



**Acquisition of Real Parkland  
Warrenton Horse Show Grounds  
April 26, 2023**

# Background

- The 9.57-acre historic Warrenton Horse Show Grounds, is home to the country's oldest continuously operating horse show.
- As directed by Council, Town staff have explored options to purchase the Horse Show Grounds from the Warrenton Horse Show Association ownership to preserve the unique land and open it to the public year-round while continuing its popular use as an equine recreation facility.
- The parcel is currently zoned residential (R-10) with a maximum of 37 lots.
- The property is within Warrenton's Ward Three. It is within 0.5 miles from the nearest access to the Warrenton Branch Greenway, and 0.75 miles from the nearest public park.

# Warrenton Horse Show Grounds

- The Association hosts two shows annually (May and September).
- The Horse Show Grounds typically bring 4000+ visitors per year to Warrenton and are an important link in the economy of Warrenton. The Town is committed to continuing the equine uses of the property.
- In the early 1990s, the Association expressed an interest in partnering the property with the Town while continuing its tradition of two annual horse shows. Discussions stalled in the late 1990s, though the Town's interest in helping the Association preserve the property's historic legacy and use it as a public space did not waver.

# Service Level

- The 2002-2025 Comprehensive Plan identified several goals and objectives regarding recreation and park acquisition.
  - VI. Community Facilities and Services, B. Recreation, Objectives
- Plan Warrenton 2040
  - Historic Resource Goals
  - Open Space and Environment Goals
- Since 2020, park usage has increased nationwide by 63%.
- Supporting residents' high quality of life is crucial, and a park could serve as part of the solution.
- Consistent with the open space goals of the Town of Warrenton.
- Additional parks and open space are a priority for the Town.
- Fills a gap as there are no public parks or open spaces south of Main Street in the Town.

# Current Fiscal Impact

- The purchase of the property with the agreement for use and maintenance can be funded at the direction of the council with ARPA funds and the VOF Grant.
  - \$1.6M ARPA
  - \$100K VOF Grant (applied for and awarded)
- The following requirements exist to continue evaluation of the property for potential purchase:
  - Topographic and Boundary Survey: \$14,660 (initiated)
  - Phase 1 Environmental Site Assessment: \$6,000 (required as part of VOF grant acceptance)
  - Grandstand Preliminary Engineering Report: \$24,410 (discussed during last meeting as a potential cost)



# Current State



# Potential Future Impacts

- Rezoning of land
  - Currently zoned R-10 Residential (zoning allows for “Parks and Playgrounds” with the approval of a SUP).
  - Steps required to complete rezoning:
    - Approval of a “2232”
    - Comp Plan Amendment
    - SUP
- Operation Costs:
  - Mowing Contract: approximately \$10,920/year (addition to current mowing/landscaping contract for parks)
  - Current per park costs (includes the current mowing/landscaping budget allocation of \$69,259): \$12,463
  - Cost per park is variable depending on amenities within park
    - Porta Johns/Janitorial Supplies/Dumpster (Warrenton Sports Complex)/Zero Waste (pet waste bags)
- Addition of park amenities:
  - Playground: approximately \$150,000
  - Pavilion: approximately \$40,000-\$60,000
  - Paved Parking Lot: TBD

# Potential Future State





# Follow-up Questions

- Potential Number of Special Events site can host:
  - Variable, as one of our larger parks with great access points, the parcel could host things such as Farmer's Market, Cars Shows, rallies, Fall Festivals, Concerts, Movie Nights.
- Grandstand uses beyond horse shows:
  - Seating for any special events, i.e., concerts/movie nights/competitions.
- Additional Personnel Requirements:
  - Currently Public Works staff conduct trash removal from our parks and inspect bathrooms/facilities as a part of daily schedules- no change.
  - Special Events and Recreation Program Coordinator will oversee special events/programs held at the park- no change.

# Follow-up Questions Cont.

SPECIAL EVENT FEE SCHEDULE	
<b>PUBLIC SAFETY</b>	
<u>Staff Type</u>	<u>Rate</u>
Police Officers	\$40.00 per hour
Police Corporals and Above	\$50.00 per hour
<b>COMMUNITY DEVELOPMENT</b>	
<u>Type</u>	<u>Rate</u>
Application Fee (due at time of application submission)	\$100.00 flat fee
Building Official*	\$39.00 per hour
Fire Marshal*	\$34.00 per hour
Inspector*	\$29.00 per hour
Permit Renewal / Administrative	\$45.00 per 6 months
Tents ***	\$50.00 1st + \$25.00 each additional
* Estimated Time at event site = 2 hours	
<b>AMUSEMENT DEVICES</b>	
<u>Type</u>	<u>Rate</u>
Small Mechanical ***	\$55.00 flat fee
Circular Ride/Flat Ride less than 20' in height ***	\$75.00 flat fee
Spectacular Ride***	\$100.00 flat fee
Coasters <30' ***	\$200.00 flat fee
All Other Devices ***	\$55.00 flat fee
After Hours Inspection	50% increase of permit fee
<b>PUBLIC WORKS AND UTILITIES</b>	
<u>Staff Type</u>	<u>Rate</u>
Public Works Employee	\$32.00 per hour
Cone/Barricade Rental	\$30.00 flat fee
No Parking Sign Placement*	\$20.00 per hour
* Estimated Time to place signs = 2 hours	
<b>PARKS AND RECREATION STAFF</b>	
<u>Staff Type</u>	<u>Rate</u>
Manager on Duty (MOD)	\$32.00 per hour
Parks and Recreation Staff	\$20.00 per hour
PARK FACILITY FEE SCHEDULE	
<u>Park Pavilion</u>	<u>Rate</u>
(Eva Walker, Rady, Warrenton Sports Complex)	
Half Day Rental 7:30 AM - 2 PM or 2:30 PM - Dusk	\$70.00 flat fee
Full Day Rental	\$95.00 flat fee
<u>Park Amenities</u>	<u>Rate</u>
Sand Volleyball Court (Rady Park)	\$25.00 per hour
Basketball Court (Eva Walker Park)	\$25.00 per hour
Pickleball Court (Academy Hill Park)	\$25.00 per hour
Field Rental (Rady Park or Academy Hill Park)	\$25.00 per hour

# Questions