

REVOLUTION

A DESIGN OF THE SOUTH END DEVELOPMENT
IN BOSTON, MA

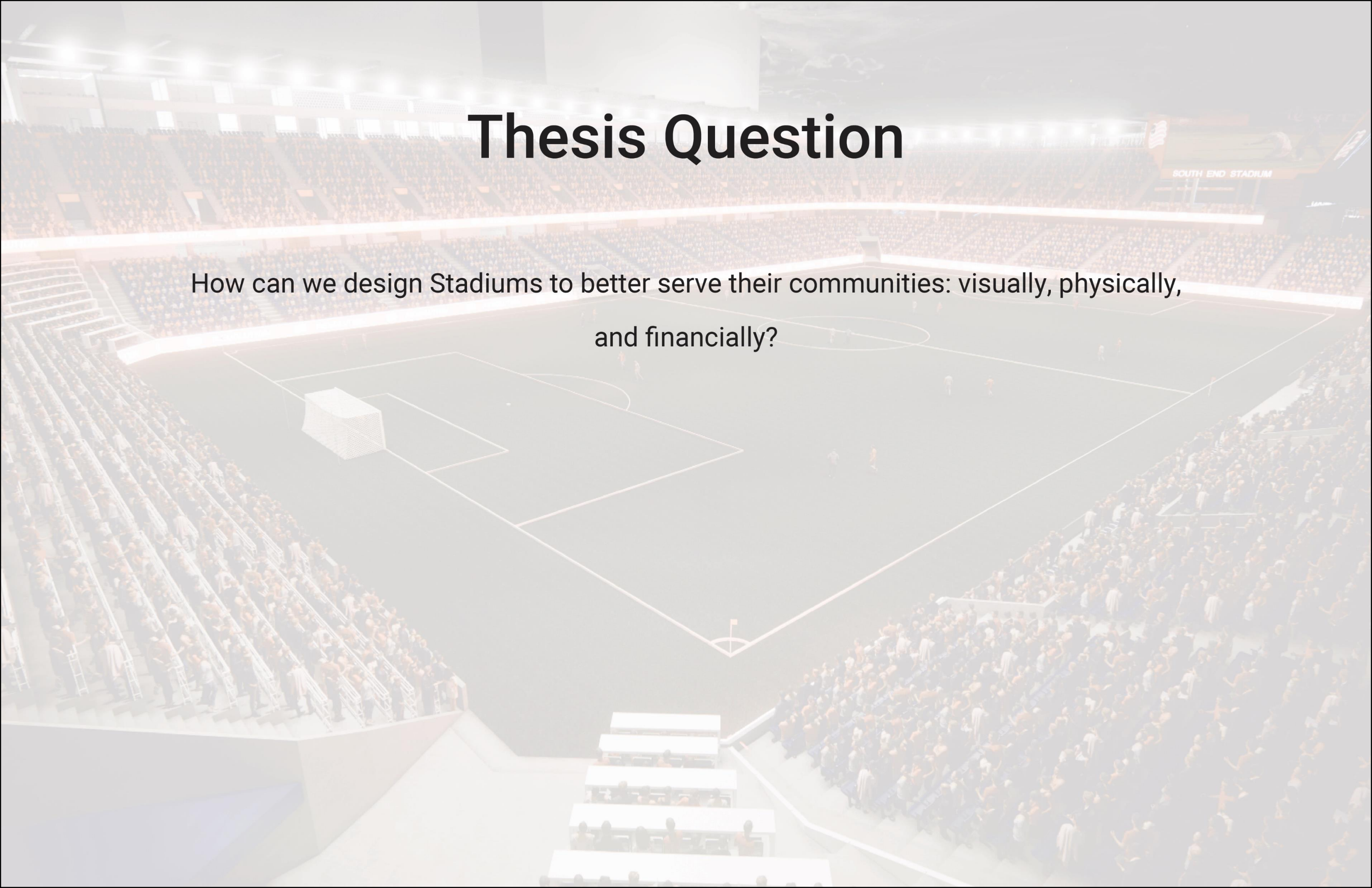
MAY 3, 2021

SPENCER BUMBY



Thesis Question

How can we design Stadiums to better serve their communities: visually, physically, and financially?



Project Goals

1. Propose a **permanent home** for the MLS' New England Revolution
2. Create a **public/private financial agreement** based on usage
3. Spark activity that forms a **new community hub** for South Boston

Project Approach

1. Create **visual openings** to invite use by the public
2. Design spaces that can be **converted for public use**
3. Utilize **current and future** design trends
4. Keep buildings at an **approachable scale**
5. **Draw the line appropriately**

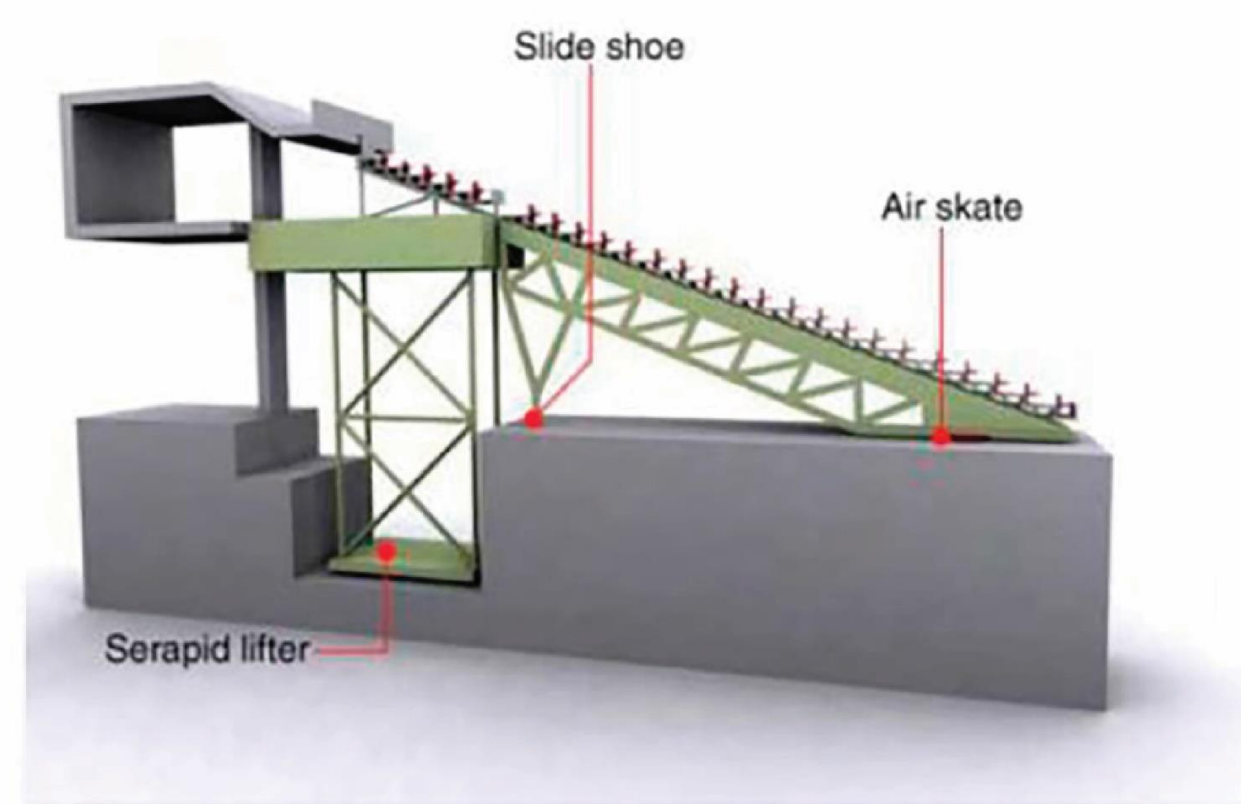
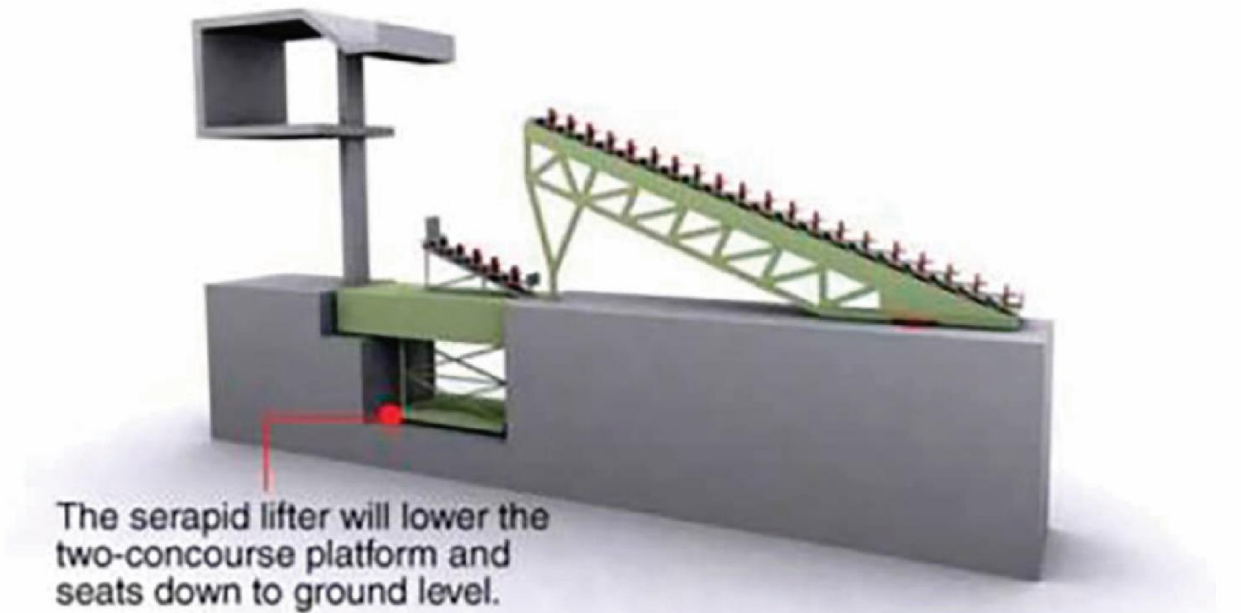
Current MLS Stadium Trends

An aerial, high-angle view of a large soccer stadium filled with spectators. The field is visible in the center, with white lines marking the pitch. The stands are densely packed with people, and the stadium is illuminated by bright lights. The text "SOUTH END STADIUM" is visible on the right side of the stadium.

- **Smaller scale, Soccer-Specific Stadiums (<25,000 seats)**
 - **Primarily privately financed**
 - A wider **variety of food** and beverage options
 - **Seats close to the field**

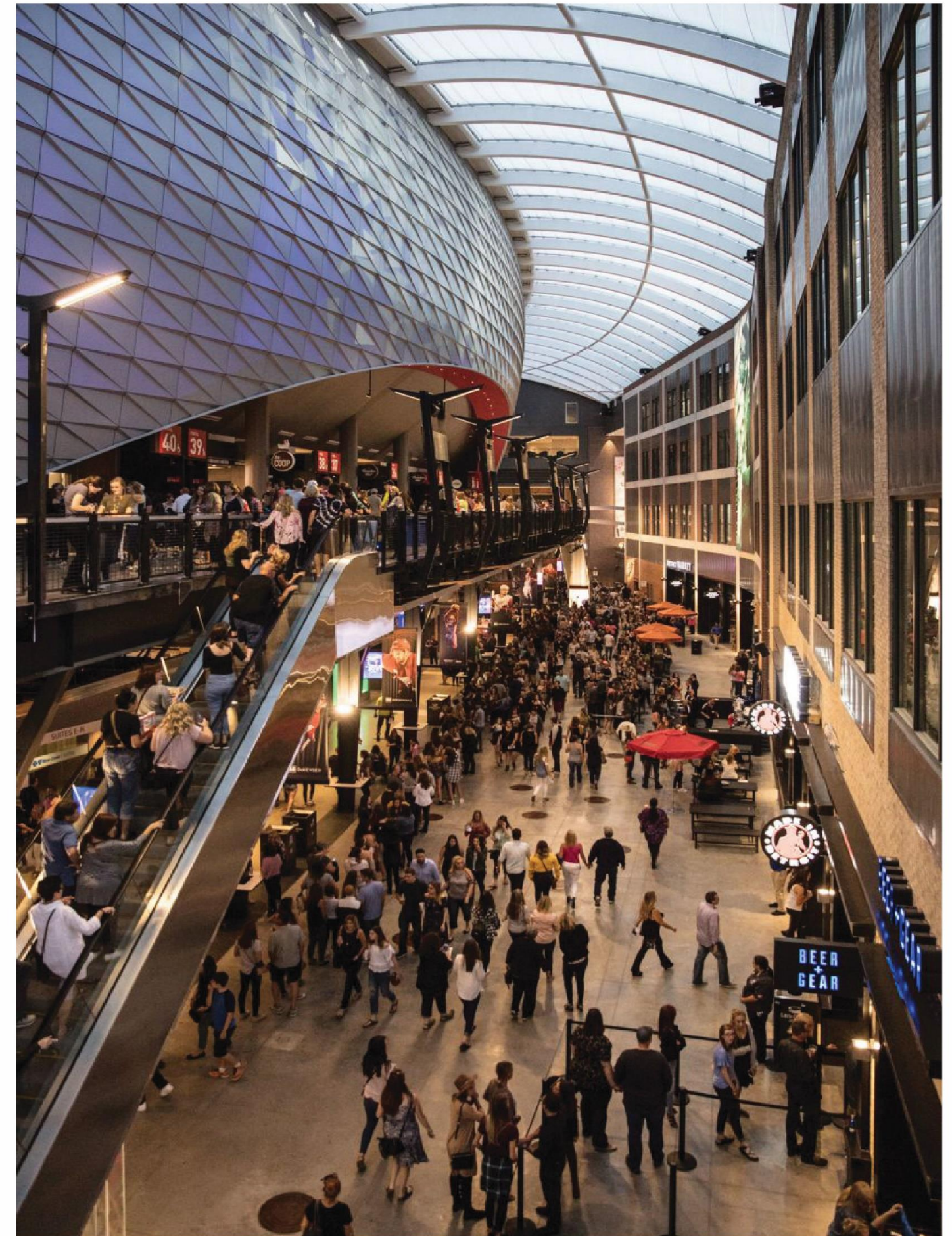
Singapore National Stadium

- Retractable Seating
- Adjustable Capacity
- Designed for Multiple Sports



Little Caesars Arena

- “Indoor Street” Designed in Arena
- Unique Seating on the Gondola
- 62% Privately Financed



Proposed Dorchester Stadium

- Soccer-Specific Stadium
- 20,000 - 25,000 Capacity
- Privately Financed, up to \$400M



Project Justification

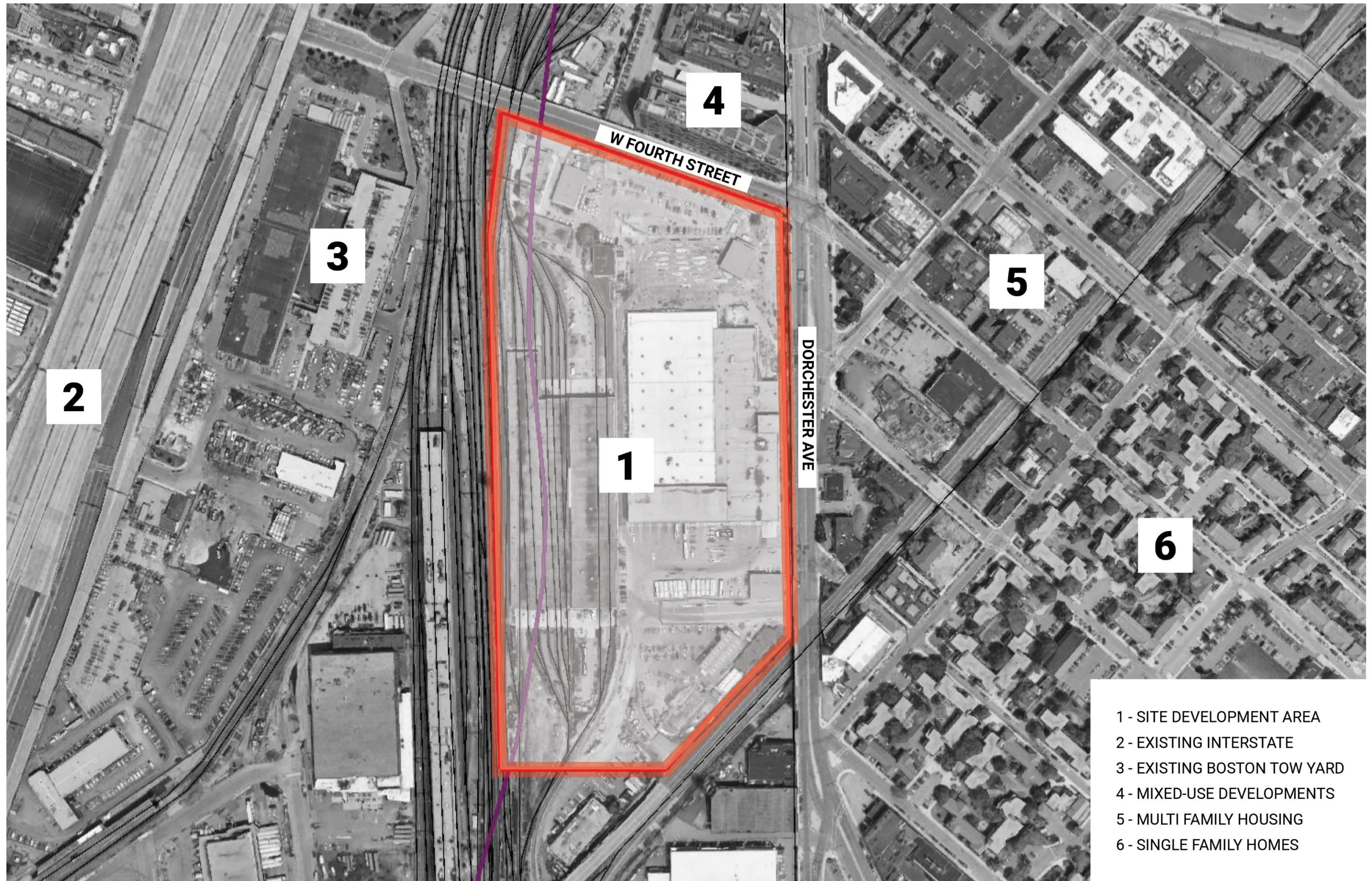
- Robert Kraft, NE Revolution Owner, has openly stated his desire to build a Stadium in the heart of Boston for up to \$400 million
 - There is an existing desire to build up the area for developments
- Since the failed Olympic Bid, there have been multiple proposals to develop the land and surrounding neighborhoods





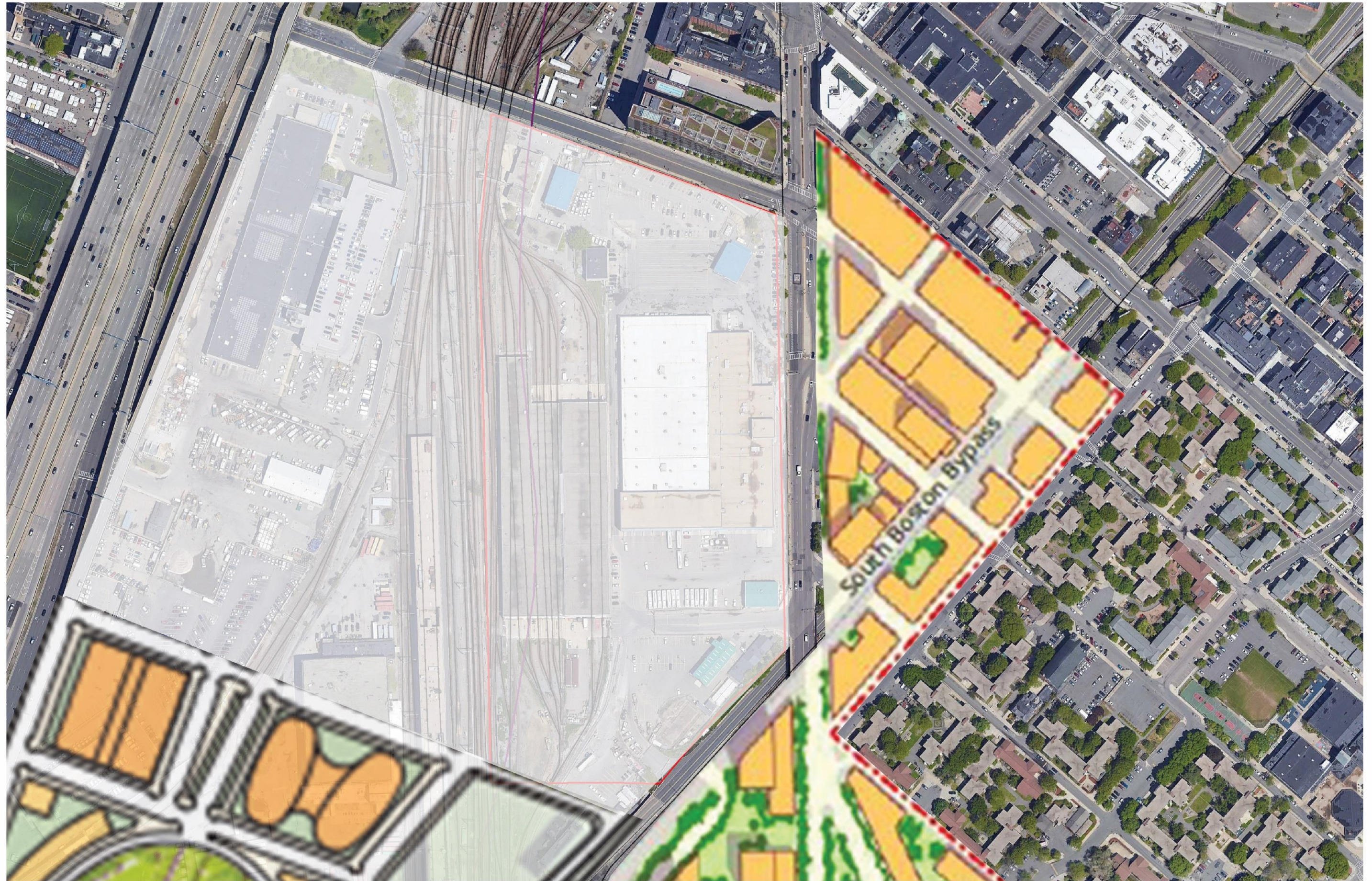
MIDTOWN BOSTON

SITE LOCATION - BOSTON

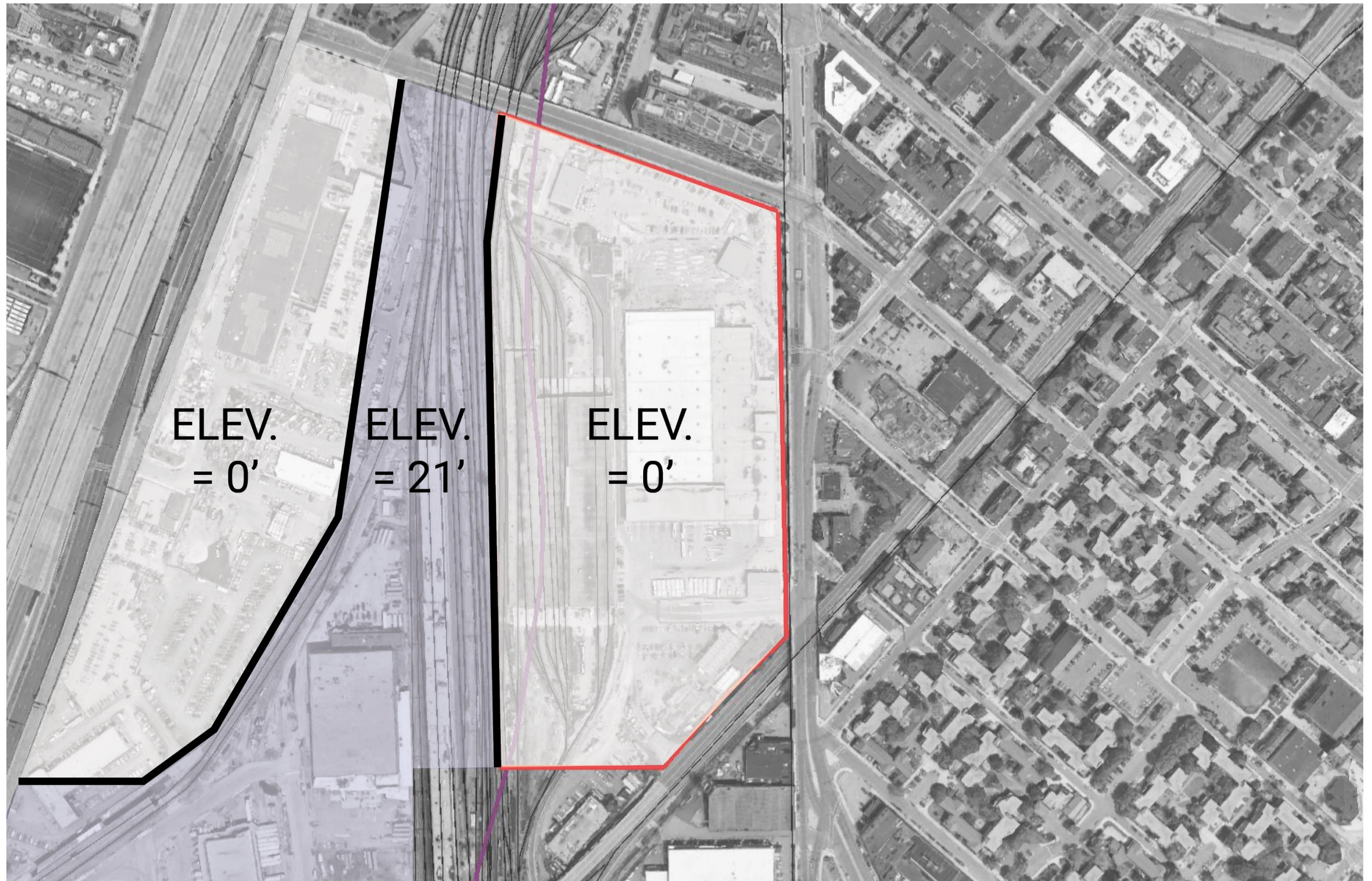


- 1 - SITE DEVELOPMENT AREA
- 2 - EXISTING INTERSTATE
- 3 - EXISTING BOSTON TOW YARD
- 4 - MIXED-USE DEVELOPMENTS
- 5 - MULTI FAMILY HOUSING
- 6 - SINGLE FAMILY HOMES

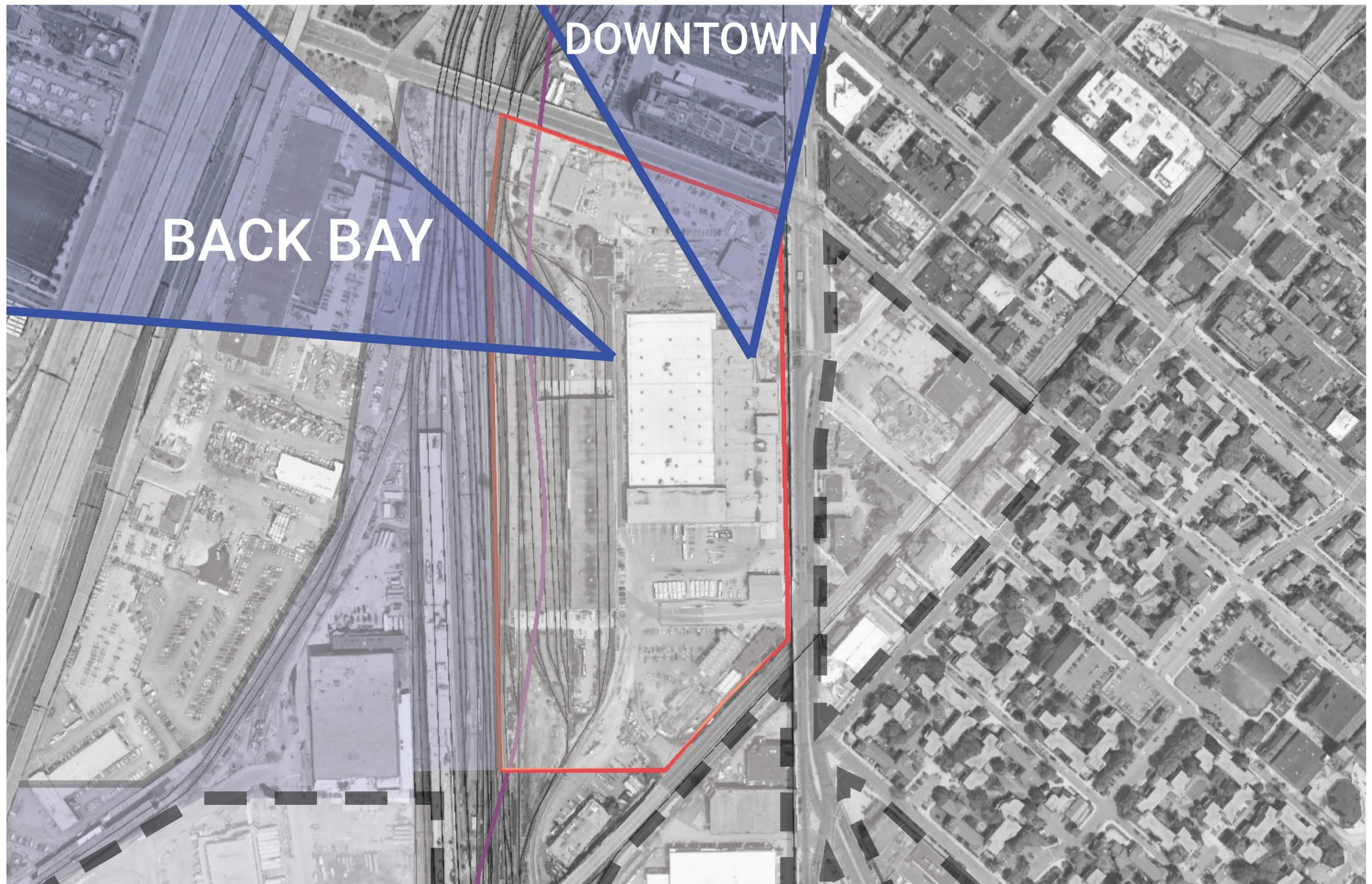
SITE OVERVIEW



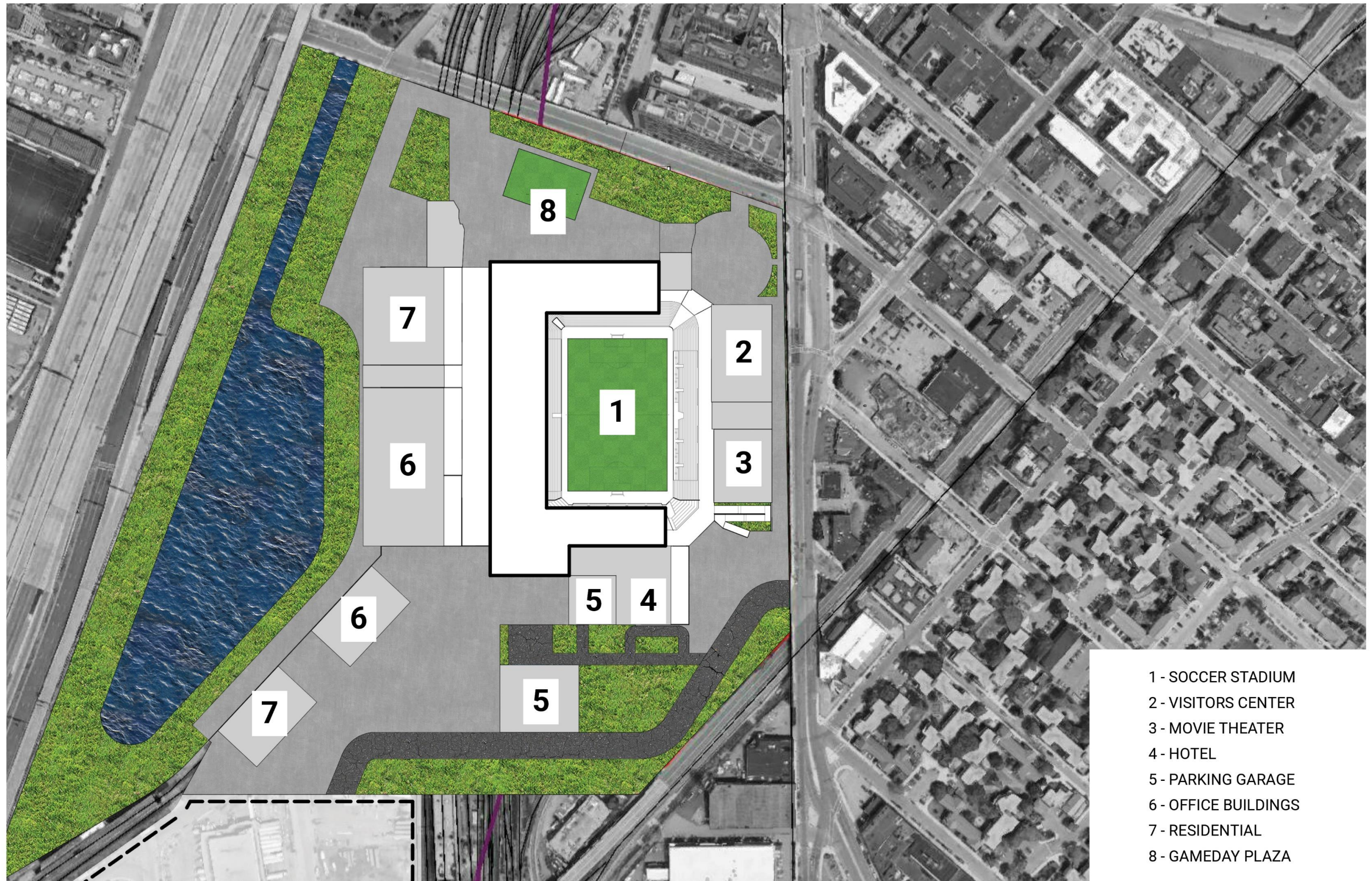
SITE ANALYSIS - FUTURE DEVELOPMENT



SITE ANALYSIS - ELEVATION



SITE ANALYSIS - VIEWS FROM SITE



- 1 - SOCCER STADIUM
- 2 - VISITORS CENTER
- 3 - MOVIE THEATER
- 4 - HOTEL
- 5 - PARKING GARAGE
- 6 - OFFICE BUILDINGS
- 7 - RESIDENTIAL
- 8 - GAMEDAY PLAZA

SITE DESIGN



1 - SITE INTRODUCTION

Stadium Functions - Sports

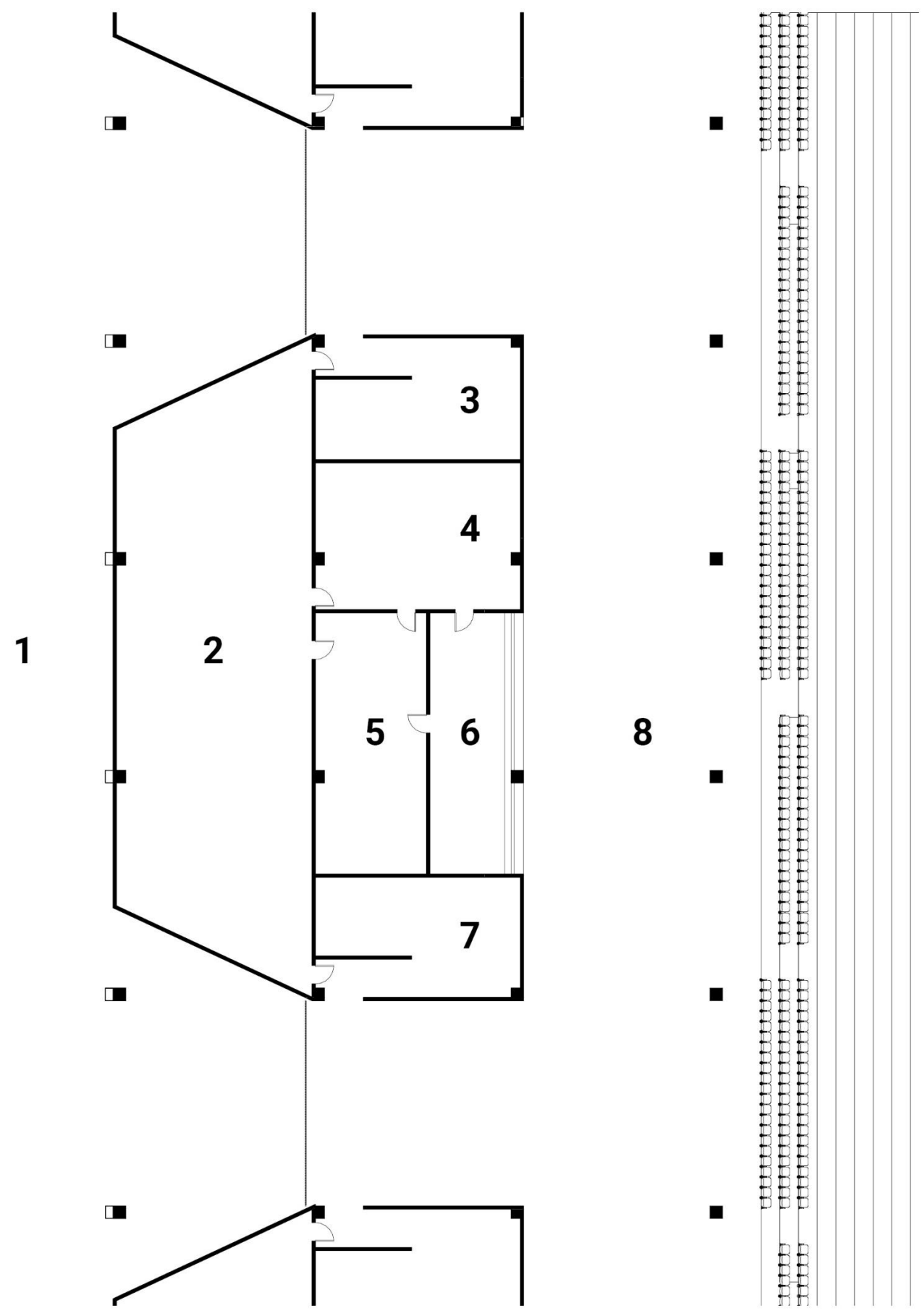
- **Major League Soccer (NE Revolution)**
- **National Football League (NE Patriots)**
- Collegiate And High School Football
- Collegiate And High School Soccer
- Outdoor Hockey

Stadium Functions - Community

- Farmers Market
- **Food Truck Gatherings**
- Restaurants
- **Recreational Sports**
- Concerts
- Ice Skating And Sledding

Multi-Use Components

- **Concession Stand/ Restaurant Concept**
- **Movie Theater/ Suite Conversion**
- **Retractable Seats And Ramps**
- Retractable Field
- Multi-Use Event Spaces



- 1 - GRAND HALLWAY
- 2 - SEATING AREA
- 3 - WOMEN'S RESTROOM
- 4 - STORAGE AREA
- 5 - KITCHEN
- 6 - CONCESSION STAND
- 7 - MEN'S RESTROOM
- 8 - STADIUM CONCOURSE

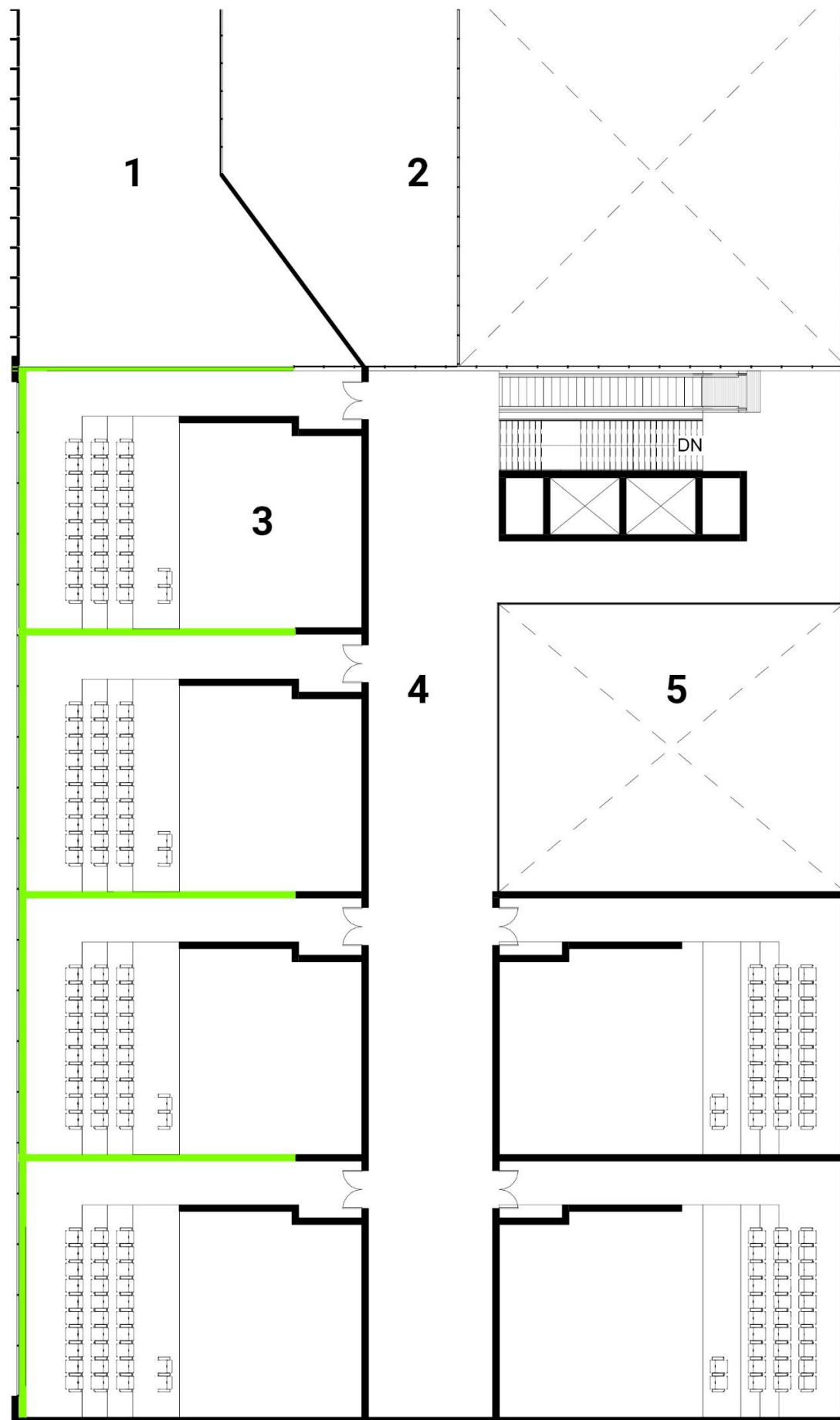
Off-days (Public)

During the concept's off days, the kitchen and restrooms are able to remain in use. With these components, it is possible to utilize the space as a fully functioning restaurant.

Gamedays (Private)

Due to the direct connection into South End Stadium and its ability to be used by ticketed patrons, the concept will be restricted to those with tickets during gamedays.

RESTAURANT / CONCESSION STAND CONCEPT



- 1 - FLEX SEATING SPACE
- 2 - FLEXIBLE USE AREA
- 3 - MOVIE THEATER (TYP.)
- 4 - MAIN HALLWAY
- 5 - LOBBY SPACE BELOW

Off-days (Public)

During the concept's off days, the movie theater will be able to operate like any typical movie theater. The building also has two entrances, one to the main concourse in the stadium and one to the ground level off of Dorchester Ave.

Gamedays (Private)

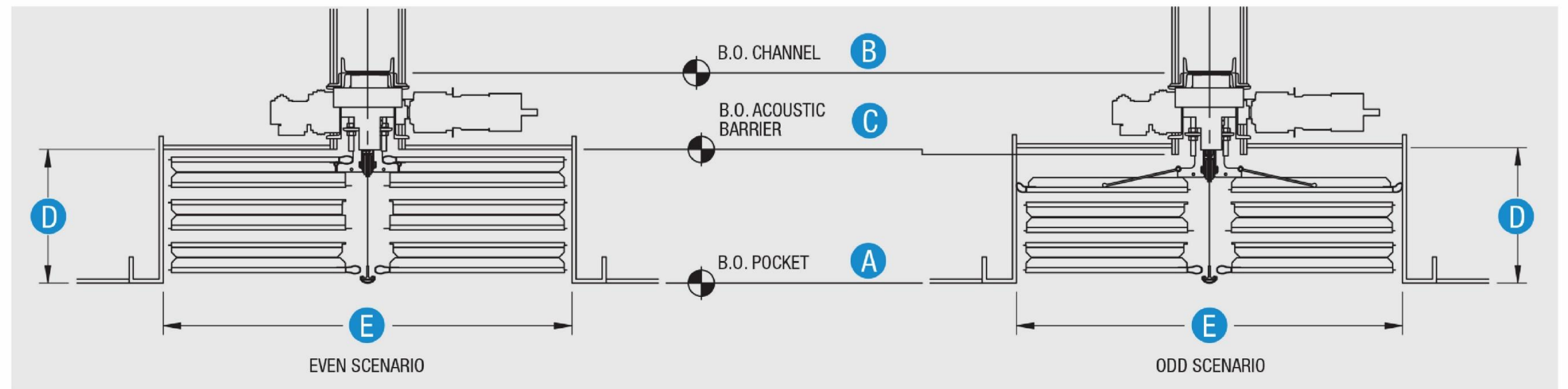
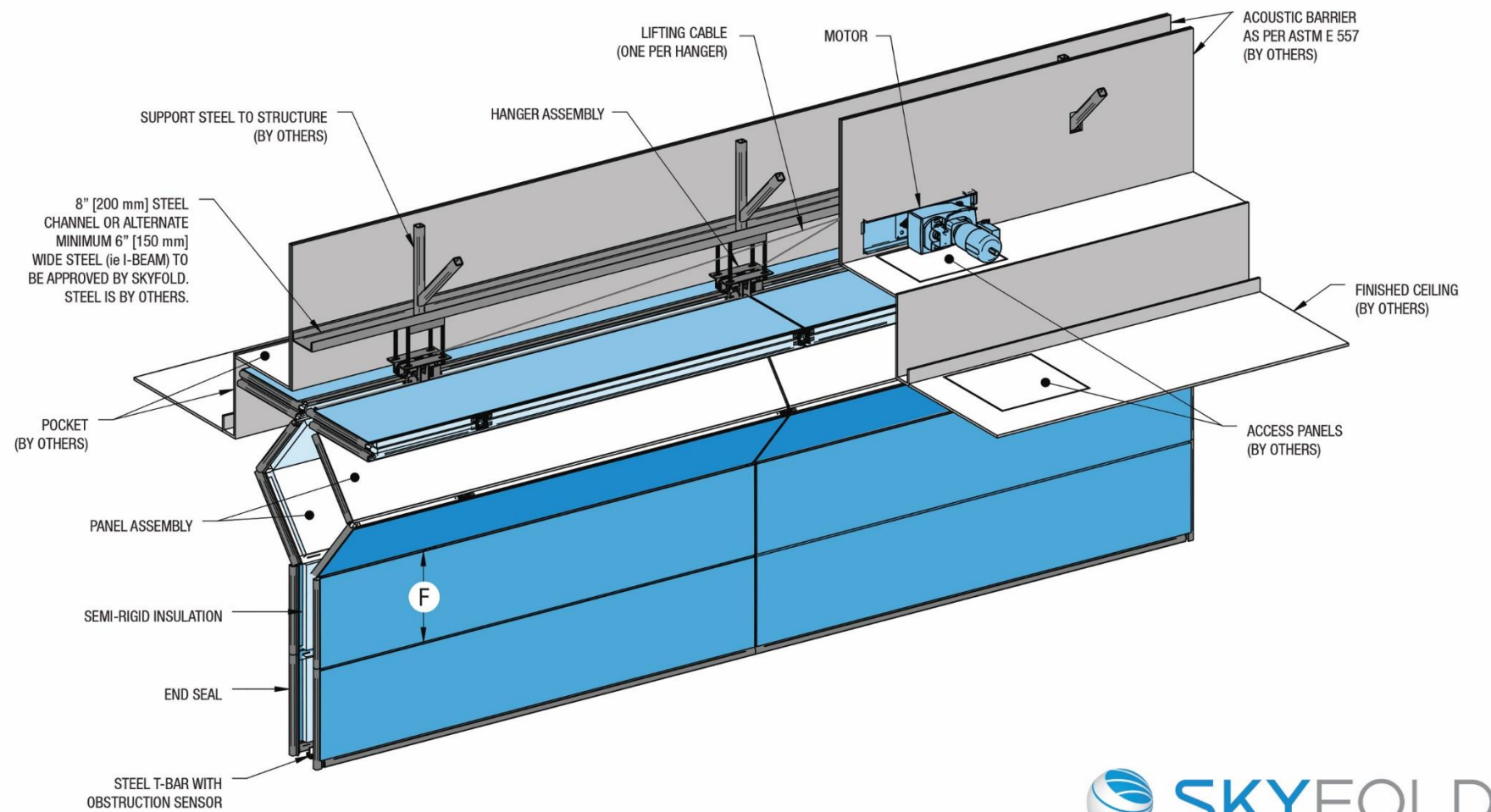
During gamedays, the movie theater will be able to be publicly accessed from the ground level by any patron and from the concourse level by sports ticket holders. The four west facing theaters will retract their walls to create a large open suite to watch the game in.

MOVIE THEATER / SUITE CONVERSION

Retractable Walls

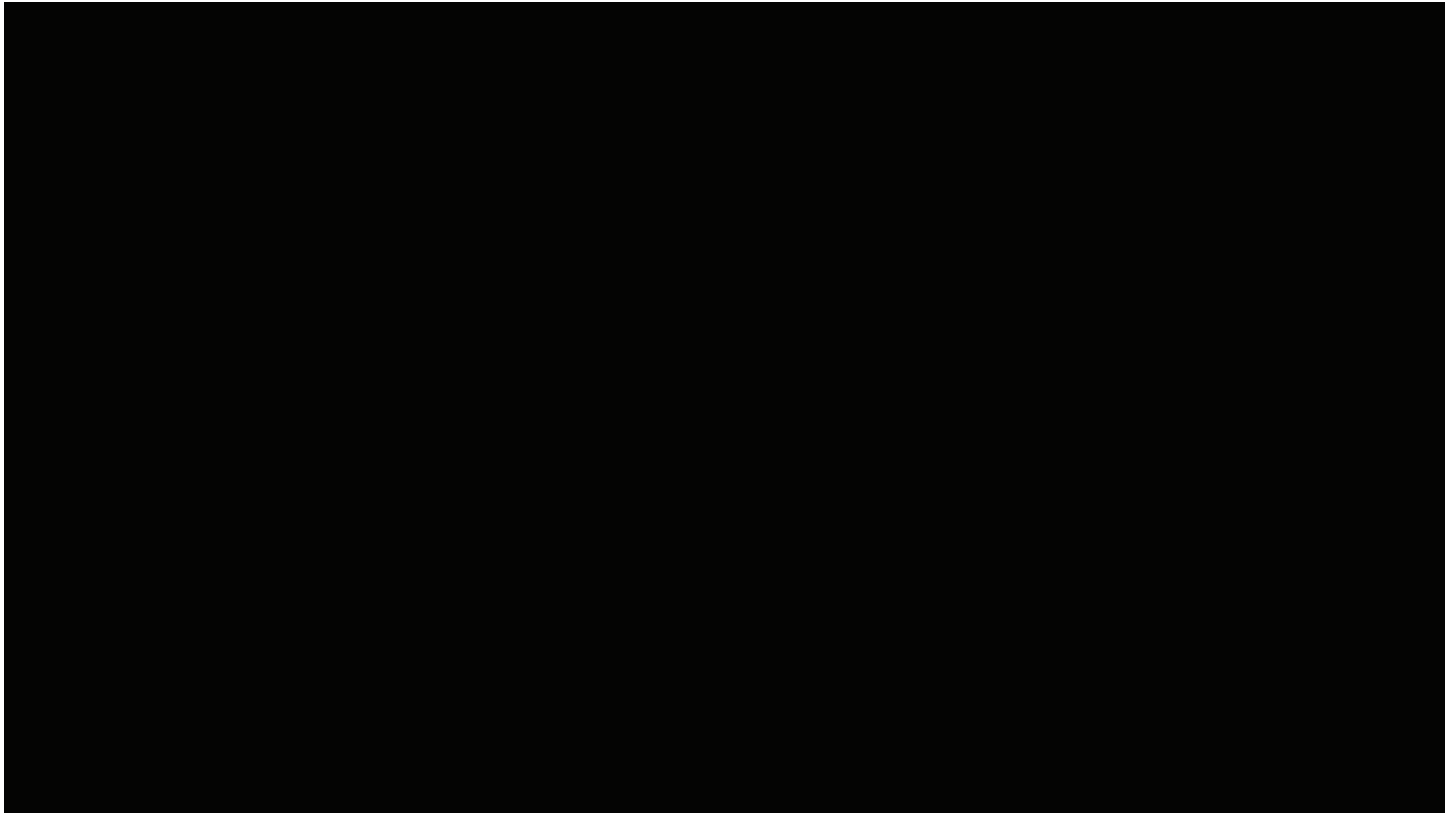
Skyfold Zenith Wall Systems

- Retractable wall panels, capable of being placed on flat flooring and stairs
- Mechanically retractable, able to be open and closed within a matter of hours





MOVIE THEATER - PUBLIC USE



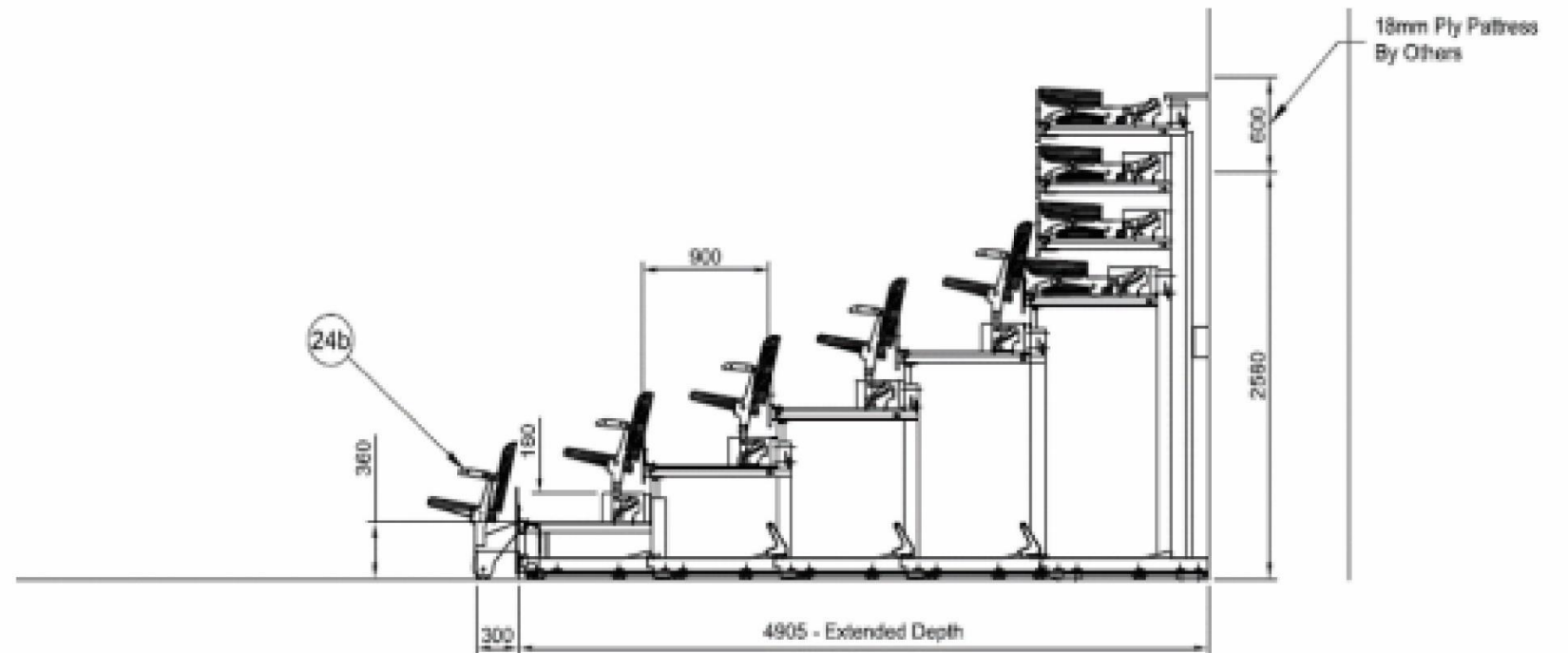
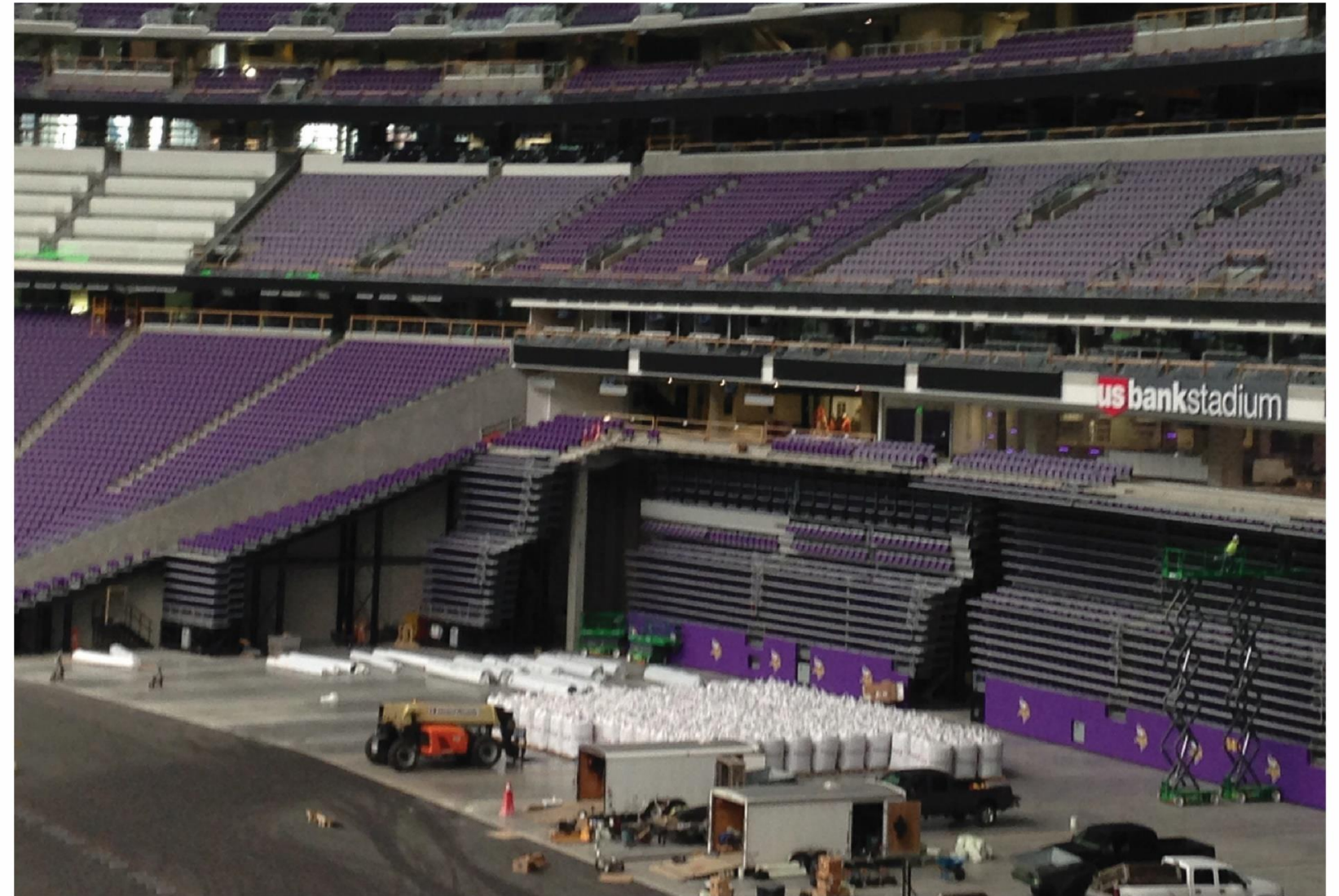


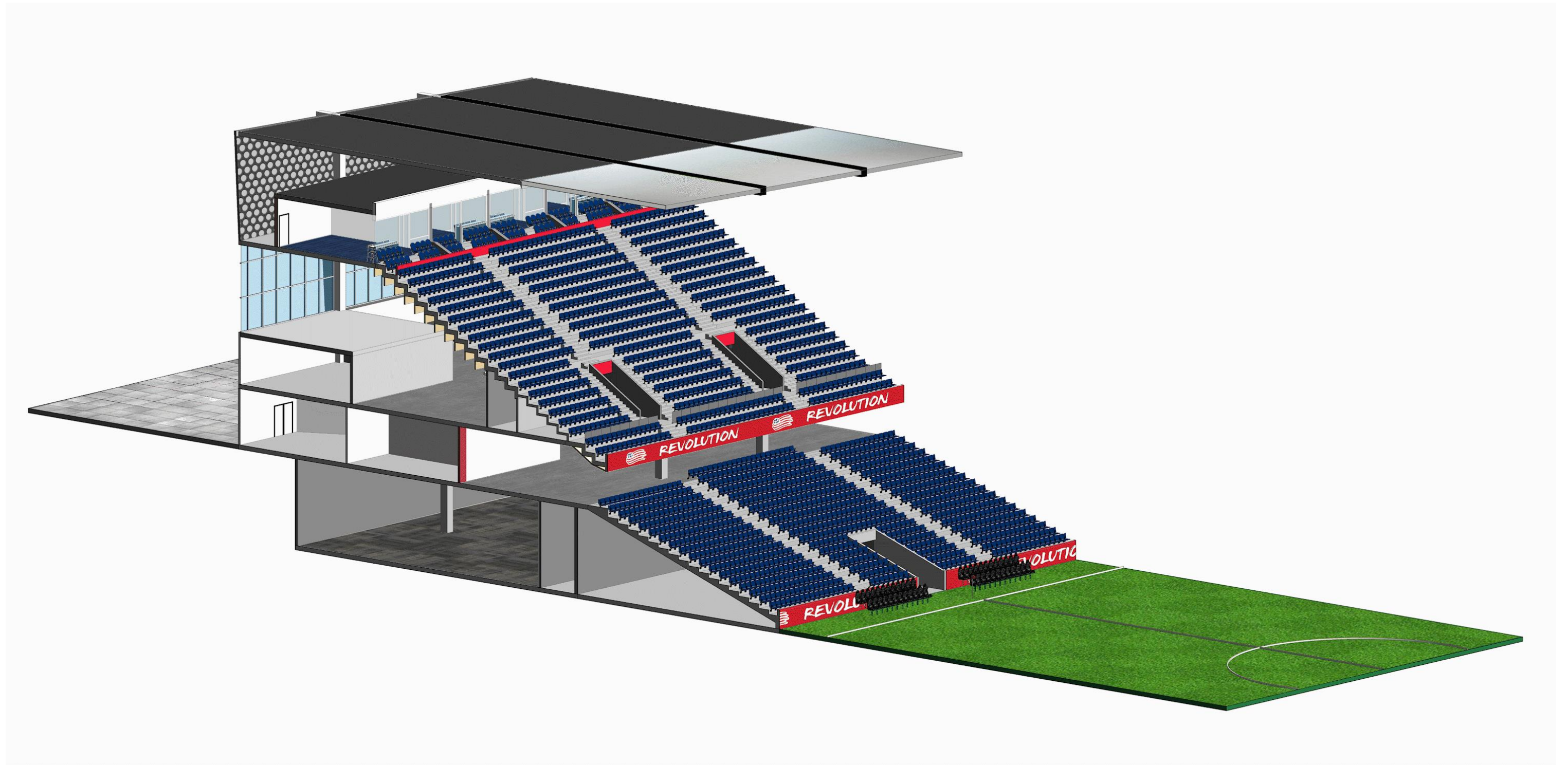
MOVIE THEATER - STADIUM SUITE USE

Retractable Seating

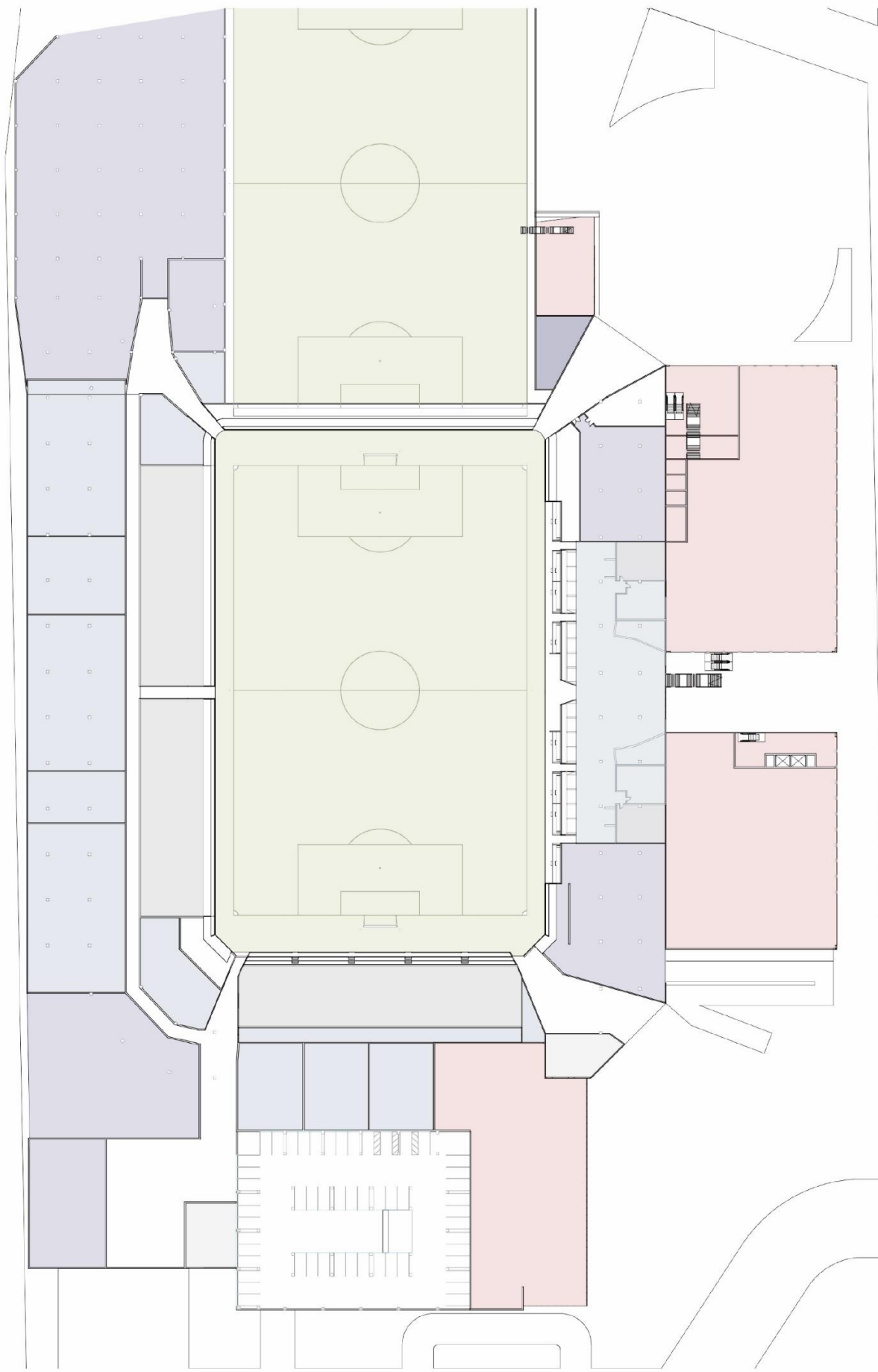
Case Study: U.S. Bank Stadium
Minneapolis, Minnesota

- Movable seating sections, designed to retract to accommodate a baseball configuration.
- Mechanical retracting system, capable of retracting within a matter of hours





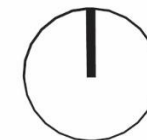
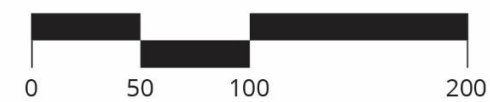
STADIUM SEATS TO GRASS FIELD CONVERSION

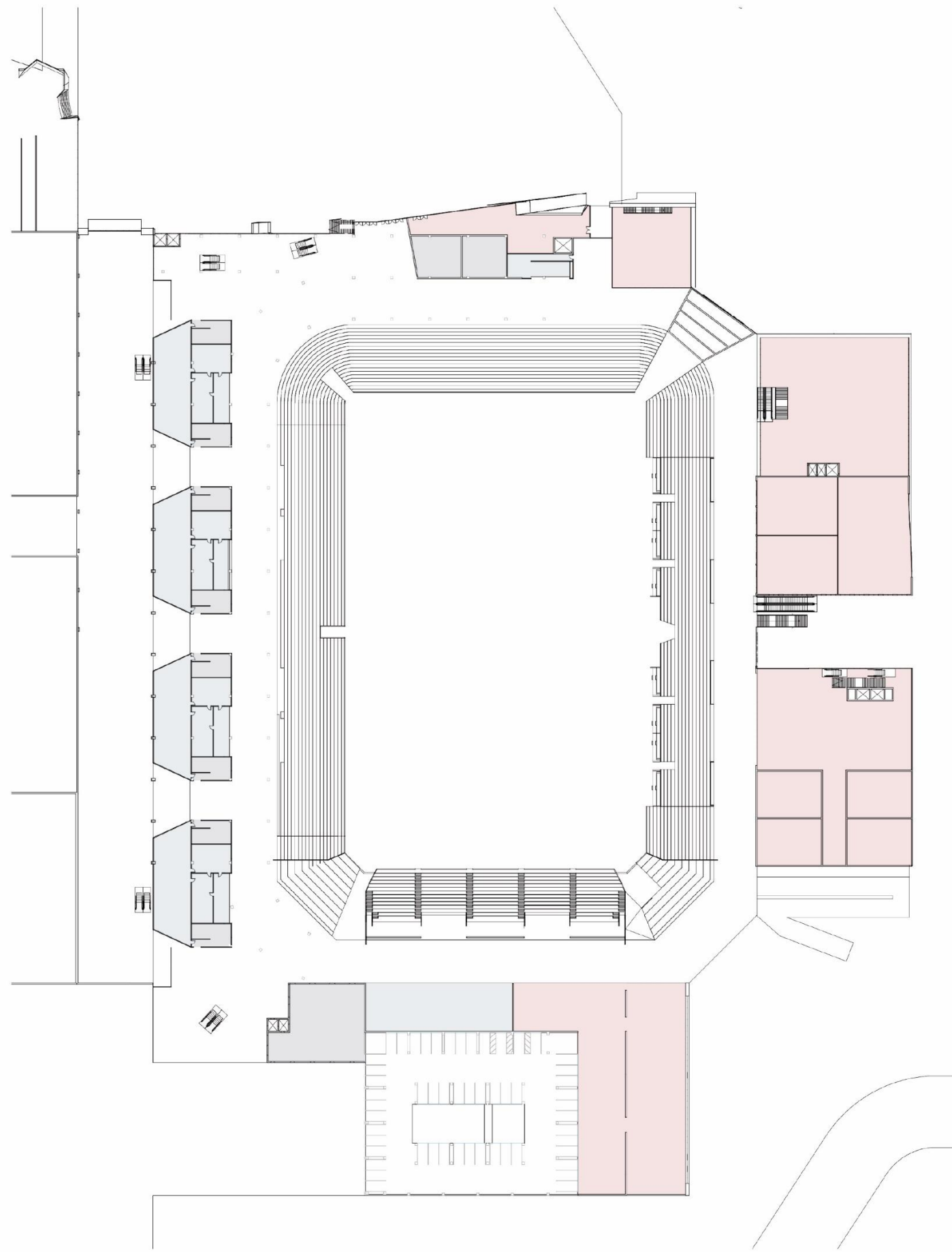


EVENT LEVEL

RETRACTABLE TURF
 HOME LOCKER ROOMS
 VISITOR LOCKER ROOMS
 FIELD LEVEL CLUB
 SUPERMARKET
 RESTAURANT + BAR
 HOTEL LOBBY + PARKING

- PUBLIC SPACE
- TEAM SPACE
- CONCESSIONS/DINING
- RESTROOMS
- MECHANICAL/SERVICE
- TURF

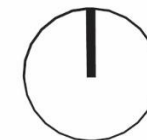


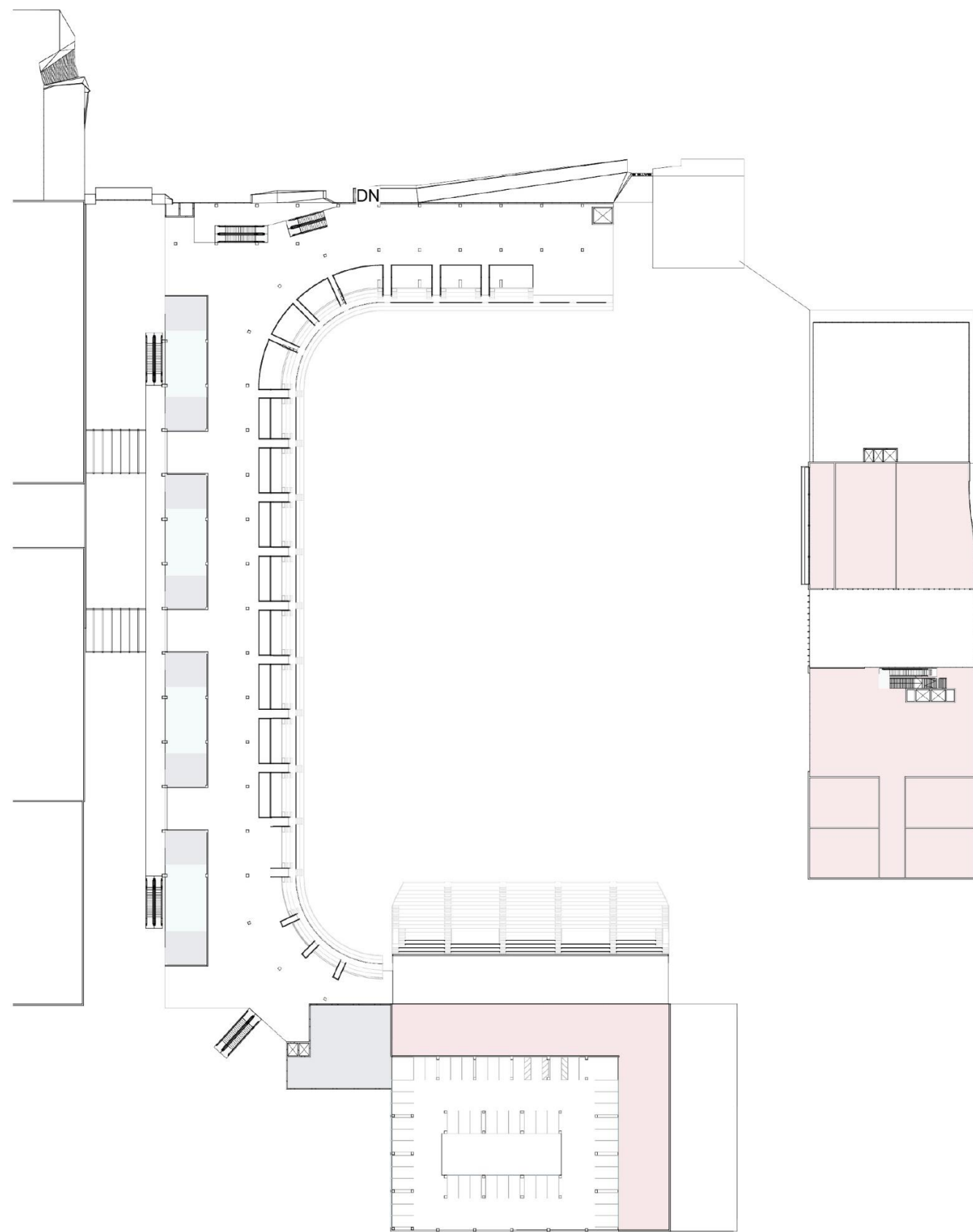


MAIN CONCOURSE LEVEL

- LOWER BOWL SEATING
- RESIDENTIAL BUILDING
- OFFICE BUILDING
- CONCESSIONS / RESTAURANTS
- HOTEL LOBBY + LOUNGE
- REVOLUTION TEAM STORE
- MOVIE THEATER
- PREMIUM SEATING TOWER

- PUBLIC SPACE
- TEAM SPACE
- CONCESSIONS/DINING
- RESTROOMS
- MECHANICAL/SERVICE
- TURF

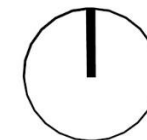
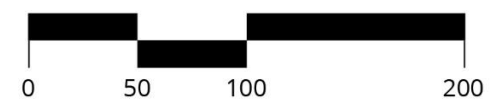


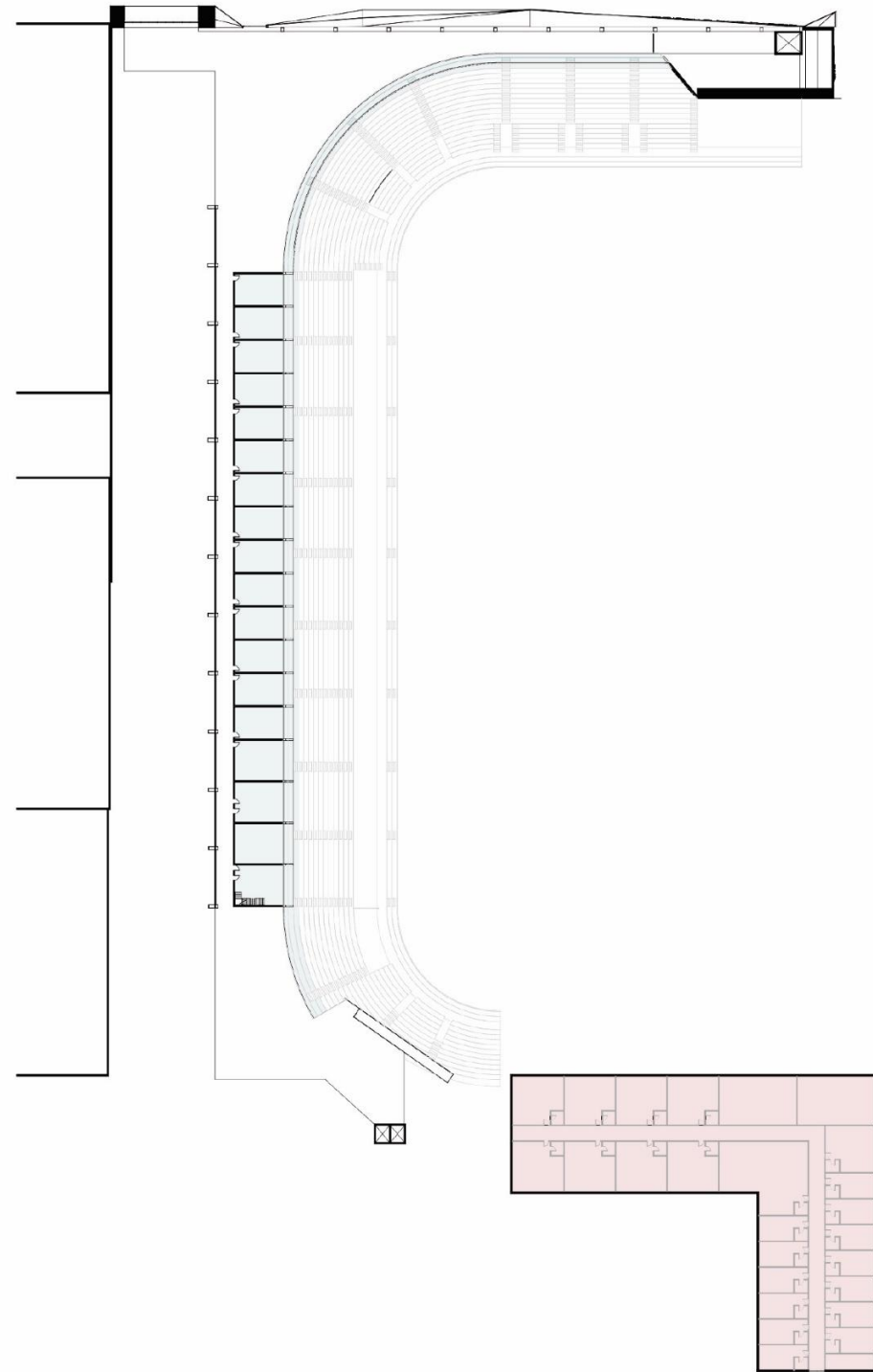


UPPER CONCOURSE LEVEL

- UPPER BOWL SEATING
- RESIDENTIAL BUILDING
- OFFICE BUILDING
- CONCESSIONS
- HOTEL LOUNGE
- MOVIE THEATER
- PREMIUM SEATING TOWER

- PUBLIC SPACE
- TEAM SPACE
- CONCESSIONS/DINING
- RESTROOMS
- MECHANICAL/SERVICE
- TURF

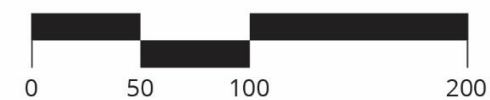




SUITE LEVEL

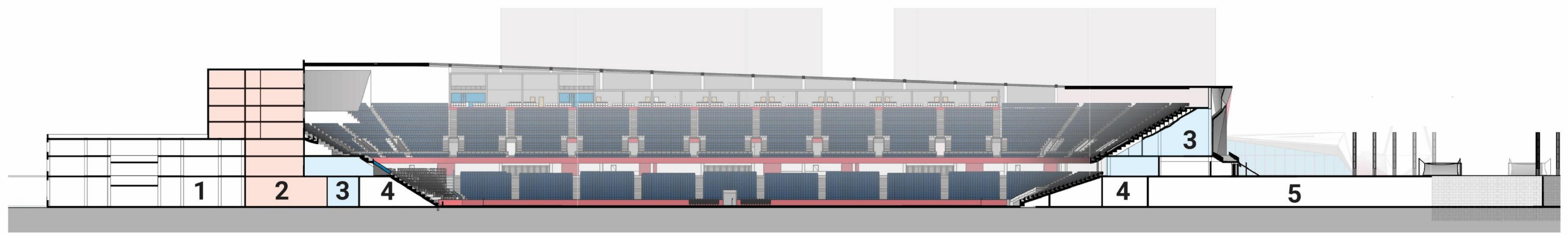
UPPER BOWL SEATING
 RESIDENTIAL BUILDING
 OFFICE BUILDING
 SUITE LEVEL LOUNGE
 STADIUM BOX SUITES
 STADIUM CLUB SUITES
 MOVIE THEATER
 PREMIUM SEATING TOWER
 HOTEL ROOMS

- PUBLIC SPACE
- TEAM SPACE
- CONCESSIONS/DINING
- RESTROOMS
- MECHANICAL/SERVICE
- TURF

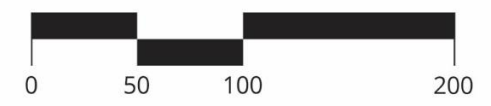




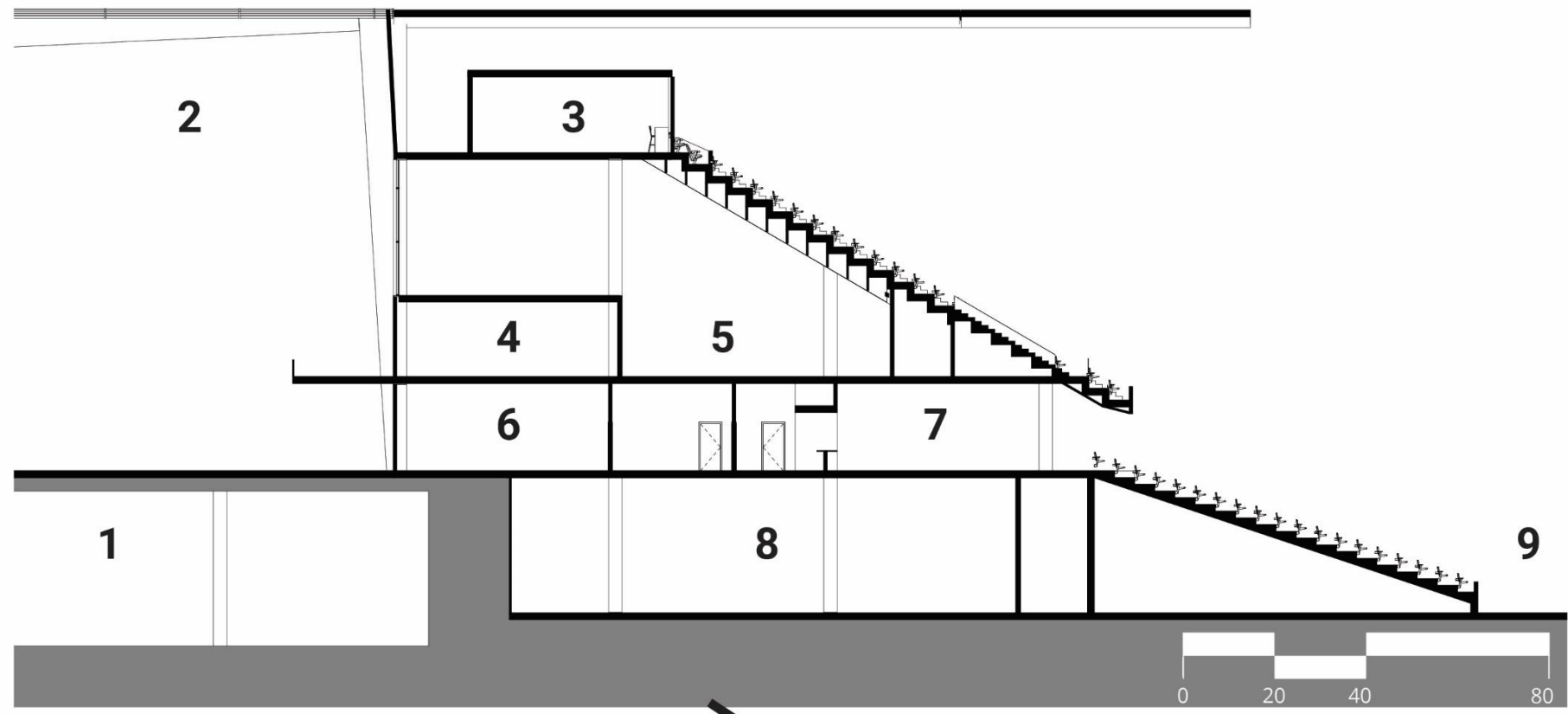
NORTH ELEVATION



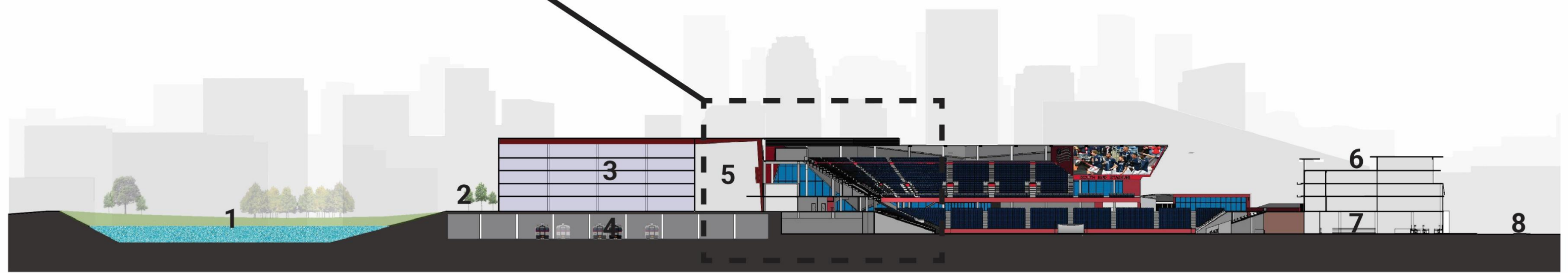
- 1 .PARKING GARAGE
- 2. HOTEL
- 3. STADIUM CONCOURSE
- 4. STADIUM STORAGE
- 5. RETRACTABLE FIELD



SECTION A, FACING WEST



- 1 - EXISTING TRAIN TRACKS
- 2 - GRAND HALLWAY
- 3 - STADIUM SUITES
- 4 - CONCESSIONS
- 5 - UPPER CONCOURSE
- 6 - RESTAURANT/CONCESSIONS
- 7 - MAIN CONCOURSE
- 8 - HOME LOCKER ROOM
- 9 - PLAYING FIELD

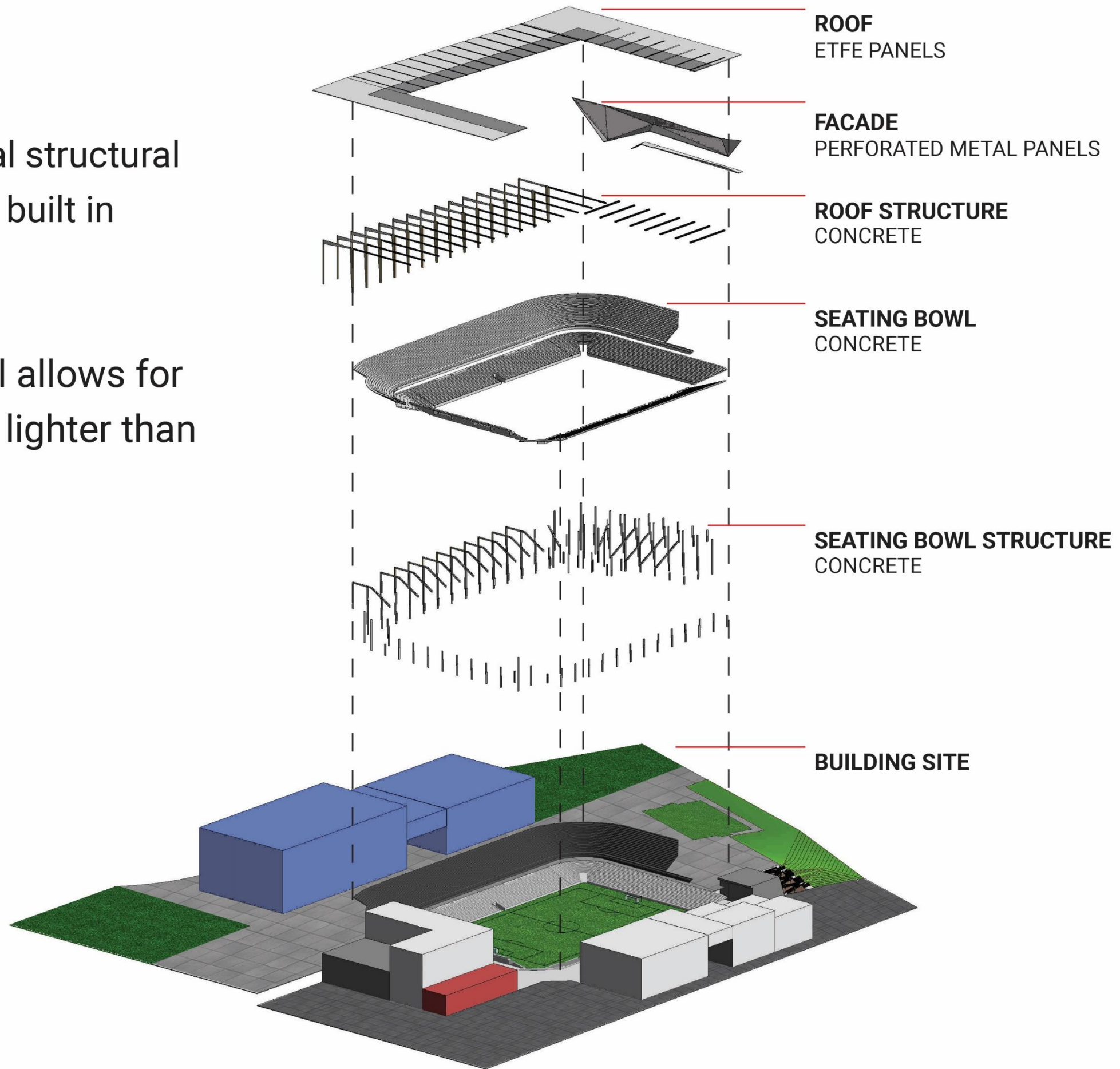
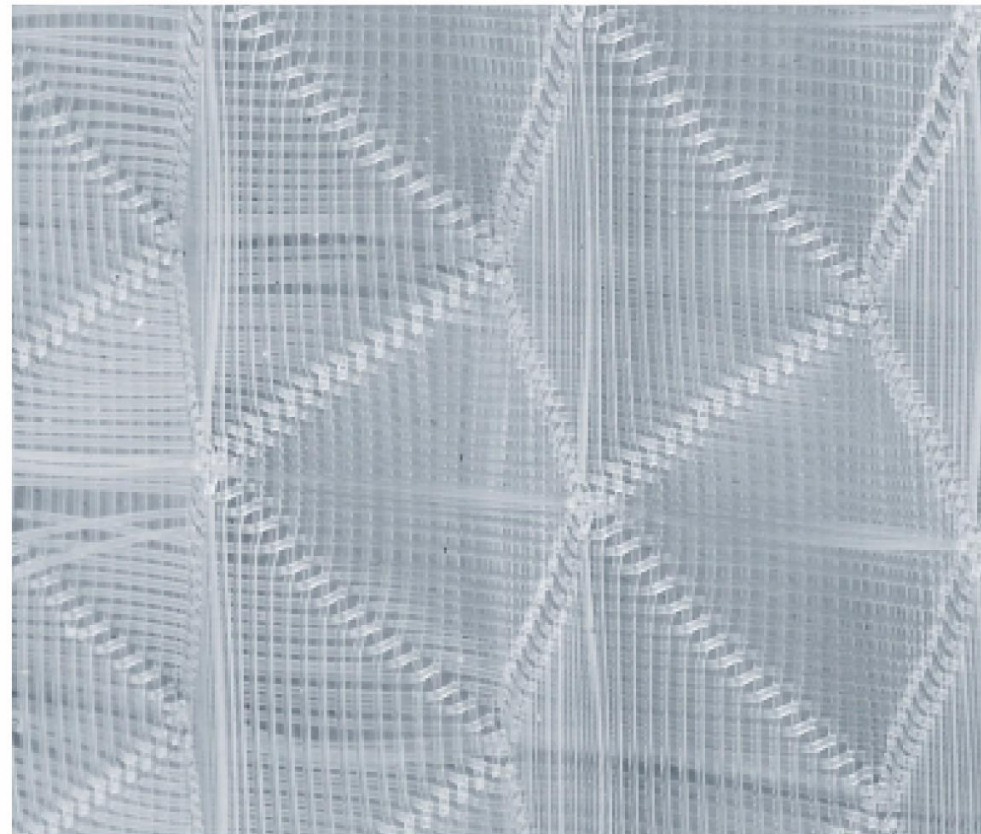


- 1 - BASS RIVER EXTENSION
- 2 - RIVERWALK
- 3 - OFFICE BUILDING
- 4 - EXISTING TRAIN TRACKS
- 5 - GRAND HALLWAY
- 6 - STADIUM SUITE TOWER
- 7 - SUPERMARKET
- 8 - DORCHESTER AVE

SECTION B, FACING NORTH

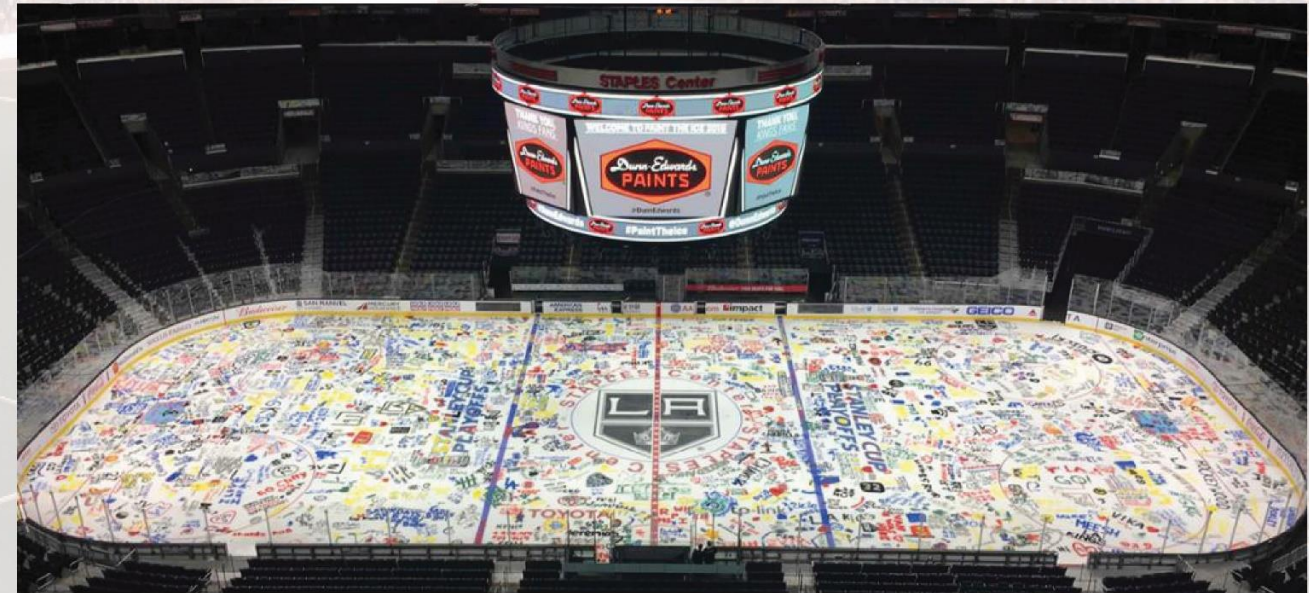
Structure

- All buildings are designed with individual structural systems, allowing the development to be built in multiple phases
- By using ETFE Panels, the building still allows for daylighting while utilizing a material far lighter than glass



Public Engagement Programs

- **Monthly Paint The Panel Day**
- Weekly Farmers Markets
- Food Truck Events
- **Movie Nights At The Stadium**
- Pee Wee Sport Tournaments



Division Of Costs

NE Revolution

- Retractable Seats (Split)
- Movie Theater (Split)
- Parking Garage (Split)
- Retractable Turf
- Seating Bowl
- Event Level Sport Spaces
- Field Level Club
- Suite Level
- Team Store
- Premium Seating Tower

City of Boston

- Retractable Seats (Split)
- Movie Theater (Split)
- Parking Garage (Split)
- Retracting Upper Deck Panels
- Supermarket
- Hotel
- Residential Building
- Commercial Building

SPATIAL BREAKDOWN

42.23%

PUBLIC DEVELOPMENT
486,607 SQ FT

- SUPERMARKET
- MOVIE THEATER
- RETAIL SPACES
- HOTEL + PARKING
- RESTAURANTS

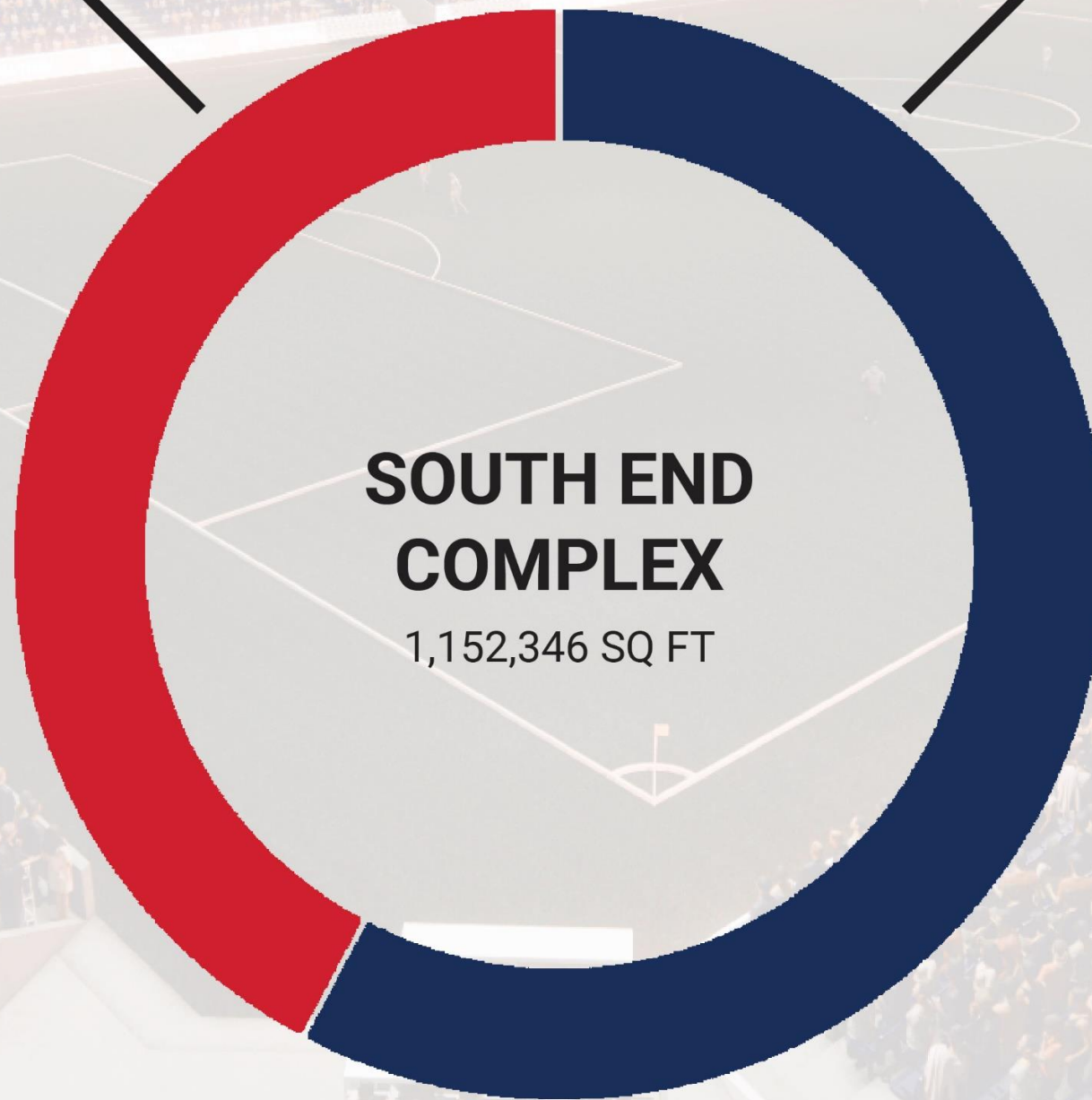
57.77%

STADIUM DEVELOPMENT
665,739 SQ FT

- TEAM SPACES
- STADIUM SUITES
- SEATING BOWL
 - SUITE TOWER
- FIELD OF PLAY
- CONCESSIONS

**SOUTH END
COMPLEX**

1,152,346 SQ FT



SPATIAL BREAKDOWN

5.90%

PUBLIC (CONVERTIBLE)
56,501 SQ FT

- MOVIE THEATER
- RESTAURANTS/ CONCESSIONS

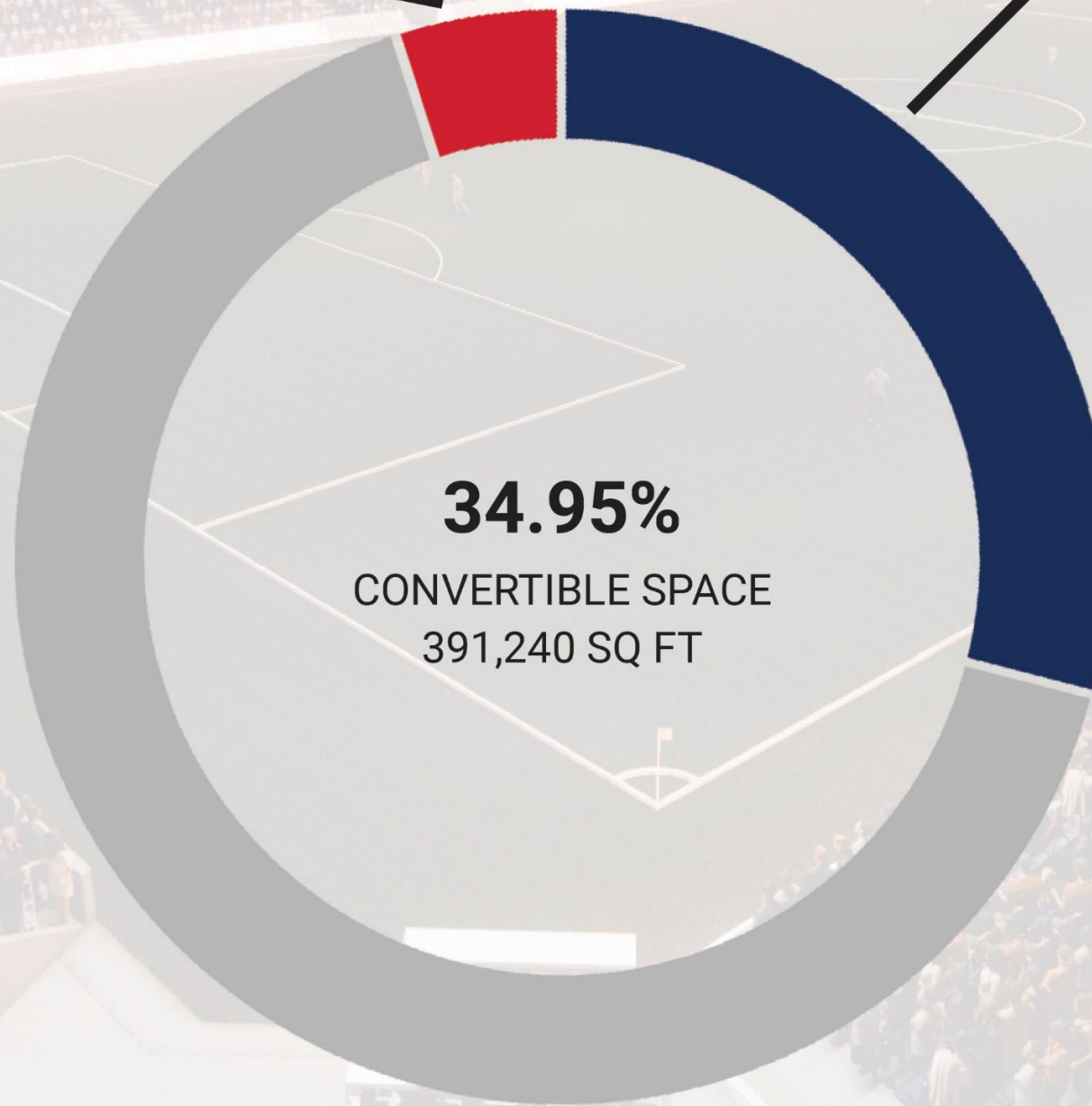
29.05%

STADIUM (CONVERTIBLE)
334,739 SQ FT

- CONCOURSES
- STADIUM SUITES
 - FIELD OF PLAY
- FIELD LEVEL SUITE
 - SEATING BOWL
 - CONCESSIONS

34.95%

CONVERTIBLE SPACE
391,240 SQ FT



SPATIAL BREAKDOWN

39.51%

PUBLIC (DAILY USE)
455,304 SQ FT

- MOVIE THEATER
- RESTAURANTS/ CONCESSIONS

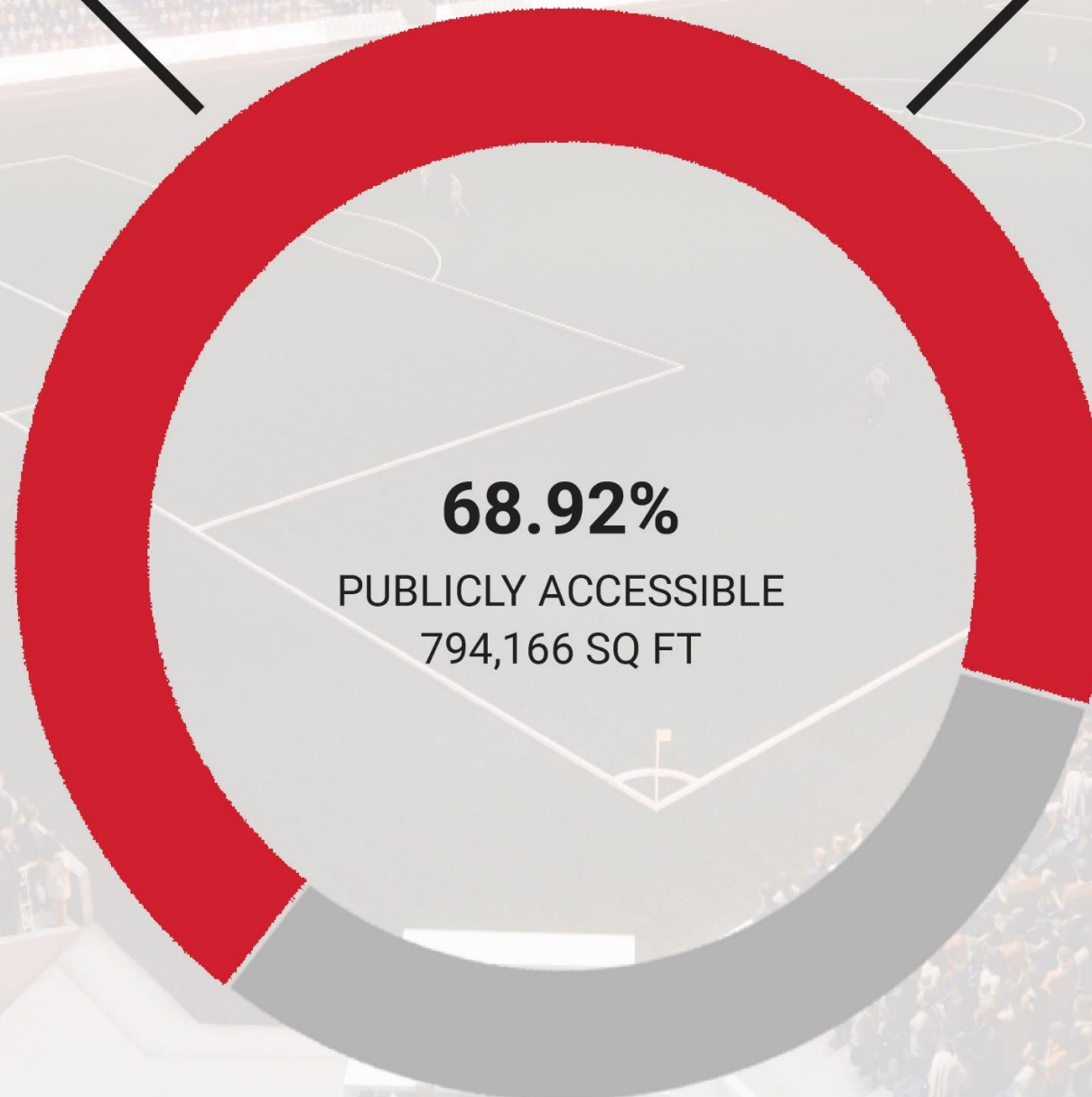
29.41%

STADIUM (DAILY USE)
338,862 SQ FT

- CONCOURSES
- STADIUM SUITES
- FIELD OF PLAY
- FIELD LEVEL SUITE
- SEATING BOWL
- CONCESSIONS

68.92%

PUBLICLY ACCESSIBLE
794,166 SQ FT





SOUTH END DEVELOPMENT - OVERVIEW



SOUTH END STADIUM - NORTH FACADE



SOUTH END STADIUM - SOCCER





SOUTH END - HUB ON DORCHESTER



SOUTH END - GRAND HALLWAY



ROOFTOP PATIO



PREMIUM SEATING TOWER



THANK YOU