

WHITE STADIUM

PUBLIC MEETING: ARTICLE 80 LARGE

PROJECT REVIEW Q&A

This document outlines responses to the questions asked at the Article 80: Large Project Review community meeting held on January 11th, 2024 about the White Stadium Project.

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I. BOSTON PUBLIC SCHOOLS

1. What is the plan for the two football teams that currently play games at White Stadium, during construction and after construction?

While the renovated White Stadium will host late season, marquee games, including Thanksgiving rivalry games for many schools, the two schools that currently use the Stadium for football will be relocated to alternative fields during the regular season. We are working to identify those long-term homes. For example, we're upgrading Clemente Field to enable more football. More information will be shared in the coming weeks and months.

2. What happens if BUSP wins the championship? Is that game being held at White Stadium?

Boston Unity will use White Stadium for twenty games per year during the soccer season between March and November. The twenty games includes potential playoff and championship games.

3. How has BPS been engaged on this project?

BPS student athletes and coaches have been engaged since the White Stadium project began in the winter 2022 when the programming study began to envision a new athletic hub at White Stadium. Since then, the BPS Athletics Department has worked closely with the Mayor's Office and Public Facilities Department. At this stage of the project, the design of the East Grandstand has advanced enough that we will be re-engaging with BPS students and coaches for their feedback and input on relocation needs and making the athletic hub welcoming.

4. What is the plan and design for the East Grandstand?

Informed by BPS and community feedback, the new East Grandstand will provide:

- i. A professionally maintained grass field;
- ii. A new eight-lane track, long jump area, and field event spaces;
- iii. A state of the art athletic facility with
 1. Brand new locker rooms;
 2. A new strength and conditioning suite;
 3. Sports medicine suite;
 4. Student resource space;
 5. Community space; and
 6. BPS Athletics offices

These enhancements will promote health and wellness while providing year-round opportunities for the BPS athletic programs to develop our

students as scholar-athlete leaders. The revitalized site will also offer year-round employment and internships.

The design is in development by our designer, Jones Architecture, working closely with BPS. We will continue to share details publicly as the design is refined.

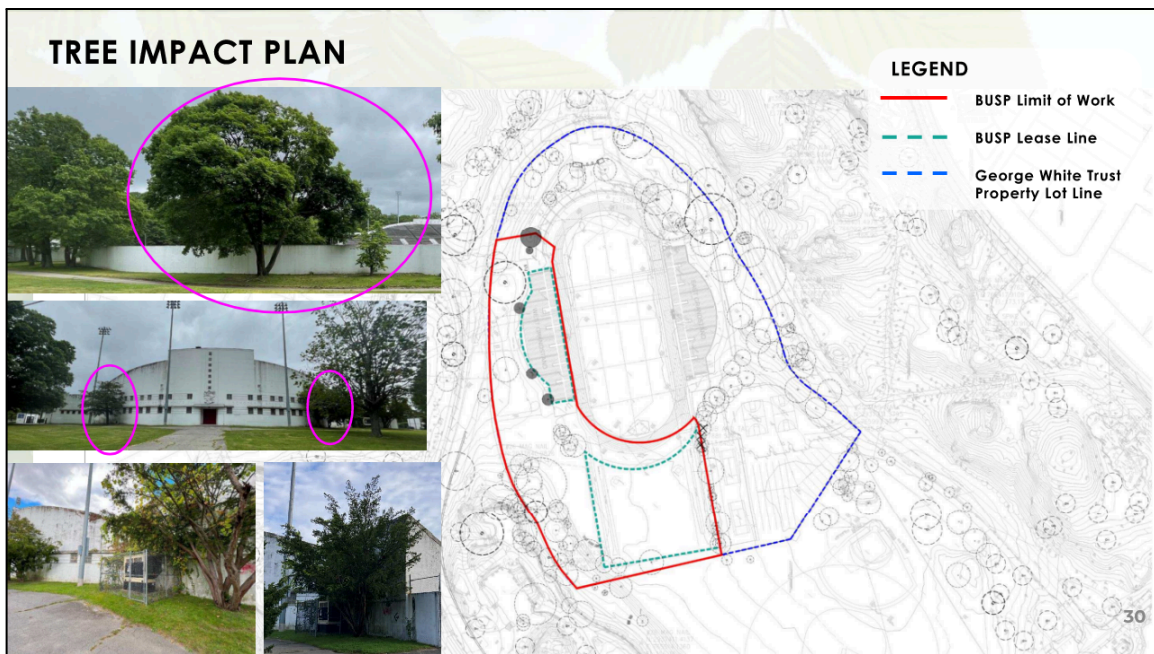
5. How will annual events like cross country meets or regular Franklin Park usage, like Zoo visitations, be coordinated with the White Stadium project?

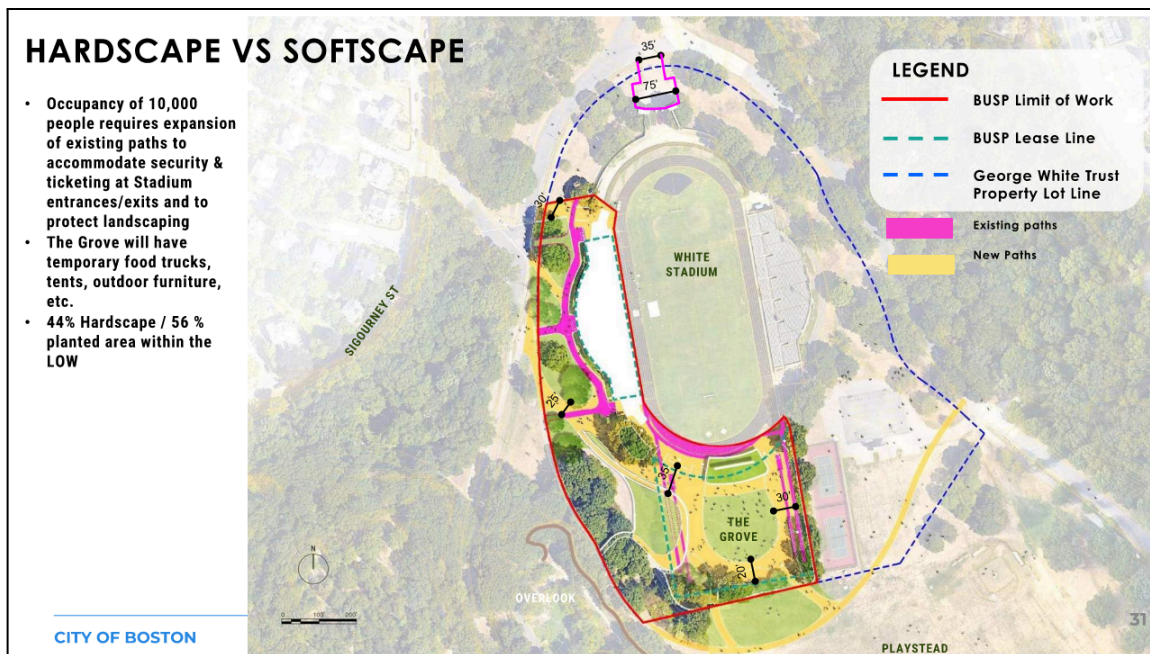
The City will work closely with organizations that host events in the stadium, on the playstead, and on cross country courses to ensure they do not conflict with Boston Unity games. The City is also working closely with the Franklin Park Zoo to minimize disruption to Zoo visitors.

II. PUBLIC ACCESS TO PLAYSTEAD AND GROVE

1. How much green space will be eliminated and how many mature oak trees that surround the stadium will be destroyed?

In our current design, no mature oak trees will be removed or destroyed within BUSP's limit of work. Please refer to the below diagrams, presented at recent public meetings, showing four small trees and one larger but invasive tree (Norway Maple) being removed. Please also refer to the expanded hardscape areas being proposed for safety and function of the stadium and the Grove.





2. Will the Grove be available for events other than BUSP events?

Yes. We look forward to the Grove becoming a beloved attraction and focal point to be enjoyed by the community. Daily visitors are welcome to enjoy the varied programming we intend to provide at the Grove. Community and private events can be scheduled as well.

III. TRANSPORTATION

1. How will game-day parking restrictions be enforced? What are the mechanics if a neighborhood doesn't otherwise have residential parking restrictions?

Game day parking restrictions will be enforced by BTM Enforcement personnel, BTM Towing, and Boston Police. We anticipate in the case of White Stadium events that parking restrictions will be less for additional roadway capacity that would impact area residents and more to ensure stadium patrons do not attempt to park on residential streets and negatively affect residential on street parking availability. Given that a large parking facility is not being proposed to serve the stadium, the volume of cars destined for the site will be less than in other stadiums that rely on large parking facilities and generate additional traffic congestion. To that end, game day regulations and limitations for non-residents and accompanying signage for the surrounding streets will be implemented. We anticipate that residents will need stickers to identify their vehicles, and look forward to working through the details for implementation. A Residential Parking Program is being explored. Additional game day parking restrictions for all

parties, where accommodation for an abundance of pedestrians may be necessary, is also to be determined through the ongoing process.

2. *What will the radius of game day parking restrictions be? There may be people on all sides of the park who will be affected.*

BTD will be considering the adjoining residential streets emanating from the main entrance on Walnut Street within a walkshed deemed too distant for stadium patrons to travel. That is generally considered greater than a 15 minute walk. The capture would include the surrounding and adjoining neighborhoods on all sides. Again, these parking restrictions will be tailored to prohibit non-resident, game day patrons from overburdening the existing residential fabric. Additional parking restrictions for all parties will be determined as we move further along in the process and evaluation of needs, but it is not expected that additional parking restrictions to accommodate traffic volume will be necessary to a large degree. As mentioned previously, game day parking restrictions will be implemented to ensure pedestrian safety and is to be determined.

3. *How will the City ensure the safety of pedestrians on game days?*

Public safety is the collective responsibility of all participating City departments but will rely heavily on uniformed Boston Police officers, Boston Police traffic details, and the potential implementation of BTD approved street closures or soft closures allowing for vehicle access for residents only. Data analysis during the ongoing process will be used to formulate a strategic plan based on the anticipated pedestrian volumes and pedestrian corridors.

4. *How will the transportation plan mitigate congestion on Walnut Ave?*

Our Transportation Management Plan will encourage fans to utilize alternative modes of transportation to and from White Stadium. Vehicular traffic from spectators will be limited to shuttle buses connecting spectators with nearby transit stations and satellite parking facilities. In addition, the shuttle routes into and out of Franklin Park will be split between Walnut Avenue, Blue Hill Avenue, and the Arborway to reduce shuttle traffic on Walnut Avenue.

5. *What is the capacity for bike parking?*

The bike parking structure will not be permanent and will be sized to meet demand through observations and data collection as events occur. To begin, we plan to provide parking for approximately 1,000 bikes via bike valet and Bluebikes valet.

6. *Can we set aside pull-over spaces for rideshare?*

Yes, we are proposing a dedicated spot for rideshare pick up and drop off outside Franklin Park

7. *Is there a set place for ADA parking to go to the games? Are they expected to take shuttles?*

In order to remove private single-use vehicles from the historic Franklin Park, there will be no private parking (ADA or otherwise) available. ADA spectators that arrive by shuttle or TNC will be provided service through Franklin Park to the stadium.

8. *Where are these satellite parking lots?*

The specific satellite parking facilities have not been identified at this time. Catchment areas have been determined where satellite parking demand is expected. Through the advance sale of tickets and parking, BUSP will be able to monitor parking demand and determine the parking facilities that are needed.

9. *On game days, is there going to be more traffic or less traffic?*

Matches, like all events at Franklin Park, are going to generate traffic. The difference is that there will be a transportation management plan in place for BUSP matches, which has not been the case for other events at Franklin Park to date.

10. *Will the shuttles be electric?*

BUSP will explore all options for the provision of shuttles, which will be contracted through outside vendors. Although utilizing electric shuttles is an important goal that we hope to achieve, we do not yet know the extent to which shuttle availability will allow for this at the outset.

11. *How will transportation be managed during BPS events?*

The design contract for the East Grandstand will include a transportation plan, which will address transportation and circulation for BPS uses.

IV. SUPPLIER DIVERSITY AND COMMUNITY BENEFITS

1. *Is there going to be a construction bidding process? How is the general contractor being selected?*

Due to the public-private partnership, the City will be constructing the East Grandstand, and Boston Unity will be constructing the West Grandstand.

The City is subject to public procurement laws and will be following Ch. 149A for the construction of public buildings. This includes a public bidding process.

BUSP will engage in its own bidding process for the general contractor and subcontractors working on the West Grandstand side of the project. BUSP is committed to hiring a diverse set of professionals to work its portion of the project, with an ambitious goal of reaching 50% inclusion of women- and minority-owned businesses. Currently, through the design phase, BUSP has reached 52% M/WBE participation, as measured by percentage of fees.

2. How will this project support equity in contracting?

Due to the public-private partnership, the City will be constructing the East Grandstand, and Boston Unity will be constructing the West Grandstand. Each entity is subject to different laws.

As a public entity, the City follows public procurement law. The City is committed to equity in our contracting, and our Supplier Diversity team works to ensure that minority- and women-owned small businesses can thrive and grow in Boston through equitable access to City contracts. For capital construction projects, the law allows us to set targets for minority- and women- owned businesses based on their proportion in the market. We will be setting targets for this project when design advances.

One of BUSP's overarching goals is to partner with the local community as much as possible to address our contracting needs. We anticipate that our portion of the project will lead to 500 construction jobs and more than 300 permanent jobs. We intend to contract and employ a 50% threshold for minority, women, and veteran-owned businesses, with a special emphasis on local companies and people from the neighborhoods around Franklin Park. We will work to achieve this commitment in all three phases of the project, including:

- (1) design, planning and permitting, which we are in now;
- (2) construction, which will begin later in 2024; and
- (3) stadium operations, which will begin with the opening of the NWSL season in the spring of 2026. We have developed a 4-step plan to achieve this goal, including reporting and transparency to track and report out on our progress.

We will provide multiple avenues for engaging, recruiting, sourcing, mentoring, and supporting to develop individuals and businesses to be able to meet the needs of the project. We will continue to foster meaningful

relationships with community groups, business associations, and government agencies to help us meet our goals. For additional information on these plans, please refer to sides 32-39 of the November 29, 2023 community meeting presentation [here](#).

3. Are there opportunities for investment from local residents?

BUSP aspires to provide a platform for investment at all levels. The National Women's Soccer League (NWSL) has rules that govern investments in its member clubs, but we continue to explore avenues to welcome broader participation. In addition, we will continue to invite the local community to engage with us in meaningful ways as we build the team and renovate White Stadium alongside the City of Boston. For example, we will have a community fund advisory committee, which will include local residents, to help guide grant-making decisions from the annual fund.

4. What will be the quality of the food service worker jobs at the stadium? Will they be union food service or low wage?

BUSP's goal in all of its contracting, hiring, and partnerships is to focus on supplier diversity, with twin priorities of (1) an ambitious goal of 50% M/WBE participation at all levels, and (2) an emphasis on local sourcing of people and companies from as close to the stadium as possible. We look forward to working with union partners to the extent they are able to help us in achieving these important goals.

5. Will there be public wifi for outdoor and indoor usage of the stadium?

Yes, there will be full wifi coverage for use in the stadium and the Grove.

V. SCHEDULING AND PERMITTING

1. Who will be in charge of scheduling the stadium? Who will have priority over access to the stadium?

The City will ensure that BPS and community uses will be prioritized. The City will identify key dates of City and community events which will be "black out dates" for soccer games. The Boston Unity schedule developed with the National Women's Soccer League will honor those dates. Boston Unity will use the stadium for twenty games per year. The vast majority of the time, the stadium will be in use by BPS athletics and community users, as it is now. Summer Camp, Special Olympics, Kiddies Carnival, and Graduation ceremonies will still be held in White Stadium.

VI. FRANKLIN PARK ENVIRONMENTAL PROTECTION AND UPKEEP

1. *What will become of the Overlook ruins?*

The Franklin Park Action Plan (FPAP) identified several culturally-significant, site-defining features in need of rehabilitation and reuse, including the ruins of the former Overlook Shelter. This area has the potential to function as a hallmark gathering and performance space for park programs, including the Elma Lewis Playhouse. The Parks and Recreation Department are beginning a community process to reimagine the Overlook Ruins as a permanent home for the Elma Lewis playhouse. An RFQ was released recently for a feasibility study to begin this process. Guided by the Franklin Park Action Plan's recommendations, the selected design team will explore design options that activate the space, preserve and restore (as appropriate) the significant masonry elements, and support public use with a focus on performances.

Through the design review process, the City (including the BPDA and the Parks and Recreation Department) is also working with Boston Unity to refine their designs for the Grove to ensure a harmonious relationship with the Overlook.

2. *Will restricted funds be set aside for long-term care and upkeep of Franklin Park?*

In 2018, the City directed a portion of the proceeds from the sale of the Winthrop Square Garage to a \$5 million maintenance trust for Franklin Park. The earnings go towards maintenance and programming expenses related to Franklin Park. Currently, these funds are going towards repaving Glen Road path, invasive plant removal, cobble gutter and drain cleaning, and Wilderness picnic grove rehabilitation. At the 2024 State of the City address, the Mayor also announced an additional investment of the biggest increase in staffing in 50 years for the entire park, consisting of two additional maintenance crews, one focused on natural resources, and a dedicated full-time park administrator.

Boston Unity is also proposing a \$500,000 annual community benefits fund to be distributed to organizations and initiatives which support one of four thematic areas, one of which is investments in Franklin Park and the Franklin Park Action Plan. An advisory committee will be formed to recommend organizations and initiatives to receive funding.

VII. LEGAL AGREEMENT

1. What is the duration of the lease?

The Request for Proposals issued by the City is for a ten-year lease with two ten-year options to extend.

2. There are a lot of things being committed here, such as a transportation plan. Is there going to be a legal document that codifies all these transportation plans?

The City and Boston Unity will be entering multiple legal agreements, including a lease, a Cooperation Agreement through the Article 80 process, an Memorandum of Agreement with the Boston Parks and Recreation Department, and a Transportation Access Plan Agreement with the Boston Transportation Department

VIII. DESIGN

1. It looks like the mobile endline seating goes over the grass and track. How do you plan to protect those surfaces?

As mentioned at the recent community meeting, the track will be appropriately designed to receive the weight of the seating and will also be covered with a protective layer when the endline seating is located on the track.

2. Is mobile seating being brought in and out, and how is that going to be over the track while protecting the track?

Yes, the endline seating will move on and off the track. Please also refer to the above answer.

3. How will Boston Unity minimize the impact of sound on game days?

Please refer to the slide below from the most recent community meeting presentation.

NOISE STUDY & GOALS

Minimizing Stadium/Crowd Noise

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

CITY OF BOSTON

