

**Suspend the Rules And Pass the Bill, H.R. 4984, With Amendments**

**(The amendments strike all after the enacting clause and insert a new text and a new title)**

118TH CONGRESS  
1ST SESSION

# H. R. 4984

To amend the District of Columbia Stadium Act of 1957 to provide for the transfer of administrative jurisdiction over the Robert F. Kennedy Memorial Stadium Campus to the Administrator of General Services and the leasing of the Campus to the District of Columbia for purposes which include commercial and residential development, and for other purposes.

---

## IN THE HOUSE OF REPRESENTATIVES

JULY 27, 2023

Mr. COMER (for himself and Ms. NORTON) introduced the following bill; which was referred to the Committee on Oversight and Accountability, and in addition to the Committees on Natural Resources, and Transportation and Infrastructure, for a period to be subsequently determined by the Speaker, in each case for consideration of such provisions as fall within the jurisdiction of the committee concerned

---

## A BILL

To amend the District of Columbia Stadium Act of 1957 to provide for the transfer of administrative jurisdiction over the Robert F. Kennedy Memorial Stadium Campus to the Administrator of General Services and the leasing of the Campus to the District of Columbia for purposes which include commercial and residential development, and for other purposes.

1        *Be it enacted by the Senate and House of Representa-*  
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4        This Act may be cited as the “D.C. Robert F. Ken-  
5 nedy Memorial Stadium Campus Revitalization Act”.

6 **SEC. 2. TRANSFER OF ADMINISTRATIVE JURISDICTION**  
7                    **OVER RFK MEMORIAL STADIUM CAMPUS TO**  
8                    **DISTRICT OF COLUMBIA.**

9        (a) EXERCISE OF TRANSFER AUTHORITY.—

10            (1) TRANSFER.—Not later than 180 days after  
11 the date of the enactment of this Act, the Secretary  
12 of the Interior (hereafter referred to as the “Sec-  
13 retary”), acting under the authority of section 8124  
14 of title 40, United States Code (except as provided  
15 under paragraph (2)), shall transfer administrative  
16 jurisdiction over the Robert F. Kennedy Memorial  
17 Stadium Campus (hereafter referred to as the  
18 “Campus”) to the District of Columbia (hereafter  
19 referred to as the “District”), subject to a Declara-  
20 tion of Covenants with the District which is con-  
21 sistent with the succeeding provisions of this Act  
22 and which includes such other terms and conditions  
23 as may be agreed to by the Secretary and the Dis-  
24 trict.

1           (2) WAIVER OF REQUIREMENT FOR PRIOR REC-  
2           COMMENDATION OF NATIONAL CAPITAL PLANNING  
3           COMMISSION.—The second sentence of section  
4           8124(a) of title 40, United States Code, shall not  
5           apply to the transfer of administrative jurisdiction  
6           over the Campus under this section.

7           (3) NO EFFECT ON STATUS OF OWNERSHIP OF  
8           CAMPUS.—Consistent with section 8124 of title 40,  
9           United States Code, the transfer of administrative  
10          jurisdiction over the Campus under this section does  
11          not change the status of the ownership of the Cam-  
12          pus by the United States.

13          (b) DEVELOPMENT AND USES OF CAMPUS.—After  
14          transfer of administrative jurisdiction over the Campus  
15          under this section, the District may develop and use, and  
16          permit the development and use of, the Campus for any  
17          of the following purposes:

18               (1) Stadium purposes, including training facili-  
19               ties, offices, and other structures necessary to sup-  
20               port a stadium.

21               (2) Commercial and residential development.

22               (3) Facilities, open space, and public outdoor  
23               opportunities, which may include supporting cultural  
24               activities, educational activities, and recreational ac-

1 activities, as such terms are defined in section 3306(a)  
2 of title 40, United States Code.

3 (4) Such other public purposes for which the  
4 Campus was used or approved for use prior to June  
5 1, 1985.

6 (5) Demolition purposes to facilitate develop-  
7 ment and use of the Campus under subparagraphs  
8 (1) through (4).

9 (c) SPECIFIC REQUIREMENTS RELATING TO DEVEL-  
10 OPMENT AND USE OF CAMPUS.—The Declaration of Cov-  
11 enants entered into under subsection (a)(1) shall include  
12 provisions to require the District to meet the following re-  
13 quirements as a condition of the development and use of  
14 the Campus as set forth under subsection (b) after trans-  
15 fer of administrative jurisdiction over the Campus under  
16 this section:

17 (1) The District shall ensure that the develop-  
18 ment and use does not materially degrade or ad-  
19 versely impact any lands under the jurisdiction of  
20 the National Park Service, including the restoration  
21 of the wetlands south of Kingman Island.

22 (2) The District shall designate, develop, oper-  
23 ate, and maintain at least 30 percent of the Campus  
24 (excluding the riparian area of the Campus as de-  
25 fined in subsection (g)(2)) as the “Robert F. Ken-

1 nedy Memorial Park” as parks and open space to  
2 provide land for passive and active outdoor recre-  
3 ation and shall require that portion to be reserved  
4 for such purposes for the duration of the transfer.

5 (3) The District shall ensure that the develop-  
6 ment and use provides for improved public access to  
7 the Anacostia River and shall not interrupt the Ana-  
8 costia River Trail.

9 (4) The District shall, to the extent necessary,  
10 ensure that parking facilities are provided to accom-  
11 modate the development.

12 (5) The District shall provide for adequate pub-  
13 lic safety and security measures and resources in the  
14 planning and ongoing management of the develop-  
15 ment.

16 (6) The District shall carry out measures that,  
17 to the greatest extent practicable, will reduce the im-  
18 pact of noise and traffic of the development on sur-  
19 rounding residential areas in the District.

20 (7) The District shall operate and maintain the  
21 riparian area of the Campus in accordance with sub-  
22 section (g).

23 (8) The District shall ensure that no Member  
24 of Congress, Delegate or Resident Commissioner to  
25 the Congress, or any other official of the Govern-

1       ment of the United States or the Government of the  
2       District of Columbia shall be admitted to any share  
3       or part of any lease entered into by the District in  
4       the exercise of the administrative jurisdiction over  
5       the Campus transferred under this section, or to any  
6       benefit that may arise therefrom, including any con-  
7       tract or agreement made, entered into, or accepted  
8       by or on behalf of the District as a result of this sec-  
9       tion. Nothing in the previous sentence may be con-  
10      strued to apply to a person who is a shareholder or  
11      other beneficial owner of any publicly held corpora-  
12      tion or other entity, if the lease is for the general  
13      benefit of such corporation or other entity.

14      (d) SURVEY.—

15           (1) REQUIRING SURVEY.—As soon as prac-  
16      ticable after the date of the enactment of this Act,  
17      the District shall conduct a survey of the Campus,  
18      which shall determine the exact acreage and legal  
19      description of the Campus by a boundary survey  
20      prepared by a qualified Federally-, State-, or Dis-  
21      trict-licensed surveyor who is approved by the Sec-  
22      retary.

23           (2) SUBMISSION TO CONGRESS.—Upon comple-  
24      tion, the survey conducted under paragraph (1) shall  
25      be submitted to—

1 (A) the Committee on Oversight and Ac-  
2 countability and the Committee on Natural Re-  
3 sources of the House of Representatives; and

4 (B) the Committee on Homeland Security  
5 and Governmental Affairs and the Committee  
6 on Energy and Natural Resources of the Sen-  
7 ate.

8 (3) INCORPORATION IN DECLARATION OF COV-  
9 ENANTS FOR TRANSFER.—The survey conducted  
10 under paragraph (1) shall be incorporated in the  
11 Declaration of Covenants entered into under sub-  
12 section (a)(1).

13 (4) AVAILABILITY OF SURVEY AND MAP FOR  
14 PUBLIC INSPECTION.—The survey conducted under  
15 paragraph (1), together with the map of the Campus  
16 referred to in subsection (m), shall be kept on file  
17 and available for public inspection in the appropriate  
18 offices of the Secretary.

19 (e) MEMORANDUM OF UNDERSTANDING.—As a con-  
20 dition of the development and use of the Campus after  
21 transfer of administrative jurisdiction over the Campus  
22 under this section, the Secretary and the District shall  
23 enter into a memorandum of understanding to determine  
24 an allocation of the costs of carrying out all responsibilities  
25 of the United States and the District with respect to the

1 Campus under the Comprehensive Environmental Re-  
2 sponse, Compensation, and Liability Act of 1980 (42  
3 U.S.C. 9601 et seq.) and the Solid Waste Disposal Act  
4 (42 U.S.C. 6901 et seq.), including any costs of any re-  
5 sponse action with respect to any contamination present  
6 on the Campus.

7 (f) COSTS.—

8 (1) COSTS OF TRANSFER.—The District shall  
9 be responsible for payment of any costs of carrying  
10 out the transfer of administrative jurisdiction over  
11 the Campus under this section, including—

12 (A) any costs of carrying out the survey  
13 under subsection (d); and

14 (B) any costs of carrying out any environ-  
15 mental analysis required under Federal law.

16 (2) COSTS AFTER TRANSFER.—Except as pro-  
17 vided under the memorandum of understanding en-  
18 tered into under subsection (e), the Secretary shall  
19 not be responsible for payment of any costs or ex-  
20 penses that are incurred by the District or any other  
21 party (other than the United States) associated with  
22 the Campus after the transfer of administrative ju-  
23 risdiction under this section.

24 (g) SPECIAL RULES FOR RIPARIAN AREA.—



1           (1) RESTRICTION ON DEVELOPMENT AND  
2           USE.—The Declaration of Covenants entered into  
3           under subsection (a)(1) shall include provisions to  
4           ensure that the riparian area of the Campus may  
5           not be developed or used for any purposes other  
6           than the continuing maintenance of any develop-  
7           ment, use, or infrastructure (including roads and  
8           pathways) existing at the time of the execution of  
9           the transfer of administrative jurisdiction over the  
10          Campus under this section.

11          (2) RIPARIAN AREA OF THE CAMPUS DE-  
12          FINED.—In this subsection, the term “riparian area  
13          of the Campus” means the area designated in the  
14          map referred to in subsection (m) as “Riparian Area  
15          (Area F)”.

16          (h) PROHIBITING USE OF FEDERAL FUNDS FOR  
17          STADIUM.—The Declaration of Covenants entered into  
18          under subsection (a)(1) shall include provisions to ensure  
19          that the District may not use Federal funds for stadium  
20          purposes on the Campus, including training facilities, of-  
21          fices, and other structures necessary to support a stadium.

22          (i) TERM.—The transfer of administrative jurisdic-  
23          tion over the Campus under this section shall be in effect  
24          for a term of not less than 99 years, and may be renewed

1 for subsequent periods agreed to by the Secretary and the  
2 District.

3 (j) REVERSION OF ADMINISTRATIVE JURISDIC-  
4 TION.—

5 (1) GROUNDS FOR REVERSION.—The Declara-  
6 tion of Covenants entered into under subsection  
7 (a)(1) shall include provisions stating that adminis-  
8 trative jurisdiction over the Campus transferred  
9 under this section shall revert to the Secretary if  
10 each of the following occurs:

11 (A) The terms and conditions of the Dec-  
12 laration of Covenants have not been complied  
13 with, as reasonably determined by the Sec-  
14 retary.

15 (B) Such noncompliance has not been cor-  
16 rected within 90 days after written notice of  
17 such noncompliance has been received by the  
18 District. Such noncompliance shall be treated  
19 as corrected if the District and the Secretary  
20 enter into an agreement that the Secretary  
21 finds adequate to ensure that the Campus will  
22 be developed and used in a manner consistent  
23 with the purposes referred to in subsection (b).

24 (2) TIMING.—The Secretary may not seek the  
25 reversion of administrative jurisdiction over the

1 Campus under this subsection before the expiration  
2 of 90 days after the date on which written notice of  
3 the alleged violation is received by the District. The  
4 notice shall include notice of the Secretary's inten-  
5 tion for administrative jurisdiction over the Campus  
6 to revert to the Secretary.

7 (3) COST OF REHABILITATING PROPERTY.—  
8 The Declaration of Covenants entered into under  
9 subsection (a)(1) shall include provisions requiring  
10 the District to bear the actual cost of removing  
11 structures from or rehabilitating the Campus if ad-  
12 ministrative jurisdiction over the Campus reverts to  
13 the Secretary under this subsection.

14 (k) RULE OF CONSTRUCTION RELATED TO THE AP-  
15 PPLICABILITY TO THE ADMINISTRATIVE JURISDICTION  
16 TRANSFER.—Nothing in this section may be construed to  
17 affect or limit the application of or obligation to comply  
18 with the Comprehensive Environmental Response, Com-  
19 pensation, and Liability Act of 1980 (42 U.S.C. 9601 et  
20 seq.) and the Solid Waste Disposal Act (42 U.S.C. 6901  
21 et seq.).

22 (l) CONFORMING AMENDMENT; TERMINATION OF  
23 EXISTING LEASE.—Effective on the date of the transfer  
24 of administrative jurisdiction over the Campus under this  
25 section—

1           (1) the District of Columbia Stadium Act of  
2           1957 (sec. 3–321 et seq., D.C. Official Code) is re-  
3           pealed; and

4           (2) the lease dated January 14, 1988, between  
5           the United States and the District for the use of the  
6           Campus, as authorized by section 7(b)(1)(B) of such  
7           Act (sec. 3–326(b)(1)(B), D.C. Official Code), is ter-  
8           minated.

9           (m) DEFINITION.—In this Act, the term “Robert F.  
10          Kennedy Memorial Stadium Campus” means the approxi-  
11          mately 174 acres of Federal land as generally depicted on  
12          the map entitled “Anacostia Park, Robert F. Kennedy Me-  
13          morial Stadium Campus – Transfer of Administrative Ju-  
14          risdiction”, numbered 831/189,767, and dated January  
15          2024.

          Amend the title so as to read: “A bill to direct the  
Secretary of the Interior to transfer administrative juris-  
diction over the Robert F. Kennedy Memorial Stadium  
Campus to the District of Columbia so that the District  
may use the Campus for purposes including residential  
and commercial development, and for other purposes.”.