

3747 - Bryan Park Dam Removals and Stream Restoration

Application Details

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

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

Fairfax Virginia 22030-
City State/Province Postal Code/Zip

Phone*: 703-277-9501 Ext.
###-###-####

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

Benefactor:

Vendor ID:

Comments:

VCFPF Applicant Information

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 510129

Identification Number (CID)*:

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

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

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

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

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 CID510129_CityOfRichmond_CFPF-1_FloodData.pdf

Hydrologic Studies*:

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

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
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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
	\$7,500,000.00	\$11,193,865.00	

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

Travel

Description	Requested Fund Amount
	No Data for Table

Equipment

Description	Requested Fund Amount
	No Data for Table

Supplies

Description	Requested Fund Amount
	No Data for Table

Construction

Description	Requested Fund Amount
	No Data for Table

Contracts

Description	Requested Fund Amount
	No Data for Table

Other Direct Costs

Description	Requested Fund Amount
	No Data for Table

Supporting Documentation

Supporting Documentation

Named Attachment	Required Description	File Name	Type	Size	Upload 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_CFPF-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_CFPF-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_CFPF-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_CFPF-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_CFPF-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_CFPF-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_CFPF-1_SVIandLowIncomeMaps.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_CFPF-1_PledgeAgreement.pdf	pdf	183 KB	11/26/2025 10:31 AM
Signed pledge agreement from each contributing organization	Signed Pledge Agreement	CID510129_CityOfRichmond_CFPF-1_PledgeAgreement.pdf	pdf	183 KB	11/26/2025 10:58 AM
Maintenance Plan	Maintenance Plan for the project upon completion	CID510129_CityOfRichmond_CFPF-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	Type	Size	Upload Date
Benefit Cost Analysis	BCA Report from the FEMA Toolkit	CID510129_CityOfRichmond_CFPF-1_BCA.pdf	pdf	800 KB	11/26/2025 10:32 AM
Other Relevant Attachments	Signed Application Form	CID510129_CityOfRichmond_CFPF-1_Alternatives.pdf	pdf	5 MB	11/26/2025 10:33 AM

Letters of Support

Description	File Name	Type	Size	Upload Date
No files attached.				

Resilience Plan

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