



April 19, 2022

Ryan Marshall
NorthPoint Development
12977 N. Outer 40 Road, Suite 203
St. Louis, Missouri 63141

Re: Reliance Letter/Archaeological Studies Associated with the Austin Ridge Logistics Center Project Area, Stafford County, Virginia

Dear Ryan:

Since 2011, Dovetail Cultural Resource Group (Dovetail) has been conducting cultural resource studies on the Austin Ridge Logistics Center area and adjacent properties in Stafford County, Virginia. Over the years, portions of the development have been called George Washington Village, Accokeek Assemblage, Stafford Springs, and now Austin Ridge Logistics Center. All work has been done to meet Virginia Department of Historic Resources (DHR) guidelines and any applicable Stafford County-specific requirements on cultural resource studies. Specifically, our work has included:

- 2011= Phase IA study including both archaeological and architectural reconnaissance
- 2013= Phase IA revisit on a slightly expanded project area
- 2015= Delineation of four historic cemeteries and architectural Phase I study on three resources as identified by the County
- 2021= Phase IA revisit of work completed in 2013 to assure validity of results
- 2021= Phase IB cultural resource survey
- 2022= Completion of a comprehensive report on the results of all of these phases of work

As related to the Austin Ridge Logistics Center development, of the 247.5 acres within the project area, Dovetail has completed Phase IA and Phase IB archaeological studies on all but 82.7 acres. The entire area and surrounding buffer, however, were studied for architectural resources. As such, remaining Phase I work to be completed includes an archaeological survey of the 82.7 acres that has not yet been surveyed for sites (Figure 1, p. 2).

In addition to this Phase IB survey, one of the archaeological sites recorded in the project area during the 2021 work has been recommended as potentially eligible for the National Register of Historic Places (NRHP). Site 44ST1270 is a historic resource with potential intact features that represents a nineteenth-century occupation. Phase II testing is recommended to ascertain NRHP eligibility.

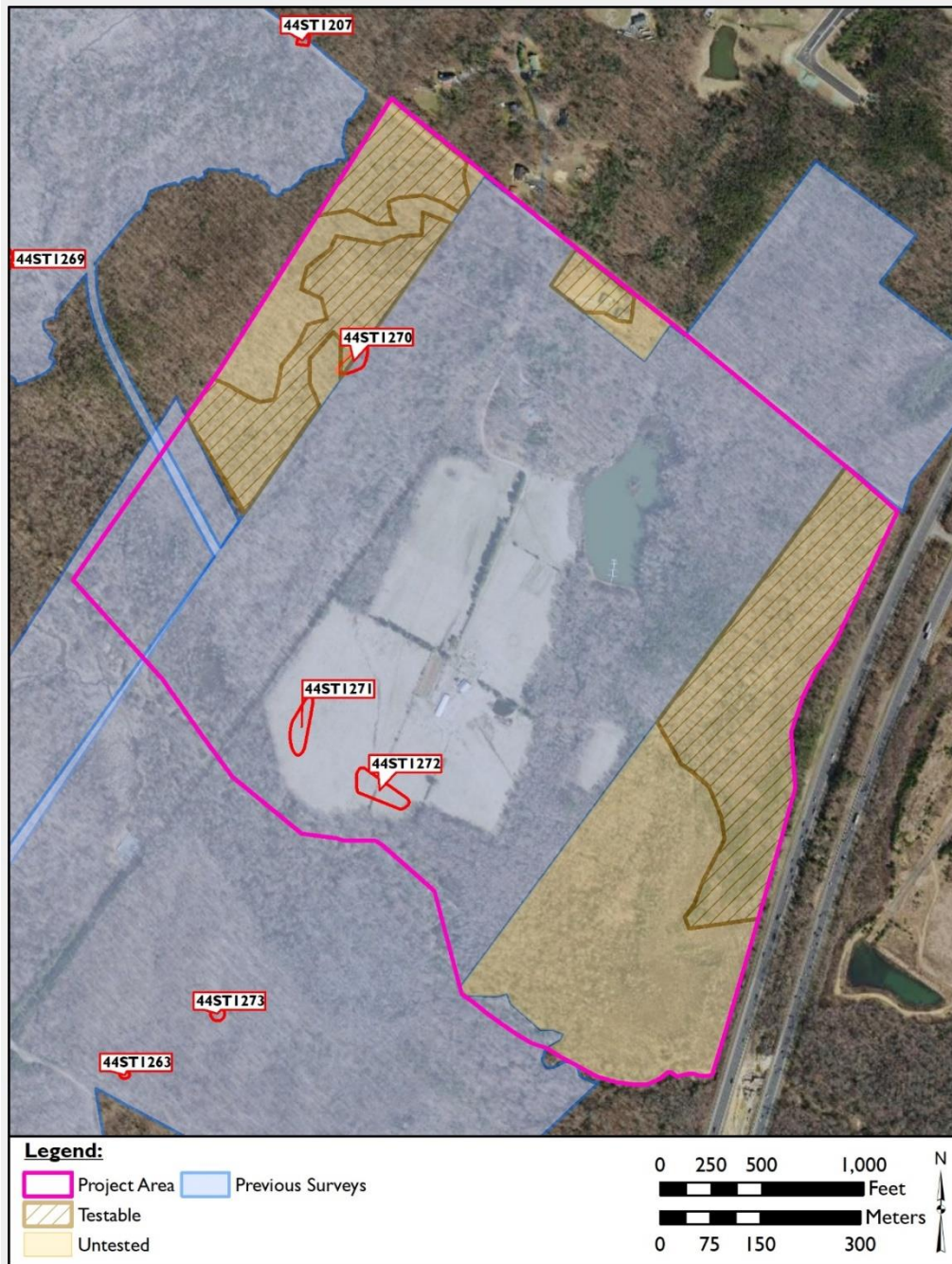


Figure 1: Austin Ridge Logistics Center Project Area (in pink) Showing Area That Has Already Been Surveyed (in blue) and Areas that Have Not Yet Been Studied (in beige).

Dovetail has been in discussions with NorthPoint Development regarding the two elements that have not yet been completed to assure that all cultural resource requirements for this development area are met—a Phase IB archaeological survey of the acreage that has not yet been surveyed (82.7 acres) and Phase II testing of site 44ST1270. NorthPoint is committed to completing this work, and contracts with Dovetail are forthcoming. In addition, NorthPoint has been in contact with the company who sponsored the 2021 Phase IB work (D.R. Horton), which overlaps the current project area. D.R. Horton has agreed to allow NorthPoint Development to use the results of the previous work to meet all required cultural resource guidelines. As such, once the Phase IB survey of 82.7 acres and Phase II testing on site 44ST1270 is completed, cultural resource requirements will be met pending no additional potentially eligible sites being documented during the remaining IB work or potential future data recovery studies at eligible sites.

Please do not hesitate to contact me at (540) 899-9170 or by email (kbarile@dovetailcrg.com) if you have questions on this letter or Dovetail's previous work on the project area.

Respectfully submitted,



Kerri S. Barile, PhD
President