The overall benefits of the SW Ecodistrict Plan include additional qualitative aspects that are more difficult to quantify. Some benefits are unique to the nation's capital, while others enhance the reputation of the city, the federal govern-ment, and private properties. These benefits include:

- Establishing locations for future nationally-significant cultural facilities and public spaces while preserving the historic landscape of the National Mall.
- Physically, visually, and psychologically connecting the National Mall to the Potomac River and Southwest Waterfront, and positioning Banneker Park and the 10th Street corridor as a nationally significant cultural destination and lively downtown destination.
- Creating a national showcase for sustainability, inspiring development at federal campuses and communities nationwide.
- Establishing a high quality employment center that attracts the next generation of federal and private sector workers, offers live-work opportunities, and showcases high-productivity worksites.
- Providing environmental benefits through cleaner rivers, reduced carbon footprint, lower per capita energy and water use, and enhanced urban ecology.
- Leveraging public and private investments to maximize benefits, and provide a template for reuse of federal properties that offers private sector land and development opportunities while ensuring federal operations and mission are fully maintained.

This early-stage economic analysis is encouraging, and the quantitative and qualitative benefits that can be achieved by working together to implement the SW Ecodistrict Plan are substantial. The economic analysis estimated the return on investment assuming a 25-year life-cycle for the improvements. The analysis concludes that the measurable and intrinsic benefits from transforming the study area into the SW Ecodistrict can exceed the investments required to do so.

This plan acknowledges that further study is required to fully understand the value of investing in the SW Ecodistrict. Because each of the proposed projects in the plan would impact or benefit a range of stakeholders differently, additional work will be needed to identify funding gaps, and how to prioritize investments based on their benefit/cost ratio and timing. Future studies could also identify opportunities and challenges to monetize future benefits to pay for initial investments through a variety of potential mechanisms, including tax increment financing, payments in lieu of taxes, special assessments, negotiated exactions, and impact fees.