



Land and Water Conservation Fund Virginia 2022 DCR Application Form

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

2022 DCR Application Form
Section A – Applicant Information
1. Project Sponsor Name Virginia Department of Wildlife Resources
2. Contact Person Name & Title Rebecca Gwynn, Deputy Director
3. Project Sponsor Street Address 7870 Villa Park Drive, Henrico, VA 23228
4. Mailing Address (if different from street address) P.O. Box 90778, Henrico VA 23228-0778
5. Telephone Number 804-389-3953
6. Contact Person E-mail Address Becky.gwynn@dwr.virginia.gov
7. Name and E-mail Address of person to receive notification of application status <i>if different from contact above</i> Click or tap here to enter text.
8. Applicant Type (type one) <ul style="list-style-type: none">▪ Municipality (city, town, county),▪ Tribe,▪ State agency, or▪ Regional park authority State Agency

Section A – Applicant Information

9. US Congressional District Number

7

10. Virginia State Senate District Number

12

11. Virginia House District Number

74

Section B – Project Details

12. Project Title

Coles Point Boating Access

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

\$500,000

14. Total Project Cost (100%)

\$1,000,000

15. Project Type (type one)

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

Acquisition

16. Current or future name of the park

Branson Cove Boat Ramp

17. Latitude and Longitude (entrance to the park)

38.143499 -76.634304

18. Tax Parcel ID Number

26-81, 26-81A, 26-81C, 26-82

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

5665 Coles Point Rd., Hague, VA 22469; 5693 Coles Point Rd., Hague, VA 22469

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

Charles R. Love

Section B – Project Details

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

±2.6

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

Examples: Grade and install 3600 square foot gravel parking lot, construct two ADA accessible asphalt paved parking spaces, install 64 square foot single user ADA accessible vault toilet, construct 200 linear feet of 5 foot wide crushed stone pathway, and install one vertical trail information sign at Riverside Park in Town Name, Virginia.

Purchase 32 acre property from private landowner for future development of community playground, picnic area, and walking trails.

Purchase ±2.6 acres from private landowner for future development of public access (a boat ramp, one hand-launch site) to Branson Cove (and Potomac River), public ADA-accessible fishing pier, and gravel parking area.

Section C – Project Need

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

The project will address water access, which is the third-highest most-needed outdoor recreational opportunity in the Northern Neck (VOP 13.102).

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

No

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

Few public boating access sites exist in the Northern Neck that provide boaters, anglers, and recreational water users with access to the Potomac River. Access at Westmoreland State Park and the Westmoreland County Currioman Public Boat Landing are the only two low/no-cost sites along the river. The addition of the Branson Cove Boat Ramp will provide a no-cost site in the middle of the County. The Potomac River is designated as an American Heritage River. This location will provide access to the Potomac River Water Trail, the Potomac River Long-Distance Water Trail, and the Westmoreland County Water Trail. It will also be easily accessible by travelers on the Potomac Heritage National Scenic Trail in the County.

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

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

Yes, Water Quality Improvement. 10%

Section C – Project Need

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

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

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

Very high, according to the DCR Land-based Recreation Access Model

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

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

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

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

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

Low

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

Water access is a priority identified recreational need in the Northern Neck (see attached pages from County and regional plans). While there are a number of privately-owned, for-pay access sites, this location will provide no-cost water access, along with fishing, wildlife viewing and general outdoor recreational opportunities and experiences. Access to the Potomac River has been identified as a user priority in the DWR's 2019 Boating Access Site and Facility Management Plan (<https://dwr.virginia.gov/wp-content/uploads/Virginia-Boat-Access-Management-Plan.pdf>; pp52-53).

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

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

The closest public access to the Potomac River or its tributaries is 7 miles straight line distance from the project location to the Currioman Public Boat Landing. The driving distance between these two sites is 14+ miles. In addition, the Currioman Public Boat Landing is a small facility, with only 10 parking spots, and is intended for smaller watercraft and hand-launched vessels. As noted in County, regional and DWR plans (attached), the demand for public access to the Potomac River is greater than is met by current facilities. This facility will bring boaters & anglers to the community who will want to purchase things such as bait, food, fuel and other equipment and goods for their outings.

Section C – Project Need

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

The future proposed development actions on the project site will improve opportunities and experiences for people with disabilities. The courtesy pier along the boat ramp will allow for easier access in and out of watercraft, reducing the risk of falling and making the facility more accessible to users. The fishing pier will include areas of lower safety railings that will facilitate people with disabilities being able to cast. All piers will have smooth transition from the parking areas. Asphalt parking spots will be specifically designated for use by people with disabilities.

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

This project will benefit an area of Westmoreland County with an identified "Low Health Opportunity Index," according to data provided by the Virginia Department of Health.

<https://apps.vdh.virginia.gov/omhhe/hoi/dashboards/counties>



Rank (of 134) Median of Selected Counties	Local Health District All	
	Health Opportunity Index	
	100	
	Economic Opportunity Profile	Consumer Opportunity Profile
	93	68
Community Environmental Profile	Wellness Disparity Profile	
83	119	



Section C – Project Need

Profile

- Health Opportunity Index
- Community Environmental Profile
- Consumer Opportunity Profile
- Economic Opportunity Profile
- Wellness Disparity Profile

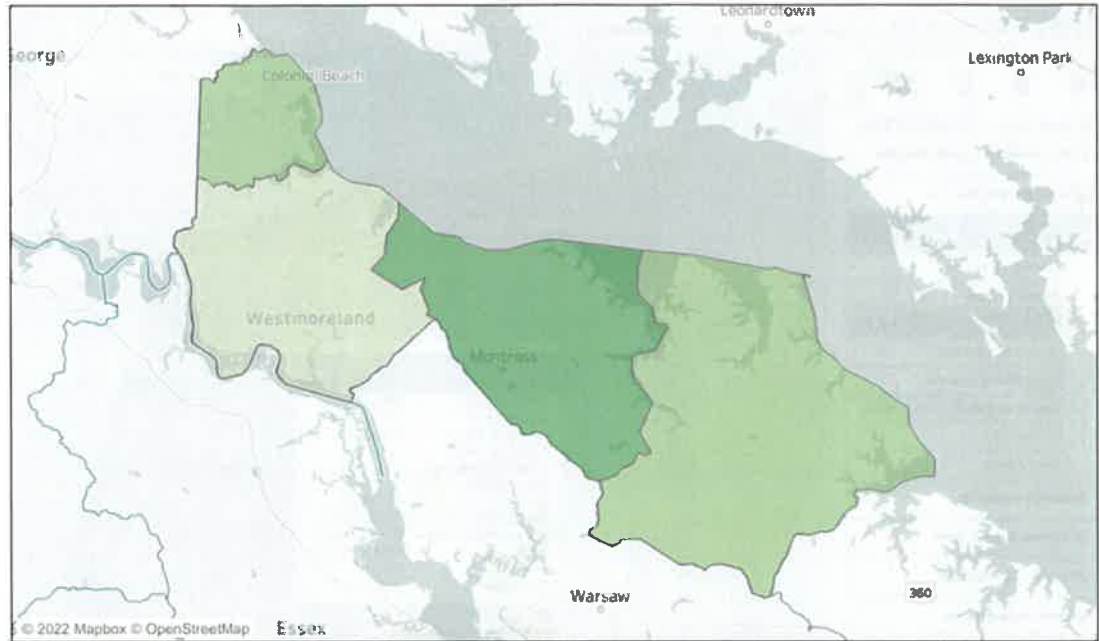
Opportunity Level

- Very Low
- Low
- Average



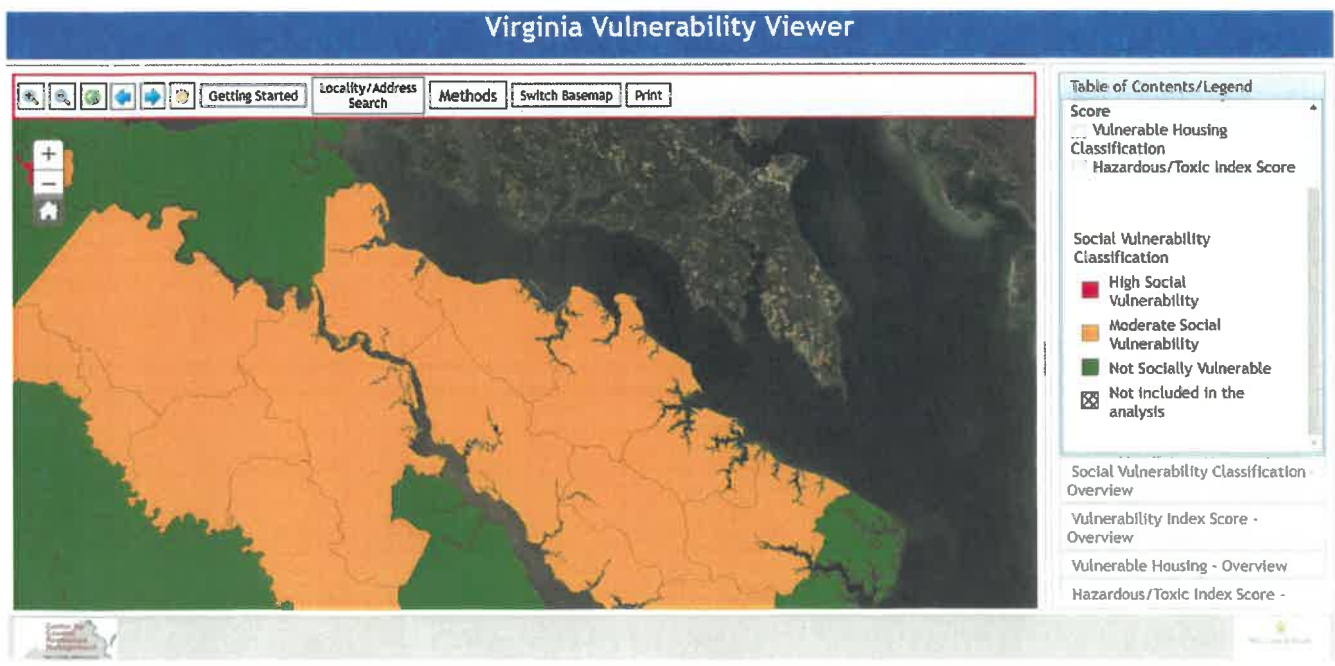
County Name

- Null
- Accomack County
- Albemarle County
- Alexandria city
- Alleghany County
- Amelia County
- Amherst County
- Appomattox County
- Arlington County
- Augusta County
- Bath County
- Bedford city
- Bedford County
- Bland County
- Botetourt County
- Bristol city
- Brunswick County
- Buchanan County
- Buckingham County
- Buena Vista city
- Campbell County
- Caroline County
- Carroll County
- Charles City County
- Charlotte County
- Charlottesville city
- Chesapeake city



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

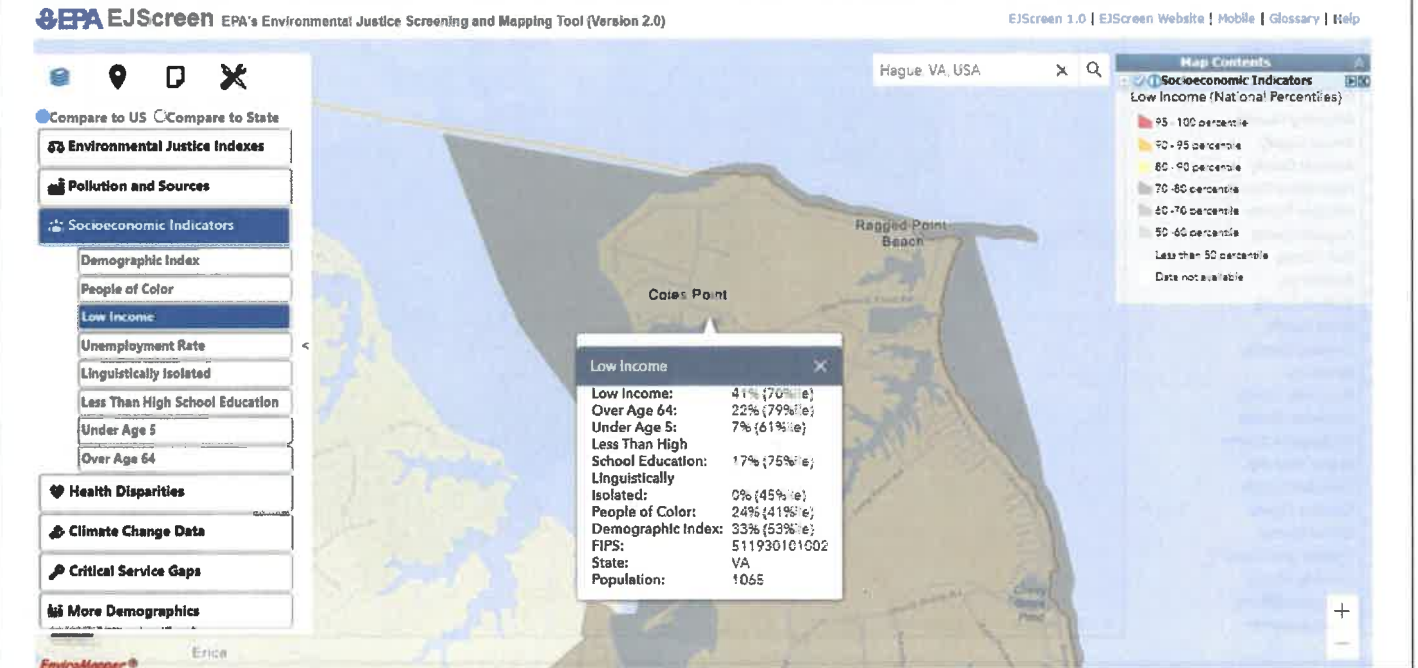
Moderate, according to the VIMS Social Vulnerability Index tool
http://cmap2.vims.edu/SocialVulnerability/SocioVul_SS.html



Section C – Project Need

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

In the project location, 41% of the population is considered low income (<https://ejscreen.epa.gov/mapper/>)



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

No

Section D – Local Need

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

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

This proposal was developed in partnership with Westmoreland County. The County Administrator met in closed session with the County Board of Supervisors on December 13, 2021, to discuss potential acquisition of the property. Because of the nature of the negotiations underway at the time, the session was closed to the public to protect the County's and the Commonwealth's negotiating position. The County has secured a 12-month option on the properties, which would be conveyed to the DWR once funding is secured. The DWR and County will collaborate on public input, including Tribes, people of color, and other underrepresented groups, once a purchase agreement has been finalized that would enable citizens to provide input on the future development actions that could occur at the site. A letter of support from the Westmoreland County Administrator is provided as a supporting document. The DWR has initiated a public comment period to receive input from citizens regarding the project and its probable impacts (www.dwr.virginia.gov/lwcf).

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

The Westmoreland County Comprehensive Plan includes, as a priority, the consideration of locations for additional public recreation facilities (<https://www.westmoreland-county.org/sites/default/files/2021-04/Westmoreland%20County%20Comprehensive%20Plan.pdf>, p28). The Strategic Tourism Plan for the Northern Neck of Virginia: 2019-2023 includes a goal of promoting water access (p68, attached). The Northern Neck Planning District Commission's 2021-2022 Work Plan includes a task/goal of assisting localities in creating new public water access sites and enhancing existing public water access sites (<http://www.northernneck.us/wp-content/uploads/2021/07/NNPDC-2021-22-Workplan.pdf>, p3).

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

This project would repurpose a former boating access site owed by a private entity that has fallen into disrepair. It was slated for development, but the plans were canceled with the decline in the housing market in 2008. This project would provide a public recreational resource in an area of the county lacking such opportunities. Within Westmoreland County, there are only a few public access sites along the Potomac River, and this would provide additional benefit that advances the needs of the County, the Planning District Commission, and the regional Tourism Commission.

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

Westmoreland State Park – 2017

George Washington Birthplace National Monument - unknown

Section E – Project Readiness

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

Environmental analyses have been initiated by are not yet completed for the proposed project. Requests have been made to the Virginia Department of Historic Resources, U.S. Fish and Wildlife Service, DWR's environmental review manager, and the Virginia Coastal Zone Management Program. The DWR has extensive experience completing these reviews and is confident it can coordinate with the responsible agencies in a timely manner.

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

N/A

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

Yes, appraisals have been completed for the properties. The appraisals were conducted on November 3, 2020. However, these appraisals were not performed according to UASFLA standards, and because of the time lapsed, a new appraisal, and review by a secondary certified appraiser, need to be conducted.

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

A purchase agreement has been secured by the County of Westmoreland, with the understanding that the DWR will ultimately effect the transaction.

Section F – Budget and Grant Match

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

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

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

Section G – Facility Management, Operations, and Maintenance

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

- What maintenance will occur and how often will it occur, and who is responsible?

The proposed action is for acquisition, with no immediate land improvements planned. However, the DWR has identified potential future improvements to be made on the property, in partnership with the locality. Future planned management of the facility will be handled via cooperative partnership between the DWR and Westmoreland County. Monthly inspections will be conducted by DWR staff, along with coordination with the county to ensure deficiencies are fix. Maintenance will include repairs to the piers (as needed), regravelling of parking areas (as needed), clearing of the boat ramps after high water events (as needed), trash removal and mowing (under contract, two times/month).

- Are there formal or informal long-term operations and maintenance plans existing or in development?

Nothing formal has been developed yet. However, the Westmoreland County Administrator has indicated his interest in the cooperative partnership. The DWR has a formal maintenance plan for its facilities and a template for how the partnership would work.

- Outline the support staffing that will be dedicated to maintenance and operation of the park. Indicate the number of support staffing that will be provided to operate and maintain the park. Indicate whether staff for maintaining a new park is already available or if additional staffing will need to be hired.

The DWR's regional boating access supervisor will be responsible for monthly inspections and performing or coordinating any maintenance, unless these responsibilities are conveyed to the County via the cooperative agreement.

- How will the entity fund routine and preventive maintenance and any new staffing required?

Routine and preventative maintenance and staffing is funded by the DWR through the sale of hunting and fishing licenses, transfer of watercraft sales and use taxes from the General Treasury, and federal funds from the U.S. Fish and Wildlife Service.

- How expected and potential safety hazards will be mitigated.

Safety hazards would be mitigated through frequent staff inspections, routine maintenance and emergency response as needed per the situation.

Section H – Certification

On behalf of the Virginia Department of Wildlife Resources,

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

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


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

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

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

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

Signed on: March 15, 2022

Signature: 

By Name: Rebecca K. Gwynn

Title: Deputy Director

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

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