



Homeland Security

January 21, 2026

Ms. Jo Ann Hunter
Senior Director of Planning and Community
Development
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Hanover, Virginia 23069
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ICE Washington DC Processing Facility, 11525 Lakeridge Parkway, Ashland, Virginia,
23005, Initiation of Consultation and Finding of No Historic Properties Affected

Dear Ms. Hunter:

This letter is provided to initiate consultation on a proposed Department of Homeland Security (DHS) U.S. Immigration and Customs Enforcement (ICE) undertaking subject to Section 106 of the National Historic Preservation Act (NHPA) in Ashland, Virginia (Figures 1–3). ICE is proposing to purchase, occupy and rehabilitate a 43.49-acre warehouse property in support of ICE operations. Proposed site improvements may include, but are not limited to, installing, upgrading, or rehabilitating existing parking areas, fencing, site lighting, landscaping, drainage/stormwater, recreation areas, and cameras. Tentage and a guard shack may also be installed. No site improvements are expected to be taller than the existing structure or expand beyond the current site boundaries, and all work and construction staging will occur within the parcel boundary (Figure 4).

As part of the undertaking, ICE may conduct exterior and interior modifications to the existing warehouse facility. Exterior upgrades may include, but are not limited to, painting or sealing the exterior of the structure; installing, removing, or modifying bays (truck bays, window bays, or doors); repairing or replacing the existing roof or cladding materials; adding security equipment; or adding exterior personnel/guest access controls. The interior of the structure may be renovated or rebuilt to support ICE operational requirements, which may include but are not limited to construction of holding and processing spaces, office space, public-facing visitor spaces, and installation of amenities, such as cafeterias, bathrooms, and health care spaces.

ICE has determined that the Area of Potential Effects (APE) for this undertaking consists of the subject property and adjacent resources with a potential viewshed of the proposed undertaking (Figure 5).

The subject property is an existing warehouse constructed in 2024 (Figures 6–12). Adjacent buildings within the APE consist primarily of similar industrial resources constructed in the 1990s and early 2000s (Figures 13–16). The subject property and adjacent modern industrial resources do not rise to the level of exceptional importance under Criteria Consideration G, per National Register Bulletin 15. All of those structures are recommended Ineligible for the National Register of Historic Places (NRHP) under all criteria.

One above-ground resource, the La Madeline Farm (042-5032), was previously recorded at the subject property and consisted of a dwelling, two barns, a pigeon house, a pole barn, and a collapsed shed (Levinthal et al. 2007:28) (Figure 17). That farm complex was recommended not eligible for the NRHP (Levinthal 2007:32); the DHR requested additional information in a May 10, 2007, comment letter on the farm complex and an apparently associated cemetery, but no additional information is on file at DHR (DHR File #2001-0164). The primary components of the La Madeline Farm are no longer extant due to recent construction on and adjacent to the Project site (Figure 18), however, a spring house (Figure 19) and chimney (Figure 20) are still extant on the adjacent property. As the primary resources of the La Madeline Farm are no longer extant, the property has lost integrity of materials, design, workmanship, feeling, association, and setting. ICE has determined that the remaining components of the La Madeline Farm is Ineligible for the NRHP.

Archaeological data indicates there have been two previous cultural resources surveys conducted within 0.5 mile of the Project site, both in association with proposed road construction along or overlapping the eastern edge of the Project site. One multicomponent precontact and historic period archaeological site (44HN0335), was recorded in the eastern part of the subject property along Lakeridge Parkway during those projects (Clarke et al. 2002; Levinthal et al. 2007) (Figure 17); the historic component of that site possibly was associated with the La Madelaine Farm Complex (Levinthal et al. 2007:24). The DHR determined that no additional investigation of that site was required prior to the Lakewood Parkway construction, and the site has been destroyed due to road construction and adjacent development, including on the Project site (Figure 18). Additionally, as part of the historic development of the property, the ground was extensively disturbed to accommodate utilities, parking, and warehouse size requirements. Based on aerial imagery, those disturbances have destroyed any portion of 44HN0335 that was not destroyed by prior road construction.

Potential ground disturbing work for the proposed undertaking will be consistent in depth and method of disturbance with past modifications to the site. Maximum ground disturbance to construct piers and fence posts are anticipated to be no more than four feet in depth. Due to the substantial past disturbance, ICE finds the potential for encountering intact archaeological resources is low, and ICE does not recommend any further archaeological investigations at the property. Therefore, pursuant to 36 CFR 800.5(b), ICE has determined that the undertaking will result in a finding of **No Historic Properties Affected**.

In accordance with 36 CFR 800.3, ICE has invited the DHR and the Hanover County Department of Planning to comment on the proposed undertaking. ICE has invited the following federally-recognized Tribes to participate in consultation: the Catawba Indian Nation; the Delaware Nation, Oklahoma; the Pamunkey Indian Tribe, and the Upper Mattaponi Tribe. ICE has not received any comments from the Hanover County Department of Planning or Tribes at the time of this letter.

Re: ICE Washington DC Processing Facility, 11525 Lakeridge Parkway, Ashland, Virginia, 23005

Please provide any comments on the undertaking and ICE's finding within 30 calendar days of the date of receipt of this letter. Written correspondence may be submitted to Alexis Price via e-mail at alexis.t.price@associates.ice.dhs.gov. If you have questions or wish to discuss the undertaking, please contact Alexis Price at 443-635-4661. Thank you for your cooperation on this undertaking.

Sincerely,

Gabrielle Fernandez
Environmental Protection Specialist
Office of the Chief Readiness Support Officer
Department of Homeland Security
Gabrielle.Fernandez@hq.dhs.gov

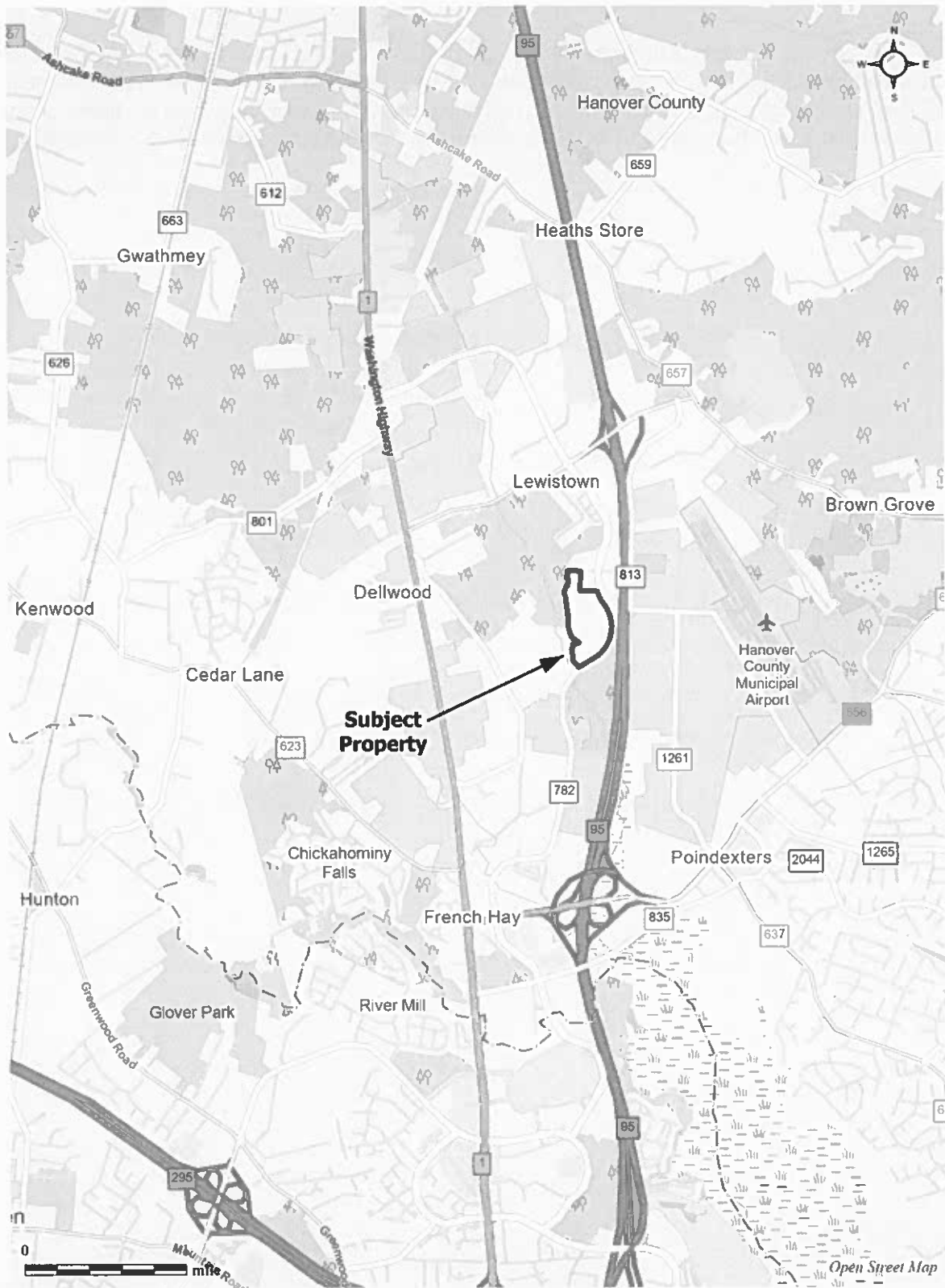


Figure 1. Site location map.

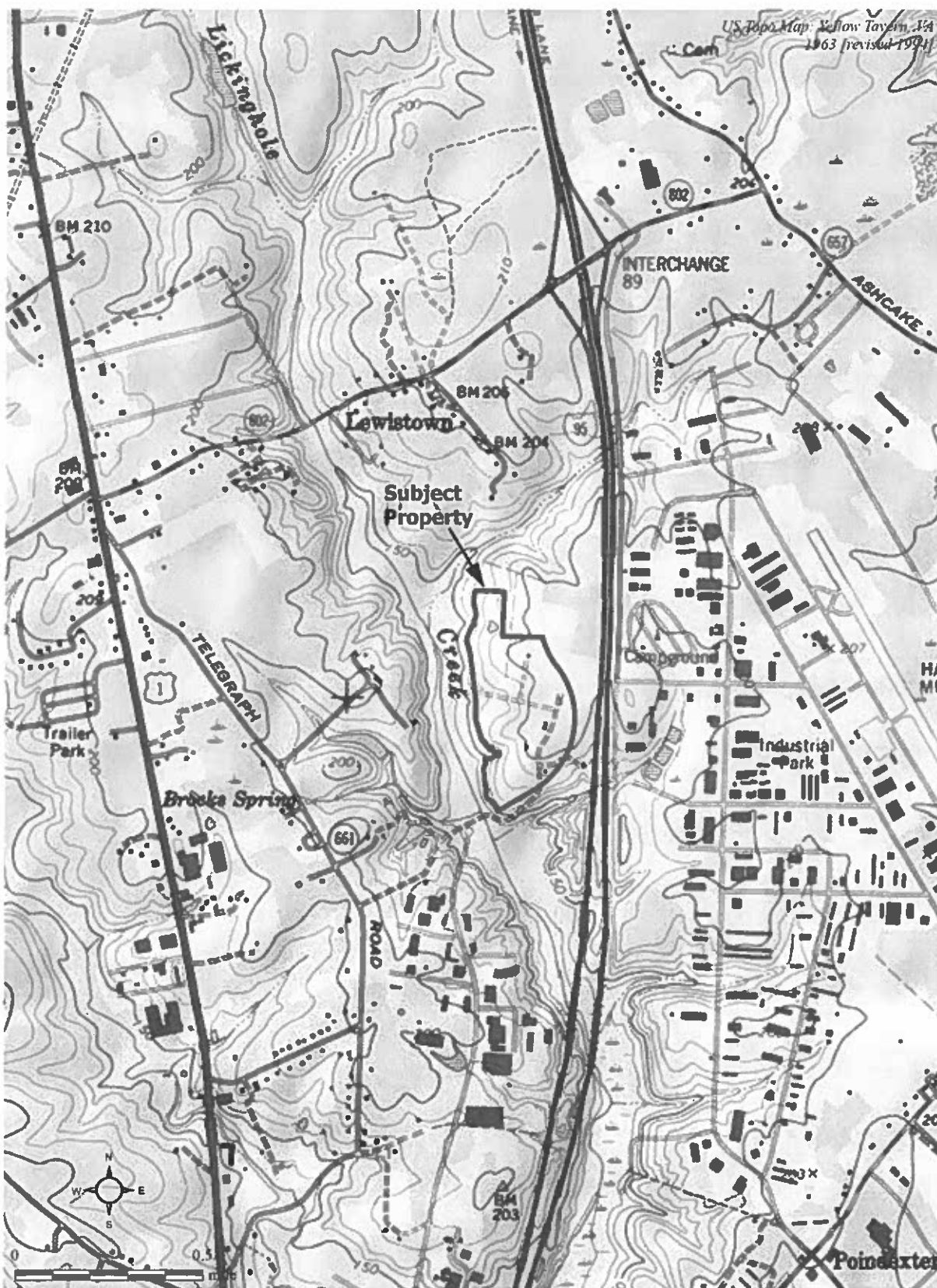


Figure 2. Project site on USGS topographic map.



Figure 3. Aerial view of Project site.



Figure 4. Proposed site development plan.

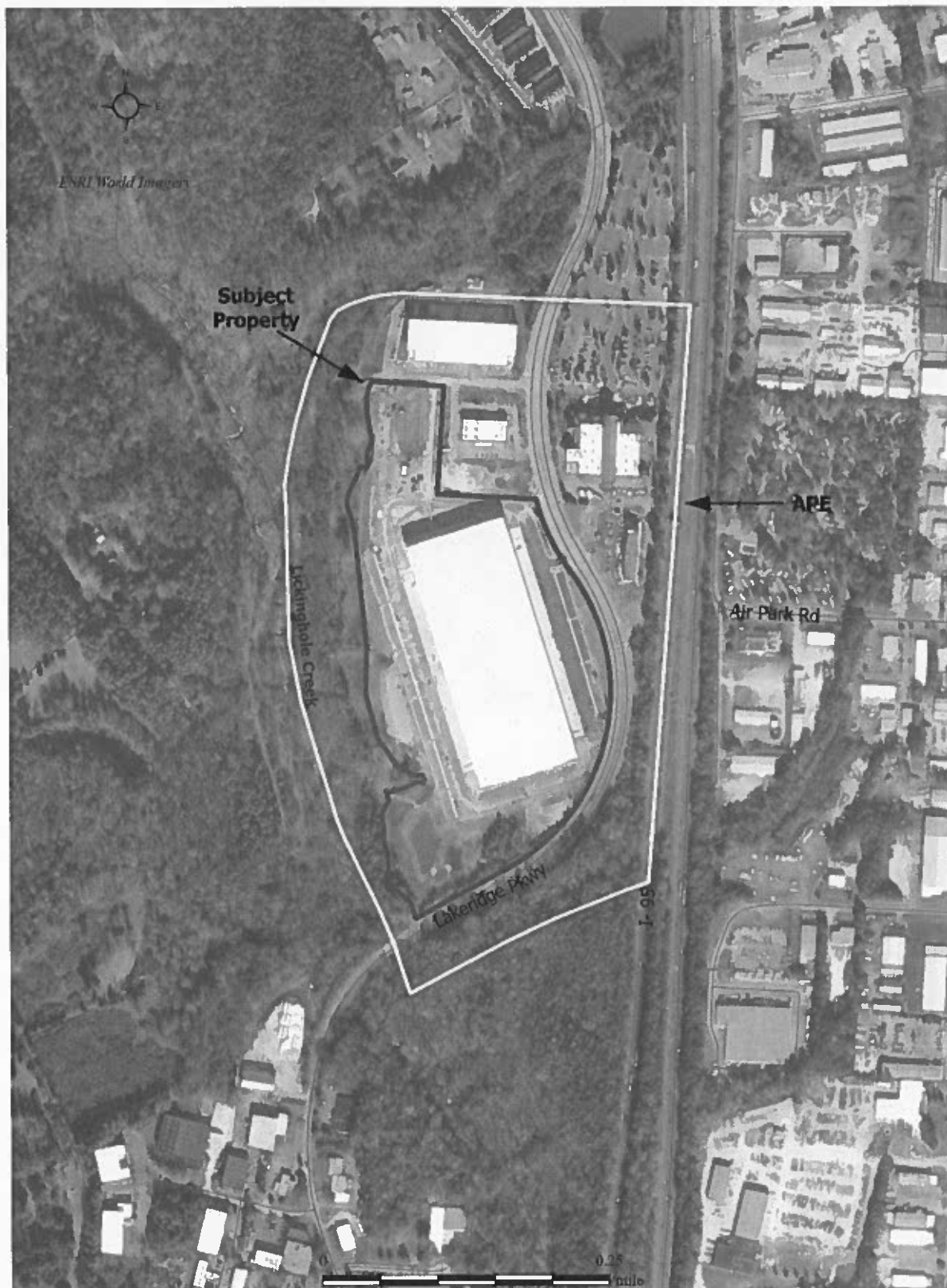


Figure 5. Area of Potential Effects (APE) for cultural resources.

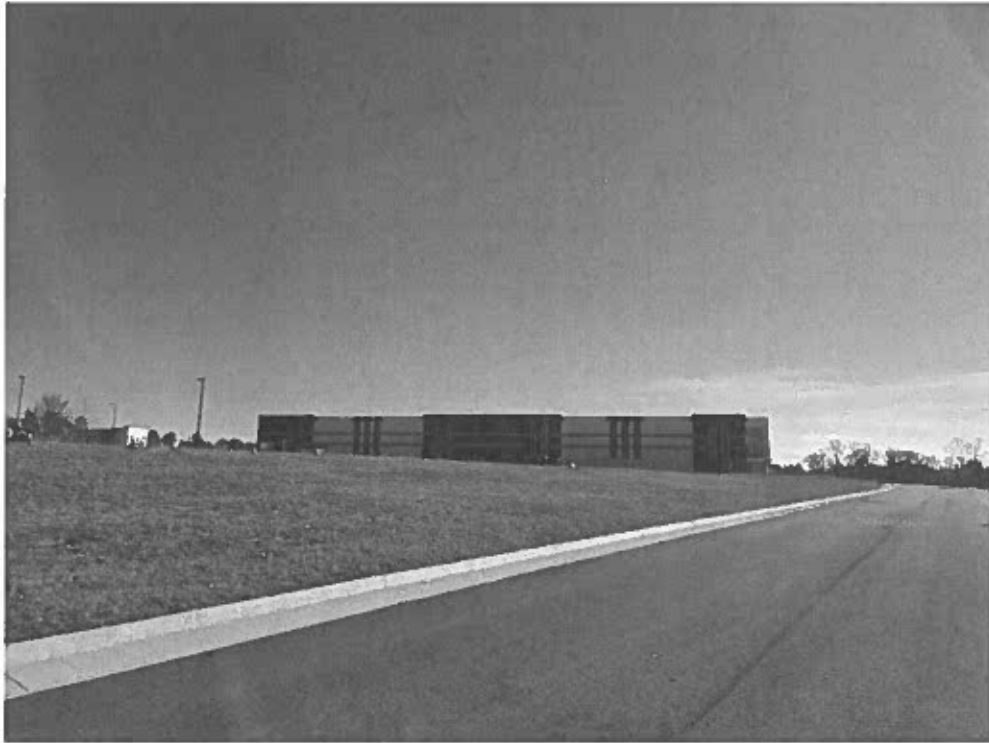


Figure 6. Northeast elevation.



Figure 7. Northeast elevation.



Figure 8. Northwest elevation.



Figure 9. Southeast elevation.



Figure 10. Southwest elevation.



Figure 11. Interior of office space.



Figure 12. Interior of warehouse.



Figure 13. Area to the north of Project site, facing north.



Figure 14. Area to the east of Project site, facing east.



Figure 15. Area to south of Project site, facing south.



Figure 16. Area to west of Project site, facing west.

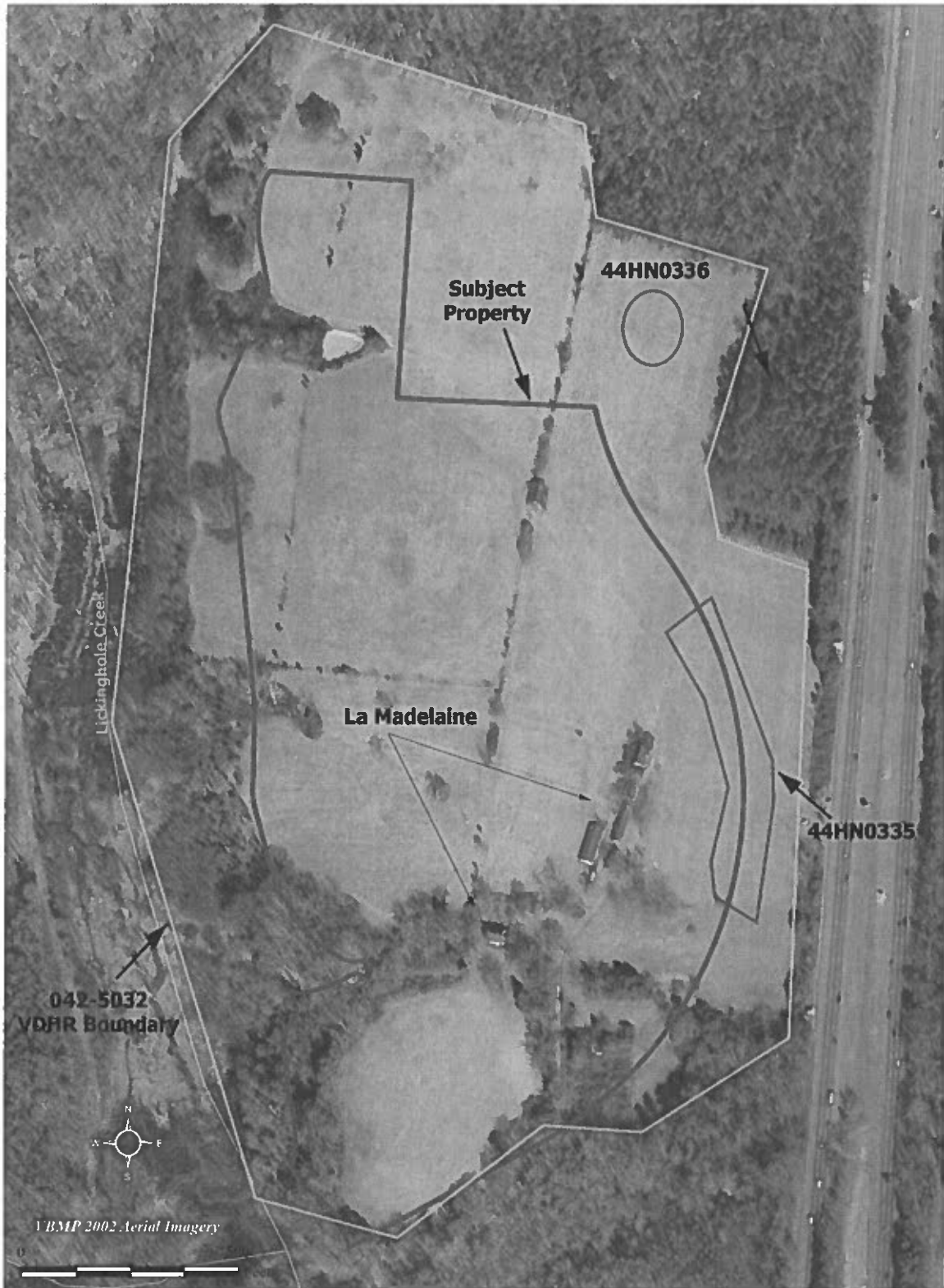


Figure 17. Aerial photograph of the Project site in 2002, showing locations of the La Madelaine Farm and 44HN0335.

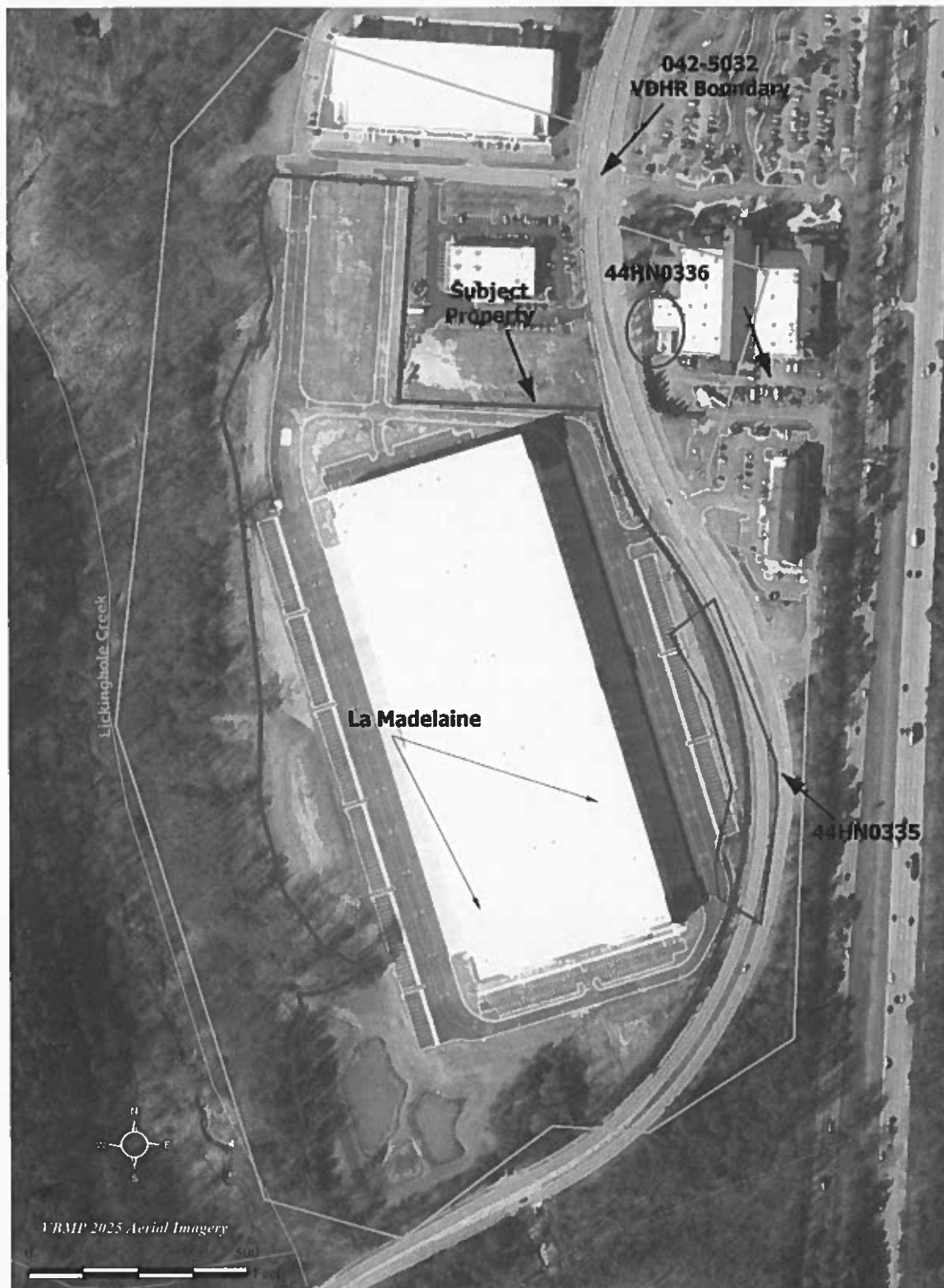


Figure 18. Aerial photograph of the Project site in 2025, showing locations of the La Madelaine Farm and 44HN0335 in relation to the new construction.



Figure 19. Spring house or well house possibly associated with La Madeline Farm and situated west of the Project site.



Figure 19. Chimney possibly associated with La Madeline Farm and situated west of the Project site.

