



# **WHITE STADIUM RENOVATION**

**TECHNICAL PROPOSAL**

June 26, 2023 | RFP #EV00012353

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Submitted By

**Boston Unity Soccer Partners LLC**

Prepared By



With



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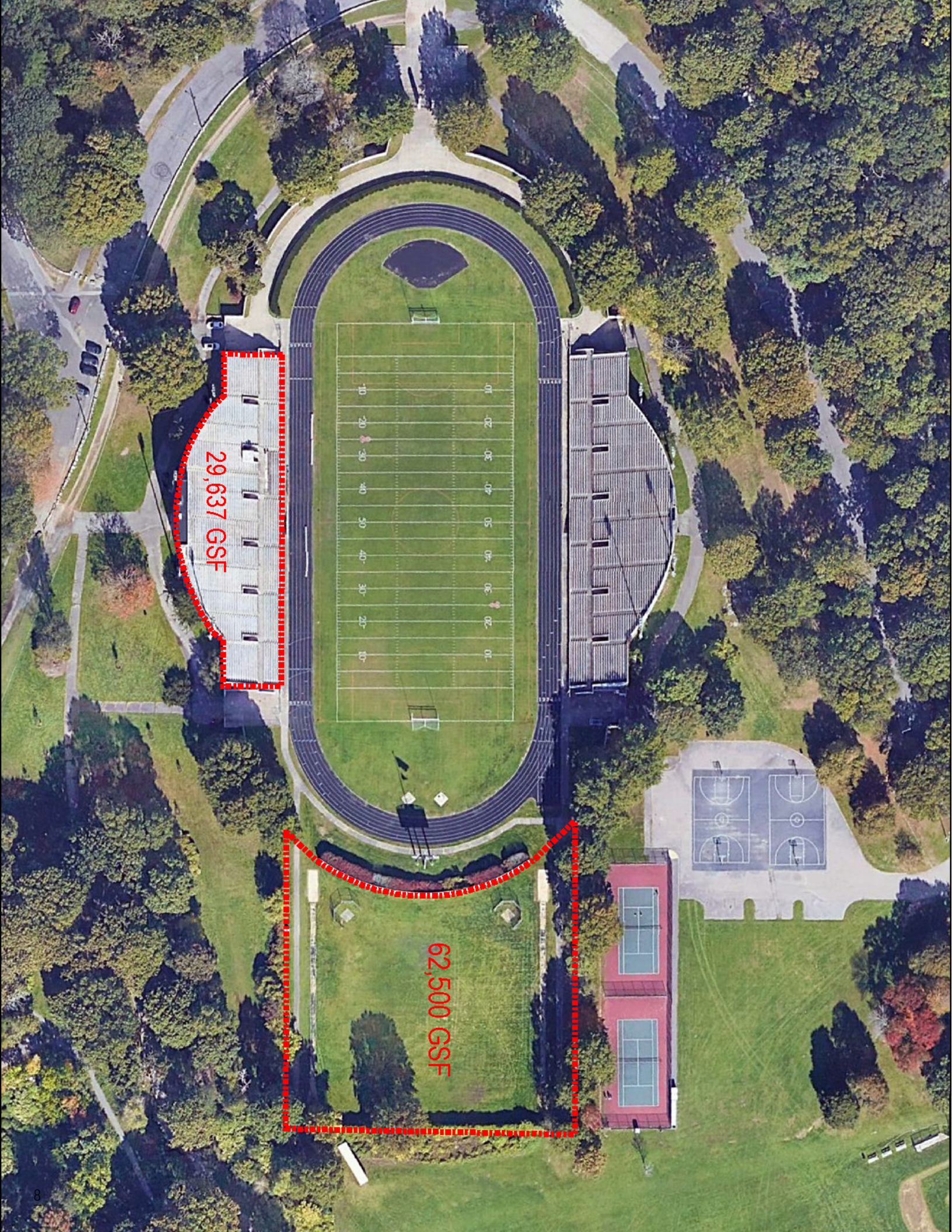
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5.1

**COVER LETTER &  
EXECUTIVE SUMMARY**

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June 26, 2023

**Morgan McDaniel**  
Deputy Chief of Operations  
City of Boston

**Proposal for:** Lease Of The West Grandstand And Adjacent Areas Of White Stadium In Public-Private Partnership To Achieve City's Comprehensive Stadium Renovation Plan To Serve Boston Public School Athletics

**RFP#** EV00012353

Dear Ms. McDaniel,

With great enthusiasm, Boston Unity Soccer Partners is pleased to present you with our RFP proposal to partner with the City of Boston, the Boston Public Schools and the neighboring communities to transform White Stadium into an improved home for BPS students and a home pitch for Boston's new National Women's Soccer League (NWSL) team. We believe that sport brings communities together and presents a unique opportunity to forge connections across neighborhoods, race, gender and economics. As one of America's first professional sports teams that is owned, managed, and operated by women, we also believe that women's sports can be a force for good. We are dedicated to partnering with members of the surrounding communities to collaboratively drive wide-ranging and long-lasting benefits back into these communities. Boston has an unparalleled legacy of championship teams and a passionate fan base that expects and deserves excellence. Our mission is to field a championship-caliber soccer club, provide an elite fan experience in a historic stadium with an inclusive environment that reflects the diversity of our region and the world's most popular sport, and operate a franchise that is deeply rooted in the fabric and success of Boston and our communities' culture.

Boston Unity Soccer Partners commits to ensuring that our renovations and financial investment also support park priorities in collaboration with the City of Boston, The Franklin Park Zoo and the Franklin Park Coalition. The opportunities for new and enhanced community programming that will come with stadium improvements alongside our team's soccer games will add to the vibrancy, activation and use of the Park. The improved lighting and enhanced security that we introduce will increase public safety that is considerate of, and aligned with community values. Furthermore and in recognition of the corresponding impacts generated by the growth in new visitors, we will respectfully and thoughtfully conduct an in-depth transportation and parking management plan developed and refined through public process and community engagement to mitigate the increased activity.

We believe that a stadium can serve as a catalyst for positive change, fostering economic growth, community engagement, and social development. We will focus our economic and community benefits with a priority on the neighborhoods around the stadium. We are actively seeking opportunities to contract with and hire from the diverse communities of Roxbury, Dorchester, Jamaica Plain and Mattapan. We will center this project through an equity lens and move forward ready to listen, learn, and partner in ways that are authentic, intentional, and considerate of the rich history and future aspirations of the community surrounding White Stadium.

In our renovation plan, we will be ready to play in a substantially improved stadium for the 2026 season. Our mission-aligned ownership group looks forward to partnering with the City to create a world class sports facility with long lasting community impact. We thank you for your consideration and welcome this chance to enter into this exciting public-private partnership.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Epstein".

**Jennifer Epstein**  
Controlling Manager, Boston Unity Soccer Partners LLC  
contact@nwslboston.com

# EXECUTIVE SUMMARY

## 5.2 Description of the Respondent

Description of the Respondent - Boston Unity Soccer Partners LLC is women-owned and women-managed, National Women's Soccer League professional club who wishes to partner with the City of Boston and the Boston Public Schools to bring this team to White Stadium. The dynamic executive team, led by Bostonian Jennifer Epstein (Controlling Manager), features a strong and diverse ownership group that has the experience, resources and vision to achieve this ambitious proposal.

## 5.3 Description of the Proposed Program

The programmatic vision for the Boston Public Schools and Boston Unity partnership is holistic, taking into account both the stadium renovation as well as landscape activation of Franklin Park.

The West Grandstand and the Grove will be improved to allow Boston Unity to conduct first class sporting events at the stadium and also fully support the expanded program of use by Boston Public Schools.

In addition, a compendium of possible program usage of the stadium has been diagrammed for Boston Public Schools, Boston Unity, public organizations, public uses, and community businesses. Boston Unity intends to hold approximately 20 games per season at the stadium (predominantly on the weekends) in concert with the BPS and City of Boston scheduled use of the stadium. The Grove will be open year-round as an amenity space supporting a variety of uses that will activate Franklin Park and support community programming in accordance with the Franklin Park Master Plan.

## 5.4 Proposed Investments in the Stadium

Boston Unity proposes to renovate and add to the existing West grandstand, improve the field and environs, and add an event space in the fenced-in area south of the track. It is understood that the City of Boston will renovate the East grandstand. All of these investments directly improve the facilities available to the Boston Public Schools.

Our conceptual design thoughts respond to the existing architectural attributes of the 1950's Stadium and its location within Franklin Park. Aspirational renderings convey the exciting possibilities for the future of White Stadium.

It is the expectation of Boston Unity that a design development review process will be conducted for the combined project at the

stadium, including public process to achieve a community-informed approach to the improvements and operations of the stadium. Boston Unity has established a timeline to responsibly conduct this process and the subsequent construction work to allow for the team to hold its games at White Stadium for the 2026 season starting in March 2026.

## 5.5 Facilities Management and Operations

Boston Unity will manage and maintain, in a first-class manner commensurate with a professional sports stadium, the Leased Premises of the west grandstand and the Grove as well as the shared soccer field. Boston Unity, in collaboration with the City of Boston agencies, the BPS and the surrounding neighborhoods, will develop a robust Game Day Operations Plan that will properly address communication, neighborhood game day concerns, security, access, transportation, and clean up during and after the game.

## 5.6 Transportation Management Plan

Boston Unity games will be governed by a Transportation Management Plan for these events, to be developed through public process and community participation. White Stadium is well served by public transit from several bus lines including the Silver Line and by the Orange Line T stops of Stonybrook and Green Street stations on the Orange Line. Parking will be managed so that fans coming to the stadium will be required to have assigned parking at dedicated and approved lots and areas managed by the team and bought by fans prior to arriving at the stadium. These dedicated parking areas will be further served by shuttle buses so that the games are accessible and so that traffic impact to the surrounding community is minimized.

## 5.7 Park Activation

The event space, named The Grove, is integral to the activation of the park and provides a wonderful opportunity to improve connections from the stadium to the park while also creating new amenities for stadium visitors, park goers and the local neighborhood.

Our conceptual design ideas are guided by the Franklin Park Action Plan and show how the Grove may be sensitively integrated into the park topography, respecting the park setting, the mature tree plantings and the historic Olmstedian aesthetic. Our thoughts show how arriving at the Grove can strengthen the wider park program

and experience and how the space can provide an exceptional park facility for a wide variety of sporting, private and community events.

## 5.8 Economic Development Benefits and Community Benefits

We believe that a stadium can serve as a catalyst for positive change, fostering economic growth, community engagement, and social development. We hope to implement a range of economic strategies that will benefit the diverse communities around Franklin Park. We intend to draw from and foster people and businesses from these communities to create a lasting economic engine. We hope to achieve over 50% of our contracts from within these neighborhoods.

Boston Unity also recognizes the unique opportunity to partner meaningfully with the Boston Public Schools to help in developing Boston's youth. We have outlined many opportunities we intend to establish including subsidized rates for BPS kids to Boston Unity games, the Boston Unity Mentorship Program, Boston Unity Internship Program, the Boston Unity Scholarship Fund and support for inclusion in the Boston Unity Soccer Academy programs run by the team. We look forward to furthering a deep and productive relationship with the BPS to the benefit of these kids and their families.

The Boston Unity Annual Fund will be a source of significant benefit to the local communities. We will, in collaboration with local leadership and the City of Boston, provide financial support focusing on the four pillars of (a) youth development (b) health and wellness, (c) local business development, and (d) Franklin Park.

## 5.9 Diversity and Inclusion

Boston Unity is a women-owned, women-run business and is dedicated to advancing opportunities for women and girls. We also understand the relationship between Franklin Park and the surrounding communities predominantly consisting of black and brown people. We are committed to partnering strategies that will achieve success for our team and lasting economic and social wealth in these communities. We intend to strive for a hiring and contracting threshold of 50% MBE/WBE in all our endeavors.



## 5.2

# DESCRIPTION OF THE RESPONDENT

The Respondent to this City RFP is Boston Unity Soccer Partners, LLC, a Delaware limited liability company, submitting on behalf of itself and its affiliates as set forth herein. The Respondent is currently and will be comprised of four basic companies as described in more detail below:

- **Boston Unity Soccer Partners, LLC** – *the current controlling owner of the entire enterprise*
- **Boston Unity Soccer Club LLC** – *a Delaware limited liability company which is the current holder of the Boston franchise rights in the NWSL (i.e. the “team itself”), owned 100% by Boston Unity Soccer Partners LLC*
- **White Stadium Operating Company LLC** – *a new Delaware limited liability company to be formed to serve as the operating entity for all of the Respondent’s activities and responsibilities at White Stadium, to be owned 100% by Boston Unity Soccer Partners, LLC*
- **Grove Operating Company, LLC** – *a new Delaware limited liability company to be formed to serve as the operating entity for all of the Respondent’s activities and responsibilities at “The Grove”, to be owned 100% by Boston Unity Soccer Partners, LLC*
- **Boston Unity Community Action, LLC** – *a new non-profit entity to be formed for the purpose of organizing, sponsoring and funding neighborhood and community based events and initiatives*

The Respondent’s organizational plan below depicts and outlines the contemplated entity interfaces between the City of Boston / Boston Public Schools Department, and the Respondent’s operating companies.

The Respondent will contribute capital to the funding of allocable physical improvements at White Stadium, as determined in definitive documentation resulting from a successful award.

The Respondent itself is unique – a Boston based professional sports enterprise formed by women, lead-funded by women, controlled by women, and dedicated to promoting women’s sports and advancement at all levels. The entrepreneurial talents and experience brought to the endeavor by its principals is formidable. The Respondent’s dedication to community based outreach and DEI inclusion is clear. Their mission is success – not only on the NWSL soccer field – but in fostering community and neighborhood projects and initiatives from the Playstead fields and beyond, as well.

The biographic synopses of the Respondent’s principals (set forth herein) reflect the background, expertise, experience and high level professionalism these individuals have brought to their own entrepreneurial pursuits, and will bring to the joint success of a White Stadium revitalization as partners with the City of Boston.



JENNIFER EPSTEIN



STEPHANIE CONNAUGHTON



AMI KUAN DANOFF



ANNA PALMER



JASMINE ROBINSON



LINDA WHITLOCK

## Boston Unity Lead Ownership

### Jennifer Epstein

Jennifer Epstein was born and raised in the city of Boston and has spent her life an avid Boston sports fan. The Epstein family became co-owners and managing partners of the Boston Celtics basketball franchise in 2002. As an owner of the team, she has seen first hand how sports not only fuels the excitement, energy and passion of a city, it also is a vehicle for community impact.

Believing in the power of female-led, diverse leadership teams to drive greater returns, Jennifer Epstein founded Juno Equity in 2018 to make seed round investments in female founded companies, largely in the consumer, tech and sports industries. In addition to Juno Equity, Jennifer is also a co-founder of Wildlife Hospitality, the creator of 3 award-winning, highly successful restaurant concepts in the Boston area. Alongside the business ventures that she is leading, Jennifer has also participated in her family's real estate company The Abbey Group's development projects for over 20 years, and continues to act as a major investor and shareholder in their current developments.

Jennifer is a member of the Board of Trustees of the Institute of Contemporary Art where she has established a fund for women artists, a founding member of the Gillian Reny Stepping Strong Center for Trauma Innovation Advisory Board at Mass General Brigham, and a Member of the Now + There Advisory Board and Triennial Task Force. Jennifer holds a BA from University of Pennsylvania and a JD from Boston College.

### Stephanie Connaughton

At age 3, Stephanie Connaughton exclaimed to her Dad that she wanted to grow up to be Speedy Duncan, a punt returner for Washington's NFL team. He was simply the fastest human she had ever seen.

While a football position would elude Stephanie, she would go on to become someone who takes on challenges that others shy away from. She pioneered some of Gillette's major breakthroughs including the original Venus razor and a home laser hair removal device. She launched Gillette's first powered razor and architected 7 brands.

Most notably, she was a core part of the team that led the transformation of a new

female shaving business unit. She learned that a previously overlooked business can flourish with independent leadership.

Today, Stephanie splits her time between angel investing, advising and mentoring early stage start-ups & social impact investing focused on organizations tackling gender based violence. She is the Board Chair for Courageous Parents' Network and Board Member for Garbo.io She has deep ties with several Boston institutions including: Boys and Girls Club of Boston; ICA Boston; and Harvard University. She is an avid Patriots fan, a collegiate lacrosse player, an inventor of a yoga mat with 4 utility patents, and a mother of twins. Her family is a part of an investor/founder group and Board Member of the Boston Celtics.

### Ami Kuan Danoff

Ami Kuan Danoff is a proud Bostonian of over 40 years who is passionate about building and expanding opportunities for all in our community, most notably through her work as the co-founder and CFO of the Women's Foundation of Boston. WFB is a nonprofit dedicated to the economic empowerment of the women and girls of Greater Boston by creating and funding high-impact leadership and economic programs in partnership with local nonprofits. With grant commitments of nearly \$6m over the past 5 years to programs in sports, STEM education, financial literacy and job training, WFBoston has benefited over 13,000 Boston-area women and girls.

Ami has built extensive business relationships and expertise during her previous career as a portfolio manager in global equities at Putnam Investments and co-manager of the Putnam International New Opportunities Fund and as an international equities analyst at Fidelity Investments. She continues to be an avid investor, especially in start-ups.

Ami is also deeply engaged in Boston's academic and research communities, as a Harvard Quantum Founder and a member of the Harvard FAS Dean's Council. She earned her bachelor's degree from Harvard University and holds a dual master's degree from the Sloan School of Management at MIT.

### Anna Palmer

In 2009 Anna Palmer went to a USMNT game and instantly fell in love with soccer. The sense of passion and community was unrivaled as a fan. Anna carried both her love of



soccer and of community with her as she launched her career, now a General Partner at Flybridge Capital, where she invests in early stage technology companies.

Prior to Flybridge, Anna founded her first company, Fashion Project, in 2012 after graduating from Harvard Law School, scaling it to fund over 2000 charities, and working with Neiman Marcus, New York Fashion Week, and celebrities like Zendaya and Heidi Klum. In 2016, Anna co-founded XFactor Ventures- now one of the most active seed stage funds backing women with 80+ portfolio companies and 23 investing partners spanning six cities and in 2019, Dough Collective, a marketplace for women and minority-owned products, sold to IMC in 2021.

She has been named a Modern Innovator to Watch by InStyle Magazine and featured in Forbes, TechCrunch, The Boston Globe, InStyle Magazine, CNBC SquawkBox, Fortune, and more. She is profiled in the books Launching While Female and CounterMentor Leadership.

Anna recently joined the board of the New England Venture Capital Association.

She holds a B.A. from Eureka College, where she is a member of the Board of Trustees, and a J.D. from Harvard Law School.

### **Jasmine Robinson**

Jasmine grew up the daughter of an NFL player at a time when salaries were low and media revenue was nascent. She's had a unique backstage pass to the player's side of the business during the incredible growth of the NFL. Her lifelong passion for sports led her on a path culminating in co-founding Monarch Collective, a fund exclusively focused on investing in women's sports.

Prior to Monarch, Jasmine joined the San Francisco 49ers from Bain as they were in the process of building the largest privately financed stadium. There, she had an opportunity to change the revenue profile of the team – which they did – moving from the bottom of the league to the top. Jasmine worked on nearly every aspect of the 49ers' business and learned from some of the best in the business – she was involved in negotiating key licensing deals, optimizing the margin profile of core revenue streams, and designing elements of the fan experience. Following the 49ers, she then joined Causeway where she invested in emerging sports leagues to innovative sports media companies.

Jasmine holds an M.B.A from Stanford and a B.A. from Harvard University.

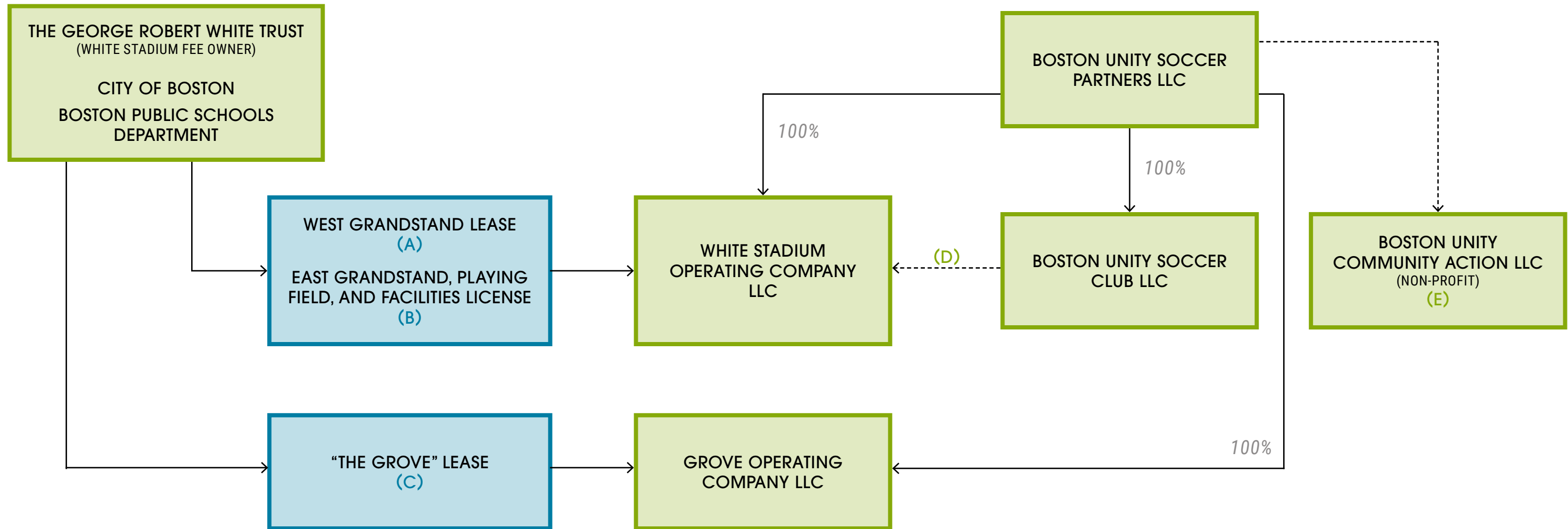
### **Linda Whitlock**

Linda Whitlock, has won widespread respect for a strong record of effective management, board leadership, and public service. Appointed by President Biden to the Presidential Commission on White House Fellows, Linda recently stepped down from the board of Cambridge Trust Company. She is on the board of the Red Sox Foundation, and is a director of the National Association of Corporate Directors New England, a member of the President's Advisory Committee at Brigham and Women's Hospital, and the co-chair of the Quin Impact Fund, a private Boston philanthropy.

A Principal of The Whitlock Group, providing strategy consulting, Linda is the former Nicholas President and CEO of Boys & Girls Clubs of Boston, which serves over 14,000 youth in under served communities in the region, and the former Vice President of Harvard Real Estate. Linda taught at MIT, Tufts, and the University of Michigan, and served in the administrations of MA Governors Dukakis and King. Linda was inducted into the Greater Boston Chamber of Commerce's Academy of Distinguished Bostonians in 2009 and has been recognized by many other business and civic institutions, including the Boston Business Journal, the Boston Municipal Research Bureau, the Anti-Defamation League, Boston Celtics, and Boston Magazine, among others.

Linda is an alumna of Mount Holyoke College, received her MA from the University of Michigan, and was awarded honorary doctorates by Suffolk University, Babson College, and Pine Manor College. She completed Executive Education programs at Harvard Business School, the Harvard Kennedy School of Government, and the Aspen Institute.

With her attorney husband, Marc Cumsy, Linda has been an avid investor in early-stage companies in the life sciences, real estate, and hospitality sectors. She has long been engaged in leadership development, mentoring, and wealth building activities for women and girls and for people of color.



- (A) City leases West Grandstand to White Stadium Operating Company (365 days/year)
- (B) City licenses use of the East Grandstand and Facilities to White Stadium Operating Company (game days)
- (C) City leases "The Grove" to Grove Operating Company (365 days/year)
- (D) White Stadium Operating Company licenses use of all premises to Boston Unity Soccer Club for game days
- (E) Boston Unity Community Action will engage in separate community-based non-profit events with the City by mutual agreement

***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*

## 5.3

# DESCRIPTION OF YOUR PROPOSED PROGRAM

### Partnership with Boston Public Schools

Boston Unity 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 the resources necessary to bring and maintain a world class facility for women's soccer to this site.

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. Through significant facilities improvements (see 5.4), Boston Unity will provide a high quality, appropriate athletic experience for all student athletes and spectators, while expanding opportunities to host athletic events.

In the following pages we will illustrate our initial thoughts about how Boston Unity and BPS can benefit programmatically from this partnership. **We look forward to building a productive working relationship that results in a coordinated vision and schedule of events where BPS sports usage and Boston Unity games activate Franklin Park to better serve Boston families and residents, amplify White Stadium as a magnet destination, and unify the park with a consistent standard of care.** Please refer to Section 5.8 for a full description of additional benefits to the Boston Public Schools.

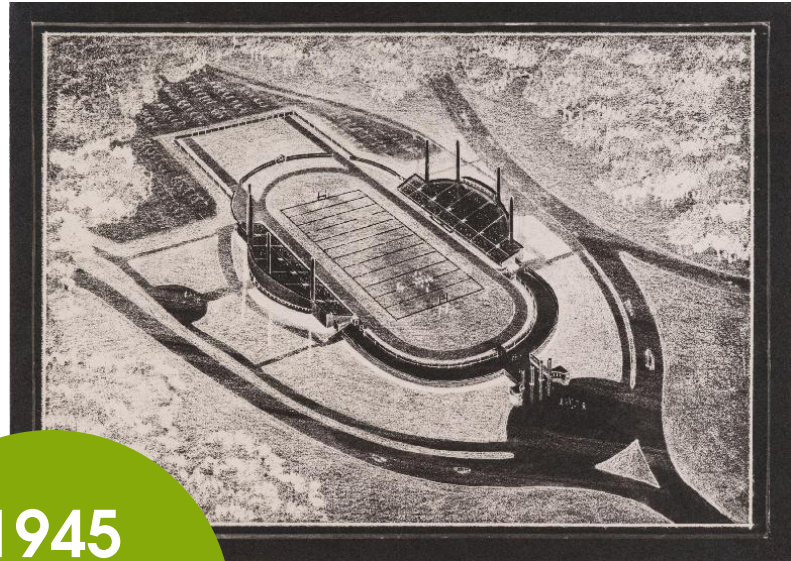
### Additional Program Opportunities

A renovated and accessible stadium with restrooms, water fountains, covered seating, and a well maintained field will also benefit current and future stadium and park programming beyond Boston Public School uses, such as cultural festivals, the Half Marathon finish, and Special Olympics, in conformance with the goals of further activating Franklin Park.

We have just begun to engage in a dialogue with community members, leaders and neighborhood businesses to co-create an expanded program beyond BPS uses that can take advantage of the stadium renovation and the addition of a new The Grove to the south, as well as improved connections and programs surrounding the Stadium.

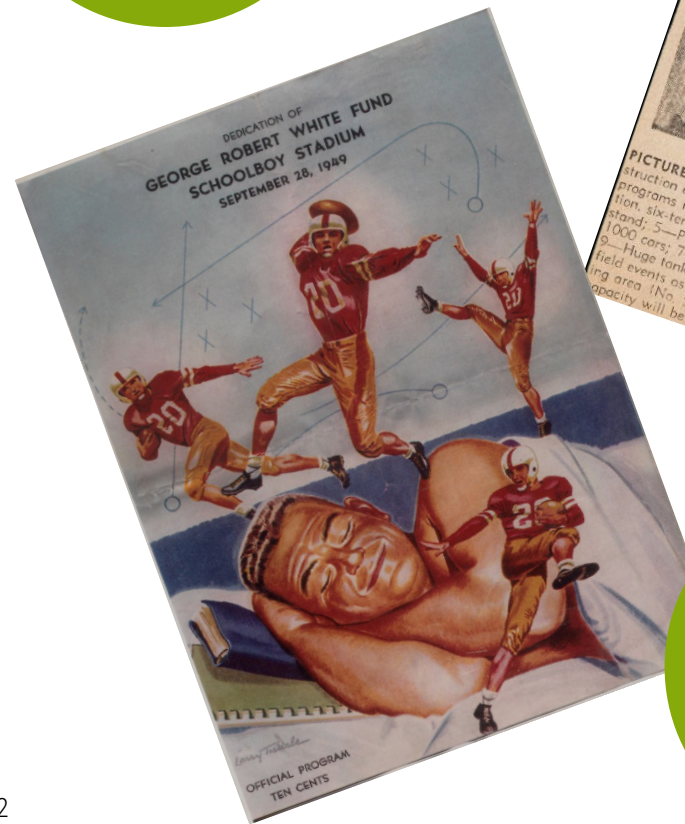
# THE HISTORY OF WHITE STADIUM

When considering future programs on the site, we need to understand the history and importance of this place to the surrounding communities and City of Boston.



**1945**

Artist's architectural rendering of the prospective stadium



**1949**

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



**1947**

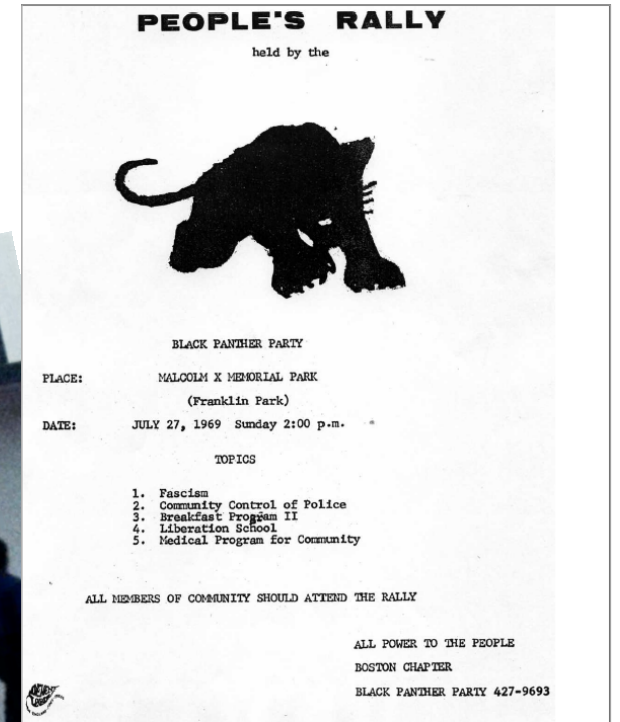
Newspaper clipping of an aerial photo of the stadium mid-construction

**1969**



**1974**

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



**2022**



# ASPIRATIONAL VISION FOR **THE FUTURE OF WHITE STADIUM**

The programmatic vision for the Boston Public Schools and Boston Unity partnership is holistic, taking into account both the stadium renovation as well as landscape activation of Franklin Park (please refer to Section 5.7).

ENTRY PLAZA  
CANOPY WALK  
OVERLOOK  
THE GROVE  
LANDFORM  
PLAYSTEAD

# DEEP PARTNERSHIPS THE FUTURE OF BOSTON SOCCER IS HERE

Working with the City of Boston, Boston Public Schools, and the surrounding communities, Boston Unity Soccer Partners LLC will create a dedicated home in the heart of the City, in a stadium with a rich history and deep roots, nestled in an idyllic park setting. The future of soccer in Boston is here.



# LEASED PREMISES PROGRAM DIAGRAM & CHART

A 27,345 SF provisional program has been used to study the West Grandstand renovation for the Boston Unity Soccer Partners LLC. An additional 29,000 square feet is proposed to support the southernmost lease area, called The Grove. The tabulated chart on the right shows the initial areas of the building program used to develop this proposal, while the program diagram below illustrates general program locations.

## KEY

- CONCOURSE
- BOXES
- CONCESSION & AMENITY
- TEAM SPACES

## GROUND FLOOR

- Renovation to White Stadium facade
- Entrances, ticketing, stairs and elevators
- Private team areas: locker rooms, offices, etc
- Telescoping seating- retracts for track and field usage

## UPPER FLOOR

- Upper concourse with concessions and bathrooms
- Press room
- Lounge
- New structure and leaf roof canopy with solar panels

## SECOND FLOOR CONCOURSE

- Concessions & restrooms
- Bucket seating with handicapped accommodations
- Mid field press/commentator booth

## EAST GRANDSTAND

## THE GROVE

- Concessions & restrooms
- Bleacher storage
- Flexible-use lawn

ID	Program Space	Area	Total Area
<b>1</b>	<b>West Grand Stands</b>		<b>27,345 SF</b>
<b>1.1</b>	<b>Private Team Spaces</b>		<b>6,885 SF</b>
.1	Locker Rooms	1,870 SF	
.2	Trainer Rooms	740 SF	
.3	Coach and Management Offices	1,000 SF	
.4	Team Room	675 SF	
.5	Warmup and Equipment	2,600 SF	
<b>1.2</b>	<b>Visitors Teams Spaces</b>		<b>2,670 SF</b>
.1	Locker Rooms	1,870 SF	
.2	Trainer Rooms	800 SF	
<b>1.3</b>	<b>Referees Spaces</b>		<b>640 SF</b>
<b>1.4</b>	<b>Press Area</b>		<b>1,350 SF</b>
.1	Interview Room	750 SF	
.2	Press Booth	600 SF	
<b>1.5</b>	<b>Game Day Support</b>		<b>800 SF</b>
.1	Security Office	300 SF	
.2	Ushers Rooms	500 SF	
<b>1.6</b>	<b>Game Day Operations</b>		<b>5,200 SF</b>
.1	Concessions	4,600 SF	
.2	Ticketing and Office	600 SF	
<b>1.7</b>	<b>Spectators Restrooms</b>		<b>4,400 SF</b>
.1	Women's Restrooms	2,160 SF	
.2	Men's Restrooms	1,960 SF	
.3	Family and Non-gender Restrooms	280 SF	
<b>1.8</b>	<b>Storage</b>		<b>5,400 SF</b>
<b>2</b>	<b>The Grove</b>		<b>29,200 SF</b>
<b>2.1</b>	<b>Flexible F&amp;B Spaces</b>		<b>3,650 SF</b>
<b>2.2</b>	<b>Ticketing and Security</b>		<b>800 SF</b>
<b>2.3</b>	<b>Scoreboard and Control Rooms</b>		<b>5,250 SF</b>
<b>2.7</b>	<b>Restrooms</b>		<b>3,500 SF</b>
.1	Women's Restrooms	1,720 SF	
.2	Men's Restrooms	1,500 SF	
.3	Family and Non-gender Restrooms	280 SF	
<b>2.8</b>	<b>Storage</b>		<b>16,000 SF</b>

# WHITE STADIUM PROPOSED USE FOR BPS AND BOSTON UNITY

The proposal reflects a design that accommodates Boston Public School programs and Boston Unity needs.



## Boston Public Schools And Community Proposed Use

After the renovation and additions, White Stadium will continue to host BPS Athletics and special events programs that currently use the stadium including track and field, cheerleading, cross country, graduations, summer camps, and select football games. The improved facilities will provide students, coaches, and their families:

- 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 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 Proposed 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 Stadium as a whole will seat patrons. West grandstand program spaces will be used by the Boston Unity players, coaches, staff, and fans. The gathering/The Grove will take on a festival atmosphere with tents, food and beverage, hangout and play zones.

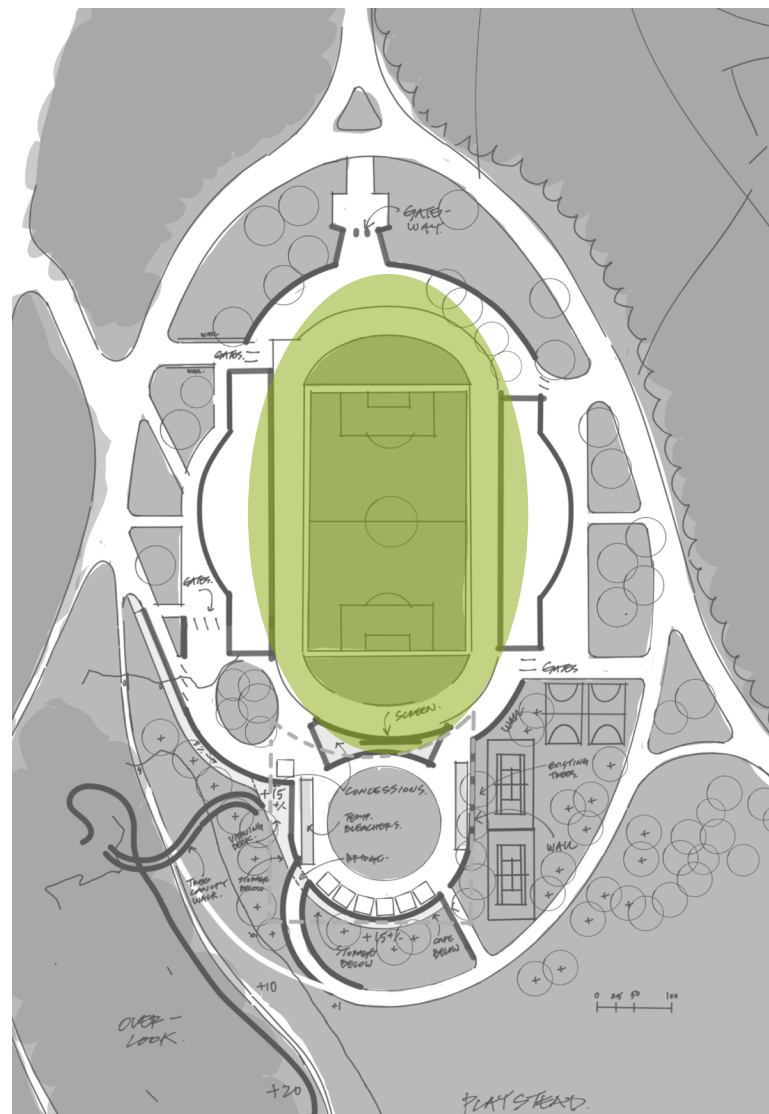
- A variety of concessions will be available within the stadium grounds
- Mobile restrooms will be brought in and removed after the game is over
- Shuttles from various MBTA stations nearby and remote parking lots will drop off and pick up near the stadium entrance
- Temporary banners and fan paraphernalia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



# BOSTON PUBLIC SCHOOLS SPORT GAMES & PRACTICE

Track & Field, Soccer, Cheerleading, Special Olympics, etc.

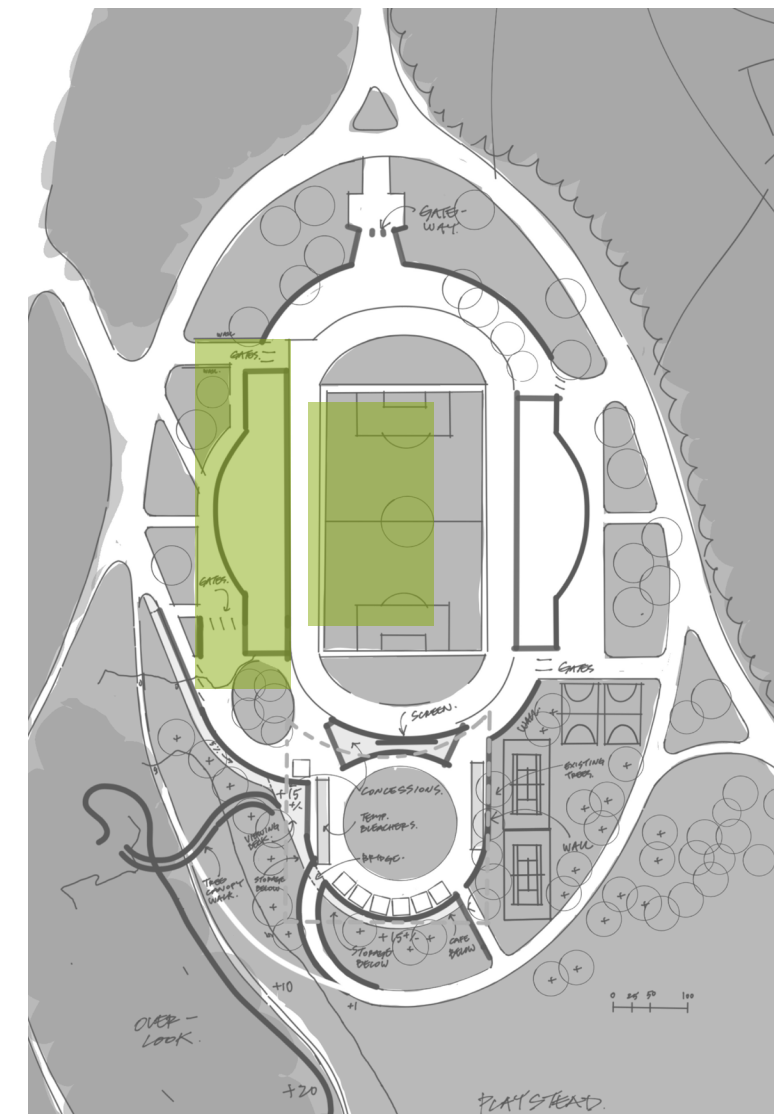
DAILY & WEEKLY DURING SCHOOL YEAR



# BOSTON PUBLIC SCHOOLS CELEBRATION EVENTS

Graduations, Field Day, Pep Rallies, etc.

14 DAYS PER YEAR

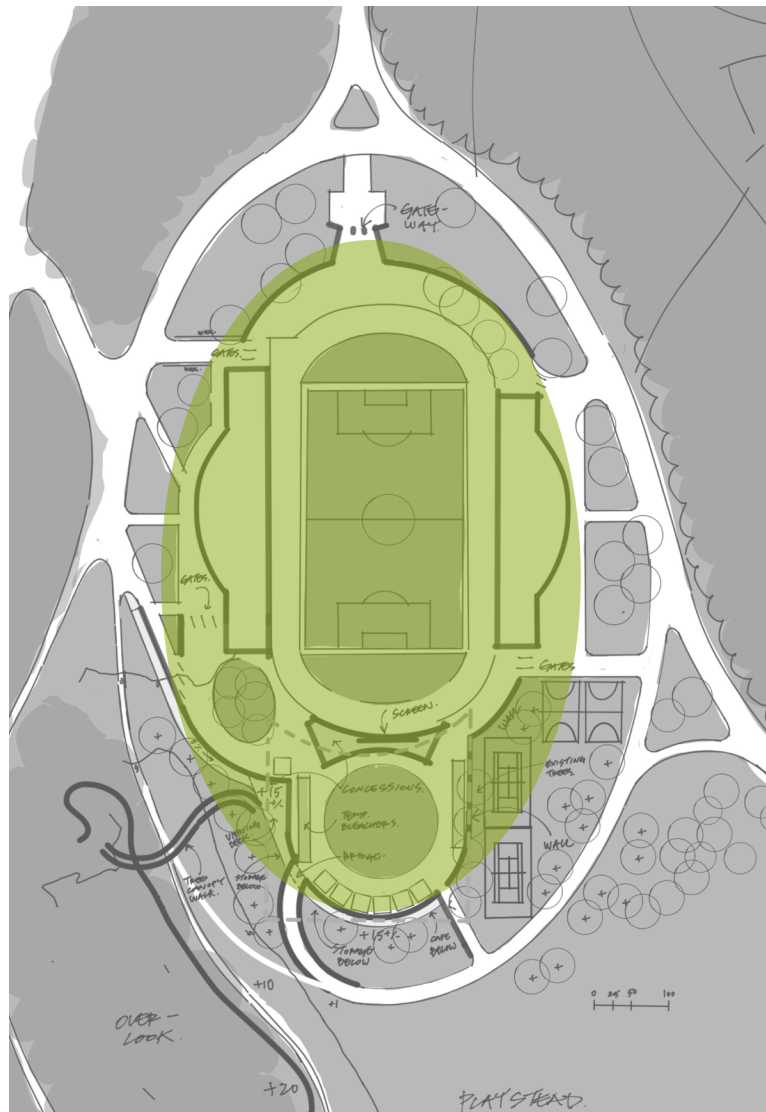


# BOSTON UNITY SOCCER PARTNERS

## SPORT GAMES

Full Stadium Use With All Support Spaces Activated For Fans, etc.

20 GAME DAYS BETWEEN MARCH AND NOVEMBER

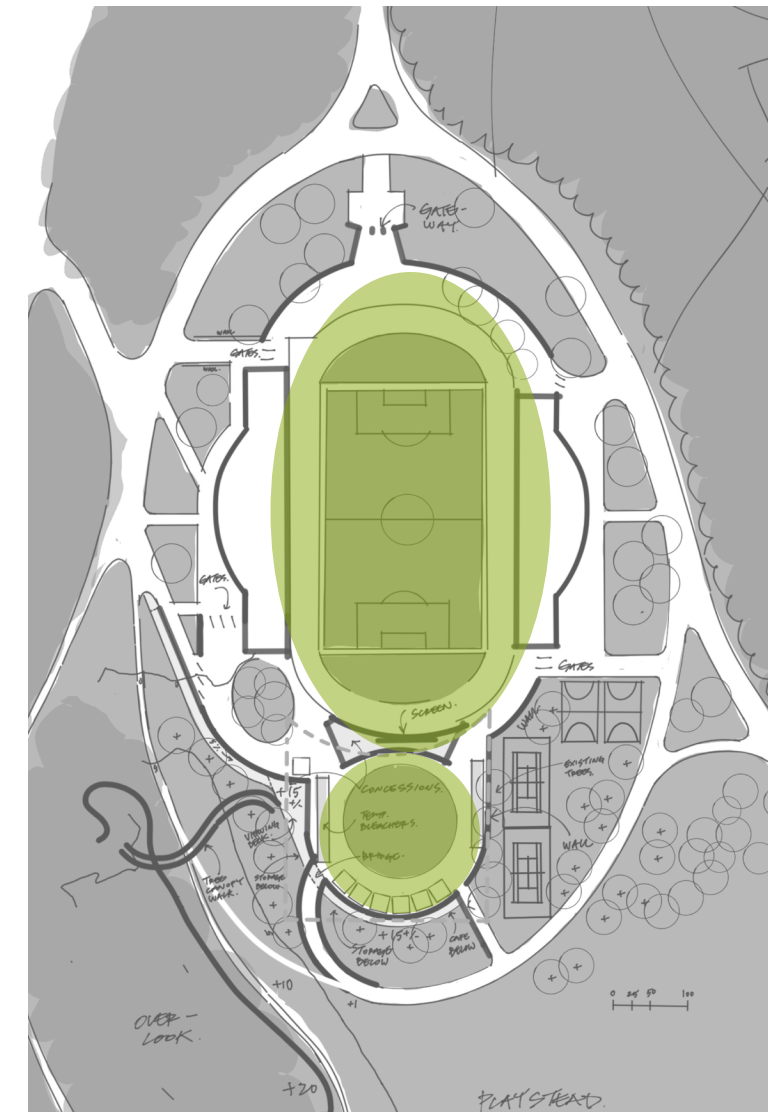


# BOSTON UNITY SOCCER PARTNERS

## NON-GAME DAYS

Stadium Tours, Fan Merchandise Shops, Training Camps, etc.

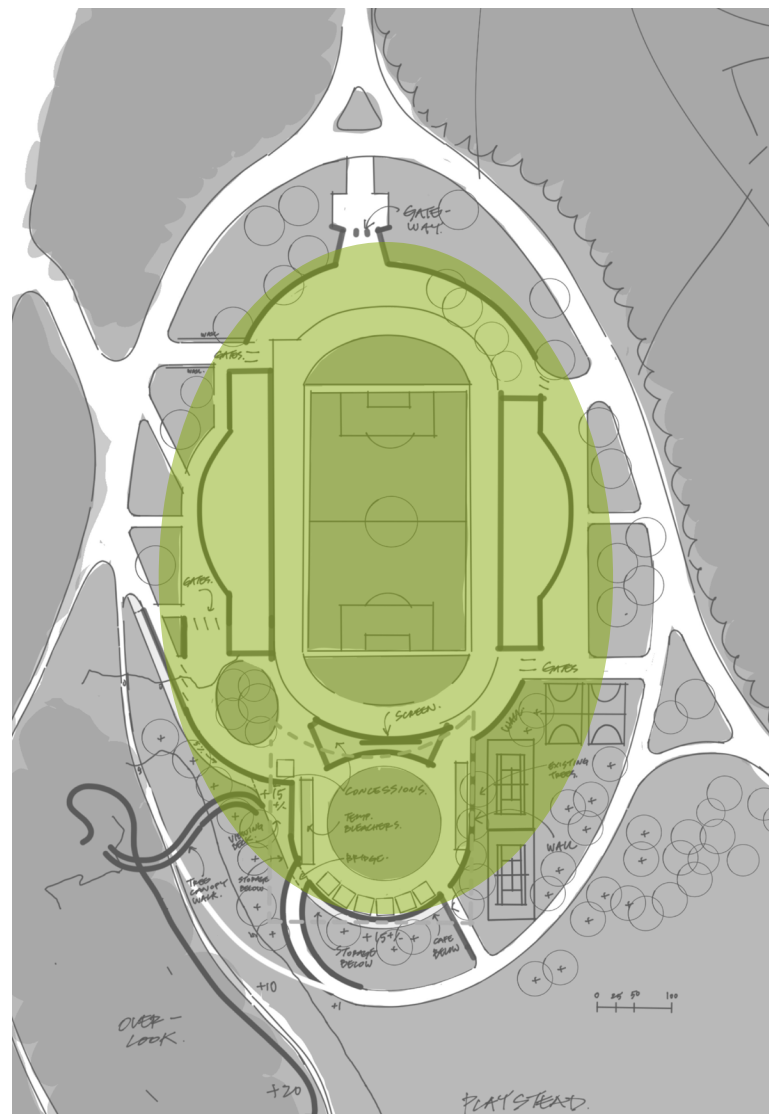
WEEKLY - MARCH TO NOVEMBER



PUBLIC ORGANIZATIONS  
**WELLNESS & EDUCATION**

Youth Summer Camp, Temporary Medical Clinic (School Vaccines), Job Fairs, etc.

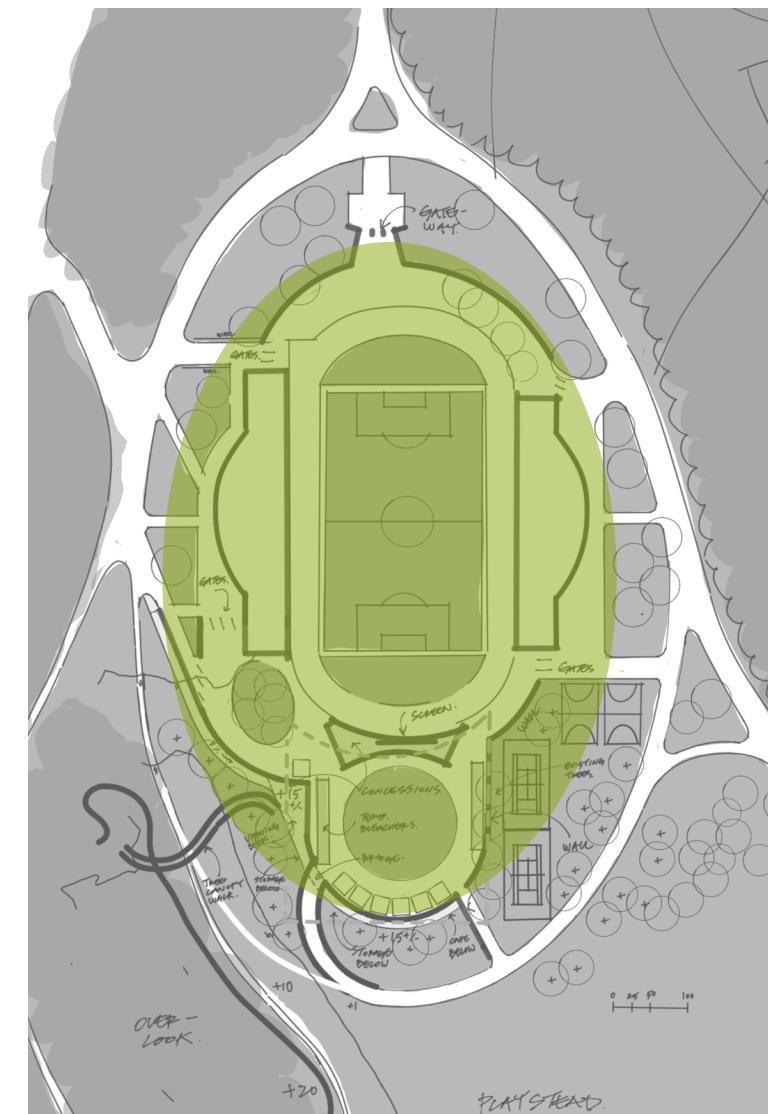
AS NECESSARY



PUBLIC ORGANIZATIONS  
**FUNDRAISERS & EVENTS**

Adaptive Sports, BAA, Twilight 6000, Black Lives Matter, Boston Bikes, etc.

YEAR ROUND

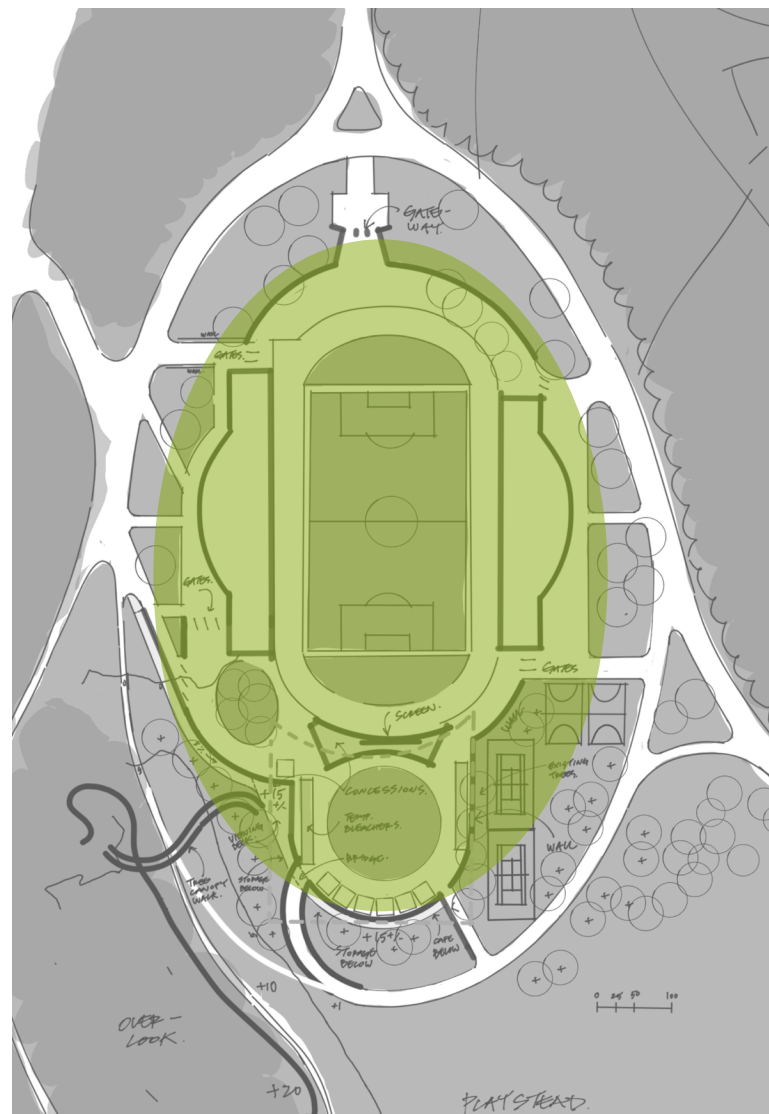


PUBLIC USE

# CELEBRATION EVENTS

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

SPRING, SUMMER, FALL

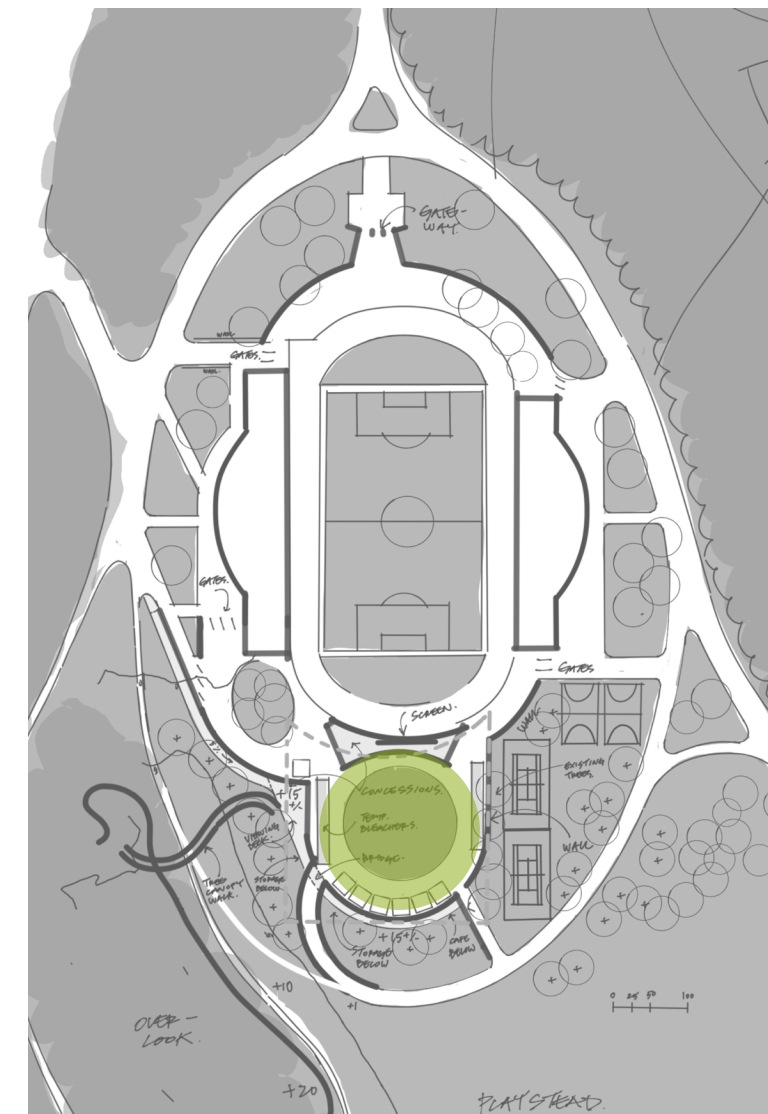


PUBLIC USE

# RECREATIONAL EVENTS

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

YEAR ROUND

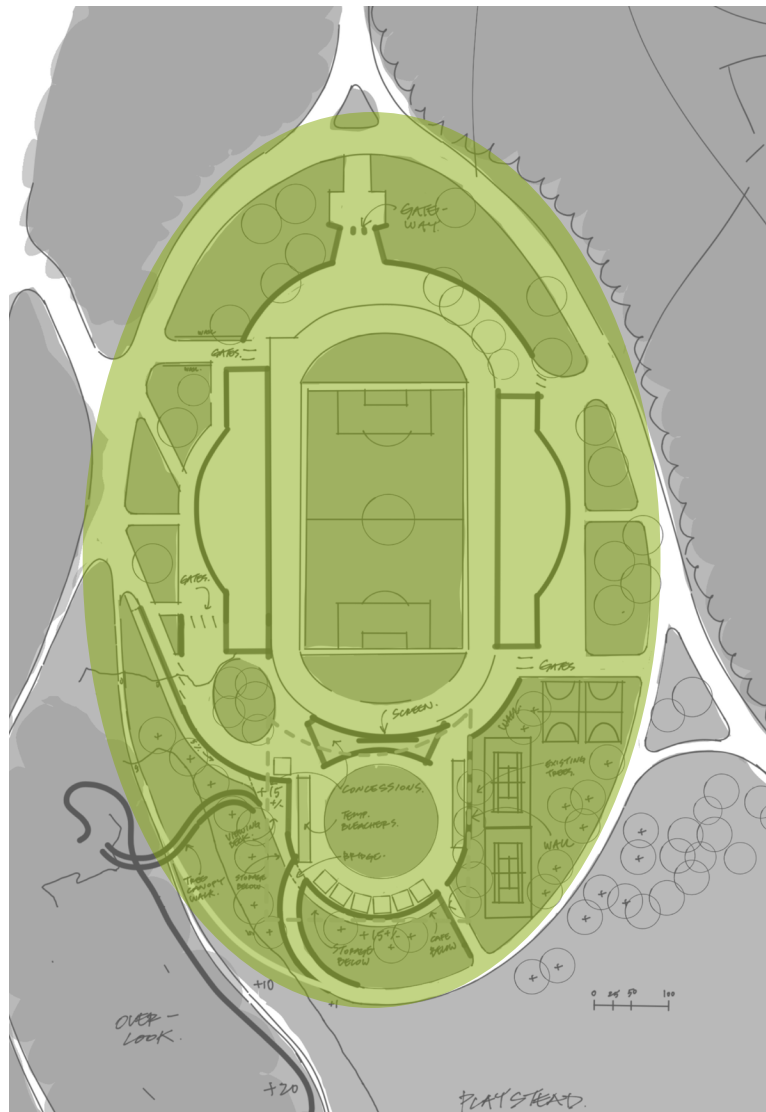


# COMMUNITY OPPORTUNITIES

## LOCAL BUSINESSES

Food Trucks, Restaurants, Pop-up Retail, etc.

YEAR ROUND

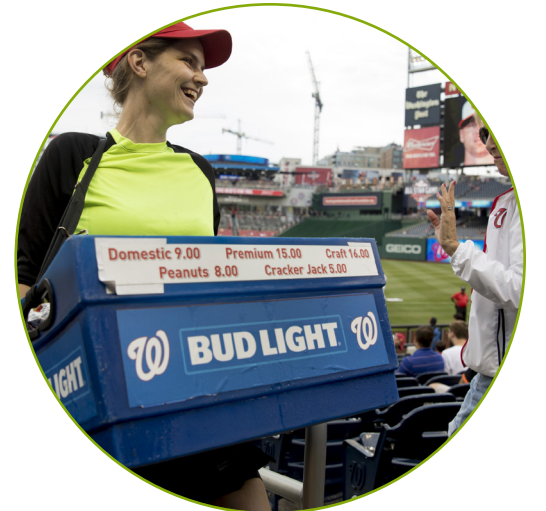


# COMMUNITY OPPORTUNITIES

## LOCAL JOBS

Management and Operations, Facilities, Security, Concessions, Maintenance, Engineers, Event Programming, etc.

YEAR ROUND





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## Boston Unity Usage at White Stadium

Stadium	The Grove
<p><b>Game Days:</b> Boston Unity will use the field and the combined grandstand for approximately 20 games a year. Games will be predominantly held during the weekends on Saturday or Sunday starting in the late afternoon or evening.</p> <p><b>Non Game Days:</b> Additionally Boston Unity may conduct one practice at the field during the week prior to that home game depending on the team's and the field's scheduling. All other practices will be conducted at the team's training facility.</p>	<p><b>Game Days:</b> During game days the Grove will be arranged so that it supports the fan experience as a food and beverage / concession component of the stadium. It will be oriented to function inside the ticket line.</p> <p><b>Non Game Days:</b> The Grove will be open to the public in a variety of capacities, depending on the season and the market demand for its use by patrons of the park, including:</p> <ul style="list-style-type: none"><li>• open air restaurant</li><li>• concession stand</li><li>• equipment rental</li><li>• ice skating rink</li><li>• Friday jazz performance in the park (example)</li></ul> <p><b>Special Events:</b> The Grove may be used for private events like weddings, corporate outings, community events and fundraisers as requested. Additionally it can be configured to support other events held elsewhere in the park (or hosted by others at the stadium for example).</p>

*(Franklin Park is) “a cherished resource for neighboring Black and brown communities – a place where everyone feels not just comfortable, but ownership of the park’s spaces. Investments must support the continued expression of communities of color and look for opportunities to create a symbiotic relationship between the park and the neighborhoods with investments moving in both directions.”*

*Franklin Park Action Plan*

## 5.4

# PROPOSED INVESTMENTS IN THE STADIUM

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 Boston Unity’s investments, will surely continue to affect and improve the lives of Boston’s children, families, and sports fans well into the future.

However, the stadium is out of compliance with building codes, has had significant fire damage, and lacks accessible accommodations.

### **Boston Unity proposes to:**

- **renovate and add to the existing West grandstand,**
- **improve the field and environs, and**
- **add The Grove in the fenced in area South of the track.**

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

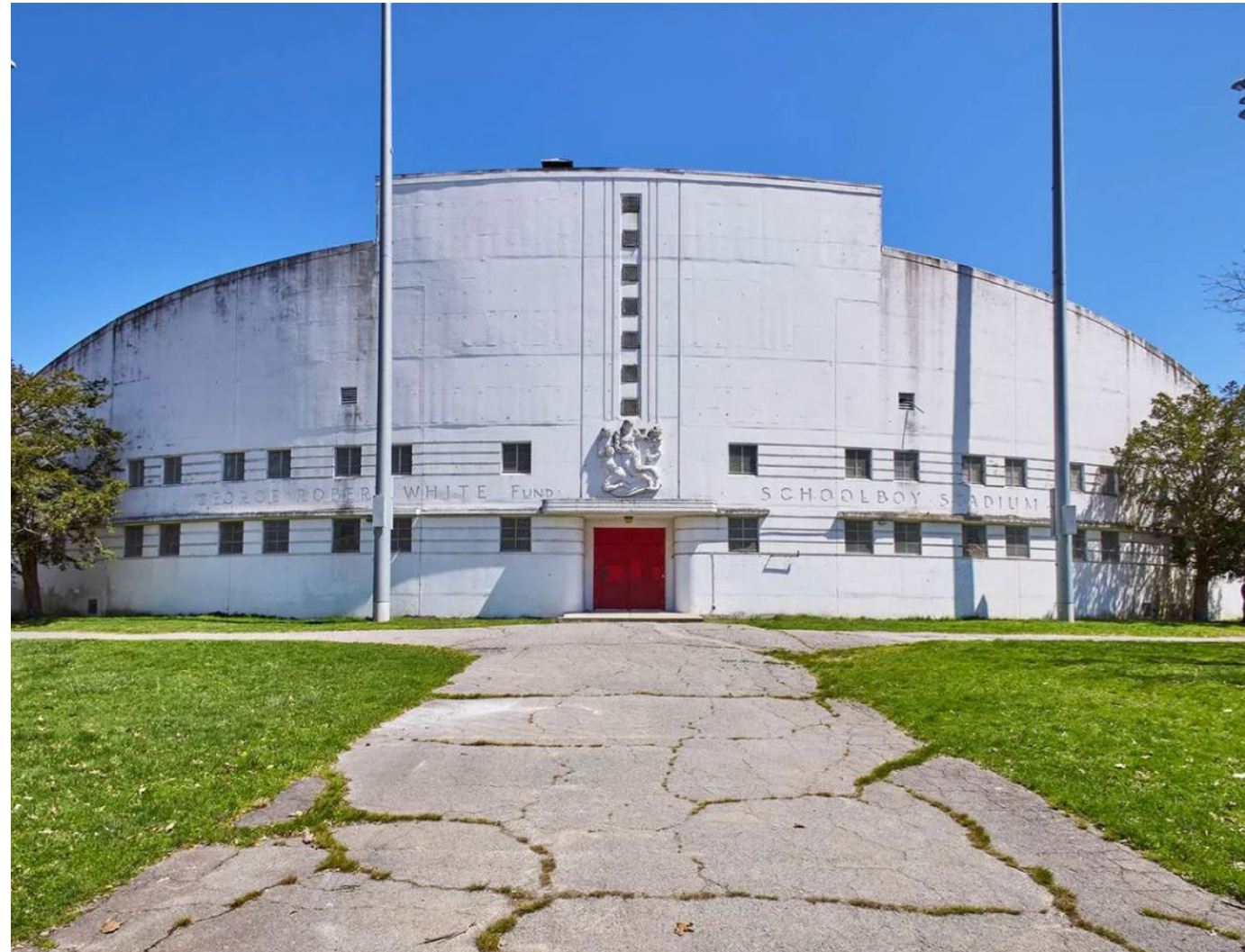
# WHITE STADIUM

## EXISTING CONDITIONS

### White Stadium Existing Conditions

White Stadium's unique curved facades are recognizable within Franklin Park, and its white stucco forms stand out against the surrounding landscape. The smooth corner details, horizontal and vertical lines, and the sculpture over the red doors is reminiscent of the Art Deco style. It references a period of architecture between classical and modern eras that many people (not just architects) can relate to and enjoy. Its color palette of white, silver, and red is simple, appealing, and iconic.

Yet while the grandstands themselves would be enchanting pieces of architecture in any context, many people we've spoken to use more subjective words to describe the overall effect of White Stadium in Franklin Park today...words like austere, surprising, isolated, or just plain strange. Because of years of neglect, the stadium appears out of place and off-limits. **It is our primary responsibility to add energy and new ideas so that the stadium can be reinvigorated and knit itself into its natural environment as a new magnet for present and future generations.**

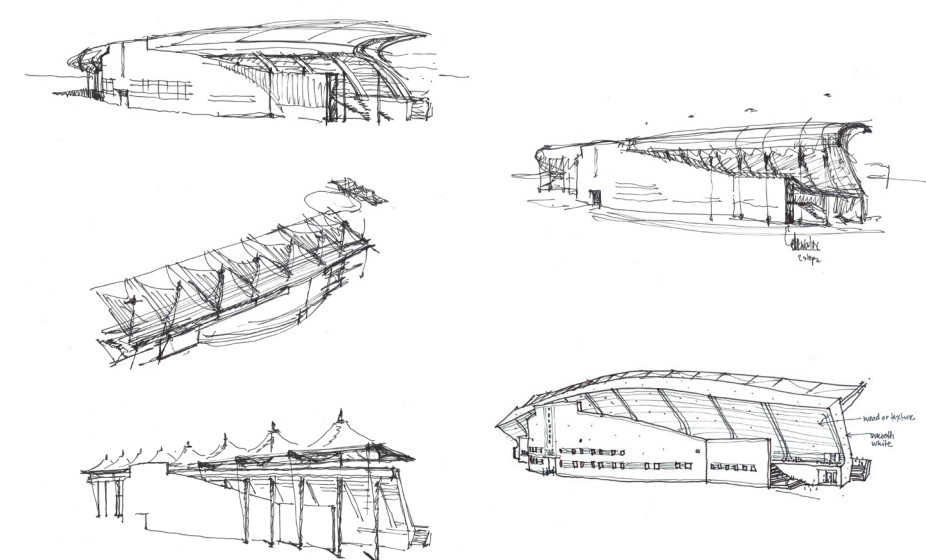
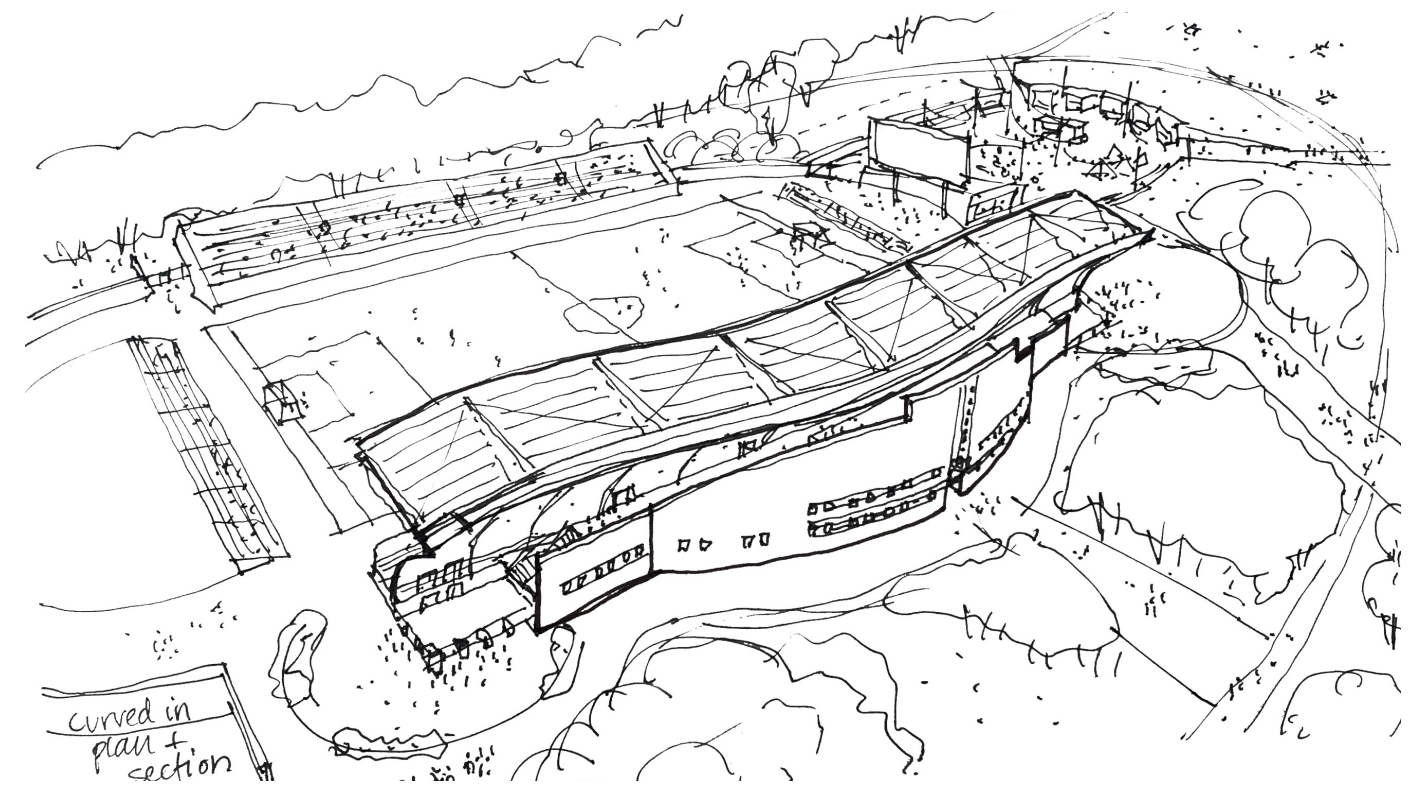
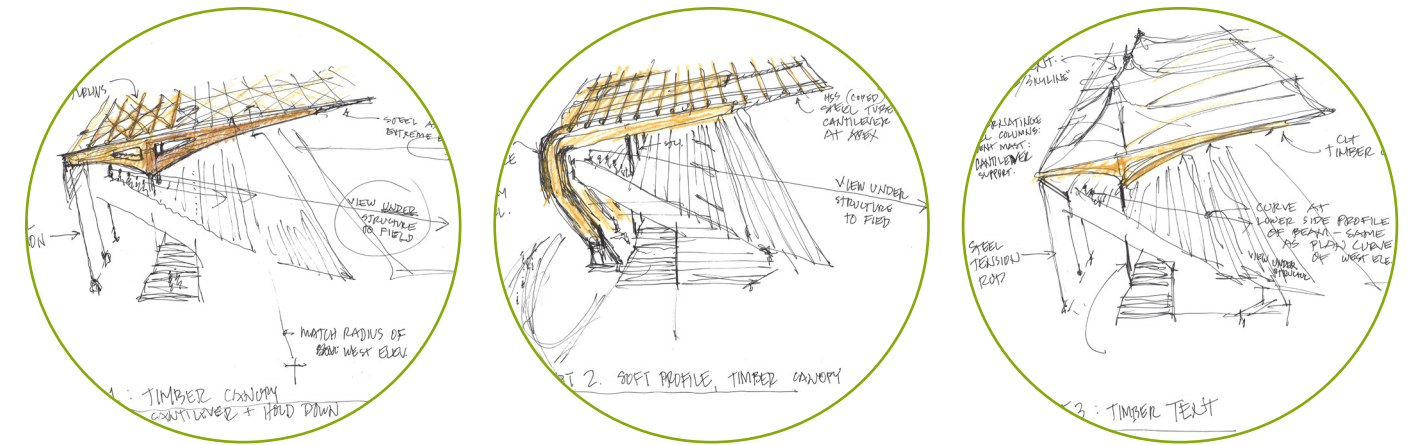




# WHITE STADIUM CONCEPT & DESIGN PRINCIPLES

The design and ownership team held a brainstorming session that resulted in a series of aspirational reference images that capture aspects of the future design's character. Several important design principles emerged:

- Stadium additions should be respectful and responsive to the organic, curvilinear shapes of the original grandstands and walls, without copying them.
- Additions to the composition should sit 'light on the land', i.e. the new architecture should be a bridge between the solidity of the original forms and the softness of the Olmstedian landscape.
- All aspects of the design shall be as sustainable as possible.



The design team began by sketching options that could fit in and balance with the original White stadium, while replacing the bleacher seating with bucket seats and adding an exciting new rooftop form. For the sake of this proposal, we chose and developed a curvilinear structure that floats over the seats in a lightweight, tent-like fashion, but as can be seen in the sketches, **there are many variations that could continue to be explored as the design process continues and we engage with many stakeholders.**

# WHITE STADIUM LEAF CONCEPT & SUSTAINABILITY



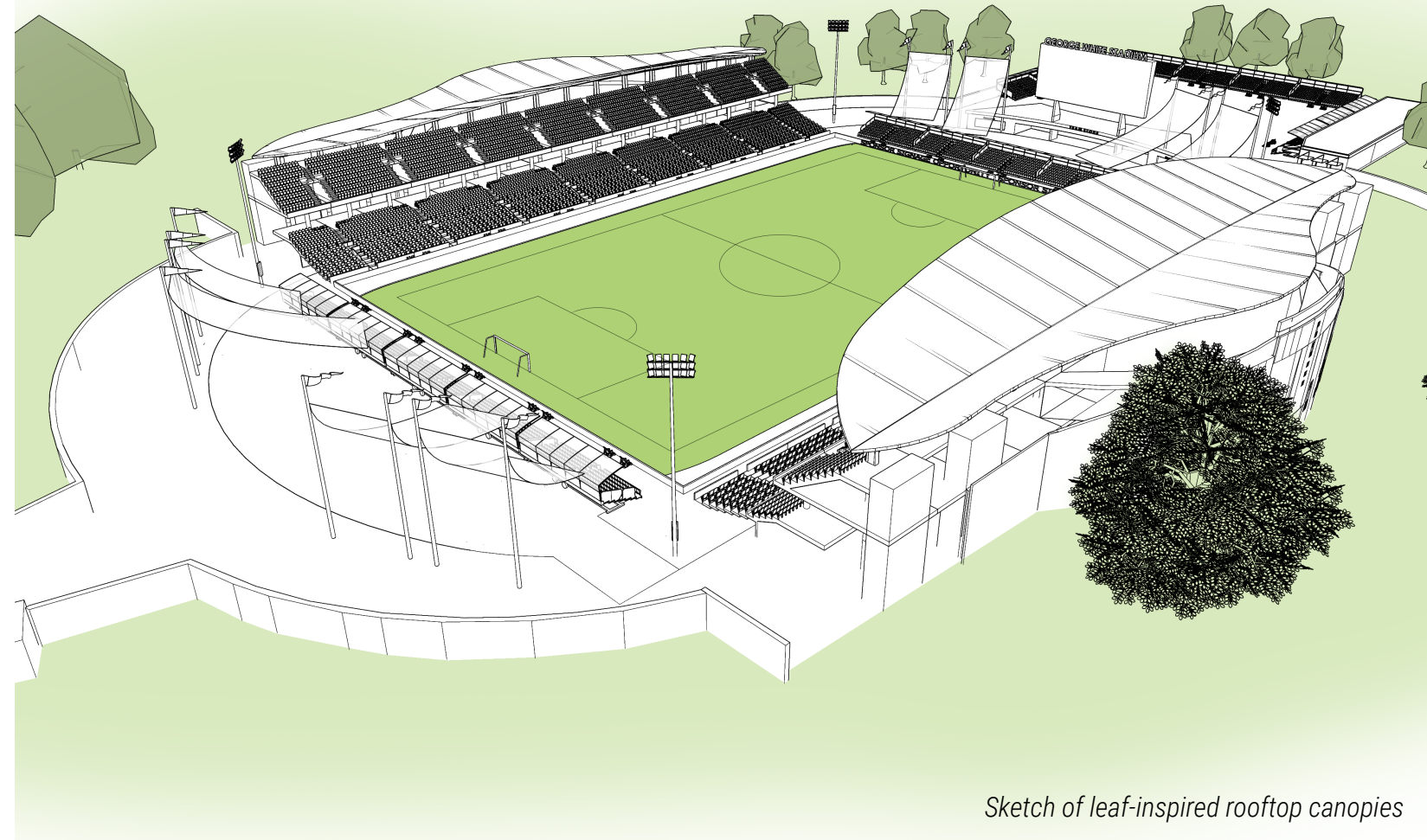
## White Stadium Renovation & Additions

We are proposing a design concept based on the form of leaves, inspired by Franklin Park and Frederick Law Olmsted, where each design element is specific to this special place. The arcadian curves in the site plan and in the building additions come from the spirit of nature – a nature that rarely creates rectilinear boxes. We see it as more than a stylistic approach however; it is meant to be a striking ecological statement of how we work with the land, rather than against it.

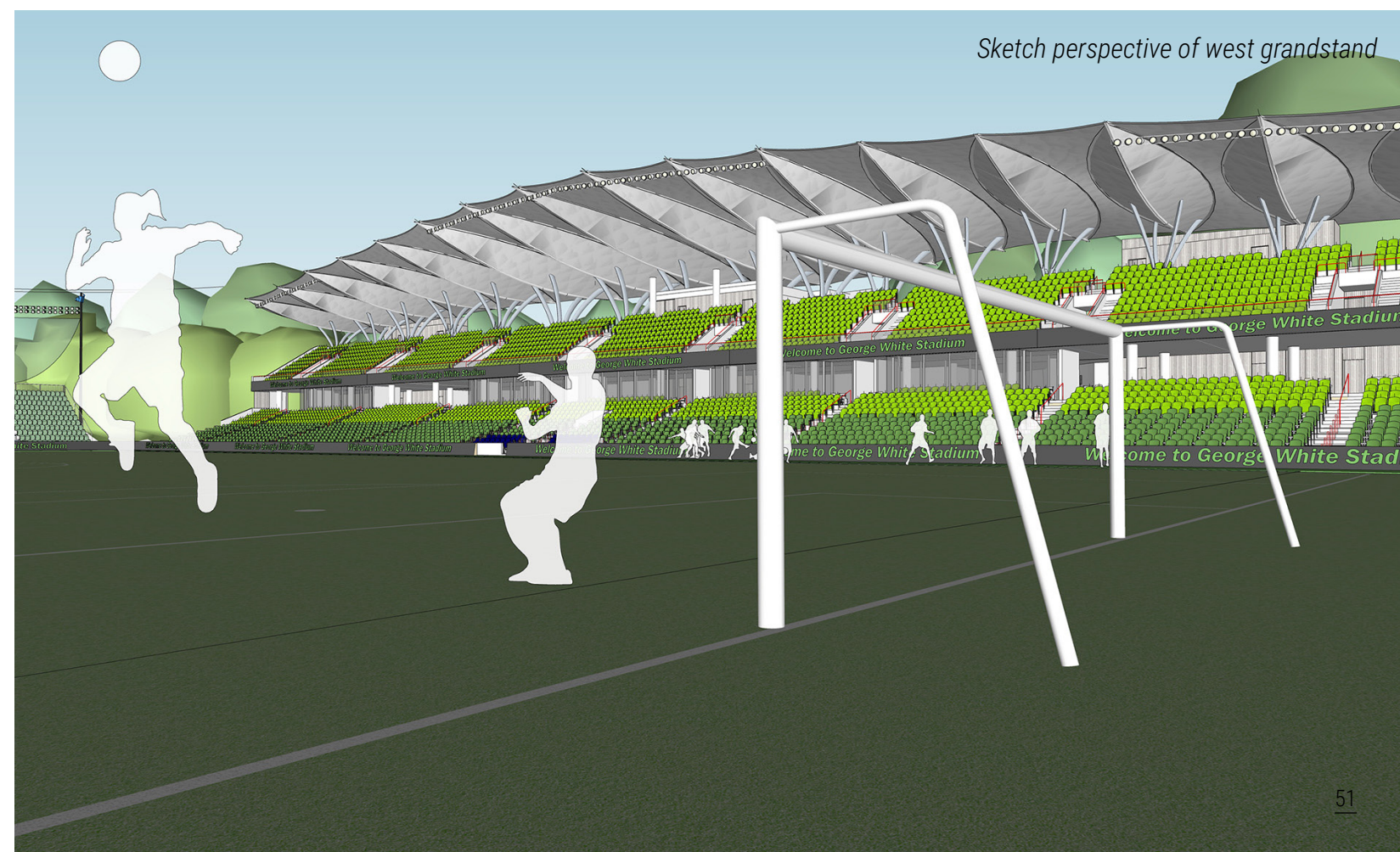
Having a leaf as a concept is an inherently sustainable symbol, an important piece in the production of photosynthesis. Some of our sustainable and resilient strategies may be:

- **reduce the energy usage from the grid by minimizing the amount of heated/cooled areas**
- **employ rooftop solar panels to collect energy on site**
- **capture the water from the rooftop form to use in building water functions and to recharge the groundwater**
- **use permeable surfaces wherever possible.**

Our landscape architects will work with arborists to carefully review each and every tree within the project area and make sure to keep the heritage trees as mentioned in the Franklin Park Action Plan.



Sketch of leaf-inspired rooftop canopies



Sketch perspective of west grandstand

# WHITE STADIUM HISTORIC FACADE & ROOF STRUCTURE

Careful attention has been paid to make the new 'leaf' rooftop shade structure respond to the plan geometry and curved façade of the existing White Stadium. The canopy sits behind - and appears to float above - the original concrete wall. It's light, soft forms are intended to be complementary to the heavier form of the stadium frontispiece, creating a dialogue between old and new rather than copying the Art Deco style original.



# WHITE STADIUM INITIAL LIGHTING THOUGHTS



## Lighting: Initial Thoughts

**Architectural and site lighting will create safe and comfortable spaces for users, from patrons to players. Vertical lighting will highlight historical façade features while supporting wayfinding and comfortable navigation of the grounds and stands.**

Lighting systems will be upgraded and enhanced to support the venue experiences. All lighting will be native LED for optimal energy performance, optical control, and to reduce maintenance factors of the systems. Luminaires will be selected that control light spill to minimize light trespass into the adjacent properties and to control light pollution for preserving night skies.

Athletic lighting will provide controlled distributions of illumination to illuminate the field and track areas for safe and comfortable nighttime use. Cross-aiming and multiangle solutions can be integrated into the scheme to ensure quality for game play with minimized shadows. In addition to providing illumination for safety, thematic lighting elements can be integrated into the design to

enhance the nighttime experience. Color changing lighting with preset programming can add a wow-factor to the venue and events at night. Scenes can be preset to support team colors, regional Boston events, holidays, and a wide range of customization. Game days can be a different experience than student events, which can be different than basic security lighting on a quiet evening.

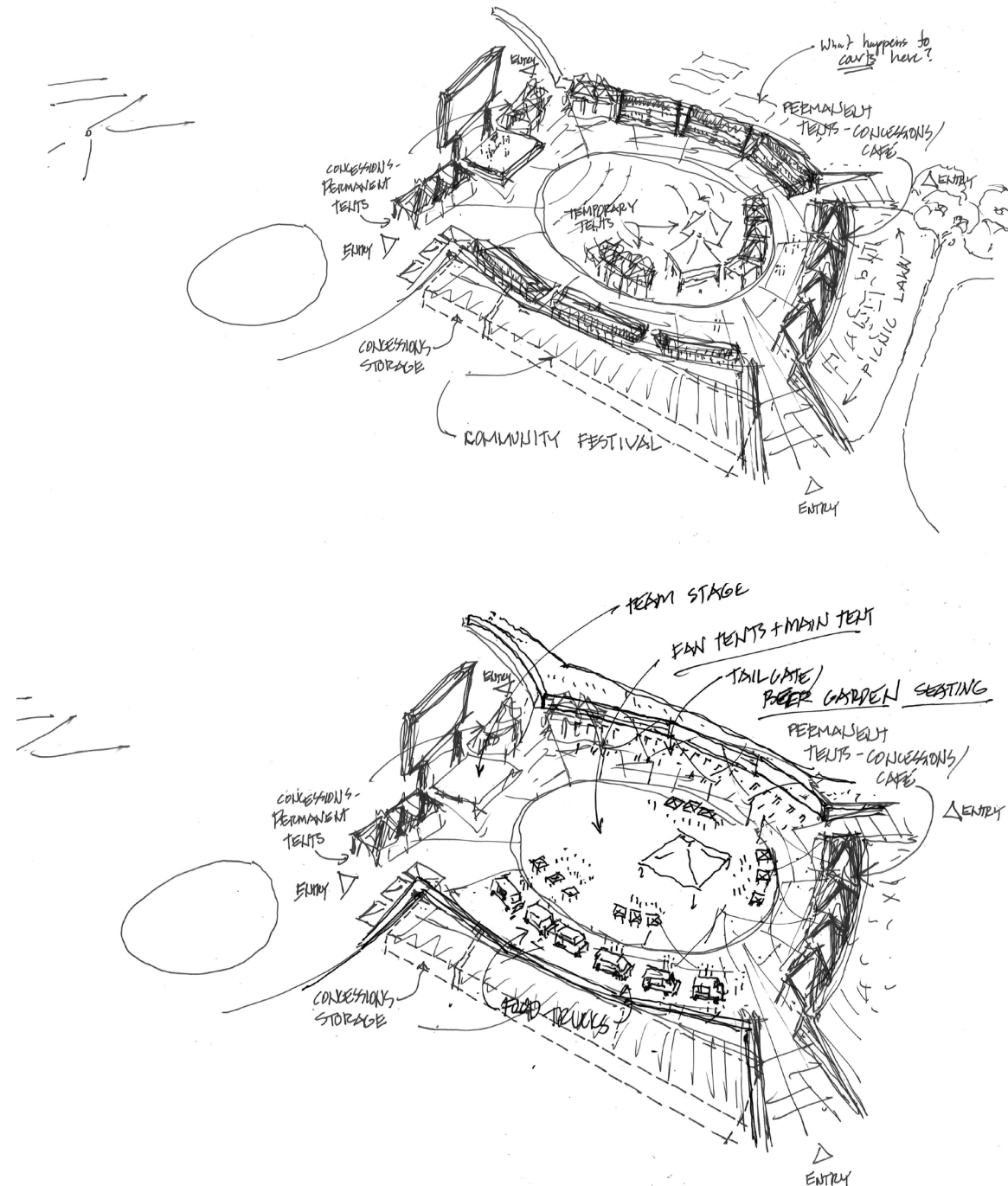
# THE GROVE

## INITIAL IDEAS

### 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 as illustrated on the pages of Section 5.3.

The design team has proposed 3 variations on how this space could be configured in the following pages and welcome stakeholder input on how this space can be flexible enough to accommodate many programmed uses and community business partnerships.



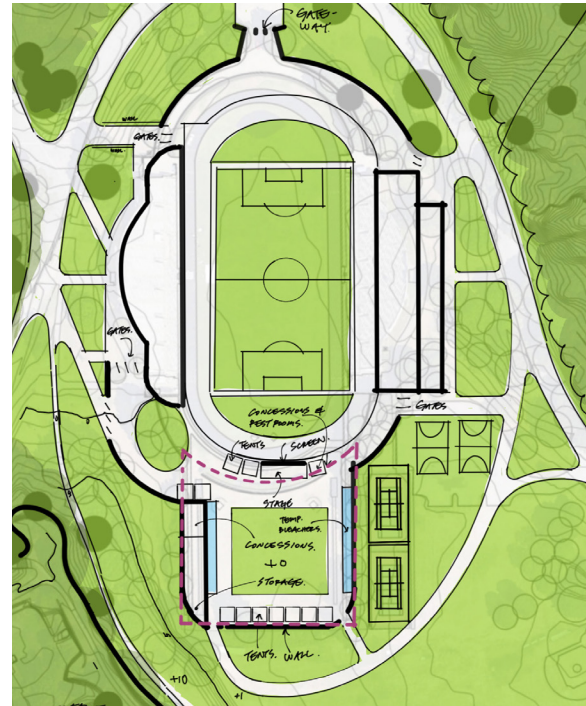
The goal of the Grove is to create a gathering place that is flexible enough to be reconfigured in any number of ways based on the activities desired. Boston Public Schools could use this space for fundraisers, summer camps, and many other programs.

# THE GROVE OPTIONS

## FLEXIBLE SQUARE

### ADAPTABLE & AGILE

The first idea is to simply create a rectangular quadrant where all sorts of functions could exist, depending on the season, event, cultural activity, etc. (Refer to 5.3 Programs).

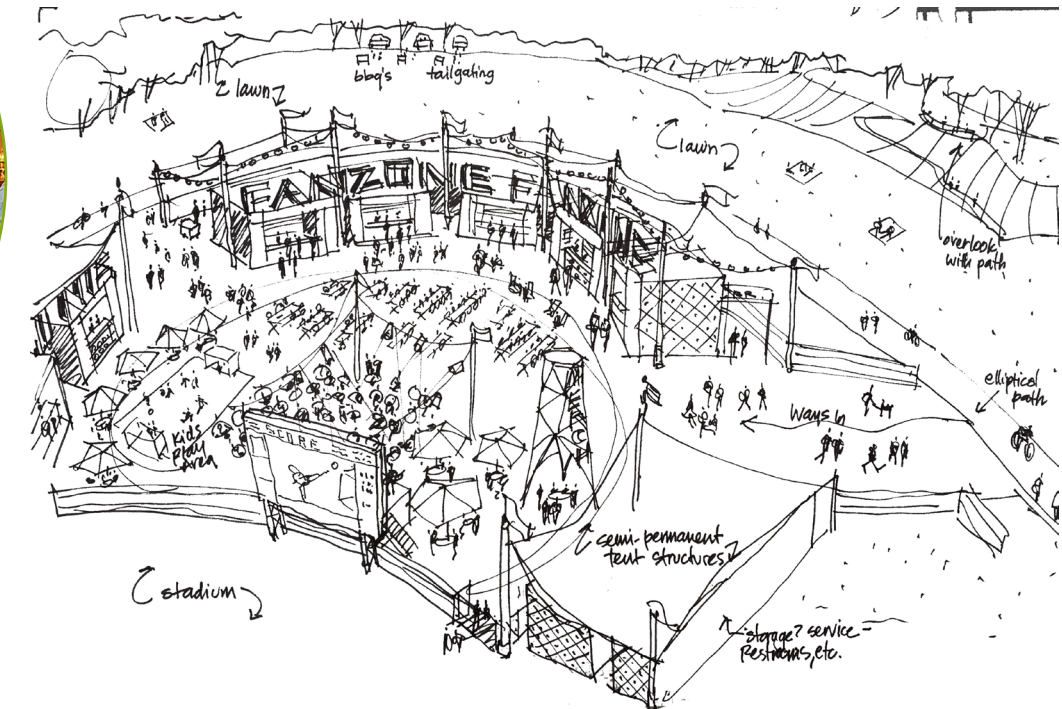


# THE GROVE OPTIONS

## TENT VILLAGE

### COMMUNITY & TOGETHERNESS

The Tent Village idea creates a curvilinear platform with a fixed food and beverage area to the south. The center of the space is as flexible as Idea 1.

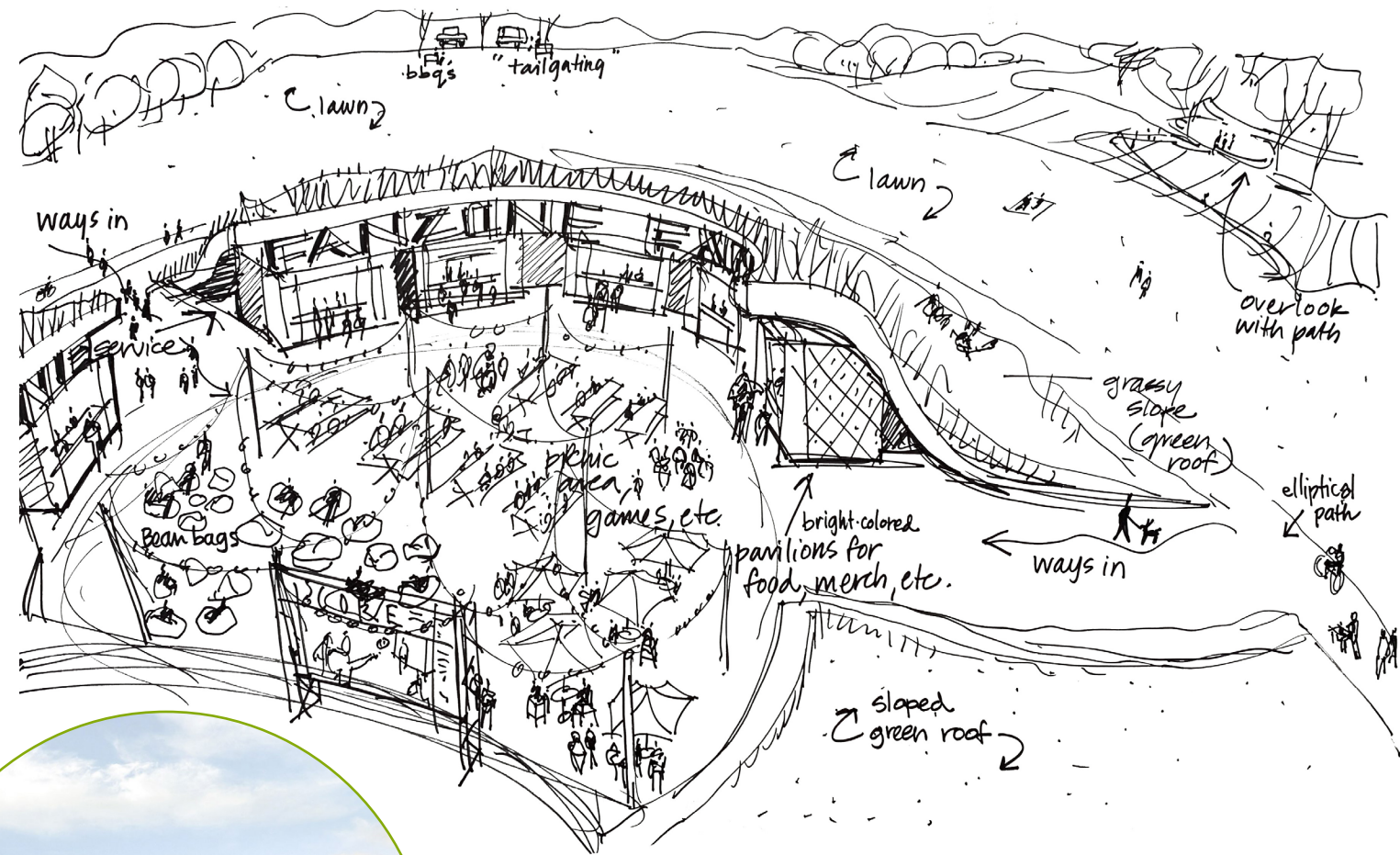


# THE GROVE OPTIONS

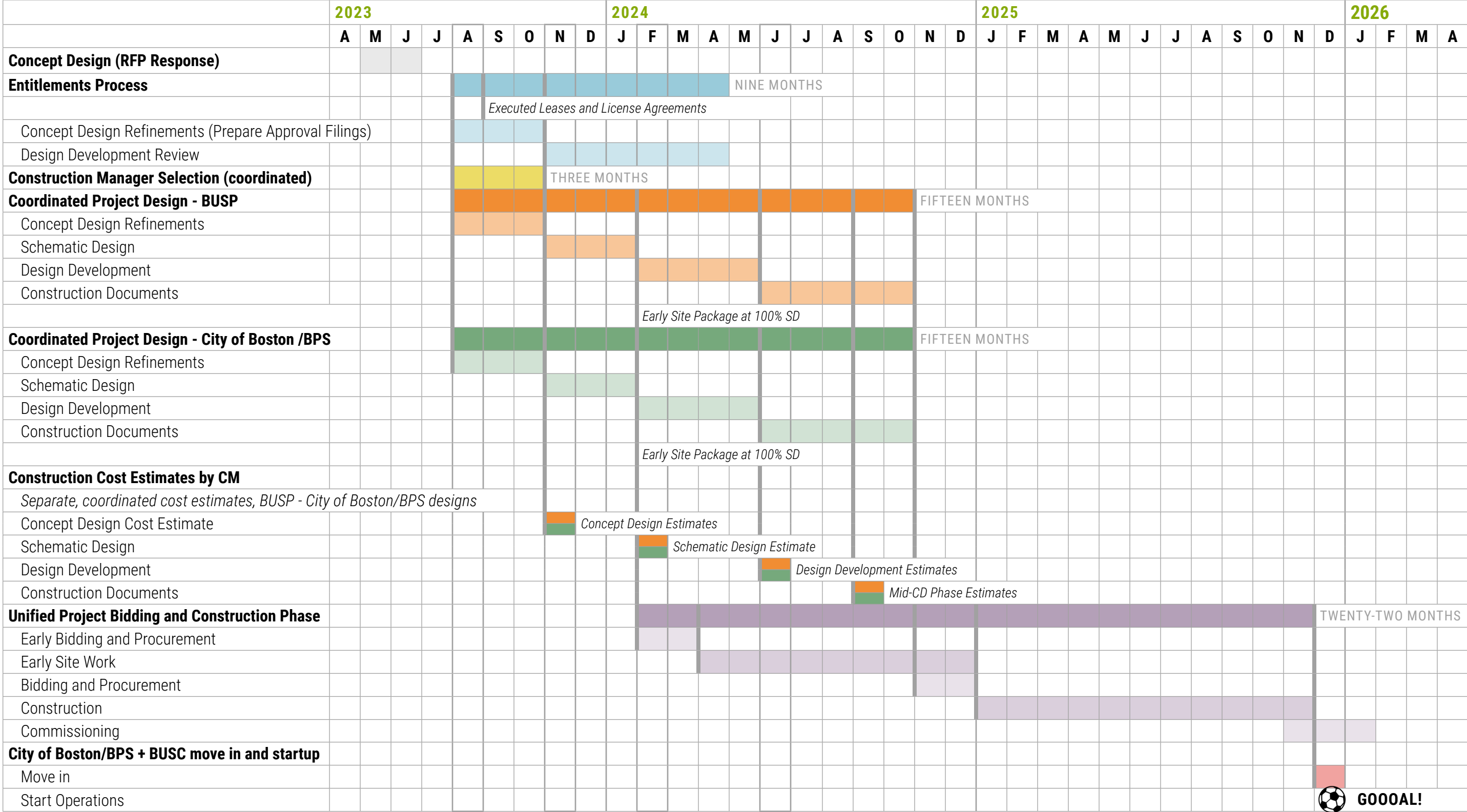
## LANDFORM

### SENSITIVE TO FRANKLIN PARK LONG VIEWS

The Landform idea attempts to reduce the visual effect on Franklin Park of the various functions that use the Grove, by tucking in some of the functions toward the north west and making a raised earthwork that the public can enjoy.



# WHITE STADIUM DEVELOPMENT SCHEDULE





## 5.4 CONTINUED

# IMPLEMENTATION, OPTIONS, AND REGULATORY APPROVALS

### Cooperative Development Efforts

Boston Unity Soccer Partners (“BUSP”) commits to engage in cooperative efforts with the City of Boston in the construction, reconstruction, alteration, remodeling and demolition of the White Stadium structures and facilities toward a reimagined version of White Stadium that unlocks its full, safe and functional capabilities.

### Implementation of Improvements

BUSP intends to conduct a traditional renovation process for the Leased Premises, including permitting and entitlements, design development, contracting and construction, and commissioning and occupancy in time for the 2026 NWSL season opener in March, 2026. BUSP will hire a fee Project Developer to oversee all aspects of the improvements. The Project Developer shall contract for the development in accordance with the requirements of the City as stated in the RFP and in accordance with the goals and standards set forth by BUSP in this Response. The expected development schedule is included at the end of this section.

### Optional Improvements

BUSP has completed conceptual designs of a range of stadium improvements that can be completed either as one sustained construction activity or in phases. It is also anticipated that the overall direction of the improvements from a design perspective will be further informed by the collaboration with the BPS and its goals, designs and process.

### Design / Development Review and Cultural Resources

BUSP anticipates that the overall White Stadium rehabilitation project will benefit from development impact reviews and public process (e.g. tracking Design Development Review considerations), and certainly transportation assessments, allowing for public comment and input.

BUSP will collaborate with municipal agencies to identify areas and timelines for review and most appropriate avenues and venues to effectuate the same. Coordination between and among City officials, municipal agencies (e.g. Boston Public Schools, Boston Parks and Recreation, Boston Public Facilities Department, Boston Transportation Department), the Franklin Park Coalition, and interested neighborhood and community groups is not only anticipated but welcome toward a balanced

treatment of all material issues. We envision completing a Transportation Management Plan (including a transportation impact study)

Additionally we intend to apply to the Boston Landmarks Commission for approval of the improvements to White Stadium. Franklin Park is designated as a historic landmark by the Boston Landmarks Commission (BLC) pursuant to Chapter 772 of the Acts of 1975 . Therefore, modifications to the existing buildings and site features, as well as any proposed new facilities or structures require review and approval from the BLC. An evaluation of the project area for historic significance, including the identification of existing cultural resources in the vicinity of the Project (typically within one-quarter of a mile for an Design Development Review review) based on state and local documentation will be completed to develop a strategy to avoid or minimize any adverse effects on the resources, and to help streamline the future BLC review of the Project.

Project elements that will be of particular interest to the BLC are summarized in the “Franklin Park Study Report,” which was completed in 1980 and contains the standards and guidelines for future BLC review of this resource. To ensure that proposed projects within the Park are compatible with the historic characteristics of the resource, the BLC will review several items including new construction of buildings, structures, and circulation features; alternations in the design, material, color, location, or appearance of existing park elements; installation of new features such as statues, fountains, and landscape furniture; planting of, or alteration to, vegetation; landform changes; and installation of visible drainage.

VHB will work with the Project team, in coordination with the City, to prepare BLC design review applications that are responsive to the BLC’s particular comments and historic purview. This early coordination with BLC will be integral to understanding the key concerns related to historic elements of the site and surrounding project area that might influence design work. These non-binding meetings provide an opportunity to receive early feedback that can be valuable in subsequent BLC design review application preparation.

### Cost Estimate and Sources of Funding

<b>COST ESTIMATE</b>	<b>SOURCES OF FUNDS</b>	
\$30,000,000+	Equity	\$30,000,000+
Boston Unity Improvements		

## 5.5

# FACILITIES MANAGEMENT AND OPERATIONS

### **Plans for the Physical Upkeep of the Leased Premises**

Boston Unity intends to staff the Leased Premises year-round with a full complement of janitorial, maintenance and landscaping staff commensurate with a first class professional sports facility. This on-site property management department will include sufficient financial resources to meet ordinary and extraordinary circumstances, and will maintain a customary replacement reserve for capital projects. Boston Unity intends to maintain the shared field to the standard and benefit of both the BPS and Boston Unity.

### **Plans for Ticketing and Admissions**

Boston Unity will implement a state of the art ticketing process that will utilize e-tickets and integrated mobile applications to reach the widest possible audience and provide in-depth transportation solutions and other timely updates to fans and neighbors. On Boston Unity event days Boston Unity will provide a full complement of on-site ushers and event staff in the immediate surrounding area adequate to deliver a first class experience.

### **Access and Opportunity for BPS Students and Families Accounting for Different Levels of Discretionary Income**

Boston Unity intends to offer a wide range of pricing to its games and events. This will include both discounted supporter section pricing and

subsidized BPS pricing to benefit children and low income residents at every Boston Unity event.


### **Security and Safety of the Facility**

Boston Unity will maintain security at its Leased Premises at all times. Additionally, during Boston Unity events additional security will be added commensurate with a professional sporting event in the city.

### **Plan For Relations with City, Boston Public Schools, and Residents and Businesses on Streets Abutting Franklin Park within a 1/4 Mile Radius**

Boston Unity intends to develop an in-depth Game Day Operations Plan for Boston Unity events at White Stadium in collaboration with the City of Boston, the BPS, and the neighbors and businesses surrounding the stadium. This Game Day Operations Plan will address transportation and access, security before, during and after events, and clean up operations after the game. Boston Unity will designate an executive level position of Director of Community Relations to manage game day events focusing on execution of the Game Day Operations Plan. This person will also be the liaison between Boston Unity and the City, the BPS, the neighborhoods around the park and other area stakeholders to ensure proper and timely coordination and communication before, during and after games.

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## 5.6

# TRANSPORTATION MANAGEMENT PLAN

The Project team has conducted an evaluation of the transportation impacts of the utilization of White Stadium in Franklin Park to host National Women's Soccer League (NWSL) games. The Project site is located in the northwest corner of Franklin Park with Walnut Street running along the west edge of the park, Seaver Street running along the northern edge of the park, the Franklin Park Zoo adjacent to the east and south. Access within the park is provided by Playstead Road from Walnut Street and Pierpont Road via Circuit Drive providing access from the south and east.

This preliminary Transportation Management Plan includes a discussion regarding the existing transportation conditions in the area as well as a preliminary operating plan for future operations. This preliminary plan sets out to form the framework of the detailed Transportation Management Plan that is required once there is a selected proposer.

### **Project Description**

The site currently contains an athletic field for soccer or football, surrounded by a track and served by stadium seating for approximately 10,000 spectators. The intent would be for the modernizing of the facilities to host NWSL games and include seating for approximately 11,000 spectators. It is expected that the stadium would host approximately 20 events throughout the season (March through October), with at least half, likely most, of the events occurring during the weekends.

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## Existing Condition

This section includes descriptions of existing study area roadway geometries, intersection traffic control, peak-hour vehicular and pedestrian volumes, average daily traffic volumes, transit availability, parking, curb usage, and loading conditions.

### Existing Roadway Conditions

Walnut Avenue is a two-way, two-lane urban collector roadway under the jurisdiction of the City of Boston located west of the Project Site. It runs in a predominantly north-south direction near the Project site between Seaver Street in the north and Peter Parley Road in the south. South of Peter Parley Road, Walnut Avenue becomes Sigourney Street. In the vicinity of the Project Site, sharrow pavement markings are provided in both travel lanes. On-street parking is provided intermittently along the west side of the roadway. Sidewalks are provided along both sides of the roadway.

Seaver Street (MA-28) is a two-way, primarily four-lane urban principle arterial under the jurisdiction of the City of Boston located east of the Project Site. It runs in a predominantly east-west direction between Blue Hill Avenue in the east and Walnut Avenue in the west, where it becomes Columbus Avenue. A raised median separates the directions of travel along Seaver Street. In the eastbound travel direction, a shared use path is provided between Walnut Avenue and Humboldt Avenue. East of Humboldt Avenue, a dedicated bike lane is provided. A buffered bike lane is provided along the entire length of the westbound direction of travel. On-street parking is provided along the entire north side of the roadway as well as along the south side of the roadway, west of Humboldt Avenue. Sidewalks are provided along both sides of the roadway.

Playstead Road is an approximately 30-foot-wide local roadway under the jurisdiction of the City of Boston located east of the Project Site. It runs parallel to Seaver Street within Franklin Park. Playstead Road is gated at the south end at the intersection with Pierpont Road and generally does not permit vehicular travel. A sidewalk is provided along the west side of the roadway for approximately 700 feet, where it ends at the paved entrance to the basketball courts.

Pierpont Road is a local roadway under the jurisdiction of the City of Boston located south and west of the Project Site within Franklin Park. South of the Project site, Pierpont Road is a two-way, two-lane unmarked roadway that provides access to the Franklin Park Zoo Giraffe Entrance parking lot. It runs in an east-west direction between Playstead Road in the east and Glen Lane in the west. West of the Project site, Pierpont Road is a two-way, two-lane unmarked roadway that provides access to a small parking area adjacent to the Project site. North of the parking area, Pierpont Road is gated and generally does not permit vehicular travel. A paved path is provided along the west side of the roadway, and a gravel path is provided along the east side of the roadway.

Green Street/Glen Road is a predominantly two-way, two-lane urban collector roadway under the jurisdiction of the City of Boston located west of the Project Site. It runs in a predominantly east-west direction between Washington Street in the east and Centre Street in the west. East of Washington Street, Green Street becomes Glen Road until it ends at Franklin Park. In the vicinity of the Project Site, on-street parking is provided along both sides of the roadway. Concrete sidewalks in fair-to-good condition are provided along both sides of the roadway and are generally five-feet wide and clear of

obstructions. 8- to 10-foot-wide crosswalks with curb-ramps are provided at all signalized intersections. Pedestrian signal equipment is also provided at all signalized intersections with pedestrian signal heads visible in all crossing directions. The eastern end of Green Street provides pedestrian access to Franklin Park via the Glen Road path.

Boylston Street is a one lane, one-way westbound, urban collector roadway under the jurisdiction of the City of Boston located north of the Project Site. It runs from Washington Street to Centre Street passing the Stonybrook T Station. On-street parking is provided along both sides of the roadway. Concrete sidewalks in fair-to-good condition are provided along both sides of the roadway and are generally five-feet wide. 8- to 10-foot-wide crosswalks with curb-ramps are provided at all signalized intersections. Pedestrian signal equipment is also provided at all signalized intersections with pedestrian signal heads visible in all crossing directions.

Iffley Road is a one lane, one-way eastbound local roadway under the jurisdiction of the City of Boston located west of the Project Site. It runs from Washington Street to Walnut Avenue. In the vicinity of the Project Site, on-street parking is provided along the west side of the roadway. Concrete sidewalks in fair-to-good condition are provided along both sides of the roadway and are generally five-feet wide. A 10-foot-wide crosswalk with curb-ramps is provided at either end of Iffley Road.

### Existing Transit Services

The Stadium is served by two stations on the Orange Line. This includes approximately 2,500 feet from Green Street Station and 4,000 feet from Stonybrook Station. Both stations provide access to the MBTA Orange Line. The MBTA Orange Line is a rapid transit travel route that provides service to twenty different stations between Oak Grove Station in Malden and Forrest Hills Station in Jamaica Plain, Boston. Operating every 7-9 minutes during peak periods, the Orange Line generally sees the second highest ridership of all MBTA subway lines.

Additionally, the Stadium is less than one-half mile from nine MBTA bus routes (Routes 16, 22, 29, 32, 34, 36, 42, and 44). There are an additional three routes (Routes 14, 28, and 45) just over one-half mile running along Blue Hill Avenue on the east side of Franklin Park. Figure 1 maps the transit service located in proximity of the Project Site.

## Future Condition

As previously mentioned, the proposed Project includes the utilization of modernized facilities at White Stadium in Franklin Park to host NWSL games. It is expected that the stadium would host approximately 20 events through the season, with at least half of the events occurring at night.

### Trip Generation

Trip generation is a complex, multi-step process that produces an estimate of vehicle trips, transit trips, and walk/bicycle trips associated with a proposed development and a specific land use program. A project's location and proximity to different travel modes determines how people will travel to and from a site.

### Travel Mode Share

A mode share is the percentage of trips at a site using various methods of

transportation such as vehicle, transit, or walking/biking. Data provided from the BTM for different areas of Boston is typically used to distribute project generated trips to different modes of transportation; however due to the specific nature of this use, the Project’s travel mode share was developed using data collected as part of a transportation surveys at other sporting events within the City of Boston, with the most recent data collected at Fenway Park.

The data was adjusted to reflect the location of the Project and the surrounding transportation network more accurately, e.g., it is not likely that there will be as many spectators arriving by walking to this location compared to Fenway Park.

It is anticipated that approximately 10% of visitors to the Project would walk or bike to the site, 40% would take public transit and 50% would arrive in some form of automobile, (personal vehicle, taxi/TNC, or shuttle bus).

**Vehicle Occupancy Rate**

A vehicle occupancy rate (VOR) is the number of people expected to be in a vehicle. Based Boston specific data for sporting events and industrial 2.8 people per personal vehicle, determined by the same Fenway Park transportation survey, was used to convert person trips into vehicle trips.

**Project Trip Generation**

The travel mode share percentages (10% walk/bike, 40% would take public transit, and 50% vehicle) were applied to the number of spectators expected a full stadium event (11,000) to develop walk/bicycle, transit, and vehicle trip generation estimates for the Project. The vehicle trip generation number is divided by the VOR to obtain the actual number of vehicles expected. The trip generation for the Project by mode is shown in Table 1.

Walk/Bicycle	Transit	Shuttle	Vehicle <sup>2</sup>
500	1,100	4,400	1,965

<sup>1</sup> Assumes a maximum capacity event of 11,000 spectators.  
<sup>2</sup> The number of vehicles includes the VOR of 2.8 people per vehicle.

**Points of Origin**

The trip distribution identifies the various directions from which vehicles associated with the Project are anticipated to originate from and will be destined to. The trip distribution pattern for the Project was based on the population density of the Greater Boston Area, expected location of spectators arriving by vehicles, and engineering judgment and the use of specific local knowledge to determine the most likely route to the Project site. The preliminary gravity model for the expected vehicles includes 30% with origins from the southeast (including Dorchester and south shore communities), 10% from the south (including Roslindale and the Route 1 corridor), 25% from west (including Jamaica Plain and western suburbs), and 30% from the north (including downtown Boston and northern suburbs).

**Project Parking**

Based on the travel mode share percentages developed for the Project, there will be

approximately 1,965 vehicles associated with a capacity event. However, many of these spectators arriving by vehicles will be utilizing taxi/TNC services and will not need parking. It is estimated based on the Boston sporting and entertainment events data that approximately 35% of the spectators arriving by vehicle would utilize taxi/TNC services and not need parking. Table 3 shows that approximately 1,280 parking spaces would be needed to accommodate a full capacity event.

Vehicle <sup>1</sup>	Taxi/TNC	Parking Demand
1,965	685	1,280

<sup>1</sup> Assumes a maximum capacity event of 11,000 spectators.

The preliminary operations plan intends to use satellite parking facilities (with shuttle service) for events. Spectators for events will be required to pre purchase parking and in person parking passes will not be sold. The intent would be for those needing parking to purchase their passes prior to the event for a specific parking location. The pre purchase of parking passes will allow for better management of operations including facilitating how many spaces are needed at each satellite facility as well as the number and frequency of shuttle buses servicing each parking facility. The pre purchase parking operation has proven to be very successful for other events, including nearby during the US Open Golf Championship in June 2022, which was at a site that did not have any on site spectator parking.

A small number of additional spaces can be accommodated within Franklin Park, including potentially allowing on street parking along the streets within Franklin Park. Many streets within Franklin Park are wide enough to accommodate parallel parking on one side of the road or even both sides without impacting travel lanes or pedestrian activity. There could be approximately 285 on street spaces within Franklin Park. The operations of the future site does not include utilizing existing parking spaces that are being used by Franklin Park visitors, including the zoo and golf course. In addition, the parking demand is expected to be met without utilizing the additional parking suggested in the Franklin Park Action Plan. In addition, on-street parking within the surrounding neighborhoods will be discouraged through the implementation of parking regulation modifications in conjunction and at the direction of BTM.

**Transportation Demand Management Measures**

The key factor of the Transportation Management Plan for future operations is the implementation of TDM measures to encourage as many spectators to attend events via modes of transportation other than vehicles. The overall pedestrian experience surrounding as spectators approach the Stadium will encourage many spectators to arrive on foot. This includes the walking paths of Franklin Park and the Playstead adjacent to the Stadium. As with many other clubs, a traditional soccer ‘march to the stadium’ is planned as part of the experience. Bicycling to the stadium will also be encouraged through significant and conveniently located bicycle parking as well as blue bikes services. Finally transit will be encouraged through the implementation of multiple shuttle routes connecting to Orange Line stations including Green Street Station and Forest Hills (which include commuter rail service). Through these measures, and the limited number of on site parking spaces, active transportation will be encouraged and operate as the preferred travel option.

**Shuttle**

As mentioned, the transportation operations management will include the use of shuttle services to both satellite parking facilities and connections to nearby transit. The Project plans to implement a shuttle bus circuit that will run between the stadium and Green Street Station, as well as extending to Forest Hills Station for connections to the commuter rail and additional bus routes not directly serving the Project area. It is anticipated that this shuttle bus will provide a more convenient mode of transportation for visitors to the site, acting as an effective enticement for spectators to utilize public transit instead of personal vehicles. Figure 2 shows the potential route of the shuttle service outside of Franklin Park.

**On Site Operations**

Once on site, transportation measures will be in place to prioritize the pedestrian and bicyclist experience. Taxi/TNC pick up and drop off locations will be clearly marked and not directly adjacent to entrance and exit gates 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 multiple shuttle buses being utilized (for both satellite parking and transit connections) will follow two routes, depending on destination/origin. These routes are shown in Figure 3.

**Conclusion**

As outlined, the preliminary Transportation Management and Operations Plan has many facets that offer a credible path to reducing reliance on private vehicles by event attendees. Should this team become the selected proposer, a detail transportation plan and impact analysis study will be conducted to formalize the preliminary efforts contained here as well as the necessary analysis and details to determine the event day transportation impacts.



Figure 1. Existing Transit Services



Figure 3. Proposed Shuttle Circulation

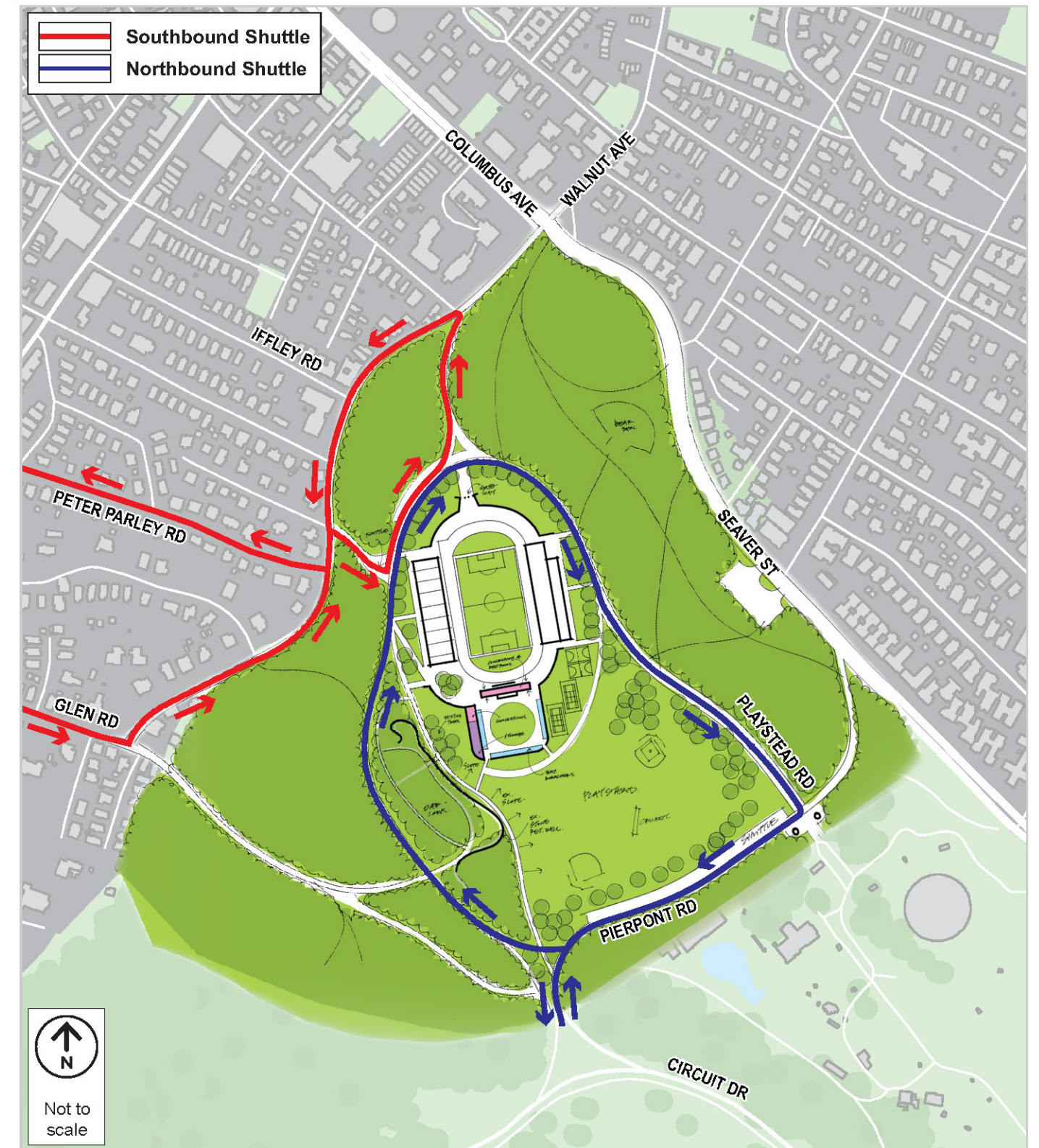
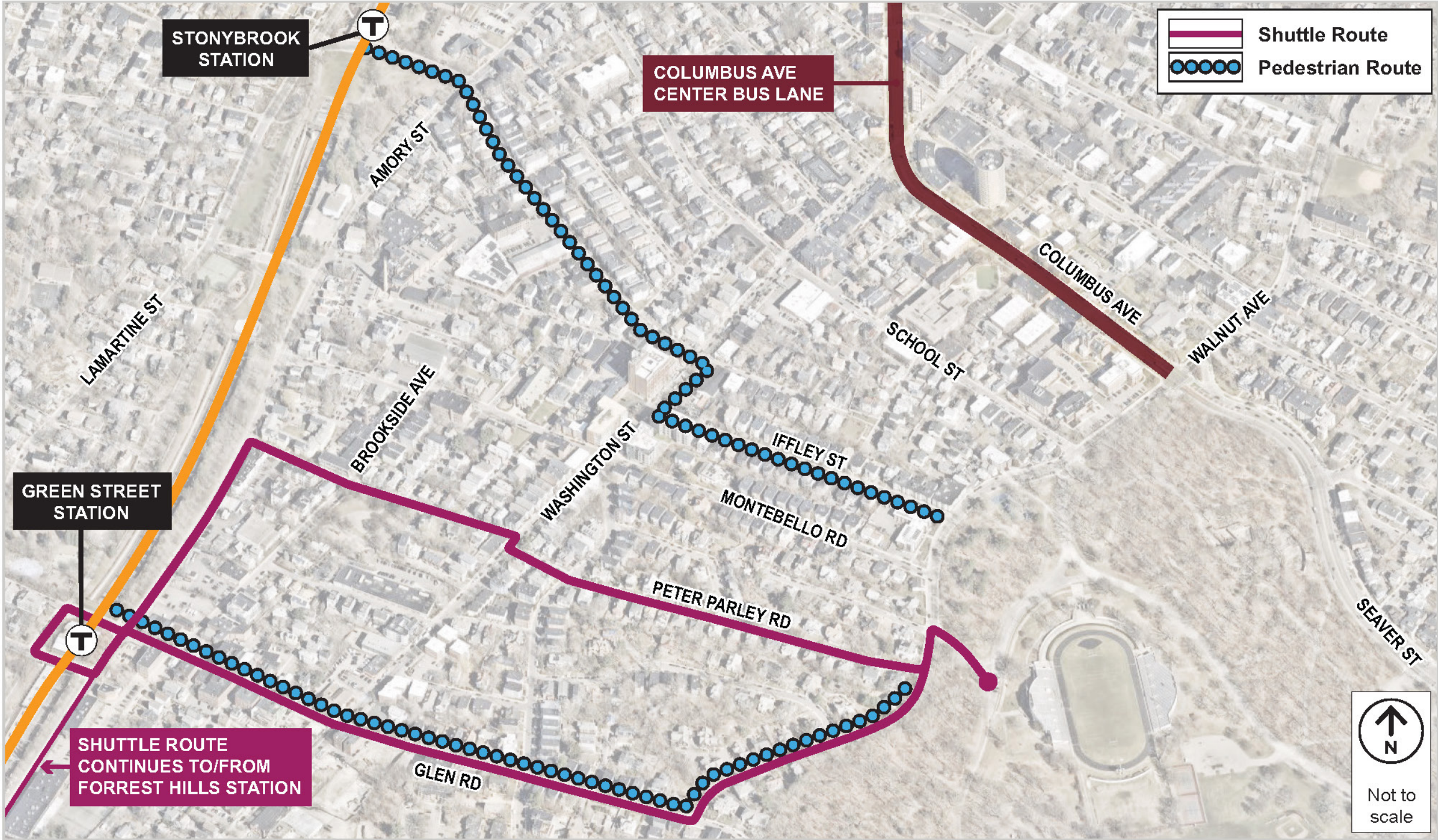




Figure 2. *Spectator Pedestrian and Transit Routes*







## 5.7

# DESCRIPTION OF PARK ACTIVATION

The event space, named The Grove, is integral to the activation of the park and provides a wonderful opportunity to improve connections from the stadium to the park while also creating new amenities for stadium visitors, park goers and the local neighborhood.

Our conceptual design ideas are guided by the Franklin Park Action Plan and show how The Grove may be sensitively integrated into the park topography, respecting the park setting, the mature tree plantings and the historic Olmstedian aesthetic. Our thoughts show how arriving at The Grove can strengthen the wider park program and experience and how the space can provide an exceptional park facility for a wide variety of sporting, private and community events.

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# WHITE STADIUM AND THE GROVE INITIAL SITE DESIGN THOUGHTS

**“...removing barriers can establish shared public access to the stadium and make important spatial connections...”**

*Excerpt from the “Make Connections, Remove Barriers & Share Resources Section of the FPAP”*

## **Park Setting and Franklin Park Action Plan**

Our thinking is led by a sensitive and complimentary approach to the existing and future park setting. We see this as great opportunity to implement the Franklin Park Action Plan’s sound ideas by creating functional, safe and accessible circulation to and from the stadium. We also see this as an opportunity to sensitively choreograph dynamic, dramatic, processional experiences.

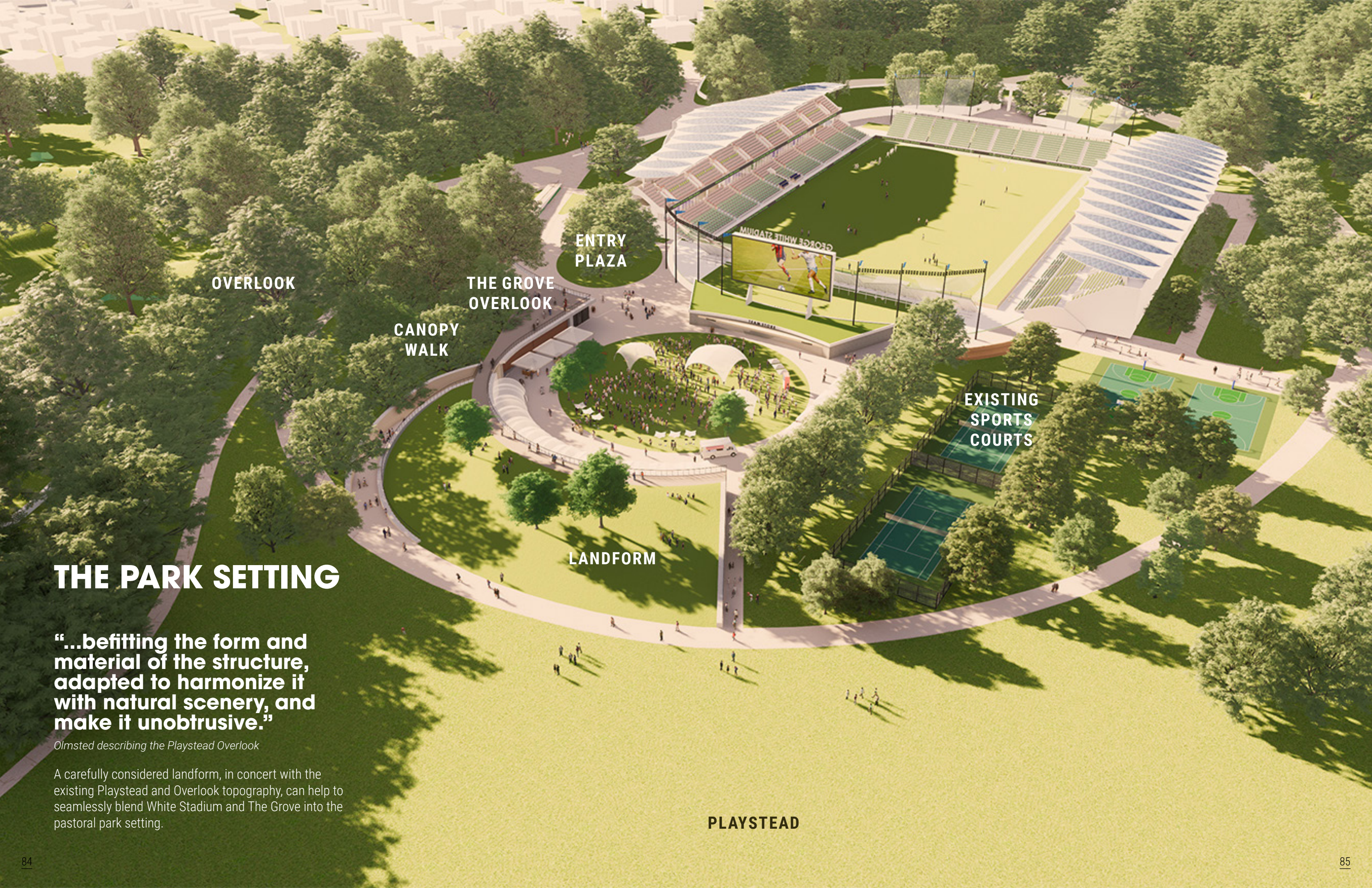
**The Playstead** — our design provides a new sloped viewing landform for spectators or for passive recreation.

**The Overlook** — our design sensitively contributes to the existing overlook, preserving mature tree canopy, working with existing changes in grade (20 ft +/-) and provides a playful alternative connection to the stadium.

**Legacy & Heritage Trees** — the stadium site and proposed event space design carefully integrates the heritage and legacy trees identified in the Franklin Park Action Plan. They provide a majestic and unique quality that we feel must be embraced.

**The Zoo** — Our design considers the vibrancy of The Grove and Stadium in proximity to the zoo. Our landform idea integrates the stadium with the park visually while also tempering sound for zoo animals.





OVERLOOK

THE GROVE  
OVERLOOK

ENTRY  
PLAZA

CANOPY  
WALK

EXISTING  
SPORTS  
COURTS

LANDFORM

## THE PARK SETTING

**“...befitting the form and material of the structure, adapted to harmonize it with natural scenery, and make it unobtrusive.”**

*Olmsted describing the Playstead Overlook*

A carefully considered landform, in concert with the existing Playstead and Overlook topography, can help to seamlessly blend White Stadium and The Grove into the pastoral park setting.

PLAYSTEAD

## The Grove

The Grove will be a special and unexpected space, sensitively hidden within the topography of the Playstead perimeter. People of all ages - during sporting or community events or as part of casual enjoyment of the park, will be able to encounter the space in a variety of ways and will create a unique synergy between nature, architecture, and experience.

### Access

There are several ways to enter The Grove. The four access points can be augmented to provide secure ticketed entrances. The Entry Plaza provides the main access point to the stadium and event space with two retail concession stands flanking the entrance. Two further secondary entrances slice through the proposed landform providing dramatic entry to the space, emulating a dramatic stadium "arrival".

### Retail

Two gateway retail concessions are located within the northwest corner with the potential to service a beer garden, outdoor dining, and provide a location for pre and post-game food and beverage, and gift shop.

### Canopy Walk

The canopy walk provides a special bridge connection at a raised elevation from the existing park "Overlook" through the existing mature tree canopy to the proposed overlooks surrounding the event space. This immersive, natural route through the trees allows users to observe the complex canopy ecosystem upon arrival to the stadium or as part of the wider park trail network.

### Grove Overlook

An opportunity to view events from a raised vantage or as part of the wider park experience.

### Playstead Spectating

A place to view community and sporting events on the Playstead or gather, relax.





5.8

**DESCRIPTION  
OF ECONOMIC  
DEVELOPMENT BENEFITS  
AND COMMUNITY  
BENEFITS**

Sports bring communities together. Establishing a professional women's soccer team in Boston represents a signature opportunity to forge connections across neighborhoods, race, gender and economics, As a responsible and community-driven organization, we recognize that the renovation and operation of this beloved community asset is not only about significantly enhancing a venue for sporting and entertainment events but also about enhancing the overall quality of life and economic prospects for our residents – especially the residents of the 5 neighborhoods surrounding Franklin Park. Our proposal focuses not only on delivering a state-of-the-art facility, but also on maximizing the numerous economic and community benefits that will result from the transformation of White Stadium.

We believe that a stadium can serve as a catalyst for positive change, fostering economic growth, community engagement, and social development. Our vision is rooted in collaboration and inclusivity, working closely with local stakeholders, government agencies, and community groups to ensure that the benefits of the stadium extend beyond the boundaries of the venue itself and outside of the 20 game days Boston Unity proposes.

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In the last few months, we have begun the process of listening to and introducing our initiative to community leaders, youth serving, economic development, and health and wellness organizations. The list proposed as part of this submittal reflects our discussions and is a work in progress. We expect and respect that this list will evolve and take on greater specificity and clarity as we work with the community more broadly.

By renovating and professionalizing this stadium, we aim to create a range of lasting community benefits that will reinforce the work that the City of Boston and the Franklin Park communities are engaged in to make their neighborhoods more advantageous places to live, work, and play. These benefits encompass economic opportunities, job and career path creation, the addition of new convening spaces, enhanced recreational amenities, and expanded community-oriented programming. In addition to the many benefits that are generated by Boston Unity in White Stadium, Boston Unity itself will establish a substantial and meaningful Annual Fund to be directed and disbursed working with the community and city.

### **Economic Benefits Related To The Proposed Program – Hiring And Contracting Locally**

#### **Jobs And Career Paths**

- 500+ New Construction Jobs: during construction approximately 500 construction and related workers will be employed onsite for two years paying out contracts over \$30M.
- 300 New Permanent Jobs: after completion of the stadium renovation, the Boston Unity Soccer Club expects to create 300 new permanent jobs both directly as employees of the Company, and indirectly through contracts with third party vendors.
- We will be the first professional sports team to have a direct connection to the neighborhood. As such, we will be looking to recruit and retain diverse candidates for a myriad of positions in both the sporting and business roles within the team, including:
  - coaches, physical therapists, analytics professionals, scouts, community relation managers, ticket sales and marketing staff and managers, facilities and maintenance managers and workers, event staff and managers, IT and other administrative roles.
  - Boston Unity will look to the communities around Franklin Park to source these jobs first, before expanding the search more broadly. This will be done through a web presence and online job search vehicle and through outreach to the business groups in these neighborhoods for appropriate candidates. We will hold job fairs for employment in these categories locally and advertise locally to reach as broad a potential pool of workers from within the community.
  - We recognize the value of career path work. Boston Unity will commit to a program of training, further education and ultimately promoting from within for workers and management with potential for growth within our organization.
- Investing in the future generations, Boston Unity will have yearlong and summer specific internships with a priority to direct those opportunities to neighborhood youth. These internships will create awareness of the career paths in business and

sports management and provide useful experience that can help young people get their first job.

### **Game Day Economic Opportunities – Contracts, Concessions, New Customers And Promotional Know How For Local Businesses**

- We will look to have our home field culture defined in part by the taste of the neighborhood via local food establishments. Our target is to have over 50% of the menu options come from local food vendors either in the concourses or from flexible food trucks. We anticipate a minimum of 5-8 vendors selected to do \$10M in concession revenue. To enable this goal, we will offer flexible arrangements for vendors to include the revenue sharing options minimizing the need for upfront investment. We will employ the same awareness and outreach as described above for our internal hiring to source these contracts.
- We anticipate contracting in excess of \$10M annually in outside contracts to operate at White Stadium. We will strive to achieve over 50% of our contracts to come from local businesses, relying on the same techniques described above to identify qualified businesses for these needs, working in concert with the Main Streets organizations already serving these communities.
- Merchandise is expected to be a driver of team revenue. As with food vendors, we will look to local designers to help us create team merchandise that is distinctly Boston and culturally specific to the neighborhoods of Franklin Park. We believe this will give designers outlets for their talents within the city of Boston. We will feature the designs and designers in our team store and online portal.
- We will dedicate a portion of our in-game video advertising time to feature our local business partners and vendors providing expanded reach and exposure to potential customers beyond game day attendees. We anticipate working with the 5 Main Street organizations to understand better how our marketing and awareness platform can help with local plans to revitalize the business corridors surrounding Franklin Park. Boston Unity will establish a subsidized Local Business Advertising Program that will identify, support in building effective advertising, and provide low cost/no cost space within the overall in-game stadium advertising program.
- Sponsorship Activation. Our early sponsor discovery work suggests that there are opportunities to connect our sponsors with local businesses. We will work with community leaders, BECMA and the Main Streets organizations and others to identify areas where the local community feels it could benefit from collaborations in conjunction with our sponsors.
- Like many professional sports teams do, we will create a community spotlight where we feature a local organization or business as part of half time. Featured businesses will be able to use the coverage as a marketing asset. We will also co-promote the selection and game day activation in our own channels.
- We will also highlight one impact partner per game (40+ organizations a season) amplifying the work of the organizations that are driving these communities forward. Doing so will serve to get thousands of Bostonians to know these neighborhoods.
- Renovated stadium will include a dedicated neighborhood fan section and a multi-lingual presentation, giving community members the feeling of inclusivity and

affordable, premiere access to games.

## Community Benefits Related To The Proposed Program

### 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. We aspire to help make the White Stadium and the Grove a cultural destination not only for women's soccer fans, but equally as important, for the multitude of neighborhoods and communities flanking Franklin Park. Examples are included perviously in this submittal.
- Boston Unity 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 at subsidized/no cost for select community events, cultural festivals, and private events.

### Benefits Related To Boston Public Schools And Youth Development

- In collaboration with the City of Boston and BPS, we will make the West Grandstand and Grove available to BPS students and support the development of new programming for BPS students.
- We intend to operate and maintain the stadium field on behalf of the Boston Public Schools allowing BPS to redirect funds that otherwise would be dedicated to maintenance to new programming for educational purposes. We anticipate the annual maintenance budget for this purpose to be \$400K+.
- Our Academy, as noted further in the Annual Fund section, will offer scholarships to select BPS students addressing access to high performance club soccer for city youth. We will have as our mission a focus on developing the "soft skills" helpful to succeed in career paths as well as inspiring a love of the game and the promotion of equity in youth play.
- We believe the existence of female professional athletes in Franklin Park and the partnerships we intend to have with city youth soccer leagues will help to create an equal playing field for girls in sports with increased opportunities for athletic and professional development. We intend to develop a Boston Unity Mentorship Program with the Boston Public Schools to provide this access and support with our athletes and staff.
- As noted above, we are committed to new summer internships in sporting, sports medicine, physical therapy and sports management for Boston youth. We will also encourage our corporate sponsors and other partners to similarly provide internships and focus hiring efforts on the surrounding communities.
- Through the neighborhood fan section and in collaboration with youth soccer leagues and BPS, we will provide access for students and youth to become a true part of the Game Day experience.

### Boston Unity Annual Fund

In addition to the many benefits listed above generated by Boston Unity in White Stadium, Boston Unity itself will establish a substantial and meaningful Annual Fund solely funded by the company. Annual grants will be directed and disbursed working

with the community and the City. We imagine an advisory or steering committee composed of a community of leaders, City of Boston stakeholders and members of the Boston Unity soccer organization.

Through collaborations with community organizations and neighborhood councils, responsible management, and strategic partnerships, we are committed to ensuring that Boston Unity @ White Stadium uplifts the entire community for years. As part of our listening conversations over the last few months and in thinking about our team aspirations and those which are a natural fit given that we are a women's sports team, we have identified 4 pillars or areas to which we would like to dedicate the annual fund towards.

We have begun to think about potential partners and have listed a few thoughts in certain areas in this application. That said, we will undergo over the next two years, an extensive process to identify the very best collaborative partners for this work.

### Boston Unity's 4 Pillars:

1. Local/Neighborhood Business Development
2. Health and Wellness of Black and Brown Communities in the Franklin Park area
3. Youth Development with an emphasis on girls
4. Franklin Park

### Local Neighborhood Business Development:

We would like to support the revitalization of the business corridors along Seaver Street, Blue Hill Avenue, Egleston Square, and Mattapan Square. We will look to the Main Street Organizations to help us develop a pipeline of programs and initiatives that we can support annually.

### Health and Wellness:

Our initial discussions with community leaders have led to a convergence around a Health and Wellness pillar for the Unity Fund. We intend to leverage the work that has been done inside of the black and brown communities regarding the social determinants of health outcomes and the strategies to combat those determinants. We look forward to working with the community to develop ideas, difference-making connections and potential partners.

### Youth Development:

While we believe all Boston youth deserve an equal chance at prosperity and opportunity, we know that women and girls in Boston are underserved. According to the Women's Foundation of Boston, less than 2% of philanthropic dollars in Boston are dedicated to women and girls' serving organizations (and 25% of that 2% is Wellesley College specific philanthropy). Hence, our youth development annual fund will emphasize girls: a natural fit for a women's professional team.

We believe that driving the participation in youth and teen sports amongst girls in black and brown communities and having female role models visible in the community can make progress against these challenges. As part of our player development strategy, we will create a youth academy to foster homegrown talent. We will partner with the urban

youth soccer leagues (potential partners include Soccer Unity Project, Jamaica Plain Soccer, Dorchester Youth Soccer, Roxbury Youth Soccer, Boston Scores) to identify talent and provide free or highly subsidized access to our youth academy. As we further develop the business plan for the academy, we can provide greater specificity of the number of scholarships we can offer.

Additionally, leveraging a professional women's sports team in the heart of the city will amplify the work amongst existing accomplished youth development organizations. Organizations like the YMCA, Boys and Girls Club of Boston, Boston Scores have all expressed interest in partnering with the team on new programming.


**Franklin Park:**

We believe that 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 p41)

We expect that the Boston Unity Annual Fund will be deployed in support of park priorities in collaboration with the City of Boston, The Franklin Park Zoo and the Franklin Park Coalition. We are particularly interested in ideas designed to improve the Playstead area which is adjacent to White Stadium as a potential focal point of our work seamlessly integrating the stadium and the Grove into community green space. We have had a number of conversations with the Franklin Park Coalition and look forward to more specific conversations designing uses and ideas for our annual fund.

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## 5.9

# **DIVERSITY AND INCLUSION PLAN**

The BUSP's overall mission is to create and grow a championship, professional women's soccer team that is owned, managed, and operated by women. We believe that women's sports can be a force for good on and off the field and, through intentional partnership with members of the communities where we hope to live, work and play, intend for BUSP to be a driver of wide-ranging and long-lasting benefits for all Bostonians and beyond.

BUSP, which represents both the development entity and future NWSL team owner, is a women-lead ownership group that is motivated by empowering female athletes and determined to grow the power of the women's sports community and with it, the League. BUSP understands that a diverse community is at the core of women's sports.

A key goal of Boston Unity is to create community wealth. Local businesses in the communities surrounding Franklin Park also means minority business enterprises. Our economic strategies outlined in Section 5.8 of this proposal reflect our commitment to hiring, contracting and supporting women and the black and brown population around Franklin Park. In measuring this effort we intend to follow these metrics:

- The Project will comply with the BPDA's Diversity, Equity, and Inclusion (DEI) in Development Policy.
- The Project will contract using the "Massport Procurement Model." (inclusionary standards increasingly embraced in Massachusetts, centering on equity participation, workplace and supplier diversity; enhanced wrap-

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around services; and other assertive measures; with dedicated performance metrics and accountability). The project will strive for a 50% MBE/WBE and local business threshold.

Boston Unity's partnership at White Stadium will also provide other benefits that have been identified throughout this proposal that have a social justice and inclusionary benefit to the minority-majority communities around Franklin Park and are listed here as well:

- Increase public safety in the immediate area of the Stadium with new lighting and security features.
- Provide opportunities for expanded BPS programming through improved athletic facilities.
- Create a community-oriented, accessible, valued fan experience.
- Include a dedicated neighborhood fan section within the renovated Stadium providing community members premiere access to games.
- Implement a "Community Amplification" program creating a platform to spotlight and amplify the people, work, and small businesses that are driving this community forward.
- Provide annual charitable donations to programs and partners to support education and children initiatives, women and diversity in sports and management, local community programs, Franklin Park, and the Franklin Park Zoo.
- Implement a "Game Day Giving" program highlighting one impact partner per game (40+ organizations a season) empowering women and girls across the Greater Boston area.

### **Engagement of Minority- & Women-Owned Businesses**

BUSP will work towards a sustainable business model that factors in the things that make this game and this fan community different. Sustainability of the team and the League, and ultimately, greater equity in player resources is the outcome we all seek. Achieving this includes engaging Minority-Owned Businesses ("MBEs"), and Women-Owned Business Enterprises ("WBEs") (collectively referred to as 'M/WBEs") as key partners for the Project.

### **Workforce Development/Training**

BUSP's proposed D&I Plan includes the following strategies to support workforce training for underrepresented populations:


- Create 500+ jobs during renovation and construction, and 300+ new permanent jobs at all economic levels with preference given to local contractors, vendors, and employees.
- Provide marketing support and subsidized advertising for minority businesses during game days and events
- Provide cross-promotional opportunities for local businesses via food court and other concessions areas and collaborations with local artists and designers for merchandise.

- Create internship programs in sports management, sports medicine, property management and hospitality that service local and BPS students and graduates, providing pathways for the next generation of workers.
- Fund scholarships earmarked for local youth to participate and attend the team's youth leagues and development academy.
- Provide the unique opportunity for BPS students and Boston youth to experience world class female athletes in the Franklin Park neighborhood.

### **BUSP's Previous and Current D&I Initiatives**

BUSP fully endorses a comprehensive vertical approach throughout its organization toward the application of best practices in the Environmental, Social and Governance ("ESG") realm. BUSP is committed to putting into real world practice those principles and values all too often recited, but not meaningfully implemented. Olympic gymnast Aly Raisman will be a Team Owner and Advisor on issues related to player experience, safety and development; and Richard Taylor a founding father of the "Massport Model" will be a D&I advisor for the Project.

BUSP will center the Project through an equity lens and move forward ready to listen, learn, and partner in ways that are authentic, intentional, and considerate of the rich history and future aspirations of the community surrounding White Stadium. BUSP has already begun to take steps to engage the community through outreach to local organizations and elected officials to gain a solid understanding of key concerns. BUSP is also actively seeking opportunities for collaboration with members of the diverse communities of Dorchester, Jamaica Plain, Roxbury, Mattapan, the City of Boston and Boston Public Schools.



5.10

## REFERENCES

Contact information included in the Financial Proposal

### Reference #1

**Wyc Grousbeck**

Managing Partner

**Boston Celtics**

Relationship: Friend and colleague

Reference Type: Business and Personal

### Reference #2

**Richard Taylor**

Director

**Center for Real Estate, Suffolk University**

Relationship: Friend and colleague

Reference Type: Business and Personal

### Reference #3

**Caroline Foscato**

President

**Soccer Unity Project**

Relationship: Friend and colleague

Reference Type: Business and Personal

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5.11

# COMPANY PERFORMANCE

Has your company, or any principal member of the proposer, ever failed to complete any work awarded or failed to meet obligations under a lease agreement?

**Response: No.**



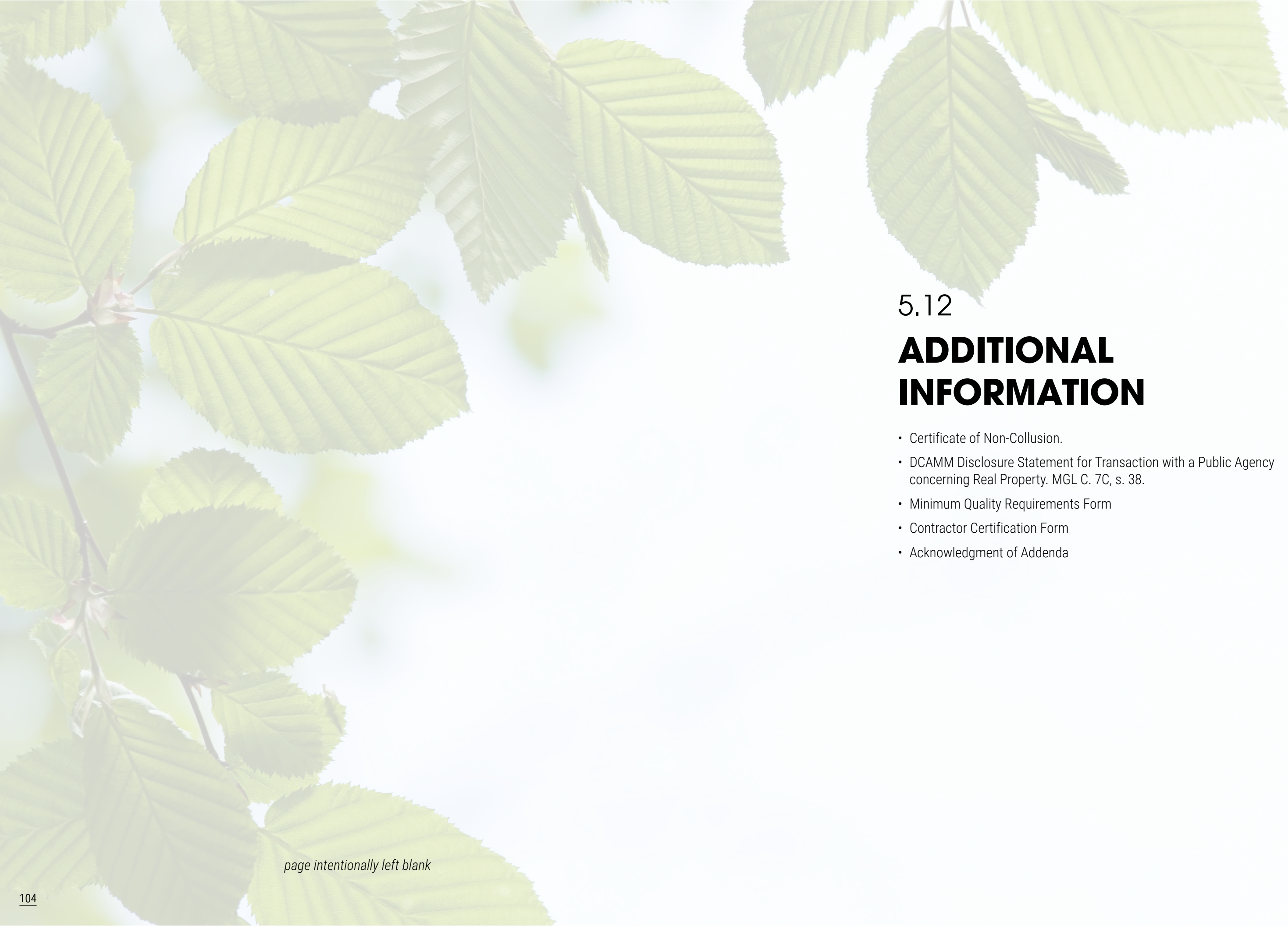
Name: Jennifer Epstein  
Date: 6/21/2023  
Title: Controlling Manager  
Address: c/o Arent Fox  
Atn: Chris Tsouros  
800 Boylston St 32nd floor  
Boston, MA 02199

—

Please list any adverse legal judgments against your firm, or any principal member of the proposer, as a result of alleged unsatisfactory performance or breach of contract within the past three years. If your firm was incorporated in the last three years, please also provide the above information for each of the principals of the firm and for any businesses which they have had an ownership interest within the past three years.

**Response: None**

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5.12

## **ADDITIONAL INFORMATION**

- Certificate of Non-Collusion.
- DCAMM Disclosure Statement for Transaction with a Public Agency concerning Real Property. MGL C. 7C, s. 38.
- Minimum Quality Requirements Form
- Contractor Certification Form
- Acknowledgment of Addenda

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**DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

**CERTIFICATE OF NON-COLLUSION**

**INSTRUCTION SHEET**

The undersigned certified under penalties of perjury that this proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in their certification, the word "person" shall mean any natural person, business, partnership, corporation, union or other organization, entity, or group of individuals.



\_\_\_\_\_  
Signature of individual submitting proposal

Boston Unity Soccer Partners LLC

\_\_\_\_\_  
Name of business (type or print)

6/21/2023

\_\_\_\_\_  
Date

**NOTE:** The Division of Capital Asset Management and Maintenance (DCAMM) shall have no responsibility for insuring that the Disclosure Statement has been properly completed as required by law. Acceptance by DCAMM of a Disclosure Statement for filing does not constitute DCAMM's approval of this Disclosure Statement or the information contained therein. Please carefully read M.G.L. c. 7C, s. 38 which is reprinted in Section 8 of this Disclosure Statement.

**Section (1):** Identify the real property, including its street address, and city or town. If there is no street address then identify the property in some other manner such as the nearest cross street and its tax assessors' parcel number.

**Section (2):** Identify the type of transaction to which this Disclosure Statement pertains --such as a sale, purchase, lease, etc.

**Section (3):** Insert the exact legal name of the Public Agency participating in this Transaction with the Disclosing Party. The Public Agency may be a Department of the Commonwealth of Massachusetts, or some other public entity. Please do not abbreviate.

**Section (4):** Insert the exact legal name of the Disclosing Party. Indicate whether the Disclosing Party is an individual, tenants in common, tenants by the entirety, corporation, general partnership, limited partnership, LLC, or other entity. If the Disclosing Party is the trustees of a trust then identify the trustees by name, indicate that they are trustees, and add the name of the trust.

**Section (5):** Indicate the role of the Disclosing Party in the transaction by checking one of the blanks. If the Disclosing Party's role in the transaction is not covered by one of the listed roles then describe the role in words.

**Section (6):** List the names and addresses of every legal entity and every natural person that has or will have a direct or indirect beneficial interest in the real property. The only exceptions are those stated in the first paragraph of the statute that is reprinted in Section 8 of this Disclosure Statement. If the Disclosing Party is another public entity such as a city or town, insert "inhabitants of the (name of public entity)." If the Disclosing Party is a non-profit with no individual persons having any beneficial interest then indicate the purpose or type of the non-profit entity. If additional space is needed, please attach a separate sheet and incorporate it by reference into Section 6.

**Section (7):** Check "NONE" in the box if none of the persons mentioned in Section 6 is employed by DCAMM or an official elected to public office in the Commonwealth of Massachusetts. Otherwise list any parties disclosed in Section 6 that are employees of DCAMM or an official elected to public office.

**Section (8):** The individual signing this statement on behalf of the Disclosing Party acknowledges that he/she has read the included provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts.

**Section (9):** Make sure that this Disclosure Statement is signed by all required parties. If the Disclosing Party is a corporation, please make sure that this Disclosure Statement is signed by a duly authorized officer of the corporation as required by the statute reprinted in Section 8 of this Disclosure Statement.

DCAMM's acceptance of a statement for filing does not signify any opinion by DCAMM that the statement complies with applicable law.

This completed and signed Disclosure Statement should be mailed or otherwise delivered to:

Deputy Commissioner for Real Estate  
Division of Capital Asset Management and Maintenance

**DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

One Ashburton Place, 15<sup>th</sup> Floor, Boston, MA 02108

**DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

The undersigned party to a real property transaction with a public agency hereby discloses and certifies, under pains and penalties of perjury, the following information as required by law:

- (1) REAL PROPERTY: White Stadium
  
- (2) TYPE OF TRANSACTION, AGREEMENT, or DOCUMENT: Leases and License Agreements
  
- (3) PUBLIC AGENCY PARTICIPATING in TRANSACTION: City of Boston; Boston Public Facilities Department; Boston Public Schools
  
- (4) DISCLOSING PARTY'S NAME AND TYPE OF ENTITY: Boston Unity Soccer Partners LLC, a limited liability company
  
- (5) ROLE OF DISCLOSING PARTY (Check appropriate role):  

<input type="checkbox"/> Lessor/Landlord	<input checked="" type="checkbox"/> Lessee/Tenant
<input type="checkbox"/> Seller/Grantor	<input type="checkbox"/> Buyer/Grantee
<input checked="" type="checkbox"/> Other (Please describe): <u>Licensor/Licensee</u>	

- (6) The names and addresses of all persons and individuals who have or will have a direct or indirect beneficial interest in the real property excluding only 1) a stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation or 2) an owner of a time share that has an interest in a leasehold condominium meeting all of the conditions specified in M.G.L. c. 7C, s. 38, are hereby disclosed as follows (attach additional pages if necessary):

<u>NAME</u>	<u>RESIDENCE</u>
See schedule submitted with Price Proposal	
_____	_____
_____	_____

- (7) None of the above- named persons is an employee of the Division of Capital Asset Management and Maintenance or an official elected to public office in the Commonwealth of Massachusetts, except as listed below (Check "NONE" if NONE):

NONE

<u>NAME:</u>	<u>POSITION:</u>
_____	_____
_____	_____
_____	_____

**DISCLOSURE STATEMENT FOR  
TRANSACTION WITH A PUBLIC AGENCY CONCERNING REAL PROPERTY  
M.G.L. c. 7C, s. 38 (formerly M.G.L. c. 7, s. 40J)**

(8) The individual signing this statement on behalf of the above-named party acknowledges that he/she has read the following provisions of Chapter 7C, Section 38 (formerly Chapter 7, Section 40J) of the General Laws of Massachusetts:

*No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement, shall be valid and no payment shall be made to the lessor or seller of such property unless a statement, signed, under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the commissioner of capital asset management and maintenance. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten per cent of the outstanding stock entitled to vote at the annual meeting of such corporation. In the case of an agreement to rent property from a public agency where the lessee's interest is held by the organization of unit owners of a leasehold condominium created under chapter one hundred and eighty-three A, and time-shares are created in the leasehold condominium under chapter one hundred and eighty-three B, the provisions of this section shall not apply to an owner of a time-share in the leasehold condominium who (i) acquires the time-share on or after a bona fide arms length transfer of such time-share made after the rental agreement with the public agency is executed and (ii) who holds less than three percent of the votes entitled to vote at the annual meeting of such organization of unit owners. A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.*

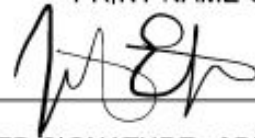
*Any official elected to public office in the commonwealth, or any employee of the division of capital asset management and maintenance disclosing beneficial interest in real property pursuant to this section, shall identify his position as part of the disclosure statement. The commissioner shall notify the state ethics commission of such names, and shall make copies of any and all disclosure statements received available to the state ethics commission upon request.*

*The commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.*

(9) This Disclosure Statement is hereby signed under penalties of perjury.

Boston Unity Soccer Partners LLC

PRINT NAME OF DISCLOSING PARTY (from Section 4, above)



06/21/2023

AUTHORIZED SIGNATURE of DISCLOSING PARTY DATE (MM / DD / YYYY)

Jennifer Epstein, Controlling Manager

PRINT NAME & TITLE of AUTHORIZED SIGNER

**Minimum Quality Requirements**

**To be completed and submitted by Respondent**

Each Respondent must check either "YES" or "NO" for each and every item below and submit such with its **Technical Proposal**. The Awarding Authority will accept for further evaluation ONLY those proposals that the Respondent has checked YES and are verifiable for each and every item below.

Name of Respondent (print or type): Boston Unity Soccer Partners LLC

Requirement	Yes/No
1. The Respondent is in compliance with all applicable statutes governing conflicts of interest. Please note that any Respondent who has previously rendered services under a contract with the City, will not be precluded by Chapter 268A of the General Laws of Massachusetts from participating by contract or otherwise in the activities of the City with regard to the properties listed in this RFP.	Yes
2. The Respondent is in good financial standing with the City and in compliance with all City code requirements.	Yes
3. The Respondent's proposal conforms in all respects to the City's Specifications as stated in this RFP.	Yes
4. The Respondent signed (where required) and returned all required forms as detailed in Section 5 of the RFP.	Yes
5. The Respondent completed and submitted a Price Proposal.	Yes
6. The Respondent agrees to accept each and every provision of the "City of Boston Standard Contract General Conditions" (Form CM 11) contained herein.	Yes
7. The Respondent has the capacity to enter into a lease agreement, which includes the terms and conditions in Appendix D to the RFP, without modification and occupy, operate, and maintain the Leased Premises as required under this RFP.	Yes
8. The Respondent is the duly authorized individual, official, or representative of the Respondent that may submit a binding proposal in conformance with the requirements set forth under this RFP.	Yes



CITY OF BOSTON  
**CONTRACTOR CERTIFICATION**

To the Official, acting in the name and on behalf of the City of Boston

A. The undersigned agrees to furnish all labor and materials and to perform all work required for:

NOT APPLICABLE AS A CONTRACTOR HAS NOT YET BEEN SELECTED.

in accordance with the terms of the accompanying contract documents.

B. The Contractor is a/an:

(Individual-Partnership-Corporation-Joint Venture-Trust)

1. If the Contractor is a Partnership, state name and address of all partners:

2. If the Contractor is a Corporation, state the following:

Corporation is incorporated in the State of \_\_\_\_\_

President is \_\_\_\_\_

Treasurer is \_\_\_\_\_

Place of business is \_\_\_\_\_

(Street)

(City, State and Zip Code)

3. If the Contractor is a Joint Venture, state the name and business address of each person, firm or company that is party to the joint venture:

A copy of the joint venture agreement is on file at \_\_\_\_\_ and will be delivered to the Official on request.

4. If the Contractor is a Trust, state the name and address of all Trustees:

The trust document(s) are on file at \_\_\_\_\_, and will be delivered to the Official on request.

5. If the business is conducted under any title other than the real name of the owner, state the time when, and place where, the certificate required by General Laws, c.110, §5, was filed:

6. The Taxpayer Identification Number\* of the contractor (the number used on the Employer's Quarterly Federal Tax Return, U.S. Treasury Department Form 941) is:

\*If individual, use Social Security Number \_\_\_\_\_

7. City of Boston Ordinance, Chapter IV, § 4-8 requires City Contractors to safeguard unprotected pedestrians, cyclists, and motorcyclists by installing side under-ride guards, convex blind spot mirrors, cross-over mirrors, and appropriate warning signage on all large vehicles used within the City of Boston in connection with a City

Contract. Large vehicles are those with a gross weight exceeding 10,000 lbs., a trailer with an unladen mass exceeding 10,000 lbs., or a semi-trailer with a gross weight exceeding 26,000 lbs. Contractors are required to have such large vehicles inspected by the City prior to starting work on a City of Boston Contract. Additional details may be found at [www.cityofboston.gov/procurement](http://www.cityofboston.gov/procurement).

8. The undersigned certifies under penalties of perjury that this bid or proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity or group of individuals.

Contractor: \_\_\_\_\_  
By: \_\_\_\_\_  
(Sign Here)  
Title: \_\_\_\_\_  
Business Address: \_\_\_\_\_  
(Street)  
\_\_\_\_\_  
(City, State and Zip Code)

**NOTE: This statement must bear the signature of the contractor.**

If the Contractor is an individual doing business under a name other than his own name this statement must so state, giving the address of the individual.

If the Contractor is a partnership this statement must be signed by a general partner designated as such. If the Contractor is a corporation, trust or joint venture this statement must be signed by a duly authorized officer or agent of such corporation, trust or joint venture.

APPROVED AS TO FORM BY CORPORATION COUNSEL AUGUST 2015  
THIS FORM IS VOID AND WITHOUT LEGAL EFFECT IF ALTERED IN ANY WAY

(PUB AUG 2015)


**Event EV00012353**

Acknowledgement of Addenda


This Bid includes addenda numbered: 1, 2, 3

Company Name Boston Unity Soccer Partners LLC

Authorized Representative Jennifer Epstein

Print \_\_\_\_\_  
Signature 

Date 6/21/2023



# **WHITE STADIUM RENOVATION**

**TECHNICAL PROPOSAL**

June 26, 2023 | RFP #EV00012353