



## Commission Action

February 5, 2026

---

<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)46140
<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 comments on concept plans
	<b>ACTION TAKEN</b> Approved comments on concept plans

---

The Commission:

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

**Notes** The 2025 D.C. Robert F. Kennedy Memorial Stadium Campus Revitalization Act allowed the transfer of administration of the RFK Stadium Campus from the National Park Service (NPS) 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.

**Notes** the conceptual design approach aims to balance innovative stadium design with respect for the site context by maintaining the East Capitol Street viewshed of the L'Enfant Plan; referencing the scale, composition, and civic importance of architecture within the monumental core; integrating the riparian landscape into the site; and echoing the form of the original RFK Stadium.

### *Site Design*

**Notes** the concept plans integrate the surrounding landscape and public spaces into the design of the stadium site through a series of vegetated plazas at the north, south, and east entries to the stadium along with a landscaped podium terrace.

**Recommends** that the landscape design buffer the stadium plazas, particularly the East Plaza, from the adjacent Independence Avenue, SE and C Street, NE roadway traffic to improve user comfort and create inviting public spaces.

**Requests** the following additional site design information in the next submission:

- Stormwater management strategy;

- Landscape plans and planting plans, including species native to the region and supportive of pollinators where feasible;
- Design of kiosks and pavilions proposed around the stadium grounds;
- Perimeter security approach, particularly elements visible from streets and public spaces; and
- Further description and views of the pedestrian arrival experience to the stadium from the Metrorail station through the planned Festival Plaza.

### *Stadium Design*

**Notes** the stadium is located at a prominent Capital Gateway on a preeminent linear view corridor identified in the Comprehensive Plan. The proposed structure includes several elements that reference the formal architecture of buildings in the Monumental Core. These elements include the surrounding colonnade, elevated podium, and grand stairways.

**Finds** the design of the roof form symbolically responds to the importance of the East Capitol Street view corridor by lowering the height along the east-west axis. However, additional analysis is needed to confirm if the proposed stadium visually reinforces the preeminence of the U.S. Capitol and Washington Monument by protecting the visual frame around them as outlined in Comprehensive Plan policy UD.B.1.4.

**Requests** additional views of the stadium in context with the next submission including:

- View along the East Capitol Street axis from the Anacostia Hills escarpment of the topographic bowl to ensure visibility of the U.S. Capitol Building dome and Washington Monument is maintained;
- View of the stadium and parking garages G1 and G2 from the Anacostia River riparian area as they will be viewed in the first phase of development;
- Views of the stadium from the adjacent Kingman Park and Hill East neighborhoods; and
- Views from the sidewalks and public spaces within the site.

**Recommends** that as the stadium design is developed, the applicant study exterior graphics and lighting approaches that respect the hierarchy of memorials, monuments, and important civic buildings and spaces in the nation's capital, with the U.S. Capitol and Washington Monument the most prominent features in the nighttime skyline as outlined in Comprehensive Plan policy UD.B.1.5.

**Requests** additional information in the next submission on the following stadium design and programming considerations:

- Proposed building program at street level and how these spaces will be designed to help activate the public realm year-round and outside of game days;
- Planned number of stadium events;
- Approach to event noise control for surrounding uses and residences;
- Plans for tailgating; and

- Potential interim uses and creative placemaking strategies for surrounding public spaces and stadium surface parking until new mixed-use development is built out.

### *Circulation and Parking*

**Supports** the project's emphasis on multimodal access to the stadium including Metrorail, Metrobus, and upgraded pedestrian and bicycle infrastructure.

**Requests** additional information in the next submission on proposed strategies to encourage multimodal transportation and minimize stadium traffic impacts to surrounding neighborhoods, including:

- Planned multimodal transportation projects that will be in place at the time of the stadium opening;
- Any potential contingencies if transit improvements are not complete at the time of stadium opening;
- Traffic study to understand the stadium's impacts to the surrounding street network;
- Parking strategy outlining the number of structured and surface parking spaces proposed at stadium opening, and stadium parking capacity throughout future development phases as surface parking is removed; and
- Transportation Management Plan, if available, outlining recommended strategies to manage the traffic demand, foster multiple modes of travel, and reduce congestion on the roadways.

**Requests** the applicant provide the designs of parking garages G1 and G2 in the next submission. If the designs are not available at that time, information on the heights, massing, and bulk of the proposed garages should be provided.

**Recommends** the applicant consider integrating landscaped pathways through the proposed surface parking lots to create comfortable pedestrian connectivity, particularly through the parking lots adjacent to the riparian area connecting from the stadium to the river and Anacostia Riverwalk Trail.

**Requests** the applicant provide the following additional circulation information with the next submission:

- Accessible circulation routes throughout the site and to the stadium podium;
- Wayfinding and signage approach throughout the site for visitors; and
- Planned improvements to Independence Avenue, SE and C Street, NE as high-traffic roadways adjacent to the stadium public spaces.

### *Coordination*

**Notes** the applicant began community and stakeholder engagement in early 2025 and this engagement is ongoing with the development of the stadium design and overall RFK Campus Master Plan.

**Recommends** the applicant coordinate with the DC National Guard Armory and NPS on the proposed stadium project and Master Plan. Specifically, regarding pedestrian connectivity improvements on East Capitol Street; proposed street redesign along the East Capitol Street and 22nd Street, SE frontages to the Armory site; and security and operations.

**Recommends** the applicant continue coordination with NPS regarding connections and transitions to the broader Anacostia Park system.



2/6/26

---

Meghan Hottel-Cox

Secretary to the National Capital Planning Commission

