



NFL Washington Commanders Stadium & Mixed-Use District Economic Impact Study & Negotiation Services

Northeastern U.S.

Hunden was retained by a municipal Client to complete a third-party economic impact study related to the proposed development of a new Major League Stadium in Northeast, U.S. The team was accepting competing bids from regional sites to negotiate and build a new stadium and surrounding district for the Team and franchise. Hunden was retained to provide advisory services throughout the negotiations and bid process to present the strongest proposal to the Team. Hunden's scope of work included market performance and competitive data to create the financial models/projections for the mixed-use district components, including restaurant, retail, residential, office, entertainment, amphitheater, gaming, team headquarters, practice facility, and youth sports complex.

Hunden is making recommendations related to the ideal mix of uses for the district development surrounding the stadium. Hunden is also managing site and program verification conclusions, conceptual design drawings to define the master plan, and overall Project scope. For each component recommended, Hunden conducted a demand, financial and fiscal impact model. Hunden created line item detail of revenue and expenses for each component, resulting in net operating income that will support debt service and support tax projections.

Hunden's economic, fiscal and employment impact analysis is determining the direct, indirect and induced impacts, including the tax revenues that are generated by projected visitors to the project. Hunden is creating impact models for both the County and the State. The project is ongoing, and Hunden continues to lead advisory services and negotiations amongst the public sector and the team.

Client: Private Client

Time Period: 2021 – 2022