

**CPA2018-00002, Bristoe Station and Kettle Run Preservation Study
Comprehensive Plan Amendment**

Bristoe Station and Kettle Run Battlefields Special Study Area

| TEXT | COMMENTS/NOTES |
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| <u>Introduction and Background</u> | |
| <p><u>The Bristoe Station Battlefield consists of approximately 9,410 acres. This battle on October 14, 1863, was the terminal fight in a campaign that ended Confederate offensive operations in the Virginia theatre of the Civil War. The Battle of Kettle Run on August 27, 1862, a component of the overall Manassas Stations Operations, is contained within the Bristoe Station Battlefield. Kettle Run was a text book execution of a fighting retreat and stalling action. The Bristoe Station and Kettle Run Battlefields Historical area is delineated on Figure CR-1. A portion of this area is currently owned and operated by the County as the Bristoe Station Battlefield Heritage Park. Additional cultural resources within this area include Confederate troop camps after the First Battle of Manassas and Union camps throughout the Civil War, as well as Civil War soldier cemeteries and private cemeteries, architectural sites and archaeology sites. This special planning area recognizes all of these resources but focuses on Civil War resources.</u></p> | |
| <u>Intent</u> | |
| <p><u>The purpose of this special planning area is to recognize the importance of Bristoe Station Battlefield and Kettle Run Battlefield as a valuable cultural resource deserving preservation. The intent is to promote preservation of the battlefields, by increasing measures land owners can voluntarily undertake to preserve battlefield landscapes and viewsheds and provide clear goals on what lands should be preserved</u></p> | |
| <p><u>The Bristoe Station and Kettle Run Battlefields Historical Area is in both the Development Area and Rural Area. Goals and action strategies were developed separately for the development area and for the rural area. These battlefield landscapes includes public land but consists mostly of privately owned land. Those parcels exhibiting a rural character have provided protection to the battlefields primarily because the parcels remained in agricultural production, that is, row crop production and pasture land.</u></p> | |
| <p><u>The goal of this plan is to establish policies that will guide conservation efforts, county investments, and future development by identifying, researching, documenting, preserving, and interpreting the Bristoe Station and Kettle Run Battlefields, their landscapes and viewsheds, and other significant archaeological, architectural sites and districts, and cemeteries from other time periods for the benefit of all the County’s citizens and visitors.</u></p> | |
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| <u>POLICY 1: Incentivize preservation of the battlefield landscape in the Bristoe Station and Kettle Run Battlefields Historical Area.</u> | |
| <u>1. Designate undeveloped portions of the Bristoe Station and Kettle Run Historical Area on the map as sending areas for future TDR programs and priority areas for PDR programs (Figure CR-1).</u> | |
| <u>2. Encourage and facilitate the acquisition of preservation easements in the Bristoe Station and Kettle Run Historical Area.</u> | |
| <u>3. Transfer management of any battlefield landscape acquired by the County to the Historical Preservation Division for management and interpretation.</u> | |
| <u>4. Acquire easements for the Bristoe Station and Kettle Run Battlefields Historical Area.</u> | |
| <u>5. Cultivate private, local, state and federal partners, including landowners, to preserve battlefield lands in the Historical Area.</u> | |
| <u>6. Utilize preservation-oriented, sustainable development negotiated through rezoning and special use permit requests within the Development Area.</u> | |
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| <u>POLICY 2 – Protect, maintain, manage and interpret the Bristoe Station and Kettle Run Battlefields Historical Area</u> | |
| <u>1. Prepare planning and management guidelines for preservation of battlefield lands and viewsheds.</u> | |
| <u>2. Use a five-pronged approach of cultural resource management, vegetation management, viewshed management, private battlefield management and business management.</u> | |
| <u>3. Cultivate and create a partnership to manage all preserved land, whether private or publicly owned.</u> | |
| <u>4. Pursue a grant from the American Battlefield Protection Program for strategic planning or updating the Bristoe Station Battlefield Heritage Park Master Plan.</u> | |
| <u>5. Continue and expand interpretive programs of the Historic Preservation Division.</u> | |
| <u>6. Cultivate and establish access agreements to develop and implement interpretation on privately owned battlefield landscapes and promote stewardship on private land.</u> | |
| <u>7. Partner with VDOT and apply roadway design standards carefully to protect and or enhance the rural and open space character of the battlefield lands.</u> | |
| <u>8. Conduct a study to determine appropriate levels for Historic Preservation interpretive staff.</u> | |
| <u>9. Transfer management of that portion of GPIN 7694-08-8382, east of VRE parking access road, to the Historic Preservation Division and incorporate into Bristoe Station Battlefield Heritage Park.</u> | |
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| <u>POLICY 3 – Preserve viewsheds of the Bristoe Station and Kettle Run Battlefields Historical Area</u> | |
| <u>1. Preserve viewsheds identified in the Bristoe Station Kettle Run Preservation Study that are in the Historical Area.</u> | |
| <u>2. Preserve and connect viewshed anchors and their viewsheds in the Historical Area from the Development Area to the Rural Area.</u> | |
| <u>MCBQ 3.3 – In conjunction with MCB Quantico work to secure additional rights-of-way for Route 1 widening and Russell Road ramps.</u> | |
| <u>3. Cultivate public access and public trails to viewsheds on private land.</u> | |
| <u>4. Maintain existing vegetation where appropriate and where it contributes to the character consistent with this Historical Area.</u> | |
| <u>5. Encourage the preservation of views to and from battlefields through the protection of farm fields, meadows and woodlands.</u> | |
| <u>6. Designate viewsheds as sending areas for TDR programs and priority areas for PDR programs.</u> | |
| <u>7. Encourage and facilitate preservation and conservation easements in viewsheds.</u> | |
| <u>8. Use rural cluster provisions to preserve viewsheds in the Rural Area.</u> | |
| <u>9. Encourage development that mitigates adverse effects to viewsheds.</u> | |
| <u>10. Maintain Bristow Road and Aden Road as 2-lane rural roads.</u> | |
| <u>11. Implement buffers to protect viewsheds.</u> | |
| <u>12. Where preservation is not feasible conduct Phase III/Data Recovery and Historic Landscape Documentation Survey.</u> | |
| <u>POLICY 4: Where preservation is not feasible in the Development Area, apply mitigation measures to all new development within the Bristoe Station and Kettle Run Battlefields Historical Area (Figure CR-1).</u> | |
| <u>CR POLICY 7: Apply mitigation measures to all new development within the Bristoe Station Historical Area. An area known as the "Bristoe Station Historical Area" is delineated on the attached map, labeled Bristoe Station Historical Area, and that delineation is hereby recognized.</u> | |
| <u>1. CR 7.1 Require the owners or /developers of property located in the Bristoe Station and Kettle Run Battlefields Historical Area, depicted on Figure CR-1, the Bristoe Station Historical Area Map to conduct Phase I archaeological/cultural resource studies in areas in which documented historical events occurred. If cultural resources are identified, areas of historic/cultural significance are substantiated and additional archaeological/cultural resource studies are appropriate, conduct additional studiesPhase II and/or Phase III studies.</u> | |

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| <p>2. CR 7.2 Require the owners <u>or</u> /developers of property located in the Bristoe Station and <u>Kettle Run</u> Historical Area, depicted on the Bristoe Station and <u>Kettle Run</u> Historical Area Map, to submit plans for Comprehensive Plan amendments, rezoning, and special use permit applications within the area and to incorporate the results of Phase I archaeological/cultural resource studies and such other studies as are indicated by the results of the Phase I archaeological/cultural resource study.</p> | |
| <p>3. CR 7.3 Encourage property owners to dedicate land to the County or provide historic resource or conservation easements at the time a rezoning is granted per Sec 15.2 -2303.4, or a special use permit or other site development is approved, whichever occurs earliest, for the purpose of preserving and providing public access to historically significant features of the Bristoe Station and <u>Kettle Run</u> Historical Area, particularly along pedestrian trails where historic markers and other interpretive materials will be located to provide information about the Battle of Bristoe Station, the Battle of Kettle Run and other significant uses of the area during the Civil War. Said dedication or easements are to be legally granted at the time of site plan approval. Land disturbance and new construction will not be permitted within the historic resource lands or easements except to the extent necessary to construct trails, markers, and other interpretive materials. The historic resource lands or easements may include roads and utilities and stormwater management facilities provided such structures and improvements are designed with the objective of minimizing the impact to historical features. The need for such crossings will be justified at the time of rezoning, special use permit, or site plan. Property owners <u>or</u> /developers shall be entitled to the density otherwise associated with land located within the historic resource lands or easements based on the underlying land use designations depicted on the Long-Range Land Use Plan Map.</p> | |
| <p>4. CR 7.4 Encourage development that is located, situated, and buffered so as to maintain a high degree of the existing physical and visual integrity of the area while permitting the appropriate development as outlined in the Long-Range Land Use Plan Map. Ensure that a viewshed analysis is undertaken in consultation with the County to determine topographic and vegetative conditions that will provide guidance on appropriate building mass, heights, and placement of buildings on the developing site so as not to negatively impact views to and from the area.</p> | |

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| <p>5. CR-7.5 Incorporate the following as part of any rezoning <u>or</u> / special use permit for the Bristoe Station <u>Kettle Run</u> Historical Area:</p> <ul style="list-style-type: none"> • Commit to development densities and intensities at the lower end of the range shown on the Long- Range Land Use Map. • Cluster development to allow the overall density contemplated but to preserve more significant or appropriate areas, to create points of interest, and to provide markers or interpretive exhibits, etc. • Provide a development plan as part of the rezoning <u>or</u> / special use permit process that outlines the concept for development within the Bristoe Station <u>Kettle Run</u> Historical Area. • Provide an architectural concept plan as part of the rezoning <u>or</u> / special use permit process for the Bristoe Station <u>Kettle Run</u> Historical Area to provide a general concept for dwelling and structure design, including architectural style, details of roof lines, architectural ornamentation, materials, colors, and texture. • Use landscaping and buffers to create a setting compatible with the historic <u>or</u> / cultural significance recognized <u>or</u> / memorialized on the property. | |
| <p>6. CR-7.6 Maintain existing vegetation where appropriate and where it contributes to the character consistent with the historical <u>or</u> / cultural significance of the area.</p> | |
| <p>7. CR-7.7 Ensure individual development proposals reserve land <u>or</u> / open space for use as interpretive settings related to the significance of the site. In cases where there are multiple development proposals within such area, establish pedestrian trails or other similar linkages between areas. <u>Link these areas via interpretive trails to interpretive elements on public land.</u></p> | |
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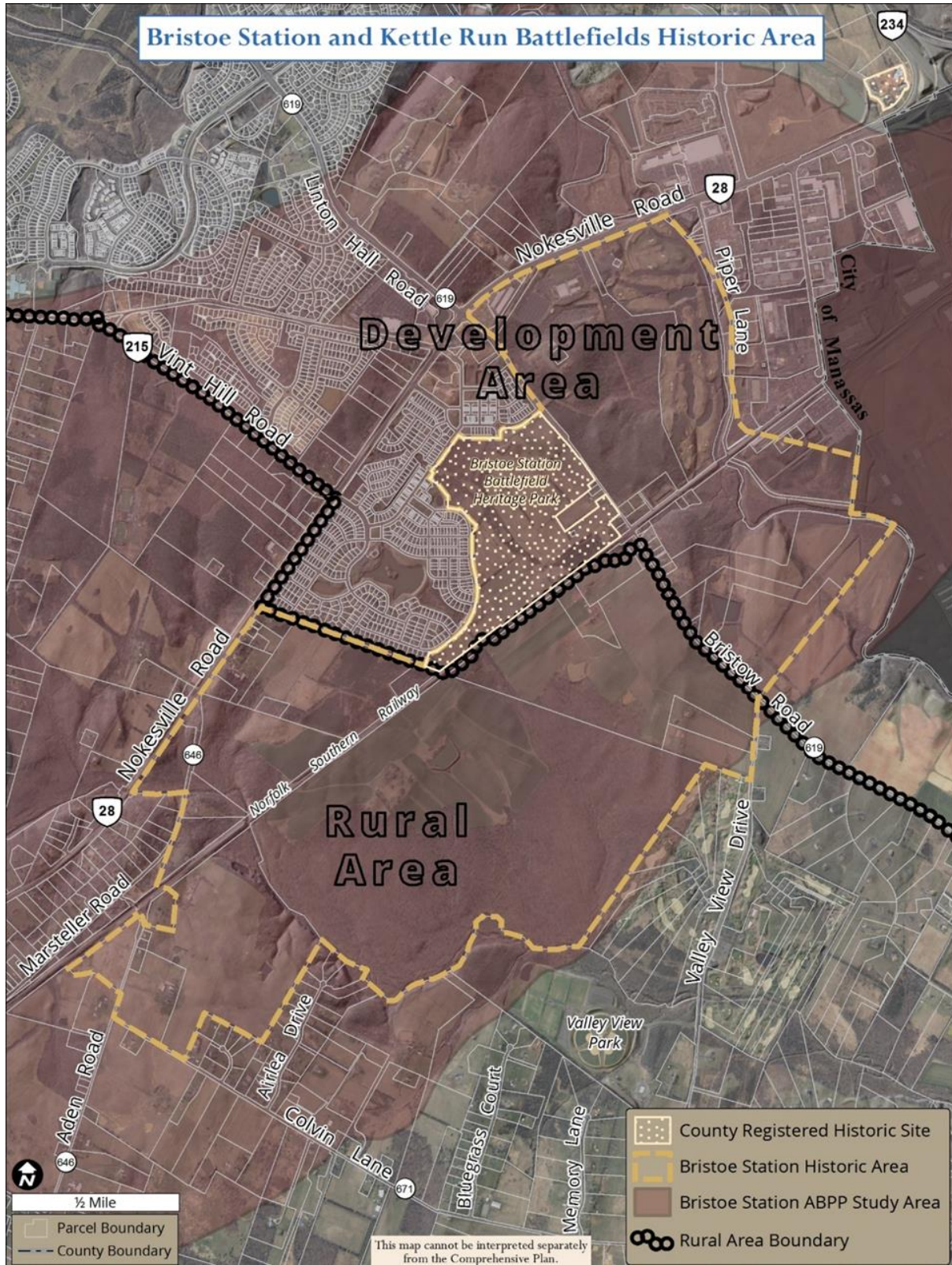


Figure CR-1