

RFK Stadium and Campus Redevelopment

OCTOBER 22, 2025

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Agenda



Opening Remarks



Work to Date



**Master Plan Approach
and Principles**



Commanders Goals



**Site Givens and
Breakout Groups**



**Reports from Breakout
Groups**

Opening Remarks



1. Work to Date

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COMMUNITY ENGAGEMENT TO DATE

Engagement

Kingman Park Community Meeting	(2/13/25)
Business Stakeholder Forum	(3/6/25)
Parks & Open Space Stakeholder Forum	(3/7/25)
Sports Stakeholder Forum	(3/7/25)
Commanders Deal Announcement	(4/27/25)
RFK Site Community Town Hall	(5/22/25)
RFK Fields Meet and Greet with Parents	(6/8/25)
Anacostia River Tour with Environmental Stakeholders	(7/12/25)
Business Engagement Meet and Greet	(9/15/25)



LEGISLATION TO DATE

Legislation

- D.C. Robert F. Kennedy Memorial Stadium Campus Revitalization Act (H.R. 4984)
- Transfer of Jurisdiction Over the Robert F. Kennedy Memorial Stadium Campus Emergency Approval Resolution of 2025 (R26-0016)
- Robert F. Kennedy Campus Redevelopment Emergency Act of 2025 (A26-0150)



GROWING DC'S SPORTS & ENTERTAINMENT INDUSTRY

Stadium

14,000 Construction Jobs
\$14.9B in Direct Spending
\$2.4B in Total Taxes



Mixed-Use Districts

16,000 Construction Jobs
\$2.9B in Direct Spending
\$2.7B in Total Taxes
~6,500 New Homes



PROJECT OVERVIEW



Image used in Mayor Bowser and Washington Commander's April 28, 2025 Announcement regarding Team's Return to Washington, DC; RFK Stadium Campus layout is conceptual and subject to change.

Plaza District



Stadium-supporting Entertainment District and Festival Plaza with housing, hotels, retail, and restaurants

Stadium District



Super Bowl ready stadium and new home of the Washington Commanders

Riverfront District



Waterfront community anchored by housing, retail, and restaurants

Kingman Park District



Housing and recreation community

DPR District



Recreation hub centered around the Fields at RFK and a state-of-the-art SportsPlex

Anacostia Commons



30-acre stretch of riverfront community commons, anchored by the Anacostia River Trail

The map illustrates the TOJ Boundary and surrounding areas. Key districts include the Stadium District (pink), Kingman Park District (yellow), DPR District (green), Plaza District (orange), and Riverfront District (blue). Landmarks such as the Stadium, Sportsplex, The Fields at RPK, and various commons areas are marked. The map also shows major roads like 20th St NE, 21st St NE, and 22nd St NE, as well as bridges like the Ethel Kennedy Bridge and Whitney Young Memorial Bridge. A legend in the bottom left corner identifies the districts and commercial parcels. A scale bar and north arrow are located in the bottom right corner.

Legend:

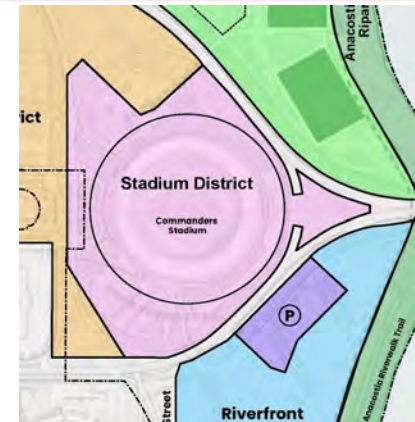
- TOJ Boundary
- Stadium District
- Kingman Park District
- DPR District
- Garage Parcels
- Commercial Parcels:
 - Riverfront District
 - Plaza District

Map Labels:

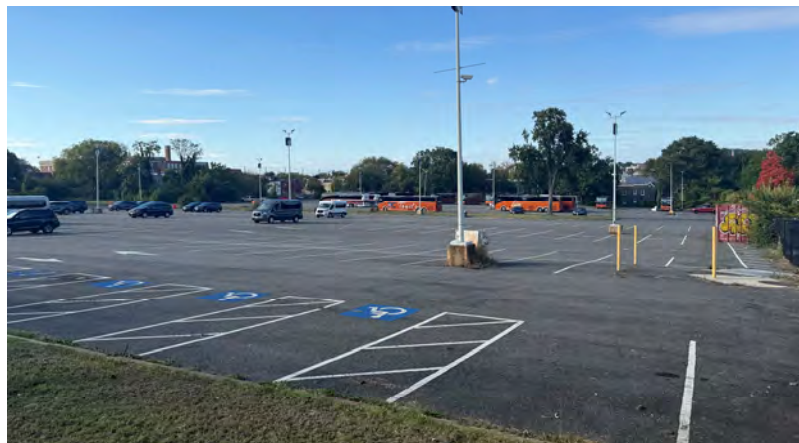
- 20th St NE
- 21st St NE
- 22nd St NE
- Kingman Park District
- DPR District
- Sportsplex
- The Fields at RPK
- Plaza District
- Stadium District
- Commanders Stadium
- Riverfront District
- Whitney Young Memorial Bridge
- Ethel Kennedy Bridge
- Kingman Island
- Heritage Island
- 20th St NE
- 21st St NE
- 22nd St NE
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PROJECT OVERVIEW (STADIUM DISTRICT)



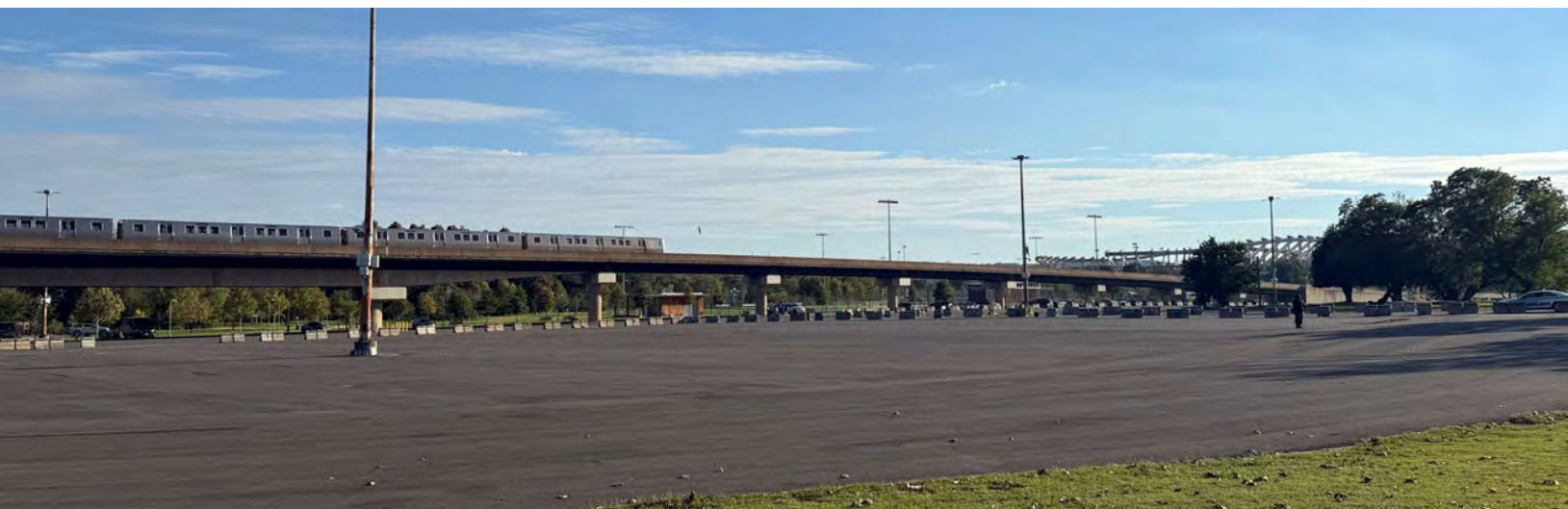
PROJECT OVERVIEW (PLAZA DISTRICT)



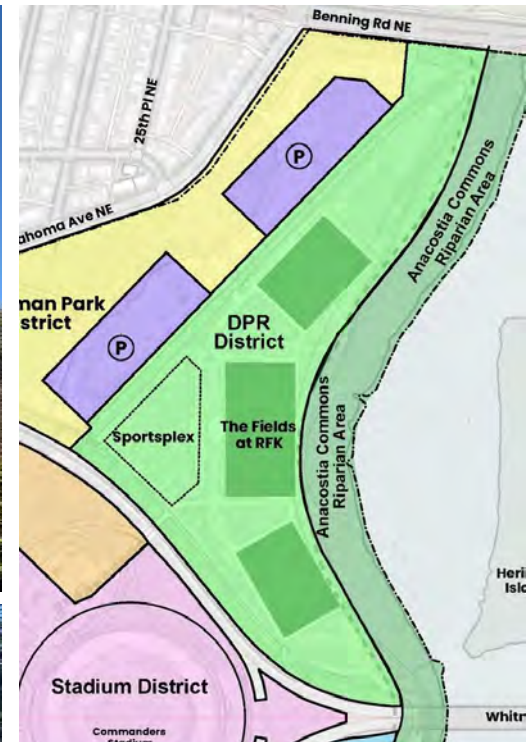
PROJECT OVERVIEW (RIVERFRONT DISTRICT)



PROJECT OVERVIEW (KINGMAN PARK DISTRICT)



PROJECT OVERVIEW (DPR DISTRICT)



KINGMAN & HERITAGE ISLANDS



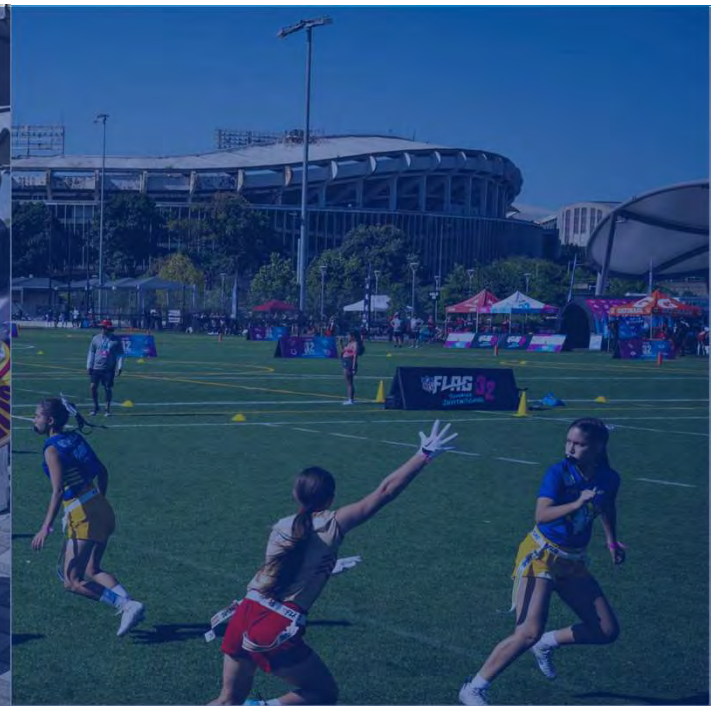
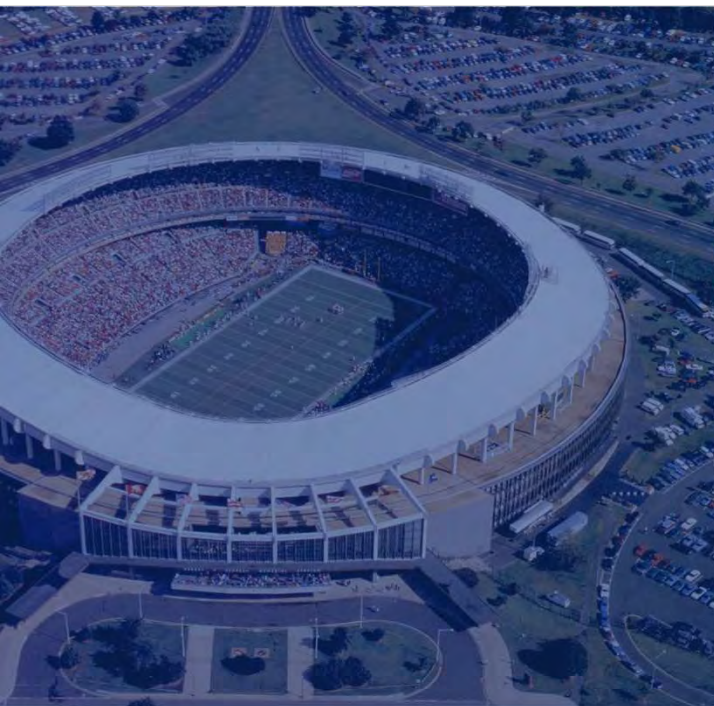
GETTING TO OPENING DAY 2030

RFK CAMPUS REDEVELOPMENT																								
Schedule Milestones	2025		2026				2027				2028				2029				2030					
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
<i>Component Summary Schedule</i>																								
Day One Infrastructure	Planning	Design/Engineering/Permitting Construction																						
Kingman District Infrastructure	Planning /Zoning						Solicitation/Award		Design/Permitting/Construction															
Stadium	Design/Permitting								Construction															
Sportsplex	Procurement			Design/Permitting											Construction									
Plaza District	Planning /Zoning										Design/Permitting										Cons			
Kingman Park District	Planning /Zoning						Solicitation/Award						Design/Permitting											
Riverfront District	Planning /Zoning												Design/Permitting											



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2. Master Plan and Design Principles

District of Columbia
Office of Planning



What is a Master Plan?

Master Plans in the District **guide the development of large sites** that are transitioning from a single use or largely vacant land to a mix of uses.

Master Plans for Hill East and St. Elizabeths East established land use, zoning and design guidelines to inform the future development and uses on those campuses.

Since the adoption of these plans, over **3,600 new homes are planned for development, including hundreds of dedicated affordable units**, a new public library, a new regional medical center, and new public parks, entertainment and recreation spaces. More homes and amenities will continue to be added through later phases of development.

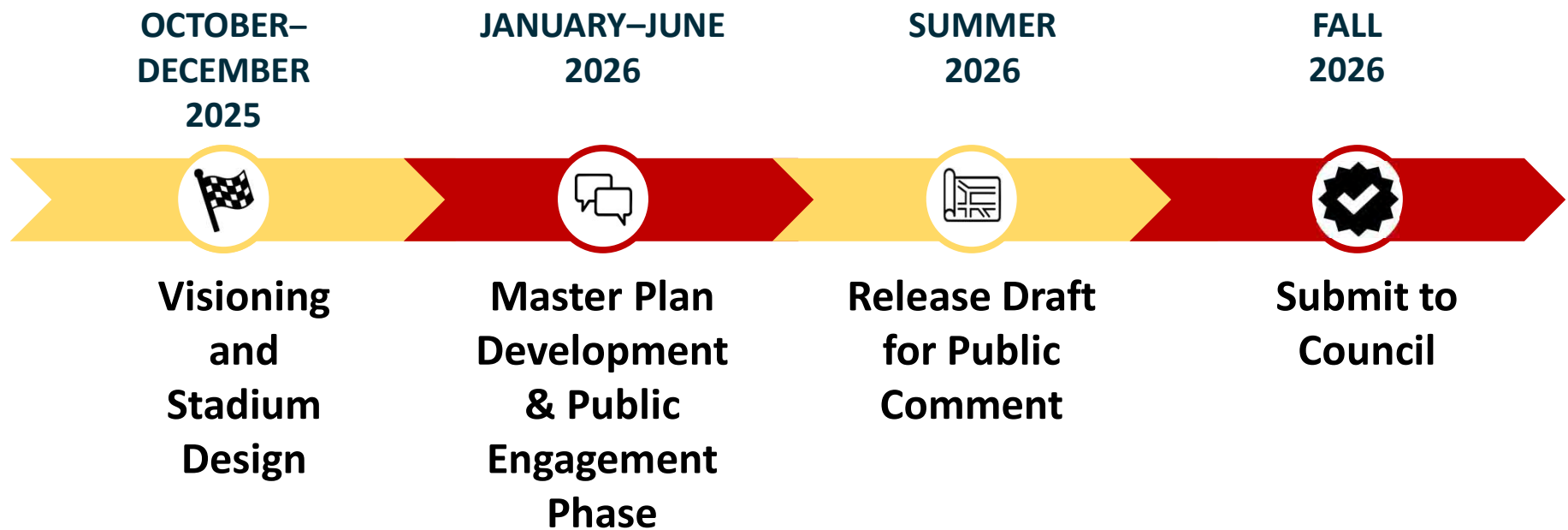


What will the RFK Master Plan do?

- Outline the District's vision in coordination with community stakeholders and agency partners
- Describe the land uses and development program for the site, including housing and retail
- Identify key amenities to serve current and future resident needs
- Coordinate overall planning and site design with the Stadium and related development plans
- Integrate the new development with surrounding neighborhoods and offer improved access to the waterfront
- Provide guidance on urban design, parks, open space and the street network
- Recommend zoning designations for each district within the site



Master Plan Process



Design Principles

❖ Principle 1: Gateway

Emphasize this site's role as a **visually striking gateway into the core of the city** for all residents and visitors and highlight its importance as a main entrance to the city for residents East of the Anacostia River.

❖ Principle 2: Legacy in Design

Celebrate the District's design legacy and waterfront context through **inspiring and memorable design** and exemplify the highest standards in human-centered contemporary architectural design and integrate stadiums into a connected and evolving urban fabric.

❖ Principle 3: Development Framework

Establish a **thoughtful development framework** that defines the spatial and functional relationships among the most prominent buildings: the stadium, the Armory, the SportsPlex, and the medium- to high-rise development.



Design Principles

❖ Principle 4: Multi-Modal Priority

Design the site to minimize surface parking and support **seamless, safe and intuitive movement for pedestrians, cyclists, public transit users, and drivers**. Prioritize walkability, equitable access to transit and strong connections to existing/surrounding neighborhoods while reducing multimodal conflicts.



Nationals Park, Washington, DC

❖ Principle 5: Neighborhood Connections

Design the site to create a **seamless pedestrian experience** between the existing surrounding communities, the stadium, new neighborhood development, and the waterfront. Use creative site planning and state-of-the-art stadium design to **protect surrounding neighborhoods from noise, traffic, and spillover of stadium lighting**.



Robinson Landing, Old Town Alexandria, VA

Design Principles

❖ Principle 6 | Streetscapes

Ensure **activated streetscapes** with strategically located retail, service, and visitor amenities – line with active uses/minimize blank walls or dead/back-of-house areas. Design **active and permeable building edges**, especially at the stadium frontage, with multiple entries and defined gathering places at a humane and inviting scale.



National Harbor, Prince George's County, MD

- ## ❖ Principle 7: Diverse Stadium Programming
- Support the facilitation of wide-ranging stadium events and programs through **adaptable building and public space design that supports year-round programming** and serves a broad range of residents and visitors.



Empower Field at Mile High, Denver, CO

Design Principles

❖ Principle 8: Recreation

Activate the area with diverse uses by integrating a **wide variety of activities and experiences** including cultural, commercial, recreational, and civic activities.



❖ Principle 9: Green Network

Create a **network of greenspace and greenways connecting to the waterfront** and extend the Anacostia Riverwalk Trail as a recreational path where a new urban edge meets the waterfront.



3. Commanders Goals

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Goals of the Commanders

- A Generational Opportunity
- A District for everyone
- A Modern NFL Experience
- An Economic Catalyst



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4. Site Given and Breakout Groups

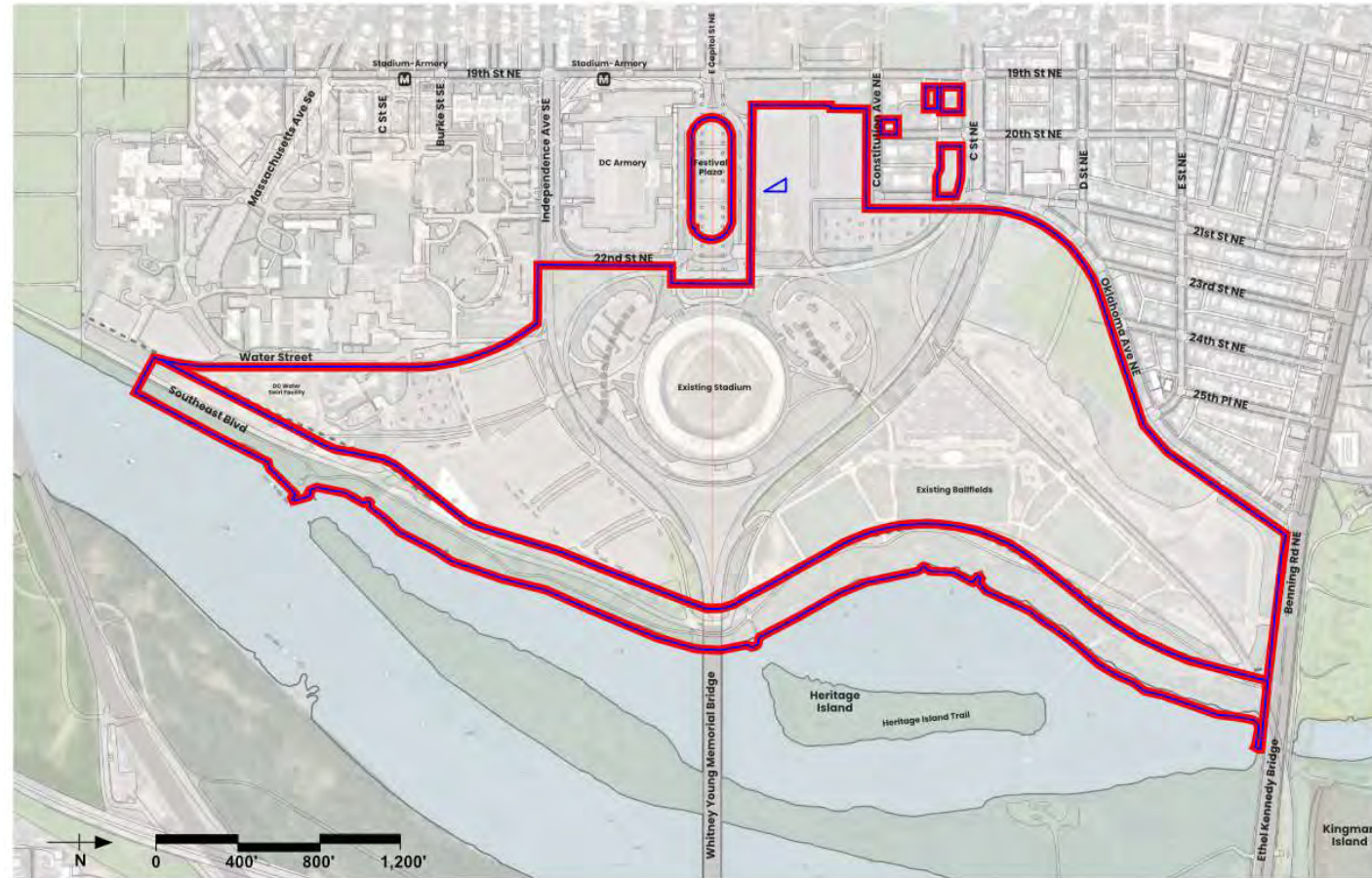
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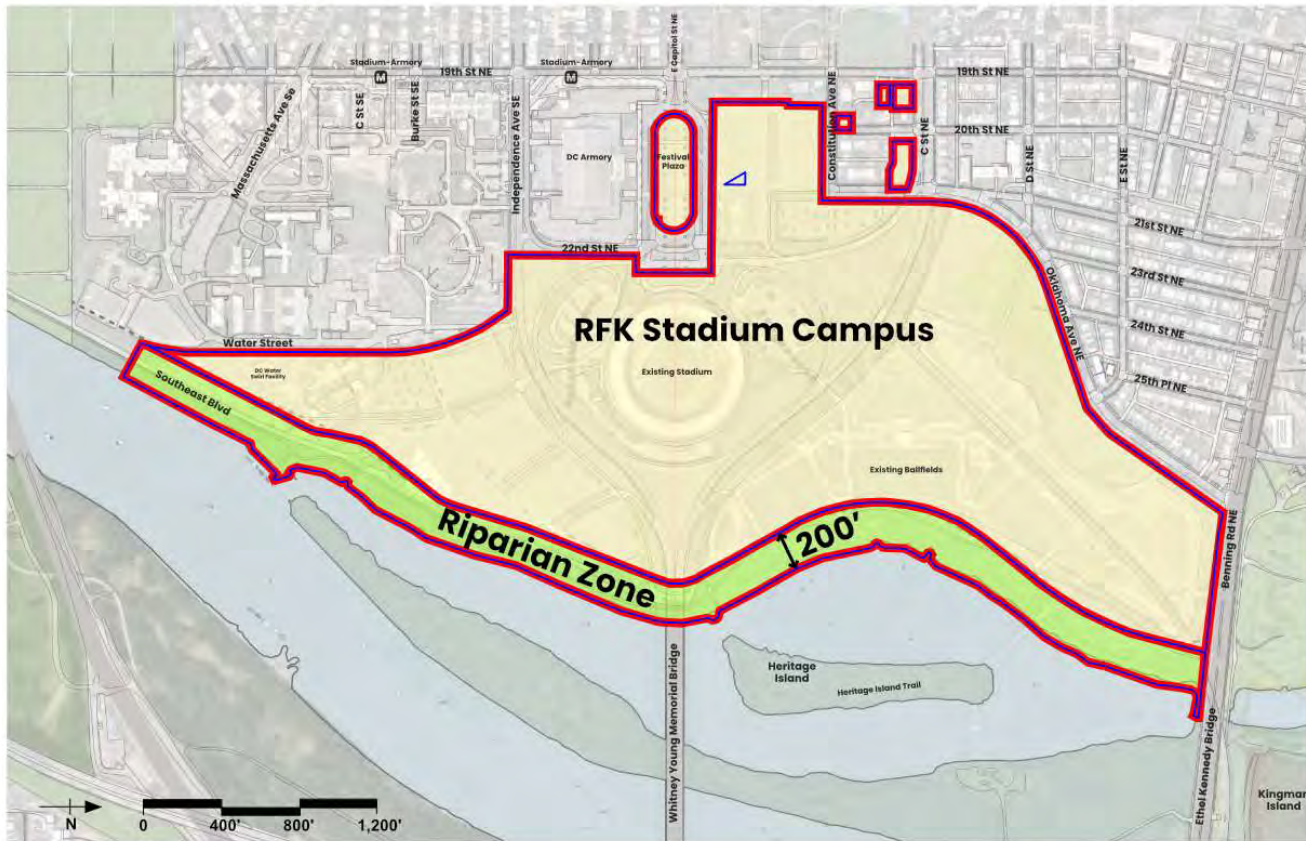
Site Givens

- Site Area: 180 acres
- Existing Open Space
- Existing Arterial streets
- Existing Infrastructure
- Existing Grade
- Surface Parking
- Future Hill East Development



Site Area: 180 acres

- Stadium Campus: 150 acres
- Riparian Zone: 30 acres





Breakout Rooms



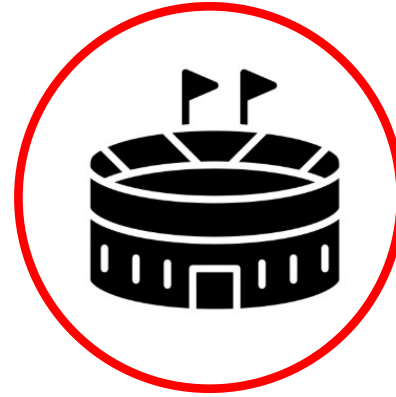
1.

**Open Space,
Civic Amenities
and Waterfront
Character**



2.

**Mobility and
Parking**



3.

**Stadium
Design and
Community
Design**



4.

**Retail and
Business
Opportunities**



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4.1

Open Space, Civic Amenities & Waterfront Character

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Existing Open Space

- Existing Key Open Spaces
 - Ball Fields and recreational facilities (19 acres)
 - Festival Plaza (3 acres)
 - Riparian Zone (30 acres)
- Plan must propose 45 acres of open space outside the Riparian Zone.

Breakout Room 1:
Open Space, Civic Amenities
& Waterfront Character



Open Space and Amenities



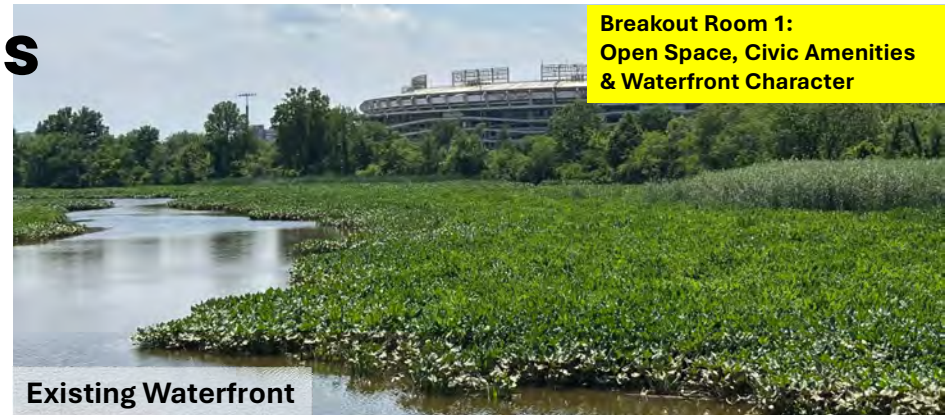
Breakout Room 1:
Open Space, Civic Amenities
& Waterfront Character



Waterfront Character and Access



Natural Waterfront (Hunter's Point NYC)



Existing Waterfront



Pedestrian and Bike Access (Hunter's Point NYC)



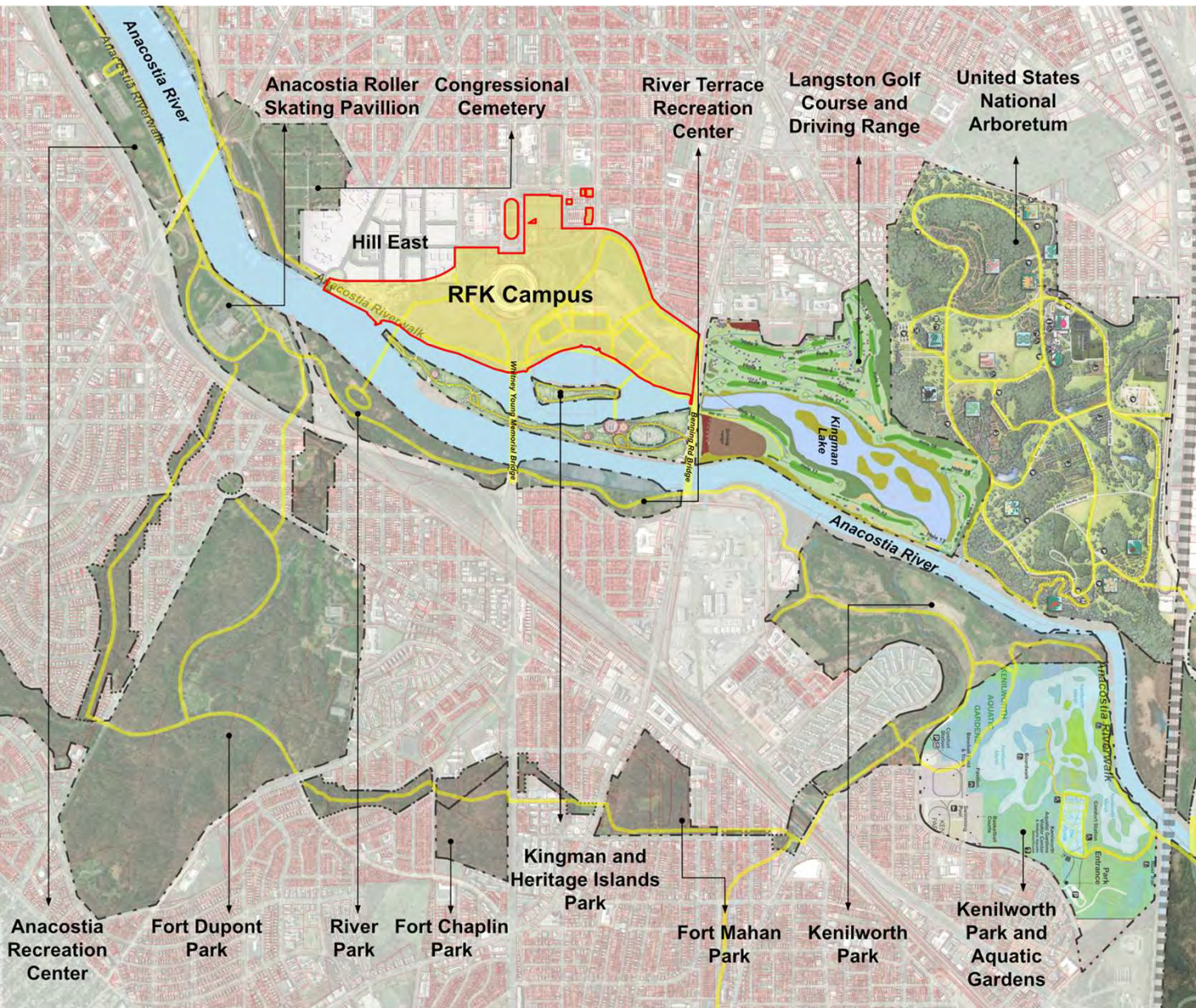
Enhanced Waterfront Access (District Wharf, Washington DC)



Riverfront Terrace (Richmond Terrace, London)

The Anacostia Park System

The RFK Site is both a gateway and a destination



Breakout Room 1:
Open Space, Civic Amenities
& Waterfront Character



Open Space and Amenities

Breakout Room 1:
Open Space, Civic Amenities
& Waterfront Character

- What kinds of open spaces do you envision as part of the campus?
- What kind of activities and amenities do you think the master plan should support?
- What are some **parks** you've been to that have a quality that you've appreciated?
 - What about these **parks** do you like specifically?
- Share some **urban spaces** you've been to that feature more hardscape than green space.
 - What about these places do you like specifically?



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Waterfront Character and Access

Breakout Room 1:
Open Space, Civic Amenities
& Waterfront Character

- As part of the agreement with the federal government, there will be a 200' wide natural buffer along the length of the river. How should this buffer be used?
- Please share some waterfronts the incorporate a soft edge that you've been to that might inform our design discussions.
 - What about these places do you like specifically?
- What sort of water and park related activities would you like to see along the water's edge?



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4.2

Mobility & Parking

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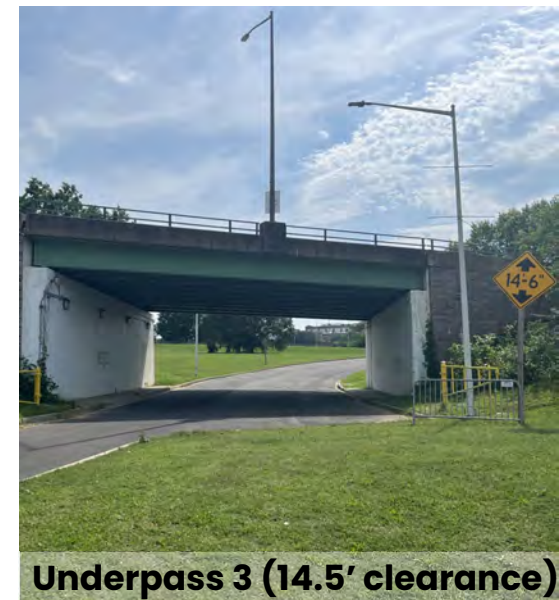
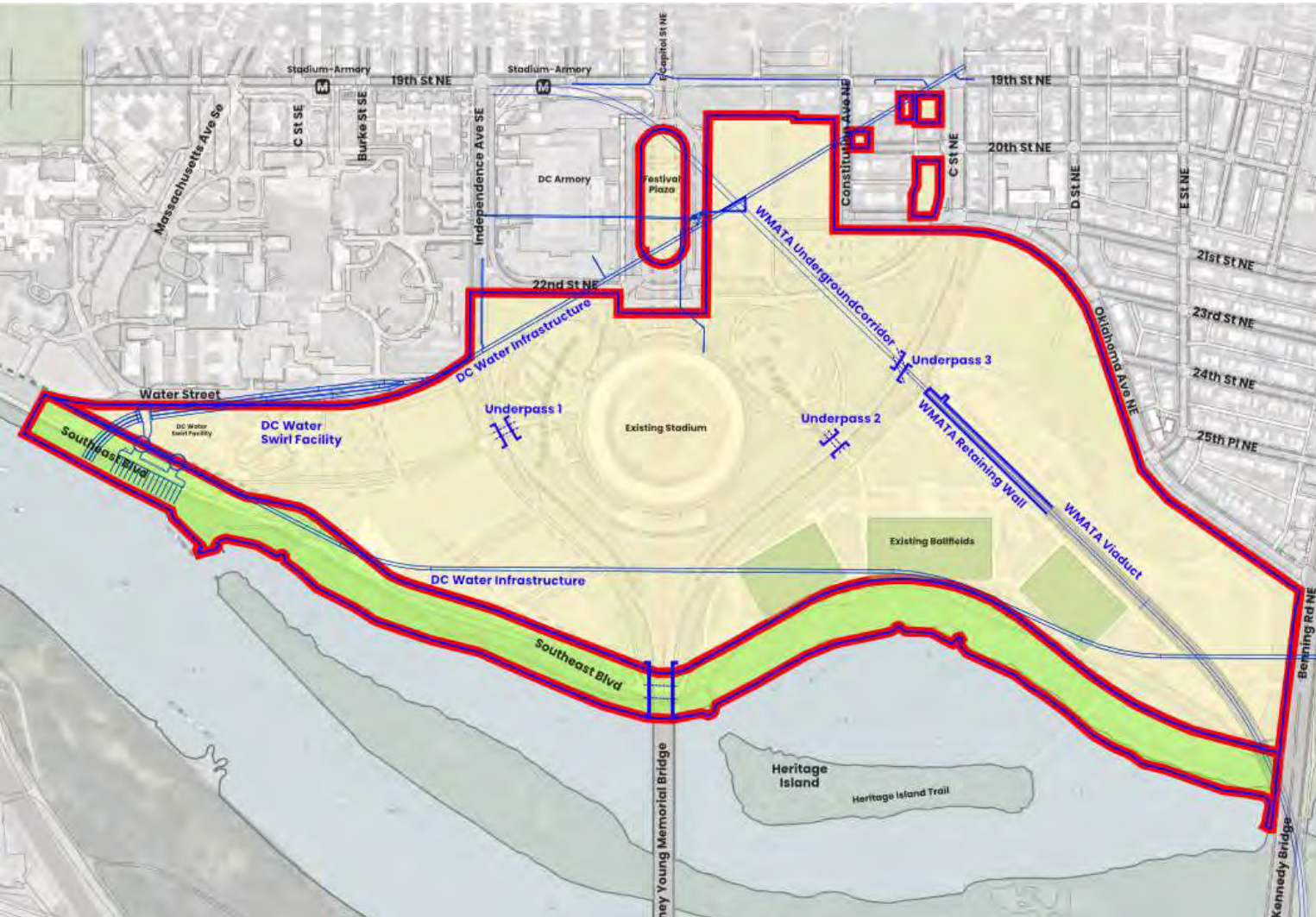
Existing Surface Parking

- 50 acres existing surface parking
- Stadium requirement: Minimum 8,000 stadium parking spaces in the district.



Existing Utilities and Infrastructure

- **Existing Infrastructure**
 - WMATA Corridor
 - DC Water Utility lines
 - Existing tunnels



Existing Streets

• Key Arterial streets

- C Street
- Independence Ave
- 22nd Street (enhance)
- Water Street (enhance)



C Street



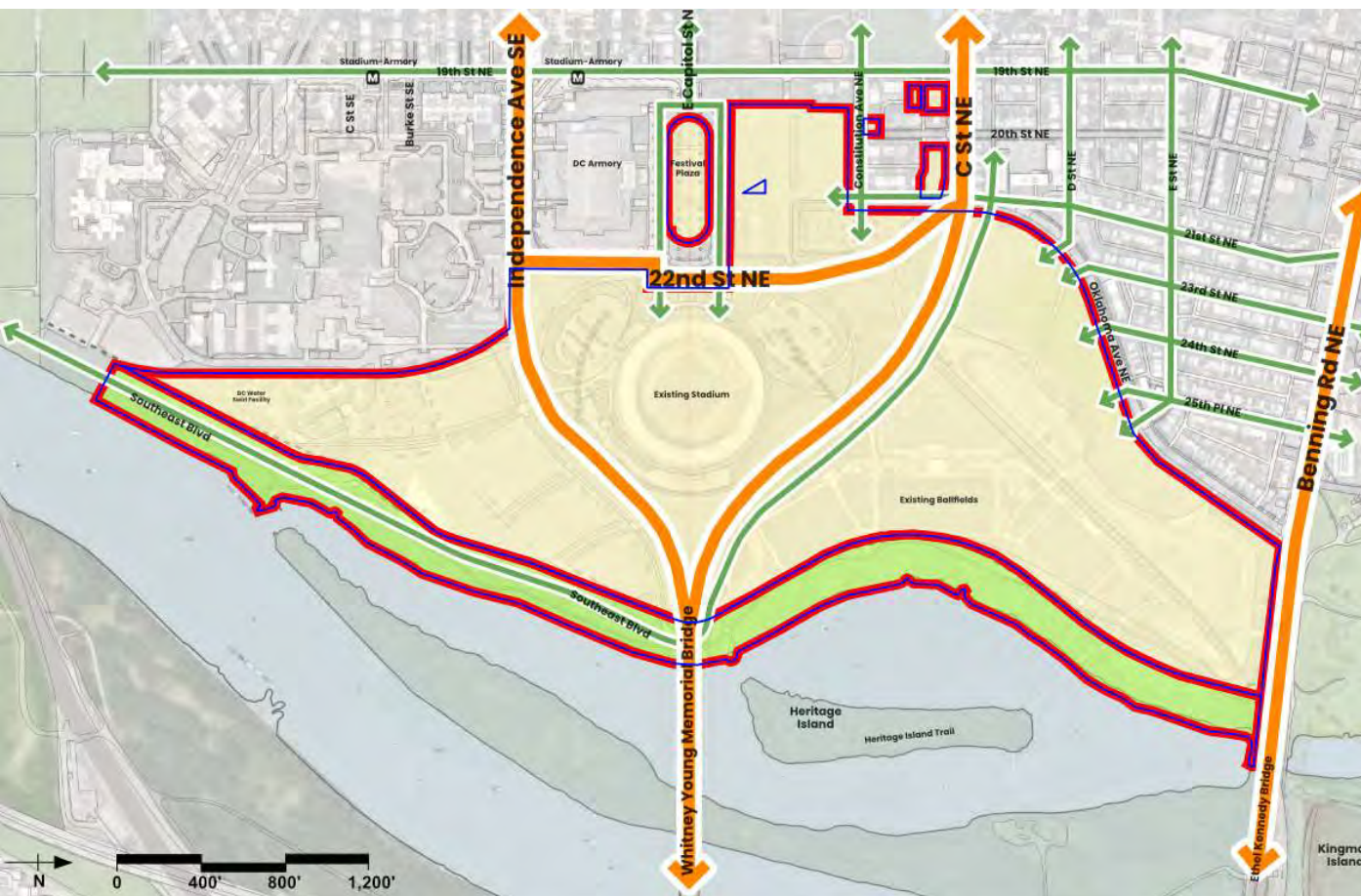
Independence Ave



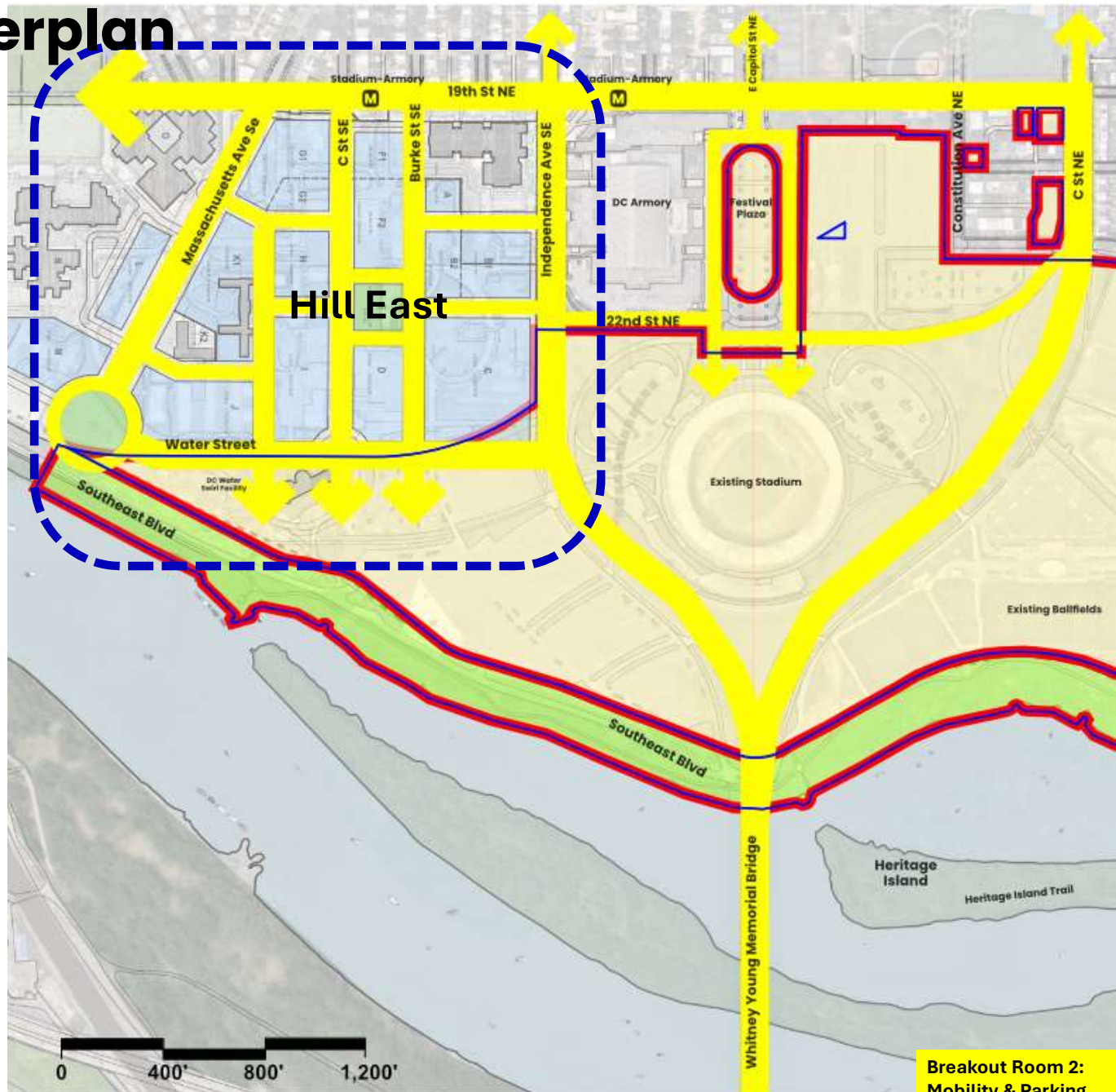
Water Street



22nd Street

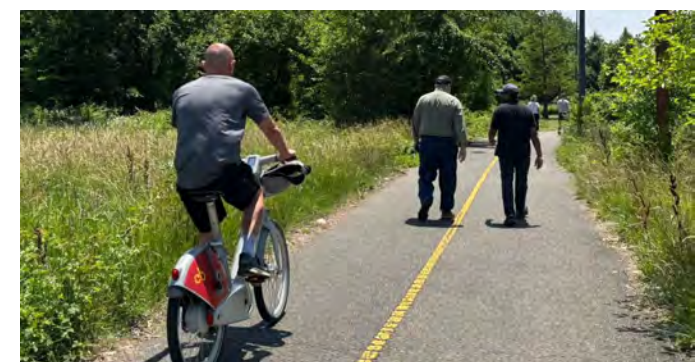
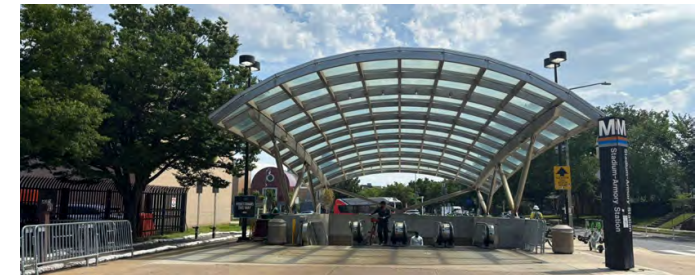
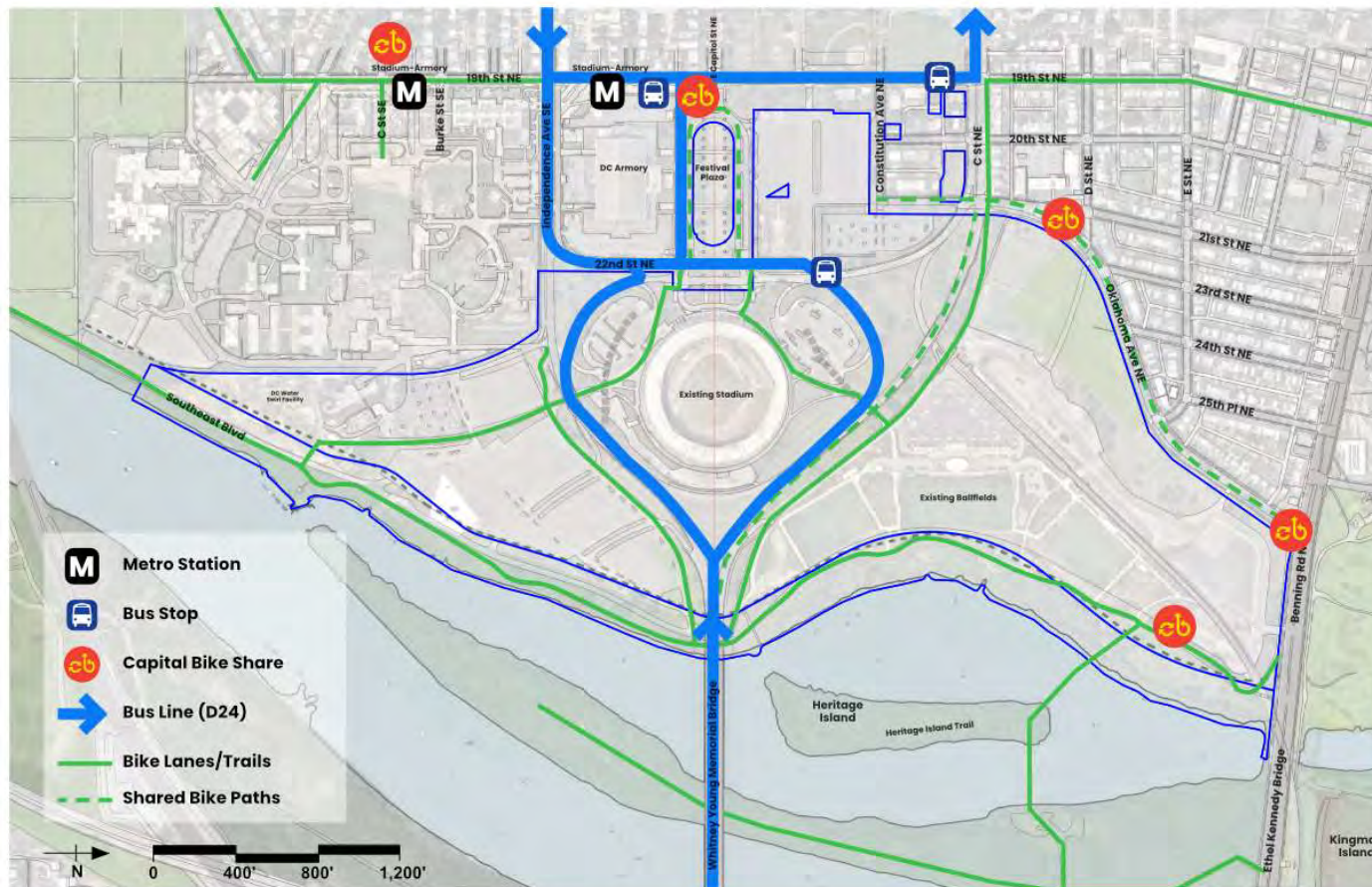


Future Hill East Masterplan



Breakout Room 2:
Mobility & Parking

Existing Transit



Mobility and Parking



Gameday Pedestrian Traffic

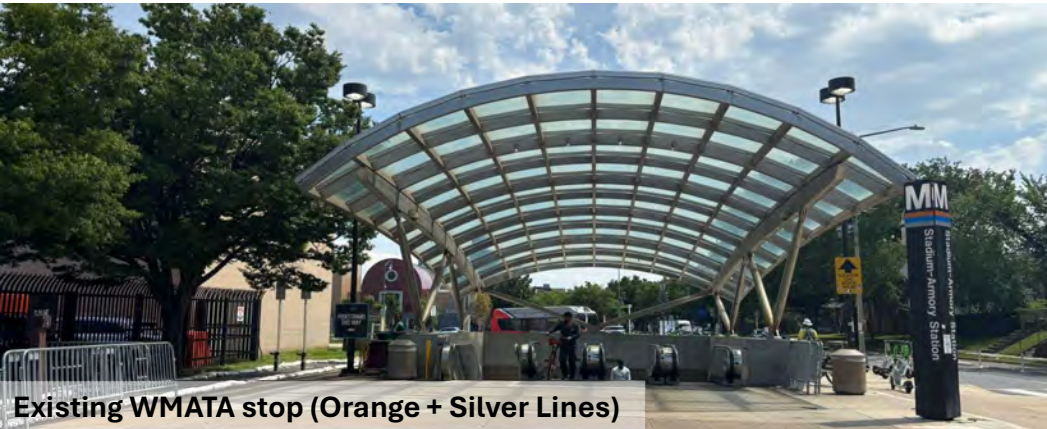


Protected Bike Lanes



Bus Routes

Breakout Room 2:
Mobility & Parking



Existing WMATA stop (Orange + Silver Lines)



Existing Bike Trail



Bike Rental/Parking



Shared streets

Mobility and Parking

- What are your concerns regarding event related parking and mobility in the overall site?
- What current mobility issues (bikes, cars, pedestrian, transit) can this master plan help resolve?
- Are there safety issues related to cars and transit you can share that this development could ameliorate to some degree?





4.3

Stadium Design & Community Design

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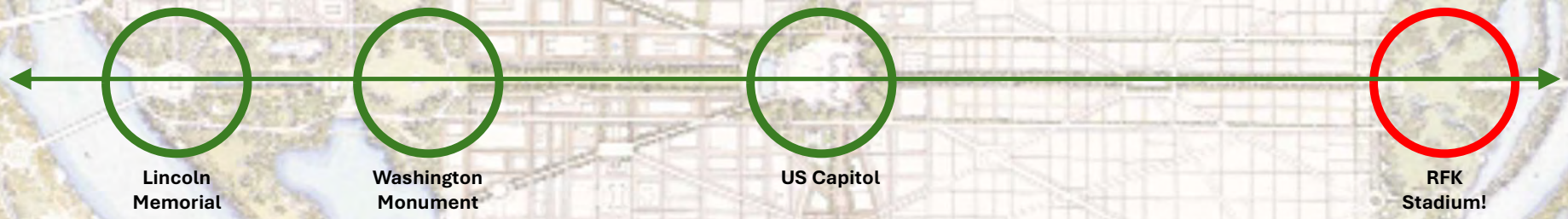
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Stadium Design

Breakout Room 3:
Stadium Design &
Community Design



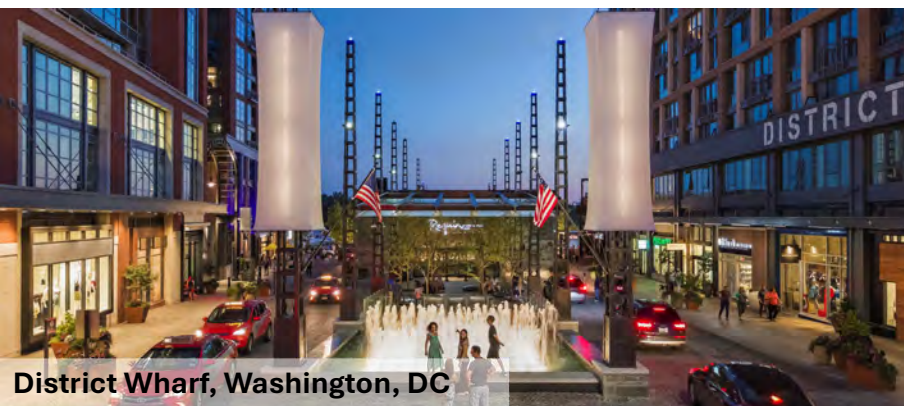
Community Design Opportunities



Recent Hill East Development



Existing Kingman Park Rowhouses



District Wharf, Washington, DC



District Wharf, Washington, DC



Active Uses, District Wharf, Washington, DC

Breakout Room 3:
Stadium Design &
Community Design

Stadium Design

- What sort of Stadium-related amenities would be good for the neighborhood, on event and non-event days?
- Share your ideas about the appearance of the Stadium?
 - Should it appear like a public building one might find in Washington, DC or should it look different? If so, how?
- Please share any relevant Stadium-related experiences that particularly impressed you, and ought to be considered for this project.



Community Design Opportunities

Breakout Room 3:
Stadium Design &
Community Design

- Preliminary ideas for the site include mixed-use housing, retail, entertainment, open space and other uses. What is important to you and why?
- What activities and uses would draw you to this site on a regular basis.
- What public uses should be considered for this site?
- How do you think these new buildings should look?



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4.4

Retail & Business Opportunities

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Retail and Business Opportunities



Retail and Business Opportunities

- What sort of retail would you like to see here?
- Given the scale of the site, would you be interested in seeing different areas of the site have different varieties of retail?
 - Local serving retail
 - Food and beverage
 - Event centered
 - Entertainment
- How can the team best include community members in business opportunities?





Thank you!

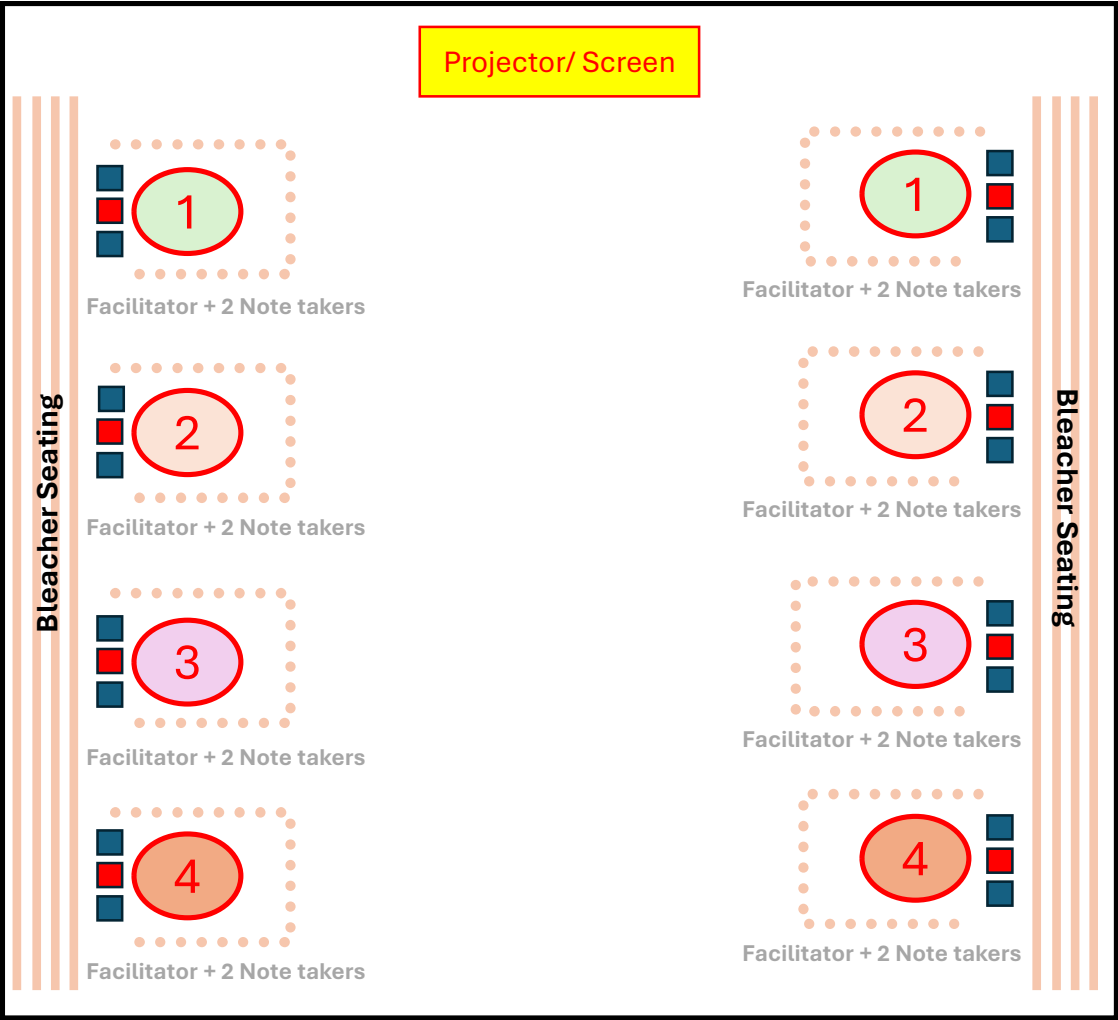
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Breakout Rooms



Open Space, Civic Amenities
and Waterfront Character

Mobility and Parking

Stadium Design and
Community Design

Retail and Business
Opportunities

Open Space, Civic Amenities
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Mobility and Parking

Stadium Design and
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Retail and Business
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