

# 3747 - Bryan Park Dam Removals and Stream Restoration

## Application Details

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**Funding Opportunity:**  
3293-Virginia Community Flood Preparedness Fund - Project Grants - CY25 Round 6

**Funding Opportunity Due Date:** Dec 1, 2025 11:59 PM

**Program Area:** Virginia Community Flood Preparedness Fund

**Status:** Under Review

**Stage:** Final Application

  

**Initial Submit Date:** Nov 26, 2025 11:06 AM

**Initially Submitted By:** John Murphy

**Last Submit Date:**

**Last Submitted By:**

## Contact Information

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### Primary Contact Information

**Active User\*:** Yes

**Type:** External User

**Name\*:** Mr. John Patrick Murphy  
Salutation First Name Middle Name Last Name

**Title:**

**Email\*:** johmurphy@gftinc.com

**Address\*:** 8358 Luce Court

  

SPRINGFIELD Virginia 22153  
City State/Province Postal Code/Zip

**Phone\*:** (571) 217-7625 Ext.  
Phone  
###-###-####

**Fax:** ###-###-####

**Comments:**

## Organization Information

**Status\*:** Approved

**Name\*:** Gannett Fleming

**Organization Type\*:**

**Tax ID\*:** 25-1613591

**Unique Entity Identifier (UEI)\*:** HLNDLH9XRTU9

**Organization Website:** <http://www.gannettfleming.com/>

**Address\*:** 4097 Monument Corner Dr Suite 500

**Phone\*:** Fairfa Virginia 22030-  
City State/Province Postal Code/Zip  
703-277-9501 Ext.  
###-###-####

**Fax:** ###-###-####

**Benefactor:**

**Vendor ID:**

**Comments:**

## VCFPF Applicant Information

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### *Project Description*

**Name of Local Government\*:** City of Richmond

Your locality's CID number can be found at the following link: [Community Status Book Report](#)

**NFIP/DCR Community Identification Number (CID)\*:** 510129

If a state or federally recognized Indian tribe,

**Name of Tribe:**

**Authorized Individual\*:** William Boston  
First Name Last Name

**Mailing Address\*:** 1801 Commerce Road  
Address Line 1  
Address Line 2

Richmond Virginia 23224  
City State Zip Code

**Telephone Number\*:** 804-646-8161

**Cell Phone Number\*:** 804-229-8949

**Email\*:** william.boston2@rva.gov

Is the contact person different than the authorized individual?

**Contact Person\*:** No

**Enter a description of the project for which you are applying to this funding opportunity**

**Project Description\*:**

The removal of the Upper and Lower Dams in Bryan Park, Richmond, and subsequent wetland and stream creation/restoration.

**Low-income geographic area means any locality, or community within a locality, that has a median household income that is not greater than 80 percent of the local median household income, or any area in the Commonwealth designated as a qualified opportunity zone by the U.S. Secretary of the Treasury via his delegation of authority to the Internal Revenue Service. A project of any size within a low-income geographic area will be considered.**

Is the proposal in this application intended to benefit a low-income geographic area as defined above?

**Benefit a low-income geographic area\*:** Yes

**Information regarding your census block(s) can be found at census.gov**

**Census Block(s) Where Project will Occur\*:** FIPS Code 517600102021

**Is Project Located in an NFIP Participating Community?\*** Yes

**Is Project Located in a Special Flood Hazard Area?\*** Yes

**Flood Zone(s) (if applicable):** Zones A, AE, and X

**Flood Insurance Rate Map Number(s) (if applicable):** 5101290026E, 5101290027E, 5101290026D

## Eligibility CFPF - Round 4 - Projects

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### ***Eligibility***

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)?

**Local Government\*:** Yes  
Yes - Eligible for consideration  
No - Not eligible for consideration

Does the local government have an approved resilience plan and has provided a copy or link to the plan with this application?

**Resilience Plan\*:** Yes  
Yes - Eligible for consideration under all categories  
No - Eligible for consideration for studies, capacity building, and planning only

If the applicant is not a town, city, or county, are letters of support from all affected local governments included in this application?

**Letters of Support\*:** N/A  
Yes - Eligible for consideration  
No - Not eligible for consideration  
N/A - Not applicable

Has this or any portion of this project been included in any application or program previously funded by the Department?

**Previously Funded\*:** No  
Yes - Not eligible for consideration  
No - Eligible for consideration

Has the applicant provided evidence of an ability to provide the required matching funds?

**Evidence of Match Funds\*:** Yes  
Yes - Eligible for consideration  
No - Not eligible for consideration  
N/A - Match not required

## Scoring Criteria for Flood Prevention and Protection Projects - Round 4

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### **Scoring**

#### **Category Scoring:**

Hold CTRL to select multiple options

**Project Category\*:** Dam removal, Stream bank restoration or stabilization, Wetland restoration

**Is the project area socially vulnerable?** (based on ADAPT Virginia's Social Vulnerability Index Score)

#### **Social Vulnerability Scoring:**

Very High Social Vulnerability (More than 1.5)

High Social Vulnerability (1.0 to 1.5)

Moderate Social Vulnerability (0.0 to 1.0)

Low Social Vulnerability (-1.0 to 0.0)

Very Low Social Vulnerability (Less than -1.0)

**Socially Vulnerable\*:** Moderate Social Vulnerability

**Is the proposed project part of an effort to join or remedy the community's probation or suspension from the NFIP?**

**NFIP\*:** No

**Is the proposed project in a low-income geographic area as defined below?**

"Low-income geographic area" means any locality, or community within a locality, that has a median household income that is not greater than 80 percent of the local median household income, or any area in the Commonwealth designated as a qualified opportunity zone by the U.S. Secretary of the Treasury via his delegation of authority to the Internal Revenue Service. A project of any size within a low-income geographic area will be considered.

**Low-Income Geographic Area\*:** Yes

**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?**

**Reduction of Nutrient and Sediment Pollution\*:** No

**Does this project provide "community scale" benefits?**

**Community Scale Benefits\*:** More than one census block

**Expected Lifespan of Project**

**Expected Lifespan of Project\*:** Over 20 Years

**Comments:**

The expected lifespan of the project is over 20 years. FEMA's Ecosystem Service Value Updates document states that projects which feature Urban Green Open Space have a Project Useful Life value of 100 years.

## Scope of Work - Projects - Round 4

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### ***Scope of Work***

**Upload your Scope of Work**

Please refer to Part IV, Section B. of the grant manual for guidance on how to create your scope of work

**Scope of Work\*:** CID510129\_CityOfRichmond\_CFPF-1\_ScopeOfWork.pdf

**Comments:**

### ***Budget Narrative***

**Budget Narrative Attachment\*:** CID510129\_CityOfRichmond\_CFPF-1\_BudgetNarrative.pdf

**Comments:**

## Scope of Work Supporting Information - Projects

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### ***Supporting Information - Projects***

**Provide population data for the local government in which the project is taking place**

**Population\*:** 229247.00

**Provide information on the flood risk of the project area, including whether the project is in a mapped floodplain, what flood zone it is in, and when it was last mapped. If the property or area around it has been flooded before, share information on the dates of past flood events and the amount of damage sustained**

**Historic Flooding data and Hydrologic Studies\*:** CID510129\_CityOfRichmond\_CFPF-1\_FloodData.pdf

**Include studies, data, reports that demonstrate the proposed project minimizes flood vulnerabilities and does not create flooding or increased flooding (adverse impact) to other properties**

**No Adverse Impact\*:** CID510129\_CityOfRichmond\_CFPF-1\_NoAdverseImpact.pdf

**Include supporting documents demonstrating the local government's ability to provide its share of the project costs. This must include an estimate of the total project cost, a description of the source of the funds being used, evidence of the local government's ability to pay for the project in full or quarterly prior to reimbursement, and a signed pledge agreement from each contributing organization**

**Ability to Provide Share of Cost\*:** CID510129\_CityOfRichmond\_CFPF-1\_CostShare.pdf

**A benefit-cost analysis must be submitted with the project application**

**Benefit-Cost Analysis\*:** CID510129\_CityOfRichmond\_CFPF-1\_BCA.pdf

If applicable, provide the Department with the current floodplain ordinance by link or attachment.

**Local Floodplain Management Regulations:** CID510129\_CityOfRichmond\_CFPF-1\_FloodplainOrd.pdf

**Provide a list of repetitive loss and/or severe repetitive loss properties. Do not provide the addresses for the properties, but include an exact number of repetitive loss and/or severe repetitive loss structures within the project area**

**Repetitive Loss and/or Severe Repetitive Loss Properties\*:** CID510129\_CityOfRichmond\_CFPF-1\_RepetitiveLoss.pdf

**Describe the residential and commercial structures impacted by this project, including how they contribute to the community such as historic, economic, or social value. Provide an exact number of residential structures and commercial structures in the project area**

**Residential and/or Commercial Structures\*:**

Thirteen structures are located within the Park's boundaries, and none of the structures are considered repetitive loss or severe repetitive loss. These structures are recreational and park facilities, including public restrooms, covered areas, and the Keeper's Cottage. There are no residential or commercial structures located in the project area.

**If there are critical facilities/infrastructure within the project area, describe each facility**

**Critical Facilities/Infrastructure\*:**

There are no critical facilities located within the project area.

**Explain the local government's financial and staff resources. How many relevant staff members does the local government have? To what relevant software does the local government have access? What are the local government's capabilities?**

**Financial and Staff Resources\*:**

The City of Richmond has an AA rating with a stable outlook for Public Utilities bond issuances, an AA+ rating with a stable outlook for the City's general obligation bonds, and an AA rating with a stable outlook for the Economic Development Authority, per S&P Global Ratings.

The City of Richmond DPU leadership and project managers, in coordination with other departments and agencies, are experienced in executing capital projects from the time of inception and scoping to construction and final close-out. DPU has sufficient capacity including staff, external consultants and contractors, and financial resources to adequately manage and facilitate all that is required to bring this project to completion. Any and all reporting requirements, either those of the City or those specific to DCR's CFPF, will be adequately addressed as required.

If the project proposed does not employ a nature-based or hybrid solution and the total project cost is greater than \$2 million, describe at least one alternative that could reasonably address the issue identified. Please also consider the No Action Option as a third alternative as part of the analysis. Explain these alternatives and the reason the proposed project was selected.

**Alternatives:** CID510129\_CityOfRichmond\_CFPF-1\_Alternatives.pdf

**Identify and describe the goals and objectives of the project. Include a description of the expected results of the completed project and explain the expected benefits of the project. This may include financial benefits, increased awareness, decreased risk, etc.**

**Goals and Objectives\*:**

Goal 1: Achieve Regulatory Compliance

Objective 1: Obtain all required permits and regulatory approvals for dam removal, such as the DCR Alterations permit, by Q3 2026.

Goal 2: Restore Ecological Function

Objective 2: Complete dam removal and active stream restoration, creating/restoring approximately 2,400 linear feet of stream and creating/preserving 3 acres of wetlands by Q2 2029.

Objective 3: Improve fish passage and aquatic connectivity along Upham Brook by Q2 2029, as verified by post-

construction ecological surveys.

### Goal 3: Enhance Public Safety and Flood Resilience

Objective 4: Increase flood storage and water quality, demonstrating a measurable increase in flood storage capacity and water quality improvements (e.g., reduced nutrient loads) in Upham Brook and, if feasible, downstream within one year of project completion, as documented in annual monitoring reports.

### Goal 4: Engage and Inform the Public

Objective 5: Conduct at least three public engagement sessions before and during construction, with documented feedback incorporated into final design and implementation by Q2 2026 and provide quarterly updates to the Friends of Bryan Park.

These goals and objectives will enable the City to achieve regulatory compliance as well as reduce the public safety risks associated with the aging, deteriorating dams. The environment will benefit from the stream restoration activities and improved fish passage, and the public will remain informed throughout the project.

**Outline a plan of action laying out the scope and detail of how the proposed work will be accomplished with a timeline identifying expected completion dates. Determine milestones for the project that will be used to track progress.**

**Explain what deliverables can be expected at each milestone, and what the final project deliverables will be. Identify other project partners**

#### **Approach, Milestones, and Deliverables\*:**

CID510129\_CityOfRichmond\_CFPF-1\_Deliverables.pdf

**Where applicable, briefly describe the relationship between this project and other past, current, or future resilience projects. If the applicant has received or applied for any other grants or loans, please identify those projects, and, if applicable, describe any problems that arose with meeting the obligations of the grant and how the obligations of this project will be met**

#### **Relationship to Other Projects\*:**

The City of Richmond has successfully completed several resilience projects funded by DCR's CFPF, including the McGuire and Chapel Drive Drainage Improvements project, which was funded in Round 1 of the CFPF. This project delivered stormwater infrastructure to a previously underserved neighborhood. All grant obligations were met, with no instances of returned funds or incomplete reporting.

Additionally, the City has received two CFPF awards for the Stormwater Inventory Update project, both Phase 1 and Phase 2. Work under the Phase 1 award is ongoing, and there have been no instances of returned funds or incomplete reporting.

The City of Richmond has also received an award for the Green Alley Projects. Under this award, the City successfully requested a scope change from DCR to direct funds to a similar project, Green Streets. Like the awards previously mentioned, there have been no instances of returned funds or incomplete reporting.

The City has been proactive and responsive to DCR for all previously mentioned awards, including proactively requesting extensions necessary to receive approval from City Council, when necessary, and requesting scope changes.

The proposed Bryan Park Dam Removals and Stream Restoration project is not directly related to any aforementioned or other resilience projects. However, it is related or similar to several other projects. The Fall Line Trail project, a multi-locality recreational and multimodal path, is planned to pass through Bryan Park and over the Upper Dam, directly intersecting with the project area.

The project is similar to other ongoing dam rehabilitation efforts, Hobby Hill Lake Dam, Westbury Lake Dam, and

Cherokee Dam. These projects, like the Bryan Park Dam Removals project, are driven by DCR dam safety regulation requirements.

The City of Richmond has systems in place and is prepared to accurately manage the requirements. The City routinely coordinated with City staff and consultants to ensure timely and accurate reporting and project completion. As previously stated, there have been no instances of returned funds or incomplete reporting.

**For ongoing projects or projects that will require future maintenance, such as infrastructure, flood warning and response systems, signs, websites, or flood risk applications, a maintenance, management, and monitoring plan for the projects must be provided**

**Maintenance Plan\*:** CID510129\_CityOfRichmond\_CFPF-1\_Maintenance.pdf

**Describe how the project meets each of the applicable scoring criteria contained in Appendix B. Documentation can be incorporated into the Scope of Work Narrative**

**Criteria\*:**

Eligible Projects: The Bryan Park Dam Removals and Stream Restoration project will feature dam removal, stream bank restoration or stabilization, and wetland restoration characteristics.

Social Vulnerability Index Score: The proposed project is in Block Group 1 of Census Tract 102.02. Per VFRIS, the Block Group has a social vulnerability index of 0.96, moderate social vulnerability.

Community Scale of Benefits: This project will benefit more than one census block. Not only will this project benefit residents of the City of Richmond due to its recreational benefits, but it will directly benefit those downstream of the dams who are currently at risk of flooding in the event of a dam breach event. A map of structures that would be impacted in the event of a dam breach can be found in Hazen's Basis of Design Report in the attachment: CID510129\_CityOfRichmond\_CFPF-1\_Alternatives

Expected Lifespan of the Project: The expected lifespan of the project is over 20 years. FEMA's Ecosystem Service Value Updates document states that projects which feature Urban Green Open Space have a Project Useful Life value of 100 years.

Remedy for NFIP probation or suspension: Not applicable

Proposed project part of a low-income geographic area: Yes, this project is located in census tract 102.02, which has a median household income of \$66,080, roughly 73% of Virginia's median household income (\$89,931).

Proposed project implements a Chesapeake Bay TMDL BMP: No

## Budget

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### ***Budget Summary***

**Grant Matching Requirement\*:**

LOW INCOME - Projects that will result in nature-based solutions - Fund 95%/Match 5%

Is a match waiver being requested?

**Match Waiver Request** No

Note: only low-income communities are eligible for a match waiver.

\*:



I certify that my project is in a low-income geographic area:

Yes

Total Project Amount (Request + Match)\*:

\$18,693,865.00

\*\*This amount should equal the sum of your request and match figures

REQUIRED Match Percentage Amount:

\$934,693.25

## BUDGET TOTALS

Before submitting your application be sure that you meet the match requirements for your project type.

Match Percentage:

59.88%

Verify that your match percentage matches your required match percentage amount above.

Total Requested Fund Amount:

\$7,500,000.00

Total Match Amount:

\$11,193,865.00

TOTAL:

\$18,693,865.00

### *Personnel*

Description

Requested Fund Amount

Match Amount Match Source

No Data for Table

### *Fringe Benefits*

Description

Requested Fund Amount

Match Amount Match Source

No Data for Table

### *Travel*

Description

Requested Fund Amount

Match Amount Match Source

No Data for Table

### *Equipment*

Description

Requested Fund Amount

Match Amount Match Source

No Data for Table

### *Supplies*

Description

Requested Fund Amount

Match Amount Match Source

No Data for Table

### *Construction*

Description

Requested Fund Amount

Match Amount Match Source

Description	Requested Fund Amount	Match Amount	Match Source
No Data for Table			

#### Contracts

Description	Requested Fund Amount	Match Amount	Match Source
Pre-Construction	\$0.00	\$957,788.00	Cash
Construction	\$7,500,000.00	\$10,236,077.00	Cash
	<b>\$7,500,000.00</b>	<b>\$11,193,865.00</b>	

#### Maintenance Costs

Description	Requested Fund Amount	Match Amount	Match Source
No Data for Table			

#### PreAward and Startup Costs

Description	Requested Fund Amount	Match Amount	Match Source
No Data for Table			

#### Other Direct Costs

Description	Requested Fund Amount	Match Amount	Match Source
No Data for Table			

## Long and Short Term Loan Budget - Projects - VCFPF

#### Budget Summary

Are you applying for a short term, long term, or no loan as part of your application?

If you are not applying for a loan, select "not applying for loan" and leave all other fields on this screen blank

Long or Short Term\*: Not Applying for Loan

Total Project Amount: \$0.00

Total Requested Fund Amount: \$0.00

TOTAL: \$0.00

#### Salaries

Description	Requested Fund Amount
No Data for Table	

#### Fringe Benefits

Description	Requested Fund Amount
No Data for Table	
<b>Travel</b>	
Description	Requested Fund Amount
No Data for Table	
<b>Equipment</b>	
Description	Requested Fund Amount
No Data for Table	
<b>Supplies</b>	
Description	Requested Fund Amount
No Data for Table	
<b>Construction</b>	
Description	Requested Fund Amount
No Data for Table	
<b>Contracts</b>	
Description	Requested Fund Amount
No Data for Table	
<b>Other Direct Costs</b>	
Description	Requested Fund Amount
No Data for Table	

## Supporting Documentation

### Supporting Documentation

Named Attachment	Required Description	File Name	Upload		
			Type	Size	Date
Detailed map of the project area(s) (Projects/Studies)	Detailed Project Map	CID510129_CityOfRichmond_CFPF-1_ProjectMap.pdf	pdf	601 KB	11/26/2025 10:19 AM

Named Attachment	Required Description	File Name	Type	Size	Upload
					Date
FIRMette of the project area(s) (Projects/Studies)	FIRMettes of the project area	CID510129_CityOfRichmond_CFPP-1_FIRMettes.pdf	pdf	1 MB	11/26/2025 10:19 AM
Historic flood damage data and/or images (Projects/Studies)	Photos of flooding at the Upper and Lower Dams, to supplement the Flood Data attachment.	CID510129_CityOfRichmond_CFPP-1_FloodingPhotos.pdf	pdf	1 MB	11/26/2025 10:24 AM
A link to or a copy of the current floodplain ordinance	Current floodplain ordinance	CID510129_CityOfRichmond_CFPP-1_CodeOfOrdinance.pdf	pdf	939 KB	11/26/2025 10:24 AM
Maintenance and management plan for project	Maintenance Plan for project upon completion	CID510129_CityOfRichmond_CFPP-1_Maintenance.pdf	pdf	87 KB	11/26/2025 10:25 AM
A link to or a copy of the current hazard mitigation plan	Richmond-Crater Multi-Hazard Mitigation Plan	CID510129_CityOfRichmond_CFPP-1_HMP.pdf	pdf	21 MB	11/26/2025 10:27 AM
A link to or a copy of the current comprehensive plan	Richmond 300, Master Plan	CID510129_CityOfRichmond_CFPP-1_ComprehensivePlan.pdf	pdf	50 MB	11/26/2025 10:29 AM
Social vulnerability index score(s) for the project area	SVI and Low-Income Maps for the project area	CID510129_CityOfRichmond_CFPP-1_SVlandLowIncomeMaps.PDF	PDF	277 KB	11/26/2025 10:31 AM
Authorization to request funding from the Fund from governing body or chief executive of the local government	Signed Pledge Agreement	CID510129_CityOfRichmond_CFPP-1_PledgeAgreement.pdf	pdf	183 KB	11/26/2025 10:31 AM
Signed pledge agreement from each contributing organization	Signed Pledge Agreement	CID510129_CityOfRichmond_CFPP-1_PledgeAgreement.pdf	pdf	183 KB	11/26/2025 10:58 AM
Maintenance Plan	Maintenance Plan for the project upon completion	CID510129_CityOfRichmond_CFPP-1_Maintenance.pdf	pdf	87 KB	11/26/2025 10:32 AM

*Benefit-cost analysis must be submitted with project applications over \$2,000,000. in lieu of using the FEMA benefit-cost analysis tool, applicants may submit a narrative to describe in detail the cost benefits and value. The narrative must explicitly indicate the risk reduction benefits of a flood mitigation project and compares those benefits to its cost-effectiveness.*

Named Attachment	Required Description	File Name	Upload		
			Type	Size	Date
Benefit Cost Analysis	BCA Report	CID510129_CityOfRichmond_CFPF-	pdf	800	11/26/2025
	from the FEMA Toolkit	1_BCA.pdf		KB	10:32 AM
Other Relevant Attachments	Signed	CID510129_CityOfRichmond_CFPF-	pdf	5	11/26/2025
	Application Form	1_Alternatives.pdf		MB	10:33 AM

### ***Letters of Support***

Description	File Name	Type	Size	Upload Date
No files attached.				

## Resilience Plan

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### ***Resilience Plan***

Description	File Name	Type	Size	Upload Date
City of Richmond Resilience Plan and DCR approval	CID510129_CityOfRichmond_CFPF-1_ResiliencePlan.pdf	pdf	475 KB	11/25/2025 01:41 PM