

MEMORANDUM

To: Zach Pyle, Project Manager, Land Use Review

From: Steve Thompson, County Archaeologist, Community Planning

Date: July 31, 2023

Re: CMPT-2023-0006, Dulles North High School and Elementary School; Archaeology 1st Referral

BACKGROUND

The applicant is requesting a Commission Permit (CMPT) to allow a future Dulles North High School (HS-14) and a future elementary school to be co-located with Watson Mountain Middle School (MS-14), in the Agricultural/Residential (A – 3) zoning district. The 172.91-acre subject property comprises a single parcel (PIN 242-18-1260) that occupies the southwestern quadrant of the intersection of Red Hill Road and Evergreen Mills Road.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

The *Loudoun County 2019 General Plan* (2019 GP) calls for the conservation and preservation of the County's cultural and scenic resources. Many types of land development applications are required to include an archaeological and historic resources survey to identify resources and, if warranted, identify measures for preservation, mitigation, and adaptive reuse (*2019 GP, Chapter 3, Historic, Archaeologic, and Scenic Resources, Action 5.1.C*). Although CMPT applications are subject to no explicit archaeological requirements, Section 5-666(K) of the County's Revised 1993 Zoning Ordinance requires a Phase I archaeological survey in conjunction with each site plan application for a Public School Building. The *Loudoun County Heritage Preservation Plan* (HPP) provides additional detail regarding survey requirements (*HPP, Chapter 2, Archaeological Resources, Policy 3*). The HPP further articulates policies regarding the preservation of significant heritage resources in the context of land development (*HPP, Chapter 9, Development Review*). Loudoun County's *Revised 1993 Zoning Ordinance* (Section 5-1405) and the requirements for archaeological survey detailed in Section 7.810 of the County's *Facilities Standards Manual* provide additional guidance for the identification and protection of cemeteries, burial grounds, and graves during the land development application process.

No archaeological or other cultural resources reporting has been provided with this application. However, Phase I, Phase II, and Phase III archaeological studies were previously submitted for the 173-acre subject property under CPAP-2021-0018 and STPL-2021-0033 associated with the construction of Watson Middle School (MS-14).

RECOMMENDATIONS

Staff has no further comments concerning this property beyond those previously submitted under CPAP-2021-0018 and STPL-2021-0033. **No additional cultural resources investigations of this property are required or recommended prior to approval of this application.**

cc: Heidi Siebentritt, Principal Planner, Community Planning (via e-mail)