WASHINGTON COMMANDERS

November 5, 2026

REVISED CONCEPT DESIGN SUBMISSION

Commission of Fine Arts

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

HKS

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR

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01. PROJECT BACKGROUND

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DC MURIEL BOWSER, MAYOR
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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.

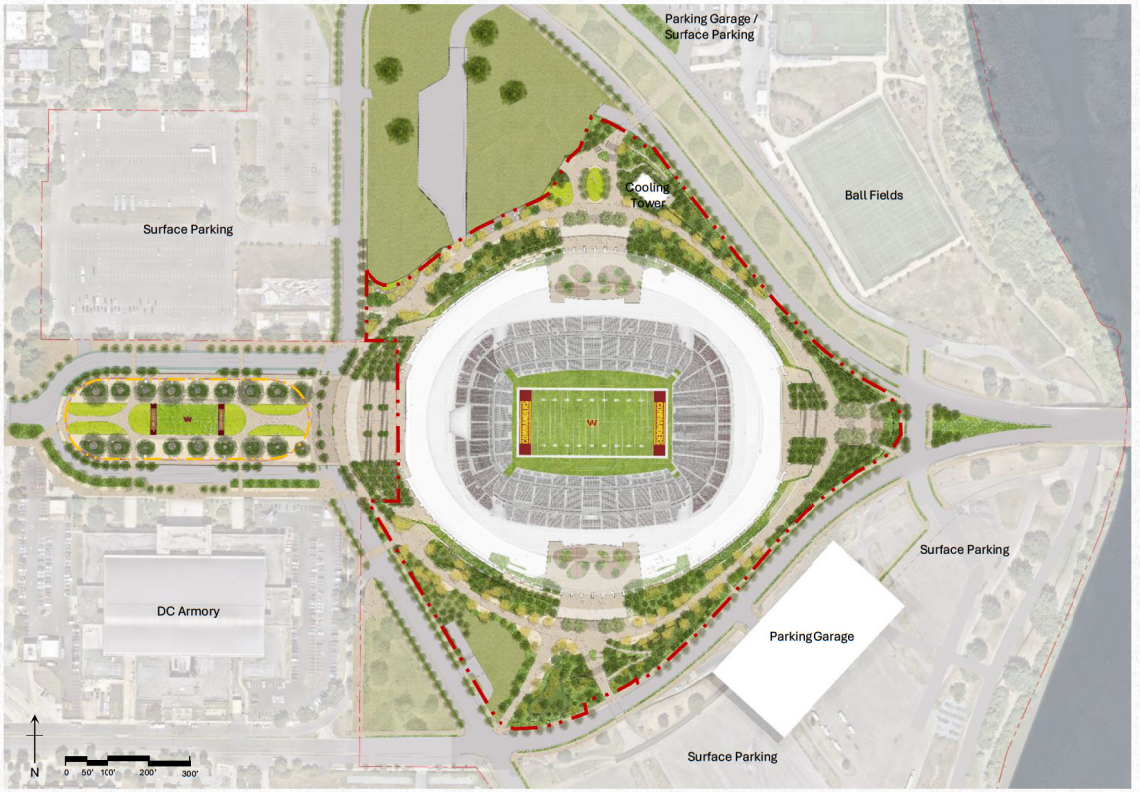


Image has been updated to match current landscape design and site boundary.

RFK CAMPUS

The stadium will be located within the larger "RFK Campus," which is an approximately 180-acre parcel between the Anacostia River and adjacent Kingman Park and Hill East neighborhoods. The RFK Campus is known as Lot 805 in Square 1128. Jurisdiction of the RFK Campus was transferred from the National Park Service ("NPS") to the District in January 2025. The RFK Campus will be developed as a comprehensive mixed-use, transit-oriented riverfront community that will provide enhanced amenities, infrastructure, and integration with surrounding neighborhoods. The mixed-use development will be guided by a District-led Master Plan, which was prepared by the Office of Planning and is currently pending with the DC Council.

For decades, the RFK Campus' recreational fields, parks, and trails have been valued resources for District residents. Construction of the stadium and the surrounding mixed-use development will continue to support these resources. Improved access will be provided to the Anacostia River without interrupting the Anacostia River Trail, public open spaces and recreational facilities will be developed, and the riparian area at the river's edge will be preserved. Specifically, the District will designate, develop, operate, and maintain at least 30% of the RFK Campus (excluding the riparian area) as parks and open space to provide land for passive and active outdoor recreation, further enhancing this resource for District residents and visitors.

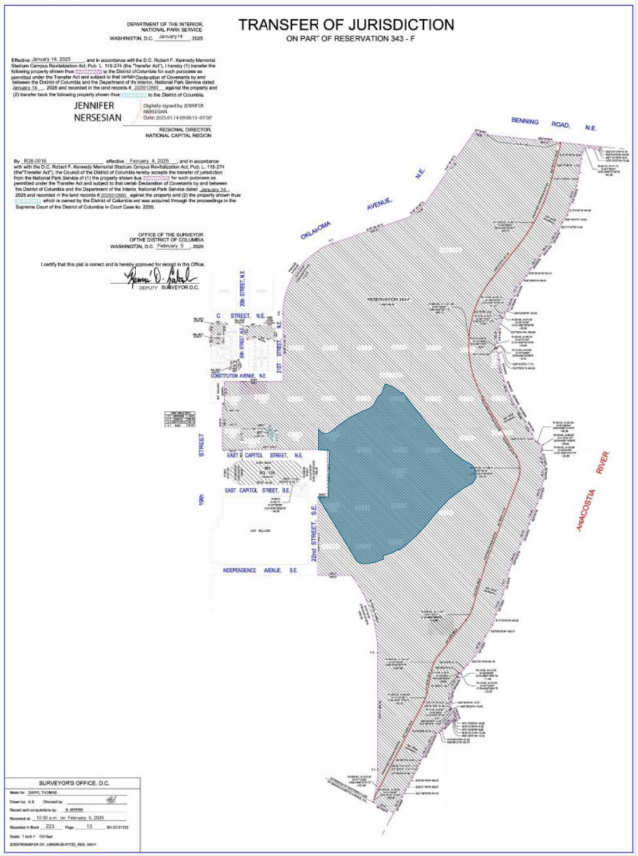


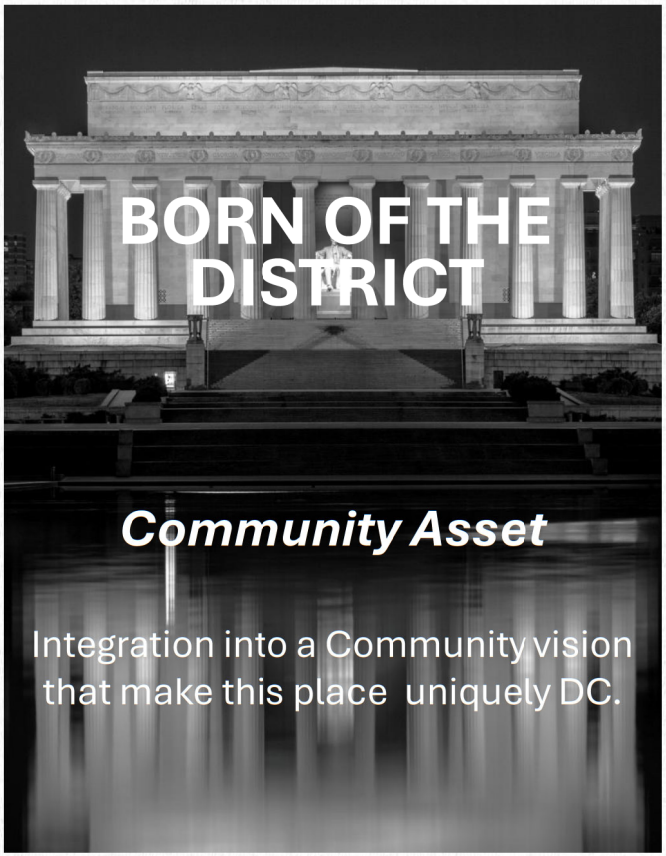
*Image has been updated to match current site boundary

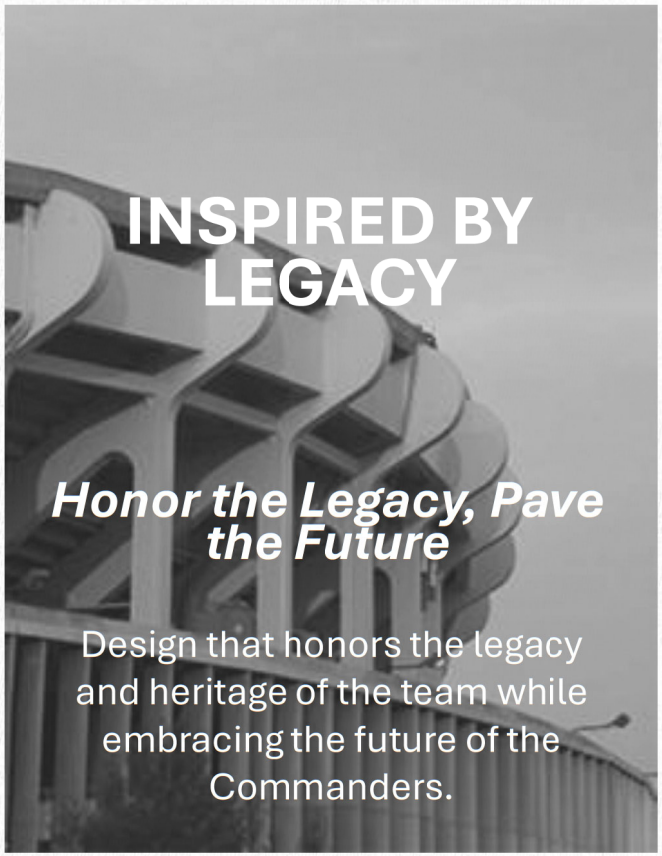
PROJECT SCHEDULE

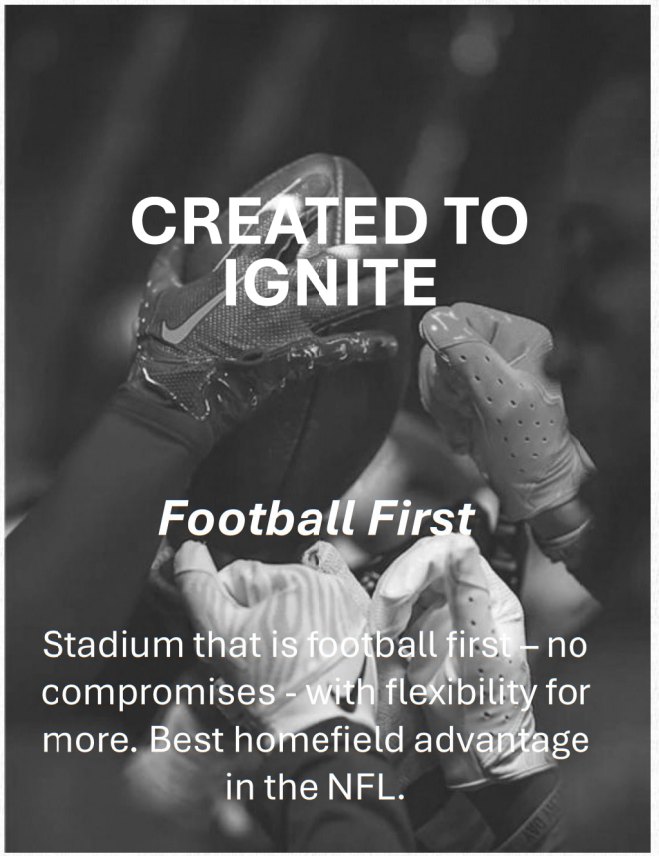
Milestone		2026										2027				2028				2029				2030			
		M	A	M	J	J	A	S	O	N	D	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4
CFA Concept Review Meeting	March 19, 2026	●																									
NCPC Preliminary Review Meeting	April 2, 2026		●																								
Schematic Design Complete	April 2026		●																								
CFA Concept Review Meeting	July 16, 2026					●																					
Design Development Complete	October 2026								●																		
CFA Revised Concept Review Meeting	November 19, 2026									●																	
NCPC Final Review Meeting	December 3, 2026										●																
Submit Below Grade Building Permits	Q4 2026										●																
Submit Above Grade Building Permits	Q1 2027											●															
CFA Final Review	Q1 2027											●															
Beginning of Below Grade Construction	Q1/Q2 2027											★															
Building Permit Issued for Above Grade Construction	Q4 2027														●												
Construction Complete	Q2 2030																								★		

02. ARCHITECTURAL DESIGN INTENT

CORE DESIGN PRINCIPLES







SITE LOCATION

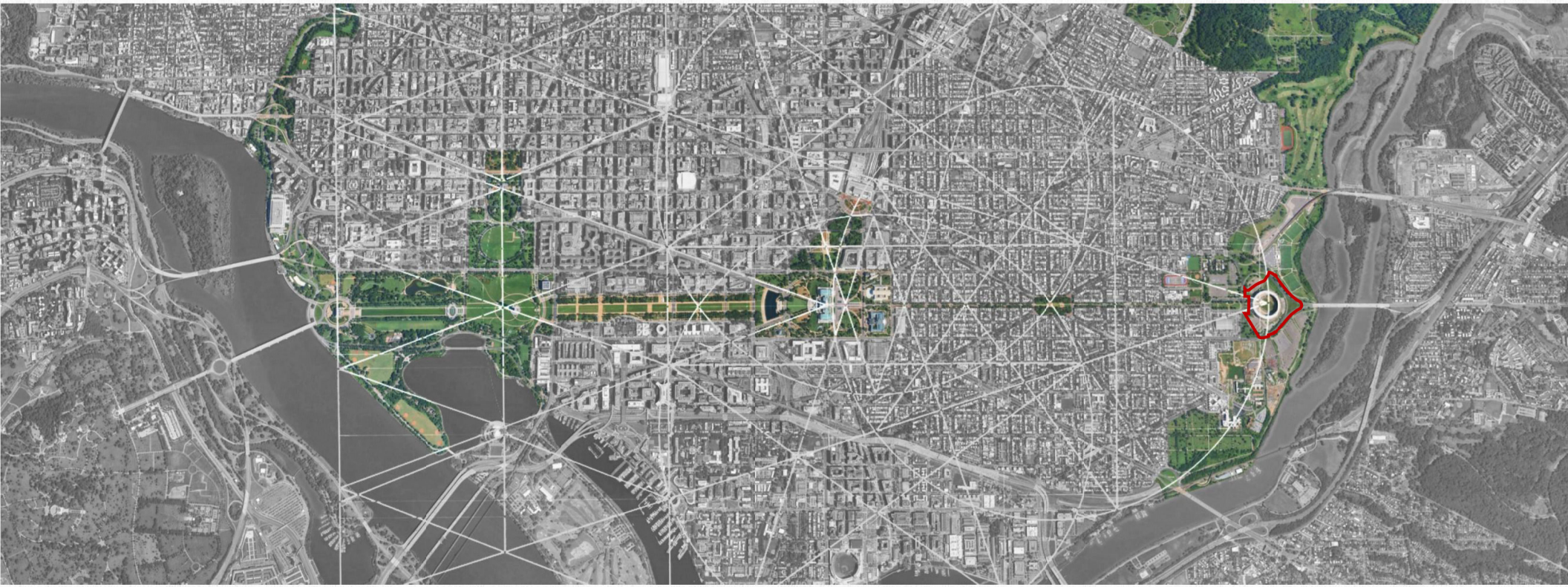


*Image has been updated to match current site boundary

Stadium Site Area

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.

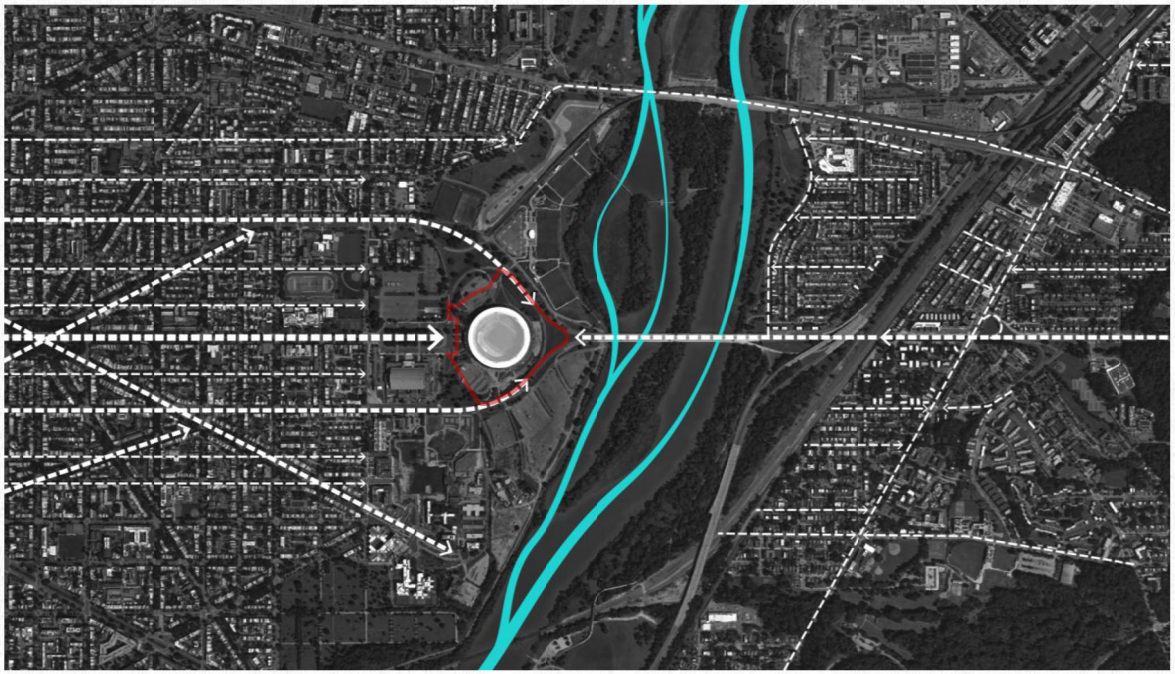
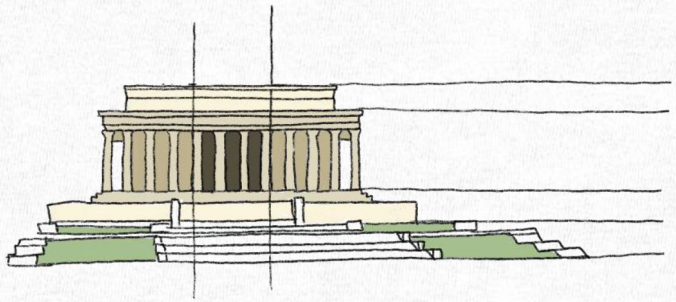
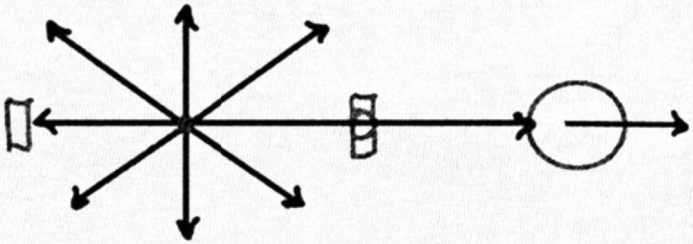


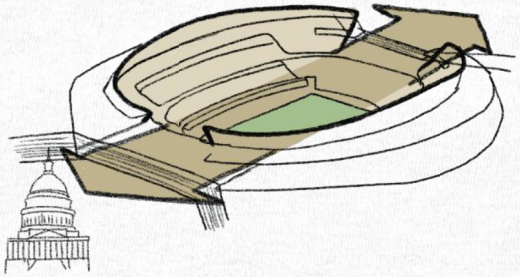
*Image has been updated to match current site boundary

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.

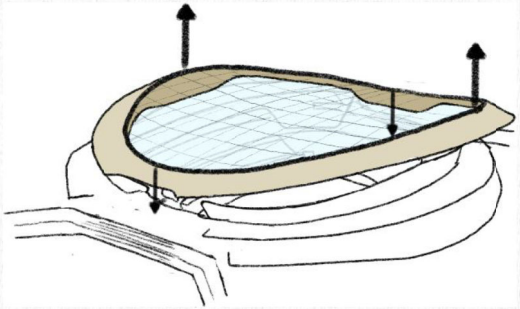






A DYNAMIC SWEEPING ROOF

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.





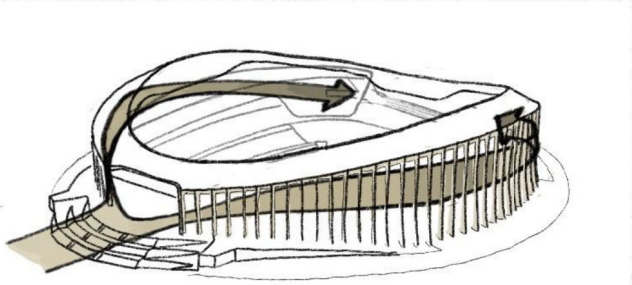


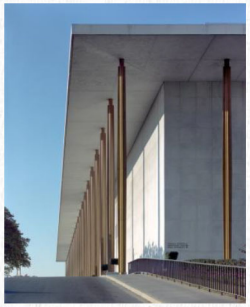


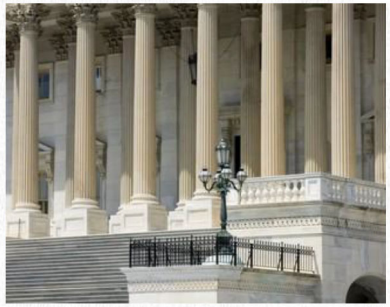


A MAGNIFICENT COLONNADE

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.









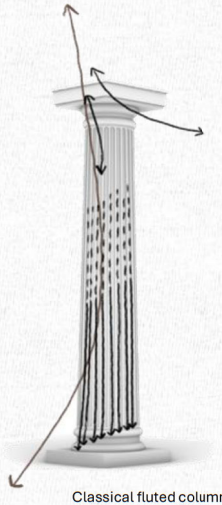




COLUMN SHAPE AND ARTICULATION

Classical Column
Design Reference

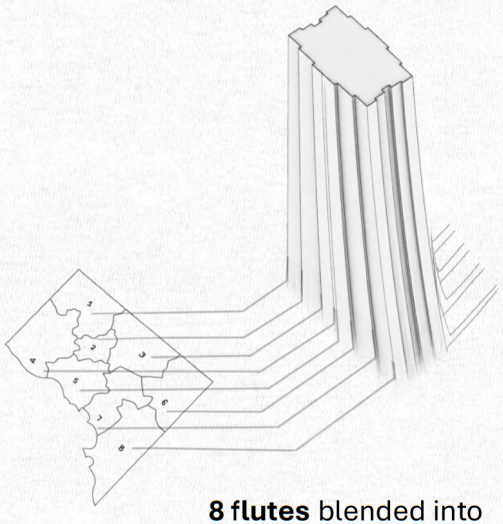
Cornice / Frieze / Capital / Column / Drum / Stereobase - Composition



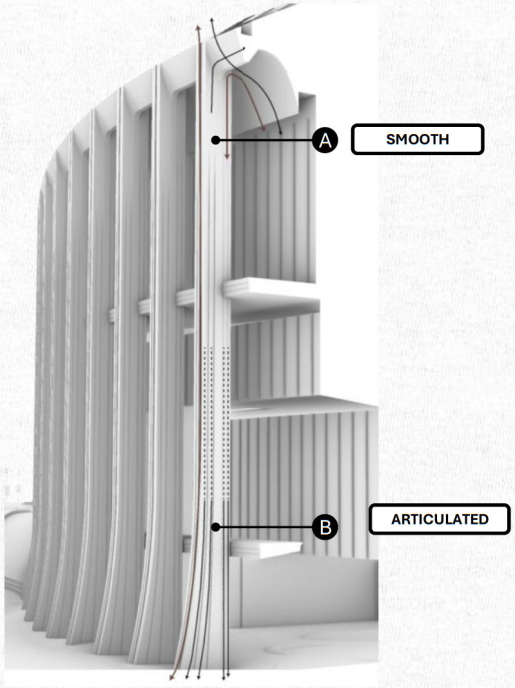
Classical fluted column articulation



Base articulation at the Lincoln Memorial

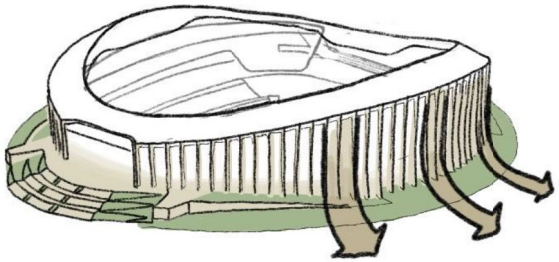


8 flutes blended into
ONE expression
8 Wards of DC, united
into **ONE**

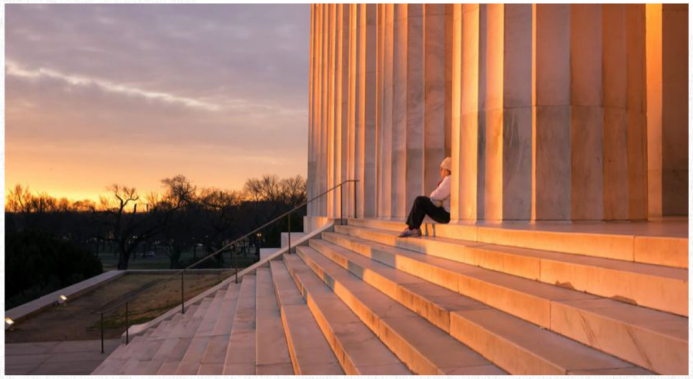


ROOTED IN THE LANDSCAPE

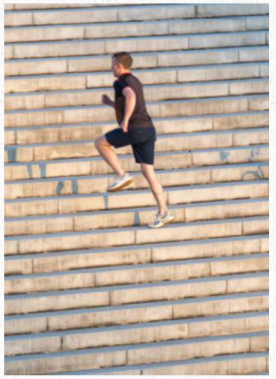
The perimeter colonnade establishes a clear rhythmic order, anchoring the building within its setting and reinforcing its civic presence. Set upon a raised podium, the structure gains a sense of permanence and dignity, while its dialogue with the surrounding monumental landscape situates it naturally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





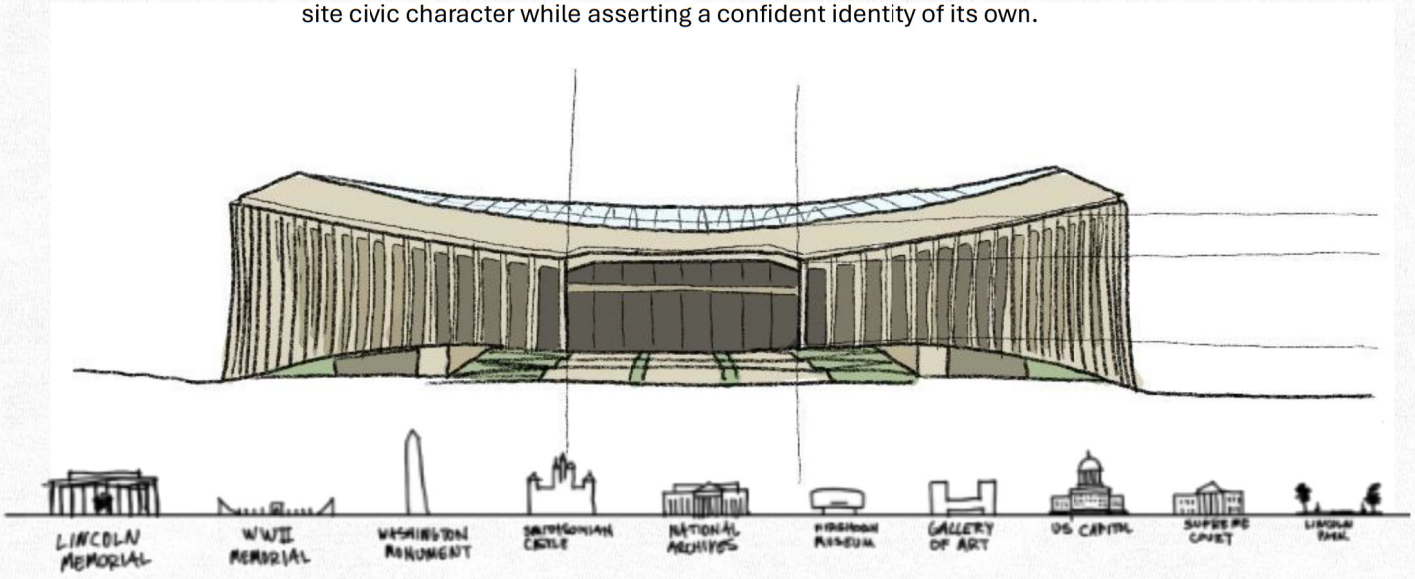






DYNAMIC COMPOSITION

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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Conceptual view from West Plaza

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Conceptual viewshed from Anacostia River

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR
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Conceptual viewshed from Anacostia Hills escarpment

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Conceptual viewshed from east

GOVERNMENT OF THE DISTRICT OF COLUMBIA
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Conceptual viewshed from east



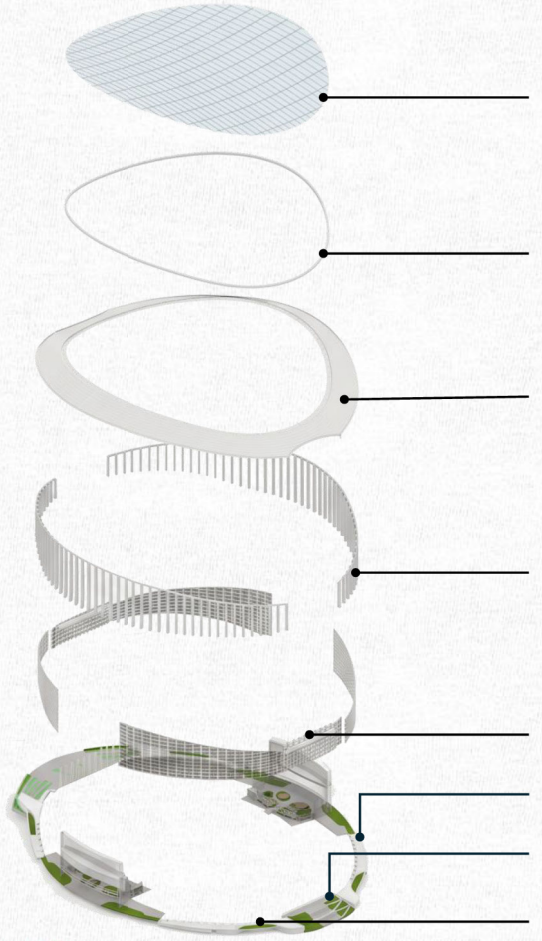
Conceptual viewshed from far west

*image updated to match current intent of design

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MATERIAL INVESTIGATIONS



TRANSPARENT ROOF MEMBRANE ON
SINGLE LAYER CABLE NET STRUCTURE

COMPRESSION RING

OPAQUE ROOF MEMBRANE / WHITE SOLAR PV PANELS

CONCRETE RIBS

GLAZING

PLINTHS

GRAND STAIR

TEAM STORE & AMENITIES



TRANSPARENT ROOF MEMBRANE



SINGLE LAYER CABLE NET



VIDEO BOARD



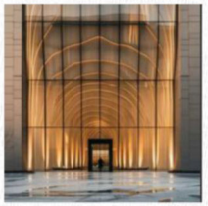
TRANSITIONAL COLONNADE



BUILT-UP STEEL STRUCTURE



CONCRETE STRUCTURE



ENTRANCE GLAZING



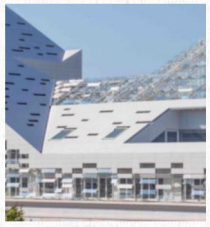
LANDSCAPE TERRACE



GLAZING



OPAQUE ROOF MEMBRANE



WHITE SOLAR PV PANELS

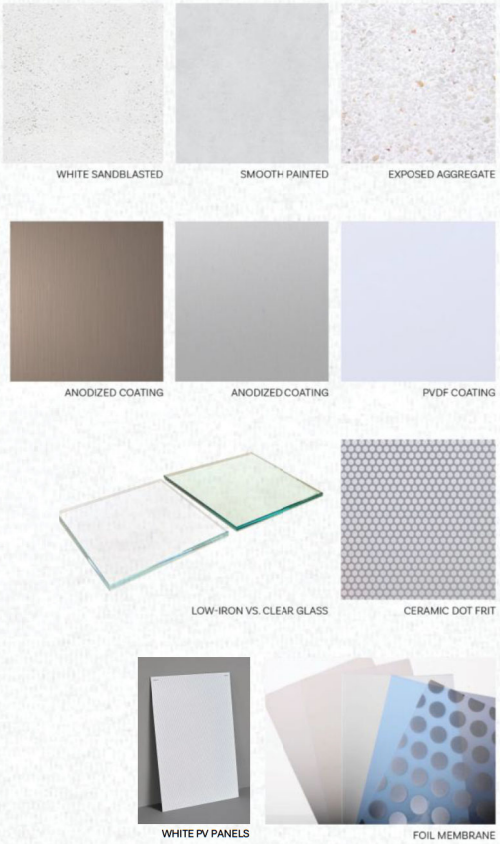
MATERIALS

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 will 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 stadium-effect video ribbon boards 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.



LIGHTING

Exterior Lighting Intent

- Reinforce important view corridors
- Pay homage and respect to the DC skyline
- Create gathering spaces that balance safety and intimacy
- Promote wayfinding and public engagement
- Guide visitors as they access the site and stadium
- Accentuate landscape and architecture with highly controlled sources and integrated details to limit light spill and glare

Softly illuminated trees via landscape mounted fixtures

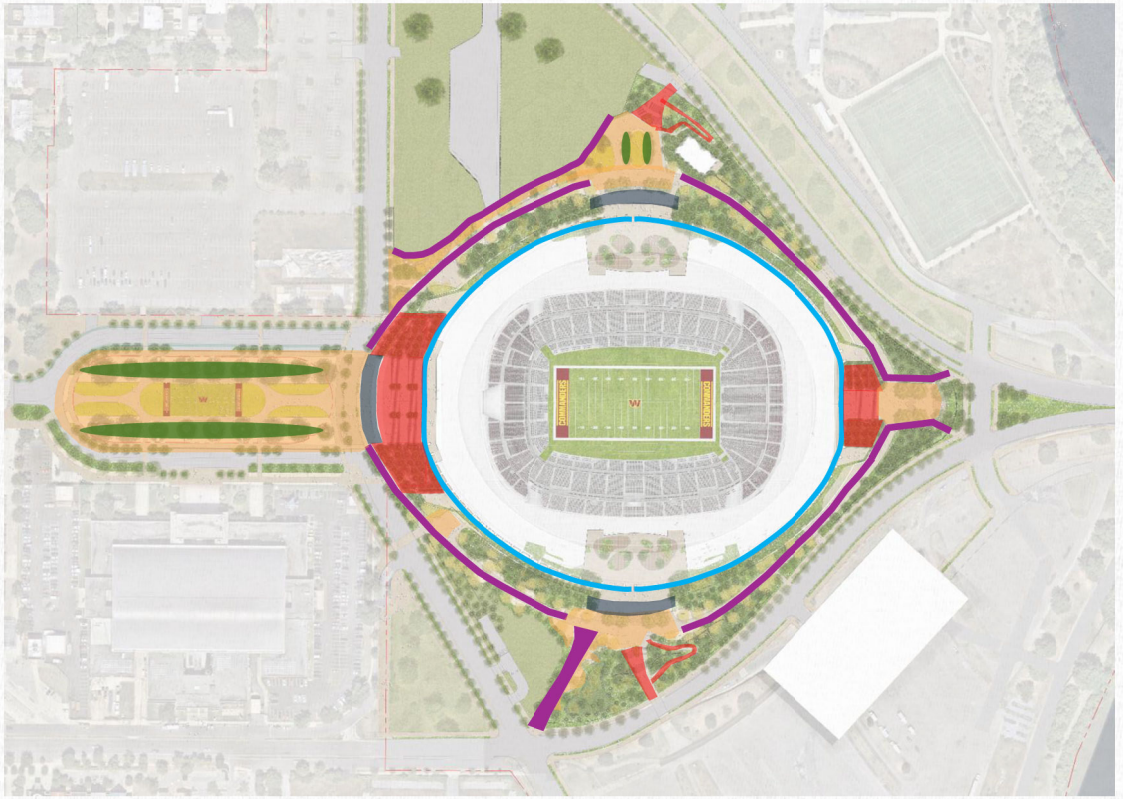
Dark-sky friendly pole lighting along promenade and main walkways

Visually-quiet, multi-head poles throughout plazas and landscape to concentrate light on gathering areas and secondary pathways

Supplemental lighting on stairs and ramps via controlled sources on poles for egress

Security check lighting via discrete downlights recessed within canopies

Integrated lighting embedded within the architecture of the facade to illuminate the stadium with architectural details to reduce visibility of fixtures



LIGHTING

Landscape Lighting & Rendered View

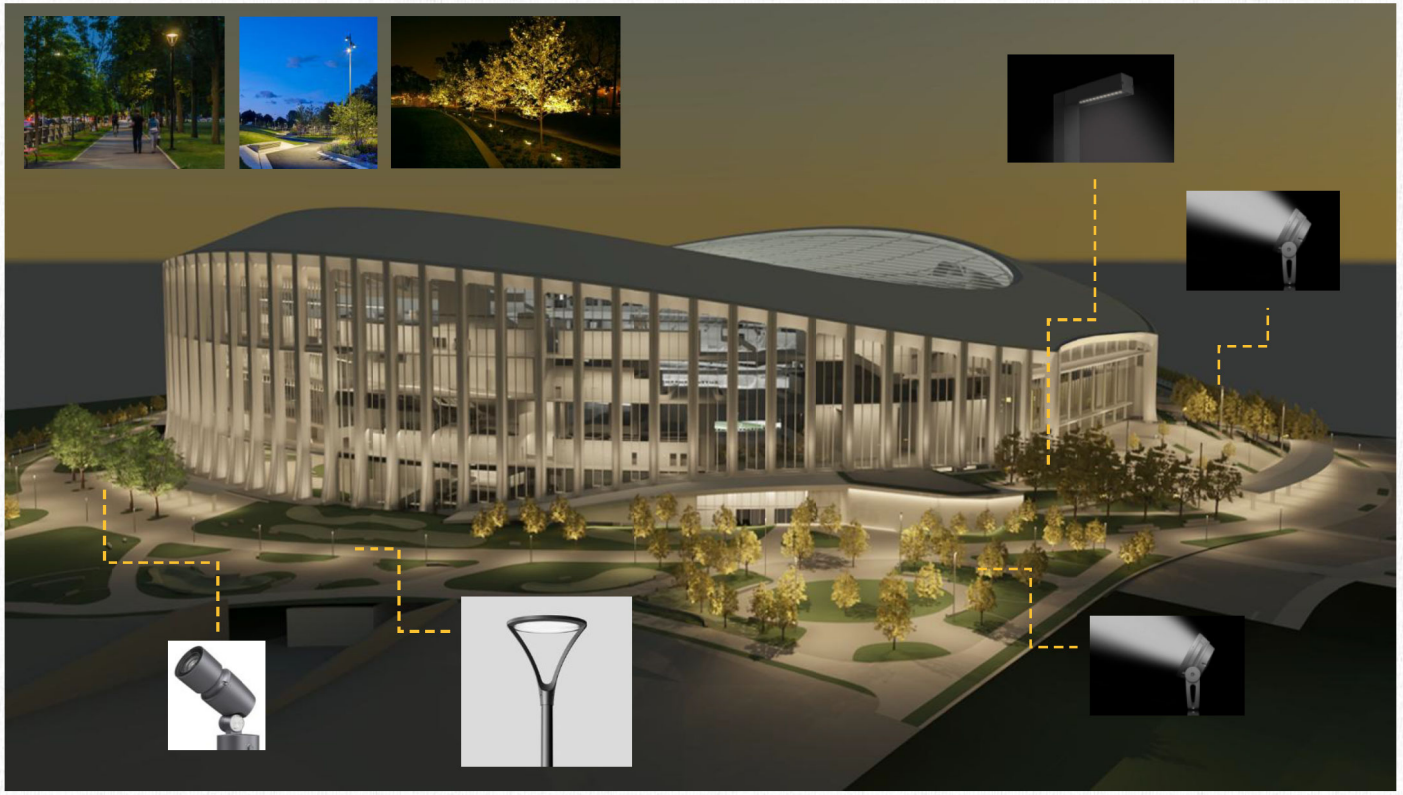
Festival Plaza will be illuminated by tall, multi-head poles tucked between trees to create a subtle moonlighting effect. Additional landscape lighting will celebrate the historical trees and frame views of the stadium.

East West Entrances will continue the multi-head poles to illuminate walkways and stairs, with additional lighting integrated into the terraces and security kiosks for enhanced safety and security. Direct pedestrian poles will also be installed along the ramp walkways to maintain a softer, quieter path.

Main Promenade will feature a repeating series of pole-top fixtures with glowing, direct light sources to illuminate the primary walkway and guide visitors, reinforcing the site's distinct identity.

Plazas & Secondary Walkways will utilize multi-head poles to create a moonlit atmosphere over gathering spaces. Low-level landscape lighting integrated into architectural details will further enrich the intimate, park-like setting.

Please note: This rendering is depicting lighting effect only on the façade and landscape with some interior lighting included.



LIGHTING

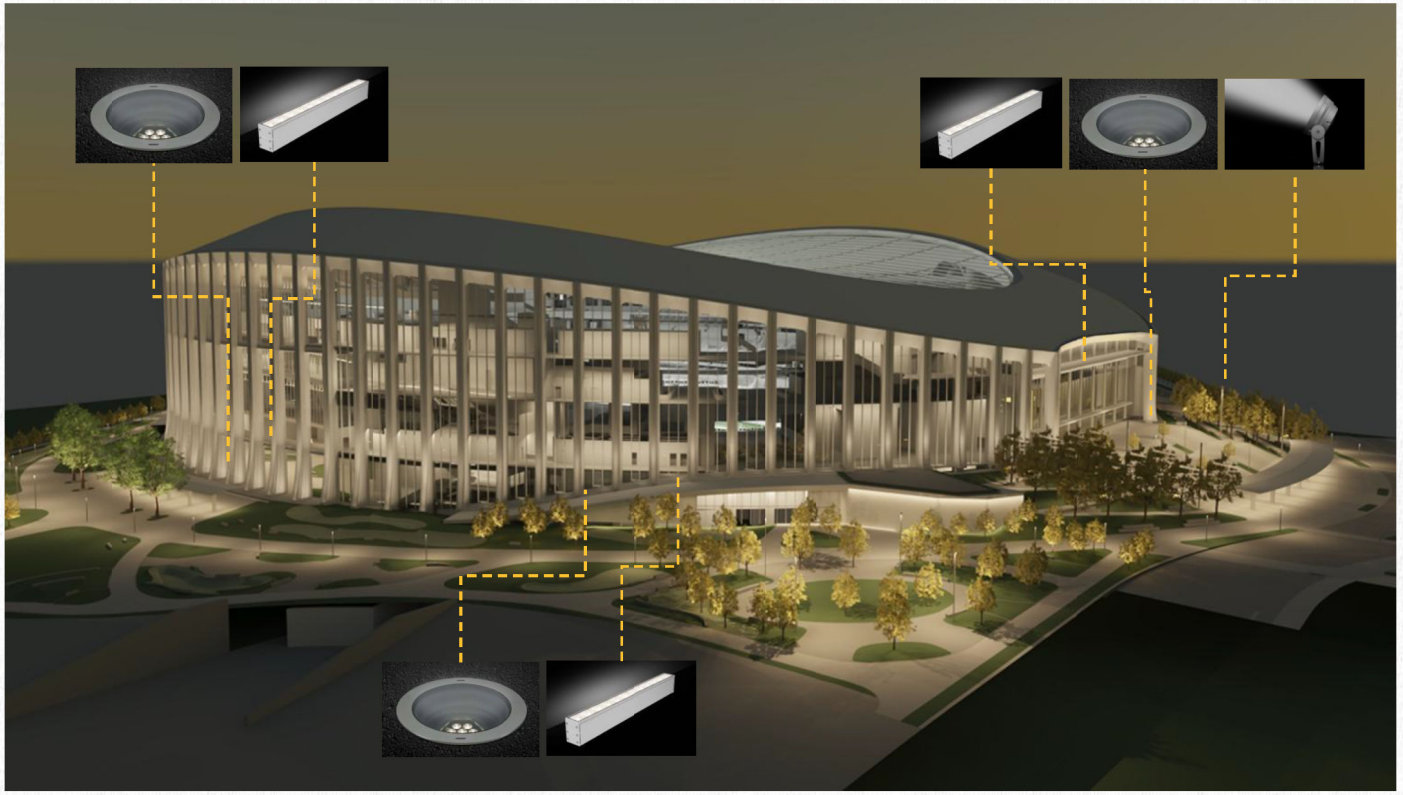
Façade Lighting & Rendered View

East & West Entrances will be illuminated by multi-head poles framing the stairs with carefully controlled optical distributions to accentuate the building's brow. Integrated lighting underneath the terrace will highlight the soffit, while round, shielded ingrade uplights frame the adjacent columns. Entrance soffits will also feature integrated downlights for added safety and security.

Atrium Entrances will be illuminated by round, shielded in-grade uplights placed out of visitor pathways to softly wash the sides of the columns. Along the walkway above, narrow-distribution linear fixtures will integrate into architectural detailing to graze the columns and wash the roof brow above. Additional fixture shielding within these details will prevent glare and light spill.

Typical Façade sections will be illuminated by narrow-distribution linear fixtures integrated into architectural details to graze the columns and softly wash the roof brow, with built-in shielding to eliminate light spill and glare. Round, shielded ingrade uplights set against the front of the columns will accentuate and ground the building's base.

Please note: This rendering is depicting lighting effect only on the façade and landscape with some interior lighting included.



LIGHTING

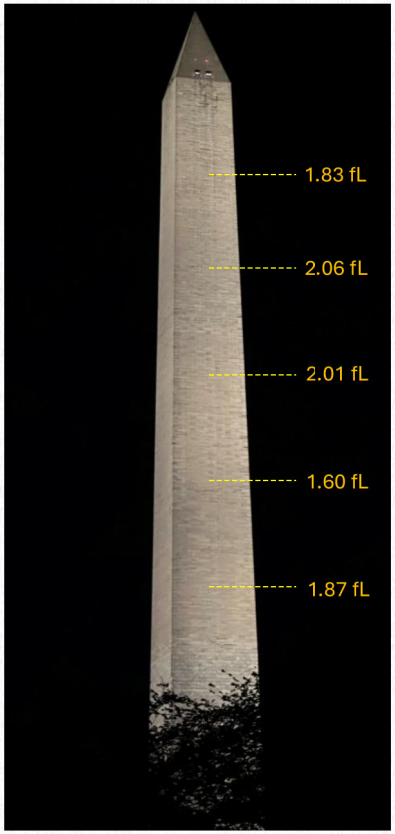
Lighting Levels

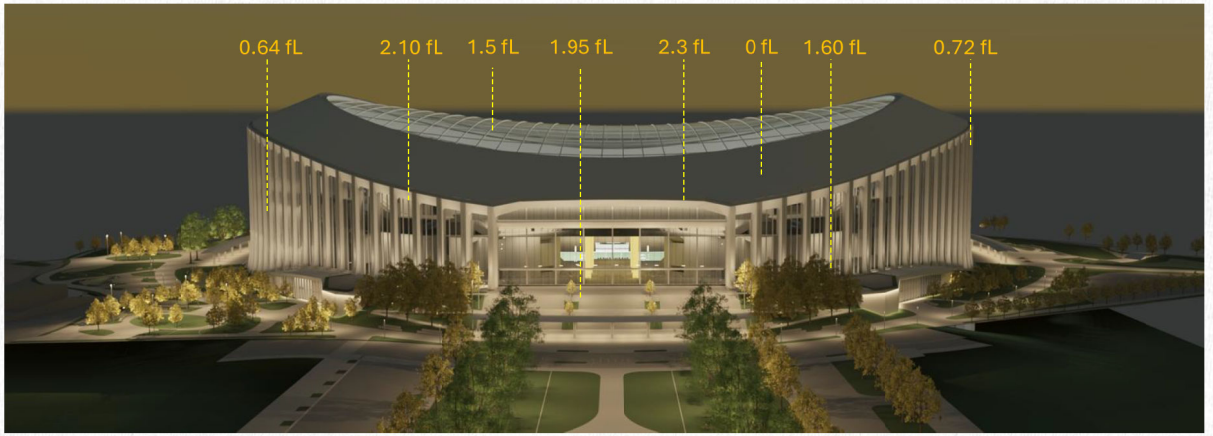
Proposed façade lighting for the RFK Campus Stadium will range from 0.5 to 2.5 foot-lamberts (fL). These levels are in-line with appropriate brightness of the nearby monuments and well below the luminance values seen at the Lincoln Memorial.

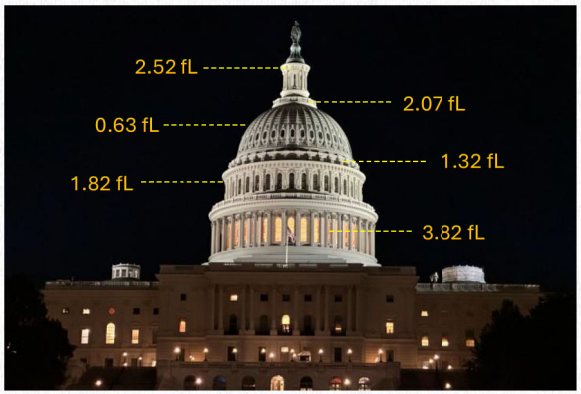
Additionally, all façade lighting will be digitally addressable to allow for a highly customizable display that can adjust by day, event, or function.

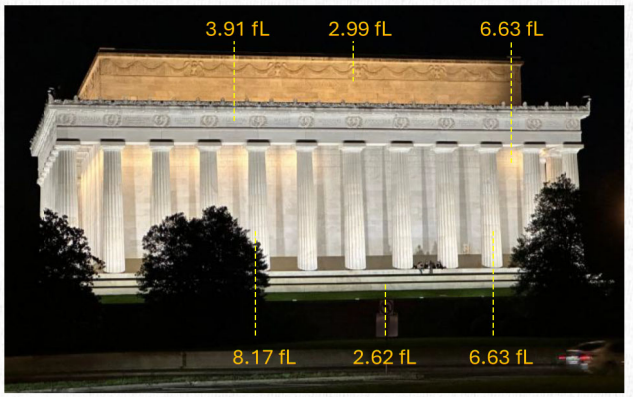
The rendering depicts an "event day" setting at the maximum level of 2.5 foot-lamberts (fL). On non-event days, the lighting can be further dimmed, programmed to turn-off or be reduced during late-night, non-operational hours.

Please note: This rendering is depicting lighting effect only on the façade and landscape with some interior lighting included. Video ribbon boards are not included.









04. PROJECT DRAWINGS

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CIRCULATION

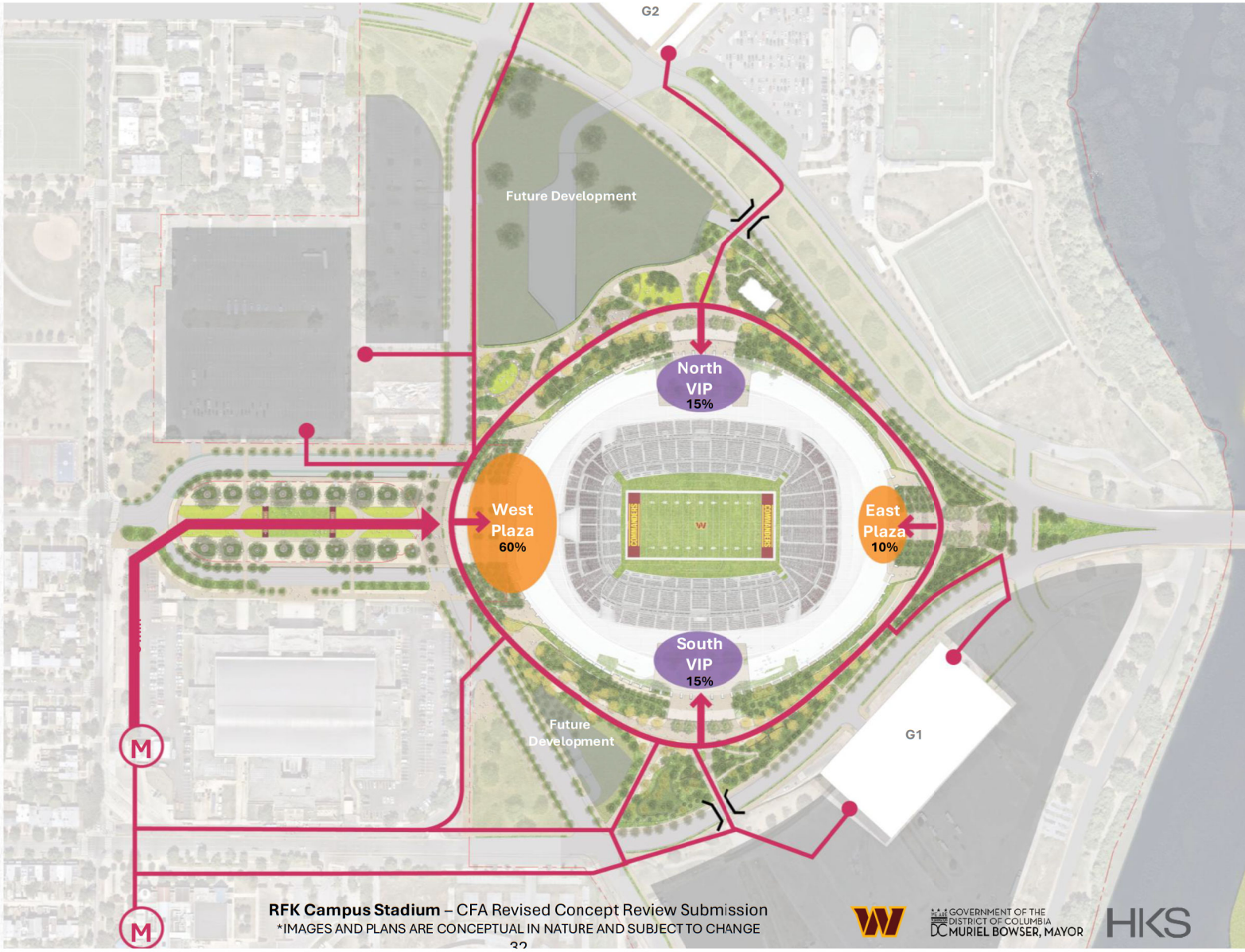


*Image has been updated to match current landscape design and site boundary.

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FLOOR PLAN + 13.5’

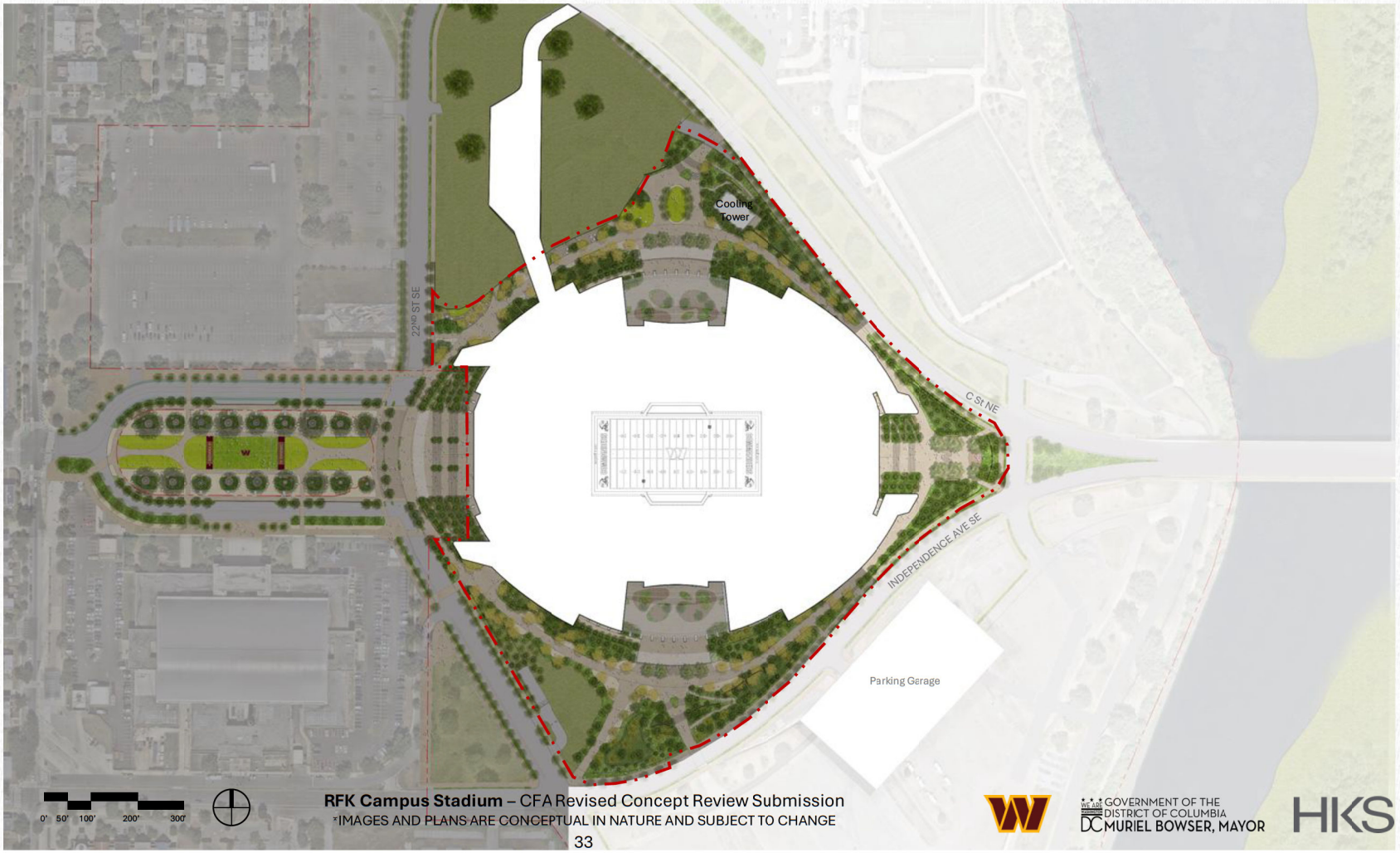


*Image has been updated to match current landscape design and site boundary.

FLOOR PLAN + 32.5’

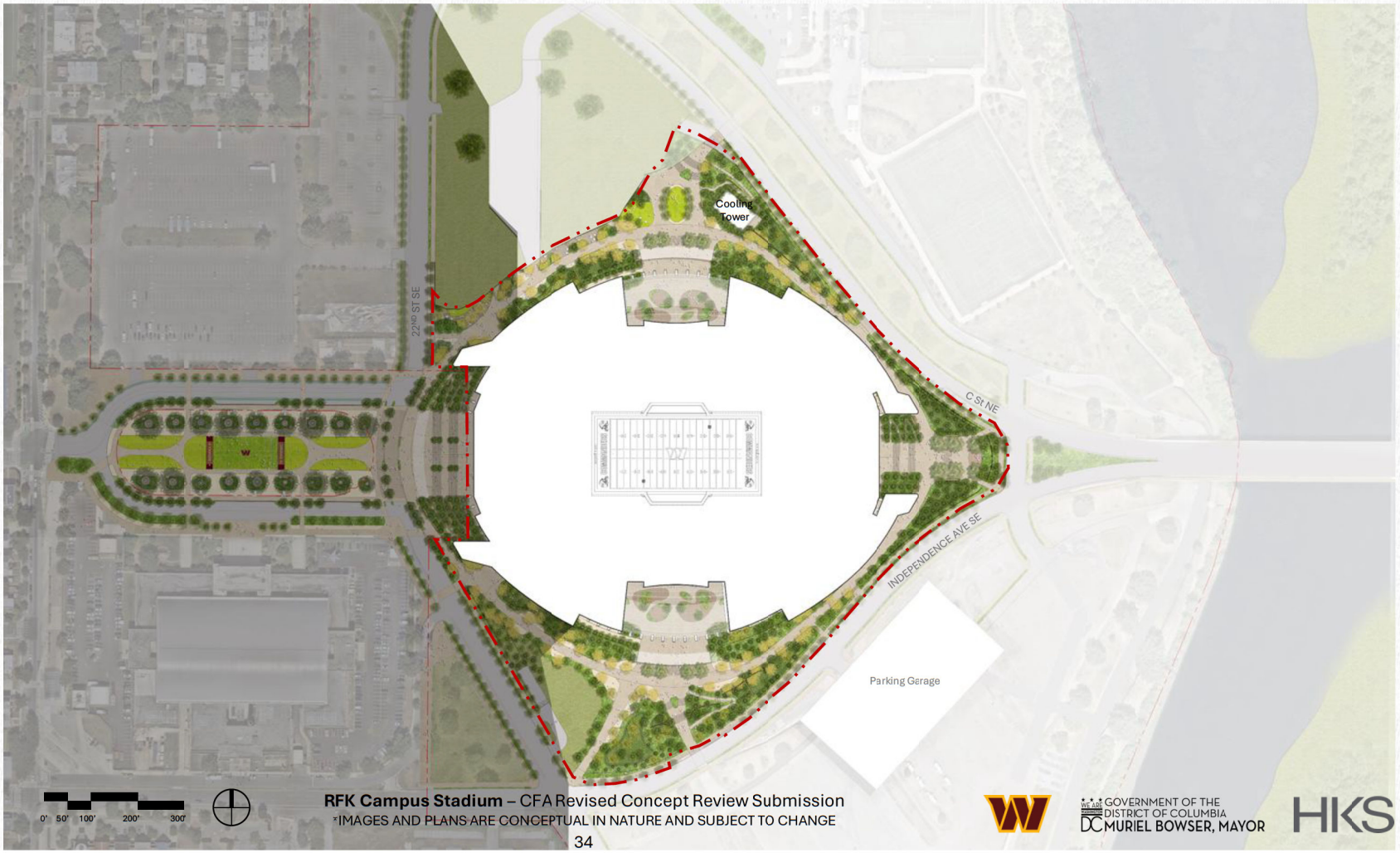


*Image has been updated to match current landscape design and site boundary.

FLOOR PLAN + 66.5’

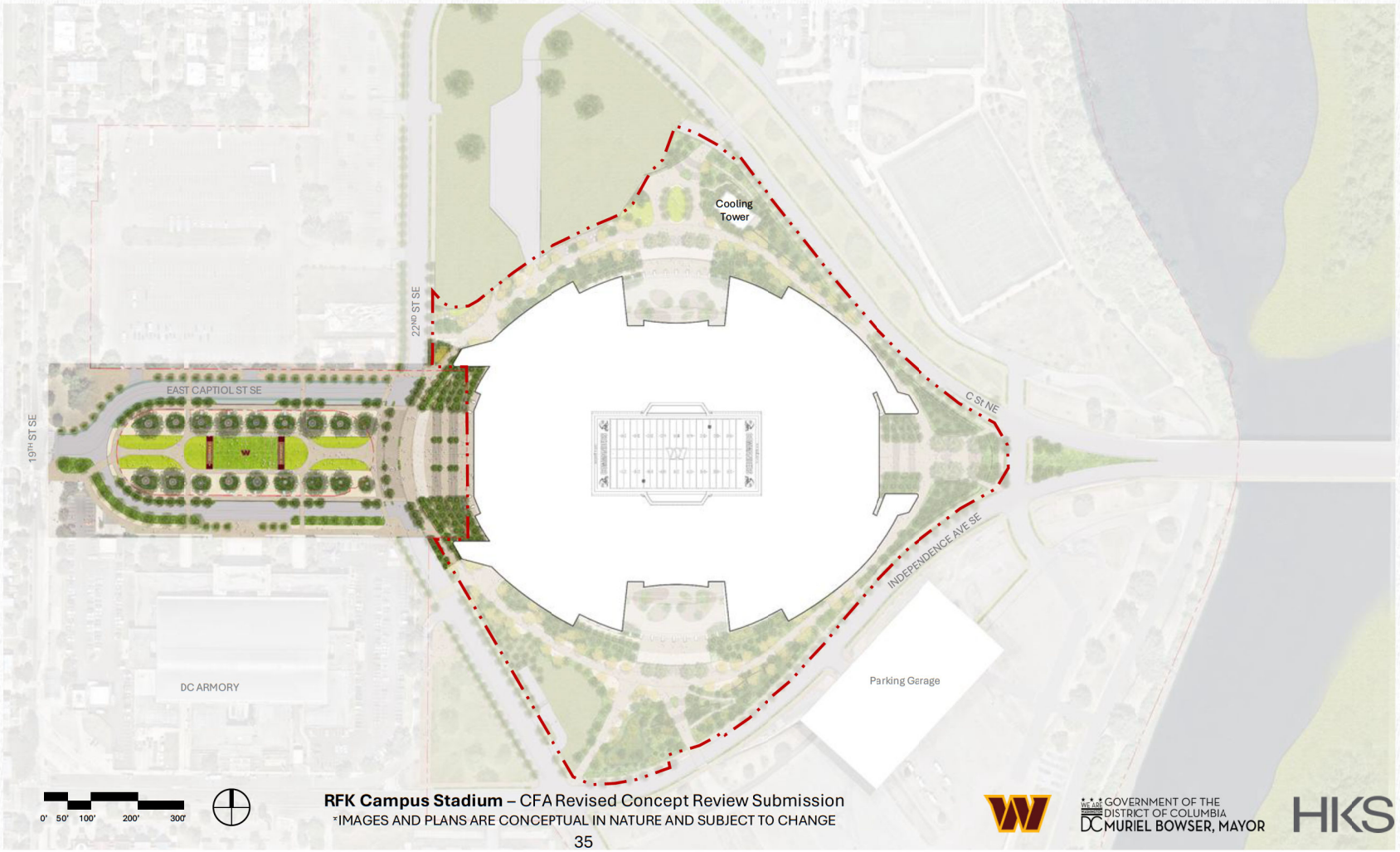
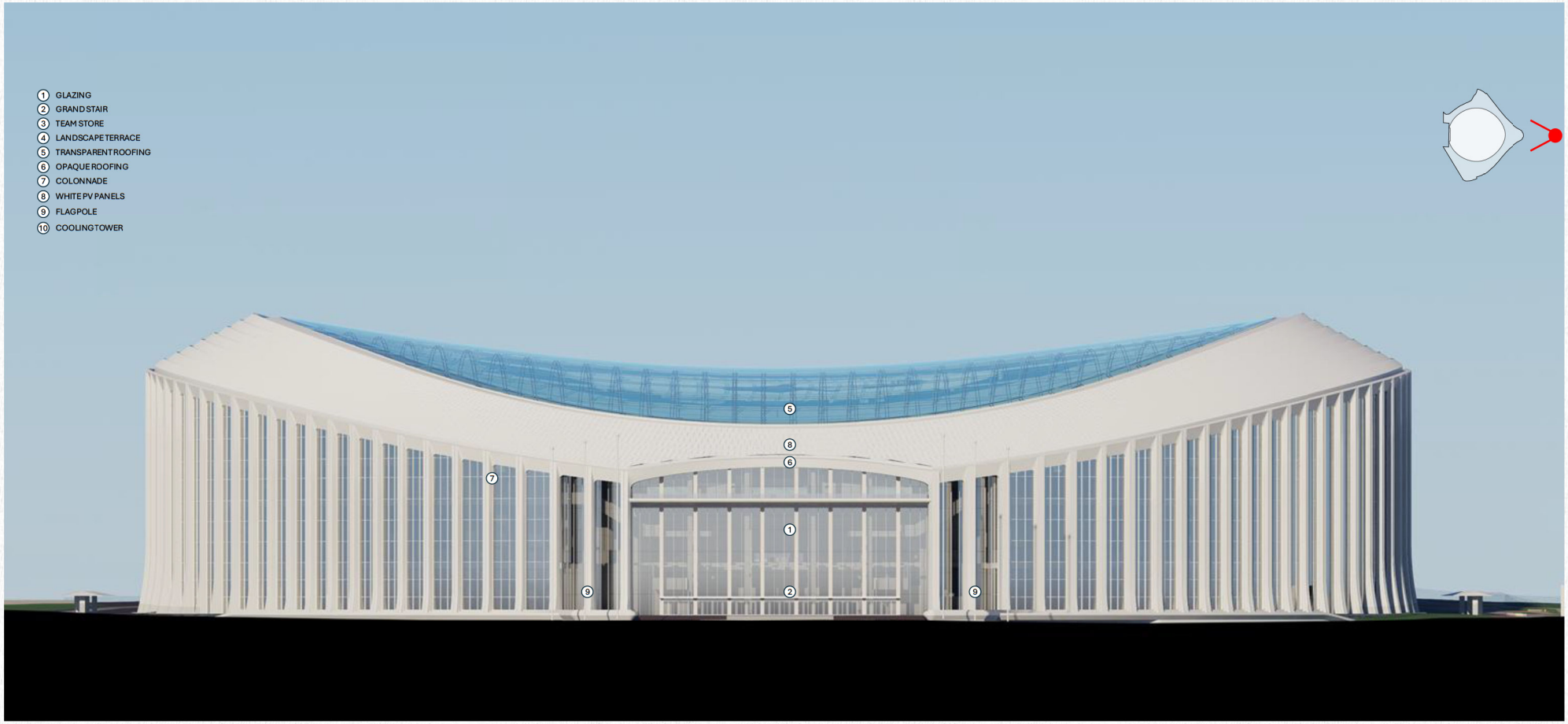


*Image has been updated to match current landscape design and site boundary.

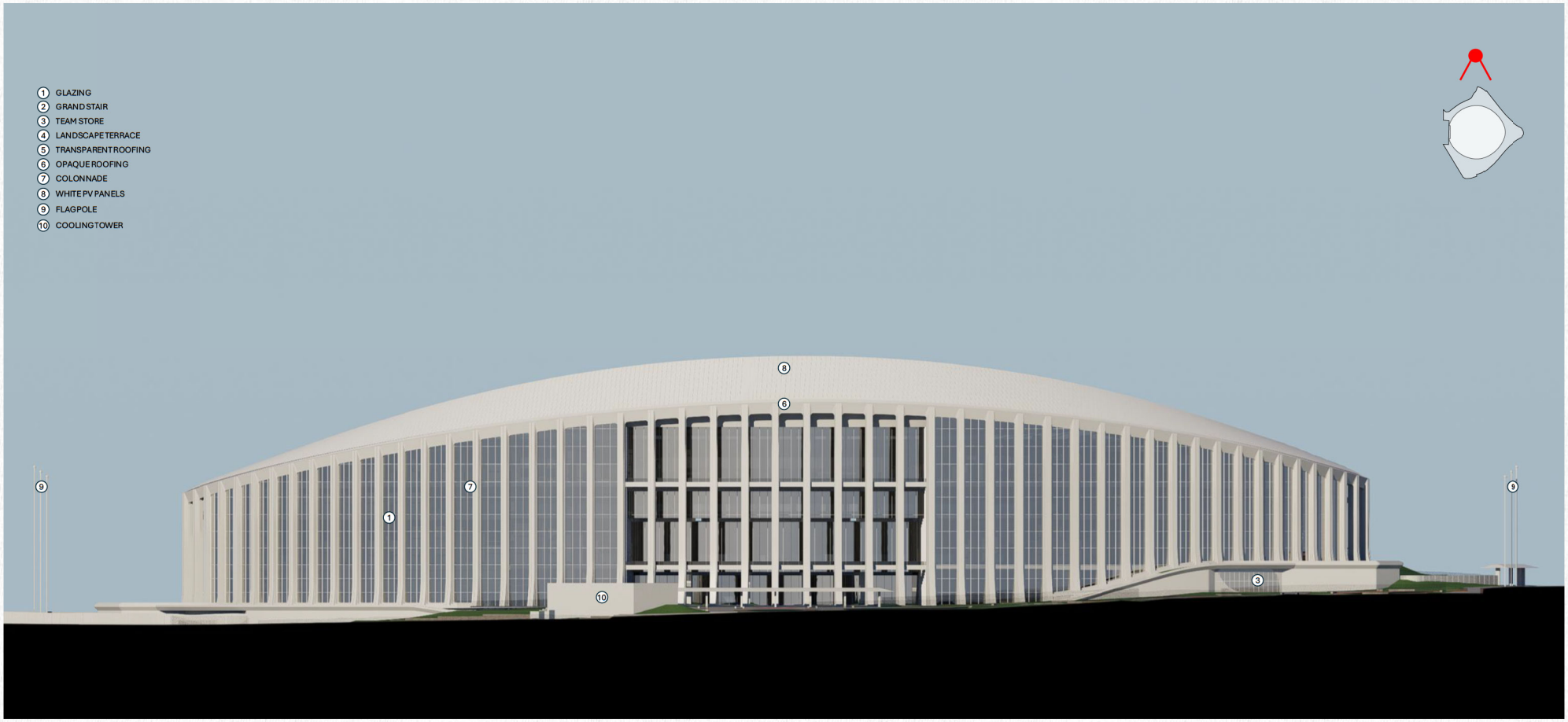
WEST ELEVATION



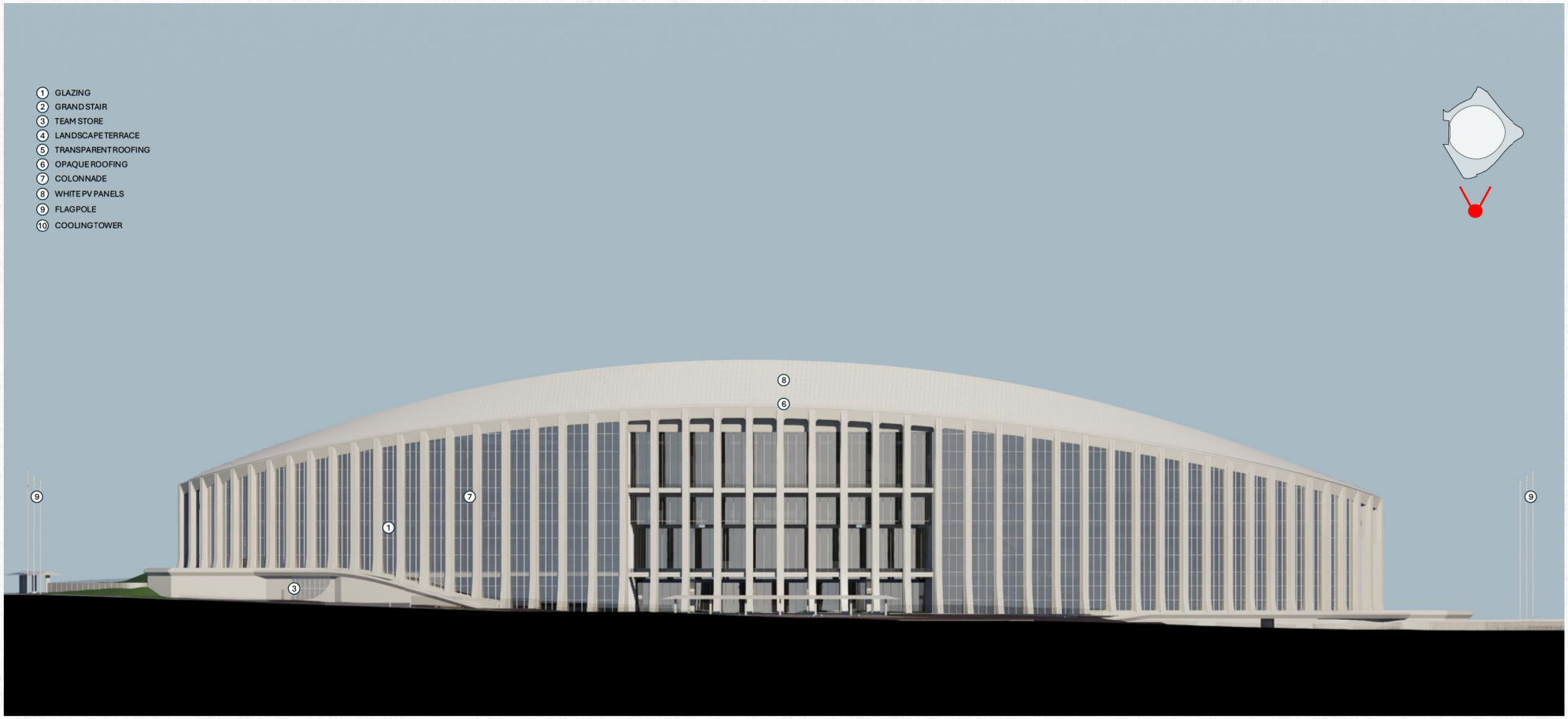
EAST ELEVATION



NORTH ELEVATION

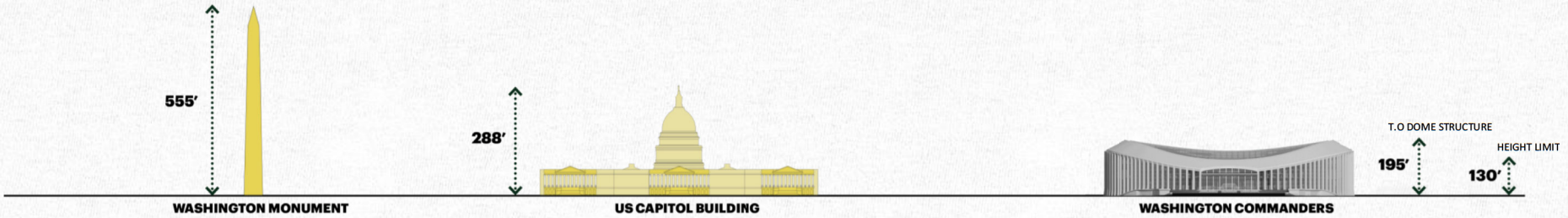


SOUTH ELEVATION

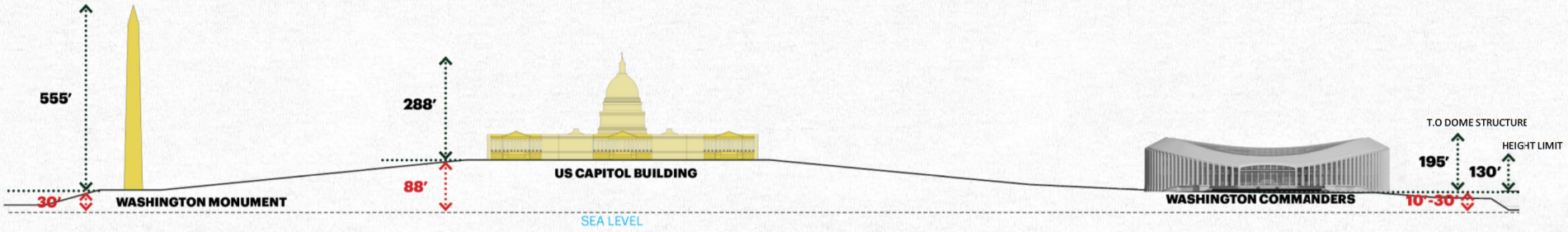


ELEVATIONS AND HEIGHT COMPARISON

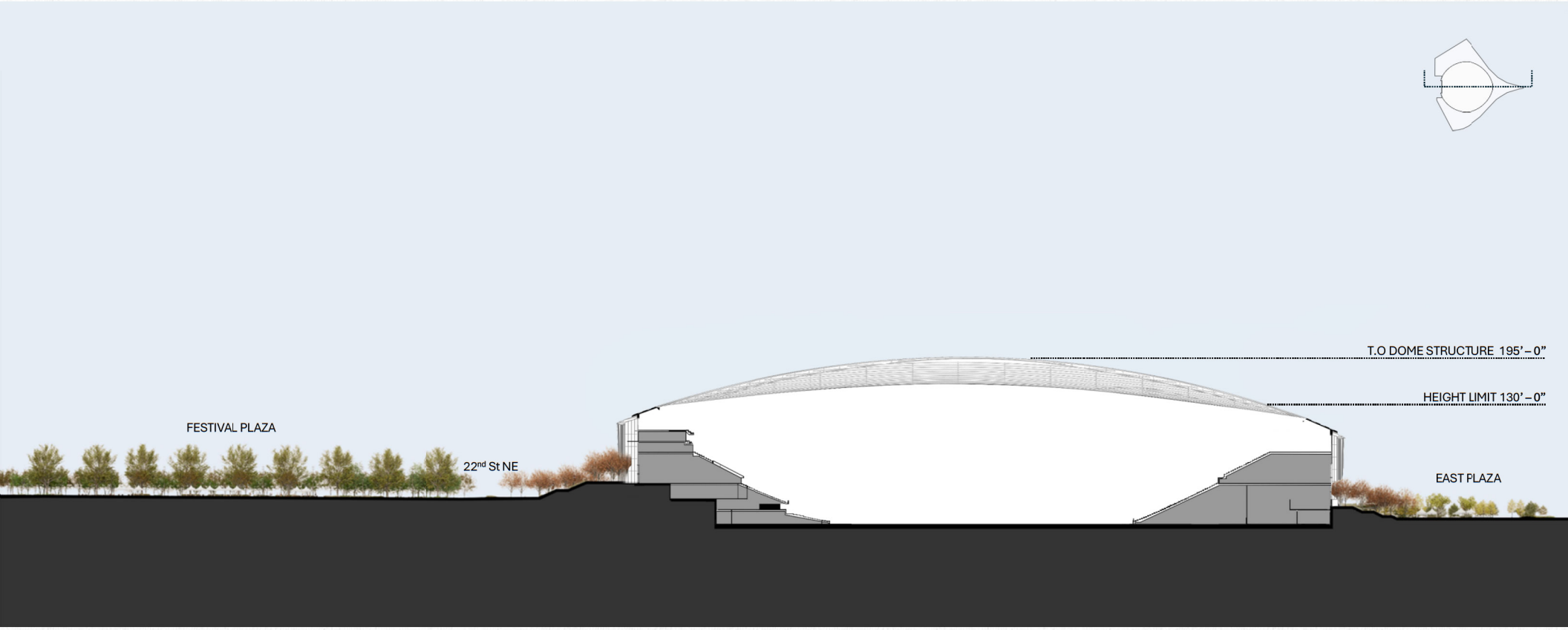
TRUE ELEVATION HEIGHT COMPARITIVE



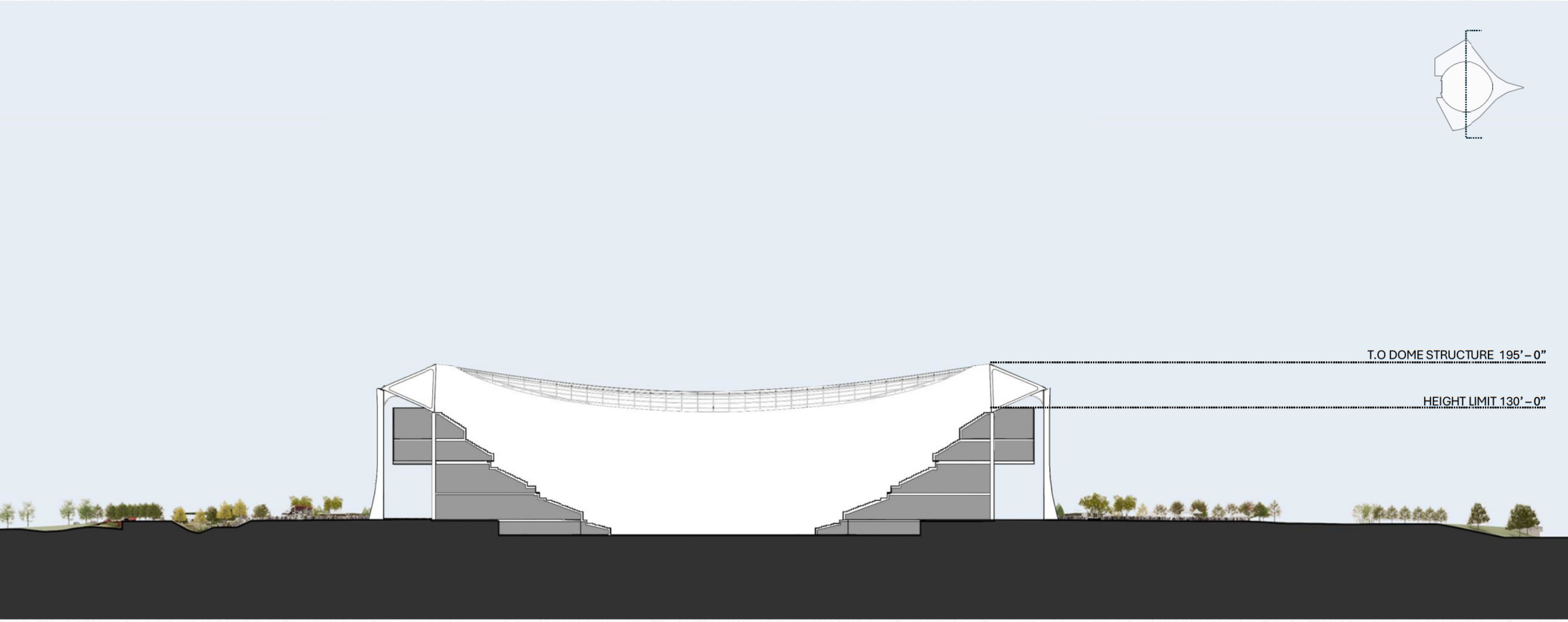
SEA ELEVATION HEIGHT COMPARITIVE



SECTION-EAST/WEST



SECTION-NORTH/SOUTH



05. LANDSCAPE

LANDSCAPE PLANS OVERALL

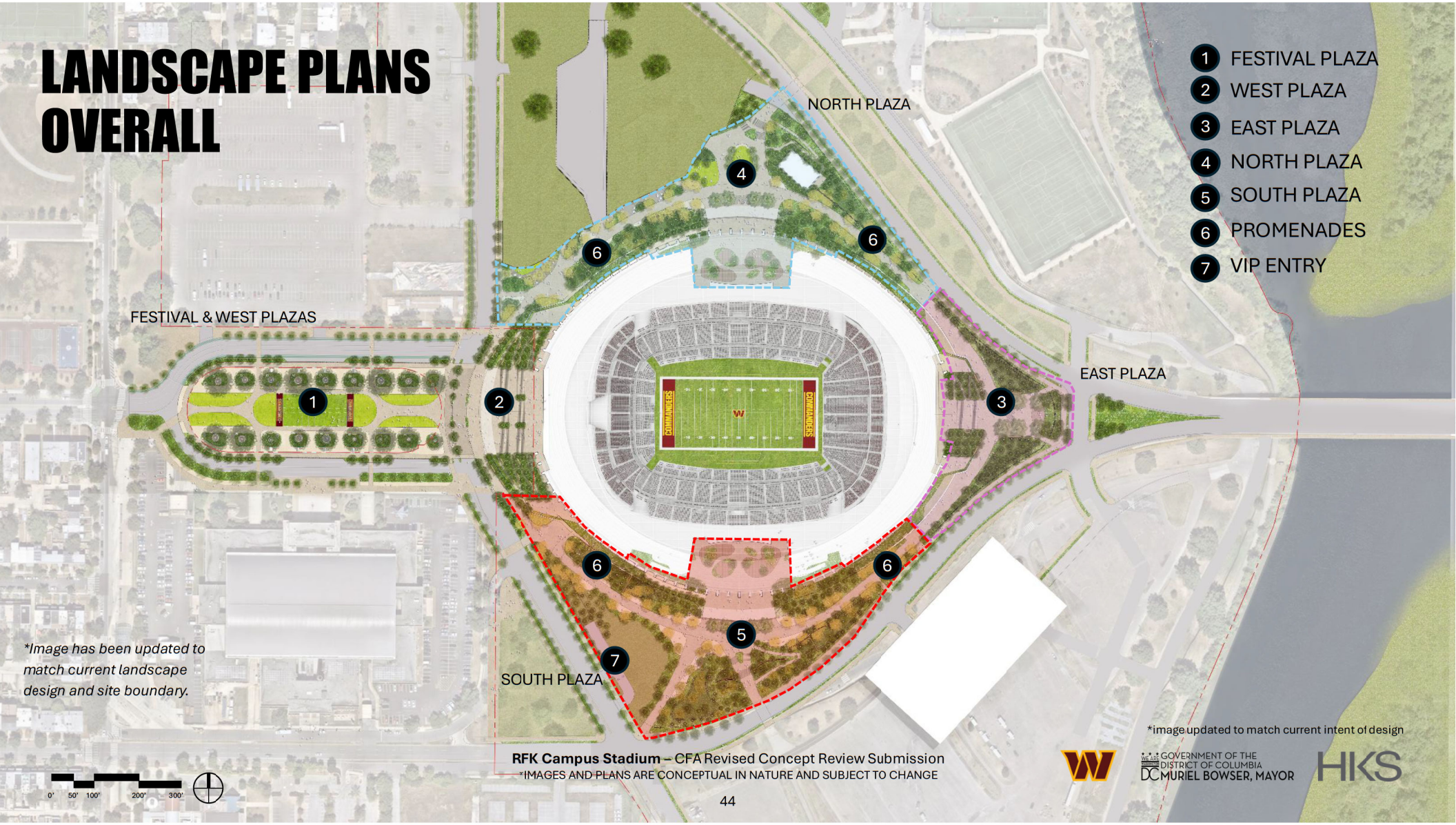


*Image has been updated to match current landscape design and site boundary.

*image updated to match current intent of design

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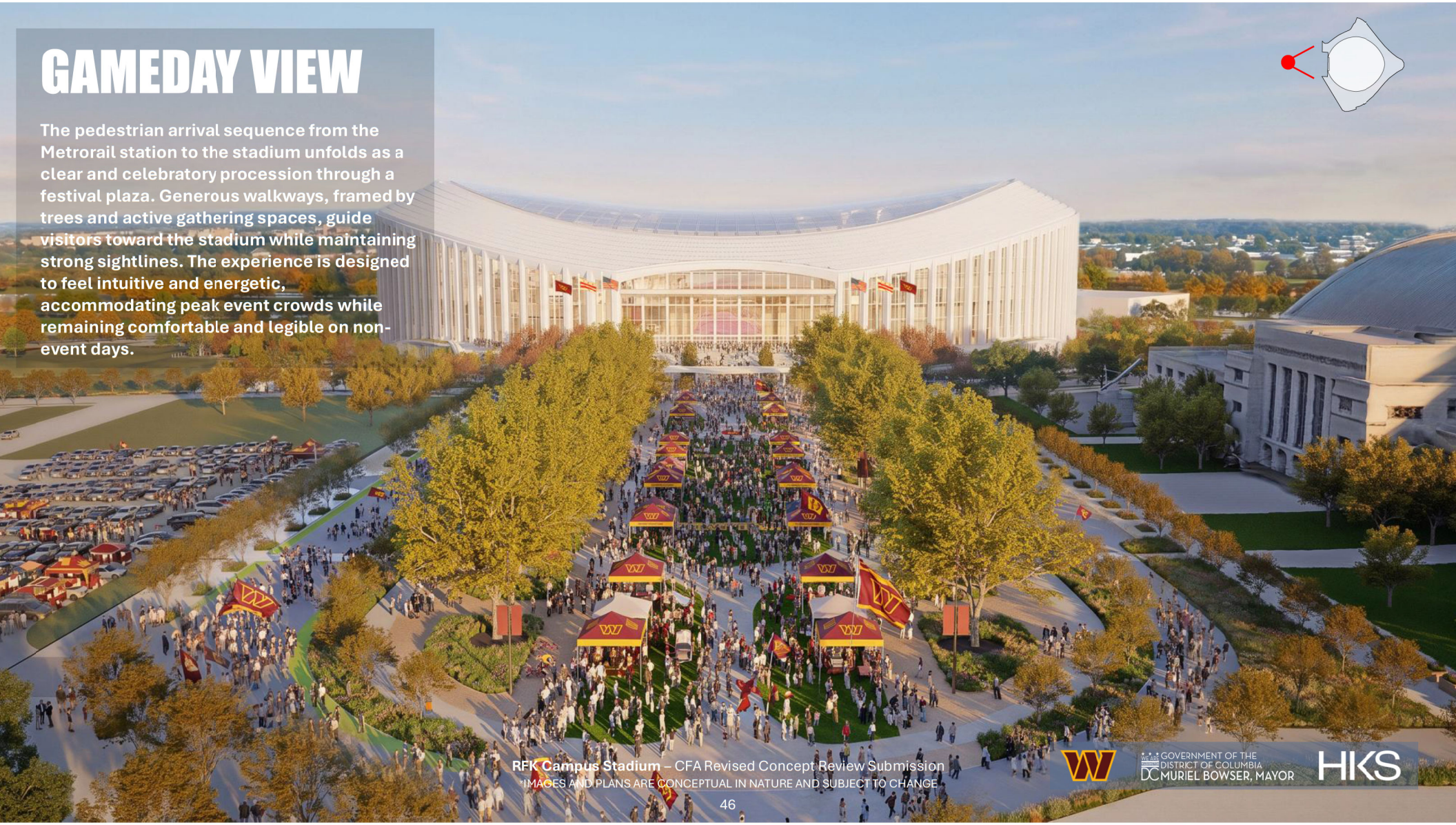
HKS

LANDSCAPE PLANS - FESTIVAL & WEST PLAZAS



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

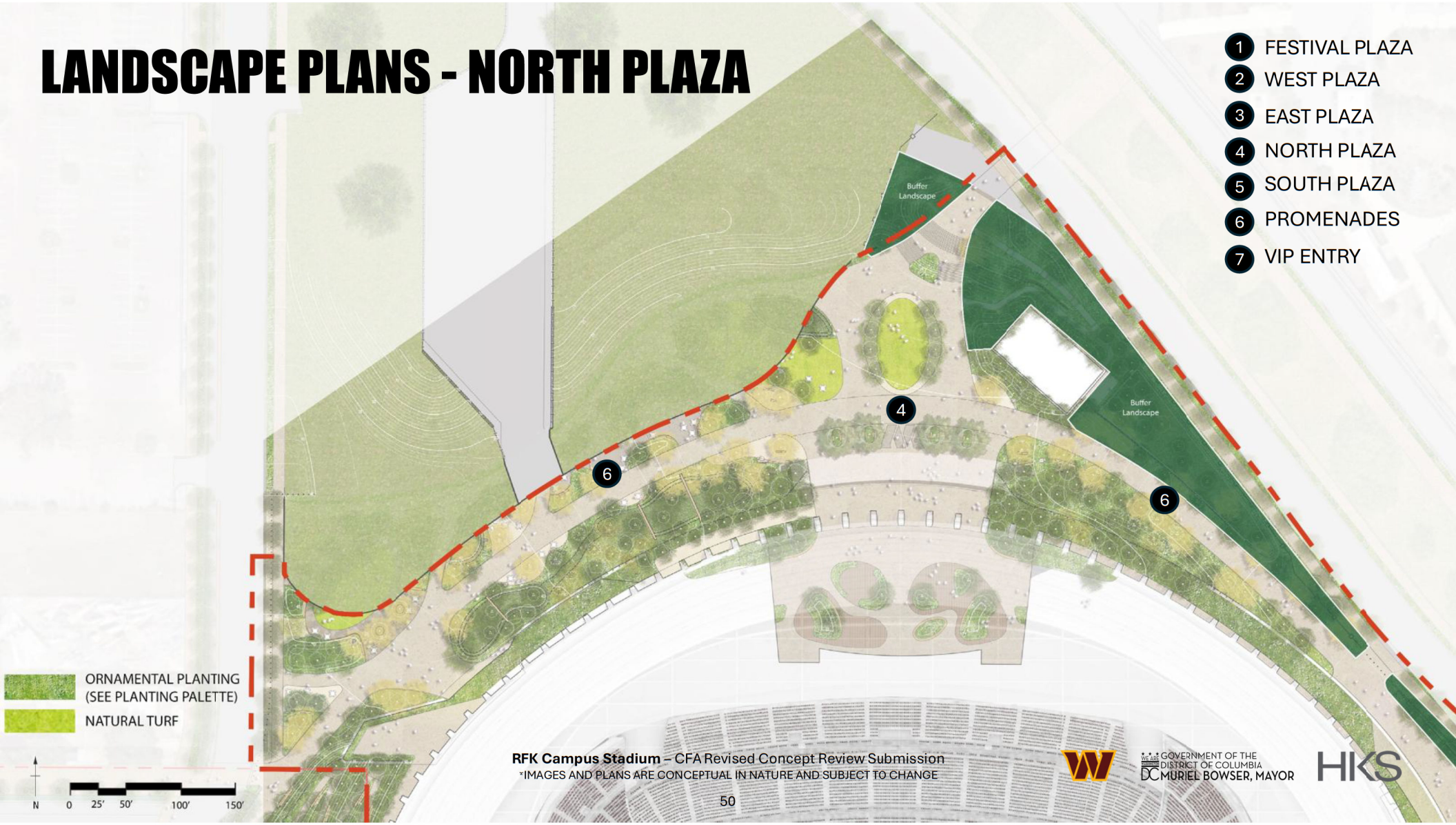


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*image updated to match current intent of design

LANDSCAPE PLANS - NORTH PLAZA



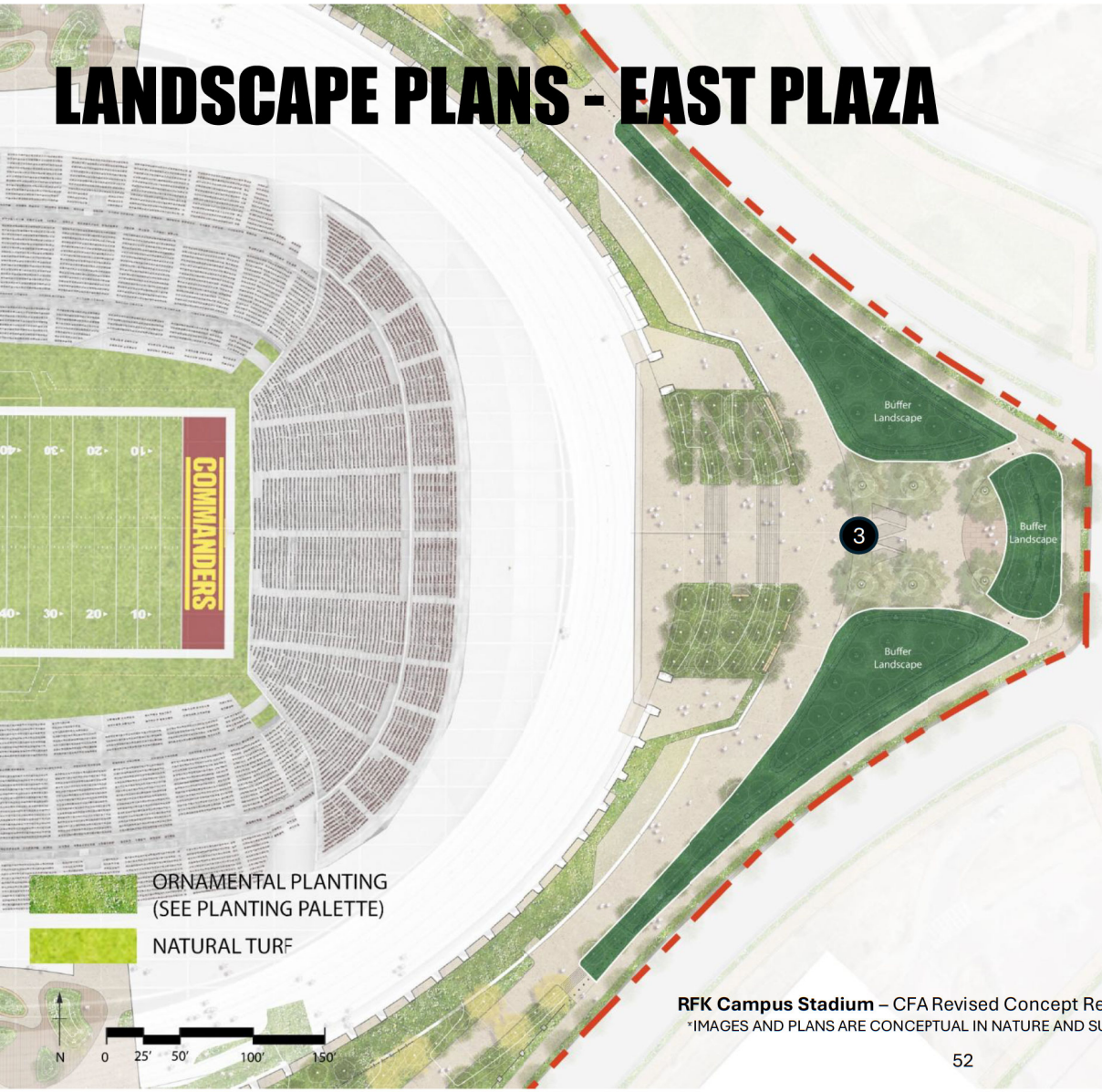
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GAMEDAY VIEW



LANDSCAPE PLANS - EAST PLAZA



1. FESTIVAL PLAZA
2. WEST PLAZA
3. EAST PLAZA
4. NORTH PLAZA
5. SOUTH PLAZA
6. PROMENADES
7. VIP ENTRY

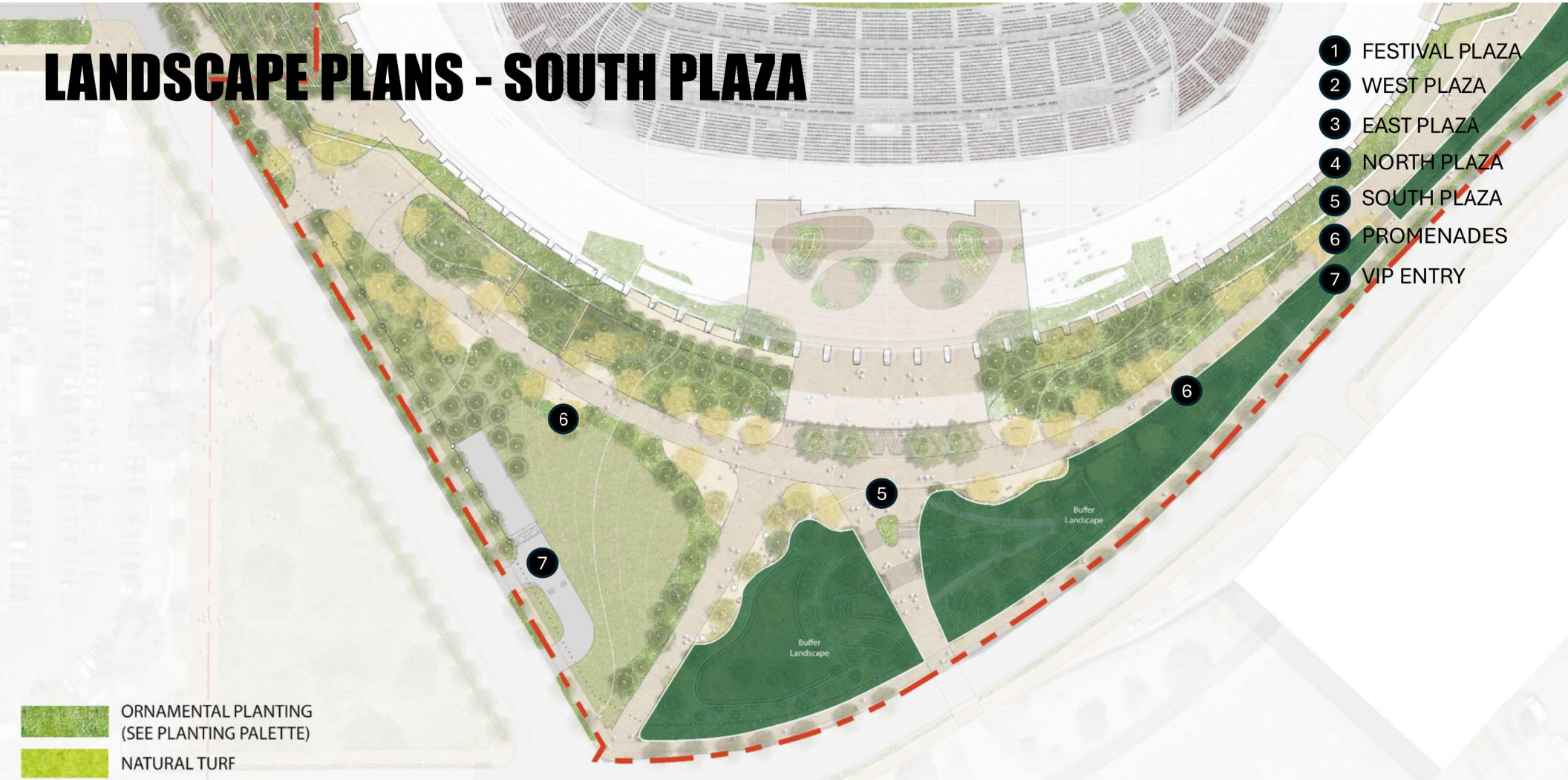
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GAMEDAY VIEW



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LANDSCAPE PLANS - SOUTH PLAZA



GAMEDAY VIEW



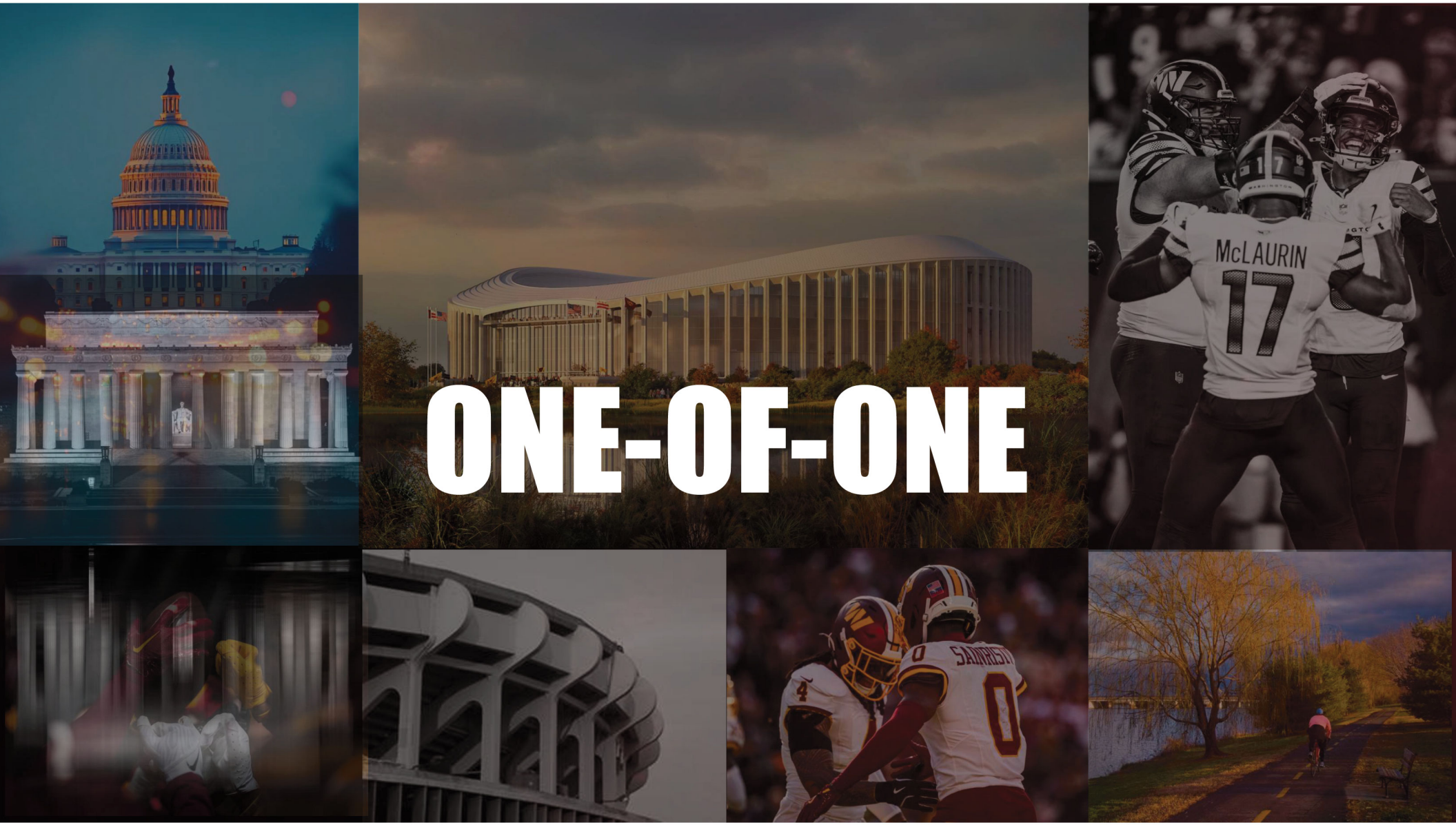
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NON-GAMEDAY VIEW



*image updated to match current intent of design


ONE-OF-ONE
McLAURIN
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