctant to advance redevelopment efforts until the environmental concerns identified in a 2021 Phase I are investigated and, if necessary, remediated.

With funding from this EPA Brownfield Grant, plans for each of the Priority Brownfield Sites will be further refined based on the findings of environmental assessments, community input, and data gathered through redevelopment planning efforts.

ii. Outcomes and Benefits of Redevelopment Strategy: With the announcement of the White Mill redevelopment project, Danville’s comprehensive River District redevelopment strategy has resulted in over $300 million in new public and private investment, the creation of thousands of construction and permanent jobs, and significantly increased tax revenues for the community. The strategy has also driven the assessment and cleanup of environmentally challenged sites and the creation of first-class amenities and healthcare facilities. Over the last decade implementation of the River District redevelopment strategy has dramatically improved the quality of life for Danville’s citizens and changed the trajectory of the City. However, lingering questions regarding environmental concerns continue to hamper redevelopment of the Long Mill Parcels and commercial sites in Five Forks. The Long Mill Parcels could attract additional millions in private investment to create residential and office space along the north bank of the Dan River. Danville has seen similar success with the recent redevelopment of the former Dan River Research building located just downriver of the White Mill into a mixed used office, residential, healthcare, and retail complex. Assessed at only $405,000 in 2007, the redeveloped building is now assessed at over $12
million – nearly a 3,000% increase. Nearby properties have also seen increases in their assessed values, some even without redevelopment, as the project has encouraged additional investment in the area. A similar result for the Long Mill Parcels would potentially increase assessed value from nearly $1 million to over $30 million.

As the River District and Danville’s greater downtown experience growth, there has been increased interest in renovating homes in the Old West End Neighborhood. Once one of the most affluent areas in the City, many of the homes and businesses in the Old West End and Five Forks commercial area are now vacant and in disrepair. Pockets of homes in the Old West End have undergone successful renovations. But, redevelopment of Five Forks is still in its early stages and will require public investment to build momentum. New, quality, neighborhood businesses act as a catalyst to attract new residents and other businesses. Redevelopment of sites in Five Forks will attract investment and create opportunities for entrepreneurs. Neighborhood businesses also create entry and mid-level jobs for economically disadvantaged populations, such as the high minority, low income, and high poverty rate populations found in the Target Areas (see Sec.2.a.). The City intends to permit mixed uses to spur development of affordable, energy efficient housing options with neighborhood-scale commercial and retail. Finally, investigating environmental concerns will address potential health concerns for current and future residents.

c. Strategy for Leveraging Resources
i. Resources Needed for Site Reuse: As a municipal government, the City is eligible for numerous state and federal grants and loans. The proposed redevelopments are also eligible for various tax credits, rebates, and incentives. As many of these funding sources are limited in scope, this project will help unlock these funds by clarifying the environmental issues. For additional environmental assessment needs, the City can request up to $50,000 in funds from the state-funded Virginia Brownfields Assistance Fund (VBAF). If environmental cleanup is required, the City will seek up to $500,000 in a remediation grant from the VBAF and/or an EPA Brownfields Cleanup Grant. The target sites are located in an Enterprise Zone, making them eligible for Real Property Investment Grants (up to $200,000) and Job Creation Grants (up to $800 per job). The River District sites and Five Forks sites are also included in Federal Opportunity Zones and eligible for financing from a Qualified Opportunity Zone Fund. For projects that create at least 25 jobs, the City will directly reimburse for water, gas, and sewer tap fees to the facility. In addition, the City offers a Technology Enhancement Grant for projects that create at least 25 jobs and invest $2 million over a 3-year period. The City and its project partners will aggressively pursue these and other funding sources needed to facilitate the redevelopment of these catalyst sites.

ii. Use of Existing Infrastructure: As former industrial and commercial properties, the Priority Brownfield Sites have the needed infrastructure in place to serve the proposed redevelopments. The River District properties are connected to the City’s Riverwalk Trail system. City water is also available from a plant rated at 18 MGD, with surplus capacity of over 13 MGD. Danville’s waste water treatment plant has a permitted capacity of 20 MGD and has surplus capacity of over 12 MGD. Several Tier 1 service providers offer fiber connections at 400 gigabit per second. Both Appalachian Power and the Danville Electric Utility can provide sufficient power to the sites. An infrastructure need key to revitalization of the Long Mill is the rehabilitation of the former pedestrian bridge that once connected it to the White Mill on the south bank. Currently, access is restricted to the bridge as repairs and abatement of asbestos-containing materials and lead-based paint are needed. The City has negotiated an agreement with the current owner to donate the structure to the IDA, and the IDA has secured a $500,000 grant from VBAF to complete the abatement. The abatement project is expected to be completed by January 2022.
2. **COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

a. **Community Need**

i. **The Community’s Need for Funding:** As the data in the table below indicates, the entire City of Danville is economically distressed, but the two Target Area census tracks are severely economically challenged. The data also illustrates Danville ranks far below the statewide averages for most economic indicators.

<table>
<thead>
<tr>
<th>Census Tract 3 – Long Mill</th>
<th>Census Tract 5 – Five Forks</th>
<th>City of Danville</th>
<th>Virginia</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>3,021</td>
<td>1,913</td>
<td>41,070</td>
</tr>
<tr>
<td>Median Age</td>
<td>43.9</td>
<td>42.3</td>
<td>40.9</td>
</tr>
<tr>
<td>Per Capita Income</td>
<td>$18,332</td>
<td>$19,000</td>
<td>$22,826</td>
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<tr>
<td>Minority Populations</td>
<td>75%</td>
<td>70%</td>
<td>58%</td>
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<tr>
<td>Median Household Income</td>
<td>$32,316</td>
<td>$26,250</td>
<td>$37,203</td>
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<tr>
<td>Poverty Rate - Individuals</td>
<td>20.7%</td>
<td>30.2%</td>
<td>22.4%</td>
</tr>
<tr>
<td>Poverty Rate – Families w/ Children under 18</td>
<td>16%</td>
<td>34%</td>
<td>33%</td>
</tr>
<tr>
<td>Poverty Rate – Seniors (65 and over)</td>
<td>10%</td>
<td>25%</td>
<td>12%</td>
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<tr>
<td>Housing Units Vacancy Rate</td>
<td>23%</td>
<td>14%</td>
<td>17%</td>
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<tr>
<td>Housing Units Owner Occupied</td>
<td>51%</td>
<td>17%</td>
<td>52%</td>
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<tr>
<td>Median Home Value</td>
<td>$56,400</td>
<td>$91,500</td>
<td>$90,500</td>
</tr>
<tr>
<td>High School Graduation Rate</td>
<td>74.8</td>
<td>67.3%</td>
<td>81.8%</td>
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</table>

- US Census 2019 American Community Survey 5-year estimates

Despite aggressive public efforts and significant private investments in the River District, Danville continues to suffer economically. All seven of the Danville Public School elementary schools are Title 1 schools, where 100% of students qualify for free and reduced lunch. The high rates of poverty and low incomes of the Target Areas hinder their ability to attract investment, particularly on large sites with complex environmental issues. With a small overall population and a low median household income ($37,203 compared to the state’s $76,456), Danville must leverage other funding sources to encourage the redevelopment of its brownfield sites.¹

ii. **Threats to Sensitive Populations**

(1) **Health or Welfare of Sensitive Populations:** The Target Areas also include slightly elevated percentages of women of childbearing age (44% vs 34% in the City) and the elderly (18% vs. 14% in the state).² These sensitive populations are more susceptible to the risks of exposure to environmental contamination, including the potential heavy metals, PAHs, VOCs, SVOCs, solvents, petroleum, and ACM at the targeted priority sites. Nearby residents, homeless individuals that enter vacant structures for shelter, and those living downriver are at risk to exposure from contamination from the Long Mill Sites and the Five Forks sites. Many lower-income residents may also be exposed through fishing in the Dan to supplement their household food supply. Assessments under this project will allow the City to identify the risks on the sites and take actions to mitigate potential threats. The blighted sites impact the welfare of the target communities by depressing the adjacent values of area properties. The closure and continued vacancy of both the large mill sites and neighborhood businesses increase area unemployment and create a negative stigma in both Target Areas. By facilitating their redevelopment, this project will reduce blight, minimize environmental exposure, and create jobs.

(2) **Greater Than Normal Incidence of Disease and Adverse Health Conditions:** According to 2020 health rankings from the Robert Wood Johnson Foundation and the University of Wisconsin

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¹ US Census 2019 American Community Survey 5-year estimates for the City and Census Tracts 3 & 5.
² Ibid.
Population Health Institute, Danville is 127 out of 133 localities in the state. Danville struggles due to higher-than-average rates of obesity, physical inactivity, violent crime, percentage of children in poverty, and unemployment. Data from the Virginia Department of Health shows higher percentages for infants with low birth weight (13.9 vs. 8.4, asthma in adults (14.0 vs. 6.7), and lung disease (12.0 vs. 6.2) in the City compared to the statewide averages. The Centers for Disease Control reports the City has a hospitalization rate of 140.2 per 1,000 for heart disease and a rate of 177.9 per 1,000 for heart disease in African American persons, compared to 123.2 per 1,000 statewide. The City also has an elevated incidence of cancer with 451.8 cases per 100,000 compared to 414.3 for the state and 441.2 for the US. The suspected contaminants on the sites, include PAHs linked to lung cancers, heavy metals and petroleum constituents linked to prostate cancers, and dry-cleaning solvents linked to cancer of the esophagus. In Danville, the incidence of lung cancers is 70.2 compared to 58.9 in the state and 60.2 in the US. The incidence of prostate cancers is 118.4 in the City, compared to 102.8 in the state and 109.0 in the US. More strikingly, the incidence of cancers of the esophagus in the City at 9.2 is the second highest in Virginia, which is at 4.2, while the US only at 4.6.\(^3\) In Virginia, birth defects are the leading cause of death in the first year of life. A ten-year study found the City’s rate is 40% higher than the statewide rate (681.52 vs. 493.80 per 10,000 live births, respectively).\(^4\) Many environmental contaminants have been linked to birth defects, including the potential heavy metals, PCBs, and solvents suspected to be present on the targeted sites. The assessments under this project will help identify the actual risks so appropriate actions can be taken to prevent exposures.

(3) Promoting Environmental Justice: At both the mill villages (Long Mill Site) and in Five Forks (Five Forks Commercial Sites) homes are located in close proximity to sources of contamination. Near the mill sites residents could be exposed to contaminants from industrial textile operations and the railroad operations that served them. Many homes share a property line with the mills, and hundreds more are located within only a few blocks of the Long Mill Parcels. Potential exposure in Five Forks originates from the high concentration of dry cleaners, gas stations, auto repair facilities, and small industrial operations. Five Forks commercial sites were built intentionally close to homes to provide convenient services to area residents, and now these sites pose concerns related to potential vapor intrusion into homes from petroleum or dry-cleaning solvents migrating through groundwater. Both Target Areas disproportionately share the negative environmental consequences of the mill operations and commercial businesses with disadvantaged nearby residents. The populations of the Target Areas are largely low-income communities with high percentages of minority residents – over 75% near Long Mill and 70% near Five Forks compared to 58% in the city and 39% in the state. Based on data from the U.S. Census Bureau, minority populations are disproportionately financially impacted in Danville. Data indicates that Blacks are 2.75 times more likely to live in poverty compared to Whites. For several decades and continuing through today, Danville’s low-income, minority communities continue to disproportionately bear the negative environmental burden from the priority brownfield sites. Residents of the Target Areas are at more risk of exposure to wind-blown contaminants, contaminated site runoff, and vapor intrusion concerns. Also, low-income residents are more likely to rely upon sustenance fishing in the Dan River, where a fish advisory warning of PCBs and mercury has been in place since 1999. Site assessments and cleanup planning under this project will identify potential contaminants, migration pathways, and containment measures to help prevent offsite transport and

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\(^3\) CDC’s National Program of Cancer Registries Cancer Surveillance System November 2017 data submission and SEER November 2017 submission as published in United States Cancer Statistics

\(^4\) Virginia Congenital Anomalies Reporting and Education System Birth Defect Surveillance Data Project.
b. Community Engagement

i. Community Involvement

<table>
<thead>
<tr>
<th>Project Partner Name</th>
<th>Point of contact</th>
<th>Role</th>
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<tbody>
<tr>
<td>River District Association</td>
<td>Diana Schwartz, Executive Director</td>
<td>Coordinate efforts to revitalize district and support redevelopment</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:riverdistrictassociation@gmail.com">riverdistrictassociation@gmail.com</a></td>
<td>planning; assist with community outreach and share info; help</td>
</tr>
<tr>
<td></td>
<td>(434) 791-0210</td>
<td>identify and prioritize additional sites</td>
</tr>
<tr>
<td>Friends of the Old West End</td>
<td>Paul Liepe, Executive Director</td>
<td>Assist with public outreach; help coordinate communications with</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:execdir@oldwestend.org">execdir@oldwestend.org</a></td>
<td>Five Forks Area property owners; provide input on site identification.</td>
</tr>
<tr>
<td></td>
<td>(434) 793-4333</td>
<td></td>
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<tr>
<td>Danville Family YMCA</td>
<td>Sarah Folmar, CEO</td>
<td>Assist with public outreach, help coordinate communications with</td>
</tr>
<tr>
<td></td>
<td>(434) 792-0621</td>
<td>residents near Long Mill Sites, host public meetings.</td>
</tr>
<tr>
<td>Dan River Basin Association</td>
<td>Tiffany Haworth, Executive Director</td>
<td>Assist with public outreach and public education focused on brownfield</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:thaworth@danriver.org">thaworth@danriver.org</a></td>
<td>sites can impact surface water resources.</td>
</tr>
<tr>
<td></td>
<td>(336) 627-6270</td>
<td></td>
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</tbody>
</table>

ii. Incorporating Community Input: Community input and participation were essential components during the creation of the River District Revitalization Plan, the redevelopment plans for the Dan River Mills sites, and the riverfront park. Community input also provided valuable insights into public perception and identification/prioritization of sites during the implementation of the FY2019 EPA Brownfield Grant. The City will continue to build upon the success of those efforts to involve the public and stakeholders in the redevelopment of brownfields. As assessments and cleanup plans are developed, the City will solicit input on specific cleanup plans and options. The Project Team will then work with stakeholders to update the revitalization plans and concepts to account for site constraints, community and market needs, and potential funding strategies. Community partners and stakeholders will also be asked to help identify and prioritize additional sites for assessment and planning efforts. The team will communicate project updates at least quarterly via City Council briefings, social media, the City’s website, the River District Association’s blog, and articles in traditional media. The Project Team will consider community concerns at their monthly meetings and respond to any questions and concerns raised in a timely manner. When possible all future meetings will include a virtual option to accommodate those that cannot attend for health or other reasons, or will switch to completely virtual, if mitigation measures due to COVID-19 need to be implemented.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Description of Tasks/Activities and Outputs

3.a.i. Project Implementation, 3.a.ii. Anticipated Schedule, & 3.a.iii. Task/Activity Lead

The City of Danville is prepared to implement the following planned tasks:

<table>
<thead>
<tr>
<th>Task 1: Project Management &amp; Reporting</th>
</tr>
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<tbody>
<tr>
<td>i. The City’s Project Manager will oversee the grant administration and compliance with EPA cooperative agreement terms and conditions. She will ensure tasks are completed efficiently and will be responsible for the procurement and oversight of the Qualified Environmental Professional (QEP) contractor to complete the project tasks. She will hold monthly project team meetings to review the project status and take corrective actions to stay on schedule and make appropriate progress. With contractor assistance, the City will complete EPA quarterly reports, FFR and DBE forms, and ACRES database entryUpdates. City staff will also attend national and</td>
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<tr>
<th>regional training workshops relevant to brownfields. The City will contribute in-kind staff labor for project management, oversight of consultants, and reporting. A Final Performance Report will document all grant accomplishments.</th>
</tr>
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<tbody>
<tr>
<td>ii. Anticipated Project Schedule: QEP hired by Jun 2022; PM activities Oct 2022 – Sep 2025</td>
</tr>
<tr>
<td>iii. Task/Activity Lead: City Project Manager</td>
</tr>
<tr>
<td>iv. Outputs: 36 monthly meetings; 12 quarterly reports; 3 FFR and DBE reports; 1 Final Report</td>
</tr>
</tbody>
</table>

**Task 2: Community Outreach**

i. The City’s Project Manager will lead the community outreach efforts with contractor support, including development of a community involvement plan (CIP), preparation of outreach materials, and convening the Advisory Board. The Advisory Board will assist with site identification and prioritization for assessment beyond the priority sites already identified, and the Advisory Board will support reuse planning efforts. The project team will also meet with community groups, property owners, and developers.

ii. Anticipated Project Schedule: Oct 2022 – Sep 2025; CIP in 1st quarter; quarterly Advisory Board meetings; outreach material and meetings in 2nd – 10th quarter; additional site inventorying and prioritization 3rd – 8th quarter

iii. Task/Activity Lead: Consultant with oversight from the Project Manager

iv. Outputs: 1 CIP; 12 Advisory Board meetings; 4 sets of outreach material; 6 meetings

**Task 3: Site Assessments**

i. QEP will submit a Generic Quality Assurance Project Plan (QAPP) for EPA approval; complete site eligibility forms for EPA approval; request petroleum determinations from NCDEQ; perform Phase I ESAs in accordance with ASTM Standard E1527-13 and the EPA All Appropriate Inquiry Final Rule; conduct Phase II ESAs in accordance with ASTM E1903-19 upon approval of Site-specific QAPPs (SSQAPPs); draft Health & Safety Plans (HASPs) for field work; and complete Asbestos (ACM) and Lead-based Paint (LBP) surveys and other assessments depending on the need at each priority site. **Health monitoring will not be included.**

ii. Anticipated Project Schedule: Oct 2022 – Mar 2025; Generic QAPP 1st quarter; Phase I ESAs and ACM & LBP surveys 2nd - 9th quarter; Phase II ESAs 3rd - 10th quarter

iii. Task/Activity Lead: QEP with oversight from the Project Manager

iv. Outputs: 1 Generic QAPP; 12 Phase I ESAs; 6 ACM/LBP Surveys; 8 SSQAPPs; 8 HASPs; and 8 Phase II Reports

**Task 4: Cleanup & Redevelopment Planning**

i. QEP will develop Analysis of Brownfields Cleanup Alternatives (ABCA) reports for sites with contamination. The ABCA will identify potentially applicable remediation alternatives for the site by comparing potential land uses with the environmental impacts associated with properties and steps required to redevelop the property. The level of remedial action can then determine how to best meet community needs. The QEP will also develop abatement designs for ACM. Additionally, the consultant will create individual redevelopment plans and concepts for the sites.

ii. Anticipated Project Schedule: Oct 2023 – Jun 2025; ABCAs 5th – 11th quarter

iii. Task/Activity Lead: Consultant with oversight from the Project Manager

iv. Outputs: 8 ABCAs; 6 ACM Abatement Plans; 8 Redevelopment Plans

**b. Cost Estimates and Outputs**

The following cost estimates and anticipated outputs are based on our previous brownfield grant experience and in consultation with our existing QEP.

**Task 1 – Project Management & Reporting:**

| In-kind Labor: | Average of 6 hours of staff/week (6x52x3x$35/hr) = $32,760 |
| Travel Costs: | 2 staff attend 2 regional workshops (2x2x$750/person), 2 staff attend national conference (2x$1,500/person) = $6,000 |
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Contractual Costs: 36 project team meetings (36x$325); 12 Quarterly Reports (12x$250); 1 final summary report ($3,300); quarterly ACRES updates (12x$250) = $21,000

Task 2 – Community Outreach:

Supplies: Presentation materials, printing costs (12x$250) = $3,000
Contractual Costs: Community Involvement Plan ($3,000); Quarterly Advisory Board meetings (12x$750); 4 sets of outreach materials (4x$750); 6 meetings (6x$500) = $18,000

Task 3 – Site Assessments:

Contractual Costs: 1 Generic QAPP (1x$3,000); 12 Phase I ESAs (12x$3,500); 6 ACM/LBP Surveys (6x$3,000); 8 SSQAPPs, HASPs, & Phase II ESAs (8x$38,750) = $362,000

Task 4 – Cleanup & Redevelopment Planning:

Contractual Costs: 8 ABCAs (8x$4,000); 8 Redevelopment Plans (8x$5,000); 6 ACM Abatement Plans (6x$3,000) = $90,000

3.c. Measuring Environmental Results

The project team (Danville personnel, contractor, and EPA project managers) will meet monthly by conference call to review project activities, accomplishments, schedule, and budget to ensure project goals are being met and take corrective actions, if necessary. The project’s progress will primarily be measured by the production of deliverables (see above table) and expenditure of funds. In addition, the team will track: # of City Council update meetings; # community meetings and participants; # of presentations delivered to local community groups and organizations; acres assessed; acres ready for reuse; amount of leveraged funding; and jobs created. These metrics will be tracked throughout the project and reported in our Quarterly Reports. Property specific information will be entered into ACRES.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

4.a.i. Organizational Capacity, 4.a.ii. Organizational Structure & 4.a.iii. Key Staff

The primary mission of the City’s Office of Economic Development is to enhance the economic well-being of the community by creating an environment conducive for job creation, wealth creation, and quality of life improvement. In 2019, the City began a brownfields program to address the numerous brownfield sites throughout the City. Led by the City’s Economic Development Director, Ms. Corrie Bobe, the program has led to the announcement of significant redevelopments on two major mill sites, as well as the redevelopment of several smaller sites. After joining the City in 2009, Ms. Bobe has been heavily involved in the redevelopment of the River District properties. As the City’s Project Manager, she will again lead most project activities and provide close supervision of the QEP and consultants leading the technical tasks. Ms. Bobe has over 15 years of experience in project management and economic development. She has a Bachelor’s Degree in Marketing Management from Virginia Tech and is a graduate of the
University of Oklahoma’s Economic Development Institute and the Danville Pittsylvania County Chamber of Commerce’s Leadership Southside XVII program. She will be supported by Mr. Ken Gillie. As Director of Community Development, Mr. Gillie is responsible for many community development projects throughout the City. He led a 2006 Brownfields Cleanup project for the City and will support Ms. Bobe with oversight of project tasks, particularly the site assessment, cleanup, and redevelopment planning tasks. The Director of Finance, Mr. Michael Adkins, and his staff will support the management of grant funds, reporting, and procurement needs. Additional City staff, including administrative and technical staff, are available and will support the project, as needed.

4.a.iv. Acquiring Additional Resources

Within the Finance Department, the Purchasing Division provides centralized purchasing operations to secure high-quality products and services at the best possible cost for all of the departments throughout the City. In accordance with procurement requirements in the Code of Federal Regulations, the Purchasing Department released a request for qualifications in August 2018 to enter into a general engineering contract with a firm for a wide range of brownfield consulting services. After a thorough review of the qualification packages received, the City interviewed four firms and selected one team with a QEP and lengthy brownfields experience. Upon award of the cooperative agreement, the Department will negotiate a task order with the selected firm to support this particular project. The Purchasing Department is prepared to procure additional resources to support the project, as needed.

b. Past Performance and Accomplishments

4.b.i. Currently Has or Previously Received EPA Brownfields Grants

In 2019, the City received an EPA Community-wide Brownfields Assessment Grant for $300,000. The project’s period of performance ends on September 30, 2022, and approximately 87% of the grant funds were expended by October 1, 2021. In 2006, the City received a brownfields cleanup grant for the Klaff Redevelopment site, a former scrapyard at 501 Bridge Street. The site was contaminated with metals and polynuclear aromatic hydrocarbons.

(1) Accomplishments: For the 2019 Assessment Grant, the project team so far has completed 9 Phase I ESAs, 7 ACM & LBP Inspections, and 2 major Phase II ESAs. The Phase II ESAs were comprehensive assessments of the former Dan River Mills White Mill #8 and Schoolfield Site. The City leveraged $100,000 in VBAF funding to supplement the EPA funding for the assessments ($50,000 for each site), which helped clarify the environmental issues on the sites to prepare them for redevelopment. In 2021, Caesar’s Entertainment selected the Schoolfield Site to build a new $500 million premier destination resort, and The Alexander Company announced a $62.5 million development plan for the White Mill.

For the 2006 Cleanup Grant, funds were used to prepare a cleanup plan, remove and dispose of approximately 150 cubic yards of soil, and prepare the site for the construction of an asphalt cap. Portions of the site were redeveloped into a parking lot to serve the River District and the Riverwalk Trail. A total of 5.8 acres were made ready for reuse. The outputs and outcomes are reflected in the ACRES database, and the cleanup was included in the FY10 EPA metrics.

(2) Compliance with Grant Requirements: The City complied with the workplan, schedule, and terms and conditions of the cooperative agreements. The results of the projects were reported in a timely manner and included in ACRES. The City submitted all required technical and administrative reports to date in a timely manner. The 2006 cleanup project was closed with all funds expended, and the 2019 assessment project is on schedule to close by September 30, 2022 with all funds anticipated to be expended.
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DANVILLE, VIRGINIA
THRESHOLD CRITERIA FOR ASSESSMENT GRANTS

1. Applicant Eligibility
   The City of Danville, Virginia, is a general-purpose unit of local government as defined under 2 CFR 200.64.

2. Community Involvement
   Community input and participation were essential components during the creation of the initial River District Revitalization Plan, conceptual plans for the White Mill, Schoolfield site, and the riverfront park. Additionally, citizens, stakeholder groups, and project partners have provided valuable input during the implementation of Danville’s 2019 EPA Brownfields Assessment Grant. The City will continue to build upon the success of those efforts to involve the public and stakeholders in the brownfields project. As assessments and cleanup plans are developed, the City will solicit input on specific cleanup plans and redevelopment options. The Project Team will then work with stakeholders to update the revitalization plans and concepts to account for site constraints, community and market needs, and potential funding strategies. Community partners and stakeholders will also be asked to help identify and prioritize additional sites for assessment and planning efforts. The team will communicate project updates at least quarterly via City Council briefings, social media, the City’s website, the River District Association’s blog, and articles in traditional media. The Project Team will consider community concerns at their monthly meetings and respond to any questions and concerns raised in a timely manner.

3. Named Contractors and Subrecipients
   N/A. The City of Danville did not name a contractor or subrecipient in the narrative portion of this grant application.

4. Expenditure of Grant Funds
   The City of Danville has drawn down and disbursed 75.8% of its 2019 EPA Brownfields Assessment Grant as of October 1, 2021 (see attached financial report).