

Redevelopment at Robert F. Kennedy Memorial Stadium Campus

National Historic Preservation Act, Section 106

Consulting Parties Meeting #1

February 25, 2026



Virtual Meeting Overview

- This meeting will be **recorded**
- Type your questions into the Meeting Chat
- Questions will be answered at the end of the presentation as time allows
- Questions or comments submitted as part of this meeting will **not** be considered formal comments on the project
 - Formal comments must be submitted online or postmarked by March 11, 2026

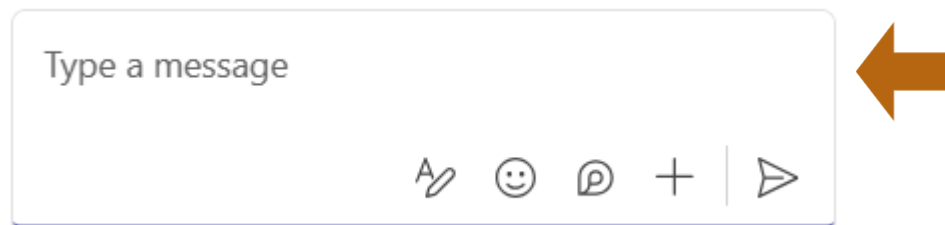
How to Ask a Question

1. Click on the “Chat” icon at the top of your screen.



2. The Meeting Chat panel will open on the right side of the screen.

3. Enter your question into the text box and select **Send**. 



Agenda

1. Introductions
2. Project Undertaking
3. Purpose and Need
4. Preliminary Concepts
5. Existing Conditions
6. National Historic Preservation Act and Section 106 Process
7. Identification of Historic Properties
8. Next Steps
9. Discussion, Questions, and Comments



01

INTRODUCTIONS

Introductions

- NPS National Capital Region
- RFK PMO
- DC SHPO
- Consultant Team:
 - Jacobs
 - EHT Traceries
 - Stantec
- Consulting Parties



02

PROJECT UNDERTAKING

Project Undertaking



(Getty)

To revitalize the existing Robert F. Kennedy (RFK) Memorial Campus and proximate Anacostia River waterfront into a vibrant, mixed-use development that welcomes residents and visitors, offering a variety of parks, new neighborhoods, and civic amenities, filling in an essential missing piece in the unique landscape of the Anacostia River and the RFK Memorial Stadium Campus.



Project Area (Google Earth)



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PURPOSE AND NEED

Regulatory Context

The **D.C. Robert F. Kennedy Memorial Stadium Campus Revitalization Act, Pub. L. 118-274** authorized **transfer of jurisdiction of the Robert F. Kennedy Memorial Stadium Campus** (Reservation 343F per S.O. 25-01723, Transfer Property) to the District, and it authorized commercial and residential development of the Transfer Property (in addition to other existing, approved uses, including stadium purposes, open space, and public outdoor opportunities). The transfer of administrative jurisdiction of the Transfer Property was made subject to a Declaration of Covenants (recorded on February 5, 2025 in the land records of the District of Columbia [Instrument No. 2025012660]), which provides that the **“Transfer Property shall not be used for commercial or residential uses until such time as the required planning for commercial and residential uses has been undertaken by the District and compliance with the National Environmental Policy Act (NEPA) and NHPA has been completed.”**

Purpose and Need

The **purpose of the Project is to revitalize the existing Robert F. Kennedy Memorial Stadium Campus area and proximate Anacostia River waterfront into a vibrant, mixed-use development consistent with the D.C. Robert F Kennedy Memorial Stadium Campus Revitalization Act, Pub. L. 118-274.**

To support these developments, the **Project would improve and extend the existing street network, transit services, and related utilities, connecting the new commercial and residential development to the Anacostia River waterfront** consistent with the Anacostia Waterfront Initiative. The Anacostia Waterfront Initiative is an ongoing effort to restore the banks of the Anacostia River, its waterfronts and adjoining communities and parks.

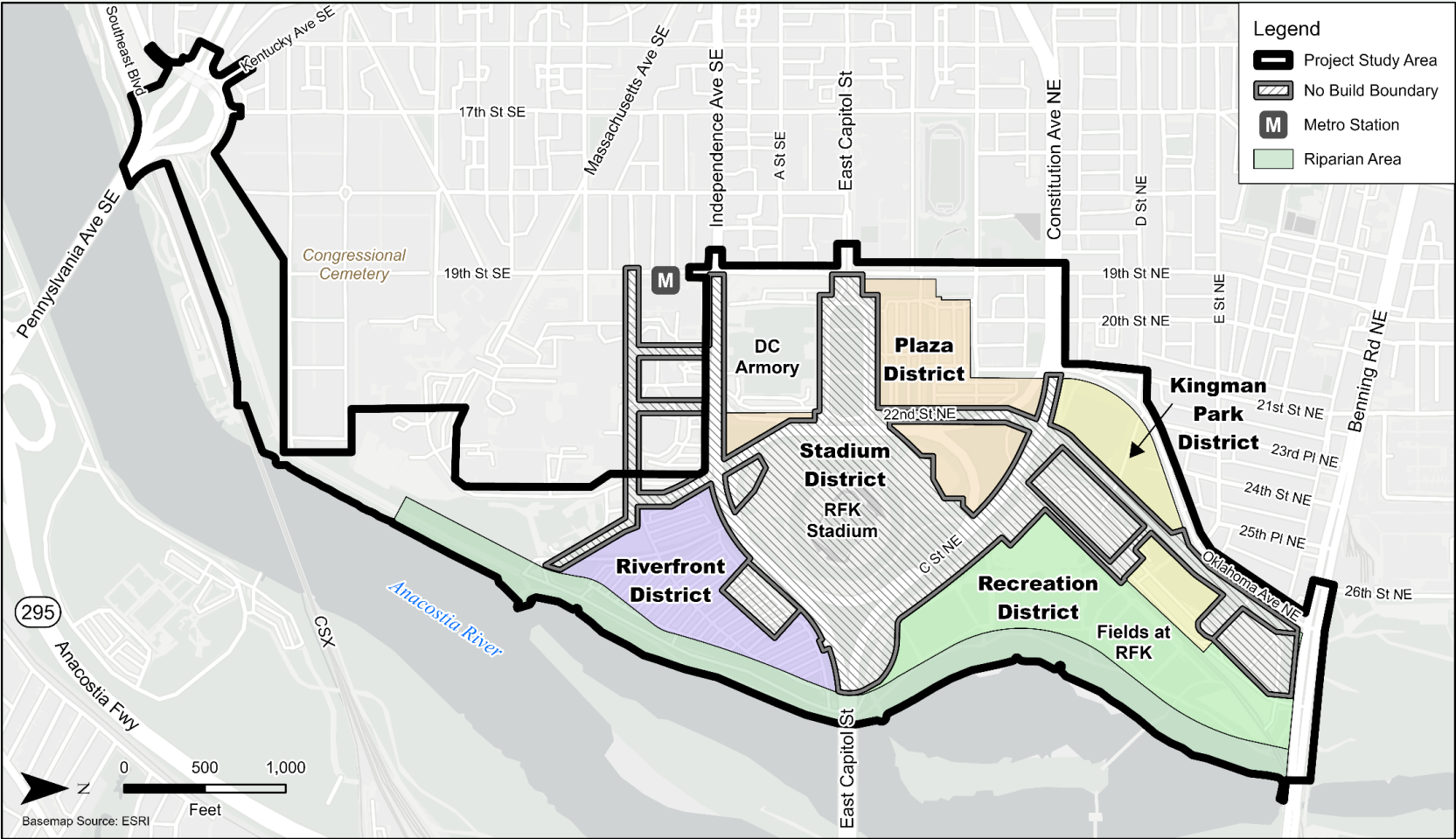
The **Project is needed** to implement the D.C. Robert F Kennedy Memorial Stadium Campus Revitalization Act and the vision of the Anacostia Waterfront Initiative by **developing new mixed-income neighborhoods, aiding in environmental restoration, enhancing transportation infrastructure, creating additional public access, connecting commercial and residential areas with new parks and open space, and creating cultural destinations.**



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PRELIMINARY CONCEPTS

Redevelopment at the Robert F. Kennedy Memorial Stadium Campus

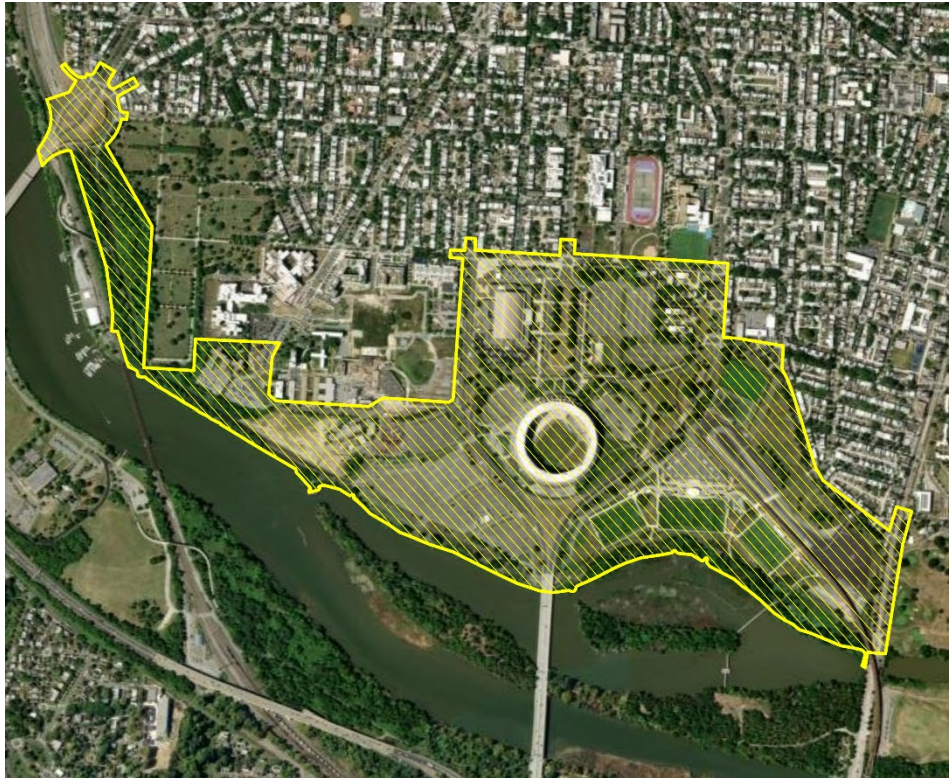




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EXISTING CONDITIONS

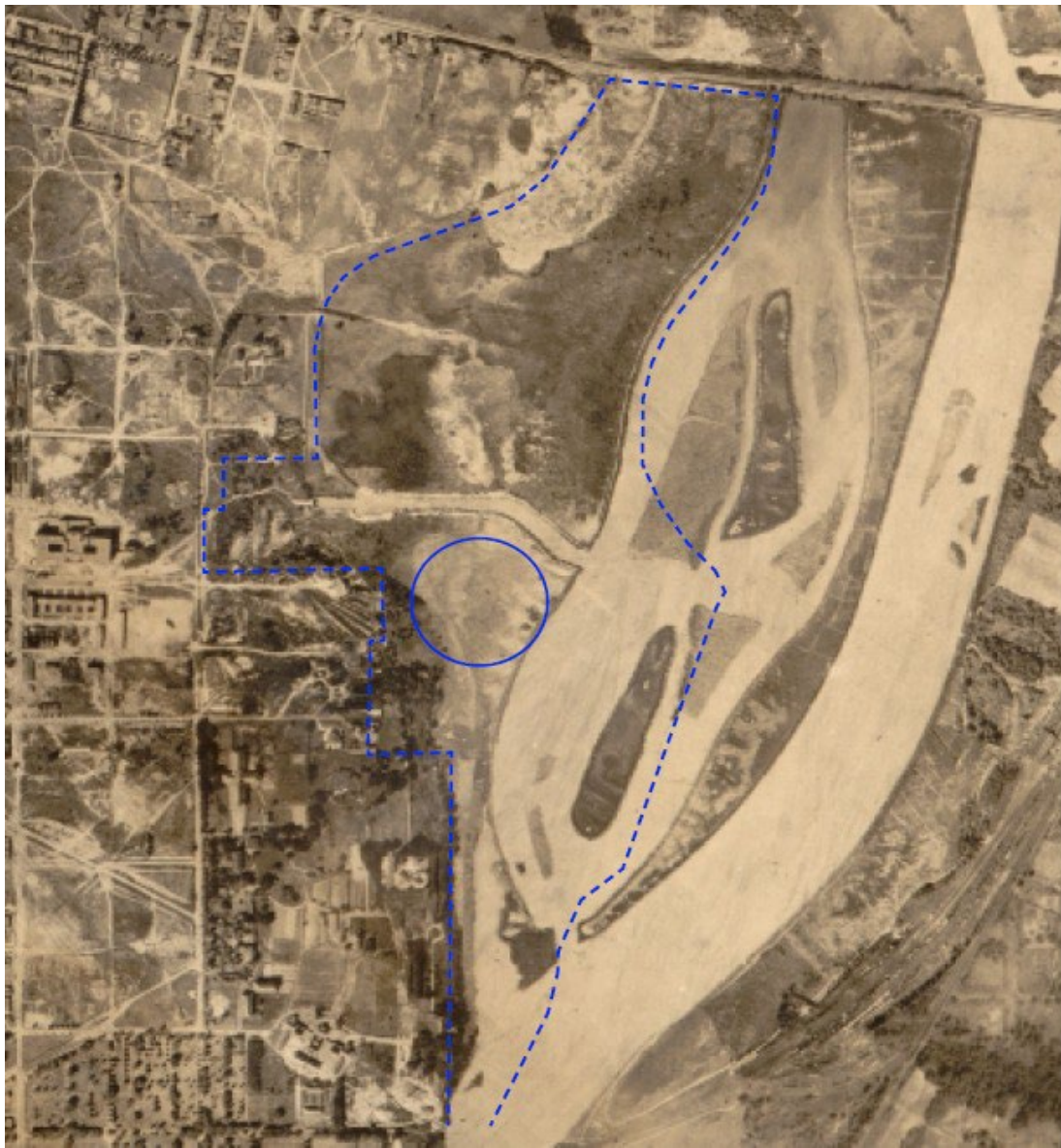
Existing Conditions



Project Area (Google Earth)

The project area is located along the west bank of the Anacostia River and includes the existing

- RFK Memorial Stadium Campus,
- DC Armory to the west,
- Portions of Anacostia Park along the west bank of the Anacostia River, and a
- Portion of the Hill East Development District, previously Public Reservation 13, to the south, and
- Barney Circle.



Detail from 1922 Aerial photograph mosaic of Washington, DC, with approximate site boundaries and stadium annotated (LOC)



1949 aerial with approximate site boundaries and stadium annotated (USGS)



1963 aerial with approximate site boundaries and stadium annotated (USGS)



Current aerial (Google Earth)



C. 1960s aerial looking west/southwest toward RFK stadium (LOC)



C. 2010s aerial (Dennis Dimick)



06

NATIONAL HISTORIC PRESERVATION ACT AND SECTION 106 PROCESS

Section 106

Federal Agencies must:

- Consider and determine the direct AND indirect effects of a proposed undertaking on historic properties
- Consult with State Historic Preservation Officers (SHPOs), Tribal Historic Preservation Officers (THPOs)
- Other consulting parties
- Identification of historic properties within the Area of Potential Effect
- Avoid, minimize, or mitigate adverse effects to historic properties
- See: 36 CFR Part 800 (Protection of Historic Properties)

Consulting Party Involvement

Consulting Parties are:

- Applicants for federal assistance/approvals
- SHPOs
- Federally recognized Indian tribes/ THPOs
- Local governments
- Advisory Council on Historic Preservation
- Other individuals/organizations with interest due to the nature of their legal or economic relation to the project or affected properties, or their concern with the project's effects on historic properties

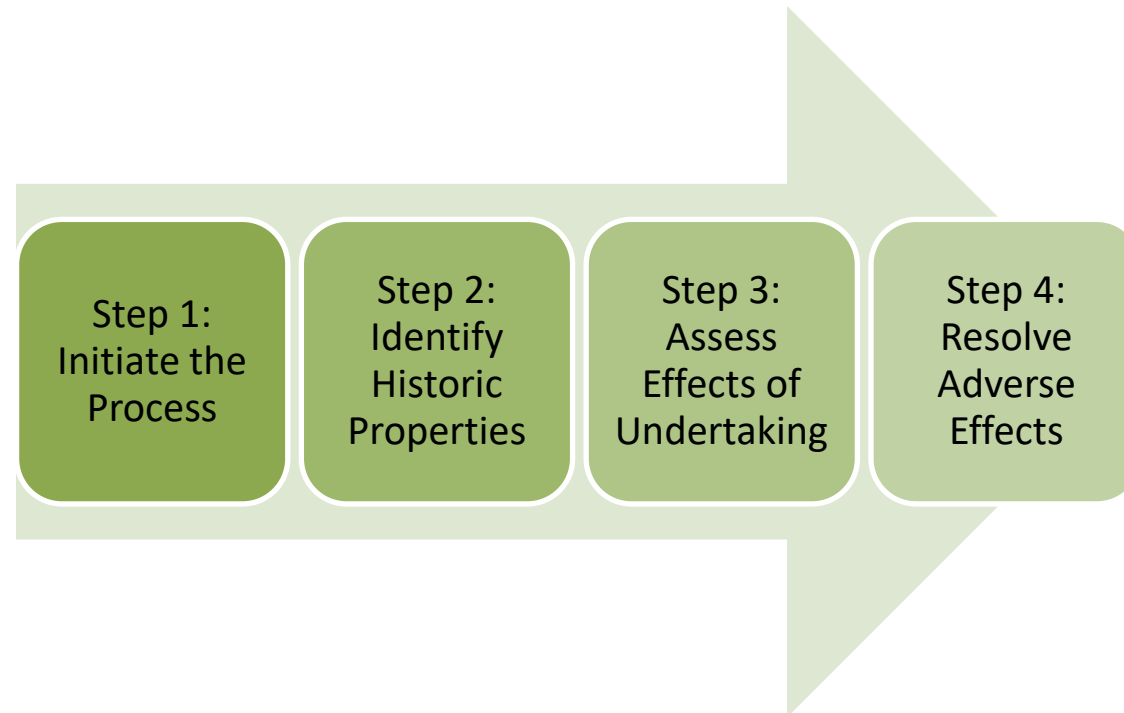
Potential roles of the consulting parties:

- Discuss views
- Help identify historic properties
- Review pertinent historic preservation information provided by NPS
- Help develop and consider possible solutions to avoid, minimize, or mitigate adverse effects to historic properties
- Implement mitigation measures

Consulting Parties

- NPS National Capital Region
- NPS National Mall and Memorial Parks
- DC Historic Preservation Office (DC SHPO)
- THPOs
- National Capital Planning Commission
- Commission of Fine Arts
- Advisory Council on Historic Preservation
- Congressional Cemetery
- DC Preservation League
- Committee of 100
- Capitol Hill Restoration Society
- D.C. Armory
- D.C. Public Schools
- Kingman Park Civic Association
- Friends of Kingman Park
- Others

Section 106 Process



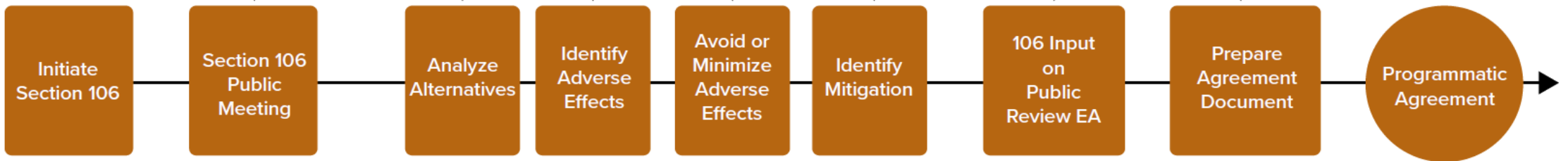
Section 106 Consultation

NEPA & Section 106: A Coordination Approach

NEPA Process







Section 106 Process





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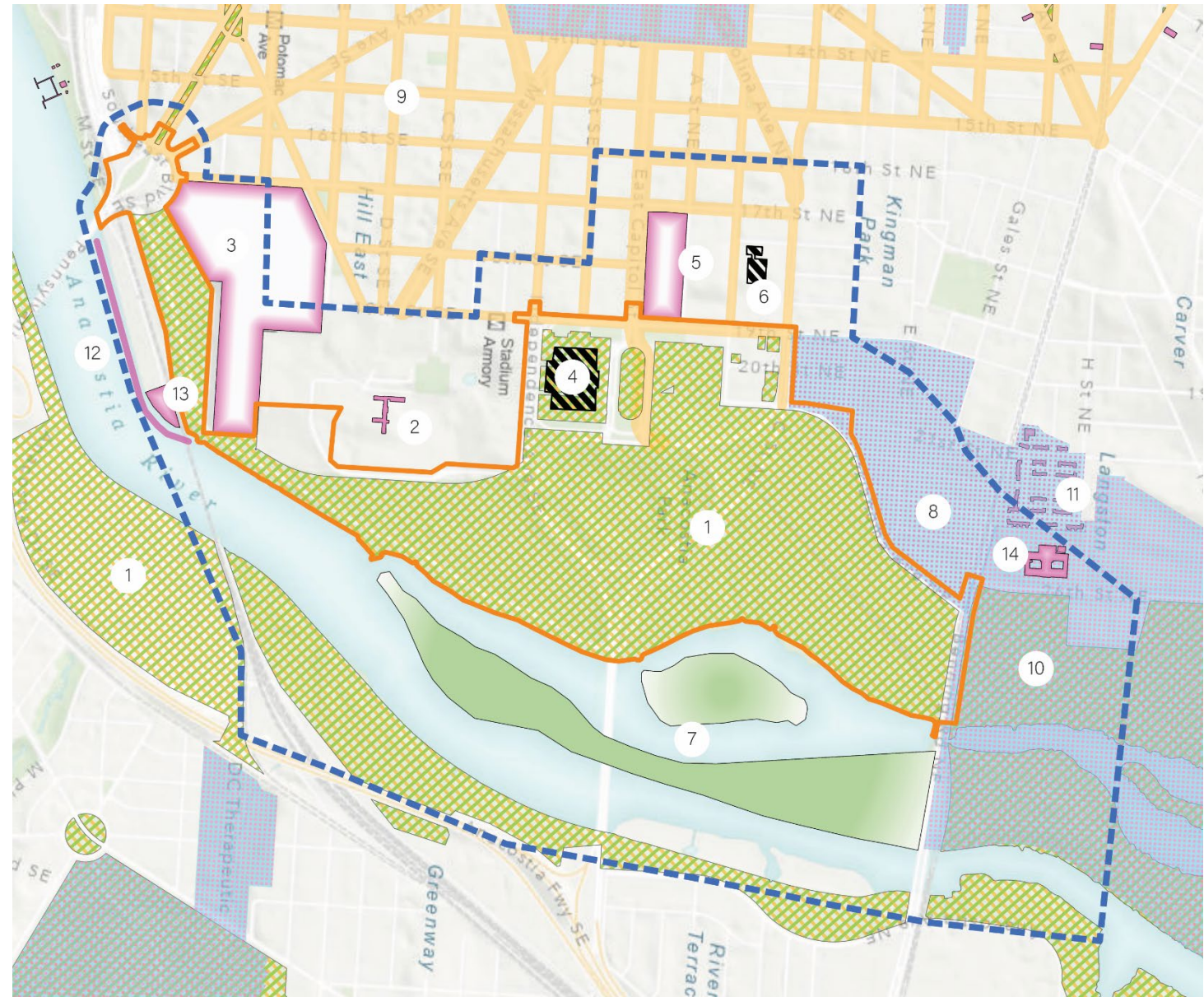
IDENTIFICATION OF HISTORIC RESOURCES

-  1. Proposed APE
-  2. Project Area
-  3. Historic Districts
-  4. National Parks



1. Anacostia Park
2. Anne Archbold Hall
3. Congressional Cemetery
4. DC Armory
5. Eastern High School
6. Eliot-Hine Middle School
7. Kingman Heritage Islands
8. King Park Historic District
9. L'Enfant Plan
10. Langston Golf Course and
11. Langston Terrace Dwellings
12. Portion of Anacostia Seawall
13. Seafarers' Yacht Club
14. Young, Browne, Phelps, and Spingarn Educational Campus

-  Project Area
-  Proposed APE
-  Listed Sites
-  Kingman Heritage Islands
-  Potentially Eligible
-  Historic Districts
-  National Parks
-  L'Enfant Plan



Name	Owner	Location
Anacostia Park	US Government	Washington, DC
Anacostia Seawall	NPS	Washington, DC
Anne Archbold Hall	DC Government	19th and Massachusetts Avenue SE
Congressional Cemetery	Christ Church Washington Parish	1801 E St SE
D.C. Armory	US Government	2001 East Capitol St SE
Eastern High School	DCPS	1700 East Capitol St NE
Eliot-Hine Middle School	DCPS	1830 Constitution Ave NE
Kingman-Heritage Islands	DC Government	Washington, DC
Kingman Park Historic District	n/a	Washington, DC
L'Enfant Plan	NPS	Washington Region Multi-Property Submission
Langston Golf Course & Historic District	US Government	Washington, DC
Langston Terrace Dwellings	DC Housing Authority	715 Langston Terrace NE
Seafarers' Yacht Club	DC Government	1950 M St SE
Young, Brown, Phelps, and Spingarn Educational Campus	DC Government	26 th St NE

Anacostia Park

- 193.53 acres of southern end of Anacostia Park designated as a Cultural Landscape, 2021; Eligible for NRHP
- Criteria A, C, & D
- POS: 1906-1976
- Contributing resources:
 - Anacostia Field House
 - Engineer's Building (Anacostia Pump House)
 - D.C. Armory
 - Kenilworth Aquatic Gardens
 - Langston Golf Course
 - Anacostia Seawalls



View southwest from east bank of Anacostia River (NPS)

Anacostia Seawall

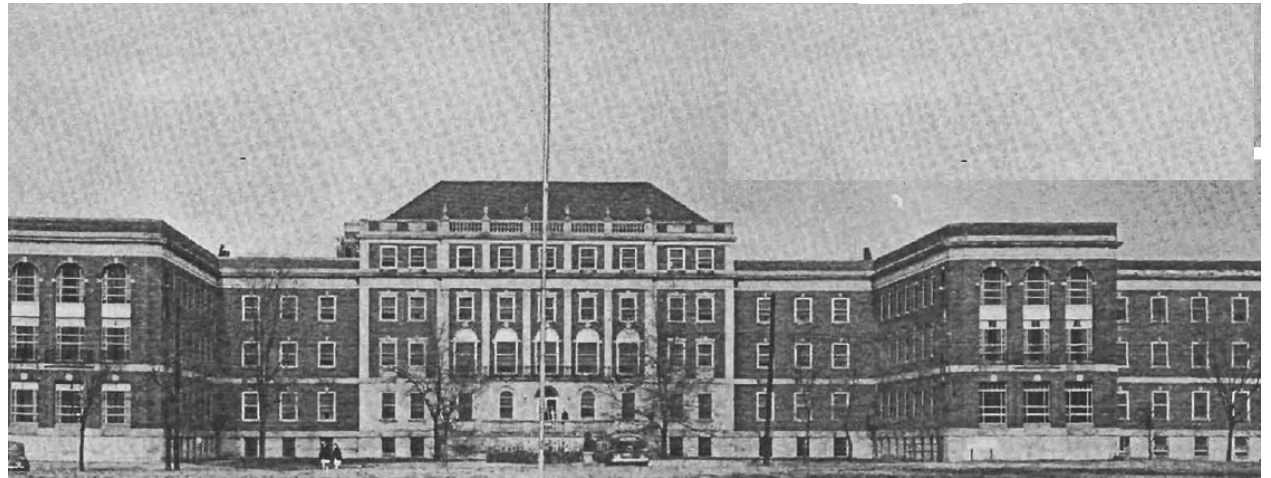
- The Anacostia River seawall was constructed by the U.S Army Corps of Engineers as part of a decade's long reclamation and development project along the Anacostia River.
- Determined eligible for the NRHP by DC HPO, 2009
- The Anacostia Park Cultural Landscape Designation reports significance under Criteria A and C, in the areas of Engineering, Landscape Architecture, and Social History; these same criteria are likely to apply to the seawalls, as their construction was integral to the development and use of the banks of the Anacostia.



C. 1938 photo seawall construction (Living Classrooms, <https://www.kingmanisland.com/>)

Anne Archbold Hall

- Originally served as the Nurses' Home for Gallinger Municipal Hospital, Anne Archbold Hall was integral to one of the city's major teaching institutions for nurse training.
- Anne Archbold Hall is the only building of the original Gallinger Hospital Complex still extant
- DC Inventory, 2006; Potentially eligible for NRHP
- Criteria A & C
- POS: 1877-1972
- Within L'Enfant Plan



C. 1940s photo of Anne Archbold Hall (DC Inventory Form)

Congressional Cemetery

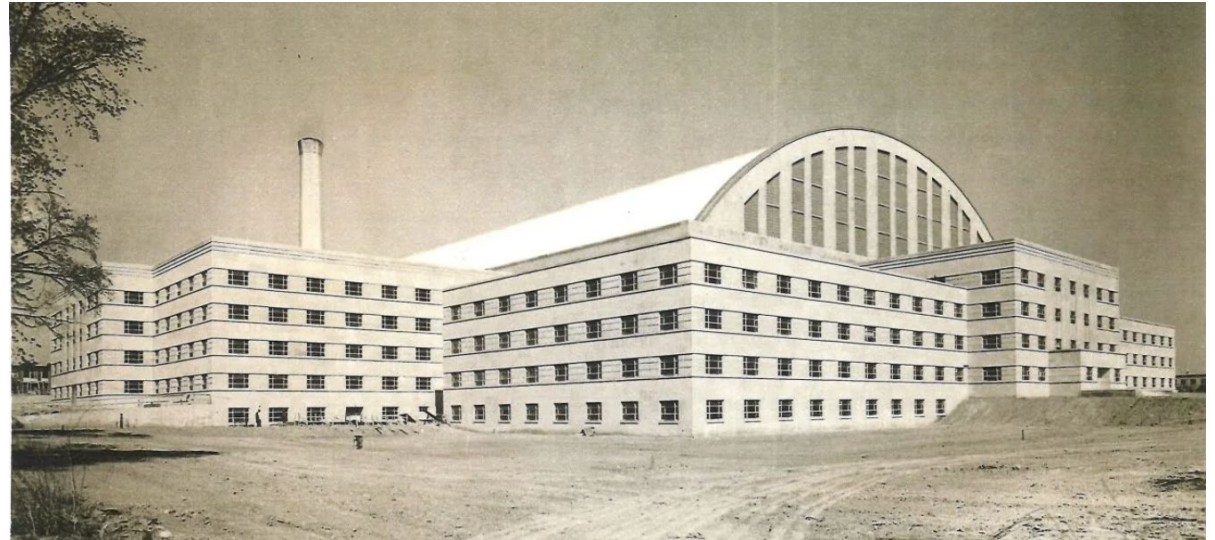
- Established in 1807 as the Washington Parish Burial Ground, the Congressional Cemetery functioned as the nation's first and only cemetery of national memory before the National Cemetery system emerged after the Civil War.
- DC Inventory, 1964; NRHP, 1969; NHL, 2011
- NRHP Criteria A & C; NHL Criteria 1 & 4
- POS: 1816-1876



HABS, 2005 (NPS)

D.C. Armory

- Originally served as the headquarters, armory, and training facility for the District National Guard.
- Shortly after completion in 1941, the Armory was requisitioned by the War Department for office space and would eventually house the FBI's Identification Division.
- Determined eligible for the NRHP by NCPC in 2004
- Criteria A & C



East Elevation of the DC National Guard Armory c. 1941 (DC National Guard)

Eastern High School

- Designed in the Collegiate Gothic style by Municipal Architect Snowden Ashford in 1921 and completed in 1923 under his successor Albert L. Harris.
- Eastern HS was originally constructed for White students, but within a decade after *Bolling v. Sharpe* (1954) the student population was predominately Black.
- DC Inventory, 2023; NRHP, 2023; NHL, 2011
- NRHP Criteria A & C under *Multiple Property Document, Public Schools in Washington, DC 1862-1960*
- POS: 1923-1960



C. 2010 (LOC)

Eliot-Hine Middle School

- The transfer of a Black student to all-White Eliot-Hine (then called Eliot Junior High School) was denied in 1947. This led the student's parents to file suit; Carr v Corning was the first suit of its kind in segregated D.C.
- Determined eligible by DC HPO during a 2015 survey of DC Public schools
- Criteria A & C under *Multiple Property Document, Public Schools in Washington, DC 1862-1960*



Undated photo of Eliot-Hine Middle School (Sumner School Museum and Archives)

Kingman-Heritage Islands

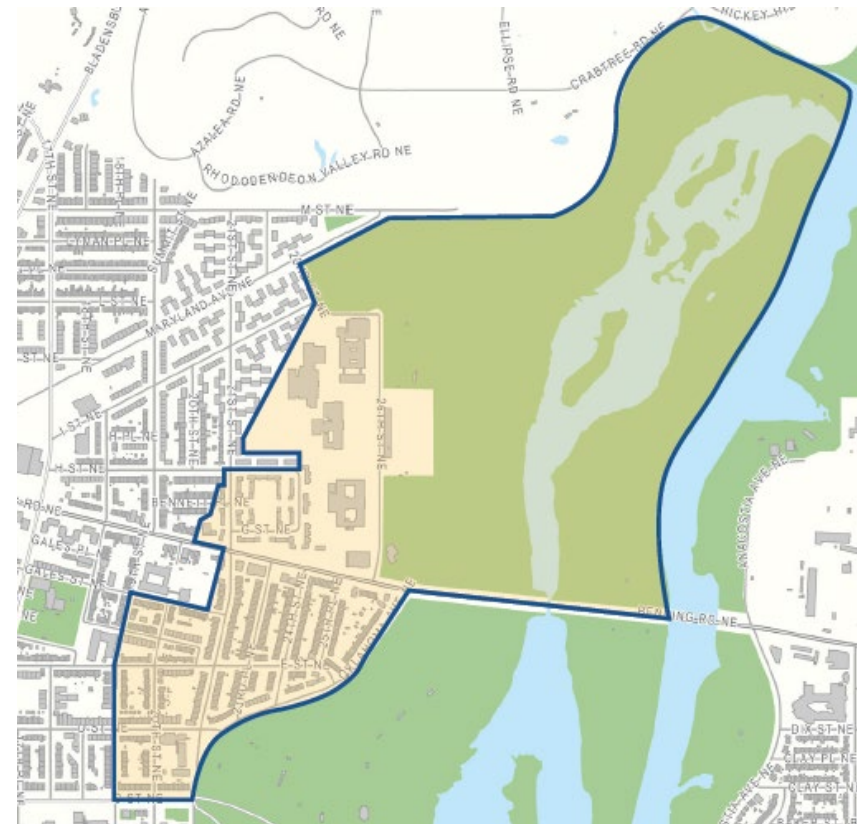
- Kingman Lake, and Kingman and Heritage Islands are manmade, created by the U.S. Army Corps of Engineers as part of a decade's long reclamation and development project of the mudflats and marshes along the Anacostia River.
- The Anacostia Park Cultural Landscape Designation reports significance under Criteria A and C, in the areas of Engineering, Landscape Architecture, and Social History; these same criteria are likely to apply to Kingman and Heritage Islands, as their creation was as result of the development and use of the banks of the Anacostia River.



c. 1931 photo of newly created Kingman Island and Kingman Lake, Benning Road NE in foreground (NPS)

Kingman Park Historic District

- The Kingman Park Historic District encompasses areas within the present-day Kingman Park and Langston neighborhoods, along with the historic subdivisions of Rosedale and Isherwood.
- Kingman Park emerged primarily during the late 1920s and 1940s as a planned residential enclave for African American residents.
- DC Inventory, 2018; NRHP, 2018; NRHP Boundary Increase, 2021
- NRHP Criteria A & C
- POS: 1928-1960
- Contains 542 contributing resources: 536 buildings, one site (Langston Golf Course), and five objects. Of these, 517 were not previously listed, while 26 were included in earlier nominations, such as the Education Campus, Langston Terrace, and Langston Golf Course.



Kingman Park Historic District boundaries, 2020 (DC SHPO)

Kingman Park Historic District (cont.)

- The district includes six major property groups:
 - A cohesive collection of twenty blocks of two-story rowhouses and flats built between 1928 and 1951
 - Several blocks of nineteenth-century rowhouses in the Rosedale and Isherwood subdivisions
 - The Benning Road commercial and transportation corridor,
 - The Young, Browne, Phelps, and Spingarn Education Campus
 - The Langston Terrace Dwellings
 - The National Register-listed Langston Golf Course



Undated photo of the historic district (DC SHPO)



Typical street in the historic district (DC SHPO)

L'Enfant Plan

- Conceived in 1791 by Pierre L'Enfant as the site of the new Federal City, the L'Enfant plan stands as the only comprehensive Baroque city design created in the United States.
- DC Inventory, 1964; NRHP, 1997; the southeast section of Pennsylvania Avenue designated a Cultural Landscape, 2017
- Criteria A, B, & C
- POS: 1790-1942



Plan of the City of Washington in the Territory of Columbia, c. 1792 (LOC)

Langston Golf Course & Historic District

- The first local golf course built for Black golfers.
- DC Inventory, 2018; NRHP, 1991; Cultural Landscape, 2017
- Criteria A
- Contributing resource to the Kingman Park Historic District



C. 1949 (Historical Society of Washington, D.C.)

Langston Terrace Dwellings

- Designed by Hilyard Robinson—one of the most influential Black architects of the twentieth century—Langston Terrace embodies European-inspired modernist ideals through its International Style architecture, open site planning, and high-quality construction.
- Langston Terrace Dwellings was developed as a purpose-built community for Black families.
- DC Inventory, 1987; NRHP, 1987
- Criteria A & C
- POS: 1935-1938
- Contributing resource to the Kingman Park Historic District



C.1980-2006 Langston Terrace Frieze (LOC)

Seafarers' Yacht Club

- The Seafarers Yacht Club is the oldest continuously operating Black boating club in the United States and was the first Black club to join the American Power Boat Association.
- DC Inventory, 2022; NRHP, 2022
- Criteria A
- POS: 1945-1971
- Contributing Resources:
 - Clubhouse
 - Wheelhouse



Undated photo (Beck Harlan)

Spingarn Senior High School

- The last high school built in DC for Black students.
- DC Inventory, 2012; NRHP, 2014
- Criteria A & C under the Multiple Property Document *Public School Buildings of the District of Columbia, 1862–1960*
- POS: 1952-1960
- Contributing resource to the Young, Browne, Phelps, Spingarn Educational Campus



Spingarn Senior High School (NPS)

Young, Browne, Phelps Spingarn Educational Campus

- Built to serve the growing population of Black students in Kingman Park, Kenilworth, and River Terrace during segregation.
- DC Inventory, 2015; NRHP, 2013
- Criteria A, B, & C
- POS: 1931-Present
- Four schools listed collectively:
 - Spingarn Senior High School (Individually listed)
 - Browne Junior High School
 - Charles Young Elementary School
 - Phelps Architecture, Construction, and Engineering High School (formerly Phelps Vocational High School)



C. 1950 (NPS)



08

NEXT STEPS

Next Steps





09

DISCUSSION, QUESTIONS, AND COMMENTS

Consulting Party Comments

- Consulting party comments are requested by March 11, 2026
- Comments can be provided in multiple ways:
 - At this meeting
 - Correspondence addressed to:

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THANK YOU!



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DC MURIEL BOWSER, MAYOR