Executive Director's Recommendation

Commission Meeting: February 5, 2026

PROJECT
New Stadium at RFK Campus
2400 East Capitol Street, NE
Washington, DC

SUBMITTED BY
Mayor of the District of Columbia,
RFK Stadium Project Management Office

REVIEW AUTHORITY
District Projects Outside the Central Area
per 40 U.S.C. § 8722(b)(1)

NCPC FILE NUMBER
8721

NCPC MAP FILE NUMBER
8.40(38.00)46140

APPLICANT'S REQUEST
Approval of comments on concept plans

PROPOSED ACTION
Approve comments on concept plans

ACTION ITEM TYPE
Staff Presentation

PROJECT SUMMARY

The District of Columbia's Robert F. Kennedy (RFK) Stadium Project Management Office, in partnership with the Washington Commanders, has submitted concept plans for a proposed new stadium and surrounding site improvements on the RFK Stadium Campus located in Washington, DC. The stadium will replace the original RFK stadium, which officially closed to the public in 2019. Demolition began in late January 2025 and is anticipated to be complete in mid-2026. The stadium will be located within the larger RFK Campus, which is an approximately 180-acre parcel between the Anacostia River and the adjacent Kingman Park and Hill East neighborhoods. In January 2025 the D.C. Robert F. Kennedy Memorial Stadium Campus Revitalization Act allowed the transfer of administrative jurisdiction over the RFK Campus from the National Park Service (NPS) to the District.

The RFK Campus redevelopment is envisioned to include a mix of uses with approximately 5,000-6,000 housing units, a SportsPlex, retail, restaurants, hotels, and 30% of the campus as parks and open space. The campus will be comprised of five districts: the Stadium District, the Plaza District, the Riverfront District, the Kingman Park District, and the Recreation District as well as the Anacostia Commons, a 30-acre riparian area. The focus of the Commission's current review is the Stadium District development and related components. The broader RFK Campus mixed-use redevelopment will be guided by a District-led Master Plan, which will be prepared by the DC Office of Planning (DCOP).

The stadium project site is approximately 30 acres within the overall RFK Campus and is generally bounded to the northeast by C Street, NE, to the southeast by Independence Avenue, SE, and to the west by 22nd Street, NE and SE. The site is positioned on axis with the East Capitol Street corridor. The applicant envisions the new roofed stadium for the Washington Commanders NFL Football Team serving as a venue for sports, arts, and cultural events, creating a year-round activity

and entertainment center for District residents and visitors. The stadium will have 65,000 seats along with space for 5,000 people standing. Construction is anticipated to be complete in 2030.

Under the National Capital Planning Act, NCPC has advisory authority for District projects outside the Central Area. The applicant previously introduced the project with an information presentation at the December 2025 Commission meeting and anticipates submitting the stadium for preliminary review in April 2026 and final review in July 2026. Moving forward, NCPC will work with the District on the review of the overall Master Plan and other District projects for the campus as they are developed.

KEY INFORMATION

- The original RFK Stadium was constructed in 1961 and closed to the public in 2019. The building is currently being demolished with completion of demolition anticipated in mid-2026.
- The 2025 D.C. Robert F. Kennedy Memorial Stadium Campus Revitalization Act allowed the transfer of administration of the RFK Stadium Campus from NPS to the District and allows mixed-use development of the campus.
- The new roofed stadium for the Washington Commanders NFL Football Team will have a 70,000-person capacity and will serve as a venue for year-round activity including sports, arts, and cultural events.
- The broader RFK Campus redevelopment includes five districts: the Stadium District, the Plaza District, the Riverfront District, the Kingman Park District, and the Recreation District. The focus of this review is the Stadium District development and related components. The District-led campus master plan for the RFK Campus redevelopment and community engagement process is ongoing.
- Under the National Capital Planning Act, NCPC has advisory authority for District projects outside the Central Area. The applicant previously introduced the project with an information presentation at the December 2025 Commission meeting and anticipates submitting the stadium for preliminary review in April 2026 and final review in July 2026.

RECOMMENDATION

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.

PROJECT REVIEW TIMELINE

Previous actions	– None
Remaining actions (anticipated)	– Review of preliminary and final site and building plans – Review of other District projects within the RFK Campus including parking structures and new Sportsplex.

PROJECT ANALYSIS

Executive Summary

The stadium site, positioned on axis with the U.S. Capitol and East Capitol Street near the banks of the Anacostia River, has long been considered an important location within the District. The

site serves as a gateway to the L'Enfant City and is a direct link between Capitol Hill and adjacent neighborhoods with the river. NCPC has recognized the area as a significant site, as identified in the *Legacy Plan*, *Monumental Core Framework Plan,* and the agency's 2006 "RFK Stadium Site Redevelopment Study." Of particular interest to NCPC is the project's potential impacts to the system of streets, public spaces, and important viewsheds within the L'Enfant City, namely 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 were evaluated along with general consistency with policies set forth in the Federal Elements of the *Comprehensive Plan for the National Capital.*

The proposed stadium concept is defined by the applicant team's identified architectural design drivers: the landscape strategy bridges the formal historic urban fabric to the west and the river ecology to the east; the site is envisioned as a destination and a place to gather for locals and the region; the stadium emphasizes its axial link to the monumental core; the roof form raises to the north and south to welcome neighbors and lowers on the east-west axis in deference to the viewshed to the Capitol Dome and Washington Monument, while also having a shape reminiscent of the curvature of the original RFK Stadium; and the perimeter colonnade, which anchors the building within its setting, reenforces the civic presence and creates a framework that shapes covered indoor-outdoor spaces allowing permeability. The designers envision the stadium as a new landmark in the District that draws from tradition and expresses it through a contemporary lens.

Overall, staff finds that the submitted concept is not inconsistent with the policy guidance in the Federal Elements of the Comprehensive Plan. As the project design continues to develop, staff recommends **the Commission approve the following comments on concept plans for a proposed new stadium and surrounding site improvements on the RFK Memorial Stadium Campus, located in Washington, DC.**

Analysis

While the RFK Campus redevelopment includes five districts, the focus of the following analysis is the Stadium District development and related components. Areas located outside the defined project site will be further developed with the Master Plan of the broader RFK Campus and future District project submissions.

Site Design

The proposed stadium is located along the system of NPS-controlled parklands bordering the Anacostia River. The D.C. Robert F. Kennedy Memorial Stadium Campus Revitalization Act which allowed the transfer of jurisdiction over the campus requires the District to ensure that development does not adversely impact NPS lands, and to designate 30 acres along the river as a riparian zone as well as at least an additional 30% of the campus as parks and open space.

The conceptual site development approach integrates 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. To enhance the experience of these spaces adjacent to high-traffic roadways, staff recommends **the Commission recommend 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.**

With regard to flooding, while parts of the RFK Campus are currently at risk of flooding, those areas are outside the scope of development under review. The applicant team received conditional approval from the District of Columbia's Department of Energy and Environment (DOEE) for the project's flooding analysis. Flooding mitigation or improvements are not required based on the limits of work captured within this initial phase. The applicant also completed an existing tree survey and inventory in December 2025 and plans to provide the Tree Preservation and Replacement Plan with the next submission. Other elements will be further detailed as the design progresses.

As the design is developed, staff recommends **the Commission request 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;**
- **The design of kiosks and pavilions proposed around the stadium grounds;**
- **The perimeter security approach, particularly elements visible from streets and public spaces; and**
- **Further description and views of the pedestrian arrival experience to the stadium.**

Stadium Design

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 such as the Lincoln Memorial. These elements include the surrounding colonnade, elevated podium, and grand stairways. While not strictly symmetrical, the applicant notes that the architecture aims to create a balanced composition of indoor and outdoor spaces focused on proportion and rhythm, referencing the open-air colonnades and facade compositions of historic buildings throughout the Nation's Capital. Moreover, the proposed design integrates innovative structural and material components including the transparent roof membrane shell over a free-spanning steel cable structure to allow in ample natural light and give the indoor-outdoor feel to the stadium.

The 1910 Height of Buildings Act sets building height limits in the District, preserving its low, horizontal skyline and ensuring important viewsheds are protected. The Height Act permits the stadium to be constructed to a height of 130 feet and allows a dome to extend above that height. The District of Columbia Zoning Administrator has reviewed the proposed stadium's compliance with the Height Act and will issue a formal determination at a later date. The proposed full stadium height including the dome is 195 feet from the measuring point at the level of the sidewalk opposite the middle of the front of the west entry to the stadium**.**

The design of the roof form symbolically responds to the importance of the East Capitol Street view corridor by lowering the height along this 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. As such, staff recommends **the Commission request 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.**

Regarding lighting and digital signage, the Comprehensive Plan discusses the need to balance the District's commercial and civic presence in and around the monumental core. Lighting can be used to activate public areas and create a more dynamic visitor experience, particularly at sporting venues; however, depending on implementation, digital lighting may negatively alter the monumental core's street atmosphere and skyline views of iconic national resources. This is also an important consideration in the context of existing residential and future mixed-use neighborhoods. As such, staff recommends **the Commission recommend 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.**

The Comprehensive Plan encourages programming and placemaking strategies to strengthen the public realm and user experience. At the same time, it includes guidance that new development should be compatible with the character of the surrounding public space, properties, and community. The stadium design should therefore aim to create a lively destination, with consideration for any potential impacts on the surrounding community. Staff recommends **the Commission request 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 nearby tailgating spaces; 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

The project aims to prioritize multimodal access to the stadium, including Metrorail, Metrobus, and upgraded pedestrian and bicycle infrastructure. Plans are in development for a Bus Rapid Transit (BRT) station near Benning Road by 2030, and the Washington Metropolitan Transit Authority (WMATA) is exploring the possibility of extending the Stadium-Armory Metrorail Station mezzanine to accommodate the anticipated stadium crowds. A Festival Plaza is planned outside of the project site at the East Capitol Street entry to the stadium. The plaza is phased to open at the same time as the stadium and to provide the primary connection to the existing Stadium-Armory Metrorail Station. Secondary pedestrian connectivity will be provided to the Stadium Armory south entrance as well as the new BRT station. The existing tunnels under C Street and Independence Avenue will be upgraded to provide safe and efficient pedestrian-friendly access to the stadium without conflicting with vehicular traffic. Overall, staff is supportive of the approach and recommends **the Commission support the project's emphasis on multimodal access to the stadium including Metrorail, Metrobus, and upgraded pedestrian and bicycle infrastructure.**

In terms of vehicular circulation, the stadium ingress and egress approach aims to efficiently direct regional traffic to and from I-695 and DC-295. Local traffic is expected to use the local street network to the north, west, and south of the site. The D.C. Robert F. Kennedy Memorial Stadium Campus Revitalization Act requires the District to carry out measures that, to the greatest extent practicable, will reduce the impact of noise and traffic of the development on surrounding residential areas in the District. Further information about how traffic will be managed will be helpful with future reviews. Therefore, with the next submission, staff recommends **the Commission request additional information 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.**

At the time of stadium opening, two structured parking garages are proposed to be located to the north and south of the stadium site. These garages will be highly visible in the early phases of the campus redevelopment project, though they will be surrounded by development at full buildout. To understand how these garages may impact views towards the stadium, staff recommends **the Commission request 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.

The campus redevelopment will also include several large surface parking areas surrounding the stadium site, which may create an uncomfortable streetscape environment for pedestrians for the years prior to full buildout. To ensure improved public access to the Anacostia River and Anacostia Riverwalk Trail as required by the D.C. Robert F. Kennedy Memorial Stadium Campus Revitalization Act, staff suggests **the Commission recommend 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.** Additionally, the applicant should consider opportunities to extend Constitution Avenue, NE through the stadium site as a pedestrian pathway to recognize its designation as a Special Street within the L'Enfant City connecting from the monumental core.

To ensure visitor comfort when visiting the stadium grounds, staff recommends **the Commission request 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

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. The team is also including federal stakeholders in the project development. Because the Stadium site is located directly adjacent to the historic DC Armory, staff suggests the **Commission recommend 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.** Additionally, staff suggests the **Commission recommend the applicant continue coordination with NPS regarding connections and transitions to the broader Anacostia Park system.**

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

The comments on the concept plans noted above are intended to support consistency with the *Comprehensive Plan for the National Capital*. Staff have considered policies set forth in the Urban

Design, Transportation, Visitors and Commemoration, and Parks and Open Space Elements, among others as highlighted throughout this report.

National Historic Preservation Act

Under the National Capital Planning Act, NCPC has advisory authority for District projects outside the Central Area and therefore does not have an independent responsibility to comply with the National Historic Preservation Act (NHPA).

National Environmental Policy Act

Under the National Capital Planning Act, NCPC has advisory authority for District projects outside the Central Area and therefore does not have an independent responsibility to comply with the National Environmental Policy Act (NEPA).

CONSULTATION

Coordinating Committee

On January 14, 2026 the Coordinating Committee forwarded the proposed comments on concept plans to the Commission with the statement that the proposal has been coordinated with all participating agencies. The District of Columbia State Historic Preservation Office (DC SHPO) noted that its coordination is subject to completion of the Section 9b and Section 106 historic preservation review processes, as applicable. DOEE noted that its coordination is ongoing. WMATA noted that it is exploring the possibility of extending the Stadium-Armory Metro Station mezzanine to accommodate the anticipated stadium crowds. The participating agencies included NCPC, the Commission of Fine Arts, the National Park Service, the District Department of Energy and Environment, the District Office of Planning, DC SHPO, WMATA, the General Services Administration, and the District Department of Transportation.

U.S. Commission of Fine Arts

The Commission of Fine Arts (CFA) anticipates review of the stadium concept at its February 2026 meeting.

ONLINE REFERENCE

The following supporting documents for this project are available online at www.ncpc.gov:

- Submission Package

Prepared by Laura Shipman
01/28/2026

POWERPOINT (ATTACHED)

National Capital Planning Commission

New Stadium at RFK Campus

2400 E Capitol St NE, Washington, DC

Approval of Comments on Concept Plans

Office of the Mayor of the District of Columbia,
RFK Stadium Project Management Office

February 5, 2026 | File: 8721

Project Summary

Commission Meeting Date: February 5, 2026

NCPC Review Authority: 40 U.S.C. § 8722(b)(1)

Applicant Request: Approval of Comments on Concept Plans

Session: Staff Presentation

NCPC Review Officer: Laura Shipman

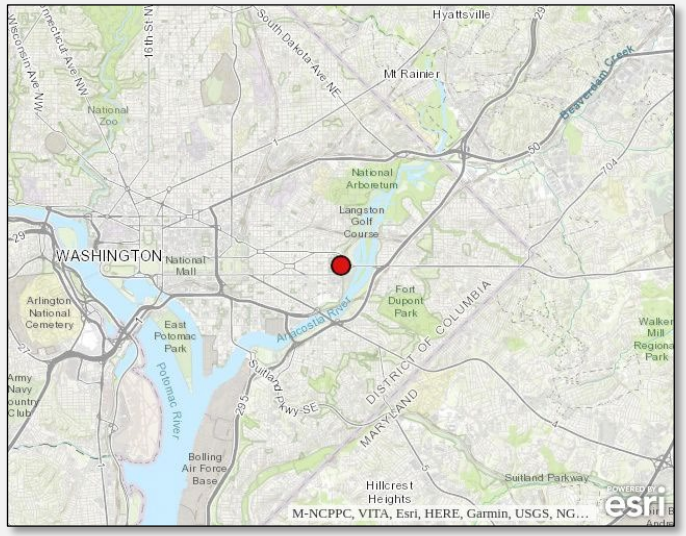
NCPC File Number: 8721

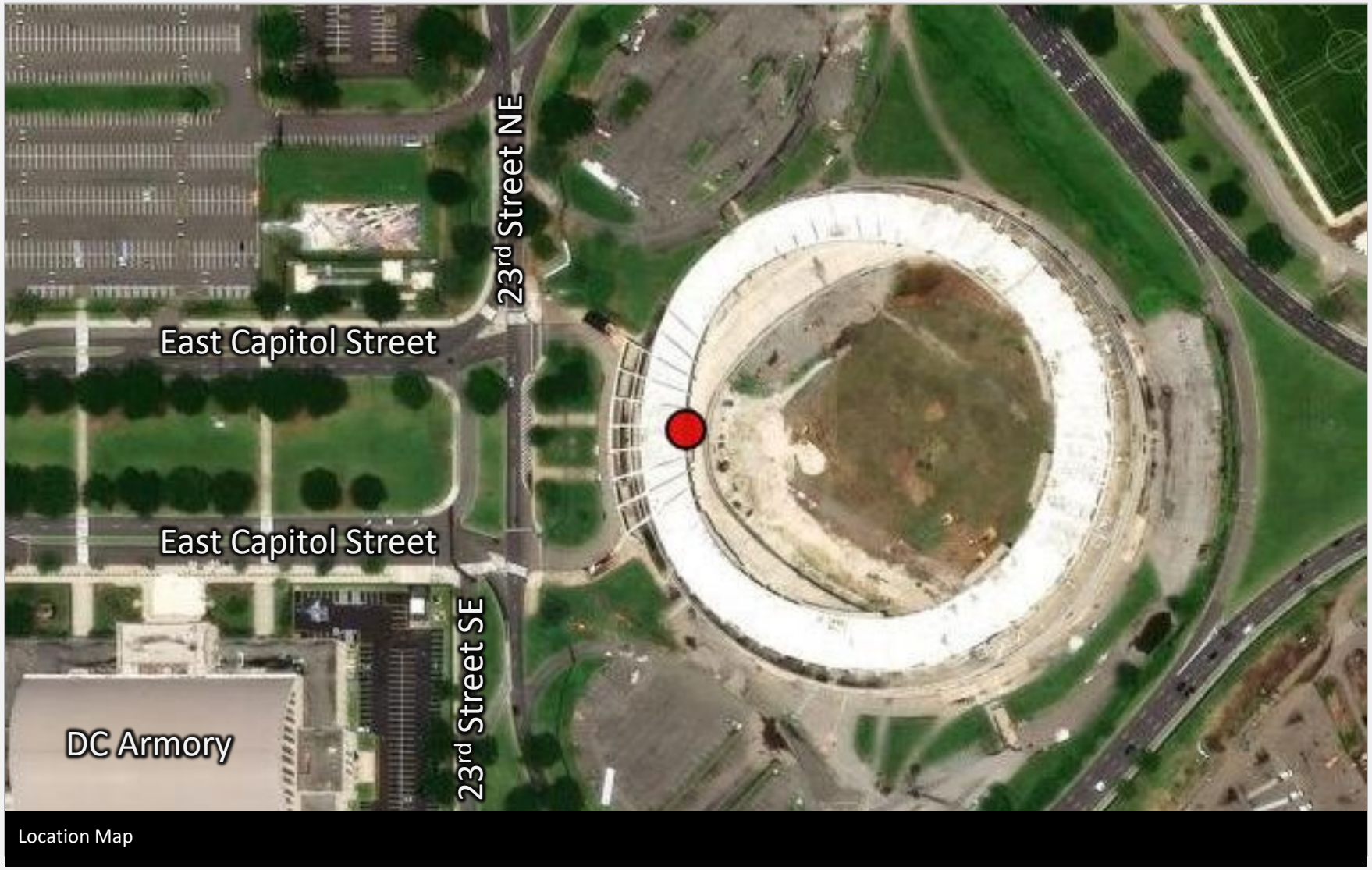
Project Summary:

The District of Columbia's RFK Stadium Project Management Office, in partnership with the Washington Commanders, has submitted concept plans for a proposed new stadium on the Robert F. Kennedy Memorial Stadium Campus, located in Washington, DC. The stadium will replace the original RFK stadium, which officially closed to the public in 2019. Demolition began in late January 2025 and is anticipated to be complete in mid-2026. The stadium will be located within the larger RFK Campus, which is an approximately 180-acre parcel between the Anacostia River and adjacent Kingman Park and Hill East neighborhoods. Jurisdiction of the RFK Campus was transferred from the National Park Service (NPS) to the District in January 2025. The RFK Campus will be developed as a comprehensive mixed-use, transit-oriented riverfront community that will provide enhanced amenities, infrastructure, and integration with surrounding neighborhoods. The mixed-use development will be guided by a District-led Master Plan beginning in February 2026, which will be prepared by the DC Office of Planning.

The project site is comprised of approximately 30 acres within the overall 180-acre RFK Campus and is generally bounded to the northeast by C Street, NE, to the southeast by Independence Avenue, SE, and to the west by 22nd Street, NE and SE. The site also serves as the terminus of East Capitol Street, which dead-ends at its west border. To enable the return of the Washington Commanders NFL Football Team to the District of Columbia, the new 65,000-person roofed stadium will be constructed in the location of the original RFK stadium. The stadium will serve as a venue for numerous sports, arts, and cultural events, creating a year-round activity and entertainment center for District residents and visitors. Stadium construction is anticipated to be complete in 2030.

Site Location

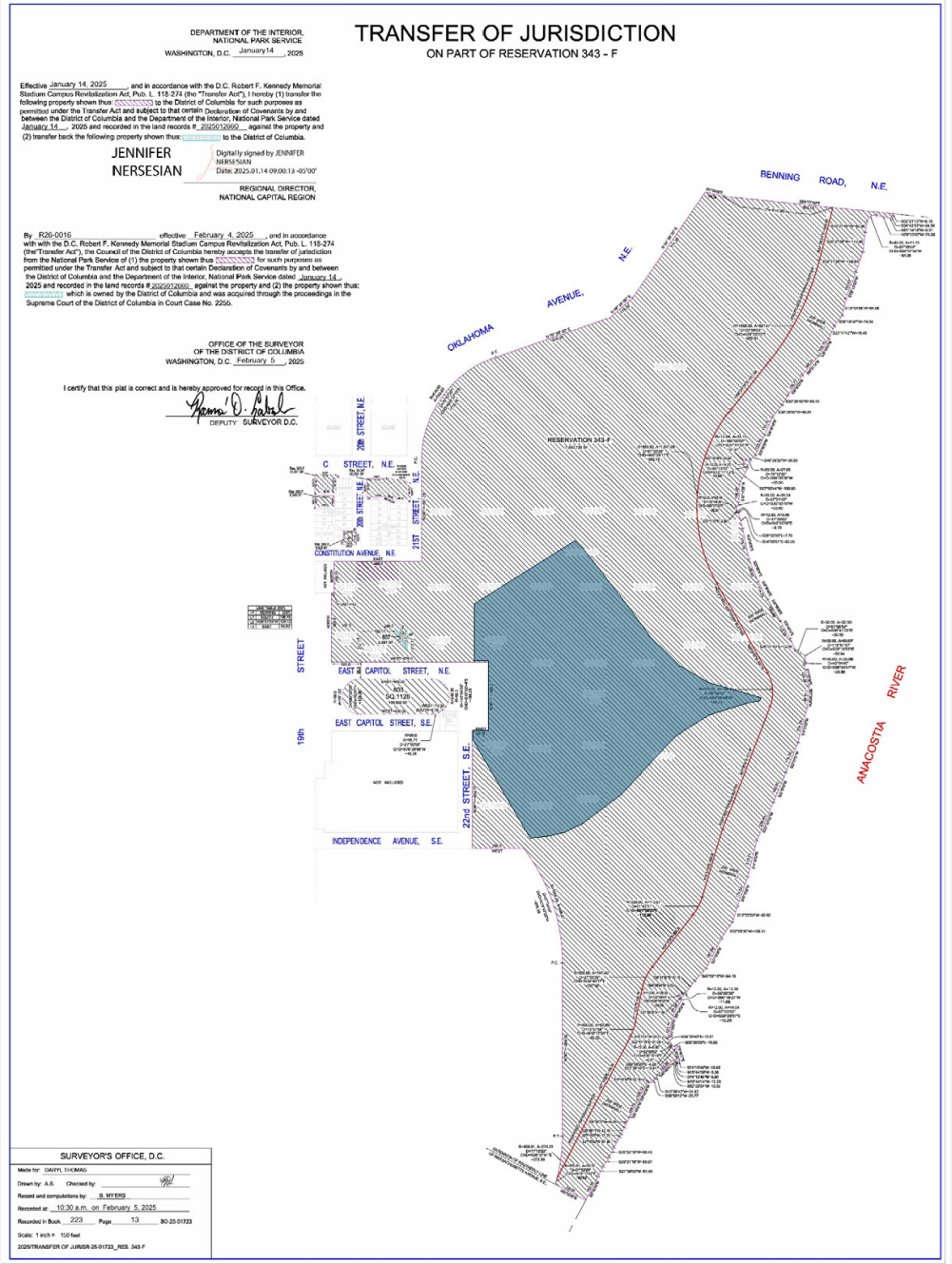




Location Map

Project Site

The project site is comprised of approximately 30 acres within the overall 180-acre Robert F. Kennedy Memorial Stadium Campus (the “RFK Campus”) (Lot 805 in Square 1128). The project site is generally bounded to the northeast by C Street, NE, to the southeast by Independence Avenue, SE, and to the west by 22nd Street, NE and SE. The project site also serves as the terminus of East Capitol Street, which dead-ends at its west border.



Existing Site

The existing stadium on the project site, RFK Stadium, closed to the public in 2019. The building is currently being demolished under the purview of Events DC, with the anticipation of completing demolition in mid-2026.



View of RFK Stadium looking west toward the U.S. Capitol Building.



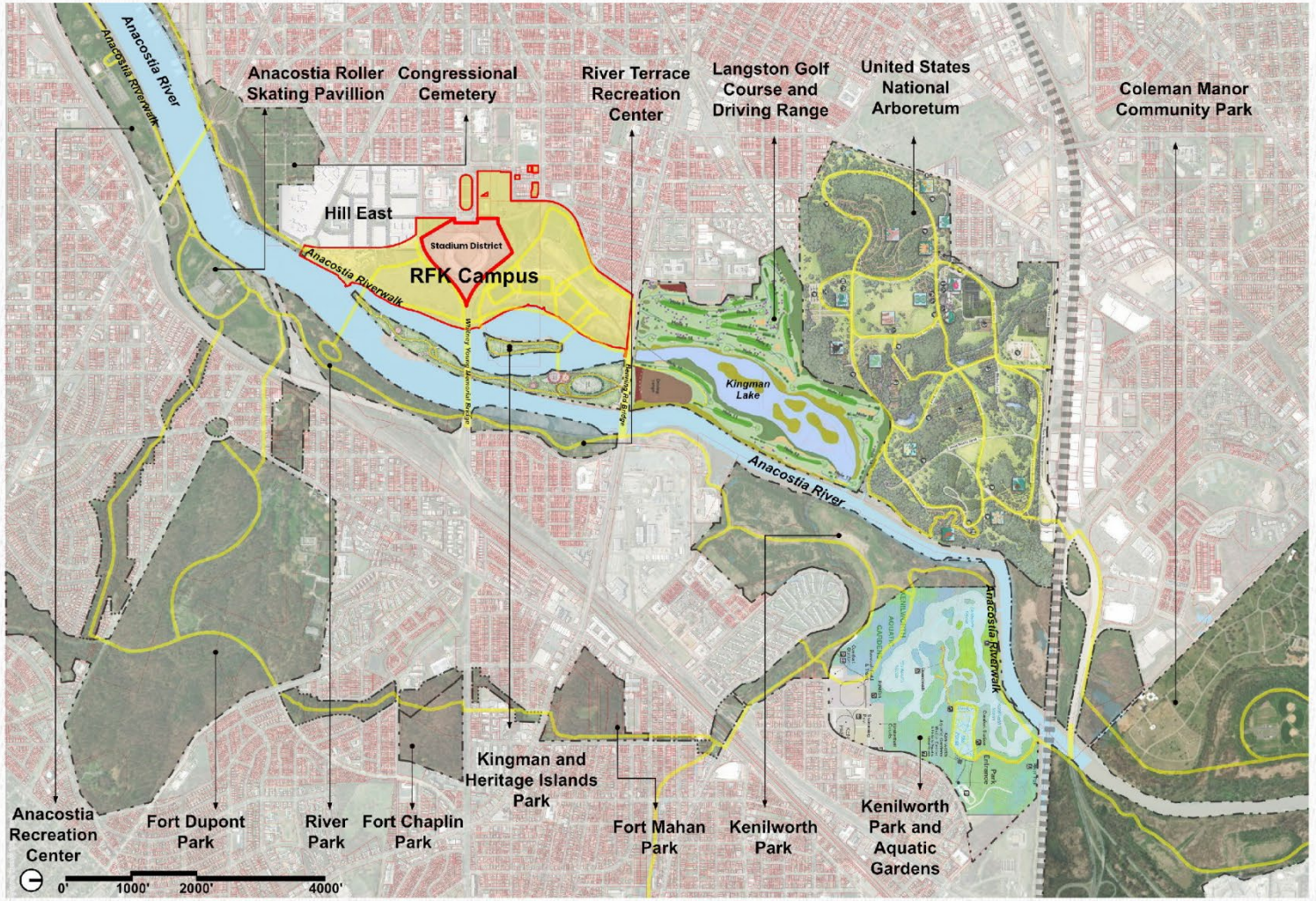
Demolition of RFK Stadium as of Fall 2025, from Independence Avenue Southeast.



Demolition of RFK Stadium as of Fall 2025, looking west toward the U.S. Capitol Building.

Connection to Local and Regional Park System

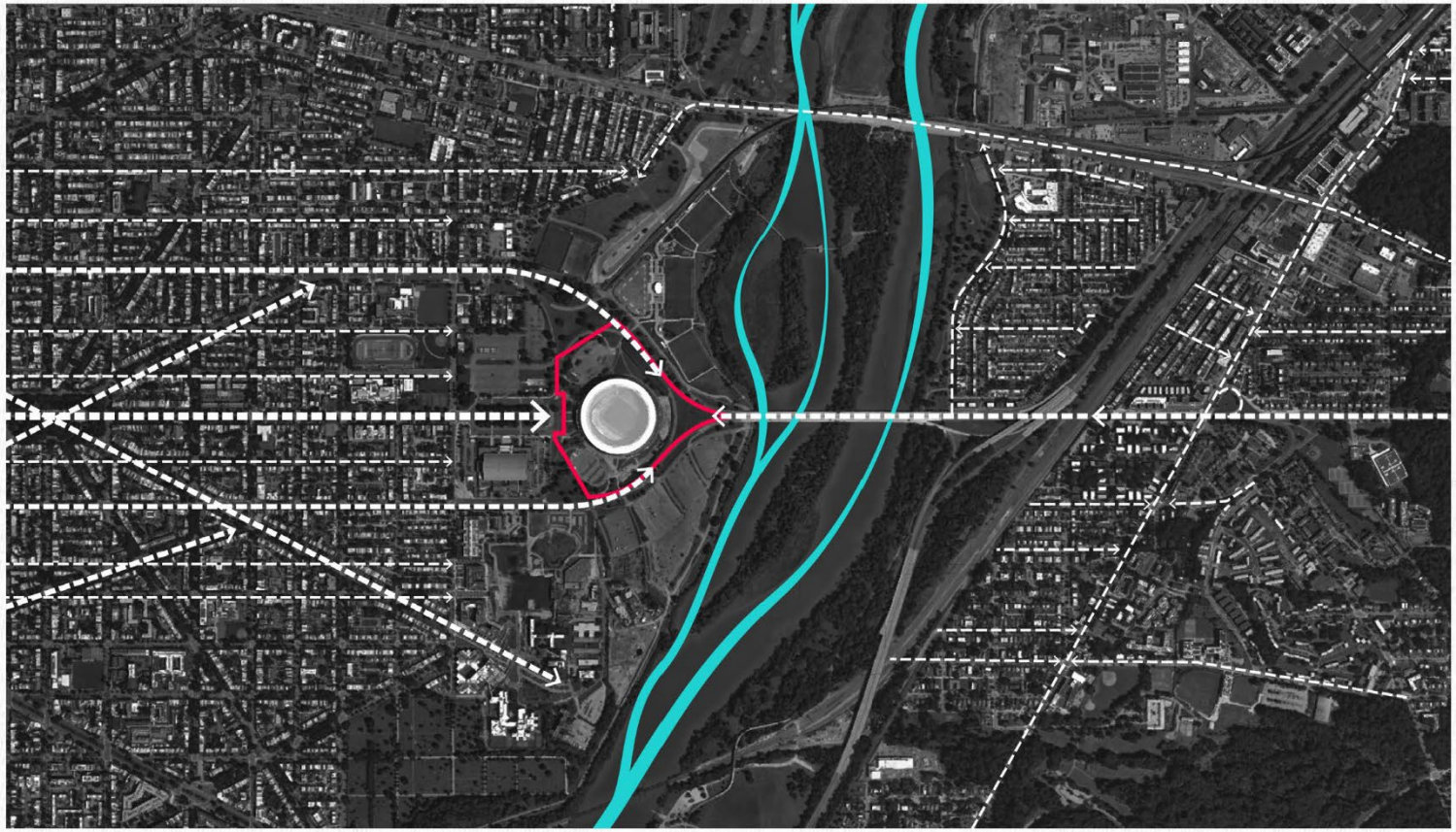
Washington, DC has the nation's highest rated park system according to the Trust for Public Land. The project to support and enhance this system of natural and recreational beauty by providing outdoor plazas, public spaces, and green areas within the surrounding RFK Campus. These areas will provide ample space on all sides of the stadium for year-round outdoor gatherings. At least 30% of the RFK Campus (excluding the riparian area) will be designated, developed, operated, and maintained as parks and open space to provide land for passive and active outdoor recreation.



Design Drivers

Shaped by the City and the River

The landscape strategy for the site acts as the grounding force for a new civic landmark, bridging the District's dual identities – its formal, historic urban fabric to the west and its natural, ever-shifting river ecology to the east. Inspired by the city's legacy as a capital of progress built upon project site foundations, the landscape terraces emerge as sculpted landforms that root the stadium deeply into its site. These terraces are carved by the flows and erosion patterns of the Anacostia River, revealing a geological language shaped by water, time, and movement. Overlaying this natural form is the strict geometry of L'Enfant's original grid, embedding the monument within the order of the city. Together, these systems converge to create a layered landscape of civic grandeur and ecological intelligence. The stadium becomes part of a new civic park for the District – anchoring it in a space of community, legacy, and momentum.



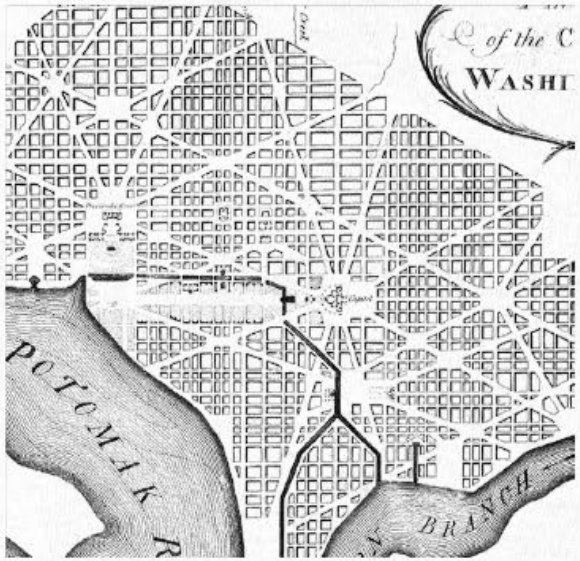
Design Drivers

A Place To Gather

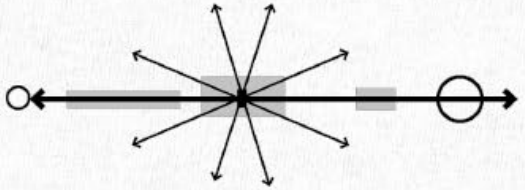
The site has long held meaning at many scales, anchoring its surrounding neighborhoods while also serving as a destination for the city, the region, and far beyond. It has brought together people from across communities, cultures, and geographies, functioning as both a local gathering place and a national stage.



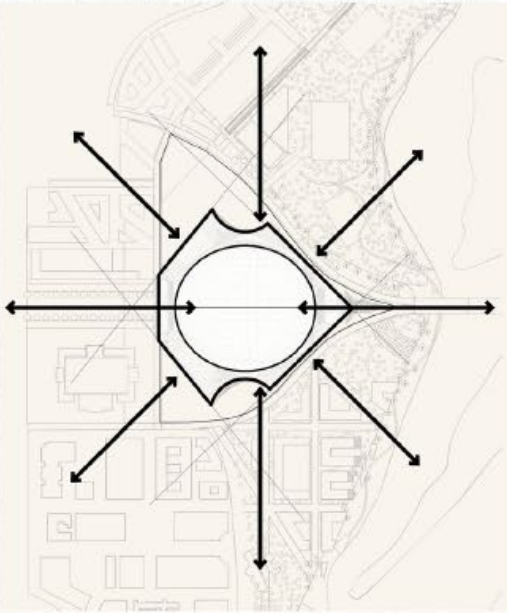
REGION



CITY



DISTRICT

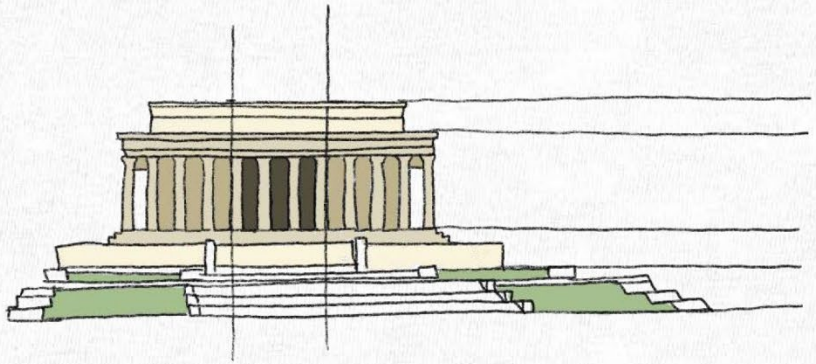


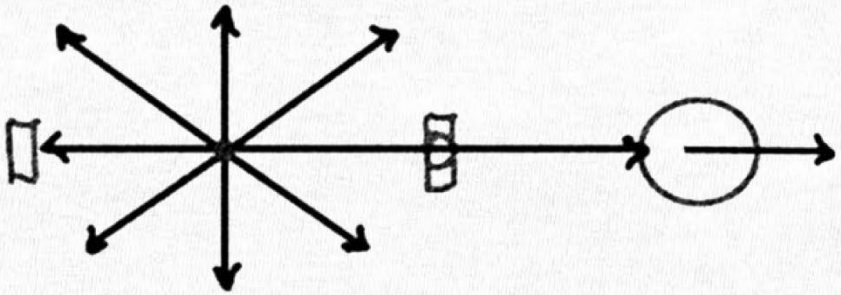
SITE

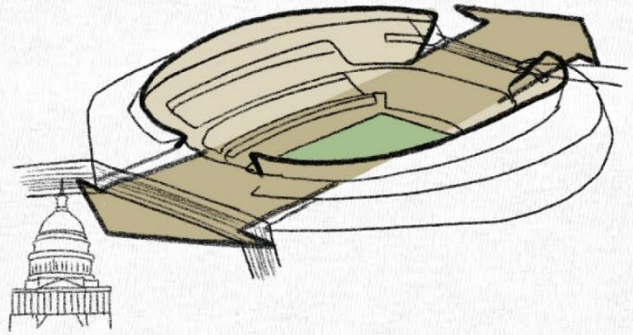
Design Drivers

A Gateway to the End of the Monumental Axis

Positioned at the eastern end of the Monumental Axis, the stadium occupies a site of national significance, linking the city's great civic landmarks with the Anacostia River. This unique setting reinforces its role as a unifying presence, connecting the capital's historic core to its natural landscape and expressing the strength, continuity, and shared identity of the city and nation.



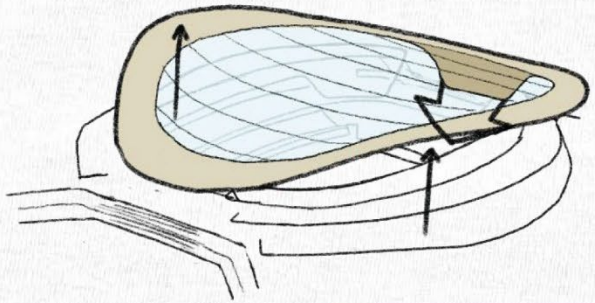




Design Drivers

A Dynamic Sweeping Roof

The dome form creates a dynamic roof line that sculpts the building profile. The dome raises its profile on the north and south to welcome patrons and neighbors while lowering its height along the east-west Monumental Axis to acknowledge the importance of the U.S. Capitol Building and other monuments on the axis, similar in nature to the curvature of RFK Stadium. The transparent dome shell gives an open-air feeling to the stadium interior.







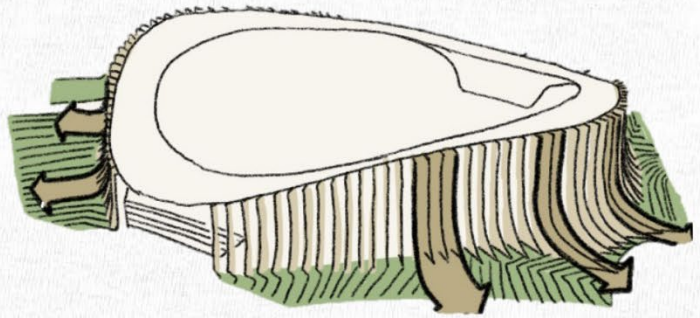




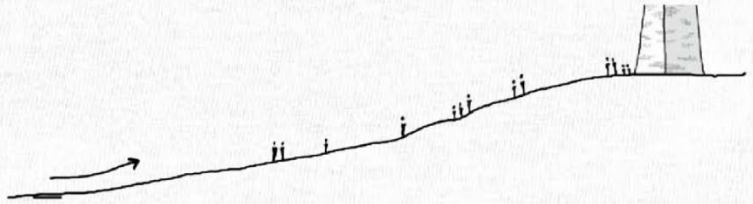
Design Drivers

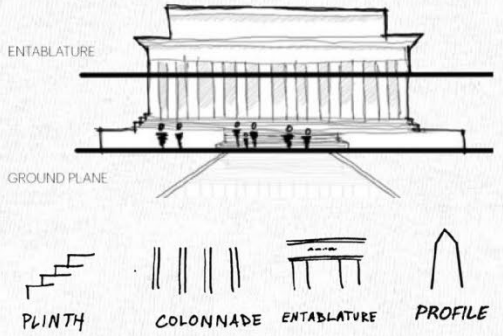
Rooted in the Landscape

The perimeter colonnade establishes a clear rhythmic order, anchoring the building within its setting and reinforcing its civic presence. Set upon a raised podium, the structure gains a sense of permanence and dignity, while its dialogue with the surrounding monumental landscape situates it naturally within the broader civic context.





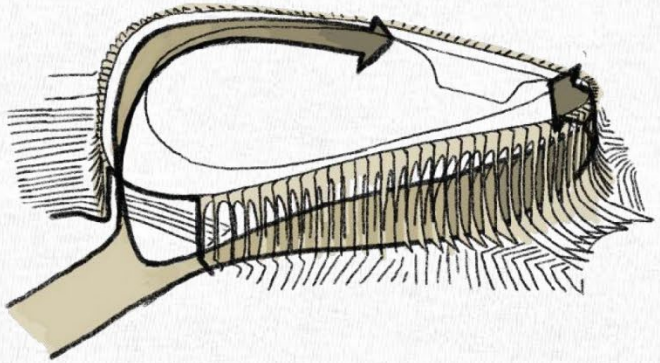




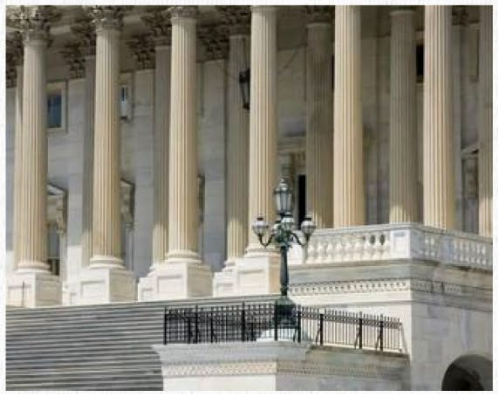
Design Drivers

A Magnificent Colonnade

A continuous colonnade defines the stadium's perimeter, creating a rhythmic framework that shapes a series of covered indoor–outdoor spaces and allows for visual and physical permeability throughout the building. Set atop an elevated podium, this structure reinforces the stadium's civic presence while maintaining openness and a strong connection between the public realm and the interior.









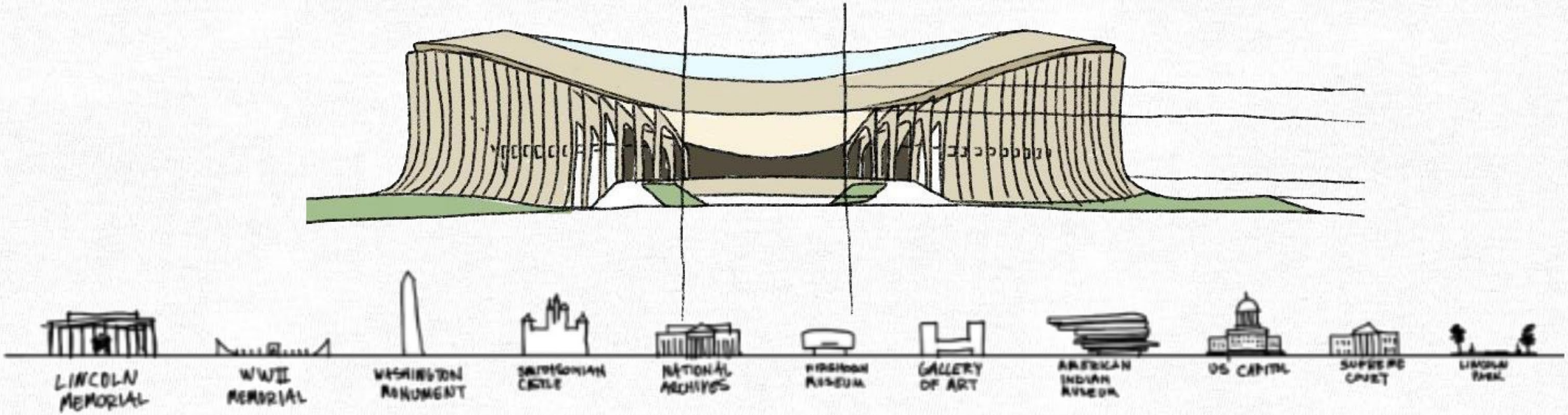




Design Drivers

A New Landmark

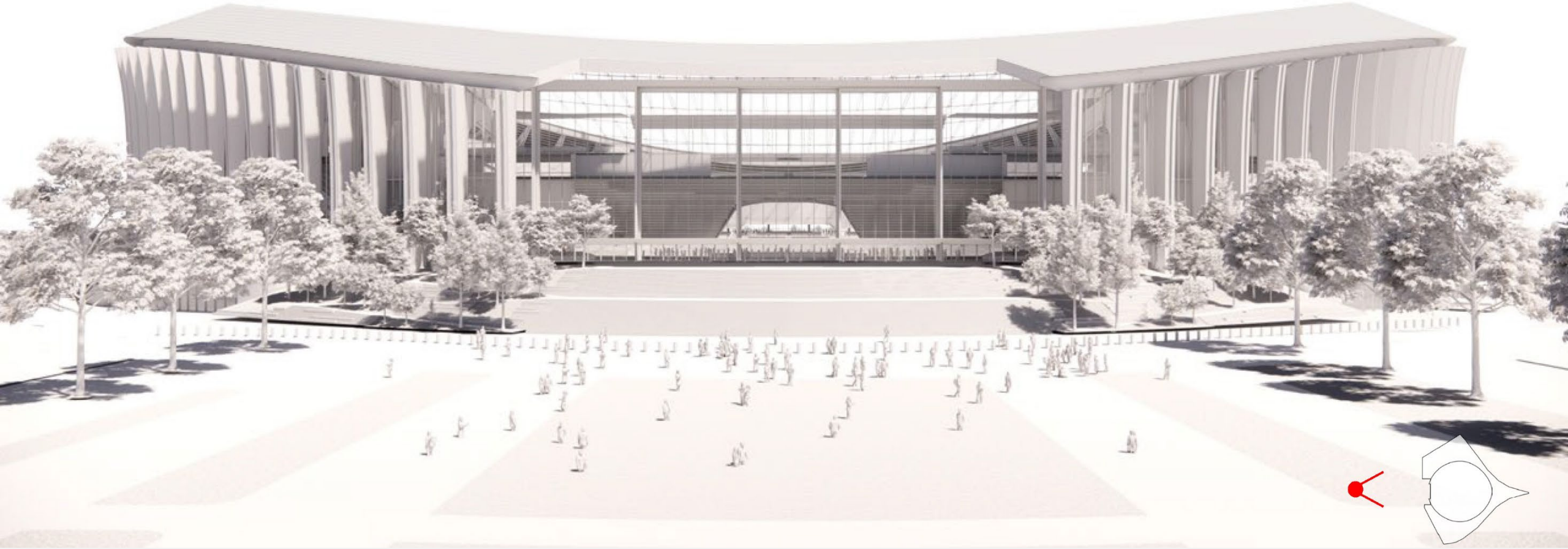
The building draws from tradition while expressing it through a contemporary lens. Its composed yet dynamic form establishes a strong presence along the Monumental Axis, reflecting the city's project site civic character while asserting a confident identity of its own.



Former Stadium View from West



Conceptual View from West



Former Stadium View from Anacostia River



Conceptual View from Anacostia River



Former Stadium View from West



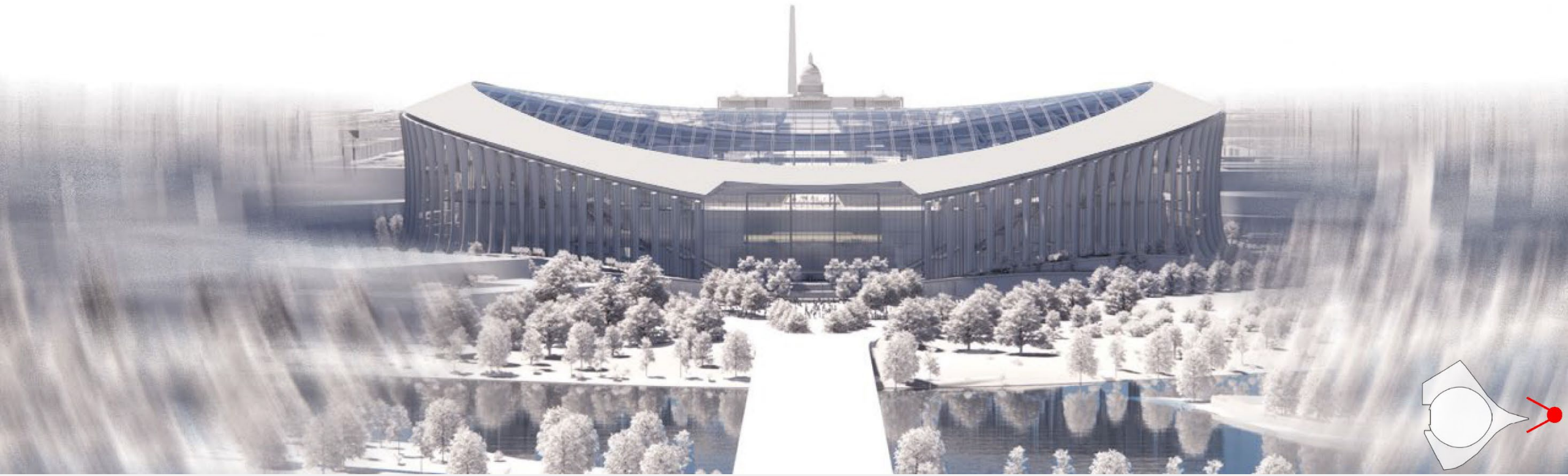
Conceptual View from West



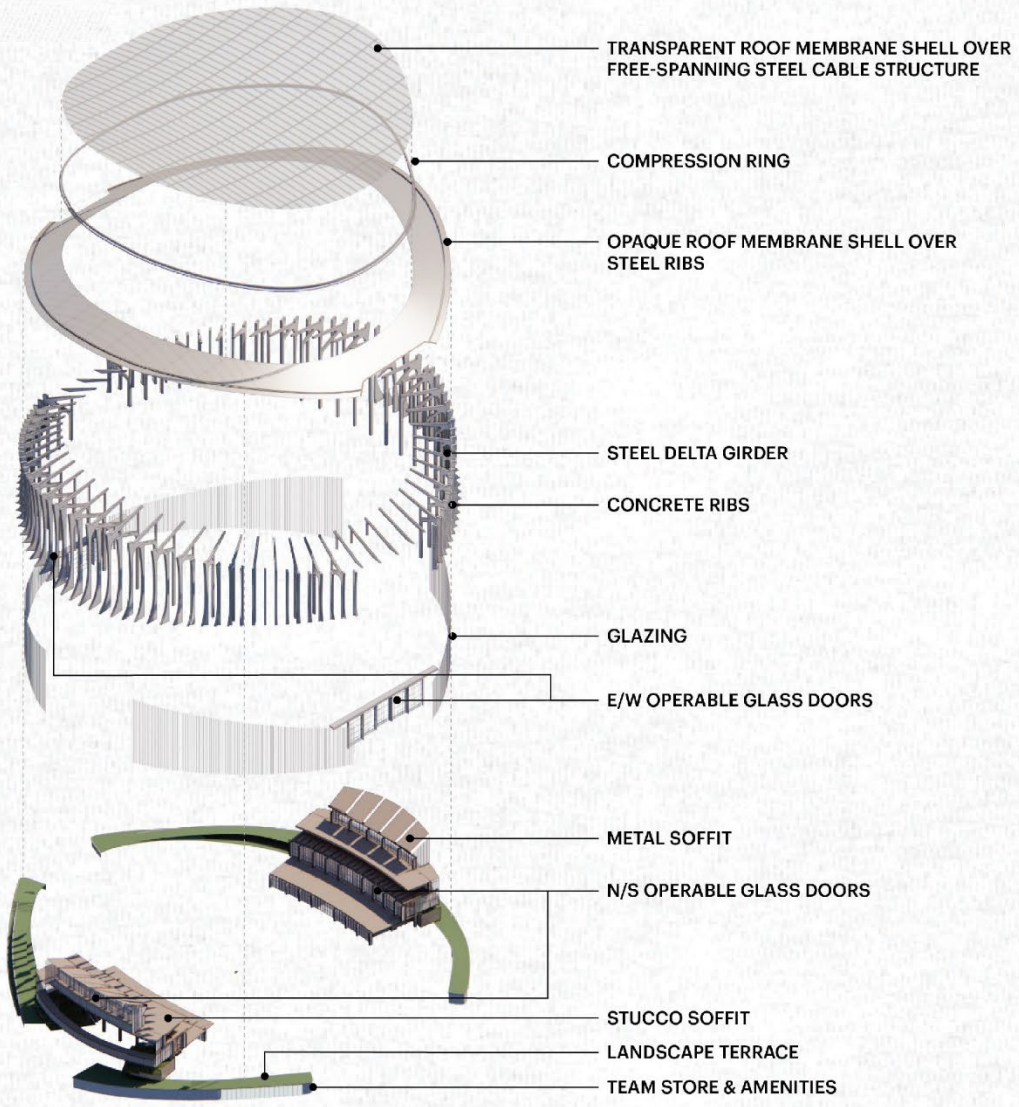
Former Stadium View from East



Conceptual View from East

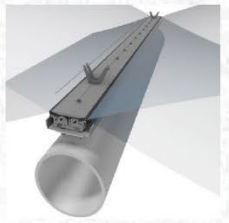


Materials




TRANSPARENT MEMBRANE


SINGLE-CABLE ROOF


ETFE DETAIL


TRANSITIONAL COLONNADE


BUILT-UP STEEL STRUCTURE


C.I.P. CONCRETE STRUCTURE


ENTRANCE GLAZING


FLUTED GLASS CURTAINWALL

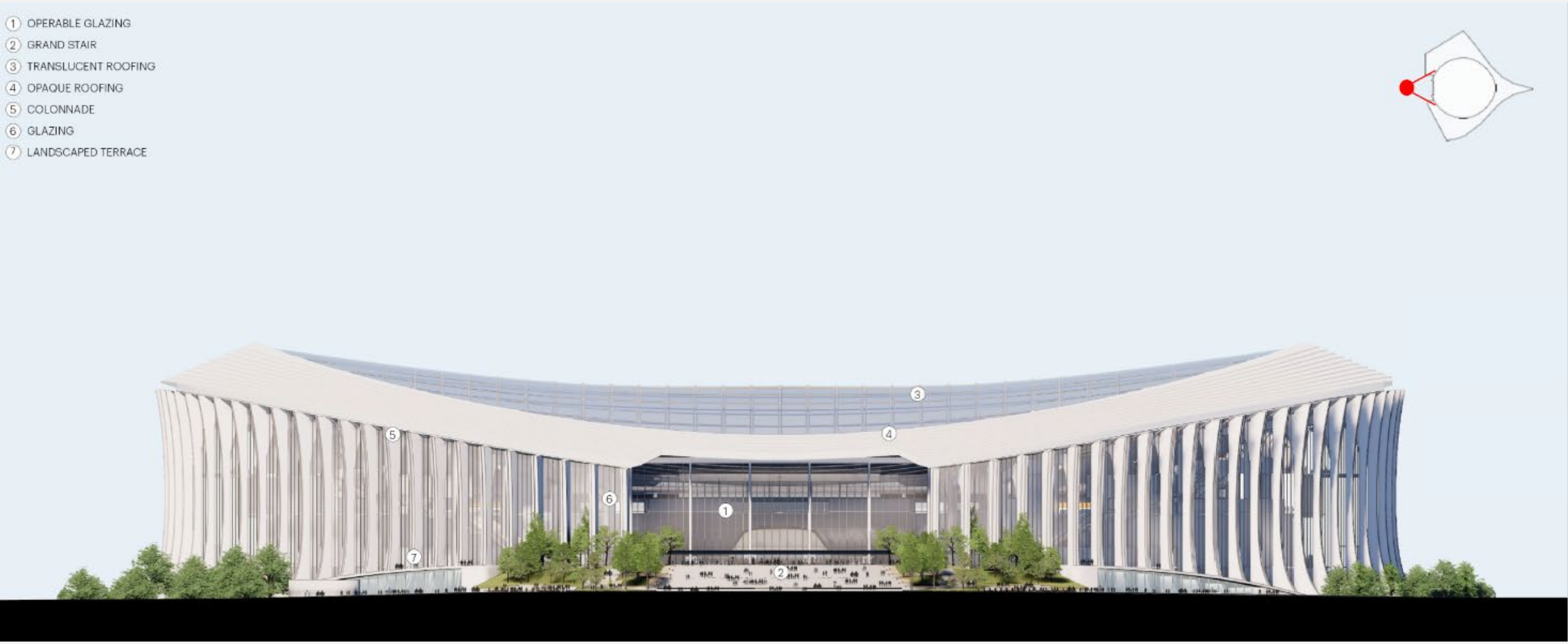

GLAZING


OPERABLE GLASS DOORS


LANDSCAPE TERRACE


OPERABLE GLASS DOORS

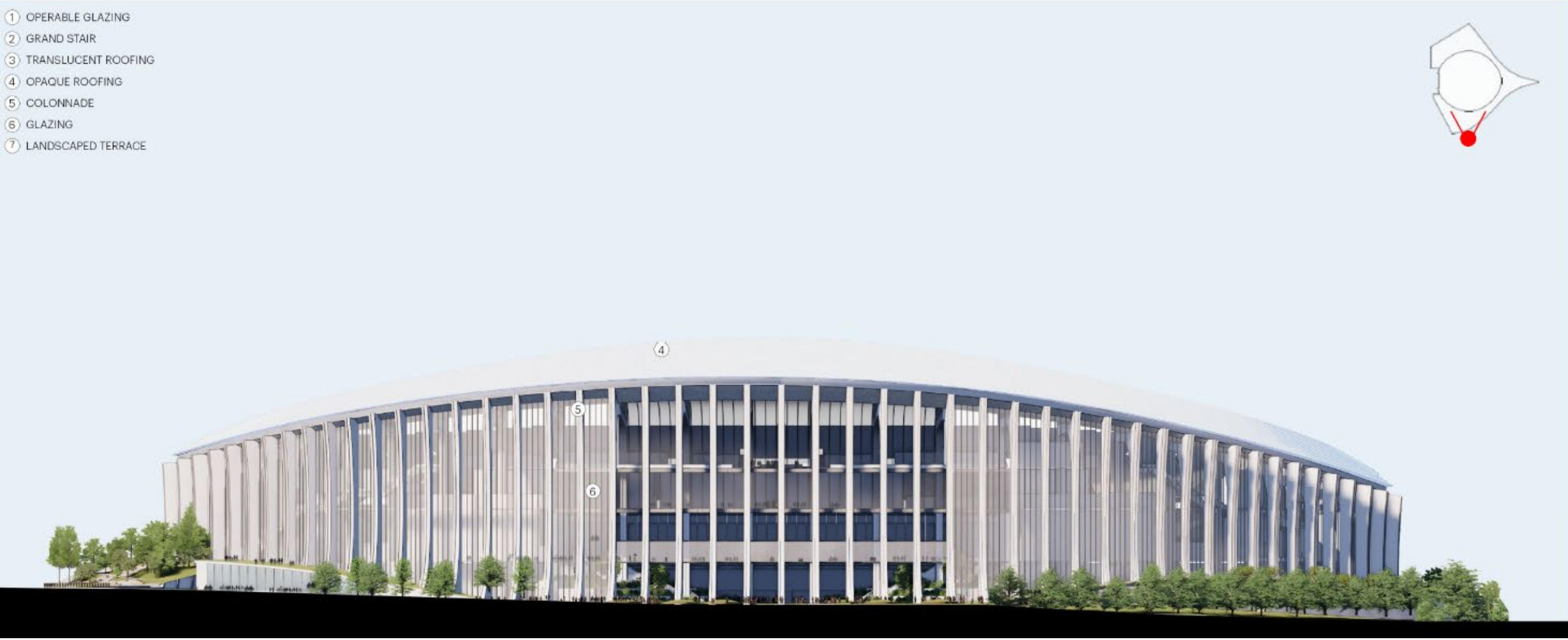
Proposed West Elevation



Proposed North Elevation

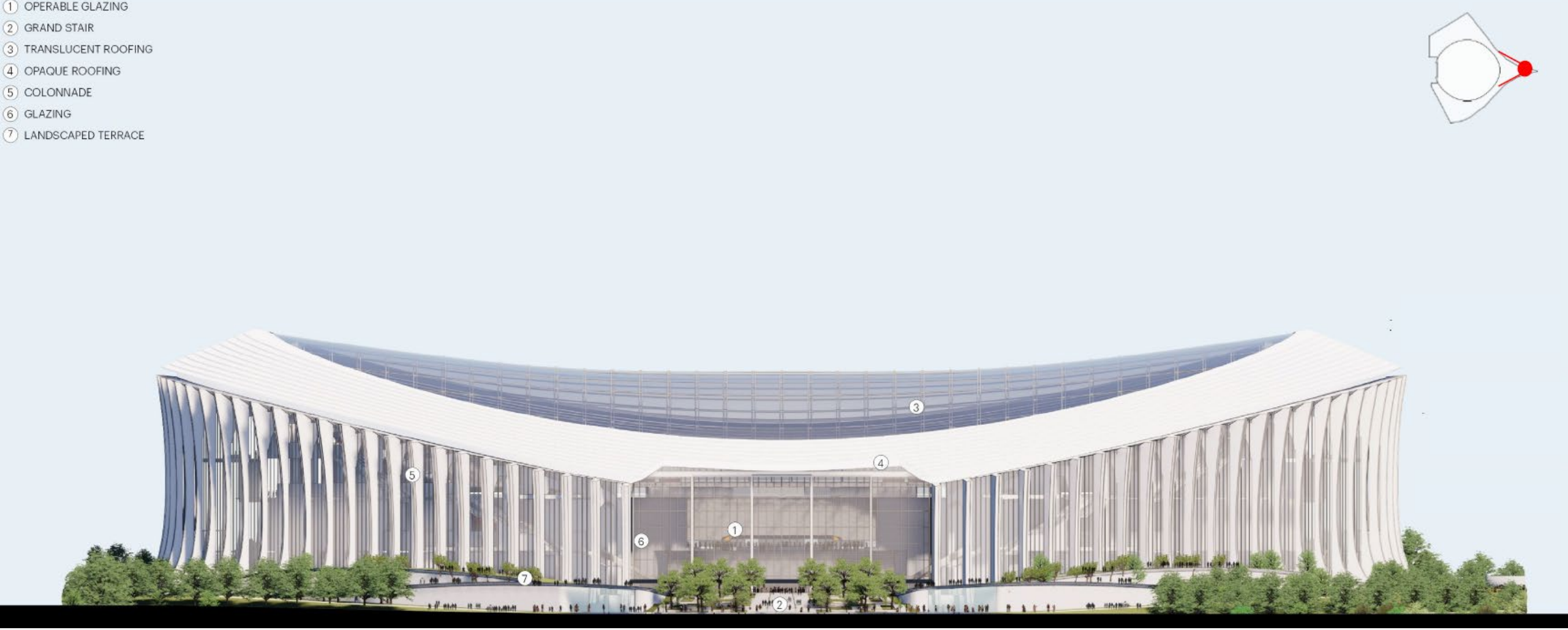


Proposed South Elevation

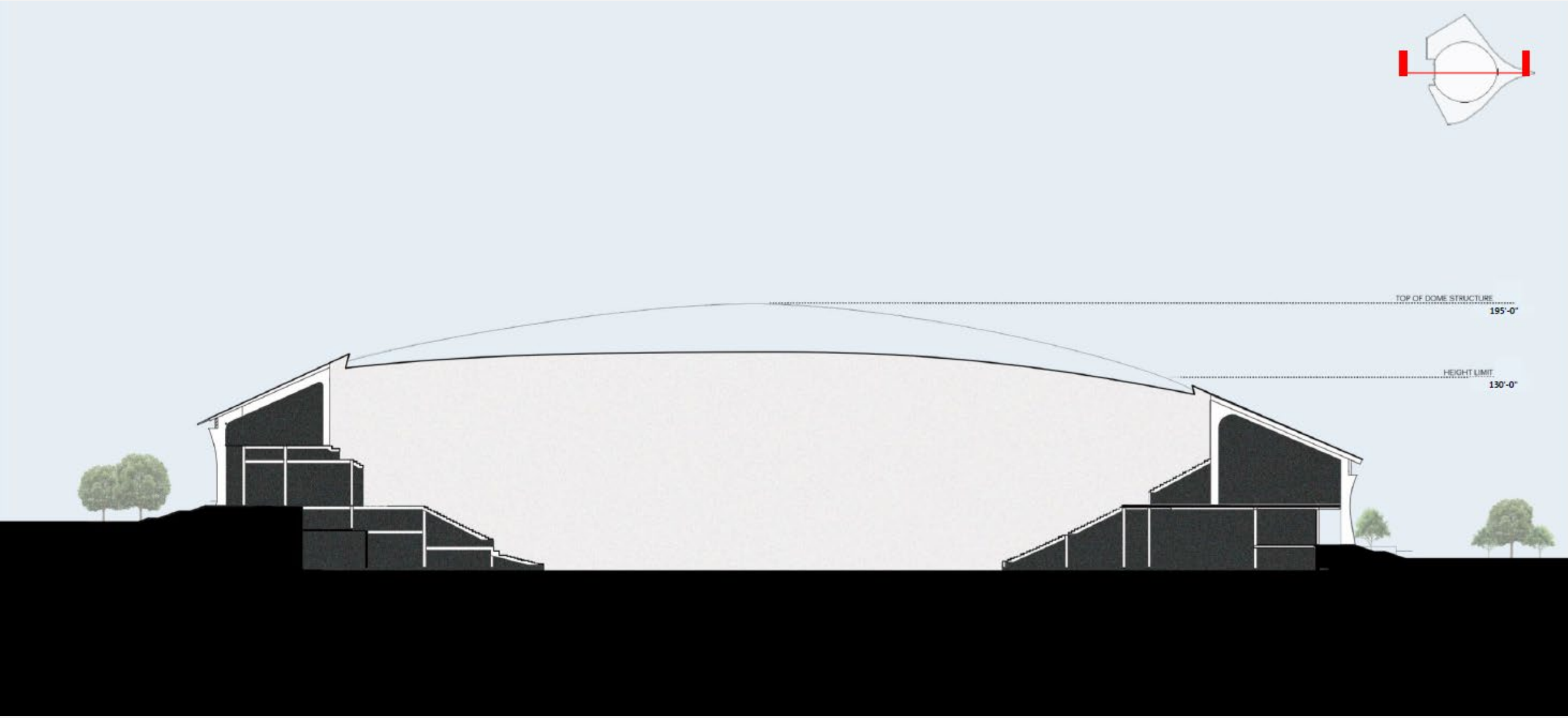


Proposed East Elevation

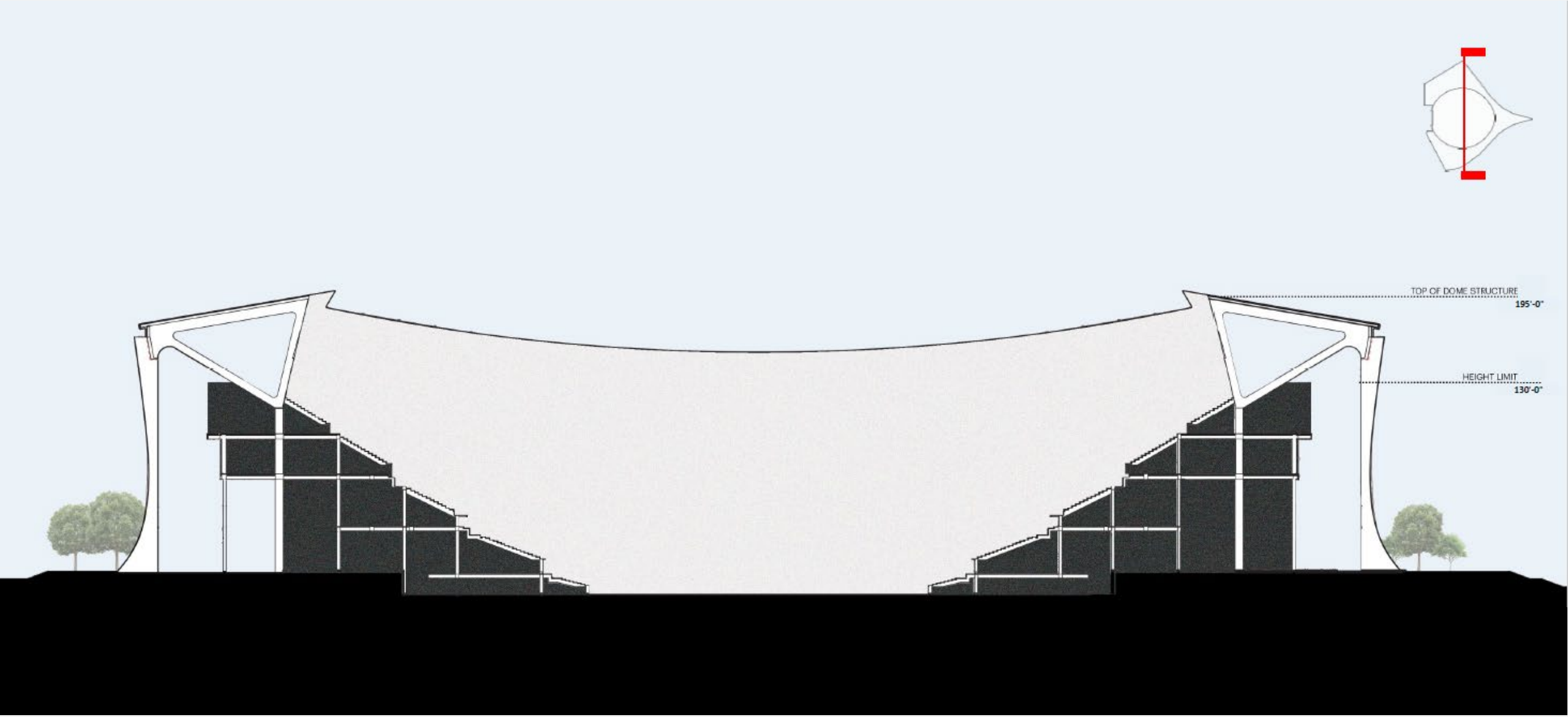
1. OPERABLE GLAZING
2. GRAND STAIR
3. TRANSLUCENT ROOFING
4. OPAQUE ROOFING
5. COLONNADE
6. GLAZING
7. LANDSCAPED TERRACE



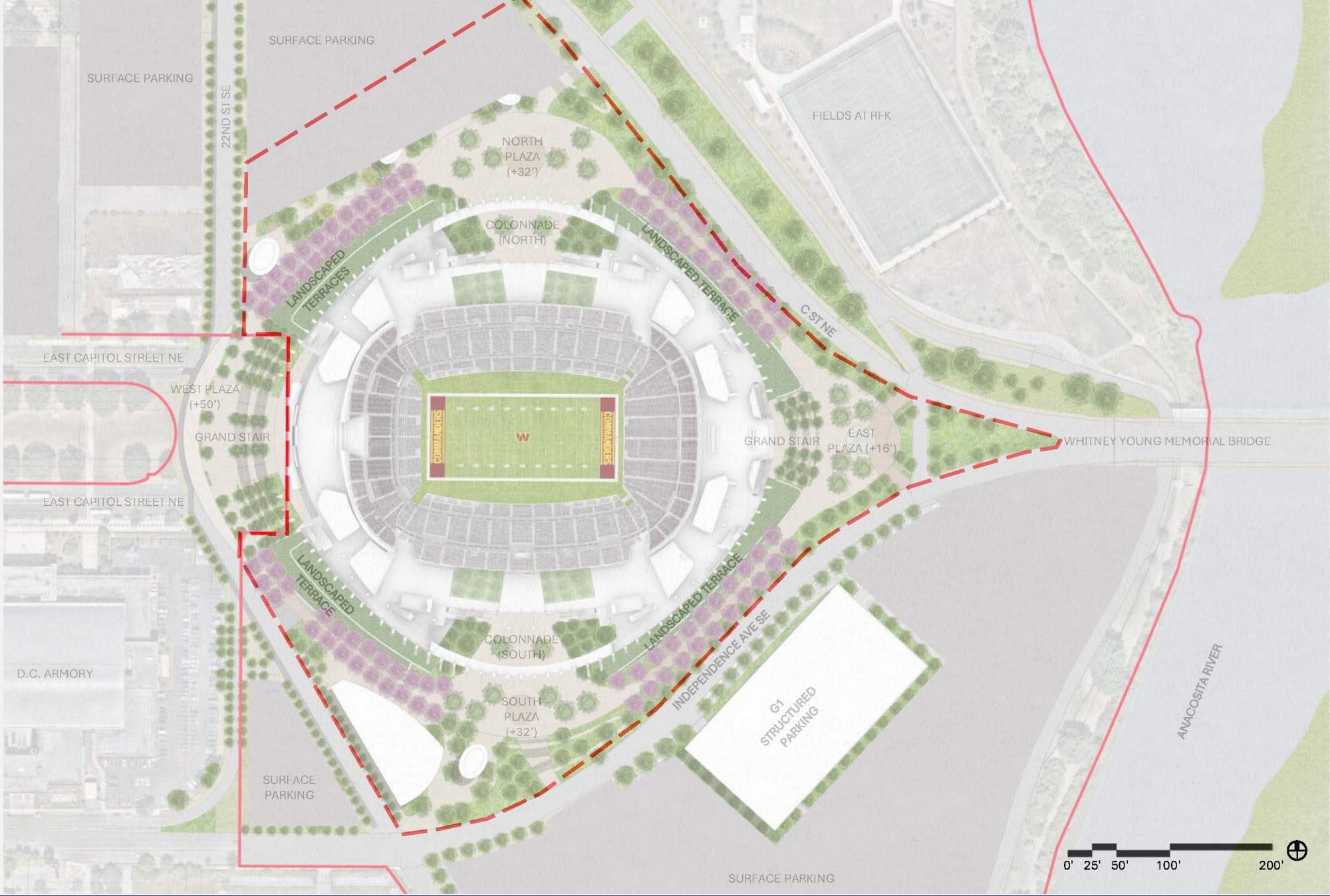
Proposed East/West Section



Proposed North/South Section



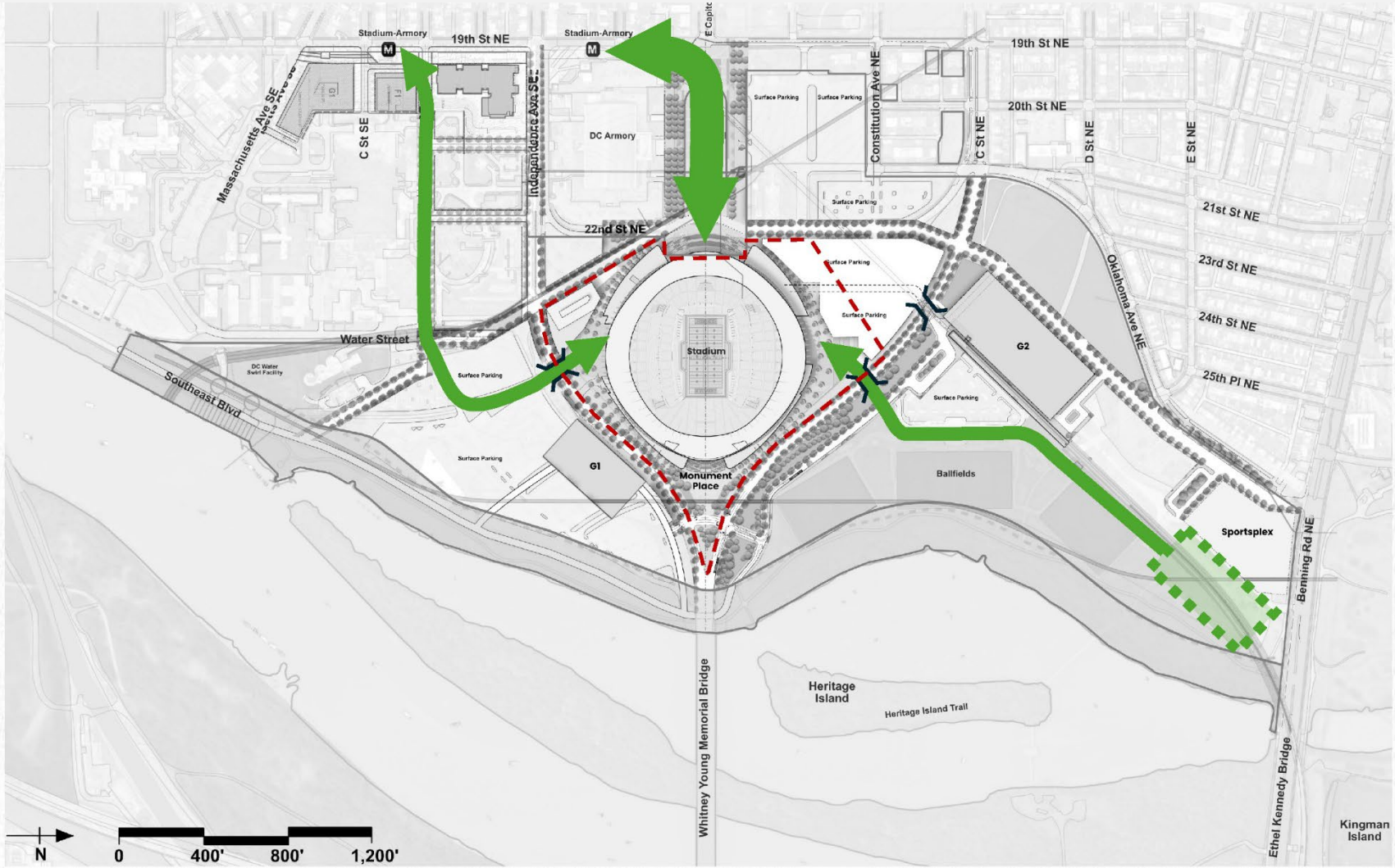
Site Plan


SURFACE PARKING
SURFACE PARKING
22ND ST SE
FIELDS AT RFK
NORTH PLAZA (+32')
COLONNADE (NORTH)
LANDSCAPED TERRACES
LANDSCAPED TERRACE
C ST NE
EAST CAPITOL STREET NE
WEST PLAZA (+50')
GRAND STAIR
EAST CAPITOL STREET NE
GRAND STAIR
EAST PLAZA (+16')
WHITNEY YOUNG MEMORIAL BRIDGE
LANDSCAPED TERRACE
LANDSCAPED TERRACE
COLONNADE (SOUTH)
INDEPENDENCE AVE SE
D.C. ARMORY
SOUTH PLAZA (+32')
G1 STRUCTURED PARKING
ANACOSTIA RIVER
SURFACE PARKING
SURFACE PARKING
0' 25' 50' 100' 200'

Public Transportation

Metrorail will be the primary mode of transportation to the stadium on game days. The site plan encourages use of the Metro through a variety of design elements, including beautiful new public spaces, including a new festival plaza, that provide access directly from the Stadium Armory Metrorail station to the stadium's west entry point. The site plan also encourages use of the Metro station's southern portal via new road connections in Hill East to approach the stadium from the south.

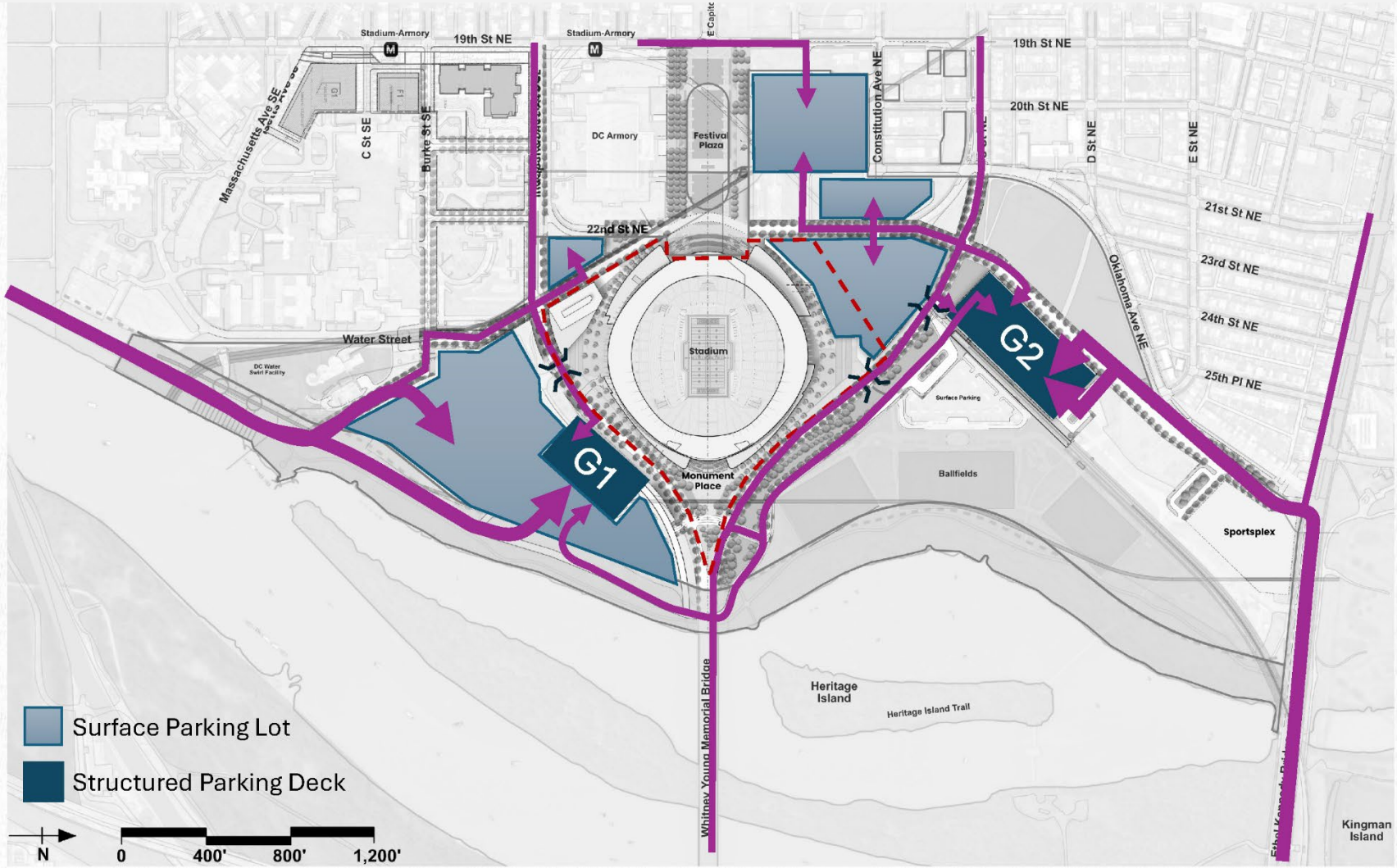
The site plan has also been designed to accommodate a new Bus Rapid Transit (BRT) station near Benning Road. WMATA and DDOT are currently planning to establish BRT service to this station by 2030. The access plan accounts for this possibility through a designated pedestrian route to and from the future BRT station with minimal roadway crossings.



Vehicular Ingress and Parking

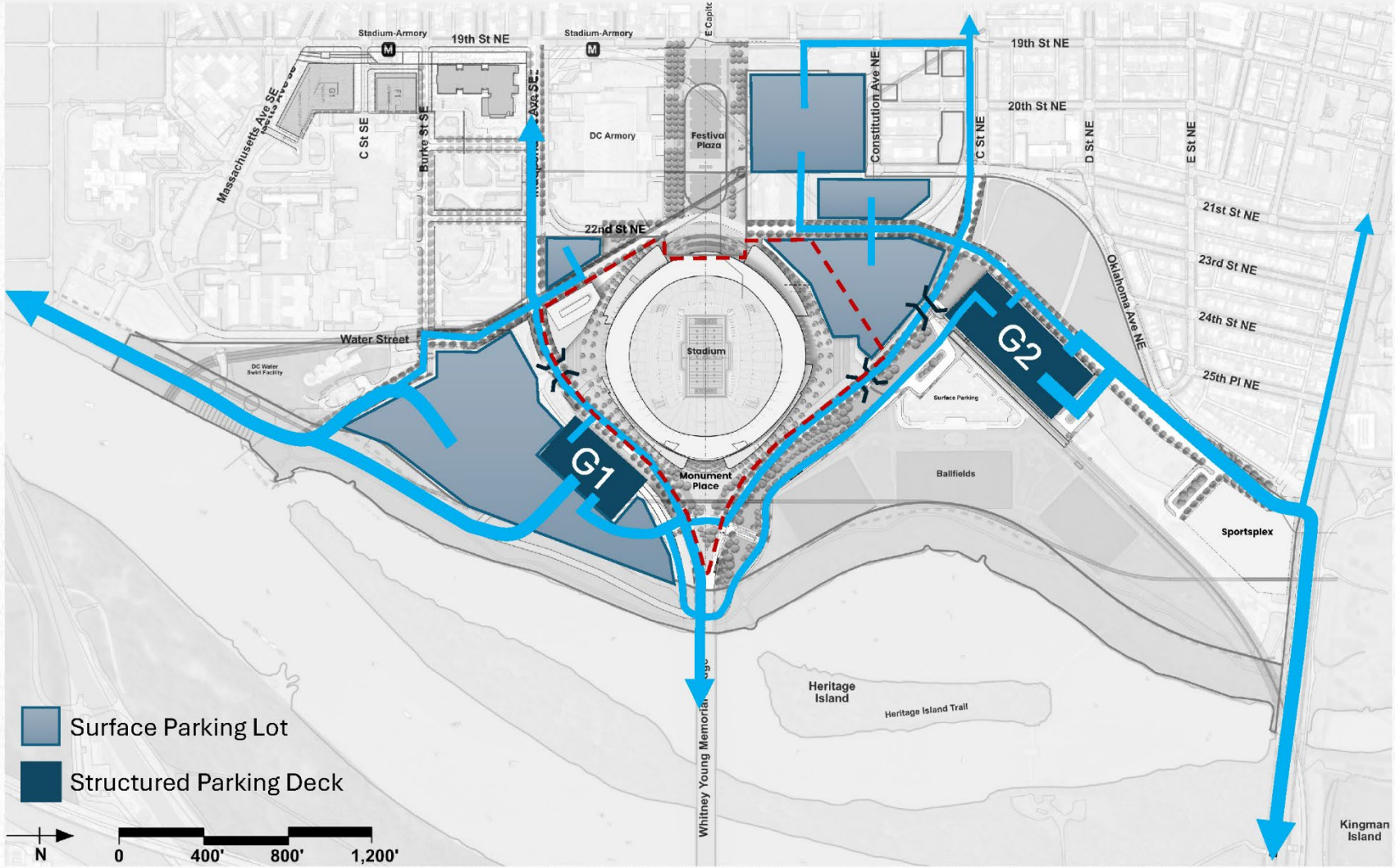
Parking for the stadium on Day One will be provided by a combination of two permanent new structured parking garages (G1 and G2) and the use of temporary surface parking lots.

Vehicles will access parking primarily via the existing parking access road known as Southeast Boulevard, which connects to I-695 under Barney Circle from the south. Secondary access will be from the Whitney Young Memorial Bridge and Benning Road from the east, Independence Avenue and C Street from the west, and Oklahoma Avenue to the north.



Vehicular Egress

Parking egress will largely follow the inverse of the respective ingress routes. Most egressing traffic will be directed to I-695 via Southeast Boulevard and secondary traffic will be routed to DC-295 via the Whitney Young Memorial Bridge and Benning Road. Local traffic is expected to use the local street network to the north, west, and south of the site.

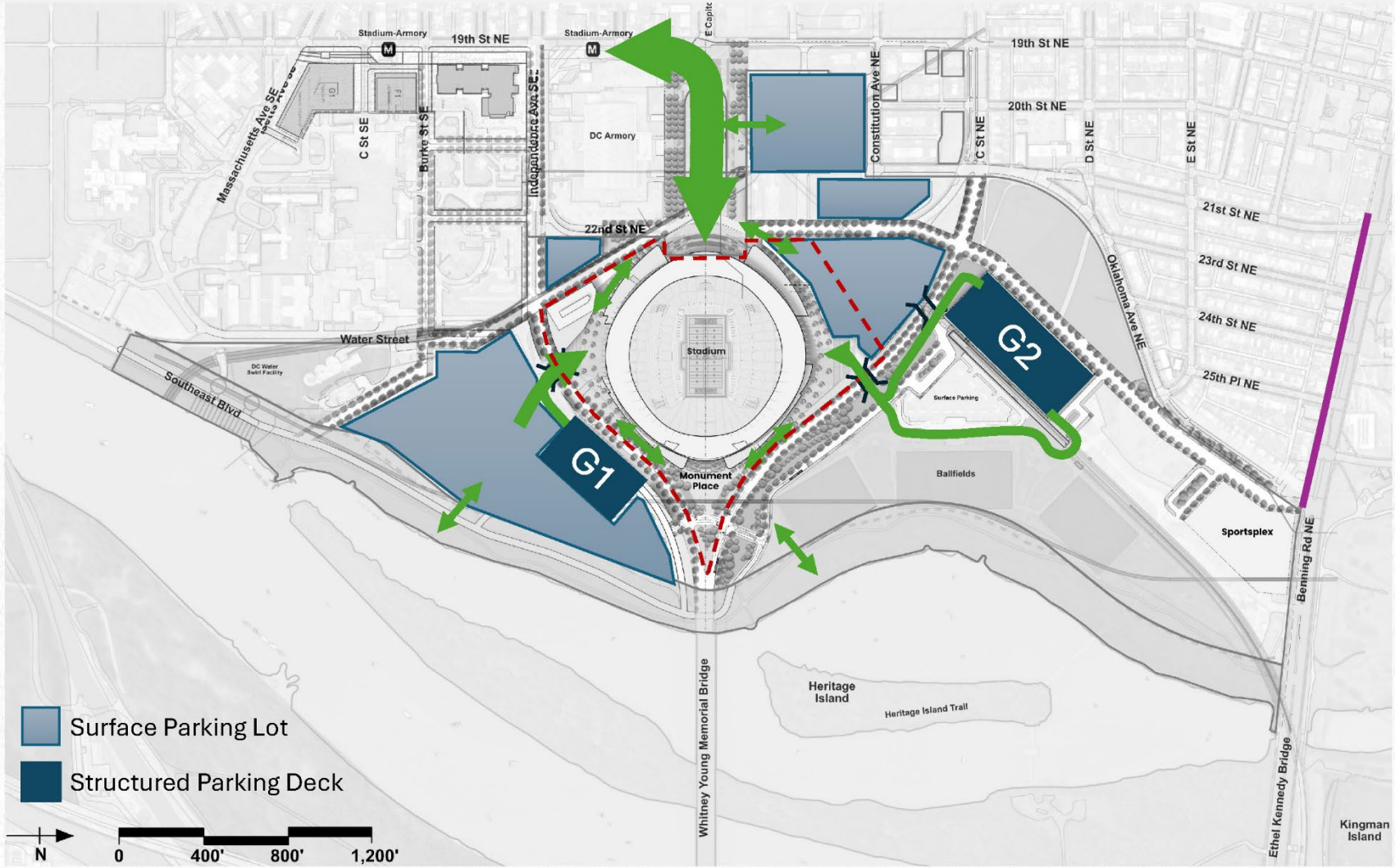


Pedestrian Movement

Pedestrians will access the stadium via below-grade access tunnels that do not cross vehicular traffic or through at-grade crossings at signalized intersections. Most pedestrians are expected to access the stadium from the west.

Pedestrian access to the stadium from G1 will be primarily through the existing underpass that used to connect RFK to surface parking south of the stadium. Pedestrian access to the stadium from G2 will be primarily through the existing underpass below C Street that used to connect RFK to surface parking north of the stadium.

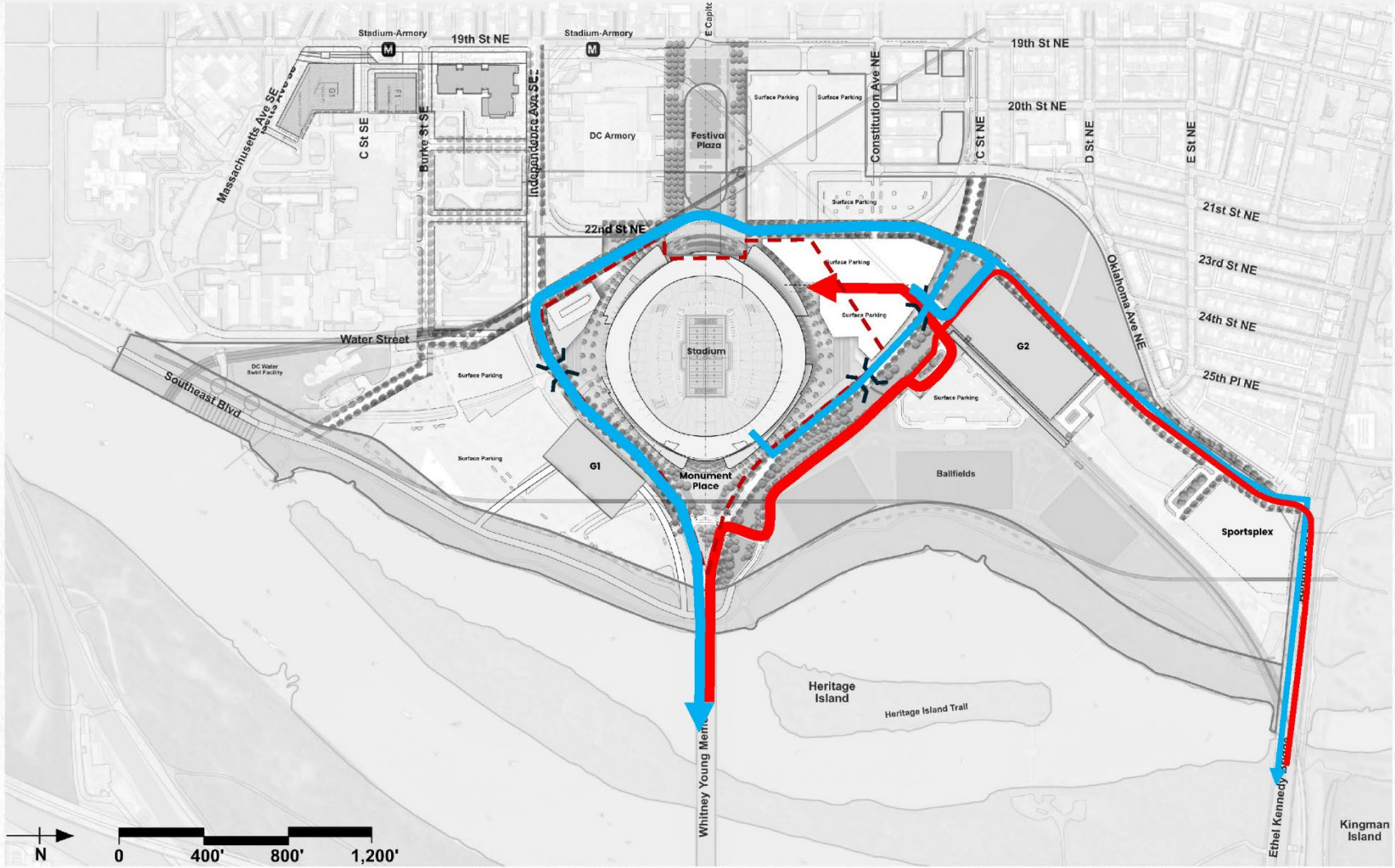
Pedestrian access to the stadium from the Day One surface parking lots and from the Metro station will be from a festival plaza west of the stadium.



Loading and Deliveries

Loading access will be on the north side of the stadium, with primary access from DC-295 via the Whitney Young Memorial Bridge and secondary access from Benning Road. An inspection area is planned near G2 outside of the security perimeter, as required by the NFL. Large vehicle delivery and loading activity will be scheduled to occur outside of pre- and post-game activities.

Egress from the loading facilities will primarily be via the Whitney Young Memorial Bridge through a route designed to accommodate turning movements for large tractor trailers. Truck routing will be minimal on Benning Road.



Bicycle Access

The site is currently served by high-quality bicycle facilities, including bike lanes on East Capitol Street, protected bike lanes on C Street on the west side of the stadium, and the Riverwalk Trail system on the east side of the stadium.

Some existing bicycle facilities on the north side of the stadium will be modified and upgraded as part of the overall transportation plan and construction of new streets.

New bicycle facilities will also be provided throughout the RFK Campus, including protected bike lanes on the new north-south connector street and trails through the plaza and around the stadium.

- Existing bicycle facilities
- Modified bicycle facilities
- New bicycle facilities

