Maryland and Independence Avenues, SW, between 4th and 6th Streets — Site 3

1. Physical Characteristics:

Location:	National Mall Environs
Acreage:	2.00
Configuration:	Rectangular but varies
Overall Character:	Open, Urban Setting
Terrain:	Generally Flat
Adjoining Uses:	Park Land, Office, Museum

2. Visual Quality:

Views:	Federal
Vistas:	Direct to Federal
Existing Setting:	Urban Plaza
Potential Setting:	Urban Plaza
Gateway Corridor:	No

3. Urban Design Framework:

Relative Prominence:	Federal
Plan Element:	Monumental Corridors
Framework Consistency:	Consistent (Reinforcing)
Legacy Plan Context:	Yes
Memorial Proximity:	Good-L'Enfant Sta
Potential Identity:	Yes (Prominent)

4. Profile:

Development Term:	Current
Ownership:	Federal
ANC:	2D
Current Develop. Project:	NA
WMATA Development:	NA
NPS Reservation No:	5
NPS Park Name:	Seaton Park West
NPS Total Acreage:	16

5. Historic and Cultural Resources:

Historic Resources:	District, Special Street, Place, Feature (Bell)
Cultural Resources:	Bldg, Street, Landscape
Historic District:	NA
Arts/Entertain. District:	NA
Embassy Proximity:	NA
Memorial Zone:	1
Museum Proximity:	Yes

6. Site Access:

Vehicular Corridor:	Yes - 7th Avenue
Metrorail Proximity:	Very Good - L'Enfant Metro
Metrobus Proximity:	Very Good
Pedestrian Access:	Good
Parking Availability:	Good
Intermodal Proximity:	Yes-Metro (L'Enfant)/VRE
Circulator Proximity:	Yes
Water Access:	No

7. Economic Considerations:

7a. Associated Economic Uses:

Institutional / Government - high density

7b. Associated Amenities:

Minimal to no retail
Moderate food service
Moderate consumer service business
Minimal to no lodging
Public parking on street, in surface lots
Visitor information sources

Retail quality: NA
Food service quality: Moderate
Consumer service quality: Low
Public transit: Bus, subway
Civic/cultural facilities: Yes
Redevelopment plans: No

7c. Introduction of New Visitation Levels:

Potential for increased visitor activity : Moderate
Potential increased economic activity: Slight
Potential increased amenity needs: Moderate

8. Land Use and Regulations:

Current Use:	Park land, Office, Museum
Potential Displacement:	Community Garden
Surrounding Uses:	Park land, Office, Museum
Development Compatibility:	Compatible
Plan Compliance:	Compliant

9. Environmental Resources:

Soil Limitations:	None (Topsoil)
Groundcover:	Primarily Hardscape
Natural Features:	Tree Grove
Habitat:	Possible Conditions
Wetlands :	No water resources
Noise:	Traffic
Air Quality:	No Adverse

10. Infrastructure Improvements:

Grading or Filling:	Limited Requirements
Slope Stabilization:	None
Utility Improvements:	None Required

11. Potential Contaminants:

Previous Uses:	No Evidence
Contamination Evidence:	No Evidence

Kingman Island and East Capitol Street, at Anacostia River

Site 4

1. Physical Characteristics:

Location:	East Capitol Street Gateway
Acreage:	TBD
Configuration:	Irregular
Overall Character:	Wooded Natural Setting
Terrain:	Generally Flat
Adjoining Uses:	Park Land, Residential Surface Parking

2. Visual Quality:

Views:	Waterfront/Community
Vistas:	Federal/District
Existing Setting:	Natural Open Space
Potential Setting:	Natural/Landscaped Parkland
Gateway Corridor:	Yes

3. Urban Design Framework:

Relative Prominence:	Federal/District
Plan Element:	Commemorative Focus Area
Framework Consistency:	Consistent
Legacy Plan Context:	Yes
Memorial Proximity:	Driving Distance
Potential Identity:	Yes (Transitional)

4. Profile:

Development Term:	Future
Ownership:	DC (transfered from NPS)
ANC:	6B
Current Develop. Project:	NA
WMATA Development:	NA
NPS Reservation No:	343
NPS Park Name:	NA
NPS Total Acreage:	NA

5. Historic and Cultural Resources:

Historic Resources:	NA
Cultural Resources:	Park, Natural Features
Historic District:	NA
Arts/Entertain. District:	Stadium
Embassy Proximity:	NA
Memorial Zone:	2
Museum Proximity:	NA

6. Site Access:

Vehicular Corridor:	East Capitol Street
Metrorail Proximity:	None
Metrobus Proximity:	Poor
Pedestrian Access:	Good - Poor condition
Parking Availability:	Good
Intermodal Proximity:	No
Circulator Proximity:	No
Water Access:	Good

7. Economic Considerations:

7a. Associated Economic Uses:

Residential - low density
Deteriorated building stock
Open space/parkland

7b. Associated Amenities:

Minimal to no retail
Minimal to no food service
Minimal to no consumer svc. business
Minimal to no lodging
Public parking

Retail quality: NA
Food service quality: NA
Consumer service quality: NA
Public transit: None
Residential - low density
Deteriorated building stock
Open space/parkland

7c. Introduction of New Visitation Levels:

Potential for increased visitor activity : Significant
Potential increased economic activity: Significant
Potential increased amenity needs: Significant

8. Land Use and Regulations:

Current Use:	Underutilized/Vacant
Potential Displacement:	No
Surrounding Uses:	Residential/Parking
Development Compatibility:	Marginal Compatibility
Plan Compliance:	Compatible

9. Environmental Resources:

Soil Limitations:	Sand/Silt/Dredge Spoils
Groundcover:	Softscape
Natural Features:	Dense Vegetation
Habitat:	Visible Evidence
Wetlands :	Riverfront
Noise:	No Sources/Receptors
Air Quality:	No adverse

10. Infrastructure Improvements:

Grading or Filling:	Mod/Extensive Grading
Slope Stabilization:	Yes (shoreline)
Utility Improvements:	Stormwater Drainage/ Water Distribution/ Electrical

11. Potential Contaminants:

Previous Uses:	Possible conditions
Contamination Evidence:	Visible Evidence

Freedom Plaza on Pennsylvania Avenue, between 13th and 14th Streets, NW — Site 5

1. Physical Characteristics:

Location:	Downtown Core
Acreage:	1.00-2.00
Configuration:	Rectangular
Overall Character:	Open, Urban Setting
Terrain:	Flat
Adjoining Uses:	Commercial (Office/Retail)

2. Visual Quality:

Views:	Federal/District
Vistas:	Direct-Federal/District
Existing Setting:	Urban Plaza
Potential Setting:	Urban Plaza/Urban Park
Gateway Corridor:	No

3. Urban Design Framework:

Relative Prominence:	Federal/District
Plan Element:	Monumental Corridor
Framework Consistency:	Consistent (Reinforcing)
Legacy Plan Context:	Yes
Memorial Proximity:	Walking Distance
Potential Identity:	Yes (Prominent)

4. Profile:

Development Term:	Future
Ownership:	NPS
ANC:	2F
Current Develop. Project:	NA
WMATA Development:	NA
NPS Reservation No:	32/33
NPS Park Name:	Freedom Plaza
NPS Total Acreage:	0.4 acres

5. Historic and Cultural Resources:

Historic Resources:	Special Street, Place, Memorial Statue
Cultural Resources:	Building, Street, Plaza
Historic District:	Yes (District)
Arts/Entertain. District:	Yes
Embassy Proximity:	NA
Memorial Zone:	1
Museum Proximity:	Yes

6. Site Access:

Vehicular Corridor:	Yes - 15th Street
Metrorail Proximity:	Good - 3 Stations
Metrobus Proximity:	Very Good
Pedestrian Access:	Good
Parking Availability:	Good
Intermodal Proximity:	No
Circulator Proximity:	Yes
Water Access:	No

7. Economic Considerations:

7a. Associated Economic Uses:

Commercial Office - high density
Institutional / Government - high density
Residential - mid density

7b. Associated Amenities:

Extensive retail
Extensive food service
Extensive consumer service business
High quality lodging
Public parking
Visitor information sources

Retail quality: High
Food service quality: High
Consumer service quality: High
Public transit: Bus, subway, taxi
Civic/cultural facilities: Yes
Redevelopment plans: No

7c. Introduction of New Visitation Levels:

Potential for increased visitor activity : Moderate
Potential increased economic activity: Moderate
Potential increased amenity needs: Slight

8. Land Use and Regulations:

Current Use:	Park
Potential Displacement:	Paving Pattern
Surrounding Uses:	Commercial, Institutional
Development Compatibility:	Compatible
Plan Compliance:	Compliance

9. Environmental Resources:

Soil Limitations:	No Soil
Groundcover:	Primarily Hardscape
Natural Features:	Planting beds/trees
Habitat:	No evidence
Wetlands :	No resources
Noise:	Traffic
Air Quality:	No adverse quality

10. Infrastructure Improvements:

Grading or Filling:	No grading/filling
Slope Stabilization:	None
Utility Improvements:	Electrical upgrades

11. Potential Contaminants:

Previous Uses:	No Evidence
Contamination Evidence:	No Evidence
	s

Potomac River Waterfront south of Theodore Roosevelt Bridge, NW — Site 6

1. Physical Characteristics:

Location:	National Mall/Environs
Acreage:	0.25 - 2.0
Configuration:	Various
Overall Character:	Open, Natural setting
Terrain:	Rolling
Adjoining Uses:	Parkland, Open Space / Vehicular circulation

2. Visual Quality:

Views:	Federal/Waterfront
Vistas:	Direct to Federal
Existing Setting:	River Crossing Portal/Gateway
Potential Setting:	River Crossing Portal/Gateway
Gateway Corridor:	Yes

3. Urban Design Framework:

Relative Prominence:	Federal / District
Plan Element:	Monumental Corridor
Framework Consistency:	Consistent
Legacy Plan Context:	Yes
Memorial Proximity:	Walk
Potential Identity:	Yes

4. Profile:

Development Term:	Present and Future
Ownership:	NPS
ANC:	2A
Current Develop. Project:	NA
WMATA Development:	NA
NPS Reservation No:	332
NPS Park Name:	West Potomac Park
NPS Total Acreage:	395

5. Historic and Cultural Resources:

Historic Resources:	Special Street/ Place
Cultural Resources:	Street, Landscape, Bridge
Historic District:	Landscape
Arts/Entertain. District:	NA
Embassy Proximity:	Yes
Memorial Zone:	1
Museum Proximity:	Yes

6. Site Access:

Vehicular Corridor:	Yes-TR Bridge, Rock Creek Parkway
Metrorail Proximity:	None
Metrobus Proximity:	Fair
Pedestrian Access:	Fair
Parking Availability:	Fair
Intermodal Proximity:	No
Circulator Proximity:	Yes
Water Access:	Yes

7. Economic Considerations:

7a. Associated Economic Uses:

Commercial Office - high density
Institutional / Government - high density
Residential - mid density
Open space/parkland

7b. Associated Amenities:

Minimal to no retail
Minimal to no food service
Minimal to no consumer svc. business
Minimal to no lodging available
Public parking on street

Retail quality: NA
Food service quality: NA
Consumer service quality: NA
Civic/cultural facilities: Yes
Redevelopment plans: No

7c. Introduction of New Visitation Levels:

Potential for increased visitor activity : Slight
Potential increased economic activity: Slight
Potential increased amenity needs: Slight

8. Land Use and Regulations:

Current Use:	Park,Open Space/Road
Potential Displacement:	No
Surrounding Uses:	Park,Open Space/Road
Development Compatibility:	Compatible
Plan Compliance:	Compliance

9. Environmental Resources:

Soil Limitations:	None
Groundcover:	Mixed
Natural Features:	Tree Grove/Lawn
Habitat:	Possible Conditions
Wetlands :	Riverfront
Noise:	Traffic/Aircraft
Air Quality:	Vehicular Sources

10. Infrastructure Improvements:

Grading or Filling:	Limited Requirements
Slope Stabilization:	None
Utility Improvements:	Stormwater Drainage/ Water Distribution Electrical

11. Potential Contaminants:

Previous Uses:	No Evidence
Contamination Evidence:	No Evidence

East Capitol Street near 19th Street at RFK Stadium West Entrance — Site 7

1. Physical Characteristics:

Location:	East Capitol Street
Acreage:	2
Configuration:	Rectangular
Overall Character:	Open, Urban Setting
Terrain:	Flat
Adjoining Uses:	Residential, Institutional, Surface Parking

2. Visual Quality:

Views:	District, Federal, Community
Vistas:	Federal
Existing Setting:	Urban, Mixed Uses
Potential Setting:	Framework Centerpiece
Gateway Corridor:	Yes

3. Urban Design Framework:

Relative Prominence:	Federal/District
Plan Element:	Monumental Corridor
Framework Consistency:	Consistent (Reinforcing)
Legacy Plan Context:	Yes
Memorial Proximity:	Driving Distance
Potential Identity:	Yes (Prominent)

4. Profile:

Development Term:	Current
Ownership:	NPS
ANC:	6B
Current Develop. Project:	NA
WMATA Development:	NA
NPS Reservation No:	343F
NPS Park Name:	Anacostia Park Sec F
NPS Total Acreage:	3.1

5. Historic and Cultural Resources:

Historic Resources:	Special Street, Place
Cultural Resources:	Building, Street
Historic District:	NA
Arts/Entertain. District:	Stadium
Embassy Proximity:	NA
Memorial Zone:	2
Museum Proximity:	NA

6. Site Access:

Vehicular Corridor:	Yes - East Capitol St.
Metrorail Proximity:	Good - Stadium/Armory
Metrobus Proximity:	Good
Pedestrian Access:	Good - narrow sidewalks
Parking Availability:	Good
Intermodal Proximity:	Yes - Metro (Stad./Arm)
Circulator Proximity:	Yes
Water Access:	No

7. Economic Considerations:

7a. Associated Economic Uses:

Residential - high density
Institutional / Government - mid density

7b. Associated Amenities:

Minimal to no retail
Minimal to no food service
Minimal to no consumer svc. business
Minimal to no lodging
Public parking on street, in surface lots

Retail quality: NA
Food service quality: NA
Consumer service quality: NA
Public transit: Bus, subway
Civic/cultural facilities: Yes
Redevelopment plans: Yes

7c. Introduction of New Visitation Levels:

Potential for increased visitor activity : Significant
Potential increased economic activity: Significant
Potential increased amenity needs: Significant

8. Land Use and Regulations:

Current Use:	Park, Open Space
Potential Displacement:	None
Surrounding Uses:	Residential, Institutional, Parking
Development Compatibility:	Compatible
Plan Compliance:	Compliance

9. Environmental Resources:

Soil Limitations:	None (Topsoil)
Groundcover:	Softscape
Natural Features:	Lawn
Habitat:	No evidence
Wetlands :	No resources
Noise:	Traffic, stadium events
Air Quality:	No Adverse

10. Infrastructure Improvements:

Grading or Filling:	None
Slope Stabilization:	None
Utility Improvements:	None Required

11. Potential Contaminants:

Previous Uses:	No Evidence
Contamination Evidence:	No Evidence

South Capitol Street terminus at the Anacostia River — Site 8

1. Physical Characteristics:

Location:	South Capitol St Gateway
Acreage:	0.25-2.00
Configuration:	Varies/TBD
Overall Character:	Industrial
Terrain:	Generally Level
Adjoining Uses:	Industrial/Manufacturing Underutilized waterfront

2. Visual Quality:

Views:	Obstructed Waterfront
Vistas:	Direct to Federal/District
Existing Setting:	Urban Transitional
Potential Setting:	Parkland/Urban Plaza
Gateway Corridor:	Yes

3. Urban Design Framework:

Relative Prominence:	Federal
Plan Element:	Monumental Corridor
Framework Consistency:	Consistent (Reinforcing)
Legacy Plan Context:	Yes
Memorial Proximity:	Driving Distance
Potential Identity:	Transitional

4. Profile:

Development Term:	Future
Ownership:	Other
ANC:	2D
Current Develop. Project:	Yes
WMATA Development:	NA
NPS Reservation No:	NA
NPS Park Name:	NA
NPS Total Acreage:	NA

5. Historic and Cultural Resources:

Historic Resources:	Special Street
Cultural Resources:	Bridge
Historic District:	NA
Arts/Entertain. District:	NA
Embassy Proximity:	NA
Memorial Zone:	2
Museum Proximity:	NA

6. Site Access:

Vehicular Corridor:	Yes - South Capitol St.
Metrorail Proximity:	None
Metrobus Proximity:	Poor
Pedestrian Access:	None
Parking Availability:	None
Intermodal Proximity:	No
Circulator Proximity:	Yes
Water Access:	Yes

7. Economic Considerations:

7a. Associated Economic Uses:

Open space/parkland
Commercial warehouse - mid density
Residential - mid density
Deteriorated building stock

7b. Associated Amenities:

Minimal to no retail
Minimal to no food service
Minimal to no consumer svc. business
Minimal to no lodging
Public parking on street

Retail quality: NA
Food service quality: NA
Consumer service quality: NA
Public transit: None
Civic/cultural facilities: No
Redevelopment plans: Yes

7c. Introduction of New Visitation Levels:

Potential for increased visitor activity : Significant
Potential increased economic activity: Significant
Potential increased amenity needs: Significant

8. Land Use and Regulations:

Current Use:	Industrial
Potential Displacement:	Industrial
Surrounding Uses:	Industrial, Underutilized
Development Compatibility:	Marginal Compatibility
Plan Compliance:	Compliance

9. Environmental Resources:

Soil Limitations:	Compacted Soil
Groundcover:	Primarily Hardscape
Natural Features:	No Significant Features
Habitat:	No evidence
Wetlands :	Riverfront
Noise:	aircraft, industry
Air Quality:	industrial sources

10. Infrastructure Improvements:

Grading or Filling:	None
Slope Stabilization:	None
Utility Improvements:	None Required

11. Potential Contaminants:

Previous Uses:	Visible Evidence
Contamination Evidence:	Possible conditions

10th Street Overlook at south end of L'Enfant Promenade, SW — Site 9

1. Physical Characteristics:

Location:	National Mall Environs
Acreage:	1.00 to 4.00
Configuration:	Varies/TBD
Overall Character:	Open, Urban Setting
Terrain:	Steep Slopes
Adjoining Uses:	Office, Park Land, Surface parking

2. Visual Quality:

Views:	Federal, Waterfront
Vistas:	Federal
Existing Setting:	Landscaped Park Land
Potential Setting:	Landscaped Park Land
Gateway Corridor:	NA

3. Urban Design Framework:

Relative Prominence:	Federal
Plan Element:	Special Street/Place
Framework Consistency:	Consistent (Reinforcing)
Legacy Plan Context:	Yes
Memorial Proximity:	Walking Distance
Potential Identity:	Yes (Prominent)

4. Profile:

Development Term:	Current
Ownership:	NPS
ANC:	7D
Current Develop. Project:	NA
WMATA Development:	NA
NPS Reservation No:	719
NPS Park Name:	Benjamin Banneker Park
NPS Total Acreage:	6.6

5. Historic and Cultural Resources:

Historic Resources:	Special Street/Place
Cultural Resources:	Landscape, Waterfront
Historic District:	NA
Arts/Entertain. District:	NA
Embassy Proximity:	NA
Memorial Zone:	2
Museum Proximity:	Yes

6. Site Access:

Vehicular Corridor:	No
Metrorail Proximity:	Fair - L'Enfant Plaza
Metrobus Proximity:	Good
Pedestrian Access:	Good
Parking Availability:	Fair
Intermodal Proximity:	Yes - Water Dock
Circulator Proximity:	Yes
Water Access:	Yes

7. Economic Considerations:

7a. Associated Economic Uses:

Commercial Office - high density
Institutional / Government - high density
Residential - low density
Open space/parkland

7b. Associated Amenities:

Visitor information sources
Extensive food service
Extensive consumer service business
Public parking on street, in structured garages
High quality lodging
Visitor information sources

Retail quality: Moderate
Food service quality: Moderate
Consumer svc. quality: Moderate
Public transit: Bus, subway, taxi
Civic/cultural facilities: Yes
Redevelopment plans: No

7c. Introduction of New Visitation Levels:

Potential for increased visitor activity : Significant
Potential increased economic activity: Significant
Potential increased amenity needs: Moderate

8. Land Use and Regulations:

Current Use:	Park, Open Space
Potential Displacement:	Banneker Park
Surrounding Uses:	Institutional, Parking
Development Compatibility:	Compatible
Plan Compliance:	Compliance

9. Environmental Resources:

Soil Limitations:	None (Topsoil)
Groundcover:	Mixed
Natural Features:	Lawn
Habitat:	Possible Conditions
Wetlands :	Riverfront
Noise:	Traffic/Aircraft
Air Quality:	Adverse Visibility

10. Infrastructure Improvements:

Grading or Filling:	Mod/Extensive Grading
Slope Stabilization:	Slope
Utility Improvements:	None Required

11. Potential Contaminants:

Previous Uses:	No Evidence
Contamination Evidence:	No Evidence

Constitution Gardens south of Constitution Avenue, NW — Site 10

1. Physical Characteristics:

Location:	National Mall Environs
Acreage:	2.00
Configuration:	TBD
Overall Character:	Open, Natural Setting
Terrain:	Rolling to Steep
Adjoining Uses:	Park Land

2. Visual Quality:

Views:	Federal
Vistas:	Direct to Federal
Existing Setting:	Landscaped Park Land
Potential Setting:	Landscaped Park Land
Gateway Corridor:	NA

3. Urban Design Framework:

Relative Prominence:	Federal
Plan Element:	Monumental Corridor
Framework Consistency:	Consistent (Reinforcing)
Legacy Plan Context:	Yes
Memorial Proximity:	Walking Distance
Potential Identity:	Yes (Prominent Area)

4. Profile:

Development Term:	Current
Ownership:	NPS
ANC:	2A
Current Develop. Project:	NA
WMATA Development:	NA
NPS Reservation No:	332
NPS Park Name:	West Potomac Park
NPS Total Acreage:	395

5. Historic and Cultural Resources:

Historic Resources:	Special Street/Place
Cultural Resources:	Landscape, Memorials
Historic District:	Site
Arts/Entertain. District:	NA
Embassy Proximity:	NA
Memorial Zone:	1
Museum Proximity:	Yes

6. Site Access:

Vehicular Corridor:	Yes - Constitution Ave.
Metrorail Proximity:	None
Metrobus Proximity:	Fair
Pedestrian Access:	Good
Parking Availability:	Fair
Intermodal Proximity:	No
Circulator Proximity:	Yes
Water Access:	No

7. Economic Considerations:

7a. Associated Economic Uses:

Institutional / Government - high density
Open space/parkland
Institutional / Government - mid density (pending)

7b. Associated Amenities:

Minimal to no retail	Retail quality: NA
Minimal to no food service	Food service quality: NA
Minimal to no consumer svc. business	Consumer service quality: NAs
Minimal to no lodging	Public transit: None
Public parking on street	Civic/cultural facilities: Yes
Visitor information sources	Redevelopment plans: No

7c. Introduction of New Visitation Levels:

Potential for increased visitor activity : Moderate
Potential increased economic activity: Slight
Potential increased amenity needs: Moderate

8. Land Use and Regulations:

Current Use:	Park, Open Space
Potential Displacement:	No
Surrounding Uses:	Park, Open Space
Development Compatibility:	Compatible
Plan Compliance:	Compliance

9. Environmental Resources:

Soil Limitations:	None (topsoil)
Groundcover:	Softscape
Natural Features:	Lawn, Lake
Habitat:	Visible Evidence
Wetlands :	Lake
Noise:	Aircraft
Air Quality:	No Adverse

10. Infrastructure Improvements:

Grading or Filling:	Limited Requirements
Slope Stabilization:	Yes
Utility Improvements:	Stormwater, Water, Electrical

11. Potential Contaminants:

Previous Uses:	No Evidence
Contamination Evidence:	No Evidence

Walt Whitman Park, along E Street between 19th and 20th Streets, NW — Site 11

1. Physical Characteristics:

Location:	Northwest
Acreage:	1.00-2.00
Configuration:	Square
Overall Character:	Open, Urban (Landscaped)
Terrain:	Generally Level
Adjoining Uses:	Office, Park Land

2. Visual Quality:

Views:	Obstructed
Vistas:	Indirect
Existing Setting:	Landscaped Urban Park
Potential Setting:	Landscaped Urban Park
Gateway Corridor:	NA

3. Urban Design Framework:

Relative Prominence:	Federal/District
Plan Element:	Special Street
Framework Consistency:	Consistent (Reinforcing)
Legacy Plan Context:	Yes
Memorial Proximity:	Walking Distance
Potential Identity:	Transitional

4. Profile:

Development Term:	Current
Ownership:	NPS
ANC:	2A
Current Develop. Project:	NA
WMATA Development:	NA
NPS Reservation No:	715
NPS Park Name:	Walt Whitman Park
NPS Total Acreage:	1.2

5. Historic and Cultural Resources:

Historic Resources:	Special Place
Cultural Resources:	Landscape, Buildings
Historic District:	NA
Arts/Entertain. District:	NA
Embassy Proximity:	NA
Memorial Zone:	2
Museum Proximity:	Yes

6. Site Access:

Vehicular Corridor:	Yes-E St and Virginia Ave.
Metrorail Proximity:	Poor
Metrobus Proximity:	Fair
Pedestrian Access:	Good
Parking Availability:	Good
Intermodal Proximity:	No
Circulator Proximity:	Yes
Water Access:	No

7. Economic Considerations:

7a. Associated Economic Uses:

Commercial Office - mid density
Institutional / Government - high density
Residential - low density

7b. Associated Amenities:

Average retailing district
Moderate food service
Moderate consumer service business
Minimal to no lodging
Public parking on street

Retail quality: Low
Food service quality: Low
Consumer service quality: NA
Public transit: Bus
Civic/cultural facilities: No
Redevelopment plans: No

7c. Introduction of New Visitation Levels:

Potential for increased visitor activity : Significant
Potential increased economic activity: Moderate
Potential increased amenity needs: Moderate

8. Land Use and Regulations:

Current Use:	Park
Potential Displacement:	No (Playground if large development)
Surrounding Uses:	Institutional, Park
Development Compatibility:	Compatible
Plan Compliance:	Compliance

9. Environmental Resources:

Soil Limitations:	None (topsoil)
Groundcover:	Softscape
Natural Features:	Lawn, Tree Grove
Habitat:	Possible Conditions
Wetlands :	No resources
Noise:	Intermittent traffic
Air Quality:	No Adverse

10. Infrastructure Improvements:

Grading or Filling:	None
Slope Stabilization:	None
Utility Improvements:	None Required

11. Potential Contaminants:

Previous Uses:	No Evidence
Contamination Evidence:	No Evidence

Maine Avenue and Tidal Basin west of 14th Street, SW

Site 12

1. Physical Characteristics:

Location:	National Mall Environs
Acreage:	0.25 to 2.00
Configuration:	Varies
Overall Character:	Open, Urban Setting
Terrain:	Flat to Rolling
Adjoining Uses:	Memorials, Park Land, Parking, and Roadways

2. Visual Quality:

Views:	Federal, Waterfront
Vistas:	Direct to Federal
Existing Setting:	Landscaped Park Land
Potential Setting:	Landscaped Park Land
Gateway Corridor:	NA

3. Urban Design Framework:

Relative Prominence:	Federal
Plan Element:	Waterfront Crescent
Framework Consistency:	Consistent (Reinforcing)
Legacy Plan Context:	Yes
Memorial Proximity:	Walking Distance
Potential Identity:	Yes (Prominent)

4. Profile:

Development Term:	Future
Ownership:	NPS/GSA
ANC:	2D
Current Develop. Project:	NA
WMATA Development:	NA
NPS Reservation No:	2
NPS Park Name:	West Potomac park
NPS Total Acreage:	TBD

5. Historic and Cultural Resources:

Historic Resources:	Special Street/Place
Cultural Resources:	Landscape, Memorials
Historic District:	Yes (District)
Arts/Entertain. District:	NA
Embassy Proximity:	NA
Memorial Zone:	1
Museum Proximity:	Yes

6. Site Access:

Vehicular Corridor:	Yes - 14th Street Bridge
Metrorail Proximity:	Poor - Smithsonian
Metrobus Proximity:	Very Good
Pedestrian Access:	Good
Parking Availability:	Good
Intermodal Proximity:	No
Circulator Proximity:	Yes
Water Access:	Yes

7. Economic Considerations:

7a. Associated Economic Uses:

Institutional / Government - high density
Open space/parkland

7b. Associated Amenities:

Minimal to no retail
Minimal to no food service
Minimal to no consumer svc. business
Minimal to no lodging
Public parking on street

Retail quality: NA
Food service quality: NA
Consumer service quality: NA
Public transit: None
Civic/cultural facilities: No
Redevelopment plans: No

7c. Introduction of New Visitation Levels:

Potential for increased visitor activity : Significant
Potential increased economic activity: Moderate
Potential increased amenity needs: Moderate

8. Land Use and Regulations:

Current Use:	Park, Open Space / Road
Potential Displacement:	Road configuration
Surrounding Uses:	Institutional, Park
Development Compatibility:	Marginal Compatibility
Plan Compliance:	Limited Compliance

9. Environmental Resources:

Soil Limitations:	Sand
Groundcover:	Mixed
Natural Features:	Tree Grove
Habitat:	Visible Evidence
Wetlands :	Waterfront (Tidal Basin)
Noise:	Traffic, Aircraft
Air Quality:	Vehicular Sources

10. Infrastructure Improvements:

Grading or Filling:	Moderate filling
Slope Stabilization:	Possible
Utility Improvements:	Stormwater Drainage, Water Distribution

11. Potential Contaminants:

Previous Uses:	No Evidence
Contamination Evidence:	No Evidence

East Potomac Park on the Potomac River at the Rail Bridge — Site 13

1. Physical Characteristics:

Location:	National Mall Environs
Acreage:	up to 4.00
Configuration:	Irregular
Overall Character:	Open, Natural Setting
Terrain:	Flat to Rolling
Adjoining Uses:	Park Land, Surface Parking Bridges

2. Visual Quality:

Views:	Federal, Waterfront
Vistas:	Direct to Federal
Existing Setting:	Park Land
Potential Setting:	Park Land
Gateway Corridor:	Yes

3. Urban Design Framework:

Relative Prominence:	Federal
Plan Element:	Waterfront Crescent
Framework Consistency:	Consistent (Reinforcing)
Legacy Plan Context:	Yes
Memorial Proximity:	Walking Distance
Potential Identity:	Transitional

4. Profile:

Development Term:	Future
Ownership:	NPS
ANC:	2D
Current Develop. Project:	NA
WMATA Development:	NA
NPS Reservation No:	333
NPS Park Name:	East Potomac Park
NPS Total Acreage:	329

5. Historic and Cultural Resources:

Historic Resources:	Memorial to USS Maine
Cultural Resources:	Memorial to USS Maine
Historic District:	NA
Arts/Entertain. District:	NA
Embassy Proximity:	NA
Memorial Zone:	1
Museum Proximity:	Yes

6. Site Access:

Vehicular Corridor:	Yes- 14th Street Bridge
Metrorail Proximity:	None
Metrobus Proximity:	None
Pedestrian Access:	Fair
Parking Availability:	Fair - On-street
Intermodal Proximity:	Yes - Water
Circulator Proximity:	Yes
Water Access:	Yes

7. Economic Considerations:

7a. Associated Economic Uses:

Open space/parkland
Institutional / Government - low density

7b. Associated Amenities:

Minimal to no retail
Minimal to no food service
Minimal to no consumer svc. business
Minimal to no lodging
Public parking on street
Visitor information sources

Retail quality: NA
Food service quality: NA
Consumer service quality: NA
Public transit: None
Civic/cultural facilities: Yes
Redevelopment plans: No

7c. Introduction of New Visitation Levels:

Potential for increased visitor activity : Significant
Potential increased economic activity: Slight
Potential increased amenity needs: Slight

8. Land Use and Regulations:

Current Use:	Park Land, Surface Parking
Potential Displacement:	Parking
Surrounding Uses:	Park Land, Transportation
Development Compatibility:	Compatible
Plan Compliance:	Compliance

9. Environmental Resources:

Soil Limitations:	Fair to Pool Drainage
Groundcover:	Mixed
Natural Features:	Tree Grove
Habitat:	Visible Evidence
Wetlands :	Riverfront, Floodplain
Noise:	Traffic, Aircraft
Air Quality:	Vehicular Sources

10. Infrastructure Improvements:

Grading or Filling:	Limited Requirements
Slope Stabilization:	Yes (shoreline)
Utility Improvements:	None Required

11. Potential Contaminants:

Previous Uses:	No Evidence
Contamination Evidence:	No Evidence. Soil from dredged river sediments

1. Physical Characteristics:

Location:	Northeast
Acreage:	TBD
Configuration:	TBD
Overall Character:	Developed Urban Setting
Terrain:	Flat
Adjoining Uses:	Commercial (Retail), Roadways

2. Visual Quality:

Views:	Intermittent/Obstructed
Vistas:	District/Local
Existing Setting:	Transitional
Potential Setting:	Special Street Node
Gateway Corridor:	Yes

3. Urban Design Framework:

Relative Prominence:	Federal/District
Plan Element:	Monumental Corridor
Framework Consistency:	Yes
Legacy Plan Context:	Yes
Memorial Proximity:	Driving Distance
Potential Identity:	Yes (Prominent)

4. Profile:

Development Term:	Future
Ownership:	DC / Other
ANC:	2C
Current Develop. Project:	No
WMATA Development:	No
NPS Reservation No:	NA
NPS Park Name:	NA
NPS Total Acreage:	NA

5. Historic and Cultural Resources:

Historic Resources:	Special Street
Cultural Resources:	Unknown
Historic District:	NA
Arts/Entertain. District:	NA
Embassy Proximity:	NA
Memorial Zone:	2
Museum Proximity:	Drive

6. Site Access:

Vehicular Corridor:	Yes, New York Ave
Metrorail Proximity:	Future, none at present
Metrobus Proximity:	Very Good
Pedestrian Access:	Good
Parking Availability:	Good
Intermodal Proximity:	No
Circulator Proximity:	No
Water Access:	No

7. Economic Considerations:

7a. Associated Economic Uses:

Commercial Office - mid density (growth trend)
Commercial warehouse - mid density
Residential - low density
Institutional / Government - mid density (pending)
Deteriorated building stock

7b. Associated Amenities:

Minimal to no retail
Minimal food service available
No consumer svc. business available
Minimal to no lodging available
Public parking on street
Visitor information sources

Retail quality: NA
Food service quality: Low
Consumer service quality: NA
Public transit: Bus, subway
Civic/cultural facilities: No
Redevelopment potential: Yes

7c. Introduction of New Visitation Levels:

Potential for increased visitor activity : Significant
Potential increased economic activity: Significant
Potential increased food service needs: Significant

8. Land Use and Regulations:

Current Use:	Commercial, parking, vacant
Potential Displacement:	Road configuration
Surrounding Uses:	Commercial, Vacant
Development Compatibility:	Compatible
Plan Compliance:	Limited Compliance

9. Environmental Resources:

Soil Limitations:	Urban Fill
Groundcover:	Primarily Hardscape
Natural Features:	No Significant Features
Habitat:	No evidence
Wetlands :	No resources
Noise:	Multiple Sources
Air Quality:	Vehicular Sources

10. Infrastructure Improvements:

Grading or Filling:	Limited Requirements
Slope Stabilization:	None
Utility Improvements:	None Required

11. Potential Contaminants:

Previous Uses:	Possible conditions
Contamination Evidence:	Possible conditions

Pennsylvania Avenue and the Anacostia River, west of Sousa Bridge — Site 15

1. Physical Characteristics:

Location:	Pennsylvania Avenue
Acreage:	1.0 - 2.0
Configuration:	Circular/tbd
Overall Character:	Open/Natural, Roadway
Terrain:	Generally Level
Adjoining Uses:	Commercial, Residential, Cemetery, Surface parking

2. Visual Quality:

Views:	Obstructed
Vistas:	Federal/District
Existing Setting:	River Crossing Portal/Gateway
Potential Setting:	River Crossing Portal/Gateway
Gateway Corridor:	Yes

3. Urban Design Framework:

Relative Prominence:	Federal / District
Plan Element:	Monumental Corridor / Waterfront
Framework Consistency:	Centerpiece
Legacy Plan Context:	Yes
Memorial Proximity:	Drive
Potential Identity:	Transitional

4. Profile:

Development Term:	Current
Ownership:	DC
ANC:	6B
Current Develop. Project:	Yes
WMATA Development:	NA
NPS Reservation No:	343D
NPS Park Name:	NA
NPS Total Acreage:	NA

5. Historic and Cultural Resources:

Historic Resources:	Special Street, Place, Bridge
Cultural Resources:	Street
Historic District:	NA
Arts/Entertain. District:	NA
Embassy Proximity:	NA
Memorial Zone:	NA
Museum Proximity:	NA

6. Site Access:

Vehicular Corridor:	Yes - I-395
Metrorail Proximity:	Fair - Potomac Ave.
Metrobus Proximity:	Good
Pedestrian Access:	Fair - crosswalk imprvmts
Parking Availability:	None
Intermodal Proximity:	Yes - Metro (Potomac)
Circulator Proximity:	Yes
Water Access:	Yes

7. Economic Considerations:

7a. Associated Economic Uses:

Residential - mid density
Commercial warehouse - low density
Open space/parkland

7b. Associated Amenities:

Limited retail
Limited food service
Limited consumer service business
Minimal to no lodging available
Public parking on street, in surface lots

Retail quality: Low
Food service quality: Low
Consumer service quality: Low
Public transit: Bus
Civic/cultural facilities: No
Redevelopment plans: Yes

7c. Introduction of New Visitation Levels:

Potential for increased visitor activity : Significant
Potential increased economic activity: Significant
Potential increased amenity needs: Significant

8. Land Use and Regulations:

Current Use:	Park, Open Space
Potential Displacement:	Road configuration
Surrounding Uses:	Commercial, Residential, Cemetery,
Development Compatibility:	Surface Parking
Plan Compliance:	Compatible
	Unknown

9. Environmental Resources:

Soil Limitations:	Gravel, Silt
Groundcover:	Mixed
Natural Features:	Lawn
Habitat:	No evidence
Wetlands :	Riverfront
Noise:	Traffic
Air Quality:	No Adverse

10. Infrastructure Improvements:

Grading or Filling:	Limited Requirements
Slope Stabilization:	None
Utility Improvements:	None Required

11. Potential Contaminants:

Previous Uses:	No Evidence
Contamination Evidence:	No Evidence

Waterfront area in Anacostia Park, SE, east of Douglass Bridge — Site 16

1. Physical Characteristics:

Location:	Southeast (Anacostia)
Acreage:	0.23 to 4.00
Configuration:	Varies/TBD
Overall Character:	Open, Natural Setting
Terrain:	Flat to Rolling
Adjoining Uses:	Park Land, Roadways

2. Visual Quality:

Views:	Obstructed Federal/District, Waterfront
Vistas:	Direct to Federal/District
Existing Setting:	Waterfront Park
Potential Setting:	Landscaped Waterfront Park
Gateway Corridor:	Yes

3. Urban Design Framework:

Relative Prominence:	Federal/District
Plan Element:	Commemorative Focus Area *
Framework Consistency:	Consistent (Reinforcing)
Legacy Plan Context:	Yes
Memorial Proximity:	Driving Distance
Potential Identity:	Transitional

* May also be Centerpiece.

4. Profile:

Development Term:	Current/Future
Ownership:	NPS / DC
ANC:	7A
Current Develop. Project:	Yes
WMATA Development:	NA
NPS Reservation No:	343
NPS Park Name:	Anacostia Park
NPS Total Acreage:	TBD

5. Historic and Cultural Resources:

Historic Resources:	NA
Cultural Resources:	Pump Sta, Anacostia Park
Historic District:	NA
Arts/Entertain. District:	NA
Embassy Proximity:	NA
Memorial Zone:	2
Museum Proximity:	NA

6. Site Access:

Vehicular Corridor:	Yes - South Capitol St.
Metrorail Proximity:	Fair- Anacostia
Metrobus Proximity:	Fair
Pedestrian Access:	None
Parking Availability:	Good
Intermodal Proximity:	Yes
Circulator Proximity:	No
Water Access:	Yes

7. Economic Considerations:

7a. Associated Economic Uses:

Institutional / Government - high density
Commercial warehouse - mid density
Residential - low density
Open space/parkland
Deteriorated building stock

7b. Associated Amenities:

Minimal to no retail
Minimal to no food service
Minimal to no consumer svc. business
Minimal to no lodging

Retail quality: NA
Food service quality: NA
Consumer service quality: NA
Public transit: Subway
Civic/cultural facilities: No
Redevelopment plans: Yes

7c. Introduction of New Visitation Levels:

Potential for increased visitor activity : Significant
Potential increased economic activity: Significant
Potential increased amenity needs: Significant

8. Land Use and Regulations:

Current Use:	Park, Open Space
Potential Displacement:	No
Surrounding Uses:	Park, Parking, Underutilized
Development Compatibility:	Compatible
Plan Compliance:	Compliance

9. Environmental Resources:

Soil Limitations:	None (topsoil)
Groundcover:	Primarily Softscape
Natural Features:	Lawn, Tree Grove
Habitat:	Visible Evidence
Wetlands :	Riverfront, Wetlands, Floodplain
Noise:	Traffic
Air Quality:	No Adverse

10. Infrastructure Improvements:

Grading or Filling:	Limited Requirements
Slope Stabilization:	Yes (shoreline)
Utility Improvements:	Stormwater Drainage, Water Distribution

11. Potential Contaminants:

Previous Uses:	Visible Evidence *1
Contamination Evidence:	No Evidence

*1 - Navy Yard

North Capitol Street on former McMillan Reservoir Grounds — Site 17

1. Physical Characteristics:

Location:	Northwest
Acreage:	TBD
Configuration:	Larger parcel rectangular
Overall Character:	Open, Natural Setting
Terrain:	Rolling
Adjoining Uses:	Residential, Hospital, Industrial, Surface Pkg.

2. Visual Quality:

Views:	District, Community
Vistas:	Direct to District
Existing Setting:	Invasive woodlands
Potential Setting:	Urban Park
Gateway Corridor:	Yes

3. Urban Design Framework:

Relative Prominence:	Federal/District
Plan Element:	Monumental Corridor
Framework Consistency:	Consistent (Reinforcing)
Legacy Plan Context:	Yes
Memorial Proximity:	Driving Distance
Potential Identity:	Yes (Prominent/ Neighborhood)

4. Profile:

Development Term:	Future
Ownership:	DC
ANC:	5C
Current Develop. Project:	NA
WMATA Development:	NA
NPS Reservation No:	NA
NPS Park Name:	NA
NPS Total Acreage:	NA

5. Historic and Cultural Resources:

Historic Resources:	Special Street/Place
Cultural Resources:	Historic Sand Filters
Historic District:	Property
Arts/Entertain. District:	NA
Embassy Proximity:	NA
Memorial Zone:	2
Museum Proximity:	NA

6. Site Access:

Vehicular Corridor:	Yes - North Capitol St.
Metrorail Proximity:	None
Metrobus Proximity:	Fair
Pedestrian Access:	Good
Parking Availability:	Good - on-street
Intermodal Proximity:	No
Circulator Proximity:	No
Water Access:	No

7. Economic Considerations:

7a. Associated Economic Uses:

Commercial Office - mid density
Institutional / Government - high density
Residential - mid density

7b. Associated Amenities:

Average retail
Average food service
Average consumer service business
Minimal to no lodging available
Public parking on street, in surface lots

Retail quality: Moderate
Food service quality: Moderate
Consumer svc. quality: Moderate
Public transit: Bus
Civic/cultural facilities: No
Redevelopment plans: Yes

7c. Introduction of New Visitation Levels:

Potential for increased visitor activity : Significant
Potential increased economic activity: Significant
Potential increased amenity needs: Significant

8. Land Use and Regulations:

Current Use:	Underutilized/Vacant
Potential Displacement:	No
Surrounding Uses:	Residential, Institutional, Industrial, Surface Parking
Development Compatibility:	Compatible
Plan Compliance:	Unknown

9. Environmental Resources:

Soil Limitations:	None (topsoil)
Groundcover:	Softscape
Natural Features:	Dense Vegetation
Habitat:	Possible Conditions
Wetlands :	No resources
Noise:	Traffic, aircraft
Air Quality:	No Adverse

10. Infrastructure Improvements:

Grading or Filling:	Moderate Filling
Slope Stabilization:	Yes
Utility Improvements:	None Required

11. Potential Contaminants:

Previous Uses:	Visible Evidence
Contamination Evidence:	Possible Conditions

Ash Road, SW, at the National Park Service Stables — Site 18

1. Physical Characteristics:

Location:	National Mall Environs
Acreage:	< 1.00
Configuration:	Irregular
Overall Character:	Wooded Natural Setting
Terrain:	Generally Flat
Adjoining Uses:	Park, Open Space Roadway

2. Visual Quality:

Views:	Federal
Vistas:	Direct to Federal
Existing Setting:	Landscaped Park Land
Potential Setting:	Landscaped Park Land
Gateway Corridor:	Yes

3. Urban Design Framework:

Relative Prominence:	Federal
Plan Element:	Monumental Corridor
Framework Consistency:	Consistent (Reinforcing)
Legacy Plan Context:	Yes
Memorial Proximity:	Walking Distance
Potential Identity:	Yes

4. Profile:

Development Term:	Future
Ownership:	NPS
ANC:	2A
Current Develop. Project:	NA
WMATA Development:	NA
NPS Reservation No:	332
NPS Park Name:	West Potomac Park
NPS Total Acreage:	395

5. Historic and Cultural Resources:

Historic Resources:	Special Street, Place
Cultural Resources:	Landscape, Memorials
Historic District:	District
Arts/Entertain. District:	NA
Embassy Proximity:	NA
Memorial Zone:	1
Museum Proximity:	Yes

6. Site Access:

Vehicular Corridor:	Yes - Independence Ave.
Metrorail Proximity:	None
Metrobus Proximity:	Poor
Pedestrian Access:	Good
Parking Availability:	Fair - On-street only
Intermodal Proximity:	Yes - Water/Circulator
Circulator Proximity:	Yes
Water Access:	Yes

7. Economic Considerations:

7a. Associated Economic Uses:

Commercial Office - mid density
Institutional / Government - high density
Residential - mid density

7b. Associated Amenities:

Average retail
Average food service
Average consumer service business
Minimal to no lodging available
Public parking on street, in surface lots

Retail quality: Moderate
Food service quality: Moderate
Consumer svc. quality: Moderate
Public transit: Bus
Civic/cultural facilities: No
Redevelopment plans: No

7c. Introduction of New Visitation Levels:

Potential for increased visitor activity : Significant
Potential increased economic activity: Significant
Potential increased amenity needs: Significant

8. Land Use and Regulations:

Current Use:	Park, Open Space
Potential Displacement:	Stables
Surrounding Uses:	Park, Open Space
Development Compatibility:	Compatible
Plan Compliance:	Compliance

9. Environmental Resources:

Soil Limitations:	None (topsoil)
Groundcover:	Mixed
Natural Features:	Dense Vegetation
Habitat:	Visible Evidence
Wetlands :	No resources
Noise:	Aircraft
Air Quality:	No Adverse

10. Infrastructure Improvements:

Grading or Filling:	None
Slope Stabilization:	None
Utility Improvements:	Electrical, Water

11. Potential Contaminants:

Previous Uses:	No Evidence
Contamination Evidence:	No Evidence

Maryland and Virginia Avenues, SW — Site 19

1. Physical Characteristics:

Location:	National Mall Environs
Acreage:	1
Configuration:	Rectangular
Overall Character:	Open, Urban Setting
Terrain:	Generally Level
Adjoining Uses:	Office, Railroad, Surface Parking

2. Visual Quality:

Views:	Major Federal
Vistas:	Federal
Existing Setting:	Urban Park Land
Potential Setting:	Landscaped Park/Plaza
Gateway Corridor:	Yes

3. Urban Design Framework:

Relative Prominence:	Federal
Plan Element:	Monumental Corridor
Framework Consistency:	Consistent (Reinforcing)
Legacy Plan Context:	Compliant
Memorial Proximity:	Walking Distance
Potential Identity:	Yes (Prominent)

4. Profile:

Development Term:	Future
Ownership:	NPS
ANC:	2D
Current Develop. Project:	NA
WMATA Development:	NA
NPS Reservation No:	1.13
NPS Park Name:	NA
NPS Total Acreage:	NA

5. Historic and Cultural Resources:

Historic Resources:	Special Street
Cultural Resources:	Building, Street
Historic District:	NA
Arts/Entertain. District:	NA
Embassy Proximity:	NA
Memorial Zone:	NA
Museum Proximity:	NA

6. Site Access:

Vehicular Corridor:	Yes - 7th Avenue
Metrorail Proximity:	Very Good - L'Enfant
Metrobus Proximity:	Very Good
Pedestrian Access:	Good
Parking Availability:	Good
Intermodal Proximity:	Yes - Metro, VRE, Circ.
Circulator Proximity:	Yes
Water Access:	No

7. Economic Considerations:

7a. Associated Economic Uses:

Commercial Office - high density
Institutional / Government - high density
Residential - low density
Open space/parkland

7b. Associated Amenities:

Average retailing district
Extensive food service
Extensive consumer service business
Public parking on street, in structured garages
High quality lodging
Visitor information sources

Retail quality: Moderate
Food service quality: Moderate
Consumer svc. quality: Moderate
Public transit: Bus, subway, taxi
Civic/cultural facilities: Yes
Redevelopment plans: No

7c. Introduction of New Visitation Levels:

Potential for increased visitor activity : Significant
Potential increased economic activity: Significant
Potential increased amenity needs: Moderate

8. Land Use and Regulations:

Current Use:	Park,Open Space/Railroad
Potential Displacement:	Railroad
Surrounding Uses:	Office, Rail, Parking
Development Compatibility:	Compatible
Plan Compliance:	Compliance

9. Environmental Resources:

Soil Limitations:	None (topsoil)
Groundcover:	Primarily Softscape
Natural Features:	Tree Grove, Lawn
Habitat:	Possible Conditions
Wetlands :	No resources
Noise:	Traffic
Air Quality:	Locomotive Exhaust

10. Infrastructure Improvements:

Grading or Filling:	Limited Requirements
Slope Stabilization:	None
Utility Improvements:	Electrical

11. Potential Contaminants:

Previous Uses:	Possible conditions
Contamination Evidence:	Possible conditions

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