

White Stadium

*Community Engagement Meeting 4:
Alignment with Franklin Park Action Plan*



Zoom Interpretation Services

Spanish: Para traducción en **Español**,

1. Vaya a la parte baja de la pantalla, en la barra horizontal, y presione la tecla “*Interpretation*”.
2. Luego seleccione el idioma que desea escuchar.
3. Después de seleccionar, usted entrará a la reunión en el idioma “*Español*”.

Haitian Creole: Pou entèpretasyon **Kreyòl ayisyen**,

1. Ale nan kontwòl ba nan pati anba ekran an epi Klike sou “*Interpretation*.”
2. Apre sa, klike sou lang ke ou ta renmen tande a.
3. Kounye a ou gen aksè a reyinyon an *Kreyòl ayisyen*.

Cabo Verdean Creole: Gossim bu ta entra na reuniao na **kriolu**,

1. Bai na barra de controlo horizontal na parte inferior di computador bu kalka na “*Interpretation*”.
2. Depos kalka na idioma qui bu kre ovi.
3. Agora djabu sta ta entra na reuniaun em *creole*.

1.



2.



3.



Community Meeting Guidelines

- We will open the chat at the end of the presentation
- In order to get to as many people as possible, please keep questions/comments to 2 minutes each
- This will not be the last time to engage with our team
- You can always reach out to whitestadium@boston.gov
- Find out more at boston.gov/white-stadium

Agenda

The purpose of this meeting is to report back what we have heard and its impact on project updates. We are not presenting a detailed transportation plan today.

Agenda

1. Franklin Park Action Plan vision and implementation roadmap
2. White Stadium: What we've heard and where we're going
3. Discussion and next steps

Speakers:

City of Boston

Mayor Michelle Wu

Mary Skipper, Superintendent of BPS

Brianna Millor, Chief of Engagement

Morgan McDaniel, Deputy Chief of Operations

Liza Meyer, Chief Landscape Architect, Parks

Avery Esdaile, Director of Athletics

Dan Ollila, Jones Architecture

Jean-Paul Charboneau, CCLA

Boston Unity Soccer

Jennifer Epstein, Controlling Manager

Bill Keravuori, Able Company

Tamara Roy, Stantec

Christopher Bridle, Stantec



Franklin Park Action Plan Alignment & Implementation

CITY OF BOSTON



**Franklin
Park
Action
Plan**



City of Boston
Parks and Recreation
Mayor Michael Wu

REED+HILDERBRAND Agency

Franklin Park Action Plan

Boston Parks & Recreation Department | 2022



Franklin Park Action Plan

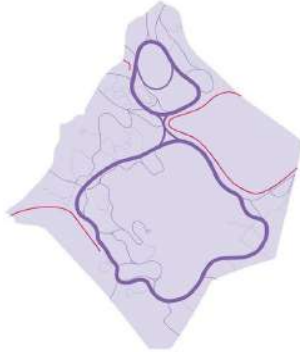
Boston Parks & Recreation Department | 2022

Great public landscapes are never finished.

They are living things whose cultural (and practical) significance is altered by each generation that engages with them. They require re-evaluation and change to best serve their communities. But that change must be guided by a careful understanding of the history of the place, including its natural, cultural and designed systems.

Franklin Park Action Plan

PRIMARY PLAN RECOMMENDATIONS:



WHAT WE HEARD:

- **Improve and clarify entrances** with new paths and signage and managed vegetation
- **Enhance activities at the edge** of the park, close to the neighborhoods



MAKE CONNECTIONS & ACTIVATE THE EDGES

- Provide a continuous bike & pedestrian **Circuit Loop**
- **Improve paths** or trails and directional **signage**



CLARIFY MOVEMENT

- **Address basic needs** like restrooms, lighting, water fountains, and directional and informational signs
- Renewal of **The Overlook** and the **Elma Lewis Playhouse**
- Renewal of the park's main entrance at **Peabody Circle**
- Future use for **The Bear Dens**



AMPLIFY MAGNET DESTINATIONS

- Apply a **consistent standard of care** across the park that maintains the park's varied landscapes at a high level for safe and sustained use and **ecological health**
- Better incorporate adjacent facilities, like White Stadium, by **rethinking fences, barriers, removing dense vegetation** or seeking collaborative programs
- Increase **habitat and diversity** throughout the park



UNIFY THE PARK

FRANKLIN PARK ACTION PLAN:

5 KEY IMPROVEMENT AREAS

1. **The Bear Dens** (pg. 308-9): restore for multi-purpose use.
2. **Long Crouch Woods** (pg. 306-7): perform invasive removals & add new planting, improved trails, & new nature play areas.
3. **White Stadium** (pg. 312-3): make improvements for shared community & Boston Public Schools use.
4. **The Overlook** (pg. 302-5): restore The Overlook ruins; return The Elma Lewis Playhouse to its historic location with a new stage, restrooms, and seating.
5. **The Playstead:** upgrade the fields (including drainage/stormwater improvements), create the tailgate edge, improve parking, and establish a new Playstead Loop path for bikes and pedestrians (including seating, lighting, and planting).



FRANKLIN PARK ACTION PLAN: THE PLAYSTEAD



Goals:

- Amplify The Playstead as a destination for Arts & Recreation
- Establish The Playstead Fields as the central space
- Provide shaded space for gathering and spectating
- Link destinations with a consistent pedestrian and bike loop
- Weave appropriate program through Long Crouch Woods
- Increase ecological diversity and landscape health

FRANKLIN PARK ACTION PLAN: IMPLEMENTATION

This represents the **largest investment** in Franklin Park in over 50 years and 4 mayoral administrations.

MANAGEMENT

CITY OF BOSTON FY25 OPERATING FUNDS

- **New Full time Park Administrator** to ensure proper coordination, planning, and communication across all aspects of the park and its users (**please help us recruit!**)
- MOU with Boston Unity Soccer Partners will address management considerations that may fall outside the Lease terms.

MAINTENANCE

FRANKLIN PARK TRUST

- Glen Road Resurfacing (bid docs available on 2/20)
- Invasive plant removal
- Cobble gutter and drain cleaning
- Wilderness picnic grove rehabilitation
- Overlook stairs resetting & repointing

CITY OF BOSTON FY25 OPERATING FUNDS

- Adds a **6-person team dedicated to Franklin Park**
- Includes a maintenance crew
- Establishes a natural areas crew for woodlands mgmt

CAPITAL INVESTMENTS

PARK IMPROVEMENT PROJECTS

- Bear Dens Stabilization Project
- Overlook Programming and Design Study



CAPITAL PROJECTS IN FRANKLIN PARK



BEAR DENS STABILIZATION

- Masonry repair, paving crack and hole repair
- Repair or remove deteriorating metal canopy and bent pickets on bear cage enclosures
- Increase egress options
- Temporarily fill in bear pools to eliminate fall hazard

Community Meeting #2 date TBD in March 2024

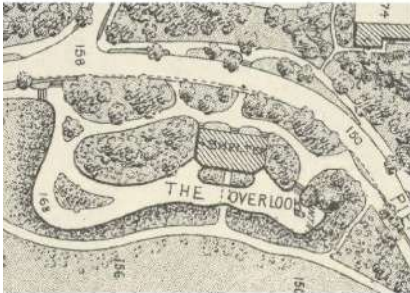
- Visit boston.gov/bear-dens or scan the QR code



CAPITAL PROJECTS IN FRANKLIN PARK



Elma Lewis, artist, educator, bridge leadership activist, and founder of the Elma Lewis Playhouse.



The original Overlook Shaiter in Dimsted's General Plan was a building with two-sided functions to support program and use.

OVERLOOK PROGRAMMING AND DESIGN STUDY

- Scope includes: site analysis, program development including operational needs, design studies, and public engagement.
- Study will incorporate performance space needs, accessibility, materials, historic masonry, grading, utilities and planting approach.
- Consider the spatial and programmatic relationship between The Overlook and the adjacent White Stadium and Playstead.

Currently reviewing packages from Design firms

Summer/Fall community conversations





2. What We've Heard



COMMUNITY ENGAGEMENT TO DATE

2023	
Winter-Spring	Programming Study - Engagement with BPS Students and Coaches
July	Public Proposal Presentation Small Group Briefings with BPS coaches & running groups
September/ October	Public Meeting 1 - Transportation Meetings with neighborhood groups
November	Public Meeting 2 - Community Benefits and Supplier Diversity Meetings with neighborhood groups
December	Boston Unity Soccer filed Article 80 Project Notification Form City meeting with BAMS Fest and the Puerto Rican Festival

2024	
January	Public Meeting 3 - Article 80 Review Article 80 IAG Meeting Briefings for BPS students and coaches Landmarks commission presentation Parks Commission presentation
February	Public Meeting 4 - Investments in Franklin Park



What We've Heard

- Segmented Design Process



Segmented Design Process

Why two coordinated projects? To prioritize our main goals:

1. Maintaining control of Boston Public Schools (BPS) facilities
2. Providing state-of-the-art amenities with robust maintenance schedules through a private partnership

The City is overseeing the construction of the field and East Grandstand, while Boston Unity is leasing and renovating the West Grandstand and Grove. Both design teams work in close collaboration.

Today, we are ready to present unified designs.

Renovating White Stadium has been discussed for decades, without any outcomes.

July 2nd, 2013

2013

LOCAL NEWS

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-

Its current condition was summed up by a rusted padlock.

tion to leave the world worse off than we found it. This is a little stop 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 2007
Fundraising for a \$45 million project to return White Stadium to its former glory is set to kick off on Wednesday.

2000



GLOBE STAFF PHOTO/DEBORAH WITTE

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

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 36,000 seats for less than \$3 million.

Related story, Page 1.

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 1948, the 10,819-seat White Stadium has been used for the

schoolboys for football. Exponents of a large White Stadium for a plan which would turn the track facility into a football field, or some other use, would the schoolboys, and grow to use the stadium without any fear of playing surface ruined.

PROPOSAL, Page

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

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

Our starting point: A programming study to review BPS Athletics' Needs

CURRENT CONDITIONS:



Conference Room & Typical Office Space



Athletic Equipment Storage Space



Space Under Grandstand



Track & Jumping Area



Locker Room

Our starting point: A programming study to review BPS Athletics' Needs

Future Vision:



Student lounge, study spaces, athletic dept offices



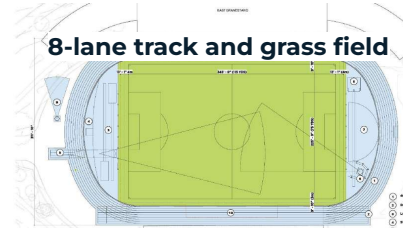
Sports medicine



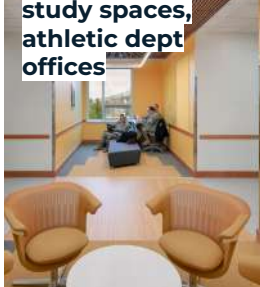
Strength and Conditioning



Indoor courts



8-lane track and grass field



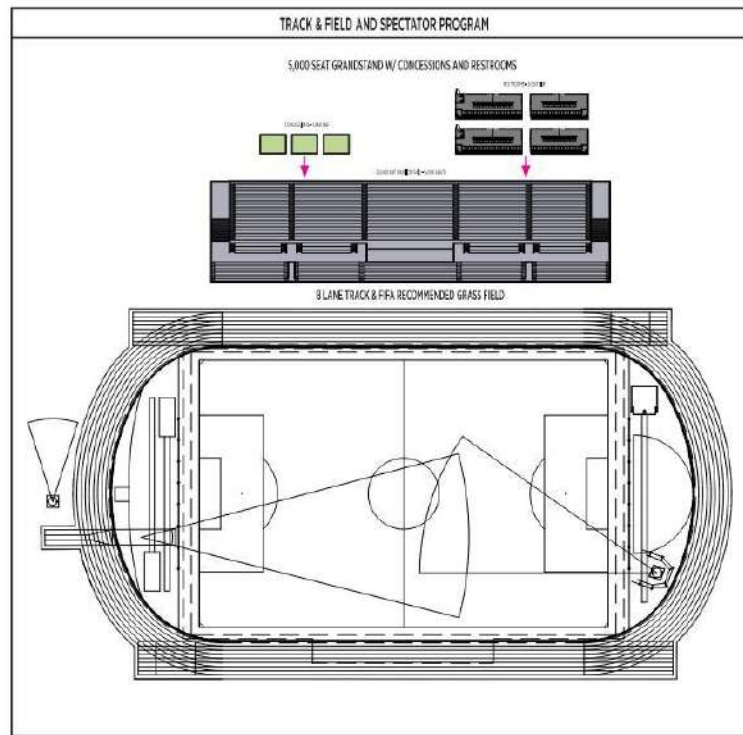
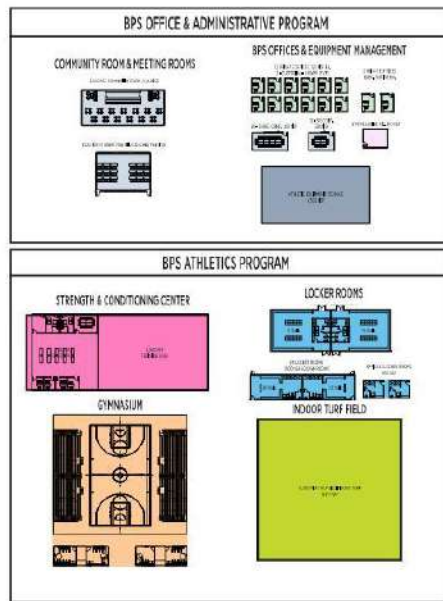
Locker Rooms



Community Space w/ full kitchen

Our starting point: A programming study to review BPS Athletics' Needs

The programming study considered an extensive indoor program on the BPS site.



With limited resources, the City pursued a public-private partnership

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

- Rebuild White Stadium to meet its existing capacity of 10,000 seats
- High quality natural turf field
- State of the art student athletic facilities
- Maintenance partner to sustain the quality of our investments

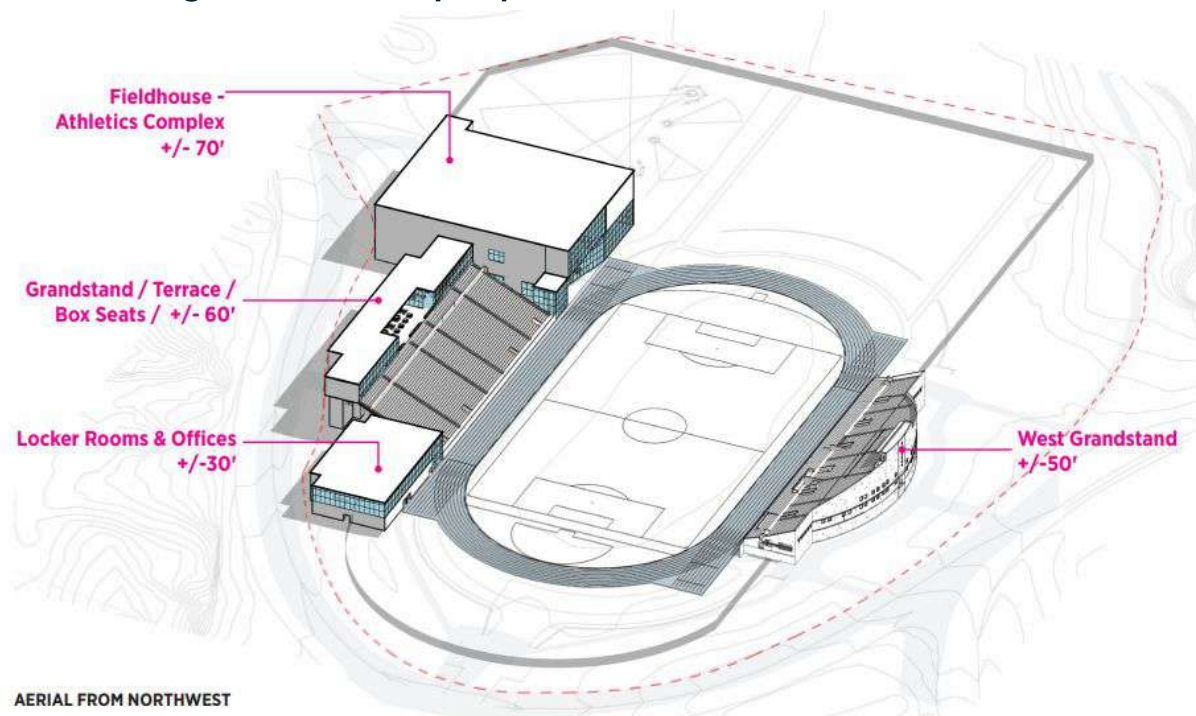
And the City gets the benefits of a professional women's soccer team:

- Mentorship for student athletes
- Civic and community pride
- Advancement of girls/women athletics



Key Question: What should the final BPS program be? (Initial early concept)

- We considered including indoor courts and the half turf field (see right)
- But, this option was not affordable and impacted too much green space
- **So, we scaled back the program to include many wish list items but not all**

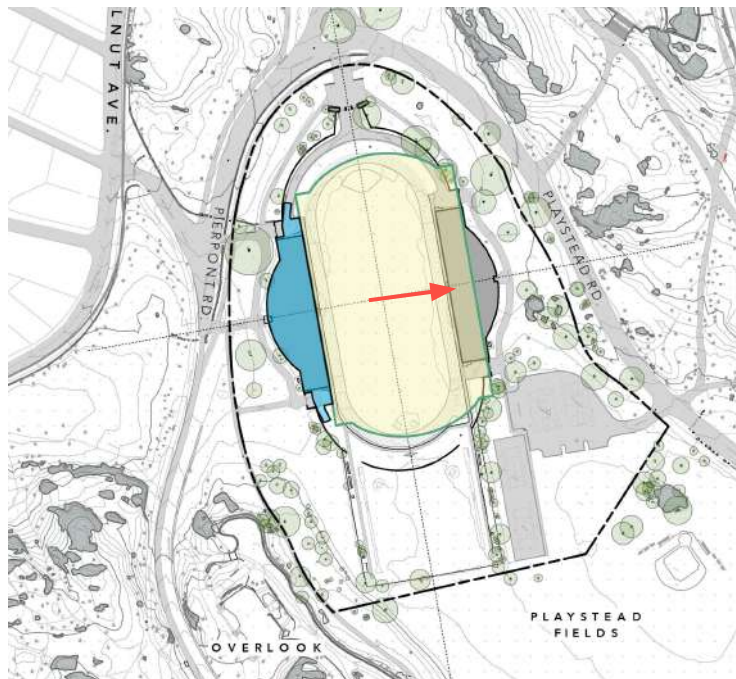


*These drawings are conceptual and do not include all elements of the final site (throwing sports, scoreboard, etc.)

Key Question: Can we stay within the existing footprint and fit all the programming we want?

Building Siting Study 1:

- The field required +/- 50 ft. more width to expand the track to 8-lanes and follow FIFA recommendations
- Partial demolition will not allow a 75 yard field width, 8-lane track, and a 10,000 seating capacity
- **So, the East Grandstand needed to move further back east**

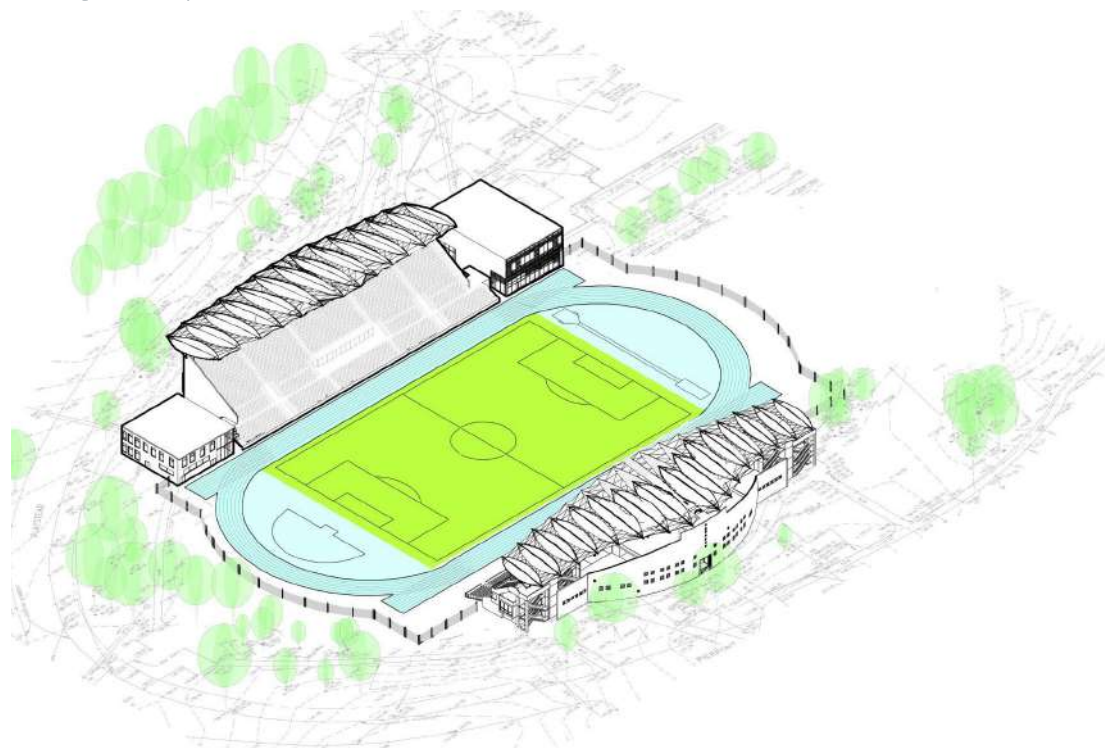


*These drawings are conceptual and do not include all elements of the final site (throwing sports, scoreboard, etc.)

Key Question: What design balances the needs of BPS and Franklin Park?

Building Siting Study 2: Rectangular forms

- BPS buildings too close to property lines.
- The rectangular forms were incongruent with the West Grandstand design and the stadium's original oval form.
- **So we moved away from a rectangular form**

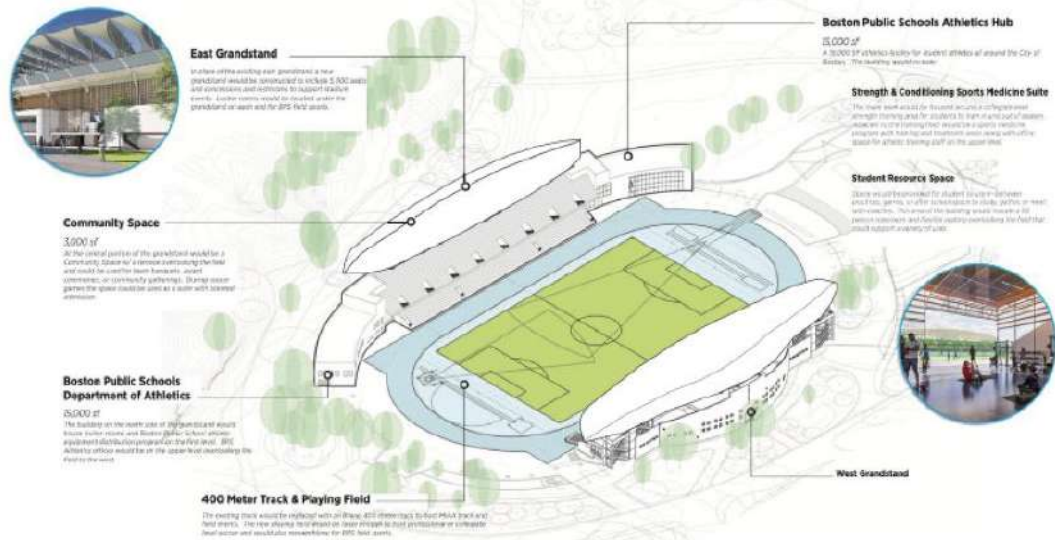


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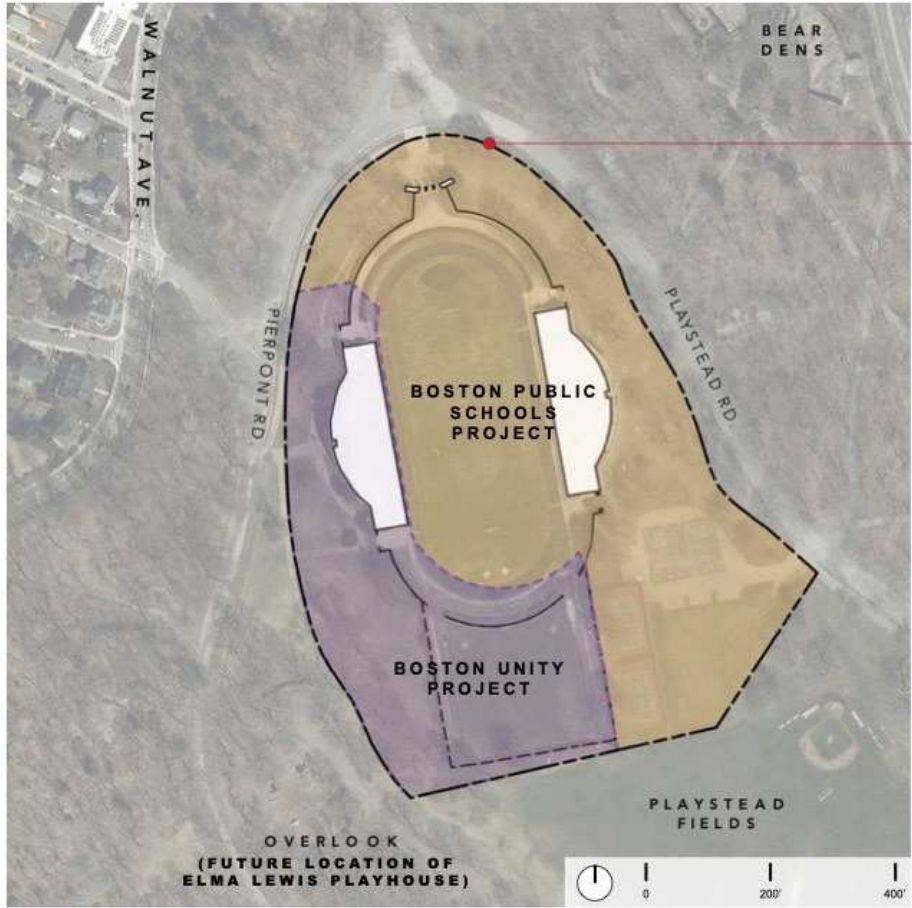
CURRENT DESIGN

- Curved wings complement the West Grandstand and the stadium's original oval form
- Fits needs of BPS program
- **Parks will continue to review that the overall design aligns well with the Franklin Park Action Plan.**



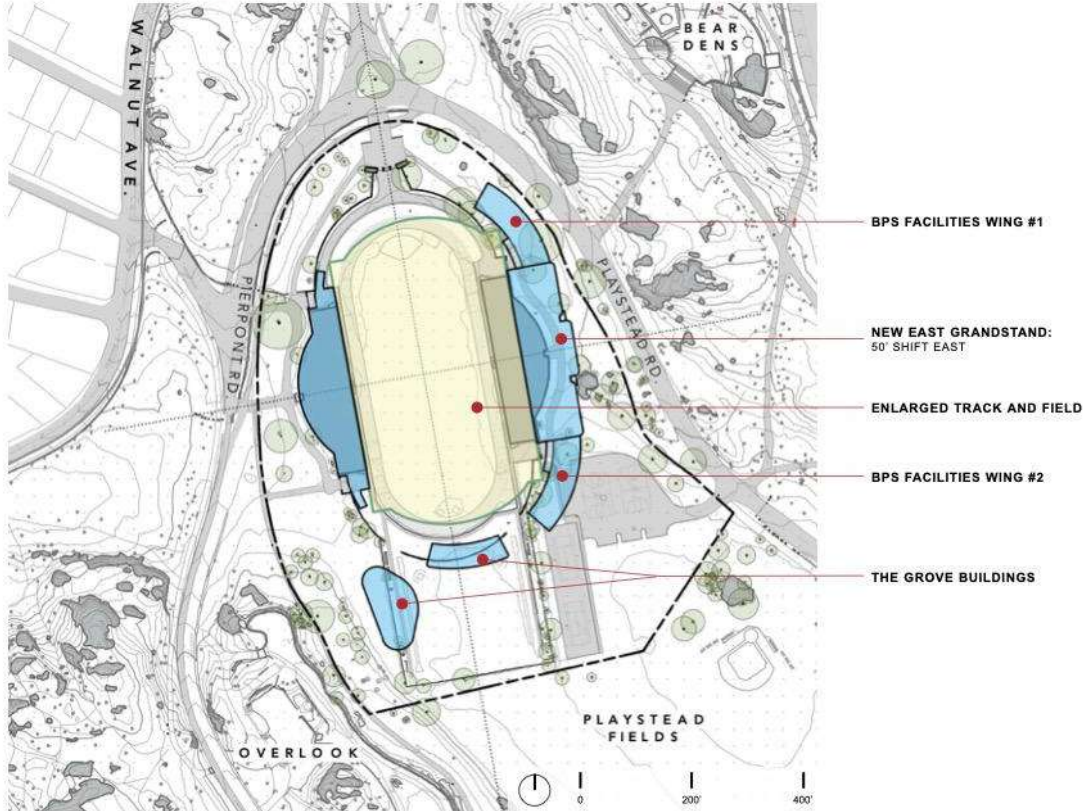
*These drawings are conceptual and do not include all elements of the final site (throwing sports, scoreboard, etc.)

Project Boundaries

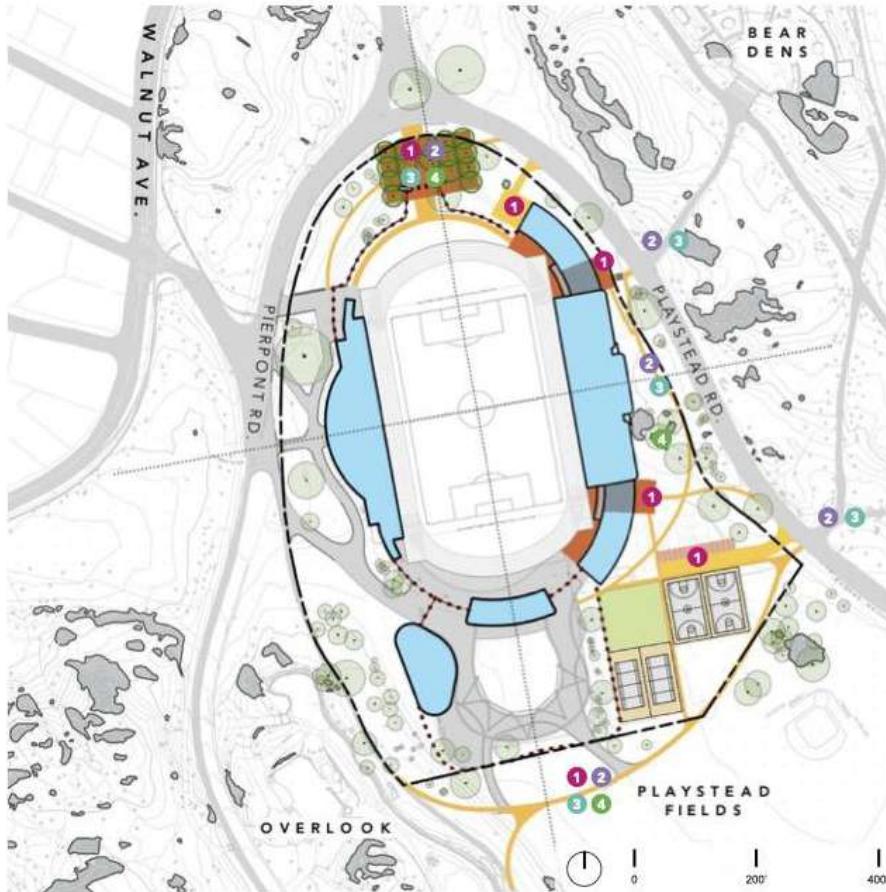


GEORGE ROBERT WHITE
FUND PROPERTY

A Renovated White Stadium



Franklin Park Action Plan Goals



1 MAKE CONNECTIONS AND ACTIVATE EDGES

- Remove vehicles from Playstead Road with dedicated areas for service and parking.
- Allow for multiple entries into White Stadium.
- Improve visual connections into and around White Stadium.

2 CLARIFY MOVEMENT

- Playstead and Pierpont Roads to be primarily for pedestrian circulation.
- New pedestrian paths to allow for greater connections to adjacent park paths and spaces.
- Celebrate and improve north entry as primary pedestrian, public entrance.

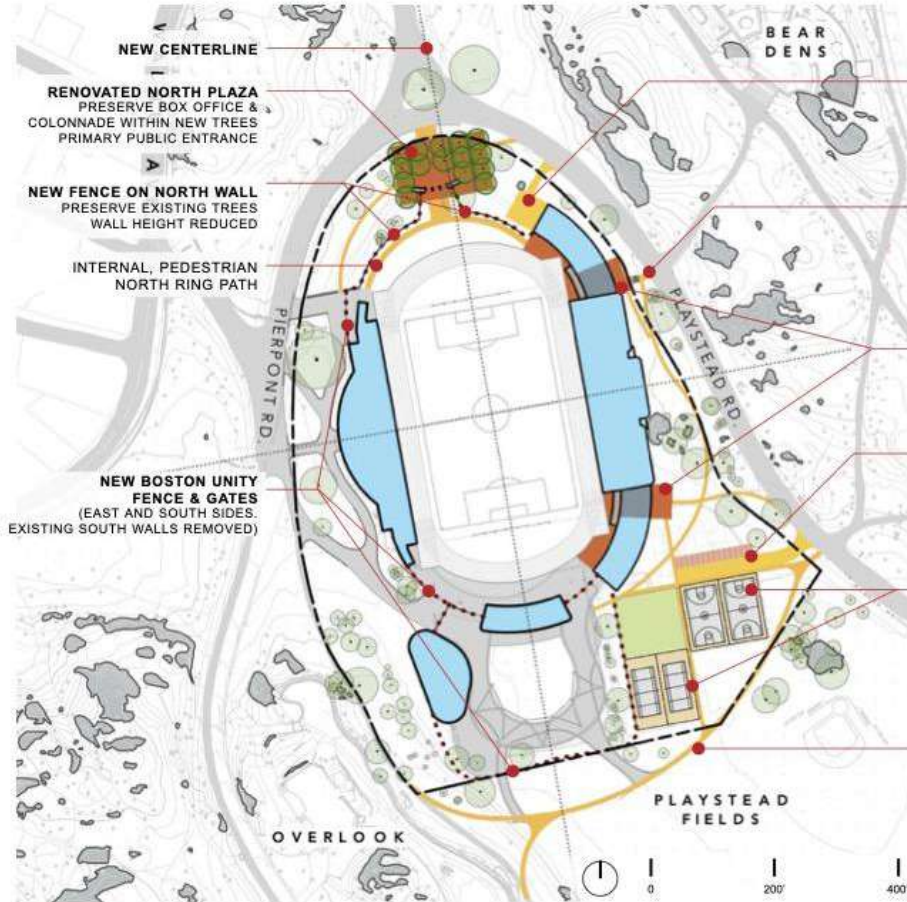
3 AMPLIFY MAGNET DESTINATIONS

- New pedestrian paths to allow for greater connections to adjacent park paths and spaces.

4 UNIFY THE PARK

- Remove visual barriers into and around White Stadium.
- Improve and increase tree canopy for comfort and shade.
- New North Plaza for gatherings and occupation on non-game days.

Site Plan



SERVICE YARD / LOADING DOCK
FOR SMALL SERVICE VEHICLES
AND DELIVERIES

STEPS AND ADA ACCESSIBLE CONNECTIONS
TO EAST ENTRY
TERRACE AND NEW PARK PATHS

SEPARATE EAST ENTRY TERRACES
NON-CENTRAL ENTRANCE
PARK CHARACTER IN-BETWEEN

ENTRY DRIVEWAY AND PARKING
SINGLE IN-OUT DRIVEWAY
(12) HEAD-IN PARKING SPOTS SHOWN

RE-LOCATED PLAYCOURTS AND INFORMAL LAWN
MAINTAIN SAME QUANTITIES AND
USE FOR THE PUBLIC

NEW PARK PATH AND CONNECTIONS
TO BOSTON
UNITY GROVE AND PARK SPACES



NORTH PLAZA CHARACTER



NEW NORTH FENCE CHARACTER



STEPS AND ACCESSIBLE PATH TO EAST ENTRY EXAMPLE



What We've Heard

- Transportation Details

Where we are: Transportation Planning



There's a history of large gatherings in Franklin Park that share transportation challenges: **BAA Half Marathon, BAMSfest, BPS graduations, other large events.**

These events have never had transportation plans.

Professional soccer games will be a unique challenge. The City and Boston Unity Soccer will implement a comprehensive and thoughtful plan.

We've shared broad plans for transportation, understood that the time has come to dig further into the details.

- Boston Unity Soccer is in the process of sharing proposals with the City for game days
- The City is developing transportation plans for BPS Athletics uses and other large events

In January, we announced **BTD's** **commitment to abutting neighborhoods:**



- Event-day parking and traffic restrictions
- A preliminary Traffic Management Plan (TMP), a parking study that provides an analysis of the abutting neighborhoods and traffic recommendations for the area using community feedback
- A public review process of Residential Parking Programs in Jamaica Plain, Roxbury, & Dorchester

Next steps for transportation planning



- Boston Unity Soccer is developing a detailed traffic management and control plan for game days to address concerns of neighbors as well as other Park Stakeholders such as the Franklin Park Zoo
- The City and Boston Unity Soccer will host workshops in early April in each affected neighborhood to review the proposed traffic management and control plan for Game Days and gather feedback.
- Community feedback will be used to refine the plan
- The final plan will be codified in the Transportation Access Plan Agreement (TAPA) between the Boston Unity Soccer & BTD, refined with neighborhood feedback.

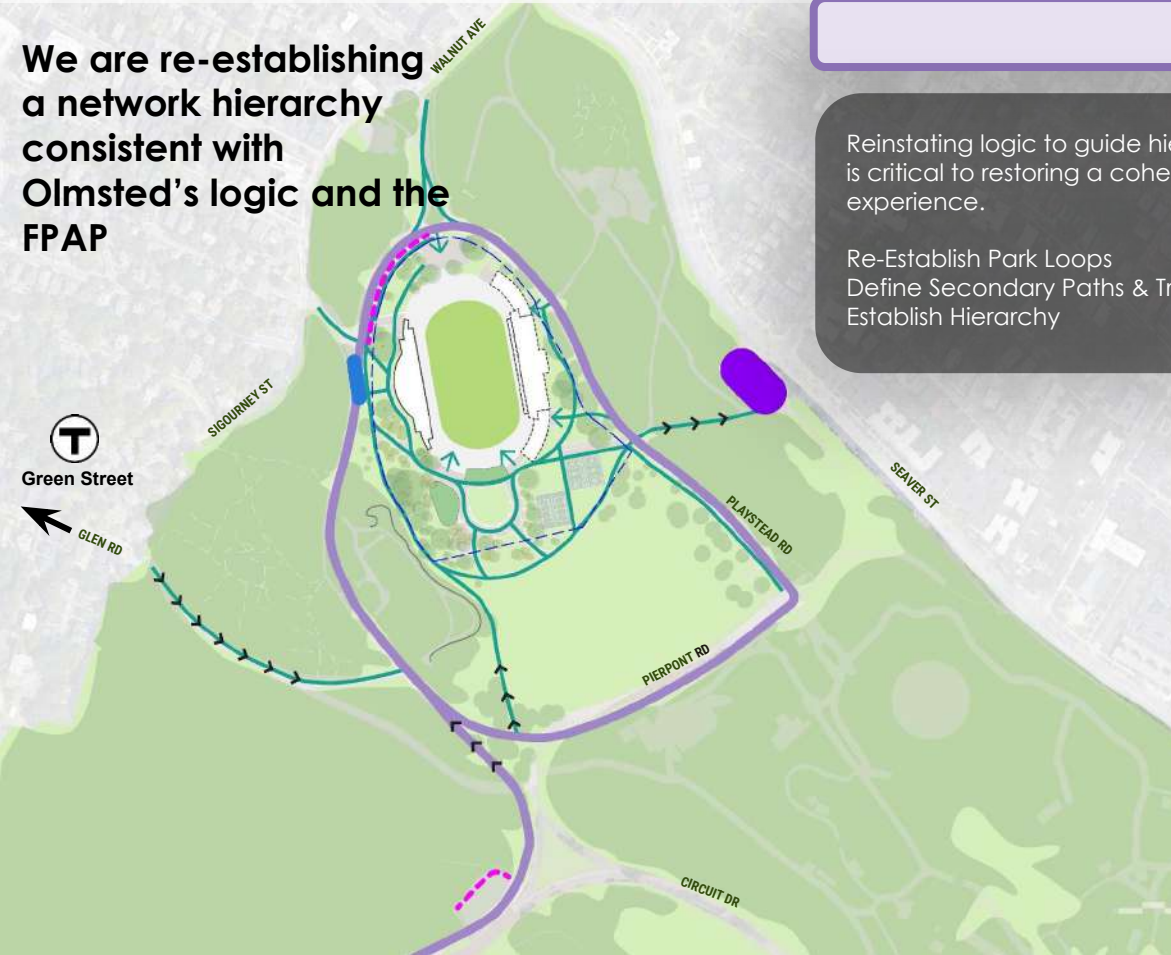
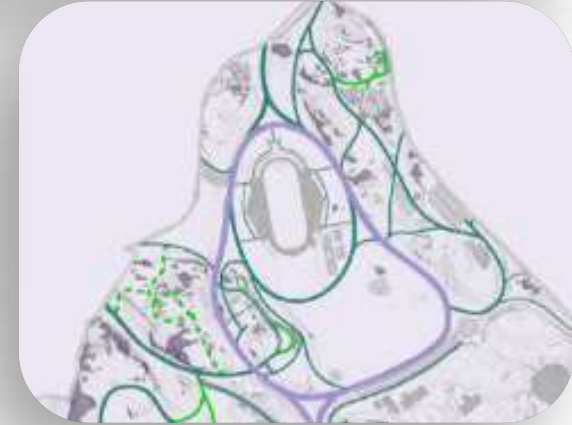
Game Day Bike & Pedestrian Circulation

We are re-establishing a network hierarchy consistent with Olmsted's logic and the FPAP

CLARIFY MOVEMENT

Reinstating logic to guide hierarchy is critical to restoring a cohesive park experience.

Re-Establish Park Loops
Define Secondary Paths & Trails to Establish Hierarchy



- Shuttle Drop off
- TNC Drop off
- Bike Valet
- Secondary Ped. Path
- Primary Loop – Multi-Modal
- >>>> Slopes over 5% (pointing uphill)



What We've Heard

- Public Access

The redevelopment of White Stadium is an investment in a public amenity with a private partner.

A few themes we've heard and values we share:

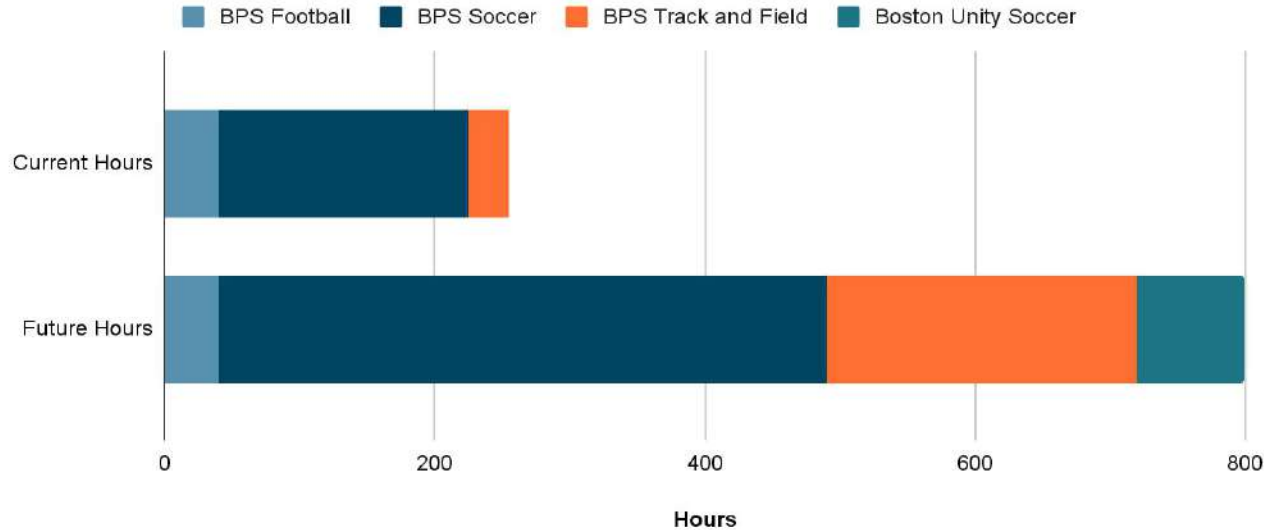
- Prioritizing BPS and community use of the Stadium, the Grove, and the playstead areas for practices, games, other recreational usage, and community events.
- Expanded public access to the stadium, including the track, running stairs, and public bathrooms
- Improving the quality of facilities
- Ensuring the events that call White Stadium and Playstead home can remain
- Establishing the Grove as a public gathering space

Expanding amenities

	Current White Stadium	Renovated White Stadium
Accessibility	<ul style="list-style-type: none"> ● Open 7am-4pm on weekdays, closed on weekends ● 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 ● Increased field use: ~750-900 hours per year
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 	<ul style="list-style-type: none"> ● State of the art indoor and outdoor facilities, ADA compliant ● New dedicated public bathrooms and water fountains to serve the Playstead
Programming Space	<ul style="list-style-type: none"> ● 6-lane track (not MIAA standard), can't host meets ● Indoor facilities don't serve students' needs: cramped offices, poor ventilation, locker rooms in poor condition 	<ul style="list-style-type: none"> ● 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!

Expanding BPS Programming

White Stadium Programmable Hours: Current and Future



The renovated stadium will increase yearly programming hours **250 → 800 hours**

White Stadium will be able to host more BPS sports and teams!

BPS is confirming temporary and permanent locations for BLS and BLA football.

Sample future BPS schedule (Mar-Nov)



White Stadium will continue to host BPS athletics and community events like BPRD Summer Camp, Special Olympics, BAMSfest, Kiddies Carnival, Puerto Rican Festival, & Graduation ceremonies.

- Boston Public Schools
- Parks & Rec Summer Camp
- Community Events
- BPS Graduation
- Boston Unity Soccer



Sample future BPS Schedule: August

Sample White Stadium Calendar

Aug 2026 (Eastern Time - New York)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26 Puerto Rican Festival	27 BPRD Summer Camp Summer Conditioning Track & Field	28 BPRD Summer Camp Summer Conditioning Track & Field	29 BPRD Summer Camp Summer Conditioning Track & Field	30 BPRD Summer Camp Summer Conditioning Track & Field	31 BPRD Summer Camp Boston Unity Practice Summer Conditioning	1 Boston Unity Game
2	3 BPRD Summer Camp Summer Conditioning Track & Field	4 BPRD Summer Camp Summer Conditioning Track & Field	5 BPRD Summer Camp Summer Conditioning Track & Field	6 BPRD Summer Camp Summer Conditioning Track & Field	7 BPRD Summer Camp Summer Conditioning	8
9	10 BPRD Summer Camp Summer Conditioning Track & Field	11 BPRD Summer Camp Summer Conditioning Track & Field	12 BPRD Summer Camp Summer Conditioning Track & Field	13 BPRD Summer Camp Summer Conditioning Track & Field	14 BPRD Summer Camp Boston Unity Practice Summer Conditioning	15 Boston Unity Game
16	17 BPRD Summer Camp Summer Conditioning Track & Field	18 BPRD Summer Camp Summer Conditioning Track & Field	19 BPRD Summer Camp Summer Conditioning Track & Field	20 BPRD Summer Camp Summer Conditioning Track & Field	21 BPRD Summer Camp Summer Conditioning	22
23 Caribbean Riddle	24 Cheerleading Practice Cross Country Practice Soccer Game	25 Cheerleading Practice Cross Country Practice Soccer Practice	26 Cheerleading Practice Cross Country Practice Soccer Game	27 Cheerleading Practice Cross Country Practice Soccer Practice	28 Boston Unity Practice Cross Country Practice Soccer Practice	29 Boston Unity Game
30	31 Cheerleading Practice Cross Country Practice Soccer Game	1 Cheerleading Practice Cross Country Practice Soccer Practice	2 Cheerleading Practice Cross Country Practice Soccer Game	3 Cheerleading Practice Cross Country Practice Soccer Practice	4 Boston Unity Practice Cross Country Practice Soccer Practice	5 Boston Unity Game Special Olympics

White Stadium will continue to host BPS athletics and community events like BPRD Summer Camp, Special Olympics, BAMSfest, Kiddies Carnival, Puerto Rican Festival, & Graduation ceremonies.

-  Boston Public Schools
-  Parks and Rec Summer Camp
-  Community Events
-  Boston Unity Soccer



Sample future BPS Schedule: November

Sample White Stadium Calendar Nov 2026 (Eastern Time - New York)

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 Cheerleading Practice Cross Country Practice Soccer Game	3 Cheerleading Practice Cross Country Practice Soccer Practice	4 Cheerleading Practice Cross Country Practice Soccer Game	5 Cheerleading Practice Cross Country Practice Soccer Practice	6 Boston Unity Practice Cross Country Practice Soccer Practice	7 Boston Unity Game
8	9 Cheerleading Practice Cross Country Practice Soccer Game	10 Cheerleading Practice Cross Country Practice Soccer Practice	11 Cheerleading Practice Cross Country Practice Soccer Game	12 Cheerleading Practice Cross Country Practice Soccer Practice	13 Cross Country Practice Football Games Soccer Practice	14 Football Games
15 BAA Half Marathon	16 Cheerleading Practice Cross Country Practice Soccer Game	17 Cheerleading Practice Cross Country Practice Soccer Practice	18 Cheerleading Practice Cross Country Practice Soccer Game	19 Cheerleading Practice Cross Country Practice Soccer Practice	20 Cross Country Practice Football Games Soccer Practice	21 Football Games
22	23 Cheerleading Practice Cross Country Practice Soccer Game	24 Cheerleading Practice Cross Country Practice Soccer Practice	25 Cheerleading Practice Cross Country Practice Soccer Game	26 Soccer Practice Thanksgiving Football	27	28
29	30	1	2	3	4	5

White Stadium will continue to host BPS athletics and community events like BPRD Summer Camp, Special Olympics, BAMSfest, Kiddies Carnival, Puerto Rican Festival, & Graduation ceremonies.

- Boston Public Schools
- Parks and Rec Summer Camp
- Community Events
- Boston Unity Soccer

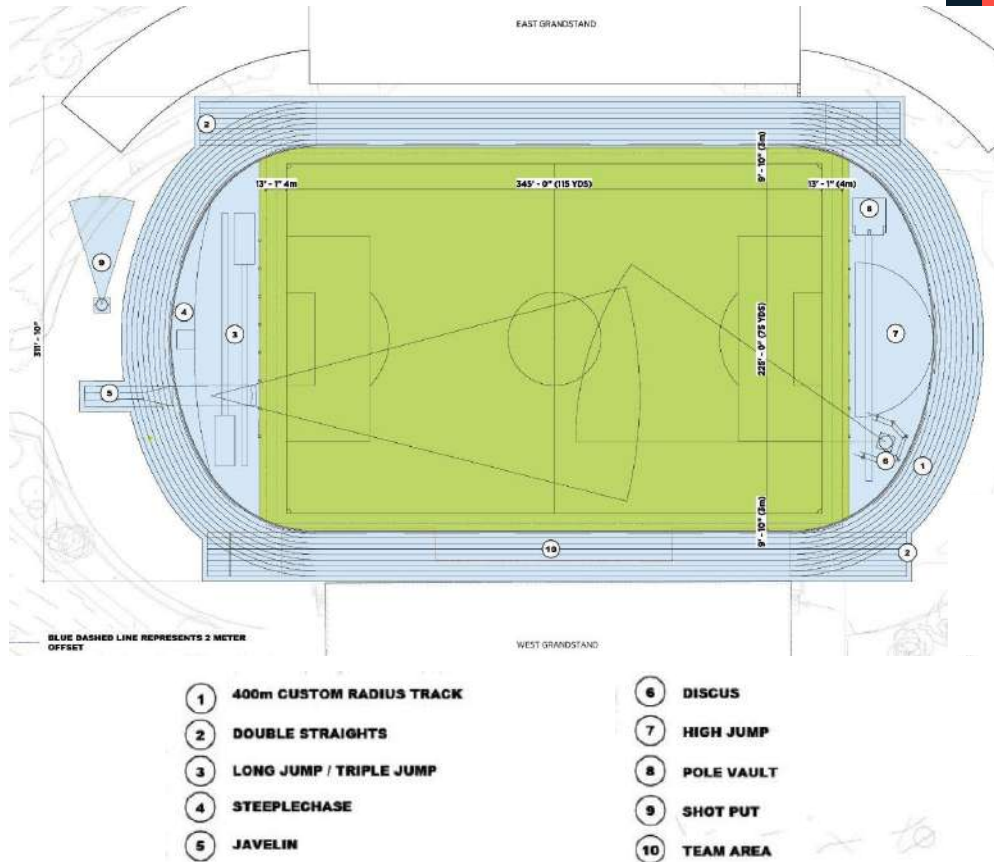
Codifying scheduling priorities

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.

Track and Field

- The 8-lane 400 meter track will serve students and community members.
- All field sports will have dedicated spaces. Details are in development.
- The track will be covered during soccer games. Support structures and coverings to protect the track are in development.



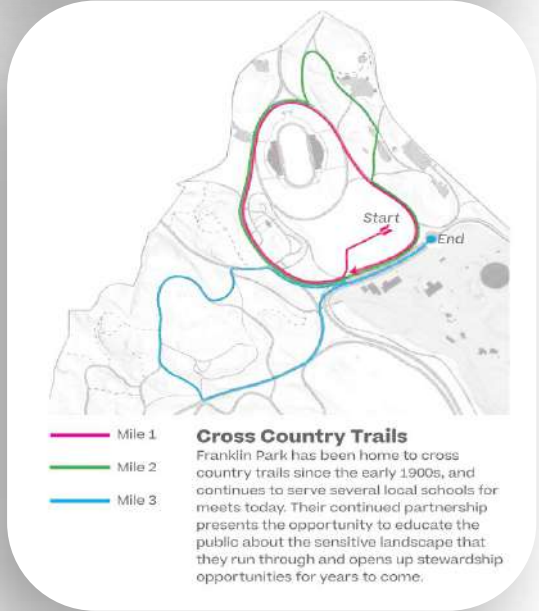
Cross Country Program

The historic Franklin Park cross country course will be preserved.

Schedules will be carefully coordinated to avoid conflicts with meets.



AMPLIFY MAGNET DESTINATIONS



THE GROVE IS A FLEXIBLE COMMUNITY GATHERING SPACE

- The community will have the opportunity to program this space for various activities.
- Programming and use will be determined in partnership with the community.

AMPLIFY MAGNET DESTINATIONS

Special Events
"Provide electric and water infrastructure as need to continue to host and better support the park's large events and festivals."



Drum circles



Kids tumbling



Yoga



Corn hole



Relaxing

Running club

Storytelling

Pilates

Landscape painting

Music

Mini golf

Tai Chi

Dance

Grove Access

The Grove will be an accessible space that adds public amenities to Franklin Park, and can be an additional venue for large events taking place on the Playstead.

Typical Days

- Publicly accessible 7am – 10pm (aligned with new Stadium hours)
- Gates open to the public
- Covered video board, except for reserved/ticketed events

Game Days

- Approximately 20 games per year
- The Grove will be open to ticketed patrons 2 hours before and 1 hour after the game, but no later than 11 pm

Sample July Grove Program

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
28	29	30	1	2	3	4
			Public Access 7am - 10pm	Public Access 7am - 10pm	Public Access 7am - 10pm Movie Night 7:30 pm	BAMSFEST (projected) 12pm - 7pm
5	6	7	8	9	10	11
BAMSFEST (projected) 12pm - 7pm	CLOSED	Public Access 7am - 10pm	Public Access 7am - 10pm	Public Access 7am - 10pm	Public Access 7am - 10pm Jazz Quartet Live 7pm - 9pm	Public Access 7am - 4pm Farmers Market 9am - 2pm NWSL match BOSTON v. NYC 5pm - 11pm
12	13	14	15	16	17	18
Public Access 7am - 10pm Begin Rollerskating week Fundraiser Boston Scores 3pm - 7pm	Public Access 7am - 10pm Rollerskating week	Public Access 7am - 10pm Rollerskating week	Public Access 7am - 10pm Rollerskating week	Public Access 7am - 10pm Rollerskating week	Public Access 7am - 10pm Rollerskating week	Public Access 7am - 10pm Farmers Market 9am - 2pm Rollerskating week
19	20	21	22	23	24	25
Public Access 7am - 10pm Rollerskating Week	CLOSED	Public Access 7am - 10pm Boston Unity Soccer Project Fundraiser	Public Access 7am - 10pm Girl Scout New Scout Social 6pm - 8pm	Public Access 7am - 4pm Private Event - MacArthur 40 th Anniversary 6pm - 10pm	Public Access 7am - 10pm Reggae Night 7pm - 9pm	Public Access 7am - 4pm Farmers Market 9am - 2pm NWSL match BOSTON v. WCD 5pm - 11pm
26	27	28	29	30	31	1
Public Access 7am - 10pm	Public Access 7am - 10pm	Public Access 7am - 10pm	Public Access 7am - 10pm	Public Access 7am - 10pm	Public Access 7am - 10pm Jazz Quartet Live 7pm - 9pm	
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY

-  Community Events + public access
-  Community Programming
-  Boston Unity Soccer
-  Reserved / Ticketed events

Sample December Grove Program

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
29	30	1	2	3	4	5
		Public Access 7am - 10pm	Public Access 7am - 10pm	Public Access 7am - 10pm	Public Access 7am - 10pm	Public Access 7am - 10pm
					Jazz Quartet (inside) 7pm - 9pm	Ice Skating & Winter Holiday Market
6	7	8	9	10	11	12
Public Access 7am - 10pm	Public Access 7am - 10pm	Public Access 7am - 10pm	Public Access 7am - 10pm	Public Access 7am - 10pm	Public Access 7am - 10pm	Public Access 7am - 10pm
Ice Skating & Winter Holiday Market	Ice Skating 9am - 10pm	Ice Skating 9am - 10pm	Ice Skating 9am - 10pm	Ice Skating 9am - 10pm	Ice Skating 9am - 10pm	Ice Skating & Winter Holiday Market
					Blues Night (inside) 7pm - 9pm	
13	14	15	16	17	18	19
Public Access 7am - 10pm	Public Access 7am - 10pm	Public Access 7am - 10pm	Public Access 7am - 10pm	Public Access 7am - 10pm	Public Access 7am - 10pm	Public Access 7am - 10pm
Ice Skating & Winter Holiday Market	Ice Skating 9am - 10pm	Ice Skating 9am - 10pm	Ice Skating 9am - 10pm	Ice Skating 9am - 10pm	Ice Skating 9am - 10pm	Ice Skating & Winter Holiday Market
Boys & Girls Club Holiday Fundraiser 4pm - 7pm			Community Food Drive Annual Fundraiser		Jazz (inside) 7pm - 9pm	
20	21	22	23	24	25	26
Public Access 7am - 10pm	Public Access 7am - 10pm	Public Access 7am - 10pm	Public Access 7am - 10pm	Public Access 7am - 10pm	Public Access 7am - 10pm	Public Access 7am - 10pm
Ice Skating & Winter Holiday Market	Ice Skating 9am - 10pm	Ice Skating 9am - 10pm	Ice Skating 9am - 10pm	Ice Skating 9am - 10pm	Ice Skating 9am - 10pm	Ice Skating & Winter Holiday Market
					Blues Night (inside) 7pm - 9pm	
27	28	29	30	31	1	2
CLOSED	CLOSED	Public Access 7am - 10pm	Public Access 7am - 10pm	Public Access 7am - 10pm	Public Access 7am - 10pm	CLOSED
		Ice Skating 9am - 10pm	Ice Skating 9am - 10pm	Ice Skating 9am - 10pm	Ice Skating 9am - 10pm	
					Jazz (inside) 7pm - 9pm	
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY

-  Community Events + public access
-  Community Programming
-  Reserved / Ticketed events



What We've Heard

- The Grove Design

The Grove's Design



Feedback we've heard:

- Private use of the grove in a public park
- The grove's relationship to the Overlook and Elma Lewis Playhouse
- Placement and operation of scoreboard near the grove
- How the playstead interacts with the stadium design

The Playstead has always combined passive and active uses

The General Plan of Franklin Park divided the space into two parts – The **Country Park** & The **Ante Park**

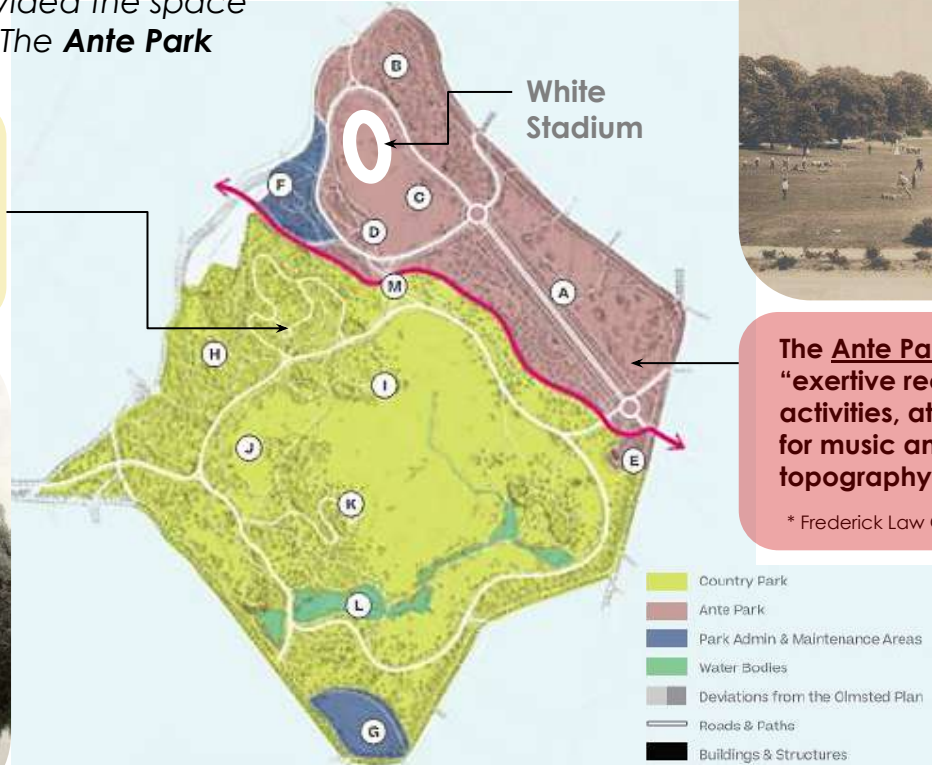
The main park, or **Country Park**, emphasized “receptive” recreation — the enjoyment of scenery — by providing visitors with a serene and expansive experience.*

* Frederick Law Olmsted, Notes on Franklin Park



The **Ante Park** carefully tucked “exertive recreation”, including group activities, athletic grounds, and venues for music and entertainment into the topography.*

* Frederick Law Olmsted, Notes on Franklin Park



The existing Grove area is in poor condition and not accessible to the public

Unusable after rain events

Closed to Playstead



The existing Grove area is in poor condition and not accessible to the public

Visually impermeable from Playstead

Inaccessible from Playstead

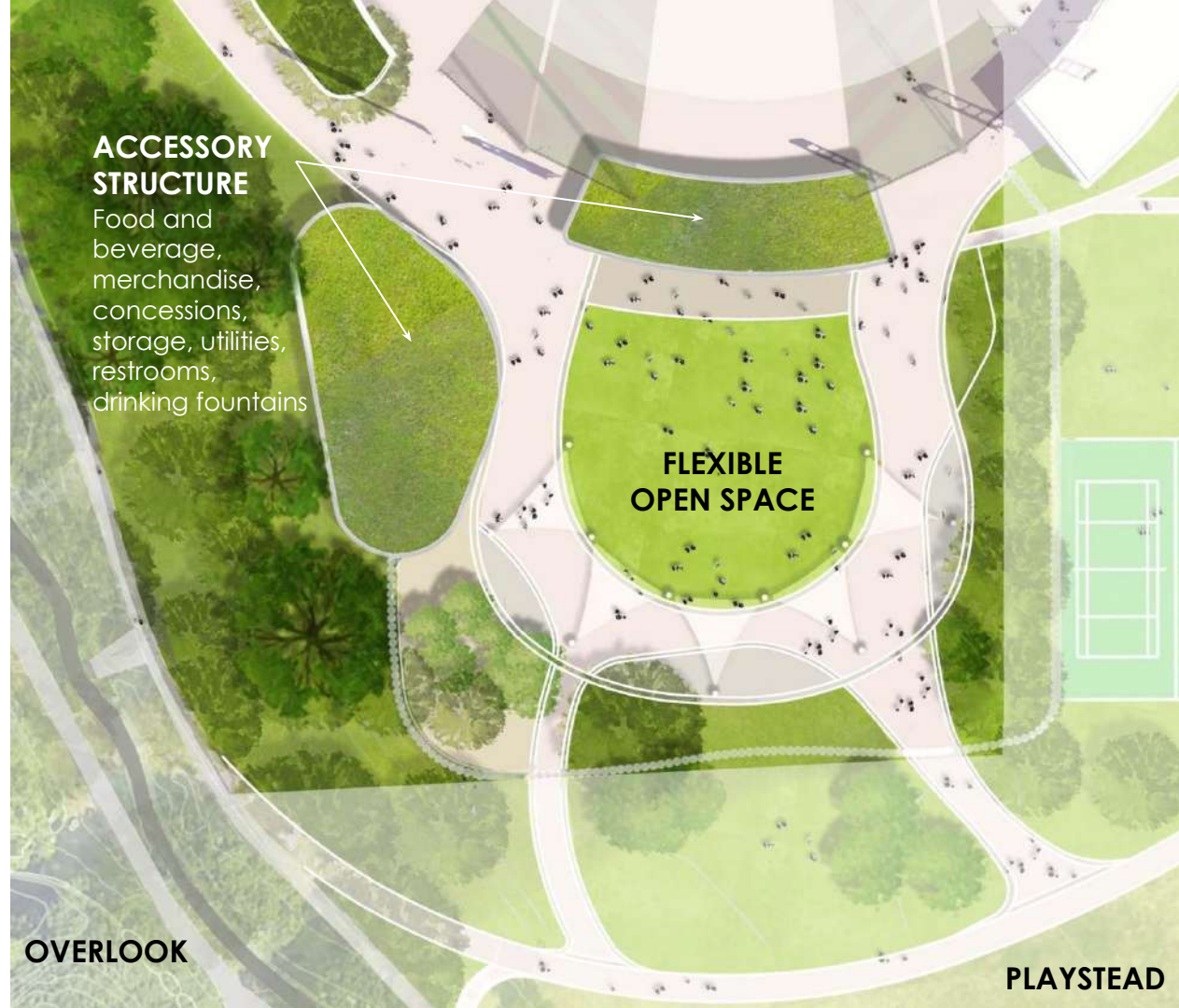
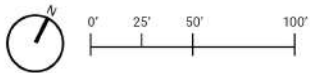


Visually impermeable perimeter due to the spread of invasive species

The Grove

The Grove is designed to enhance the Playstead by:

1. Providing a social gathering space that will be a magnet within the park
2. Supporting existing and providing new park programming
3. Blending into the park visual language and ecology
4. Improving standard of care
5. Continuing to work with the city on design



ACCESSORY STRUCTURE

Food and beverage, merchandise, concessions, storage, utilities, restrooms, drinking fountains

FLEXIBLE OPEN SPACE

OVERLOOK

PLAYSTEAD

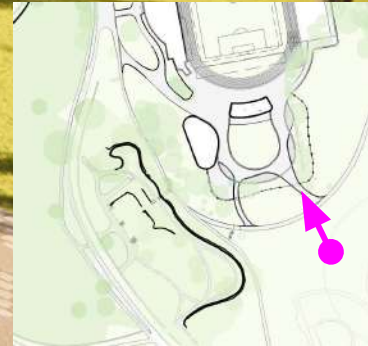
Grove Entry From The Playstead

**MAKE CONNECTIONS &
ACTIVATE THE EDGES**

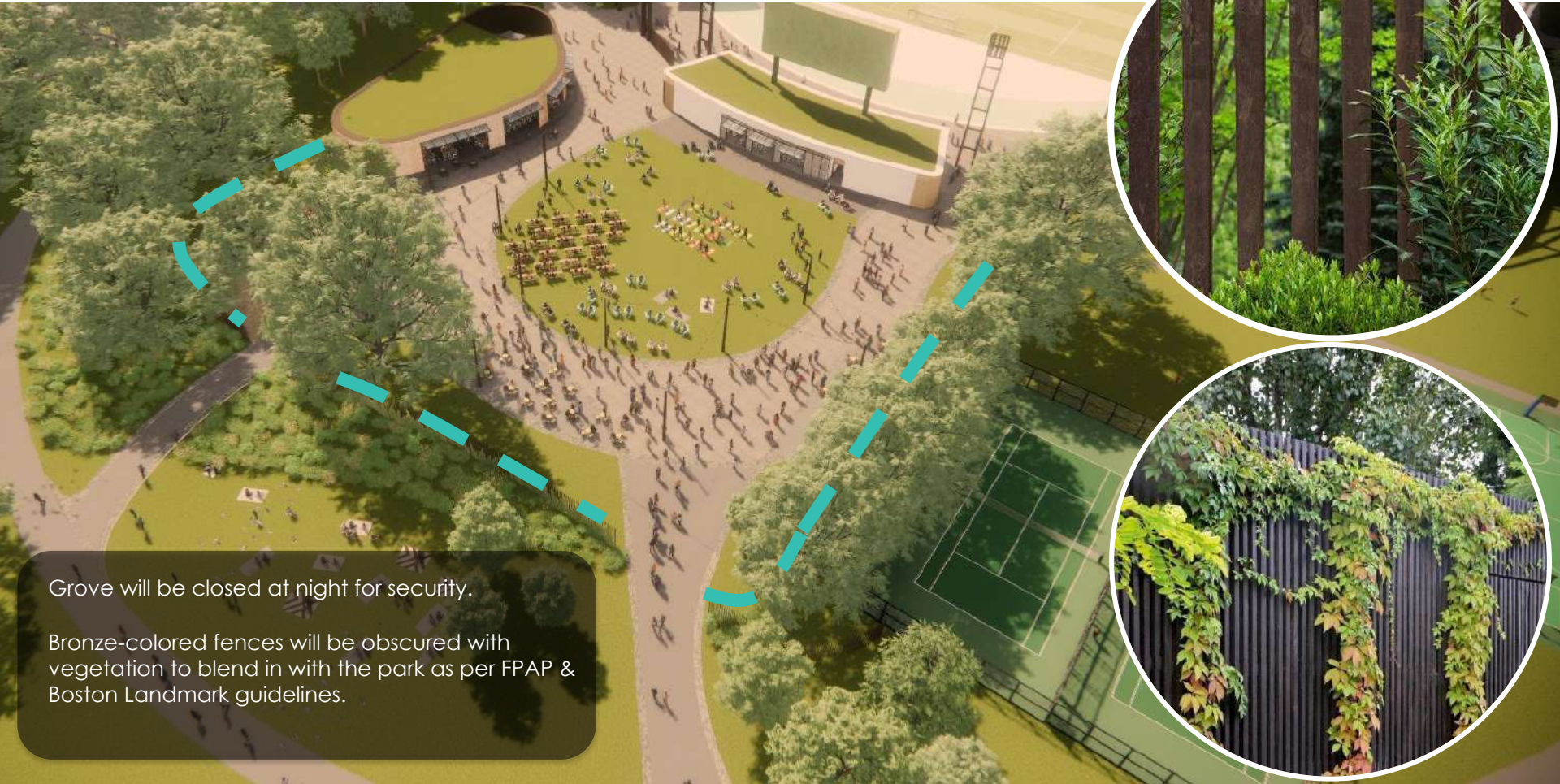
Re-Establish Visual Connections

Remove chain link fences, central end-zone wall, and overgrown vegetation south of the stadium to regain a visual connection to the fields and beyond.

New welcoming connections with The Playstead
More visually permeable
More publicly accessible & ADA accessible



Grove Design Elements

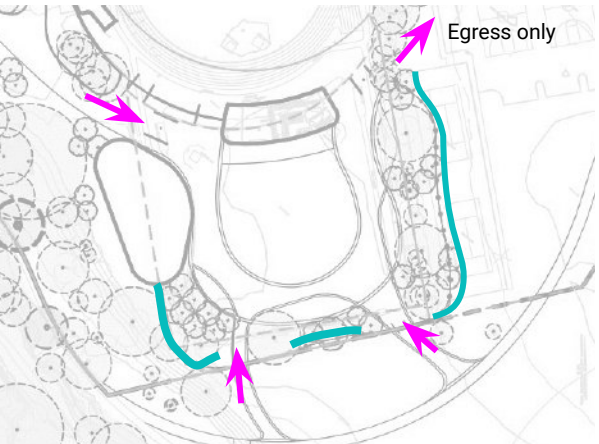


Grove will be closed at night for security.

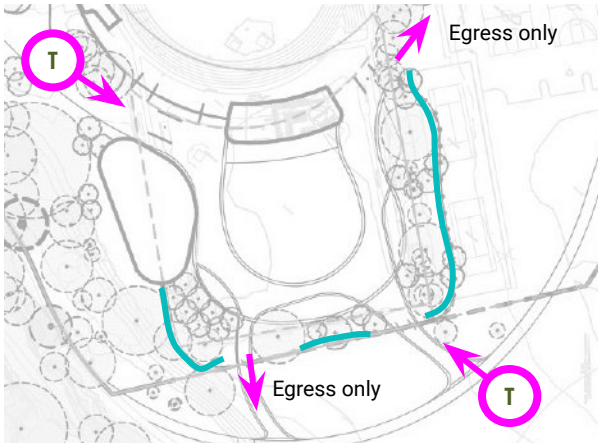
Bronze-colored fences will be obscured with vegetation to blend in with the park as per FPAP & Boston Landmark guidelines.

Grove Design Fencing

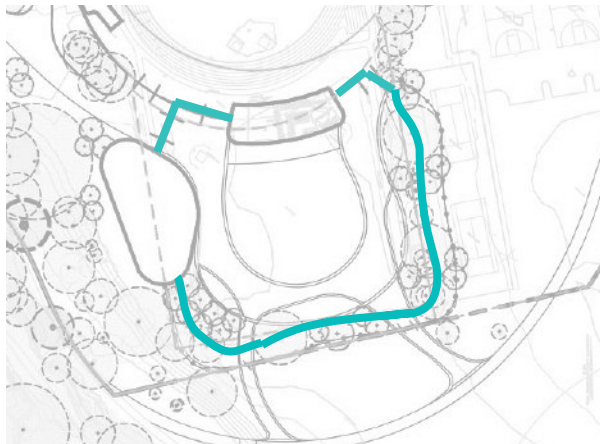
*The Grove and the Stadium will be publicly accessible during the same daily hours.



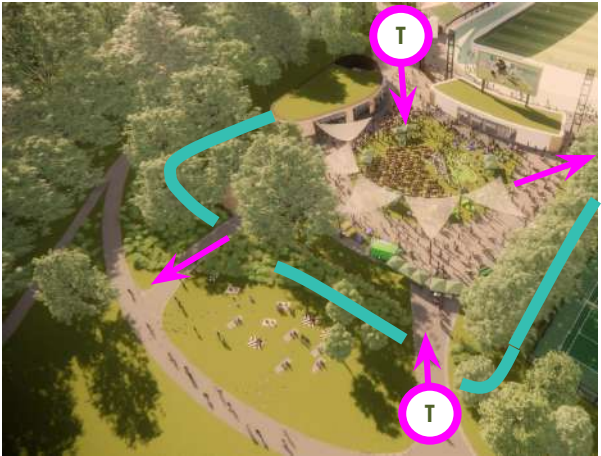
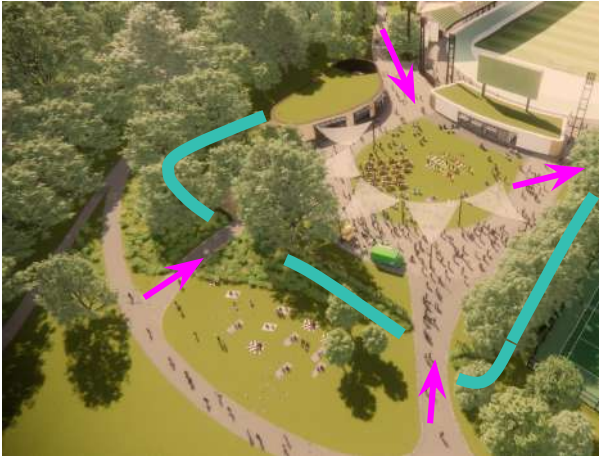
Daily



Game Day/Ticketed Events



Nighttime



Next steps on Grove Design



- In response to community feedback, the City is working with Reed Hilderbrand to:
 - Ensure the Grove and the White Stadium renovation design is aligned with the Franklin Park Action Plan.
 - Consider the value of the existing cultural assets and cultural landscape
- Boston Unity Soccer has agreed to continue refining the Grove design and digital scoreboard in response to public comments.
- We will continue to share updates!



What We've Heard

- Tree Canopy

Impact on Trees

- We are studying the impact of the proposed design on trees and exploring options to preserve as many as possible
- Public tree ordinance requires discussion at a public meeting before removal of trees
- A comprehensive approach is needed to manage the health of vegetation in Franklin Park

The park's woodlands are central to its design and experience, but their future is threatened. An unmanaged canopy and ground plane means that this single-age stand of trees does not have new saplings to take their place. Invasive species growth further stresses the forest, reducing diversity and blocking views, causing some visitors to feel unsafe.

Franklin Park Action Plan, page 162

Tree Impact - East Grandstand



OTHER LARGE TREES:
(5) 24-34" CAL. PIN OAKS
(ALONGSIDE NORTH WALL)



LARGEST TREE:
58" CAL. PIN OAK
(IN DECLINE, ROTTING TRUNK)



(33) TOTAL TREES POTENTIALLY IMPACTED

- (23) GOOD CONDITION*
- (6) FAIR CONDITION*
- (4) POOR CONDITION*




* PER ARBORIST REPORT (BARTLETT TREE EXPERTS) FROM 12/22/23.

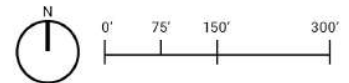
West Grandstand & Grove Tree Impact

UNIFY THE PARK

Protect Legacy and Heritage Trees

We are using a certified arborist to assess all trees within the project limits, documenting tree health, signs of pests or disease or structural instability. Our proposed work remains outside the critical root zones of all but five trees within our project limits

-  32 Existing Trees to remain
-  5 Existing Trees to be removed
-  George White Trust Property Lot Line



West Grandstand & Grove

Ecology & Tree Planting

 Existing Trees to remain

 Proposed Trees

 Lawn Area

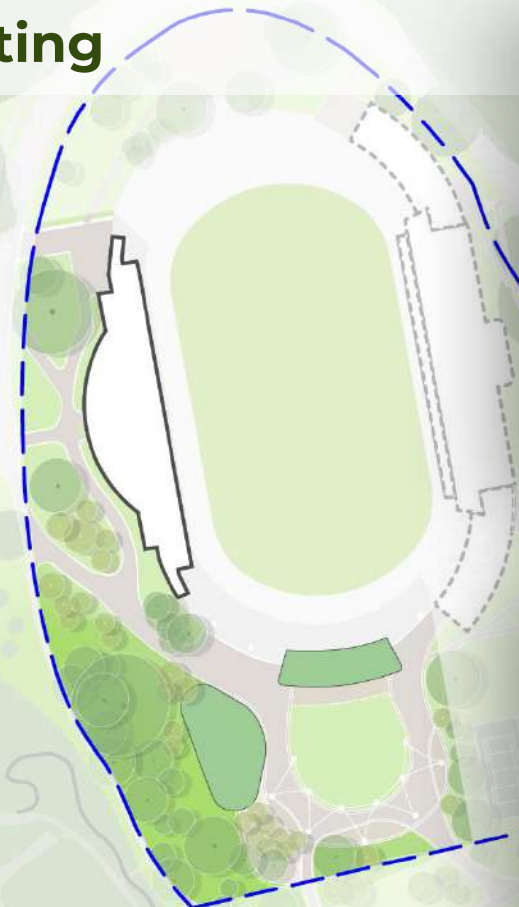
 New Native Species Understory

 Eco. Green Roof

 George White Trust Property Lot Line



0' 75' 150' 300'



UNIFY THE PARK



Specimen Tree in Open Area



Understory Trees & Shrubs



Groupings & Groves





What We've Heard

- Noise, light, maintenance, & safety

Boston Unity Soccer will make legally binding commitments regarding:

- Minimizing Noise
- Minimizing Lighting
- Full clean-up after events
- Professional security

Next Update: Specific language is being drafted and will be shared with the Impact Advisory Group for review at 2/26 meeting

Result: Memorialize legal commitments in the Cooperation Agreement with the BPDA, lease with the City, and MOU with the Parks Department

Standard of Care



SUSTAINABILITY & RESILIENCE

- **All-Electric** building systems
- **Specialized Stretch Energy Code**
- **LEED GOLD** Target for West Grandstand, East Grandstand target tbd
- **Stormwater** Retained on site through green infrastructure



MINIMIZING NOISE & LIGHT SPILLAGE

- **Minimum light levels** as required for approx. **20 games per year**
- **Dimming** will be provided to avoid over-lighting
- **Path lighting** to be coordinated with overall FPAP Master Plan approach
- **Detailed noise studies and design plans are in progress.** Commitments will be memorialized in the Cooperation Agreement and Lease.



MAINTENANCE




- **Stadium + Field maintenance** will be memorialized in the Cooperation Agreement
- **Cleaning staff/vendor** will remove trash in timely manner
- **Full security & public safety plans** for all games are in process
- **Sr. Operations Manager** will be available to community for coordination & feedback.



What We've Heard

- Clarity of Process

Regulatory Process - Boston Unity Soccer

	BPDA - Article 80 	Parks Commission 	Landmarks Commission 
Process to date	<ul style="list-style-type: none"> • 12/18 Project Notification Form submission • Internal review by BPDA staff • 1/11 Public meeting • 1/17 IAG meeting • 1/31 public comment period closed 	<ul style="list-style-type: none"> • 1/29 Project presentation • Public comment received • Formal comments from Parks Commission 	<ul style="list-style-type: none"> • 1/9 Project presentation • 1/23 Project presentation • Public comment received • Referred to subcommittee for further review
Process to come	<ul style="list-style-type: none"> • 2/26 Next IAG meeting • Boston Unity Soccer responds to BPDA comments • Additional meetings as needed 	<ul style="list-style-type: none"> • Boston Unity Soccer incorporates Parks Commission comments • Present again as needed 	<ul style="list-style-type: none"> • Subcommittee meetings starting in March
End result	<ul style="list-style-type: none"> • BPDA Board Vote • Cooperation Agreement 	<ul style="list-style-type: none"> • Parks Commission vote • MOU with the Parks Department 	<ul style="list-style-type: none"> • Landmarks Commission approval

City Processes

	Lease Negotiations	City Design and Construction
Process to date	<ul style="list-style-type: none"> • RFP issued April 2023 • Response received June 2023 • Designation July 2023, contingent on approved design and necessary permits • City of Boston and Boston Unity Soccer enter into lease negotiations 	<ul style="list-style-type: none"> • Feasibility study including engagement with BPS students and coaches • Designer procurement • Approvals for Ch 149A Construction Manager at Risk procurement • Release advertisement for Construction Manager
Process to come	<ul style="list-style-type: none"> • Continued lease negotiation as public process continues 	<ul style="list-style-type: none"> • Additional engagement with BPS students and coaches • Public presentations of design • Select Construction Manager • East Grandstand Demolition and Site Enabling • Early Foundation & Structural packages • Construction bid documents for trades
End result	<ul style="list-style-type: none"> • Final lease agreement and Shared Facilities Agreement • Approval by the School Committee and Superintendent 	<ul style="list-style-type: none"> • Substantial completion and final completion



3. Next Steps and Discussion

Next Steps

Next public meetings:

- **February 26** - IAG meeting (Impact Advisory Group, part of Article 80 large project review process), open to the public
- **March** - Landmarks Commission subcommittee meeting, to be scheduled, open to the public
- **Early April** - Neighborhood Transportation Workshops, to be scheduled, intended for neighborhood residents

Other updates to come:

- Reed Hilderbrand input on alignment with Franklin Park Action Plan
- OS-S Zoning **removed from 2/14 Zoning Commission agenda for more consideration**
- The City will not begin demolition until we have a comprehensive plan for the stadium confidently meets BPS's needs and addresses stakeholder concerns.

Community Q/A

- Chat is open!
- In order to get to as many people as possible please keep questions/comments to 2 minutes each

Please keep in mind:

- This will not be the last time to engage with our team
- You can always reach us at whitestadium@boston.gov
- Find out more at boston.gov/white-stadium