

S I T E S E L E C T I O N

A major component of the master plan is the identification and compilation of potential future memorial and museum sites in the District of Columbia and environs.

The process that was undertaken in the initial identification, evaluation, and short-listing of the potential locations was, by necessity, iterative. The initial list of locations was both expanded and reduced on several occasions resulting in a final list of locations that was agreed upon for purposes of additional evaluation and refinement. A select list of prime locations was also identified and all sites were categorized as to prominence, size, availability, and numerous other factors.

The initial list of potential locations was a compilation of sites:

- *Identified by the National Park Service*
- *Suggested by NCPC*
- *Included in the NCPC Legacy Plan*
- *Identified because they would complete or restore missing elements of the L'Enfant Plan*
- *Added by consensus of the JTFM and consultant team*

Combining sites from each of these processes resulted in a total of 402 potential sites for initial evaluation.

Identification of Candidate Sites

Initial Short-Listing of Candidate Sites

NCPC conducted an initial analysis of the selected 402 potential memorial and museum locations for the purpose of preparing a short-list of approximately 100 candidate locations that would undergo more detailed urban design, transportation, environmental, and economic evaluation. The process of preparing this short-list of "Candidate" locations, as they were called, incorporated the following steps:

- *Identifying and mapping various planning criteria identified as applicable to the description and analysis of potential sites.*
- *Developing site-specific evaluation criteria and preparing associated reference databases and maps.*
- *Applying evaluation criteria to potential locations.*
- *Weighing and ranking the potential locations.*
- *Short-listing candidate locations.*
- *Gathering JTFM and agency review and comments on candidate locations.*
- *Obtaining consensus.*

Candidate Sites Relative to the Design Framework

The site selection process also evaluated the candidate locations relative to elements of the framework. Each location was assigned a level of significance based on the planning and urban design principles described earlier in this report. The elements of the framework were placed in the following order of importance:

- *Waterfront Crescent*
- *Monumental Corridors (Gateway Boulevards and Principal Avenues)*
- *Commemorative Focus Areas*

Final Candidate Sites and Site Locations

A brief summary of each site was distributed to the members of the JTFM and other interested parties, including the Committee of 100, Advisory Neighborhood Commissions, District Council Members and staff, select staff from Congressional oversight committees, etc. After review and comment, a consensus was reached and the final short-list of 100 Candidate memorial and museum sites was completed. Figure 3-1 illustrates these sites with respect to the master plan framework. These 100 sites and site locations then underwent detailed analysis and evaluation by the consultant team.

Identification of Prime Sites

All of the candidate sites are prominent locations capable of accommodating memorials or museums of national importance. Nevertheless, the relative significance of each site or site location varies depending upon how the site relates to the principles that underlie the framework. These principles include symbolic prominence, visual linkages, and aesthetic quality. The Prime Sites are those of the highest order. Because of their high visibility and strong axial relationships with the U.S. Capitol and the White House, they should be reserved for subjects of lasting historical and national importance.

Of the 100 candidate sites, 20 are identified as prime sites. Nine of these are considered to be current Prime Sites, or sites available for immediate development with minimal changes while the other 11 Prime Sites are either dependent on implementation of Legacy proposals or would require some other modifications to enable development in the future. Twelve Prime Sites are under the jurisdiction of the NPS. Although most of the Other Candidate Sites (those not designated as Prime)

are on National Park Service or General Services Administration lands, approxi-

mately 34 of the recommended sites are located on non-GSA or NPS lands (i.e., other federal land, District of Columbia, WMATA, or private lands). Only eight of the recommended sites are on private property.

The remaining 80 candidate sites are not ranked. This is not to suggest, however, that they are not important sites. They are highly recommended because of either their linear visual connections between key existing and future commemorative features, their role in reinforcing the overall design structure of the Nation's Capital, or the support they could provide to federal and local planning or development objectives.

Site Evaluation Criteria and Process

Site evaluations were performed on the 100 candidate sites to document the physical and contextual characteristics of each site relative to its suitability and appropriateness for a commemorative feature.

The site evaluation included:

- *factors to consider in evaluating each candidate site*
- *Several specific questions for each factor*
- *Values assigned to the potential responses to each criteria*

To assist in evaluating site suitability, the technical evaluation applied: (1) Planning and Urban Design Criteria; (2) Economic Criteria; (3) Transportation Criteria; and (4) Environmental Criteria. A brief description of each criterion follows. For more detailed background on the site evaluation criteria and process, consult the technical master plan document.

Planning and Urban Design Criteria

The physical characteristics, visual quality, and the presence of historic or cultural resources were evaluated as part of each site analysis. The site's relevance to the master plan framework, along with its attractiveness and suitability as a potential memorial or museum destination, factored into the evaluation.

Economic Criteria

The nature of a memorial or museum—that is, who or what is being commemorated or displayed—influences its associated economic status. However, for the purposes of the master plan, economic analysis focused on the ways in which adding a memorial or museum to a candidate site would economically benefit the surrounding area, and the region as a whole. The evaluation included analysis of a site's existing economic uses (e.g., offices) and amenities (e.g., retail).

Transportation Criteria

The evaluation of transportation at candidate sites addressed access requirements and constraints; the general magnitude of development that might be accommodated, given resources at the site; and potential transportation improvements. Six modes of transportation were evaluated: Metrorail; Metrobus; pedestrian; water-based vehicles; the *Legacy* circulator; and passenger vehicles. Access to each site, via these modes, was assessed based on factors such as walking distances, parking availability, and proximity to the waterfront and key roadways.

Environmental Criteria

In its environmental evaluation, the task force identified a number of environmental issues pertaining to each site. Such issues include: sensitive ecological resources; land uses and regulations; required physical alterations; environmental contamination; and necessary infrastructure improvements. For the Prime Sites, the task force consulted existing environmental documents and information.



Many of the Candidate Sites feature direct views to Washington's major monuments.

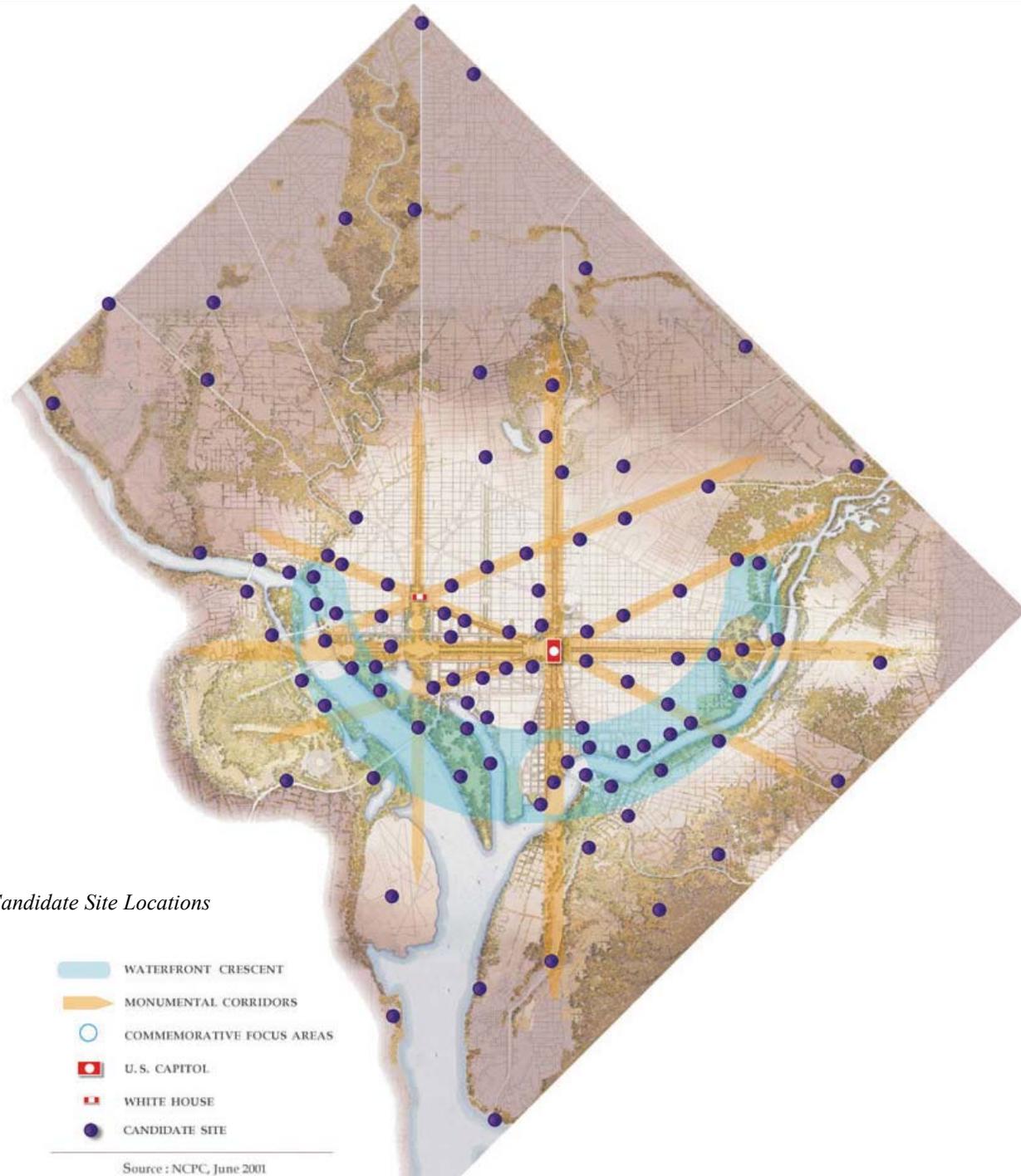


Figure 3-1 Candidate Site Locations

-  WATERFRONT CRESCENT
-  MONUMENTAL CORRIDORS
-  COMMEMORATIVE FOCUS AREAS
-  U.S. CAPITOL
-  WHITE HOUSE
-  CANDIDATE SITE

Source : NCP, June 2001

With Prime Sites listed first, the 100 candidate sites are:

Candidate Memorial and Museum Sites

No. General Location/Description

Note: Sites #1 through 20 represent the Prime Sites

- | | |
|---|---|
| <p>1 Memorial Avenue at George Washington Memorial Parkway
(west of Memorial Bridge)</p> <p>2 E Street expressway interchange on the east side of the Kennedy Center</p> <p>3 Intersection of Maryland and Independence Avenues, SW
(between 4th and 6th Streets)</p> <p>4 Kingman Island (Anacostia River)</p> <p>5 Freedom Plaza on Pennsylvania Avenue, NW between 13th -14th Streets</p> <p>6 Potomac River waterfront on Rock Creek Parkway
(south of the Theodore Roosevelt Bridge)</p> <p>7 East Capitol Street east of 19th Street
(north of the Armory - current west entrance to RFK)</p> <p>8 South Capitol Street terminus at the Anacostia River, SE/SW
(Florida Rock 'amenity' site)</p> <p>9 10th Street Overlook at south end of L'Enfant Promenade, SW</p> <p>10 Constitution Gardens south of Constitution Avenue</p> | <p>11 Walt Whitman Park along E Street between 19th and 20th Streets, NW</p> <p>12 On the Tidal Basin on Maine Avenue west of 14th Street, SW
(north of Outlet Bridge)</p> <p>13 In East Potomac Park on the Potomac River
(at the current railroad and/or Metrorail bridges)</p> <p>14 The intersection of New York and Florida Avenues
(and new Metrorail Station)</p> <p>15 Pennsylvania Avenue and the Anacostia River
(at west end of the Sousa Bridge)</p> <p>16 Anacostia River waterfront south shore in Anacostia Park, SE
(old Architect of the Capitol nursery)</p> <p>17 West of North Capitol Street on McMillan Reservoir Grounds, NW
(former sand filtration plant)</p> <p>18 South of Ash Road at the NPS horse stables site, West Potomac Park</p> <p>19 The intersection of Maryland and Virginia Avenues, SW
(between 7th and 9th Streets)</p> <p>20 Federal Building #2, north of Washington Boulevard, Arlington, VA</p> |
|---|---|

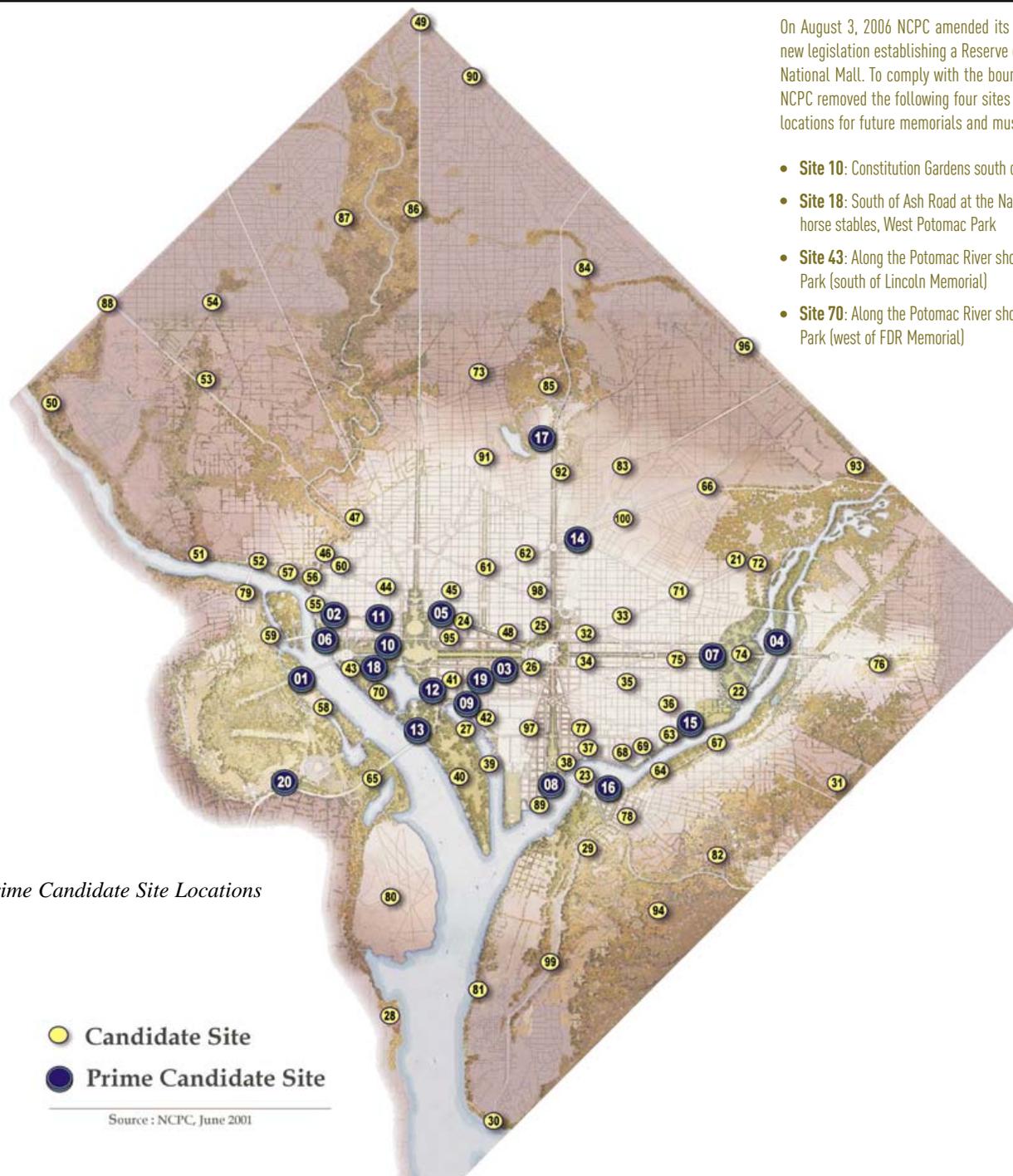


Figure 3-2 Prime Candidate Site Locations

On August 3, 2006 NCPC amended its Master Plan to reflect new legislation establishing a Reserve or no-build zone on the National Mall. To comply with the boundaries of the Reserve, NCPC removed the following four sites from its list of eligible locations for future memorials and museums:

- **Site 10:** Constitution Gardens south of Constitution Avenue
- **Site 18:** South of Ash Road at the National Park Service horse stables, West Potomac Park
- **Site 43:** Along the Potomac River shoreline in West Potomac Park (south of Lincoln Memorial)
- **Site 70:** Along the Potomac River shoreline in West Potomac Park (west of FDR Memorial)

-
- 21 Maryland Avenue near Anacostia Park and Langston Golf Course, NE (at 22nd Street)
 - 22 West shore of the Anacostia River at Massachusetts Avenue, SE
 - 23 Anacostia Park, SE south of Anacostia River near the Douglass Bridge
 - 24 Woodrow Wilson Plaza or Benjamin Franklin Circle (12th or 13th Streets, south of Pennsylvania Avenue, NW)
 - 25 Northeast corner of Louisiana Ave and 1st Street, NW
 - 26 Washington Avenue (Canal Street) at 2nd Street, SW
 - 27 In East Potomac Park on Washington Channel, facing 7th Street, SW
 - 28 Daingerfield Island on George Washington Memorial Parkway (south of Reagan National Airport)
 - 29 On the grounds of St. Elizabeths Hospital, SE
 - 30 On the north shore of Oxon Cove, SW
 - 31 Fort Davis Park north of Pennsylvania Avenue, SE (Bowen Road and 38th Street)
 - 32 Northeast corner of Maryland and Constitution Avenues, NE
 - 33 Northeast corner of Maryland Avenue and D Street, NE
 - 34 Northeast corner of Pennsylvania and Independence Avenues, SE
 - 35 Intersection of Pennsylvania and South Carolina Avenues at D Street, SE (near Eastern Market Metrorail Station)
 - 36 Circle at the intersection of Pennsylvania and Potomac Avenues, SE (near Potomac Avenue Metrorail Station)
 - 37 Anacostia River waterfront in the Southeast Federal Center, SE
 - 38 On the north shore of the Anacostia River (immediately east of the Douglass Bridge, SE)
 - 39 East Potomac Park on Washington Channel (between golf course and Hains Point, SW)
 - 40 East Potomac Park on Potomac River (between golf course and Hains Point, SW)
 - 41 East of 14th Street and north of I-395 (within the Portals Project, SW on Maryland Avenue extended)
 - 42 East side of Washington Channel at Water Street and 7th Street, SW
 - 43 Along Potomac River shoreline in West Potomac Park (south of the Lincoln Memorial)
 - 44 Edward Murrow Park (18th/19th) or James Monroe Park (20th/21st), (Pennsylvania Avenue, NW)
 - 45 Franklin Square (between I, K, 13th, and 14th, Streets, NW)
 - 46 In Rock Creek Park between M Street and Pennsylvania Avenue, NW
 - 47 Intersection of Massachusetts and Florida Avenues, NW at 22nd & Q Streets
 - 48 Intersection of Pennsylvania and Constitution Avenues, NW at 3rd Street
 - 49 Intersection of Eastern Avenue and 16th Street, NW
 - 50 D.C. side of Chain Bridge, NW (on Canal Road)
 - 51 The intersection of Canal Road and Foxhall Road, NW (in Glover Archbold Park)
 - 52 The northern end of Key Bridge at M Street, NW (and the Whitehurst Freeway)



On August 3, 2006 NCPC amended its Master Plan to reflect new legislation establishing a Reserve or no-build zone on the National Mall. To comply with the boundaries of the Reserve, NCPC removed the following four sites from its list of eligible locations for future memorials and museums:

- **Site 10:** Constitution Gardens south of Constitution Avenue
- **Site 18:** South of Ash Road at the National Park Service horse stables, West Potomac Park
- **Site 43:** Along the Potomac River shoreline in West Potomac Park (south of Lincoln Memorial)
- **Site 70:** Along the Potomac River shoreline in West Potomac Park (west of FDR Memorial)

Figure 3-3 Candidate and Prime Candidate Site Locations

● Candidate Site
● Prime Candidate Site

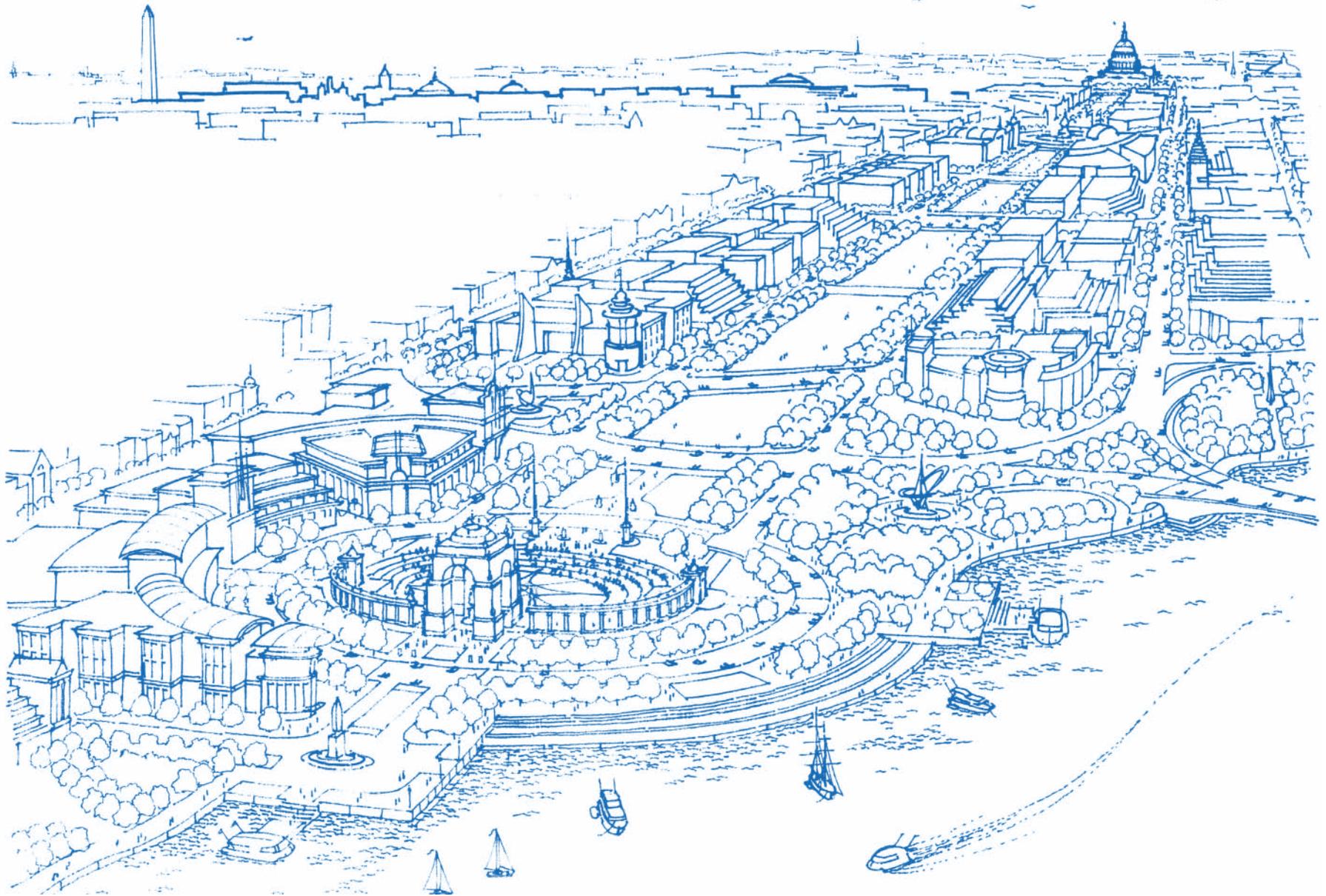
Source : NCPC, June 2001

- 53 North of Massachusetts Avenue, NW and Macomb Street (at Glover Archbold Parkway)
- 54 Tenley Circle Reservations (at Wisconsin/Nebraska Avenues and Yuma Street, NW)
- 55 Potomac River at Rock Creek Parkway at west side of Kennedy Center
- 56 East side of Rock Creek at the end of Virginia Avenue, NW
- 57 On the Potomac River at the foot of Wisconsin Avenue (Georgetown Waterfront Park)
- 58 North of the Pentagon North Parking area (on Boundary Channel in Virginia)
- 59 On the Virginia side of the Theodore Roosevelt Bridge
- 60 25th Street on Pennsylvania Avenue, NW (Either of two existing triangular parks on the Avenue)
- 61 New Washington Convention Center at Mount Vernon Square (Massachusetts and New York, NW)
- 62 Intersection of New York and New Jersey Avenues and M Street, NW
- 63 Anacostia River north shoreline east of 11th Street (between the Martin Luther King Memorial and Sousa Bridges)
- 64 South side of Martin Luther King Memorial Bridge (11th Street, on the Anacostia River)
- 65 Virginia side of the 14th Street Bridge (location of former Twin Bridges Marriott)
- 66 The intersection of New York, West Virginia, and Montana Aves, NE
- 67 Pennsylvania Avenue east of the Sousa Bridge (east intersection with the Anacostia Freeway on the Anacostia River)
- 68 North shore of the Anacostia River in the Washington Navy Yard, SE
- 69 North side of Martin Luther King Memorial Bridge (11th Street, east of Washington Navy Yard, SE)
- 70 Along Potomac River shoreline in West Potomac Park (west of FDR Memorial)
- 71 Intersection of Maryland and Florida Avenues and Benning Road, NE
- 72 Maryland Avenue in the general location of the entrance to the National Arboretum
- 73 New Hampshire and Georgia Avenues, NW (Georgia Avenue-Petworth Metrorail Station)



Near Ronald Reagan Washington National Airport, Daingerfield Island represents one of many candidate sites located within parkland settings that could be suitable for a future memorial.

-
- 74 West shoreline of Kingman Lake in the Anacostia River (NE and SE of RFK Stadium)
 - 75 Intersection of Massachusetts, South Carolina, and Independence Avenues, SE
 - 76 Fort Chaplin Park on East Capitol Street (at approximately Fort Drive, west of Benning Road)
 - 77 Southeast Federal Center at M Street, SE
 - 78 At Anacostia Metrorail Station south of Howard Road, SE (on either WMATA or federal property)
 - 79 Rosslyn Gateway Park, Rosslyn Circle, or 1101 Wilson Boulevard (Arlington, VA)
 - 80 Circle in front of entrance to historic terminal at Reagan Washington National Airport
 - 81 Marina on the Potomac River in Bolling Air Force Base, SW (between Chanute and Edwards Places)
 - 82 Fort Stanton Park north of Suitland Parkway, SE, near 20th Street
 - 83 Rhode Island Avenue Metrorail Station
 - 84 Fort Totten Metrorail Station (or located in Fort Totten Park)
 - 85 On U.S. Soldiers' and Airmen's Home grounds, NW (west of North Capitol Street)
 - 86 Northwest corner of 16th Street and Military Road, NW (in Rock Creek Park)
 - 87 South of Military Road (at 27th Street) or north of Military Road, NW (west of Oregon Avenue)
 - 88 Westmoreland Circle at Massachusetts and Western Avenues, NW (at entrance to Dalecarlia Parkway)
 - 89 South of V Street, west of Half Street, SW
 - 90 Intersection of Georgia and Eastern Avenues, NW
 - 91 On 8th Street, NW on Barry Street (Banneker Recreation Center)
 - 92 Glenwood Cemetery (north of Rhode Island Avenue and east of North Capitol Street)
 - 93 Fort Lincoln north of New York Avenue, NE (west of the Anacostia River)
 - 94 On north side of Alabama Avenue, SE immediately east of St. Elizabeths (near Congress Heights Metrorail Station)
 - 95 On the north side of the National Museum of American History (14th Street and Constitution Avenue, NW)
 - 96 On Eastern Avenue and Barnard Hill Drive, NE (between Rhode Island and Michigan Avenues)
 - 97 At the intersection of M Street and Delaware Avenue, SW
 - 98 Park triangles near the intersection of New Jersey and Massachusetts Avenues, NW
 - 99 Intersection of South Capitol Street and Anacostia Freeway (I-295–east side)
 - 100 Adjacent to the Brentwood Maintenance Facility, New York Avenue, NE. (east of Florida Avenue)
-



One of several recent concepts for a revitalized South Capitol Street with mixed land uses and new public spaces reaching from the U.S. Capitol to the Anacostia River waterfront