



## Commission Action

April 2, 2026

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<b>PROJECT</b> <b>New Stadium at RFK Campus</b> 2400 East Capitol Street, NE Washington, DC	<b>NCPC FILE NUMBER</b> 8721
<b>SUBMITTED BY</b> Mayor of the District of Columbia RFK Stadium Project Management Office	<b>NCPC MAP FILE NUMBER</b> 8.40(38.00)46185
<b>REVIEW AUTHORITY</b> District Projects Outside the Central Area per 40 U.S.C. § 8722(b)(1)	<b>APPLICANT'S REQUEST</b> Approval of preliminary site and building plans
	<b>ACTION TAKEN</b> Approved preliminary site and building plans with comments

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The Commission:

**Approves** preliminary site and building plans for a proposed new stadium and surrounding site improvements on the Robert F. Kennedy (RFK) Memorial Stadium Campus, located in Washington, DC.

### *Stadium Design*

**Finds** the proposed stadium design is appropriate for its setting as a prominent Capital Gateway on a preeminent linear view corridor identified in the Comprehensive Plan. Building elements reference the formal architecture of buildings in the Monumental Core, and the roof form responds to the importance of the East Capitol Street view corridor by lowering the height along the east-west axis.

**Notes** that as requested at concept plan review, the column spacing and design have been further detailed. In reference to classical fluted columns, eight flutes are articulated at the base of each of the stadium's columns blending into a solid roof support symbolizing the eight Wards of the District united into one. The proposed column spacing is required structurally to support the stadium roof.

**Encourages** the applicant to continue to refine the north and south entries, which open to the surrounding neighborhoods, to ensure they are inviting and appropriately-scaled within the context of the monumental design.

**Requests** the applicant submit the following additional information regarding lighting and exterior graphics with the final submission to confirm alignment with Comprehensive Plan policies:

- Proposed exterior lighting levels in comparison to the U.S. Capitol Building and Washington Monument to ensure these structures remain the most prominent features in the nighttime skyline as outlined in Comprehensive Plan policy UD.B.1.5.

- The type, locations, size, and design of planned stadium exterior graphics such as significant signage, display screens, and projections, if proposed. The design should aim to balance entertainment needs with the public realm's overall visual character and not detract from other sites of civic importance as outlined in Comprehensive Plan policy UD.B.3.11.

### *Site Design*

**Notes** that as recommended at concept plan review, the site design has been updated to include the following components:

- The festival plaza, west entry, and east plaza have a balanced and nearly symmetrical design that integrates formal elements such as an allée of trees, grand stairways, and elevated landscaped podium to emphasize the axial relationships along the East Capitol Street view corridor and reference the formal landscapes of the Monumental Core;
- The landscape design introduces wide planted areas along the stadium's plazas to buffer from the adjacent roadways;
- The general planting palette includes species native to the region and select species supportive of pollinators; and
- The primary loading ingress and egress will be through a north tunnel under the stadium grounds avoiding service entry impacts to the design of the stadium building.

**Notes** the proposal aims to avoid service entry impacts to the design of the stadium building by locating the primary loading dock ingress and egress through a north tunnel under the stadium grounds.

**Recommends** screening the loading tunnel entry from pedestrian pathways and seating areas with vegetation.

**Requests** additional siting information and design details in the final submission for the following:

- Planned stormwater facilities on the stadium site that will be visible to the public;
- Permanent kiosks and pavilions proposed around the stadium grounds; and
- Permanent perimeter security elements such as bollards and barriers.

**Recommends** that as the design of permanent perimeter security elements are developed their form and materials should respond to the architectural and landscape context in which they are located and complement and aesthetically enhance the character of the stadium grounds as guided by Urban Design Element policy UD.C.3.8.

### *Circulation and Parking*

**Supports** the project's emphasis on multimodal access to the stadium including Metrorail, Metrobus, and upgraded pedestrian and bicycle infrastructure, that will be encouraged through Transportation Demand Management (TDM) measures.

**Notes** the application includes additional information requested about two proposed parking garages; however, these will be developed independently from the stadium and will be separate submissions in the future.

**Requests** the applicant evaluate the following as part of any future parking garage submissions:

- Alternative orientations for the G1 and G2 garages to reduce visual impacts of views to the stadium and from adjacent neighborhoods while continuing to be in proximity to the pedestrian tunnels and highway access; and
- Lower garage heights, particularly for the G2 garage near the Kingman Park neighborhood, and/or phasing of garage upper floors as surrounding surface lots are developed; and
- Active uses lining the ground floors of the garages to improve the pedestrian experience and create opportunities for community serving uses, as these will be the only adjacent development in early phases.


**Requests** the transportation analysis from the National Environmental Policy Act (NEPA) process for the RFK Campus Master Plan be included with any future parking garage submissions to NCPC to identify any potential impacts resulting from the garages' locations and capacity.

**Requests** the applicant provide the universally accessible circulation routes throughout the site and to the stadium podium, and the wayfinding and signage approach throughout the site for visitors with the final submission.

#### *Coordination*

**Notes** the applicant began community and stakeholder engagement in early 2025 and this engagement continues with the development of the stadium design and overall RFK Campus Master Plan. In particular, coordination with federal stakeholders including NPS and the DC National Guard Armory is ongoing.

**Recommends** continued analysis and mitigation of potential event noise and nuisance impacts on surrounding residential areas.

  
4/3/2026  
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Meghan Hottel-Cox  
Secretary to the National Capital Planning Commission

