

A FIELD OF OPPORTUNITIES

**ON THE BANKS OF THE
ANACOSTIA RIVER**

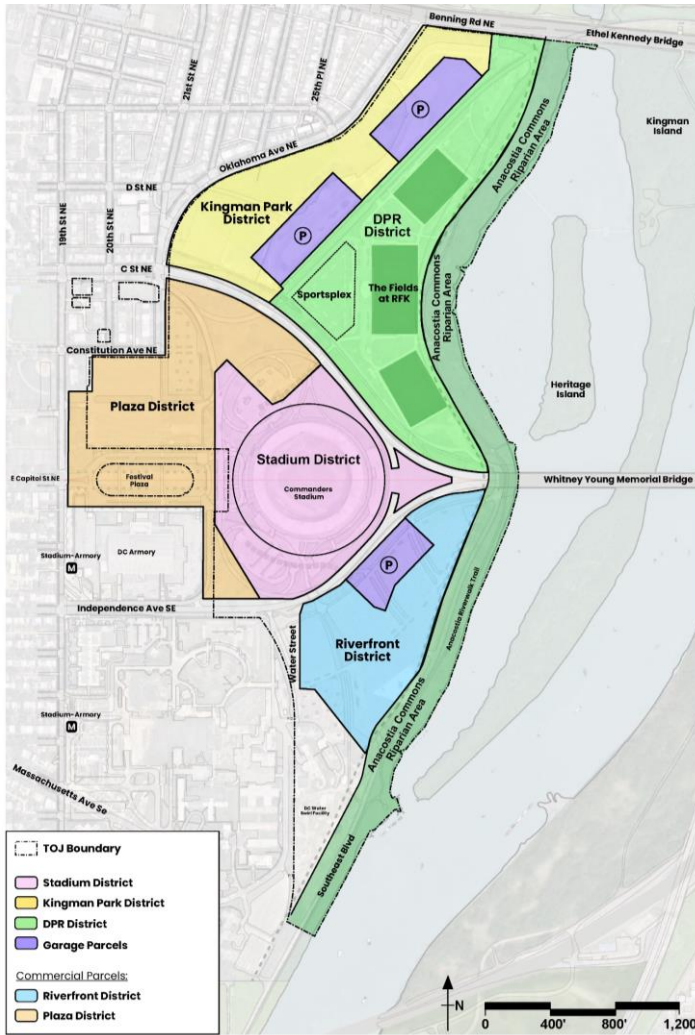


WELCOME HOME





FASTEST & SUREST ROUTE TO DELIVER FOR DC



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

Recreation 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 TRANSFORMATION OF CAPITOL RIVERFRONT

The Capitol Riverfront has undergone a dramatic transformation into a vibrant, thriving community since the construction of Nationals Park in 2008.

Nationals
Park
BEFORE



Nationals
Park
AFTER

*DC is on track
to pay off
Nationals Park
construction
bonds in FY
2026, 10 years
ahead of
schedule.*

KEY DEVELOPMENT GROWTH

Source: Capitol Riverfront BID



**+655%
Residents***

*SINCE 2010



**12,500
Homes**



**97
Restaurants
and Bars**



**7.4 Million
Sq. Ft. of Office**



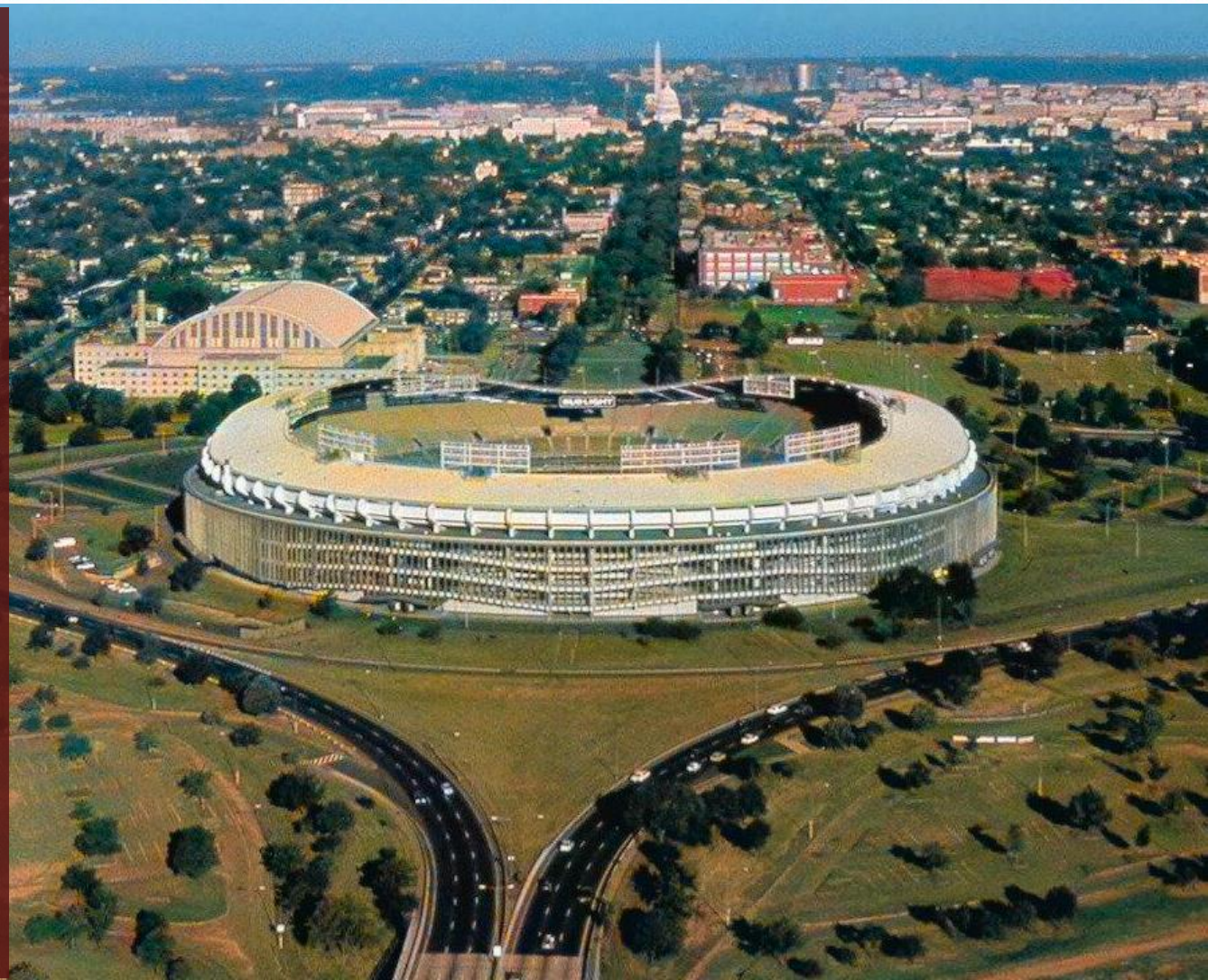
**6
Hotels**

A PARTNER FOR GROWTH

At a time when we must be focused on economic growth that creates jobs and revenue for DC, we have 180 acres of opportunity in Ward 7.

Our RFK principles:

- Strong return on public investment and activate the campus quickly
- Job creation for DC residents and new revenues to support city programs and services



PARTNERING TO DELIVER FOR DC



Commanders:

\$2.7B

for vertical construction

The single, largest private investment in the District's history.



District:

\$500M*

for horizontal construction

\$181M

from EventsDC for parking

FY 2032:

\$175M

Generated by stadium activity, to be reinvested primarily in parking

***Will leverage dedicated funds from the existing Sports Facilities Fee (formerly called the Ballpark Fee).
This investment will require no cuts from the operating budget.**

THE SPORTS CAPITAL & ECONOMIC OPPORTUNITY



**Capital One Arena
(1997)**

Total: \$260M
(*In 2025 Dollars: \$523M)

Public: \$60M (23%)
(\$121M)

Private: \$200M (77%)
(\$402M)

*CPI Inflation Calculator (U.S. BLS)

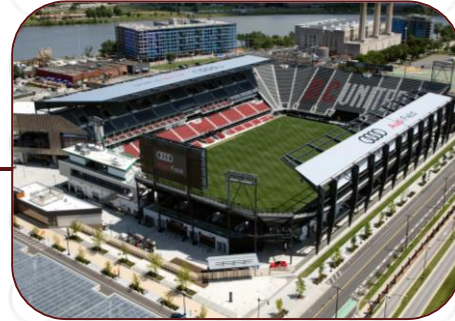


**Nationals Park
(2008)**

Total: \$701M
(\$1.07B)

Public: \$670M (96%)
(\$1.02B)

Private: \$31M (4%)
(\$47M)



**Audi Field
(2018)**

Total: \$400M
(\$516M)

Public: \$150M (38%)
(\$194M)

Private: \$250M (62%)
(\$323M)



**CareFirst Arena
(2018)**

Total: \$69M
(\$89M)

Public: \$64M (93%)
(\$83M)

Private: \$5M (7%)
(\$6M)



**Capital One Arena
Transformation Project
(2027)**

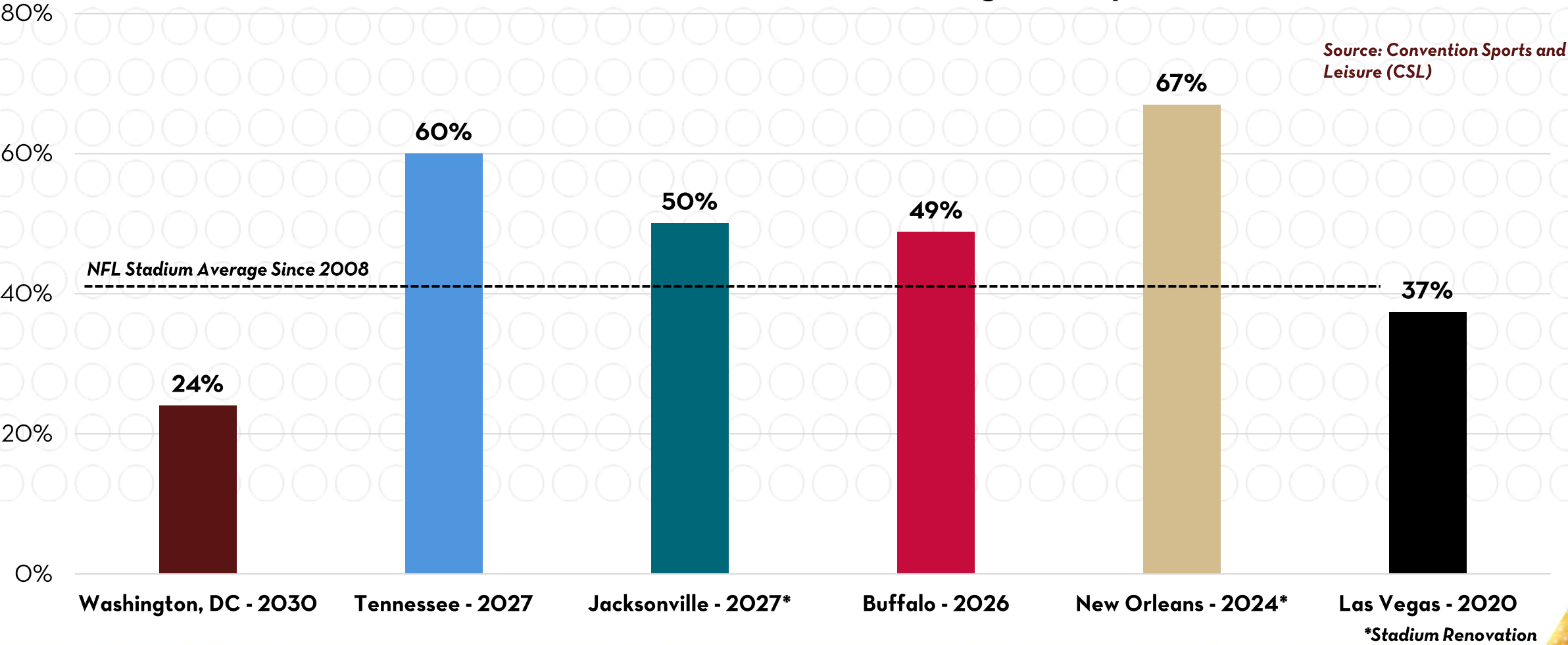
Total: \$800M

Public: \$515M (64%)

Private: \$285M (36%)

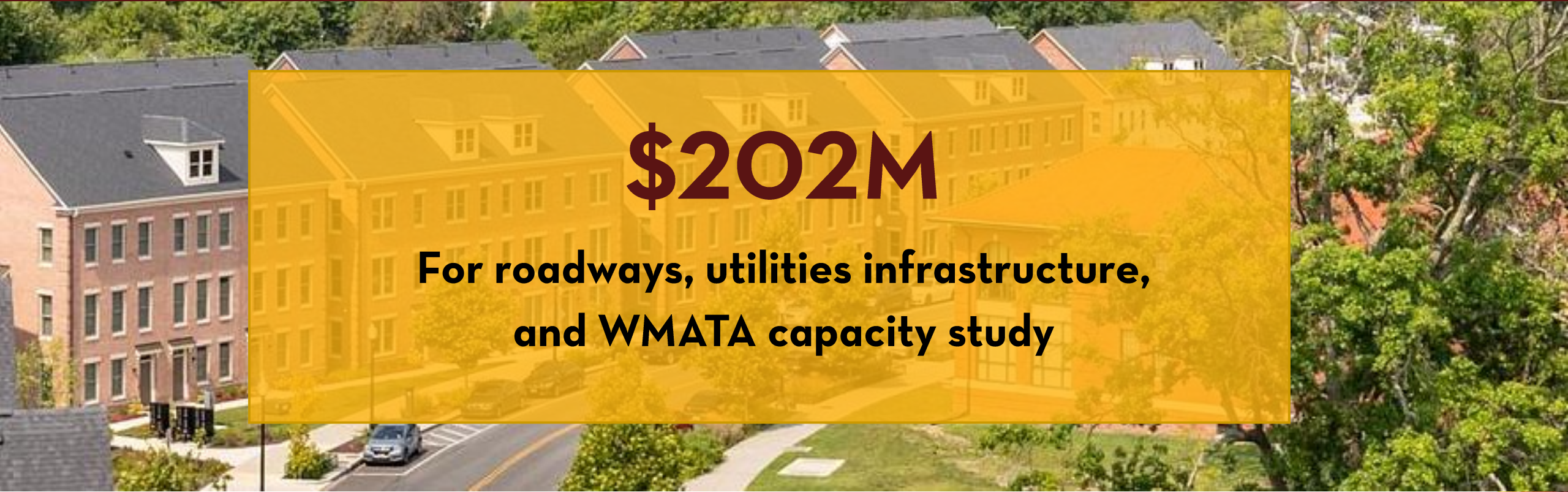
COMMANDERS STADIUM VS OTHER NFL STADIUMS

Public Investment as a % of Stadium and Parking Development Costs



PREPARING THE CAMPUS FOR NEW OPPORTUNITIES

Like at St. Elizabeths East and other projects, the District will prepare the site for development regardless of use.



\$202M

**For roadways, utilities infrastructure,
and WMATA capacity study**

ACCESS TO RFK



The RFK campus, which was designed as and previously functioned as a stadium site, is accessible by public transportation and other alternative modes of transportation.

The stadium will be served by:

- 3 Metro lines (Blue, Orange, and Silver)
- Multiple Metro Bus lines and the DC Streetcar
- Bike lanes and trails
- Rideshare, on-site motorcoach parking, and approximately 8,000 parking spaces



**UNLOCKING NEW
OPPORTUNITIES
AT OUR RFK**

HOUSING AT RFK

6,400+ new homes across the campus, with at least 30% affordable*



**Data Updated on June 6, 2025*

More than 10,000 Washingtonians will call RFK home.



During the campus planning effort, community members can weigh in on what types of uses will best serve the community.



Kingman Park District parcels will be offered for development through the District's process.

RECREATION AT RFK



Our goal is to prevent any disruption to The Fields at RFK throughout the entire process.

We will maintain
The Fields at RFK,
and will invest
\$89M to
construct a new
state-of-the-art
SportsPlex.

PARKS AND TRAILS AT RFK

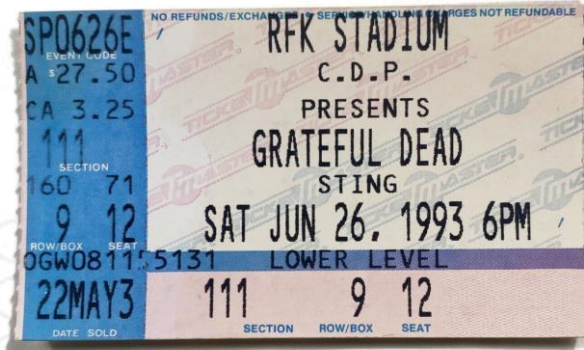
At least 30% of the total campus will be parks and green open space.

We will build more connections to Kingman Island and the Anacostia River Trail for increased access and recreational opportunities.

The District will award a contract for designing an improved network of trails, an amphitheater, and an environmental education center.



YEAR-ROUND ACTIVITY AT RFK



1.4M Attendees Per Year*
(140,000 hotel room nights per year)



10+ Commanders Events



10+ Concerts



100+ Private and Other Events

Target: 200+ Activations Per Year

*Source: Convention Sports and Leisure (CSL)



MORE JOBS AND REVENUE FOR DC



Stadium



14,000
Construction Jobs



\$14.9B Direct
Spending



\$2.4B Total Taxes



Mixed- Use Districts



16,000
Construction Jobs



\$2.9B Direct
Spending



\$2.7B Total
Taxes



~6,500 New
Homes

More than 10,000 residents



New Tax Revenue



\$5.1B Total Taxes
From the Stadium and
Mixed-Use Districts*

Data Updated on June 6, 2025
*Source: [Convention Sports and Leisure \(CSL\):
Economic & Fiscal Impact Analysis](#)*



WHAT'S NEXT

TIMELINE



**SUMMER
2025**

**COUNCIL
APPROVAL**



**SUMMER/FALL
2025**

**PLANNING
COMMENCES
FOR PARKS,
HOUSING,
RECREATION**



**FALL/WINTER
2026**

**STADIUM SITE
GROUND-
BREAKING**



**EARLY
2029**

**PLAZA
DISTRICT
GROUND-
BREAKING**



**SUMMER
2030**

**SPORTSPLEX
RIBBON-
CUTTING**



**FALL
2030**

**STADIUM
OPENING**

FIND UPCOMING COMMUNITY ENGAGEMENT AT [OURRFK.DC.GOV](https://ourrfk.dc.gov)

SAVE THE DATE: FALL 2030

