

Calendar No. 648

118TH CONGRESS
2D SESSION**H. R. 4984**

IN THE SENATE OF THE UNITED STATES

FEBRUARY 29, 2024

Received

MARCH 5, 2024

Read twice and referred to the Committee on Energy and Natural Resources

NOVEMBER 21, 2024

Reported by Mr. MANCHIN, without amendment

AN ACT

To direct the Secretary of the Interior to transfer administrative jurisdiction 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.

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”.

1 **SEC. 2. TRANSFER OF ADMINISTRATIVE JURISDICTION**
2 **OVER RFK MEMORIAL STADIUM CAMPUS TO**
3 **DISTRICT OF COLUMBIA.**

4 (a) EXERCISE OF TRANSFER AUTHORITY.—

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

20 (2) WAIVER OF REQUIREMENT FOR PRIOR REC-
21 OMMENDATION OF NATIONAL CAPITAL PLANNING
22 COMMISSION.—The second sentence of section
23 8124(a) of title 40, United States Code, shall not
24 apply to the transfer of administrative jurisdiction
25 over the Campus under this section.

1 (3) NO EFFECT ON STATUS OF OWNERSHIP OF
2 CAMPUS.—Consistent with section 8124 of title 40,
3 United States Code, the transfer of administrative
4 jurisdiction over the Campus under this section does
5 not change the status of the ownership of the Cam-
6 pus by the United States.

7 (b) DEVELOPMENT AND USES OF CAMPUS.—After
8 transfer of administrative jurisdiction over the Campus
9 under this section, the District may develop and use, and
10 permit the development and use of, the Campus for any
11 of the following purposes:

12 (1) Stadium purposes, including training facili-
13 ties, offices, and other structures necessary to sup-
14 port a stadium.

15 (2) Commercial and residential development.

16 (3) Facilities, open space, and public outdoor
17 opportunities, which may include supporting cultural
18 activities, educational activities, and recreational ac-
19 tivities, as such terms are defined in section 3306(a)
20 of title 40, United States Code.

21 (4) Such other public purposes for which the
22 Campus was used or approved for use prior to June
23 1, 1985.

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

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

12 (1) The District shall ensure that the develop-
13 ment and use does not materially degrade or ad-
14 versely impact any lands under the jurisdiction of
15 the National Park Service, including the restoration
16 of the wetlands south of Kingman Island.

17 (2) The District shall designate, develop, oper-
18 ate, and maintain at least 30 percent of the Campus
19 (excluding the riparian area of the Campus as de-
20 fined in subsection (g)(2)) as the “Robert F. Ken-
21 nedy Memorial Park” as parks and open space to
22 provide land for passive and active outdoor recre-
23 ation and shall require that portion to be reserved
24 for such purposes for the duration of the transfer.

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

5 (4) The District shall, to the extent necessary,
6 ensure that parking facilities are provided to accom-
7 modate the development.

8 (5) The District shall provide for adequate pub-
9 lic safety and security measures and resources in the
10 planning and ongoing management of the develop-
11 ment.

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

16 (7) The District shall operate and maintain the
17 riparian area of the Campus in accordance with sub-
18 section (g).

19 (8) The District shall ensure that no Member
20 of Congress, Delegate or Resident Commissioner to
21 the Congress, or any other official of the Govern-
22 ment of the United States or the Government of the
23 District of Columbia shall be admitted to any share
24 or part of any lease entered into by the District in
25 the exercise of the administrative jurisdiction over

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

10 (d) SURVEY.—

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

19 (2) SUBMISSION TO CONGRESS.—Upon comple-
20 tion, the survey conducted under paragraph (1) shall
21 be submitted to—

22 (A) the Committee on Oversight and Ac-
23 countability and the Committee on Natural Re-
24 sources of the House of Representatives; and

1 (B) the Committee on Homeland Security
2 and Governmental Affairs and the Committee
3 on Energy and Natural Resources of the Sen-
4 ate.

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

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

16 (e) MEMORANDUM OF UNDERSTANDING.—As a con-
17 dition of the development and use of the Campus after
18 transfer of administrative jurisdiction over the Campus
19 under this section, the Secretary and the District shall
20 enter into a memorandum of understanding to determine
21 an allocation of the costs of carrying out all responsibilities
22 of the United States and the District with respect to the
23 Campus under the Comprehensive Environmental Re-
24 sponse, Compensation, and Liability Act of 1980 (42
25 U.S.C. 9601 et seq.) and the Solid Waste Disposal Act

1 (42 U.S.C. 6901 et seq.), including any costs of any re-
2 sponse action with respect to any contamination present
3 on the Campus.

4 (f) COSTS.—

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

9 (A) any costs of carrying out the survey
10 under subsection (d); and

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

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

21 (g) SPECIAL RULES FOR RIPARIAN AREA.—

22 (1) RESTRICTION ON DEVELOPMENT AND
23 USE.—The Declaration of Covenants entered into
24 under subsection (a)(1) shall include provisions to
25 ensure that the riparian area of the Campus may

1 not be developed or used for any purposes other
2 than the continuing maintenance of any develop-
3 ment, use, or infrastructure (including roads and
4 pathways) existing at the time of the execution of
5 the transfer of administrative jurisdiction over the
6 Campus under this section.

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

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

18 (i) TERM.—The transfer of administrative jurisdic-
19 tion over the Campus under this section shall be in effect
20 for a term of not less than 99 years, and may be renewed
21 for subsequent periods agreed to by the Secretary and the
22 District.

23 (j) REVERSION OF ADMINISTRATIVE JURISDIC-
24 TION.—

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

7 (A) The terms and conditions of the Dec-
8 laration of Covenants have not been complied
9 with, as reasonably determined by the Sec-
10 retary.

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

20 (2) TIMING.—The Secretary may not seek the
21 reversion of administrative jurisdiction over the
22 Campus under this subsection before the expiration
23 of 90 days after the date on which written notice of
24 the alleged violation is received by the District. The
25 notice shall include notice of the Secretary's inten-

1 tion for administrative jurisdiction over the Campus
2 to revert to the Secretary.

3 (3) COST OF REHABILITATING PROPERTY.—

4 The Declaration of Covenants entered into under
5 subsection (a)(1) shall include provisions requiring
6 the District to bear the actual cost of removing
7 structures from or rehabilitating the Campus if ad-
8 ministrative jurisdiction over the Campus reverts to
9 the Secretary under this subsection.

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

18 (l) CONFORMING AMENDMENT; TERMINATION OF
19 EXISTING LEASE.—Effective on the date of the transfer
20 of administrative jurisdiction over the Campus under this
21 section—

22 (1) the District of Columbia Stadium Act of
23 1957 (sec. 3–321 et seq., D.C. Official Code) is re-
24 pealed; and

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

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

Calendar No. 648

118TH CONGRESS
2D Session

H. R. 4984

AN ACT

To direct the Secretary of the Interior to transfer administrative jurisdiction 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.

NOVEMBER 21, 2024

Reported without amendment