

3786 - CID515519_CityofAlexandria_CFPF-3

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 30, 2025 8:13 PM

Initially Submitted By: Matthew Landes

Last Submit Date:

Last Submitted By:

Contact Information

Primary Contact Information

Active User*: Yes

Type: External User

Name*: Mr. Matthew Middle Name Landes
Salutation First Name Last Name

Title:

Email*: matthew.landes@alexandriava.gov

Address*: 301 King Street, S 3200

Alexandria Virginia 22314
City State/Province Postal Code/Zip

Phone*: (703) 746-4122 Ext.
Phone

###-###-####

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

Comments:

Organization Information

Status*: Approved

Name*: ALEXANDRIA, CITY OF

Organization Type*: Local Government

Tax ID*:

Unique Entity Identifier (UEI)*:

Organization Website: <https://www.alexandriava.gov/>

Address*: 301 King Street, City Hall

Alexandria Virginia 22314
City State/Province Postal Code/Zip

Phone*: (703) 746-6499 Ext.
###-###-####

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

Benefactor:

Vendor ID:

Comments:

VCFPF Applicant Information

Project Description

Name of Local Government*: City of Alexandria

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

NFIP/DCR Community 515519

Identification Number (CID)*:

If a state or federally recognized Indian tribe,

Name of Tribe:

Authorized Individual*: James Parajon
First Name Last Name

Mailing Address*: 301 King Street, City Hall
Address Line 1
Address Line 2

Alexandria Virginia 22314
City State Zip Code

Telephone Number*: 703-746-4300

Cell Phone Number*: 703-746-4300

Email*: james.parajon@alexandriava.gov

Is the contact person different than the authorized individual?

Contact Person*: Yes

Contact: Matthew Landes
First Name Last Name
301 King Street, S 3200
Address Line 1
Address Line 2
Alexandria Virginia 22314
City State Zip Code

Telephone Number: 703-746-4122

Cell Phone Number: 703-746-4122

Email Address: Matthew.Landes@alexandriava.gov

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

Project Description*:

The City of Alexandria's historic district experiences regular flooding that causes property damage, disrupts business operations, and creates safety risks. The Waterfront Implementation Project will help prevent the frequent flooding by improving the storm water infrastructure, backflow prevention, and riverside bulkheads. Nature based solutions, such as floating wetlands and stormwater BMPs, will also help with water quality improvement in the Potomac River and the Chesapeake Bay.

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*: No

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

Census Block(s) Where Project will Occur*: 2018.02, 2019

Is Project Located in an NFIP Participating Community?* Yes

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

Flood Zone(s) (if applicable): FEMA AE

Flood Insurance Rate Map Number(s) (if applicable): 5155190041F

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*: Yes
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*:

All hybrid approaches whose end result is a nature-based solution, Living shorelines and vegetated buffers

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*: Very Low 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*: No

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*: Yes

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:

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*: CID515519_CityofAlexandria_CFPF-3.pdf

Comments:

Budget Narrative

Budget Narrative Attachment*: CID515519_BudgetNarrative_Attachment.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*: 156788.00

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*: CID515519_HistoricFloodData_Attachment.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*: CID515519_NoAdverseImpacts_Attachment.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*: CID515519_SignedPledgeAgreement_Attachment.pdf

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

Benefit-Cost Analysis*: CID515519_BCA_Attachment.pdf

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

Local Floodplain Management Regulations: CID515519_FloodplainMgmtRegulations_Attachment.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*: CID515519_RepetitiveLossDocumentation_Attachment.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*:

The Old Town Alexandria area has been designated as a historic neighborhood according to the National Register of Historic Places (National Park Service 2025). This was only the third area to be designated as a national historic district; a testament to the longstanding historic importance of the area. The City's storied past as a tobacco trading post and civil war supply center, and sites such as the former home of George Washington and the Torpedo Factory, make the neighborhood an important area for American history and culture. It is a major tourist destination that hosts many large annual events, supporting the economy of the area. There are 160 residential structures, 183 businesses or commercial properties, and seven public properties that will be affected by the project.

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

Critical Facilities/Infrastructure*:

The Waterfront Implementation Project (WFI Project) is within the Old Town section of Alexandria. The site conditions reflect a highly-developed, urbanized area with mostly impervious land cover. There are two parks within the project area with the land use classified as open space. There are approximately forty existing stormwater inlets that form part of the project area and ultimately drain to the Potomac River.

The project area contains separate storm sewer and sanitary sewer systems. Alexandria Renew Enterprise (AlexRenew) owns and maintains the separate sanitary sewer while the City owns and maintains the stormwater sewer network of pipes which drains the area of rainwater and directs it to the Potomac River. Other parts of Alexandria, including parts of the City due north & west of the project area, are part of a combined sewer system, such that there is one network of pipes and drains to collect sanitary and stormwater.

The 42-inch sanitary sewer interceptor on Union Street is a critical part of Alex Renew's sanitary collection system, which can be impacted by flood water infiltration. The project does not intend to relocate or reconstruct any of the large, combined sewer systems owned by Alex Renew, but protecting against stormwater inundation and riverine flooding will help protect that system and minimize infiltration and co-mingling of stormwater with sanitary sewage. There will be locations where smaller sanitary lines will need to be relocated and/or reconstructed to complete the proposed storm drainage improvements which will extend the lifespan of that

infrastructure. Water, gas, communication, and cable television exist throughout the project corridor. It is anticipated that localized relocations will need to occur to construct the proposed improvements. There are several designated historic properties, and the broader designated historic district, which are at risk of flooding.

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's Department of Project Implementation (The City's Capital Projects Divisions) is responsible for the implementation of capital infrastructure projects and serves as the Project Management Organization for the City. DPI has completed over 27 design projects and 51 construction projects totaling over \$162 million over the last 4 years. DPI's Program Manager and Division Chief for the Waterfront Plan Implementation will be responsible for the day-to-day management, oversight, and completion of the WFI Project, with support from the Owner's Advisor as well as with support from various City departments (Code Administration, Dept. of Recreation, Park and Cultural Activities, Dept. of Finance, Dept. of Transportation and Environmental Services, etc.). DPI has the demonstrated ability to successfully manage and deliver large, capital infrastructure projects on time and on schedule, especially with support from the Owner's Advisor.

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:

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*:

The primary goal of the WFI Project is to address flood mitigation for multiple types of flooding, including inundation of storm sewers during rain events, Potomac River backflow, and river overtopping. The City Council has also committed to improving connectivity to and along the Waterfront, as well as general park and amenity improvements. The proposed project was selected because it aligns with the Alexandria City Council's 2014 phasing and implementation priorities for improvements to the Old Town Alexandria waterfront area. These community priorities include:

1. Providing flood mitigation for inundation of storm sewers during rain events, Potomac River backflow, and river overtopping.
2. Improving the connectivity of the riverfront promenade.
3. Creating a public plaza at the end of King Street.
4. Improving the quality and landscaping of both Point Lumley and Waterfront parks.

An ancillary goal of the project is to support the Chesapeake Bay Program and the overall goal to reduce nitrogen, phosphorus, and sediment in the bay through water quality BMPs (Potomac Conservancy 2025). While urban development can often be a hindrance to improving water quality, the WFI Project will positively contribute to these goals by implementing water quality BMPs in conjunction with infrastructure improvements. Since the Potomac River Watershed covers approximately 12.5% of the Chesapeake Bay Watershed, any efforts to improve water quality in the City will have a beneficial impact on the larger watershed area (Chesapeake Bay Program 2025).

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*:

CID515519_ApproachMilestonesDeliverables_Attachment.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 WFI Project was awarded grant funding under the CFPF Round 2 for activities associated with the development of the 15% Design, Design-Builder procurement, and 30% Design documentation. The 30% Design Phase milestone has been completed and was in compliance with all funding obligations. In 2024, the City was awarded a grant from CFPF Round 5 to support the development of a comprehensive Flood Resilience Plan, which will identify hazards, flood mitigation solutions, and more, expand on the original 2021 Resilience Plan and Flood Action Alexandria effort.

The WFI Project is a part of a larger flood resilience initiative in the City and in alignment with the 2023 City of Alexandria Storm Sewer Capacity Analysis and Flood Action Alexandria. Flood Action Alexandria was launched in 2021 in response to several large storms, which highlighted the need for aggressive action to address flooding issues City-wide.

Through the WFI Project, the City will work to assess the scope and scale of flooding affecting people who live and work in Alexandria by identifying areas for further study and interventions. This will ultimately lead to future studies, design, and funding for projects that provide flood mitigation in areas of anticipated recurrent and future flooding.

The WFI Project will be designed to meet the standards and recommendations identified in the Alexandria Landscape Guidelines, contribute to the goals set forth in the Urban Forest Masterplan, and support initiatives identified in the Green Building Policy and Environmental Action Plan 2040.

The City has built a significant case for the need to protect the Old Town Alexandria District waterfront area. The City intends to incorporate blue-green infrastructure (BGI) into its resiliency development and infrastructure projects through the Green Building Policy and the Green Stormwater Infrastructure initiative. The City's Green Building Policy highlights the water quality requirements for nutrient reductions that shall be addressed by onsite management of stormwater via green infrastructure.

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*: CID515519_MaintenancePlan_Attachment.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*:

The WPI Project is a hybrid solution to flood management that results in a nature-based solution because it incorporates a mixture of nature based and traditional solutions. Floating wetlands will create habitat for wildlife in the Potomac River and will improve water quality by absorbing nutrients and pollutants. Since the Potomac River connects to the Chesapeake Bay, these floating wetlands will ultimately implement a Chesapeake Bay TMDL BMP. Additionally, the project will result in reduced sediment erosion through vegetated and manufactured stormwater BMPs, shoreline stabilization and reconstruction of the bulkhead along the waterfront, and reduced debris runoff with the upgraded stormwater infrastructure. In particular, the stormwater pumping station will include a Screenings Room, which will be responsible for removing larger debris and floatables from the stormwater before pumping and discharging to the Potomac River.

The project will provide flood protection to 25% or more of the geography area/population of two census blocks, indicating that it meets the Community scale benefits score of ?more than one census block.? Tract 2018.02 in the northern section of the project has a social vulnerability index of -1.97. Tract 2019 in the southern section of the project has a social vulnerability index of -1.18. As such, both are considered Very Low Social Vulnerability and not in a low-income geographic area. The project has an expected lifespan of 50 years, which is over the

scoring criteria option of 20 years. The City is not under any suspension or probation of the NFIP. The overall project scoring criteria indicates that the project is anticipated to receive a total of 60 points.

Budget

Budget Summary

Grant Matching Requirement*: Projects that will result in hybrid solutions - Fund 60%/Match 40%

Is a match waiver being requested?

Match Waiver Request No

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

*:

Total Project Amount (Request + Match)*: \$5,150,000.00
**This amount should equal the sum of your request and match figures

REQUIRED Match Percentage Amount: \$2,060,000.00

BUDGET TOTALS

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

Match Percentage:

40.00%
Verify that your match percentage matches your required match percentage amount above.

Total Requested Fund Amount: \$3,090,000.00

Total Match Amount: \$2,060,000.00

TOTAL: \$5,150,000.00

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
No Data for Table		

Contracts

Description	Requested Fund Amount	Match Amount Match Source
Contracts	\$3,090,000.00	\$2,060,000.00 Cash
	\$3,090,000.00	\$2,060,000.00

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)	Project Area Maps	CID515519_ProjectAreaMaps_attachment.pdf	pdf	2 MB	11/25/02:16
FIRMette of the project area(s) (Projects/Studies)	FEMA Firmette	CID515519_FEMAFirmette_Attachment.pdf	pdf	737 KB	11/25/02:35
Historic flood damage data and/or images (Projects/Studies)	Historic Flood Data and Images	CID515519_HistoricFloodData_Attachment.pdf	pdf	4 MB	11/25/01:54
A link to or a copy of the current floodplain ordinance	Floodplain Management Ordinance	CID515519_FloodplainMgmtRegulations_Attachment.pdf	pdf	90 KB	11/25/02:17
Maintenance and management plan for project	Project Maintenance Plan	CID515519_MaintenancePlan_Attachment.pdf	pdf	99 KB	11/25/01:57
A link to or a copy of the current hazard mitigation plan	Northern Virginia Hazard Mitigation Plan and Annex 2: City of Alexandria	CID515519_HMP_Attachment.pdf	pdf	12 MB	11/25/02:25
A link to or a copy of the current comprehensive plan	Comprehensive Plan	CID515519_ComprehensivePlan_Attachment.pdf	pdf	30 KB	11/25/02:19
Social vulnerability index score(s) for the project area	Social Vulnerability Index Score	CID515519_SocialVulnerabilityIndex_Attachment.pdf	pdf	969 KB	11/25/02:27
Authorization to request funding from the Fund from governing body or chief executive of the local government	Authorization of Request for Funding	CID515519_AuthorizationofFundsRequest_Attachment.pdf	pdf	52 KB	11/25/02:33
Signed pledge agreement from each contributing organization	Signed Pledge Agreement	CID515519_SignedPledgeAgreement_Attachment.pdf	pdf	100 KB	11/26/12:19

Named Attachment	Required Description	File Name	Type	Size	Upload Date
Maintenance Plan	Maintenance Plan	CID515519_MaintenancePlan_Attachment.pdf	pdf	99 KB	11/25/2025 02:41
<i>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.</i>					
Benefit Cost Analysis	Benefit Cost Analysis	CID515519_BCA_Attachment.pdf	pdf	5 MB	11/25/2025 02:42
Other Relevant Attachments	Signed Application Form	CID515519_ApplicationForm_Attachment.pdf	pdf	957 KB	11/26/2025 12:25

Letters of Support

Description	File Name	Type	Size	Upload Date
Alexandria Waterfront Commission Letter of Support	CID515519_LetterofSupport_Attachment.pdf	pdf	4 MB	11/25/2025 02:44 PM

Resilience Plan

Resilience Plan

Description	File Name	Type	Size	Upload Date
City of Alexandria Resilience Plan	CID515519_ResiliencePlan_Attachment.pdf	pdf	2 MB	11/25/2025 01:52 PM