

AMENDMENT #1

Bill 26-288, "Robert F. Kennedy Campus Redevelopment Amendment Act of 2025"

(ANS)

September 17, 2025

Amendments:**Section 2, lines 56-58 are amended to read as follows:**

"(12) (A) "District Event" means any Stadium use for a District-sponsored, non-commercial public or community event, such as a graduation, high school football game, or similar use, even if such event charges fees for attendance; and

(B) Any other event agreed to be a District Event jointly by the Team and the Mayor.

Section 6, line 377 is amended as follows:

Strike the phrase "5 years" and insert the phrase "10 years" in its place.

Section 6(a)(1)(D), strike lines 355-358 and insert the legislative text below in its place:

"(D) The Developer shall:

(1) Construct the Stadium using methods and materials in a manner consistent with achieving Version 5 LEED Platinum level for New Construction and Major Renovations ("LEED: BD+C v5"), as defined by the U.S. Green Building Council;

(2) Maintain the Stadium in a manner consistent with achieving Version 5 LEED Platinum level for Operations and Maintenance ("LEED: O+M v5") as defined by the U.S. Green Building Council;

(3) Construct, or cause to be constructed, the Commercial Development, as defined in the Term Sheet, other than any residential development within the Commercial Development, in a manner consistent with achieving Version 5 LEED Gold level for New Construction and Major Renovations ("LEED: BD+C v5"), as defined by the U.S. Green Building Council; and

(4) Construct or cause to be constructed the residential development within the Commercial Development in a manner consistent with achieving Version 5 Silver level for New Construction and Major Renovations ("LEED: BD+C v5"), as defined by the U.S. Green Building Council.

Section 15. Reporting. (beginning at line 843) is amended as follows:

(a) Strike the section title "Reporting" and insert the section title "Required reports" in its place.

(b) Redesignate the current text as subsection (a)

(c) Insert new subsections (b) and (c) to read as follows:

"(b) No sooner than July 1, 2032, the District Department of Transportation, in collaboration with the Team, shall submit a report to the Council analyzing the need for a third parking garage to accommodate traffic associated with the development of the RFK campus.

"(c) The Mayor, in collaboration with the Team, no later than January 1, 2028, shall produce a report to the Council that includes a site survey, feasibility study, and financial assessment for the inclusion of a new engine and

ladder company within the Development Site and as part of the phased construction plans. The report shall include an estimate of the District funding needed, potential site locations on the RFK campus, co-location opportunities with planned development sites, and an assessment of the DC Department of Fire and Emergency Management Services' needs for the additional apparatus and full staffing.

Section 19, lines 1160-1165 are amended to read as follows:

“(c)(1) Money in the Transportation Improvement Fund shall be used to support public-transit related improvements for the RFK campus, including Metrorail and Metrobus, related infrastructure, Metrorail stations, and roadways, and investments to improve transportation access to the RFK campus; provided, that any roadway improvements are directly related to an improvement to public transit access on the RFK Campus.

(2) Expenditures for the purposes set forth in paragraph (1) of this subsection may include both operating and capital costs, but may not be expended for the maintenance or construction of new roadways unless the expenditure is directly related to an improvement to public transit access.

Rationale:

This amendment makes five changes to the Amendment in the Nature of a Substitute. First, the definition of “District Event” is clarified to ensure that there may be some events that may not be team events that should be treated as District events. This clarification may become important if it affects parking revenue that should come to the District.

Second, while the economic incentive to develop the mixed-use parcels is strong, the bill sets forth milestones for completion of each of the 10 phases (“stages”) of development, with a penalty if the completion of a stage is delayed. The penalty is accelerating the year when rent payments must be paid. At first reading, the bill capped the penalty at five years. With this amendment, the penalty is capped at 10 years. This is responsive to concerns from multiple members to strengthen “accountability” for completing the mixed-use parcels.

Third, the LEED language is revised. There has been much discussion about shades of meaning, depending on the wording. The Commanders want it to be clear that LEED Platinum certification must be a goal, not a requirement. This amendment tries to honor that. However, “goal” is not included in the legislative language because “goal” can mean many different things, from fantasy to full-on commitment. Instead, the legislative language is “...in a manner consistent with achieving Version 5 LEED Platinum level...” Importantly, the legislative language does not include the word “certification.”

Fourth, because the Commanders have indicated they may want to consider further whether to build a third garage, a reporting requirement is added for DDOT to undertake an analysis of the need for a third garage, and to issue a report no sooner than July 2032. In addition, it is expected that a new firehouse will be necessary to serve the campus when it is fully developed (if not sooner). To ensure that planning for this is done early enough to be a factor in the design/build-out of the campus, the amendment requires a report on this issue no later than January 1, 2028.

Fifth, language is added to clarify the purposes for which the Transportation Improvement Fund can be used. The intent is that transportation improvements are primarily for public transit and must be directly related to the RFK campus.