



Open Space Zoning Amendments

Public Meeting

Zoom Controls to Listen to Interpreters



(EN) Look for the interpretation icon (globe) at the bottom of your screen and select the language you want to hear.

(Kreyòl Ayisyen) Chèche ikòn entèpretasyon ki gen fòm (glòb) anba ekran ou an epi seleksyone lang ou vle tande a.

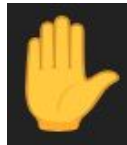
(Español) Busque el ícono de la interpretación (globo) en el borde inferior de su pantalla y seleccione el idioma en el que desea escuchar.

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.



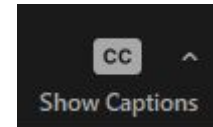
Mute/unmute



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



Turn video on/off



Enable closed captions

Please Ask for Clarification!

Ask questions in the chat along the way – our staff are available to answer during the presentation!

Ask for us to clarify any terms or concepts we discuss – we want to make sure that what we cover is accessible to everyone so you can all share your informed feedback!

BPDA and City Staff Here Tonight

Adriana Lasso-Harrier, BPDA
Kathleen Onufer, BPDA
Kenya Beaman, BPDA
Jamarhl Crawford, BPDA
Mark McGonagle, BPDA
Morgan McDaniel, Deputy Chief of Operations
Carrie Marsh Dixon, Parks
Liza Meyer, Parks
Avery Esdaile, BPS Athletics Director



White Stadium (Boston Globe)

Article 33 - Zoning for Parks & Open Space

A special zoning article that recognizes that parks & open spaces are unique land uses.

The purpose of Article 33 is to:

- **Encourage preservation** of Boston's open space
- **Enhance the appearance of neighborhoods** through the protection of open space
- **Distinguish different types** of open space (i.e. community garden vs. shoreland)
- **Coordinate** between state, regional, and local open space plans
- **Mitigate the effects** of noise and air pollution and **ensure adequate natural light and air**



Franklin Park



Jamaica Pond



Highland Park

Article 33 - Zoning for Parks & Open Space

Currently, there are **9 open space subdistricts** in Article 33:

- **Community Garden** (OS-G)
- **Parkland** (OS-P)
- **Recreation** (OS-RC)
- **Urban Wild** (OS-UW)
- **Shoreland** (OS-SL)
- **Waterfront Access Area** (OS-WA)
- **Cemetery** (OS-CM)
- **Urban Plaza** (OS-UP)
- **Air-Right** (OS-A)



Piers Park, East Boston (OS-WA)



Paul Revere Mall, North End (OS-UP)



Gladeside Urban Wild, Mattapan (OS-UW)



Back Bay Fens (OS-P)



Day Blvd, South Boston (OS-SL)



Lawndale Playground, JP (OS-RC)

Regulating Parks & Open Space

Most of the rules or regulations for public lands are set by state law and City ordinances.

Art 97 Constitution of the Commonwealth declares the conservation of natural resources a public purpose. The **Public Lands Preservation Act** regulates the use of Article 97 land for another purpose, or its disposition, as part of protecting it in perpetuity.

City Ordinance for Parks Design Review

- Any construction or alteration within 100 ft of a park requires Parks Commission approval of design

Public Facilities - Public facilities constructed by the Public Facilities Department are exempt from zoning.

Public ownership of the land

- When land is owned by a public entity, such as the City of Boston, or Boston Public Schools, they can set rules as a landowner in addition to zoning.

Proposed New Subdistrict: Stadium Open Space

The Stadium Open Space Subdistrict (OS-S) is a new subdistrict that is proposed to be added to Article 33.

The **Stadium Open Space Subdistrict** would create a new stadium and public amphitheater zoning district, in order to enable greater investment and enable more amenities in the city's open spaces.

The new subdistrict would:

- Apply to land appropriate for and limited to **active or passive recreation**
- Necessitate the administration of a **public entity or nonprofit organization**
- Allow uses to support the stadium/public amphitheater such as: **accessory retail, restaurant serving alcohol, and entertainment uses**

Proposed New Subdistrict: Stadium Open Space

Proposed district:

*Stadium open space subdistricts shall consist of **land appropriate for and limited to active or passive recreation uses, including stadiums and outdoor amphitheaters when such uses are administered by a public entity delegated to carrying out the land uses allowed in this article** or their designee (except that a private person, entity or conservation trust shall not in any instance administer such uses unless designated by a public entity), or a nonprofit organization established for the purposes of carrying out the land uses allowed in this article.*

Can include accessory retail, restaurant serving alcohol, and entertainment uses when supporting a stadium or outdoor amphitheater use, excepting any uses as may be prohibited for publicly-owned land that is permanently protected open space under Article 97 of the Amendments to the Constitution of the Commonwealth.

Proposed Areas for Rezoning

The Stadium Open Space subdistrict would be applied to two existing stadiums that meet this definition:



East Boston Memorial Stadium



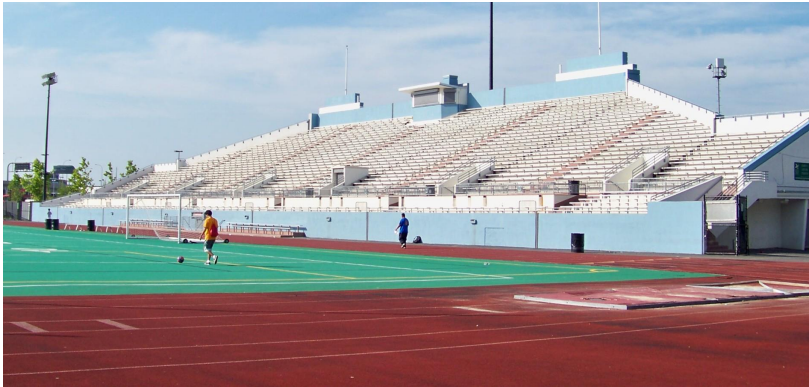
White Stadium, Franklin Park

In the future, the Stadium Open Space subdistrict could also be applied to existing or new public stadiums or amphitheatres in order to better support them and allow for more public amenities on the premises.

East Boston Memorial Stadium

The parcel containing East Boston Memorial Stadium in East Boston Memorial Park is proposed to be rezoned from an Open Space-Recreation (OS-RC) subdistrict to Open Space Stadium.

This rezoning **will not enable any changes** to the function of East Boston Memorial Stadium, but instead will allow the stadium to now have zoning that **more accurately reflects its current use**.



Aerial view of East Boston Memorial Stadium

White Stadium, Franklin Park

The parcel containing White Stadium in Franklin Park is proposed to be rezoned from an Open Space-Parkland (OS-P) subdistrict to Open Space Stadium.



Aerial view of White Stadium

This rezoning will support White Stadium's function as a major community resource and enable future investment.

It also supports planning recommendations in the Franklin Park Action Plan, which named the Playstead area, including White Stadium, as a "major magnet" with a need for increased public amenities and investment.

Next Steps for Zoning Amendment

The draft legal language was published on the BPDA website December 12.

- **January 8:** Close of first comment period.
- **January 18:** BPDA Board consideration (comments collected up to Board meeting)
- **February 14:** Zoning Commission consideration (comments collected up to Zoning Commission date)



Questions & comments on proposed zoning changes (10 - 15 mins)

BACKGROUND: White Stadium

Location: Playstead section of Franklin Park in Roxbury

Overview

- Stadium in disrepair due outdated infrastructure and a fire
- Built in 1945
- Stadium has and will continue to be a place for the community to enjoy

Existing Space

- Seats 10,000
- Run by Boston Public Schools
- Numerous uses including community events and BPS athletics



THE VISION: Restore White Stadium as a treasure of BPS Athletics.

As part of the Green New Deal for BPS, Mayor Wu announced a commitment to transformative investment in White Stadium.

We envision the renovation of White Stadium as an opportunity to revitalize and reimagine this space as a hub for BPS Athletics and local community groups.

- Access to state-of-the-art athletic facilities
- Space to build leadership skills on and off the fields
- Space to improve community health and wellness
- Opportunities to build partnerships to benefit students and community members for long-term career readiness



East Grandstand

30,000 sf

In place of the existing east grandstand a new grandstand would be constructed to include 5,000 seats and concessions and restrooms to support stadium events. Locker rooms would be located under the grandstand on each end for BPS field sports.



Strength & Conditioning Sports Medicine Suite

10,000 sf

The lower level would be focused around a collegiate level strength training area for students to train in and out of season. Adjacent to the training floor would be a sports medicine program with training and treatment areas along with office space for athletic training staff on the upper level.



Student Resource Space

3,500 sf

Space would be provided for student to use in-between practices, games, or after school space to study, gather, or meet with coaches. This area of the building would include a 50 person classroom and flexible seating overlooking the field that could support a variety of uses.

Community Space

2,000 sf

At the central portion of the grandstand would be a Community Space w/ a terrace overlooking the field and could be used for team banquets, award ceremonies, or community gatherings. During soccer games the space could be used as a suite with ticketed admission.

Boston Public Schools Department of Athletics

10,000 sf

The building on the north side of the grandstand would house locker rooms and Boston Public School athletic equipment distribution program on the first level. BPS Athletics offices would be on the upper level overlooking the field to the west.

West Grandstand

45,000 sf

The renovated West Grandstand would provide seating, concessions, restrooms, and professional teams' locker rooms. The interior would also have space for the NWSL teams' staff.

400 Meter Track & Playing Field

The existing track would be replaced with an 8 lane 400 meter track to host MIAA track and field events. The new playing field would be large enough to host professional or collegiate level soccer and would also remain home for BPS field sports.

Throwing sports (discus, shotput) would be located in the southeast corner of the site, accessible from locker rooms in the east grandstand and spectator seating would be placed near the south fence line.

Public Private Partnership

A unique public-private partnership between the City of Boston and Boston Unity Soccer Partners LLC will deliver an exciting future for White Stadium:

- A world class stadium for BPS athletes and community groups
- A new professional women's soccer team – 20 games per year
- Activated event space in the fenced-in area south of the track
- Two simultaneous construction projects with unified design



Proposed Project: White Stadium Revitalization



Analysis as Part of Article 80

1. Architecture
2. Environmental
 - a. Infrastructure systems
 - b. Energy
 - c. Climate resiliency
 - d. Smart utilities
 - e. Light pollution
 - f. Noise (qualitative)
3. Transportation
 - a. Trip generation
 - b. Loading and access
 - c. Parking and curbside management
 - d. Transportation network impact analysis
4. Neighborhood
 - a. Massing
 - b. Scaling elements
 - c. Transportation and vehicular circulation
 - d. Land use

Proposed Project: White Stadium Revitalization



Article 80 Timeline:

12/18 - PNF Filing

1/3 - IAG Meeting

1/11 - Public Meeting

1/24 - End of comment period

Keep up with project review: <https://www.bostonplans.org/projects/development-projects/white-stadium>

Questions about the White Stadium project? Email Ebony DaRosa, BPDA Project Manager: ebony.darosa@boston.gov

Questions & Comments