

TABLE OF CONTENTS

	Page Number
1.0 Purpose and Need for Proposed Action	
1.1 Introduction	1-1
1.2 Purpose and Need for the Proposed Action.....	1-5
1.3 Regulatory Framework and Agency Coordination	1-5
1.3.1 Regulatory Framework	1-5
1.3.2 Agency Coordination/Scoping	1-6
1.3.3 Comments on the EA	1-6
1.3.4 Section 106 Consultation	1-7
1.3.5 List of Permits/Approvals	1-7
2.0 Alternatives Considered	
2.1 Introduction	2-1
2.2 Alternative Concept A – Preferred Alternative.....	2-1
2.3 Alternative Concept B – Remote Parking Alternative	2-8
2.4 Alternative Concept C – No Action Alternative	2-10
2.5 Back ground of Previous Sites	2-10
2.5.1 Back ground of Previous Site Selection Studies	2-10
2.5.2 Overview of Arlington Ridge Site	2-10
2.6 Cumulative Projects	2-11
3.0 Affected Environment	
3.1 Socio-Economic Conditions	3-1
3.1.1 Land Use Patterns	3-1
3.1.2 Planning Control and Policies	3-2
3.1.3 Demographics and Environmental Justice	3-3
3.2 Cultural Resources	3-7
3.2.1 Archaeology and Historic Preservation	3-7
3.2.2 Visual Resources	3-13
3.3 Transportation Systems	3-20
3.3.1 Roadway Traffic	3-20
3.3.2 Parking Availability and Proximity	3-20
3.3.3 Public Transportation	3-21
3.3.4 Pedestrian/Bicycle Circulation	3-22
3.4 Physical/Biological Resources	3-23
3.4.1 Air Quality	3-23
3.4.2 Noise Levels	3-23
3.4.3 Water Resources	3-24
3.4.4 Geology, Soils & Topography	3-24
3.4.5 Vegetation & Wildlife Habitat	3-26
3.4.6 Hazardous Materials	3-26

3.5	Utilities/Infrastructure	3-27
3.5.1	Stormwater Management System	3-27
3.5.2	Sanitary Sewer	3-27
3.5.3	Water Supply	3-27
3.5.4	Energy Systems	3-28
4.0	Environmental Consequences	
4.1	Socio-Economic Conditions	4-1
4.1.1	Land Use Patterns	4-1
4.1.2	Planning Control and Policies	4-2
4.1.3	Demographics and Environmental Justice	4-3
4.2	Cultural Resources	4-4
4.2.1	Archaeology and Historic Preservation	4-4
4.2.2	Visual Resources	4-5
4.3	Transportation Systems	4-23
4.3.1	Roadway Traffic	4-23
4.3.2	Parking Availability and Proximity	4-25
4.3.3	Public Transportation	4-26
4.3.4	Pedestrian/Bicycle Circulation	4-27
4.4	Physical/Biological Resources	4-28
4.4.1	Air Quality	4-28
4.4.2	Noise Levels	4-29
4.4.3	Water Resources	4-31
4.4.4	Geology, Soils & Topography	4-32
4.4.5	Vegetation & Wildlife Habitat	4-33
4.4.6	Hazardous Materials	4-34
4.5	Utilities/Infrastructure	4-34
4.6	Cumulative Impacts	4-35
4.6.1	Arlington National Cemetery Expansion Plans.....	4-36
4.6.2	Proposed September 11 Memorials	4-36
4.6.3	Proposed Realignment of Route 110	4-37
4.6.4	Proposed Improvements to the Columbia Pike Corridor	4-37

5.0 Appendices

- A. References
- B. List of Preparers
- C. Draft Distribution List
- D. Design Statement
- E. Public Law 107-107 (National Defense Authorization Act for Fiscal Year 2002)

List of Figures

1-1	Site Location Map	1-2
1-2	Aerial Photo	1-3
1-3	Air Force Memorial Precinct	1-4
2-1	Alternative Concept A – Preferred Alternative	2-3
2-2	Detailed Plan, Alternative Concept A, Preferred Plan.....	2-4
2-3	Elevations 2-3a East Elevation	2-5
	2-3b South Elevation	2-6
2-4	Alternative Concept A –Preferred Plan, Future	2-7
2-5	Alternative Concept B – Remote Parking Alternative	2-9
3-1	Historic Properties in the Surrounding Area	3-12
3-2	Area Photos Photo 1 – Promontory Area	3-15
	Photo 2 – Naval Annex Site	3-15
	Photo 3 – Pentagon Building	3-16
	Photo 4 – Arlington National Cemetery	3-16
	Photo 5 – Columbia Pike	3-17
	Photo 6 – Interstate 395	3-17
	Photo 7 – Western Portion of Monumental Core	3-18
	Photo 8 – Eastern Portion of M onumental Core (The National Mall)	3-18
	Photo 9 – Washington Channel waterfront	3-19
	Photo 10 – George Washington Memorial Parkway	3-19
3-3	Approximate Boring Locations	3-25
4-1	Approximate Locations of Representative Viewpoints	4-8
4-2	Photo Simulations Simulation 1 – From the Vicinity of Arlington House	4-9
	Simulation 2 – From Columbia Pike looking east	4-10
	Simulation 3 – From I-395 Southbound Lanes	4-11
	Simulation 4 – From Ridge Road	4-12
	Simulation 5 – From I-395 northbound lanes	4-13
	Simulation 6 – From Pentagon Building's Corridor 2 South Terrace.....	4-14
	Simulation 7 – From Route 27	4-15
	Simulation 8 – From Pentagon Mall Entrance Parade Field.....	4-16
	Simulation 9 – From Navy Marine War Memorial	4-17
	Simulation 10 – From Washington Monument	4-18
	Simulation 11 – From the Tidal Basin area looking west.....	4-19
	Simulation 12 – From Jefferson Memorial	4-20
	Simulation 13 – From the U.S. Capitol	4-21
	Simulation 14 – From the Lincoln Memorial area	4-22