

March 25, 2024

WHITE STADIUM COMMUNITY MEETING

*Hosted by Representative Worrell, Representative Montañó, Representative
Liz Miranda, Councilor Fernandes Anderson, and Councilor Weber*

CITY of BOSTON

AGENDA

1. Project Overview
2. BPS & Community Benefits:
Expanded Access & Programming
3. Community Benefits:
Economic Development
4. Transportation
5. Next Steps and Q&A

*Presenters: City of Boston, BPS Athletics
Department, Boston Transportation
Department*

- Morgan McDaniel, Deputy Chief of Operations
- Avery Esdaile, Director of Athletics
- Nick Gove, Transportation Commissioner

Available for Q&A: Boston Unity Soccer

- Jennifer Epstein, Controlling Manager
- Bill Keravuori, Able Company
- Brian Beisel, Howard Stein Hudson





PROJECT OVERVIEW

Why Pursue This Opportunity?

PROJECT OVERVIEW

Renovating White Stadium Has Been Discussed For Decades, Without Any Outcomes.

1970

White Stadium Cost: \$5 Million

The Boston Redevelopment Authority yesterday proposed conversion of White Stadium as a site for the Patriots after Harvard again rejected the pro football club's request to use Harvard Stadium. Details of the B.R.A. plan are:

PRICE — Knowledgeable people who have inspected the facility say it can be enlarged to 50,000 seats for less than \$5 million.

They point out that in the past two years, Tampa, Fla., and Memphis, Tenn., have constructed football stadiums seating in the vicinity of 50,000 for less than \$4 million. The \$5 million repair job at White Stadium would be the first stadium proposal in this area for less than \$25 million.

FINANCING — The money necessary for the

enlargement could come either through public or private financing. The Boston Redevelopment Authority could float a bond issue covering the cost of rebuilding White Stadium. The B.R.A. would back up the bonds with a long term lease from the Patriots, guaranteeing a certain rental figure per year.

For example, if a bond of \$4 million were floated over 30 years, the Patriots would sign a lease guaranteeing \$150,000 per year. Over 30 years this would run to \$4.5 million.

Further revenues could be derived from concessions and other rentals.

USAGE — Since it was opened in 1967, the 10,515-seat White Stadium has been used for the

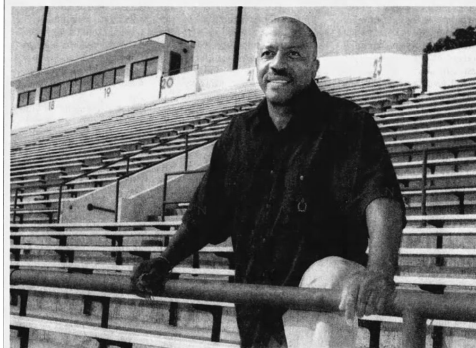
schoolboys for football track.

Exponents of a large White Stadium for a plan which would retain the track facility Astro-Turf the field, turf, or some other artificial surface, would the schoolboys, and pros to use it without any fear playing surface ruined.

PROPOSAL, Page

Related story, Page 1.

2000



GLOBE STAFF PHOTO/GEORGE RUTER

Kenneth Still, the new athletic director for Boston's public schools, at White Stadium. "I can remember this whole side of the stadium... cheering on a track team," he says.

JAMAICA PLAIN

Man with a dream: filling those empty seats at White Stadium

1990

Many benches in the stands are broken.

A closeup of one of the broken benches.

FRANKLIN PARK

Young athletes still await stadium's rehab

City's promised \$2m renovation of Hub students' sports facility delayed since 1984

2013

LOCAL NEWS

July 2nd, 2013

Proposal to renovate Franklin Park's White Stadium draws favorable reaction

Martin Desmarais

2015

A plan to restore Franklin Park's jewel

► WALKER

Continued from Page B1

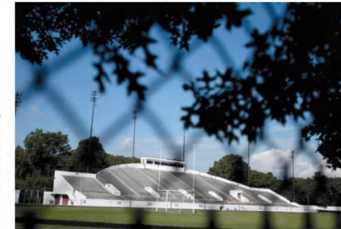
Fish said he will kick off the fund-raising campaign with \$5 million out of his pocket, as he did when he began Boston Scholar Athletes. Mayor Thomas M. Menino has endorsed the plan and the city's financial commitment to it. Fish said he believes the business community will be eager to invest in the project as well, that they simply haven't been approached.

The stadium and community center is a small but important investment, Fish said, in Boston's youth.

"It's about our future," he said. "We are the first genera-

tion to leave the world worse off than we found it. This is a little step in doing something about that. White Stadium will stay the way it is for the next 20 years if we don't do something about it."

Adrian Walker is a Globe columnist. He can be reached at walker@globe.com. Follow him on Twitter @Adrian_Walker.



LAURIE SWOPE FOR THE BOSTON GLOBE/FILE 2003

Fundraising for a \$45 million project to return White Stadium to its former glory is set to kick off on Wednesday.

Past plans have never succeeded at finding the right combination of funding, partnership, and public benefits that prioritizes city residents.



PROJECT OVERVIEW

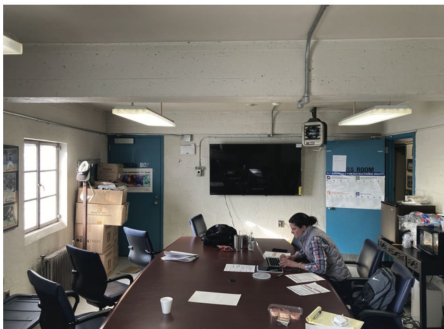
The Communities Around Franklin Park Have Been Caretakers For Decades.

- Olmsted's vision inspired the community to activate certain areas within Franklin Park as cherished community gathering space.
- In the 1960s, Elma Lewis and local neighborhood groups reignited and committed to these values.
- Despite facing disinvestment, the community has maintained and revitalized the park through cleanup initiatives and diverse park programs for decades.
- This community effort is why Franklin Park, including White Stadium, is treasured as a an “urban oasis”.

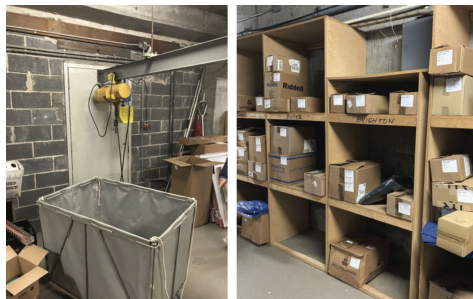


PROJECT OVERVIEW

A Stadium in Poor Condition



Conference Room & Typical Office Space



Athletic Equipment Storage Space



Space Under Grandstand



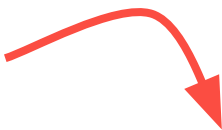
Locker Room



Track & Jumping Area

PROJECT OVERVIEW

Access To The Stadium Is Limited Due To Poor Conditions.

	CURRENT WHITE STADIUM	RENOVATED WHITE STADIUM
Program Hours	<ul style="list-style-type: none">• Open 7am-4pm on weekdays, closed on weekends• Unable to host BPS track meets. Limited practice and game times for all other sports teams.• Poor quality field limits use: ~250 hours per year	 <p><i>With limited resources and a need for more useable space, the City sought a public-private community partnership</i></p>
Facilities Conditions	<ul style="list-style-type: none">• Facilities in poor condition, Not ADA compliant, fire damaged• No running water in winter months, no public bathrooms or water fountains• Indoor facilities don't serve students' needs: cramped offices, poor ventilation, locker rooms in poor condition	



PROJECT OVERVIEW

Benefits Of A Public-Private Community Partnership

The partnership allows us to deliver more than the City could on its own:

- Rebuild both grandstands to their full potential
- High quality natural turf field
- State of the art student athletic facilities
- Maintenance partner to sustain the quality of our investments

And the partnership delivers wide-ranging and long-term economic and neighborhood benefits:

- Jobs for local workers
- Contracts for local businesses
- Annual fund to invest in the Park and surrounding neighborhoods
- Support and improve community park use
- Athlete role models





B

COMMUNITY BENEFITS

Expanded Access and Programming

COMMUNITY BENEFITS

A Future With State-Of-The-Art Amenities

From visioning sessions with students, coaches, and administrators for a “BPS Athletics Hub”



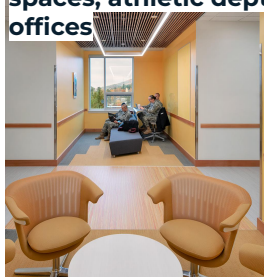
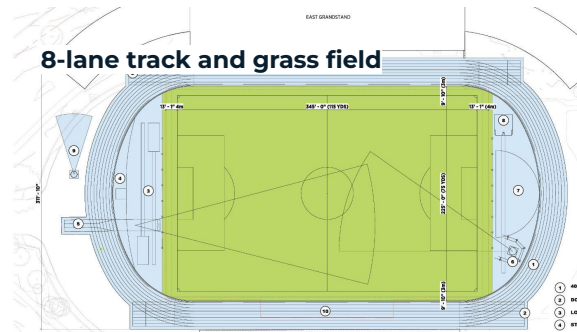
Student lounge, study spaces, athletic dept offices



Sports medicine suite



Strength and Conditioning suite



Locker Rooms

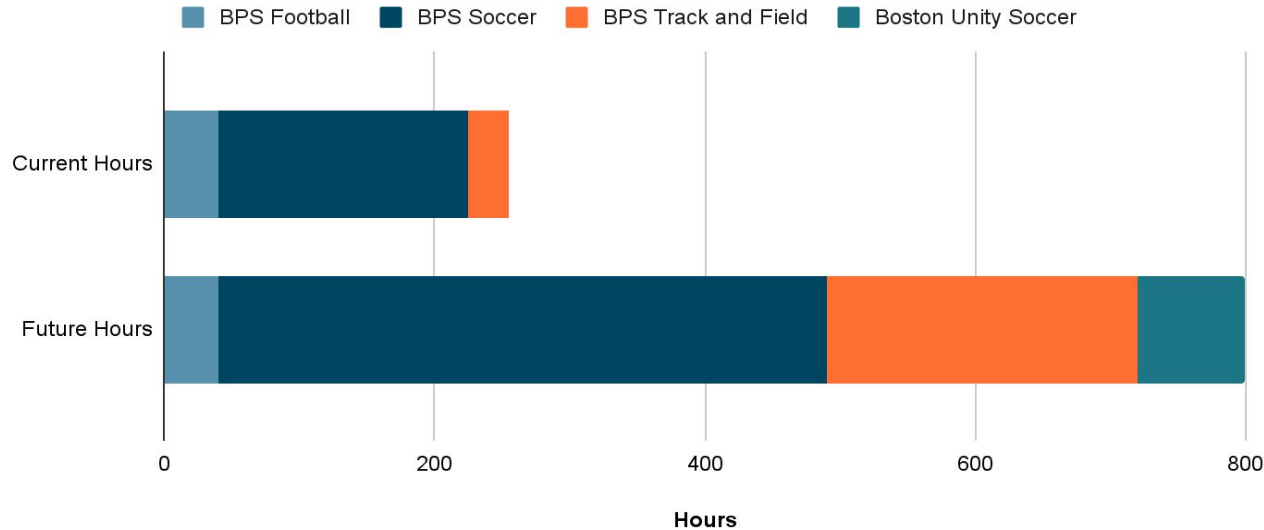


Community Space w/ full kitchen

COMMUNITY BENEFITS

BPS gets 3x more hours from an upgraded, professionally-maintained field

White Stadium Programmable Hours: Current and Future



*The renovated field will enable an increase in yearly programming hours from **250** → **800 hours***

*New eight-lane track will add **100s hours** for expanded BPS, community track and running programs.*

New locker rooms, strength training, study spaces will support more athletes, teams @ Stadium and on the Playstead.

*The City/BPS will upgrade Clemente Field and English High as additional sites to serve BLS and BLA football

COMMUNITY BENEFITS

A Future With More Access to State-of-the-Art Amenities

	CURRENT WHITE STADIUM	RENOVATED WHITE STADIUM
Program hours	<ul style="list-style-type: none">● Open 7am-4pm on weekdays, closed on weekends● Unable to host BPS track meets. Limited practice and game times for all other sports teams.● Poor quality field limits use: ~250 hours per year	<ul style="list-style-type: none">● Open increased hours of operation into the evenings and weekends● Able to host track meets. Expanded hours for BPS and park users programming● Increased field use: ~750-900 hours per year
Facilities Conditions	<ul style="list-style-type: none">● Not ADA compliant, Facilities in poor condition, fire damaged● No running water in winter, no public bathrooms or water fountains● Track in poor condition● Indoor facilities don't serve students' needs: cramped offices, poor ventilation, deteriorated locker rooms	<ul style="list-style-type: none">● ADA compliant, State of the art indoor and outdoor facilities● New dedicated public bathrooms and water fountains to serve the Playstead● 8-Lane Track, MIAA standard● Indoor facilities expand student resources: Strength and Conditioning suite, sports medicine, study areas, community event space with kitchen→ more staff & events!



COMMUNITY BENEFITS Sample Future Schedule

Community Events
 BPS Athletics
 BPRD Summer Camp
 Boston Unity

*Boston Unity usage would represent ~10% of available field hours.

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
28	29	30	31	1	2	3
Puerto Rican Festival	BPRD Summer Camp	BPRD Summer Camp	BPRD Summer Camp	BPRD Summer Camp	BPRD Summer Camp	Boston Unity Game
	Summer Conditioning	Summer Conditioning	Summer Conditioning	Summer Conditioning	Summer Conditioning	
	Track & Field	Track & Field	Track & Field	Track & Field	Boston Unity Practice	
4	5	6	7	8	9	10
	BPRD Summer Camp	BPRD Summer Camp	BPRD Summer Camp	BPRD Summer Camp	BPRD Summer Camp	
	Summer Conditioning	Summer Conditioning	Summer Conditioning	Summer Conditioning	Summer Conditioning	
	Track & Field	Track & Field	Track & Field	Track & Field		
11	12	13	14	15	16	17
	BPRD Summer Camp	BPRD Summer Camp	BPRD Summer Camp	BPRD Summer Camp	BPRD Summer Camp	Boston Unity Game
	Summer Conditioning	Summer Conditioning	Summer Conditioning	Summer Conditioning	Summer Conditioning	
	Track & Field	Track & Field	Track & Field	Track & Field	Boston Unity Practice	
18	19	20	21	22	23	24
Caribbean Kiddie Festival	BPRD Summer Camp	BPRD Summer Camp	BPRD Summer Camp	BPRD Summer Camp	BPRD Summer Camp	
	Summer Conditioning	Summer Conditioning	Summer Conditioning	Summer Conditioning	Summer Conditioning	
	Track & Field	Track & Field	Track & Field	Track & Field		
25	26	27	28	29	30	31
	Cheerleading Practice	Cheerleading Practice	Cheerleading Practice	Cheerleading Practice	Cross Country Practice	Boston Unity Game
	Cross Country Practice	Cross Country Practice	Cross Country Practice	Cross Country Practice	Soccer Practice	
	Soccer Game	Soccer Practice	Soccer Practice	Soccer Practice	Boston Unity Practice	

COMMUNITY BENEFITS

A Future Grove For Community Gatherings

The Grove will be a new, flexible, and accessible public venue for community events open from 7am – 10pm, aligned with new Stadium hours.



DRUM CIRCLES

STORYTELLING

RUNNING CLUB



KIDS TUMBLING

MUSIC



YOGA

PILATES

DANCE



LANDSCAPE PAINTING

TAI CHI



CORN HOLE

RELAXING

MINI GOLF

COMMUNITY BENEFITS

Codifying Access Through Scheduling Priorities

The Lease Agreement between the City and Boston Unity Soccer will codify and prioritize scheduling as follows:

1. Major City, Community, and BPS special events in the Stadium and Playstead;
2. BPS games and Boston Unity Soccer games (approx 20 per year);
3. BPS practices and other City events; and
4. One Boston Unity Soccer practice during the week prior to a Boston Unity Soccer game.





COMMUNITY BENEFITS

Economic Development

COMMUNITY BENEFITS

Partnerships with local businesses, contractors, and employees

- Marketing support and subsidized advertising for minority businesses
- Cross-promotional opportunities for local businesses and collaborations with local artists and designers
- Concession strategy focused on local food relationships, sourcing ingredients from local purveyors and featuring local food concepts
- Community Amplification Program to spotlight the community's people, work, and small businesses
- “Game Day Giving” program highlighting one impact partner per game (40+ organizations a season)

\$500,000 Annual Fund

- Funded by Boston Unity Soccer each year through the lease
- Advisory Committee including neighborhood representatives will make recommendations on what organizations and initiatives to support within these areas:
 - Local Business Development
 - Health and Wellness of Black and Brown Communities
 - Investments in Franklin Park and the Franklin Park Action Plan
 - Youth Sports and Development

New event and gathering spaces available to the community

Internship and mentorship programs for youth development



COMMUNITY BENEFITS

Diversity in Hiring

Boston Unity Soccer projects 500 jobs during renovation/construction and 300+ new jobs at all economic levels during regular operations

During Construction:

- East Grandstand and Field (City): Ch. 149A bidding process with targets for minority- and women- owned businesses based on their availability in the market
- West Grandstand and Grove (BUSP): Boston Unity Soccer intends to implement a 50% threshold for contracting and employing minority, women, and veteran-owned businesses, with a special emphasis on local companies and people from neighborhoods around Franklin Park. Boston Unity Soccer looks forward to working with union partners to the extent that their support aligns with these important goals.

Ongoing Team Operations:

- Boston Unity Soccer will maintain its 50% target in hiring vendors and subcontractors
- Range of programs to support employees and contractors with marketing, administration, etc.





B



TRANSPORTATION

TRANSPORTATION

Our Strategy: Minimize driving on Game Days through these pillars

1. No on-site parking for spectators. Off-site parking only.
2. Shuttles from off-site parking and public transit.
3. Neighborhood parking regulation changes.
4. Game day traffic and parking restrictions.

Next steps:

1. Present a detailed transportation proposal.
2. Refine with community feedback.
3. Codify in the Transportation Access Plan Agreement (TAPA) between the Boston Unity Soccer & BTB.

The plans we build for Game Days will provide a blueprint for other large events.

The City is developing transportation plans for BPS events: small, medium, and large.



TRANSPORTATION

We will present our detailed proposal for each neighborhood near the Stadium:

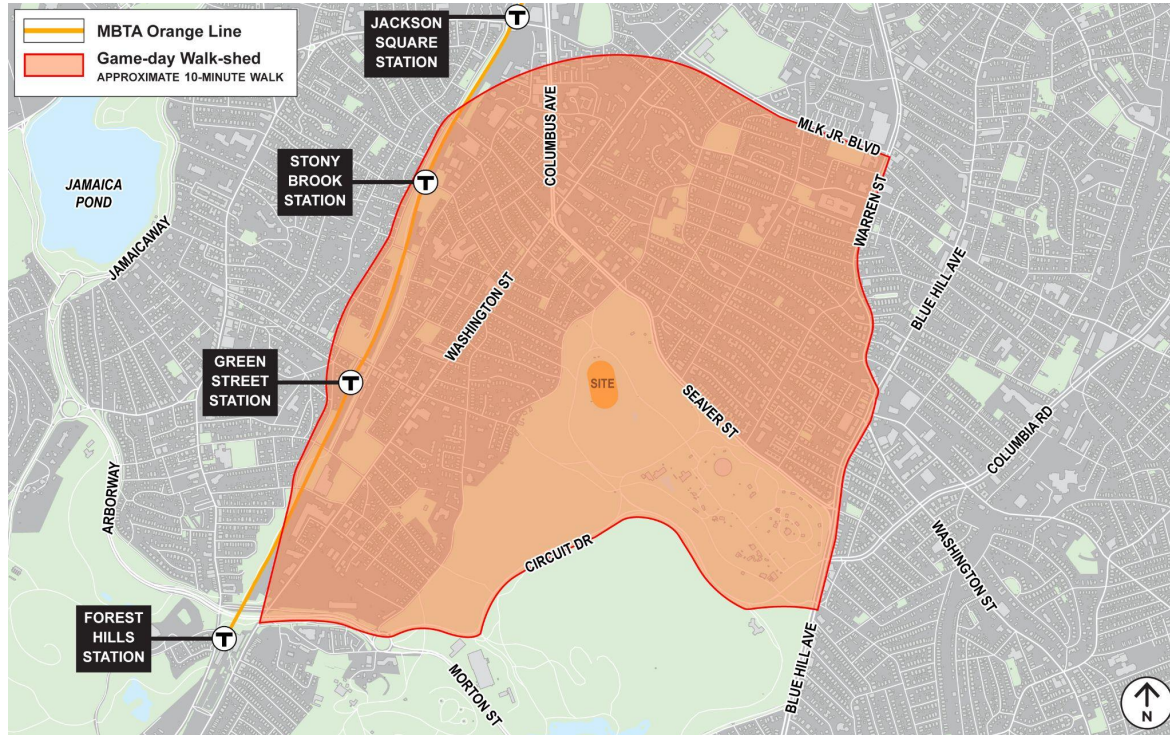
- Roxbury: April 9, 6:00–7:00 pm, virtual
- Dorchester: April 10, 6:00–7:00 pm, virtual
- Jamaica Plain: April 10, 7:30–8:30 pm, virtual

We will cover topics like:

- Neighborhood streets proposed for parking regulations changes, including consideration of Resident Permit Parking.
- Game day traffic and parking restrictions
- Updated proposed Shuttle circulation routes with street dimensions and traffic flow
- Data on proposed shuttle frequency and size
- Sidewalk improvement areas
- Pedestrian safety improvements
- Rideshare and carpool pick up and drop off locations
- Enforcement mechanisms

TRANSPORTATION

Meeting Preview





B



NEXT STEPS

NEXT STEPS

Design Updates

In response to your feedback on the proposed stadium design, the City and Boston Unity Soccer are partnering with Reed Hilderbrand to refine the design.

To ensure the design aligns with community feedback and reflects the guidelines in the Franklin Park Action Plan, we will host design meetings from April to May to share and gather feedback on the revised design, which prioritizes the following principles:

- Returning closed-off land back to the Playstead
- Respecting and uplifting the Overlook and Elma Lewis Playhouse
- Recognizing the value of existing cultural assets and the cultural landscape
- Supporting and clarifying pedestrian circulation within the park
- Preserving important views
- Honoring Olmsted's legacy
-



NEXT STEPS

Upcoming Community Meetings

- Neighborhood Transportation Workshops: In depth review of the transportation plan by neighborhood as requested by surrounding residents.
 - Roxbury: April 9, 6:00-7:00 pm
 - Dorchester: April 10, 6:00-7:00 pm
 - Jamaica Plain: April 10, 7:30-8:30 pm
- Advancing the Design: A series of meetings to advance a holistic stadium design in line with past community feedback and guidelines from the Franklin Park Action Plan.
 - Design Meeting 1: April 25
 - Design Meeting 2: May 8
 - Design Meeting 3: May 22
- IAG meetings continue
- Landmarks Commission Subcommittee meetings continue

