



**Town Council Meeting Item Number: 6.
March 8, 2022**

**Agenda Memorandum
Submitted by: Frank Cassidy, Public Works Director**

Issue: **Public Works Facility Study**

Background: Council requested staff to examine the long-term capacity for the current public Works facility for operations and improvements. It was deemed the current facility and location does meet standards. Staff began exploring options.

Discussion: Provide update on status of the study as to two locations identified as possible alternatives for a new Public Works facility

Financial Impact:

Recommended Action: Provide direction on next steps

Town Manager

ATTACHMENTS:

Description	Type	Upload Date
PW Facility Memo 3.8.2022	Cover Memo	3/7/2022
Site layout option 1	Backup Material	2/25/2022
Site option 1 soil map	Backup Material	2/25/2022
Site option 1 soil report	Backup Material	2/25/2022
Site layout option 2	Backup Material	2/25/2022
Site option 2 access option	Backup Material	2/25/2022



TOWN OF WARRENTON

Public Works and Utilities Department

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<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: New Public Works Facility - Limited Feasibility Study

In the Fall of 2021, Council requested staff to provide a feasibility study for a new Public Work's facility. The objective of this feasibility study is to provide an overview regarding the feasibility of a new Public Works facility. The first step was to find appropriately sized land, totaling ten acres which must be adjacent to or within Town limits. In addition, examine opportunity for a joint County/Town facility as an option. In conjunction with the County, staff has worked to review the landfill and the Stafford Farm property. Three areas were identified for a possible facility site, and two sites for additional follow-up.

Limited Feasibility

The current Public Works facility, "The Shop," located at 360 Falmouth Street, is a former telephone company site and is surrounded by residential properties. The Shop has been occupied by Public Works since the 1980s, with minor upgrades and improvements. The age and current location have proven to be costly and counterproductive for on-site advancements. This includes:

- The storage spaces are open and not sufficient to adequately store vehicles and equipment.
- Multiple areas need upgrades or repairs- salt barn, bathrooms, locker areas.
- The building housing the offices need upgrades for space and use to include IT upgrades.

- Storage areas are disconnected, inhibiting a central location for supplies.

Assessment

The 2021 assessment of the current site identified the following challenges as sufficient reason to begin the feasibility study:

- Location- surrounded by residential uses—noise, dust, and other industrial uses are side effects to residence.
- Aging buildings- many require significant repairs and replacements. These buildings are not sufficient for current storage and fleet maintenance.
- The Town cannot upgrade ventilation and other equipment at a reasonable cost (as evidenced by attempted COVID enhancements).
- Due to general deferred maintenance, the facility is in run-down condition.
- The site has several compliance issues with minimal mitigation options.

The site has reached useful life absent extensive upgrades for use, regulation compliance, and safety.

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT

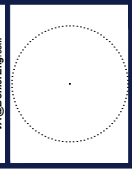
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Always Call 811
 It's Not To Be. It's To Be.

FOR CONCEPT PURPOSES ONLY

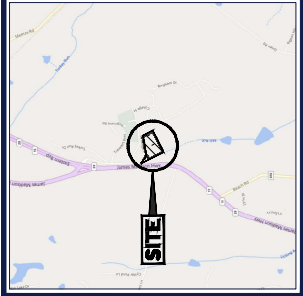
PROPOSED DEVELOPMENT: TOWN OF WARRENTON
 PROJECT: BOHLER CONCEPT PLAN
 SHEET TITLE: CONCEPT PLAN
 SHEET NUMBER: 1

PROPOSED DEVELOPMENT: TOWN OF WARRENTON
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CONCEPT A

SHEET NUMBER: 1
 ORS DATE: 12/13/2023



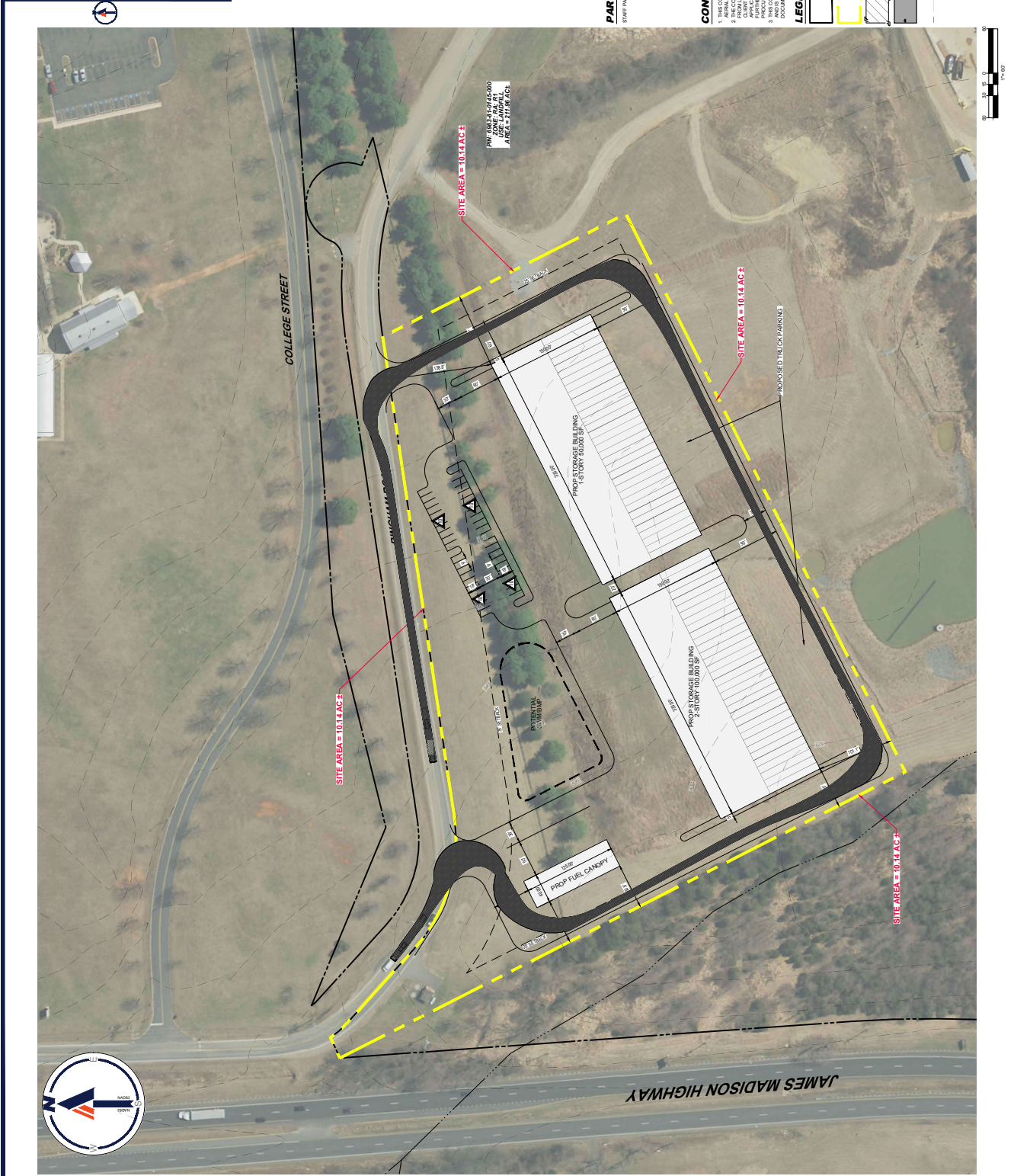
CONCEPT PLAN NOTES

- THIS PLAN WAS PREPARED BY FAUQUIER COUNTY ORS INFORMATION AND PLANNING DEPARTMENT. THE INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND DATA. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PARKING TABULATION
 STAFF PARKING = 6 SPACES

LEGEND

- OVERALL PARCEL LIMITS
- PROPOSED PARCEL AREA
- LIMITS OF FLOODPLAIN PERIGS
- LIMITS OF WETLANDS PERIGS
- CONTOUR (GS TOPOGRAPHY)



DATE: 12/13/2023



1 inch = 200 feet

- > Intermittent Drain
- > Ephemeral Drain
- - -> Ditch

MAP UNIT SYMBOL SOIL NAME SLOPE	SOIL DESCRIPTION	General Characteristics						DEVELOPMENT POTENTIAL AND PROBLEMS USING		
		SOIL FEATURES			K _{Sat}			LAND POTENTIALS	CENTRAL WATER AND CENTRAL SEWER	CONVENTIONAL SEPTIC TANK AND DRAINFIELD
10A Mongle loam	Very deep, somewhat poorly drained, yellowish brown loamy soils with intermittent high water tables in concave landscapes, along small drainageways and on alluvial fans; developed in recent colluvium/alluvium washed from basic and acidic rocks	Slope (%)	0 - 2	Erosional Hazard Potential:	Slight	Surface:	Moderate	AGRICULTURE	VERY POOR May be within 100-year floodplain; frequent flooding; high water table; concentrated runoff from higher areas; overland flow-significant destructive potential during flooding events	NOT SUITED High water table
		Bedrock Depth (in.):	> 60	K Factor (surface):	0.37	Subsoil:	low			
		Watertable Depth (in.):	10 - 20	K Factor (subsoil):	0.37	Substratum:	low			
		Shrink-Swell Potential:	Mod.	Hydrologic Group:	C			FORESTRY (HARDWOOD)		
	May have Hydric Soil inclusions	Bearing Capacity:	Mod.					MODERATE		
10B Mongle loam	Very deep, somewhat poorly drained, yellowish brown loamy soils with intermittent high water tables in concave landscapes, along small drainageways and on alluvial fans; developed in recent colluvium/alluvium washed from basic and acidic rocks	Slope (%)	2 - 7	Erosional Hazard Potential:	Mod.	Surface:	Moderate	AGRICULTURE	VERY POOR May be within 100-year floodplain; frequent flooding; high water table; concentrated runoff from higher areas; overland flow-significant destructive potential during flooding events	NOT SUITED High water table
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		Shrink-Swell Potential:	Mod.	Hydrologic Group:	C			FORESTRY (HARDWOOD)		
	May have Hydric Soil inclusions	Bearing Capacity:	Mod.					MODERATE		
43C Alanthus silt loam	Very deep, well drained, yellowish-red silty soils on strongly sloping back slopes; developed in residuum from greenstone and chloritic schist	Slope (%)	7 - 15	Erosional Hazard Potential:	Mod.	Surface:	Moderate	AGRICULTURE	GOOD	GOOD
		Bedrock Depth (in.):	> 60	K Factor (surface):	0.37	Subsoil:	Moderate			
		Watertable Depth (in.):	> 40	K Factor (subsoil):	0.32	Substratum:	Moderate			
		Shrink-Swell Potential:	low	Hydrologic Group:	B			FORESTRY (HARDWOOD)		
		Bearing Capacity:	Mod.					HIGH		

45B	Fauquier silt loam	Very deep, well drained, red clayey soils on undulating summits and gently sloping backslopes; developed in residuum from massive greenstone and chloritic schist	Slope (%)	2 - 7	Erosional Hazard Potential:	Mod.	Surface: Moderate	AGRICULTURE	GOOD	MARGINAL Slow percolation
			Bedrock Depth (in.):	> 60	K Factor (surface):	0.32	Subsoil: Moderate	PRIME CROPLAND		
			Watertable Depth (in.):	> 40	K Factor (subsoil):	0.28	Substratum: Moderate	FORESTRY (HARDWOOD)		
			Shrink-Swell Potential:	Mod.	Hydrologic Group:	C		HIGH		
45C	Fauquier silt loam	Very deep, well drained, red clayey soils on strongly sloping backslopes; developed in residuum from massive greenstone and chloritic schist	Slope (%)	7 - 15	Erosional Hazard Potential:	Mod.	Surface: Moderate	AGRICULTURE	GOOD	MARGINAL Slow percolation
			Bedrock Depth (in.):	> 60	K Factor (surface):	0.32	Subsoil: Moderate	SECONDARY CROPLAND		
			Watertable Depth (in.):	> 40	K Factor (subsoil):	0.28	Substratum: Moderate	FORESTRY (HARDWOOD)		
			Shrink-Swell Potential:	Mod.	Hydrologic Group:	C		HIGH		
110A	Mongle Variant silt loam	Very deep, poorly drained, gray and yellowish brown clayey soils with high water tables in concave landscapes; along small drainageways and on alluvial fans; developed in recent colluvium/alluvium washed from basic and acidic rocks	Slope (%)	0 - 2	Erosional Hazard Potential:	Slight	Surface: Moderate	AGRICULTURE	VERY POOR May be within 100-year floodplain; Frequent flooding; Frequent ponding; Concentrated runoff from higher areas; Prolonged high water table; Overland flow-significant destructive potential during flooding events	NOT SUITED High water table Landscape position
			Bedrock Depth (in.):	> 60	K Factor (surface):	0.37	Subsoil: low	SECONDARY PASTURE		
			Watertable Depth (in.):	0 - 10	K Factor (subsoil):	0.37	Substratum: low	FORESTRY (HARDWOOD)		
			Shrink-Swell Potential:	High	Hydrologic Group:	C		MODERATE		
200	Cut and/or Fill	Disturbed areas of cutting and/ or filling	Bearing Capacity:	low					HIGHLY VARIABLE	
417B	Middleburg Variant loam	Very deep, well drained, brown loamy soils on gently sloping colluvial benches and toeslopes; developed in recent colluvium from basic crystalline rock materials	Slope (%)	2 - 7	Erosional Hazard Potential:	Mod.	Surface: Moderate	AGRICULTURE	GOOD Intermittent high water table	MARGINAL Landscape position
			Bedrock Depth (in.):	> 60	K Factor (surface):	0.37	Subsoil: Moderate	PRIME CROPLAND		
			Watertable Depth (in.):	> 40	K Factor (subsoil):	0.32	Substratum: Moderate	FORESTRY (HARDWOOD)		
			Shrink-Swell Potential:	low	Hydrologic Group:	B		HIGH		
			Bearing Capacity:	Mod.						

BOHLER
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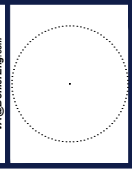
818
ALWAYS CALL 818
IT'S NEAR. IT'S FREE. IT'S THE BEST.

FOR CONCEPT PURPOSES ONLY
PROPOSED PROJECT: [BLANK]
CHECKED BY: [BLANK]
DATE: [BLANK]
PROJECT: [BLANK]

CONCEPTUAL PLAN
FOR [BLANK]
TOWN OF WARRENTON

PROPOSED DEVELOPMENT: [BLANK]
8000 [BLANK] [BLANK]
WARRENTON, OREGON
FAUQUIER COUNTY, VIRGINIA

BOHLER
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, OREGON 97146
Phone: (503) 348-4500
Fax: (503) 348-4505
VA@bohlereng.com



CONCEPT B
SHEET NUMBER: 1

ORIG. DATE: 12/17/2023

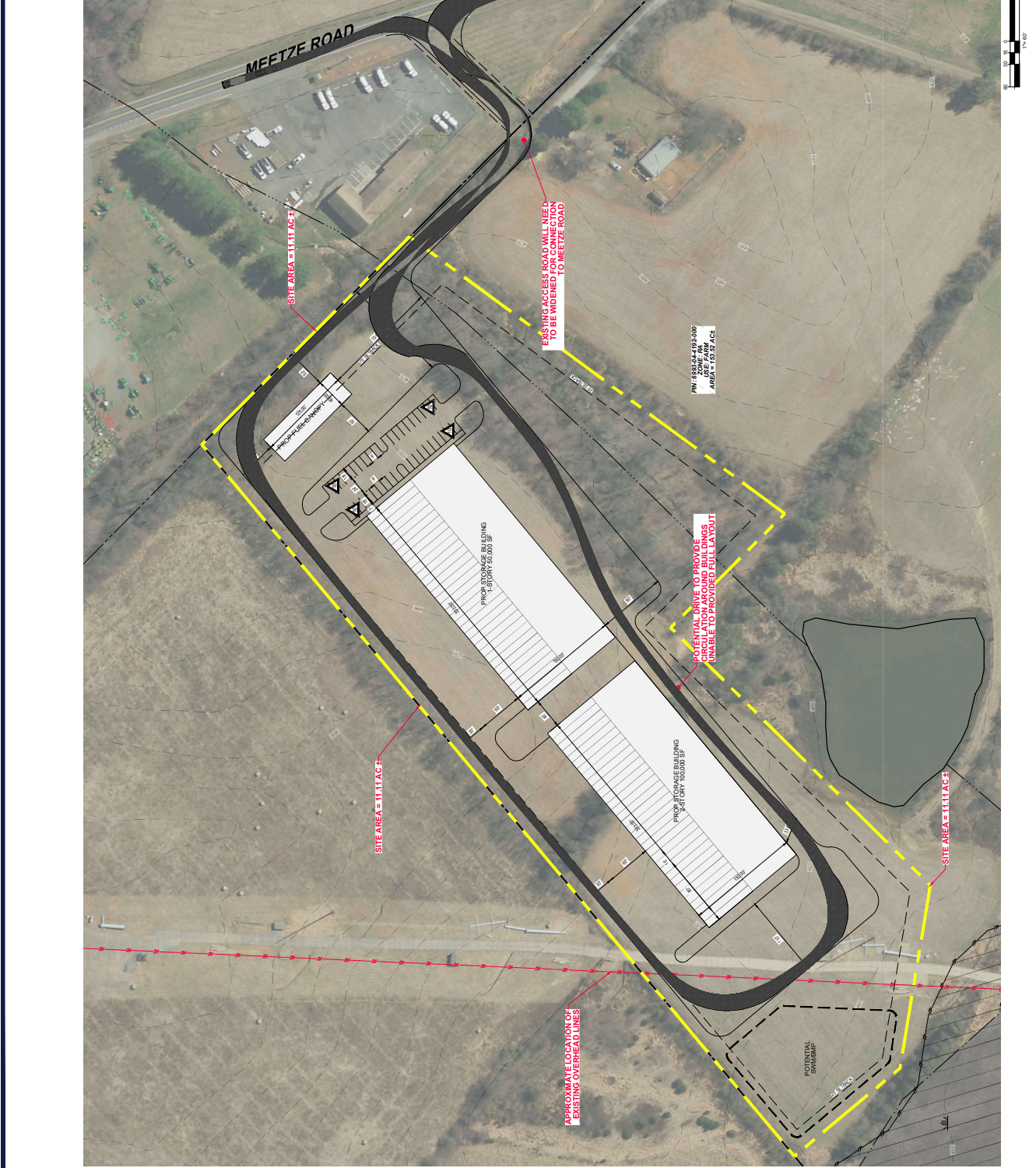


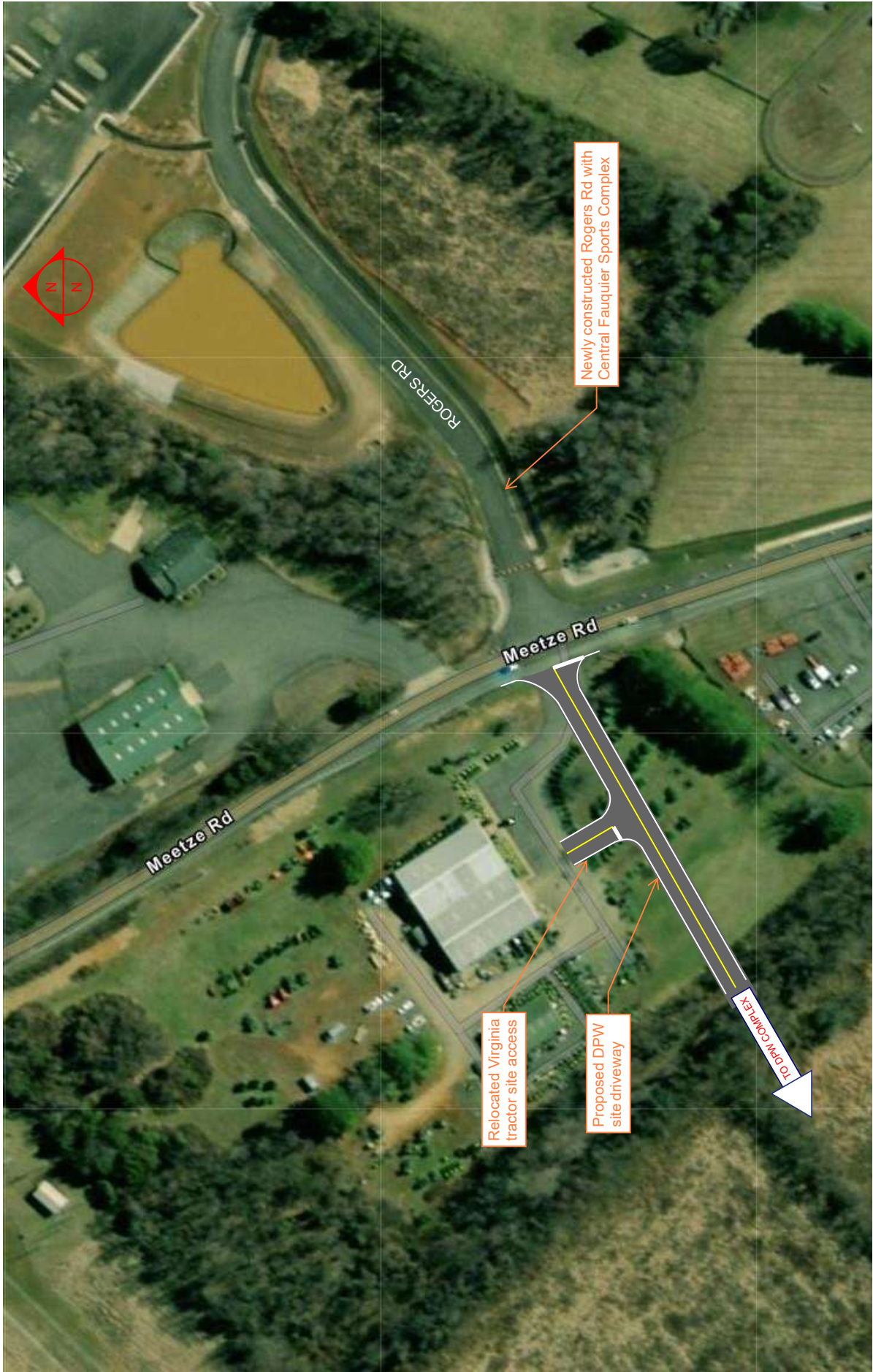
PARKING TABULATION
STAFF PARKING = 6 SPACES

CONCEPT PLAN NOTES
1. THIS PLAN WAS PREPARED BASED UPON FAUQUIER COUNTY GIS INFORMATION AND AERIAL IMAGERY.
2. THIS PLAN WAS PREPARED AND CHECKED FOR ACCURACY AND COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS.
3. THE CONCEPTUAL PLAN IS INTENDED FOR CONCEPTUAL PURPOSES AND SHOULD NOT BE USED FOR CONSTRUCTION OR OTHER DOCUMENTS.
4. THE CONCEPTUAL PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE.
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LEGEND
OVERALL PARCEL LIMITS
PROPOSED PARCEL AREA
LIMITS OF PROPOSED PLAN PER GIS
LIMITS OF EXISTING PARCEL PER GIS
CONTOUR (AS TOPOGRAPHY)

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Newly constructed Rogers Rd with Central Fauquier Sports Complex

Relocated Virginia tractor site access

Proposed DPW site driveway

DPW COMPLEX

ROGERS RD

Meetze Rd

Meetze Rd