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WASHINGTON COMMANDERS

March 5th, 2026

CONCEPT DESIGN

Commission of Fine Arts

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

HKS



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01. PROJECT BACKGROUND





THE PROJECT

To enable the successful return of the Washington Commanders NFL Football Team to the District of Columbia, a new 65,000-person, state-of-the-art, roofed stadium will be constructed in the location of the original RFK stadium, which is approximately 30 acres and is shown in red outline (the “Stadium Site”). The stadium will catalyze and anchor the positive transformation of the surrounding campus, which will include housing, hotels, offices, retail, restaurants, parks and open space, recreation facilities, and neighborhood amenities. The stadium will serve as a venue for numerous sports, arts, and cultural events, creating a year-round activity and entertainment center for District residents and visitors. Stadium construction is anticipated to be complete in 2030. Immediately to the west of the stadium will be a festival plaza, shown in orange dot outline, that will be designed and programmed to provide active, year-round activities related to stadium events.



ARCHITECTURAL DESIGN STATEMENT



The stadium is envisioned as an uplifting civic landmark that will bring people together across multiple scales – from the surrounding neighborhoods of Kingman Park and Hill East to the broader region and far beyond. Rooted in the legacy of RFK Stadium, the design draws inspiration from a place long defined by its ability to unite people from diverse communities and backgrounds. Reimagined for a new generation, the stadium carries that tradition forward as a setting where local life and collective experience converge, creating a shared civic space that resonates locally, nationally, and globally.

Situated at the eastern end of the Monumental Axis, the stadium occupies a position of exceptional civic significance. Its placement connects it directly to some of our nation’s most revered public spaces while extending the reach of the monumental core toward the river. In doing so, it reinforces the site’s historic role as a gateway that connects people across the city and reflects the project site values of the nation’s capital.

Rooted in the surrounding landscape, the stadium is shaped by its direct proximity to the Anacostia River. Landscaped edges extend inward from the river, enveloping the site in a sequence of continuous and inviting open spaces, including a festival plaza on the west side of the stadium.

The stadium’s architecture responds deliberately to this context. The undulating dome form creates a dynamic yet dignified roofline that sculpts the building and shelters the seating bowl below. The dome raises its profile on the north and south to welcome patrons and neighbors and gently lowers its height along the east-west Monumental Axis in respect to the U.S. Capitol Building, similar to the graceful curvature of RFK Stadium. Its light, transparent dome shell creates an open-air feeling to the stadium interior.

Like many of the District’s most prominent site civic buildings, the stadium uses a colonnade and an elevated podium to emphasize its monumentality – the most notable comparison to these gestures is the Lincoln Memorial at the west end of the Monumental Axis. The continuous colonnade wraps the perimeter, establishing a strong rhythmic façade while shaping a series of indoor-outdoor concourse experiences. The elevated podium anchors the building within the landscape, reinforcing both its physical presence and its civic significance. Together, the colonnade and podium create a sense of permanence and gravity, with the columns rising to meet the dome above and visually rooting the stadium in the landscape.

Grounded in project site design principles, the architecture balances strength with openness, tradition with innovation, and monumentality with human scale. The result is a contemporary civic landmark that honors the past, serves the present, and contributes meaningfully to the evolving city.



ARCHITECTURAL DESIGN PRINCIPLES



The design of the RFK Campus Stadium is guided by a set of core principles that shape how the project responds to its site, the surrounding context, and its civic role. These principles establish the foundation for the design drivers that follow.

Embracing the L'Enfant Plan

The site occupies a pivotal position within the L'Enfant Plan, carrying deep significance. The stadium's design responds to this legacy by reinforcing the site's role within the broader urban framework and honoring its place in the capital's symbolic and spatial hierarchy.

Integration of Building, Landscape, and Open Space

The stadium's proximity to the Anacostia River and its connection to a network of parks calls for a seamless integration of architecture, landscape, and public realm. Interior and exterior spaces flow together, blurring boundaries and extending the experience of the surrounding landscape into the heart of the site.

Clarity of Form

At the eastern end of the Monumental Axis, the stadium must present a clear and legible form. Its massing and geometry express a sense of order, dignity, and permanence that befit its prominent civic setting.

Balanced Composition

While the site calls for compositional balance, its surrounding conditions invite moments of asymmetry and variation. The design embraces this tension, achieving equilibrium through proportion and rhythm rather than strict symmetry.

Rhythm & Movement

The site is shaped by strong east–west movement patterns that complete the Monumental Axis and draw visitors from across the city. The architecture reinforces this momentum through a sequence of spaces, entries, and façades that guide movement and create moments of arrival. The building's form reflects both the dynamic energy of large-scale events and the everyday rhythm of civic life.

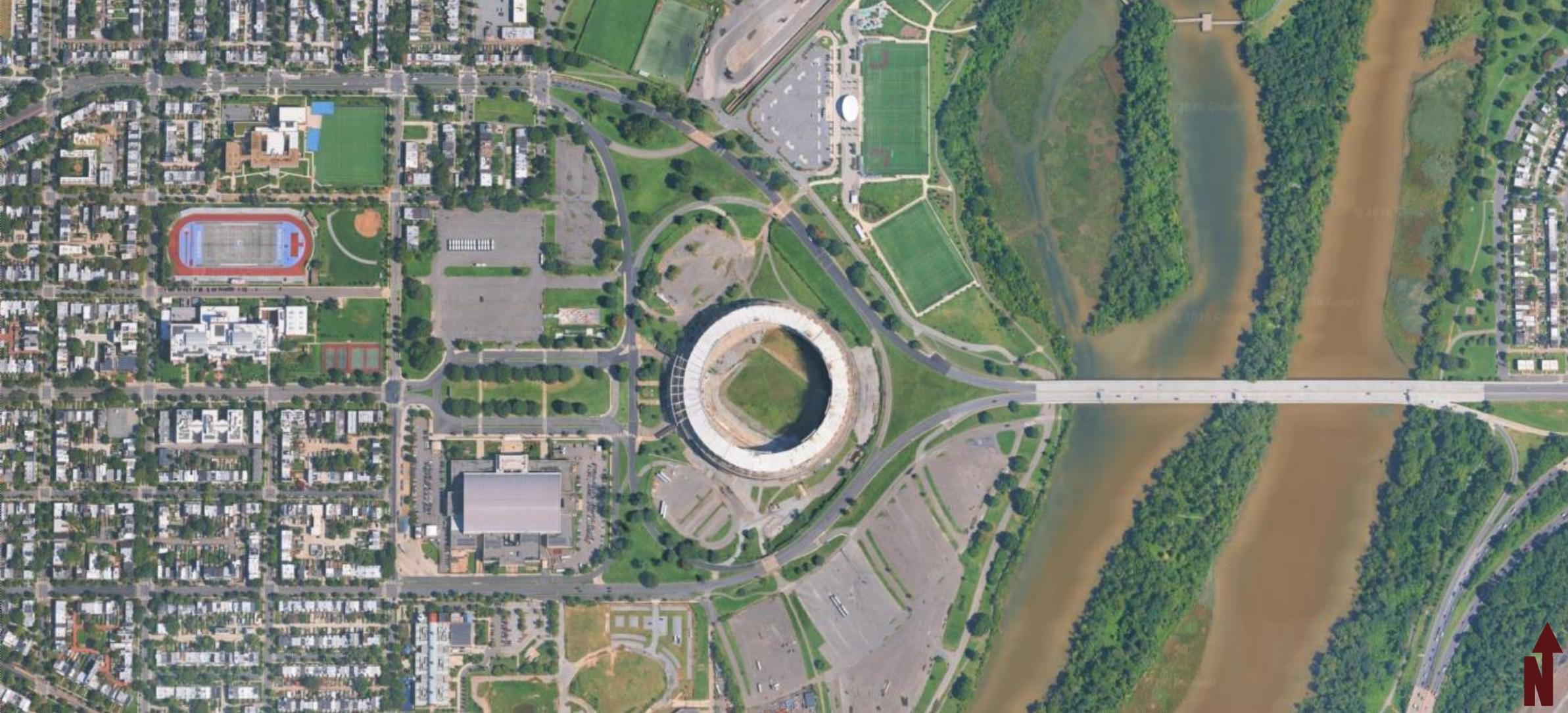
The organization of the building and its rhythmic exterior address the stadium both as a destination and as a moment of pause along a path.

Ascension and Elevation

The District's most significant civic buildings are elevated, both physically and symbolically. The stadium continues this tradition, rising on a defined podium that conveys dignity and presence while creating generous, accessible public spaces at its base.



EXISTING CONDITION



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PROJECT SCHEDULE



| | | 2026 | | | | | | | | | | | | 2027 | | | | 2028 | | | | 2029 | | | | 2030 | | | |
|---|----------------|------|---|---|---|---|---|---|---|---|---|-----|-----|------|-----|-----|-----|------|-----|-----|-----|------|-----|-----|-----|------|-----|--|--|
| Milestone | | M | A | M | J | J | A | S | O | N | D | Q 1 | Q 2 | Q 3 | Q 4 | Q 1 | Q 2 | Q 3 | Q 4 | Q 1 | Q 2 | Q 3 | Q 4 | Q 1 | Q 2 | Q 3 | Q 4 | | |
| CFA Concept Review Meeting | March 19, 2026 | ● | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NCPC Preliminary Review Meeting | April 2, 2026 | | ● | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Schematic Design Complete | April 2026 | | ● | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NCPC Final Review Meeting | July 9, 2026 | | | | | ● | | | | | | | | | | | | | | | | | | | | | | | |
| Design Development Complete | October 2026 | | | | | | | | ● | | | | | | | | | | | | | | | | | | | | |
| Submit Below Grade Building Permits | Q4 2026 | | | | | | | | ● | | | | | | | | | | | | | | | | | | | | |
| Submit Above Grade Building Permits | Q1 2027 | | | | | | | | | | | | ● | | | | | | | | | | | | | | | | |
| Beginning of Below Grade Construction | Q1 2027 | | | | | | | | | | | | ● | | | | | | | | | | | | | | | | |
| CFA Final Review | Q2 2027 | | | | | | | | | | | | | ● | | | | | | | | | | | | | | | |
| Building Permit Issued for Above Grade Construction | Q1 2028 | | | | | | | | | | | | | | | | | | ● | | | | | | | | | | |
| Construction Complete | Q2 2030 | | | | | | | | | | | | | | | | | | | | | | | | | | ★ | | |



02. ARCHITECTURAL DESIGN INTENT



CORE DESIGN PRINCIPLES




BORN OF THE DISTRICT

Community Asset

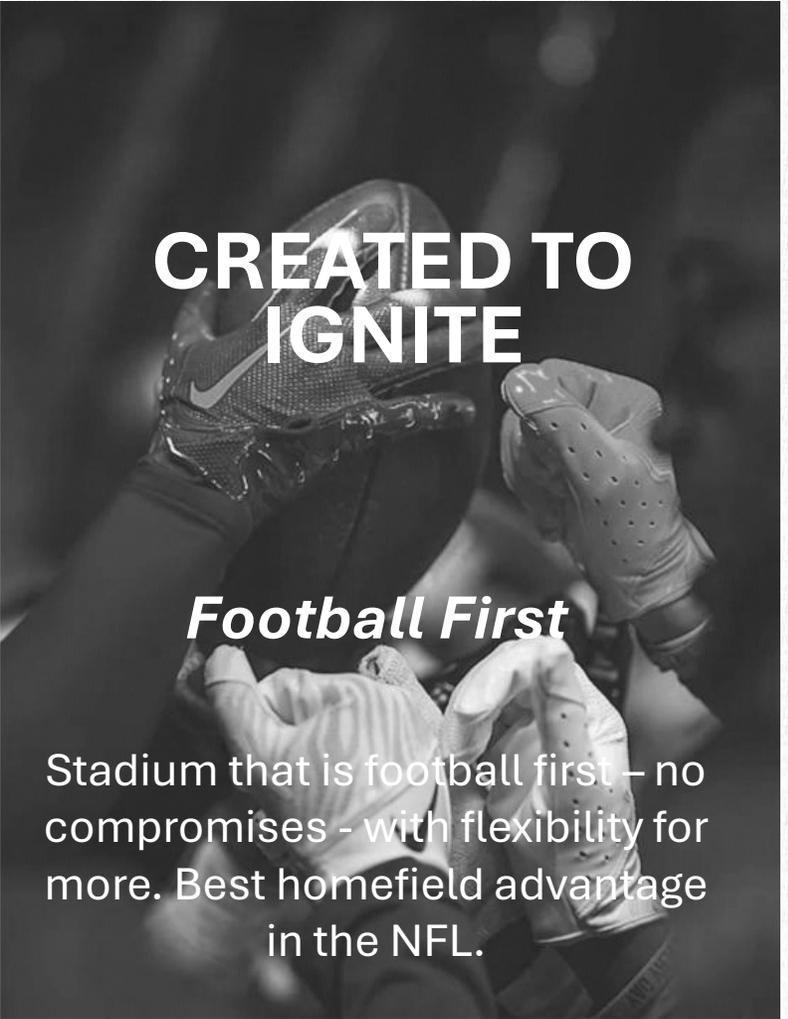
Integration into a Community vision that make this place uniquely DC.



INSPIRED BY LEGACY

Honor the Legacy, Pave the Future

Design that honors the legacy and heritage of the team while embracing the future of the Commanders.



CREATED TO IGNITE

Football First

Stadium that is football first – no compromises - with flexibility for more. Best homefield advantage in the NFL.



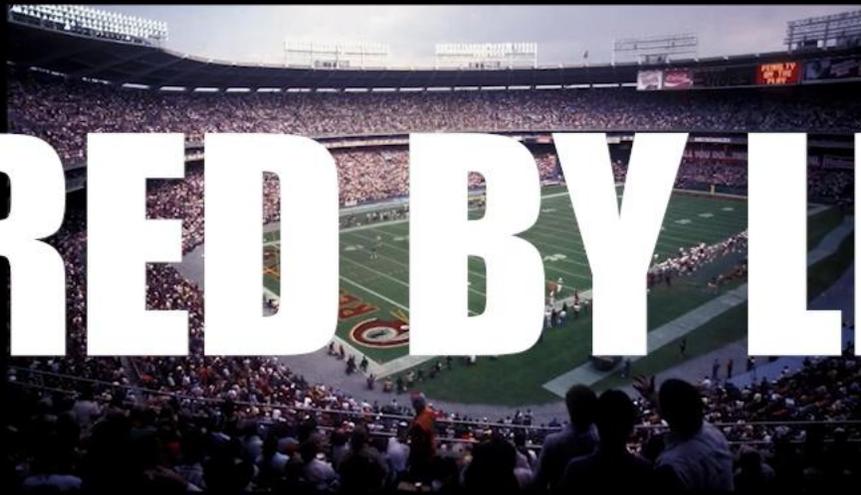




BORN OF THE DISTRICT







INSPIRED BY LEGACY







CREATED TO IGNITE





A PLACE TO GATHER

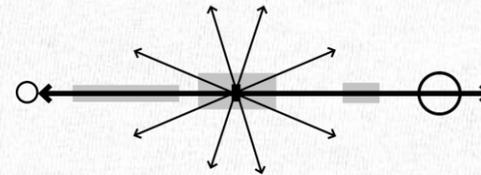
The site has long held meaning at many scales, anchoring its surrounding neighborhoods while also serving as a destination for the city, the region, and far beyond. It has brought together people from across communities, cultures, and geographies, functioning as both a local gathering place and a national stage.



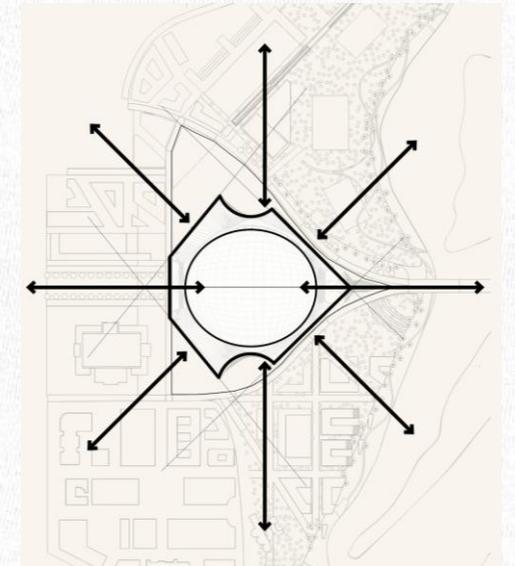
REGION



CITY



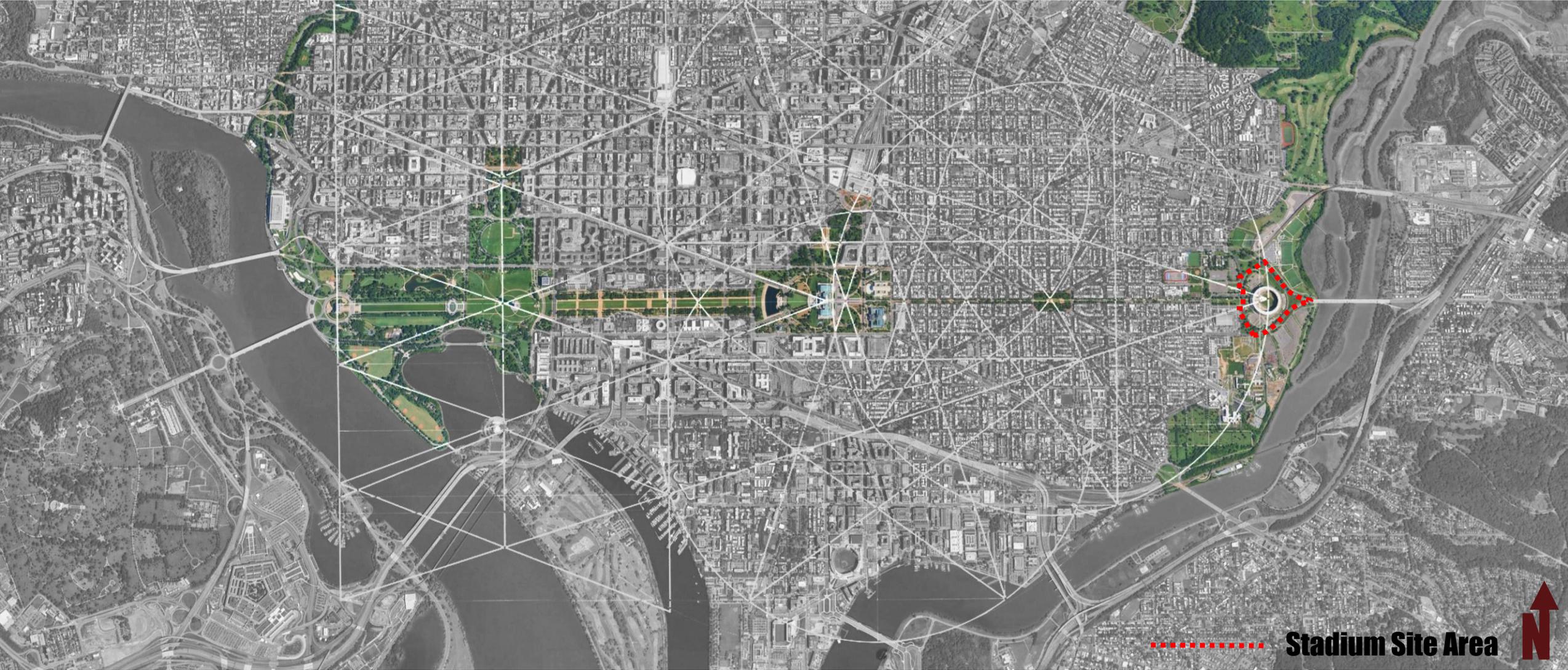
DISTRICT



SITE



SITE LOCATION



..... Stadium Site Area 



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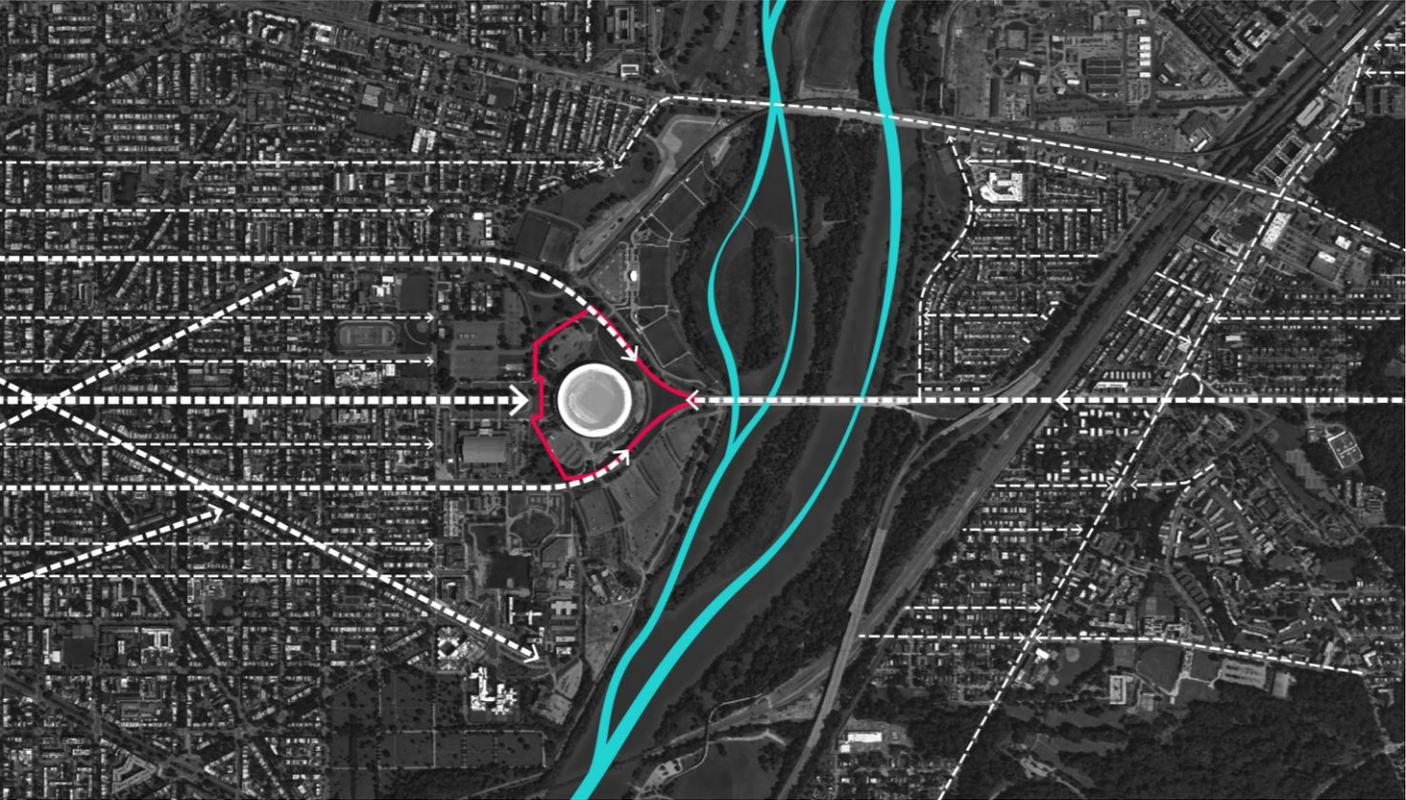
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SHAPED BY THE CITY AND THE RIVER

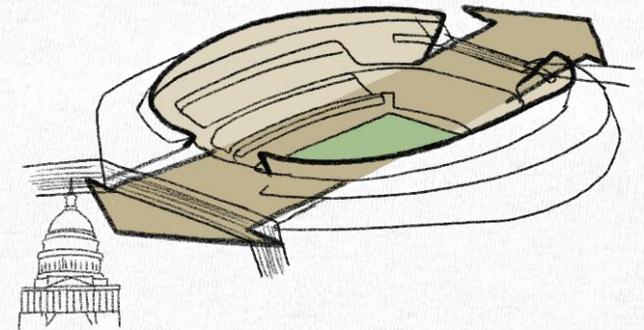
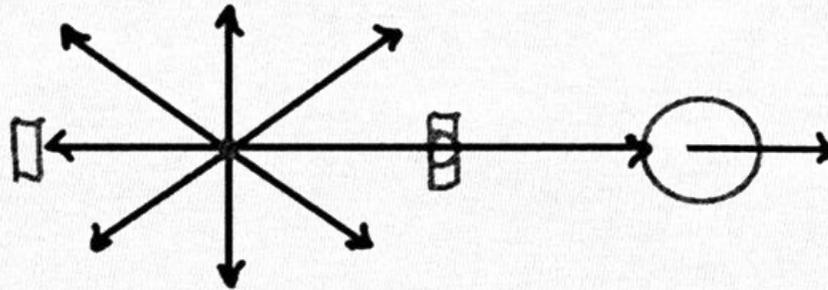
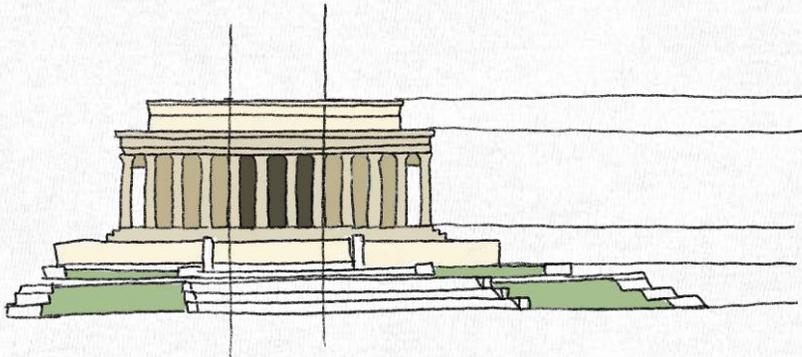
The landscape strategy for the site acts as the grounding force for a new civic landmark, bridging the District’s dual identities – its formal, historic urban fabric to the west and its natural, ever-shifting river ecology to the east. Inspired by the city’s legacy as a capital of progress built upon project site foundations, the landscape terraces emerge as sculpted landforms that root the stadium deeply into its site. These terraces are carved by the flows and erosion patterns of the Anacostia River, revealing a geological language shaped by water, time, and movement. Overlaying this natural form is the strict geometry of L’Enfant’s original grid, embedding the monument within the order of the city. Together, these systems converge to create a layered landscape of civic grandeur and ecological intelligence. The stadium becomes part of a new civic park for the District – anchoring it in a space of community, legacy, and momentum.





A GATEWAY TO THE MONUMENTAL AXIS

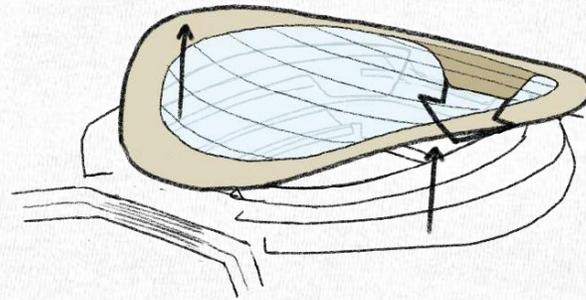
Positioned at the eastern end of the Monumental Axis, the stadium occupies a site of national significance, linking the city's great civic landmarks with the Anacostia River. This unique setting reinforces its role as a unifying presence, connecting the capital's historic core to its natural landscape and expressing the strength, continuity, and shared identity of the city and nation.





A DYNAMIC SWEEPING ROOF

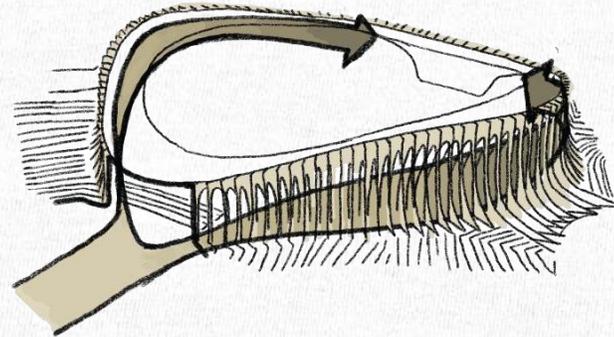
The dome form creates a dynamic roof line that sculpts the building profile. The dome raises its profile on the north and south to welcome patrons and neighbors while lowering its height along the east-west Monumental Axis to acknowledge the importance of the U.S. Capitol Building and other monuments on the axis, similar in nature to the curvature of RFK Stadium. The transparent dome shell gives an open-air feeling to the stadium interior.





A MAGNIFICENT COLONNADE

A continuous colonnade defines the stadium's perimeter, creating a rhythmic framework that shapes a series of covered indoor-outdoor spaces and allows for visual and physical permeability throughout the building. Set atop an elevated podium, this structure reinforces the stadium's civic presence while maintaining openness and a strong connection between the public realm and the interior.



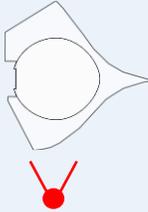
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COLONNADE



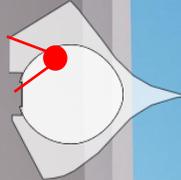
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FRAMED VISTAS



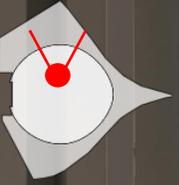
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CURATED ENTRIES



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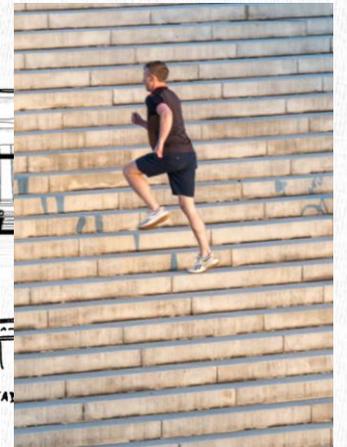
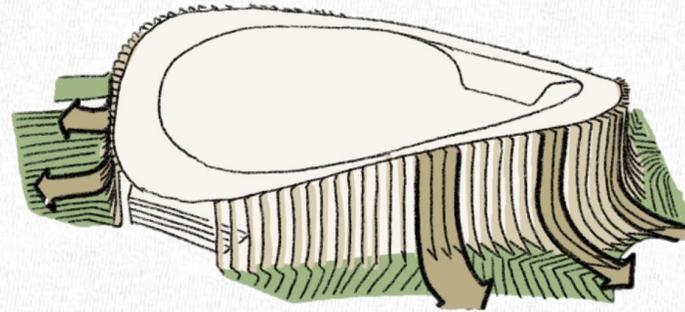
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ROOTED IN THE LANDSCAPE



The perimeter colonnade establishes a clear rhythmic order, anchoring the building within its setting and reinforcing its civic presence. Set upon a raised podium, the structure gains a sense of permanence and dignity, while its dialogue with the surrounding monumental landscape situates it naturally within the broader civic context.



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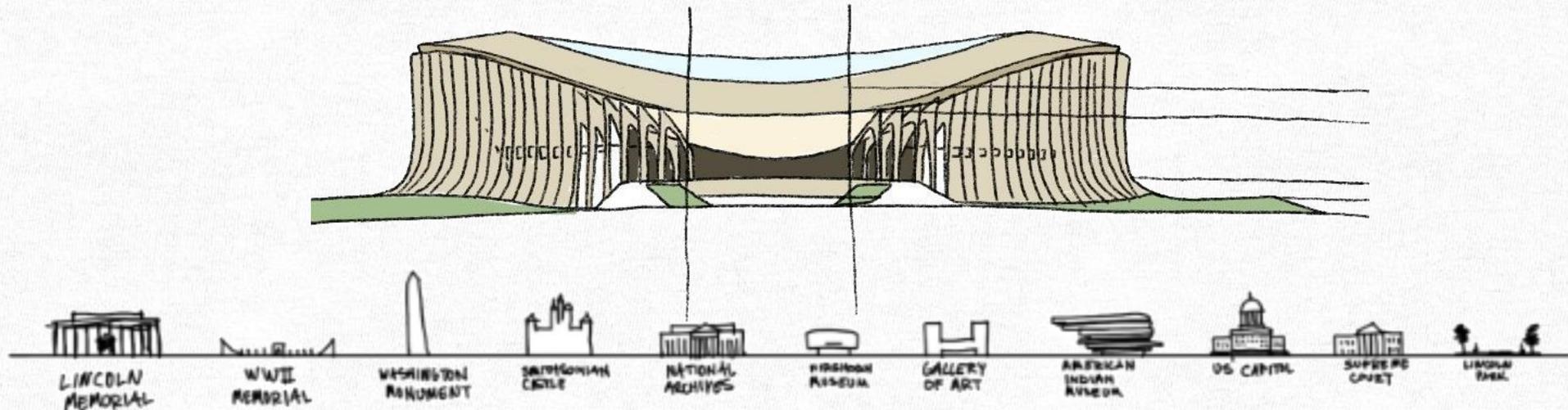
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DYNAMIC COMPOSITION



The building draws from tradition while expressing it through a contemporary lens. Its composed yet dynamic form establishes a strong presence along the Monumental Axis, reflecting the city's project site civic character while asserting a confident identity of its own.



03. PROPOSED STADIUM

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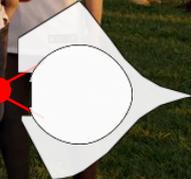




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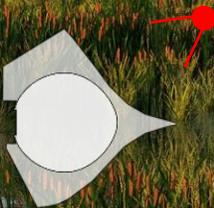


Conceptual viewshed from Anacostia River

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VEHICLES
YIELD TO
PEDESTRIANS
IN
CROSSWALK



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Conceptual viewshed from Anacostia Hills escarpment



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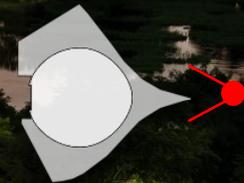
Conceptual viewshed from east



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Conceptual viewshed from east



Conceptual viewshed from far west

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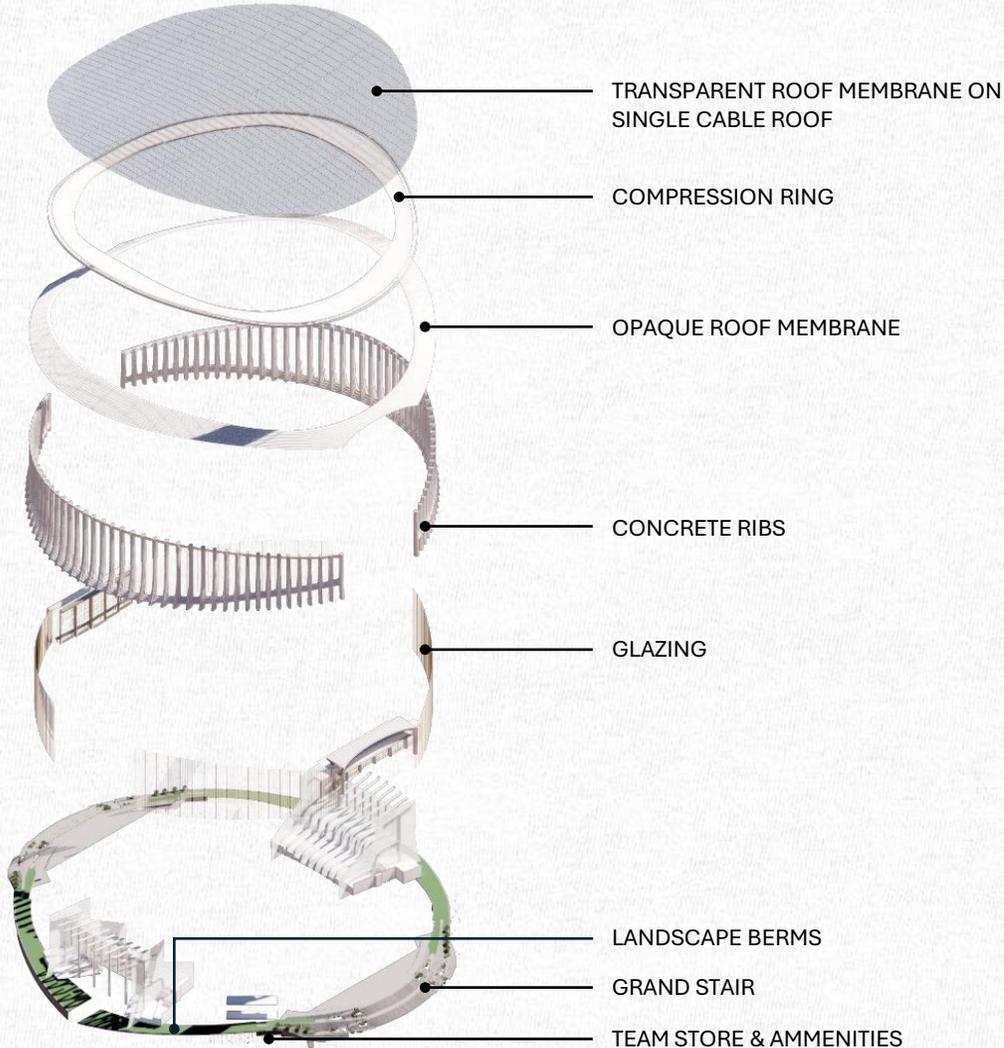


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MATERIAL INVESTIGATIONS



TRANSPARENT ROOF MEMBRANE



SINGLE CABLE ROOF



VIDEO BOARD



TRANSITIONAL COLONNADE



BUILT-UP STEEL STRUCTURE



C.I.P. CONCRETE STRUCTURE



ENTRANCE GLAZING



LANDSCAPE TERRACE



GLAZING



SMOOTH OPAQUE ROOF MEMBRANE



ARTICULATED OPAQUE ROOF MEMBRANE



MATERIALS



Concrete

Both cast-in-place (C.I.P.) concrete and precast concrete systems are being evaluated for the stadium structure. The panelizing, form-lining, and joint patterns of the concrete is currently being studied. Finishing techniques currently being studied include integral coloring, specialty aggregates, sandblasting, acid-etching, and coatings.

Metals

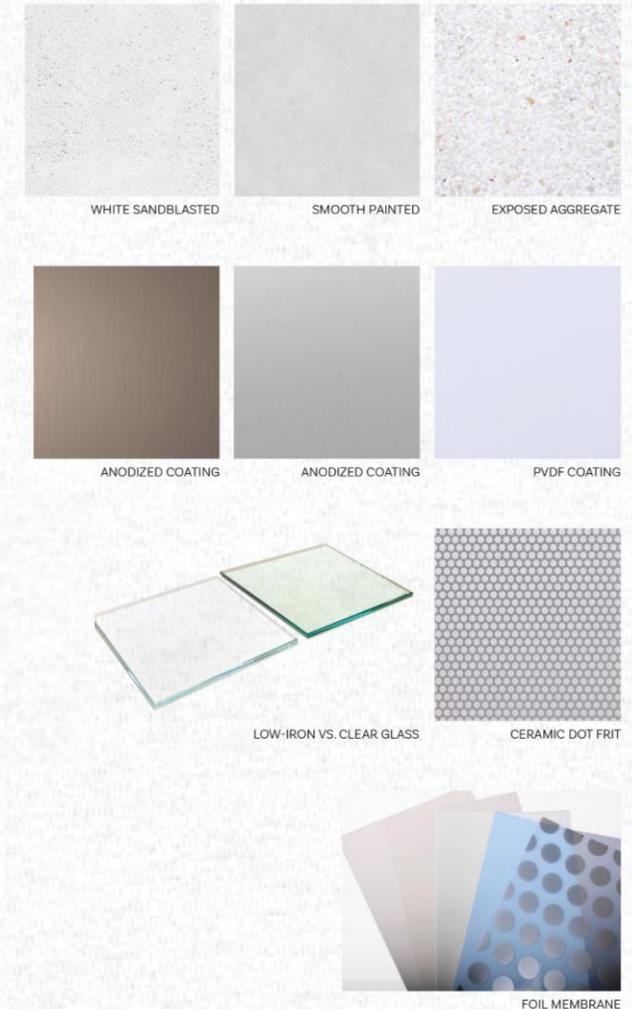
The opaque cladding on the stadium is characterized by aluminum plate panels that are factory-coated and formed into the final cladding panels. The metals being researched for the stadium facade are primarily aluminum with a PVDF coating. The built-up steel ribs and compression ring supporting the dome are exposed steel structure. An appropriate Architectural Exposed Structural Steel level and high-performance coating will be established for the different exposed structural steel elements throughout the stadium.

Glass

High-performance glass will be used for most of the glazing. Low-iron glass is proposed at areas requiring the highest clarity for premium event viewing and retail showcase areas. With the proximity of landscaping and natural elements within the "drip-line" of the stadium dome, careful consideration will be given to bird-safe glass design.

Transparent roofing system

A transparent roofing material will be used for the transparent portion of the dome roof. This portion of the roof is supported on a 2-way steel cable net structure supported by a continuous built-up steel compression ring. Structural nodes at the cable intersections restrain the cables and further support clamping extrusions which frame the foil panels. There are numerous high-performing transparent products being evaluated. Glare reduction will be addressed on the interior and exterior faces through a series of studies. These materials reduce solar heat gain while allowing significant visible light transmittance, allowing the stadium to be filled with natural light. Light transmittance from inside will be carefully studied and addressed via careful placement and directions of scoreboards and lighting.





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.



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04. PROJECT DRAWINGS

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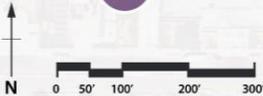
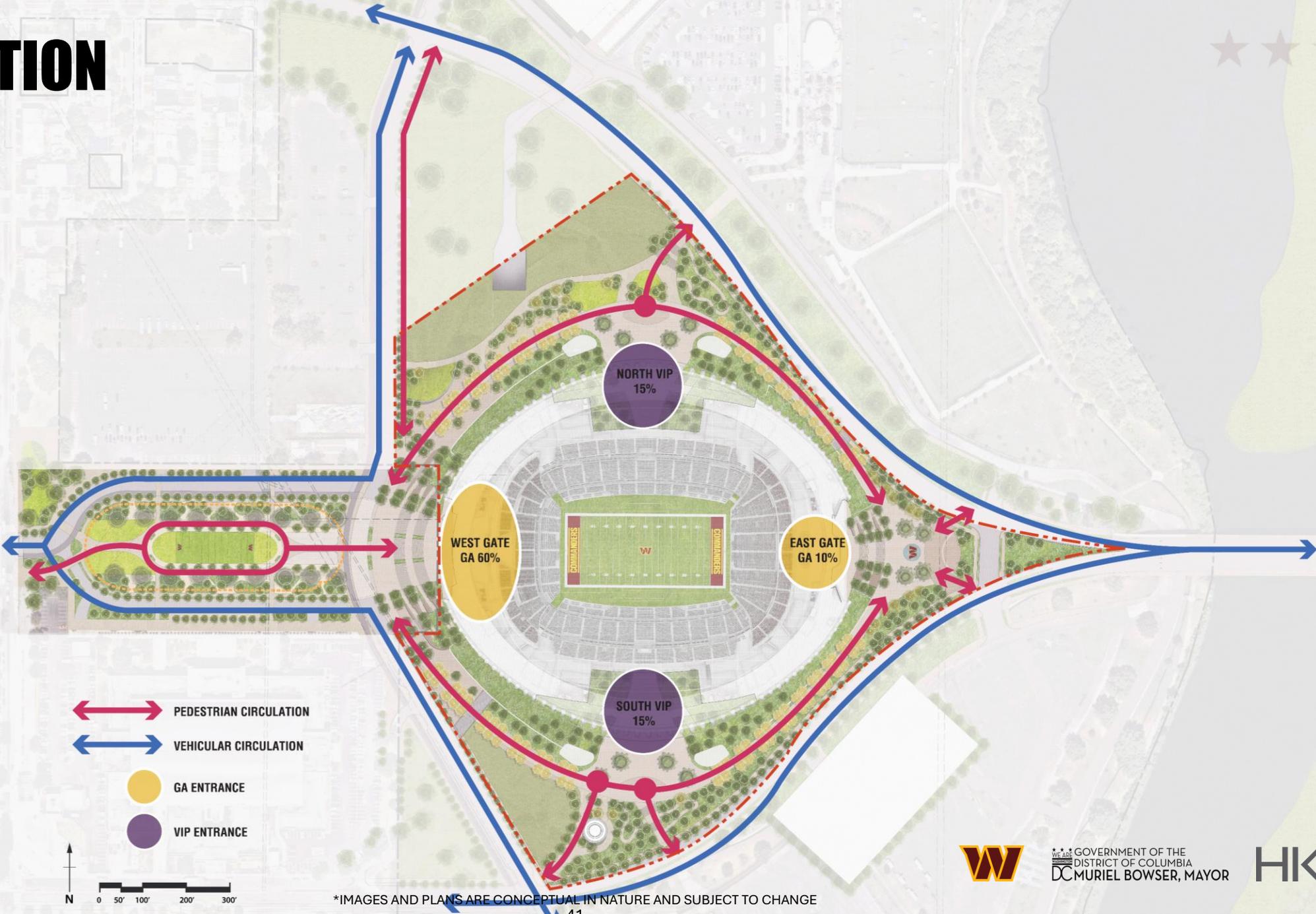
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CIRCULATION



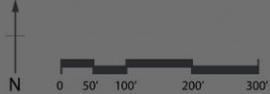
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FLOOR PLAN + 16'



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FLOOR PLAN + 35'



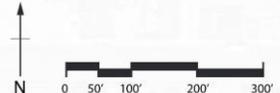
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FLOOR PLAN + 69'



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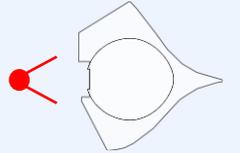


WEST ELEVATION



WEST ELEVATION

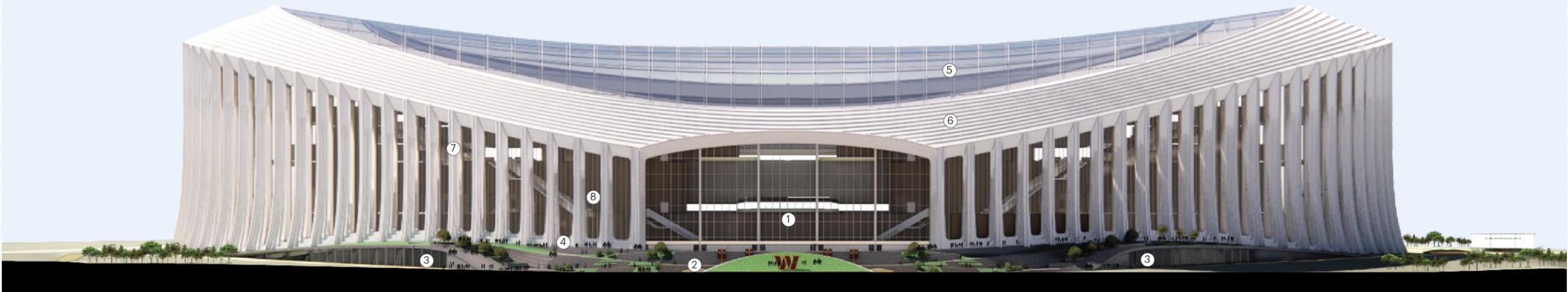
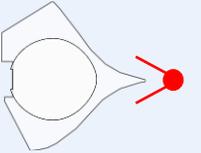
- ① OPERABLE GLAZING
- ② GRAND STAIR
- ③ TEAM STORE
- ④ LANDSCAPE TERRACE
- ⑤ TRANSLUCENT ROOFING
- ⑥ OPAQUE ROOFING
- ⑦ COLONNADE
- ⑧ GLAZING



EAST ELEVATION



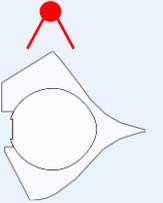
- ① OPERABLE GLAZING
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- ④ LANDSCAPE TERRACE
- ⑤ TRANSLUCENT ROOFING
- ⑥ OPAQUE ROOFING
- ⑦ COLONNADE
- ⑧ GLAZING



NORTH ELEVATION



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



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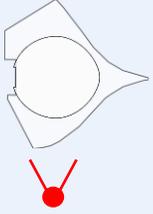
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DC MURIEL BOWSER, MAYOR



SOUTH ELEVATION



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



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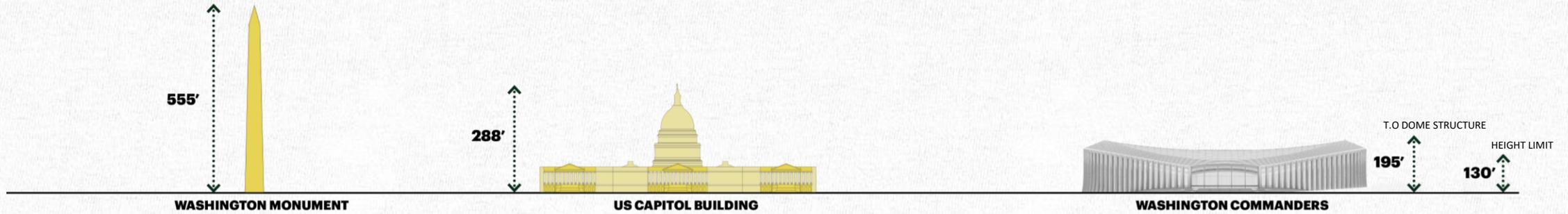
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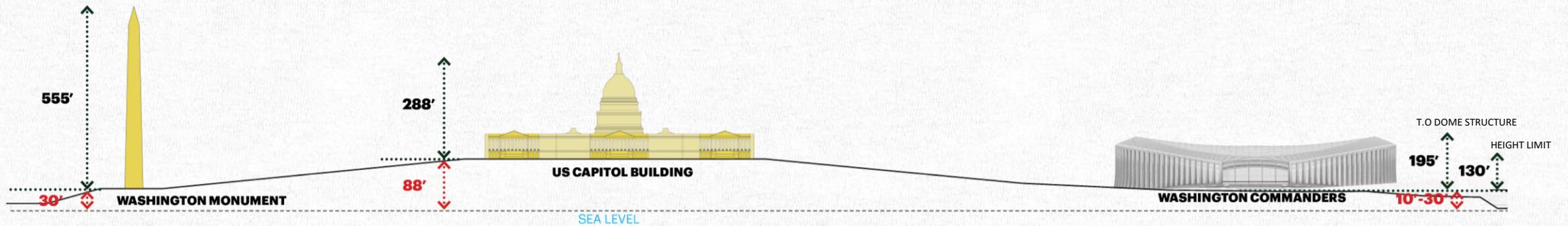


ELEVATIONS AND HEIGHT COMPARISON

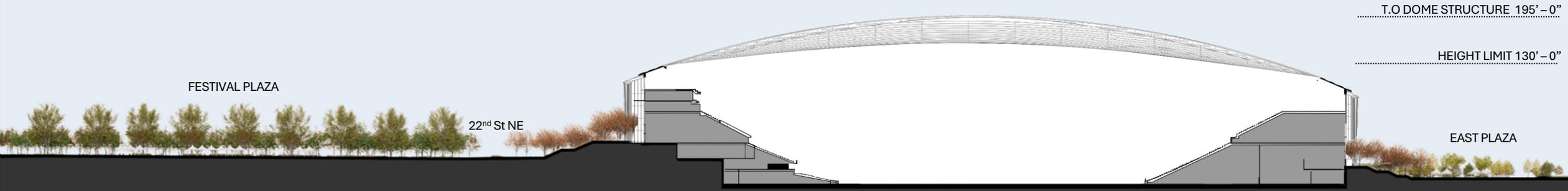
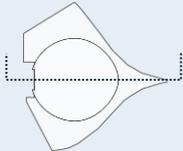
TRUE ELEVATION HEIGHT COMPARITIVE



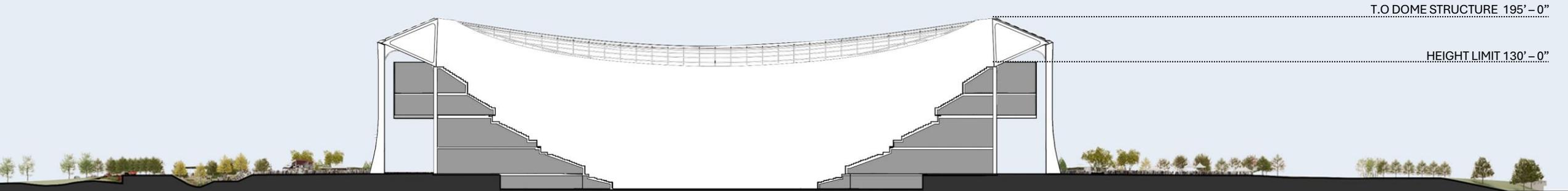
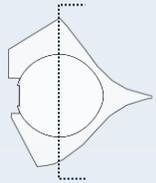
SEA ELEVATION HEIGHT COMPARITIVE



SECTION-EAST/WEST



SECTION-NORTH/SOUTH



T.O DOME STRUCTURE 195'-0"

HEIGHT LIMIT 130'-0"



04. LANDSCAPE

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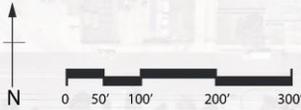
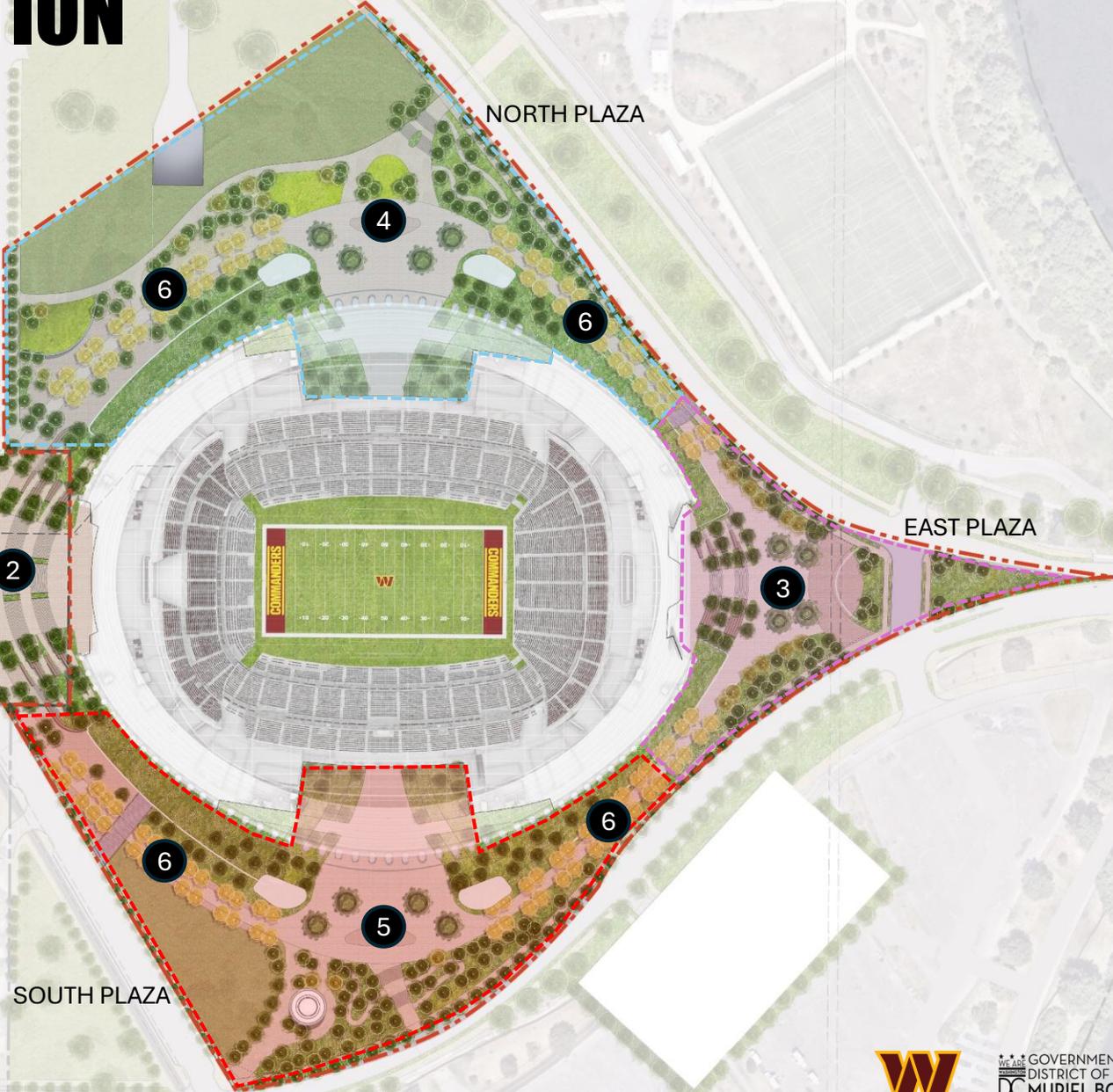
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LANDSCAPE INTEGRATION

- 1 FESTIVAL PLAZA
- 2 WEST PLAZA
- 3 EAST PLAZA
- 4 NORTH PLAZA
- 5 SOUTH PLAZA
- 6 PROMENADES

FESTIVAL & WEST PLAZAS



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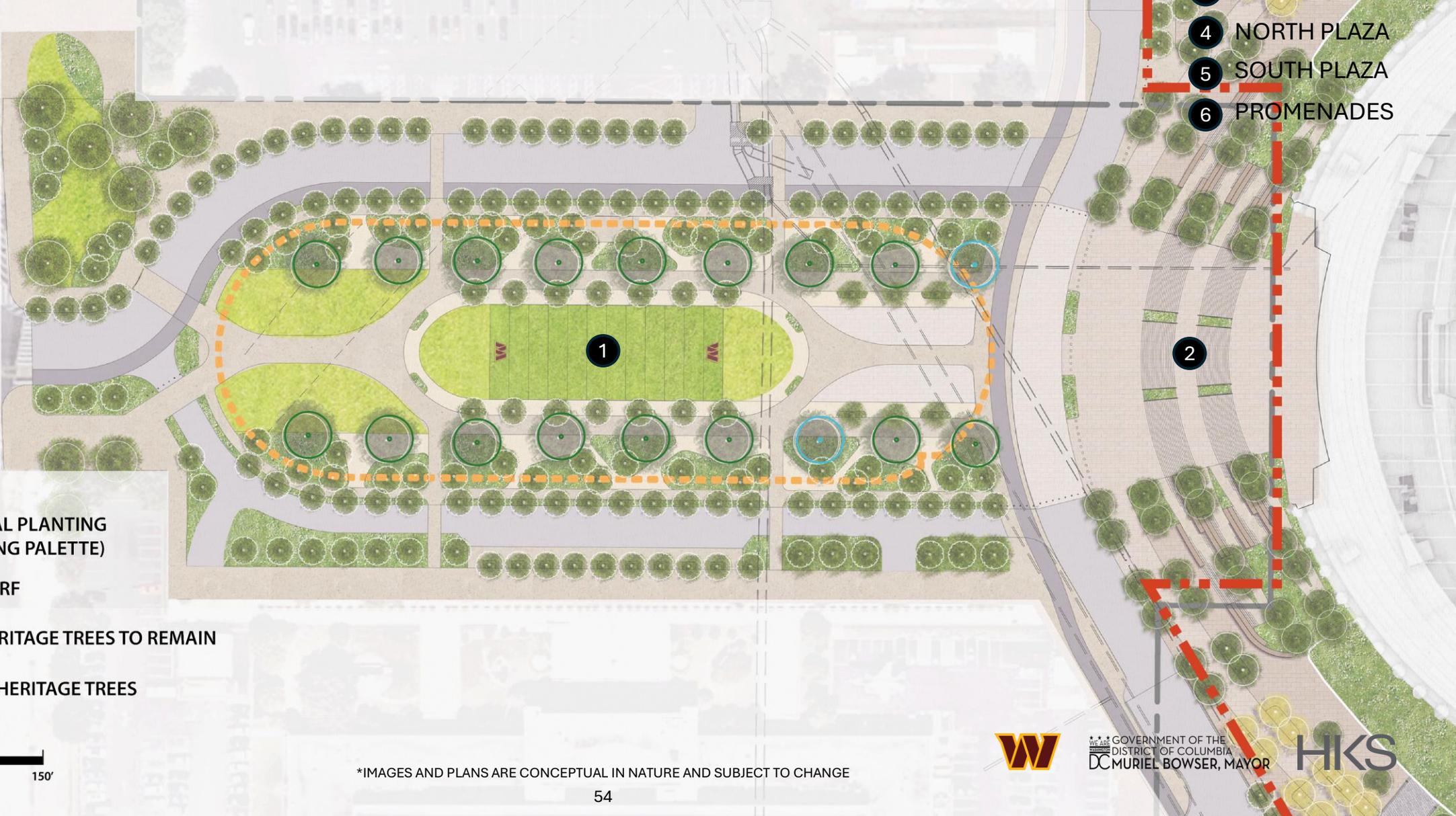


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LANDSCAPE PLANS - FESTIVAL & WEST PLAZAS

- 1 FESTIVAL PLAZA
- 2 WEST PLAZA
- 3 EAST PLAZA
- 4 NORTH PLAZA
- 5 SOUTH PLAZA
- 6 PROMENADES



 ORNAMENTAL PLANTING (SEE PLANTING PALETTE)

 NATURAL TURF

 EXISTING HERITAGE TREES TO REMAIN

 RELOCATED HERITAGE TREES



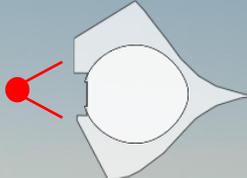
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LANDSCAPE PLANS - FESTIVAL & WEST PLAZAS



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GAMEDAY VIEW

The pedestrian arrival sequence from the Metrorail station to the stadium unfolds as a clear and celebratory procession through a festival plaza. Generous walkways, framed by trees and active gathering spaces, guide visitors toward the stadium while maintaining strong sightlines. The experience is designed to feel intuitive and energetic, accommodating peak event crowds while remaining comfortable and legible on non-event days.



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NON-GAMEDAY VIEW



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NON-GAMEDAY VIEW



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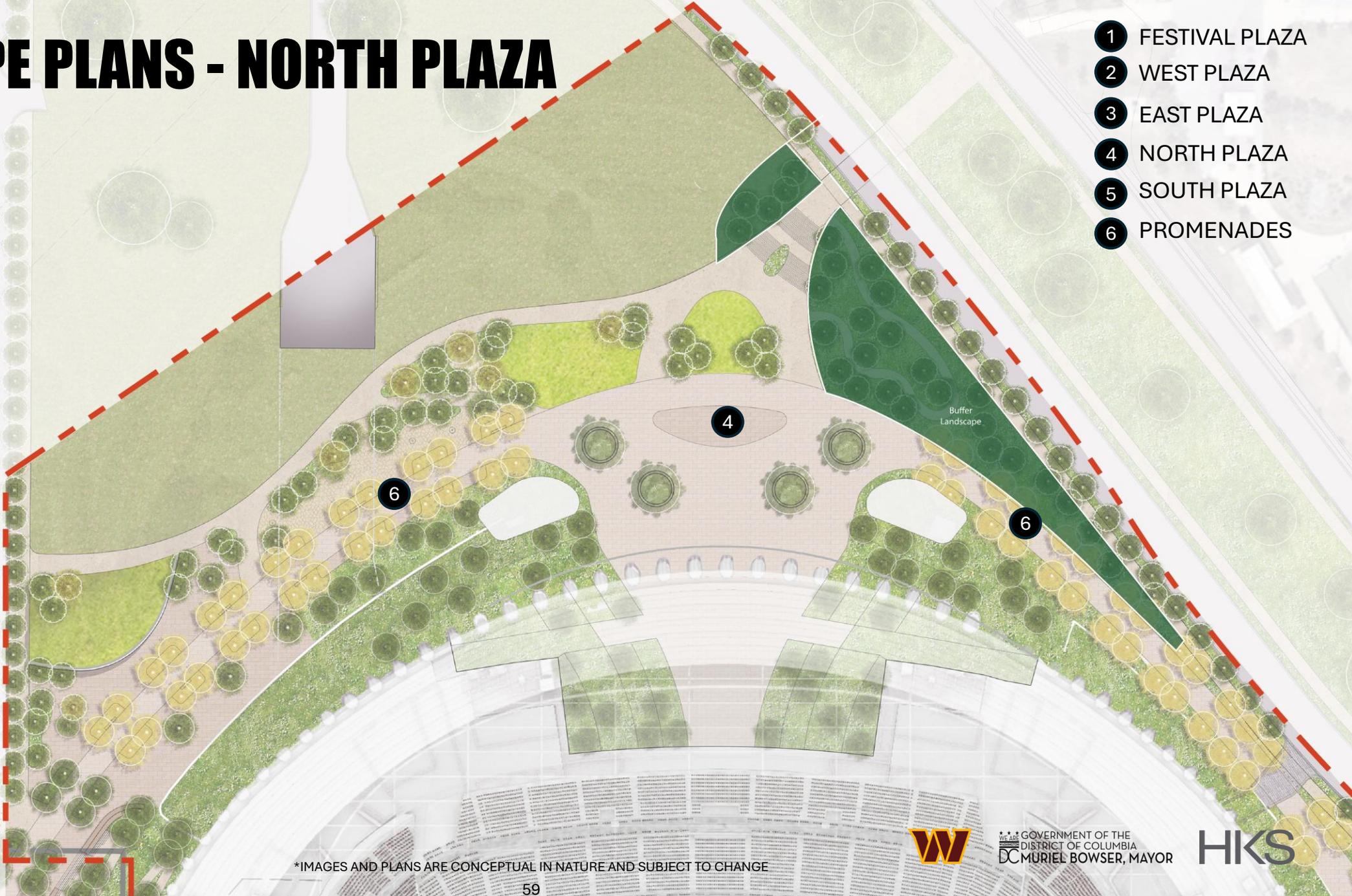


LANDSCAPE PLANS - NORTH PLAZA

- 1 FESTIVAL PLAZA
- 2 WEST PLAZA
- 3 EAST PLAZA
- 4 NORTH PLAZA
- 5 SOUTH PLAZA
- 6 PROMENADES

ORNAMENTAL PLANTING
(SEE PLANTING PALETTE)

NATURAL TURF



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GAMEDAY VIEW



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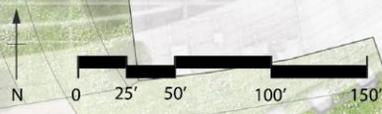
LANDSCAPE PLANS - EAST PLAZA

- 1 FESTIVAL PLAZA
- 2 WEST PLAZA
- 3 EAST PLAZA
- 4 NORTH PLAZA
- 5 SOUTH PLAZA
- 6 PROMENADES



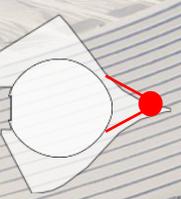
ORNAMENTAL PLANTING
 (SEE PLANTING PALETTE)

NATURAL TURF



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GAMEDAY VIEW



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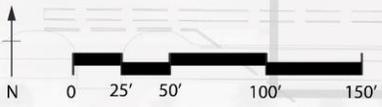
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LANDSCAPE PLANS - SOUTH PLAZA

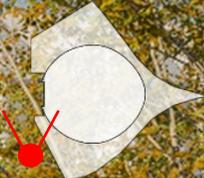
- 1 FESTIVAL PLAZA
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 ORNAMENTAL PLANTING (SEE PLANTING PALETTE)
 NATURAL TURF



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GAMEDAY VIEW



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