

White Stadium

PARKS COMMISSION MEETING

January 29, 2024





NWSL
BOSTON

Able
company

Stantec

MOODY•NOLAN

vhb

HOWARD STEIN HUDSON

HLB

PROJECT NARRATIVE

In April of 2023, the City of Boston released a request for proposals (RFP) to lease a portion of White Stadium in a public-private partnership, which the Proponent was awarded, to help renovate, rebuild, and reimagine White Stadium in Franklin Park. The City of Boston and Proponent seek to bring new resources to White Stadium that will realize its full potential as a hub for the Boston Public Schools (BPS) athletics program, enhance athletic offerings to BPS students, and bring benefits to Franklin Park and the surrounding communities. This includes revitalization of the West Grandstand and The Grove, which this Project will accomplish, combined with the revitalization of the East Grandstand and the track and field by the City.

The City, BPS, and the Proponent envision the White Stadium Master Plan as a centerpiece of BPS athletics benefitting Boston’s students. The stadium has served as a home field for many Boston athletes and community members since it was constructed in 1949. However, White Stadium is currently in disrepair and in need of revitalization. A fire destroyed the interior of the East Grandstand, which is not usable. The West Grandstand does not meet modern accessibility and building code requirements to serve all Boston students and communities and lacks the spaces and amenities needed to be a Citywide resource for BPS athletics.

White Stadium is truly a unique and precious part of Olmsted’s Franklin Park architectural legacy. It holds many memories for park goers since the 1950’s, and with the City and the Proponents investments, will surely continue to affect and improve the lives of Boston’s children, families, and sports fans well into the future.

The Proponent is excited to commit to the City’s vision of restoring White Stadium as a central hub for BPS athletics, and enhancing and complementing the City’s athletic offerings with new resources that will create a world class facility for Boston’s new National Women’s Soccer League team. These resources will improve BPS’ ability to use the stadium for sports across the spring, summer, and fall seasons, school day games, and graduation ceremonies.

The project consists of several components:

- The West Grandstand renovation & additions - The West Grandstand component includes retaining the curving concrete wall (the ‘clamshell’ wall) while demolishing the existing bleacher seats and stadium foundation, as well as the existing floors and columns. The Project will replace the current 5,000 bleacher seats with approximately 5,000 bucket seats within the West Grandstand, with additional team and fan programs. A roof canopy will provide weather protection to the West Grandstand seating.
- The Grove – Intended buildings in The Grove include food and beverage stations, as well as restrooms, water fountains, and storage for outdoor furniture, tents, operational items for Proponent’s game day events, and other miscellaneous items. Site work within The Grove includes a multi-purpose green space and paving to accommodate food & beverage trucks and temporary tents for security, merchandising, and other game-day activities.
- Site improvements – Landscape areas, vehicular drives, and pedestrian pathways within the Project’s limit of work will be carefully preserved or improved in a manner that fits into the existing park settings. Furnishings, light fixtures and materials will be sensitive to Franklin Park and will be coordinated with Boston Parks and the Boston Facilities Department. The proposed site work will be coordinated with work outside of the Proponents’ limit of work lines and will facilitate the park’s overall goals for wayfinding, transportation, and mobility access.

It is understood that the City of Boston will renovate the East Grandstand, while the Proponent will contribute funds for the roof cover for the East Grandstand.

Proposed Development Program

The proposed development program is provided in Table 1 below.

Table 1 Proposed Development Program

Project Element	Approximate Dimensions
Project Site	±215,000 SF
Building Uses	Table Bullets
West Grandstand	±44,000 SF ¹
The Grove	±14,000 SF
Total	±58,000 GSF
Proposed On-Site Parking Spaces	None
Building Height	45’0”
FAR	0.27

PROJECT NARRATIVE

Landscape/Streetscape Improvement Narrative

The Project Site design intends to contribute positively to improving the existing paths and paving within the limit of work in order to create a better public experience and facilitate crowd movements to and from the West Grandstand and The Grove during Proponent’s game days. Cracked and nonexistent paths will be reconstituted and improved with better drainage, while trodden grass areas will be reseeded. Effort is currently underway to study reducing the quantity of paved areas and/or substituting more permeable surfaces where practicable.

The Proponent has studied the Franklin Park Action Plan’s listing of heritage and landmark trees, and will endeavor to protect and preserve all of those within the limit of work. In the current design, no mature oak trees will be removed or destroyed. Four small trees and one larger but invasive tree (Norway Maple) are proposed to be removed at the edge of the West Grandstand clamshell wall.

The design philosophy connects two existing design languages affecting the Project Site. The design is crafted with understanding and application of these contextual influences.

Design Languages

Olmstedian – Naturalistic / Pastoral (1890s)

The site design approach considers and is inspired by the naturalist, pastoral setting of the Olmstedian park. The geometries of the proposed path networks, open spaces, forms of site and building elements take their cues from the amorphous forms of the park. The built forms and materiality of The Grove are inspired by and sensitively incorporate the organic forms and materiality of the adjacent Wilderness and Overlook areas of the park. The Grove is enclosed by a dense existing tree canopy on the western edge, by the existing stadium to the north, and opens to the expansive Playstead to the south - to encourage the cross-pollination of functions occurring in The Grove and Playstead when possible.

Midcentury (1949 Stadium)

The midcentury style of the existing stadium architecture contrasts distinctively with the natural forms and materiality of the park. The project design team finds this juxtaposition of styles to provide a unique opportunity. To this end, the site design intends to blend site and building features into a seamless composition where the geometries of the existing park and the rounded forms and minimalist details of the midcentury architecture are combined into the design of the West Grandstand and The Grove elements. Building façades, site furnishings, fences, gates, and site materials blend these styles together into a cohesive, intentionally understated, elegant language.

Fencing

Temporary security and ticketing gates will be utilized at the West Grandstand and The Grove on the Proponent’s game days. These consist of gate scanners and digital ticketing turnstiles that are positioned under temporary tents in case of inclement weather, then stored out of sight on non-game days.

Fencing that is necessary to protect the infrastructural investments in The Grove, such as lighting, shade canopies, power & water hookups, and outdoor furniture (picnic tables, Adirondack chairs, etc.) that is too heavy to move at night, secures the perimeter of The Grove. The fence line is designed to be curvilinear in plan to blend into the stadium and Park’s organic forms, with new plantings providing partial concealment. In general, the fence gates will be opened during daylight hours to allow the public access to The Grove when ticketed events are not occurring.

Digital Scoreboard

Integral to the stadium’s operation is a state of the art electronic digital scoreboard, the structure for which will be located on the southerly side of the playing field as shown in the submitted plans. It will be designed to be functional on both sides facing the interior of the stadium itself and The Grove.

The utilization and content of the digital scoreboard will vary depending on events on the respective portions of the site. Game content, promotions, and advertising will be displayed on the Proponent’s game days. The utilization and content during BPS events will be their determination. The utilization and content during other events in The Grove will be variable, depending on the event.

Public Realm/Streetscape Improvements

Jamaica Plain, Mattapan, and Roxbury are the neighborhoods surrounding Franklin Park that have the most direct, physical relationship with the Project Site. Within the Project’s limit of work, improved access, upgrades to failing infrastructure, including stormwater utilities, paved surfaces, lighting, and signage will be made. These improvements will incorporate the approved colors, materials, fixtures, and furnishings of Franklin Park to ensure they are unified with the historic park language.

Sustainable Design

Sustainability is a key component of this Project. The Proponent believes that optimal building performance and environmental responsibility are essential attributes of a quality development. The Project’s sustainability goals seek to leverage the benefits of the Project Site while creating a facility that minimizes energy use, reduces water consumption, protects natural resources, and promotes the health and wellbeing of the Project’s users.

PROJECT NARRATIVE

Landscape/Streetscape Improvement Narrative (cont’d)

Accessibility

It is assumed that the Project will exceed 30% of the full and fair cash value of the existing stadium, requiring all building features to be brought into compliance with 521 CMR (new construction). In addition, all new work is required to be fully accessible in accordance with the new construction requirements of 521 CMR and the Americans with Disabilities Act (ADA).

The proposed plans for the West Grandstand include three (3) elevators, with 1 elevator serving all levels. The project will provide all new accessible bathrooms, drinking fountains, seating, and interior spaces. The site development will also improve accessibility throughout the Project Site.

The proponent is engaging a Universal Design consultant who will work with the design team to develop an inclusive design for the elderly, families with children, people with disabilities, and those who speak languages other than English. It is the proponents’ goal for the stadium and The Grove to be welcoming to all.

Site Access and Vehicle Circulation

In order to remove private single-use vehicles from the historic Franklin Park, there will be no private parking (ADA or otherwise) available. ADA spectators that arrive by shuttle or TNC will be provided service through Franklin Park to the stadium. Our Transportation Management Plan will encourage fans to utilize alternative modes of transportation to and from White Stadium. Vehicular traffic from spectators will be limited to shuttle buses connecting spectators with nearby transit stations and satellite parking facilities. In addition, the shuttle routes into and out of Franklin Park will be split between Walnut Avenue, Blue Hill Avenue, and the Arborway to reduce shuttle traffic on Walnut Avenue.

The specific satellite parking facilities have not been identified at this time. Catchment areas have been determined where satellite parking demand is expected. Through the advance sale of tickets and parking, The Proponent will be able to monitor parking demand and determine the parking facilities that are needed. The Proponent will explore all options for the provision of shuttles, which will be contracted through outside vendors. Although utilizing electric shuttles is an important goal that we hope to achieve, we do not yet know the extent to which shuttle availability will allow for this at the outset.

Once on site, transportation mitigation measures will be in place to prioritize the pedestrian and bicyclist experience. Adjacent to Franklin Park, Taxi/TNC pick up and drop off locations will be clearly marked. ADA spectators that arrive by shuttle or TNC will be provided service through Franklin Park to the stadium. TNC service leaving the event will be set up to utilize geofencing and the ‘First In, First Out’ (FIFO) system that removes the need for individual passengers connecting with a specific vehicle which allows for streamlined operations.

The bike parking structure will be temporary and sized to meet demand through observations and data collection as events occur. To begin, we plan to provide parking for approximately 1,000 bikes via bike valet and Bluebikes valet.

Community Benefits

Enhanced Amenities and Convening Spaces

- The Grove will create a new connection between the stadium and Franklin Park and will offer a multitude of configurations to ignite new ideas for community gathering and programming; and
- The Proponent will work with community leadership to maximize the use of the renovated West Grandstand and The Grove for community use. These spaces will be made available for select community events, cultural festivals, and private events.

Benefits for Boston Public Schools and Youth Development

- In collaboration with the City of Boston and BPS, the Project will support the development of new programming for BPS students;
- The Proponent intends to operate and maintain the stadium field on behalf of BPS, allowing BPS to redirect funds that otherwise would be dedicated to maintenance to new programming for educational purposes. The annual maintenance budget for this purpose is anticipated to be over \$400K;
- Scholarships will be offered to select BPS students addressing access to high performance club soccer for city youth;
- The existence of female professional athletes in Franklin Park and the partnerships with city youth soccer leagues will help create an equal playing field for girls in sports with increased opportunities for athletic and professional development. The Proponent intends to develop mentorship programs with BPS to provide access and support with athletes and staff;
- The Proponent is committed to coordinating new internships in sporting, sports medicine, physical therapy and sports management for Boston youth and will also encourage corporate sponsors and other partners to similarly provide internships and focus hiring efforts on the surrounding communities; and
- Through the neighborhood fan section and in collaboration with youth soccer leagues and BPS, students and youth could become a true part of the game day experience.

Community Outreach

The Proponent has met with BPDA Staff, Boston Transportation Department (BTD) Staff, Boston Landmarks Staff, Boston Parks & Recreation Staff, Public Facilities Department, BPS, elected officials, abutting owners, neighborhood groups, community leaders, business owners, area residents, and other stakeholders.

The Proponent will continue to meet with City and State agencies, including the MBTA, elected officials, the Impact Advisory Group (IAG), abutting owners, neighborhood groups, community leaders, business owners, area residents, and other stakeholders regarding the project. To date there have been over 50 such meetings (see partial list of community stakeholders listed in the following pages of this document).

PROJECT NARRATIVE

Stormwater Management

Existing Drainage Conditions

Under existing conditions, the Project Site is occupied by open landscape areas, an existing track around a grass field, grandstands on the west and east sides of the field, small plazas, and sidewalks that connect the stadium to Pier Point Road, Playstead Road, and other Franklin Park amenities to the south. The Project Site is bordered by Pier Point Road to the west and south and Playstead Road to the east. The Project Site is bordered by the intersection of North Walnut Entrance Road, Pier Point Road, and Playstead Road to the north.

Based on the existing conditions survey and available record information, there is no evidence of existing stormwater quality treatment best management practices (BMPs) or infiltration/detention on the Project Site. As identified in the Franklin Park Action Plan, it is understood that there are several areas of the adjacent Site that incur ponding in low-lying areas and pipe restrictions causing surcharging. The Project will continue to evaluate the existing drainage conditions and opportunities to improve as part of a comprehensive stormwater management plan.

The Project Site spans across two regional watersheds, the Stony Brook Watershed and the Canterbury Brook Watershed, both ultimately tributary to the Stony Brook and ultimately discharging to the Charles River. The BWSC owns and maintains drainage lines near to and within the Project Site. The existing infrastructure includes:

- An existing 8-inch drain within Sigourney Street. This drain line flows in a southerly direction and turns west at the intersection of Sigourney Street and Glen Road where it ties into an existing 18-inch drain line.
- An existing 15-inch drain within Walnut Avenue. This drain flows in a northerly direction and turns northwest at the intersection of School Street and Walnut Avenue where it becomes an 18-inch drain line.

On-site surface runoff from the Project Site sheet flows to catch basins on-site which discharge to the two existing BWSC-owned drain lines mentioned above.

Proposed Drainage Conditions

To address the City’s stormwater management requirements, Smart Utilities Policy and BWSC guidelines, the Project will comply with the 2008 MassDEP Stormwater Management Policy and Standards to the maximum extent practicable. The Project is expected to provide stormwater storage to mitigate the change in impervious cover. Existing site constraints, particularly the soil conditions, may impact the stormwater management and treatment system designs. However, the Project is expected to reduce peak runoff rates and volumes for various design storm events for the post-development condition as compared to the pre-development condition, including the 2-, 10-, and 25-year design storms. Stormwater runoff from proposed and modified impervious surface areas is expected to be treated using new infrastructure such as deep-sump, hooded catch basins, and proprietary treatment devices to reduce the Total Suspended Solids (TSS) and Total Phosphorus (TP) concentrations.

As the design progresses, a stormwater infiltration system or equivalent recharge system will be designed to

accommodate a volume of 1.25 inches of stormwater over the Project Site’s impervious area, consistent with the requirements of Section 32-6 of the Code and the standards of the Smart Utilities Policy. In accordance with the Smart Utilities Policy, the Proponent will work with BWSC to evaluate the potential for integrating green infrastructure elements with the goal of retaining a greater volume of stormwater runoff and increasing infiltration capacity for the Project.

Utilities Plan

The Project is expected to connect to existing utility systems available either on-site along Pier Point Road or in the public streets adjacent to the Project Site of Walnut Avenue/Sigourney Street for services to the West Grandstand and Grove. Domestic water, fire service, sanitary sewer and storm drainage utilities shall be coordinated with Boston Water and Sewer Commission (BWSC), and telecommunications and electric utilities shall be coordinated with private utility providers. Fire protection connections and access shall be reviewed with the Boston Fire Department . As the Project is understood to be all electric with no gas-powered emergency generators, no new gas services are anticipated.

Electric service is anticipated to be provided from the existing Eversource utility pole on the west side of Pier Point Street near the Franklin Park Overlook ruins and/or from the existing Eversource utility pole on the east side of Sigourney Street across from Peter Parley Road for the West Grandstand. Specific locations are to be discussed with Eversource as the Project design progresses. Electric services are anticipated to require ground-mounted transformer equipment, the size and locations, and associated screening of which will be critical to coordinate with the design as it progresses further, given the historic context and placemaking goals of the Project.

Construction Management Plan

A detailed Construction Management Plan (CMP) will be developed for approval by the BTB prior to construction. The CMP will include detailed information on construction activities, specific construction mitigation measures, and vehicle routing and staging to minimize impact on the surrounding neighborhood.

BOSTON UNITY SOCCER PARTNERS

LEAD OWNERSHIP

We are a diverse-female managed ownership group where 40% of the invested capital was invested by investors of color and 95% by women.



JENNIFER EPSTEIN



STEPHANIE CONNAUGHTON



AMI KUAN DANOFF



ANNA PALMER



JASMINE ROBINSON



LINDA WHITLOCK

We are committed to bringing a professional women's soccer team to Boston, upgrading White Stadium, and substantially investing in Franklin Park and the neighborhoods surrounding it.

PARTNERING WITH BOSTON PUBLIC SCHOOLS



Boston Public Schools And Community Use

- Better access to restrooms, water fountains, and accessible accommodations.
- A well-lit, better-maintained running track and sports field.
- More comfortable seating.
- A new scoreboard

The Grove, a gathering space behind the scoreboard, could be used for ancillary events that support Boston Public Schools programs, such as team fundraisers, camps, fairs, or other uses in support of BPS.

Boston Unity Use

For approximately **20 days between March and November, primarily on weekends**, retractable and mobile seating will be used to transform the running track loop into additional seating areas. The Grove will take on a festival atmosphere with tents, food and beverage, hangout and play zones.

- A variety of concessions will be available within the stadium grounds.
- Shuttles from various MBTA stations nearby and remote parking lots will drop off and pick up near the stadium entrance.
- Temporary banners and fan paraphernalia will be strung between the light poles at north end zones.

BUSP COMMUNITY ENGAGEMENT

Elected Officials

- US Congresswoman Ayanna Pressley's Office, Chief of Staff Sarah Groh
- City Councilor Tania Fernandez-Anderson (with District 7 Council)
- City Council President Ruthzee Louijeune, City Councilor, At-Large
- City Councilor, District 2 Ed Flynn
- Former City Councilor at Large Mike Flaherty
- State Representative Russell Holmes
- Former State Senator Linda Dorcena Forry

Economic Development Organizations

- Roxbury Main Streets Board, Robert George Exec. Director
- Ed Gaskin, JacQuie Cairo-Williams, Karen Bunch, Greater Grove Hall Main Streets
- Denise Delgado, Egleston Square Main Streets
- Nicole Obi, BECMA
- Jen Faigel, Commonwealth Kitchen
- Eneida Roman, CEO, Amplify LatinX

Youth Soccer Organizations

- Bridget Colvin & Board of Directors, Jamaica Plain Youth Soccer
- Caroline Foscatto, South End Soccer and Soccer Unity Project
- Harold Miller, Coach and Girls' Director, Dorchester Youth Soccer
- Ivelisse Mendoza & Andy Crossley, Boston Scores

Community Organizations and Neighborhood Associations

- The Franklin Park Coalition
- The District 7 Strategic Advisory Council
- Egleston Square Neighborhood Association
- Dr Charles Anderson, The Dimock Center
- Frederica Williams, Whittier Street Health Center
- Charley Murphy & Jessica DeRosa, Harvard Street Health Center
- Garrison-Trotter Neighborhood Association
- Jamaica Plain Neighborhood Council
- Greater Mattapan Neighborhood Council

Citizens and General Community Leaders

- Imari Paris Jeffries, Embrace Boston
- Orlando Watkins, The Boston Foundation
- John Tobin, Northeastern University
- John Linehan, Franklin Park Zoo / Zoo New England
- Jean McGuire

Youth Development Organizations

- Beth Chandler, YWCA
- David Shapiro & Kathryn Saunders, YMCA
- Robert Lewis, Boys and Girls Clubs of Boston
- Sara Kilroy, Boston Partners in Education
- Alexandra Oliver, Sociedad Latina
- Annissa Essaibi George, Big Sister

City of Boston Collaboration and Planning

- Boston Transportation Department
- Tourism, Sports, & Entertainment City Advisor
- Worker Empowerment Cabinet
- Office of Youth Empowerment & Opportunity

Key Stakeholders

- Black Economic Council of Massachusetts - Ally member
- Mass Black Expo - Sponsor and Panel Participant
- Amplify LatinX
- Boston Main Streets
- BAMS Fest
- Zoo New England
- Boston Scores 25th Anniversary Celebration - Changemaker Award Recipient
- Meet Boston

PUBLIC MEETINGS

- **Public Meeting – 7/13/23**
- **Parking and Transportation - 9/27/23**
- **Parking and Transportation - 10/4/23**
- **Supplier Diversity and Community Benefits – 11/29/23**
- **Public Meeting – Article 80 – 01/11/24**

AGENDA

PROJECT INTRODUCTION

SITE PLAN EVOLUTION

WEST GRANDSTAND

THE GROVE

ACCESS & CIRCULATION

DISCUSSION

FREDERICK LAW OLMSTED

The Playstead is..."designed to be used for the athletic recreation and education of the city's schoolboys, for occasional civic ceremonies and exhibitions, and for any purpose likely to draw spectators in crowds".

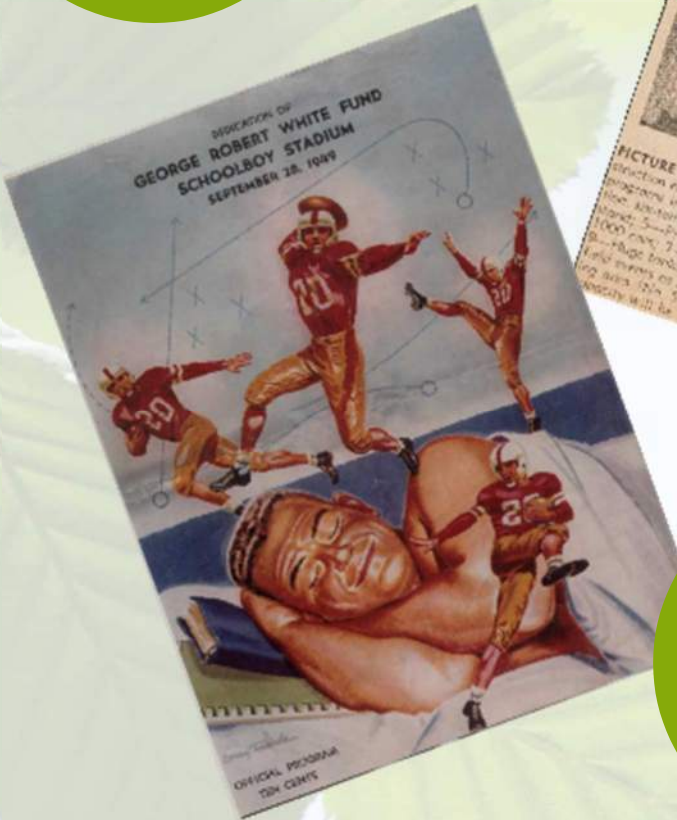
- Frederick Law Olmsted

HISTORY OF WHITE STADIUM



1945

Artist's architectural rendering of the prospective stadium



1949

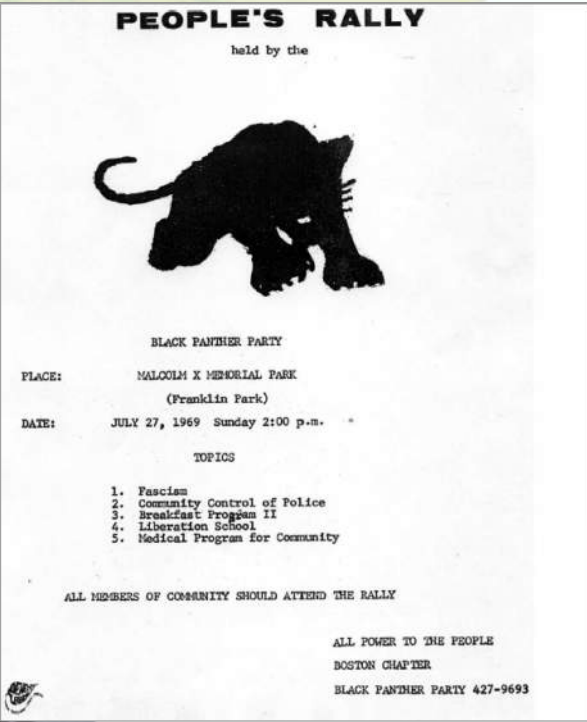
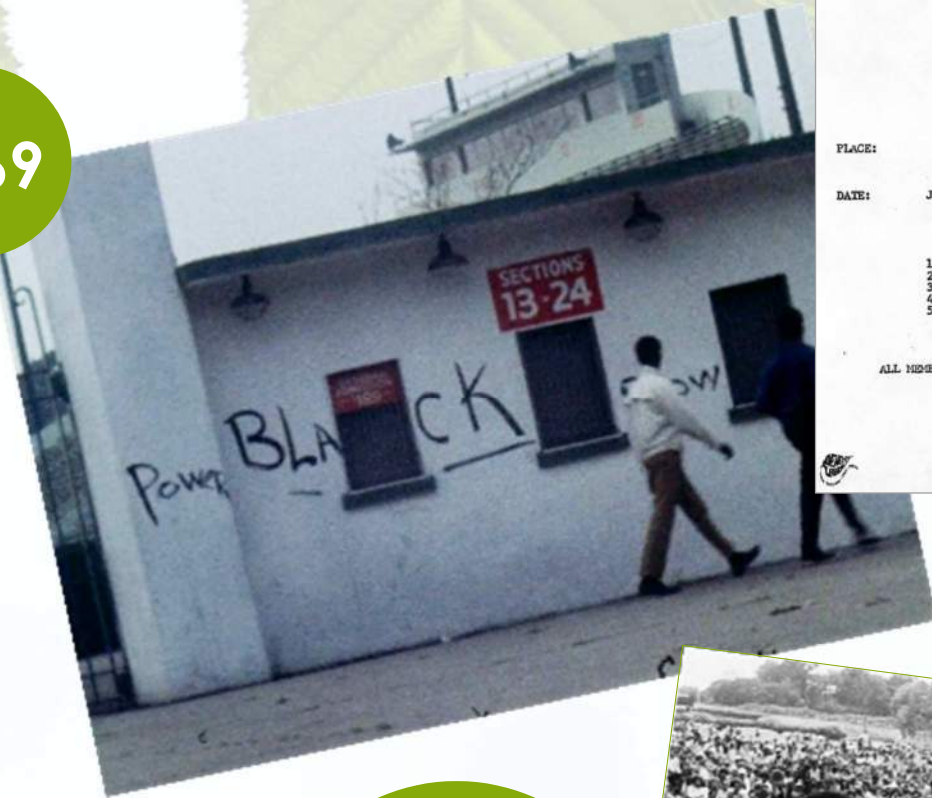
Cover of the dedication ceremony pamphlet at the stadium's opening day



1947

Newspaper clipping of an aerial photo of the stadium mid-construction

1969



1974

Concert series for the community ft. Tower of Power, The Isley Brothers & more (\$5.50 tickets)



2022

& MORE



BIG DAYS



HARD WON
Champions & participants



SCHOOL EVENTS
Go Team!



HAVING FUN
With the family



PARADE
All decked out!



2023 RFP FRAMEWORK

“The City and BPS envision revitalizing White Stadium as a centerpiece of BPS athletics benefitting Boston’s students.”

- ENHANCE BPS ATHLETIC PROGRAMMING NEEDS
- SUPPORT THE CITY’S VISION FOR FRANKLIN PARK
- PROVIDE ECONOMIC AND COMMUNITY BENEFITS TO THE CITY OF BOSTON AND THE LOCAL NEIGHBORHOODS AROUND FRANKLIN PARK
- PROVIDE CIVIC VALUE TO THE CITY
- RESPECT THE CONTEXT OF FRANKLIN PARK AND THE SURROUNDING RESIDENTIAL NEIGHBORHOODS

DESIGN PHILOSOPHY



1885

Frederick Law Olmsted

Naturalistic

Curvilinear, winding pathways

Intentional experiences of enclosure, openness, and vistas

Natural New England materials - stone, wood, plantings



1949

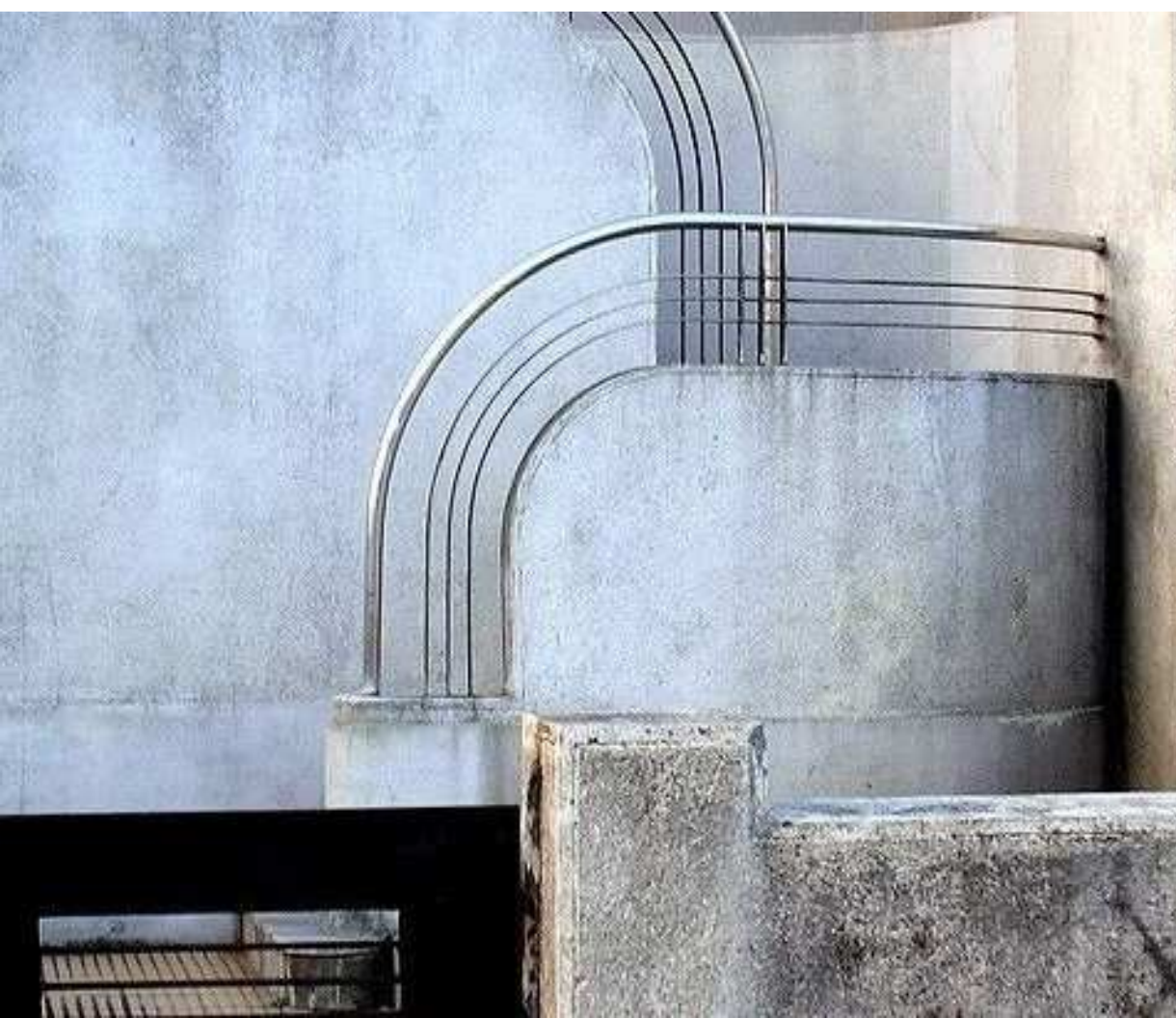
Desmond & Lord Architects

Mid-Century

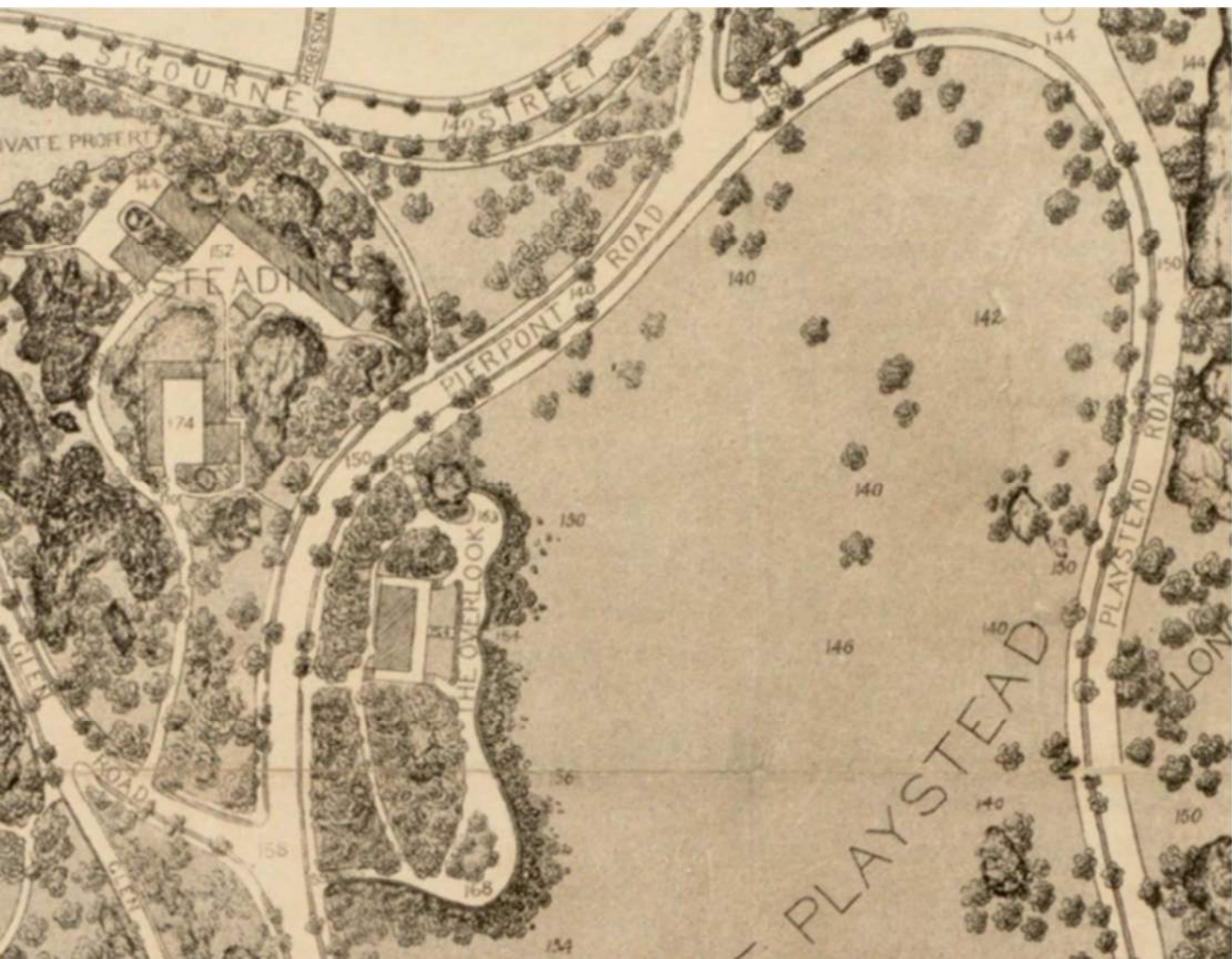
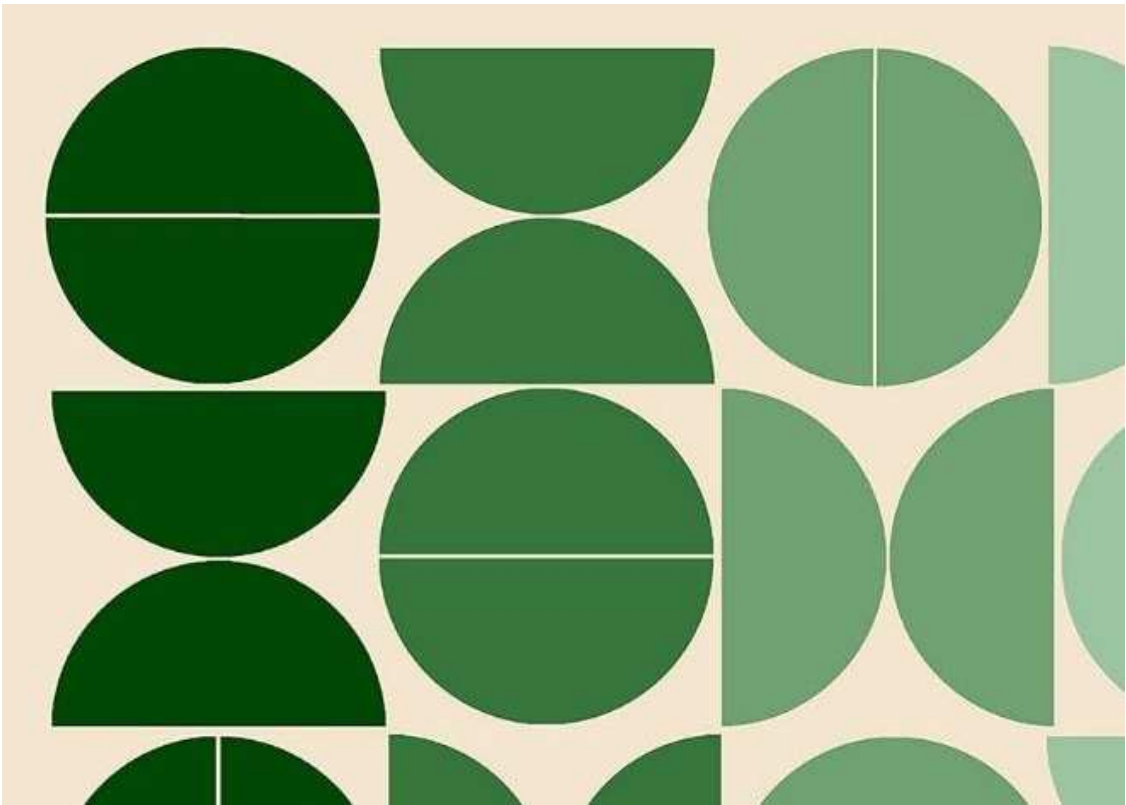
Art Deco and Bauhaus elements

Symmetrical, simple geometric forms

White cast-in-place concrete



INSPIRATIONS



ALIGNMENT WITH THE FRANKLIN PARK ACTION PLAN

MAKE CONNECTIONS & ACTIVATE THE EDGES

- Increase standard of care
- Promote Peds. and Bike use / reduce vehicular impact

CLARIFY MOVEMENT

- Barrier Free / improve connections (Overlook and Playstead)

AMPLIFY MAGNET DESTINATIONS

- Enhance and Increase Park program

UNIFY THE PARK

- Protect and Enhance ecosystem
- Protect Legacy and Heritage Trees



Plan + Principles
from the FPAP

AGENDA

PROJECT INTRODUCTION

SITE PLAN EVOLUTION

WEST GRANDSTAND

THE GROVE

ACCESS & CIRCULATION

DISCUSSION

1874

WHITE STADIUM

THE GROVE

OVERLOOK

PLAYSTEAD

1891 OLMSTED PLAN

The Overlook “It is built of boulders obtained in clearing the Playstead, which are to be mainly overgrown with vegetation befitting the form and material of the structure, adapted to harmonize it with the natural scenery and make it unobtrusive.”

B THE PLAYSTEAD. This is a field of turf thirty acres in extent (the most nearly flat ground on the property, little broken by rock), to be used for the athletic recreation and education of the city's school boys, and for occasional civic ceremonies and exhibitions. The Overlook on its left, is an elevated platform for spectators. It is eight hundred feet long, covering a barren ledge which would otherwise be disagreeably prominent. It is built of boulders obtained in clearing the Playstead, which are to be mainly overgrown with vegetation befitting the form and material of the structure, adapted to harmonize it with the natural scenery, and make it unobtrusive. In its rear, obscured by existing trees, is to be a large low roof for the shelter of visitors during showers. The Overlook will be in the shade of existing trees during the afternoon.

WHITE
STADIUM

THE
GROVE

OVERLOOK

PLAYSTEAD

This is a detailed historical map of Franklin Park, dated 1891. The map shows the park's layout with various roads, trails, and recreational areas. Key features are highlighted with pink outlines and labels: "WHITE STADIUM", "THE GROVE", "PLAYSTEAD", and "OVERLOOK". A large text box in the upper right corner provides a detailed description of "The Overlook", stating it is built of boulders obtained in clearing the Playstead, designed to harmonize with the natural scenery, and includes a low roof for shelter during showers. The map also shows surrounding areas like Deer Park and various streets such as Glen Road and Pierpont Road.

1891 OLMSTED PLAN

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FRANKLIN PARK

WHITE STADIUM

THE GROVE

OVERLOOK

PLAYSTEAD

DEER PARK

LONG GROVE

THE PLAYSTEAD

PIERPONT ROAD

OLD TRAIL ROAD

GLEN ROAD

EXTENSION OF SIGOURNEY ST.

PIERPONT ST.

ROCK

300 400 500 600 700 800 900 1000 1100 1200 1300 1400 1500 1600 1700 1800 1900

1891 OLMSTED PLAN

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WHITE
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THE
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1891 OLMSTED PLAN

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WHITE
STADIUM

THE
GROVE

OVERLOOK

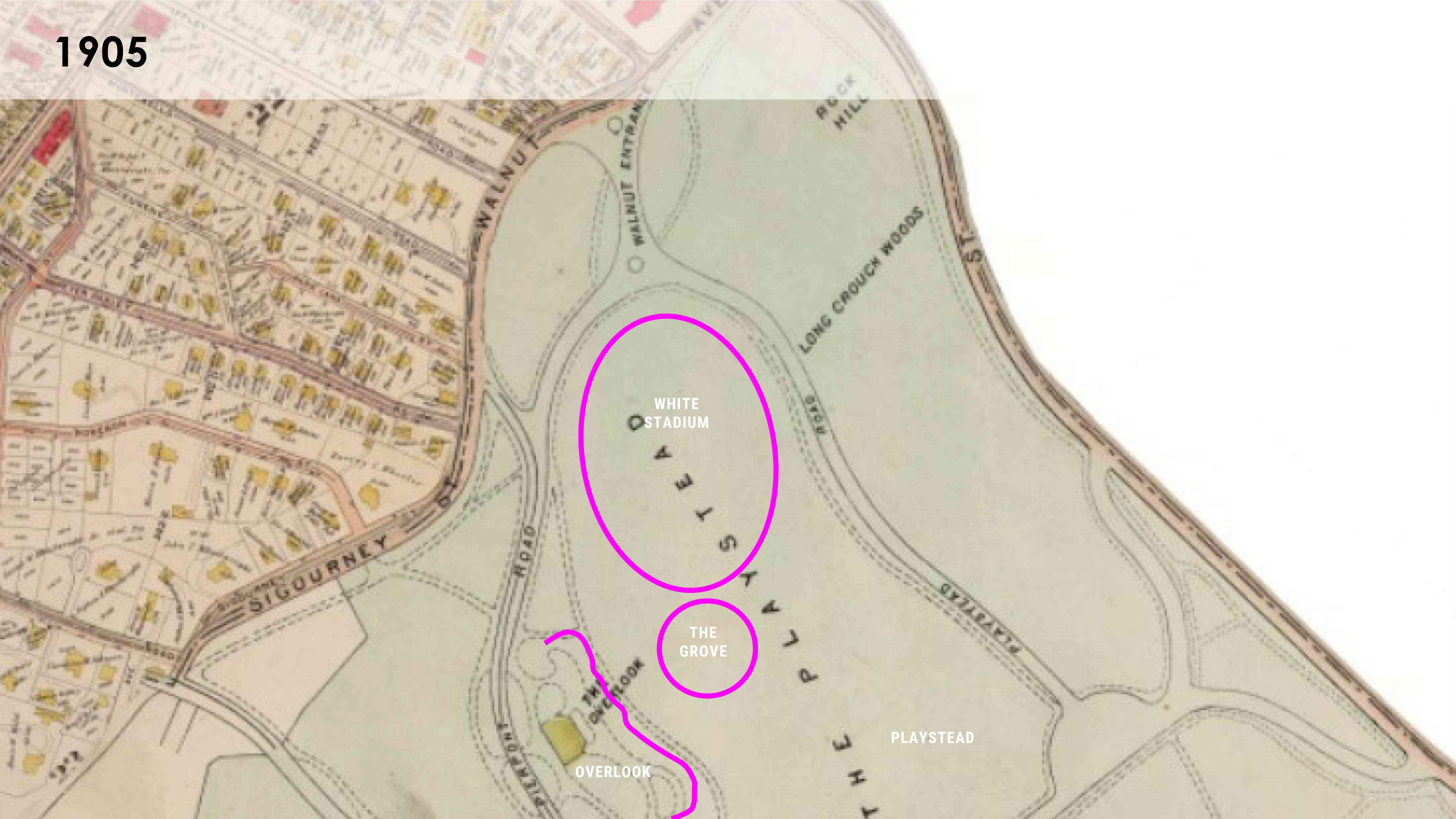
PLAYSTEAD

1891 OLMSTED PLAN

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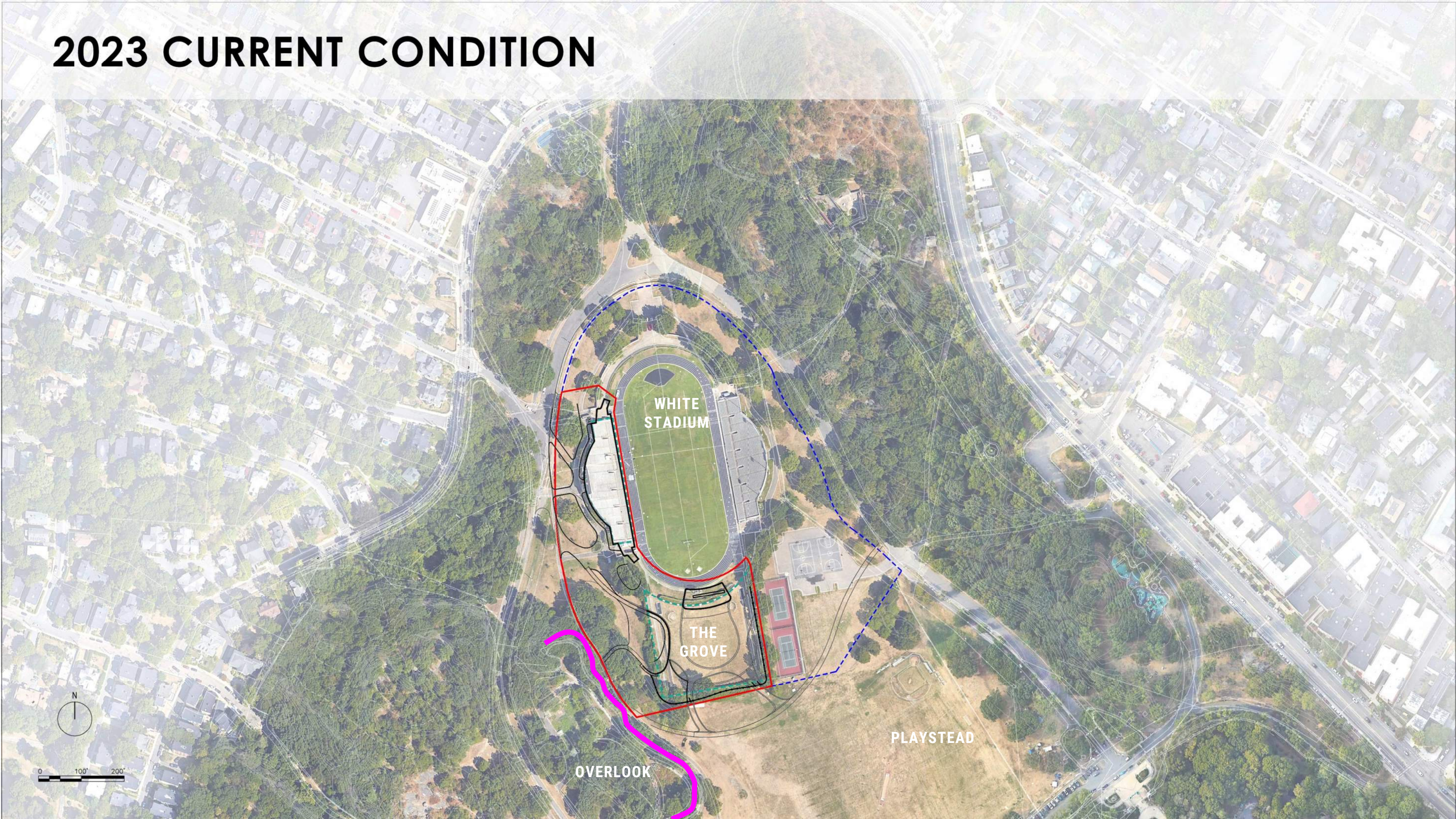
1905



1948 WHITE STADIUM PLAN



2023 CURRENT CONDITION



WHITE
STADIUM

THE
GROVE

PLAYSTEAD

OVERLOOK

N

0 100' 200'

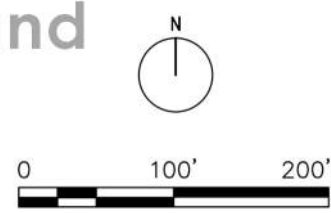
SITE COMPONENTS

BOSTON UNITY

- 1. West Grandstand renovation & new construction
- 2. Mobile endline seating + services
- 3. Lighting and Banner Pylons
- 4. Scoreboard
- 5. The Grove
- 6. Entry Plaza
- 7. Terrace Building
food & beverage, restrooms
- 8. South Crescent
food & beverage, restrooms, storage

BPS

- 9. BUSP Soccer Field
- 10. Site improvements
- 11. East Grandstand



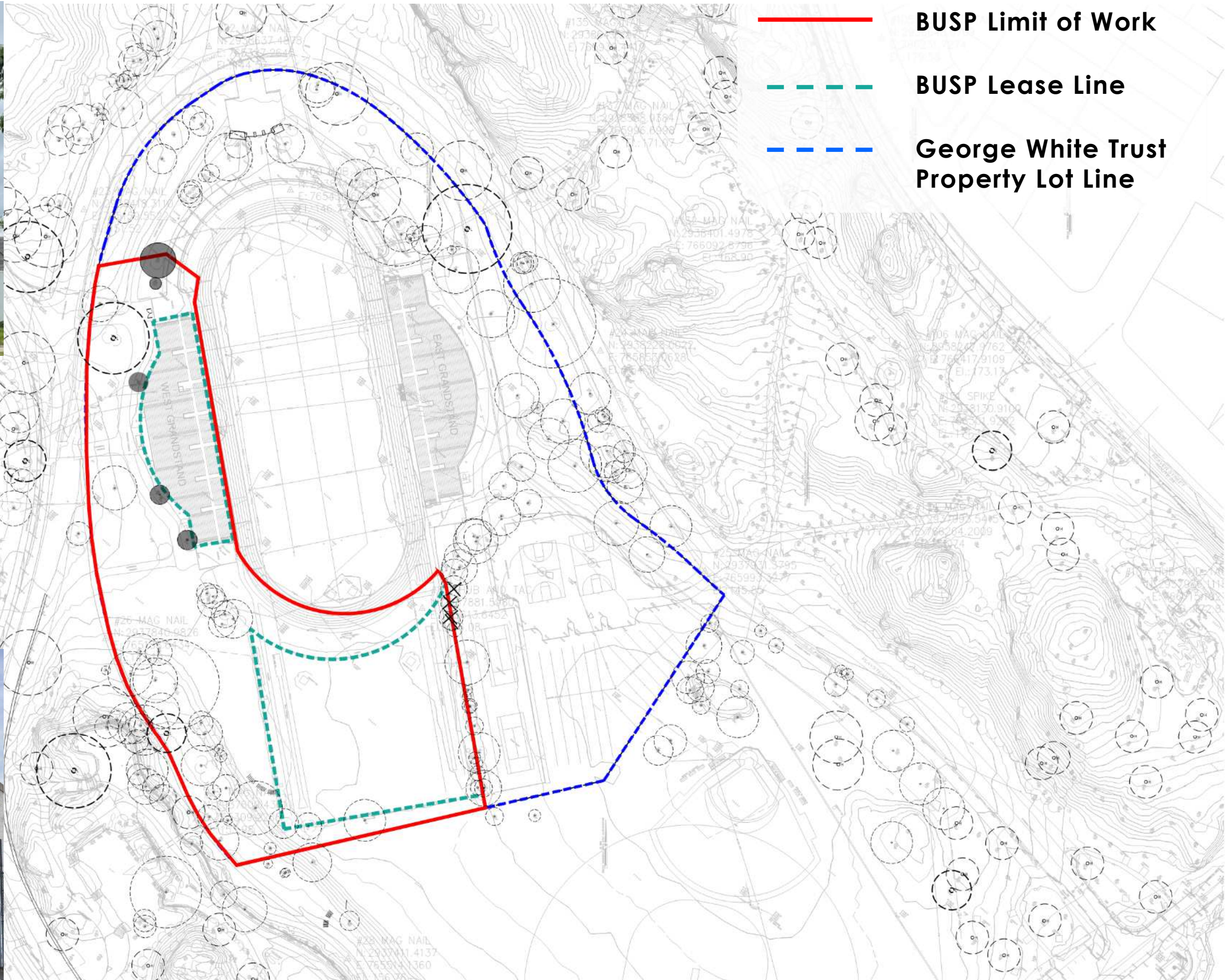
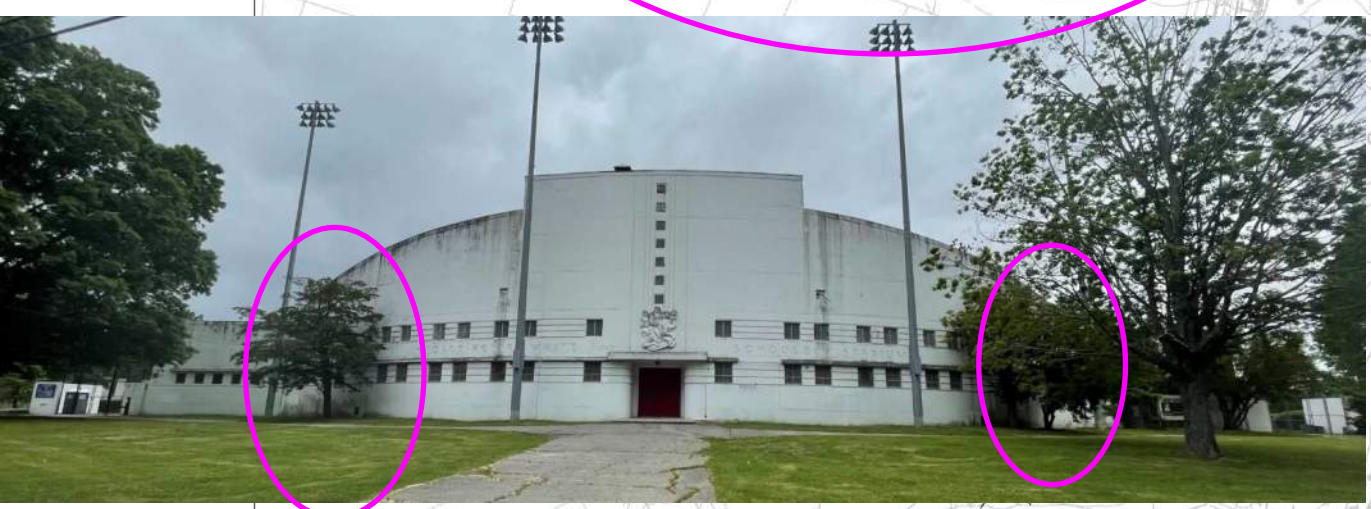
LEGEND

BUSP Limit of Work




BUSP Lease Line

George White Trust Property Lot Line

TREE IMPACT PLAN

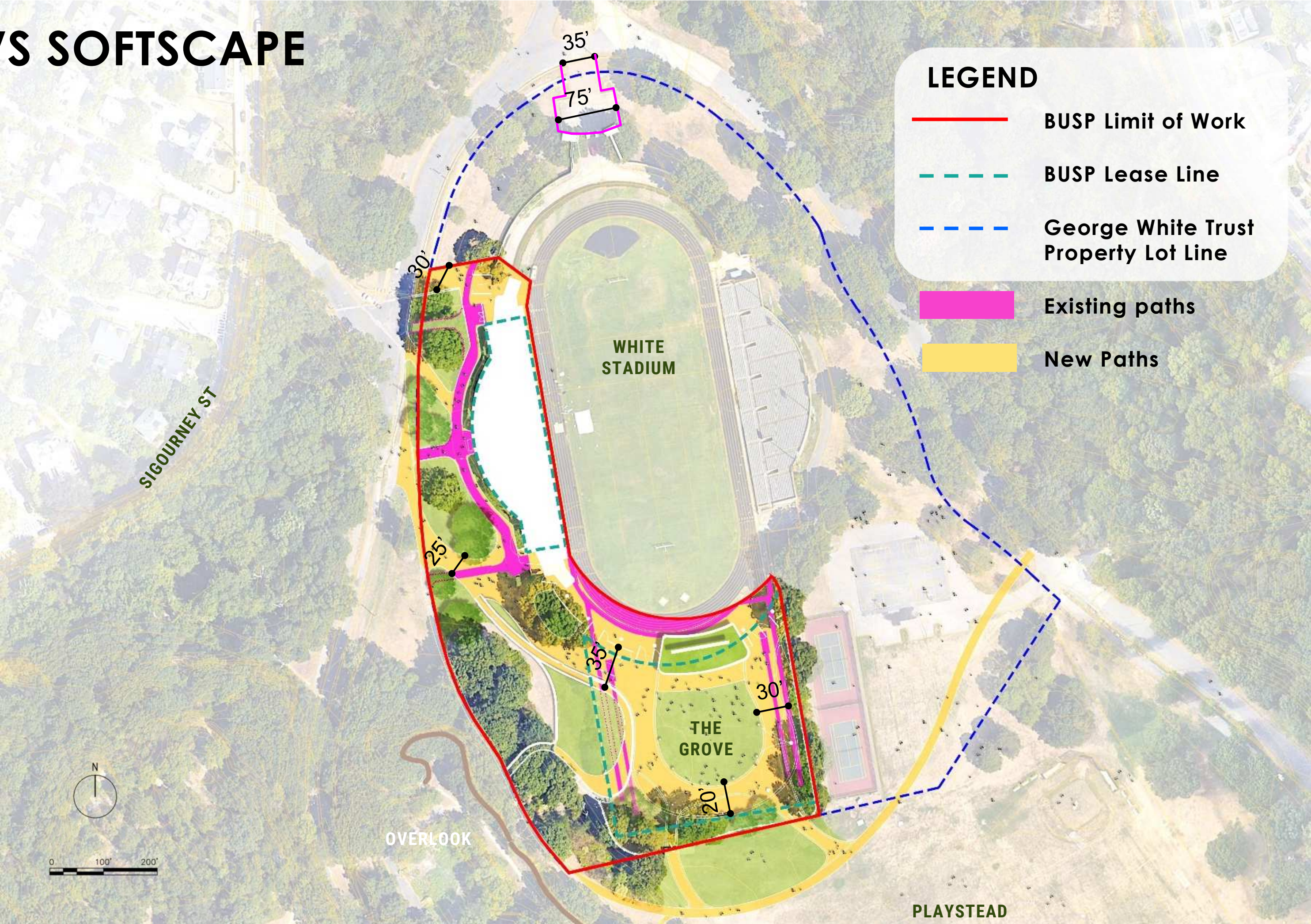


LEGEND

-  BUSP Limit of Work
-  BUSP Lease Line
-  George White Trust Property Lot Line

HARDSCAPE VS SOFTSCAPE

- Occupancy of 10,000 people requires expansion of existing paths to accommodate security & ticketing at Stadium entrances/exits and to protect landscaping
- The Grove will have temporary food trucks, tents, outdoor furniture, etc.
- 44% Hardscape / 56 % planted area within the LOW



LIGHT LEVELS

- Goal is to provide **minimal light levels** required to achieve project goals for approx. **20 games per year**
- No more light than absolutely necessary
- **Dimming** will be provided to avoid over-lighting
- **Path lighting** to be coordinated with overall FPAP Master Plan approach to ensure safety and security



ENVIRONMENTAL CONSIDERATIONS

- Sustainable lighting strategies
- Incorporate smart controls
- Consider bird migration impact
- Reduce light pollution and sky glow



SUSTAINABILITY & RESILIENCE

- 1. "SPECIALIZED STRETCH ENERGY CODE"**
at conditioned spaces
- 2. ALL-ELECTRIC BUILDING SYSTEMS –**
No green house gases, meets new Energy Code
- 3. EXPLORING PV SOLAR**
for feasibility
- 4. WATER-USE REDUCTION** Low flow fixtures
- 5. LEED V4 BD+C –** Targeting GOLD equivalency
- 6. STORMWATER** - Retained on site through green infrastructure



NOISE STUDY & GOALS

Minimizing Stadium/Crowd Noise

- **Scheduling** considerations to minimize late-night noise
- **Directional Speakers:** Utilize directional speakers to focus sound within the stadium
- **Volume Controls:** Implement controls on volume levels, particularly for music and non-emergency announcements



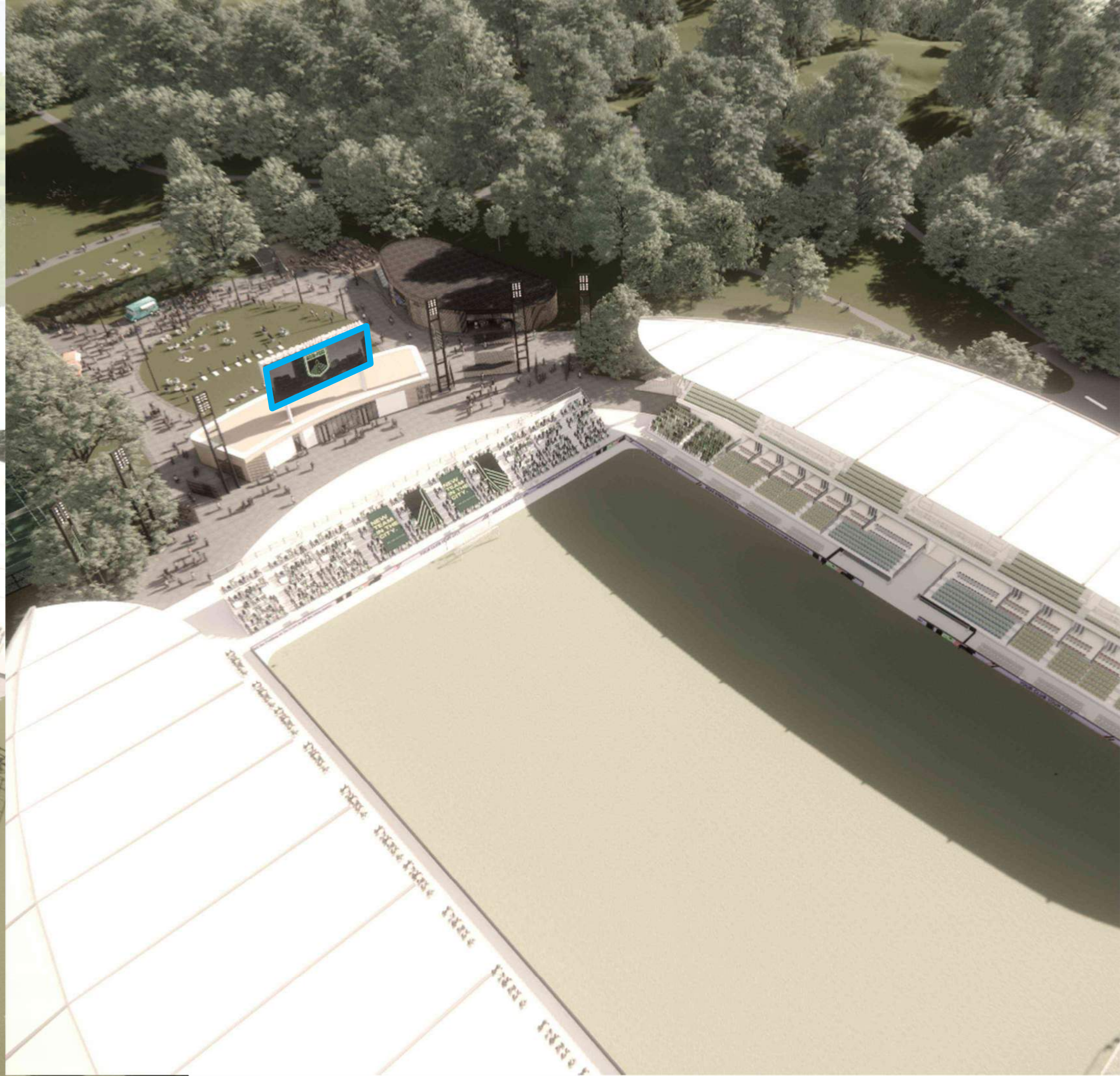
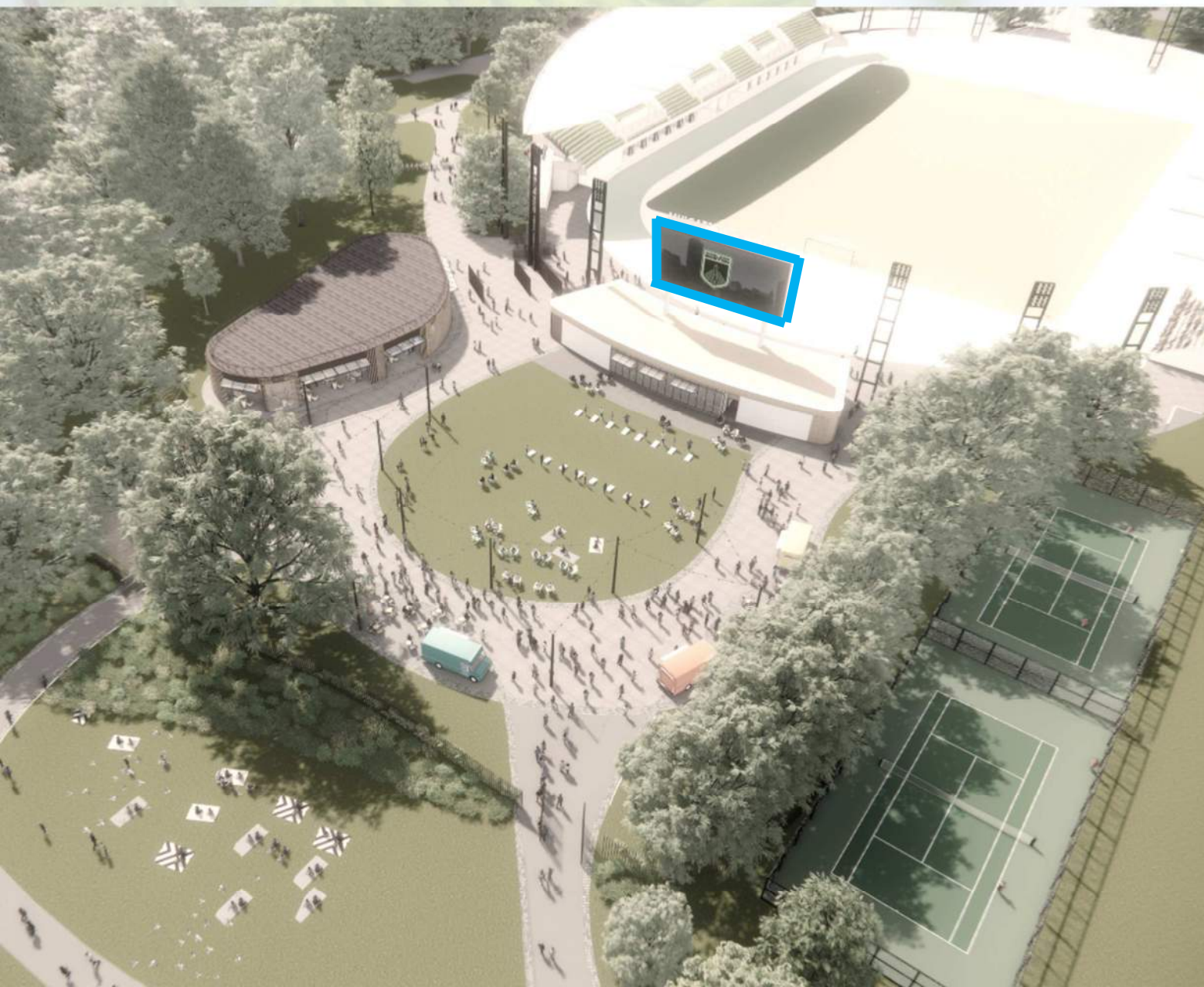
STADIUM OPERATIONS

- **Cleaning staff/vendor** to clean the stadium premises (inside and out)
- **Full security plan** for all games
- **Coordination** with local public safety officials
- **Trash removal and service/loading** will occur outside of Game times



SCOREBOARD

- 2-sided digital scoreboard
- 28'x64'
- Days & hours of operation TBD



AGENDA

PROJECT INTRODUCTION

SITE PLAN EVOLUTION

WEST GRANDSTAND

THE GROVE

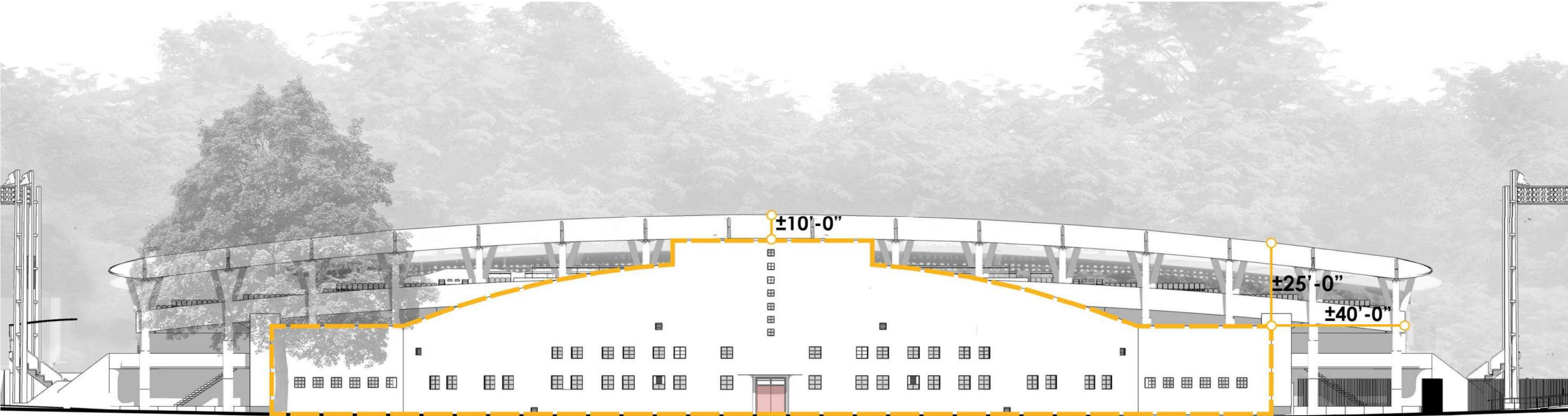
ACCESS & CIRCULATION

DISCUSSION

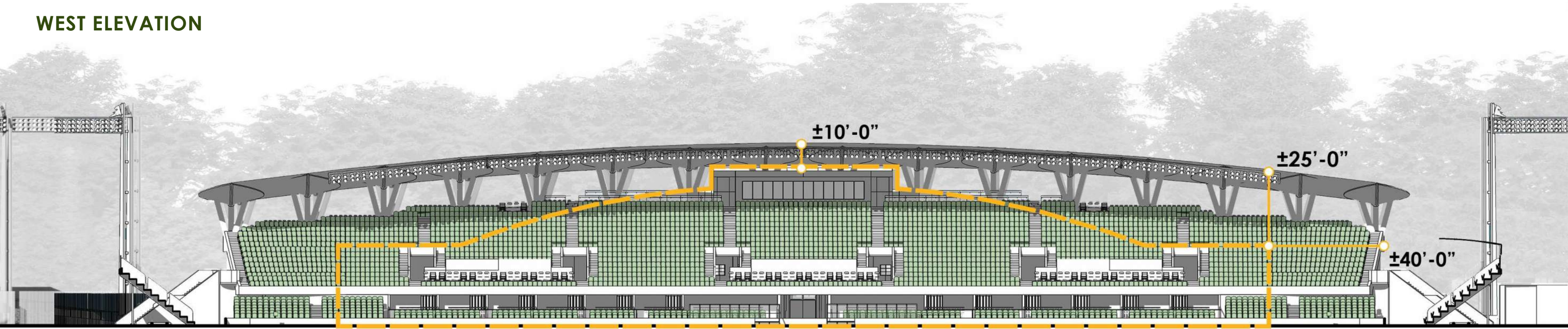
EXISTING CONDITIONS



RELATIONSHIP OF EXISTING TO NEW

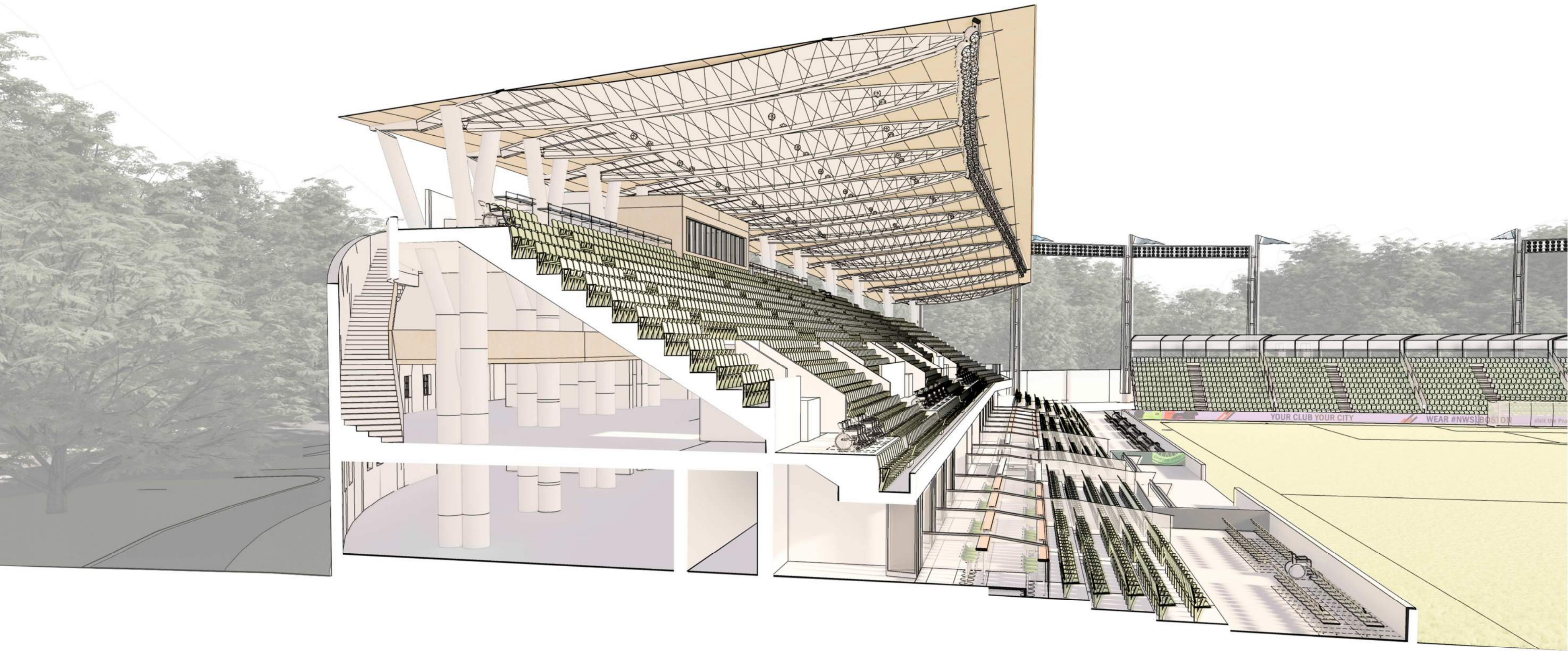


WEST ELEVATION



EAST ELEVATION

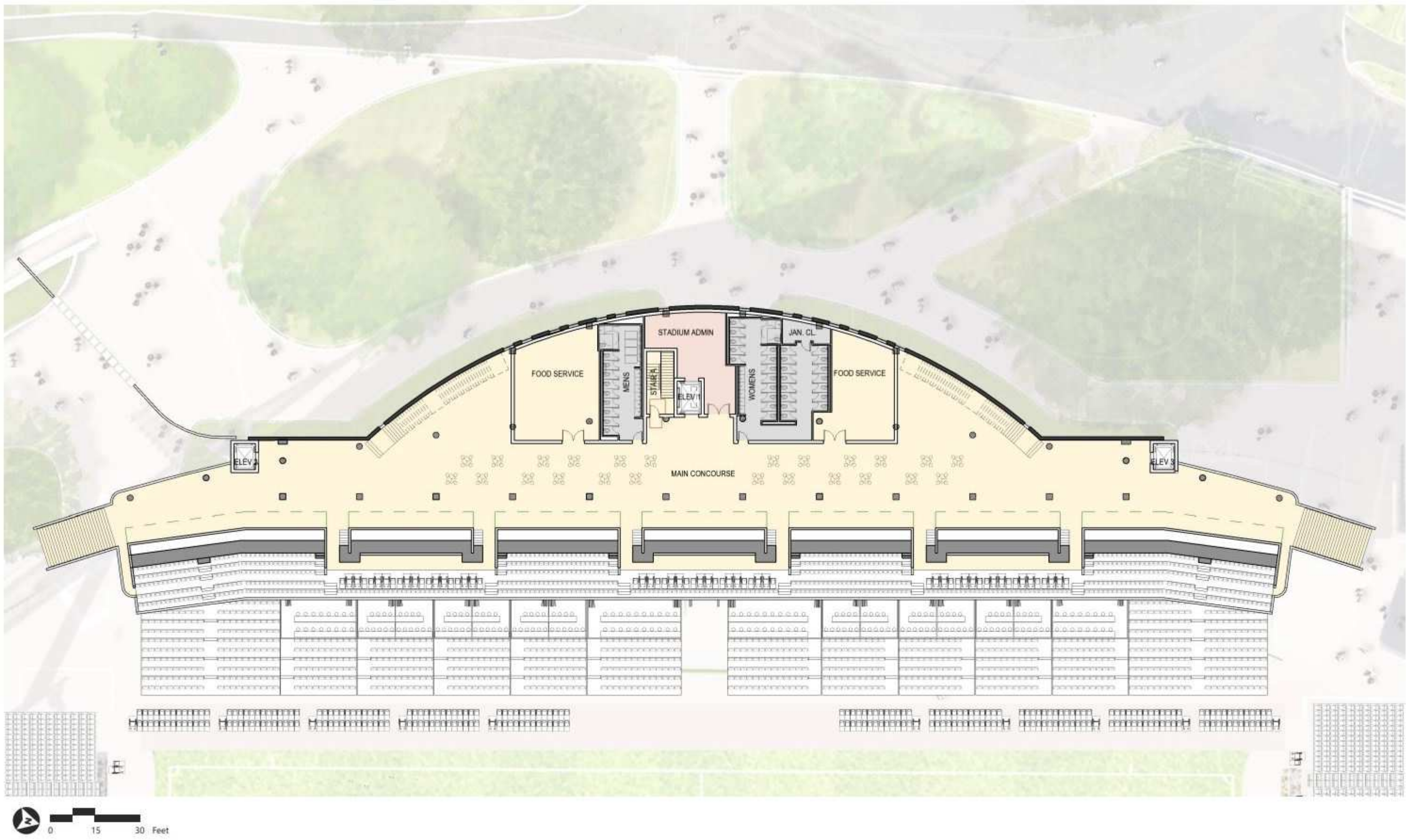
SECTION



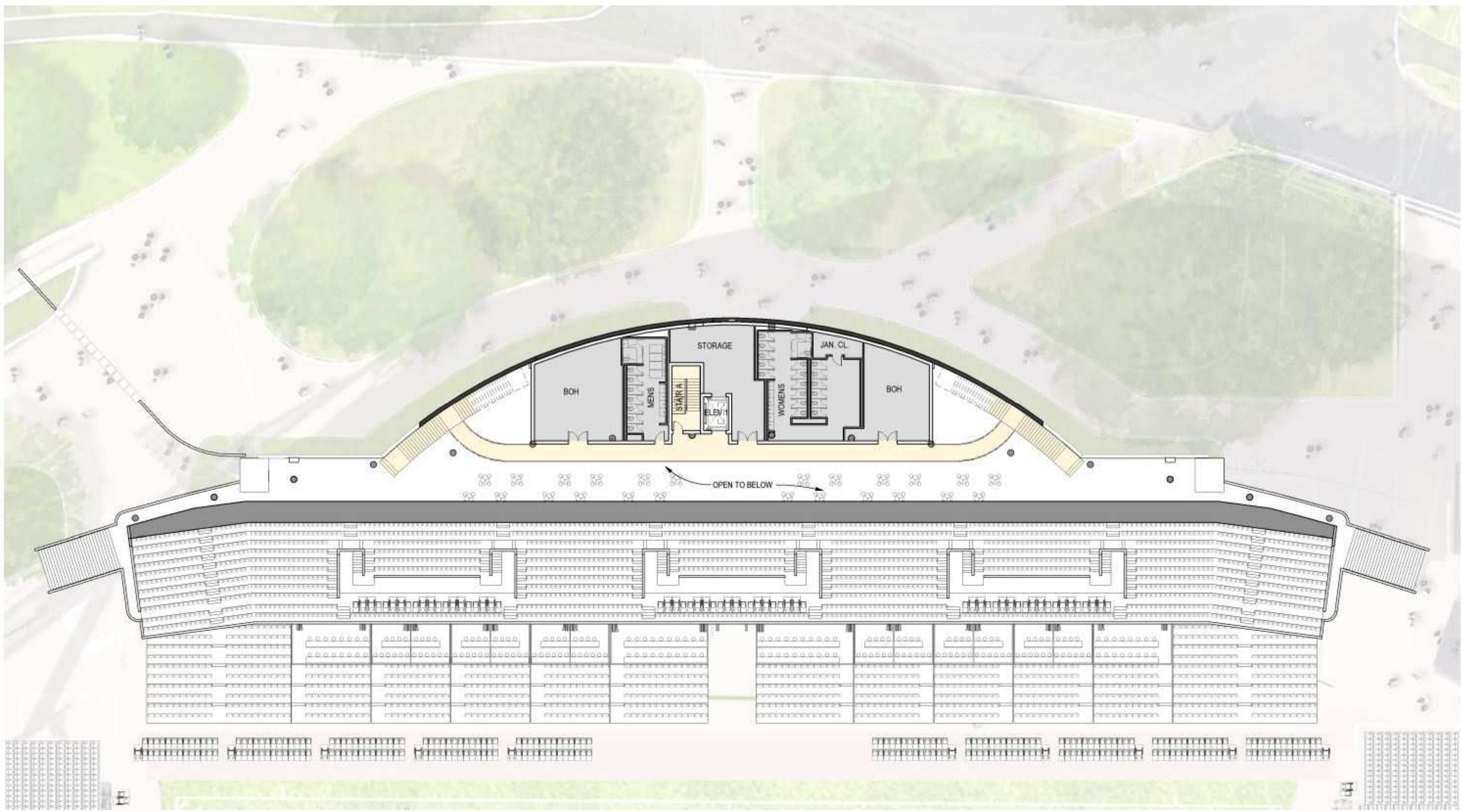
GROUND FLOOR PLAN



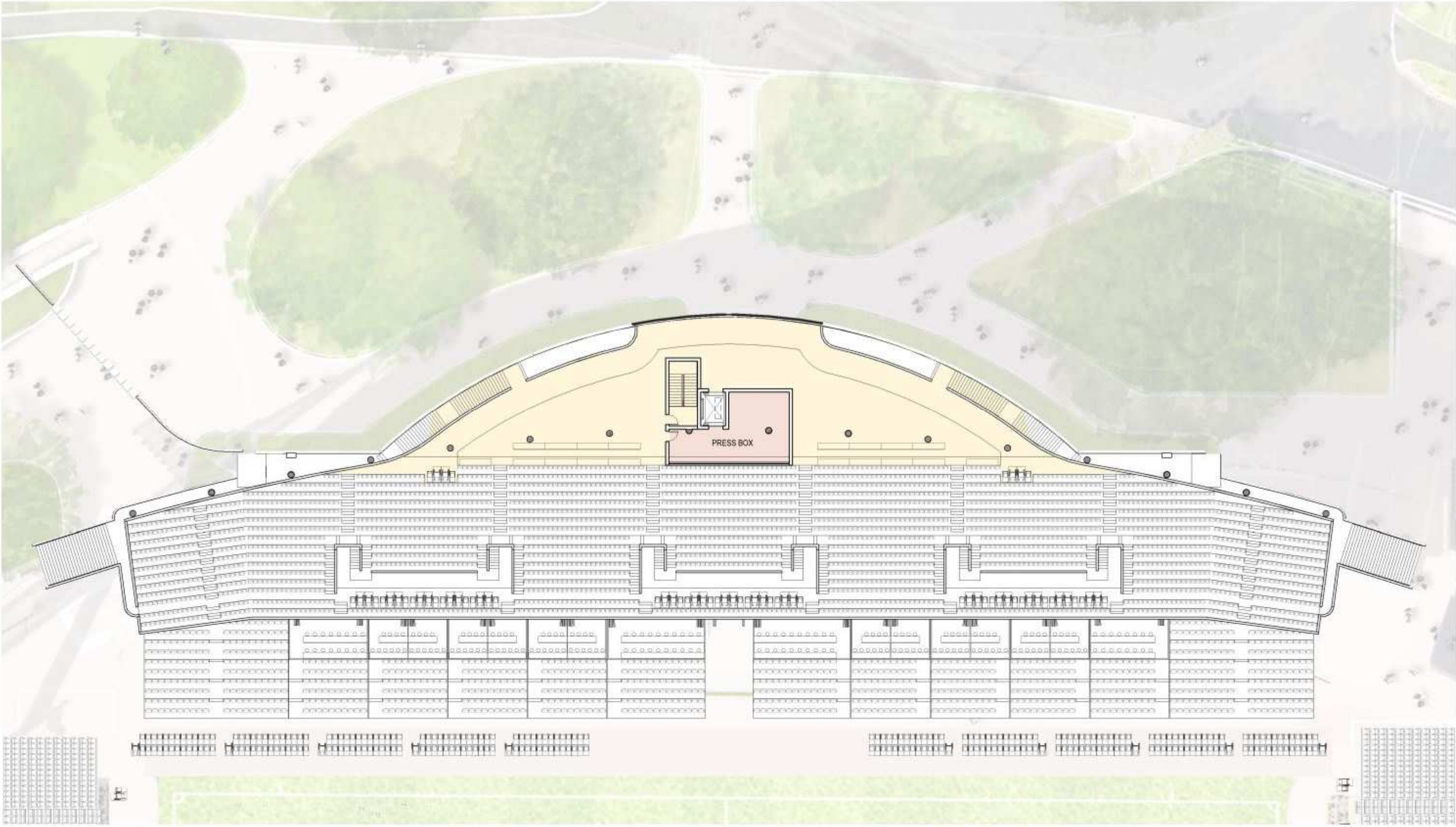
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



AGENDA

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WEST GRANDSTAND

THE GROVE

ACCESS & CIRCULATION

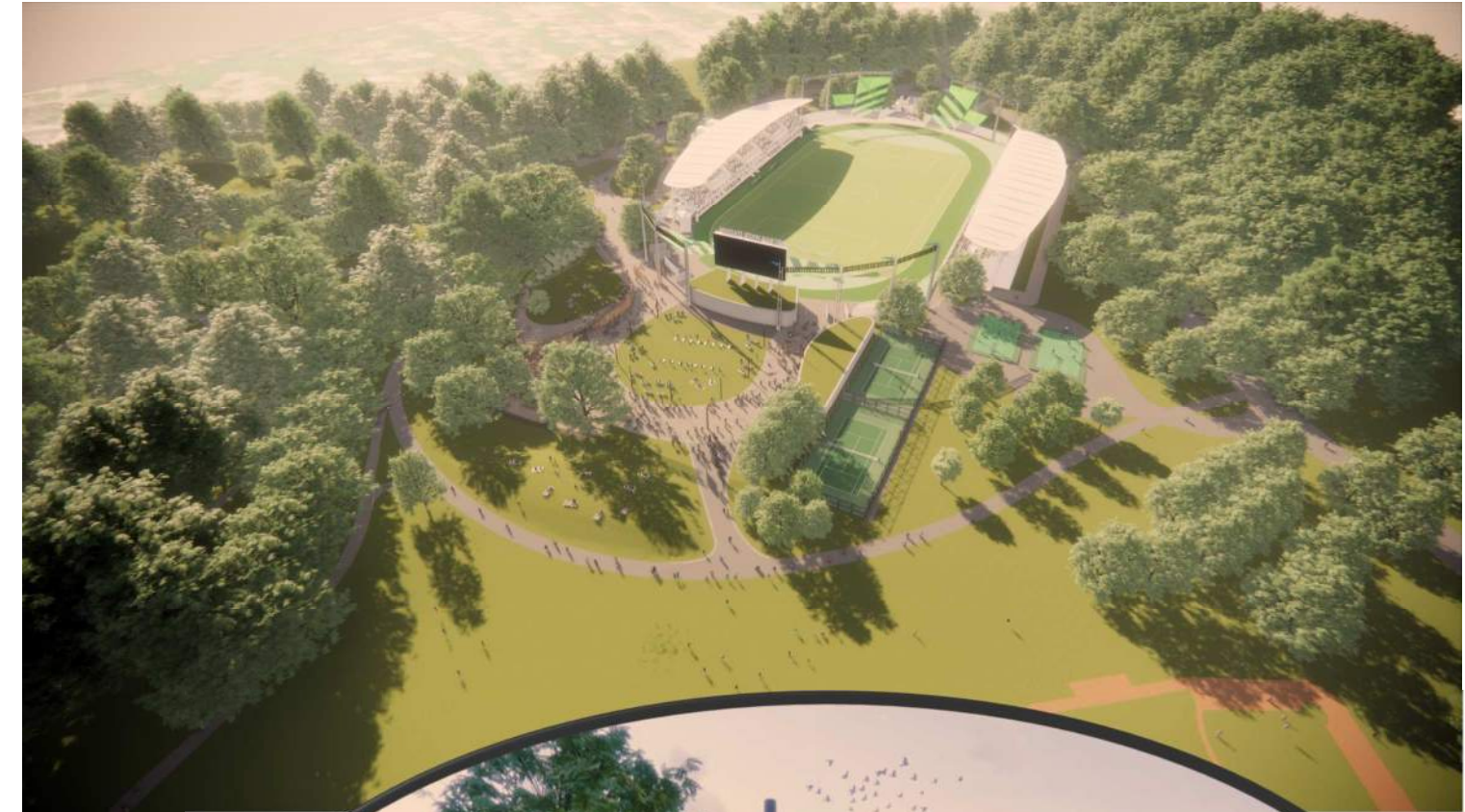
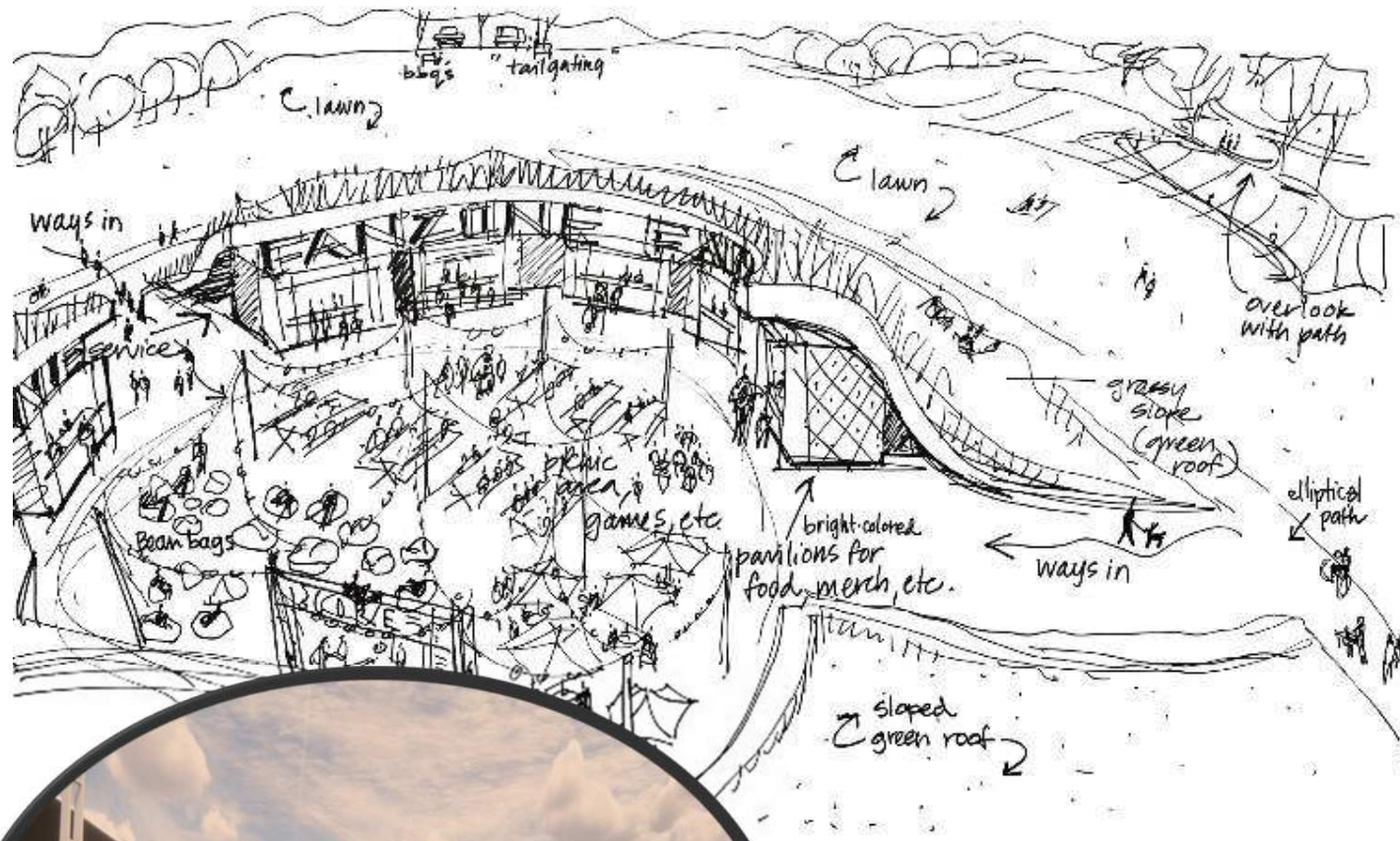
DISCUSSION

THE GROVE

A PUBLIC BENEFIT

The Grove

The 62,500 square-foot lease area to the south of the stadium is envisioned as a programmable complement to the stadium itself. It provides a location for fan events before, during, and after games, as well as a possible site for many community events and activities, including an open-air restaurant, movie nights, ice skating, and Friday night jazz performances as examples.



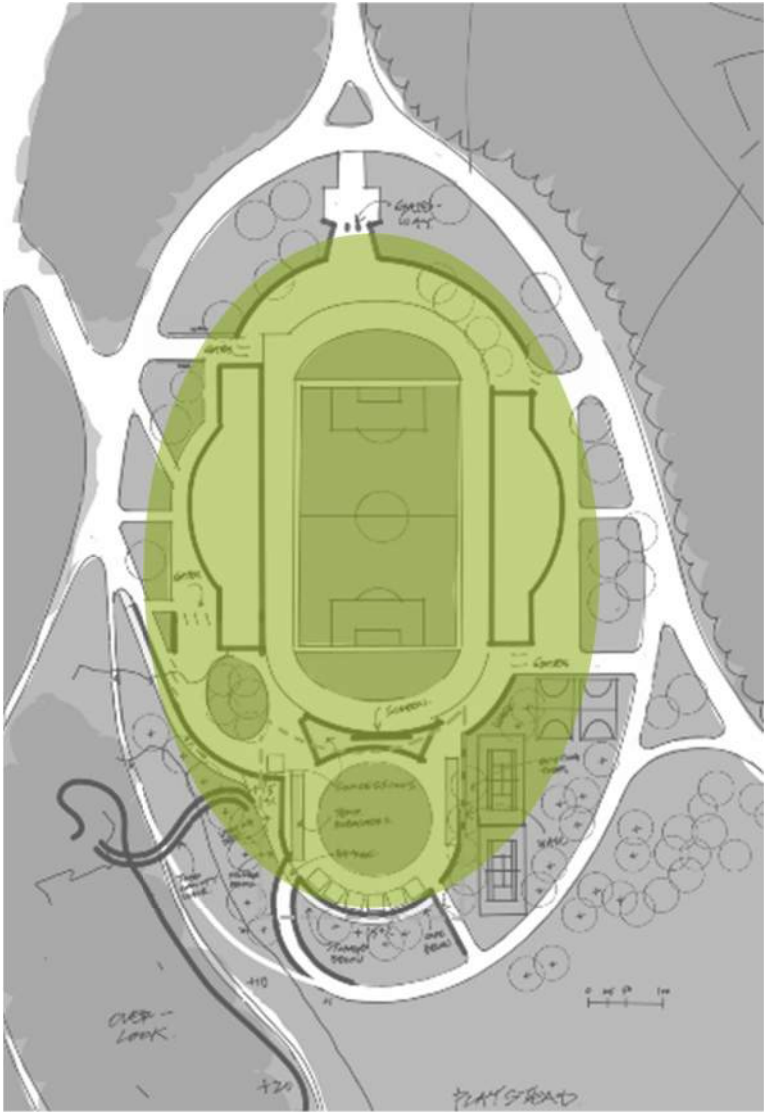
The goal of the Grove is to create a gathering place that is flexible enough to be reconfigured in any number of ways based on the activities desired. Boston Public Schools could use this space for fundraisers, summer camps, and many other programs.

PUBLIC USE

CELEBRATION EVENTS

Cultural & Music Festivals, Food Festivals, Weddings & Ceremonies, etc.

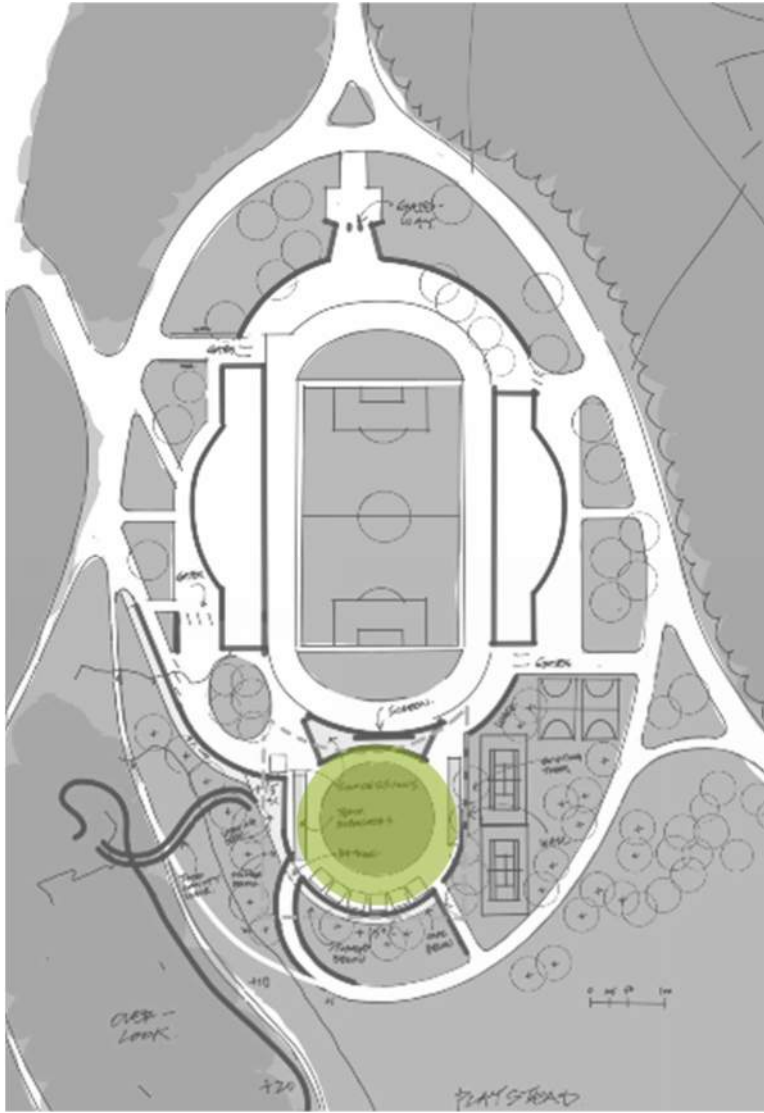
SPRING, SUMMER, FALL



RECREATIONAL EVENTS

Movie Nights, Seasonal Activities, Wine & Beer Garden, etc.

YEAR ROUND



PROGRAM PRECEDENT IMAGERY

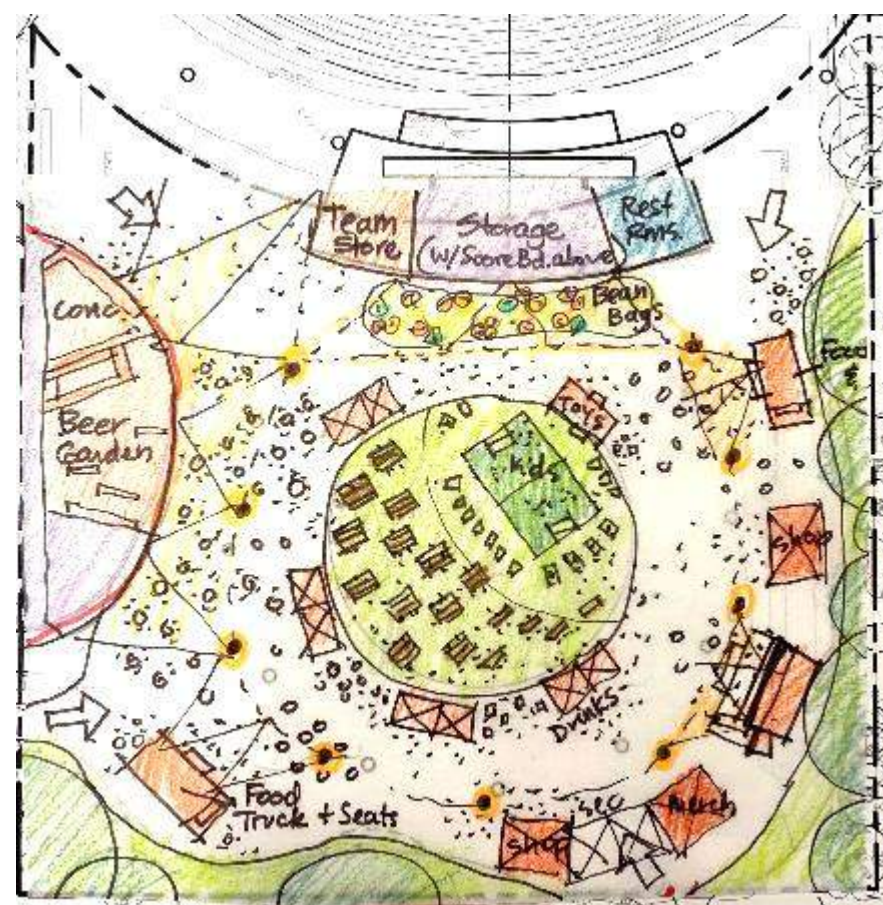


Lawn on D

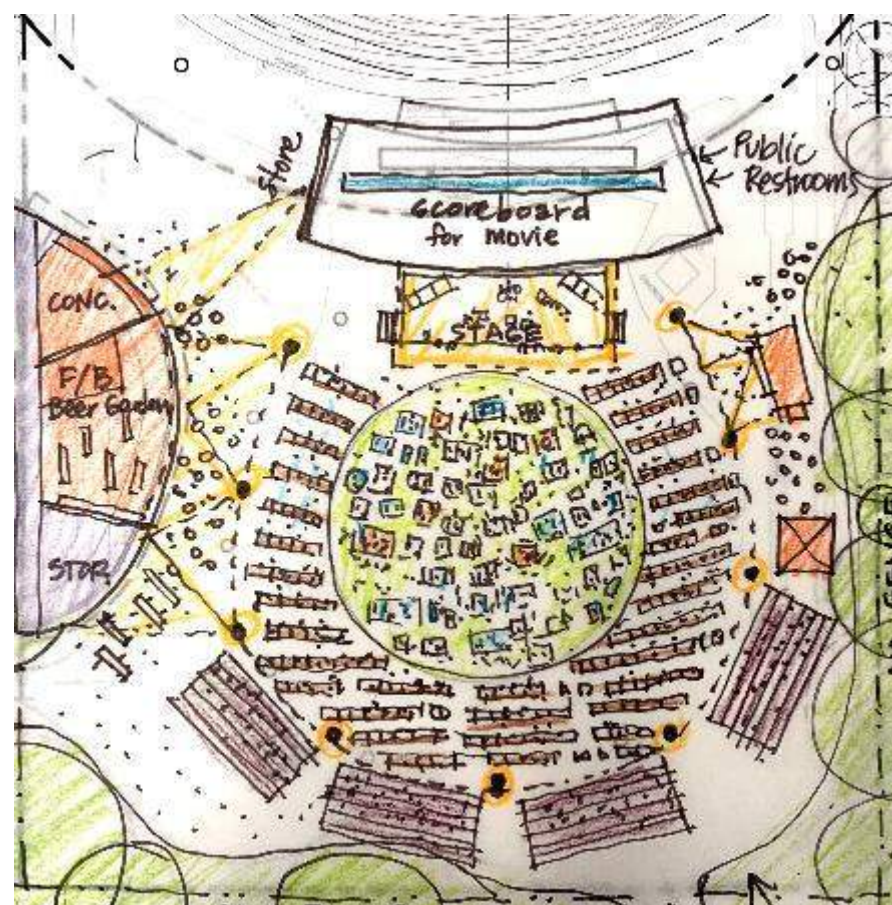
Trillium Fenway

Rose Kennedy Greenway Lawn

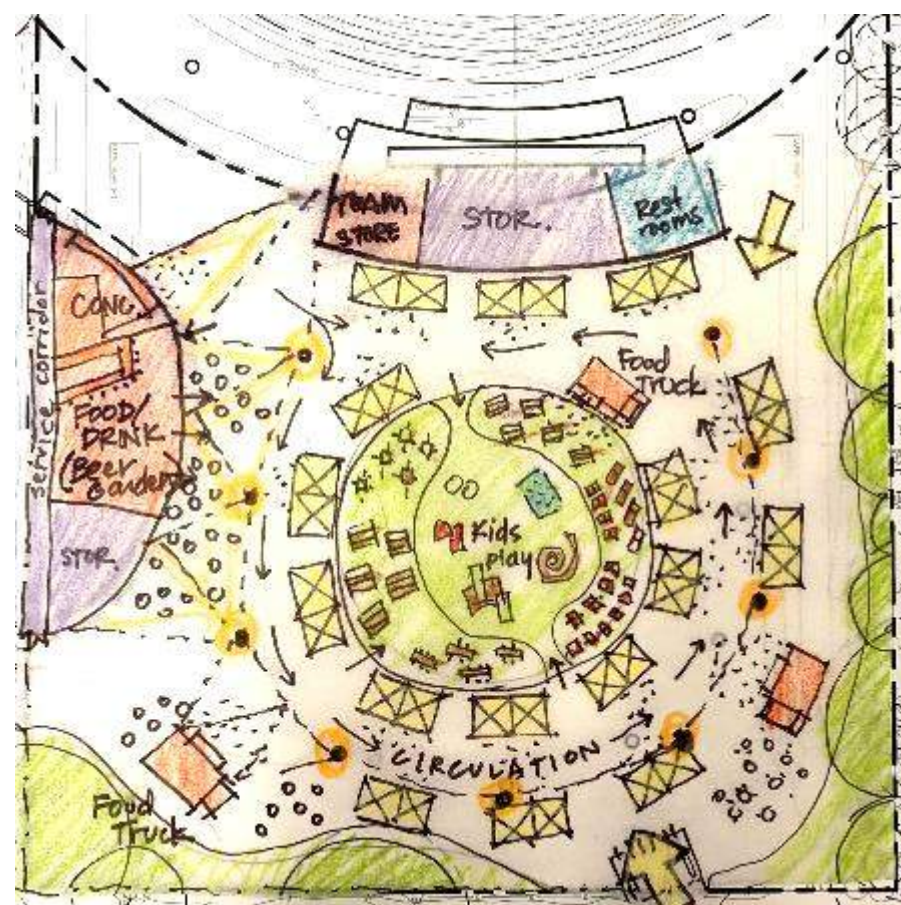
GROVE



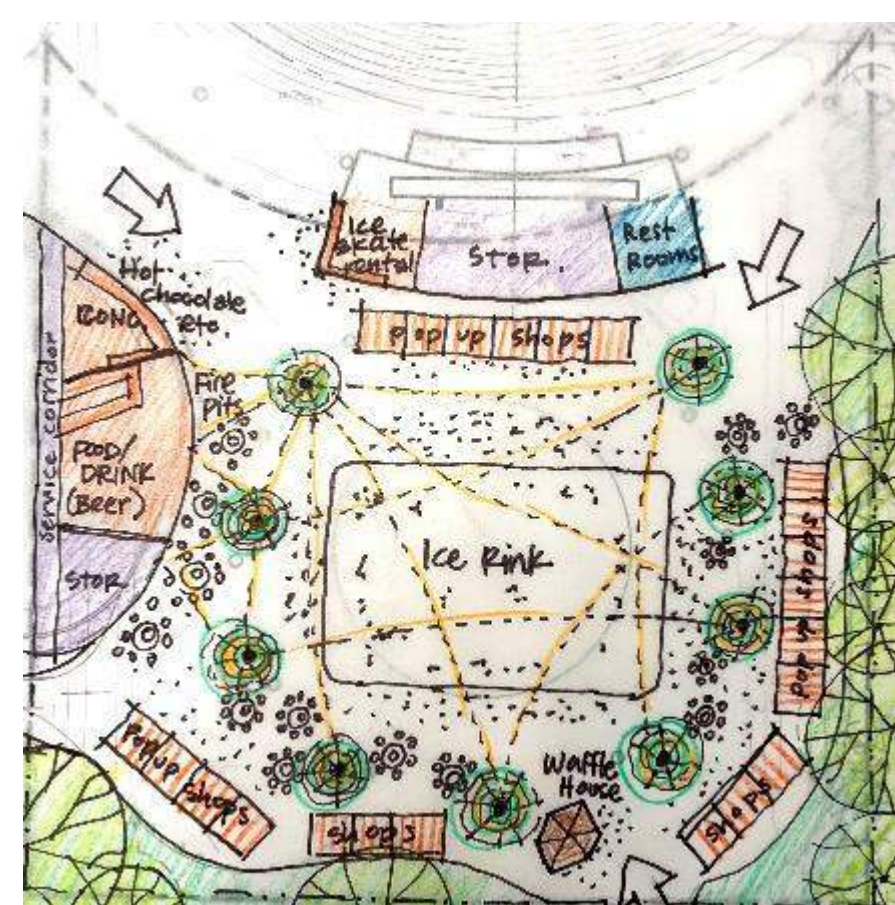
**BOSTON UNITY-
GAME DAY**



PUBLIC EVENT



**MARKET OR
FESTIVAL**

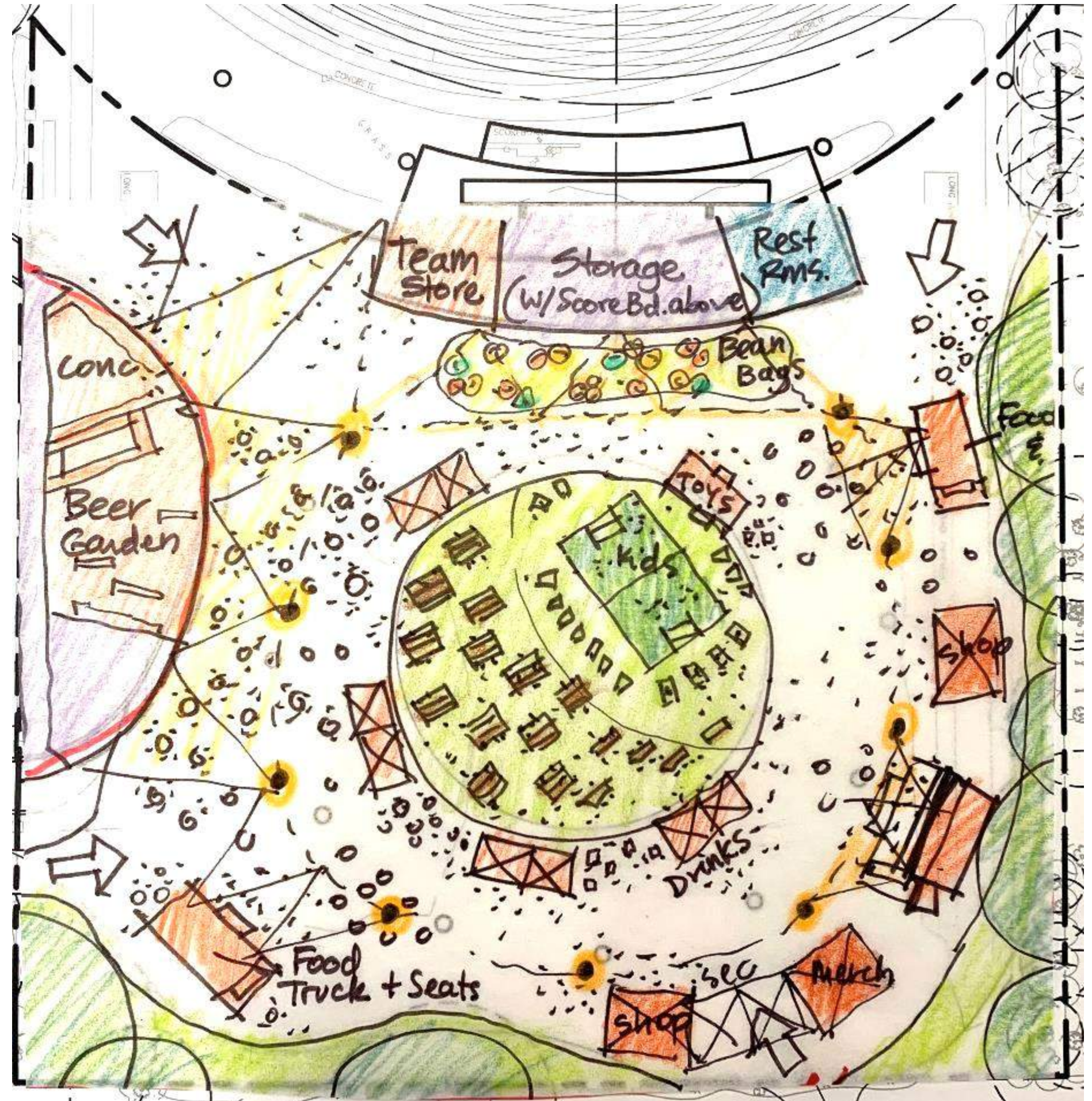


WINTER GARDEN

GROVE

Program layouts: GAME DAY

1. Food trucks, merch & security tents around perimeter
2. Central kids' soccer play area
3. Lots of space for a variety of family-friendly activities, outdoor seating, etc.



GAME DAY

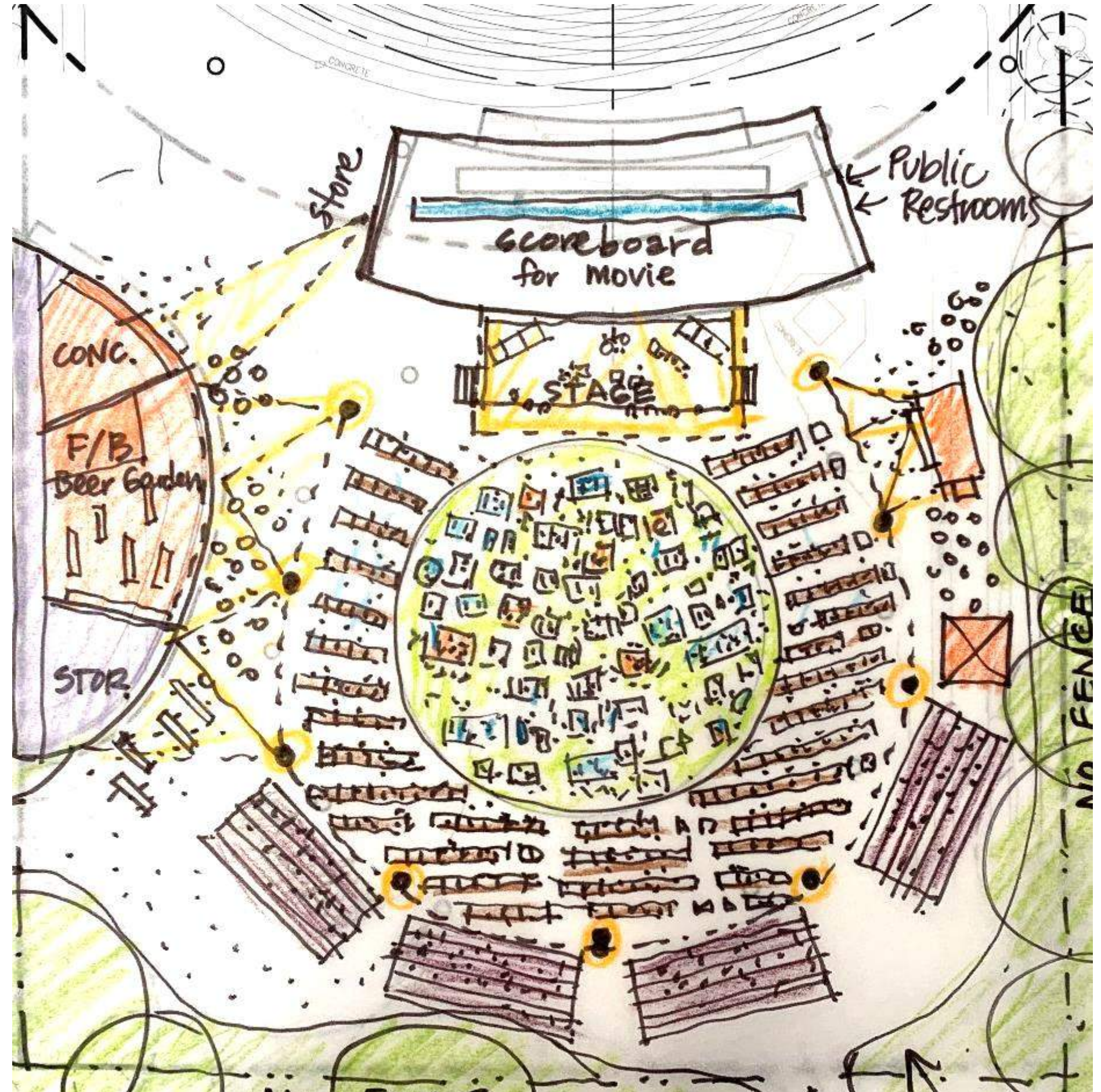


GROVE

Community Events

Public potential uses include performances, movie nights, cultural gatherings, celebrations of all sorts

1. Food trucks & local vendor tents around perimeter
2. Central picnic blanket area surrounded by folding chairs
3. Can move some of the mobile seating here to improve sight lines



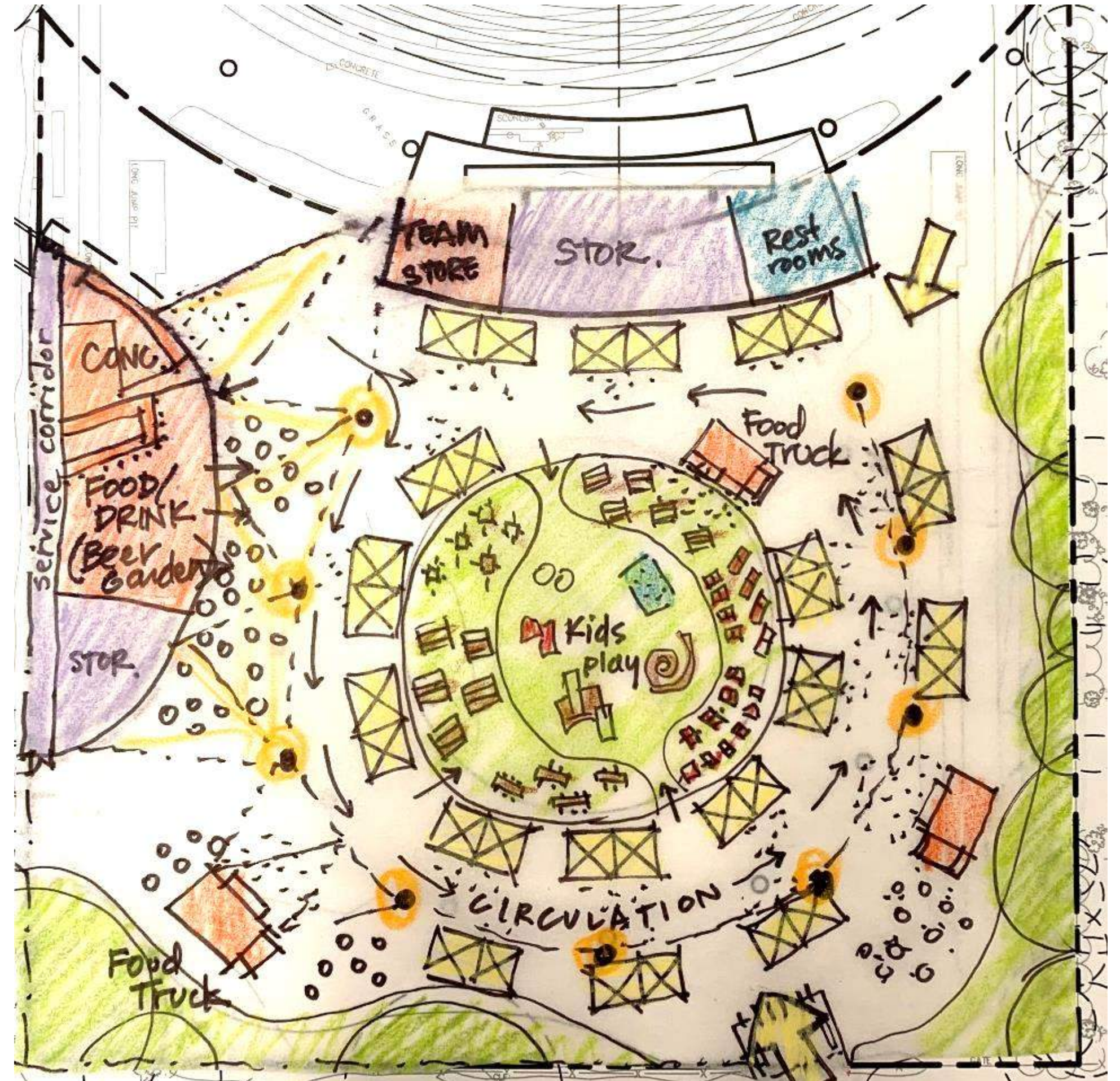
COMMUNITY EVENTS



GROVE

Program layouts: MARKET or FESTIVAL

1. 2-sided retail circulation loop
2. Kids' play & seating in center
3. Market tents could continue out toward west grandstand to pull people in



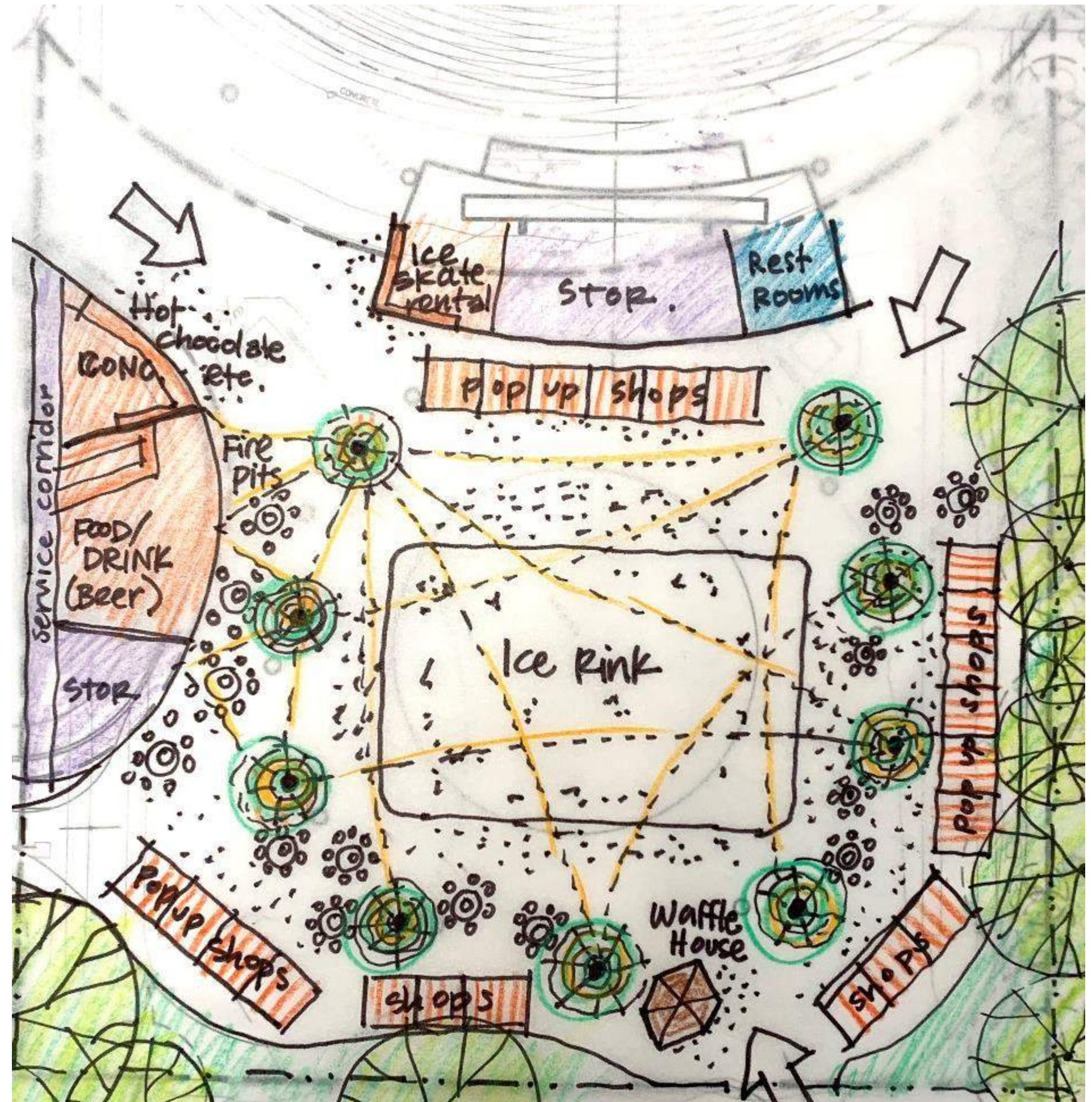
MARKETS, FESTIVALS



GROVE

Program layouts: WINTER GARDEN

1. Pop Up shops
2. Light poles used to create xmas tree effect
3. Fire pits, heat lamps, waffle house and other cold-weather amenities



WINTER GARDEN

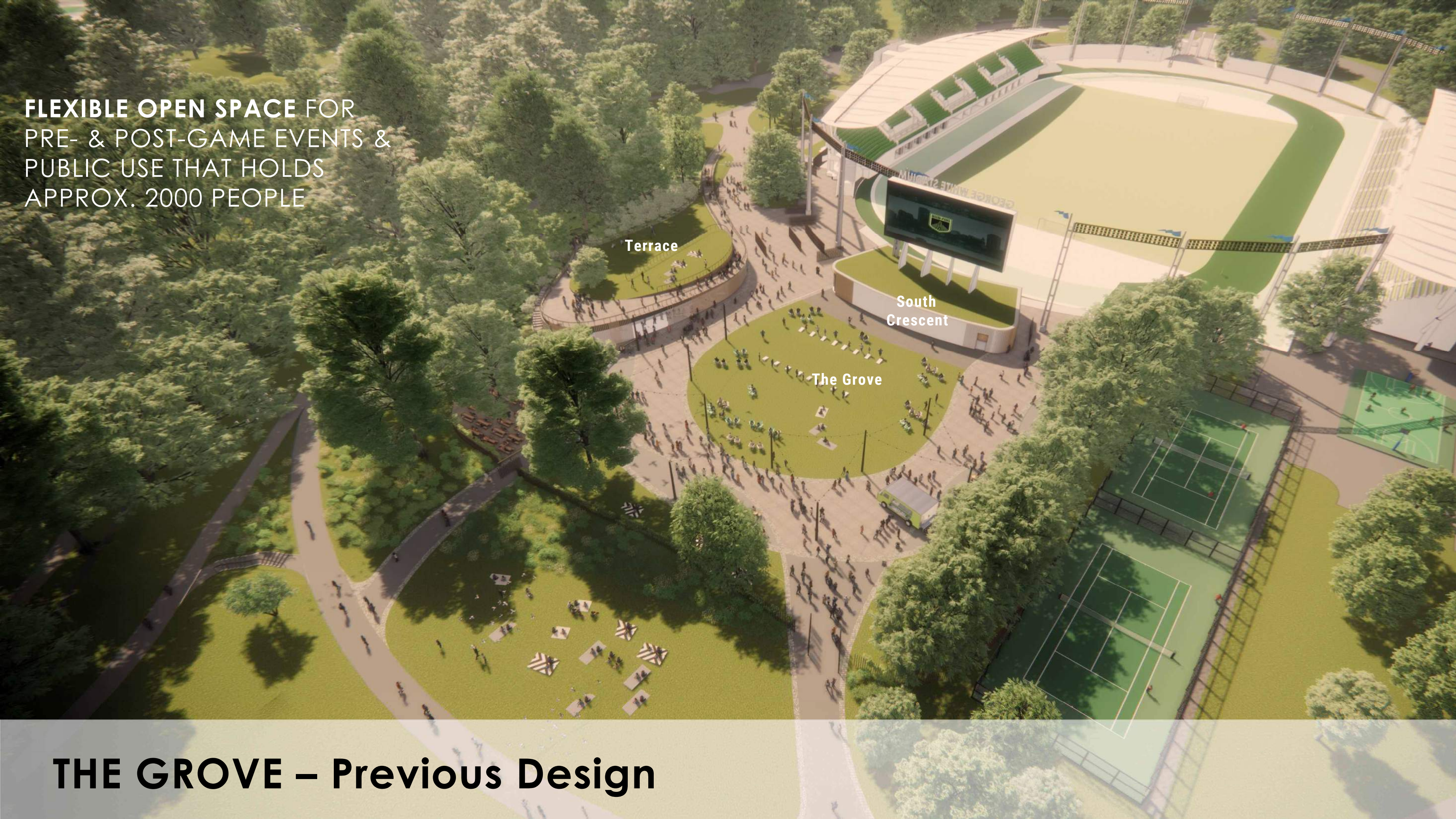


GROVE PLAN – Previous Design

- 1. FLEXIBLE OPEN SPACE**
GRASS, LIGHT POLES,
CANOPIES, WATER, POWER
- 2. TERRACE – FOOD &
BEVERAGE, MERCHANDISE,
CONCESSIONS, STORAGE**
- 3. SOUTH CRESCENT – STORE,
FOOD & BEVERAGE,
STORAGE**



**FLEXIBLE OPEN SPACE FOR
PRE- & POST-GAME EVENTS &
PUBLIC USE THAT HOLDS
APPROX. 2000 PEOPLE**



THE GROVE – Previous Design

OPTION 1 – Organic Form

1. FLEXIBLE OPEN SPACE

GRASS, LIGHT POLES,
CANOPIES, WATER, POWER

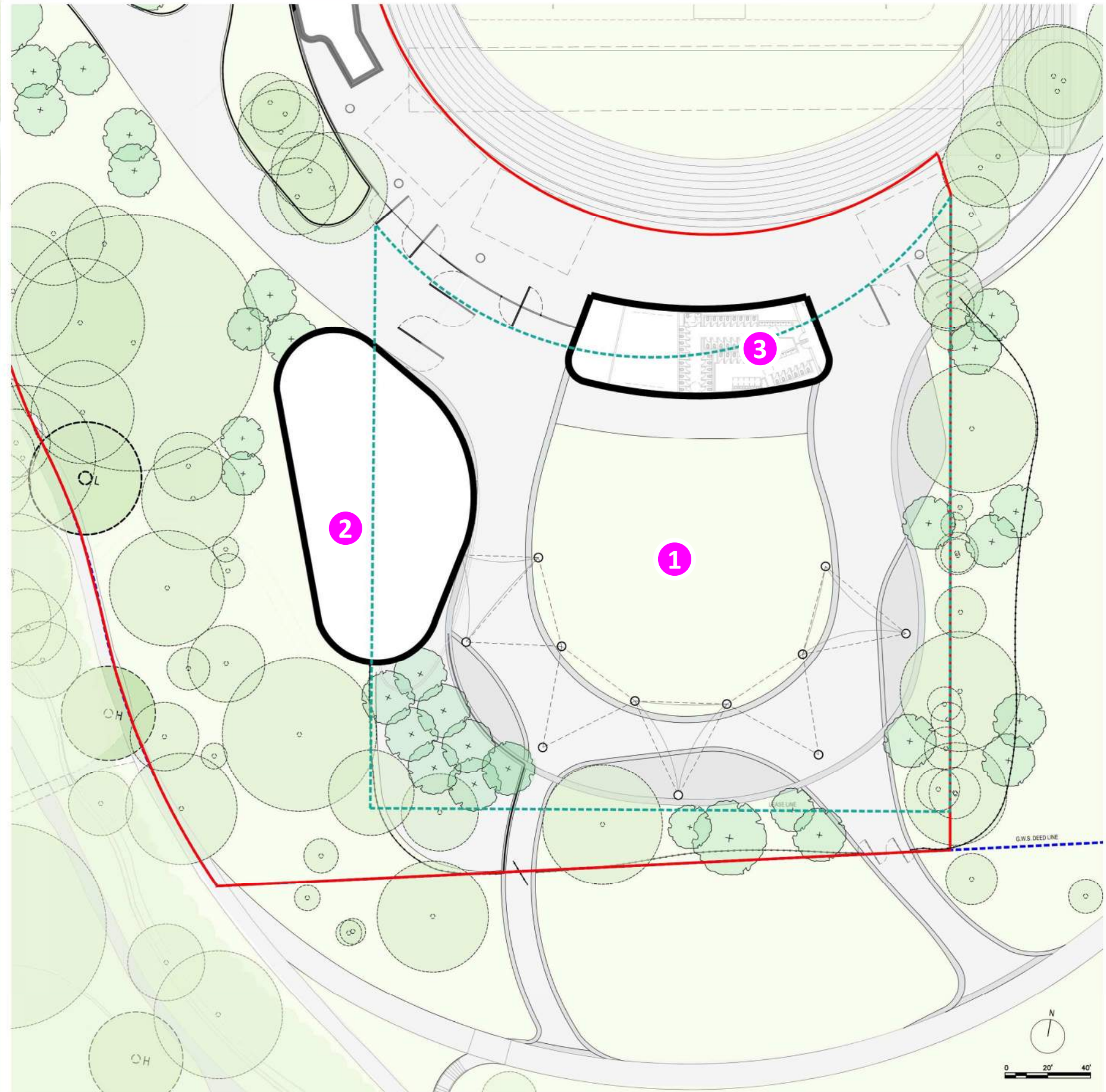
2. ORGANIC FORM – FOOD

AND BEVERAGE,
MERCHANDISE,
CONCESSIONS, STORAGE

3. SOUTH CRESCENT – STORE,

BAR, STORAGE

NOTE: Alternatives to the landform are being studied for the second accessory building at the west side of the Grove.



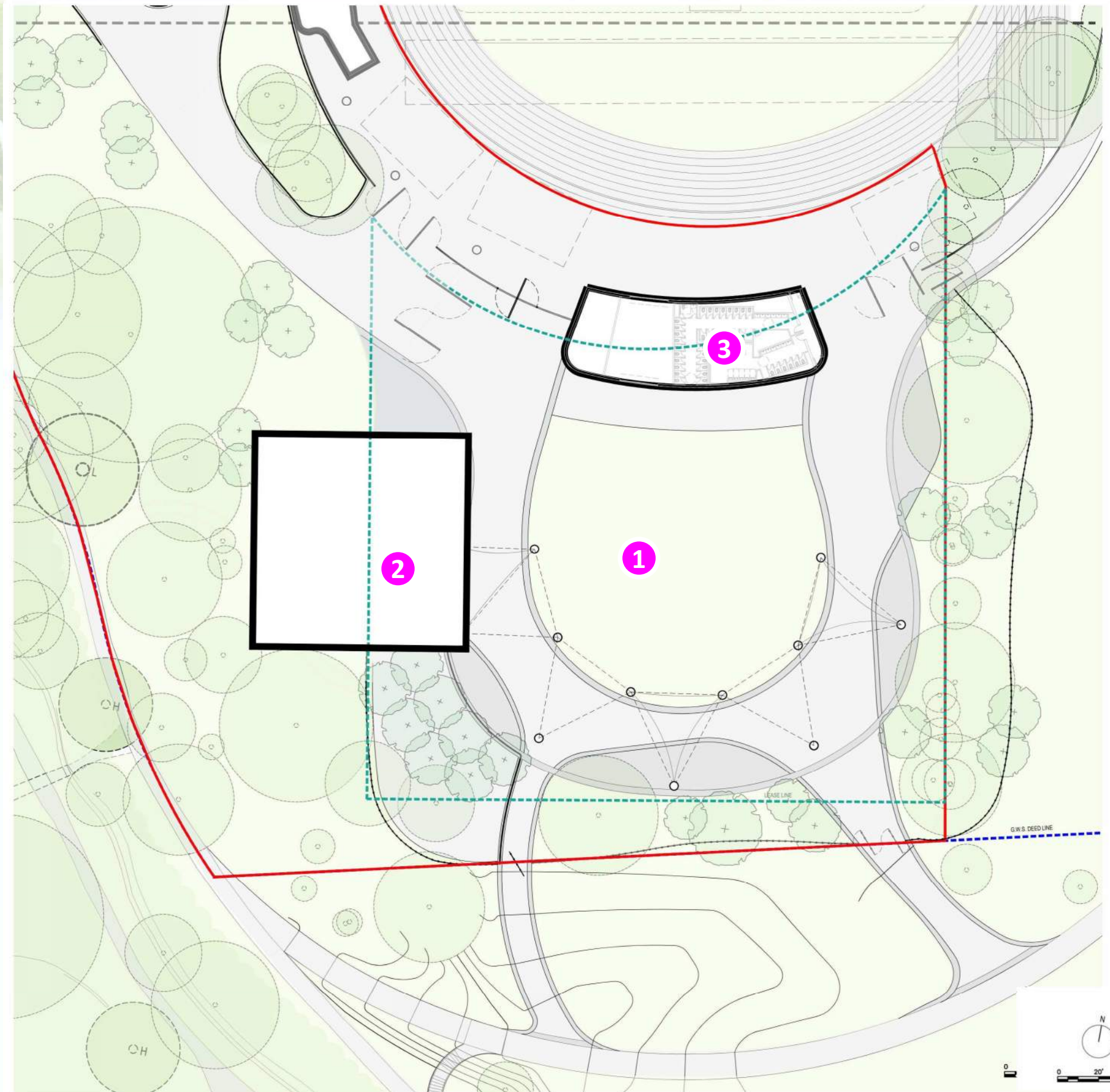
OPTION 1 – Organic Form



OPTION 2 – Greenhouse

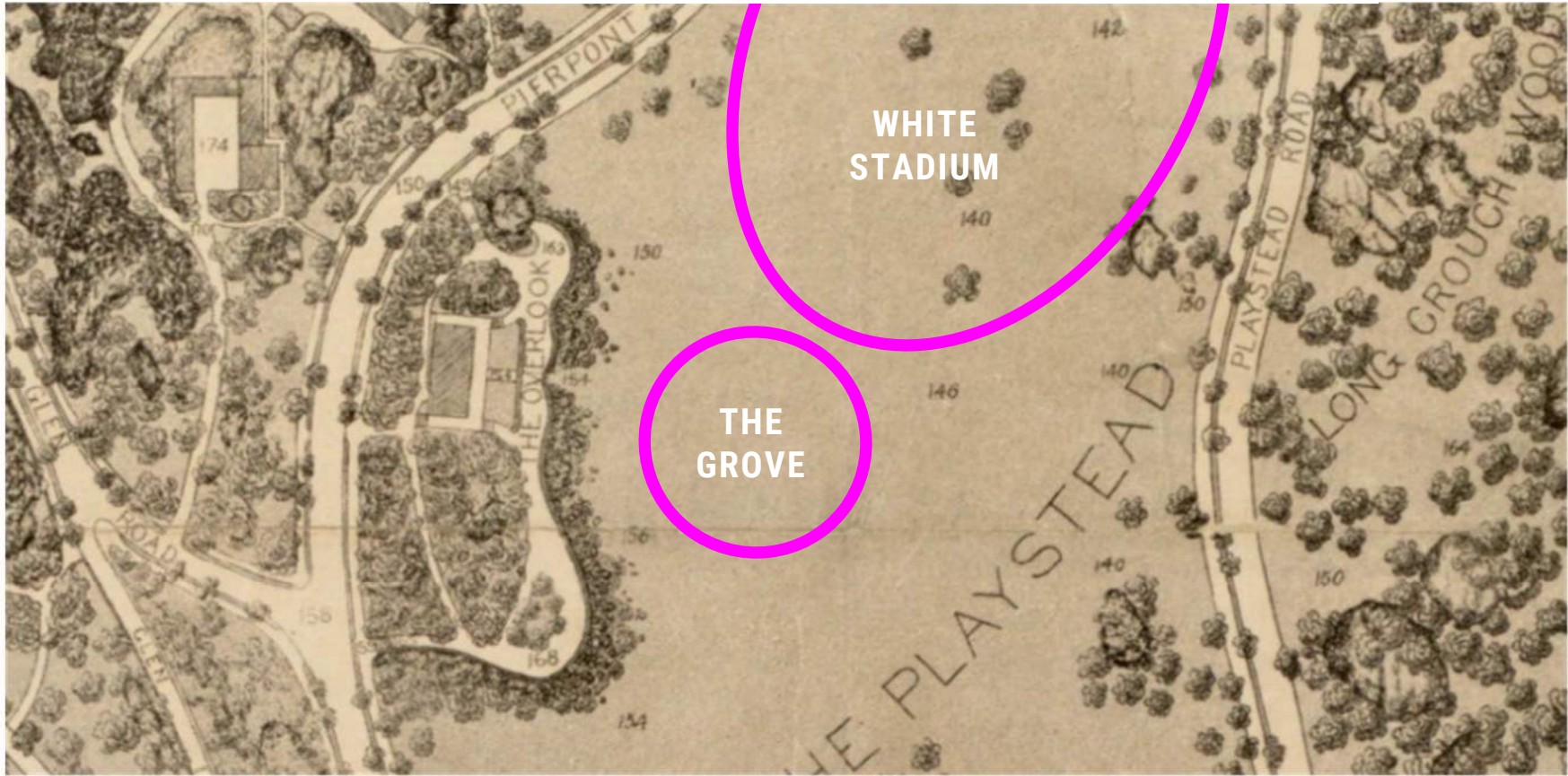
- 1. FLEXIBLE OPEN SPACE**
GRASS, LIGHT POLES,
CANOPIES, WATER, POWER
- 2. GREENHOUSE** – FOOD AND
BEVERAGE, MERCHANDISE,
CONCESSIONS, STORAGE
- 3. SOUTH CRESCENT** – STORE,
BAR, STORAGE

NOTE: Alternatives to the landform are being studied for the second accessory building at the west side of the Grove.



OPTION 2: Greenhouse

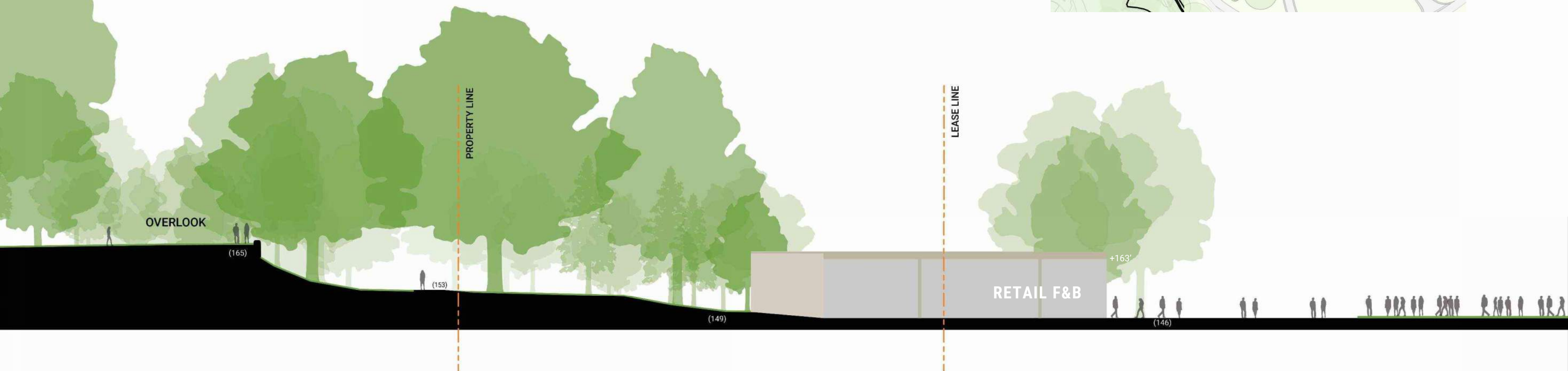
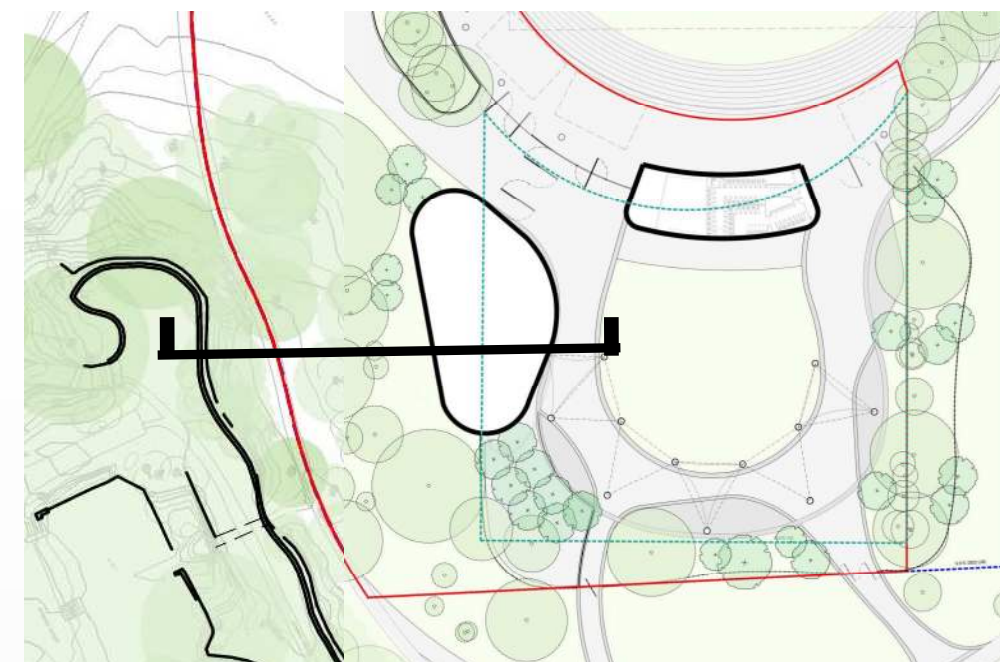




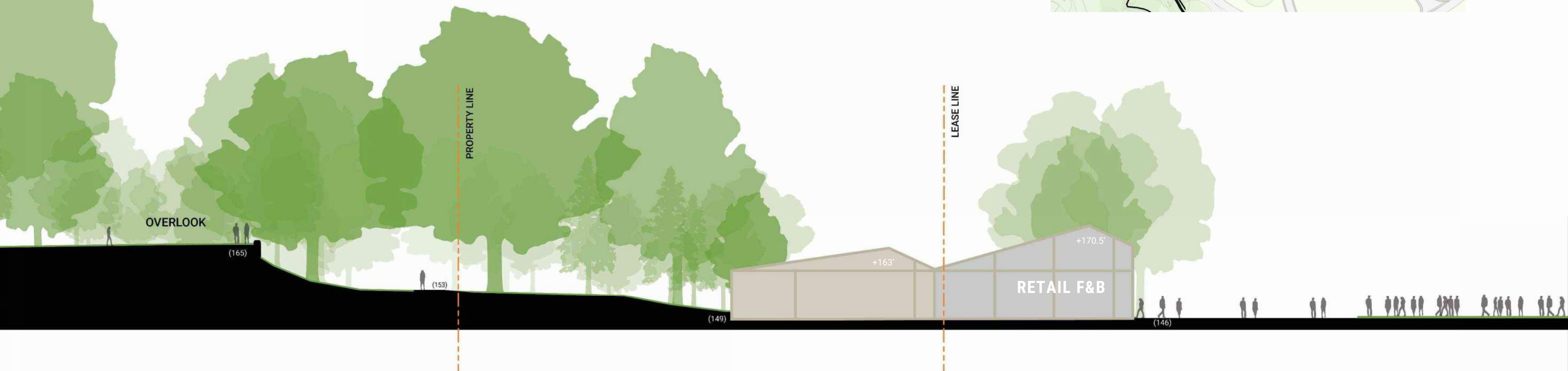
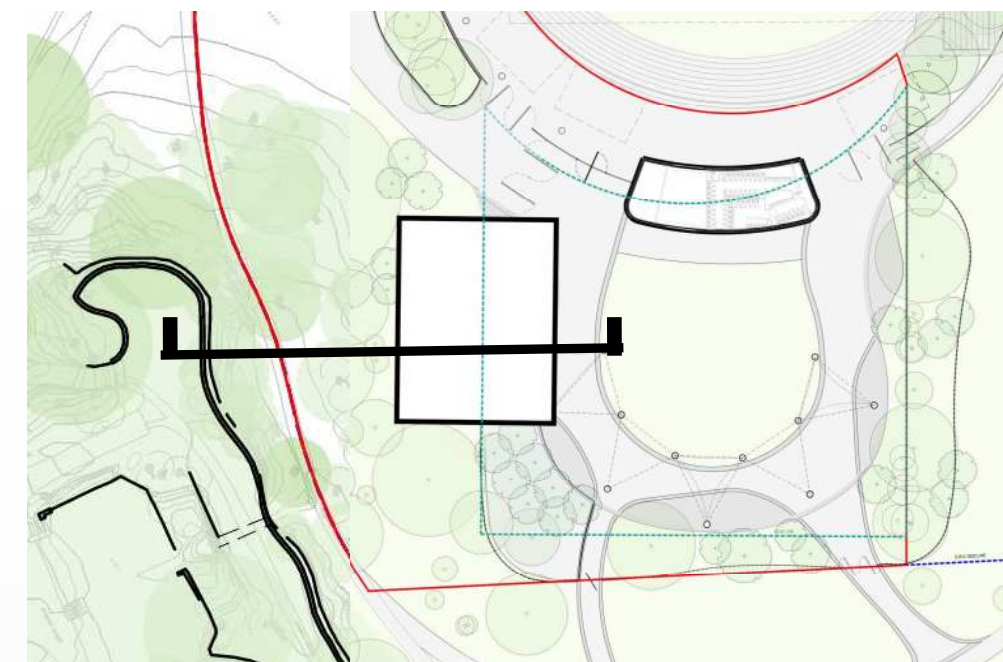
THE OVERLOOK



THE OVERLOOK - EXISTING



THE OVERLOOK & ORGANIC FORM



THE OVERLOOK & GREENHOUSE



LOWER PATH EXISTING VIEW - SUMMER



THE OVERLOOK TUNNEL EXISTING VIEW



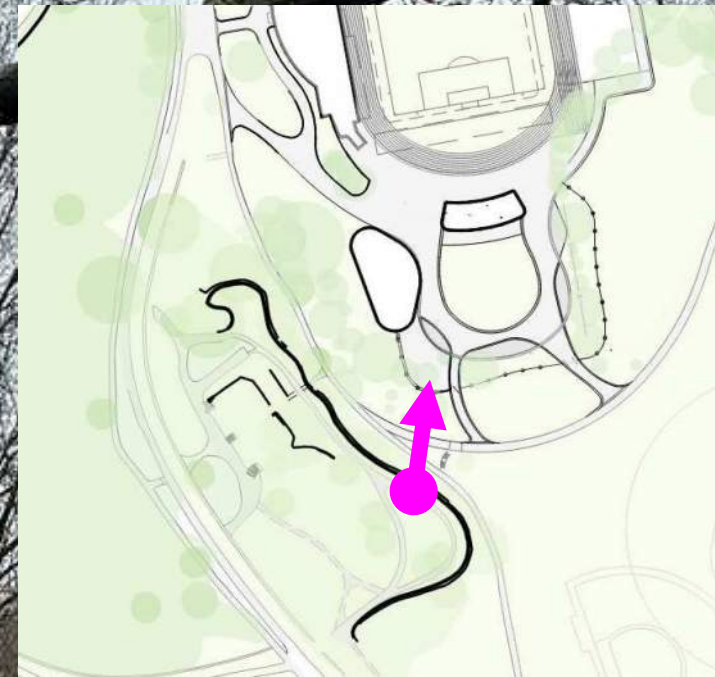
THE OVERLOOK TUNNEL – PROPOSED – ORGANIC FORM



THE OVERLOOK TUNNEL – PROPOSED – GREENHOUSE



THE OVERLOOK EXISTING VIEW - SUMMER



THE OVERLOOK EXISTING VIEW



THE OVERLOOK – PROPOSED – ORGANIC FORM



THE OVERLOOK – PROPOSED – GREENHOUSE

MATERIALS & FURNISHINGS

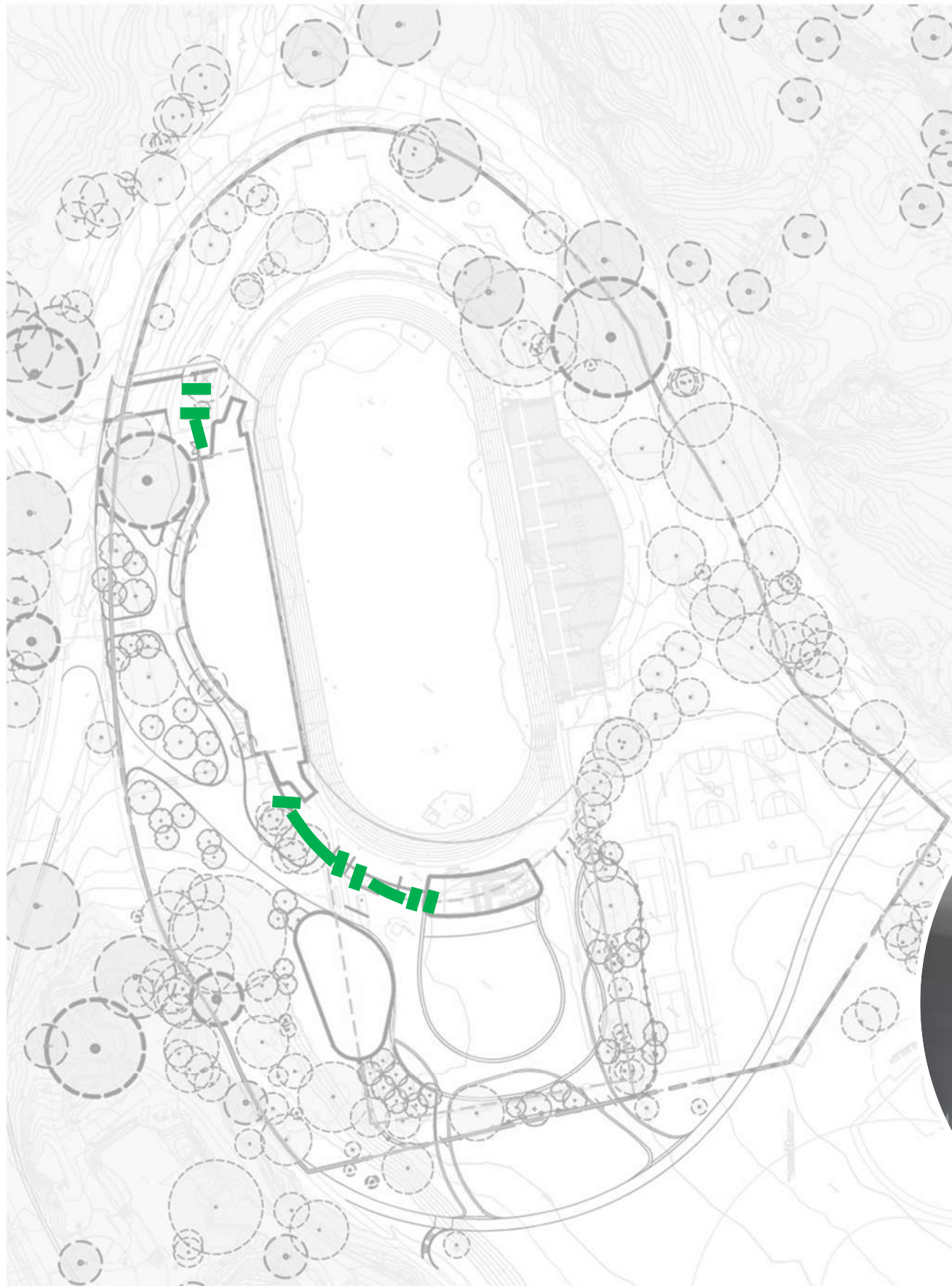
Proposed Palette



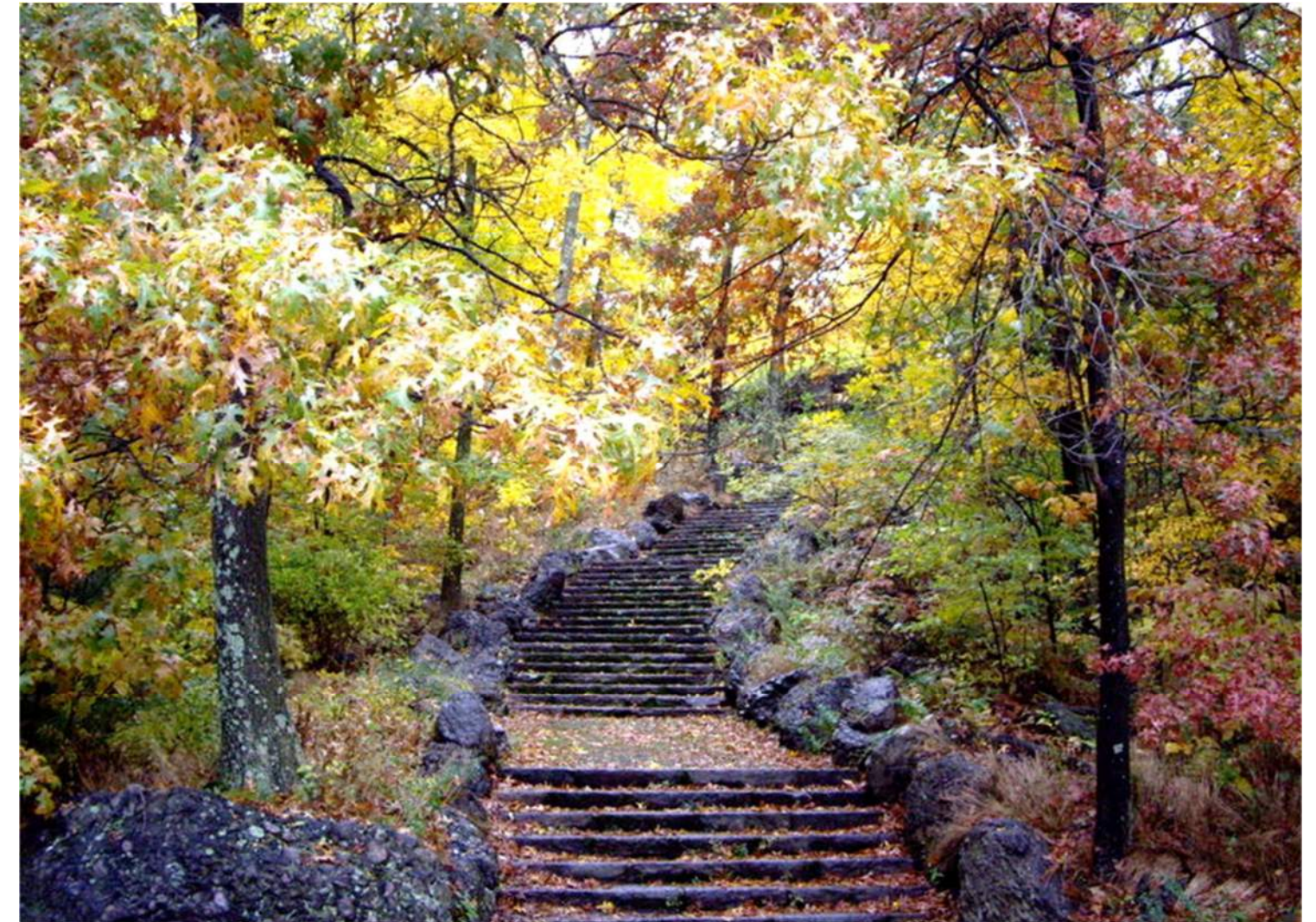
Park Palette



SECURITY

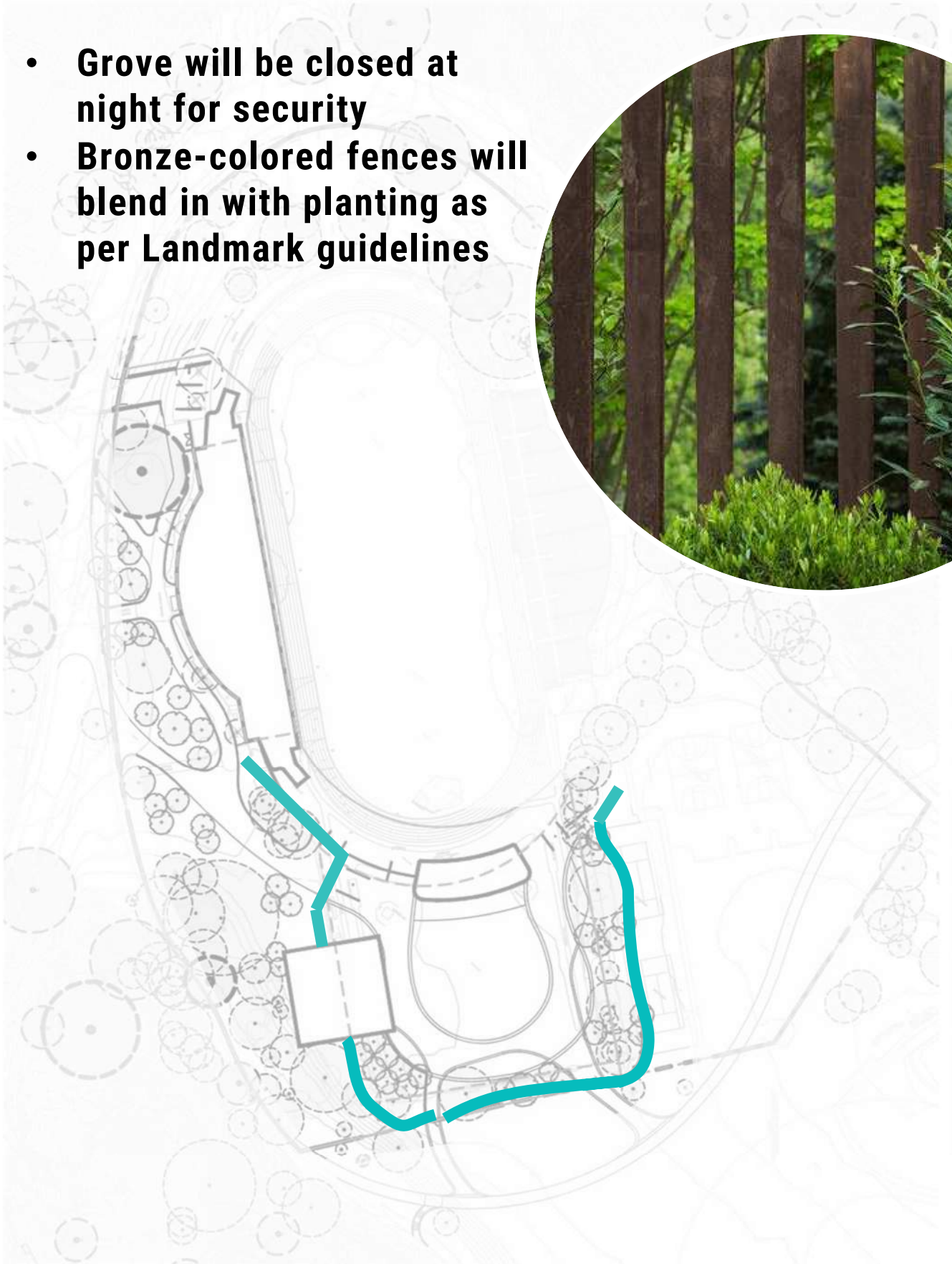


- Stadium will be closed at night for security – most of fencing is outside of Boston Unity limit of work
- Boston Unity proposes bronze-colored fences and gates to mediate between the 1885 & 1949 eras
- Final design to be determined in coordination with Parks Department and BPS/BFD



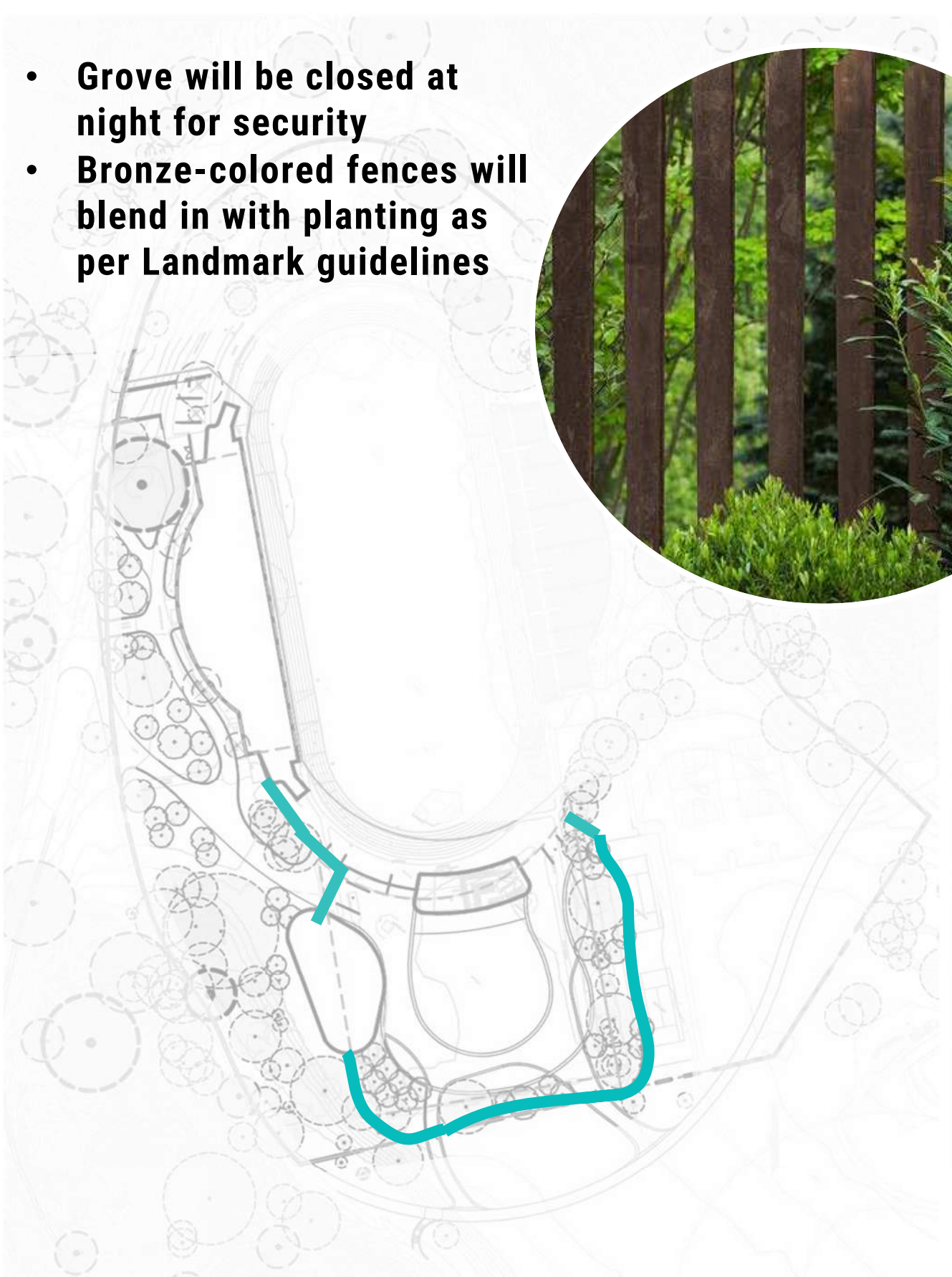
GROVE FENCING

- Grove will be closed at night for security
- Bronze-colored fences will blend in with planting as per Landmark guidelines



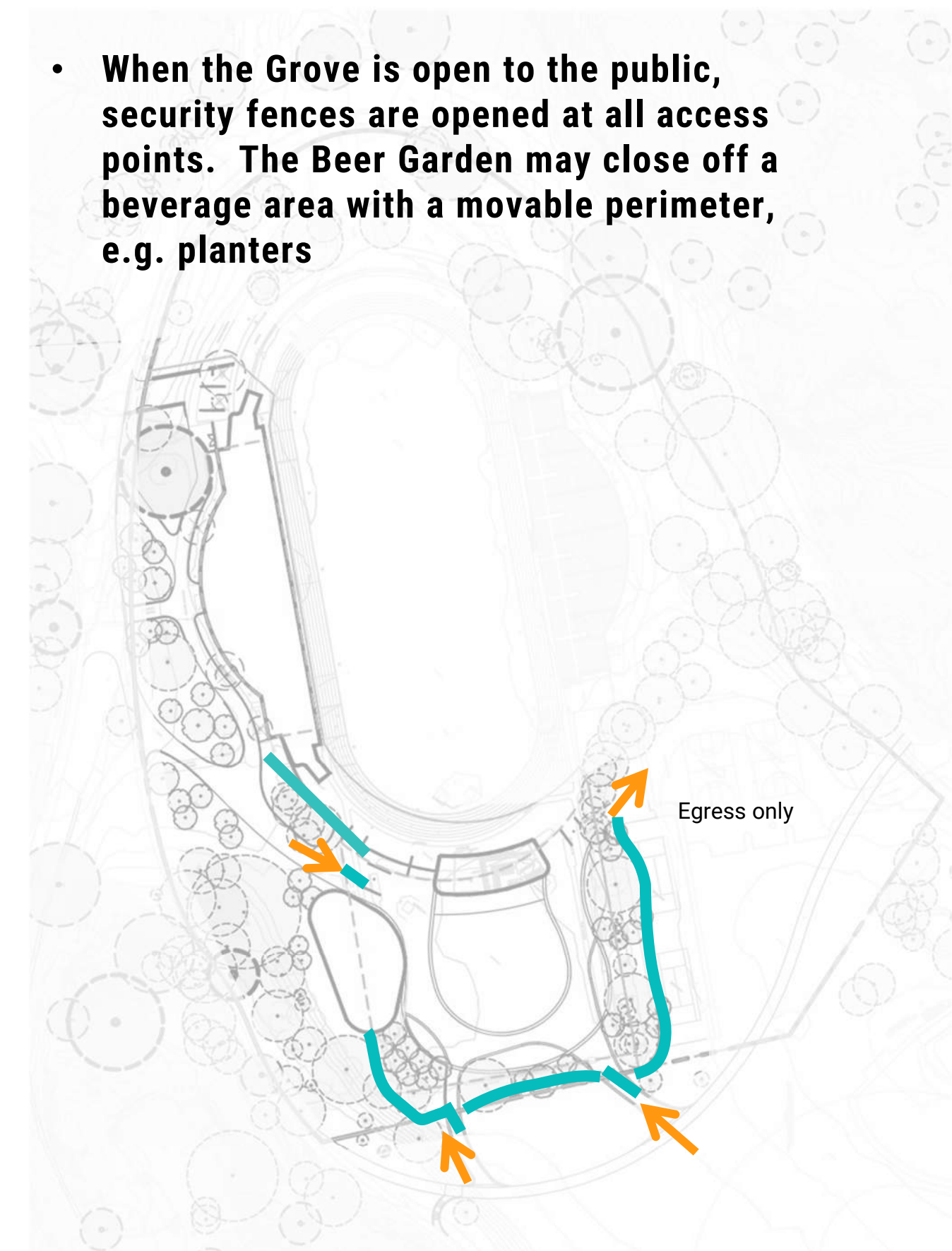
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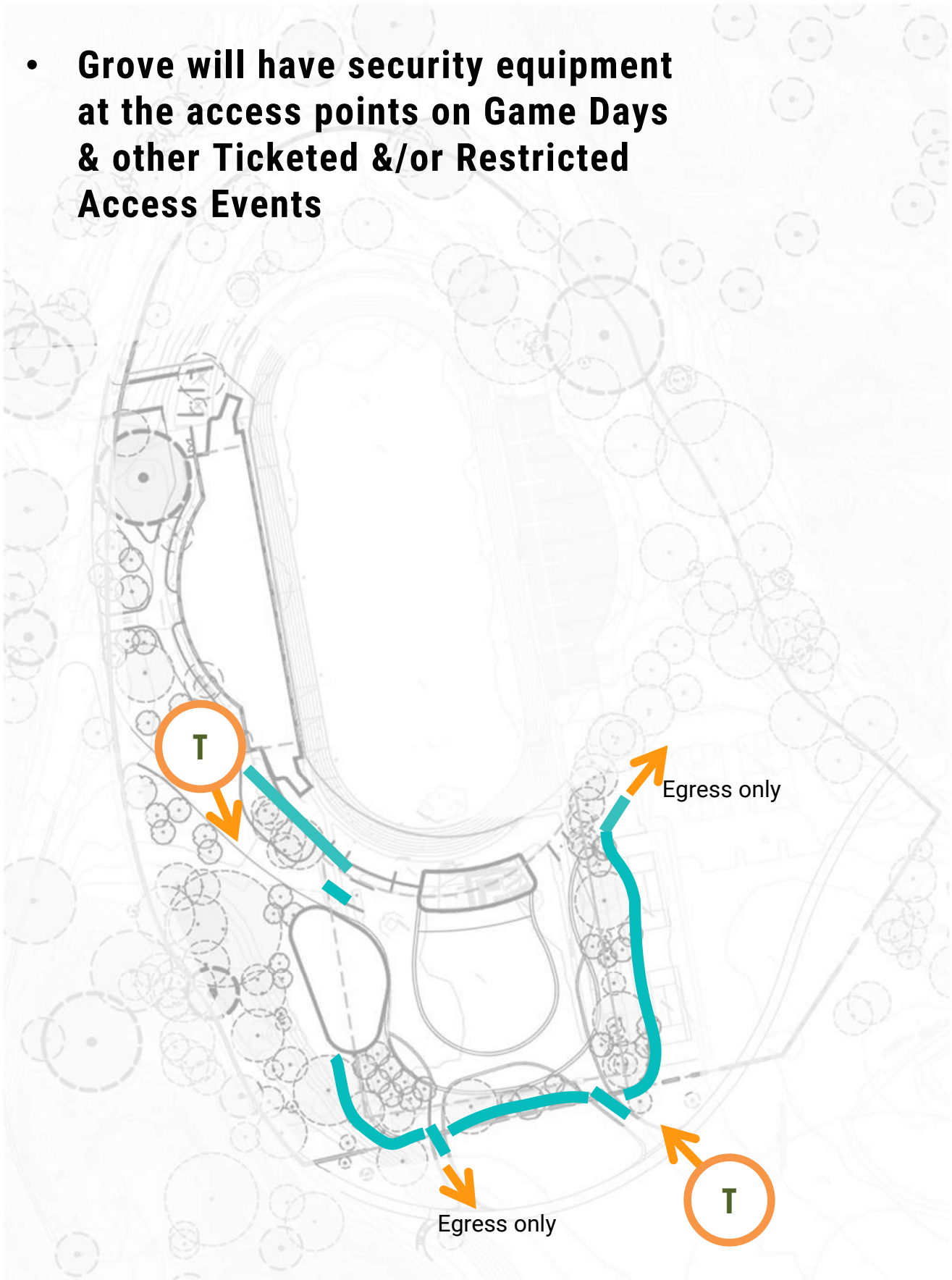
GROVE FENCING

- When the Grove is open to the public, security fences are opened at all access points. The Beer Garden may close off a beverage area with a movable perimeter, e.g. planters



GROVE FENCING

- Grove will have security equipment at the access points on Game Days & other Ticketed &/or Restricted Access Events



AGENDA

PROJECT INTRODUCTION

SITE PLAN EVOLUTION

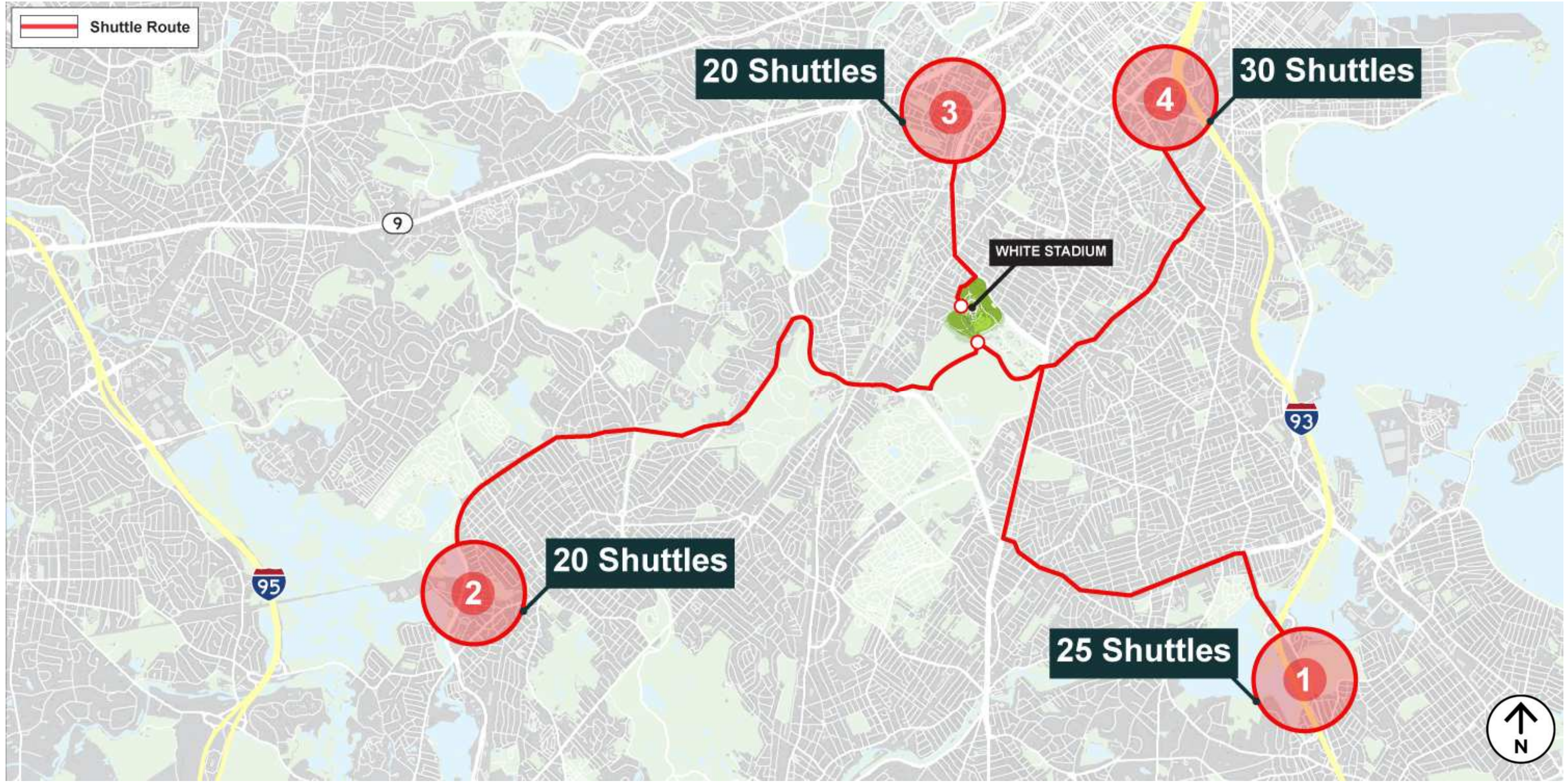
WEST GRANDSTAND

THE GROVE

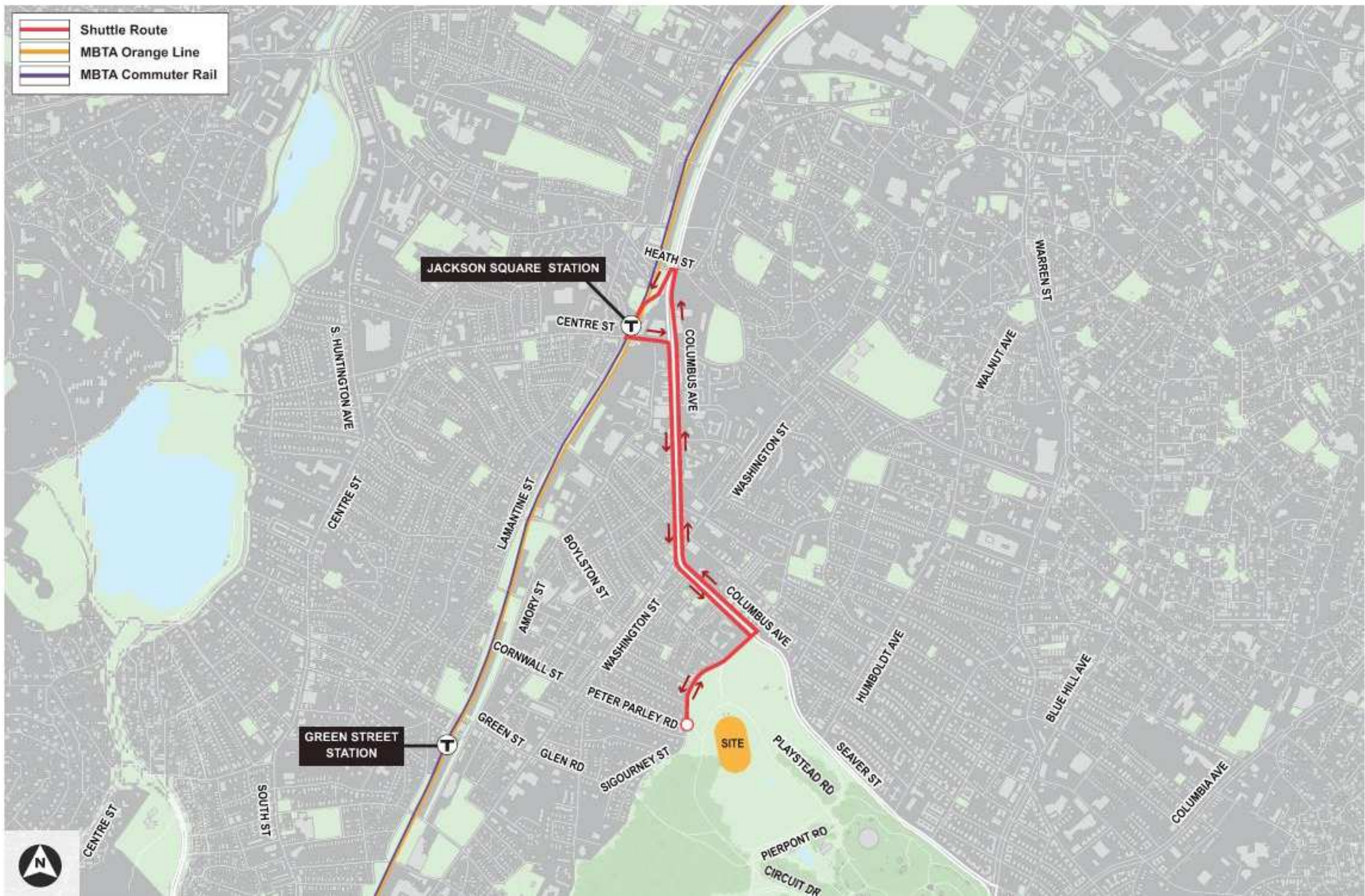
ACCESS & CIRCULATION

QUESTIONS/DISCUSSION

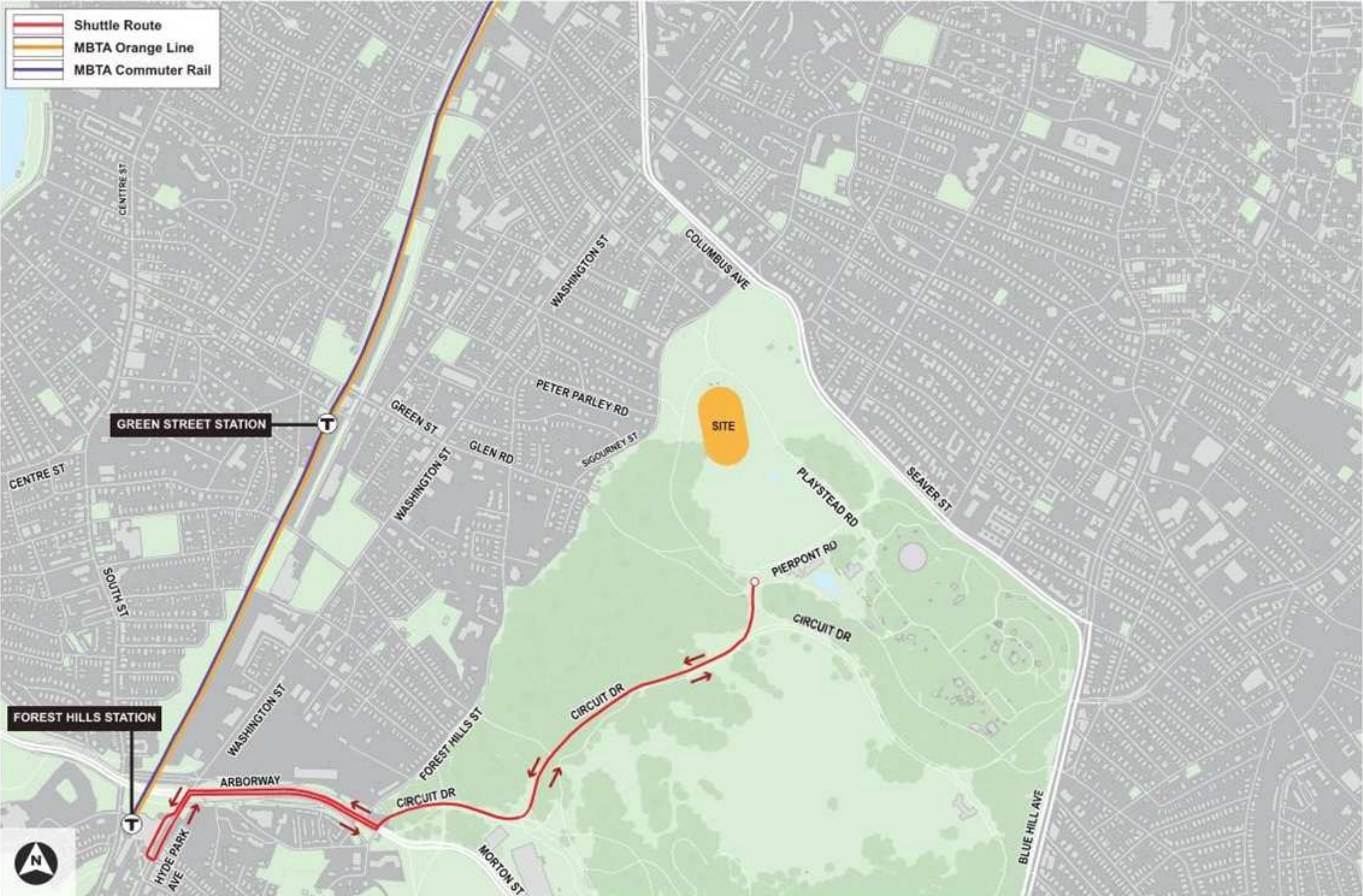
SATELLITE PARKING CATCHMENT AREAS



ORANGE LINE SHUTTLE, JACKSON SQUARE STATION



ORANGE LINE SHUTTLE, FOREST HILLS STATION



VEHICULAR CIRCULATION UPDATES

- No TNC vehicles will enter the park
- The Seaver St exit will remain closed
- We welcome feedback and will follow up on these options at the February 12 community meeting focused on Franklin Park

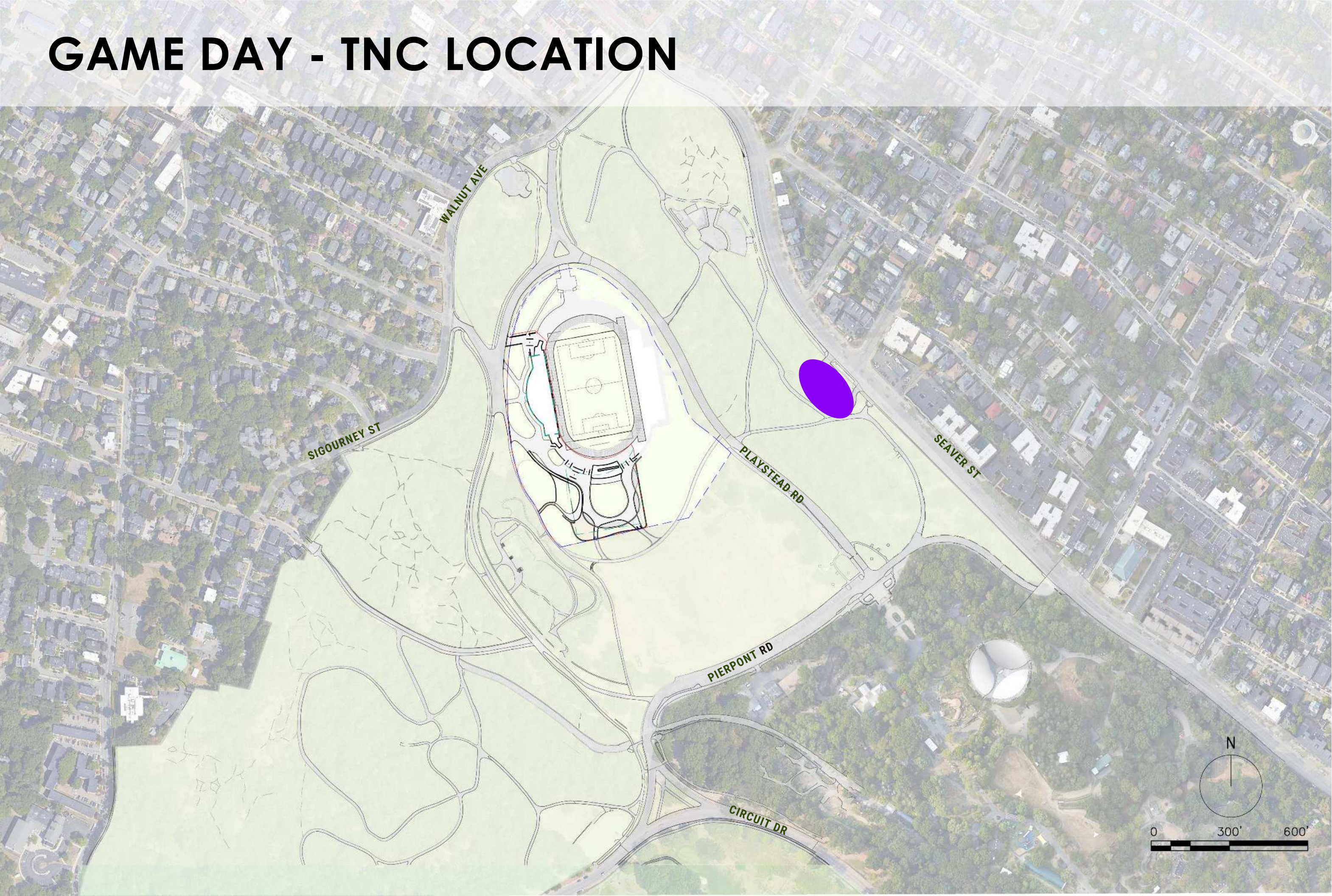
Previous Plan For Reference



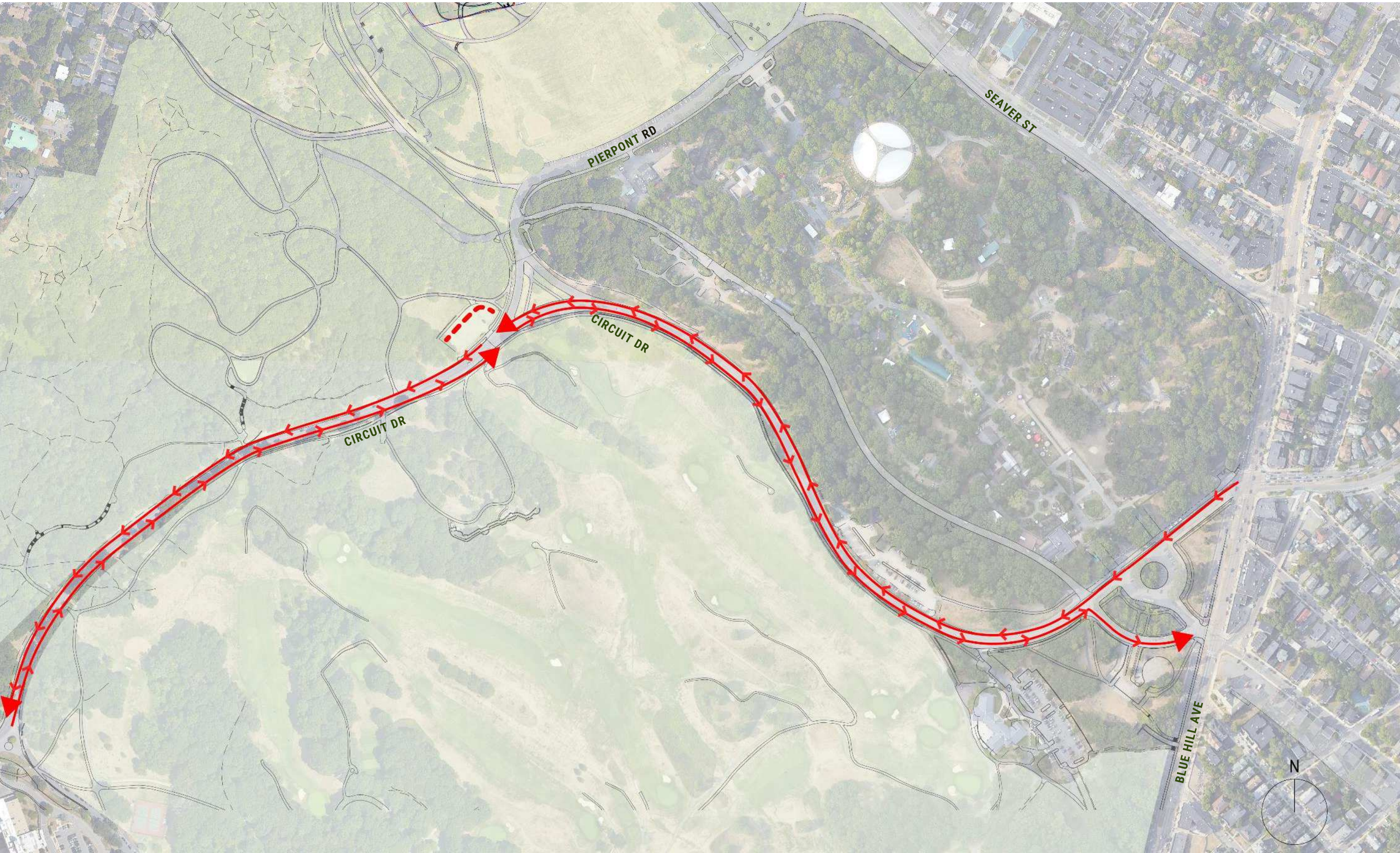
GAME DAY - TNC LOCATION

Legend



 TNC Drop off



SOUTH AND EAST SHUTTLE CIRCULATION





Legend

-  Shuttle Route
-  Shuttle Drop off

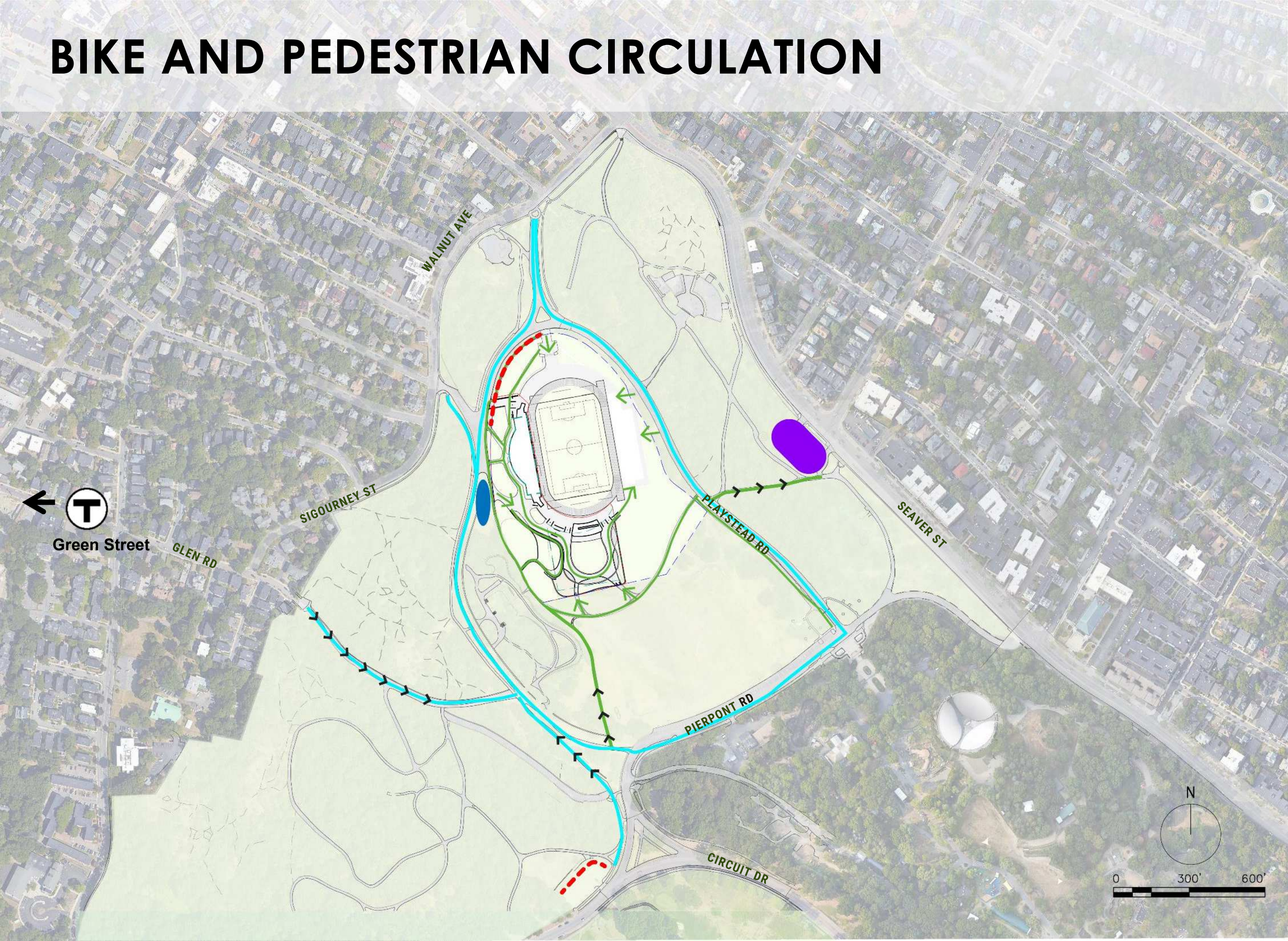
NORTH AND WEST SHUTTLE CIRCULATION

Legend

-  Shuttle Route
-  Shuttle Drop off

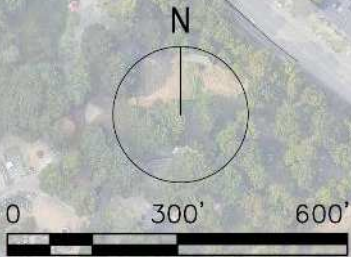


BIKE AND PEDESTRIAN CIRCULATION



Legend

- Shuttle Drop off
- TNC Drop off
- Bike Valet
- Pedestrian Circulation
- Bike / Pedestrian Circulation *from FPAP
- Slopes over 5% (pointing uphill)



AGENDA

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WEST GRANDSTAND

THE GROVE

ACCESS & CIRCULATION

QUESTIONS/DISCUSSION

GEORGE WHITE STADIUM

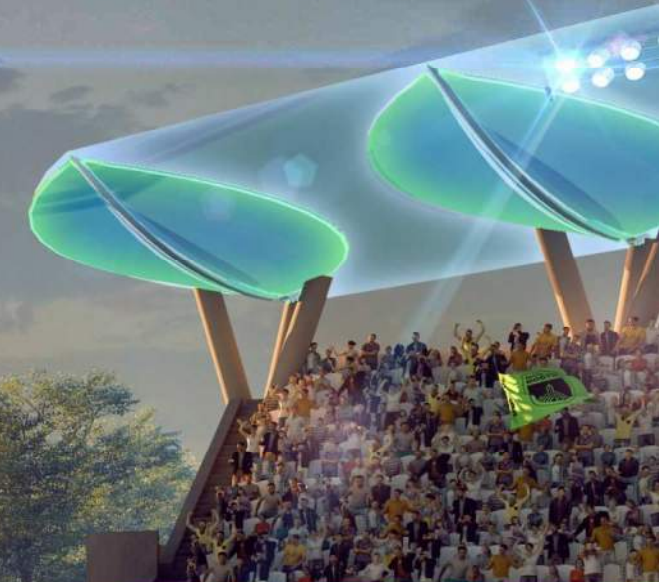


NWSL 2026 BOSTON

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LET'S HEAR YOU! Tag #NWSLBOSTON



YOUR CLUB YOUR CITY

WEAR #NWSLBOSTON

visit the ProShop at The Grove to get the latest merch!

YOUR CLUB YOUR CITY

