



Information Presentation

Commission Meeting: December 4, 2025

PROJECT**New Stadium at RFK Campus**

2400 East Capitol Street, NE
Washington, DC

NCPC FILE NUMBER

8721

NCPC MAP FILE NUMBER

8.40(38.00)46114

SUBMITTED BY

District of Columbia Office of the Deputy
Mayor for Planning and Economic
Development

APPLICANT'S REQUEST

Information Presentation

PRESENTER

District of Columbia Office of the Deputy
Mayor for Planning and Economic
Development

PROJECT SUMMARY*Background and Overview*

The District of Columbia Office of the Deputy Mayor for Planning and Economic Development (DMPED) and the Washington Commanders will provide an information presentation and overview of a proposed new stadium on the Robert F. Kennedy Memorial Stadium Campus, located in Washington, DC. The D.C. Robert F. Kennedy Memorial Stadium Campus Revitalization Act, Public Law 118–274, was enacted on January 6, 2025. The Act transferred the administration of the Robert F. Kennedy Memorial Stadium Campus from the National Park Service to the District of Columbia and allows the development and use of the campus for stadium purposes; commercial and residential development; facilities, open space, and public outdoor opportunities; and other public and demolition purposes. The Act requires the District to ensure that development does not adversely impact National Park Service (NPS) lands; to designate at least 30% of the campus as parks and open space; and to carry out measures to reduce the impact of noise and traffic of the development on surrounding residential areas in the District.

The District of Columbia and the Washington Commanders have conducted initial planning for the team's return to the RFK Campus over the past year, and engagement efforts to date have included community meetings, stakeholder forums, meet and greets, and tours. The stadium design and entitlement process is scheduled for 2026 with a target date for opening in the Fall of 2030. The master planning process for the broader campus is ongoing, and the former RFK Stadium is in the process of being demolished. As a reminder, NCPC does not review demolitions.

NCPC Review Role

Under the National Capital Planning Act, NCPC has advisory authority for District projects outside the Central Area (40 USC § 8722(a)(1)). The stadium area is located outside the Central Area, and therefore NCPC has an advisory role. In addition, NCPC does not have a National Historic Preservation Act (NHPA) or National Environmental Policy Act (NEPA) responsibility for the advisory review of projects. The proposed stadium is a central piece of the broader RFK Campus redevelopment and based on the applicant's timeline the design for the facility is advancing first. As such, the applicant anticipates an initial concept review of the stadium by the Commission in early 2026. Moving forward, NCPC will work with the District on the review of the overall masterplan and other District projects for the campus as they are developed.

The stadium site, located on axis with the U.S. Capitol and East Capitol Street, near the banks of the Anacostia River, has long been considered a strategic location. The site serves an important gateway and is a direct link between Capitol Hill and adjacent neighborhoods with the river. NCPC has recognized the area as an important site, as identified in the *Legacy Plan* and *Monumental Core Framework Plan*. As the design is developed, the applicant should consider the project's potential impacts to the system of streets, public spaces, and important viewsheds within the L'Enfant City, particularly East Capitol Street as a prominent gateway and major axial street. In addition to urban design and character considerations, impacts on NPS lands and adjacent federal facilities will be evaluated by the Commission along with general consistency with policies set forth in the *Comprehensive Plan for the National Capital*.

PROJECT TIMELINE

Previous actions	September 2018 – Approval of RFK Campus Multiuse Fields
	June 2021 – Approval of The Fields at RFK Campus, New Restroom Building
	May 2024 – Concurrence with RFK Stadium National Park Service-District of Columbia Agreement
Remaining actions (anticipated)	<ul style="list-style-type: none">– Concept review– Preliminary site and building plans– Final site and building plans

ATTACHED:

- New Stadium Presentation



NCPC INFORMATIONAL PRESENTATION



RFK STADIUM





AGENDA

- Vision and Economic Goals
- Project Context and Planning Initiatives
- Introduction of Stadium Architect
- Stadium Vision
- Next Steps



VISION AND ECONOMIC GOALS



Stadium anchored redevelopment of the RFK Campus is the surest and fastest way to create a vibrant hub of world-class sports and recreational facilities, housing, parks and open space, entertainment, and economic opportunity for District residents and visitors alike.



VISION AND ECONOMIC GOALS



Stadium



Mixed-Use District



New Tax Revenue



14,000
Construction Jobs



\$14.9B Direct
Spending



\$2.4B Total Taxes



16,000
Construction Jobs



\$2.7B Total
Taxes



\$2.9B Direct
Spending



~6,500 New
Homes

More than 10,000 residents



\$5.1B Total Taxes
From the Stadium and
Mixed-Use Districts

Source: Convention Sports and Leisure (CSL):
Economic & Fiscal Impact Analysis (June 2025)



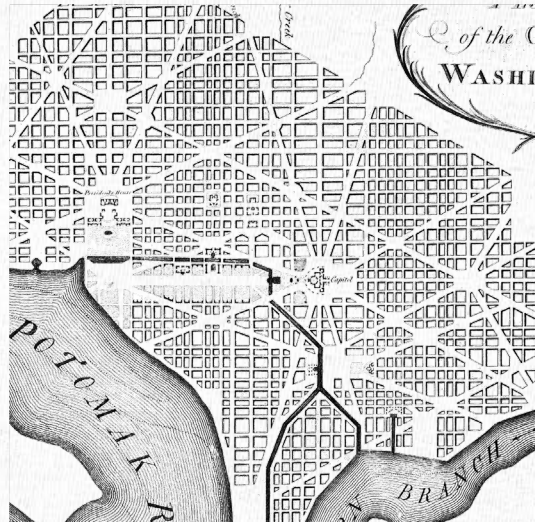


THE POWER OF THE SITE



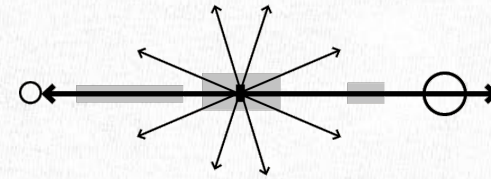
REGION

Convergence Between
Civic & Natural



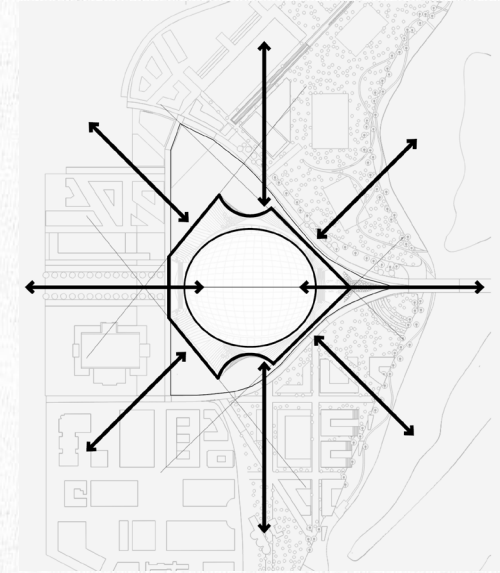
CITY

L'Enfant Gateway to
the City



DISTRICT

Near Experiences



SITE

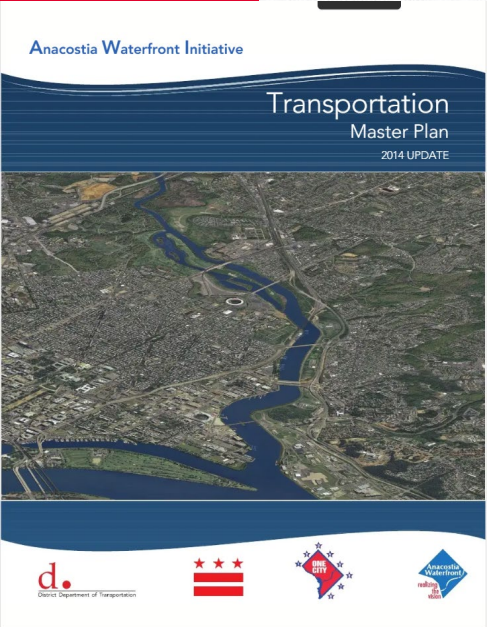
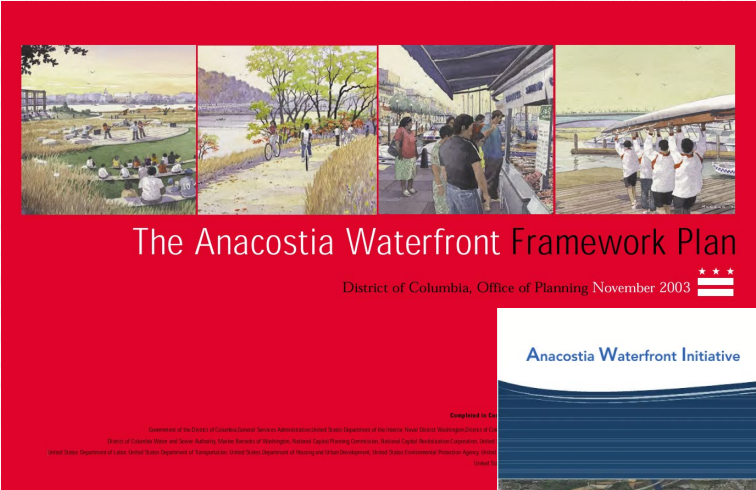
Community Asset
365



PROJECT CONTEXT AND PLANNING INITIATIVES



Anacostia Waterfront Initiative



PROJECT CONTEXT AND PLANNING INITIATIVES



Master Plans guide the development of large sites that are transitioning from a single use or largely vacant to a mix of uses

The RFK Campus Master Plan will:

- Describe the land uses and development program for the RFK Campus, including housing and retail
- Identify key amenities to serve current and future resident needs
- Coordinate overall planning and site design with the Stadium and related development plans
- Integrate the new development with surrounding neighborhoods and offer improved access to the waterfront
- Provide guidance on urban design, parks, open space and the street network
- Recommend zoning designations for each district within the RFK Campus
- Align with the new Comprehensive Plan as an opportunity to support new mixed-use neighborhoods and public realm improvements



PROJECT CONTEXT AND PLANNING INITIATIVES



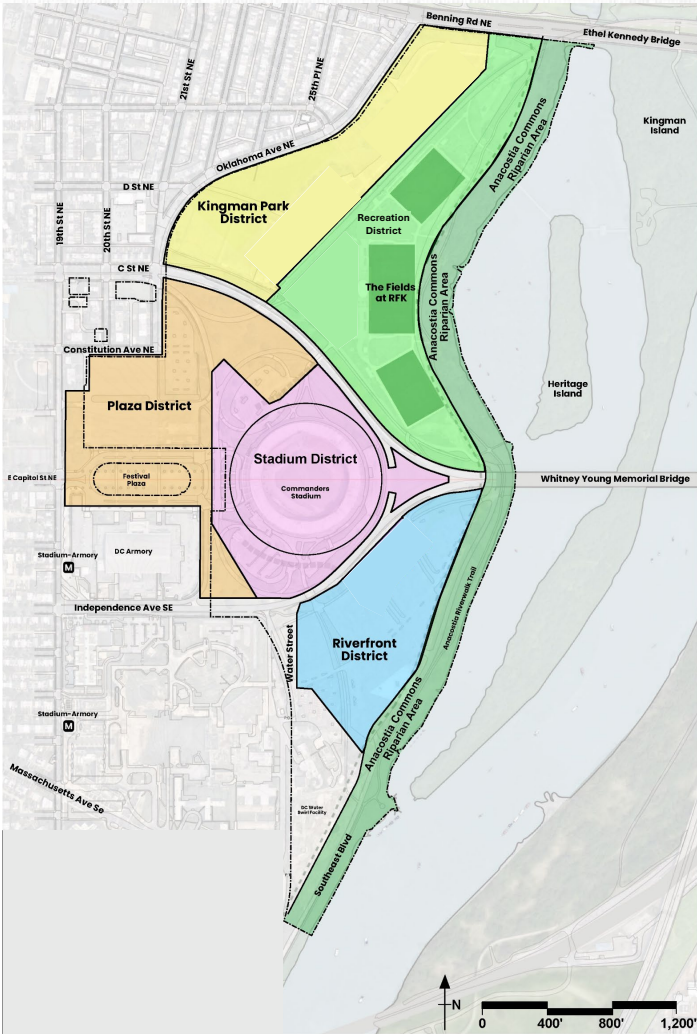
The District of Columbia and the Washington Commanders have conducted initial planning in furtherance of the team's return to the RFK Campus

Community engagement to date:

- | | |
|---|----------|
| • Kingman Park Community Meeting | 2/13/25 |
| • Business Stakeholder Forum | 3/6/25 |
| • Parks & Open Space Stakeholder Forum | 3/7/25 |
| • Sports Stakeholder Forum | 3/7/25 |
| • Commanders Deal Announcement | 4/27/25 |
| • RFK Site Community Town Hall | 5/22/25 |
| • RFK Fields Meet and Greet with Parents | 6/8/25 |
| • Environmental Stakeholders Anacostia River Tour | 7/12/25 |
| • Business Engagement Meet and Greet | 9/15/25 |
| • RFK Redevelopment Community Meeting | 10/22/25 |



PROJECT CONTEXT AND PLANNING INITIATIVES



Plaza District



Stadium-supporting Entertainment District and Festival Plaza with housing, hotels, retail, and restaurants

Stadium District



Super Bowl ready stadium and new home of the Washington Commanders

Riverfront District



Waterfront community anchored by housing, retail, and restaurants

Kingman Park District



Housing and recreation community

Recreation District



Recreation hub centered around the Fields at RFK and a state-of-the-art SportsPlex

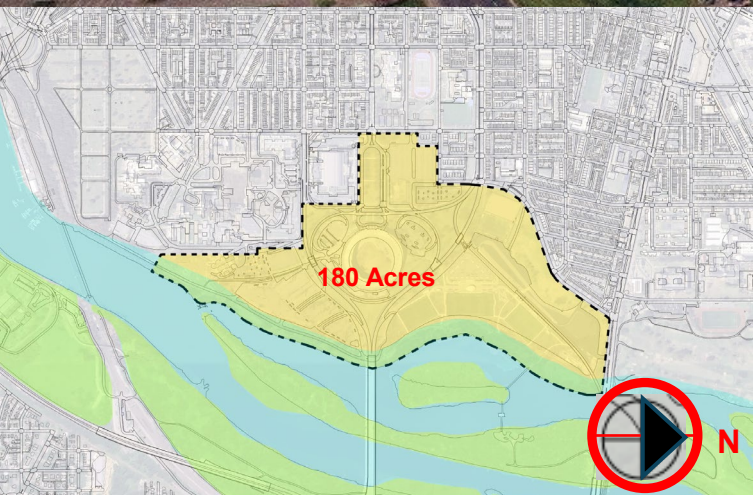
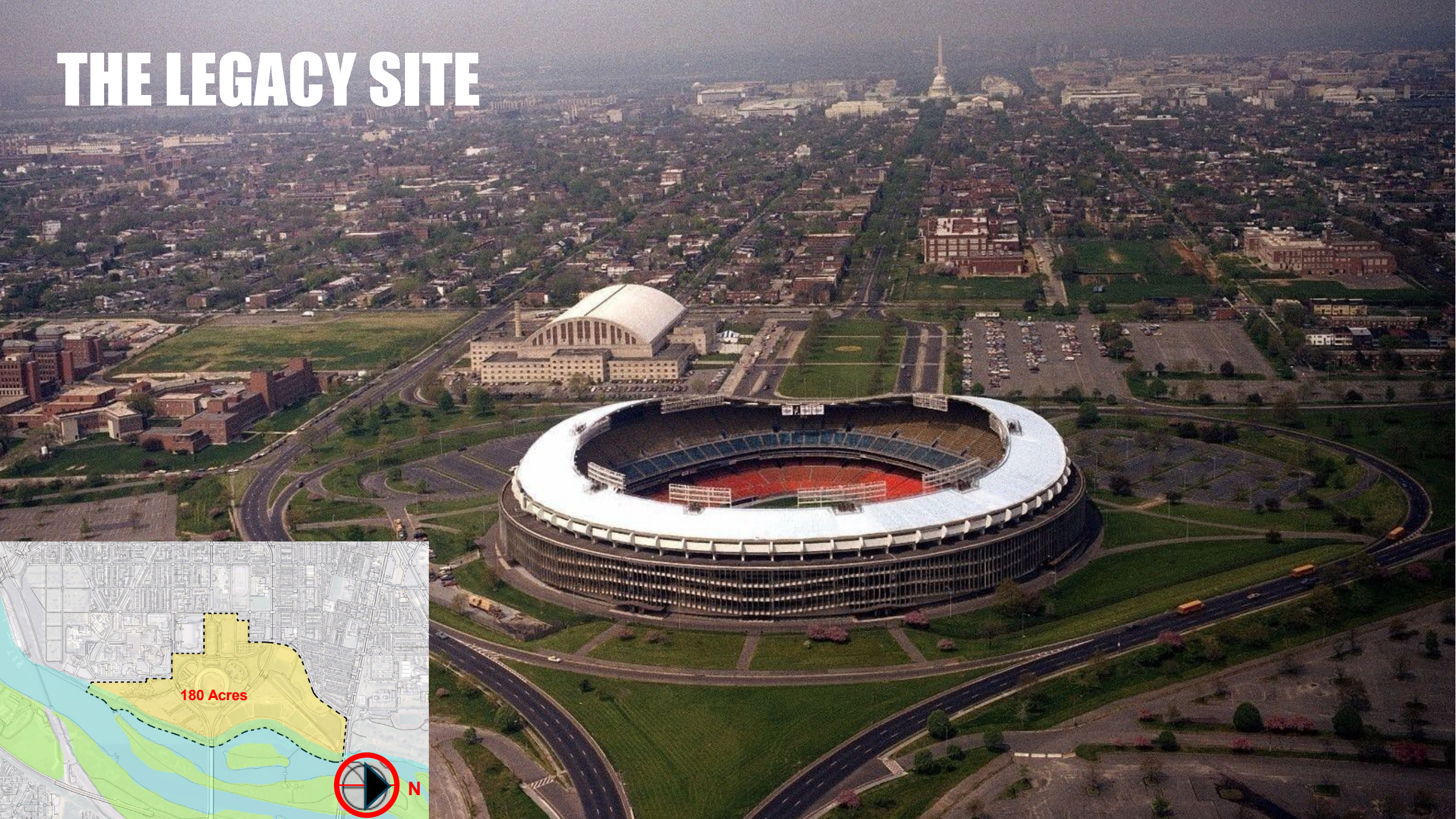
Anacostia Commons



30-acre stretch of riverfront anchored by the Anacostia River Trail



THE LEGACY SITE



COMMON THREADS



*“Stadium as a
Catalyst”*

*“Nature
Embedded”*

*“Unified Bowl,
Shared
Experience”*

*“The Power of
AND”*

*“Embody
Legacy of RFK
Stadium”*

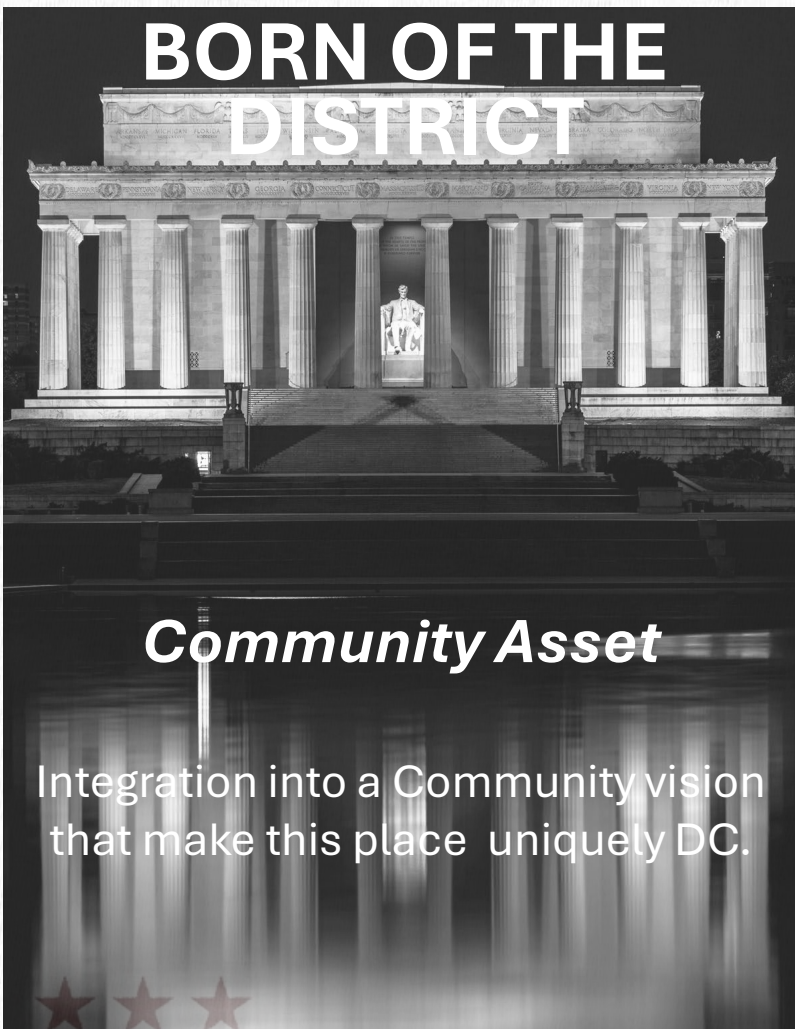
*“Experience that is,
Uniquely DC”*



CORE DESIGN PRINCIPLES



BORN OF THE DISTRICT



Community Asset

Integration into a Community vision that make this place uniquely DC.



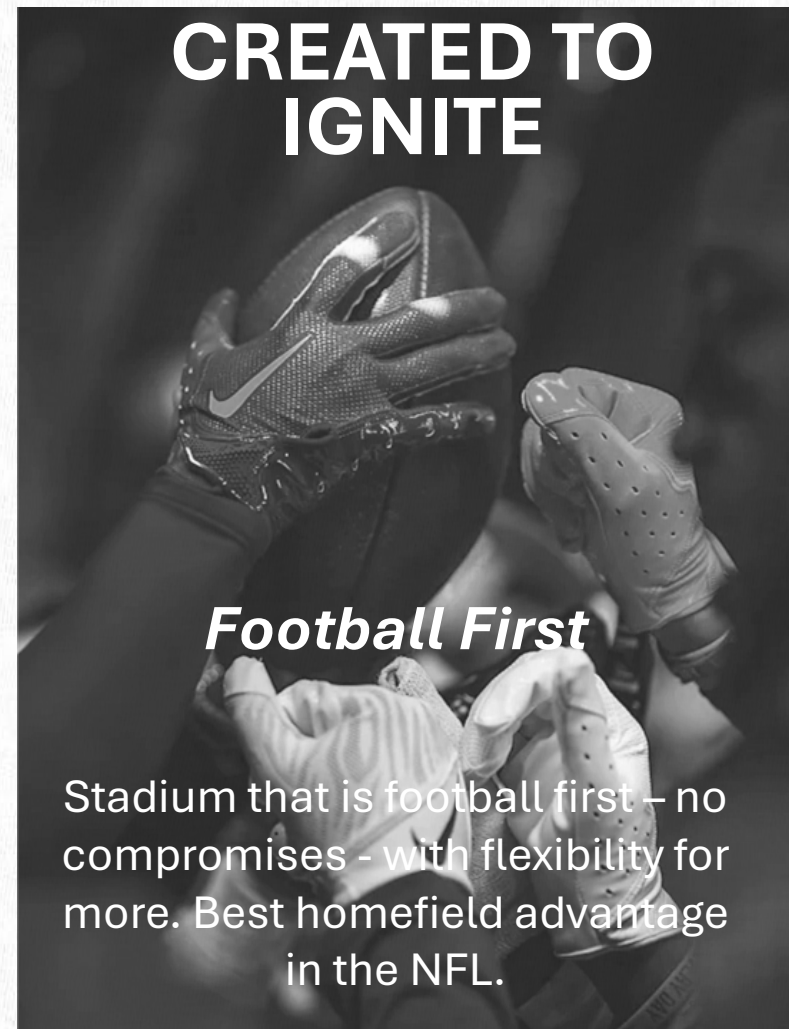
INSPIRED BY LEGACY



Honor the Legacy, Pave the Future

Design that honors the legacy and heritage of the team while embracing the future of the Commanders.

CREATED TO IGNITE



Football First

Stadium that is football first – no compromises - with flexibility for more. Best homefield advantage in the NFL.



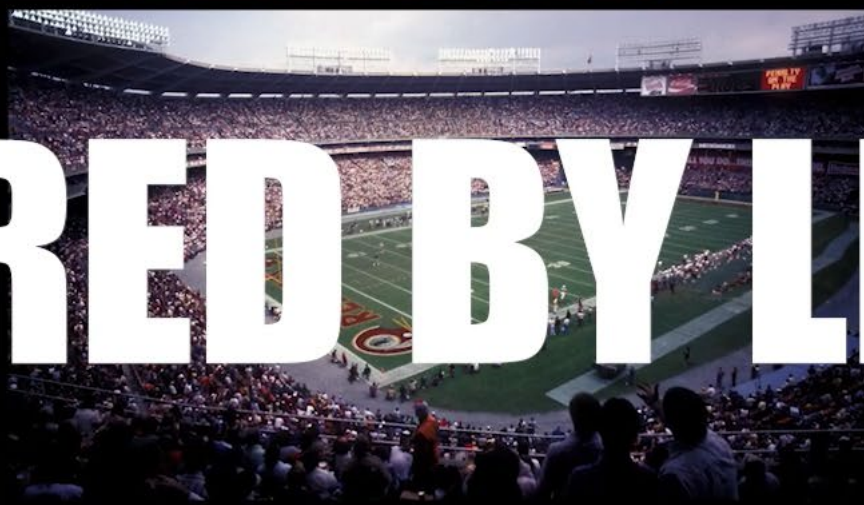
BORN OF THE DISTRICT





**A New Landmark for the District
Celebration of Culture and Community
Woven into the District Fabric
Cultural Hub for the District**



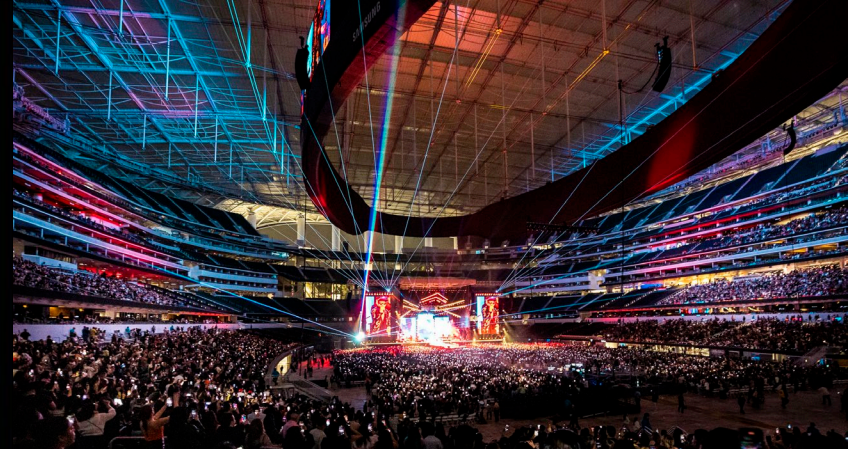


INSPIRED BY LEGACY



**A New Chapter on Historic Ground
Architectural Presence from all Approaches
Built to Endure, Designed to Inspire
Home to the Next Generation
of Commanders Fans**





CREATED TO IGNITE



The Heart of Football, Built for Washington
The Ultimate Home Field Advantage
A Stage for the District and the Nation
Built to Transform





A UNIQUE DESIGN FOR THE CITY & CLUB

ONE-OF-ONE

NEXT STEPS



Summer 2025

Council Approval
Received



Summer 2025 –
Fall 2026

Planning
for Parks, Housing,
and Recreation



Early 2026

Stadium Enabling
Work



Early 2029

Plaza District
Ground-Breaking



Summer 2030

Sportsplex
Ribbon-Cutting



Fall 2030

Stadium Opening





QUESTIONS & ANSWERS

