

Chairman Phil Mendelson at
the request of the Mayor

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To approve, on an emergency basis, a multiyear Reimbursable Agreement for more than \$1 million with the Washington Metropolitan Area Transit Authority to design and construct station improvements at the Stadium-Armory Metrorail Station.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA,
That this bill may be cited as the “Washington Metropolitan Area Transit Authority Stadium-Armory Station Improvements Fiscal Year 2026 to Fiscal Year 2030 Reimbursable Agreement Emergency Act of 2026”.

Sec. 2. (a) Pursuant to section 451(c)(3) of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 803; D.C. Official Code § 1-204.51(c)(3)), the Council approves the multiyear Reimbursable Agreement for more than \$1 million with the Washington Metropolitan Area Transit Authority to design and construct station improvements at the Stadium-Armory Metrorail Station. The Mayor submitted on September XX, 2026 a reimbursable agreement with the Washington Metropolitan Area Transit Authority (“WMATA”) to perform station improvements at the street, mezzanine, and platform levels of the station.

(b) The Council approves the maximum total expenditure under this multiyear contract with WMATA in the amount of Three Hundred Million dollars (\$300,000,000).

33 Sec. 3. The Council adopts the fiscal impact statement provided by the Chief
34 Financial Officer as the fiscal impact statement required by section 4a of the General
35 Legislative Procedures Act of 1975, approved October 16, 2006 (120 Stat. 2038; D.C.
36 Official Code § 1-301.47a).

37 Sec. 4. This act shall take effect following approval by the Mayor (or in the event
38 of veto by the Mayor, action by the Council to override the veto), and shall remain in effect
39 for no longer than 90 days, as provided for emergency acts of the Council of the District of
40 Columbia in section 412(a) of the District of Columbia Home Rule Act, approved
41 December 24, 1973 (87 Stat. 788; D.C. Official Code § 1-204.12(a)).

Government of the District of Columbia
Office of the Chief Financial Officer



Glen Lee
Chief Financial Officer

MEMORANDUM

TO: The Honorable Phil Mendelson
Chairman, Council of the District of Columbia

FROM: Glen Lee
Chief Financial Officer 

DATE: September 14, 2026

SUBJECT: Fiscal Impact Statement – Washington Metropolitan Area Transit
Authority Stadium-Armory Station Improvements Reimbursable
Agreement Emergency Act of 2026

REFERENCE: Draft Introduction as provided to the Office of Revenue Analysis on
September 2, 2026

Conclusion

Funds are sufficient in the revised fiscal year 2026 budget and the fiscal year 2027 through fiscal year 2030 budget and financial plan to implement the bill. The District's revised fiscal year 2026 and fiscal year 2027 through fiscal year 2032 capital improvements plan includes \$300 million to support the multiyear reimbursable agreement between the District and the Washington Metropolitan Area Transit Authority (WMATA) approved by the bill.

Background

In 2025, the District and the Washington Commanders football team reached an agreement for the Commanders to return to a stadium in the District for the team's home games and act as a catalyst for ancillary development under the Robert F. Kennedy Campus Master Plan. In addition to the stadium construction and residential, retail, and commercial developments surrounding the stadium, significant transportation improvements are required to support the stadium and development.

In July 2026, the WMATA Board of Directors authorized the WMATA General Manager to enter into a multiyear reimbursable agreement with the District to support the design and construction of improvements to the Stadium-Armory Metro Station. Subsequently, the District and WMATA agreed WMATA would lead the planning, community engagement, design, construction, testing, and commissioning of the project with resources provided by the District. The agreement establishes a

The Honorable Phil Mendelson

FIS: "Washington Metropolitan Area Transit Authority Stadium-Armory Improvements Reimbursable Agreement Emergency Act of 2026," Draft Bill as provided to the Office of Revenue Analysis on September 2, 2026

project schedule beginning in the summer of 2026 and ending with construction completion in the spring of 2030. Under the agreement, WMATA will improve passageways and faregates, enhance entrances with new stairs and elevators, and improve the station's mezzanine levels.¹

The bill approves the multiyear reimbursable agreement between the District and WMATA and approves the maximum of \$300 million included in the capital budget to be expended on the agreement.

Financial Plan Impact

Funds are sufficient in the revised fiscal year 2026 budget and fiscal year 2027 through fiscal year 2030 budget and financial plan to implement the bill. The revised fiscal year 2026 capital plan and the fiscal year 2027 through fiscal year 2032 capital improvements plan includes \$300 million to support the agreement with WMATA to execute the improvements to the Stadium-Armory Metro Station that are necessary to support development in the area, including the stadium itself. The \$300 million is available over fiscal years 2026 through fiscal year 2029, to align with construction completion in early 2030. The bill's approval will allow the Mayor and the Director of the District Department of Transportation to execute the multiyear reimbursable agreement with WMATA.

¹ Separate from the agreement and with WMATA funding, WMATA will replace all eight escalators at the station and one of the station's elevators.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF THE ATTORNEY GENERAL**

**BRIAN L. SCHWALB
ATTORNEY GENERAL**



PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION

LEGAL COUNSEL DIVISION

MEMORANDUM

**TO: Tomás Talamante
Director
Office of Policy and Legislative Affairs**

**FROM: Adele El-Khoury
Deputy Attorney General
Legal Counsel Division**

DATE: September 11, 2026

**SUBJECT: Legal Sufficiency Certification of the “Washington Metropolitan Area Transit Authority Stadium-Armory Station Improvements Fiscal Year 2027 to Fiscal Year 2031 Reimbursable Agreement Emergency Act of 2026” and the “Fiscal Year 2027 to Fiscal Year 2031 Reimbursable Agreement with the Washington Metropolitan Area Transit Authority Stadium-Armory Station Improvements Approval and Payment Authorization Emergency Declaration Resolution of 2026”
(AE-26-444)**

This is to Certify that the Office of the Attorney General has reviewed the above-referenced legislation and found it to be legally sufficient. If you have any questions in this regard, please do not hesitate to call me at (202) 262-6402.

Adele El-Khoury

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