



City of Boston
Parks and Recreation
Mayor Michelle Wu

VOTE

of the

BOSTON PARKS AND RECREATION COMMISSION

Approved at a Public Hearing on Monday, July 29, 2024

Vote to approve the conceptual design for White Stadium as proposed by Boston Public Schools and Boston Unity Soccer Partners, which is sited at 450 Walnut Avenue on Assessing Parcel #1203486001, which is separate from and surrounded by Franklin Park, which is located in the neighborhoods of Roxbury, Dorchester, Mattapan and Jamaica Plain; however, demolition would have to come back before the Boston Parks and Recreation Commission after more questions are answered, and ISD should not give approval until it comes back to the Commission.

Attested to on behalf of the
Boston Parks and Recreation Commission

Ryan Woods, Commissioner

City of Boston
In School Committee

September 11, 2024

WHITE STADIUM RENOVATION AND LEASE AUTHORIZATION

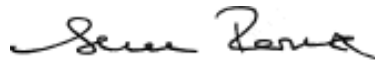
ORDERED, That the Boston School Committee hereby approves the request to authorize the Superintendent to partner with the City to negotiate and enter into a lease for the area of the Stadium's West Grandstand and an adjacent area south of the existing track, as outlined in the Request for Proposal, issued April 25, 2023, with Boston Unity Soccer Partners (BUSP), including any one of its subsidiaries, the preferred proposer, conditionally designated on July 31, 2023, subject to the commitments contained in BUSP's Technical and Price Proposals, submitted June 26, 2023, and the Boston Planning and Development Agency (BPDA) Board Memo, entered July 18, 2024.

YEAS - Brandon Cardet-Hernandez; Chantal Lima Barbosa; Rafaela Polanco Garcia; Quoc Tran; and Chairperson Jeri Robinson - 5

NAYS - 0

ABSENT - Stephen Alkins and Vice Chairperson Michael D. O'Neill; - 2

Attest:



Lena Parvex
Executive Secretary



City of Boston
Parks and Recreation
Mayor Michelle Wu

VOTE

of the

BOSTON PARKS AND RECREATION COMMISSION

Approved at a Public Hearing on Monday, August 12, 2024

A vote to approve the demolition management plans for White Stadium as proposed by Boston Public Schools and Boston Unity Soccer Partners, which is sited at 450 Walnut Avenue on Assessing parcel #1203486001, which is separate from and surrounded by Franklin Park, which is located in the neighborhoods of Roxbury, Dorchester, Mattapan and Jamaica Plain, with the following provisions:

1. A public meeting be held in alignment with the City ordinance establishing protections for the City of Boston tree canopy before any permanent approvals are granted and before the demolition activities begin on site;
2. That staff of the Boston Parks and Recreation Department will continue to review and update the demolition and construction management plans, incorporating any changes into the Construction Access License Agreement, before any construction activity begins;
3. The project will return to the Boston Parks and Recreation Commission for final approval once the design has advanced to a level that staff of the Boston Parks and Recreation Department feel is ready for final review. This would ensure that all aspects of the design are thoroughly evaluated and meet the high standards, along with review of the Transportation Action Plan Agreement; and
4. That the lease agreement will be signed before demolition begins, ensuring all legal and logistical details are addressed.

Attested to on behalf of the
Boston Parks and Recreation Commission

Ryan Woods, Commissioner

MEMORANDUM

JULY 18, 2024

TO: **BOSTON REDEVELOPMENT AUTHORITY**
D/B/A BOSTON PLANNING & DEVELOPMENT AGENCY (BPDA)
AND JAMES ARTHUR JEMISON II, DIRECTOR

FROM: CASEY HINES, SENIOR DEPUTY DIRECTOR OF DEVELOPMENT REVIEW
NUPOOR MONANI, SENIOR DEPUTY DIRECTOR OF DEVELOPMENT
REVIEW
KATHLEEN ONUFER, DEPUTY DIRECTOR OF ZONING
LYDIA HAUSLE, SENIOR TRANSPORTATION PLANNER
SETH RISEMAN, DEPUTY DIRECTOR OF DESIGN REVIEW
JOHN DALZELL, SENIOR ARCHITECT FOR SUSTAINABLE DEVELOPMENT
EBONY DAROSA, SENIOR PROJECT MANAGER

SUBJECT: WHITE STADIUM REDEVELOPMENT, BOSTON

SUMMARY: This Memorandum requests that the Boston Redevelopment Authority (“BRA”) d/b/a Boston Planning & Development Agency (“BPDA”) authorize the Director (the “Director”) to: (1) issue a Scoping Determination waiving the requirement of further review pursuant to Article 80B-5.3(d) of the Boston Zoning Code (the “Code”) in connection with the Project Notification Form submitted to the BPDA on December 18, 2023, for the White Stadium Renovation project located at 450 Walnut Street, in the Mattapan neighborhood of Boston (as further described below, the “Proposed Project”); (2) to issue one or more Certifications of Compliance or Partial Certifications of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code, upon successful completion of the Article 80 Large Project Review process; and (3) take any and all actions and execute any and all documents deemed necessary and appropriate by the Director in connection with the Proposed Project including, without limitation, executing and delivering a Cooperation Agreement which will include a provision requiring compliance with the Boston Jobs Policy.

PROJECT SITE

The Proposed Project will take place on a portion of 450 Walnut Avenue, at which the entire parcel encompasses 609,840 square feet of land area, consisting of one parcel of land identified as City of Boston Assessors Parcel No. 1203486001 (the "White Stadium Parcel"), as shown on the White Stadium Site Plan, attached hereto. The White Stadium Parcel is owned in fee by the George Robert White Fund, a testamentary trust (the "Trust"), created under the will of George Robert White, a noted Boston philanthropist. The George Robert White Fund provided the land on which the current White Stadium structure was built in 1949, which was placed under the auspices of the Boston Public Schools ("BPS"), with care and custody of the Stadium being within its continuous purview since that time. BPS, acting pursuant to such authority conferred by the Trust, has the right to enter into a lease and other collateral agreements relative to the use and physical rehabilitation of the Stadium. In its current state, White Stadium sits within the White Stadium Parcel, adjacent to Franklin Park, which is owned directly by the City of Boston.

The Proposed Project will include the renovation and construction of the West Grandstand and the Grove (both as further defined below) on portions of the White Stadium Parcel, totaling 215,000 square feet of land area (the "Project Site").

The White Stadium Parcel is located adjacent to the northern portion of Franklin Park, originally designed by Frederick Law Olmsted to support active recreation and more formal gatherings, framed by rock outcroppings and woodlands. A hierarchical path network curves through the parkland, immersing users in a naturalistic, forest-like environment as well as in the open vistas of the play fields. The White Stadium Parcel is found within a large, level clearing called the Playstead, designed as a multi-functional open lawn for recreation. It is framed by another prominent park feature called the Overlook – an elevated viewing terrace, organic in form, consisting of large, dry stone retaining walls that look onto the Playstead.

DEVELOPMENT TEAM

The Development Team for the Proposed Project consists of:

Project Proponent / Developer	Boston Unity Soccer Partners LLC - Jennifer Epstein Able Company - Bill Keravuori
Legal Counsel	Verrill Dana LLP - Christopher Tsouros, Esq.
Architect	Stantec Architecture - Tamara Roy Moody Nolan - Andre Vega
Landscape Architect	Stantec Landscape Architecture - Chris Bridle
Article 80 Permitting Consultant	VHB - Elizabeth Grob, Michael Rooney
Site/Civil Engineer	VHB - Jeffrey Koetteritz
Transportation Consultant	Howard Stein Hudson - Brian Beisel
Structural Engineer	LIM Consultancy - Christine Ye
Historic Resources Consultant	VHB - Nicole Benjamin-Ma
Sustainability/Resiliency/ LEED	Stantec Architecture - Harry Flamm

DESCRIPTION AND PROGRAM

In April of 2023, the City of Boston released a Request for Proposals (“RFP”) to lease and renovate the Project Site pursuant to a public-private partnership. Boston Unity Soccer Partners LLC (the “Proponent” or “Boston Unity”) was the only respondent to

the RFP, presenting plans for its rehabilitation of the “West Grandstand” and “Grove” areas, and was awarded designation to help renovate, rebuild, and reimagine White Stadium in Franklin Park. The Proponent estimates the development cost for the West Grandstand renovation and additions (including the South Crescent building in the Grove area), and related elements of the Proponent’s portion of the Proposed Project, will exceed Fifty Million Dollars (\$50,000,000).

The Proponent, holding the rights to establish a professional women’s soccer team in Boston under the National Women’s Soccer League (“NWSL”), will enter into the lease and related collateral agreements by its wholly owned affiliate, Boston Unity Soccer Club LLC, a Delaware limited liability company.

The Proposed Project has been designed and will be executed by the Proponent in conjunction with the plans by BPS and the Boston Public Facilities Department (“PFD”) for the renovation of the remaining areas of the White Stadium Parcel, such that the entirety of the White Stadium Parcel, in finished form, will present an integrated whole, consistent in design and function, for limited utilization by the Proponent and extensive utilization by and under the auspices of BPS.

The Proposed Project concentrates on the West Grandstand and Grove areas of the White Stadium Parcel, and will consist of several components:

- **The West Grandstand renovation and additions** - The West Grandstand component includes retaining the curving cast-in-place concrete frontispiece wall (the “Clamshell Wall”) of the current structure, while demolishing the existing concrete bleacher seats and Stadium foundation, as well as the existing concrete floors and columns. The Proposed Project will replace the current 5,000 bleacher seats with new bucket seats within the West Grandstand, with additional team and fan amenities. Wings will be added on the north and south ends of the West Grandstand and a roof canopy will provide weather protection to the West Grandstand seating.
- **The South Crescent building** - A newly constructed structure in the Grove area adjacent to the West Grandstand, is positioned south of the existing running track and generally follows the curved geometry of the existing

Stadium. This building consists of approximately 8,000 square feet of food and beverage services, private restrooms, and storage.

- **The Grove** – Located at the southernmost portion of the White Stadium Parcel, the Grove design includes a multi-purpose green open space (the “Grove Open Lawn Area”), circulation pathways, and flexible zones to support a multitude of community-oriented programs, such as but not limited to movie nights, musical performances, storytelling, yoga, tai chi, neighborhood celebrations, food and art markets, children’s games, and much more. The surrounding communities have and will continue to be engaged and provide input for the community offerings. On a typical, non-Game Day (a “Typical Day”), public access will be provided along with the possibility for food and beverage trucks. On the anticipated twenty (20) NWSL game days (“Game Days”) each year, temporary fencing will ring the ticketed Grove boundary where temporary tents for security, merchandising, and other Game Day activities will be in place. Grove Events shall mean any event taking place in the Open Lawn Area of the Grove, as programmed through Boston Unity as the Lessee of the Grove, in cooperation with the City.
- **Site Improvements** - Canopy trees, appropriate understory plantings, and pathways for biking and pedestrians will be sensitively preserved or improved in a manner that fits into the existing Park setting. Additionally, new trees will be planted to provide shade, enhance the existing tree canopy, and replace invasive species. Furnishings, light fixtures, and materials will be installed around the site to increase safety and ensure smooth operations. These improvements will be made in coordination with the Boston Parks and Recreation Department and in line with the Franklin Park Action Plan. The proposed site work will blend seamlessly with work outside of the Project Site and will facilitate the Park’s overall goals for wayfinding, transportation, and mobility access.
- **Scoreboard** - A new digital scoreboard system will be constructed that is appropriately sized to fit the needs of NWSL professional soccer gameplay and dimensioned, located, and shaped to lessen to the extent possible visibility to Franklin Park users and passersby. Furthermore, the scoreboard system will only have video content on one side, such that scoreboard content will not face directly outwards to the Playstead.

Not included in the Proposed Project, PFD's scope of work concentrates on the remainder of the White Stadium Parcel and will consist of demolition of the existing fire damaged East Grandstand, track and field areas, site utilities, and other site aspects, and the construction of a new East Grandstand and BPS athletics facilities. The City's project budget is currently set at approximately Fifty Million Dollars (\$50,000,000). Below is a detailed outline of each of these components:

- **The East Grandstand** - The grandstand will contain 5,000 bucket seats and house various amenities and programming elements that will be used by and for BPS and the community. Locker rooms, restrooms, concessions, and a community room can be found within the grandstand.
- **North and South Wings** - There will also be two building extensions on either side of the East Grandstand that will measure approximately 15,000 GSF each. The North wing will be programmed with BPS offices and athletic equipment storage. The South wing will be programmed with a strength and conditioning center & sports medicine suite. Additionally, there will also be areas allocated for student lounges for use in between practices or games.
- **Construction of Field Surface or the "Playing Field"**- PFD will be responsible for installing a new natural grass field (including subsurface support, irrigation, turf grow lighting, and drainage systems), built to FIFA standards that will be used by the Proponent's NWSL team under the terms and conditions of the Lease and/or Stadium Usage Agreement, and by BPS student-athletes at other times.
- **Construction of Eight Lane Track or the "Track"**- PFD will be responsible for constructing an eight lane track with various field sports areas to accommodate the programming needs of BPS student-athletes and the use of rolling seating that will expand over it for Game Days.
- **Site Improvements** - The White Stadium Renovation Project will also include site and landscape work on the north, east, west, and south sides within the Project Site. This work will include sidewalks, stairs, fencing, gating, and site lighting, both for the athletic field and for site pathways.

The Proposed Project and the renovations undertaken by PFD are collectively referred to herein as the "White Stadium Renovation Project." The Shared Stadium Areas, as referenced to in this Board Memorandum, mean the seating and aisle

areas of the East Grandstand and the West Grandstand, the press box and associated media areas in the West Grandstand, the Track area, the Playing Field, the Grove area, and the remainder of the White Stadium Parcel, as and to the extent the foregoing are utilized for Team Events and City Events. Team Events refers to National Women’s Soccer League (“NWSL”) games hosted by Boston Unity (“Boston Unity Games”) and other private Boston Unity events in the Stadium allowed by the City, but excluding Boston Unity practices and Boston Unity private gatherings in areas within the /West Grandstand. City Events refers to all BPS activities and other events in the Stadium conducted under the auspices of or permitted by the City.

The table below summarizes the Proposed Project’s key data statistics.

Project Element	Approximate Dimensions
Project Site	+215,000 sf
Building Uses	
East Grandstand*	+75,000 SF
West Grandstand	+68,000 SF
The Grove	+8,000 SF
Proposed Project Total	+76,000 GSF
Proposed On-Site Vehicle Parking Spaces	Minimal for service/loading consistent with the TAPA
Proposed On-Site Bike Parking	Accommodate up to 1,000 bike valet spaces for Game Day use
West Grandstand Building Height (Feet)	55’1”
FAR	0.34

*As noted above, the East Grandstand is not part of the Proposed Project.

ARTICLE 80 REVIEW PROCESS

On November 29, 2023, the Proponent filed a Letter of Intent (“LOI”) in accordance with the BPDA’s policy regarding Provision of Mitigation by Development Projects in Boston. As memorialized in a BPDA Memorandum dated December 11, 2023, the Impact Advisory Group (the “IAG”) was initially made up of 12 members. Additional IAG members were received by the BPDA and appointed to the group on May 13, 2024. The final IAG has 17 members appointed via recommendation from elected officials and the office of neighborhood services.

The Proponent filed a Project Notification Form (“PNF”) on December 18, 2023, which initiated a public comment period that concluded on January 31, 2024. Notice of the receipt of the PNF by the BPDA was published in the Boston Herald on December 18, 2024. The notice and PNF were sent to the City’s public agencies/departments and elected officials pursuant to Section 80A-2 of the Code. Additionally, copies of the PNF were sent to all IAG members.

Pursuant to Section 80B-5.3 of the Code, on December 21, 2023, a Scoping Session related to the PNF was held with the City’s public agencies and elected officials to review and discuss the Proposed Project.

On January 11, 2024, a Virtual Public Meeting was held via Zoom. The Virtual Public Meeting was advertised in the local Jamaica Plain, Roxbury, Dorchester, and Mattapan newspapers as well as listed on the BPDA website. On January 17, 2024, a Virtual IAG Meeting was held via Zoom. The Virtual IAG Meeting was listed on the BPDA website.

On April 14, 2024, the BPDA issued a Request for Supplemental Information. In response to the Request for Supplemental Information, on May 31, 2024, the Proponent filed a Supplemental Information Document, which initiated a thirty (30) day public comment period. Notice of the receipt of the Supplemental Information Document by the BPDA was published in the Boston Herald on June 3, 2024. The Supplemental Information Document comment period concluded on July 1, 2024.

The notice and Supplemental Information Document were sent to the City's public agencies/departments and elected officials pursuant to Section 80A-2 of the Code. Additionally, copies of the Supplemental Information Document were sent to all IAG members.

The BPDA hosted Virtual IAG meetings via Zoom on May 15, 2024, and June 5, 2024. These meetings were advertised on the BPDA website.

On June 25, 2024, the Boston Landmarks Commission Voted to approve the Proposed Project.

On July 9, 2024, the Boston Civic Design Commission Voted to approve the Proposed Project.

On July 29, 2024, it is anticipated that the Boston Parks Commission will Vote to approve the Proposed Project.

CITY OF BOSTON REVIEW PROCESS

The Proponent, in partnership and ongoing collaboration with the City of Boston and BPS, has met with numerous interested parties and stakeholders, including but not limited to, Boston Transportation Department ("BTD") staff, Boston Landmarks Commission Staff, the Boston Civic Design Commission, Boston Parks and Recreation Department (the "Parks Department") staff, the Public Facilities Department, elected officials, abutters, neighborhood groups, community leaders, business owners, area residents, and other stakeholders.

- › July 13, 2023 – Kickoff Meeting
- › September 27, 2023 – Transportation Meeting #1
- › October 4, 2023 – Transportation Meeting #2
- › November 29, 2023 – Supplier Diversity & Community Benefits Meeting
- › January 9, 2024 – BLC Public Advisory Hearing
- › January 23, 2024 – BLC Public Hearing

- › January 29, 2024 – Boston Parks and Recreation Commission Public Hearing
- › March 25, 2024 – Public Meeting with Elected Officials
- › March 26, 2024 – Parkside Neighborhood Association Transportation Workshop
- › April 9, 2024 – Transportation Workshop – Roxbury
- › April 10, 2024 – Transportation Workshop – Dorchester
- › April 10, 2024 – Transportation Workshop – Jamaica Plain
- › April 25, 2024 – Design Meeting #1
- › May 3, 2024 – BLC Subcommittee Hearing #1
- › May 7, 2024 – BCDC Monthly Meeting #1/Introduction
- › May 8, 2024 – Design Meeting #2
- › May 14, 2024 – BLC Subcommittee Hearing #2
- › May 21, 2024 – BCDC Design Subcommittee Meeting #1
- › May 30, 2024 – Design Meeting #3
- › June 18, 2024 – BCDC Design Subcommittee Meeting #2
- › June 27, 2024 – Boston Parks and Recreation Commission Public Hearing
- › July 09, 2024 - BCDC Monthly Meeting #2

In addition to the above-mentioned meetings held as part of the overall public process, the Proponent has held multiple meetings that were coordinated and hosted by the Proponent, the BPDA, and the City, all engaged in planned community outreach efforts with individual interested parties and stakeholders, City and State agencies, elected officials, the IAG, abutting owners, neighborhood groups, community leaders, business, owners, area residents, and other stakeholders to discuss the Proposed Project and solicit feedback.

The Proponent has committed to continue to further engage in ongoing public and stakeholder engagement throughout the process, including during construction, and to provide mechanisms for input during ongoing future operations.

PLANNING CONTEXT

Built in the 1940's, the 10,000-seat White Stadium was designed to host high school sporting events and other community celebrations. Due to its inflexible cast-in-place, reinforced concrete construction, and impacted by a fire decades ago, open exposure to weather conditions over decades, and years of disinvestment, the Stadium currently is out of compliance with building codes, seismic structural requirements, and mechanical, electrical, and plumbing codes, and lacks any required municipal and state ADA-accessible accommodations, rendering the facility functionally obsolete, at best. The Franklin Park Action Plan was developed by the Boston Parks & Recreation Department and finalized in 2022 to create a strategic vision for the future of Franklin Park as a living park deeply cared for by the many communities that surround it. The Franklin Park Action Plan contains a series of recommendations to make connections and activate edges throughout the park, clarify movement patterns across and within it, amplify magnet destinations, unify the park, and build capacity and manage change. The Plan named the Playstead area, including White Stadium, as a "major magnet" with a need for increased public amenities and investment, with renovating White Stadium for shared community and BPS use representing a key improvement project. The Plan further recommends that access improvements, improved facilities, efficient field layout, and shared park areas could all improve White Stadium's ability to host large events, festivals, and sport.

ZONING

The Project Site is within the Greater Mattapan Neighborhood District governed by Article 60 of the Boston Zoning Code, as well as Article 33 Open Space Districts. It is specifically located in the Open Space – Stadium Subdistrict, (OS-S), approved by the Boston Zoning Commission on May 22, 2024 to designate public stadiums and amphitheatres an open space district of Article 33 with concordant zoning regulations to enable greater investment and more amenities. The Proponent will

be proceeding under these provisions of the Boston Zoning Code for the subdistrict, including as they relate to accessory uses and other allowed activities and structures. The City will be pursuing the remainder of the White Stadium rehabilitation, separately, as a public facility exempt from zoning requirements under the auspices of PFD.

MITIGATION AND COMMUNITY BENEFITS

The Proposed Project will provide mitigation and community benefits for the immediately impacted neighborhoods of Jamaica Plain, Roxbury, Mattapan, Dorchester and the City as a whole.

The following outlines the commitments made by the Proponent to mitigate impacts associated with its participation in the Proposed Project. Such mitigation, as outlined below, will be requirements of and enforced through a Lease agreement and accompanying documents (i.e., a Stadium Usage Agreement or "SUA") by and between the Proponent, on the one hand, and BPS and other City departments, on the other hand, and acknowledged in a Cooperation Agreement and a Transportation Access Plan Agreement ("TAPA").

- **Public Access to and within the White Stadium Parcel**
 - Daily Access:
 - The Track; West Grandstand exterior seating areas; East Grandstand exterior seating areas; the general concourse areas within the East Grandstand; and the Open Lawn Area of the Grove will be open for general public use from 7:00 AM to 10:00 PM daily ("Park Hours"), except in connection with Events. The City may adjust these public access hours, subject to reasonable consultation with the Proponent, as long as the total availability remains 15 hours per day.
 - Access to the Grove:
 - When not utilized for Events in the Grove Open Lawn Area (where access will be determined by the particular Event), the Grove Open Lawn Area will be freely permeable, accessible, and open to the general public during Park Hours and used in accordance with Grove standards of conduct and will serve as a public entrance point to White Stadium proper from the Playstead area.

- The Proponent will work with the City and community leadership to offer enhanced community access to the Grove Open Lawn Area for a myriad of community uses.
 - The Proponent will reasonably program the Grove with consideration for major third-party events taking place on the Playstead and in White Stadium (e.g., the BAA half marathon, BAMS Fest, etc.)
 - The South Crescent Building will be open for food and beverage service year-round - for Boston Unity Games and other Grove Events, Elma Lewis Playhouse patrons, and to the general public at designated publicly accessible times; determined by the Proponent.
 - Lawn amenities (outdoor seating, picnic tables, and light activities such as cornhole, chess tables, etc.) will be made available during designated public access times.
 - To enhance the intended open space nature of the Grove, security fencing will be moveable and put in place and used to secure the area only during Boston Unity Games and Grove Events. There will be no restrictive security fencing or barriers affecting the Grove area adjacent to the Overlook and Playstead at all other times, except to account for alcoholic beverage licensing requirements. Materials, scale and appearance will be sensitive to the character of the landscape and approved by the Parks and Recreation Department and the Boston Landmarks Commission.
- **Scheduling and Prioritization of the Use of the White Stadium Facilities**
 - The Proponent, the City, and BPS will cooperate to arrange and agree upon scheduling based on the below-stated order of prioritization. The following capitalized terms shall have the meaning ascribed to them under the Lease:
 - First Tier Priority Use: Major City Events including community special events in the Stadium and Playstead and BPS Events.
 - Second Tier Priority Use: BPS games and up to 20 Boston Unity Games per year.
 - Third Tier Priority Use: BPS practices and other City events.
 - Fourth Tier Priority Use: One Boston Unity Soccer practice, during the week prior to a Boston Unity Game.

- The Proponent, the City, and BPS will cooperate to arrange and agree upon scheduling based on the above stated order of prioritization around fixed scheduled events (e.g. BPS graduation ceremonies, fixed NWSL annual advance league game schedules, etc.), to be reflected in the SUA.
- Boston Unity's Game Day use of Shared Stadium Areas, including the time for set up of temporary and retractable seating, covering the Track, conducting a security screening, preparing concession areas and the like, and for post-Game break-down and clean-up, will be subject to and within timeframes that are reasonable and commercially practicable under all then prevailing circumstances. As will be reflected in the SUA, the parties will study set-up and breakdown best practices with industry experts and develop a plan for both that is in line with the foregoing. By way of illustration, City Events may be conducted at the Stadium on the same day as Team Events, depending on the nature and scope thereof, and provided the duration of such City Events does not conflict with the Proponent's ability to adequately prepare for its Games. To maximally accommodate scheduling BPS and community uses on Game Days, the Proponent shall use commercially reasonable efforts to set up for Boston Unity Games as quickly and efficiently as possible, with specific timeframes to be outlined in the SUA.
- The Proponent and the City shall work together to determine preferred days and general start times for Boston Unity Games so as to minimize potential impacts on other park operators, park users, and on neighboring residents, and will communicate such preferences to NWSL during the league's scheduling processes.
- **Noise and Light Mitigation**
 - The Proponent commits to the following measures to mitigate noise and light impacts. By implementing these measures, the Proponent aims to maintain the stadium's suitability as a family-friendly, city-owned historic sporting facility while minimizing noise and light disruption to the surrounding community as much as commercially practicable:
 - Construction mitigation of noise and light:
 - Limit construction activities to agreed upon hours to minimize noise pollution.

- Employ commercially reasonable measures to mitigate construction equipment noise.
- Game Day Noise and Light Mitigation Physical Measures
 - Public Address System: Design a system to provide clear, intelligible speech within the stadium while reducing excess noise generated by Boston Unity Events. Methods used include:
 - Design and engage speakers and sound systems to modulate and reduce noise generated by Team Events
 - Directional speakers.
 - Sound-buffering architectural design strategies.
 - Internal noise and vibration monitoring systems to monitor sound emanating from the Stadium.
 - Stadium speakers mounted near and below the outside edge of the canopies, directed down and inward toward the field.
 - Speakers featuring Passive Cardioid design technology to focus audio energy to the inside of the stadium, significantly reducing noise radiation outside of the stadium.
 - Scoreboard/Video Board: The board system will face into White Stadium and not project directly into the Grove or Playstead.
- Game Day Noise and Light Mitigation Operational Practices
 - Restrict public event programming hours in the Stadium on Boston Unity Game Days to start no earlier than two (2) hours before each Game and end one (1) hour after the Game's conclusion or 11:00 p.m., whichever is sooner, including shutdown of Scoreboard, audio visual (AV) and sound systems. In any event, the Proponent shall be permitted to conclude a match if delayed by weather or other in-game delays.
 - Set Boston Unity Game start times no later than 8:30 PM.
 - Limit the volume of amplified music and program audio using a state-of-the-art sound system with directional speakers to minimize noise spillage.

- Ensure stadium amplified sound does not exceed 80 decibels A (dBA) in surrounding neighborhoods, and less in homes.
 - The Proponent commits to engage in ongoing monitoring of noise levels in surrounding areas of Franklin Park and in Stadium adjacent neighborhoods, with locations and procedures to be detailed in the SUA and further discussed with the WSNAC.
- **Clean up and Maintenance**
 - Trash and Waste Management:
 - Ensure proper disposal of construction debris and hazardous materials according to EPA regulations.
 - Implement a comprehensive waste management plan, including regular trash pick-up and recycling programs, ramped up during Boston Unity Events.
 - To ensure that the Shared Stadium Area is maintained to a professional standard for the benefit of the public, BPS students, and attendees at Boston Unity Games, the Proponent shall be responsible for cleaning and trash removal in the Shared Stadium Areas after completion of Boston Unity Games.
 - Conduct clean up of trash and debris within 3 hours after the end of any Boston Unity Game from all public spaces within the White Stadium Parcel and other areas identified in the SUA.
 - Before each Boston Unity Game, the Proponent will clean all public spaces within the White Stadium Parcel and other areas identified in the SUA for the benefit of users of those areas and to prepare the area to host a professional sporting event.
 - Provide sufficient trash receptacles throughout the stadium and surrounding areas, approved by the Parks Department.
 - The Proponent will employ an Operations Director, who will manage a groundskeeping crew that will coordinate with the Parks Department to ensure that adjacent areas of Franklin Park receive appropriate landscaping and maintenance to mitigate impacts from Boston Unity Game spectator use.
- **Environmental Sustainability Measures**
 - Shuttle standards: Environmentally sensitive and practicable shuttles will be employed consistent with the transportation access plan, with a

goal of using electric shuttles at the earliest commercially practicable time, and targeted to be within three (3) years.

- To ensure that the Project enhances the canopy cover in Franklin Park and advances the tree canopy goals of the Franklin Park Action Plan, the City and the Proponent will jointly establish a tree bank to replace removed caliper inches, to be funded equally by the parties and managed by the Parks Department, and further detailed in the lease agreement.
- The Lease and Work Letter Agreement to be agreed to between the Proponent and BPS will address the following construction and operations environmental and sustainability mitigation principles:
 - Incorporate energy-efficient lighting, heating, and cooling systems.
 - Both the Proponent and BPS will commit to not using natural gas or burning of fossil fuels within the Stadium, making the Stadium a carbon neutral facility.
 - The Proponent will achieve LEED gold certifiable status, targeting platinum, for its Limit of Work.
 - Use environmentally friendly building materials where practicable.
 - Implement landscaping that supports local biodiversity.
 - To improve management of stormwater, the White Stadium Renovation Project will mitigate ponding and surface drainage problems in all site areas within the White Stadium Renovation Project. Through the White Stadium Renovation Project, the City and the Proponent will strive to minimize impervious areas within the parties' combined Limits of Work and ensure that stormwater management within the Project Site advances overall goals for stormwater management within Franklin Park.
 - During construction, the Proponent shall implement dust control measures, such as water spraying and covering materials and ensure that construction vehicles comply with emissions standards.
 - Ensure that the entire White Stadium parcel shall be operated as a "No Smoking" area.
- **Transportation Mitigation**
 - The Proponent will enter into a separate TAPA that will address transportation mitigation measures on Game Days. Highlights to

protect resident parking and minimize traffic congestion on Game Days include:

- Protecting Resident Parking:
 - No parking for Boston Unity Game spectators allowed on White Stadium premises.
 - Residential and visitor permit parking program administered by the City within the walkshed radius outlined in the TAPA.
 - Key traffic management near White Stadium entrances and shuttle drop-off sites.
- Minimizing Vehicular Traffic Congestion:
 - Encourage public transportation methods as the preferred mode of transportation by providing shuttles from off-site parking destinations and key MBTA stations.
 - Develop a shuttle drop-off route that minimizes shuttles in the park.
 - Strategically locate and limit TNC drop-off sites.
 - Implement transit ambassadors and additional security measures, complementing city enforcement strategies.
 - Comply with City's policies to protect parking for other Franklin Park Magnet destinations.
 - The Proponent will work with the Parks Department to provide onsite bike parking on Boston Unity Game Days, targeted to parking for 1,000 bikes or more, subject to approval by the Parks Department.
- Minimizing Pedestrian Traffic Congestion:
 - Provide stadium ushers/ambassadors and for crowd management within the Shared Stadium Areas and throughout related Property (including, without limitation, removal of visibly intoxicated patrons and management of the orderly flow of crowds into and out of the Stadium and impacted areas of the Park, to be detailed in the SUA.).
- Walnut Avenue Commitments
 - As part of the White Stadium Renovation Project, shuttle practices for Walnut Avenue on Game Days will include:
 - Minimizing the total number of shuttles to ensure no more than 40 shuttles utilize the street;

- Maintaining dedicated pedestrian pathways into the Stadium, including those leading by El Parquesito;
 - Maintain Walnut Avenue in conjunction with BTM as a restricted road for shuttles and local traffic during designated hours on Game Days;
 - Partnering with the Boston Transportation Department (BTD) to conduct a test run of shuttle operations along Walnut Avenue at the earliest appropriate time, in consultation with BTD, and make any necessary adjustments based on the findings of the test run.
- **Economic Development of Local MWBE Business**
 - The Proponent will engage with the local community to facilitate contracting for goods and services needs (e.g., local jobs, local food vendors, local designers, etc.) and support local businesses through in-game event marketing and advertising, cross-promotional opportunities, and collaborations.
 - The Proponent will promote diversity in hiring and contracting in Boston's construction, consulting, and labor sectors:
 - The standards of the Boston Residents Jobs Policy will be met;
 - The Proponent will prioritize and strive to achieve a threshold goal of 50% for women, minority, and veteran-owned businesses (emphasizing local participation), measured in contract dollars, for each of three segments: project design, permitting, and pre-development; contracting and construction activities; and Stadium operations.
 - The Proponent estimates that the White Stadium Renovation Project will create approximately 500 construction jobs and over 300 permanent jobs.
- **Annual Community Contributions**
 - The Proponent and the City of Boston will establish a charitable "Community Annual Fund", to be funded annually by the Proponent, commencing at \$500,000, and increasing by 3% annually, to be distributed to local organizations and initiatives, guided by an Advisory Committee to be formed by the Proponent and the City. The fund's

investments shall be made in accordance with the following four pillars of opportunity:

- Investments in Franklin Park and the Franklin Park Action Plan;
- Local youth sports and development programs;
- Programs promoting the health and wellness of the local Black and Brown populations; and
- Investment in and development of local businesses.
- The Proponent will create, sponsor, financially support, and promote programs benefiting various local constituent groups in connection with the following:
 - Boston Public Schools Students and Other Local Youth:
 - Paid summer internship programs in areas such as sports management, physical training and therapy, sports medicine, media and broadcasting, and related fields.
 - Soccer skills and training clinics for BPS students.
 - Scholarships based on various criteria.
 - Mentorship programs providing exposure to career athletes and professional staff.
 - Local residents
 - Provision of favorable pricing for neighbors who reside in the area immediately surrounding White Stadium.
- Franklin Park Preservation Fund contribution:
 - The Proponent will donate \$1 per ticket sold by Boston Unity for Boston Unity Games at White Stadium to a fund dedicated exclusively to investments in Franklin Park and implementing the Franklin Park Action Plan, to be detailed in the SUA.
- **White Stadium Neighborhood Advisory Council (“WSNAC”) for ongoing monitoring and reporting**
 - Establishment and Composition:
 - A White Stadium Neighborhood Advisory Council (“WSNAC”) will be established at the earliest practicable time. Membership shall include District Councilors and representatives of residents from park-adjacent neighborhoods of Dorchester, Jamaica Plain, and Roxbury, park users, Boston Public Schools, and the Proponent. WSNAC will be co-chaired by the Parks Department and the Proponent, who shall together be authorized to make changes to the composition, operation, and responsibilities of

the WSNAC, in consultation with the membership, without resort to the BPDA.

- Meetings and Responsibilities
 - WSNAC will meet prior to and during each Boston Unity soccer season, as needed, but at a minimum, after the first Boston Unity Game of each season, to confer as follows:
 - Review and provide feedback on issues involving the scheduling, logistics, and community uses of White Stadium.
 - Serve as a central entity for reviewing and receiving suggestions and complaints from neighbors and other third parties.
 - Review and provide feedback on (i) reports from Boston Unity after soccer Games, and (ii) suggested measures to address issues raised, for agreed upon follow-up.
 - Review and offer comments on an annual Stadium Operations Report (SOR) to be prepared by the Proponent in December of each year, which shall address issues concerning construction, transportation, sound management, lights, trash, event scheduling, and public access to White Stadium and the Grove Open Lawn Area.
 - Offer comment and perspective on successes and areas of improvement related to the operations and management of White Stadium and engage with representatives of the Proponent and relevant City departments charged with meeting commitments relating to traffic, parking, sound management, lights, trash, event scheduling, public access, and other issues of community concern.
 - Interface with Boston Unity's designated staff (who will review and report on the efforts to address complaints) and City staff, and receive updates on ongoing efforts to address concerns heard and raised by the WSNAC.
 - Review and offer comment and perspective on any rules, regulations, and codes of conduct set by the Proponent for the Grove, which may be established only after coordination and consultation with the Parks Department.

- The Proponent and the City will work with the District Councilors and WSNAC members to consider additional mechanisms to ensure that the mitigation measures described herein, and as further detailed in the Lease and the SUA, are complied with.

COMMUNITY BENEFITS**Enhanced Amenities and Convening Spaces**

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

Boston Public Schools and Youth Development

- › The Proponent intends to operate and maintain the Stadium Field on behalf of BPS, allowing BPS to redirect funds that otherwise would be dedicated to maintenance to new programming for educational purposes. The monetary value of this maintenance work is anticipated to be over Four Hundred Thousand Dollars (\$400,000) annually and will be detailed in a Stadium Usage Agreement with obligations collateral to the Lease;
- › Scholarships will be offered to select BPS students addressing access to high-performance club soccer for City youth;
- › The existence of female professional athletes in Franklin Park and the partnerships with the City's youth soccer leagues will help create an equal playing field for girls in sports with increased opportunities for athletic and professional development. The Proponent intends to develop a mentorship program with BPS to provide this access and support with athletes and staff;
- › The Proponent is committed to new summer internships in areas such as sporting, sports medicine, physical therapy and sports management for Boston

youth and will also encourage corporate sponsors and other partners to similarly provide internships and focus hiring efforts on the surrounding communities; and

› Through the neighborhood fan section and in collaboration with youth soccer leagues and BPS, students and youth could become a true part of the Game Day experience.

Community Annual Fund

In addition to the many benefits listed above generated by the rehabilitation of White Stadium, the Proponent will establish a substantial and meaningful Community Annual Fund as described above.

Ticket Pricing

There will be a range of ticket types and prices for professional women's soccer games at White Stadium, including affordable pricing options. The Proponent also intends to have a designated team supporters section and to offer favorable pricing for neighbors living in the area immediately surrounding White Stadium.

Summary of Public Benefits

The Proponent believes that the transformation of White Stadium can serve as a catalyst for positive change, fostering economic growth, community engagement, and social development.

Jobs and Career Paths

› Over 500 new construction jobs will be created during the renovation and construction of the White Stadium Renovation Project;

› After completion of the Project, the Proponent anticipates creating 300 new permanent jobs both as direct hires and indirectly through contracts with third-party vendors;

› Diverse candidates will be recruited and retained for a myriad of positions in sporting and business roles including coaches, physical therapists, analytics

professionals, community relation managers, ticket sales and marketing staff, event managers, IT, and other administrative roles;

- › Preference will be given to local communities around Franklin Park for sourcing jobs where possible;
- › The Proponent is committed to a program of training, further education, and providing opportunities for growth within the organization; and
- › Internship opportunities for neighborhood youth 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

- › The Proponent anticipates sourcing over 50 percent of the menu options at the main concourse and food trucks from local food vendors;
- › The Project will provide opportunities to local designers to help create team merchandise that is distinctly Boston and culturally specific to the neighborhoods of the Park;
- › A portion of the in-game video advertising time will be dedicated to featuring local business partners and vendors providing expanded reach and exposure to potential customers beyond game day attendees; and
- › The Proponent is committed to working with community leaders, local supplier diversity experts, and the Main Streets organizations and others to identify areas where the local community could benefit from collaborations in conjunction with the sponsors.

Diversity, Equity, and Inclusion

The Proponent is committed to hiring, contracting, and supporting women, minority, veterans, and local individuals and businesses. The Proponent will comply with and attempt to exceed BPDA's Diversity, Equity, and Inclusion in Development

Policy and will contract using the “Massport Procurement Model” inclusionary standards, striving for a 50 percent MBE/WBE and local businesses threshold.

The design team currently includes more than 50% minority and/or women-owned businesses, providing expertise in architecture, mechanical, electrical, and structural engineering, lighting, and accessibility disciplines.

STADIUM DESIGN AND SITE IMPROVEMENTS

ARCHITECTURAL AND SITE DESIGN

The proposed rehabilitation of White Stadium creates an architectural form that unifies several buildings—both existing and new structures—into one oval, or “bowl.” This oval form was influenced by the topography of Franklin Park and respects signature viewsheds to and from the Playstead, the Overlook, the Tailgate Edge, and the Franklin Park Zoo’s Giraffe Entrance.

The Proposed Project preserves the historic 1949 western façade of the West Grandstand (often called the “Clamshell”), which was designed in the “Streamlined Art Deco” or “Streamline Moderne” architectural style. The White Stadium Renovation Project also preserves the existing Northern Gate, which includes four concrete ceremonial pillars and twin box offices. All new buildings are designed to complement and harmonize with these preserved elements.

The White Stadium Renovation Project includes structural support for the potential future integration of twin architectural canopies spanning both the West and East Grandstands in order to provide shelter from sun and precipitation to game spectators.

Following explicit guidance from the Franklin Park Action Plan (Dec 2022), the White Stadium Renovation Project works to open up White Stadium in several ways. First, existing permanent fencing is removed from the Playstead. Secondly, no new permanent fencing is proposed that would separate the open lawn areas of the Grove from the Playstead. Third, the existing opaque site walls that currently secure the Stadium are being replaced by visually permeable gates and fences. Finally, the

new building wings and, chiefly, the South Crescent are designed to allow views into and through it, from the Park to the Stadium field.

All signage included in the Proposed Project will be reviewed by the BPDA as part of signage design review; including but not limited to signage at grandstand entrances, identification signage, and wayfinding. The Proponent will be permitted to install temporary wayfinding signage outside of the White Stadium Parcel on Game Days, in coordination with the Parks Department.

As a whole, the Project balances the programmatic needs of BPS and the Proponent with the preservation and enhancement of the Park landscape in which the Stadium is situated. The Proponent's leased area to the south of the Stadium is currently inaccessible to the public, surrounded by a high chain-link fence that is covered with invasive plant species. The existing fencing and invasive plants will be removed as part of this Project, and there will be no permanent barriers present outside of the oval footprint of the Stadium complex at time of Project completion. The addition of the Grove will serve as transitional, programmable space between the Stadium and the Playstead.

The White Stadium Renovation Project will mitigate ponding and surface drainage problems in all site areas within the White Stadium Renovation Project, with due regard to adjacent portions of the Playstead. Overall, the White Stadium Renovation Project will strive to minimize resultant impervious areas within the combined Limits of Work.

URBAN TREE CANOPY

The White Stadium Renovation Project will result in a combined long-term increase in tree canopy within Franklin Park, as follows:

- The soil and rooting conditions for existing trees will generally be improved, particularly in those areas where cars park informally on unpaved surfaces within the critical root zone of existing mature trees.

- All tree removals will be advertised to the public in compliance with the City's new Ordinance Establishing Protections for the City of Boston Tree Canopy (section 7-4.7).
- The White Stadium Renovation Project will be constructed in continued consultation with a Certified Arborist, and provide tree protection plan(s) in compliance with the City's tree Ordinance (section 7-4.7).
- The Proposed Project will include the planting of predominantly native canopy tree species.

SUSTAINABILITY

In addition to previously identified resiliency and sustainability mitigation, the Proponent will:

- Design the Proposed Project with efficient, all-electric systems and the Proponent will utilize 100 percent renewable electricity such as Boston Community Choice Electricity's 'Green 100' or similar source or the equivalent of Renewable Energy Credits (RECs) to annually achieve Zero Net Carbon operating performance.
- Not use natural gas or burning of fossil fuels on site.
- Design the Proposed Project to retain and infiltrate 1.25" of rainwater from impervious / semi-impervious surfaces. Strategies will prioritize green infrastructure solutions including permeable pavements and planting areas to slow infiltration and minimize gray infrastructure, within the limits of geotechnical feasibility and consistency with the Franklin Park Action Plan.
- Design the Proposed Project to include summer shade providing elements and utilize materials and finishes that minimize heat retention.
- Contact the Mass Save Program to identify potential energy-efficiency assistance and incentives and update the Interagency Green Building Committee (the "IGBC") during the design development phase and as the design progresses.

Further, the Proponent will explore:

- Use of mass timber for the Crescent Building framing.
- Integration of solar PV into the Crescent Building roof canopy design.

- Use of low carbon concrete for substructure and paving materials.

TRANSPORTATION

As documented in the PNF and Supplemental Filing for the Proposed Project, the Proponent will address transportation needs for pedestrians, bicyclists, transit riders, and drivers.

Specifically the Proponent will focus on minimizing physical impacts to the park, promoting safety for all park travelers and event participants, promoting design direction provided in the Franklin Park Action Plan, and mitigating operations concerns associated with game-day travel to and from the stadium. All transportation-related commitments will be further defined and formalized through the TAPA process, which must be completed prior to issuance of building permit.

Existing Site Conditions

Currently, vehicle traffic within Franklin Park is minimized to a few areas, with a majority of vehicle traffic contained to a portion of Circuit Drive and small vehicle parking areas accessed from Circuit Drive. All other parts of the park are open for free movement by people using non-motorized forms of transportation and recreation. Preserving a car-light park has been a community priority for decades, with both grassroots and City-led efforts to protect the park from the negative impacts of vehicles reaching back to the 1980s. Most recently, the Franklin Park Action Plan highlighted the need to preserve Franklin Park's car-light feeling. Therefore, in recognition of this legacy and a strong understanding of the significant negative space and operational impacts that would be associated with providing parking on-site for the stadium use, the Proposed Project is oriented around maximizing access to the site by transit, walking, and biking with no dedicated parking on the Site for Game Day patrons or staff.

Additionally, other key factors of the White Stadium Renovation Project designed to uphold existing conditions include preserving pedestrian/bike-only entrances to the park at multiple park entrances, preserving existing cross country courses, maintaining as many trees as possible through careful placement of pedestrian,

bike, and shuttle circulation routes, and incorporating existing street conditions and planned improvements within the park and along park edges into the overall circulation plan for the Project.

Existing and Planned Off-Site Conditions

The Project Site is in close proximity to multiple existing rapid transit and key bus routes including stops along the Orange Line (Green Street 0.7 miles away) and the Walnut Ave stop on Seaver Street, which is served by three bus routes. There are also two existing bikeshare stations close to the Site including a station at the North Walnut Ave entrance and at the Seaver Street parking lot opposite Humboldt Avenue. In general, most on-street parking in the area around the park is unrestricted.

BTD and the City of Boston Public Works Department (“PWD”) currently have planning initiatives in the area to improve the public realm and enhance the pedestrian experience on local streets in the walk zone of White Stadium. These include the Egleston Square project which will implement bike lanes through the Parkside neighborhood connecting the Southwest Corridor with Franklin Park, the implementation of speed humps through the Safety Surge program, and improved pedestrian conditions. Through these projects and continued efforts by PWD to improve ADA compliance throughout the City, many existing non-compliant sidewalk and curb ramp conditions proximate to the Site will be addressed. The Proposed Project has also prompted the development of several City-led initiatives to help manage Game Day operations, including implementation of Game Day parking restrictions on City streets within a large area around the Stadium.

Finally, it has been the shared intent from the outset for the Grove to connect to and complement the future program of the Overlook and Elma Lewis Playhouse.

Proposed Site Conditions

During a Typical Day, transportation operations around the Stadium will function much as they do today. During Game Days, circulation to the Stadium will center around the primary entrances at the north and south ends of the Stadium. Except for approximately 800 feet along Pierpont Road that is proposed to be used for

shuttle circulation and pick-up/drop-off and the Proponent's leased area, circulation paths leading to and through the Site will be preserved for pedestrian and bike circulation. Though the Transportation Operations Plan and the TAPA will document proposed conditions more fully, key transportation elements of the Proposed Site plan include:

- Upgraded pathways and pedestrian plazas within the Limit of Work including full compliance with ADA and dimensional guidance established through the Franklin Park Action Plan.
- On Typical Days, fully open, barrier free, un-gated areas allow for expanded circulation opportunities.
- On Game Days, public circulation will be maintained outside of the ticket line and outside the Proponent's leased area.
- Secure bike parking on-site for employees, to be determined in consultation with the BPDA, BTM, Parks, and BPS.
- For employees and visitors on Game Days, bike parking within the bike valet, to be determined in consultation with BPDA, BTM, Parks, and BPS.
- Dedicated loading facilities including no more than 2 main loading bays to support Game Day services and deliveries.

Proposed Off-Site Improvements

In addition to modifications within the Proponent's Limit of Work to support both Typical Day and Game Day travel, the Proponent will address the following improvements off-site, in conjunction with the City. These improvements are subject to BPDA, BTM, PWD, Public Improvements Commission ("PIC"), Parks, and other city or state agency review as needed. PIC approvals for proposed improvements shall be acquired prior to building permit issuance. All physical improvements must be completed prior to the Proponent's certificates of occupancy.

- The White Stadium Renovation Project will design, permit, and construct modifications to Pierpont Road to provide an accessible shuttle drop-off/pick-up area along the east side of Pierpont Road, a shuttle roundabout at the Intersection of Pierpont Road and Playstead Road to allow for two-way

shuttle operations to and from Walnut Avenue, dedicated pedestrian paths measuring approximately 10 feet wide, with accessible ramps as needed, and a number of vehicle parking spaces for use on Typical Days, to be determined in consultation with BPDA, BTM, Parks, and BPS.

- The turnaround area will be constructed with materials that are consistent with the Franklin Park Action Plan, support historic views envisioned by Olmsted, and which provide for a minimum of 12 feet for exclusive pedestrian circulation on the road outside of the path of vehicle travel on Game Days. This work may require minor modifications to the intersection of Walnut Avenue and Pierpont Road to accommodate two-way turning shuttle movements, to be reviewed and approved by the Parks Departments and Landmarks Commission as required.
- If the existing grade-separated pathway along the south side of Pierpont Road is impacted by the final design, a new path will be constructed. Any revised path alignment shall be reviewed and approved by the Parks Department and Landmarks Commission.
- Existing trees impacted by the White Stadium Renovation Project will be mitigated under the terms of the Tree Bank section of this Board Memorandum.
- The White Stadium Renovation Project will design, permit, and construct modifications to the Humboldt Street/Seaver Street parking lot to facilitate rideshare pick-up and drop-off operations.
 - These operations will all occur within the existing asphalt of the area. The existing parking area will be modified to include one driveway at the Humboldt Avenue intersection. Any access/egress changes to and from the parking lot are subject to PWD, BTM, and PIC approval.
 - The proposed drop-off operations design will consist of a counterclockwise loop dropping off passengers on the southwest corner closest to the path into Franklin Park (and away from the driveway intersection with Seaver Street). The pick-up operation design includes perpendicular parking along the west side curb to allow passengers to access each vehicle, without impacting the

circulation of the other vehicles. During Typical Days, the parking area will be available for use as it is today.

- As part of improvements made to the parking area, sidewalks leading to the parking lot and all curb ramps will be upgraded to meet ADA compliance and PWD standards. All curb ramps within the affected intersection will be made fully compliant.
- The modified parking area will provide an accessible location for shuttle passenger drop off and an area for accessible cart operations.
- Wherever possible, the final design of the modified parking area will incorporate porous paving, green infrastructure, and other elements identified in the Franklin Park Action Plan to make the parking area “high performing,” as described in the Franklin Park Action Plan.
- The final design for the parking area will maintain or expand the existing bikeshare station.
- The final design for the parking area will be reviewed and approved by the Parks Department and Landmarks Commission as required.
- The White Stadium Renovation Project will design, permit, and construct required modifications to the existing parking pull off on Circuit Drive to facilitate shuttle pick-up, drop-off, and layover operations.
 - The modified parking area will provide an accessible location for shuttle passenger drop off and an area for accessible cart operations.
 - Wherever possible, the final design of the modified parking area will incorporate porous paving, green infrastructure, and other elements identified in the Franklin Park Action Plan to make the parking area “high performing,” as described in the Franklin Park Action Plan.
- Upon issuance of the Proponent’s certificates of occupancy, the Proponent will make a one-time “bikeshare” contribution of \$49,000.00 to BTM. The White Stadium Renovation Project will provide space for one (1) nineteen (19) dock bike share station in proximity to the Site within Franklin Park. The White Stadium Renovation Project will work with BTM, the Parks Department, and BPDA to site the station appropriately. Bike share stations may require review by PIC, the Parks Department or the Landmarks Commission.

Game Day Transportation Operations Plan

In addition to physical investments on and off-Site that support Game Day activities, the Proponent will implement and periodically update a Transportation Operations Plan (“TOP”) to provide transportation choices to event attendees, safely manage crowds at key locations, and mitigate impacts on surrounding neighborhoods. One of the Project’s key transportation management features is the intentional lack of dedicated patron parking for games, which will significantly disincentivize driving to the site and eliminate thousands of event-related trips that may otherwise drive to and around the Site.

Key elements of the Proposed TOP are outlined below. Additional and finalized details will be documented in the Project’s TAPA.

- *Local Parking Impact Mitigation Strategy:* The City of Boston is investigating the implementation of Resident Permit Parking (RPP) on the residential streets within roughly $\frac{3}{4}$ of a mile of White Stadium to ensure event patrons do not overwhelm local, residential parking supplies. A final plan for streets to be incorporated into the RPP system and details for issuing resident stickers and visitor placards will be finalized in the TAPA. Further, the Proponent will work with the Parks Department and other stakeholders to establish a management plan for parking within the park that is not available for Stadium patrons but is available for other park goers (such as those going to the Zoo). Accessible parking zones close to the primary pedestrian entrances to the park may also be established. The operating costs associated with enforcement for Game Day resident permit parking restrictions and enforcement of parking within the park will be covered by the Proponent for as long as Games are occurring at the stadium.
- *Game Day Shuttles and Remote Vehicle Parking:* By the Certificate of Occupancy, the Proponent will operate a Stadium Shuttle system that includes approximately 140 round-trip shuttles between the Stadium, satellite parking, and MBTA stations for all Game Days. It is anticipated that the shuttle system will provide a one-seat per ticket ride to the Site from Forest Hills Station, Four Corners/Geneva Station, Jackson Square, Fields Corner, and multiple satellite parking lots. The Proponent will explore additional MBTA stations through further review process in conjunction with

appropriate City agencies. Prior to execution of the TAPA, the following details about the shuttle system will be finalized:

- Location and quantity of parking spaces provided at remote parking lots
 - Details about the fleet of shuttles to be used including the quantity, size, and fuel type of each vehicle type. All shuttle vehicles will be fully accessible. Estimated pricing information for satellite parking to ensure this option is competitive with direct TNC (e.g., Uber, Lyft) travel
 - Detailed, station-specific site plans demonstrating where pick up and drop off will occur for MBTA station shuttles, including demonstration of cooperation with the MBTA, the City of Boston, and any other jurisdictional partners required for accessible boarding and deboarding operations
 - Detailed shuttle routes including turn-by turn maps, approximate shuttle schedules for pick up/drop off, and expected run times
 - Detailed plans that demonstrate the final design of shuttle pick up/drop off areas within the park (both north and south loops) including circulation diagrams and layover diagrams that demonstrate the ability for all shuttle vehicles to layover. No more than 40 shuttle trips are anticipated to utilize the north shuttle loop and no more than 105 shuttle trips are anticipated to utilize the south shuttle loop.
 - Detailed plans that demonstrate the accessible routes between the shuttle drop off/pick up areas and the Stadium, including accessible cart vehicle details and routes.
- *Managed Ride Hailing Operations:* The Proponent will include in the TAPA a ride hailing/TNC operations plan that identifies the location and quantity of all proposed ride hailing drop off/pick up areas and proposed permanent and temporary signage for these areas. The Proponent will also include information about geofencing and other methods that will be used to manage the location, quantity, and operation of pick up/drop off activity. The Proponent will provide free accessible cart shuttles between TNC pick up/drop off locations for use by visitors with limited stamina or mobility, or by anyone else who is unable to navigate these routes independently.

- *Temporary Traffic Control, Signage, and Enforcement:* The Proponent will prepare and include in the TAPA a temporary traffic control and enforcement plan that will be implemented on Game Days. The plan will demonstrate the quantity, hours, and location of all traffic details, the location and type of materials that will be used for temporary traffic control (such as local traffic restrictions or space controls within the park to separate and channelize shuttles and pedestrian traffic), any required diversions or detours, and all proposed permanent and temporary wayfinding signage both within the park and outside of the park. The currently expected locations of traffic control include Columbus Avenue/Seaver Street/Walnut Avenue, Seaver Street/Humboldt Avenue/Rideshare, Walnut Avenue/School Street, and Walnut Avenue/Park Lane/Franklin Park Driveway as well as a number of locations within Franklin Park. It is anticipated that on Game Days, traffic on Walnut Ave will be limited to local traffic and shuttle vehicles only. Enforcement within the park will also be used to protect existing parking that will not be available for event spectators but available for other park patrons. The Proponent will conduct ongoing community engagement to assess the performance of these efforts and will make improvements to these operations in an ongoing fashion.
- *Managed Service and Deliveries:* The Proponent will provide a detailed understanding of service and loading activities expected within the park including the hours for receipt of deliveries, anticipated quantity and size of delivery vehicles, and location and design of layover space for any service or delivery vehicles expected to remain on Site during events.
- *Staff and Patron Bike Parking:* A detailed bike parking plan including the location, quantity, layout, and rack style will be prepared for the Site and included in the TAPA. Details about the proposed bikeshare valet will also be provided, including demonstration of cooperation with the bikeshare operator.
- *Staff Transportation Demand Management:* The Proponent will prepare a detailed Transportation Demand Management plan geared toward staff, vendors, and other supportive personnel for Game Days.
- *Operations Plan Monitoring, Reporting, and Updates:* Upon implementation of the Transportation Operations Plan, the Proponent will monitor effectiveness

and use of the various options offered through the operations management plan. Regular reports will be provided to the BPDA and BTM for review and approval, for modifications to the plan based on monitoring, and will comply with all the reporting requirements of the TAPA.

RECOMMENDATION

Based on the foregoing, staff recommends that the BPDA Board, after due consideration of the filings, written and oral comments received, and meetings held regarding the Proposed Project: (1) authorize the Director to issue a Scoping Determination waiving the requirement of further review pursuant to Article 80B-5.3(d) of the Code in connection with the PNF for the Proposed Project; (2) issue one or more Certifications of Compliance or Partial Certifications of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code, upon successful completion of the Article 80 Large Project Review process; and (3) to take any and all actions and execute any and all documents deemed necessary and appropriate by the Director in connection with the Proposed Project including, without limitation, executing and delivering a Cooperation Agreement, which will include a provision requiring compliance with the Boston Residents Jobs Policy.

Appropriate votes follow:

VOTED: That the Director be, and hereby is, authorized to issue a Scoping Determination under Section 80B-5.4(d) of the Boston Zoning Code, in connection with the White Stadium Renovation Project located on a portion of 450 Walnut Street in the Mattapan neighborhood of Boston (the "Proposed Project"), which (i) finds that the Project Notification Form submitted on December 18, 2023, together with the Supplemental filings, adequately describe the potential impacts arising from the Proposed Project, and provide sufficient mitigation measures to minimize these impacts; and (ii) waives further review of the Proposed Project under Section 80B-5.3(d) of the Code, subject to continuing design review by the Boston Redevelopment Authority ("BRA"); and

FURTHER

VOTED: That the Director be, and hereby is, authorized to issue one or more Certifications of Compliance or Partial Certifications of Compliance for the Proposed Project pursuant to Section 80B-6 of the Code upon successful completion of the Article 80 Large Project Review process; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to take any and all actions and execute any and all documents deemed necessary and appropriate by the Director in connection with the Proposed Project including, without limitation, executing and delivering a Cooperation Agreement, which will include a provision requiring compliance with the Boston Residents Jobs Policy, all upon terms and conditions determined to be in the best interests of the BRA.





SHARON DURKAN
OFFICE OF BOSTON CITY COUNCILOR, DISTRICT 8

July 18, 2024

Priscilla Rojas
Boston Planning & Development Agency
1 City Hall Sq, 9th Floor
Boston, MA 02201

Re: White Stadium

Dear Chair Rojas and Members of the Board,

I am writing in support of the Large Project Review application to the BPDA for the White Stadium project. This project will renew the current facilities to support BPS students, youth athletes, the broader community, and bring a professional Women's soccer team to Boston at a time when it will be well-received.

This private-public partnership would enable BPS to give student-athletes access to a world-class facility. The current facilities in this location are undignified for our students and student-athletes. As a City Councilor whose district contains two professional sports venues, I see the massive economic and cultural benefits world-class venues bring to the City of Boston.

Understanding that I am not the District Councilor for White Stadium, and that my voice is not the most important one in this conversation, I would like to lean on the students and athletes who I have had the opportunity to see highlighted by this proposal, but soccer and otherwise.

White Stadium as a centerpiece of BPS athletics, but it is also part of an historic Parks system, and I wholeheartedly value those who have concerns around the project's impacts on this historic park, but I think we can, and should both preserve this park, and make sure it is utilized by families and future generations. This proposal centers Bostonians and our communities.

Thank you for your consideration.

Sincerely,

Sharon Durkan
Boston City Councilor, District 8

ZONING COMMISSION, CITY OF BOSTON

MINUTES

Wednesday, May 22, 2024

Room 900, City Hall, Boston

Attendance

Commissioners

David Marr	
Building Trade Employers' Association	Present
Ricardo Austrich	
Boston Society of Architects	Absent
Jay Hurley, Chairman	
Greater Boston Massachusetts Labor Council AFL/CIO	Present
Aisha Miller	
Mayor's Selection	Present
Midori Morikawa	
Neighborhood Association	Present
Jill Hatton	
Mayor's Selection	Present
Michael Nichols	
Audubon Circle Neighborhood Association	Present
Michael DiMella	
Greater Boston Real Estate Board	Present
Nelson Arroyo	
Mayor's Selection	Present
Drew Leff	
Greater Boston Chamber of Commerce	Present
Vacancy	
Neighborhood Association	

Staff

Kathleen Onufer	
Deputy Director for Zoning and Regulatory Reform	Present
Jeffrey M. Hampton	
Executive Secretary to the Commission	Present

PUBLIC HEARING

This meeting was recorded.

1. Chairman Hurley called the meeting to order at 9:06 AM and opened the hearing regarding Text Amendment No. 525 and Map Amendment Application No. 781. Mattapan Squares and Streets.

The Interpreters assigned to the meeting introduced themselves.

The following offered testimony on the amendment:

Jack Halverson, Planner – BPDA
Kenya Beaman, Community Engagement Manager – BPDA
Fatima Ali-Salaam, GMNC

Jack Halverson presented the amendments to the Commission (see presentation in folder). He stated that these were grounded in PLAN: Mattapan.

Kenya Beaman spoke to the community engagement for PLAN: Mattapan from start to finish. This plan is to help shape Mattapan for the future.

Mr. Halverson presented the slide show to the Commission – this was presentation. There was detailed presentations on the proposed districts that were applicable to Mattapan – S5 is not one of them.

Commissioners Nichols and Miller arrived at 9:30 AM.

Commissioner Leff said that all rezoning is great to bring it up to date, but also a great process to get the community involved. We need to be thinking about neighborhood concerns but also city-wide needs. Was there an opportunity to do more? Best way to get more housing is taller buildings.

Ms. Beaman stated the neighborhood concern was not to have buildings that were too tall - “downtown heights”.

Fatima Ali-Salaam spoke in favor of the amendments. Added efforts were taken to respond to the proposed zoning. Good design will help influence future zoning.

Hearing closed at 9:38 AM, BZC entered Business Meeting

Commissioner Hatton made a motion to adopt Text Amendment No. 525 and Map Amendment Application No. 781. Mattapan Squares and Streets, as submitted.

Commissioner Miller seconded the motion.

Chairman Hurley put the motion to vote:

Yea: Hatton, DiMella, Leff, Miller, Morikawa, Marr, Arroyo, Nichols, Hurley

Nay: None

The motion carried 9-0.

2. Chairman Hurley called the meeting to order at 9:40 AM and opened the hearing regarding Text Amendment Application No. 520 and Map Amendment Application 772, Open Space Subdistricts. Commissioner Leff recused himself from this hearing and dropped off the meeting. The meeting was delayed awaiting an interpreter for Haitian-Creole. No interpreter was available. A statement was made by Jeff Hampton to ask if anyone attending the meeting wanted to request or required interpretation. No one requested interpretation.

The following offered testimony on the amendment:

Kathleen Onufer, Deputy Director for Zoning – BPDA
Morgan McDaniel, Deputy Chief of Operations – City of Boston
Sam Nabulsi, outside counsel for the City – Rose Law
Karen Mauney-Brodeck, Emerald Necklace Conservancy
Derek Evans, resident
Melissa Hamel, resident
Renee Stacey Welch, resident

Kathleen Onufer presented the proposed amendments to the Commission (see folder for presentation).

Morgan McDaniel spoke to the specifics to the White Stadium Revitalization (see presentation).

Sam Nabulsi spoke to the legal aspects of the White Stadium parcel. The George White Fund owns the parcel. The care and custody was shifted to BPS since 1949. State Legislature in 1950 deemed this a school building as well as it would kept being used as such.

Ms. Onufer stated that if this was a Public Facilities project, no zoning would be necessary, but because it's so complex, this was the best course of action.

Commissioner Hatton asked that there be an overview of the components of the arrangement of the 1949 agreement. If this is approved, we need to know how iron-clad that this agreement is.

Mr. Nabulsi stated it's clear and straight forward. Comes from a large will that states that the City may manage and transact on any disposed parcel through any City department. That is the authorization.

Commissioner Hatton wanted to clarify on game day parking restriction. Do they apply equally to the shaded area? Not everyone in JP gets a placard.

Ms. McDaniels stated that this was correct.

Commissioner Hatton asked about numbers in community benefits that are typically shown to the Commission. Who is paying for the improvements to the community?

Ms. McDaniels stated that the agreement is still being negotiated so she could not get into specifics. Boston Unity Soccer is going to pay rent, revenue share as well as the creation of a community benefits fund. Maintenance of the playing field will be maintained by Boston Unity.

Commissioner Hatton asked that the City is covering the cost of the sidewalks, streets, public realm.

Ms. McDaniels said that they are still working through it.

Commissioner Miller asked if community benefits have been finalized?

Ms. McDaniel said \$500,000 annually as well as other contracting opportunities as well as supporting local businesses. Benefits to BPS is also a benefit.

Commissioner Morikawa asked if there was a projection of permanent jobs?

Ms. McDaniel said it was about 300 permanent jobs.

Karen Mauney-Brodeck spoke in opposition to the petitions. Spoke to the requirement to conform with Article 97 of the Mass Laws dealing with open space.

Derek Evans spoke in opposition to the petitions. Stated that this was an adverse taking.

Melissa Hamel spoke in opposition.

Renee Stacey Welch spoke in opposition.

Hearing closed at 10:59 AM, BZC entered Business Meeting

Commissioner Miller asked about the lawsuit and what was going on with it.

Mr. Nabulsi said there were 2 issues framed – objection of joint undertaking and applicability of Article 97. Joint undertaking states that the White Fund will not contribute to any funds. No money is being contributed. Franklin Park is considered parkland and

subject to Article 97. White Stadium was carved out in 1950 as a school building not subject to Article 97.

Ms. Onufer stated that this is not an approval of the project. These are zoning changes only.

Commissioner Hatton recognizes that this won't come back to the Commission. Is this fully litigated?

Mr. Nubulsi stated that the issues are fully litigated. There is still plenty of process.

Commissioner Nichols amplified that there is disappointment in the public process from the beginning. This is a relatively amount of comment in comparison to what has become before the Commission in the past. What exactly is being asked of the Commission?

Commissioner Miller agreed with Mr. Nichols. We don't want to be in a position where the communities think we are not listening to them.

Commissioner DiMella made a motion to adopt Text Amendment Application No. 520 and Map Amendment Application 772, Open Space Subdistricts, as submitted.

Commissioner Marr seconded the motion.

There was general discussion among the Commission with respect to community engagement from the beginning and going forward.

Chairman Hurley put the motion to vote:

Yea: Hatton, Arroyo, Miller, Marr, Morikawa, DiMella, Nichols, Hurley

Nay: None

The motion carried 8-0.

Chairman Hurley adjourned the meeting at 11:21 AM

Executive Secretary