National Capital Planning Commission

New Stadium at RFK Campus

2400 East Capitol Street, NE, Washington, DC

Approval of Final Site and Building Plans

Mayor of the District of Columbia,

RFK Stadium Project Management Office

December 3, 2026 | File: 8721

Project Summary

Commission Meeting Date: December 3, 2026

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

Applicant Request: Approval of Final Site and Building Plans

Session: Consent Calendar

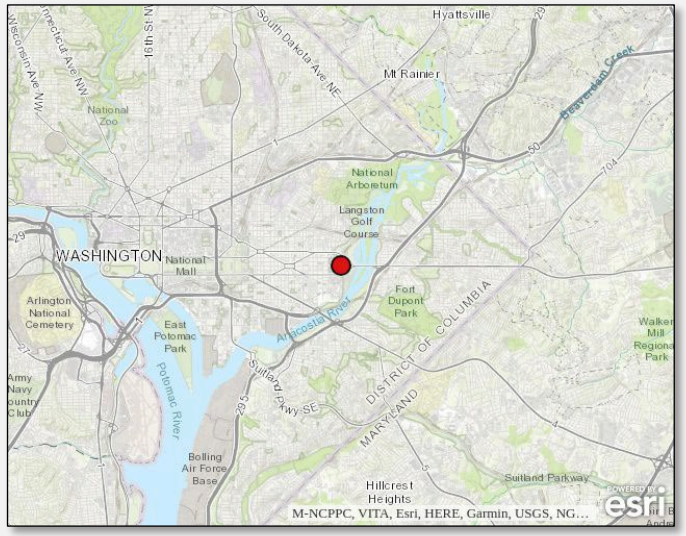
NCPC Review Officer: Laura Shipman

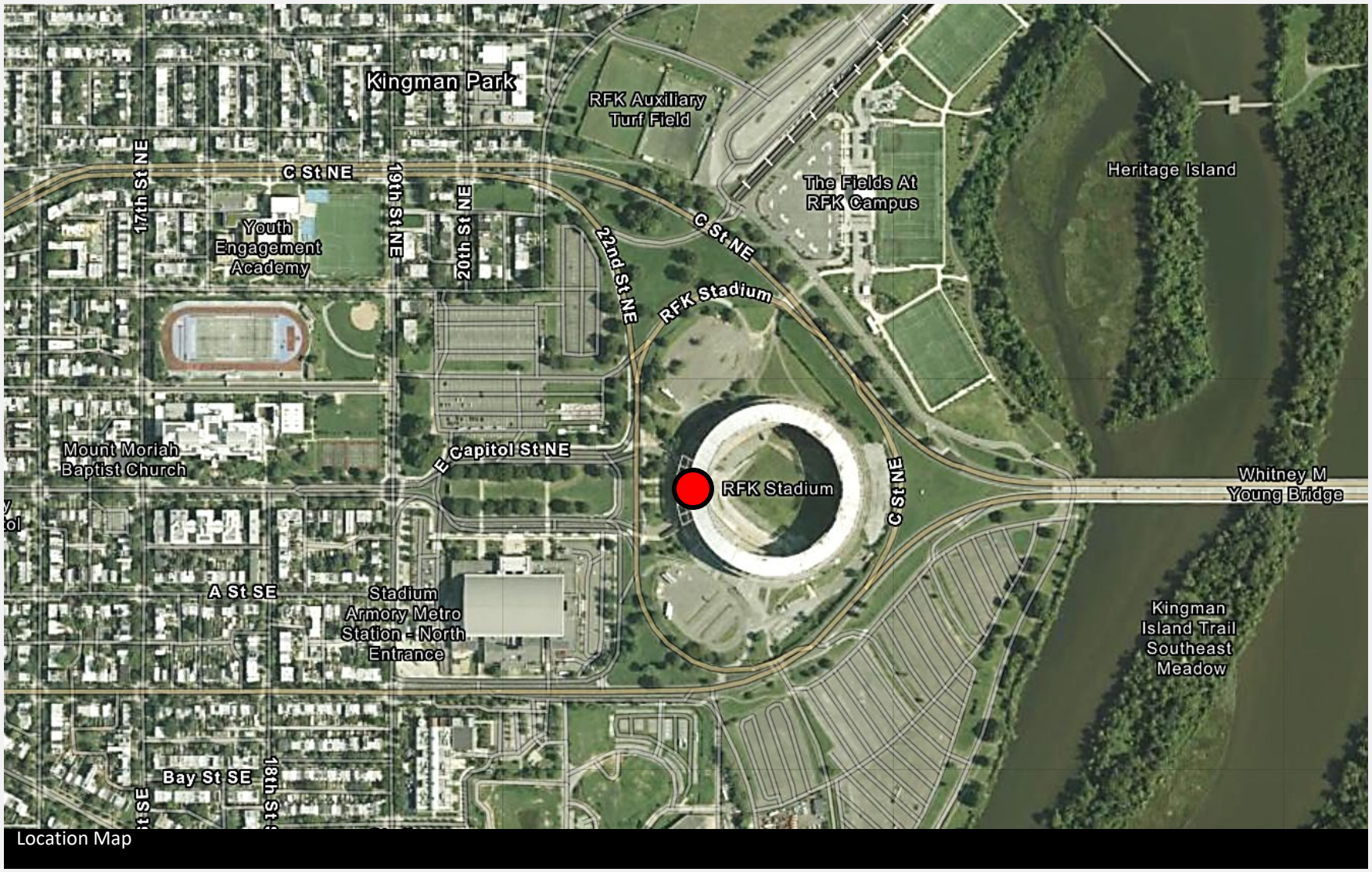
NCPC File Number: 8721

Project Summary:

The District of Columbia's Robert F. Kennedy (RFK) Stadium Project Management Office, in partnership with the Washington Commanders, has submitted final site and building plans for a proposed new stadium and surrounding site improvements on the RFK Stadium Campus located in Washington, DC. The stadium project site is 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 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. Construction is anticipated to be complete in 2030.

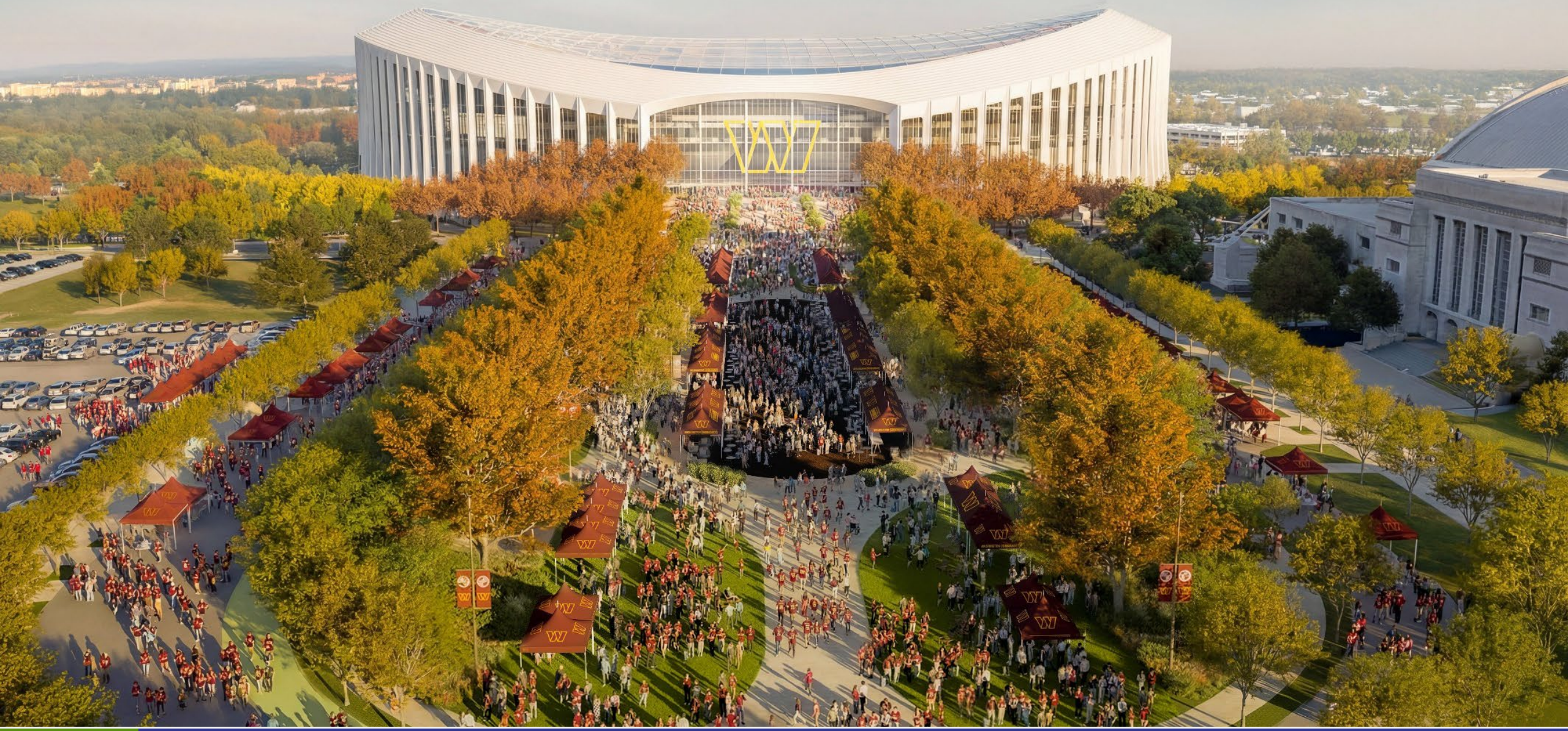
Site Location





Location Map

Previous Aerial View from West (April Preliminary Review)



Updated Aerial View from West

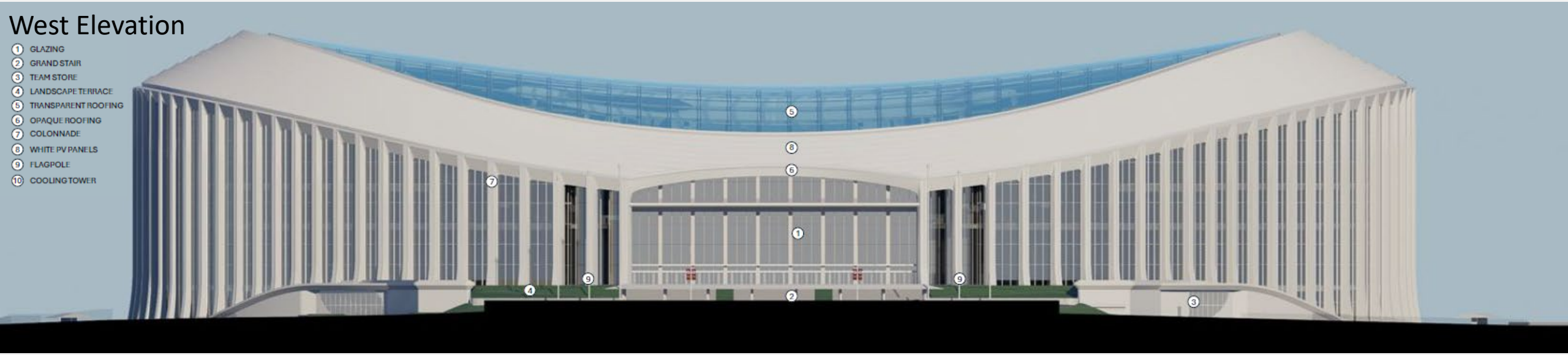


Site Plan

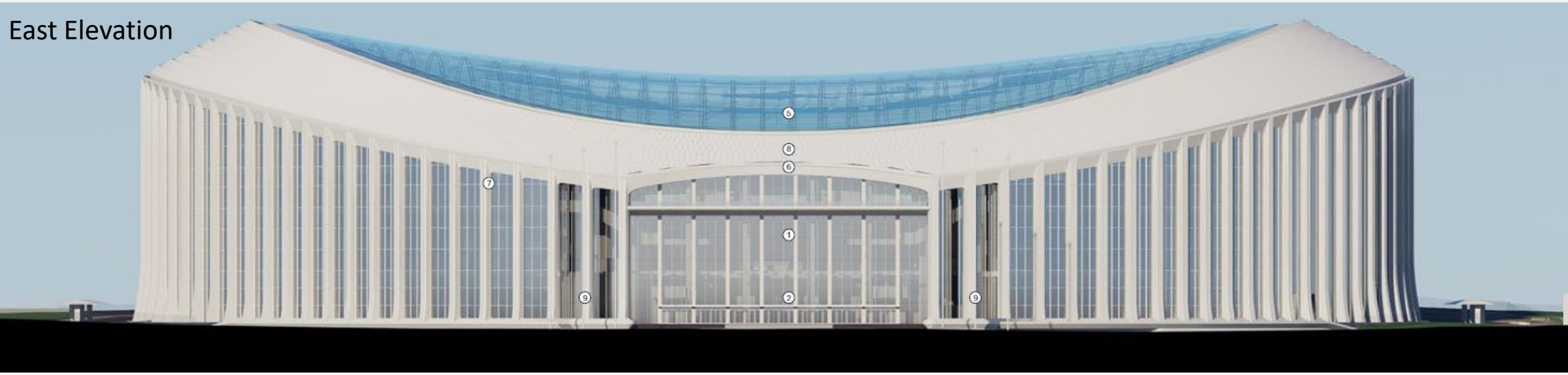

Parking Garage / Surface Parking
Cooling Tower
Ball Fields
Surface Parking
DC Armory
Surface Parking
Parking Garage
Surface Parking
N
0 50' 100' 200' 300'

East and West Elevations

West Elevation



East Elevation



View of East Entry



North and South Elevations

North Elevation



South Elevation



View of North Entry



Lighting

Exterior Lighting Intent

- Reinforce important view corridors
- Pay homage and respect to the DC skyline
- Create gathering spaces that balance safety and intimacy
- Promote wayfinding and public engagement
- Guide visitors as they access the site and stadium
- Accentuate landscape and architecture with highly controlled sources and integrated details to limit light spill and glare

Softly illuminated trees via landscape mounted fixtures

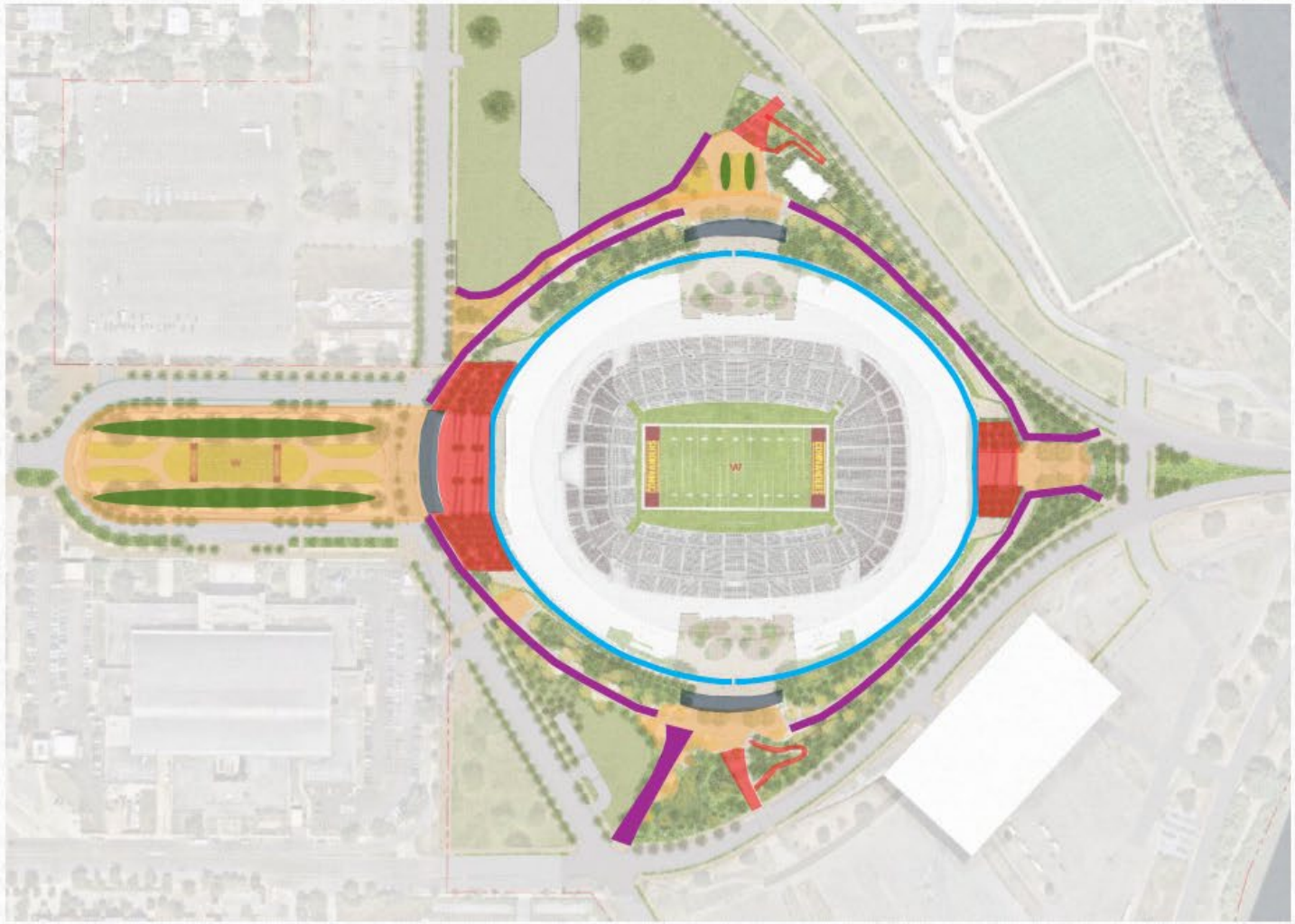
Dark-sky friendly pole lighting along promenade and main walkways

Visually-quiet, multi-head poles throughout plazas and landscape to concentrate light on gathering areas and secondary pathways

Supplemental lighting on stairs and ramps via controlled sources on poles for egress

Security check lighting via discrete downlights recessed within canopies

Integrated lighting embedded within the architecture of the facade to illuminate the stadium with architectural details to reduce visibility of fixtures



Lighting

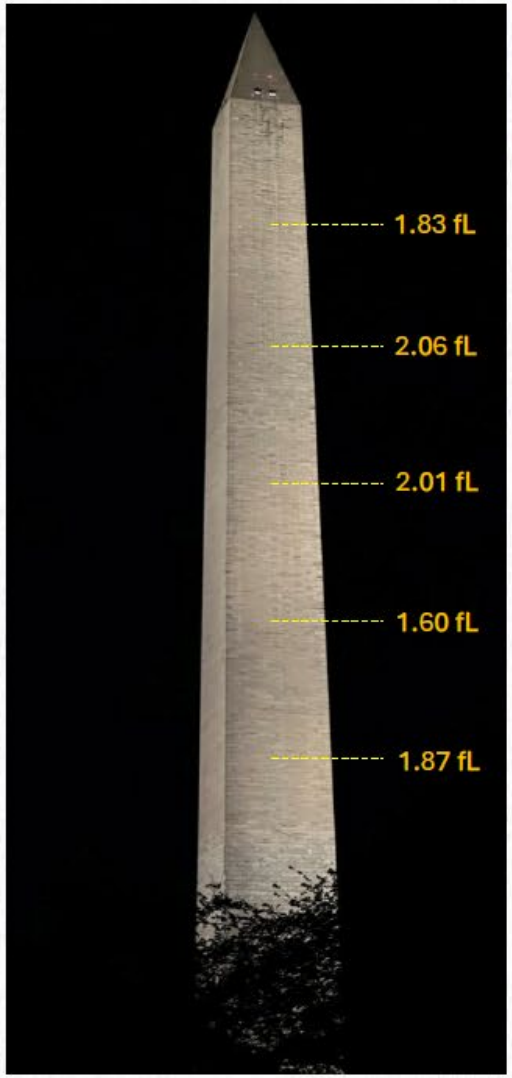
Lighting Levels

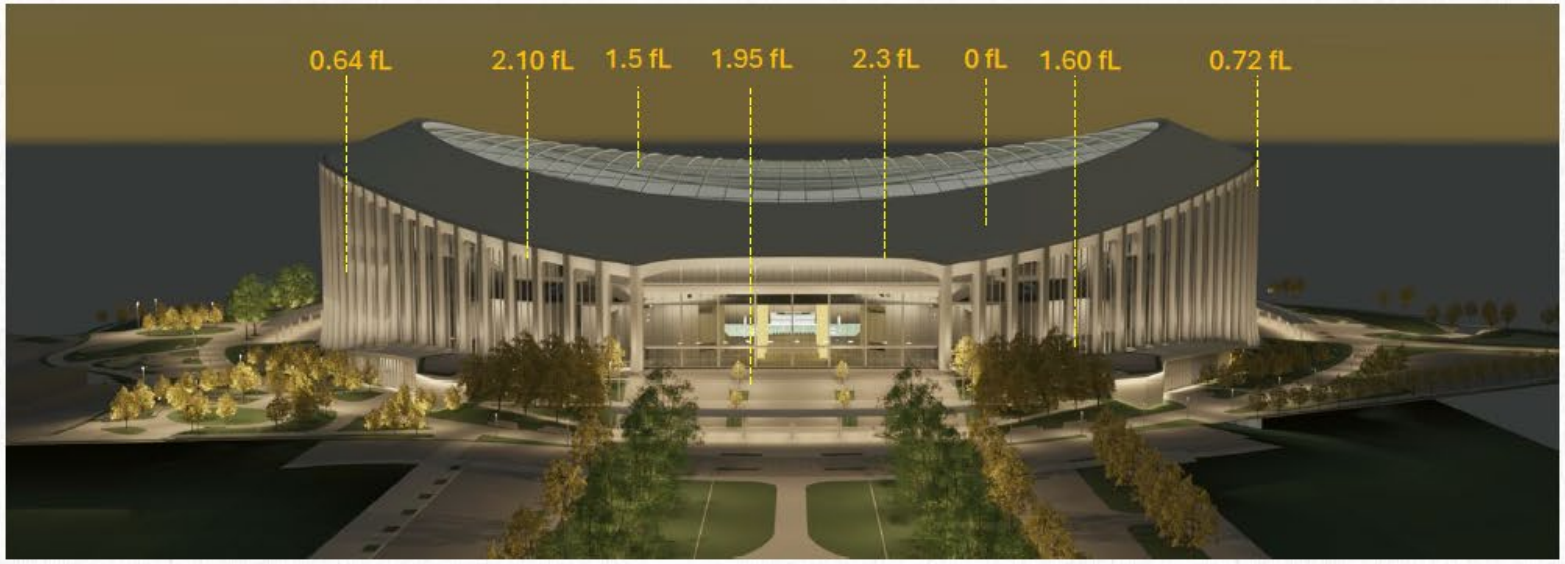
Proposed façade lighting for the RFK Campus Stadium will range from 0.5 to 2.5 foot-lamberts (fL). These levels are in-line with appropriate brightness of the nearby monuments and well below the luminance values seen at the Lincoln Memorial.

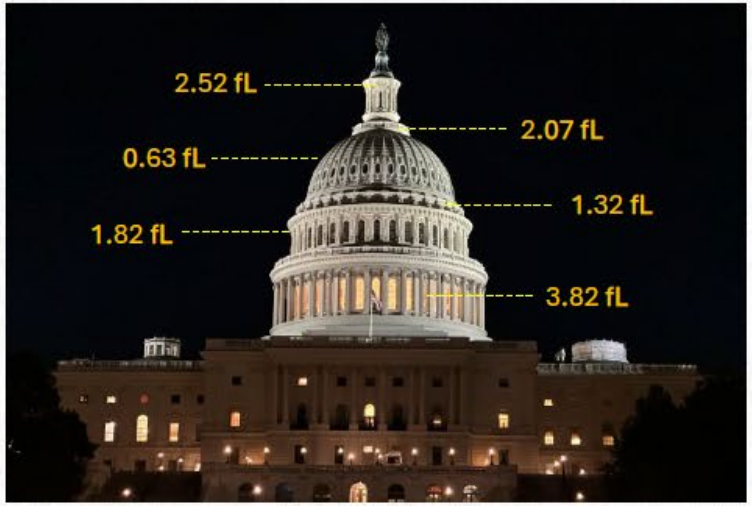
Additionally, all façade lighting will be digitally addressable to allow for a highly customizable display that can adjust by day, event, or function.

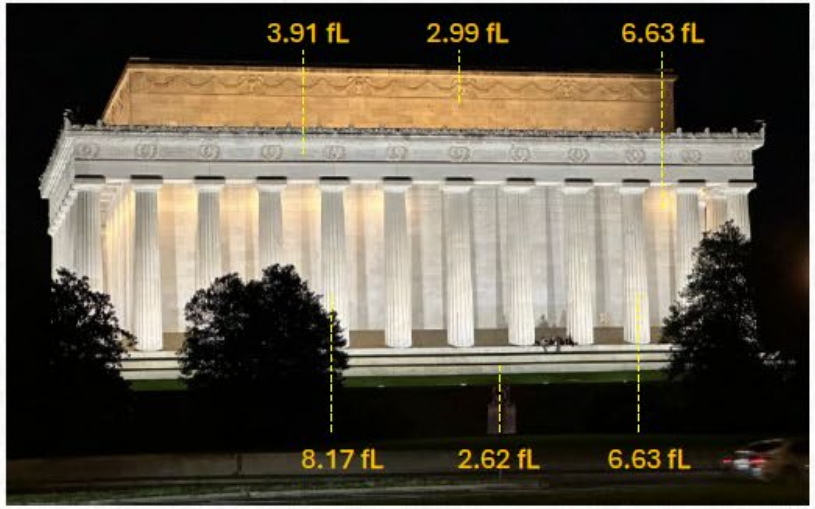
The rendering depicts an "event day" setting at the maximum level of 2.5 foot-lamberts (fL). On non-event days, the lighting can be further dimmed, programmed to turn-off or be reduced during late-night, non-operational hours.

Please note: This rendering is depicting lighting effect only on the façade and landscape with some interior lighting included. Video ribbon boards are not included.

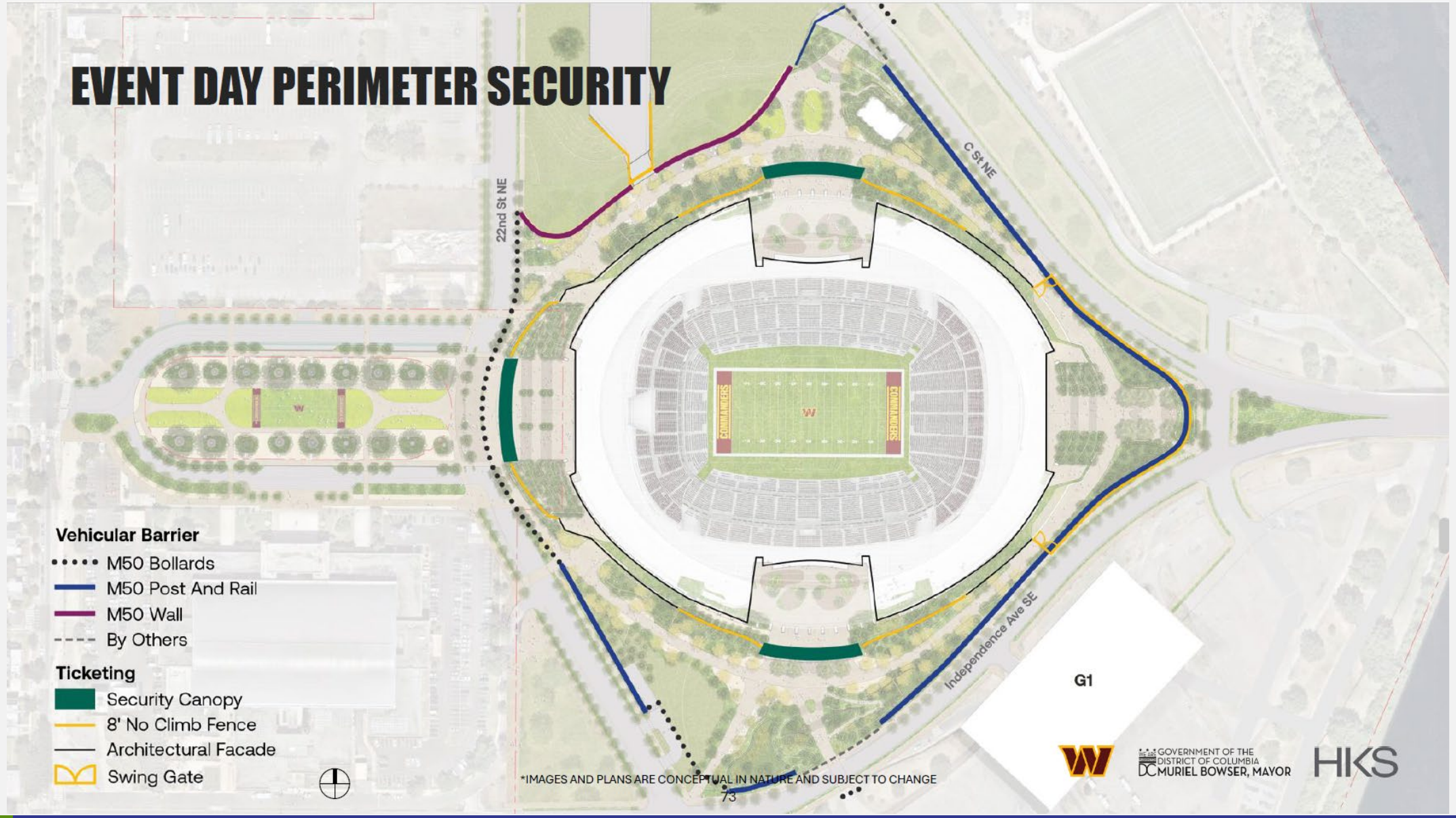








Perimeter Security



Perimeter Security

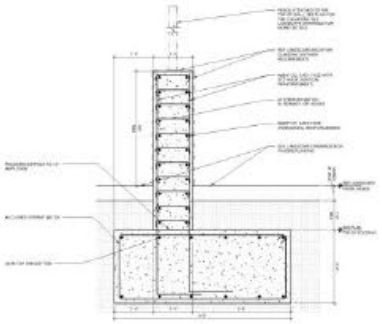
The perimeter security strategy is designed to provide controlled access during large events while maintaining a welcoming and navigable public realm. Select sections of the Stadium Site will be temporarily defined using retractable bollards, decorative fencing, and controlled entry points to manage crowd flow and meet safety requirements. These elements are positioned to clearly define secure zones while maintaining visual continuity and reinforcing the overall site organization.

Outside of event conditions, the perimeter remains visually open and pedestrian-friendly, supporting everyday connectivity through the Stadium Site and along adjacent streets. This layered approach balances operational security needs with an accessible, walkable environment that prioritizes comfort, visibility, and safe movement for the broader community.

Coordination with the Metropolitan Police Department is underway and will continue going forward.

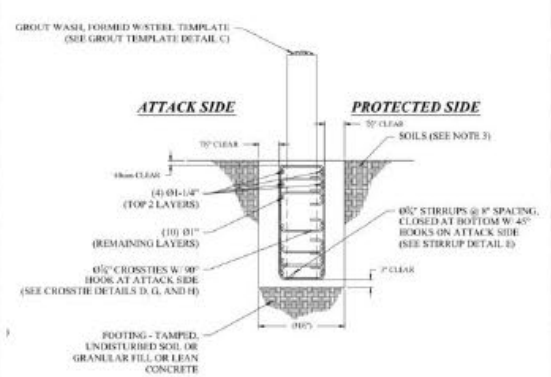
M50 Wall





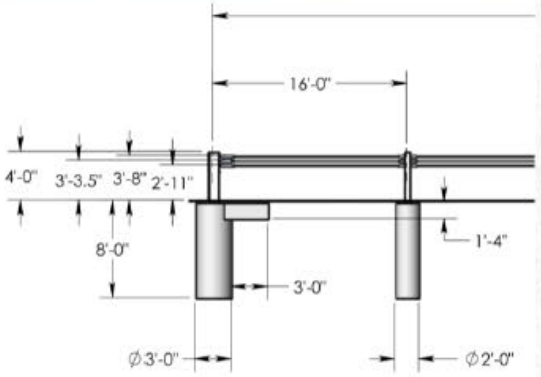
M50 Bollard





M50 Post And Rail System

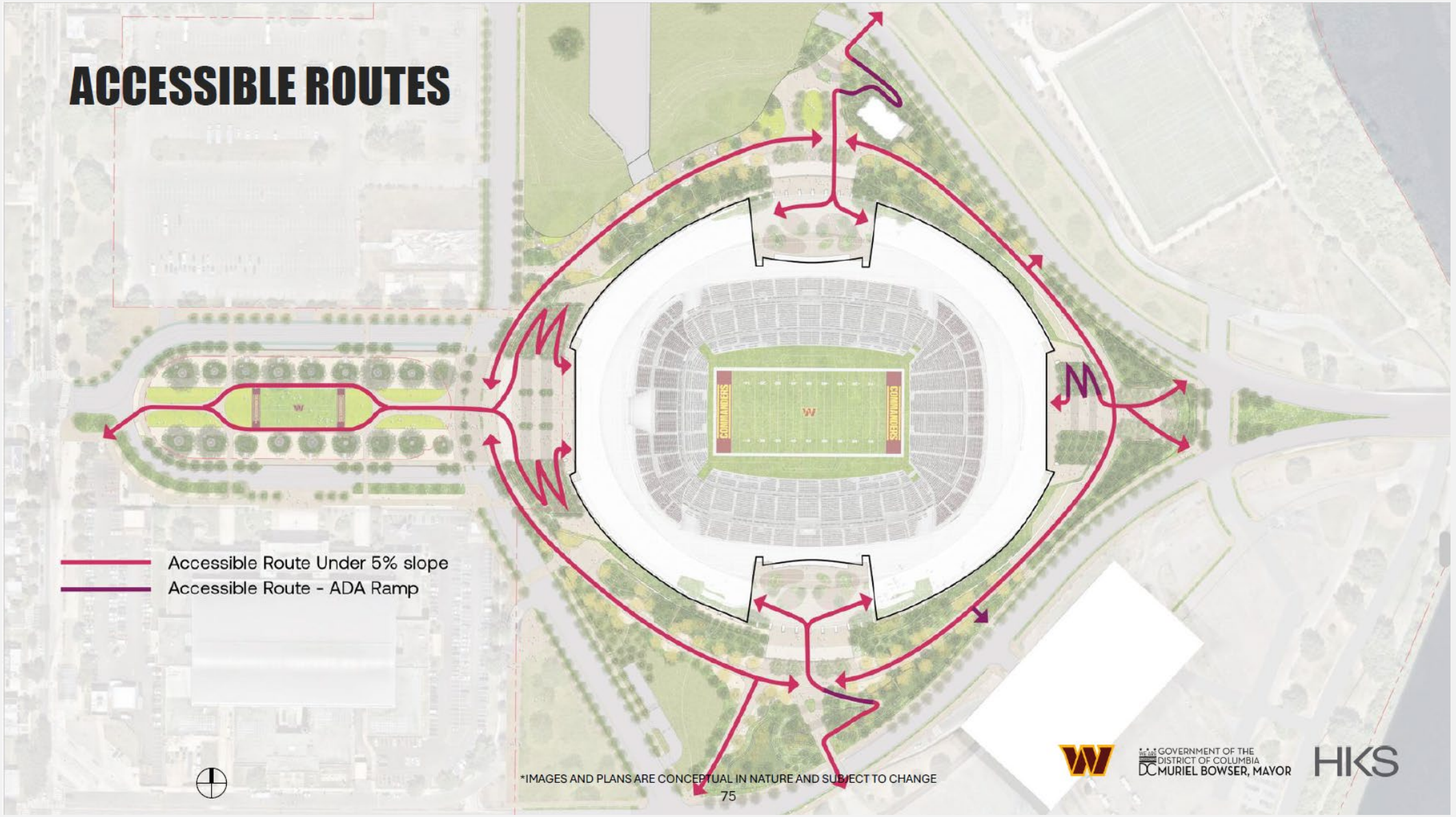




Perimeter Security



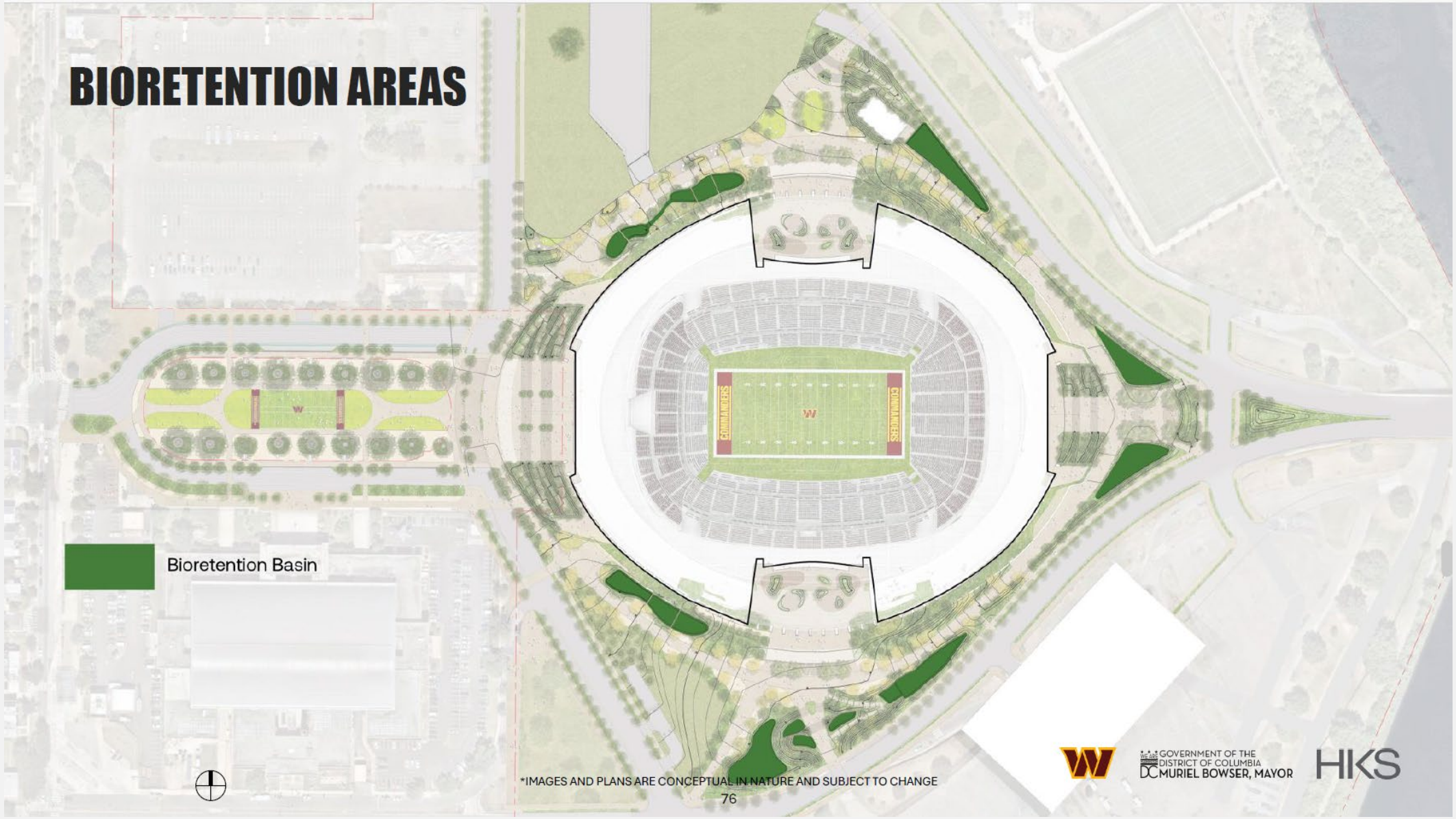
Accessible Circulation



Landscape Plans



Bioretention Areas



Aerial View from East



Additional Views



Conceptual view from West Plaza

GOVERNMENT OF THE DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR

HKS



Conceptual viewshed from Kingman Park

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DC MURIEL BOWSER, MAYOR
HKS



Conceptual viewshed from Anacostia River

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DC MURIEL BOWSER, MAYOR
HKS



Conceptual viewshed from far west

*image updated to match current intent of design



*IMAGES AND PLANS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE

Conceptual viewshed from Hill East with D.C. Armory in foreground

56



Conceptual viewshed from Anacostia Hills escarpment

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DC MURIEL BOWSER, MAYOR
HKS



Conceptual viewshed from east

GOVERNMENT OF THE DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR
HKS



Conceptual viewshed from east

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DC MURIEL BOWSER, MAYOR

HKS

GAMEDAY VIEW

The pedestrian arrival sequence from the Metrorail station to the stadium unfolds as a clear and celebratory procession through a festival plaza. Generous walkways, framed by trees and active gathering spaces, guide visitors toward the stadium while maintaining strong sightlines. The experience is designed to feel intuitive and energetic, accommodating peak event crowds while remaining comfortable and legible on non-event days.



GAMEDAY VIEW



GOVERNMENT OF THE DISTRICT OF COLUMBIA
DC MURIEL BOWSER, MAYOR
HKS

GAMEDAY VIEW



*IMAGES AND PLANS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE

GAMEDAY VIEW



GOVERNMENT OF THE DISTRICT OF COLUMBIA
DC MURIEL BOWSER, MAYOR
HKS

GAMEDAY VIEW



NON-GAMEDAY VIEW



GOVERNMENT OF THE DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR

HKS