

White Stadium

Impact Advisory Group Meeting



**boston planning &
development agency**

May 15, 2024

Zoom Meeting Info + Tips

- **The BPDA will be recording this meeting** and posting it on the BPDA's project webpage. If you do not wish to be recorded during the meeting, please turn off your microphone and camera.
- **Zoom controls are available at the bottom of your screen.** Clicking on these symbols activates different features.
- **Use raise hand function** (dial 9 followed by 6 if joining by phone) **and wait to be called upon** before asking your question or providing comment.



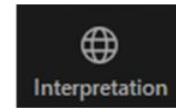
Mute/unmute



Raise hand to get in line to ask a question or provide comment



Turn video on/off



Interpretation (select the appropriate language channel from the list)

Agenda

- **Opening remarks, *BPDA***
- **BUSP opening remarks, *Jennifer Epstein, Boston Unity Soccer Partners***
- **Project Presentation**
- **IAG Discussion**





May 15th, 2024

White Stadium IAG Meeting #2 Transportation

CITY of BOSTON



PROJECT OVERVIEW

Why Pursue This Opportunity?

PROJECT OVERVIEW

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

1970

White Stadium Cost: \$5 Million

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

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

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

FINANCING — The money necessary for the

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

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

Further revenues could be derived from concessions and other rentals.

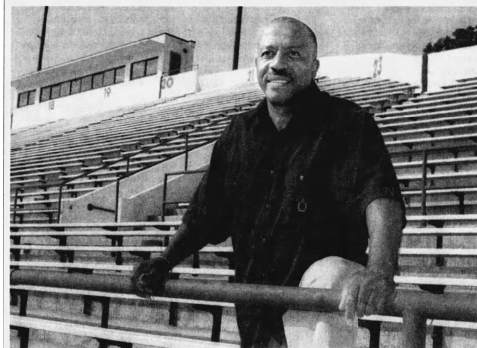
USAGE — Since it was opened in 1949, the 10,515-seat White Stadium has been used for the

schoolboys for football track.

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

PROPOSAL, Page

2000



GLOBE STAFF PHOTO/GEORGE RUTER

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

JAMAICA PLAIN

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

1990

Many benches in the stands are broken.

A closeup of one of the broken benches.

FRANKLIN PARK

Young athletes still await stadium's rehab

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

2013

LOCAL NEWS

July 2nd, 2013

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

Martin Desmarais

2015

A plan to restore Franklin Park's jewel

► WALKER

Continued from Page B1

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

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

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

Its current condition was summed up by a rusted padlock.

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

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



LAURIE SWOPE FOR THE BOSTON GLOBE/FILE 2003

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

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



Public Facilities



BOSTON
Public Schools

CITY of BOSTON

Mayor Michelle Wu

PUBLIC-PRIVATE-COMMUNITY PARTNERSHIP

How does a partnership with Boston Unity Soccer help meet our goals?

A transformative opportunity for our community:

- **Revitalize White Stadium** as a hub for sports and community events
- **Introduce Premium Natural Grass** for the best playing experience for student-athletes
- **Construct State-of-the-Art Facilities** to nurture student talent, support community programming needs, and build community wealth
- Be a dedicated **Maintenance partner** to keep White Stadium and its surroundings safe and clean
- Accelerate **Implementation of the Franklin Park Action Plan**



PUBLIC-PRIVATE-COMMUNITY PARTNERSHIP

How does a partnership with Boston Unity Soccer help meet these community goals?

- **Boost Community Pride** and unity through the shared joy of sports
- **Change the Narrative** by setting a new standard of sports facilities for student-athletes in the City of Boston, matching or exceeding amenities more often seen in suburban schools
- **Create New Professional Pathways** for young people through mentorships, internships, and scholarships



PROJECT OVERVIEW

Sample Future Schedule

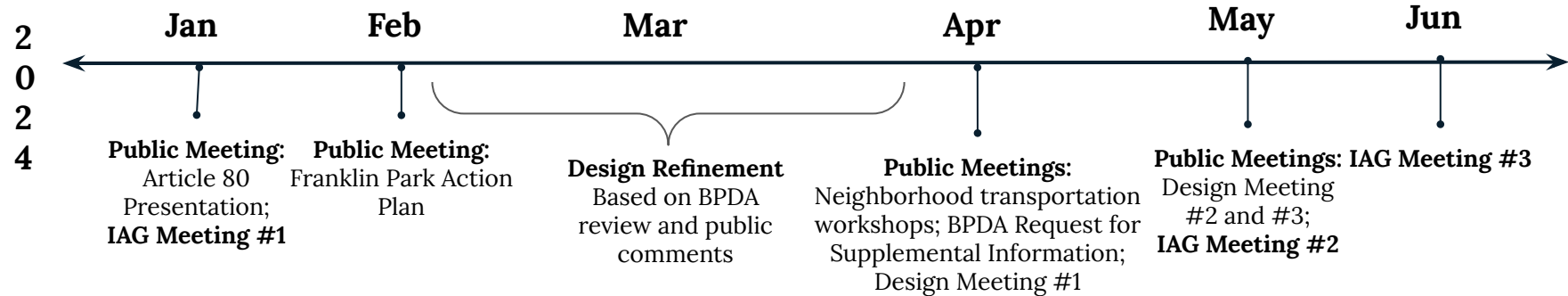
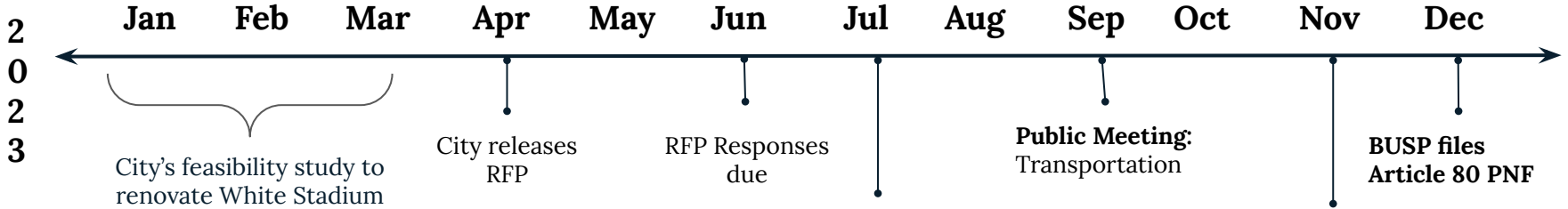
*Boston Unity Soccer would use <10% of all available field hours.

- Community Events
- BPS Athletics
- Boston Unity
- BPRD Summer Camp

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

WHERE WE'VE BEEN

Summary of Process to Date





B

DESIGN UPDATE

DESIGN UPDATES

BPS & BUSP Collaboration

Embraced **holistic design** to include cross functional use of East and West Grandstands.

1. Reduced the width of the East & West Grandstands & size of the field to protect character-defining elements
2. Consolidated East & West program into wings.
3. Removed the bean building in The Grove & reduced pavement in The Grove
4. Replaced permanent fencing around The Grove with temporary fencing infrastructure
5. Moved scoreboard away from The Playstead
6. Aligned pathway system with FPAP recommendations
7. Removed vehicles from Playstead Road
8. Introduced new 8 lane track and created new field sports opportunities



SPORT PROGRAM

Summary of Stadium and Playstead Competitive Sport Programming

Sports Inside the Stadium:

- Track and Field
- Football
- Soccer

Sports Outside the Stadium:

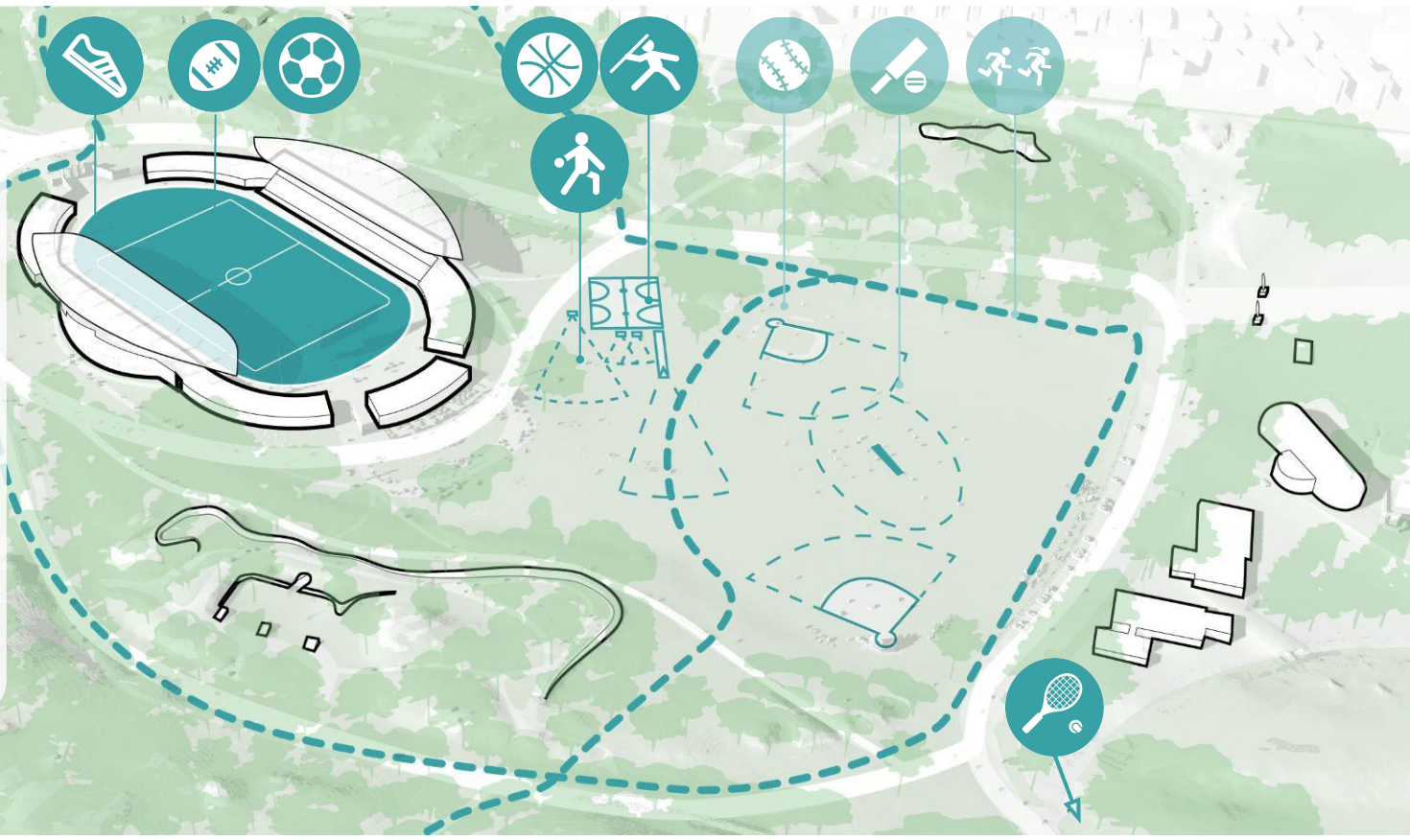
- Discus / Javelin / Hammer
- Basketball

Playstead sports to remain:

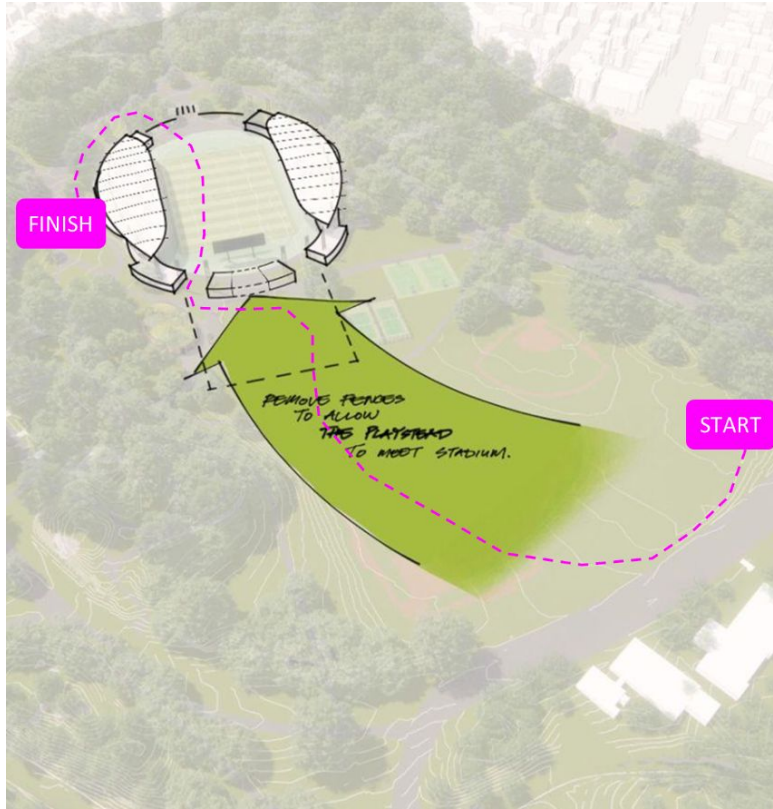
- Cricket
- Softball
- Baseball
- Cross-country

Playstead sports relocated:

- Tennis



'A TYPICAL DAY' - VIDEO





Transportation Planning Approach

KEY QUESTION

- How do we best mitigate traffic congestion for NWSL soccer game days to serve both residents and visitors AND improve transportation challenges for existing large events at White Stadium?

OUR APPROACH

- The RFP asked for “a preliminary transportation plan”. Boston Unity Soccer Partners (BUSP) included a multimodal plan in their submission. The City has since collaborated with Boston Unity Soccer to refine this plan using:



OUR APPROACH

We then developed transportation goals for game days at White Stadium:



Improve pedestrian safety, accessibility, and wayfinding at park entrances.



Make it easy for neighborhood residents and park visitors to get around.



Encourage use of sustainable transportation choices.



Ensure efficient traffic management during large events.



Use new and existing tools to protect parking and mobility in the surrounding neighborhoods, especially during big events.

OTHER EVENTS AT WHITE STADIUM AND THE PLAYSTEAD

White Stadium has continued to be the home to many large events **without transportation plans.**

Game Day transportation plans will serve as a **blueprint for other large events.**

15,000 Spectators



1,000 Spectators



1,000 Spectators



2,200 Spectators



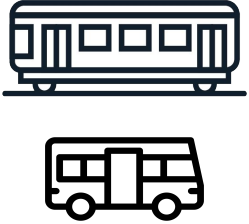


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A multi-modal plan for game days

HOW WE EXPECT FOLKS WILL GET TO FRANKLIN PARK ON GAME DAY

Public Transportation



Off Site Parking & Shuttle



Rideshare



Bike



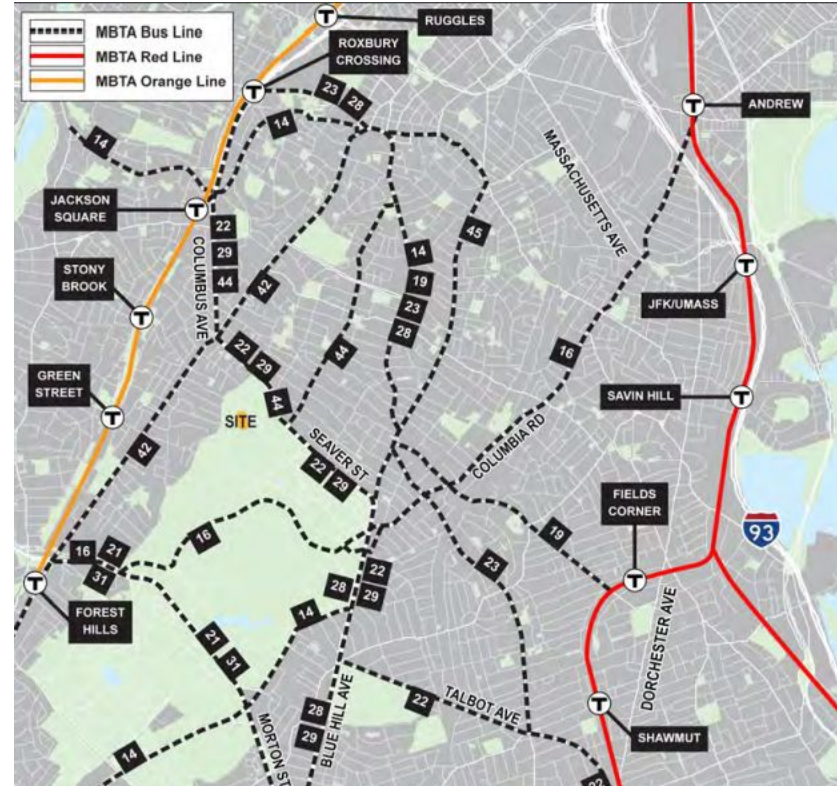
Walk



1. ENCOURAGE PUBLIC TRANSPORTATION



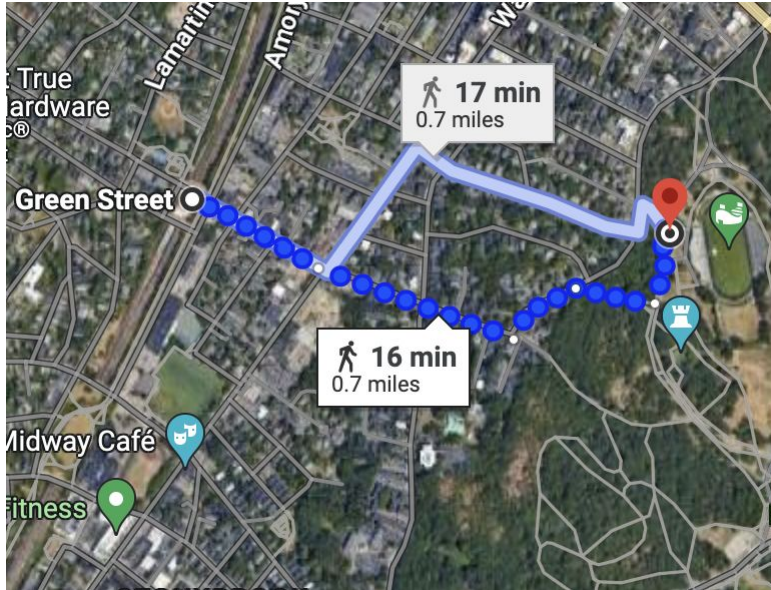
- Our first priority is encouraging people to take transit instead of driving
- Franklin Park is well served by public transit
- Boston Unity Soccer will run shuttles from **Red Line** and **Orange Line** stops
- We will partner with environmental organizations to implement sustainable transportation practices and raise awareness about green options



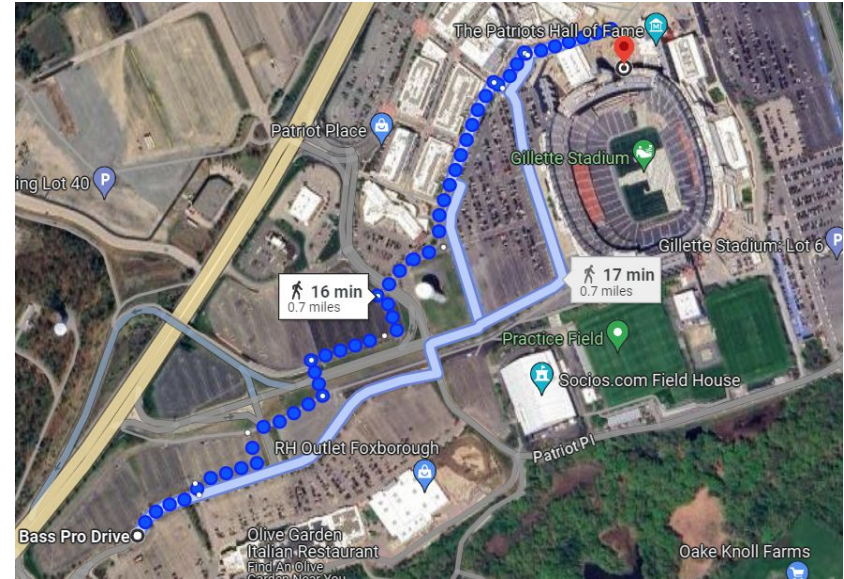
1. ENCOURAGE PUBLIC TRANSPORTATION



Public transit is within a walkable distance.



Green Street Station to White Stadium
- 16 minutes



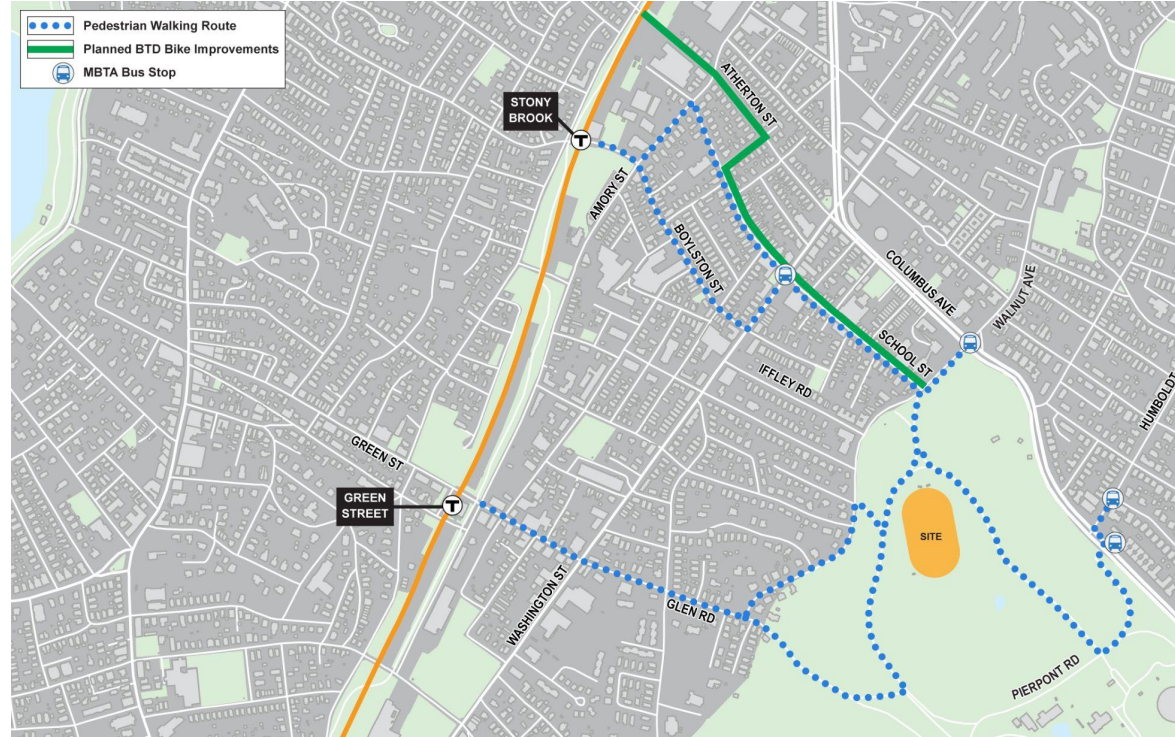
Gillette Stadium Outer Parking Lots
to Entrance - 16 minutes

2. SUPPORT PEDESTRIANS AND CYCLISTS



Improvements to support pedestrians and cyclists from Orange Line stations

- Important pedestrian routes like School St, Boylston St, and Glen Rd will be traffic calmed
- An improved bike connection is planned as part of the Egleston Square Redesign project
- Repaving of School St between Washington and Walnut planned for this year
- The City will bring the sidewalks on this walking route into good repair



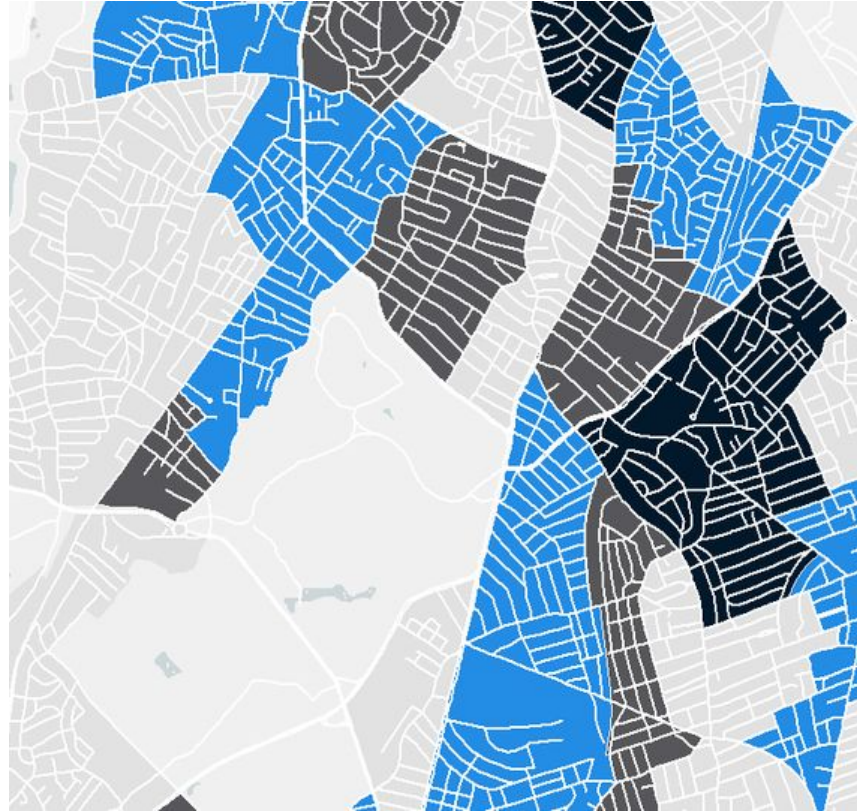
2. SUPPORT PEDESTRIANS AND CYCLISTS



Safety Surge:

We're moving faster than ever before to make our City streets safer by using speed humps, signal changes, street design tools and other interventions needed to curb speeding, reduce crashes, and make neighborhoods more comfortable for walking, biking, and rolling.

Most streets around Franklin Park have had speed humps installed or are planned for 2024-2026.



SPEED HUMP ZONES

- Completed
- In Progress
- 2024-2026
- Eligible for Future Phase

BOSTON.GOV/SAFETY-SURGE



2. SUPPORT PEDESTRIANS AND



Bike parking for approx 1,000 bikes, including private bike and blue bike valet



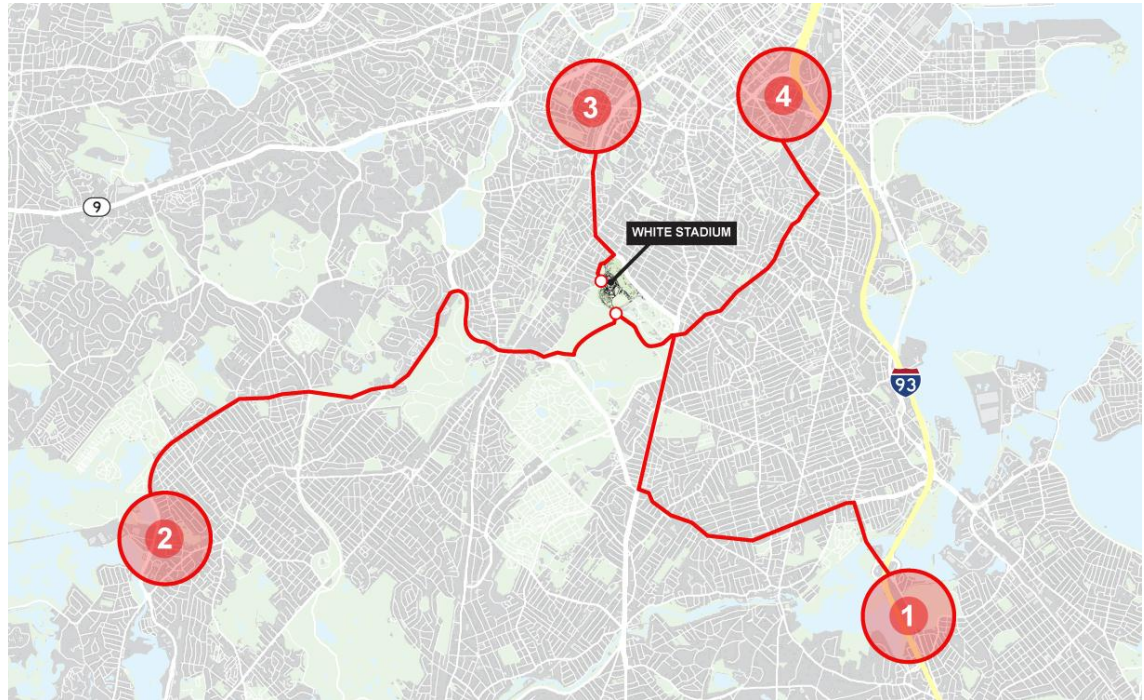
- Ticketed Entry for BUSP Games
- - - - - Shuttle Drop-off/Pick-up
- - - - - TNC Drop-off/Pick-up
- ADA Access Cart
- Primary Circulation (bike + pedestrian)
- Secondary Circulation (pedestrian)
- Fire Truck Emergency Access
- Fire Truck
- Ambulance
- Media Trucks
- Possible Bike Valet Locations





3. PROVIDE SATELLITE PARKING

- These lots are the only parking options for those who intend to drive and are intentionally far away from the stadium.
- Our strategy is to prevent game visitors from driving close to the stadium.
- There will be no parking for soccer fans on site, and no parking in nearby neighborhoods
- Boston Unity Soccer will provide satellite parking and shuttles to the stadium



3. PROVIDE SHUTTLES FROM PUBLIC TRANSIT AND SATELLITE PARKING



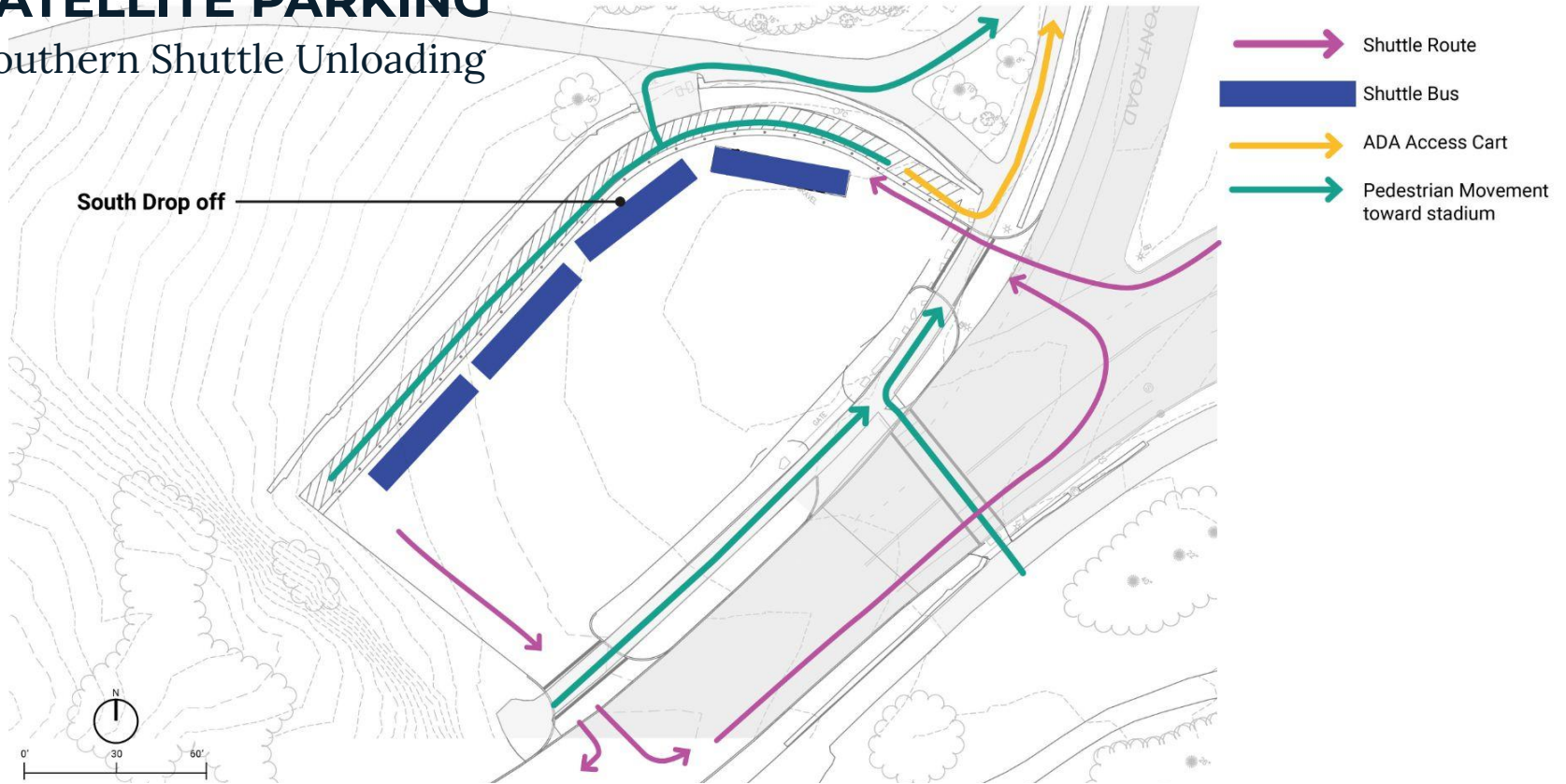
- BUSP originally suggested reopening the Seaver St exit but decided against it due to community feedback
- Southern Shuttle Loops will serve:
 - Southwest satellite parking
 - East satellite Parking
 - Forest Hills MBTA stations
 - Red Line MBTA stations
- Shuttles on Circuit Drive will turn around in the Valley Gates lot



3. PROVIDE SHUTTLES FROM PUBLIC TRANSIT AND SATELLITE PARKING



Southern Shuttle Unloading



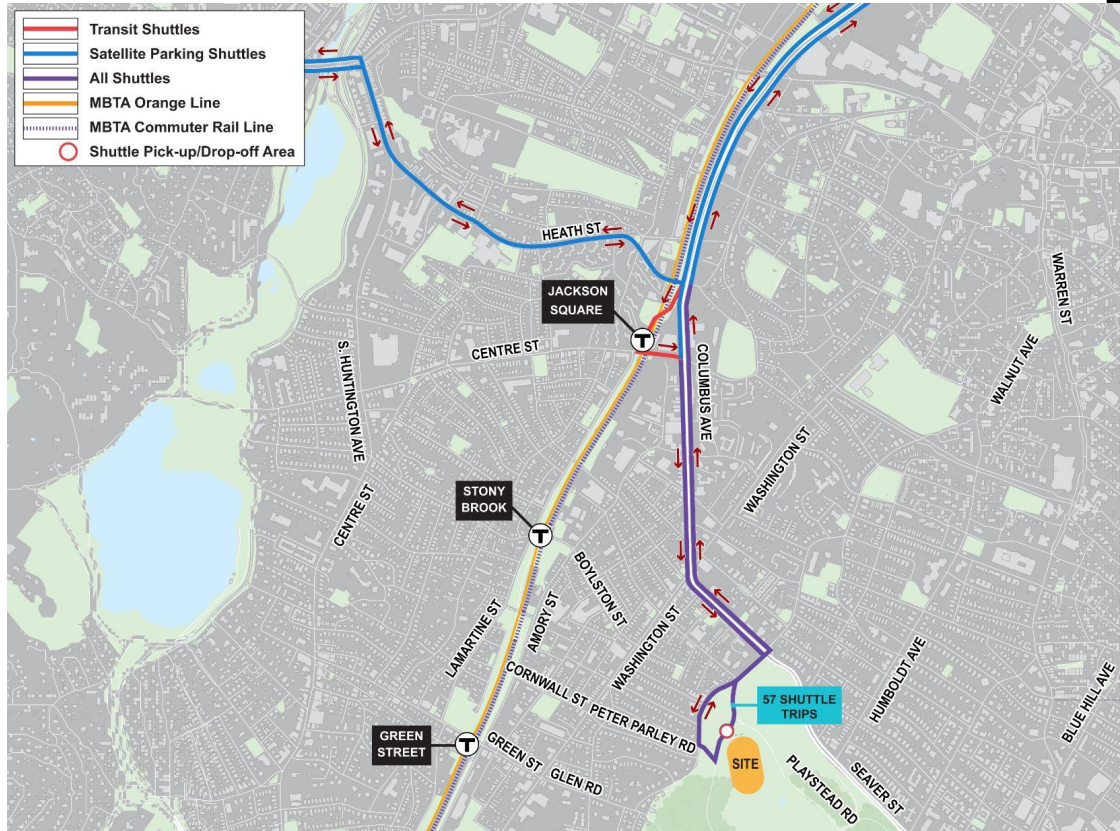
3. PROVIDE SHUTTLES FROM PUBLIC TRANSIT AND SATELLITE PARKING



Northern Shuttle Loops will serve:

- Northwest satellite parking
- Northeast satellite Parking
- Jackson Square MBTA stations

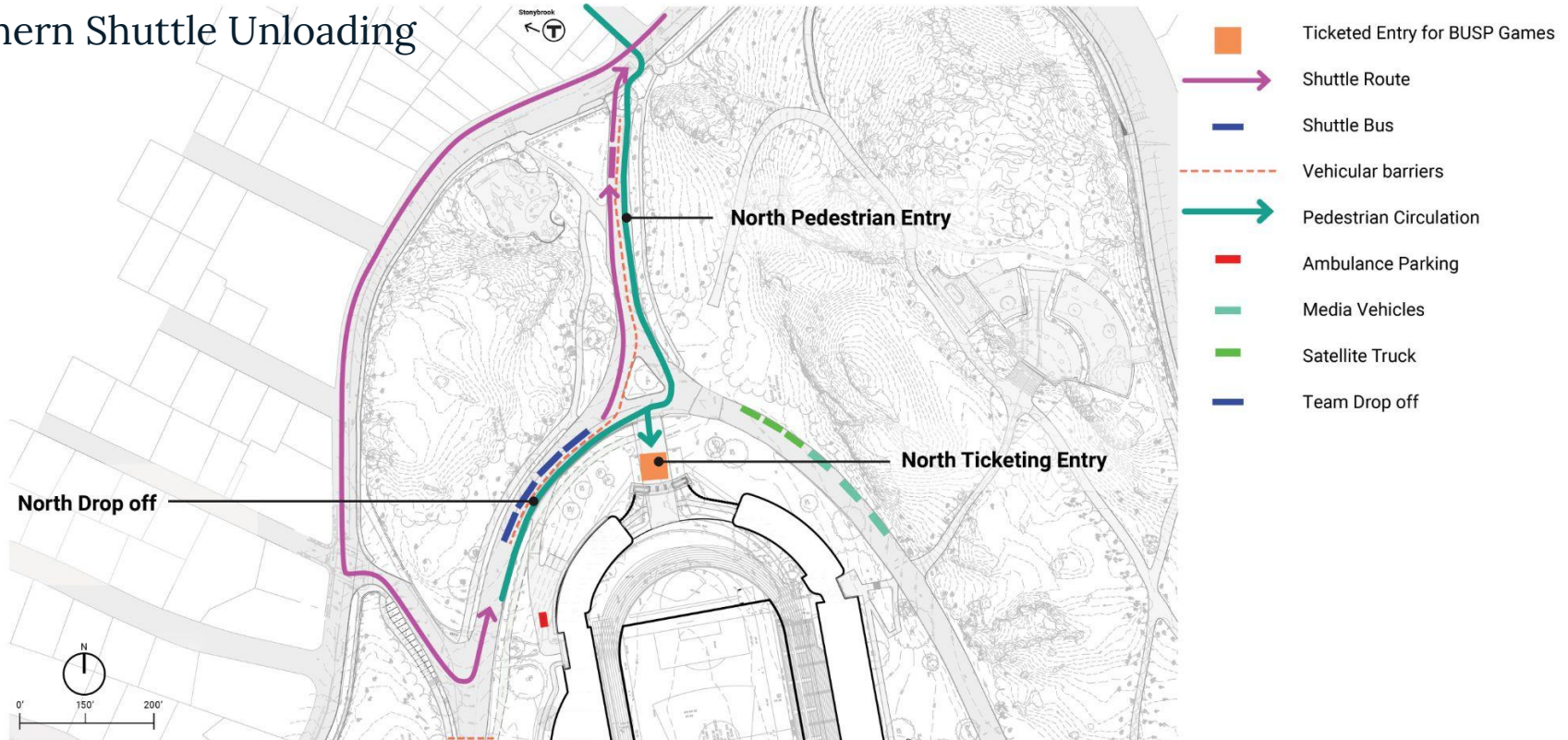
Shuttles will turn around in the Walnut Street entrance



3. PROVIDE SHUTTLES FROM PUBLIC TRANSIT AND SATELLITE PARKING



Northern Shuttle Unloading



UPDATE: WALNUT AVE SHUTTLE ROUTE

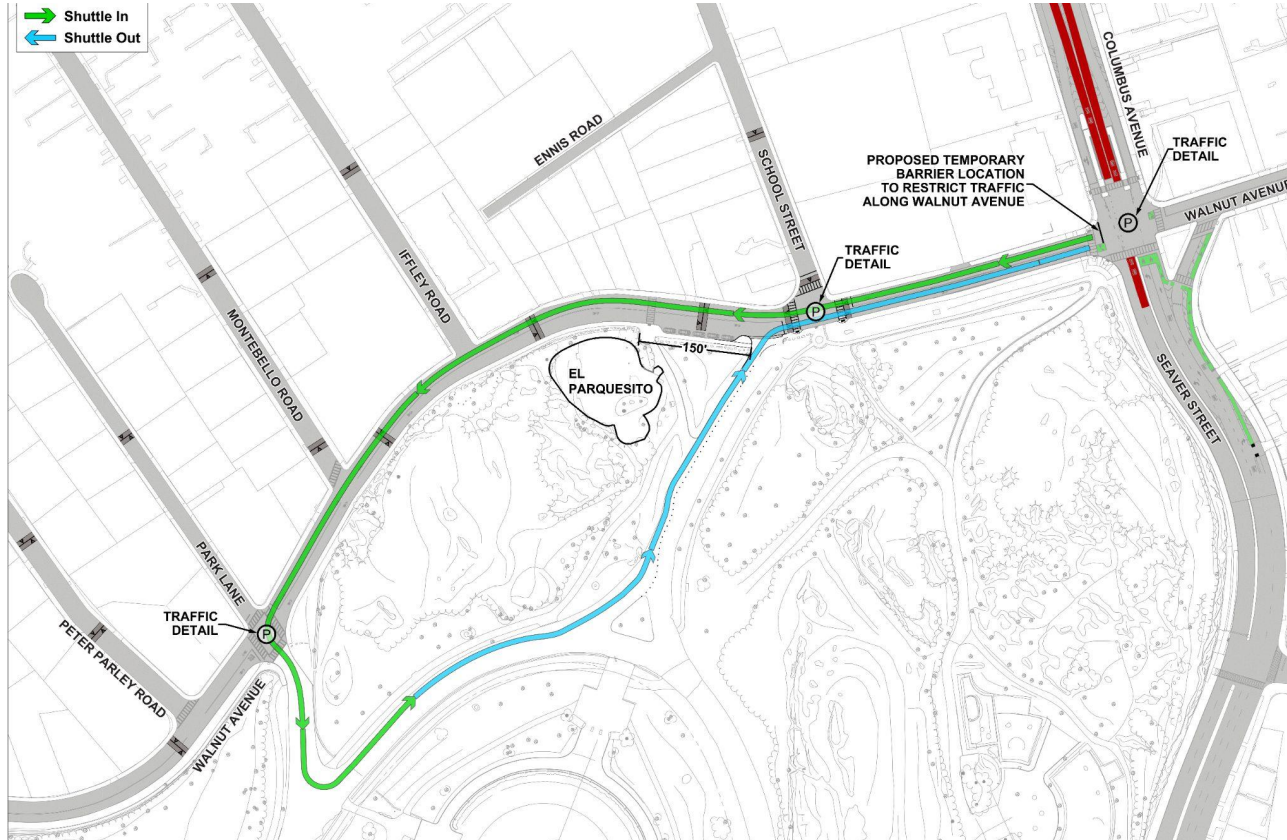


We've heard concerns from neighbors about the proposed shuttles running on a quarter mile of Walnut Ave. We've worked hard to explore all options to achieve our goals of minimizing impacts on residents around the park and encouraging public transit use.

Our updated proposal:

- Guarantee a reduction of shuttles from 57 to 40
- Restrict traffic on Walnut Ave to only residents, shuttles, and emergency vehicles. This will reduce traffic from 700 vehicles per hour to 150 vehicles per hour.
- Traffic details and infrastructure improvements will improve pedestrian safety.
- Parking restricted to residents and visitors with passes on game days
- BUSP is committed to exploring electric shuttles

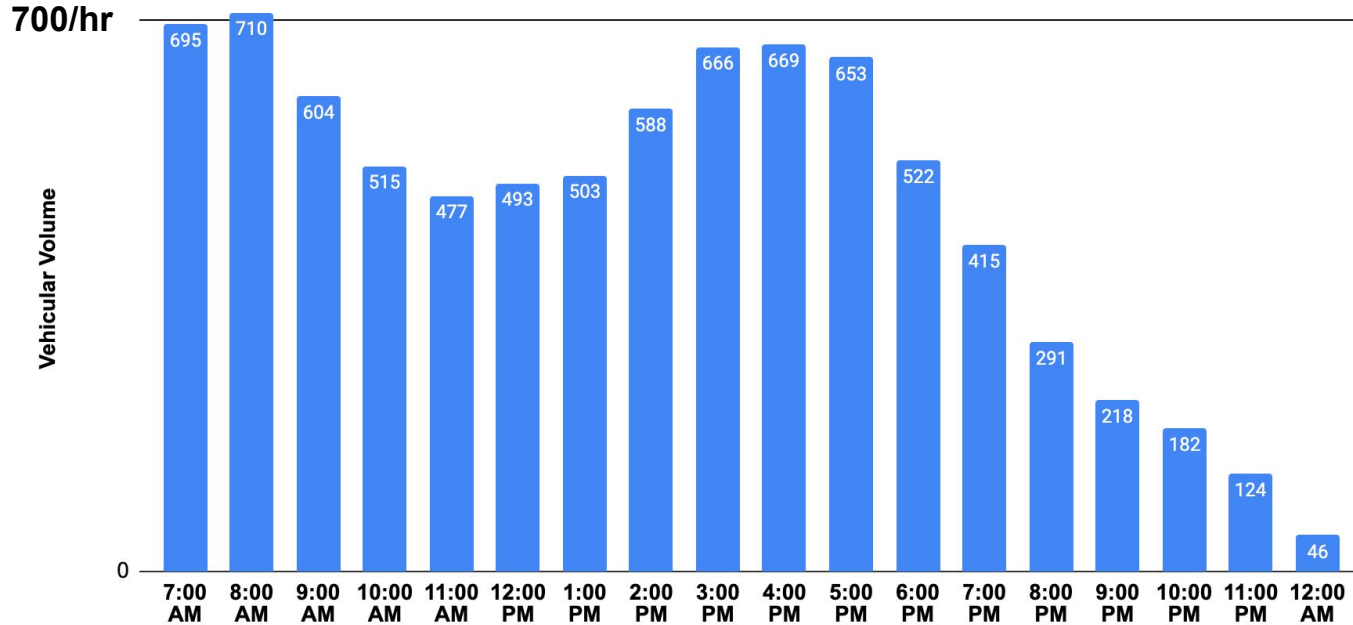
UPDATE: WALNUT AVE SHUTTLE ROUTE



UPDATE: WALNUT AVE SHUTTLE ROUTE



Walnut Ave Weekday Hourly Traffic



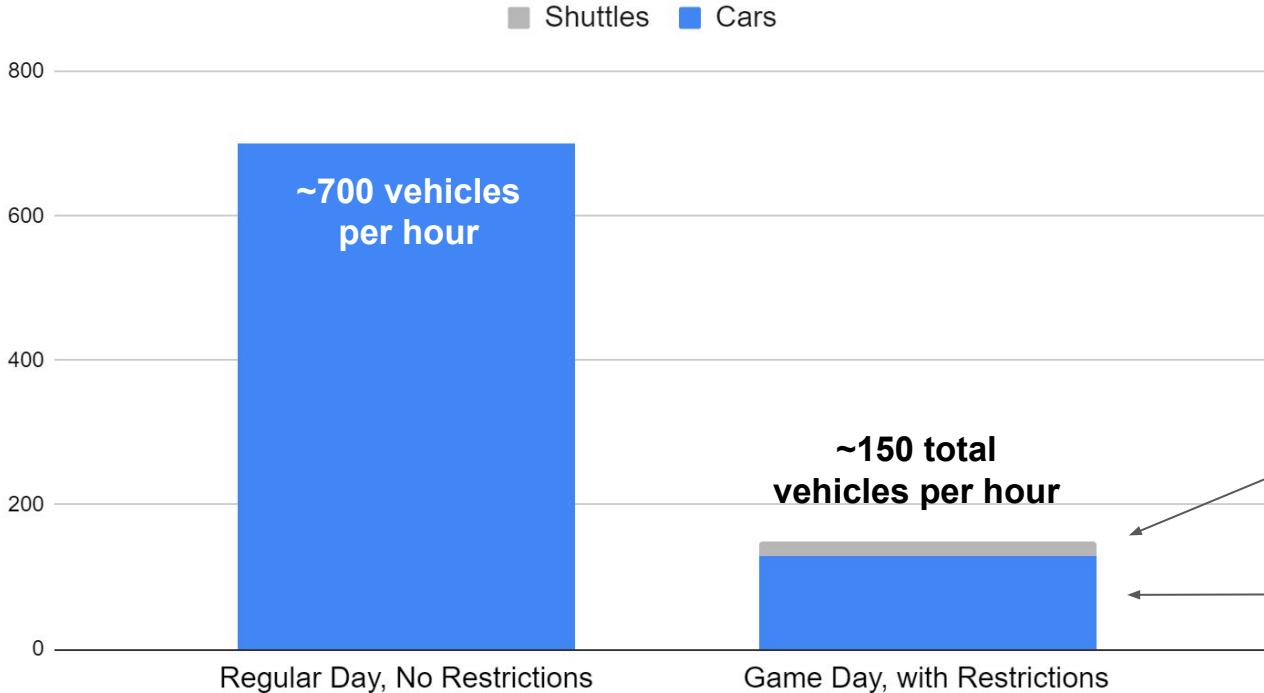
- At peak times, traffic on Walnut Ave is ~700 vehicles per hour (12 vehicles per minute)
- Most of this traffic is from people passing through to avoid Egleston, not local residents.
- Our original proposal would add 28 vehicles per hour.



UPDATE: WALNUT AVE SHUTTLE ROUTE



Peak Hourly Traffic - Walnut Ave



We estimate that the revised proposal will cut traffic down to 150 vehicles per hour, including shuttles. (3 vehicles per minute)

20 shuttles per hour

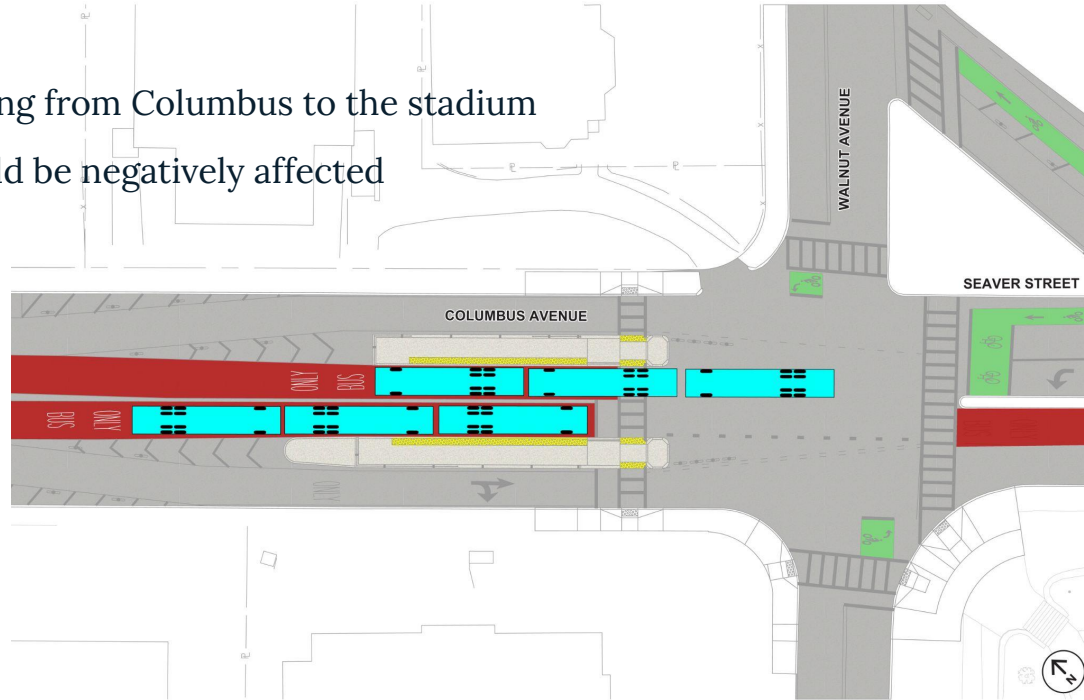
~130 resident vehicles per hour



UPDATE: WALNUT AVE SHUTTLE ROUTE

We were asked to look at using the bus stop on Columbus Ave.

- The platform is too small for two buses to drop off simultaneously
- The capacity of platform is 57 riders
- Concern about pedestrian safety walking from Columbus to the stadium
- Regular MBTA service at this stop would be negatively affected



UPDATE: WALNUT AVE SHUTTLE ROUTE



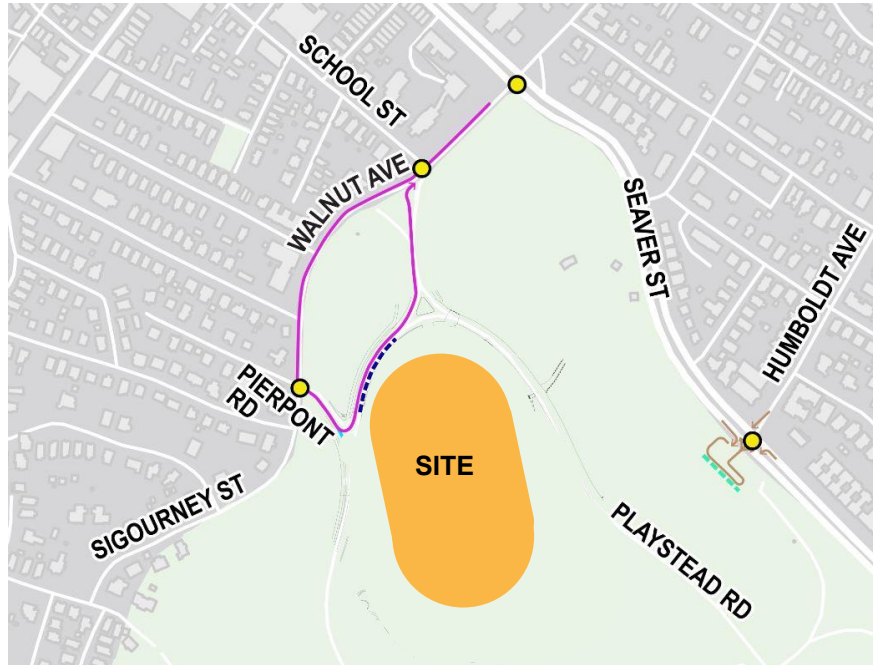
We were asked to look at the impact of routing North Loop shuttles to Circuit Drive.

- Jackson Square <-> White Stadium via Walnut: **Approx 6 to 7 minutes**
- Jackson Square <-> White Stadium via Circuit Drive: **Approx 12 to 14 minutes**

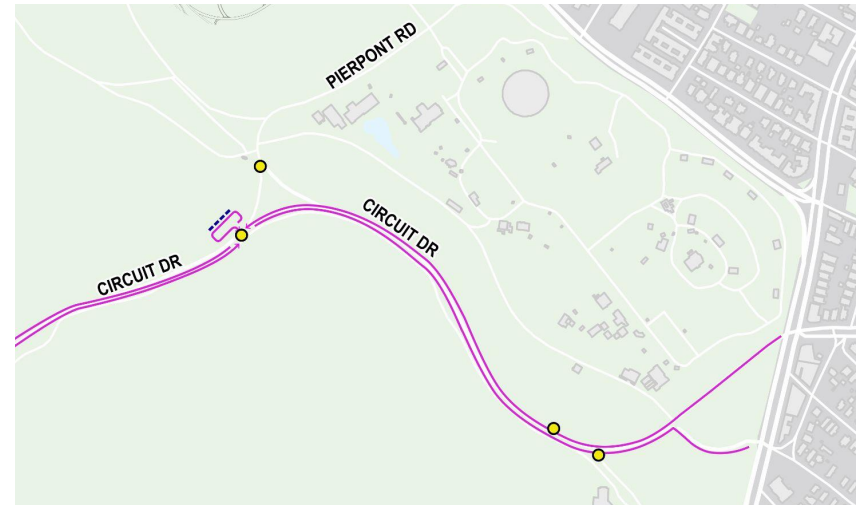
Doubling the length of the trip will disincentivize T use and make driving seem more attractive. Our goal is to reduce driving and congestion as much as possible.



4. TRAFFIC OPERATIONS MANAGEMENT



Traffic Operations Managers and Traffic Ambassadors will be provided for traffic flow and pedestrian safety

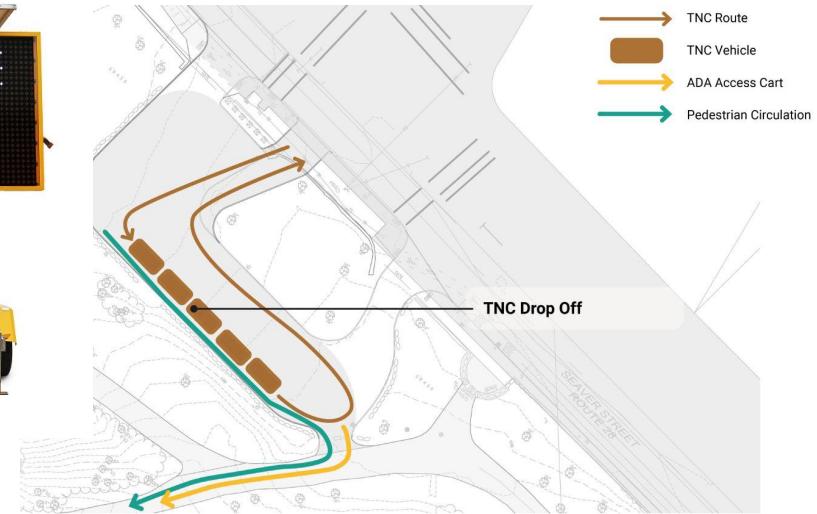


5. RIDESHARE AND CARPOOL



We know that a certain portion of fans will use rideshare.

We will use GPS and Variable Message Board to direct pick up and drop off to Humboldt/Seaver Street and station traffic management staff here.



6. PRESERVE NEIGHBORHOOD PARKING AND MOBILITY



- BTD will create a neighborhood-specific **game day** parking program **for residents and their visitors** on streets within the identified White Stadium walk area.
- The program will allow residents and their guests to park on the streets where parking is prohibited on game days.
 - 1 resident sticker **per vehicle** registered to an address in the Walk Area
 - 1 visitor parking placard **per residential unit**



6. PRESERVE NEIGHBORHOOD PARKING AND MOBILITY



How would this work?



Daniel owns a building with three short-term rental units.

He receives **three visitor parking placards**, which his tenants can use.



Maria and **Julio** have two cars registered to their address.

Each car gets a **resident sticker** allowing them to park on the street. They also receive **one visitor parking placard** for their unit.



Lucy loves to host large barbecues. Parking is always tight in her neighborhood.

She applies for a **Block Party Permit** which allows her to shut down the street.

Keep in mind: Stickers and permits don't create new parking or guarantee parking will be available.

6. PRESERVE NEIGHBORHOOD PARKING AND MOBILITY



Key coordination and enforcement tools **on game days**

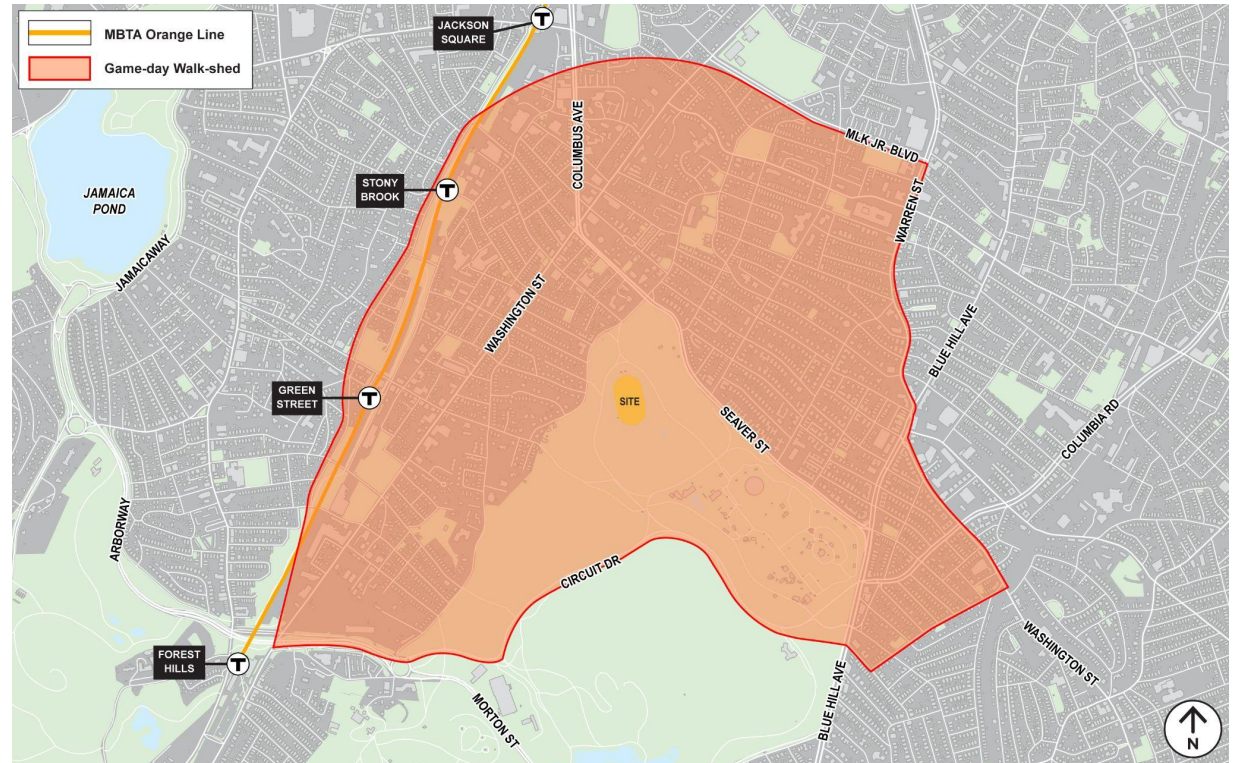
- **Senior Operations Manager:** Boston Unity Soccer will hire an executive leader to engage with community members for feedback and coordination on all operational concerns (traffic, parking, trash/cleanup, etc.)
- **Installation of Tow Zone Signs:** Add "Tow Zone No Stopping" signs **on game days**, exempting residents and their visitors with Jamaica Plain Resident Permit (RPP) stickers.
 - Effective 4 hours before and 1 hour after games
- **Dedicated BTD parking enforcement:** Assign a shift on game days. Towing would be activated to support enforcement
- **New Event Fee Violation:** Introduce a \$100 fine for parking violations **on game days** in designated areas.
 - \$100 matches the Fenway Event Parking violation fine.
 - **\$100 fine + \$90+ tow = \$190+ plus a big hassle**



6. PRESERVE NEIGHBORHOOD PARKING AND MOBILITY



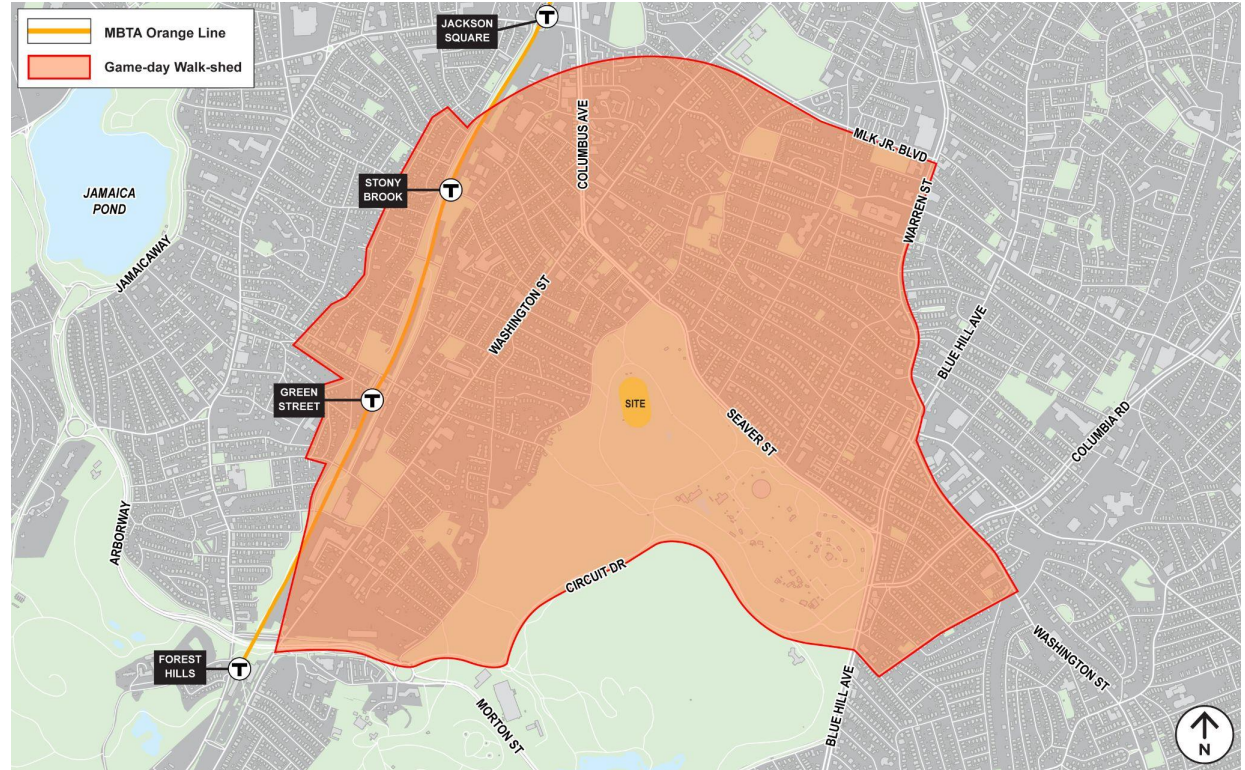
- At the April transportation workshops, we shared a proposed **Parking Restriction Area**
- This is based on the radius we expect visitors would be willing to park and then walk.
- Based on the feedback we received, this is the updated proposal



6. PRESERVE NEIGHBORHOOD PARKING AND MOBILITY



- Based on community feedback, we have updated the proposed **Parking Restriction Area** to extend farther West.
- Prior Parking Restriction Area matched walking distance of Orange Line Stations
- Western extension reflects likely greater “park and walk” distance



7. PRESERVE MOBILITY FOR NON-SOCCER PARK VISITORS



Coordinating with Zoo, Golf, Playstead and Franklin Park permit holders

- **Soccer game attendees will not be allowed to park in Franklin Park lots.**
- We are committed to retaining parking for key park destinations such as the Zoo, Golf Course, and Shattuck picnic area and tennis courts.
- Park rangers and BPD officers will enforce parking restrictions with support from game day traffic ambassadors.
- All park visitors can access free Boston Unity Soccer shuttles from MBTA stations on game days.
- We will work closely with Franklin Park stakeholders such as the Zoo and Golf Course to craft an operational plan.

8. DAILY OPERATIONS

BPS Transportation Plan Status Update

The BPS transportation plan is not under the IAG's purview, but we're sharing in the interest of being comprehensive.

Data gathering:

- Attend athletic events at White Stadium to see how transportation functions
- Understand existing event frequency, size, and mode share

Guiding principles and assumptions:

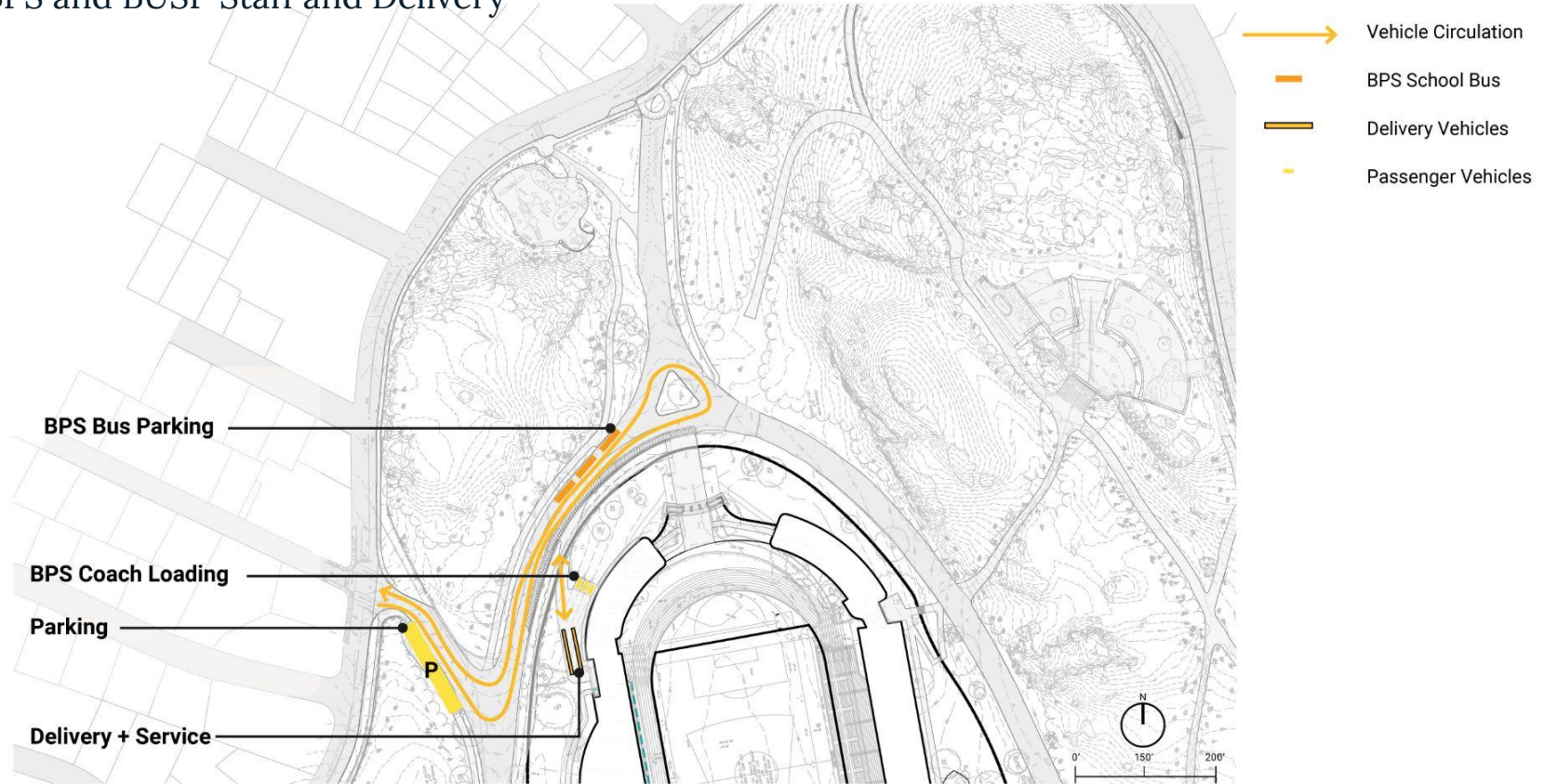
- Maintain existing park access points
- Maintain existing vehicle circulation roads
- Minimize impacts to the park's open or unpaved spaces
- Recognize that a road can be used for different purposes for different times or events
- Meet the need for BPS athletics and other BPS events
- Account for the plans of Boston Unity Soccer games and events permitted by the City

Approach:

- Using the existing street layout and access points, explore opportunities to clearly define traffic, vehicle, and access spaces, and create efficiency for parking and circulation.
- Identify opportunities to create more flexibility in event management and circulation

8. DAILY OPERATIONS

BPS and BUSP Staff and Delivery





B

Thank You!

Impact Advisory Group

Abbi Holt

Abdillahi Abdirahman

Alfreda Harris

Bob Barney

Bobby Jenkins

Dorothy Fennell

Elijah Evans

Keith McDermott

Kevin Batt

Louis Elisa

Paulo de Barros

Rickie Thompson

Rodney Singleton

Theresa Latson

Vitoria Williams

Sue Cibulsky

Donald Wiest

Next Steps

- June 5th – IAG Meeting #3 – Community Benefits
- Written comments can be submitted at:
<https://www.bostonplans.org/projects/development-projects/white-stadium#>
- Or emailed directly to: ebony.darosa@boston.gov

DESIGN MEETING #3 RESCHEDULED

New Time:
May 30, 2024
6pm-8pm

boston.gov/white-stadium will be updated ASAP

We will also share this update via email





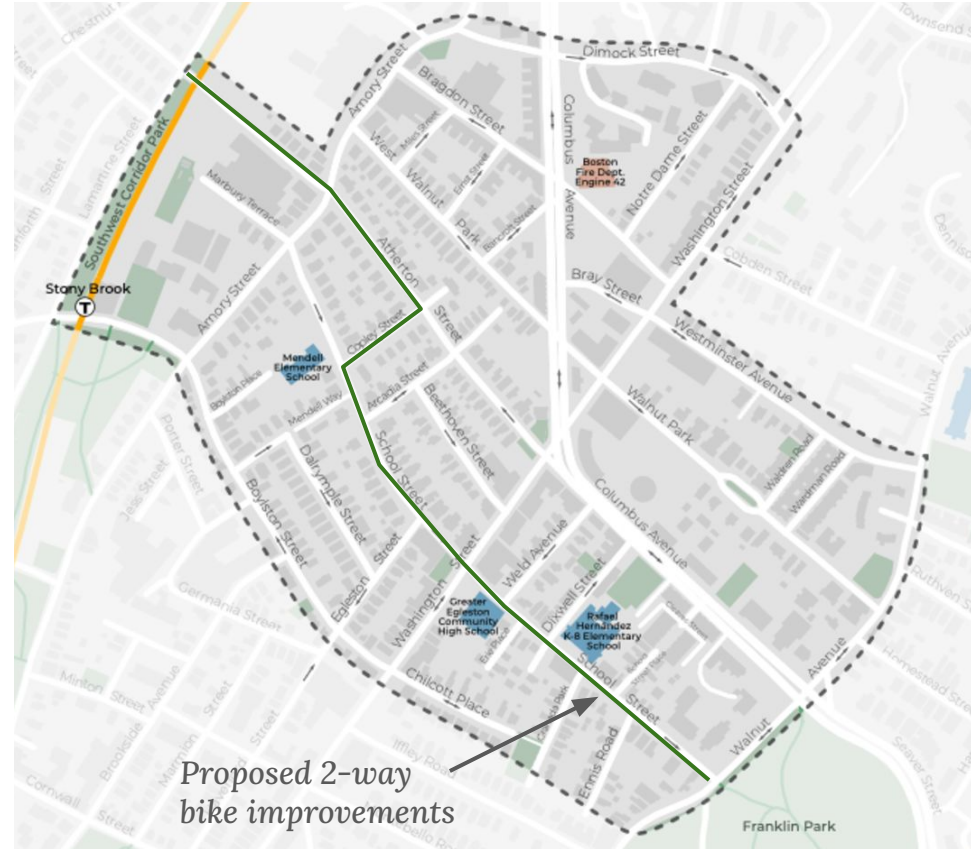
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Appendix

2. SUPPORT PEDESTRIANS AND CYCLISTS



- Egleston Square Redesign
 - Neighborhood traffic calming and accessibility improvements
 - Bike connection between Southwest Corridor and Franklin Park via Atherton and School Street
 - Neighborhood traffic calming and accessibility improvements
 - Pedestrian and bike safety improvements on Walnut Ave between School Street and Seaver/Columbus



UPDATE: WALNUT AVE SHUTTLE ROUTE

Why Walnut Ave?

- In order to disincentivize driving and incentivize public transit use, it's critical to have attractive, fast, and easy ways to get from transit to the stadium.
- The more people who take transit, the fewer will drive, and the less congestion.
- To minimize congestion and impacts on residents, it's also important to distribute routes and drop off points around different sides of the park.
- The Columbus Ave bus stop is not viable due to the length of the platforms.
- Proposals to push shuttles to Seaver Street:
 - Reduce the incentive to take the shuttle, increasing walking through Parkside OR care traffic
 - Inequitably burden the Roxbury side of the park.
- **NOTE:** The plan will continue to evolve once games begin. We will engage in ongoing dialogue with neighbors through a governance structure to incorporate feedback.



5. RIDESHARE AND CARPOOL



Currently, when there are large events at White Stadium, a great deal of drop off happens on Walnut/Sigourney, which is unsafe and causes congestion. There are multiple strategies we can pursue and scale up or down as needed:

First level:

- Variable message board at the intersection of Walnut and Seaver directing drop offs to the Seaver Street lot.
- Change the address for White Stadium in GIS mapping to Seaver Street so that drop offs are routed there
- Restrict parking and enforce no stopping on Walnut Ave from Montebello Road to Park Lane.
- Additional traffic ambassadors on Walnut to keep people moving along

Second level: All the above, plus variable message board saying Walnut is closed off to all traffic except shuttles, emergency vehicles, and residents

Third level: All the above, plus physically barricade oncoming traffic except for residents, except shuttles, emergency vehicles, and residents

