



## A RESOLUTION AUTHORIZING FUNDING APPLICATIONS

**WHEREAS**, the Town of Scottsville strives to promote a balance of sustainable economic development and stewardship of the natural environment, especially the James River; and

**WHEREAS**, the Town's adopted Comprehensive Plan and West Downtown Small Area Plan cite floodplain map amendments as an important step in the redevelopment of the tire plant site, and the safety of the entire town; and

**WHEREAS**, a funding opportunity to pursue floodplain studies and map amendments exists in the form of the Flood Prevention and Protection Program run by the Virginia Department of Conservation and Recreation; and

**WHEREAS**, a matching funding opportunity to pursue floodplain studies and map amendments exists in the form of the Community Impact Grant Program run by the Virginia Housing Development Authority;

**NOW, THEREFORE, LET IT BE RESOLVED** that the Scottsville Town Council hereby authorizes the grant application for Flood Prevention and Protection Program run by the Virginia Department of Conservation and Recreation, matched by Community Impact Grant Program run by the Virginia Housing Development Authority. The town administrator shall proceed to apply for grant funds, solicit matching funds where possible, complete further project planning as necessary, and endeavor to add the project to the Town's budget in the current and or subsequent fiscal year.

I, Thomas Unsworth, do hereby certify that the foregoing writing is a true, correct copy of a Resolution duly adopted by the Town Council of the Town of Scottsville by vote of 5 to 0 at a duly called meeting held on August 16, 2021.

Clerk, Scottsville Town Council

Mayor of Scottsville





October 28, 2021

Virginia Department of Conservation and Recreation  
Attention: Virginia Community Flood Preparedness Fund  
Division of Dam Safety and Floodplain Management  
600 East Main Street, 24th Floor  
Richmond, Virginia 23219

**Letter of Support for Town of Scottsville's Flood Prevention and Protection Grant**

To whom it may concern:

The Thomas Jefferson Planning District Commission (TJPDC) would like to extend formal support for the Town of Scottsville's application for the Flood Prevention and Protection Grant from the Department of Conservation and Recreation. The TJPDC is currently working to update the Regional Natural Hazard Mitigation Plan in order to prepare for natural disasters before they occur, and to reduce the loss of life, property damage, and disruption of commerce. The Town of Scottsville's application demonstrates a commitment to the mitigation action adopted in the last Hazard Mitigation plan, coinciding with recommendation AMM2, which encourages regulated development in flood-prone areas. Scottsville is historically flood-prone, and its action to mitigate the effects of flooding in the town is directly related to broader regional goals established in the Hazard Mitigation plan. Scottsville will participate in the continuing update of the regional plan, and a successful grant application for the Town would continue to benefit not only its hazard mitigation goals, but continued regional efforts to prepare for natural hazards.

Sincerely,

A handwritten signature in blue ink that reads "Christine Jacobs". The signature is fluid and cursive, with a large loop at the end.

Christine Jacobs  
Executive Director





# Charlottesville-UVA-Albemarle County Emergency Communications Center



October 26, 2021

Support Letter for the Town of Scottsville

The Regional Office of Emergency Management Coordination for Charlottesville-UVA-Albemarle supports the application for the Town of Scottsville for the Flood Prevention and Protection Grant from DCR. The Town of Scottsville can count on our office for assistance with any project they submit for this grant. We will do our best to provide manpower and subject matter experts if requested by the town if they are awarded funds. The Town of Scottsville needs funds to help support a floodplain study and mapping project. The results of this project will allow for our office to assist in planning other mitigation and education programming for Scottsville citizens. Please let us know if any further information is need in support of this application.

Maribel Street

Regional Emergency Management Coordinator

Charlottesville-UVA-Albemarle Regional Office of Emergency Management Coordination

**2306 Ivy Road · Charlottesville, VA 22903 · (434) 970-1098 · Fax (434) 971-1767**

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Where a local authorization is not applicable, a pledge agreement is required for each contribution, signed by the authorized representative of the contributing organization and the applicant organization, which must include:

- The name, address, and telephone number of the contributor;
- The name of the applicant organization;
- The title of the project for which the cash contribution is made;
- The source of funding for the cash contribution;
- The dollar amount of the cash contribution; and
- A statement that the contributor will pay the cash contribution during the agreement period.

**Note: Grant funds may be used as match for other sources of funding; however, grant funds awarded from the Fund may NOT be utilized as match funds for other monies from the Fund. Monies used to match grants from the Fund may not be used as match for other grants.**

# Appendix A: Application Form for Grant Requests for All Categories

Virginia Department of Conservation and Recreation  
Virginia Community Flood Preparedness Fund Grant Program

Name of Local Government:

Town of Scottsville

Category of Grant Being Applied for (check one):

Capacity Building/Planning

Project

Study

NFIP/DCR Community Identification Number (CID) 510007

If a state or federally recognized Indian tribe, Name of tribe -

Name of Authorized Official: Matthew Lawless

Signature of Authorized Official: *Matthew Lawless*

Mailing Address (1): 401 Valley Street

Mailing Address (2): -

City: Scottsville State: VA Zip: 24590

Telephone Number: (434) 286-9267 Cell Phone Number: (540) 533-3219

Email Address: mlawless@scottsville.org



Contact Person (If different from authorized official): \_\_\_\_\_

Mailing Address (1): \_\_\_\_\_

Mailing Address (2): \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone Number: (\_\_\_\_) \_\_\_\_\_ Cell Phone Number: (\_\_\_\_) \_\_\_\_\_

Email Address: \_\_\_\_\_

Is the proposal in this application intended to benefit a low-income geographic area as defined in the Part 1 Definitions? Yes  No

Categories (select applicable project):

Project Grants (Check All that Apply)

- Acquisition of property (or interests therein) and/or structures for purposes of allowing floodwater inundation, strategic retreat of existing land uses from areas vulnerable to flooding; the conservation or enhancement of natural flood resilience resources; or acquisition of structures, provided the acquired property will be protected in perpetuity from further development.
- Wetland restoration.
- Floodplain restoration.
- Construction of swales and settling ponds.
- Living shorelines and vegetated buffers.
- Structural floodwalls, levees, berms, flood gates, structural conveyances.
- Storm water system upgrades.
- Medium and large scale Low Impact Development (LID) in urban areas.
- Permanent conservation of undeveloped lands identified as having flood resilience value by *ConserveVirginia* Floodplain and Flooding Resilience layer or a similar data driven analytic tool.
- Dam restoration or removal.
- Stream bank restoration or stabilization.
- Restoration of floodplains to natural and beneficial function.
- Developing flood warning and response systems, which may include gauge installation, to notify residents of potential emergency flooding events.

**Study Grants (Check All that Apply)**

- Studies to aid in updating floodplain ordinances to maintain compliance with the NFIP or to incorporate higher standards that may reduce the risk of flood damage. This must include establishing processes for implementing the ordinance, including but not limited to, permitting, record retention, violations, and variances. This may include revising a floodplain ordinance when the community is getting new Flood Insurance Rate Maps (FIRMs), updating a floodplain ordinance to include floodplain setbacks or freeboard, or correcting issues identified in a Corrective Action Plan.
- Revising other land use ordinances to incorporate flood protection and mitigation goals, standards and practices.
- Conducting hydrologic and hydraulic studies of floodplains. Applicants who create new maps must apply for a Letter of Map Revision or a Physical Map Revision through the Federal Emergency Management Agency (FEMA). For example, a local government might conduct a hydrologic and hydraulic study for an area that had not been studied because the watershed is less than one square mile. Modeling the floodplain in an area that has numerous letters of map change that suggest the current map might not be fully accurate or doing a detailed flood study for an A Zone is another example.
- Studies and Data Collection of Statewide and Regional Significance.
- Revisions to existing resilience plans and modifications to existing comprehensive and hazard.
- Other relevant flood prevention and protection project or study.

**Capacity Building and Planning Grants**

- Floodplain Staff Capacity.
- Resilience Plan Development
  - Revisions to existing resilience plans and modifications to existing comprehensive and hazard mitigation plans.
  - Resource assessments, planning, strategies and development.
    - o Policy management and/or development.
    - o Stakeholder engagement and strategies.

Location of Project (Include Maps): Town of Scottsville

NFIP Community Identification Number (CID#):(See appendix F 510007)

Is Project Located in an NFIP Participating Community?  Yes  No

Is Project Located in a Special Flood Hazard Area?  Yes  No

Flood Zone(s) (If Applicable): AE, X, and levee modified

Flood Insurance Rate Map Number(s) (If Applicable): 51065C, 51003C

Total Cost of Project: \$123,346.<sup>00</sup>

Total Amount Requested \$123,346.<sup>00</sup>

# Appendix B: Scoring Criteria for Flood Prevention and Protection Projects

Virginia Department of Conservation and Recreation  
Virginia Community Flood Preparedness Fund Grant Program

<b>Applicant Name:</b>		
<b>Eligibility Information</b>		
<b>Criterion</b>	<b>Description</b>	<b>Check One</b>
<b>1. Is the applicant a local government (including counties, cities, towns, municipal corporations, authorities, districts, commissions, or political subdivisions created by the General Assembly or pursuant to the Constitution or laws of the Commonwealth, or any combination of these)?</b>		
Yes	Eligible for consideration	
No	Not eligible for consideration	
<b>2. Does the local government have an approved resilience plan and has provided a copy or link to the plan with this application?</b>		
Yes	Eligible for consideration under all categories	
No	Eligible for consideration for studies, capacity building, and planning only	
<b>3. If the applicant is <u>not</u> a town, city, or county, are letters of support from all affected local governments included in this application?</b>		
Yes	Eligible for consideration	
No	Not eligible for consideration	
<b>4. Has this or any portion of this project been included in any application or program previously funded by the Department?</b>		
Yes	Not eligible for consideration	
No	Eligible for consideration	
<b>5. Has the applicant provided evidence of an ability to provide the required matching funds?</b>		
Yes	Eligible for consideration	
No	Not eligible for consideration	
N/A	Match not required	

## Appendix C: Scoring Criteria for Studies

Virginia Department of Conservation and Recreation  
Virginia Community Flood Preparedness Fund Grant Program

Applicant Name:		Town of Scottsville
Eligibility Information		
Criterion	Description	Check One
<b>1. Is the applicant a local government (including counties, cities, towns, municipal corporations, authorities, districts, commissions, or political subdivisions created by the General Assembly or pursuant to the Constitution or laws of the Commonwealth, or any combination of these)?</b>		
<u>Yes</u>	Eligible for consideration	✓
No	Not eligible for consideration	
<b>2. Does the local government have an approved resilience plan and has provided a copy or link to the plan with this application?</b>		
Yes	Eligible for consideration under all categories	
<u>No</u>	Eligible for consideration for <u>studies</u> , capacity building, and planning only	✓
<b>3. If the applicant is <u>not a town, city, or county</u>, are letters of support from all affected local governments included in this application?</b>		
Yes	Eligible for consideration	-
No	Not eligible for consideration	-
<b>4. Has this or any portion of this project been included in any application or program previously funded by the Department?</b>		
Yes	Not eligible for consideration	
<u>No</u>	Eligible for consideration	✓
<b>5. Has the applicant provided evidence of an ability to provide the required matching funds?</b>		
Yes	Eligible for consideration	
No	Not eligible for consideration	
<u>N/A</u>	Match not required	✓

Studies Eligible for Consideration		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Applicant Name:	Town of Scottsville		
Scoring Information			
Criterion	Point Value	Points Awarded	
<b>6. Eligible Studies (Select all that apply)</b>			
Revising floodplain ordinances to maintain compliance with the NFIP or to incorporate higher standards that may reduce the risk of flood damage. This must include establishing processes for implementing the ordinance, including but not limited to, permitting, record retention, violations, and variances. This may include revising a floodplain ordinance when the community is getting new Flood Insurance Rate Maps (FIRMs), updating a floodplain ordinance to include floodplain setbacks or freeboard, or correcting issues identified in a Corrective Action Plan.	30	30	
Creating tools or applications to identify, aggregate, or display information on flood risk or creating a crowd-sourced mapping platform that gathers data points about real-time flooding. This could include a locally or regionally based web-based mapping product that allows local residents to better understand their flood risk.	15	-	
Conducting hydrologic and hydraulic studies of floodplains. Applicants who create new maps must apply for a Letter of Map Revision or a Physical Map Revision through the Federal Emergency Management Agency (FEMA).	35	35	
Studies and Data Collection of Statewide and Regional Significance. Funding of studies of statewide and regional significance and proposals will be considered for the following types of studies:			
<input type="checkbox"/> Updating precipitation data and IDF information (rain intensity, duration, frequency estimates) including such data at a sub-state or regional scale on a periodic basis.	45	-	
<input type="checkbox"/> Regional relative sea level rise projections for use in determining future impacts.	45	-	
<input type="checkbox"/> Vulnerability analysis either statewide or regionally to state transportation, water supply, water treatment, impounding structures, or other significant and vital infrastructure from flooding.	45	45	
<input type="checkbox"/> Flash flood studies and modeling in riverine regions of the state.	45	45	
<input type="checkbox"/> Statewide or regional stream gauge monitoring to include expansion of existing gauge networks.	45	-	

Scoring Criteria Studies 2-C

<input type="checkbox"/> New or updated delineations of areas of recurrent flooding, stormwater flooding, and storm surge vulnerability in coastal areas that include projections for future conditions based on sea level rise, more intense rainfall events, or other relevant flood risk factors.	45	-
<input type="checkbox"/> Regional flood studies in riverine communities that may include watershed-scale evaluation, updated estimates of rainfall intensity, or other information.	50	-
<input type="checkbox"/> Regional hydrologic and hydraulic studies of floodplains.	45	-
<input type="checkbox"/> Studies of potential land use strategies that could be implemented by a local government to reduce or mitigate damage from coastal or riverine flooding.	40	-
<input type="checkbox"/> Other proposals that will significantly improve protection from flooding on a statewide or regional basis	35	-
<b>7. Is the study area socially vulnerable? (Based on ADAPT VA's Social Vulnerability Index Score.)</b>		
Very High Social Vulnerability (More than 1.5)	15	
High Social Vulnerability (1.0 to 1.5)	12	
Moderate Social Vulnerability (0.0 to 1.0) <i>Current score 0.1</i>	8	8
Low Social Vulnerability (-1.0 to 0.0)	0	
Very Low Social Vulnerability (Less than -1.0)	0	
<b>8. Is the proposed study part of an effort to join or remedy the community's probation or suspension from the NFIP?</b>		
Yes	10	
No	0	0
<b>9. Is the proposed study in a low-income geographic area as defined in this manual?</b>		
Yes	10	10
No	0	
<b>10. Projects eligible for funding may also reduce nutrient and sediment pollution to local waters and the Chesapeake Bay and assist the Commonwealth in achieving local and/or Chesapeake Bay TMDLs. Does the proposed project include implementation of one or more best management practices with a nitrogen, phosphorus, or sediment reduction efficiency established by the Virginia Department of Environmental Quality or the Chesapeake Bay Program Partnership in support of the Chesapeake Bay TMDL Phase III Watershed Implementation Plan?</b>		
Yes	5	
No	0	0
<b>Total Points</b>		<b>173</b>

# Appendix D: Scoring Criteria for Capacity Building & Planning

Virginia Department of Conservation and Recreation  
 Virginia Community Flood Preparedness Fund Grant Program

<b>Applicant Name:</b>		
<b>Eligibility Information</b>		
Criterion	Description	Check One
<b>1. Is the applicant a local government (including counties, cities, towns, municipal corporations, authorities, districts, commissions, or political subdivisions created by the General Assembly or pursuant to the Constitution or laws of the Commonwealth, or any combination of these)?</b>		
Yes	Eligible for consideration	
No	Not eligible for consideration	
<b>2. Does the local government have an approved resilience plan and has provided a copy or link to the plan with this application?</b>		
Yes	Eligible for consideration under all categories	
No	Eligible for consideration for studies, capacity building, and planning only	
<b>3. If the applicant is <u>not</u> a town, city, or county, are letters of support from all affected local governments included in this application?</b>		
Yes	Eligible for consideration	
No	Not eligible for consideration	
<b>4. Has this or any portion of this project been included in any application or program previously funded by the Department?</b>		
Yes	Not eligible for consideration	
No	Eligible for consideration	
<b>5. Has the applicant provided evidence of an ability to provide the required matching funds?</b>		
Yes	Eligible for consideration	
No	Not eligible for consideration	
N/A	Match not required	



Capacity Building and Planning Eligible for Consideration		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Applicant Name:			
Scoring Information			
Criterion	Point Value	Points Awarded	
<b>6. Eligible Capacity Building and Planning Activities (Select all that apply)</b>			
Revisions to existing resilience plans and modifications to existing comprehensive and hazard mitigation plans.	55		
Development of a new resilience plan.	55		
Resource assessments, planning, strategies and development.	45		
Policy management and/or development.	40		
Stakeholder engagement and strategies.	25		
Goal planning, implementation and evaluation.	25		
Long term maintenance strategy.	25		
Other proposals that will significantly improve protection from flooding on a statewide or regional basis.	15		
<b>7. Is the area within the local government to which the grant is targeted socially vulnerable? (Based on ADAPT VA's Social Vulnerability Index Score.)</b>			
Very High Social Vulnerability (More than 1.5)	15		
High Social Vulnerability (1.0 to 1.5)	12		
Moderate Social Vulnerability (0.0 to 1.0)	8		
Low Social Vulnerability (-1.0 to 0.0)	0		
Very Low Social Vulnerability (Less than -1.0)	0		
<b>8. Is the proposed activity part of an effort to join or remedy the community's probation or suspension from the NFIP?</b>			
Yes	10		
No	0		
<b>9. Is the proposed project in a low-income geographic area as defined in this manual?</b>			
Yes	10		
No	0		
<b>10. Does this project provide "community scale" benefits?</b>			
Yes	20		
No			
<b>Total Points</b>			

# Appendix D: Checklist All Categories

Virginia Department of Conservation and Recreation

Community Flood Preparedness Fund Grant Program

Scope of Work Narrative	
Supporting Documentation	Included
Detailed map of the project area(s) (Projects/Studies)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
FIRMette of the project area(s) (Projects/Studies)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Historic flood damage data and/or images (Projects/Studies)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
A link to or a copy of the current floodplain ordinance	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Non-Fund financed maintenance and management plan for project extending a minimum of 5 years from project close	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
A link to or a copy of the current hazard mitigation plan	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
A link to or a copy of the current comprehensive plan	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Social vulnerability index score(s) for the project area from <a href="#">ADAPT VA's Virginia Vulnerability Viewer</a>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
If applicant is not a town, city, or county, letters of support from affected communities	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Completed Scoring Criteria Sheet in Appendix B, C, or D	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Budget Narrative	
Supporting Documentation	Included
Authorization to request funding from the Fund from governing body or chief executive of the local government	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
Signed pledge agreement from each contributing organization	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A

**Town of Scottsville**  
**Virginia Community Flood Preparedness Fund**  
**Application for a Study**

**Background and Supporting Documents**

Town of Scottsville Comprehensive Plan, updated 2018: <https://www.scottsville.org/wp-content/uploads/2012/11/Scottsville-Comprehensive-Plan.pdf>

- Status: implementation active. State law requires this plan to be updated every five years, and the Town's planning commission will begin research work in 2022, for the 2023 update.

Hazard Mitigation Plan, adopted 2018 through the Thomas Jefferson Planning District Commission <https://tjpd.org/our-work/hazard-mitigation/>

- Status: implementation active. State law requires this plan to be updated every five years, and the regional commission has begun their research work for the 2023 update. A support letter from the PDC executive director is enclosed.

Town Floodplain Ordinance: <https://www.scottsville.org/wp-content/uploads/2012/11/FHOD-Ordinance-Amended-2016-11-21.pdf>

- Status: Town staff only recently became aware of the 2017 model ordinance promulgated by FEMA and DCR. An update process to follow the model ordinance is now underway, with its required public hearing at the planning commission held on October 26. This grant application involves updating floodplain maps, which will be useful for the further modernization of the Town's floodplain ordinance.

**Low-Income Geographic Area Justification**

The Town of Scottsville is a community within the larger locality of Albemarle County. The Town has a median household income less than 80 percent of the local median household income. Income for the 2020 Census is not yet available, so the citation is the American Community Survey from the 2015-2019 period at the Census Bureau. The Scottsville median income is \$60,357 compared to the Albemarle median income of \$77,880. This is a ratio of 78 percent.

**Scope of Work Narrative for a Study**

The study proposed in this project is a survey and floodplain map amendment for two vulnerable areas of the Town of Scottsville, plus the related follow-up work on FEMA LOMR processes.

Scottsville is a small town on the James River, halfway between Lynchburg and Richmond as the river flows. The town is a half-hour drive south of Charlottesville, with a bridge over the river and the intersection of Route 6 west of Richmond and Route 20 between Charlottesville and Farmville.

The area of the town is ancestral Monacan land, with archaeology and oral history attesting to its place between the tribal capital at Rassawek and the current tribal home at Bear Mountain. Fishing, farming, and trade on the river has always been the reason for the village here. Scottsville was founded in 1744 as served as the first courthouse seat for Albemarle County. The James River & Kanawha Canal, and the commerce of the slavery economy, brought Scottsville to a commercial peak in the 1840s and 1850s. Industrial change, Jim Crow, and the Great Migration reduced the town's population and energy, and several damaging floods in the 1900s threatened the town's survival. From 1944 to 2009, a large factory made tire cord, but it closed in the recession of that year.

An Army Corps of Engineers levee project was completed in 1988, protecting a historic district designated on the National Register. The assurance of flood safety helped support downtown investment and the transition to a new economy. Today the town is a Virginia Main Street affiliate; a river outfitter sends hundreds of tourists to the river in tubes each summertime weekend; and workforce-affordable housing sends commuters north to Charlottesville's university and hospital.

This project proposal connects to the town's history and its future, assuring the continued safety from flooding, and laying the groundwork for new economic development.

The image at right shows the river, the riprap face of the levee, and the historic downtown. The factory site is in the center of the image.



Problem statements: the town has two related problems of mapping which threaten public safety and impair economic growth. First, the old tire factory appears to wrongly labelled as floodplain, when it should not be. A FEMA LOMR process will facilitate the factory's adaptive reuse. Second, the historic downtown enjoys levee protection, but the level of flash flood protection is uncertain, given development in the watershed and global climate change. Updating the hydraulic models and maps with newer technology is important.

The downtown mapping is perhaps simpler and more straightforward. The map now in effect dates to 1996. There has not been much development in the nearby watersheds, but mapping and modeling techniques have improved dramatically in the past 25 years. Given the vulnerable position of downtown Scottsville and the history of serious flooding, the community and Town Council are concerned and very motivated to maintain best practices and secure more accurate mapping. If the floodway or vulnerable areas change in shape, this is important local knowledge. It affects a designated Main Street business community, a National Register Historic District, and a neighborhood including many low-income residents living in apartments in this district.

The factory situation is somewhat unusual and warrants further explanation. The site is shown in the attached maps. It is walkable to the historic downtown, but located outside the bounds of the

downtown levee. When the Town and Army Corps of Engineers built the downtown levee, the factory also commissioned a separate levee, privately maintained but with similar design. The Town pursued map amendments for the downtown, but the factory owners never did the same for the factory. For their industrial use, the cost to benefit of the bureaucratic process was not worthwhile, and the real protection was in place.

But now, with the factory closed, the community's goals are for adaptive reuse. The plant building is obsolete for new heavy industrial use, and the Town seeks a renovation partnership. Around Virginia, historic tax credits have been effective in revitalizing historic waterfronts. Similarly located buildings from South Boston to Richmond have become apartments, breweries, and co-working spaces. This is the goal for Scottsville. But the erroneous floodplain map is a major obstacle to new investment. The LOMR process is a critical step in adapting and reusing this site to meet the 21<sup>st</sup> century goals of sustainable economic development, housing justice, and racial equity: if the factory can become a large modern apartment complex with mixed-income homes and walkability to downtown, then a diverse new population can enjoy the benefits of living in Scottsville.

Timmons Group is the organization charged with conducting the study. This engineering firm has extensive experience in the mapping, hydrology, and FEMA LOMR regulatory processes. They also have on-site experience with the Town of Scottsville and have previously completed earlier phases of these projects, at the small area plan level. The local points of contact on the project are Craig Kotarski and Tim Davey. They are familiar with the site and have strong relevant experience.

In the scoring matrix part of the application, the Town claims several bonus factors. They are explained here.

- Ordinance update. At time of writing, the Town uses a floodplain ordinance adopted in 2014. Town staff only recently became aware of the FEMA and DCR model ordinance promulgated in 2017 (the current town administrator/floodplain administrator started work with the Town in 2018). The Town staff and planning commission are currently working to update the floodplain ordinance using the new model. The planning commission held its public hearing on this matter on October 26<sup>th</sup>. The ordinance text update may be completed during DCR review of this application. However, the Town needs an effective map set to make best use of the model ordinance, and to correctly define the overlay district.
- Hydrologic and hydraulic studies. This is the primary use of fund and focus of the project. The Town will pursue LOMR processes after surveying new maps and making new models of Mink Creek and James River flooding.
- Infrastructure analysis. This refers to the levee at the factory site. As part of the modeling, survey, and LOMR process, the condition of the levee and its related pipes and vaults will be inspected and assessed. Any flaws will be determined and corrective action recommended, or its good condition can be likewise documented.
- Moderate social vulnerability. As scored by ADAPT VA, the Town's population is relatively low-income in the more affluent Charlottesville metro area. The protected area within the downtown levee includes market-rate workforce housing in older apartments, as well as an old school converted to apartments for low-income seniors and people with disabilities, managed by Piedmont Housing Alliance. Many downtown residents enjoy a live-work lifestyle in the town's restaurants and Main Street offices. The driver for the social

vulnerability score is “aging housing stock,” which rings true. The historic district has some fine homes from the nineteenth century, but also many small bungalows and factory worker homes from the early twentieth century, some in poor condition, which provide affordable market-rate housing but also challenges for safety or quality of life. The image at right shows Hurricane Camille in town, 1969.



- Low-income area. As above.

This project is justified and supported by several local and regional plans. The Town of Scottsville has a Comprehensive Plan and a West Downtown Small Area Plan, which prioritize flood control as vital infrastructure and focus on economic redevelopment, both in the downtown historic district and at the vacant factory. Albemarle County’s Comprehensive Plan, Economic Development Strategy, and Climate Action Plan offer a similar intersection of goals: flood control maps and facilities are vital for an uncertain future, and walkable mixed-use neighborhoods are both vibrant and sustainable. The Thomas Jefferson Planning District Commission maintains the region’s Hazard Mitigation Plan, and it identifies flooding as a historic and increasing threat in the area, especially for Scottsville. Watershed planning for the middle part of the James River watershed is less coherent, but DCR is a partner with the nonprofit James River Association on several efforts involving the Town of Scottsville, from recreational trails and water access to conservation easements and stream buffers.

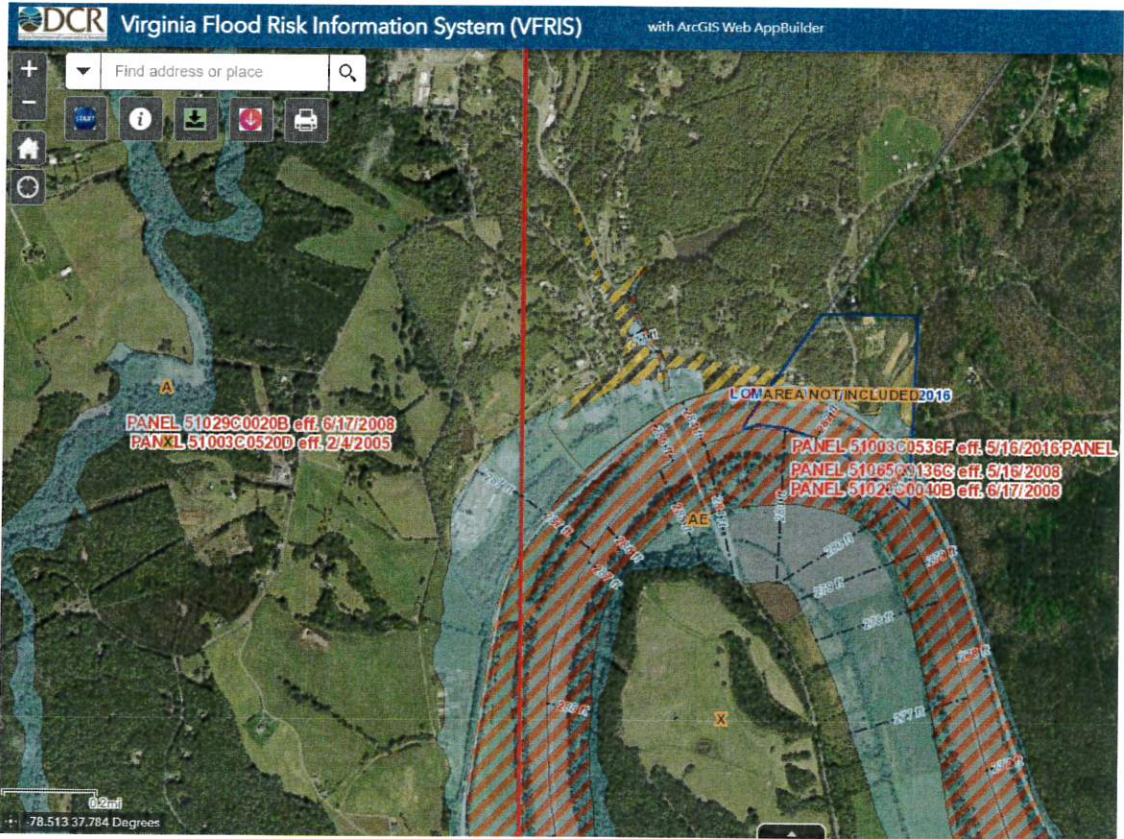
**Budget Narrative**

The Town has an established engineering relationship with Timmons Group, and they have provided a scope of services and budget for this project. The attached document details the work needed, with itemized pricing. In summary:

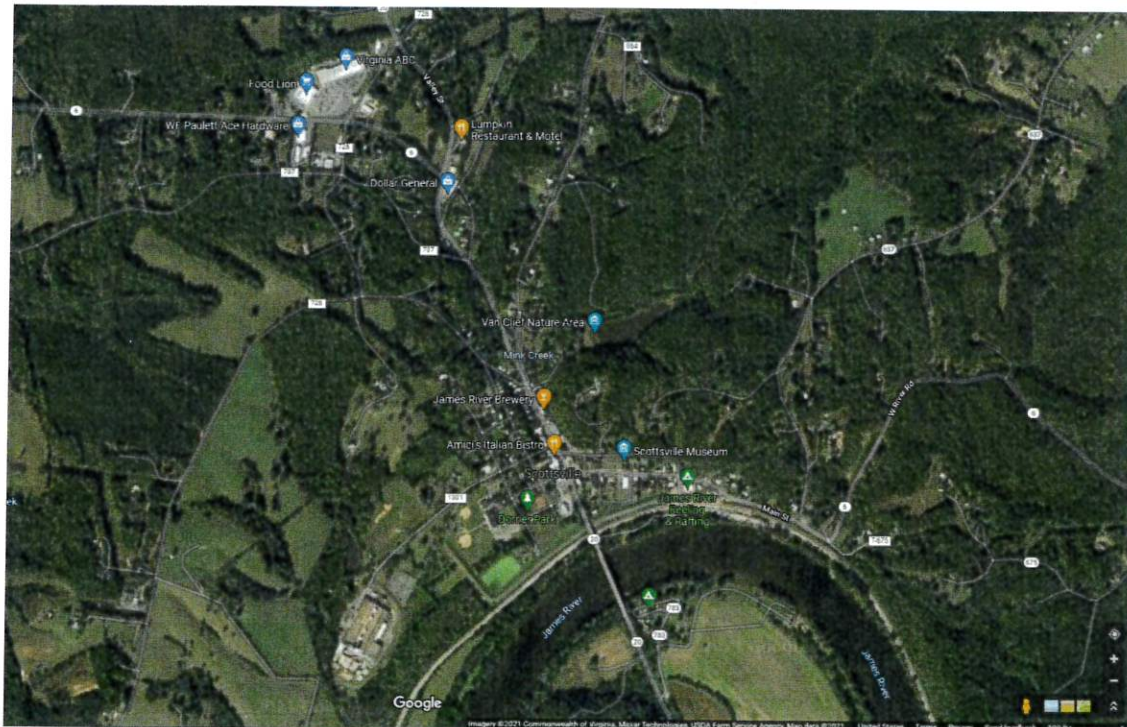
Budget Narrative from Timmons Group		
Topographic Survey	\$43,720	LiDAR and field surveys, updating older records
Land Title Survey	\$11,800	Updating old records with accurate surveys
Flood Modeling and Analysis	\$30,100	HEC-RAS modeling, mapping, and GIS work
LOMR Submission Process	\$30,900	Notebooks, official correspondence
Administration	\$5,826	Per Town’s Financial Policy
Total	\$123,346	

This is a local government request in a low-income geographic area. The Town therefore requests 100 percent of the estimated project cost, as noted on page 24 of the grant manual.

# FIRMette for the Town of Scottsville



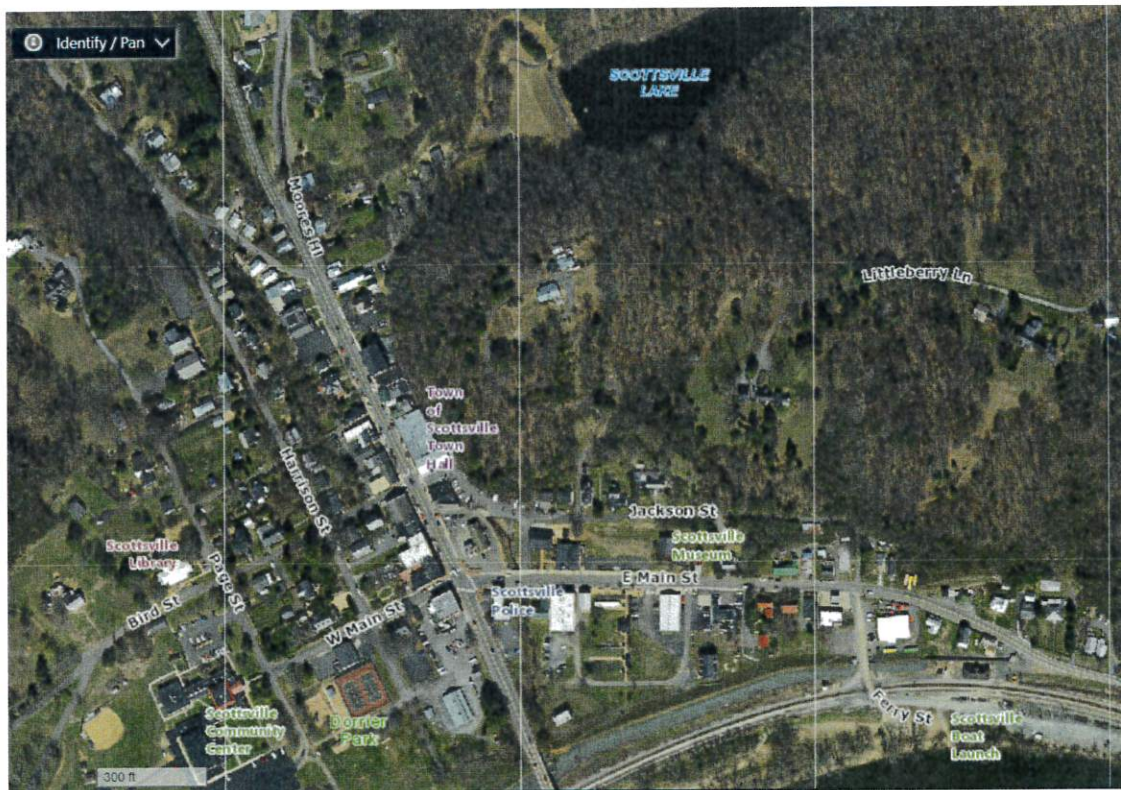
## Project Area Map



Site Map for the vacant factory downtown

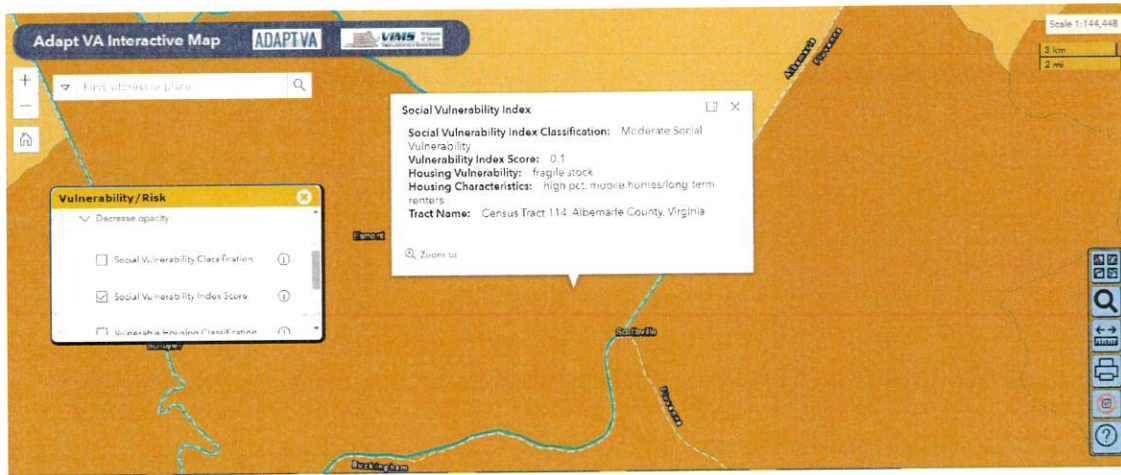


Site map for downtown and waterfront area, same map scale as above





**Adapt VA Social Vulnerability:** moderate vulnerability, especially related to aging housing stock





## SCOPE OF SERVICES

The scope of services includes task associated with preparation of a flood study and associated LOMR process for the parcel that includes the former Hyosung Plant. The scope of services associated with this study are described below in Tasks 1-4. Additionally, we have scoped a flood study for Mink Creek and the area that goes down to the James River, those tasks have been scoped in Tasks 5-7.

### Task 1: Existing Conditions Topographic Survey Hyosung Plant (Fixed Fee: \$22,500)

Timmons Group will perform a topographic survey of a parcel of land located in the Town of Scottsville (Albemarle County), Virginia lying along the south extent of Bird Street (Rte. 1301) and encompassing lands formerly utilized as a tire production facility. Parcel info is as follows:

<u>County TMP</u>	<u>Owner</u>	<u>Address</u>	<u>GIS Area +/-</u>	<u>Zoning</u>
130-43	Lower Bird Street, LLC	800 Bird Street	41.3 AC.	Town (presumed) <b>Light Industrial</b>

Due to southeastern portions of the property consisting of new and old growth vegetation in conjunction with the need for detailed survey in and around the existing plant / facility, this scope for topography is presented with both a field-run and aerial survey, as follows:

- The lower, southeastern, twenty (20 acres of the property shall be captured via aerial LiDAR. The aerial LiDAR component refers to the use of an airborne, calibrated laser performing terrain range and bearing measurement yielding high-accuracy data. Basis of datum will be NAD83 (NA2011), NAVD88 with ground control established through installation of ground targets and double observation utilizing GPS RTK (or Fast-Static, post-processed GPS, dependent upon site conditions). Additional flight parameters as follows:
  - Fixed-wing, manned flight
  - Simultaneous aerial photo + LiDAR acquisition – 10+ PPSM
  - Planimetrics and topographic mapping
 Aerial survey will include capture of the adjacent railway to the south.
- The upper, northwestern twenty (20) acres of the property shall be captured via field-run survey. This approach is best suited for understanding of the existing improved areas which indicate substantial detail and improvements. Storm Drainage and Sanitary structures will be located, opened, and direct-measured one structure beyond the site limits. A Miss Utility Ticket (72 Hr. 811) will be initiated prior to initial site visit and utilities will be located as marked; any utilities deemed private or not marked cannot be located. The existing building will be located and direct-measured along a consistent building line feature, to include finished floor elevations as accessible.

**Basis of datum will be NAD83 (NA 2011) / NAVD 88.** See attached Figure A for understanding of the survey logistics outlined above. Survey will be fully meshed (aerial to field), exhibited in PDF and provided in contemporary C3D / DWG (2019) format. Boundary effort is not included in this task.

### Task 2: ALTA/NSPS Land Title Survey (Fixed Fee: \$11,800)

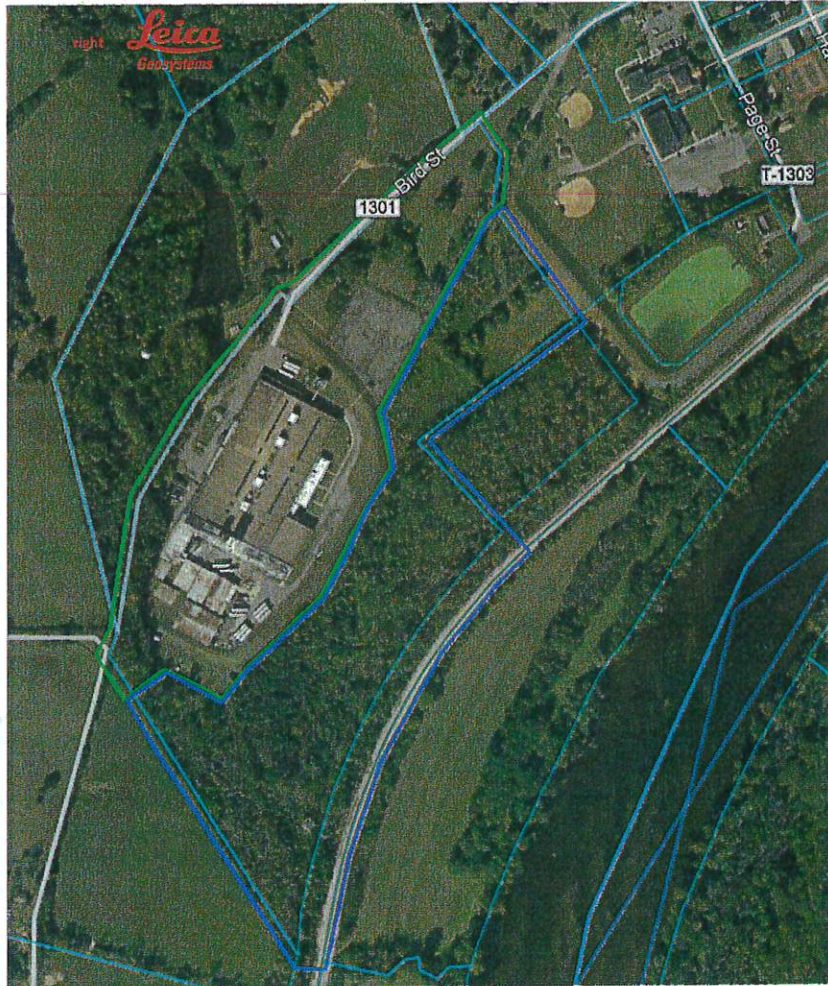
Timmons Group will prepare an 'ALTA / NSPS Land Title Survey' ('ALTA') encompassing the parcel of land described above and restated as follows:

<u>County TMP</u>	<u>Owner</u>	<u>Address</u>	<u>GIS Area +/-</u>	<u>Zoning</u>
130-43	Lower Bird Street, LLC	800 Bird Street	41.3 AC.	Town (presumed) <b>Light Industrial</b>

**Effort will adhere to Virginia DPOR 18VAC 10-20-370 standards pertaining to boundary survey requirements.** Subject parcel will be field-surveyed along its entire boundary. Substantial features /

## SCOPE OF SERVICES

improvements located within 10 LF of the boundary shall be located per state regulations. Property corner monuments will be recovered or reset with 5/8" iron rebar.



**Figure A: Survey Area**

Effort includes land record research of subject and adjoining parcels for understanding of property descriptions; Fee **excludes** provision of title commitment. To meet project schedule, receipt of title commitment shall be timely and will preferably precede commencement of field effort - but must be received within seven (7) business days prior to delivery of version 1 ALTA.

Survey will be based on the current **2021** 'Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys' and will conform to Table A items contained therein, as follows: 1, 2, 3, 4, 5\*, 6(a)\*\*, 8\*\*\*, 11\*\*\*\* 13, 14, 15 & 16.

## SCOPE OF SERVICES

*\*Please note that Table A, Item 5 addresses depiction of vertical relief (topography). Topographic base-mapping provision is included in this scope of work (Task S01), and site topography may be integrated to the 'ALTA' at the discretion of the client. Indication of preference requested prior to finalization of version 1 deliverable.*

*\*\*Please note that Table A, Item 6(a) addresses listing and graphic depiction of zoning details and setbacks, respectively, and that provision of a zoning report by the client will be necessary. Date and source of report is required. In lieu of report / letter, dimensional regulations will be listed per available County code specifications.*

*\*\*\*Table A, Item 8 addresses 'substantial features observed'; these features will be plotted from both aerial mapping and ground survey. These include storm drainage structures, utility pedestals, sanitary sewer structures, water utility structures, precise building measurements, and utility markings. Table A, Item 15 further addresses the use of aerial mapping for depiction of certain features, and this scope further emphasizes the utilization of said mapping for certain 2D and most 3D site features.*

*\*\*\*\*Please note that Table A, Item 11) addresses 'location of utilities existing on or serving the surveyed property' with examples of methodology; for purposes of this effort, procedure will meet Quality Level C, whereby visible utility features will be located, shown, and labeled relative to observed evidence. Also, a Miss Utility / 72 hr. 811 ticket will be initiated for the project area and utilities located as marked. Any underground utilities deemed private or not marked cannot be located.*

### **Task 3: Concept Site Plan (Hourly)**

- Timmons Group will work with the development team to study the site, working through iterations to best understand the future development of the parcel. This may include concept layouts, grading plans, as well as study of utilities and stormwater. Additionally, Timmons Group will meet with the design team to coordinate design concepts, as well as work with the Town of Scottsville to present the conceptual plans, working through coordination and such.
- Once a conceptual site plan is decided upon, Timmons Group will scope a set of services for the Final Site Plan, as well as any other needs.

### **Task 4: Hyosung Plant Flood Study**

As we understand the Hyosung Plant lies within the current FEMA flood plain along the James River in the Town of Scottsville Virginia. The purpose of this proposal is to provide engineering services to update the flood study to determine if the existing berm around the site provides protection for the building from the 100-year flood. Based on the results of the study the services may also require preparation and submittal of a Letter of Map Revision (LOMR) application to FEMA update the flood mapping within the project site limits.

This proposed scope of work includes preparing the LOMR application but does not include any construction drawings, site permitting, or any other services (other than those within this scope of services) associated with this project.

### **Task 4a: Develop a Duplicate and/or Corrected Effective Model (Fixed Fee: \$4,900)**

The effective study for the section of the James River near the Hyosung Plant was previously obtained from FEMA. The provided effective model from FEMA was a scan of a paper HEC2 model that was completed in the 70's. A duplicate effective model will need to be developed using HEC-RAS to recreate the effective floodplain model results and make sure there are no discrepancies. The effective and duplicate models should have the exact same output. If they do not a corrected effective model will be required to fix the discrepancies.

## SCOPE OF SERVICES

### **Task 4b: Existing Conditions Analysis (Fixed Fee: \$6,300)**

Utilize the duplicate effective model as a base to determine the floodplain limits that currently impact the site. Additional cross sections will be added to the model to define the project site as needed. The cross-section information will be obtained from site survey information to be provided by others and/or existing available LIDAR or GIS topographic information. This scope and fee do not include performing field survey work for the site or any culverts/bridges located within the study area.

### **Task 4c: Floodplain Mapping (Fixed Fee: \$3,200)**

Plot the water surface elevations obtained from the water surface profiles on the existing site and GIS topography to illustrate the limits of the 100-year floodplain and potential impacts related to the existing site conditions.

### **Task 4d: Prepare Technical Support Data Notebook (TSDN) (Fixed Fee: \$4,200)**

Prepare a technical support data notebook (TSDN), including the entire supporting data used to develop the floodplain analysis and mapping. A copy of the TSDN will be provided to the owner.

### **Task 4e: Town of Scottsville Submittal & Coordination (Fixed Fee: \$2,400)**

Assemble all modeling information along with any other requirements of the Town's floodplain permitting process and submit to Town floodplain administrator for review. Coordinate review, revisions and approval with Town staff.

### **Task 4f: FEMA LOMR Preparation, Submittal & Coordination (Fixed Fee: \$5,800)**

Prepare and submit a complete copy of the required LOMR forms to FEMA for review. Coordinate with the FEMA reviewer and respond to any questions and comments on the submitted information. Provide updated and or revised information as a result of the FEMA review.

- The following services have not been included in this proposal:
  - Field topographic survey services
  - Services to perform updated hydrologic calculations
  - Review fees required by the Town of Scottsville
  - Review fees required for FEMA submittal(s)

### **Task 5: Existing Conditions Topographic Survey Mink Spring (Fixed Fee: \$13,790)**

Timmons Group will provide (aerial) topographic mapping via aerial photo and LiDAR capture of an approximately 40 AC. area through and along the flood study corridor. See attached Figure B for overview of the site area for aerial capture.

The aerial LiDAR component refers to the use of an airborne, calibrated laser performing terrain range and bearing measurement yielding high-accuracy data. Basis of datum will be NAD83 (NA2011), NAVD88 with ground control established through installation of ground targets and double observation utilizing GPS RTK (or Fast-Static, post-processed GPS, dependent upon site conditions) . Additional flight parameters as follows:

- **Fixed-wing, manned flight**
- Simultaneous aerial photo + LiDAR acquisition – **10+ PPSM**
- **1 foot contour interval with DTM**
- Planimetrics and topographic mapping
- Color digital ortho-imagery @ 0.5' resolution

## SCOPE OF SERVICES

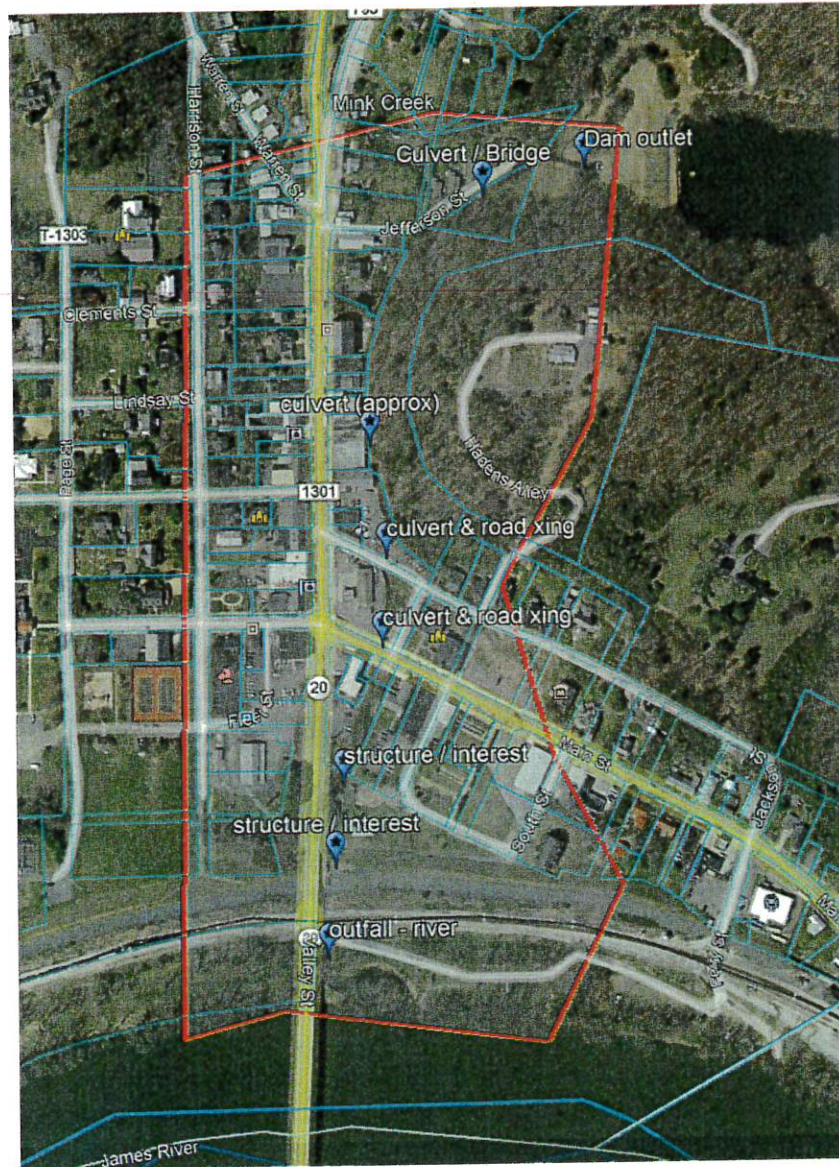


Figure B: Survey Area

**Task 6: Field Survey for Stream Crossings/Structures for Mink Spring Study (Fixed Fee: \$7,430)**  
Timmons Group will perform conventional field survey of drainage structures and road crossing features along the Mink Creek corridor from its outlet west of the existing dam to its discharge along the north bank of the James River.

For culvert / road crossing scenarios, effort will address the following, for survey capture:

## SCOPE OF SERVICES

- Top & Bottom of bank, stream centerline, and structure invert at each upstream and downstream section;
- Culvert dimensions and material;
- Top of road and rail elevation(s);
- Road / deck inlet structures where applicable;
- Abutment wall location where applicable;
- Low chord elevation (for bridge scenarios, where applicable);
- Photo documentation

The Mink Creek corridor will be reviewed in the field for assurance that all drainage structures present within the study area are located.

### **Task 7: Mink Creek Flood Study**

As we understand the Town of Scottsville would like to perform an updated flood study for Mink Creek from outfall at Mink Creek Dam downstream to the outfall under the James River levee. The purpose of this proposal is to provide engineering services to update the flood study based on existing conditions. Based on the results of the study the services may also require preparation and submittal of a Letter of Map Revision (LOMR) application to FEMA update the flood mapping within the project site limits.

This proposed scope of work includes preparing the LOMR application but does not include any construction drawings, site permitting, or any other services (other than those within this scope of services) associated with this project.

### **Task 7a: Data Compilation (Fixed Fee: \$1,800)**

Based on the current Flood Insurance Rate Maps (FIRM) the project area lies within the limits of a FEMA Zone AE with Base Flood Elevations (BFE's). Timmons Group will request existing available modeling information from FEMA for use in developing the updated flood study. The fee required by FEMA for a data request (\$393) has been included in this scope.

### **Task 7b: Hydrologic Analysis (Fixed Fee: \$5,800)**

A watershed analysis based on current conditions will be performed to develop peak discharges for the 10-, 50-, 100-year and 500-yr frequency storms along the study reach of Mink Creek. Drainage areas will be delineated based on best available topographic data. Peak discharge rates will be calculated using a approved hydrologic analysis methods. Drainage areas will be delineated based on publicly available LiDAR topography data.

### **Task 7c: Develop a Duplicate and/or Corrected Effective Model (Fixed Fee: \$4,900)**

The effective study for information from Mink Creek obtained from FEMA in Task 1 will be utilized to develop a duplicate effective model using HEC-RAS to recreate the effective floodplain model results and make sure there are no discrepancies. The effective and duplicate models should have the exact same output. If they do not a corrected effective model will be required to fix the discrepancies.

### **Task 7d: Existing Conditions Analysis (Fixed Fee: \$6,400)**

Utilize the duplicate effective model as a base to determine the floodplain limits that currently impact the site. Additional cross sections will be added to the model to define the project limits as needed. The cross-section information will be obtained from site survey information to be obtained for the project study limits.





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## SCOPE OF SERVICES

### **Task 7e: Floodplain Mapping (Fixed Fee: \$3,200)**

Plot the water surface elevations obtained from the water surface profiles on the existing site and topography to illustrate the limits of the 100-year floodplain and potential impacts related to the existing site conditions.

### **Task 7f: Prepare Technical Support Data Notebook (TSDN) (Fixed Fee: \$3,900)**

Prepare a technical support data notebook (TSDN), including the entire supporting data used to develop the floodplain analysis and mapping. A copy of the TSDN will be provided to the owner.

### **Task 7g: Town of Scottsville Submittal & Coordination (Fixed Fee: \$2,400)**

Assemble all modeling information along with any other requirements of the Town's floodplain permitting process and submit to Town floodplain administrator for review. Coordinate review, revisions and approval with Town staff.

### **Task 7h: FEMA LOMR Preparation, Submittal & Coordination (Fixed Fee: \$5,800)**

Prepare and submit a complete copy of the required LOMR forms to FEMA for review. Coordinate with the FEMA reviewer and respond to any questions and comments on the submitted information. Provide updated and or revised information as a result of the FEMA review.

The following services have not been included in this proposal:

- Services to perform updated hydrologic calculations
- Review fees required by the Town of Scottsville
- Review fees required for FEMA submittal(s)

### **PROJECT REIMBURSEMENT SCHEDULE:**

In addition to the Total Fee for the services provided under the Scope of Services above and any General Reimbursements needed, the items and materials listed on the Project Reimbursement Schedule attached as Exhibit C will be invoiced on a monthly basis as applicable.





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# Scottsville CFPF application External Inbox x



**Matt Lawless** <mlawless@scottsville.org>

to me

Good afternoon grants team,

Thank you for all of your hard work in outreach and planning related to Virginia's waterfronts. It's an essential com

Please see attached, the Town's application for grant assistance with a study, for floodplain mapping in our qualify

If you need any other information for your work, please just let me know.

Respectfully,

Matt Lawless  
Scottsville Town Administrator  
Office: 434-286-9267  
[Web](#), [Facebook](#), [Twitter](#)

