



**Town of Gordonsville, Virginia
Agenda Item Summary
March 8, 2022**

<u>AGENDA ITEM 3</u> New Business <u>AGENDA TITLE:</u> Consideration of Land and Water Conservation Fund grant application. <u>PRESENTER:</u> Mayor Robert Coiner	<u>DISPOSITION:</u> <input checked="" type="checkbox"/> Action Required <input type="checkbox"/> For Discussion <input type="checkbox"/> Consent Agenda <input type="checkbox"/> Closed Session <input type="checkbox"/> Informational <u>ATTACHMENTS:</u> <input checked="" type="checkbox"/> yes <input type="checkbox"/> no
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BACKGROUND:

The Land and Water Conservation Fund Act of 1965 established a federal reimbursement program for the acquisition and/or development of public outdoor recreation areas. The Land and Water Conservation Fund (LWCF) is administered in Virginia by the Department of Conservation and Recreation (DCR) on behalf of the National Park Service (NPS). The program represents a federal, state and local partnership for the development of public outdoor recreation areas. One key feature of the program is that all LWCF assisted areas must be maintained and opened, in perpetuity, as public outdoor recreation areas—a requirement that ensures their use for future generations.

DCR is accepting LWCF State and Local Assistance Program applications for **acquisition, development, and combination** projects until March 15, 2022. An estimated \$11 million is available in this round. The LWCF is a 50-50 percent matching reimbursement program, and the grant recipient must be able to fund 100 percent of the project while seeking periodic reimbursements during project implementation.

At the direction of Town Council, staff is coordinating the development of a grant application for \$1.25M in funding for the redevelopment of Verling Park, the replacement of Dix Memorial Pool, and the development of adjacent parcels that will connect the park with the GVFC fairgrounds. The Town collaborated with Land Planning and Design Associates, the Rappahannock Rapidan Regional Commission, and the Piedmont Environmental Council to develop the application, which is titled “Gordonsville Parks Network Land and Water Conservation Fund grant application”.

The draft application was forwarded to Council on Friday, March 4, 2022. The document includes all forms required by DCR and the NPS, as well as letters of support received to date.

Submission of the application also requires a resolution of support from the governing body; the resolution was emailed to Council for review and consideration on March 4, 2022.

STAFF RECOMMENDATION:

Staff recommends that Town Council adopt a resolution of support for the Gordonsville Parks Network Land and Water Conservation Fund grant application, and authorize the Town Manager to submit the application to the Department of Conservation and Recreation by the March 15, 2022 deadline.

MOTION FOR CONSIDERATION:

“Motion to adopt resolution #2022-3a in support of the Gordonsville Parks Network Land and Water Conservation Fund grant application, and authorize the Town Manager to submit the application to the Virginia Department of Conservation and Recreation, as presented, by the March 15, 2022 deadline.”



Land and Water Conservation Fund Virginia 2022 DCR Application Form

Please read the **Virginia LWCF 2022 Application Manual** before completing this application.
Guidance on completing this form and other application requirements can be found in **Appendix A:
Application Resources**.

2022 DCR Application Form

Section A – Applicant Information

1. Project Sponsor Name

Town of Gordonsville

2. Contact Person Name & Title

Deborah S. Kendall, Town Manager

3. Project Sponsor Street Address

112 S. Main Street, Gordonsville, VA 22942

4. Mailing Address (if different from street address)

PO Box 276, Gordonsville, VA 22942

5. Telephone Number

540-832-2233

6. Contact Person E-mail Address

dkendall@gordonsville.org

7. Name and E-mail Address of person to receive notification of application status *if different from contact above*

Same as above

8. Applicant Type (type one)

- Municipality (city, town, county),
- Tribe,
- State agency, or
- Regional park authority

Municipality

Section A – Applicant Information

9. US Congressional District Number

7

10. Virginia State Senate District Number

17

11. Virginia House District Number

30

Section B – Project Details

12. Project Title

Gordonsville Park Renovation and Expansion

13. Award Request Amount (up to 50% of total cost but not more than \$2 million)

\$1,250,000

14. Total Project Cost (100%)

\$2,500,000

15. Project Type (type one)

- Acquisition,
- Development, or
- Combination Acquisition and Development

Combination Acquisition and Development

16. Current or future name of the park

Verling Park

17. Latitude and Longitude (entrance to the park)

Lat 38.136 Long -78.185

18. Tax Parcel ID Number

068A2014200030 (Verling Park); 068A2013800020 (304 Market St.); 068A2013800050 (204 Allen St.)

19. Property Street Address (if there is no street or 911 address, then provide driving directions to the park from 600 East Main Street, Richmond, Virginia 23219)

100 Allen Street, 204 Allen Street, and 304 Market Street, Gordonsville, VA 22942

20. Current Property Owner (as outlined in the application checklist, acquisition projects must also include willingness to sell letter or statement from landowner)

Town of Gordonsville (Verling Park); Piedmont Environmental Council (304 Market St. and 204 Allen St.)

Section B – Project Details

21. Indicate the total number of acres that, if awarded, will be placed in perpetuity for public outdoor recreation as required by section 6(f) of the Land and Water Conservation Fund Act

Four (4) acres.

22. Project Scope (Quantitatively indicate in miles, linear feet, square feet, acres, numbers, or other applicable unit/s what the project will accomplish).

Renovate an outdated, non-code compliant, and obsolete community park and community pool on approximately 4 acres. Install new 5,500 square foot pool with 25-meter swim lanes and shallow entry area, install new 1,000 square foot splash pad and 1,500 square foot bath house. Install new pavilion and universally accessible playground area, accommodating ages 2-5 and 5-12, transition area and tactile experiences and nature play. Install multi-use hard-court area and fencing. Install 3 small picnic pavilions with pedestrian path access. Install perimeter access paths and entrance areas at key intersections. Install accessible loop path system throughout park connecting amenities and features. Install perimeter parallel and pull in parking to support park use and access. Grade site and install drainage and stormwater quality infrastructure in improved areas. Improve impaired intermittent stream with native plantings bank stabilization.

Section C – Project Need

23. Indicate how the project will provide needed outdoor recreation opportunities identified in the most recent Virginia Outdoors Plan (VOP) found at <https://www.dcr.virginia.gov/recreational-planning/vop>. Include the page numbers for all VOP references.

The project addresses the Rappahannock-Rapidan Region's high priority needs for parks and trails as determined by the 2017 Virginia Outdoors Demand Survey (second and third ranked needs). Additionally, three of the top five outdoor recreation activities listed for the Region would be addressed by this project: walking for pleasure, visiting parks and swimming in a pool. (pages 13.53-13.54) Substantial expansion of Verling park, and the addition of trails and a new accessible and larger pool will directly address these needs.

24. Is the project listed as a regional feature project in the current VOP? If yes, please list project name as identified in VOP and page number.

The VOP lists the Montpelier Connector Trail as a Featured Project for the Region, and this project would link to that trail as one of the endpoints (page 13.54).

25. Explain if/how the project will expand or link existing outdoor recreation areas or trails.

The project will expand Gordonsville's existing Verling park, linking it to Blue Omohundro Little League ballfield, as well as providing a planned connection to the Montpelier Connector Trail.

26. Is the project located in a priority area for conservation as identified in by ConserveVirginia? Estimate the percentage of the proposed LWCF Boundary Area that falls within ConserveVirginia.

See Appendix A: Application Guidance section of Application Manual for information on accessing ConserveVirginia map online.

No

Section C – Project Need

27a. Indicate the project need based on DCR's Land-based Recreation Access Model or Trust for Public Land's ParkServe priority areas for new parks (only need to indicate higher of the two).

See Appendix A: Application Guidance section of Application Manual for information on accessing both models online.

- Very High
- High
- Moderate
- Low
- Very Low or No Need.

According to DCR's Land-based Recreation Access Model, the need is high in Gordonsville and very high in significant portions of Orange and Louisa Counties.

27b. If very low or no need is identified in the models, explain and provide supporting evidence to show need for land-based recreation.

28a. **If project will provide water-based recreation Indicate the project need based on DCR's Water-based Recreation Access Model.**

See Appendix A: Application Guidance section of Application Manual for information on accessing model online.

- Very High
- High
- Moderate
- Low or Very Low Need

According to DCR's Water-based Recreation Access Model, the need is high in Gordonsville and very high in significant portions of Orange and Louisa Counties. While this project does not provide access to a natural waterbody, it will provide access to a public swimming pool in the park to partially address this need.

28b. If low or very low need is identified in the model, explain and provide supporting evidence to show need for water-based recreation.

[Click or tap here to enter text.](#)

Section C – Project Need

29. Explain how the project will create a new opportunity for a community that does not currently have access to public outdoor recreation opportunities within a 10 minute (1/2 mile) walk or within a 10-mile drive.

If neither condition above is met, but you believe the area is still underserved by public outdoor recreation opportunities, please describe and justify.

There are currently limited opportunities for public outdoor recreation within 10 miles of Gordonsville. Taylor Park and Veterans Park in Orange offer limited amenities and are over 8 miles from Gordonsville.

Barboursville Community Park has no amenities and is over 6 miles away. The volunteer fire company fair grounds and Cooke Park are located within the Town but offer no recreational amenity other than a little league baseball field and sitting area. Dix Memorial Pool, located at Verling Park, is the only public pool in Orange County—the next closest public pool is located 17 miles away in Louisa. Verling Park will be the only actively programmed public park space within 8 miles of downtown and will provide access to outdoor recreation to all citizens living within ½ mile of the park. The ½ mile radius includes over 100 percent of the residents within Town limits, equating to approximately 1,600 people. The improved park facilities and programs would serve approximately 23,121 people within 10 miles of the park including citizens of Albemarle, Orange, and Louisa Counties. Pool patron logs for 2018 reveal that 37% of patrons were from out of town, visiting from communities including Madison, Louisa, Culpeper, Locust Grove, Charlottesville, Ruckersville, Troy, Barboursville, Keswick, Warrenton and Mineral.

Currently Verling Park lacks facilities and amenities that meet current codes for outdoor spaces, playgrounds, and pools. There are extremely limited programs and amenities on the site. However, its central location offers citizens over 2.5 acres of green space and tree canopy in the heart of the town. With improvements, it can meet the outdoor recreation needs of the citizens of Gordonsville and the surrounding area. With potential connections to neighborhood streets leading to the downtown business district and adjacent greenspace and trail connections, the benefit of the improved park will be leveraged.

30. Describe how the project will provide equitable experiences for people with disabilities. Do not simply state “will follow ADA” or “will meet all requirements.” Include information on *how* the project will meet the minimum relevant accessibility standards (ADA and ABA), and more broadly, how accessibility considerations will be incorporated beyond the minimum standards (Section 504). See *Appendix B: Accessibility Resources of Application Manual* for accessibility resources.

The project is being designed to meet Universal Design principles where applicable and will meet and exceed requirements outlined in the United States Access Board. This will be addressed though providing inclusive access to all features, amenities, and programs as well as the removal of barriers in design, such as abrupt grade changes, narrow paths, and doors. Paths will be designed at 5% longitudinal slope or less in most areas of the park and will lead to major park amenities from site arrival points such as parking and drop offs. Accessible parking spaces will be provided as part of the overall parking for the park and specifically within 25 feet of the amenity. The Pool will feature a sloped entrance area and or pool lift to facilitate access. The bathhouse will include accessible stalls and fixtures, and a unisex toilet room for assisted individuals. The playground will be designed to meet Inclusive design principals and will offer a variety of experiences and interactions for people of all ages and abilities. All equipment will be accessible; however, all other features will be designed to allow use, participation, and interaction for everyone at the same time. Signage in the park will also follow universal design principals, integrating simple contrasting fonts, symbols, accessible mounting heights, and brail where appropriate.

Section C – Project Need

31. Will the project benefit a community with documented health disparities such as rates of obesity, diabetes, cancer, and/or heart disease greater than the state-wide average rates? If yes, please explain, cite source data and provide link; see *Appendix A: Application Guidance section of Application Manual for optional data sources*.

Yes. According to VDH's Behavioral Risk Factor Surveillance Survey for 2019, the percentage of individuals with diabetes in the Rappahannock-Rapidan Health District, which includes Orange County, was higher than state average (12.0% versus 10.9%). Hypertension in the Rappahannock-Rapidan Health District is also higher than the state average according to the 2019 BRFSS (36.8% versus 33.6%), as is obesity (32.6% versus 31.9%). (www.vdh.virginia.gov/data/health-behavior/chronic-disease-map-by-district/) Additionally, 2022 County Health Rankings provides the following data for Orange County compared to Virginia: 38% versus 31% for obesity; 26% versus 22% for physical inactivity, and 64% versus 82% for access to exercise opportunities. (www.countyhealthrankings.org/app/virginia/2021/rankings/orange/county/outcomes/overall/snapshot) Finally, the cancer incidence rates for 2014-2018 are higher in Orange County than Virginia (463.2 versus 411.0) according to VDH. (www.vdh.virginia.gov/data/virginia-cancer-dashboards/cancer-incidence-and-mortality-in-virginia/)

32. Describe the degree to which the community where the project is located is socially vulnerable. This can be identified using the VIMS Social Vulnerability Index or other vulnerability index or mapper (source citation and link must be included). See *Appendix A: Application Guidance section of Application Manual for VIMS model link*.

According to VIMS' Index, the social vulnerability in Gordonsville is moderate (0.3 index score), but high in portions of Orange County (1.1 index score).

33. Is the project located in a community where greater than 50% of the population is considered low income? If no, greater than 30%? Cite source data; see *Appendix A: Application Guidance section of Application Manual for recommended data sources*.

According to EJSscreen, the project is located in a community where greater than 30% of the population is low income (35% for Gordonsville, 45% for portions of Orange County).

34. Will the project, when complete, require an entrance or membership fee? If yes, please describe fee structure and opportunities for reduced fee access, if planned.

Verling Park is and will continue to be open to the public with no admission fee. Access to Dix Memorial Pool requires payment of a fee. Discounted fees are currently available for Seniors 60+ and Military (active, reserve, veteran). The Town is considering adding a reduced fee for LMI families that will be based on participation in SNAP or reduced-lunch benefits.

Swim lessons at the pool are offered at a reduced rate for LMI, and those who complete an 8-session swim class get a 12-visit punch pass so they may continue to come to the pool to "practice" what they've learned. The value of the punch passes has been offset by donations from the community.

Section D – Local Need

35. Describe the process that led to the development of this proposal and how the public was involved, including, if applicable:

- Consultation to date with representatives from historically underrepresented groups.
- Progress to date and future plans for public participation in the planning process, including methods of outreach.
- Presentations to the public through a Board of Supervisors, City or Town Council, or other similar public meeting.
- Whether an official public comment period has been held.
- Describe any plans for future consultation and public input.

The development of this grant proposal is the culmination of many years of discussion and community input regarding the redevelopment of Verling Park and Dix Memorial Pool.

Local community members acquired the existing park and built the pool in the 1950's. The aging pool, the only public pool in Orange County, is reaching its end-of-life. The facility is small and cannot meet current ADA requirements. An updated park is sorely needed. Playground equipment is minimal and is nearing the end of its useful life and is showing marked signs of wear and tear despite regular maintenance. Drainage on the property is problematic and the playground is often flooded due to insufficient stormwater management.

The Town has discussed the need to renovate Verling Park and Dix Memorial Pool for more than 20 years. The Town's Comprehensive Plan 2035, informed by community input achieved through a survey and public meetings, calls for the upgrade and enhancement of the Town's only public active/passive recreational facility.

In 2017, the Town's elected officials and community members collaborated with students from the University of Virginia-School of Architecture to develop a vision for the Gordonsville park network through a series of planning charrettes and interviews that resulted in *Gordonsville Visions*, a concept plan for implementing the town's Comprehensive Plan. Inspired by this initiative, the Town acquired two parcels and resurveyed all of Verling Park to have full ownership of the block that encompasses the existing park. A citizens group, Town To Trail (working group of Piedmont Environmental Council) acquired two parcels to connect the existing park with the firemen's fairgrounds. Three public meetings held, as well as an online survey with input from over 100 citizens, informed the development of a concept plan for the park project.

The Town has hired a landscape architectural consulting firm for park network design and the development of construction plans for park redevelopment and expansion. Project design will be informed by additional public outreach through social media, online surveys and in-person community meetings.

36. Indicate how the project addresses needs identified in local and/or regional plans or surveys. If the acquisition or development project is specifically referenced in a local or regional plan, please also indicate. Attach the relevant pages from these documents or provide a link and page number.

The Town's park redevelopment/expansion project is supported by goals and objectives outlined in the Recreation and Open Space section of the [Gordonsville 2035 Comprehensive Plan](#) (pp. 127-134). The project is also supported by the Rappahannock Rapidan Regional Commission [Active Transportation Plan](#) that references the Town's initiatives for improving bike and pedestrian access within and to the town (pp. 34-35).

37. How is the project unique within the Locality? How is it unique within the County?

Verling Park is the only publicly-owned active/passive recreational facility within the town. Dix Memorial Pool, located at Verling Park, is the only public pool in Orange County.

Section D – Local Need

38. List any previously funded LWCF-funded properties within the same jurisdiction of the proposed project and/or sponsored by the same applicant. Indicate the approximate year of LWCF funding.

None.

Section E – Project Readiness

39. Describe the level of site and environmental analysis that has already been conducted for the proposed project. Is the NEPA/NHPA review complete? Has the process been started? Include the agencies contacted and the status of each correspondence. Attach copies of correspondence to date.

Phase I Environmental Site Assessments have been completed for Verling Park and the two parcels adjacent to the park that will be developed as a recreation/open space connector to the firemen's fairgrounds. The NEPA/NHPA review process has been initiated; DEQ, DHR and DCR have been contacted.

40. *For projects that include development* Please describe the status and level of completeness of any construction drawings for the project. Indicate if any feasibility or preliminary plans have been created.

A preliminary schematic plan has been prepared for the project; a consultant has been hired by the Town for project design and construction documents.

41. *For projects that include acquisition* Indicate whether an appraisal has been conducted of the subject property(ies). Was a UASFLA appraisal completed? Has it been reviewed by a secondary certified appraiser? Indicate the date of appraisal.

An appraisal of the two properties to be acquired by the Town was conducted on March 7, 2022, and the Town will obtain a Review Appraisal as per UASFLA requirements.

42. *For projects that include acquisition* Describe any purchase agreements with the property owner or letter of commitment from the property owner in place at the time of application. Please include as an attachment.

The Town of Gordonsville has a memorandum of understanding with the Piedmont Environmental Council for the donation of land and development of a comprehensive park to be redesigned and developed upon the donated land and parcels already owned by the Town.

Section F – Budget and Grant Match

The following two questions should be answered by completing form *LWCF-02-Project Budget.docx*. Do not enter answers in this document.

43. Provide a detailed, itemized budget estimate and budget narrative for the Land and Water Conservation Fund (LWCF) proposal.

44. Identify all funding sources, funding amounts, and funding gaps, if present, for the project.

Section G – Facility Management, Operations, and Maintenance

45. Describe the current and planned management, operations, and maintenance of the park and its facilities. Be sure to address:

- What maintenance will occur and how often will it occur, and who is responsible?
- Are there formal or informal long-term operations and maintenance plans existing or in development?
- Outline the support staffing that will be dedicated to maintenance and operation of the park. Indicate the number of support staffing that will be provided to operate and maintain the park. Indicate whether staff for maintaining a new park is already available or if additional staffing will need to be hired.
- How will the entity fund routine and preventive maintenance and any new staffing required?
- How expected and potential safety hazards will be mitigated.

Maintenance of Verling Park and Dix Memorial Pool is the responsibility of the Town and is handled by the Town's Public Works Department. Approximately five members of the Town Crew are available to maintain the park. Additional staffing may be needed when the park area is expanded to include the parcels that connect to the firemen's fairgrounds.

Park maintenance occurs weekly during the spring, summer and fall and less often during the winter. Funding for the department comes from the Town's general fund.

Section H – Certification

On behalf of the [Town of Gordonsville](#),

I hereby certify the information contained in this form and other application documents is true and correct. I understand this application will be rated on the basis of the information submitted and the submission of incorrect data or an incomplete application can result in this application being withdrawn from consideration for funding.

I hereby certify the applicant will comply with all applicable local, state, and federal laws and regulations.

I hereby certify the availability of funding and commitment of funding for the total project costs as represented in this application.

I hereby certify that the applicant understands that the LWCF program reimburses at 50% and that documentation verifying expenditures must be submitted to DCR in order to receive payment, whether partial or in full.

I hereby certify that, if authorized by NPS, the property will be placed under Section 6(f) protection of the Land & Water Conservation Act and that wording to such effect placed in the deed of the property. Further, I certify that necessary coordination with interested parties was involved during the development of the LWCF Boundary Area.

If it is determined that we, the applicant, cannot move forward with the project as described, we will contact DCR LWCF Grant Staff in writing with justification and official notification of withdrawal.

Signed on: [Click or tap here to enter text.](#)

Signature: [Click or tap here to enter text.](#)

By Name: [Deborah S. Kendall](#)

Title: [Town Manager](#)

This application form, along with other application materials, must be submitted via email to recreationgrants@dcr.virginia.gov by 4:00 pm on March 15th, 2022.

If your document file or email size is larger than 25MB please contact Recreation Grants staff at 804-786-1119 for instructions on how to submit.



Land and Water Conservation Fund Virginia 2022 Project Budget Form

Please read the **Virginia LWCF 2022 Application Manual** before completing this form.

- I . **Provide a detailed, itemized budget estimate for the Land and Water Conservation Fund proposal using the table provided on the following pages** (example also provided).

- II . **Provide a budget narrative by answering the following questions:**

1. How was the cost estimate developed/ budget derived?
Estimates were developed by our consultant team which includes, Landscape Architects, Civil Engineers and Architects who have recent experience designing and building all the program elements in this plan.
2. What assurances are there that the costs listed are reasonable?
Costs have been derived from current and past bid results for similar work. Escalation factors have been added to account for contingencies and inflation factors.
3. Describe any project elements or costs that will improve site resiliency and facility longevity, if any.
The grading, infrastructure related to stormwater, stream bank stabilization and site stabilization will ensure overall site resiliency and permanency of open space and landscape elements. The proposed finishes and materials for built elements such as the pool, bathhouse and other constructed elements will ensure maximized life cycle spans.
4. Are any eligible pre-award costs being included as part of the grant request?
 - a. ☒ No
 - b. ☐ Yes – Indicate the date from when those costs started being incurred, the funding category/categories, the total amount of pre-award costs anticipated to be incurred before the grant start date, and whether they are included for match purposes or for reimbursement. (Note: these should also be presented in the budget narrative.)
[Click or tap here to enter text.](#)

- III . **Identify all funding sources, funding amounts, and funding gaps, if present, for the project.**

Be sure to demonstrate the applicant has the financial capability of moving the project forward while seeking periodic reimbursement.

Pledges and donations will be noted here.

Budget Estimate - Example					
Administrative costs (Incidental land costs are not eligible for land acquisitions)					
Element	Unit	Cost per unit	Federal share	Match share	Total
Design & Engineering	General	N/A	\$134,000	\$134,000	\$268,000
Land acquisition					
Parcel #/PIN	Acres	Cost per acre	Federal share	Match share	Total
68A2013800050	0.94	N/A	\$0	\$20,000	\$20,000
68A2013800020	0.85	N/A	\$0	\$20,000	\$20,000
Site preparation					
Element	Unit	Cost per unit	Federal share	Match share	Total
Grading	3,500 cubic yards	\$40	\$70,000	\$70,000	\$140,000
Mobilization and stakeout	2 acres	\$214,000	\$107,000	\$107,000	\$214,000
Utilities	1	\$153,000	\$76,500	\$76,500	\$153,000
Demolition					
Element	Unit	Cost per unit	Federal share	Match share	Total
Pool removal	Bulk	\$10,000	\$5,000	\$5,000	\$10,000
Playground removal	Bulk	\$1,500	\$750	\$750	\$1,500
Shelter removal	Bulk	\$5,000	\$2,500	\$2,500	\$5,000
Tennis court removal	Bulk	\$3,000	\$1,500	\$1,500	\$3,000
Renovation/replacement					
Element	Unit	Cost per unit	Federal share	Match share	Total
Asphalt loop path	2000 linear feet	\$48	\$48,000	\$48,000	\$96,000
Pool, deck, building, fence	1	\$1,450,800	\$725,400	\$725,400	\$1,450,800
Turf seeding	2000 square feet	\$.25	\$2,500	\$2,500	\$5,000
Pave parking Lot, curb	5000 square feet	\$17	\$42,500	\$42,500	\$85,000
Miscellaneous					
Element	Unit	Cost per unit	Federal share	Match share	Total
Testing/	1	\$15,000	\$7,500	\$7,500	\$15,000

inspections					
Erosion and sediment control	General	N/A	\$10,000	\$10,000	\$20,000
Totals			Federal share total	Match share total	Grand total
			\$1,188,150	\$1,188,150	\$2,376,300



Land and Water Conservation Fund Virginia 2022 Application and Revision (A&R) Form*

Please read the **Virginia LWCF 2022 Application Manual** before completing this form and other application documents.

*This is a revised version of an NPS form that has been modified to remove any questions not pertinent to new project applications. This must be answered in totality as part of the Virginia 2022 LWCF Grant Round application.

INSTRUCTIONS:

All applicants fill out Brief Description of Proposal (on this page), Section 1.0, 2.0, and 3.0.

Plus:

- ☐ Acquisition projects fill out section 2.1.
- ☐ Development/Renovation projects fill out section 2.2.
- ☐ Combination Acquisition & Development/Renovation fill out **both** sections 2.1 and 2.2.

Brief Description of Proposal (maximum 300 words):

The Gordonsville Park Network project will redevelop and expand the existing Verling Park, replace Dix Memorial Pool, and develop two adjacent properties for open space/recreational use/trails to connect Verling Park to the volunteer fire company fairgrounds and little league ballfield. Specifically, the project will renovate an outdated, non-code compliant, and obsolete community park and community pool on approximately 4 acres through the following:

- install new 5,500 square foot pool with 25-meter swim lanes and shallow entry area
- install new 1,000 square foot splash pad and 1,500 square foot bath house
- install new pavilion and universally accessible playground area, accommodating ages 2-5 and 5-12, transition area and tactile experiences and nature play
- install multi-use hard-court area and fencing. Install 3 small picnic pavilions with pedestrian path access
- install perimeter access paths and entrance areas at key intersections
- install accessible loop path system throughout park connecting amenities and features
- install perimeter parallel and pull in parking to support park use and access. Grade site and install drainage and stormwater quality infrastructure in improved areas
- improve impaired intermittent stream with native plantings bank stabilization

SECTION 1.0 NEW PROJECT GRANT APPLICATION (ALL APPLICANTS)

A. Risk assessment

1. Describe how you can ensure the project will be completed as scoped and within the proposed time frame? *For example, dedicated staff and experience with similar project types.*

The Town has hired a landscape architecture consulting firm that will coordinate project design, construction plan development, and construction administration. The Town Manager has experience with federal project construction management and anticipates that a project inspector/clerk of the works will be hired to oversee the project and ensure its timely completion.

2. What is the applicant's recent experience completing similar projects with federal grant funding (LWCF or other), if any?

The Town of Gordonsville received TEA-21 Enhancement Grant funding for the construction of its downtown Main Street streetscape improvements project that began in winter 2015 and was completed in summer 2017. Additionally, the Town received TEA-21 Enhancement Grant funding for the exterior stabilization and renovation of a historic freight depot located in the town.

SECTION 2.0 SITE BASED PROJECT GRANTS (ALL APPLICANTS)

A. Public benefit

1. Describe both short- and long-term outdoor recreation benefits that will be achieved as a result of this project.

In the short-term, park patrons will enjoy new and expanded play equipment, a regulation-size pool that will be ADA compliant, and a trail network that will connect Verling Park to the fire company fairgrounds and the town's little league ballfield. Long-term recreational benefits include expanded swim programs and swim meets and access to a broader trail network that will connect the town to Montpelier.

2. Explain how this project fits as part of any other projects planned for this same site in the next three years. Are there any additional developments or proposals for this recreation area outside of the application scope?

There are no additional developments or proposals for this recreation area outside the scope of this application.

SECTION 2.1 (ACQUISITION AND COMBINATION PROJECTS ONLY – DEVELOPMENT PROJECTS SKIP TO SECTION 2.2)

A. Need

1. Why is this acquisition (whether attained via purchase or donation) needed?

The two parcels to be acquired through donation will enable the development of a trail connection between Verling Park and the fire company fairgrounds and the town's little league ballfield—safely connecting these resources. Currently, anyone wishing to walk between these locations must walk on narrow neighborhood streets where there are no sidewalks.

2. Describe the existing resources and features of the site that make it desirable for public outdoor recreation.

As the former location of residential structures, the two parcels are mostly open with a scattered mature tree canopy. Both tracts are adjacent to the existing Town park and provide connectivity for recreation and wildlife. The topography is relatively level, conducive to the development of a meandering trail across both properties and the location of an active or passive recreational feature(s). Both parcels have road frontage that will provide for easy connection between the park and the fairgrounds.

3. Explain how you envision this acquisition contributing to outdoor recreation in the long term.

The acquisition of these parcels will enable the connection of Verling Park to the fire company fairgrounds, little league ballfield, and ultimately, a larger trail network that will connect the town to Montpelier. Additionally, these parcels are large enough to also accommodate the location of expanded active recreational features, including, but not limited to, a tennis court, play equipment and cardio exercise stations.

B. Acquisition schedule & appraisal/waiver valuation certification

Reproduce table as needed for multiple parcels

Parcel Name: 204 Allen Street parcel (Tax Map #068A2013800050)
Parcel Size: 1.035 acres
Parcel Value: \$100,000
Anticipated Acquisition Date: Transfer to Town expected by fall 2022.
Date of appraisal, if already completed: March 7, 2022 Please include appraisal summary sheet with the application to DCR.
<input type="checkbox"/> A State-certified Review Appraiser has reviewed the appraisal and has determined that it was prepared in conformity with the Uniform Appraisal Standards for Federal Land Acquisitions.
OR
<input checked="" type="checkbox"/> The applicant will obtain a Review Appraisal as per UASFLA requirements.

Parcel Name: 304 Market Street parcel (Tax Map #068A2013800020)
Parcel Size: 0.856 acres
Parcel Value: \$100,000
Anticipated Acquisition Date: Transfer to Town expected by fall 2022.
<p>Date of appraisal, if already completed: March 7, 2022</p> <p>Please include appraisal summary sheet with the application to DCR.</p> <p><input type="checkbox"/> A State-certified Review Appraiser has reviewed the appraisal and has determined that it was prepared in conformity with the Uniform Appraisal Standards for Federal Land Acquisitions.</p> <p style="text-align: center;">OR</p> <p><input checked="" type="checkbox"/> The applicant will obtain a Review Appraisal as per UASFLA requirements.</p>

C. Property information

1. From whom is this property being purchased?

The Piedmont Environmental Council intends to donate the property and transfer ownership to the Town.

2. Are any buildings or structures being purchased along with the property?

a. ☒ No

b. ☐ Yes – Describe what is planned for those structures and whether the grant funded project includes the value of those structures.

Click to enter text.

3. How will the site be made open and accessible for public outdoor recreation use (signage, entries, parking, site improvements, allowable activities, etc.)?

The new parcels will be incorporated into the Town's existing public park and will become open for public use and be appropriately signed for recreational use. The tracts are large enough to accommodate the location of both active and passive recreational features, including, but not limited to, a tennis court, play equipment, trails, exercise stations, benches, etc. Off-street parking will also be made available to encourage use of the property. All facilities will be ADA compliant.

4. When will access to the site for public outdoor recreation become available?

The properties are expected to be donated to the town upon completion of park design (fall 2022) and will be available for recreational use once site development is complete (summer 2024).

5. Describe development planned for the site(s) for the three (3) years following acquisition. As this will impact NHPA and NEPA compliance, focus on what you reasonably expect to accomplish.

Preliminary schematic designs for the property include trail development and the location of a tennis court.

6. If development will be delayed by more than three years from grant close, explain why this acquisition is still a priority for grant funding at this time and what ability the public will have to use the site in the interim.

Property development is expected to be completed within three years of grant close.

7. Is this acquisition an addition to an existing park or other recreation area?

- a. ☐ No
b. ☒ Yes – How will it support and enhance that existing park?

The acquisition of these parcels will enable the expansion of existing park facilities through the connection of Verling Park to the fire company fairgrounds, little league ballfield, and ultimately, a larger trail network that will connect the town to James Madison's Montpelier. The expansion will also provide space for additional amenities.

D. Acquisition approach

1. Is this property being acquired under threat of condemnation?

- a. ☒ No
b. ☐ Yes – Explain:
Click to enter text.

2. Was the property listed for public sale?

- a. ☐ No
b. ☒ Yes – Explain how the property owner was made aware of the grant sponsor interest in the property.

The Piedmont Environmental Council worked through a local realtor, who relayed to the landowners how there was interest in using the properties for park space. Both properties were listed for sale.

3. Does this project involve donated property?

- a. ☐ No
b. ☒ Yes – Include evidence that the seller was offered the fair market value of the property as just compensation and willingly chose to donate the property instead. (If the donation is subject to a waiver of retroactivity the evidence must pre-date the donation.)

The Piedmont Environmental Council paid fair market value to the landowners, based on appraisals completed before purchase, with the intent of transferring the properties to the Town.

SECTION 2.2 (DEVELOPMENT AND COMBINATION GRANTS ONLY – ACQUISITION PROJECTS SKIP TO SECTION 3.0)

A. Grant elements

1. What new facilities will be constructed as part of this project?

A trail will be developed throughout the existing park and adjoining properties; off-street parking will be provided at Verling Park and at the parcels that will connect the park to the fire company fairgrounds.

2. What existing facilities will be renovated or replaced (specify which) as part of this project?

The play equipment and the existing picnic pavilion will be updated and expanded; the pool and accompanying concession stand/bathhouse will be replaced; the existing tennis court will be relocated.

3. What general site improvements (e.g. demolition, site preparation, landscaping, habitat improvements, etc.) will be completed as part of this project?

Site preparation will occur to ensure adequate stormwater management on-site; the intermittent stream that currently crosses Verling Park will be enhanced and protected through landscaping.

4. What is the anticipated life span of the facilities that will be funded as part of this project?

50 years.

5. Does the project scope include facilities that also eligible for Dingell-Johnson or Wallop-Breaux Act funding (i.e., boat/fish access)?

- a. ☒ No
- b. ☐ Yes – Please contact DWR and DCR for verification.

B. Design elements

1. What design elements are included that contribute to preserving environmental resources as part of ensuring a quality outdoor recreation experience for present and future generations?

Click to enter text.

SECTION 3.0 SITE INFORMATION (ALL APPLICANTS)

A. Basic information

1. Will this proposal create a new public park/recreation area where none previously existed?
 - a. ☐ No
 - b. ☒ Yes – Explain:

This project includes the acquisition and open space/recreational development of two parcels that are previous homesites within the town. The tracts are large enough to accommodate the location of both active and passive recreational features, including, but not limited to, a tennis court, play equipment, trails, exercise stations, benches, etc.
2. If this is an existing LWCF site, has the park name changed since the last grant?
 - a. ☒ No
 - b. ☐ Yes – Explain:

Click to enter text.
3. Is this project located in a floodplain?
 - a. ☐ No
 - b. ☒ Yes – Explain and confirm that you will meet applicable federal insurance requirements.

The Town has adopted a Floodplain Management Ordinance that requires any construction or land disturbance within an identified flood zone to be in compliance with federal floodplain insurance requirements.
4. Is your site contiguous with or connected to any federally owned recreation area?
 - a. ☒ No
 - b. ☐ Yes – Explain:

Click to enter text.
5. Is your site part of a larger management area, such as a greenway or regional recreation area?
 - a. ☒ No
 - b. ☐ Yes – Explain:

Click to enter text.
6. Describe the existing site conditions.

Verling Park and the two adjoining parcels to be acquired for park expansion are located in the center of town in a residential area, and are mostly open with a scattered mature tree canopy. The topography is gently rolling in some areas and relatively level in others.

7. Explain why the site is suitable for the type of outdoor recreation proposal being submitted.

The property condition is conducive to the development of a meandering trail and the location of active or passive recreational feature(s); the three properties involved in the project are adjacent to each other, easily allowing for connectivity. Additionally, there are no sensitive environmental or historical resources on the properties, and the mature tree canopy may be preserved as the properties are developed.

8. Does the site include any elements that visually detract from the outdoor recreation experience or that represent a potential public safety hazard?

- a. ☒ No
- b. ☐ Yes – Explain and describe whether this project will help to address those concerns.
Click to enter text.

9. What is/will be the applicant's type of ownership and control of the property?

- a. ☒ Fee simple ownership.
- b. ☐ Less than fee simple. Explain what rights the applicant has and what agency holds the underlying fee simple ownership.

Click to enter text.

- c. ☐ Lease. Include a copy of the lease with the application.

B. Stewardship considerations

1. Is this a multi-use site (i.e. school, reservoir, state forest, etc.)?

- a. ☒ No
- b. ☐ Yes – Explain:
 - i. How often will the public have recreation access to the site?
 - ii. What kinds of restrictions to public outdoor recreation will occur?

Click to enter text.

2. Describe the nature of any rights-of-way, easements, reversionary interests, etc. within the proposed LWCF boundary area:

None.

3. Are there any pre-existing or planned indoor facilities on site that would not themselves be eligible for LWCF grant funding?

- a. ☒ No
- b. ☐ Yes – Describe and explain how/if the structure(s) support public outdoor recreation.
Click to enter text.

4. Is the proposed LWCF boundary the same as the boundary of the park/recreation area as it exists in its totality?

- a. ☒ Yes
- b. ☐ No – Explain any area proposed for exclusion and why, and ensure it is clearly depicted on the proposed LWCF boundary map
Click to enter text.

5. Are there any pre-existing or planned resource management practices (i.e. timber management, grazing, etc.)?

- a. ☒ No
- b. ☐ Yes – Describe the nature of the practice, the anticipated duration, and how the practice supports outdoor recreation.
Click to enter text.

6. Are there any pre-existing or planned uses on site that are incompatible with LWCF requirements that should be excluded from the LWCF boundary?

- a. ☒ No

- b. ☐ Yes – Describe the nature of the use and ensure it is clearly depicted on the proposed LWCF boundary map. Clarify whether the future intent is for the area to become subject to LWCF once the use is terminated, or if the intent is for the use to continue within the park in perpetuity. Click to enter text.

DRAFT

C. Environmental Resources Survey

NPS requires all NEPA environmental review and NHPA Section 106 review and documentation to be complete at the time of project submission to NPS. DCR's target date for NPS submission for projects selected in this grant round is the June-July 2022 submission window. The tables on the following pages will be submitted with the complete project package to NPS at that time.

For the purposes of the application, please describe any and all NEPA and Section 106 agency review correspondence that has been completed to date in question 39 of the **2022 DCR Application Form**. The agency correspondence does not need to be complete to submit an application to DCR.

Then, please fill out the tables below based on agency correspondence to date. Check the question mark (?) box for information not yet verified.

Selected project applicants will be required to complete the NEPA review and Section 106 review and finalize these tables in Spring 2022.

--

The tables below serves as a record of the environmental resources present at the site, whether the proposed action is likely to have a significantly negative impact those resources, and whether further information is needed to determine the potential impact. Review the listed resources and identify any resources that may be significantly impacted by the action.

The Environmental Resources Survey should be completed with professional input from resource experts and in consultation with relevant local, state, tribal, and federal governments, as appropriate.

Table 1 – For each resource indicate if positive impacts or negative impacts are anticipated to result from the action or if further information is needed to determine the potential impact.

- + indicates positive impacts are anticipated to result from the action
- indicates negative impacts are anticipated to result from the action
- ? indicates further information is needed to determine the potential impact

Site Name:

	How will the project affect the following resources?	+	-	?
1	Air quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Circulation and transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Climate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Contamination or hazardous materials even if remediated	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Endangered species: (listed or proposed threatened or endangered) including associated habitat	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Environmental justice: minority and low-income populations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Geological resources: soils, bedrock, slopes, streambeds, landforms, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Historic or cultural resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Invasive species	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Land use plans or policies from other agencies including tribes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Lightscapes, especially night sky	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Migratory birds	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Recreation resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	How will the project affect the following resources?	+	-	?
14	Socioeconomics: changes to tax base or competition with private sector	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Sound (noise impacts)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16	Unique ecosystems, such as biosphere reserves, World Heritage sites, old growth forests, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17	Water quality and/or quantity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18	Water: coastal barrier resources or coastal zones	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19	Water: marine and/or estuarine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20	Water: stream flow characteristics	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21	Water: wetlands and floodplains	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22	Other important resources Explain:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Table 2 – This is a list of mandatory impact criteria that preclude the use of a categorical exclusion. If you answer “yes” or “?” for any of the mandatory criteria, you must develop an EA or EIS regardless of your answers in table 1.

Site Name:

	Will your proposal:	Y	N	?
1	Have significant negative impacts on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Have significant negative impacts on unique natural resource or geographic characteristics such as historic or cultural resources; park, recreation, or refuge lands; wilderness areas; wild or scenic rivers; national natural landmarks; sole or principal drinking water aquifers; prime farmlands; wetlands; floodplains; national monuments; migratory birds; and other ecologically significant or critical areas?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Have highly controversial environmental effects or involve unresolved conflicts concerning alternative uses of available resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Have highly uncertain and potentially significant environmental effects or involve unique or unknown environmental risks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Establish a precedent for future action or represent a decision in principle about future actions with potentially significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Have a direct relationship to other actions with individually insignificant but cumulatively significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Have significant adverse effects on properties listed or eligible for listing in the National Register of Historic Places as determined by NPS?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Have significant negative impacts to species listed, or proposed to be listed, on the List of Endangered or Threatened Species or have significant impacts on designated critical habitat for these species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Violate a federal law, or a state, local, or tribal law or requirement imposed for the protection of the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Have a disproportionately high and adverse effect on low income or minority populations (EO 12898)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Will your proposal:	Y	N	?
11	Limit access to and ceremonial use of Indian sacred sites on federal lands by Indian religious practitioners or significantly adversely affect the physical integrity of such sacred sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Contribute to the introduction, continued existence, or spread of noxious weeds or nonnative invasive species known to occur in the area or actions that may promote the introduction, growth, or expansion of the range of such species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

1. Have there been any previous NEPA/SEPA documents that are relevant to this project or this specific site?
 - a. ☐ No
 - b. ☒ Yes – Attach and summarize findings and include page number references below

Please see the following attached EDR reports, Phase 1 ESA's, and letters to state agencies.

Hydro Geo Environmental - Phase 1 ESA August 12, 2019, pages 1-2

Summary: Phase 1 ESA conducted in general accordance with ASTM E1527-13 and EPA Standards and Practices for All Appropriate Inquiry (40 CFR §312.10). The Phase 1 ESA did not reveal any RECs in connection with the subject property (#068A2013800050) or with in the appropriate ASTM standard search radii.

ECS - Phase 1 ESA, September 19, 2019, pages

Summary: Phase 1 ESA conducted in general accordance with ASTM E1527-13 and EPA Standards and Practices for All Appropriate Inquiry (40 CFR §312.10). The Phase 1 ESA did not reveal any RECs in connection with the subject property (#068A2004700010) or with in the appropriate ASTM standard search radii

EDR - NEPA check, February 19, 2010, page 2

Summary: The report does not identify any Us Federal Lands, Virginia Endangered Species, Virginia Historic Sites, Indian Reservations, FCC & FAA sites within or adjacent to the subject property. The report identifies County Endangered Species within 1 mile, and National Register of Historic Places within 1/8 mile of the subject property. The report identifies a flood plain on the subject property.

DCR - Natural Heritage Review, February 21, 2022, page 1

Summary: The Department of Conservation and Recreation's Division of Natural Heritage (DCR) searched its Biotics Data System for occurrences of natural heritage resources. Due to the scope of the activity and the distance to resources, they did not anticipate adverse impacts to natural heritage resources. Their files did not indicate the presence of any State Natural Area Preserves under DCR's jurisdiction in the project vicinity.

DCR - Natural Heritage Review, February 21, 2022, page 4

Summary: The project mapped as part of this report has been searched against the Department of Conservation and Recreation's Biotics Data System for occurrences of natural heritage resources in the vicinity of the area indicated for this project. Natural heritage resources are defined as the habitat of rare, threatened, or endangered plant and animal species, unique or exemplary natural communities, and significant geologic formations. According to the information currently in

Biotics, natural heritage resources have not been documented within the submitted project boundary including a 100-foot buffer. In addition, the project area does not intersect any of the predictive models identifying potential habitat for natural heritage resources. The activity was determined not to affect any documented state-listed plants or insects. Updated correspondence has been submitted to DCR and we are within in the 30-day review period.

VDWR – Wildlife Resources Data Base, February 21, 2022

Summary: The search identified several species with in a 3-mile radius of the site. None of these species have been observed on the site.

DHR - VCRIS Data Base Search and correspondence, March, 2011

Summary: The parcel lies adjacent to a historic district with several visible structures. No other historic resources were identified in the VCRIS data search, NEPA reporting or correspondence. A finding of no adverse effect was documented.

DHR - VCRIS Data Base Search, February 21, 2022

Summary: The parcel lies adjacent to a historic district with several visible structures. See attached APE map. The APE includes view sheds to and from these structures and properties. No other historic resources were identified in the VCRIS data search, NEPA reporting or previous correspondence. Updated correspondence has been submitted to DHR and we are within in the 30-day review period.

2. Explain any negative or unknown impacts identified in Table 1 of the Environmental Resources Survey, or any boxes marked “yes” in Table 2 (mandatory criteria).

None identified.

3. How was the information identified in the tables derived and what sources of data were used to justify the impact selection?

EDR NEPA Check reporting was obtained in 2010 and 2022 for the subject property area. There were no resources identified in the project area, which are associated with the project site. In 2010 and 2022 an online DCR Natural Heritage Review was completed.

4. Who contributed to filling out the Environmental Resources Survey (include name, title, agency) and what qualifications do they have that provide the necessary resource expertise to determine impact significance?

Kathryn R. Webb, Environmental Scientist, ECS

Meets the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312. Has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. Have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Ernest W. Beasley IV, MS, CPG, Hydro Geo Environmental

Meets the definition of Environmental Professional as defined in § 312.10 of 40 CFR 312. Has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. Have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

William R. Mechnick, ASLA, Land Planning and Design Associates

Has managed the execution of multiple NEPA compliance documentation efforts including efforts related to section 106 for federally funded projects. Work has included oversight of NEPA documentation, Phase 1 ESAs, Wetland and stream delineations, archeological surveys, flood impact studies, wetland and stream impact permitting, agency coordination.

EDR

EDR delivers the most comprehensive, trusted property data, maps and reports available across billions of records, over 1,800 databases and the nation's largest collection of **Sanborn, Topographic and Tax Parcel** maps, **City Directories, Aerial Photographs** and historical property use research. Due Diligence professionals rely on EDR to help them uncover potential environmental issues, track changing landscape and property uses over time, and determine specific boundaries of a site.

DCR

The Department of Conservation and Recreation maintains a Biotics Data System for occurrences of natural heritage resources. Natural heritage resources are defined as the habitat of rare, threatened, or endangered plant and animal species, unique or exemplary natural communities, and significant geologic formations.

VDWR/VDGIF

The Department of Wildlife Resources (DWR) is responsible for the management of inland fisheries, wildlife, and recreational boating for the Commonwealth of Virginia.

5. List all required federal, state, and local permits/approvals needed for the proposal and explain their purpose and status.

Required:

1. State approved environmental document (EQ-121, EQ-555)
2. DEQ stormwater permit
3. Orange County E&S permit
4. Town of Gordonsville site plan approval
5. VDOT entrance permit

Potential:

1. ACOE nation-wide permit

D. Cultural and historic resources review

Have there been any previous cultural and/or historic resource surveys completed that included this site within the area of potential effect that was assessed?


☐ No – Describe any construction planned as a result of this project that will extend beyond the pre-existing disturbance area (including surface area and depth).

☒ Yes – Attach survey and summarize findings and include page number references below.

No phase 1 Archeological surveys have been completed. However, please see results of the VCRIS data base search and DHR correspondence. Planned construction includes demolition and replacement of a pool, pool deck and bath house with excavations in existing disturbed areas up to 7' in depth. All other work will involve minor surface grading for placement of walkways and slab foundations of shelters with excavations within 2' of depth. Grading and excavation will also be required for stormwater facilities and utilities. All grading and drainage work are taking place in previously disturbed areas of the site.

Gordonsville



-  Firemans Fairgrounds
-  Acquired Parcels
-  Verling Park
-  Historic District
-  Gordonsville
-  Intermittent River/Stream
-  Perennial River/Stream

0 500 1,000 Feet



231

33

15

15

Gordonsville
Historic
District

Fireman's
Fairgrounds

Acquired
Parcels

Verling Park

CLEVELAND ST

W GORDON AVE

W BAKER ST

CHURCH ST

PENDLETON ST

W KING ST

S HIGH ST

MARTINSVILLE AVE

GROVE AVE

MCCOY LN

N FAULCONER ST

N MAIN ST

GENTRY DR

PARTLOW DR

CADMUS DR

E KING ST

MARKET ST

COMMERCE ST

GROVE AVE

STONEWALL AVE

S FAULCONER ST

S MAIN ST

E BAKER ST

ALLEN ST

E CENTRAL ST

MILL ST

COBB ST

CHARLES ST

UNION AVE

MT CARMEL ST

DEPOT ST

CHARLES ST

BOCK ST

EAST ST

LUCKETT'S AVE

CEDAR DR

PINE CT

KNIGHTING RD

ASHLAWN DR

COX MILL RD

PARK ST

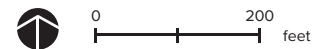
CHARLES ST

LEE ST

LEGEND

- 1 - Volunteer Fire Co. & Fairgrounds
- 2 - Tennis Courts & Picnic area
- 3 - Picnic Area & Parking
- 4 - Verling Park & Swimming Pool

— Park Project



Pictures with Captions:



Overview of Park: Centrally located adjacent to the downtown and Gordonsville Historic District within walking distance of all residents. Newly acquired parcels connect the park to Fireman's Fairground for community events.



End-of-life Pool: Built in the 1950's will be replaced with an expand regulation-size pool for competitive swimming. Closed since the start of the pandemic since pool and bathhouse do not meet red cross and health standards.



Flood-prone Playground: Constructed beginning in the 1960's with minimal equipment that doesn't meet current safety standards. Town has replaced swings, which continue to be a hit with children.



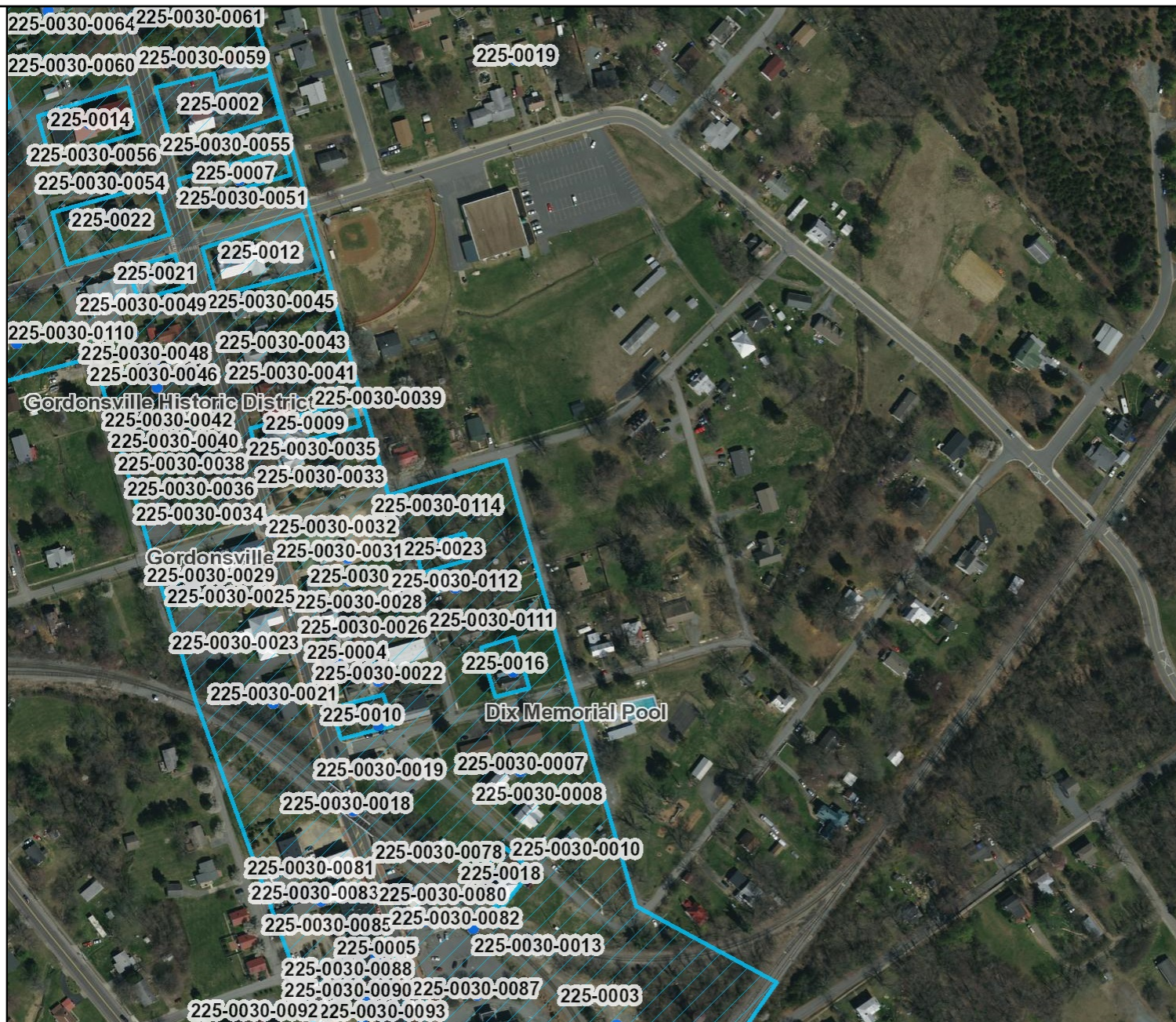
End-of-life Park Shelter: Used for small gatherings. Served as a remote workspace for town residents those in surrounding areas seeking internet connections in safe spaces during the COVID era.



Outdoor Art Installation: Making the most during the pandemic, a local youth art group convened an outdoor art camp and created, painted and mounted butterflies on an old asphalt tennis court.

**Legend**

- Architecture Labels
- Architecture Points
- ▣ Historic Districts
- USGS GIS Place names
- ▭ County Boundaries



Feet

0 100 200 300 400

1:4,514 / 1"=376 Feet

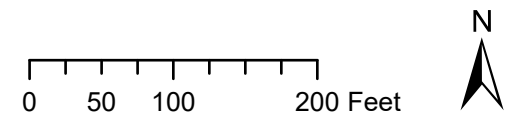
Title: Gordonsville**Date: 2/18/2022**

DISCLAIMER: Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.

Gordonsville Park Network Flood Zone

-  Park
-  Flood Zone
-  Roads
-  Sidewalks
-  1 Tennis Courts & Picnic Area
-  2 Picnic Area & Parking
-  3 Verling Park & Swimming Pool



Created by RRRC for general planning purposes only. Data is from various sources and may vary in accuracy and completeness.



Department of Conservation & Recreation

CONSERVING VIRGINIA'S NATURAL & RECREATIONAL RESOURCES

PROJECT INFORMATION

TITLE: Gordonsville Park

DESCRIPTION: New park in Gordonsville

EXISTING SITE CONDITIONS: Town park

QUADRANGLES: Gordonsville

COUNTIES: Orange

Latitude/Longitude (DMS): 38° 8' 12.3858" N / 78° 11' 5.9003" W

Acreage: 4 acres

Comments:

REQUESTOR INFORMATION

Priority: N

Tier Level: Tier III

Tax ID:

Contact Name: Watsun Randolph

Company Name: Piedmont Environmental Council

Address: 45 Horner St

City: Warrenton

State: VA

Zip: 20186

Phone: 540-347-2334

Fax: 540-349-9003

Email: wrandolph@pecva.org

Web Project ID: WEB0000017204

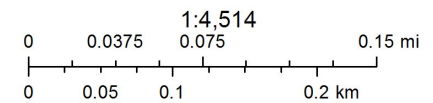
Client Project Number:

Conservation Site				Site Type	Brank	Acreage	Listed Species Presence	Essential Conservation Site?			
Natural Heritage Screening Features Intersecting Project Boundary											
Site Name	Group Name	Common Name	Scientific Name	GRANK	SRANK	Fed Status	Species of Concern	State Status	EO Rank	Last Obs Date	Precision
Natural Heritage Resources Intersecting Project Boundary											
Intersecting Predictive Models											
Predictive Model Results											

Gordonsville Park



- Project Boundary
- Buffered Project Boundary



Quads: Gordonsville

Counties: Orange

Company: Piedmont Environmental Council

Lat/Long: 380812 / -781105



COMMONWEALTH of VIRGINIA
DEPARTMENT OF CONSERVATION AND RECREATION

The project mapped as part of this report has been searched against the Department of Conservation and Recreation's Biotics Data System for occurrences of natural heritage resources in the vicinity of the area indicated for this project. Natural heritage resources are defined as the habitat of rare, threatened, or endangered plant and animal species, unique or exemplary natural communities, and significant geologic formations.

According to the information currently in Biotics, natural heritage resources have not been documented within the submitted project boundary including a 100 foot buffer. In addition, the project area does not intersect any of the predictive models identifying potential habitat for natural heritage resources.

Under a Memorandum of Agreement established between the Virginia Department of Agriculture and Consumer Services (VDACS) and the Virginia Department of Conservation and Recreation (DCR), DCR represents VDACS in comments regarding potential impacts on state-listed threatened and endangered plant and insect species. The current activity will not affect any documented state-listed plants or insects.

Any absence of data may indicate that the project area has not been surveyed, rather than confirm that the area lacks additional natural heritage resources. New and updated information is continually added to Biotics. Please revisit this website or contact DCR for an update on this natural heritage information if a significant amount of time passes (DCR recommends no more than six months) before it is utilized.

The Virginia Department of Wildlife Resources maintains a database of wildlife locations, including threatened and endangered species, trout streams, and anadromous fish waters, that may contain information not documented in the Natural Heritage Data Explorer. Their database may be accessed from <http://vafwis.org/fwis/> or contact Amy Martin (804-367-2211 or amy.martin@dwr.virginia.gov).

Thank you for submitting your project to the Virginia Department of Conservation and Recreation's Natural Heritage Data Explorer Web Service. **Based on the preliminary screening results for this project, no further correspondence will be sent from this office.** Should you have any questions or concerns about this report, the Data Explorer, or other Virginia Natural Heritage Program services, please contact the Natural Heritage Project Review Unit at 804-371-2708.

MAIN STREET EVENTS
GORDONSVILLE VA

February 20, 2022

Dear LWCF Grant Selection Committee:

I am writing to request a letter of support that we could include in the grant application for the Land and Water Conservation Fund (LWCF). The Virginia Department of Conservation and Recreation (DCR) is accepting applications in early March. This is a wonderful opportunity for the Town of Gordonsville to secure matching funds to bring our vision of a renovated and expanded town park to reality.

Main Street Events, LLC is a local business that coordinates music and art events throughout the year for the enjoyment of Town residents and tourists alike. We see the need for the Town Park renovation goal as a great opportunity to bring more updated facilities to the Town, particularly our children and families. Rural Town living, like there here in Gordonsville, has many benefits but also comes at a cost in some areas to our families like the lack of a competition swim team, reliable learn to swim lessons (a valuable lifesaving endeavor) and limited social programming events at public park places. These healthy living amenities for the Town can be greatly improved by the funds received through this grant.

For the past three years we have been working to develop a park network in our diverse, rural town of Gordonsville. Significant momentum has developed in advancing the park initiative, the town and a local partner have acquired four properties that more than double the size of the park and connect it to the fairgrounds. This grant application addresses the development of the park parcel and the two connecting parcels.

One of the most important elements of this project is to replace the end-of-life pool (built in the 1950's). This initiative would replace the pool with a regulation size pool and a bath house that can meet health requirements. This is the only public pool serving the community and the surrounding area between Charlottesville and Fredericksburg. Of course, more significantly learning swimming skills and water safety are foundational skills for lifelong enjoyment of outdoor recreation.

Main Street Event supports the Town in this application, and we are very excited to collaborate with the town on future park and pool programming. When complete, the initiative will contribute to the overall flourishing of the area by (a) connecting people with nature; (b) fostering health and wellness; and (c) enhancing local tourism and the rural economy.

Sincerely,



Sunnie Capelle

Co-owner

Main Street Events, LLC

434-466-7342

www.Mainstreeteventsgordonsville.com



February 25, 2022

To the Virginia LWCF Selection Committee:

Thank you for considering the Gordonsville Park Network for this grant opportunity. Families that participate in our Little League program would benefit greatly from the renovation and expansion of Verling Park. Our participants come from both the town and the surrounding area, and our ball field is next to the fairgrounds that will ultimately be linked to the park through this project.

It would be wonderful for families who come to the ball field to have the opportunity to take advantage of the park while they are close by and return at other times to experience the pool, trails, playground and green spaces.

Public recreation is such an important part of a healthy childhood. These opportunities to play are foundational to building good citizens. Many of our families make tough financial decisions to provide opportunities for their kids such as Little League. We very much need a functional pool and renovated playground as well as green spaces that can promote both the physical and mental health for all our residents and visitors.

The Gordonsville Little League would be more than delighted to see our aging park renovated and expanded. Please help our town make this happen.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jamica', with a long, sweeping horizontal line extending to the right.

Jamica Tyler, President
Gordonsville Little League



February 15, 2022

To LWCF Grant Selection Committee:

This Gordonsville Park Network has been a dream for many years and gained traction a few years ago. This continuous green space in the heart of our community is walkable to all our citizens. It is needed not only to promote outdoor health and wellness, but also to serve as a meeting place for social connections.

I have been a long-term resident of Gordonsville and have worked diligently to help provide a safety net for our underserved population. Our initiatives with Feed My Sheep have helped feed many. In 2019 we were fortunate to have a benefactor donate the materials and labor to build our Gordonsville Community Garden. This community garden is located on the Firemen's Fairground and is adjacent to the proposed expanded park area.

The Gordonsville Community Gardens are enthusiastic supporters of the park renovation. We have enjoyed interacting with many of the volunteers who have worked for the last few years to acquire the land and help develop the vision that will connect the park and pool area with the fairground. We share the joy of the outdoors and love of cultivating the outdoor environment as good stewards of the planet.

As a small town it is financially difficult to create the opportunities without grants and benefactors. Each year without the pool replacement and park renovation is a gap for all of us, most especially for our youngest citizens. I am writing to express my support for the Land and Water Conservation Fund 2022 DRC grant application for the Gordonsville Park Network.

We are hoping for good news!

Sincerely,

Barbara Drinkwater

Barbara Drinkwater
Gordonsville Community Gardens



March 1, 2022

DCR Director Clyde Cristman
Commonwealth of Virginia Department of Conservation & Recreation Director's Office
600 East Main Street, 24th Floor
Richmond, Virginia 23219

Dear Mr. Cristman:

My name is Daman Irby, and I am the Cubmaster for Cub Scout Pack 12 in Gordonsville, Virginia. My service as a Cub Scout volunteer leader began in 2012, and since that time I have worked with numerous children and their families from across our community and area.

The Town of Gordonsville is unique for the number of people who embrace the outdoors and outdoor activities. One sees throughout the year citizens walking for recreation, playing in Verling Park, and in the summer months swimming in Dix Memorial Pool. Our Cub Scouts along with local churches, civic groups, and families often use the park and pool for a wide variety of activities. They have been valuable resources to our community and the surrounding area for many years and attract visitors from all walks of life. The central location of these green spaces allows residents of all neighborhoods in Gordonsville to reach these resources by foot.

While the facilities are well maintained by the Town, over time through regular use and weathering, they have come to need significant improvements to provide for the needs of our citizens. The redevelopment of the park, replacement and expansion of Dix Memorial Pool, and improvements to the new property connecting the park with the Gordonsville fairgrounds will create a lasting impact.

Our citizens are engaged and motivated to make this vision a reality, but it is unlikely that we will be able to do so without your help. When in deliberation to determine the recipients of LWCF grant funds, please remember the impact you are able to create for our children, youth, and all of the citizens of Gordonsville and the surrounding area. I am available to answer any questions you have by phone at (540) 832-0320 or email at irby@virginia.edu. The Cub Scouts of Gordonsville Pack 12 thank you for your consideration.

With sincere regards,

Daman Irby
Cubmaster
Gordonsville Cub Scout Pack 12

February 24, 2022

Dear Virginia LWCF Selection Committee:

I am writing to express my support for the Land and Water Conservation Fund 2022 DRC grant application for the Gordonsville Park Network. Highlighted as a central component of this project is the replacement of Dix Memorial Pool, which was built in the 1950's and was recently shuttered due to operational and health exposure concerns due to COVID-19. This pool is the only public swimming facility in Orange County.

The needs for outdoor recreation in this area are well recognized. The Gordonsville Park project addresses the Rappahannock-Rapidan Region's high priority needs for parks and trails as determined by the 2017 Virginia Outdoors Demand Survey (second and third ranked needs). Additionally, three of the top five outdoor recreation activities listed for the Region would be addressed by this project: walking for pleasure, visiting parks and swimming in a pool. The need is high, and the community is underserved.

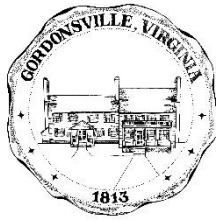
As we know, outdoor recreation contributes to both physical and mental health. One of the excellent features of this park project is that it is in the heart of the town of Gordonsville which allows for walkable access to the community. This project will also stimulate economic development as families look to establish themselves in an area that supports a healthy lifestyle and recreational tourist look to enjoy our rural Virginia way of life. It is well documented that due to a lack of swimming resources in the region, this pool is used by many residents from surrounding counties and towns.

The town has raised funds to rejuvenate and expand this public park space, but assistance is needed to reach this vision. Furthermore, the Orange County Board of Supervisors is moving forward with a parks and recreation facilities initiative of its own, but no swimming facilities are anticipated. I am delighted to offer my support for the Land and Water Conservation Fund 2022 DRC grant application for the Gordonsville Park Network.

Sincerely,



Theodore L. Voorhees; ICMA-CM, MPA
County Administrator



TOWN OF GORDONSVILLE
RESOLUTION IN SUPPORT OF A LAND & WATER CONSERVATION FUND
GRANT APPLICATION FOR THE GORDONSVILLE PARK
REDEVELOPMENT AND EXPANSION PROJECT
#2022-3a

WHEREAS, Under the provisions of the Land & Water Conservation Fund (LWCF), federal funding assistance is requested to aid in the redevelopment and expansion of Verling Park; and

WHEREAS, the Town of Gordonsville Town Council considers it in the best public interest to complete the development project described in the application.

NOW, THEREFORE, BE IT RESOLVED by the Town of Gordonsville Town Council this 8th day of March 2022, that the Town Manager be, and is hereby, authorized to make formal application to the Virginia Department of Conservation and Recreation (DCR) for funding assistance; and, be it

RESOLVED FURTHER That any fund assistance received be used for implementation and completion of the Gordonsville Park Redevelopment and Expansion project within the specified timeframe; and, be it

RESOLVED FURTHER That the Town of Gordonsville Town Council is aware that the grant, if approved by the National Park Service (NPS), will be paid on a reimbursement basis, and that the Town may only request payment after eligible and allowable costs have already been paid to its vendors and evidence of such has been provided to DCR in the format required; and, be it

RESOLVED FURTHER That the Town acknowledges that any property developed with financial aid from LWCF must be placed in use and be retained in perpetuity as a public outdoor recreation area in accordance with the provisions and requirements of the Land & Water Conservation Fund Act of 1965, as amended; and, be it

RESOLVED FURTHER That the Town acknowledges that any non-recreational uses may not be made of the property without undergoing a conversion of use process and obtaining approval from DCR and the U.S. Department of Interior/National Park Service; and, be it

RESOLVED FURTHER That the Town acknowledges that it is responsible for compliance with the National Environmental Policy Act, Endangered Species Act, Historic Preservation Act, Executive Orders 11988 and 11990, and all other applicable state and federal laws; and, be it

RESOLVED FURTHER That the Town acknowledges that appropriate opportunity for public comment will be provided on this application and evidence of such is a required component for approval; and, be it

RESOLVED FINALLY, That this resolution becomes part of a formal application to the Virginia Department of Conservation & Recreation.

Mayor Robert Coiner
Vice-Mayor Emily Winkey
Councilmember James Bradley

Councilmember Ronald Brooks
Councilmember Elizabeth Samra

TOWN OF GORDONSVILLE, VIRGINIA

By: _____
Robert K. Coiner, Mayor

This resolution is hereby effective upon adoption this 8th day of March, 2022, by the Town Council of the Town of Gordonsville by affirmative vote.

CERTIFICATE

I attest and certify that the foregoing resolution was adopted by the Gordonsville Town Council on _____.

Janet W. Jones, Clerk of Council

Date