

New Stadium at RFK Campus

2400 E Capitol St NE, Washington, DC

Approval of Preliminary Site and Building Plans

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

Project Summary

Commission Meeting Date: February 5, 2026

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

Applicant Request: Approval of Preliminary Site and Building Plans

Session: Staff Presentation

NCPC Review Officer: Laura Shipman

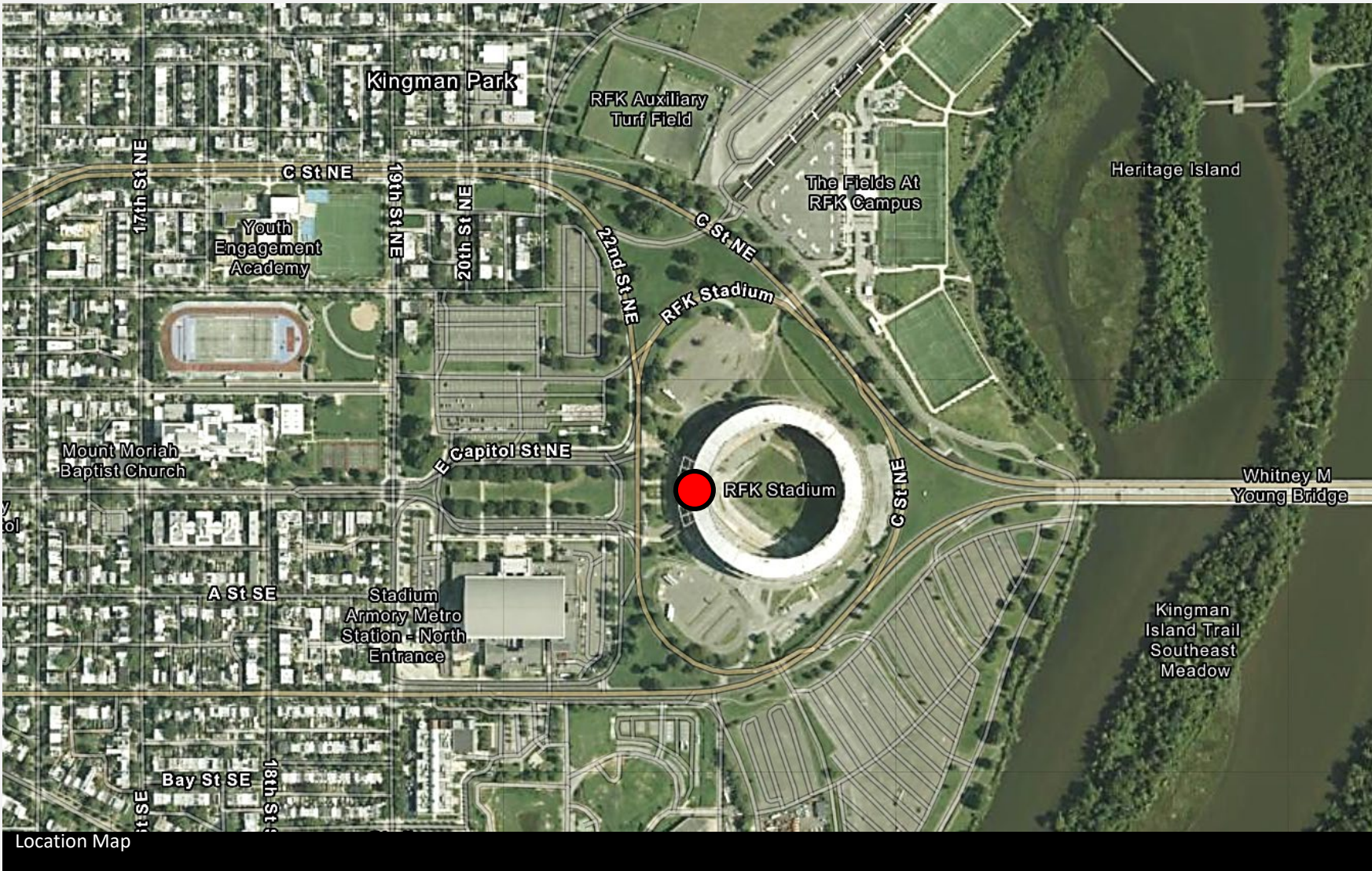
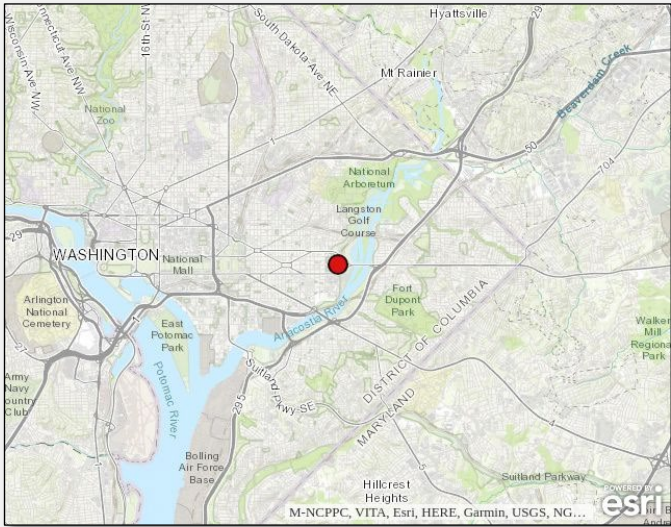
NCPC File Number: 8721

Project Summary:

The District of Columbia's Robert F. Kennedy (RFK) Stadium Project Management Office, in partnership with the Washington Commanders, has submitted preliminary site and building 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 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.

Site Location

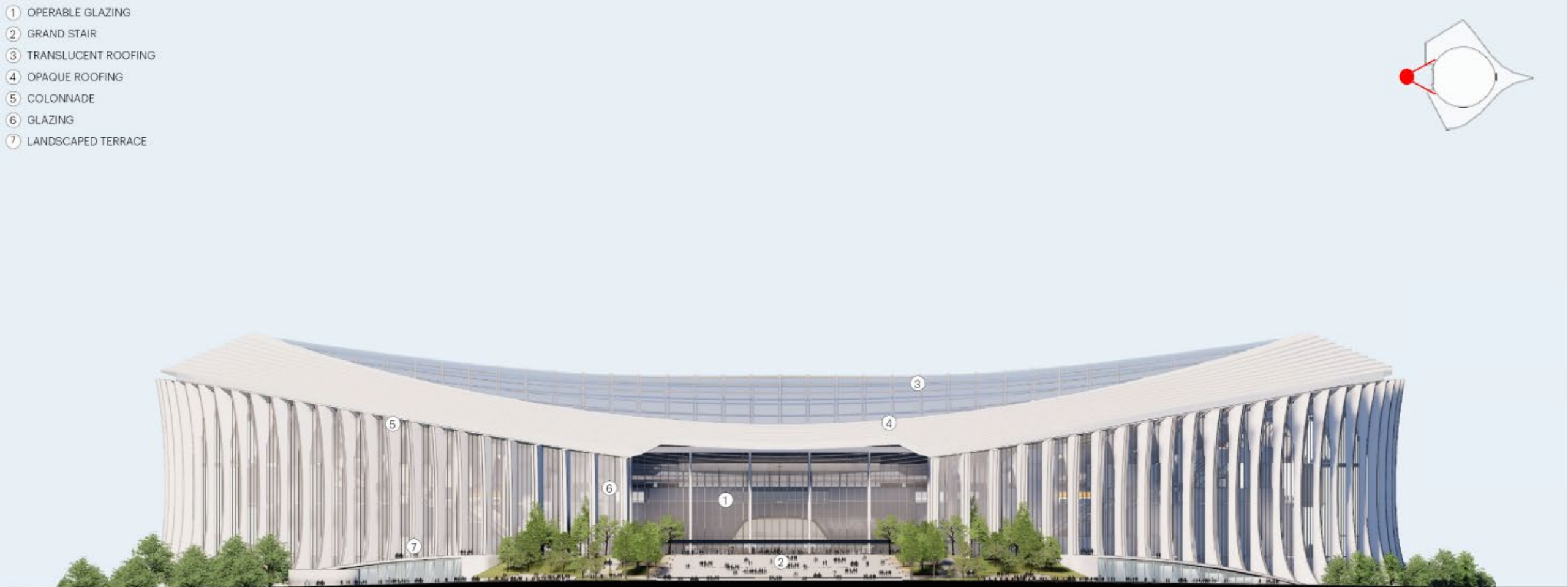


Location Map

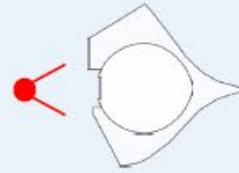
Site Plan



Previous West Elevation (Concept Feb 2026)



West Elevation

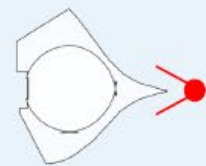


- ① OPERABLE GLAZING
- ② GRAND STAIR
- ③ TEAM STORE
- ④ LANDSCAPE TERRACE
- ⑤ TRANSLUCENT ROOFING
- ⑥ OPAQUE ROOFING
- ⑦ COLONNADE
- ⑧ GLAZING



East Elevation

- ① OPERABLE GLAZING
- ② GRAND STAIR
- ③ TEAM STORE
- ④ LANDSCAPE TERRACE
- ⑤ TRANSLUCENT ROOFING
- ⑥ OPAQUE ROOFING
- ⑦ COLONNADE
- ⑧ GLAZING



North and South Elevations

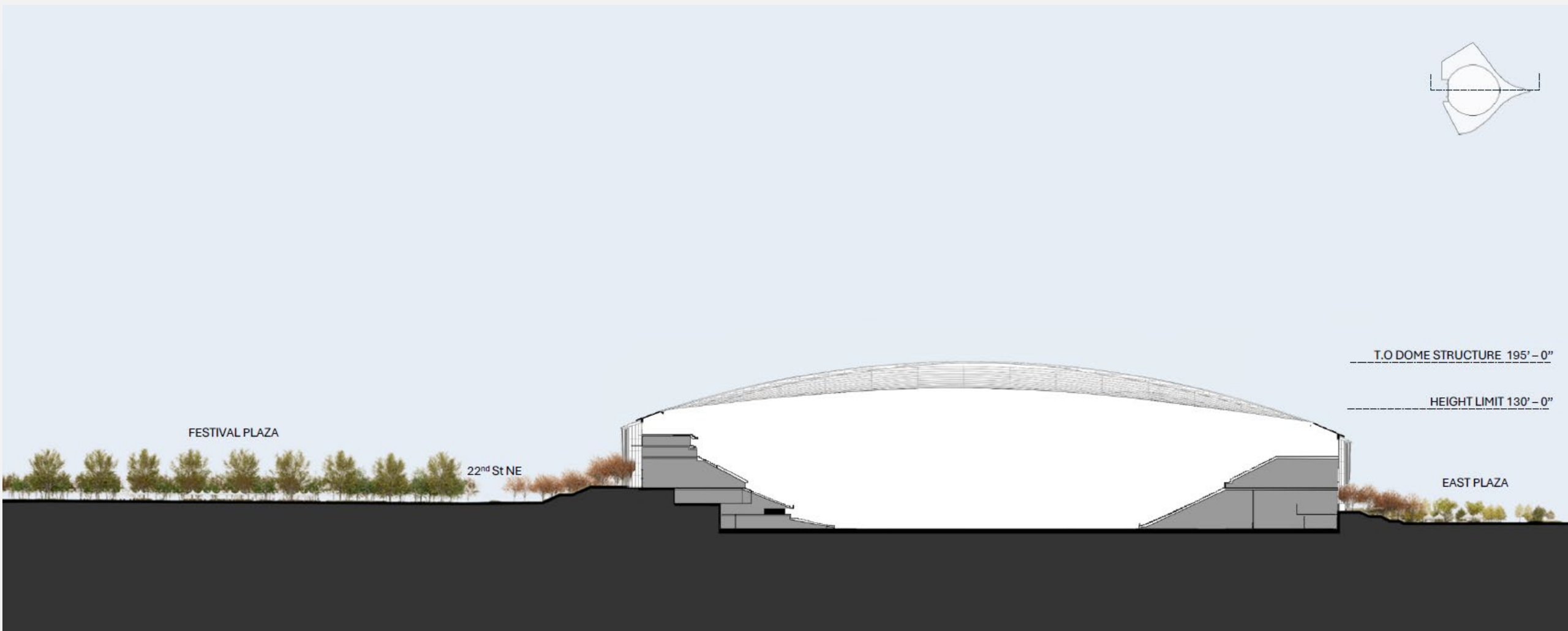
North Elevation



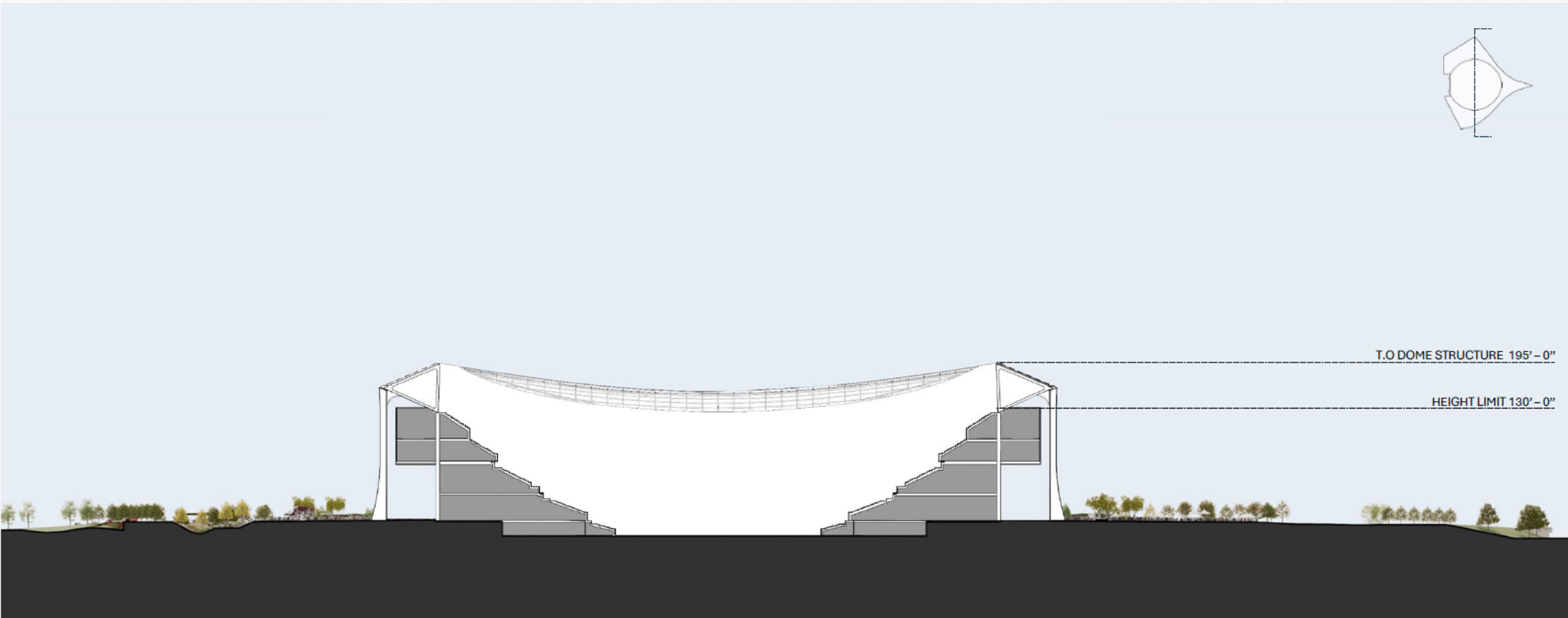
South Elevation



East-West Section

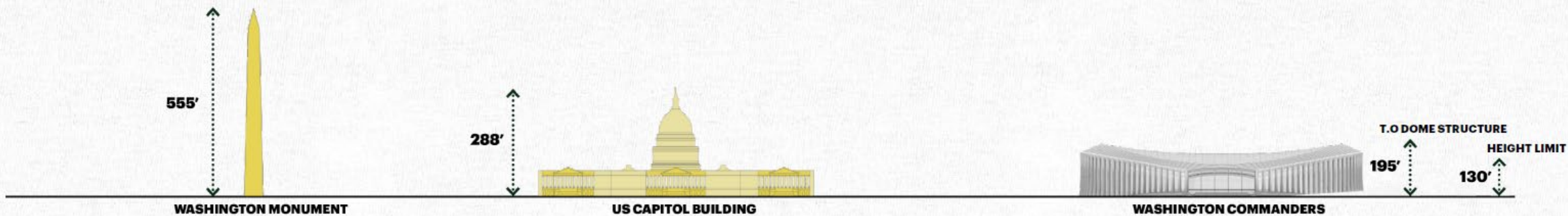


North-South Section

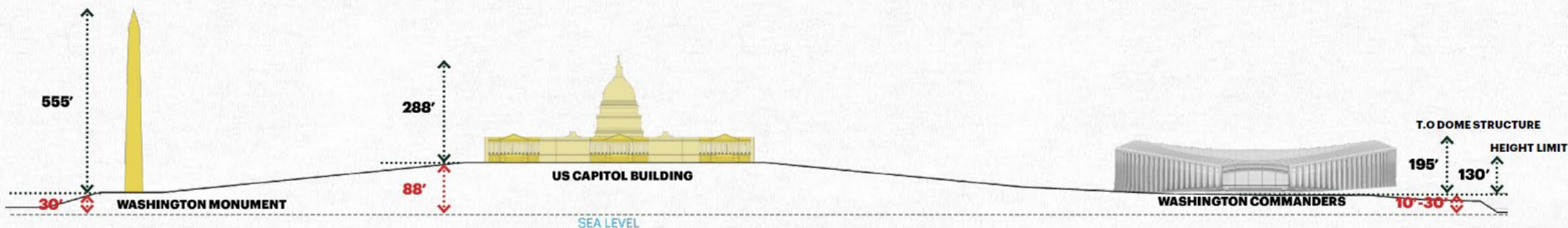


Elevations and Height Comparison

TRUE ELEVATION HEIGHT COMPARITIVE



SEA ELEVATION HEIGHT COMPARITIVE



Northwest Axonometric



Former Stadium View from West



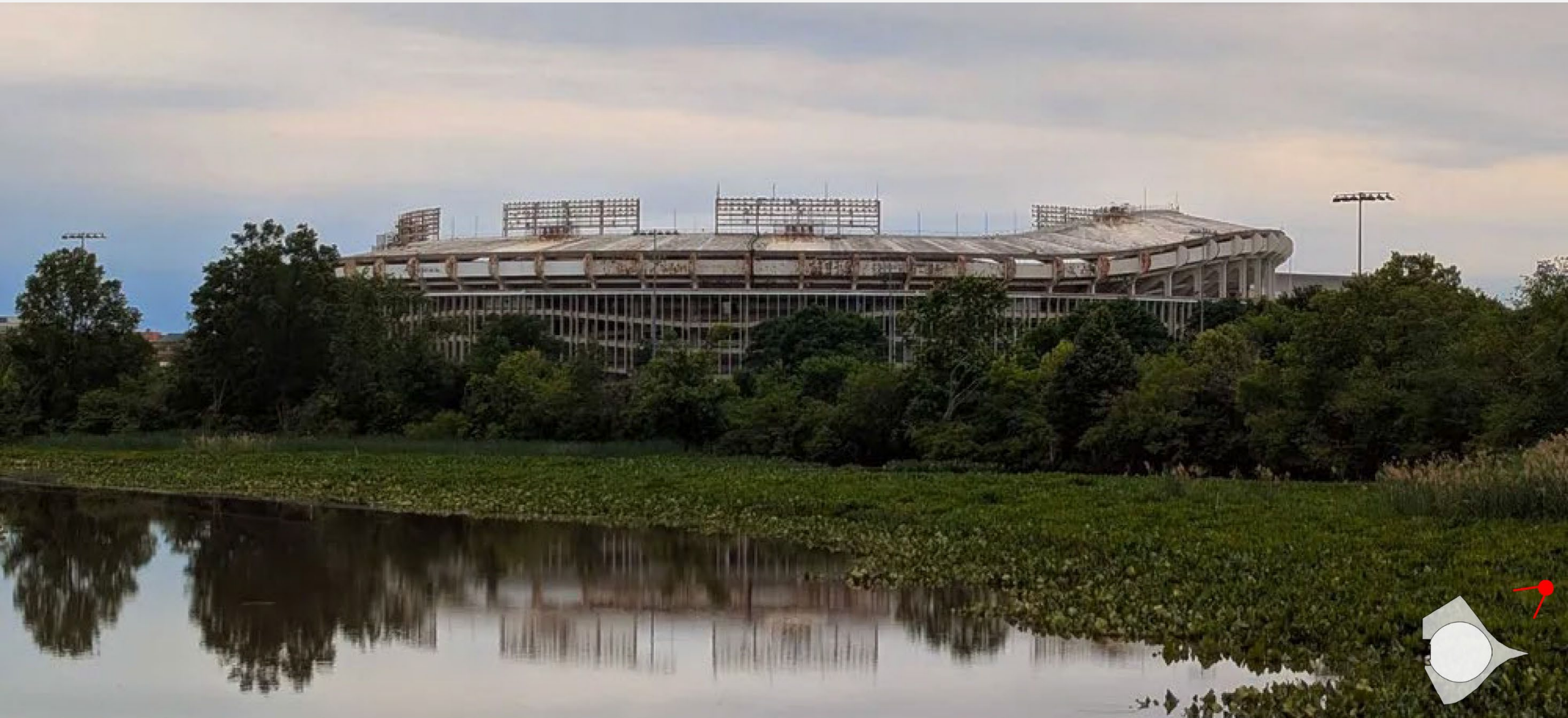
Proposed View from West



Proposed View from Northwest



Former Stadium View from Anacostia River



Proposed View from Anacostia River



Former Stadium View from East



View Along East Capitol Street From 40th Street NE



View from Whitney Young Memorial Bridge



Aerial View from East



Proposed View from Hill East Neighborhood



Pedestrian Arrival Game Day: Festival Plaza



Pedestrian Arrival Game Day: North Pedestrian Tunnel



Pedestrian Arrival Game Day: West of the Stadium



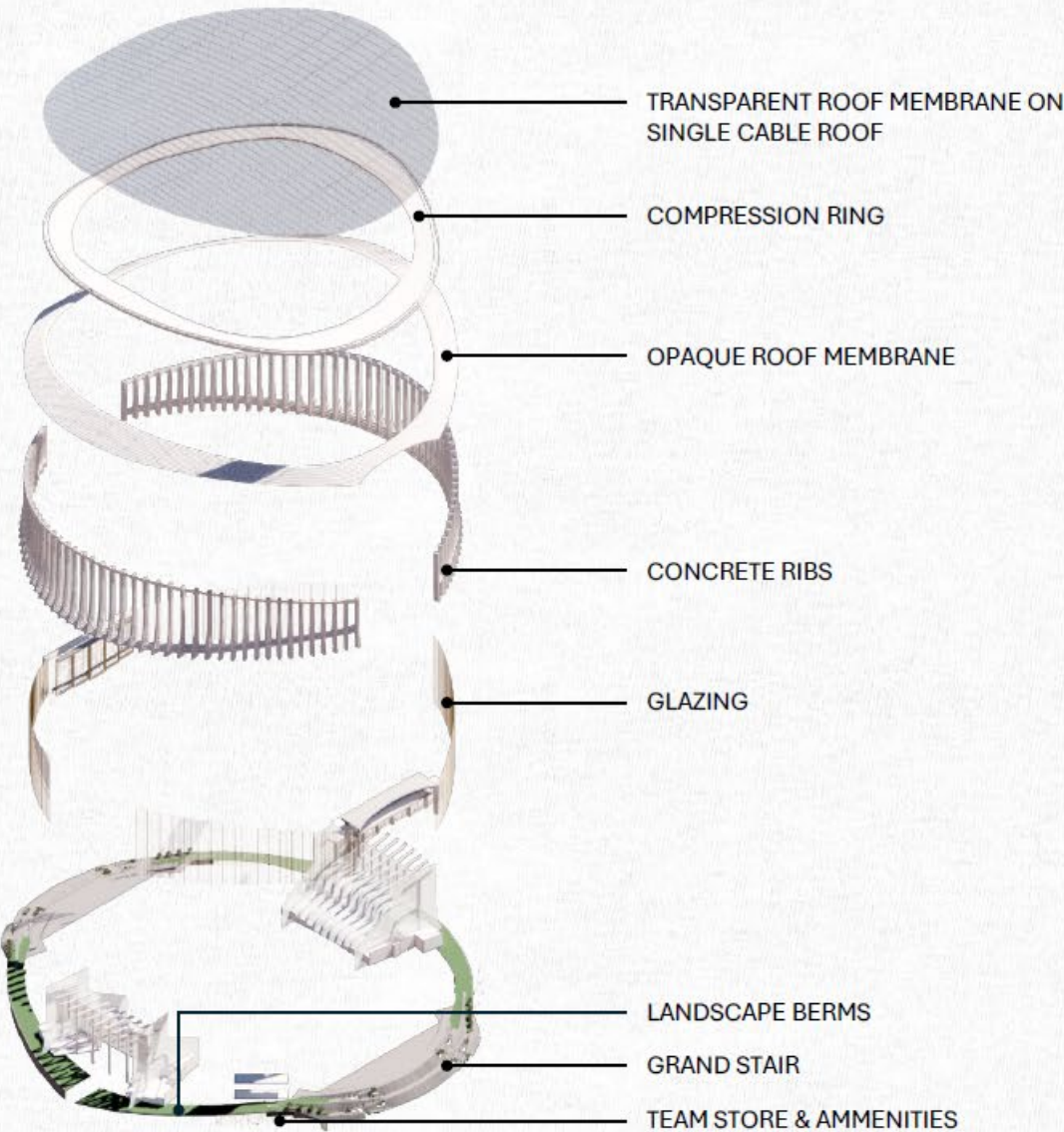
Festival Plaza



East Plaza



Materials



TRANSPARENT ROOF MEMBRANE



SINGLE CABLE ROOF



VIDEO BOARD



TRANSITIONAL COLONNADE



BUILT-UP STEEL STRUCTURE



C.I.P. CONCRETE STRUCTURE



ENTRANCE GLAZING

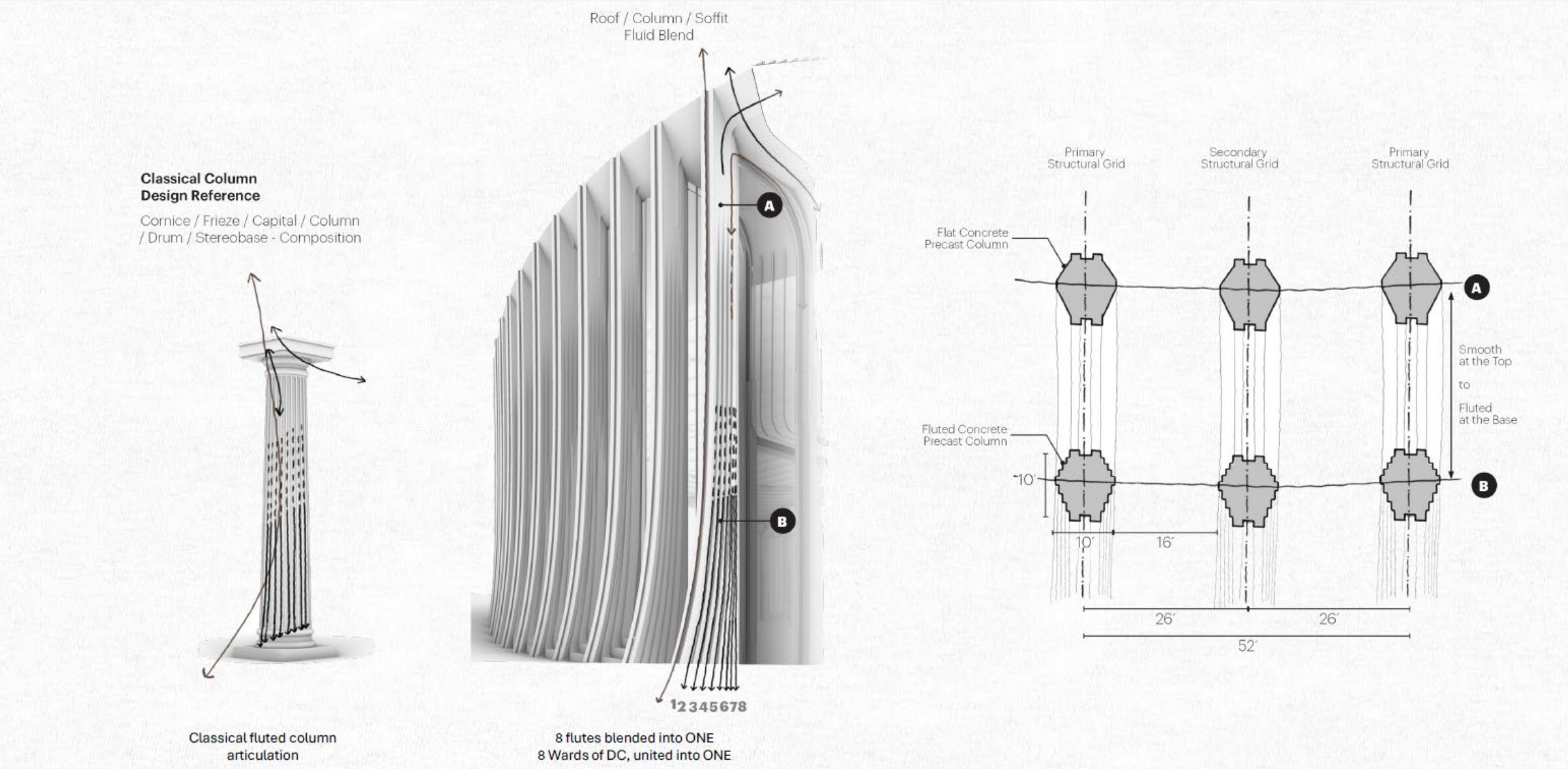


LANDSCAPE TERRACE



GLAZING

Column Details and Spacing



Lighting

The overall lighting approach is to develop a simple, minimized vocabulary of lighting elements that can be carefully woven into the architectural design of the stadium. The building lighting and the site lighting will work in tandem, to blur the lines between interior and exterior spaces while creating a softly glowing, ‘lantern-like’ appearance that anchors the stadium within an important gateway to the District using efficient and appropriately dimmed lighting sources.

On game or event days, the use of automated controls and a layered lighting design approach will bring the building alive, communicating the energy within the stadium to the fan arrival experience. Careful consideration will be given to minimizing light pollution, light trespass, and the impact on the surrounding wildlife habitat. Around the Stadium Site, the lighting approach will prioritize wayfinding, comfort, and safety, while creating a pleasant nighttime atmosphere. Spill light from the sports lighting and interior ambient lighting will be greatly reduced by utilizing a low transmission, fabric roof membrane. Light sources will be selected, controlled, and carefully located to reduce glare.

The design approach is to balance an innovative stadium design with a unique visual experience and respect for the context of the overall RFK Campus and beyond. The proposed structure includes several elements that reference the formal architecture of buildings in the monumental core, including the surrounding colonnade, elevated podium, and grand stairways. These architectural features will be appropriately celebrated after dark while respecting the hierarchy of the memorials, monuments, and the Capitol, on the DC skyline.

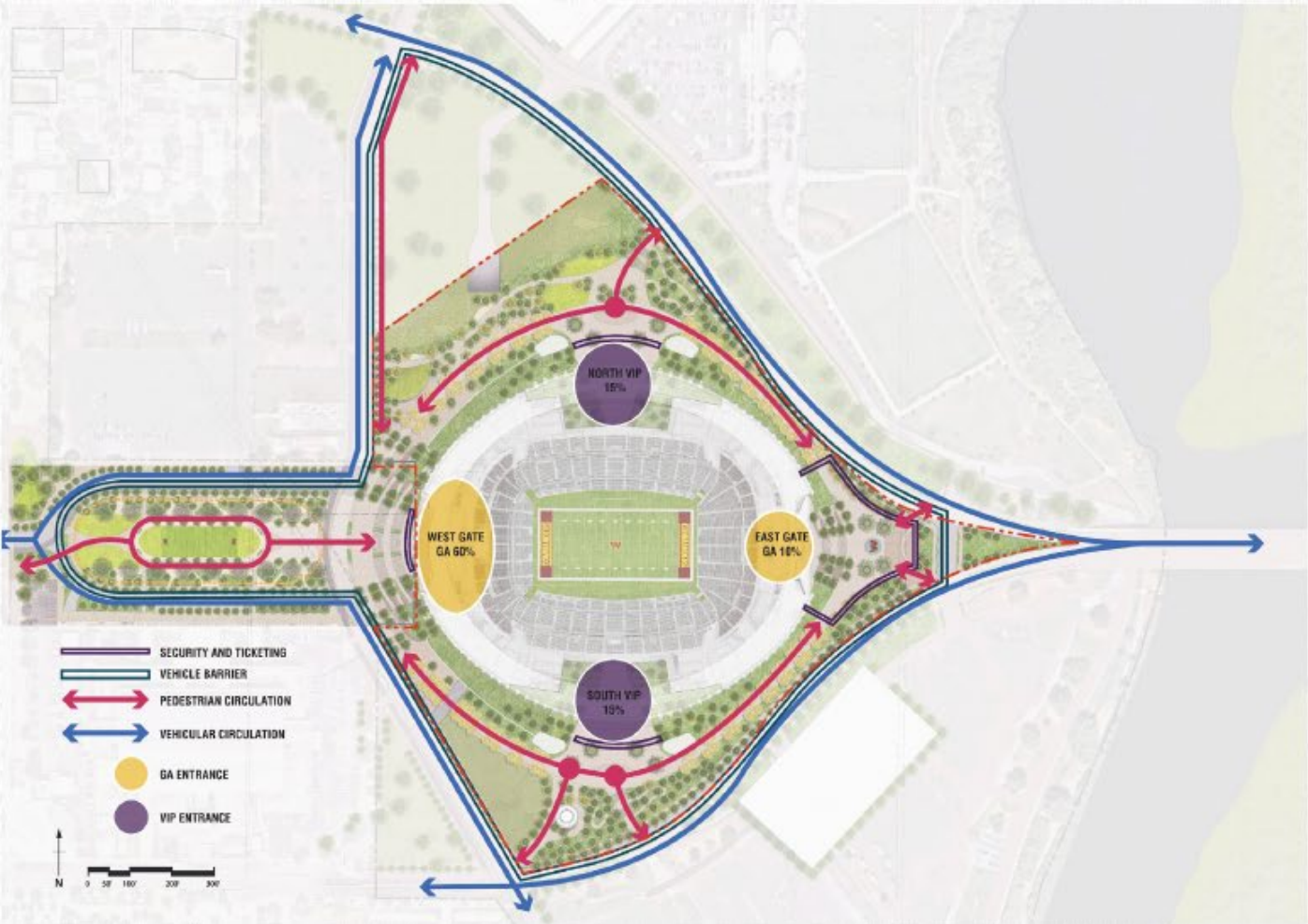


Perimeter Security

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.

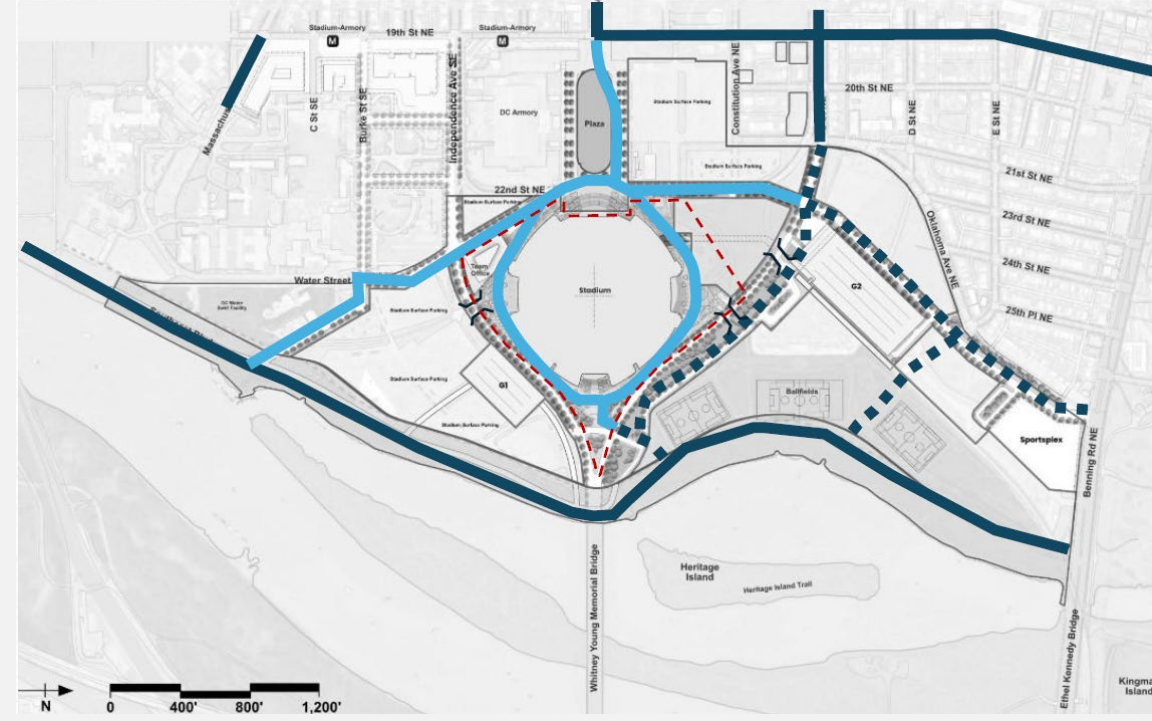
Outside of event conditions, the perimeter remains visually open and pedestrian-friendly, supporting everyday connectivity through the Stadium Site and along adjacent streets. This layered approach balances operational security needs with an accessible, walkable environment that prioritizes comfort,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

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



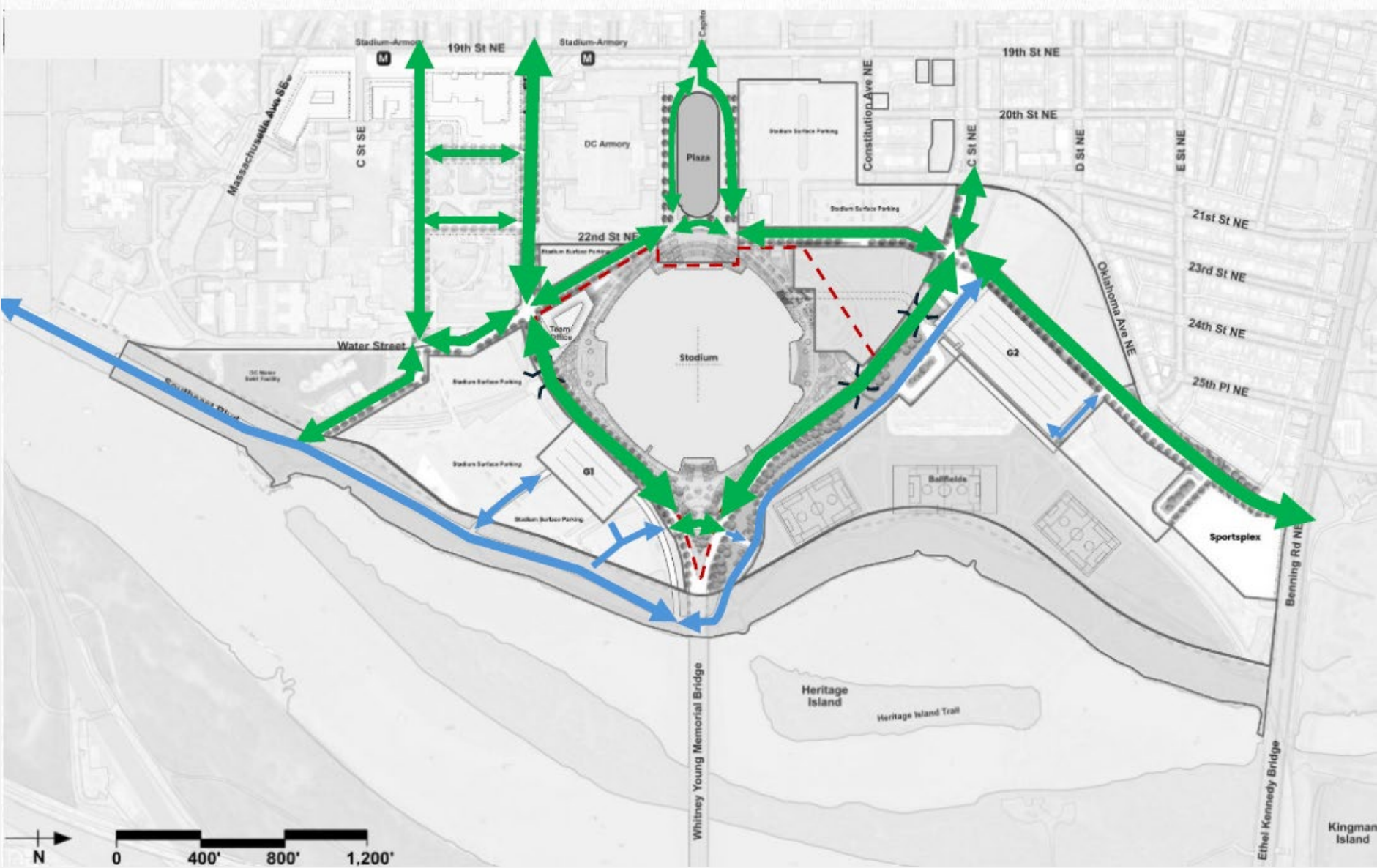
Multimodal Approach & Transportation Demand Management



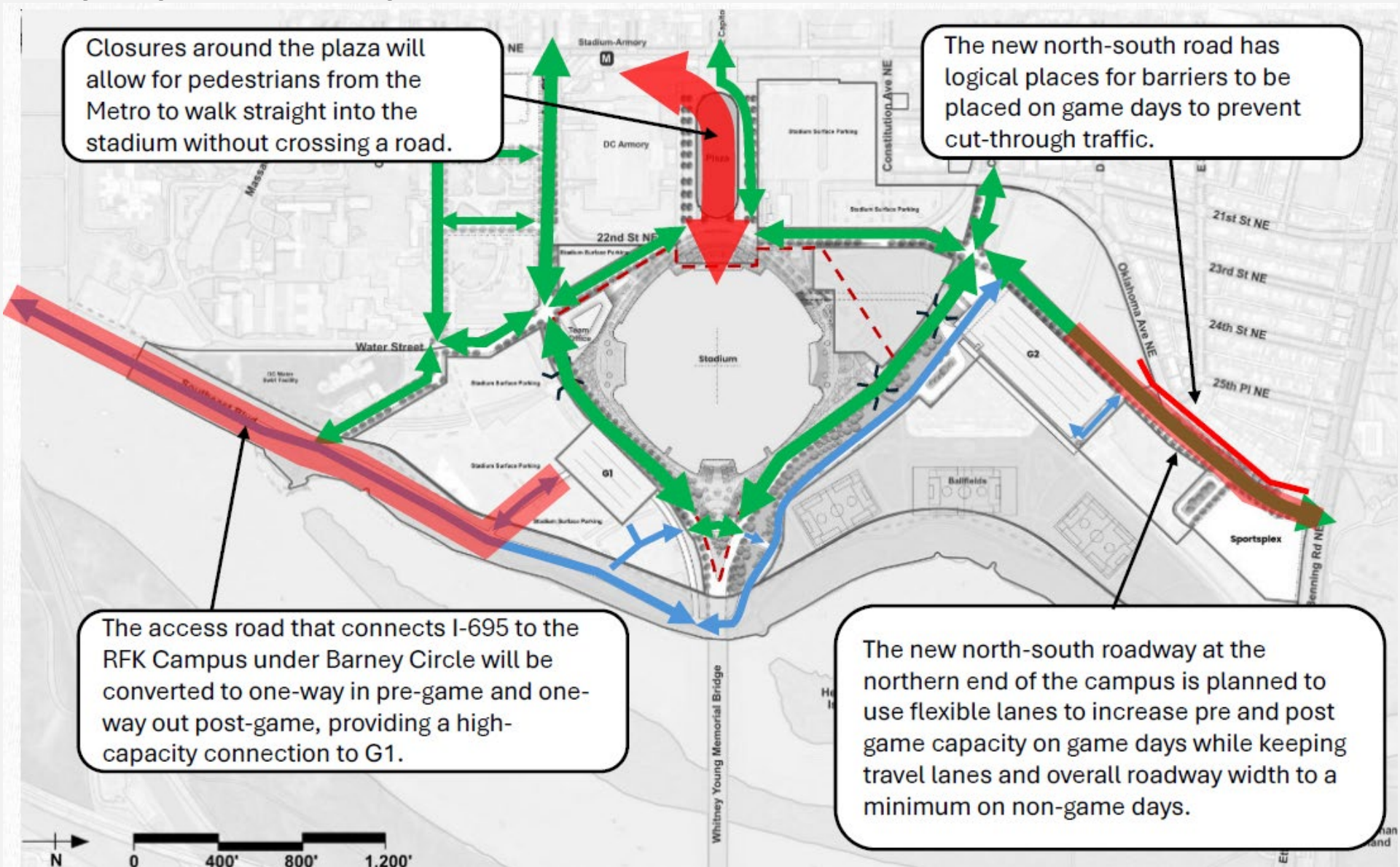


- Existing bicycle facilities
- Modified bicycle facilities
- New bicycle facilities

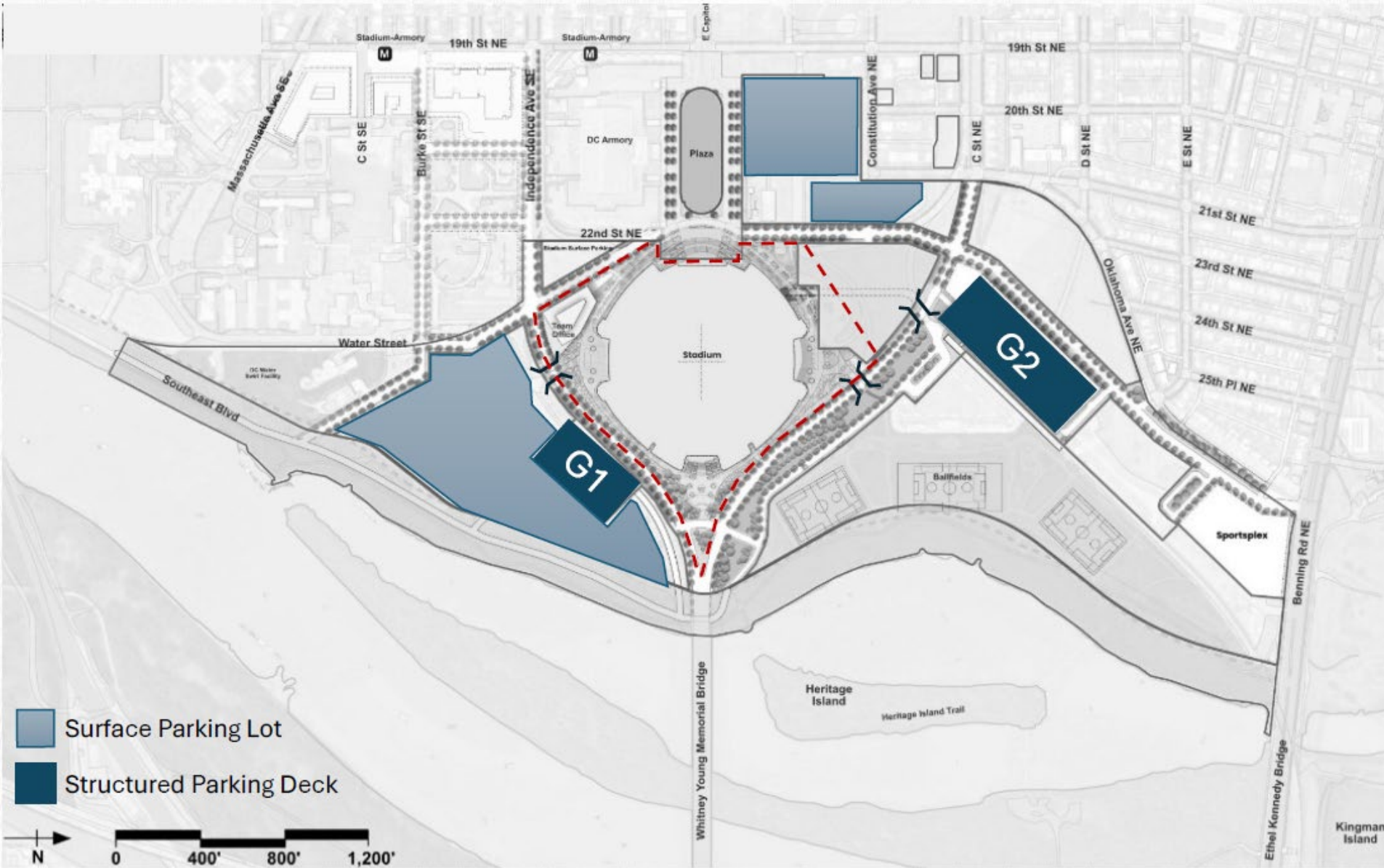
Day One Roads – Primary and Secondary



Game Day Special Operations



Day One Parking

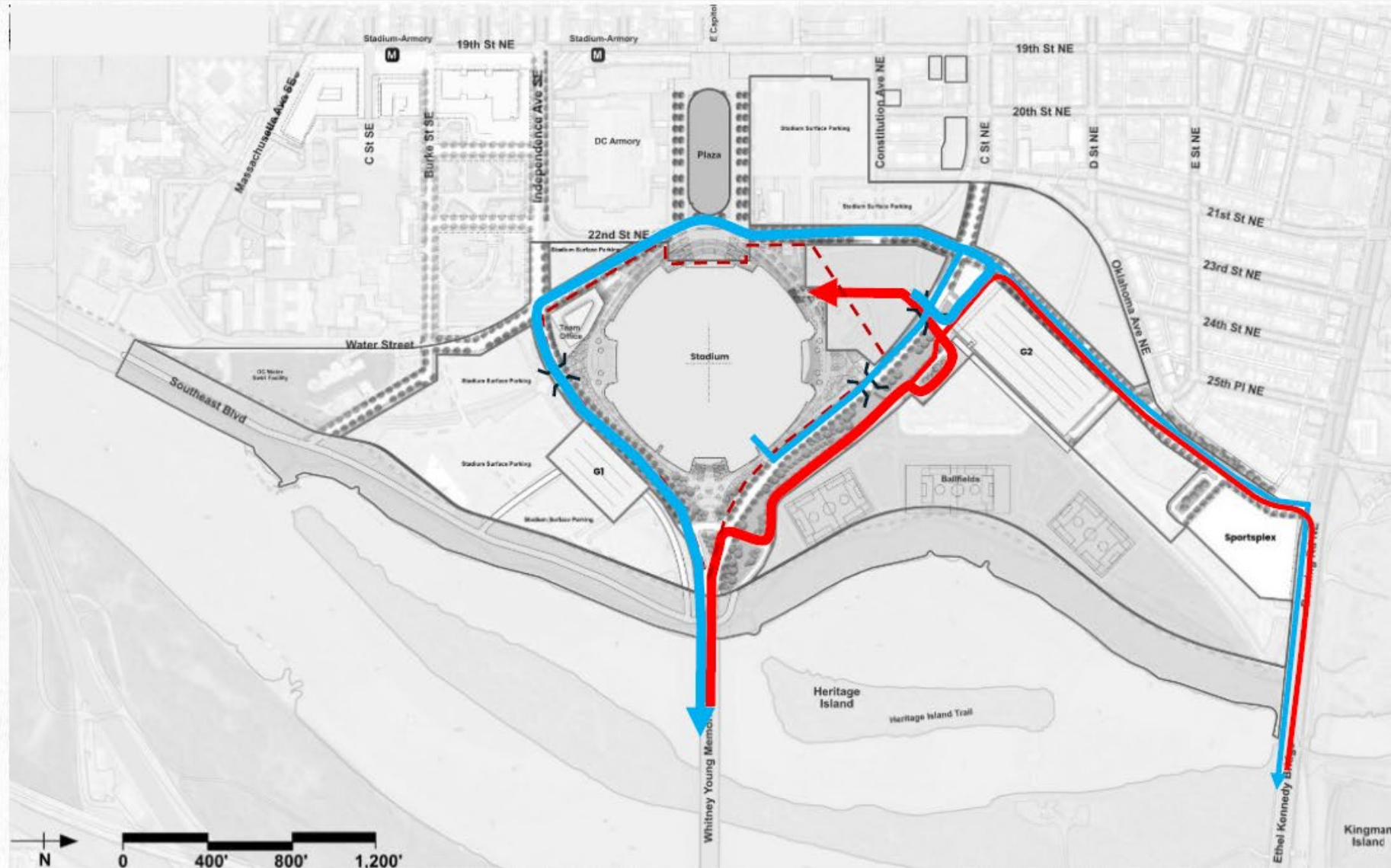


Loading and Deliveries

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.

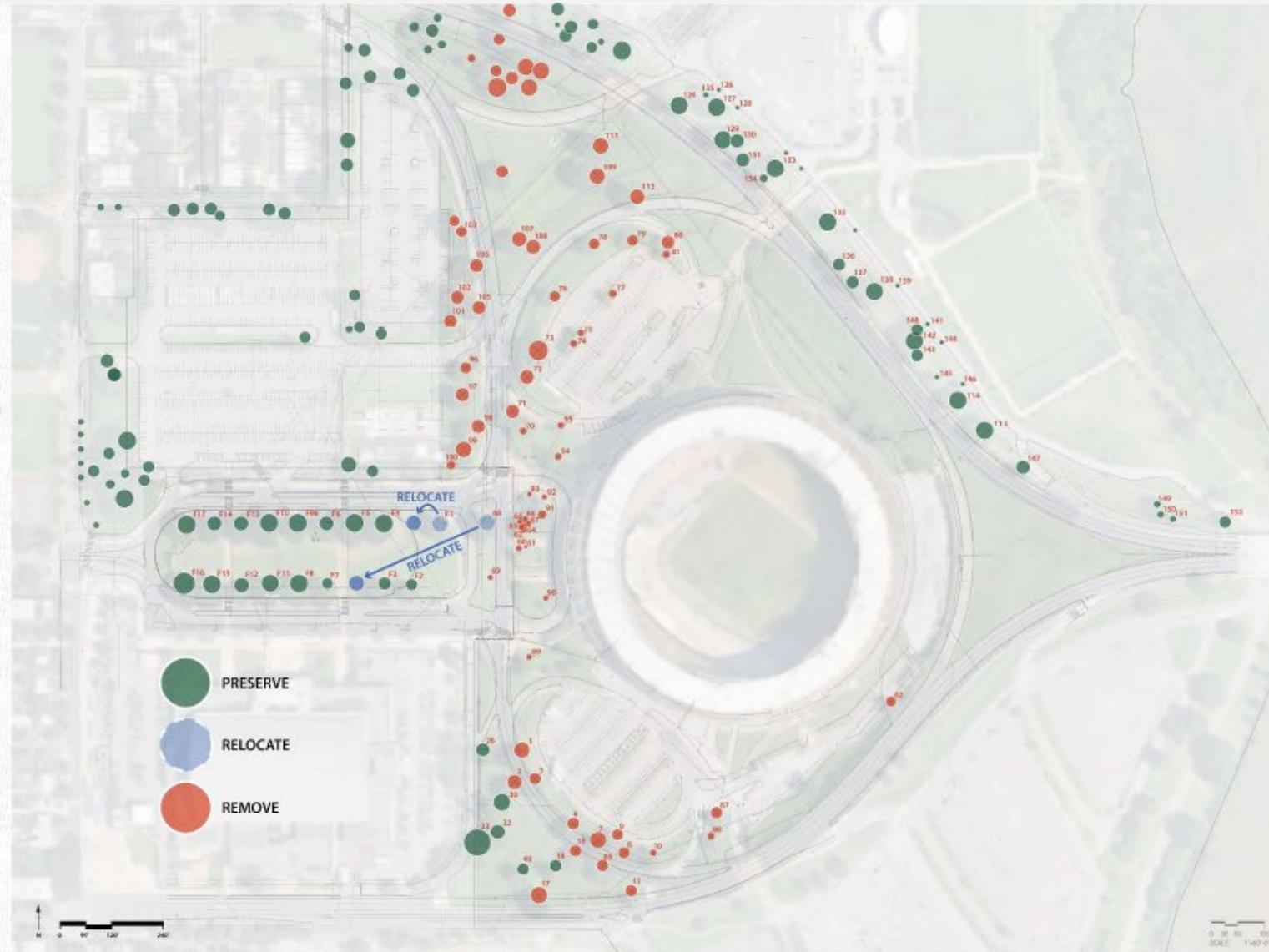
The loading dock entry has been visually minimized for Day One and will ultimately be underground once buildings around the stadium are constructed. The truck access route for loading utilizes the existing C Street underpass to create a path that is separated from other traffic modes.



Tree Preservation and Replacement

All trees identified to remain will be protected throughout construction with clearly marked protection fencing placed around the extent of their canopy or as directed by the project arborist. No equipment, storage, grading, or trenching will be allowed within these protected areas. If work must occur nearby, roots will be carefully exposed by hand or with low-impact methods to avoid unnecessary damage. In addition, two large elm trees, which are Heritage Trees, will be carefully preserved and relocated within the festival plaza, following best practices for root preparation, transport, replanting, and post-transplant care to support successful establishment.

Trees that must be removed due to grading, utilities, access, or safety needs will be replaced in accordance with project requirements and the intent of Section G of the Comprehensive Plan's Federal Environment Element. Replacement plantings will focus on native or well-adapted species that contribute to long-term canopy coverage and habitat value. If site constraints limit full replacement in a specific location, additional planting elsewhere on site or other approved mitigation measures will be used to ensure overall canopy and environmental goals are met.



Planting Palette: Trees (selection)



Quercus coccinea
Scarlet Oak
Native Species



Betula nigra
River Birch
Native Species



Nyssa sylvatica
Black Gum
Native Species



Liriodendron tulipifera
Tulip Tree
Native Species



Acer rubrum
Red Maple
Native Species



Taxodium distichum
Bald Cypress
Native Species



Liquidambar styraciflua
Sweet Gum
Native Species



Fagus grandifolia
American Beech
Native Species

Planting Palette: Understory and Grasses (selection)



Aronia arbutifolia 'Brilliantissima'
Brilliant Red Chokeberry
Native / Pollinator supportive



Clethra alnifolia 'Hummingbird'
Hummingbird Summersweet
Native / Pollinator supportive



Ceanothus americanus
New Jersey Tea
Native / Pollinator supportive



Cephalanthus occidentalis 'Sugar Shack'
Sugar Shack Buttonbush
Native / Pollinator supportive



Hydrangea arborescens 'Annabelle'
Annabelle Hydrangea
Native / Pollinator supportive



Ilex glabra 'Shamrock'
Shamrock Inkberry Holly
Native / Pollinator supportive



Abelia x grandiflora 'Little Richard'
Little Richard Glossy Abelia
Pollinator supportive



Juniperus horizontalis 'Plumosa'
Plumosa Creeping Juniper
Native



Ilex verticillata 'Red Sprite'
Red Sprite Winterberry
Native / Pollinator supportive



Rhus aromatica 'Gro-Low'
Gro-Low Fragrant Sumac
Native / Pollinator supportive



Vaccinium corymbosum 'Ivanhoe'
Ivanhoe Highbush Blueberry
Native / Pollinator supportive



Viburnum Dentatum 'Blue Muffin'
Blue Muffin Arrowwood Viburnum
Native / Pollinator supportive



Kalmia latifolia
Mountain Laurel
Native / Pollinator supportive



Morella cerifera 'Don's Dwarf'
Don's Dwarf Wax Myrtle
Native / Pollinator supportive



Viburnum obovatum 'Mrs Shillers Delight'
Mrs Shillers Delight Water's Viburnum
Native / Pollinator supportive



Lobelia cardinalis
Cardinal Flower
Native / Pollinator supportive



Schizachyrium scoparium
Little Bluestem
Native / Pollinator supportive



Panicum virgatum
Switchgrass
Native / Pollinator supportive



Sorghastrum nutans
Indian Grass
Native / Pollinator supportive



Sporobolus heterolepis
Prairie Dropseed
Native / Pollinator supportive



Chasmanthium latifolium
Northern Sea Oats
Native / Pollinator supportive



Eragrostis spectabilis
Purple Love Grass
Native



Deschampsia cespitosa
Tufted Hairgrass
Native / Pollinator supportive



Carex pensylvanica
Pennsylvania Sedge
Native