



## TOWN OF WARRENTON

Public Works and Utilities Department

PO BOX 341  
WARRENTON, VIRGINIA 20188  
<http://www.warrentonva.gov>  
TELEPHONE (540) 347-1101  
FAX (540) 349-2414

### MEMORANDUM

**TO:** Brandie Schaeffer, Town Manager  
**FROM:** Frank Cassidy, Director, Public Works and Utilities  
**DATE:** March 8, 2022  
**SUBJECT:** Feasibility Study for new Public Works Facility

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This memo aims to provide a brief overview of the feasibility study for a new Public Works facility, discuss our findings to date, and to request direction:

#### Brief History

The current Public Works facility, known as "The Shop", is located at 360 Falmouth St. The Shop is a former telephone company facility and is surrounded by residential properties. The Town has occupied and used the facility as their primary Public Works facility since the 1980's. The Shop has gone through some minor upgrades and improvements, however its age and current location are proving costly and counterproductive for on-site improvements.

Because of this, Town Council requested staff begin a high-level assessment of options for a new facility. Staff has been exploring some options at the County landfill/Stafford Farm property.

## **Challenges with the Current Site**

An assessment of the current site was conducted in September and October of 2021. The following challenges were identified as being sufficient to begin the feasibility study:

- Location- surrounded by residential uses- noise, dust, other industrial use side effects.
- Aging buildings- many buildings require significant repairs and replacements; they are not sufficient for the current storage and maintenance of the fleet; unable to upgrade ventilation and other equipment at a reasonable cost (this was an issue with upgrades for COVID for example); and overall run-down facilities.
- Site has several DEQ violations which are difficult to address given the space and layout of the facility and neighboring properties.

## **Overview**

The objective of this study is to provide an overview for the feasibility for a new Public Works facility. The first objective was to find appropriately sized land. Our assessment shows at least ten acres for a new facility. This land must be adjacent to, or within Town limits. The facility must also provide opportunity for a joint County/Town facility as an option. This has led us to the County property currently occupied and owned by the County for the landfill operations and associated with the Stafford Farm property. Three areas were identified as possible facility sites. Two were recommended for additional follow up and further discussion.

## **Conclusion**

Staff is prepared to continue our efforts for the study based upon direction.