

# Redevelopment at Robert F. Kennedy Memorial Stadium Campus

National Historic Preservation Act, Section 106

Consulting Parties Meeting #2

May 18, 2026



# Virtual Meeting Overview

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- 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 June 1, 2026

# How to Ask a Question

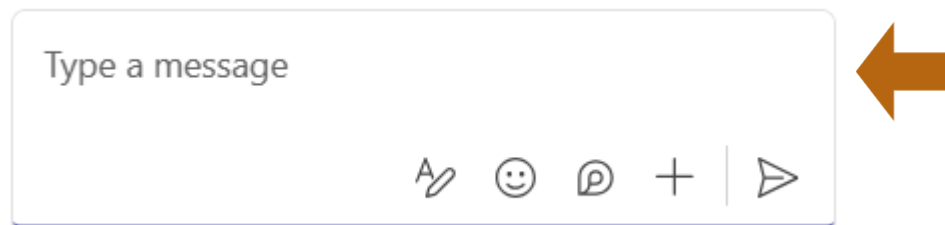
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1. Click on the “Chat” icon at the top of your screen.



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

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1. Introductions
2. Project Purpose and Need
3. National Historic Preservation Act and Section 106 Process
4. Updated Area of Potential Effect
5. Viewsheds
6. Concepts
7. Discussion, Questions, and Comments



# 01

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# INTRODUCTIONS

# Introductions

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



# 02

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## PROJECT PURPOSE AND NEED

# Project Undertaking

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(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)

# Regulatory Context

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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

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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.**



# 03

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## NATIONAL HISTORIC PRESERVATION ACT AND SECTION 106 PROCESS

# Section 106

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## 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

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## 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

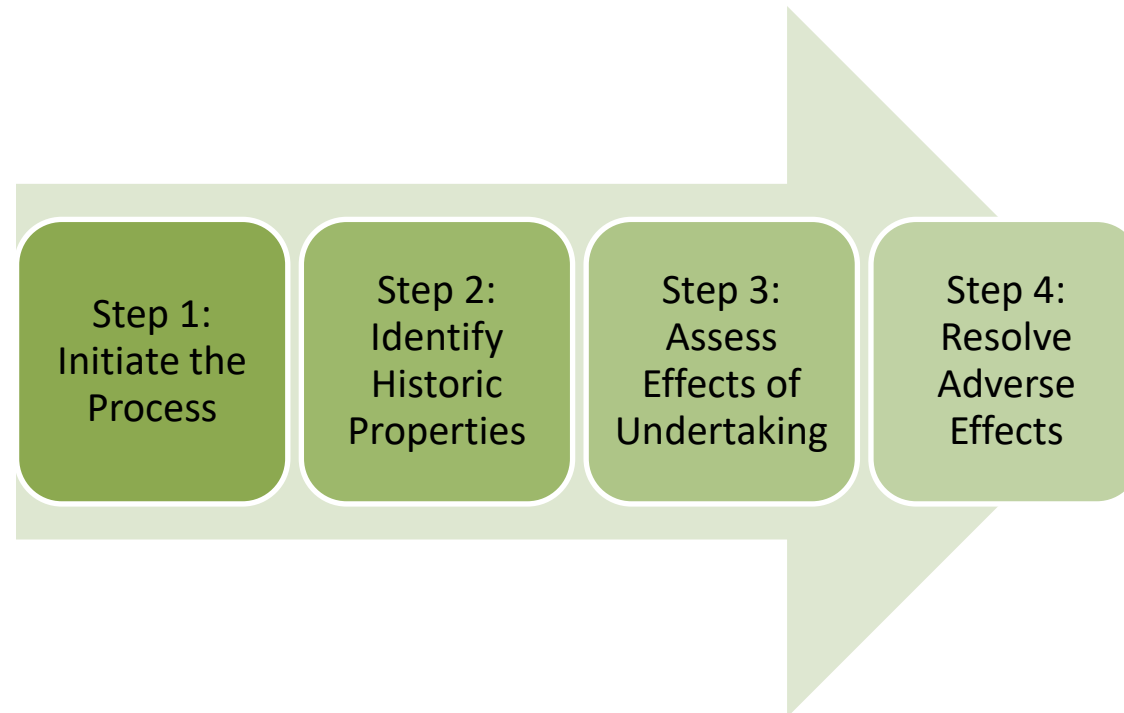
# Consulting Parties

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- 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
- WMATA
- 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

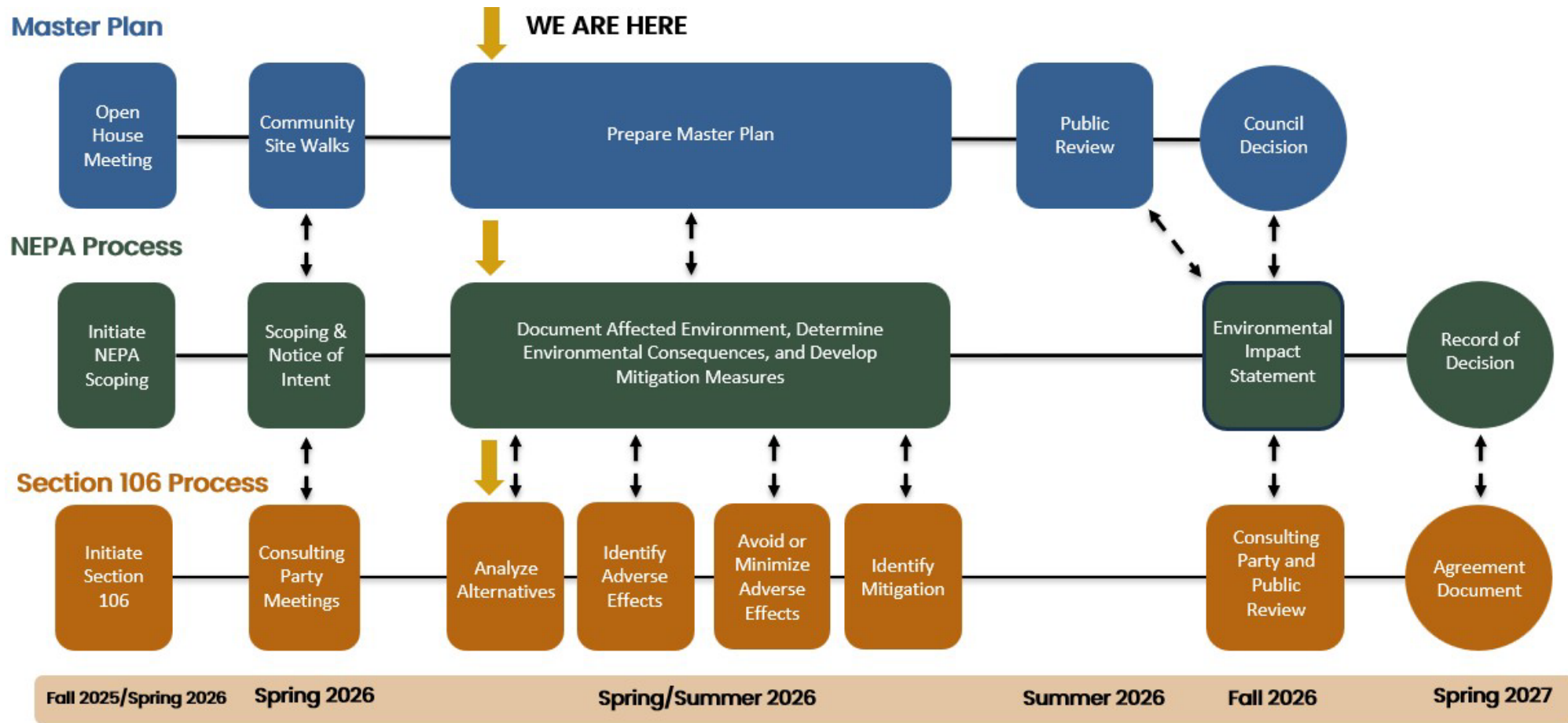
# Section 106 Process

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## Section 106 Consultation

# NEPA & Section 106: A Coordination Approach





# 04

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## UPDATED AREA OF POTENTIAL EFFECT



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

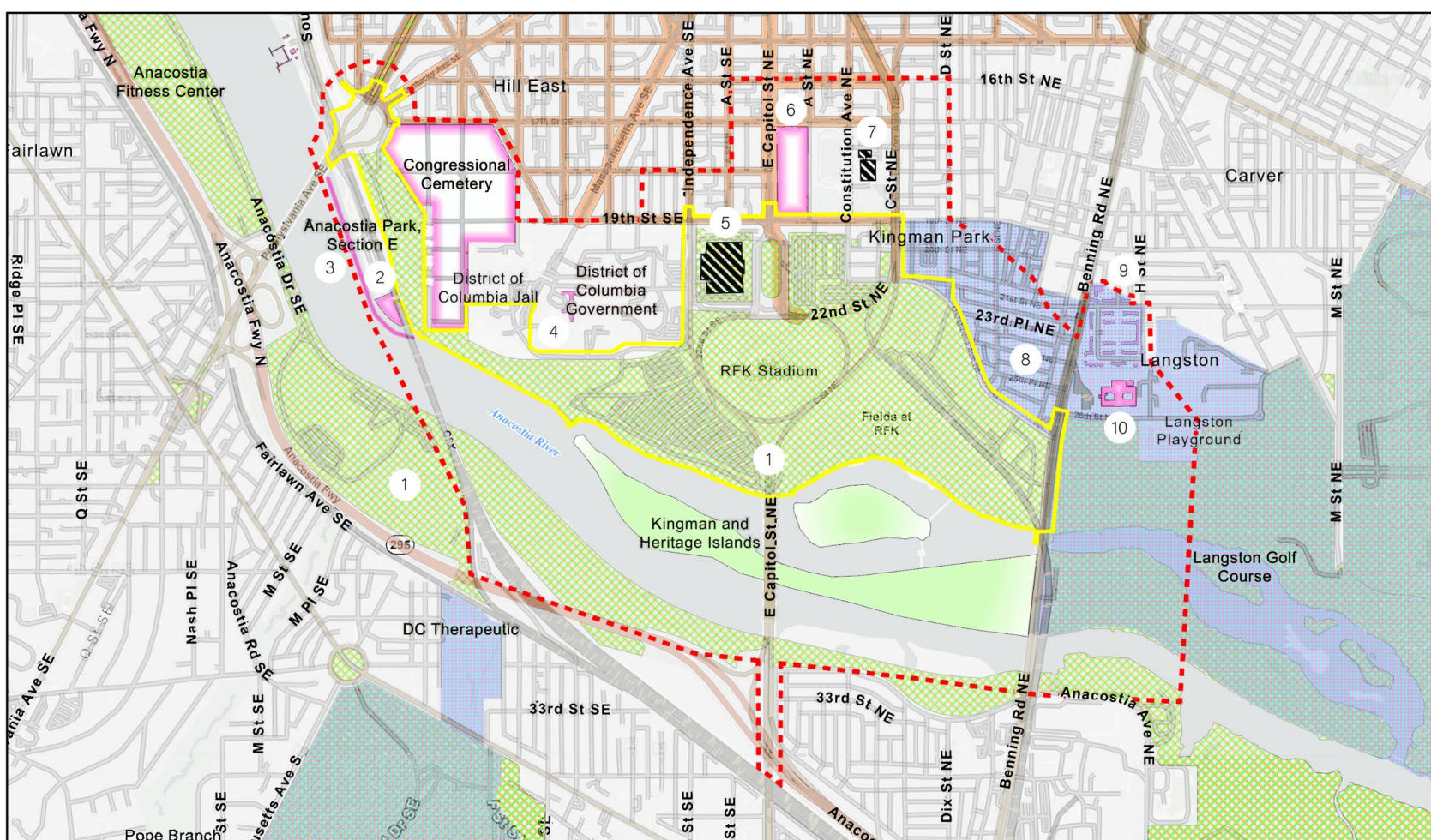
Named Features		
1. Anacostia Park	4. Anne Archbold Hall	8. Kingman Park Historic District
2. Seafarers Yacht Club	5. DC Armory	9. Langston Terrace
3. Portion of Anacostia Seawall	6. Eastern HS	10. Young, Browne, Phelps, and Spingarn Educational Campus
	7. Eliot-Hine Middle School	



**Figure 1.5**  
Project Location

Redevelopment at Robert F. Kennedy Memorial Stadium Campus

0 0.07 0.15 0.3 Miles



<b>Area Legend</b>		
Project Area	Historic Districts	Listed Sites
APE	National Parks	Potentially Eligible
	L'Enfant Plan	Kingman Heritage Islands
<b>Named Features</b>		
1. Anacostia Park	4. Anne Archbold Hall	8. Kingman Park Historic District
2. Seafarers Yacht Club	5. DC Armory	9. Langston Terrace
3. Portion of Anacostia Seawall	6. Eastern HS	10. Young, Browne, Phelps, and Spingarn Educational Campus
	7. Eliot-Hine Middle School	

**Figure 1.5**  
Project Location

Redevelopment at Robert F. Kennedy Memorial Stadium Campus

Name	Resource #	Owner	Location
Anacostia Park	1	US Government	Washington, DC
Anacostia Seawall	3	NPS	Washington, DC
Anne Archbold Hall	4	DC Government	19th and Massachusetts Avenue SE
Congressional Cemetery	(Pink)	Christ Church Washington Parish	1801 E St SE
D.C. Armory	5	US Government	2001 East Capitol St SE
Eastern High School	6	DCPS	1700 East Capitol St NE
Eliot-Hine Middle School	7	DCPS	1830 Constitution Ave NE
Kingman-Heritage Islands	(Green)	DC Government	Washington, DC
Kingman Park Historic District	8	n/a	Washington, DC
L'Enfant Plan	(Orange)	NPS	Washington Region Multi-Property Submission
Langston Golf Course & Historic District	(Blue Hatch)	US Government	Washington, DC
Langston Terrace Dwellings	9	DC Housing Authority	715 Langston Terrace NE
Seafarers' Yacht Club	2	DC Government	1950 M St SE
Young, Brown, Phelps, and Spingarn Educational Campus	10	DC Government	26 <sup>th</sup> St NE



# 05

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# VIEWSHEDS





150'  
(Highest  
point)  
Approx.  
130'

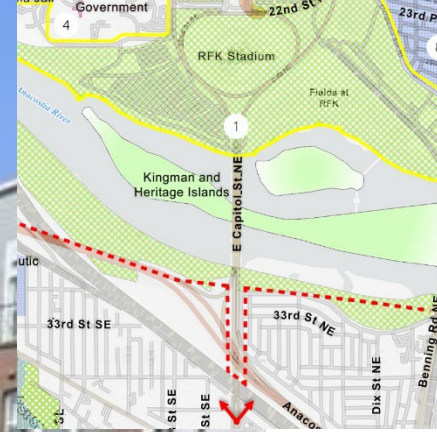


March 2025, PythonAnywhere



Former RFK Stadium

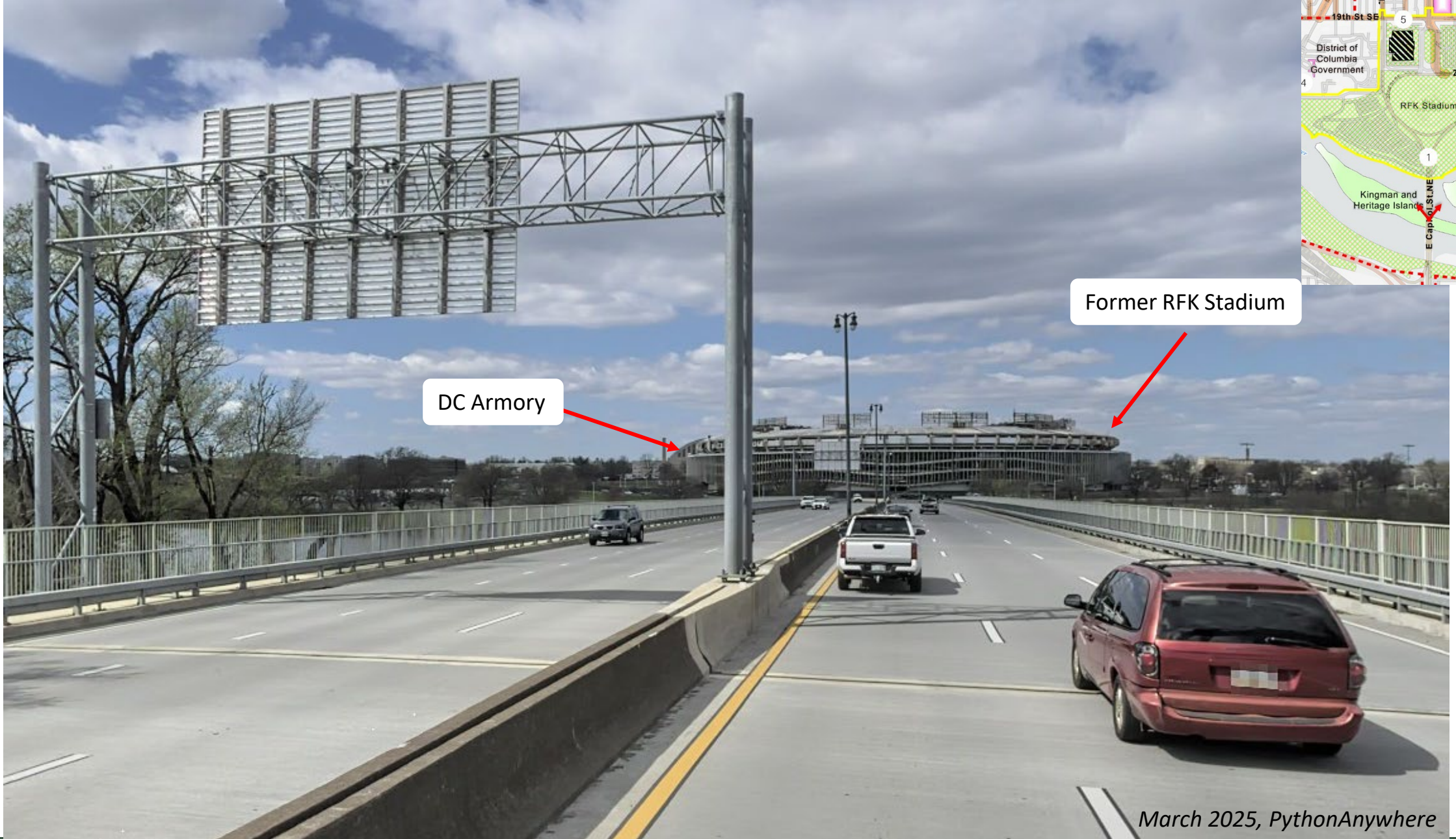
March 2025, PythonAnywhere



March 2025, PythonAnywhere



April 2025, PythonAnywhere

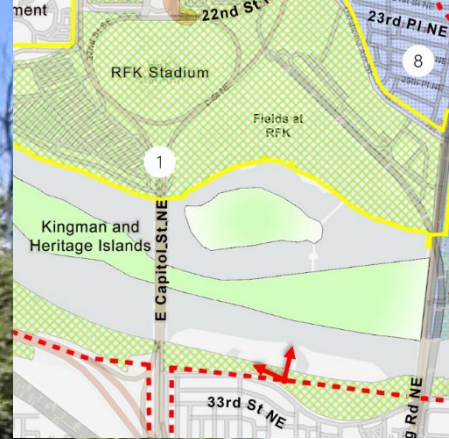


DC Armory

Former RFK Stadium

March 2025, PythonAnywhere

# Whitney Young Memorial Bridge, Looking W



August 2021, PythonAnywhere



August 2021, PythonAnywhere



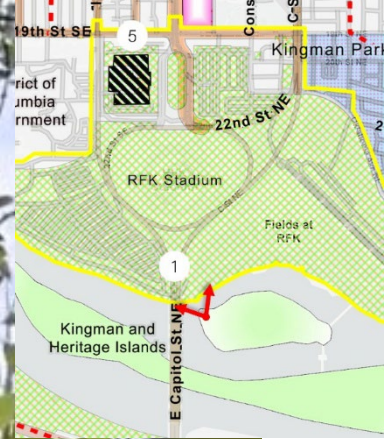
Former RFK Stadium



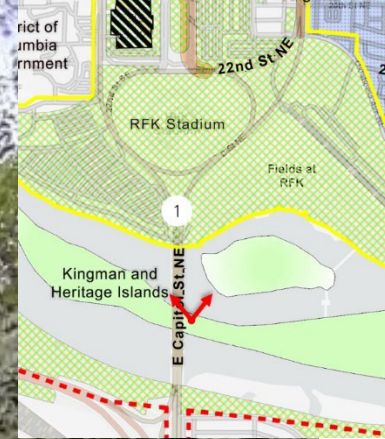
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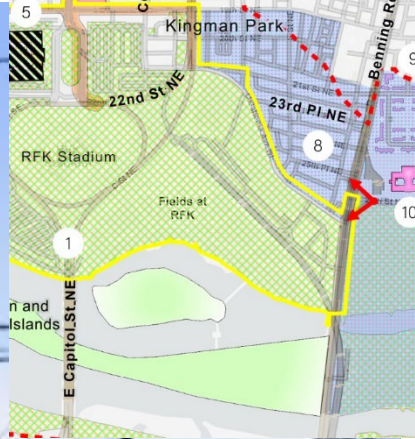
Former RFK Stadium



August 2021, PythonAnywhere



August 2021, PythonAnywhere



March 2025, PythonAnywhere



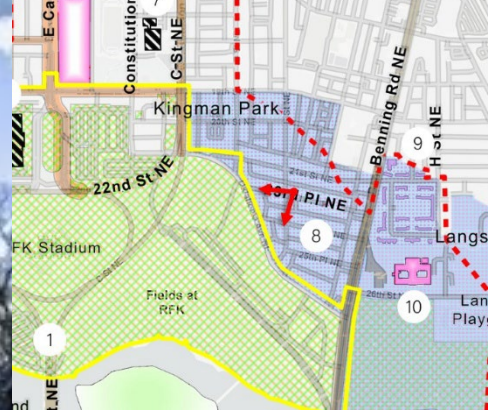


March 2025, PythonAnywhere



Former RFK Stadium

March 2025, PythonAnywhere



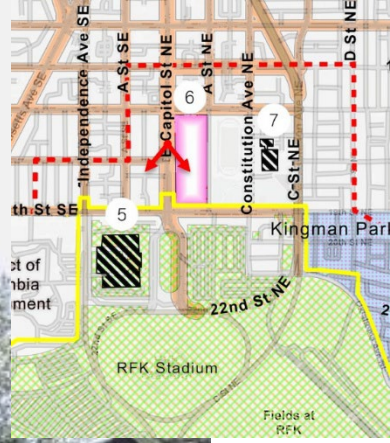
March 2025, PythonAnywhere

# Kingman Park HD, E and 23<sup>rd</sup> Pl, Looking SW



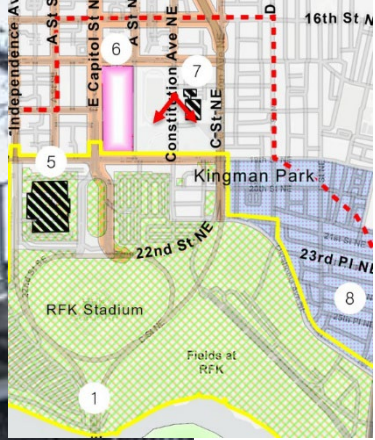
Former RFK Stadium

March 2025, PythonAnywhere

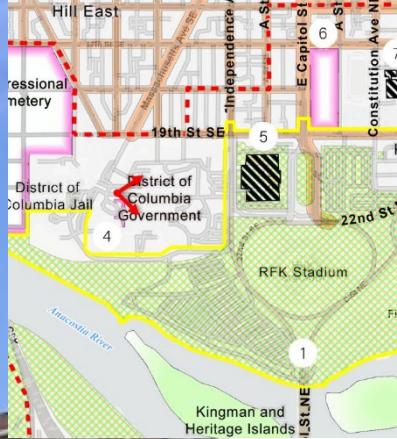


Former RFK Stadium

March 2025, PythonAnywhere



March 2025, PythonAnywhere



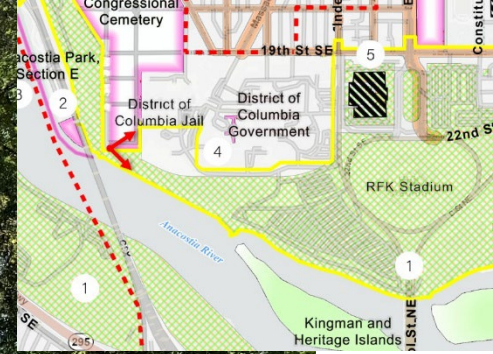
July 2021, PythonAnywhere



March 2025, PythonAnywhere



April 2026, EHT Traceries





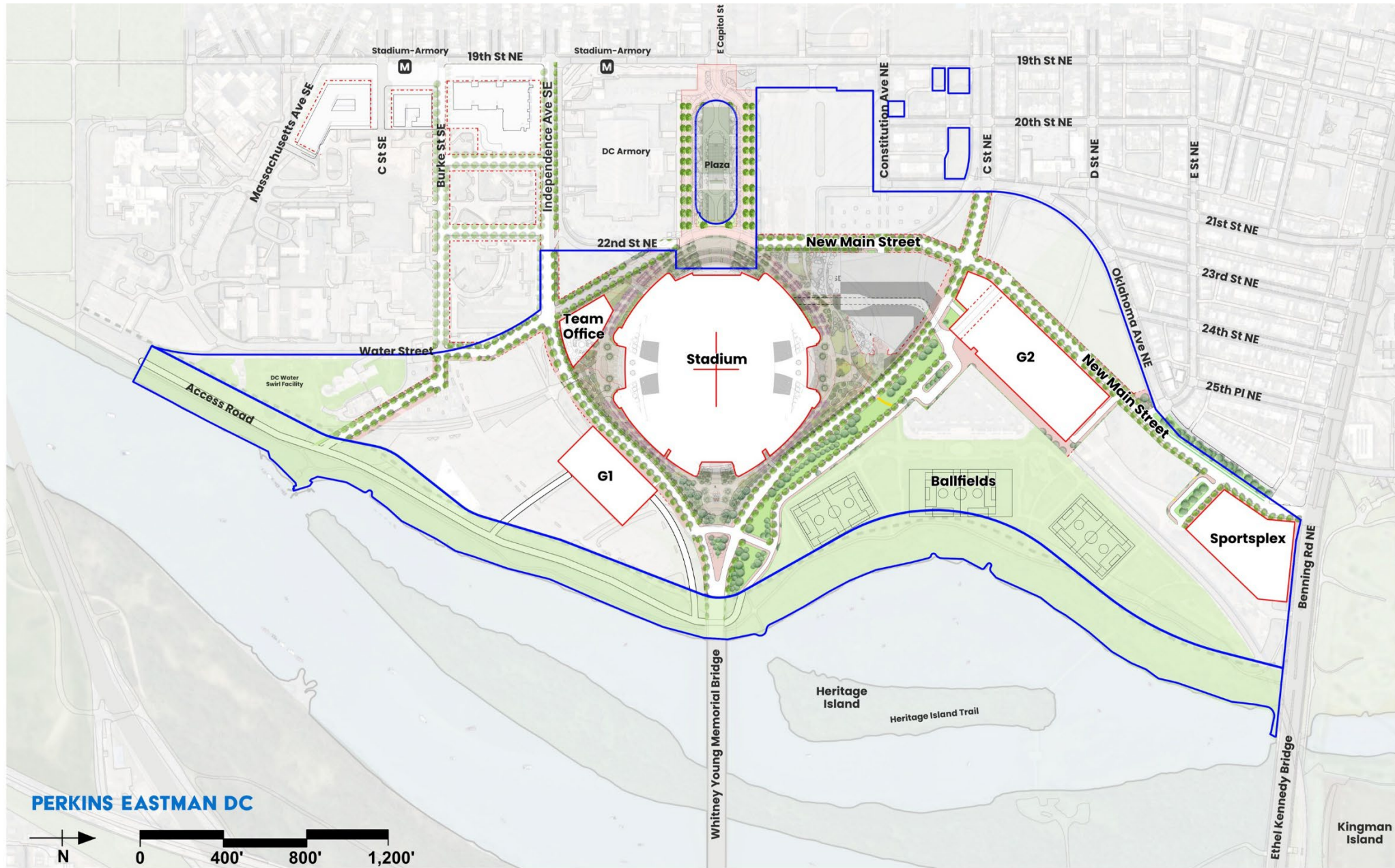
March 2025, PythonAnywhere



# 06

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# CONCEPTS

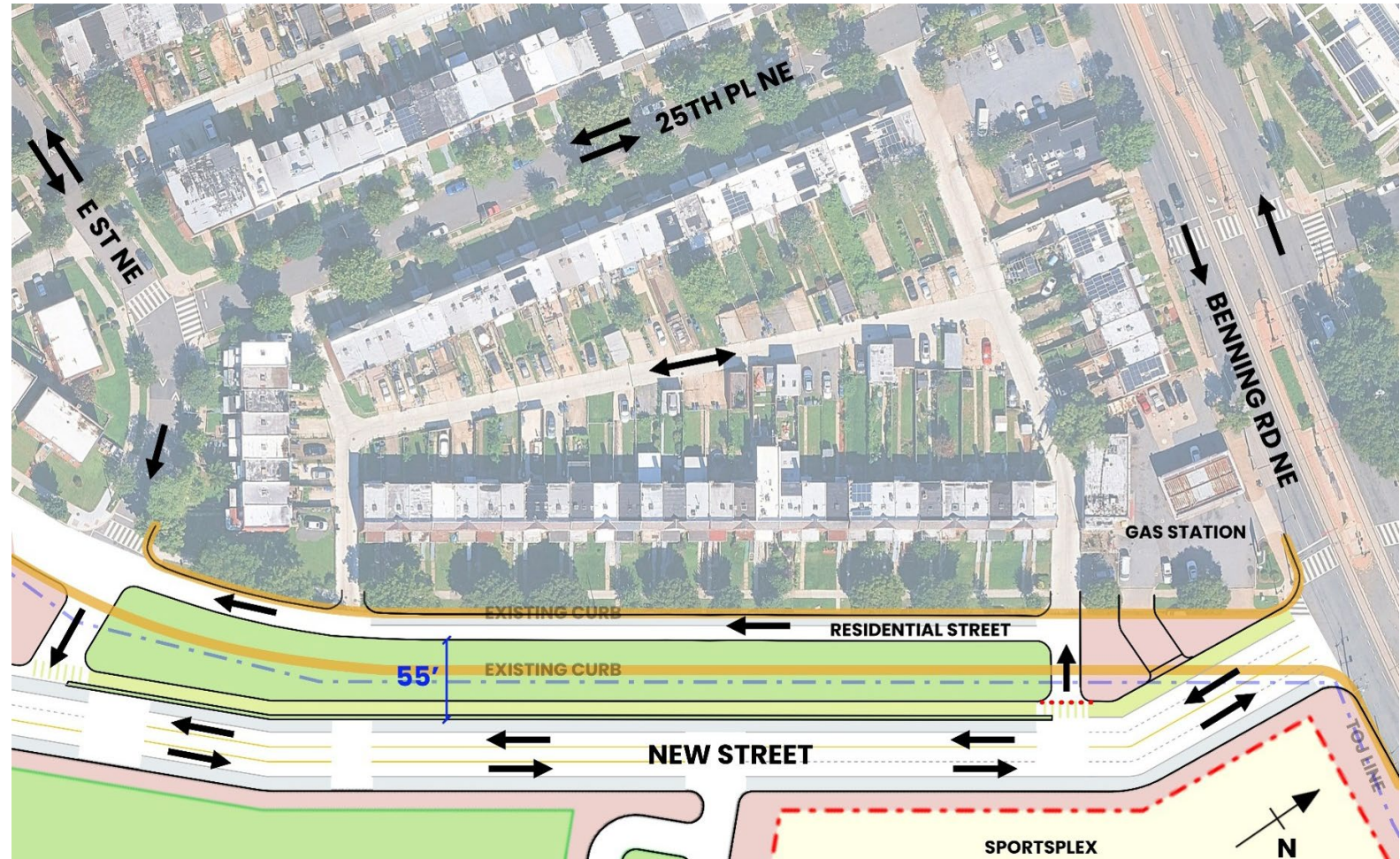


PERKINS EASTMAN DC

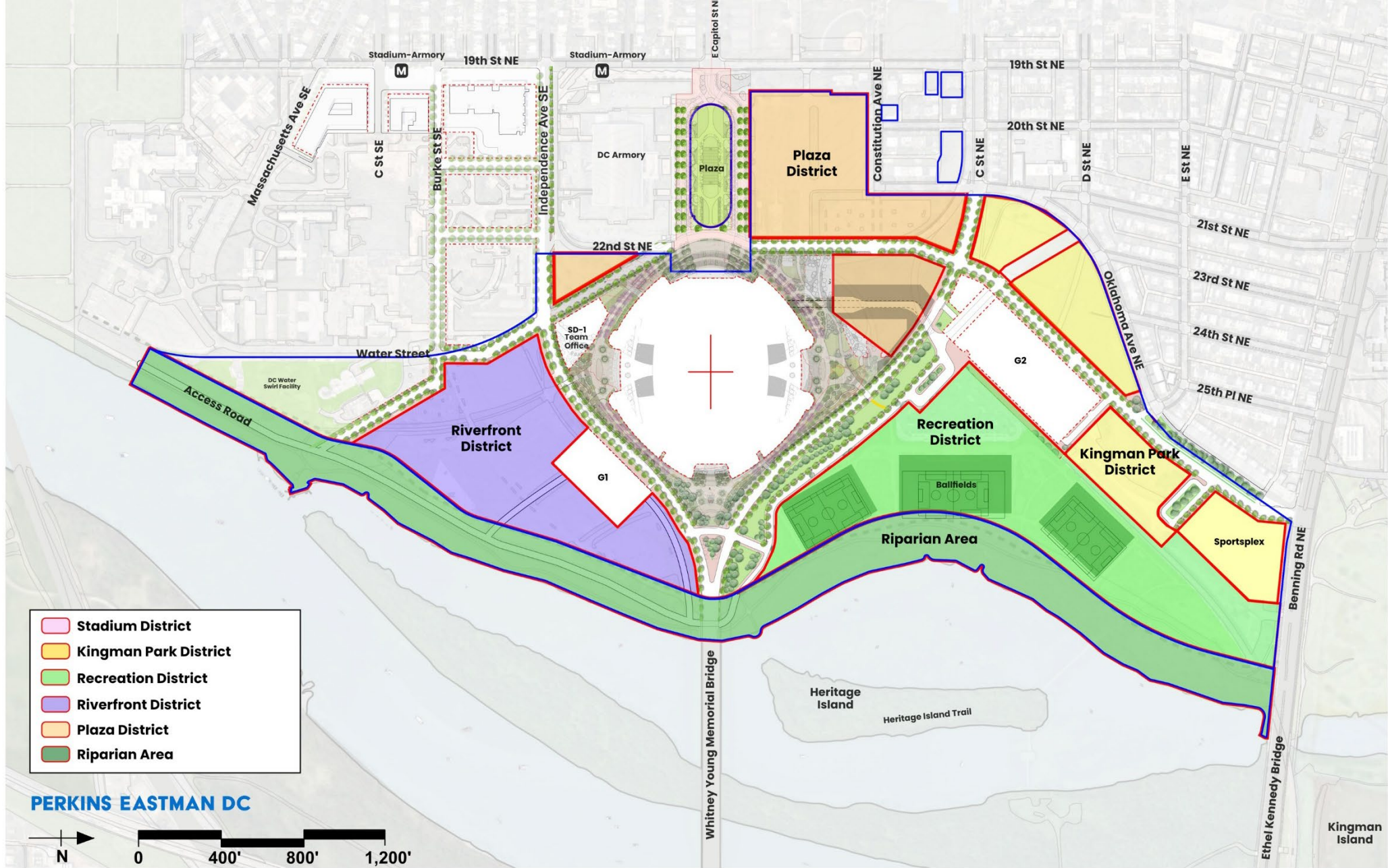


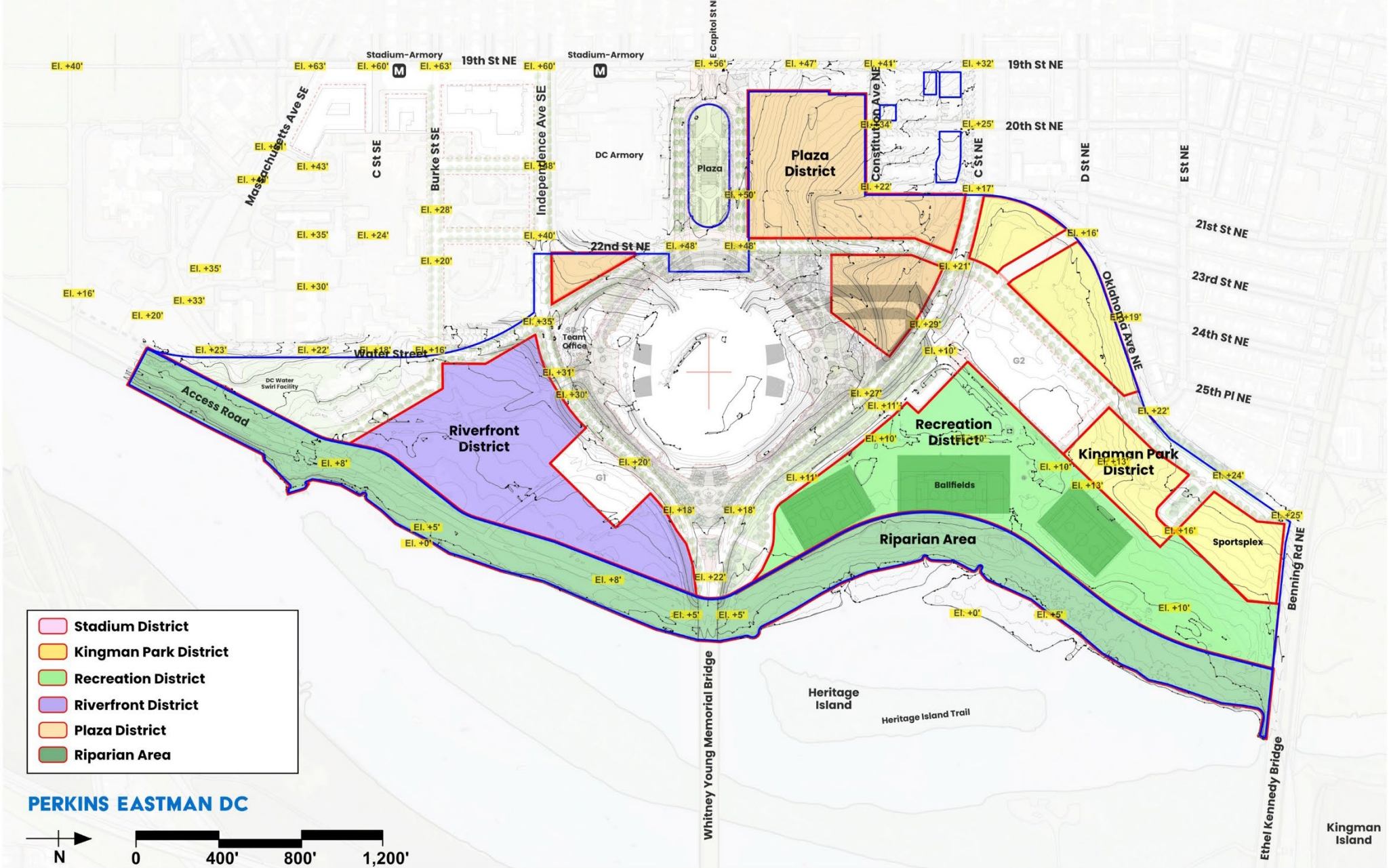


Existing Condition



Proposed new Main Street





- Stadium District
- Kingman Park District
- Recreation District
- Riverfront District
- Plaza District
- Riparian Area

**PERKINS EASTMAN DC**



# Build Alternative – Site Topography



### Potential Uses

- Neighborhood serving retail
- Medium scale residential
- Transit
- Parking
- Parks & open space
- Recreation space
- Community facilities

# Kingman Park District

# Options Summary

## Option 1 Prioritize Density



## Option 2 Balance Density



## Option 3 More Recreation & Open Space



## Option 4 Prioritize Recreation & Open Space



### Yield

Development Area: 1,266,100 sf  
Total Units: 1,258  
Retail Space: 8,000 sf  
Open Space: 6.96 Acres  
(Match CP3 Open Space Area)

Development Area: 847,100 sf  
Total Units: 740  
Retail Space: 8,000 sf  
Open Space: 6.96 Acres  
(Match CP3 Open Space Area)

Development Area: 511,100 sf  
Total Units: 451  
Retail Space: 8,000 sf  
Open Space: 8.9 Acres

Development Area: 0  
Total Units: 0  
Retail Space: 0  
Open Space: 13.3 Acres

### PROs

- Highest unit count
- Screens garage

- Variety of housing types
- Higher unit count
- Screens garage
- Neighborhood connectivity
- Active amenities/courts

- Skate park and racket sports courts
- Neighborhood connectivity
- Good amount of housing units

- Variety of recreation programs and open space
- Neighborhood connectivity

### CONS

- No play fields/active rec
- Taller buildings are in closer proximity to Kingman Park
- Single housing type

- No play fields/active rec
- Low townhome/ rowhome provided

- Does not screen garage
- Single housing type
- No scale transition

- Does not screen garage
- No housing
- No scale transition

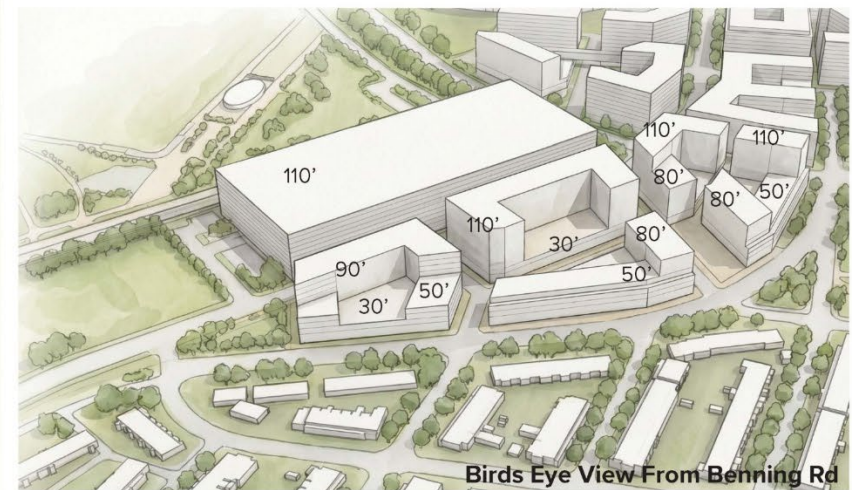
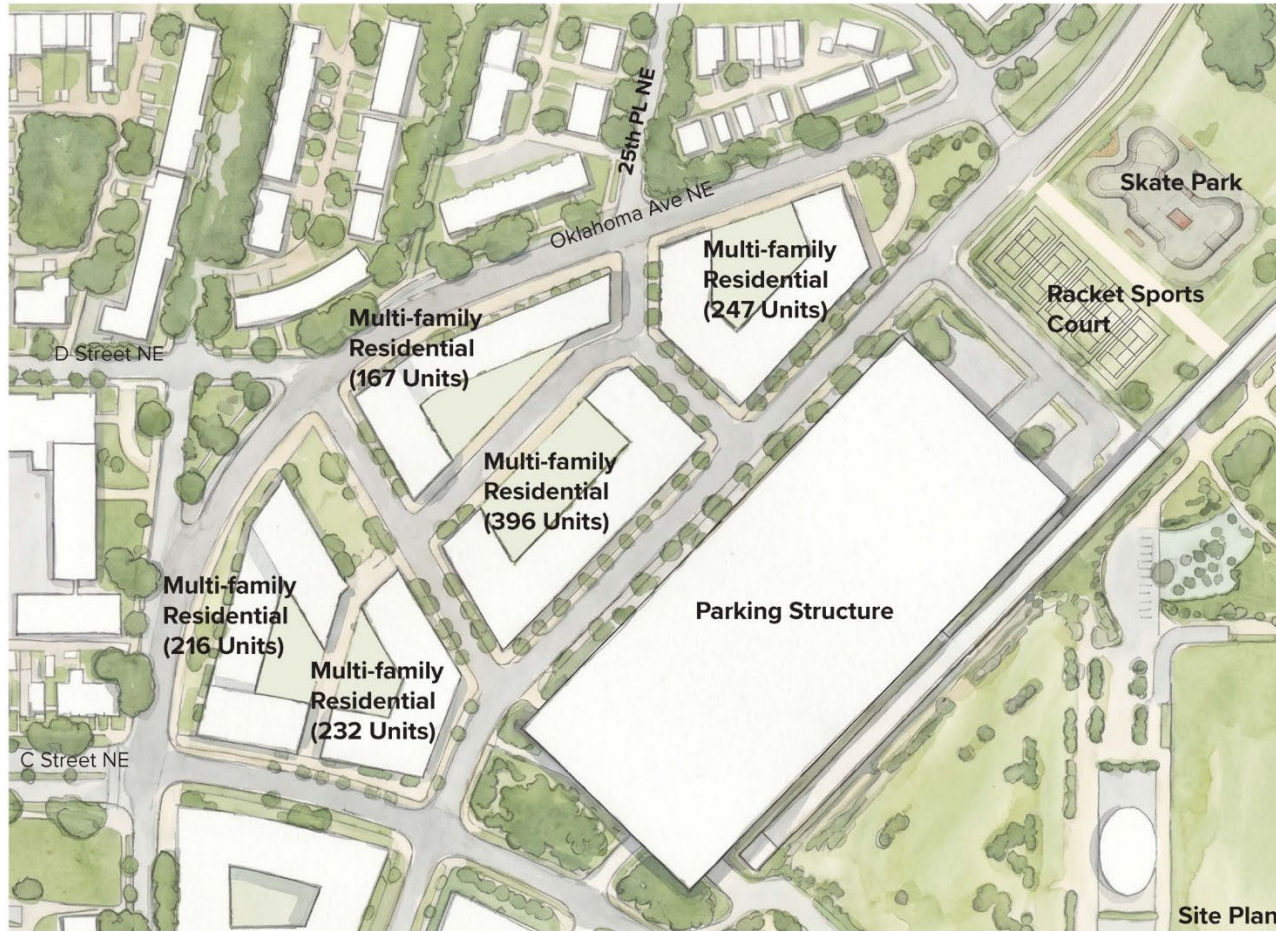
# Option 1 - Prioritize density

Coordinated Plan #2

- Overall Development Area: 930,000 sf
- Overall Units: 915 (Multi-family)

Option 1

- Overall Development Area: 1,266,100 sf
- Overall Units: **1,258** (All Multi-family)
- Retail Space: 8,000 sf
- Overall Open Space: 6.96 Acres
- Far: 5.46



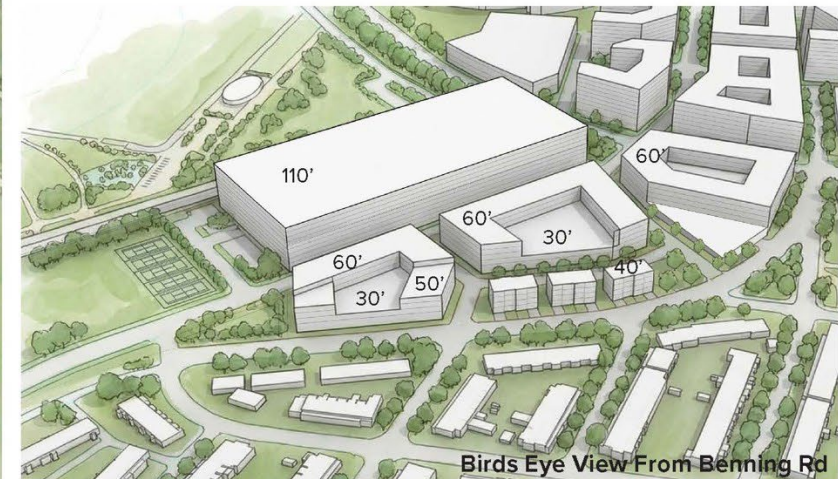
## Option 2 - Balance density

Coordinated Plan #2

- Overall Development Area: 930,000 sf
- Overall Units: 915 (Multi-family)

Option 2

- Overall Development Area: 847,100 sf
- Overall Units: **740** (704 Multi-family + 36 Townhomes)
- Retail Space: 8,000 sf
- Overall Open Space: 6.96 Acres



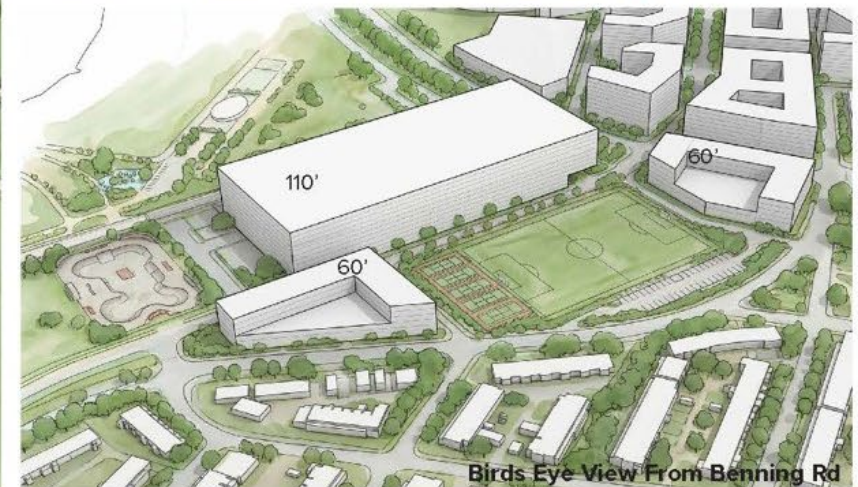
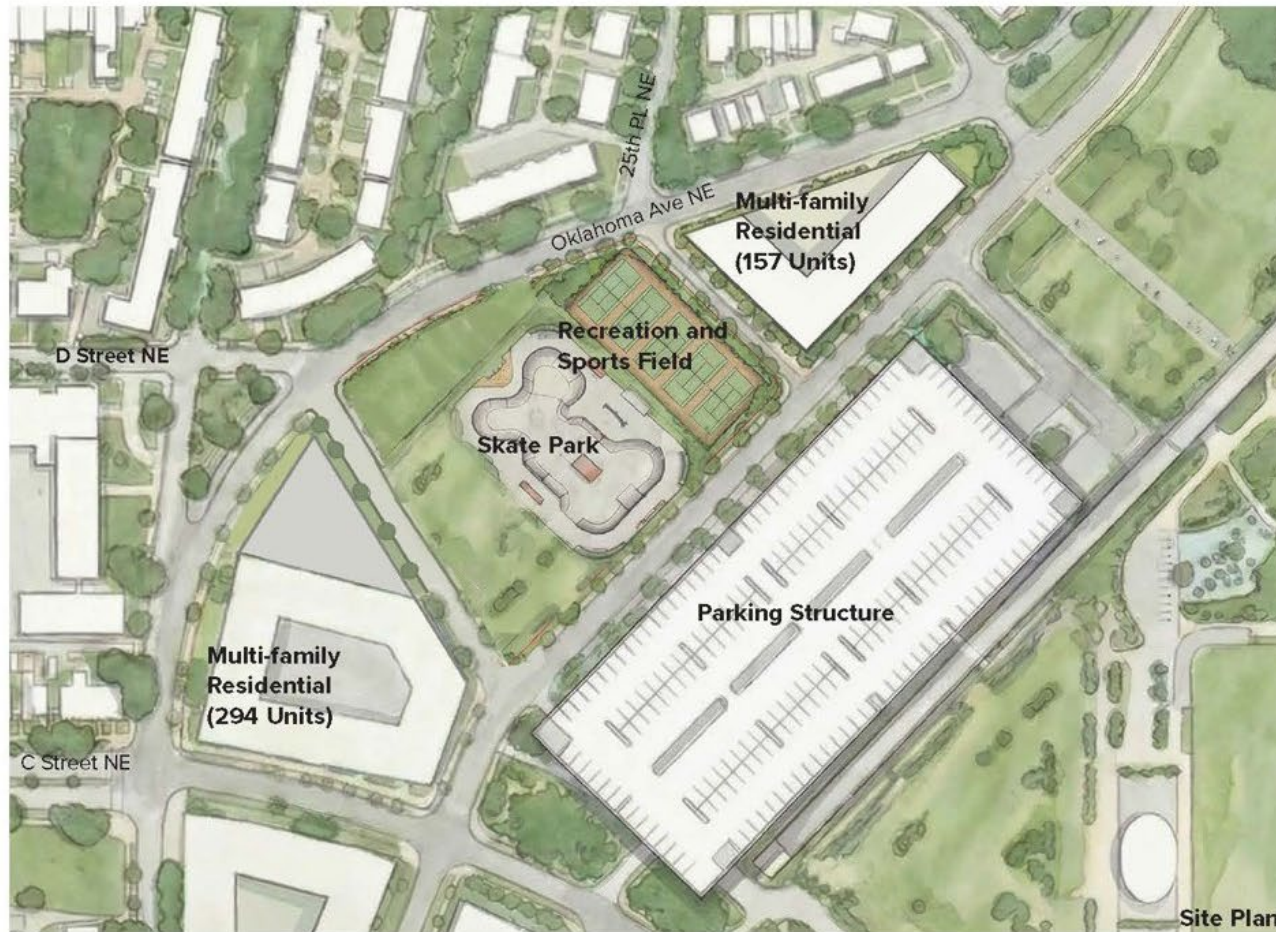
## Option 3 - More recreation & open space

Coordinated Plan #2

- Overall Development Area: 930,000 sf
- Overall Units: 915 (Multi-family)

Option 3

- Overall Development Area: 511,100 sf
- Overall Units: **451** (Multi-family)
- Retail Space: 15,500 sf
- Overall Open Space: 11.1 Acres



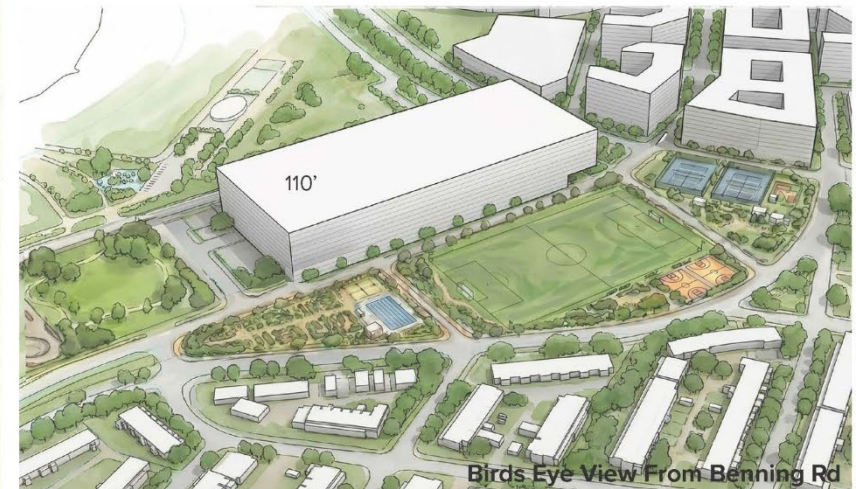
## Option 4 - Prioritize recreation & open space

Coordinated Plan #2

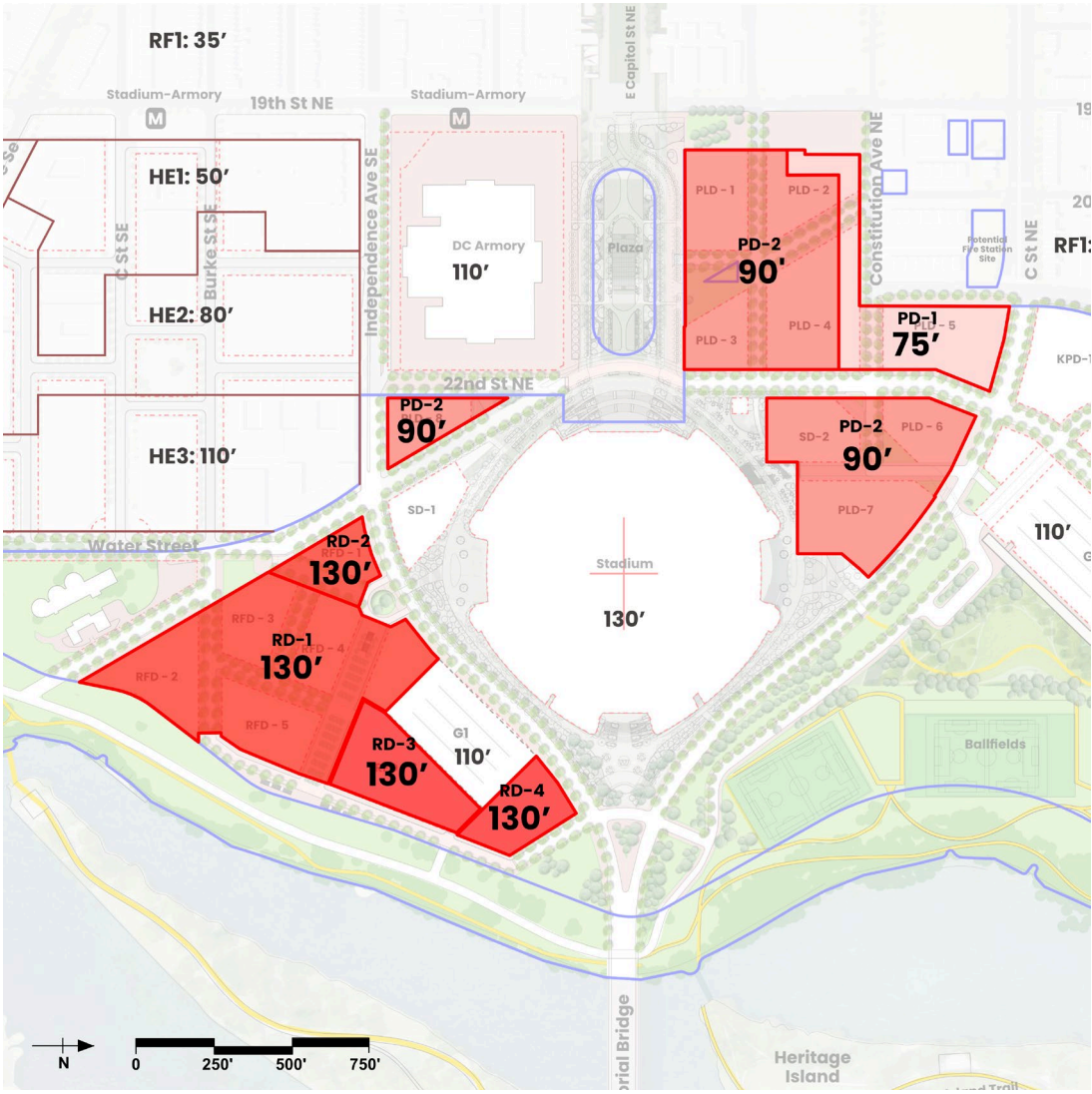
- Overall Development Area: 930,000 sf
- Overall Units: 915 (Multi-family)

Option 4

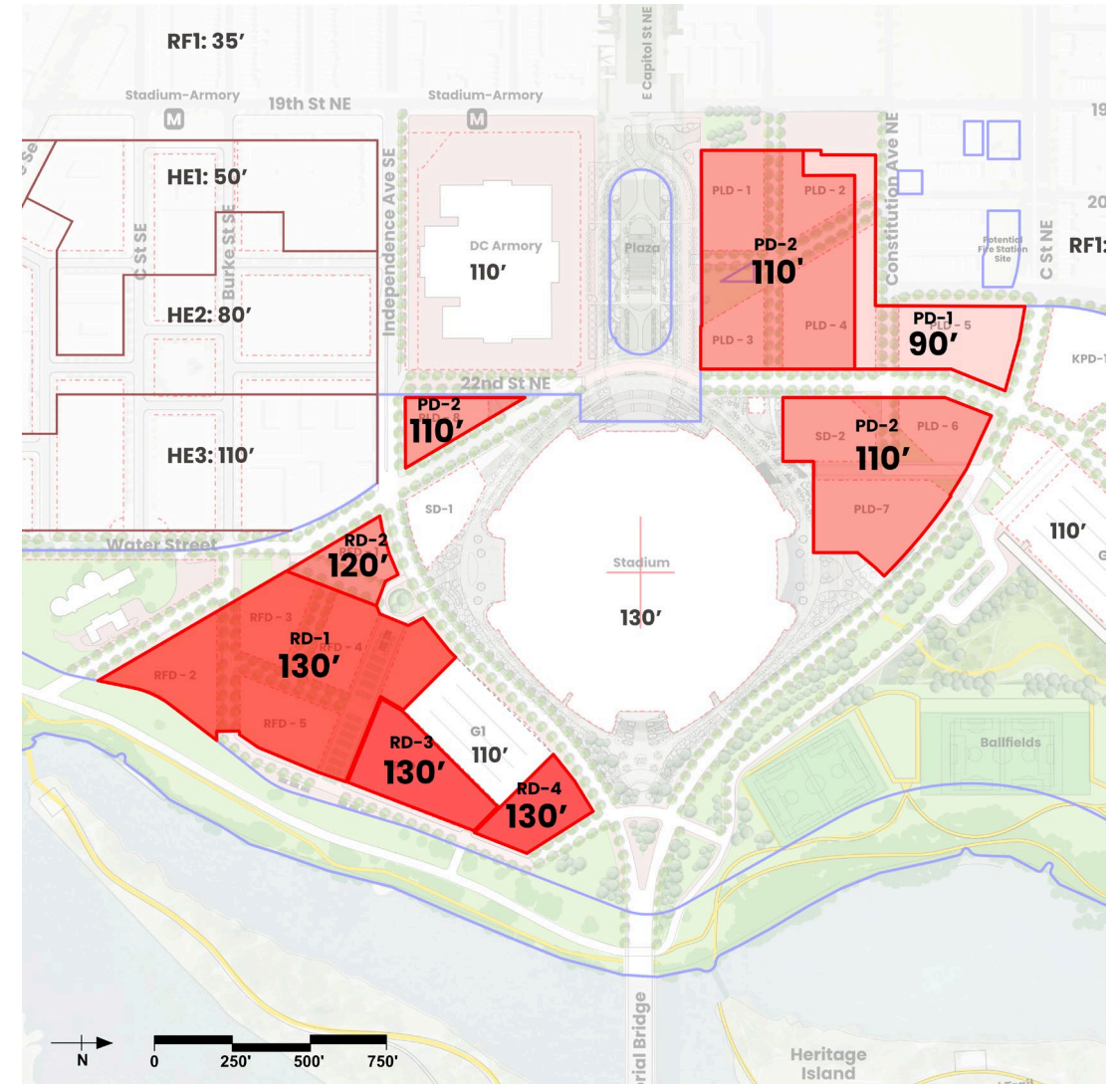
- Overall Development Area: 0 sf
- Overall Units: 0
- Retail Space: 0
- Overall Open Space: 12.28 Acres



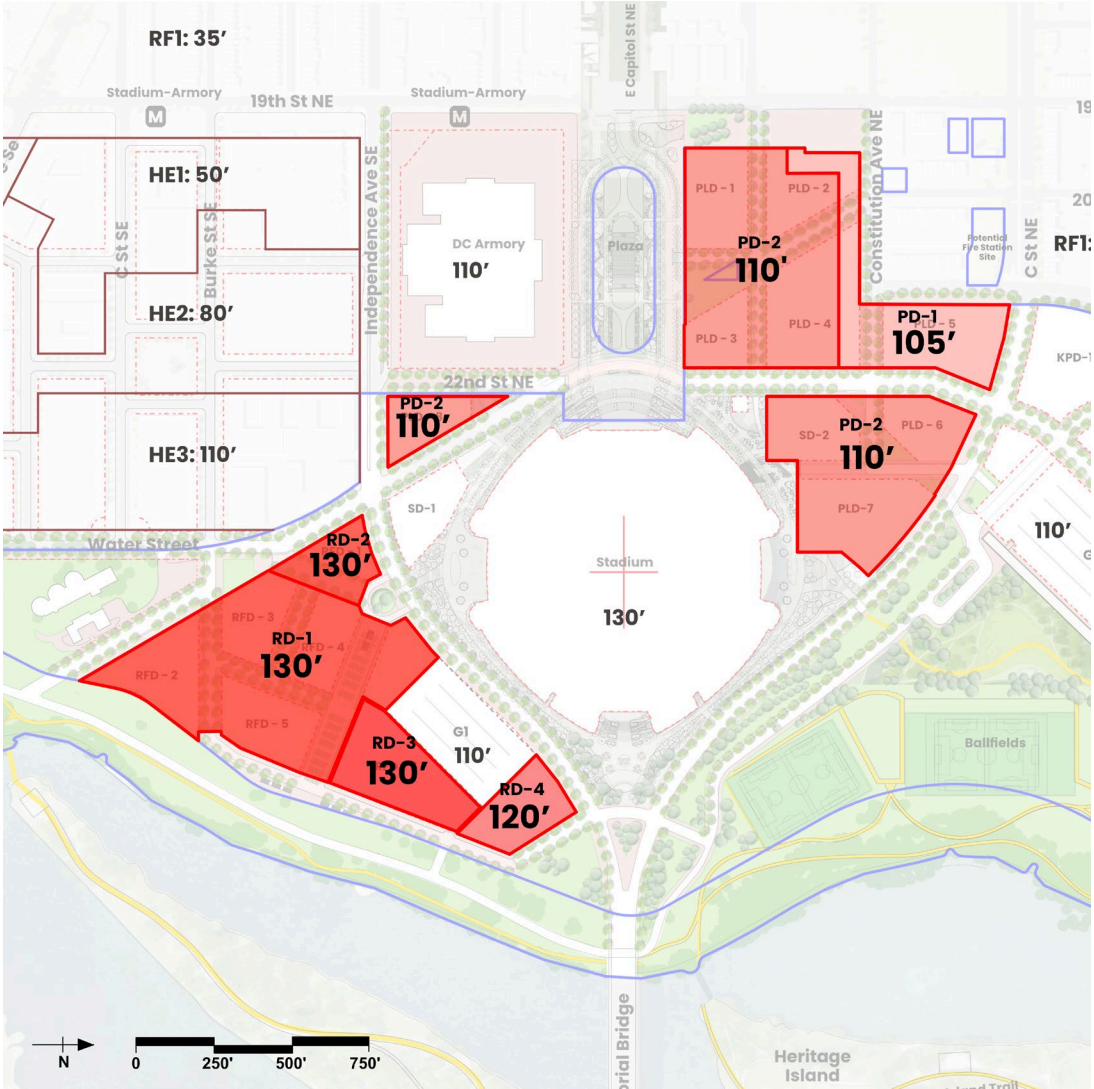
	<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>	<b>Option 4</b>
Plaza District-1	85'	90'	105'	90'
Plaza District-2	90'	110'	110'	105'
Riverfront District-1	130'	130'	130'	130'
Riverfront District-2	130'	120'	130'	120'
Riverfront District-3	130'	130'	130'	130'
Riverfront District-4	130'	130'	120'	120'



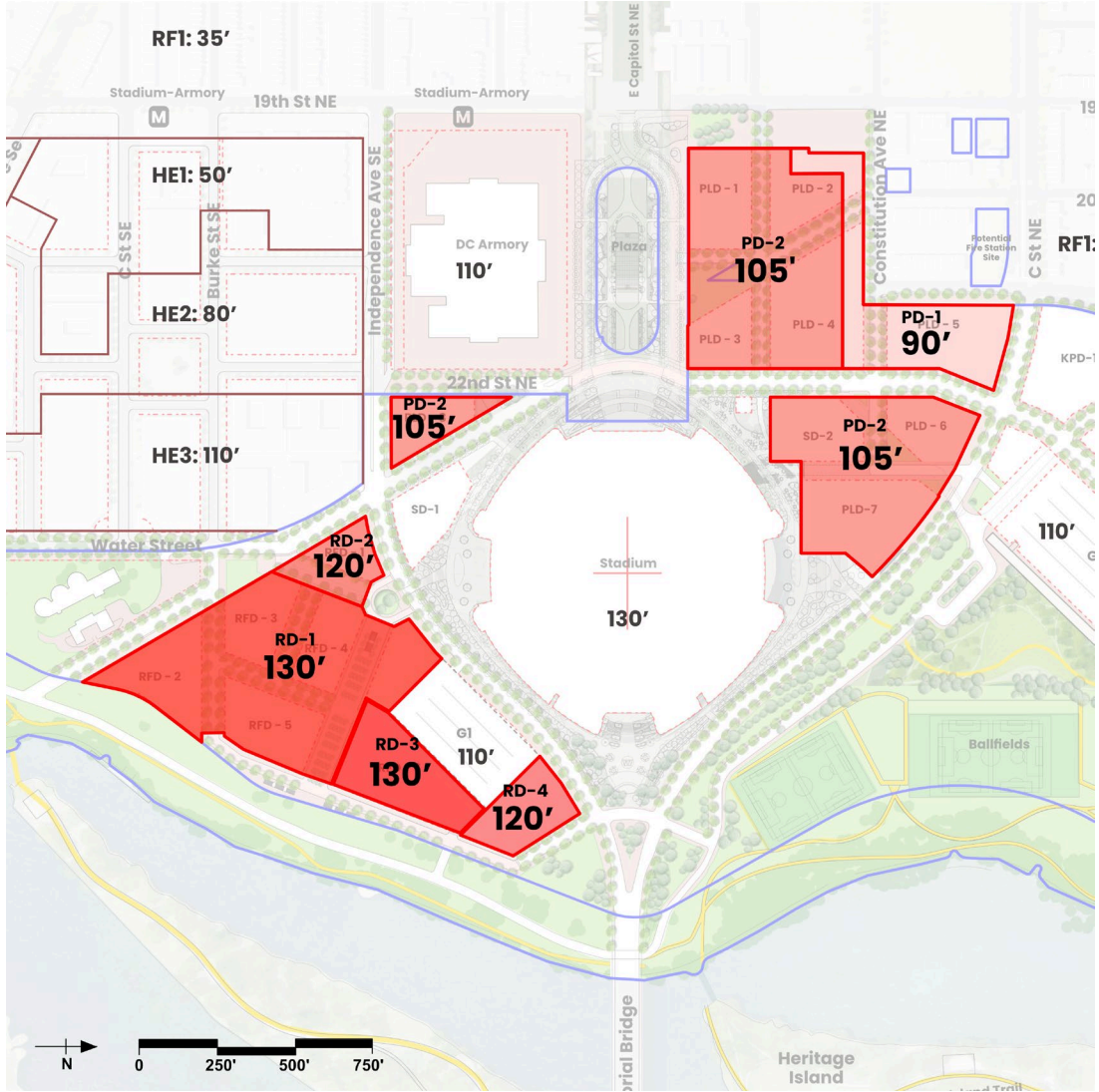
	Option 1	Option 2	Option 3	Option 4
Plaza District-1	75'	90'	105'	90'
Plaza District-2	90'	110'	110'	105'
Riverfront District-1	130'	130'	130'	130'
Riverfront District-2	130'	120'	130'	120'
Riverfront District-3	130'	130'	130'	130'
Riverfront District-4	130'	130'	120'	120'



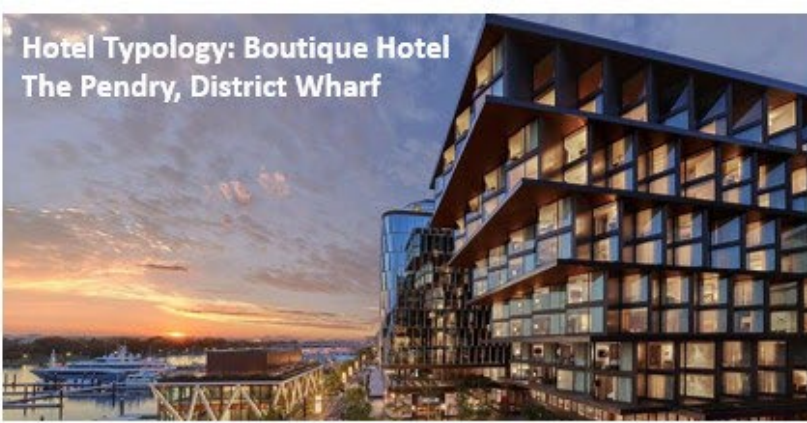
	Option 1	Option 2	Option 3	Option 4
Plaza District-1	75'	90'	105'	90'
Plaza District-2	90'	110'	110'	105'
Riverfront District-1	130'	130'	130'	130'
Riverfront District-2	130'	120'	130'	120'
Riverfront District-3	130'	130'	130'	130'
Riverfront District-4	130'	130'	120'	120'



	Option 1	Option 2	Option 3	Option 4
Plaza District-1	75'	90'	105'	90'
Plaza District-2	90'	110'	110'	105'
Riverfront District-1	130'	130'	130'	130'
Riverfront District-2	130'	120'	130'	120'
Riverfront District-3	130'	130'	130'	130'
Riverfront District-4	130'	130'	120'	120'



Hotel Typology: Boutique Hotel  
The Pendry, District Wharf

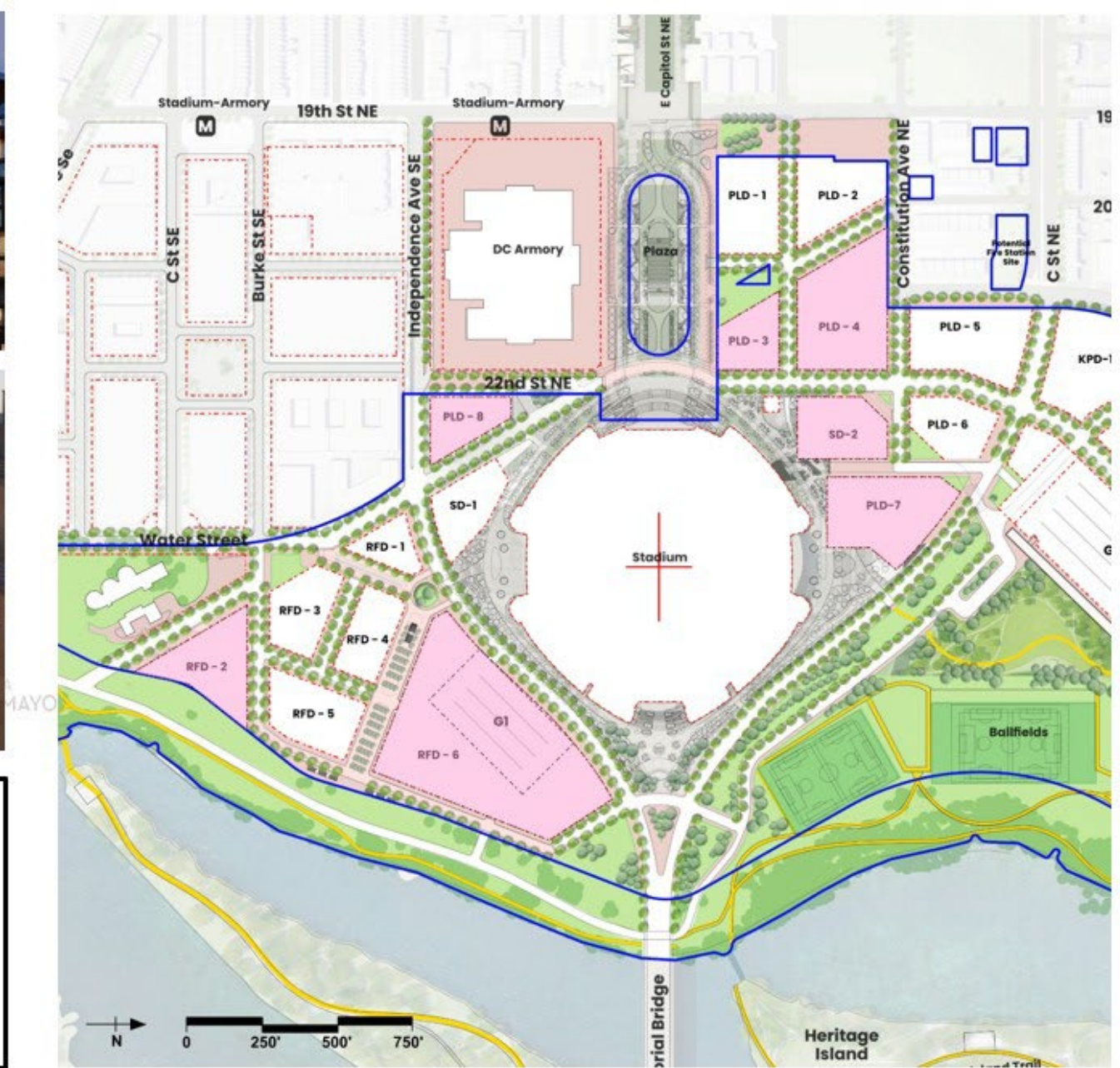


Hotel Typology: Conference Hotel  
Grand Hyatt, H St NW



**Legend**

- Potential Parcels with Hotel Programming
- TOJ Boundary
- Potential Development Parcels



## Luxury Hotels



Thompson, DC



St Regis, DC

## Conference Hotels



Marriott Marquis, DC



JW Marriott, Austin

## Boutique Hotels



Hotel Genevieve, Louisville



Rosewood, DC

## Lifestyle Hotels



Canopy, Sioux Falls



Canopy, Nashville

## Extended Stay Hotels



Hyatt House, Chicago



Hyatt House, Olympia



**Precedent #1: The Anthem**

- 6,000 people standing
- 603,000 sq ft (incl. residential development above)



**Precedent #2: AEG Theater**

- 4,000 people standing
- 65,000 sq ft, no residential mixed use

**Legend**

- Potential Parcels with Entertainment venues
- TOJ Boundary
- Potential Development Parcels



# Build Alternative – Entertainment Venue Options

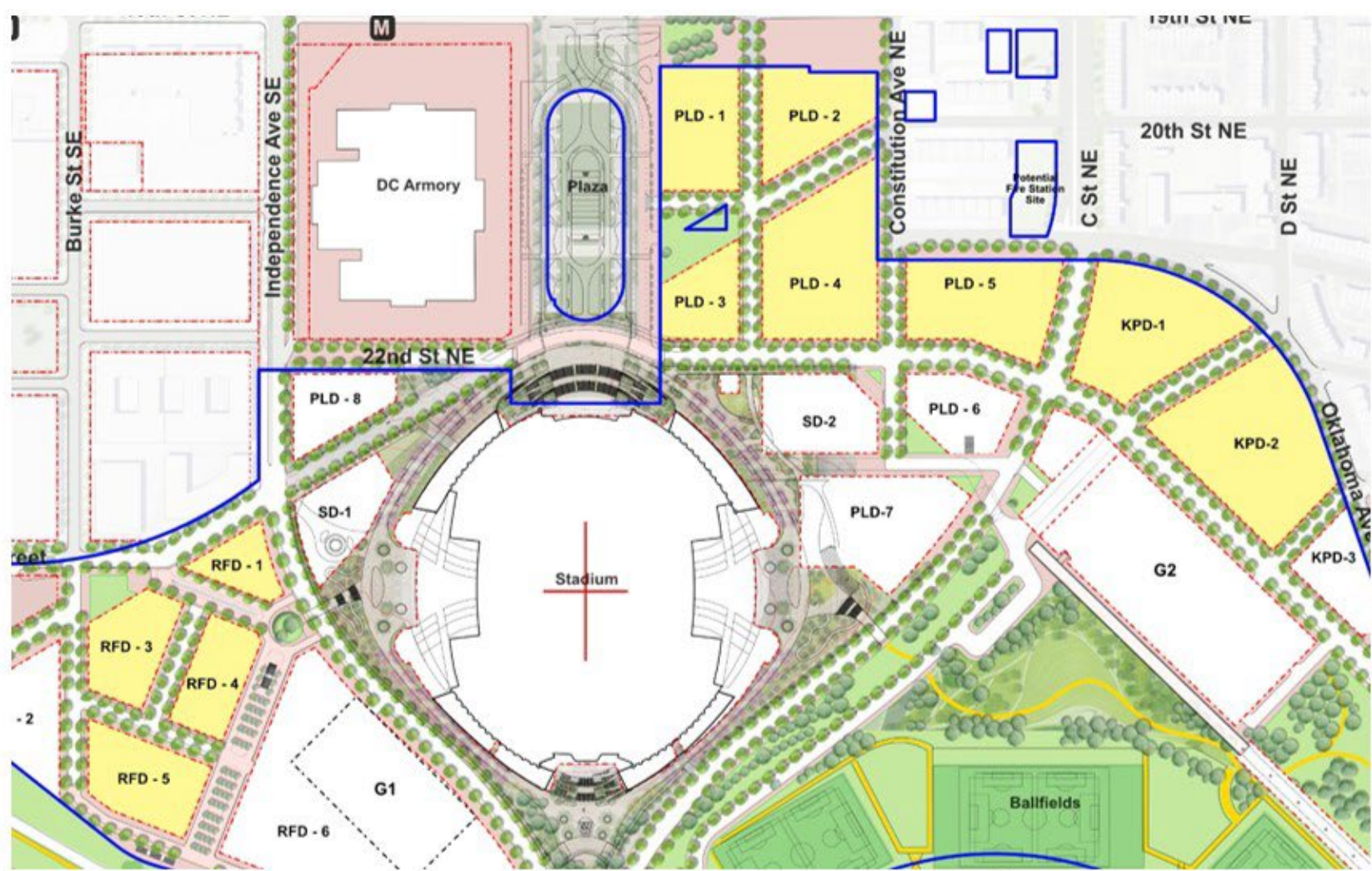


The Anthem, DC



Detroit Music Hall, Detroit

- 20,000 - 50,000 sq ft footprint
- Other uses above



**Legend**

- Potential Parcels with Grocery venues
- TOJ Boundary
- Potential Development Parcels

# Build Alternative – Grocery Stores



MOM's, DC – 17,500 sf



Harris Teeter, DC – 50,000 sf

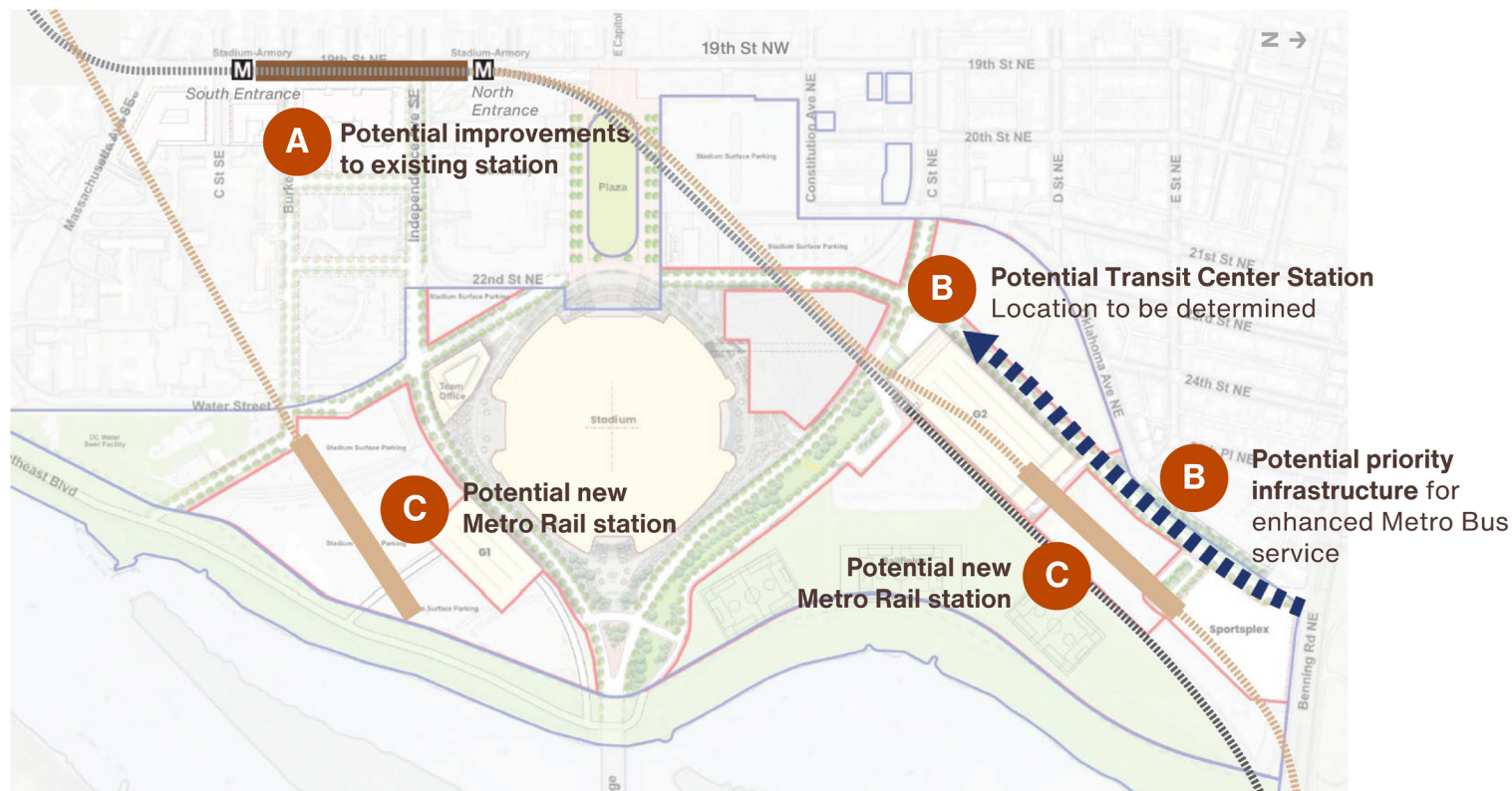


Giant, DC – 40,000 sf



Aldi, DC – 25,000 sf

# Potential Improvements We Are Studying



**A** Improvements to existing **Stadium-Armory station** could increase ridership capacity by adding escalators/stairs, elevators, mezzanines, and expanded/new entrances

**B** **Transit Center Station** could be an anchor for enhanced Metro Bus service, accessed by dedicated busway, bus lanes, or other **priority infrastructure**

**C** **New Metro Rail station** could increase ridership capacity by providing additional train dwell time

RFK/Stadium-Armory Transit Improvements

Washington Metropolitan Area Transit Authority



# Existing Conditions and Future Ridership

Metro and the District are analyzing what transit improvements are needed for both Opening Day and with Future Development.

We're considering a full range of rail, station, bus, and operational strategies to accommodate future development and the large event crowds expected at the new stadium.

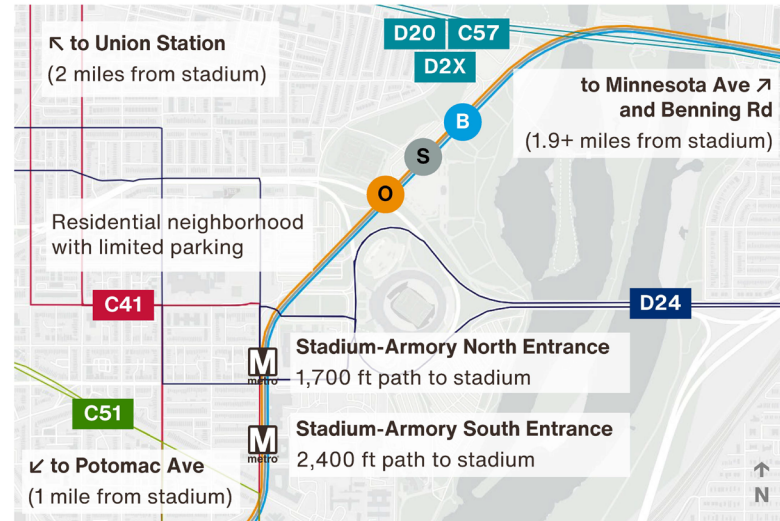
## Existing Metro service near the RFK campus provides a solid foundation

### Metro Rail

- ✓ Stadium-Armory station already has some of Metro's most frequent service, with trains arriving every 3-5 minutes.
- ⚠ Stadium-Armory station was designed for a smaller stadium with more parking for attendees.

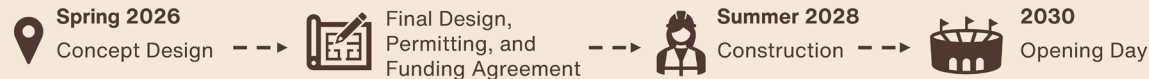
### Metro Bus

- ✓ Metro Bus service nearby on H Street and Benning Road is frequent and operates 24/7.
- ⚠ Local Metro Bus service surrounding the stadium is sized for a lower-density neighborhood.



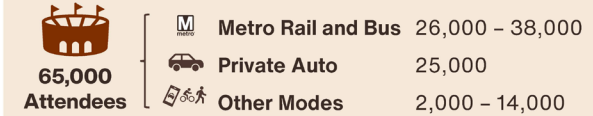
### What needs to happen for Metro and the District to be ready by Opening Day?

To meet this ambitious schedule, Metro and the District must coordinate closely and make timely decisions together.



## Metro is anticipating large event day crowds

### Over half of attendees may take Metro



These are preliminary estimates and subject to change. Private auto estimate is from the District and Commanders.

### Demand will be highest after an event

In the *busiest hour* after an event, over **32,000 attendees** may try to depart by Metro Rail and Bus.

Ridership is anticipated to be more evenly distributed in the hours leading up to an event.

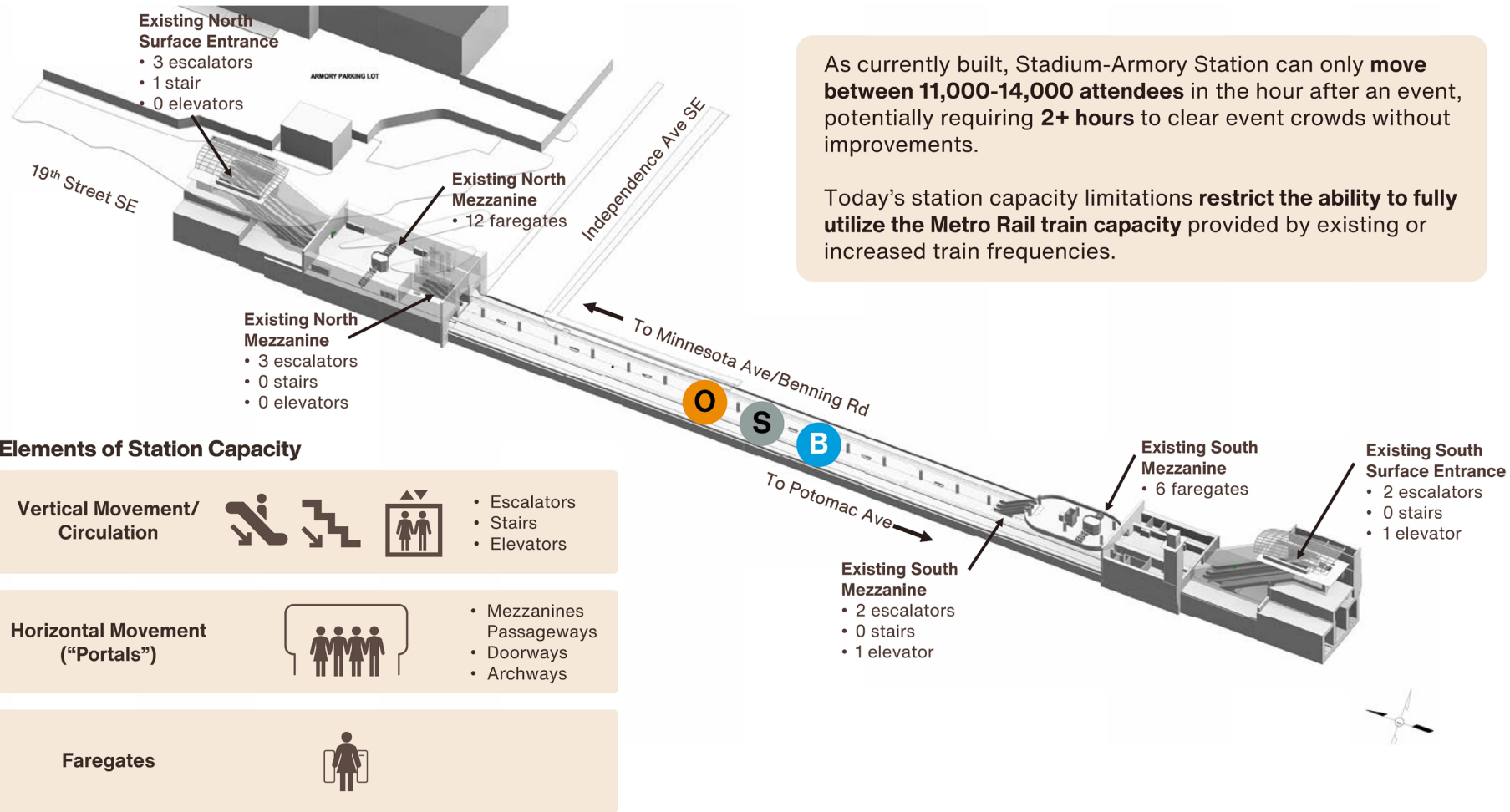
## A new ridership paradigm

### How does this compare to Navy Yard-Ballpark station?

Navy Yard-Ballpark has a station layout similar to Stadium-Armory and regularly handles crowds from Nationals Park and Audi Field. After major events, up to **10,000 customers** leave by Metro within 60-90 minutes.

**3x** Events at the new stadium could draw three times as many Metro customers to Stadium-Armory.

# Stadium-Armory Station Capacity Today



As currently built, Stadium-Armory Station can only **move between 11,000-14,000 attendees** in the hour after an event, potentially requiring **2+ hours** to clear event crowds without improvements.

Today's station capacity limitations **restrict the ability to fully utilize the Metro Rail train capacity** provided by existing or increased train frequencies.



# Analyzing Potential Improvements

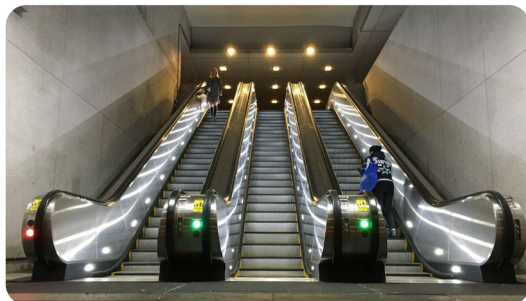
## A Improvements to existing Stadium-Armory station

**Internal improvements such as additional elevators, escalators, stairs, and new mezzanine**

- Provide safer movement from street to platform
- Increase station accessibility and capacity
- Reduce time to clear post-event crowds

**Expanded north entrance at Stadium-Armory**

- Distributes crowds for orderly and efficient operations
- Clears post-event crowds in a duration typical for other large events in the District, making full use of existing train capacity



Improvements could include new escalators and stairs



Example of added station entrance (Crystal City)

## B Enhanced Metro Bus Service and Facilities

**Transit Center Station**

- Provides convenient bus access to the development while reducing post-event demand for Metro Rail
- Accommodates large numbers of customers
- Provides customer amenities and weather protection

**Bus priority infrastructure with bus lanes separated from other vehicles**

- Provides reliable, predictable post-event service
- Reduces travel times to Benning Road
- Ensures bus is a competitive alternative to Metro Rail



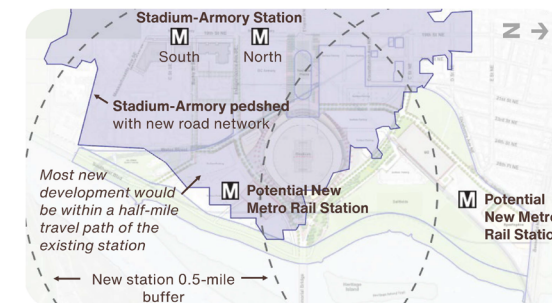
Example of bus transit center (Salesforce Transit Center)



Example of bus transit center (Green Mountain Transit Center)

## C New Metro Rail Station

- Complex, disruptive construction and not feasible to complete by Opening Day
- Existing elevated, curving tracks would not meet Metro's engineering and safety/access standards
- System would still be limited to same number of trains per hour
- Additional capacity is not needed for non-event days, with limited new non-event ridership anticipated
- Total cost could be over \$1 billion, with lifetime operations and maintenance costs



Pedestrian coverage for existing and potential new station locations



Aerial tracks north of Stadium-Armory Station

RFK/Stadium-Armory Transit Improvements

Washington Metropolitan Area Transit Authority





# 07

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## DISCUSSION, QUESTIONS, AND COMMENTS

# Consulting Party Comments

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- Consulting party comments are requested by June 1, 2026
- Comments can be provided in multiple ways:
  - At this meeting
  - Correspondence addressed to:

Tammy Stidham  
Associate Regional Director – Lands and Planning  
National Park Service  
1100 Ohio Drive, SW  
Washington, DC 20024  
[Tammy\\_Stidham@nps.gov](mailto:Tammy_Stidham@nps.gov)

Gilles Stucker  
Director of Planning and Real Estate  
Government of the District of Columbia  
Executive Office of the Mayor, Office of the Senior Advisor  
RFK Stadium Project Management Office (RFK PMO)  
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### Master Plan

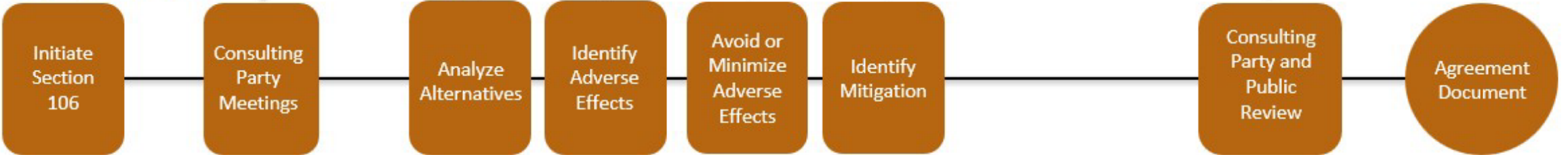


**WE ARE HERE**

### NEPA Process



### Section 106 Process



Fall 2025/Spring 2026      Spring 2026      Spring/Summer 2026      Summer 2026      Fall 2026      Spring 2027

THANK YOU!



\*\*\* WE ARE WASHINGTON \*\*\*  
GOVERNMENT OF THE  
DISTRICT OF COLUMBIA  
DC MURIEL BOWSER, MAYOR