

field conditions:
the stadium, the city, and the masses

by
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Bachelor of Environmental Design in Architecture
North Carolina State University, 2005

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MASTER OF ARCHITECTURE
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ABSTRACT

The past 30 years has seen the emergence of two seemingly unrelated problems:

The first problem is the underperformance and looming demolition of Boston City Hall and the unavoidable commercial development of its plaza. The problems of City Hall and its plaza, however, are part of a larger misguided notion of public space for the masses—how, when, and by whom it is occupied.

The masses, however, have always and will continue to gather regularly for the ritual of sport. This raises the second problem—the continued suburbanization of the stadium has taken the most dynamic urban spectacle out of the city.

To compound this problem, sports franchises use competing cities' desire to host one of a limited set of professional teams as leverage for stadium building. If a city refuses to finance new facilities, a franchise will find another more desperate city willing to put up the funding. Stadia, costly and iconic structures, have an extremely brief shelf life, and though heavily publically funded are almost entirely private.

Boston is a self-proclaimed "Titletown." In celebration of sports is the only time that citizens gather en masse in Boston City Hall's public plaza. The iconic Boston City Hall, unlike stadiums, is stubbornly permanent and universally despised.

The convergence of these two problems results in a proposal for a new kind of urban form and public space in the heart of Boston. This thesis proposes a new kind of stadium for the City Hall site, one that is not hermetically sealed for only sporting events, but one that engages the city with a high degree of porosity. The inevitable obsolescence of stadia will not be ignored; therefore, this proposal aims to create an urban form which is highly activated independently of sporting events. This proposal also seeks to insert a new kind of public space within a city: one that is of the highly organized and functioning spectacle of a sporting event, and one that is of the modern flâneur.

Veteran's Stadium, opposite page
<Flickr, Werdsnave>



field conditions: **the stadium, the city, and the masses**



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The Dudio, for maintaining my sanity, and for encouraging the inappropriate to be, in fact, quite appropriate.

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i. projecting a convergence

The Stadium and The City Hall



Stamford Bridge Stadium, 1945

The collective mass of city no longer exists primarily in the cathedral, the city square, the concert halls, or the public gardens. In the modern American city, these spaces for mass culture have been replaced by the stadium. In a sense, the stadium is a cathedral, collecting masses in the tens of thousands every week for the ritual of sport. The stadium is a theater, carefully orchestrating the spectacle between players and the spectators, who actively participate in the events from their seats. The stadium is a garden or a park, even where no natural surfaces may exist. Many stadia of the late 19th and early 20th centuries were temporary structures that were rebuilt yearly in public parks. Many stadiums' names clearly indicate this association: Madison Square Garden, Boston Garden, Fenway Park, or Candlestick Park, to name a few, trace their lineage to park grounds. Despite the severed ties to public grounds, stadiums continue to represent the notion of leisure, pleasure, and entertainment.

The stadium is a necessary phenomenon for the city. It is in a stadium where the outward expression of the city can be seen, heard, and felt, and the only place where masses of people can legally gather on a regular basis. The ritual of sport is the most unifying phenomenon of the local collective. Emotional highs and lows pulse through the city for days, weeks, or months after the final buzzer of a significant game sounds. Citizens take a collective ownership of professional teams and their associated venues. Team apparel worn by regular citizens declare allegiances, while stadiums are compared, city by city, for capacity, home field advantage, or other elements of “quality”. Professional teams and the grandeur and iconism of their stadia play an important role in validating a city’s prominence nationally.

Without a Major League team and the stadium to match it, a city simply does not count. – Marieke van Rooij

The pride and presence of a professional football team is more important than 30 libraries. – Art Modell, owner of the Cleveland Browns



Pollice Verso ("Thumbs Down"), Jean-Léon Gerome, 1872



Boston Celtics Championship Parade, 2008

<Boston Globe>

The Stadium and the City Hall



Inevitable obsolescence: stadium build and rebuild in suburban contexts.

<Google Earth>

<Associated Press>

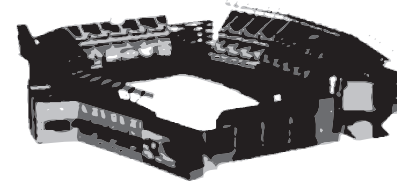
Professional franchises use cities' desire for national validation as leverage for the construction of new stadiums. Franchises that want new stadiums or relocation from a less desirable city will actively solicit public funding from competing cities that wish to validate their importance through the limited market of professional sports and stadium building. Franchises typically look to vacate older stadiums because of their shortcomings in producing as much revenue as possible. In fact, stadiums today are growing in size and amenities but not necessarily in spectator capacity. The new Dallas Cowboys stadium, full of extras to balloon the cost over 1 billion dollars, is shy in capacity to some of the largest college stadiums, which regularly exceed 100,000 spectators.

Only a few cities in the United States command the cultural capital to brand themselves as "major league" cities without professional sports teams: San Francisco, New York City, Los Angeles, Washington, and Chicago. In these cities, franchises will have the toughest time garnering public financing for stadium building. New York and Washington, because of their proximity, can rely on neighboring states willing to pick up the tab (the Redskins play in Maryland, the Giants, Jets, Nets, and Devils all play across the Hudson River in New Jersey). San Francisco is a city very unwilling to finance stadiums, indicated by the Giants' unsuccessful 10 year campaign to receive it. The Giants eventually raised money privately for a very modest, but successful stadium. Los Angeles, a sports market equivalent to New York City, has been without a professional football team for 15 years. A metropolitan region that supports one NHL, two NBA, and two MLB teams, lost both the L.A. Rams and the L.A. Raiders to St. Louis and Oakland, respectively, because of the city's inability to fund a new football stadium. Cities that lack such cultural capital can be more than willing to provide public financing. A professional team means national television coverage, blimp shots of the skyline, new jobs, and increased consumer spending on game day.

Though heavily publicly funded, stadiums primarily serve private interests. Despite the notions of collective ownership through public funding, many sports complexes are in no way truly public venues. Access to the site can be limited and costly, while access into the venue is tightly controlled. Once inside, concourses become avenues for consumerism. If public enthusiasm and financial support wanes, the major tenants of stadiums, seemingly rooted to a city or venue, can quickly abandon their lot for financially greener pastures. The clandestine evacuation of the Colts from Baltimore during the middle of the night in 1982 to Indianapolis exemplifies this practice. Indianapolis immediately “arrived” on the national scene and Baltimore relentlessly searched for almost 20 years to fill this “void” and reclaim its status.

Because of this tendency to quickly vacate stadiums, professional athletic facilities operate today with a very brief shelf-life. The relentless pressure of cities to provide the newest, most luxurious, and state-of-the-art venues for sports franchises creates a continual condition of impermanence. It can be expected that modern arenas and stadiums will be fixtures on an urban skyline for only 25-30 years. Yet, the desire for all stadium builders is to stake their claim on the city, acting as timeless agents for the ritual of sport. Heavy public investment is shortchanged, as what is intended to be a permanent and validating icon for a city can quickly become obsolete.

NFL



17 years

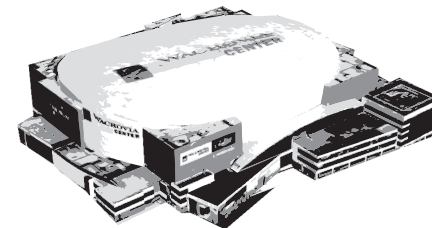
MLB



21 years

*15 excluding
Wrigley and Fenway*

NBA/
NHL



14 years

Average age of stadiums based on league.

The Stadium and the City Hall



Obama at Invesco Field, 2008.
<Associated Press>



The new Town Hall? Invesco Field, 2008.
<Associated Press>

Though highly privatized, the stadium in some instances has taken the place of the public square, acting as a platform for political debate, rally, or celebration. The 25,000 person capacity of the Pepsi Center Arena was not substantial for Democratic Presidential nominee, Barack Obama, to make his acceptance speech. The stadium of the Denver Broncos, a venue that supports a capacity just under 100,000 people, was adequate for the event. President Obama's 2008 campaign, and subsequent speaking engagements, clearly indicates that stadia are the only venues capable of hosting civic gatherings of such a scale.

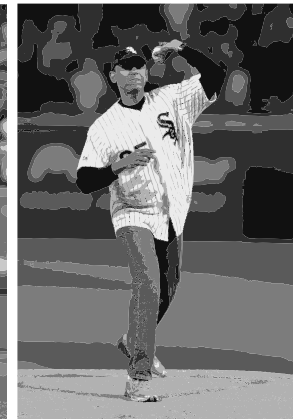
The stadium as an icon undermines what is intended for only the most prominent structures of democracy, i.e. the public square or city hall. The modern era reveals several instances of redefining the civic landscape through monumentality and iconic visions. Rarely, do these civic complexes host the masses the way they were envisioned (Chandigarh, Albany NY, Boston City Hall Plaza, etc). Since antiquity of the Roman Colosseum, the masses of the people have gathered in the name of sport. The ritual of sport charges cities (professional teams) and countries (Olympics, World Cups) to compete for the opportunity to host this ritual. The 2008 Olympics in Beijing, commonly referred to as China's "coming out party", clearly indicates the relevance of the ritual of sport on the global scale.

The city hall as an icon is a continued practice. Historic examples, such as Philadelphia City Hall, are not only fixtures within the urban fabric, but icons of the skyline. Contemporary examples, such as Foster's London City Hall, continue in this thread to stake their claim on the city, while also giving back "public" space. In the United States, maybe the most famous example of an iconic city hall is the Boston City Hall. Architectural discourse produces a wide range of opinion on Boston City Hall—its merits, its shortcomings, its relevance, or its value. Mass opinion, however, is very clear. The masses hate Boston City Hall. An autonomous and brutal structure, the Boston City Hall removes itself from the urban fabric. The expansive public plaza is unprogrammed, intended for the gathering of the masses. Where are these masses? Rarely do the masses gather at the Boston City Hall. Instead, the masses gather at TD Banknorth Garden, Fenway Park, and Gillette Stadium (Foxborough, MA).

Adding insult to injury, it is more often stadiums where our most powerful public figures come to engage the masses. It is through the ritual of "the first pitch" or "the coin toss" where our leaders share in the joy of sport with the local collective. And if you would like to be invited to the White House or get a phone call from the President, your best chance is succeeding in one of the U.S.'s major sports.

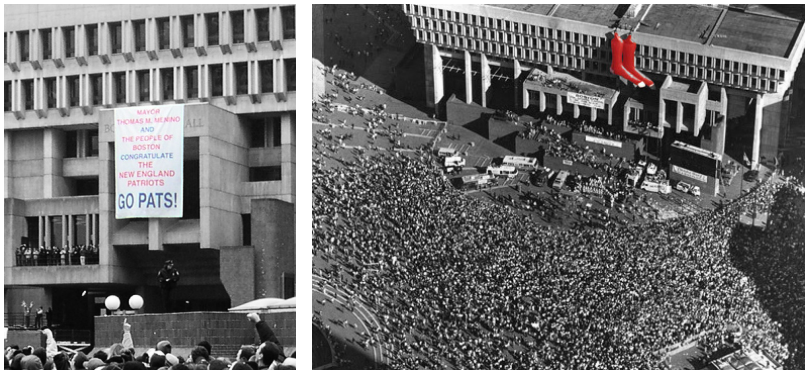


City Halls: Philadelphia, Boston, London.



Engaging the masses: Presidents Clinton, Bush, and Obama throwing the "first pitch"

The Stadium and the City Hall



Boston City Hall is the venue for celebration of championships.

<Flickr, Violentz>

<Associated Press>

Boston is a sports town. The pride of Paul Revere and Sam Adams (person, not beer) take a back seat in the contemporary city to the Red Sox, Celtics, Patriots, and Bruins. The brief moments in its history when the public plaza of Boston City Hall has been occupied by the masses are in celebration of these teams. The collective pride of the city is displayed as banners awkwardly drape themselves over the façade of the city hall.

This relationship between the city and team, however, is tenuous. Franchises are private, with the exception of the Green Bay Packers, and are free to move from city to city based on the best offer. It can therefore be dangerous for a city to lean so heavily on the prospect of always being considered “major league” because of their sports teams. If the stadium is the new icon for the city, then an empty stadium is a devastating notion. A stadium, therefore, must be iconic, but not one-dimensional. The 30 year turnover ensures stadia’s impermanence as long as no measures are put into place that ensures high profitability.

On the other hand, municipal complexes can be stubbornly permanent. The existence of city government within a city is almost ensured, but the prospect of replacing obsolete facilities is very slim. The general public is typically not financially motivated for stadium building, let alone new administrative space for city officials. The City of Boston's budget allocates only miniscule resources to City Hall maintenance, leaving the building in a continued state of disrepair. Not only are government operations considered inefficient and cumbersome, they are also confined to architecture that, although iconic, is functionally obsolete and expensive to retrofit. Furthermore, the consolidation of City Hall operations into one building is no longer necessary with online services being provided. Yet the most condemning aspect of the City Hall is the confused notion that it provides public architecture and urban space that is "for the people", when in fact, it provides very little.

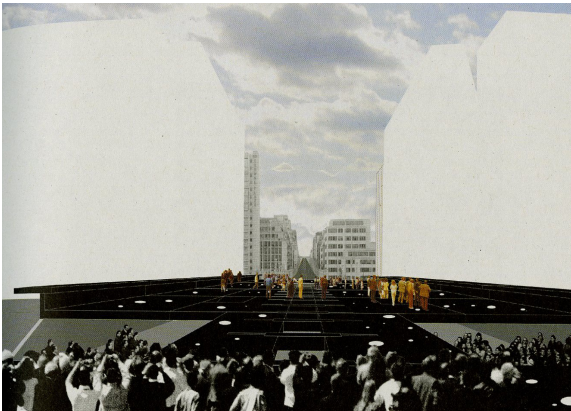


Boston City Hall
<Flickr, Violentz>

The Stadium and the City Hall



Superstudio, The Continuous Monument



Brussels: A Manifesto Towards the Capital of Europe

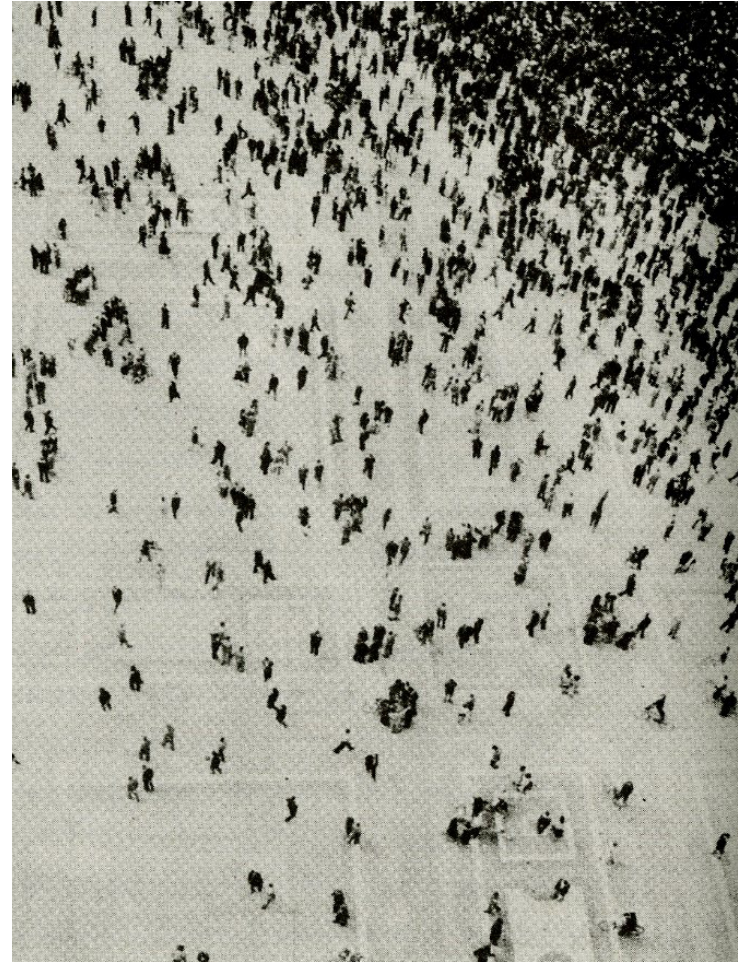
This thesis proposal rejects monument projects in the thread of Superstudio, Constant Nieuwenhuis, or the Brussels Manifesto. In their attempt to create monuments for a new regime, autonomous from pre-existing connotations of symbolism, they propose non-places and non-architecture. Providing a liberal space, these projects many times employ endless, white platforms intended to liberate the masses. Realized architectural projects which this thesis aligns itself against are the empty public plazas dedicated to the masses, which never come. The Empire State Plaza, in Albany, presents a heroic notion of the State, accompanied with an expansive plaza. Dallas City Hall, London City Hall, or the Chicago Civic Center, to name just a few, are also idealized as populated platforms for liberation. Boston City Hall's plaza, however, is the worst offender. The prospect of achieving such lofty notions of liberation with simple purist form-making that lacks historical references is slim. Proposals such as these identify the disconnect that architects have with mass society in general.

In a panel discussion on Boston City Hall, Tom Keane, former Boston councilman, gives his novice interpretation of the structure as aloof, brutal, and authoritarian. He is quickly "corrected" by the architectural experts on the panel that his reaction is "incorrect". Alex Krieger, an urban designer, admits later, "It's a central problem in architecture—the way architects conceive of symbolism doesn't always match the way society as a whole interprets it." Civic structures and their vast plazas elevate themselves to a undeserved level of relevance and importance to the city.

The stadium as a typology is already a recognizable, and in many cases, symbolic form. In fact, it is the stadium as a symbol which the masses identify, and more importantly, regularly occupy. A new kind of public space, created by the inversion of a typically sealed and privatized stadium, allows for the stadium to have dual associations. Therefore, it is not a blank, non-architecture that can provide this new kind of space, but an architecture that is already etched into the conscious of the American general public—the architecture of sport.

Projecting the notion of impermanence for our most iconic and monumental structures accepts Rem Koolhaas' notions on contemporary urbanism, and allows it to infiltrate what is intended to be the most permanent of architecture. Koolhaas rejects that a new urbanism will be projective in its order, but instead projective in its disorder and uncertainties. The uncertainty that comes with stadium building is the financial strategy that the building employs to maximize profitability. As long as the economic viability of a stadium is tied solely to sporting events, the strategies for stadium building will continually be in flux, and stadiums will continue to be built and rebuilt. If the priorities are reversed, however, and a stadium becomes an urban strategy first and a venue for sporting events second, the financial uncertainties of sports revenues can be superseded by the consistent revenues of urban mixed-use developments.

Most crucial, however, is the need to rethink an urban stadium strategy; one that enables for new kinds of public spaces, develops new programmatic relationships between the event and the everyday, and employs innovative strategies that tie the stadium into the city in a more productive way.



Brussels: A Manifesto Towards the Capital of Europe

PATRIOTS FRANCHISE URBAN DESIRE

BOSTON PATRIOTS ————— *NO STADIUM*
1959 - 1970

NEW ENGLAND PATRIOTS ————— *NEW STADIUM*
1971 - 2001 (FOXBOROUGH, MA)

BOSTON PATRIOT (ATTEMPTED RELOCATION) ——— *STADIUM FUNDING*
2002 *REJECTED*

NEW ENGLAND PATRIOTS ————— *NEW STADIUM*
2002 - PRESENT (FOXBOROUGH, MA)

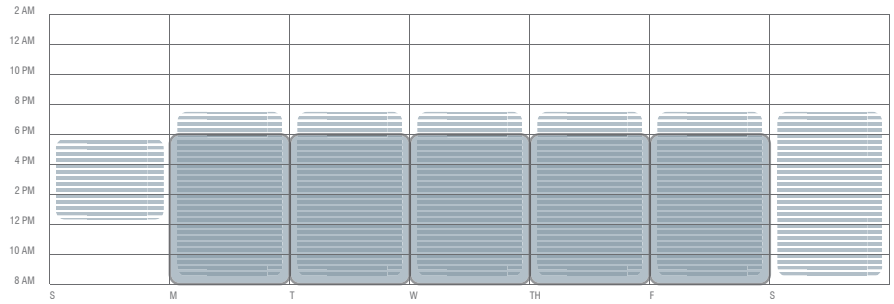
The Economic Case for a Stadium in The City:

Frequently, the economic incentive to build a stadium in the city is the prospect of job creation in economically depressed neighborhoods. Certainly there are projects that exemplify this—Camden Yards in Baltimore being the prime example. Yet for most stadiums the economic benefits of their construction is inconclusive. Some franchises continue to pitch new stadiums’ economic opportunities, however, this argument is beginning to be replaced by highlighting the “cultural capital” gained from a new stadium.

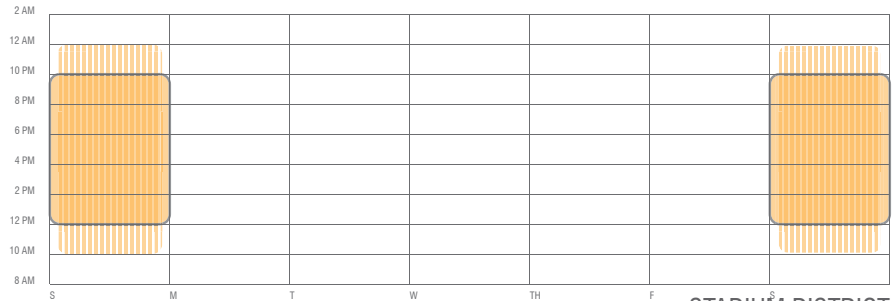
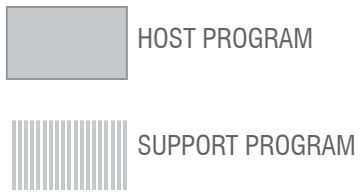
The infrequency of events ends up being the economic Achilles heel. A stadium that is empty five to six days out of the week is unlikely to become an economic catalyst in an underprivileged environment.

One needs to look no farther than Fenway Park to see the economic advantages of a stadium in the city. Fenway Park positions itself within a context that is economically self-sufficient. Without a stadium, that part of the city would exist as a moderately active urban context. The addition of a stadium achieves a vibrantly active urban condition, which rises to a joyous frenzy on game days. Retailers are drawn to Fenway Park not only for the game day benefits, but also for the urban activity that exist in-between games and seasons.

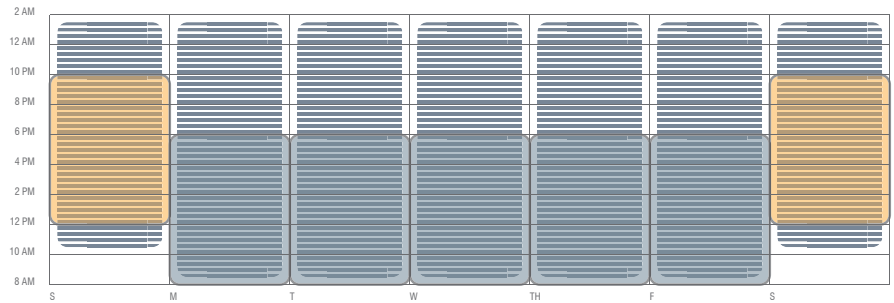
Government Center and Boston City Hall have untapped economic potential. The plaza’s vast emptiness severs the activity between the North End, Quincy market, the Financial Center, and Beacon Hill. The 9 to 5 activity of the government complexes and private businesses lends the area to commercial retailers focused only on daytime patronage. There is great opportunity for a stadium to provide an economic catalyst that not only feeds off of the surrounding context, but enhances it.



BUSINESS DISTRICT
SERVICE - RESOURCE RELATIONSHIP



STADIUM DISTRICT
SERVICE - RESOURCE RELATIONSHIP



MUTUALISTIC MODEL

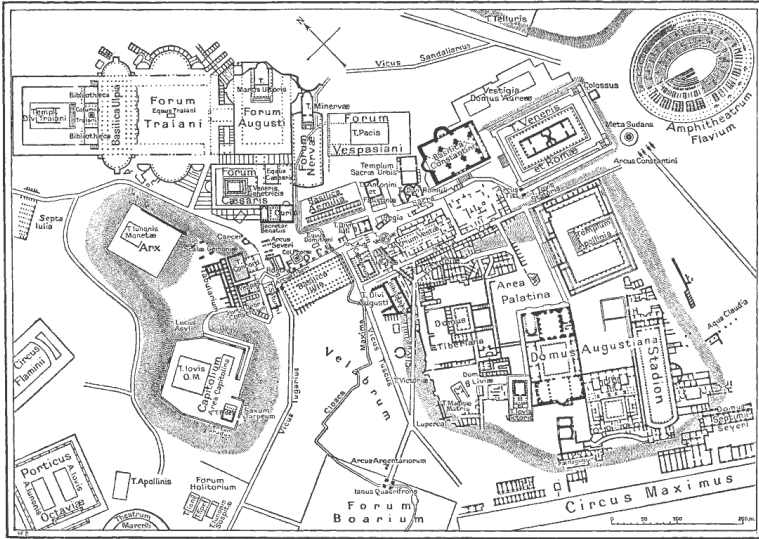
The economic incentive for the insertion of a stadium within an economically sustainable context.

The Urban Case for a Stadium in The City:

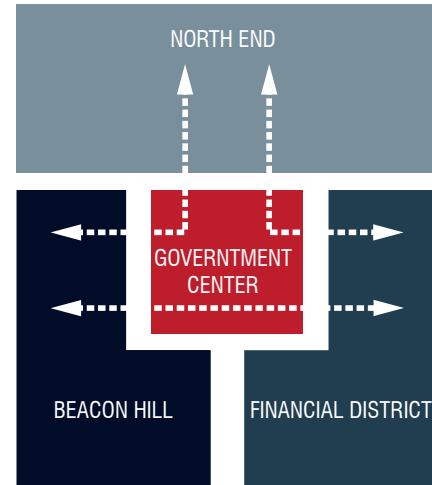
Government Center sites itself at an important hinge point in the city. Centrally located, Government Center joins the residential neighborhoods of Beacon Hill, the West End, and the North End and also the commercial areas of Downtown and the Financial District. Those traveling to or from one of these areas almost certainly passes through or near the Government Center complex and plaza. To the North End, in particular, Government Center acts as a gateway that many pass through.

The plaza however, does not justly serve this context. This urban void enhances the sense of importance and monumentality to Boston City Hall at the expense of the city. A proposal to simply infill the plaza with urban fabric denies the monumentality that this particular point desires.

A stadium inverts the void of the City Hall plaza into an internal void of playing and performance surfaces. The street edge can continue unbroken, maintaining the urban fabric. Yet the stadium as an urban form reads as monument.

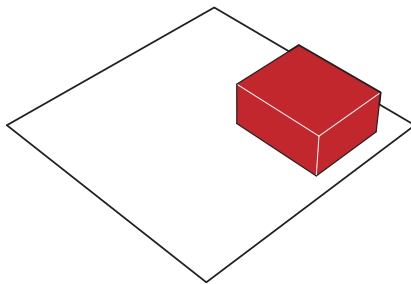


Map of Ancient Rome, 1876, Nordisk familjebok.



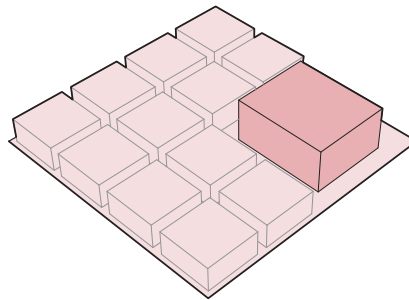
Government Center as a gateway

City Hall and Plaza



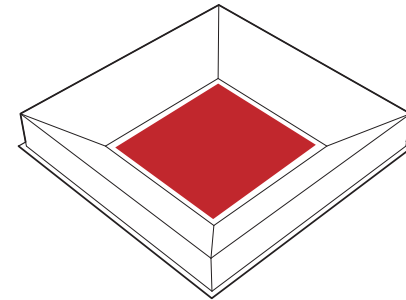
UNPROGRAMMED VOID

City Hall and Infill



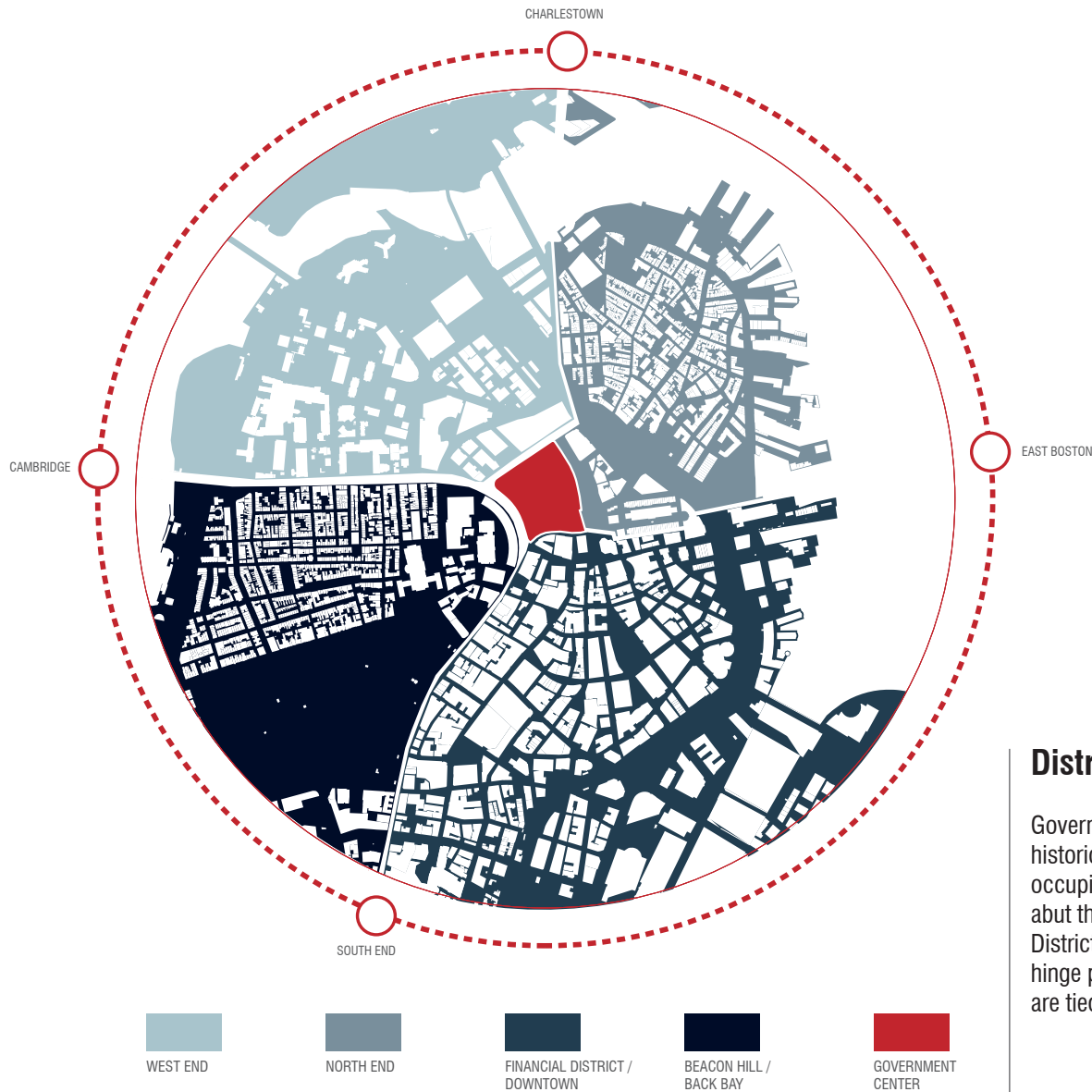
LACKS HIERARCHY

Stadium and Plaza



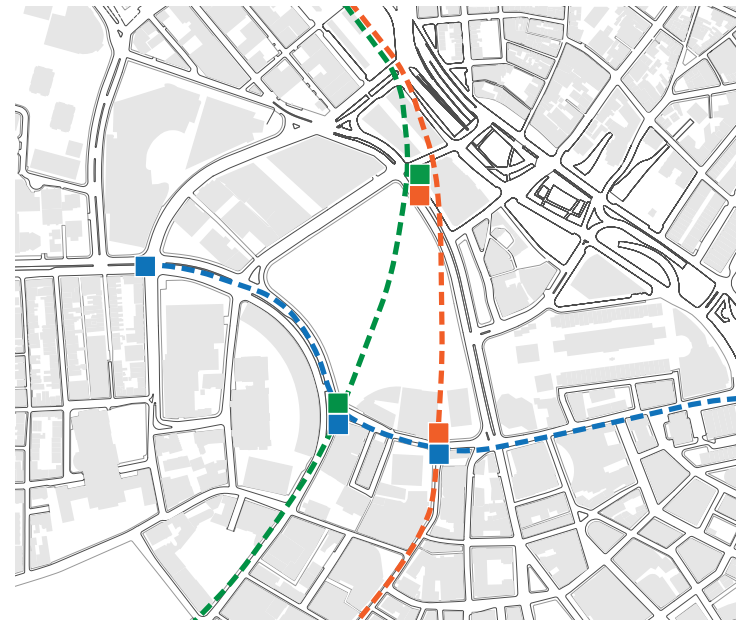
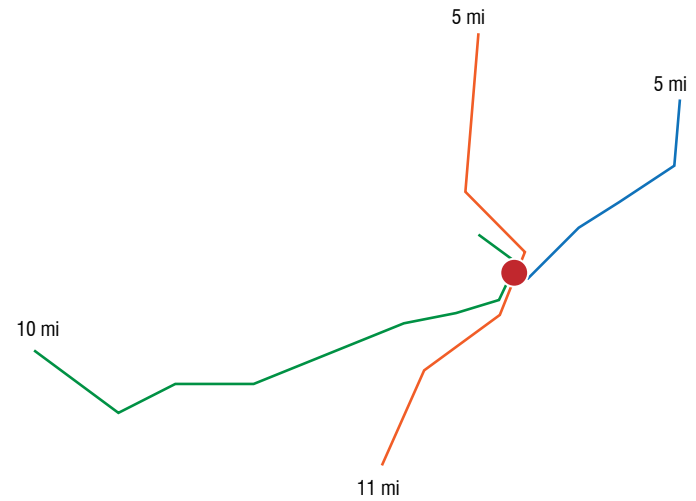
PROGRAMMED VOID

The stadium as an urban form



District Centrality

Government Center is centrally located in Boston's historic peninsula. Currently an urban void prominently occupies the majority of the site. Four major districts about the site: the West End, the North End, the Financial District, and Beacon Hill. Government Center acts as a hinge point and gateway through which adjacent districts are tied together and accessed.



Transit Centrality

The site is situated at the intersection of three major public transit lines. There is no unifying station which consolidates an interchange between all three lines. There are four stations surrounding the site: the Blue/Green interchange is accessed at the corner of the site, and the Orange/Green interchange is accessed just across the street.

These three lines bring commuters and visitors from 10+ miles away to the center of the city.

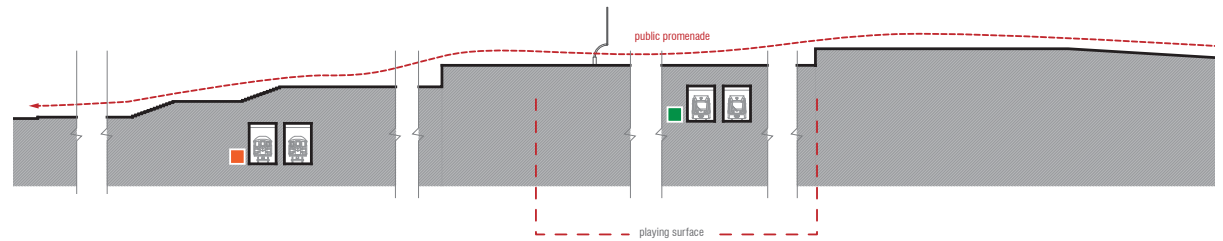
ii. site analysis

Strategy for subway lines

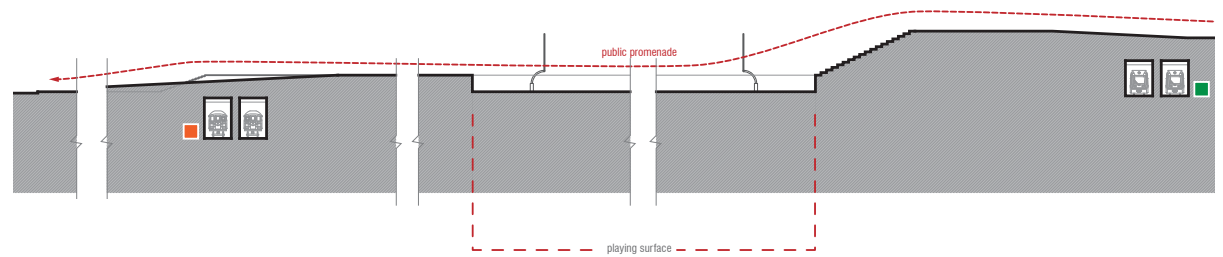
The site is flanked by two subway lines that run underneath Tremont and Congress streets and dividing by a subway line that runs diagonally across the site only a few feet beneath grade.

A subway strategy is addressed very early in the process. The Green Line's location in the site determines whether or not a sunken field and lower bowl is feasible.

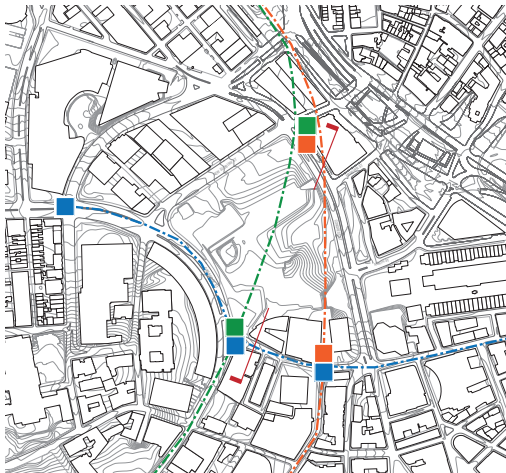
Option 3 is used in this proposal in order to place the field below grade.



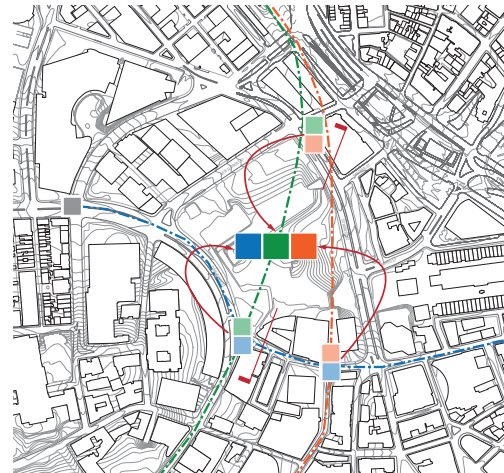
Field Section: At grade field and lower bowl



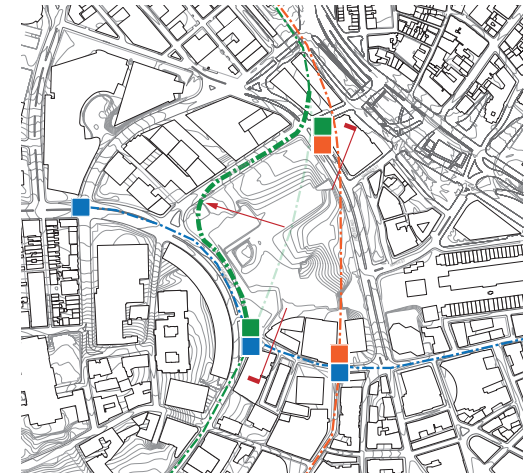
Field Section: Sunken field and lower bowl



Option 1: Leave subway lines as existing. Field located at street level.



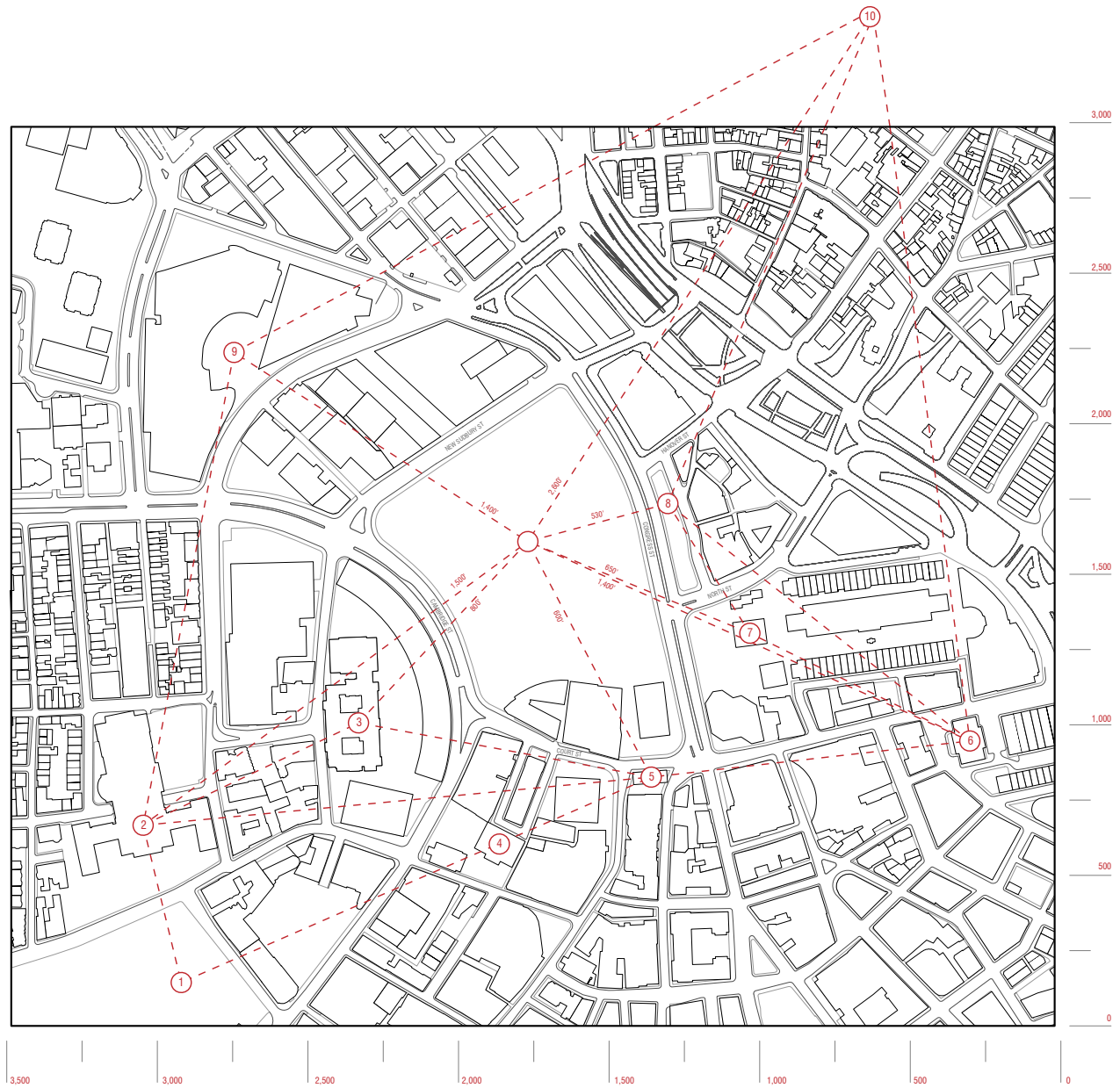
Option 2: Consolidate stations into one major station beneath stadium. Field to remain at street level.



Option 3: Re-route Green line in order to place field below grade.

Significant adjacencies

A survey of notable buildings or spaces within a close proximity to the site is taken. These adjacencies establish the need for various contextual responses or strategies and also reinforce the importance of the site within the city at large.

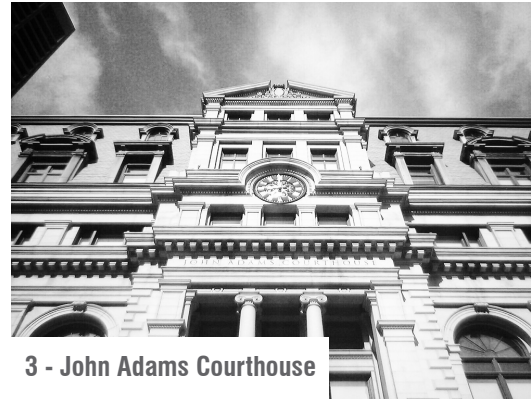




1 - Boston Common



2 - Massachusetts State House



3 - John Adams Courthouse



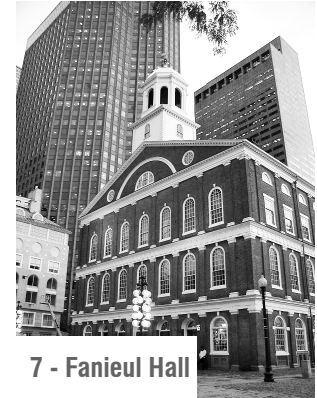
4 - Old City Hall



5 - Old State House



6 - Custom House



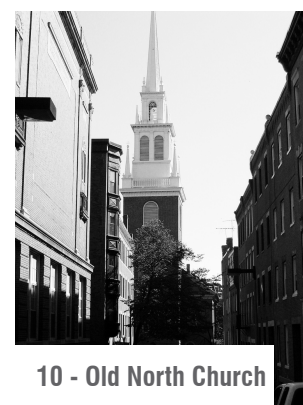
7 - Faneuil Hall



8 - Holocaust Memorial



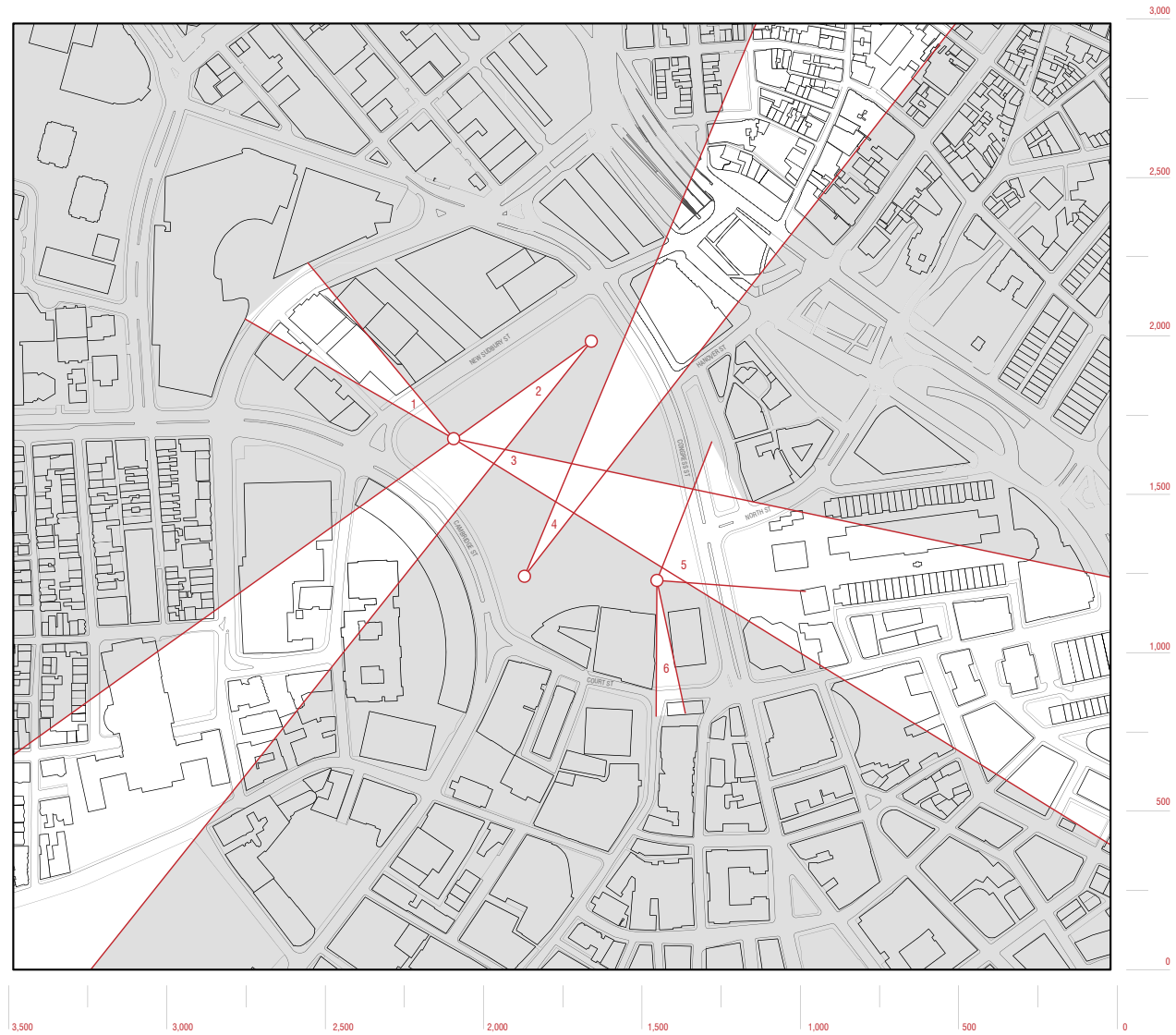
9 - State Government Complex

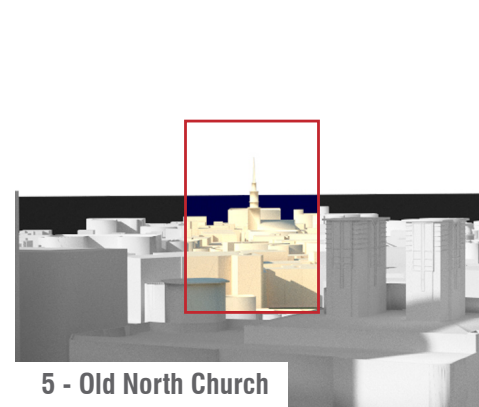
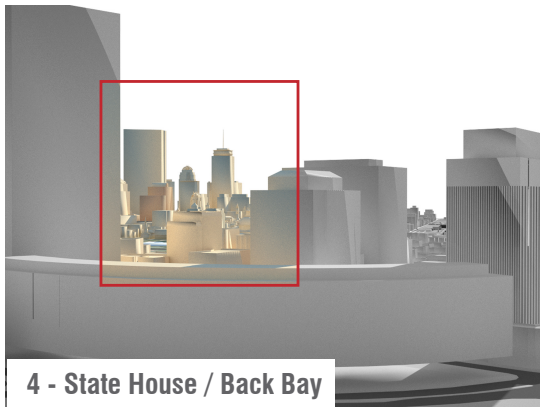
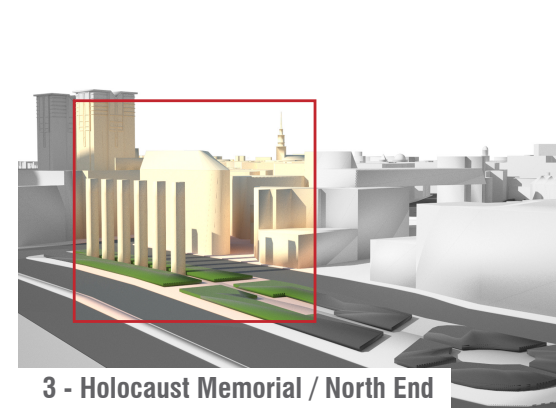
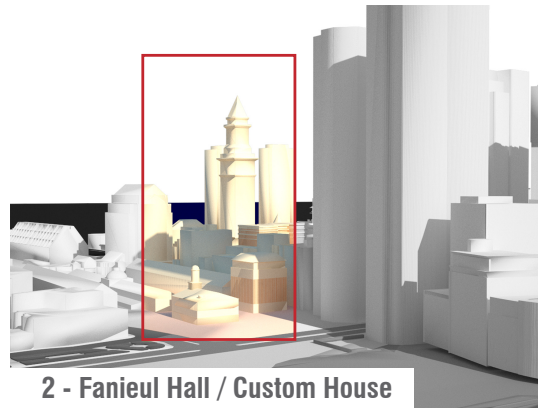
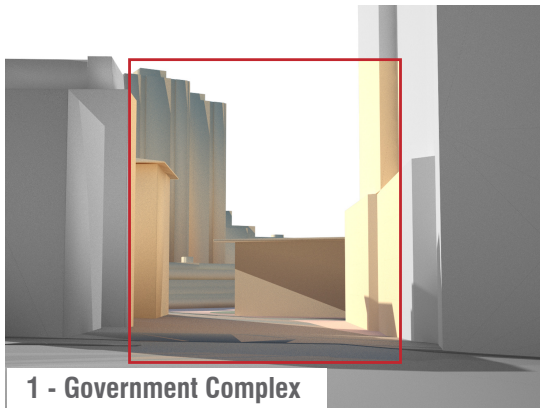


10 - Old North Church

Visual connections

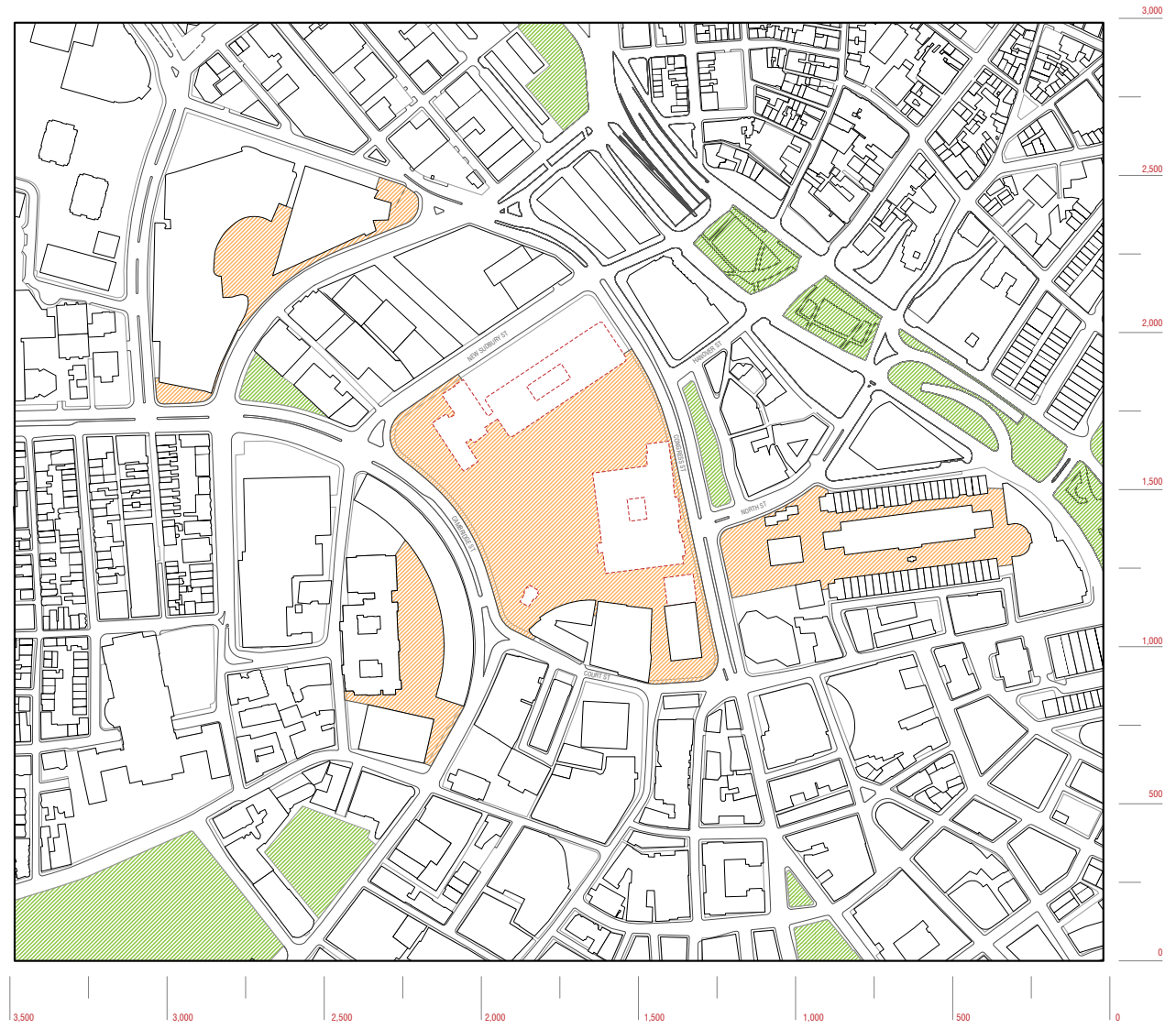
A stadium has the capacity to elevate spectators to a panoramic view of the city. Also, continuous looping concourses offer many opportunities to establish various viewpoints. This analysis studies views of the surrounding context in order to establish certain hierarchies.





Public surfaces

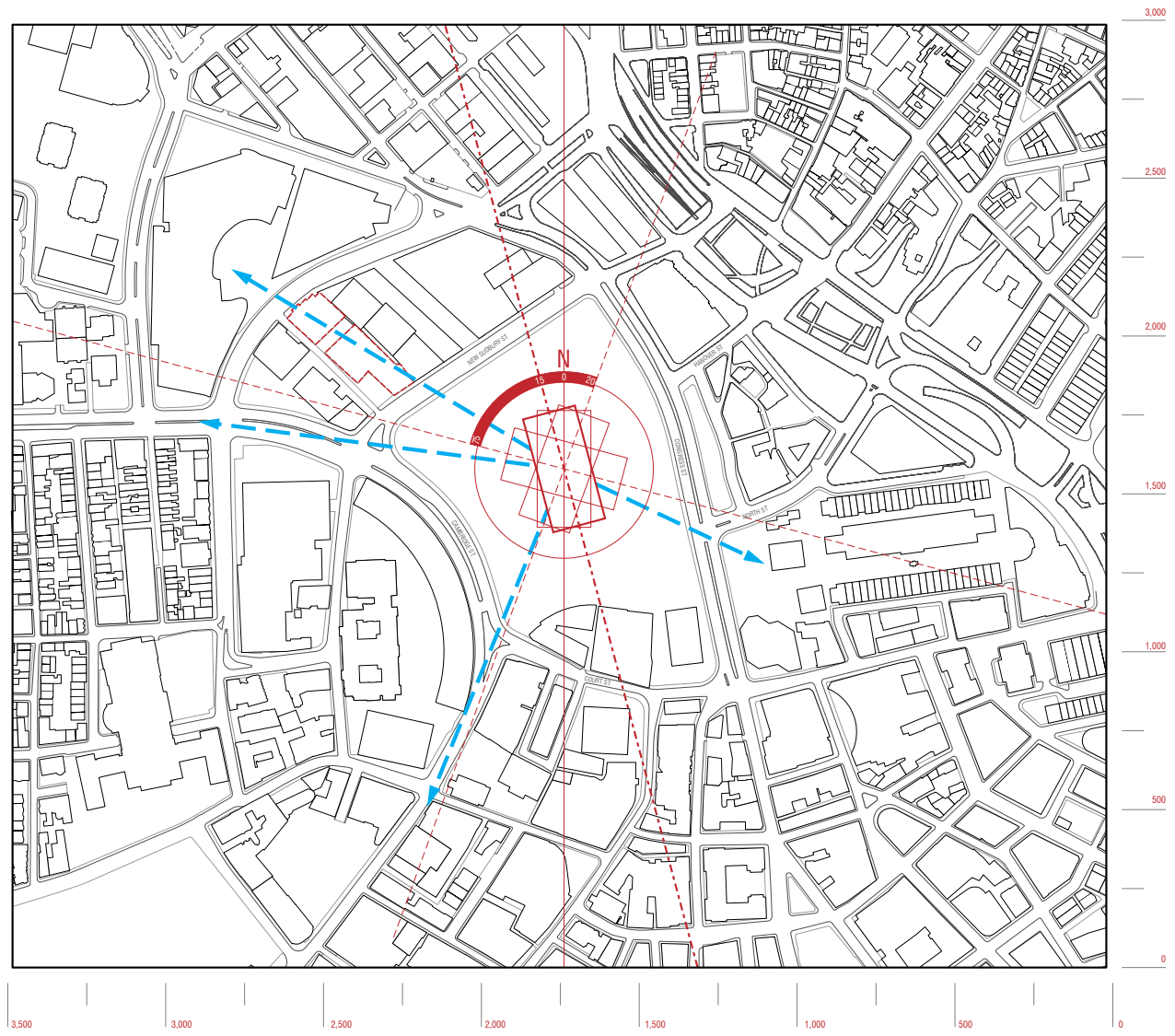
The site currently exists as a continuous mat of brick paving, which is sandwiched between the Boston Common to the south, and the Greenway to the north.



Orientation / Field Alignment

In the northern hemisphere, playing fields should orient themselves longitudinally, staying within 20 degrees East and 75 degrees West of due North. Optimal alignment is 15 degrees west of north.

This study shows the potential siting of the field within these parameters, with blue arrows indicating possible alignments of the field with the surrounding context.

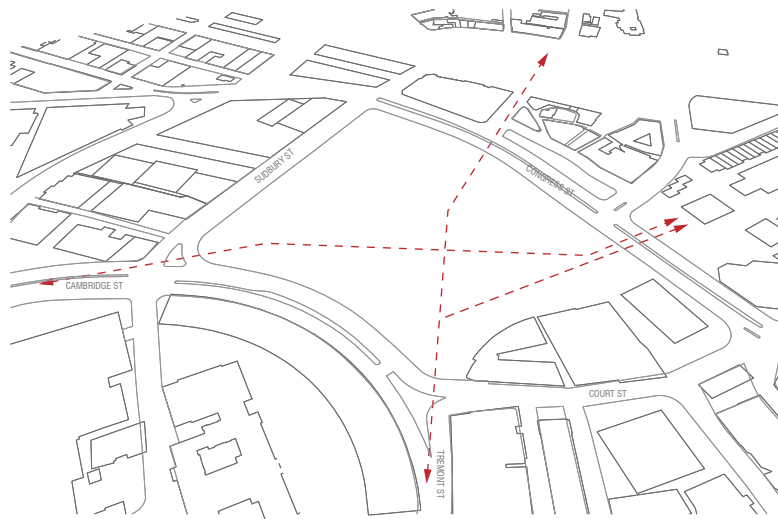


iii. generative analysis



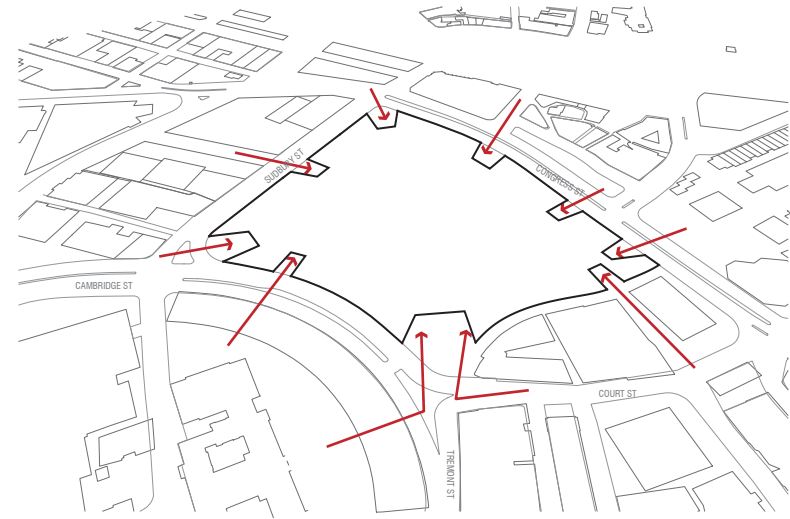
Early conceptual sketch

Generative Analysis



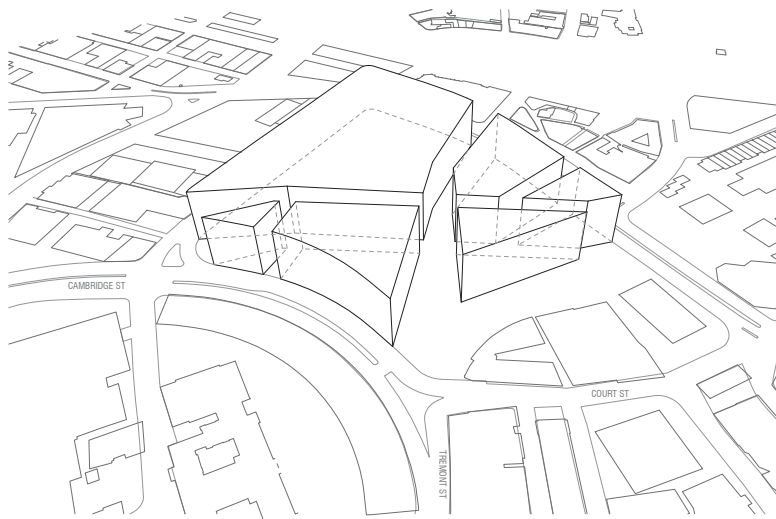
Desire Lines

The removal of city hall and the federal buildings reveal certain trajectories that most efficiently connect the surrounding districts.



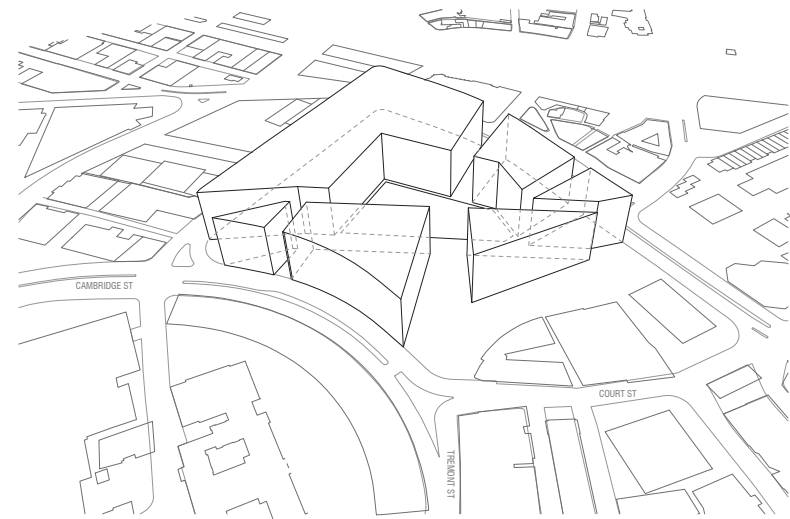
Edge Penetrations

The surrounding context engages the edge of the site at certain points of access.



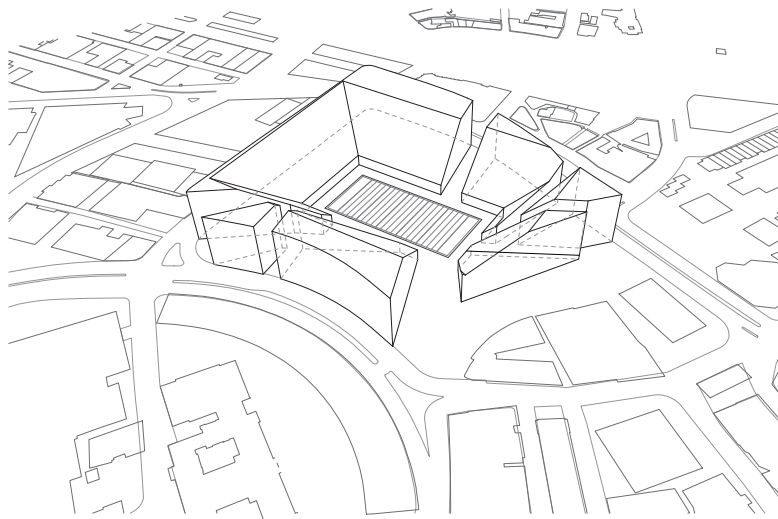
Create New Fabric

Filtering an overlay of the desire lines with the edge penetrations allows for the creation of a new fabric, one that is informed by urban forces only.



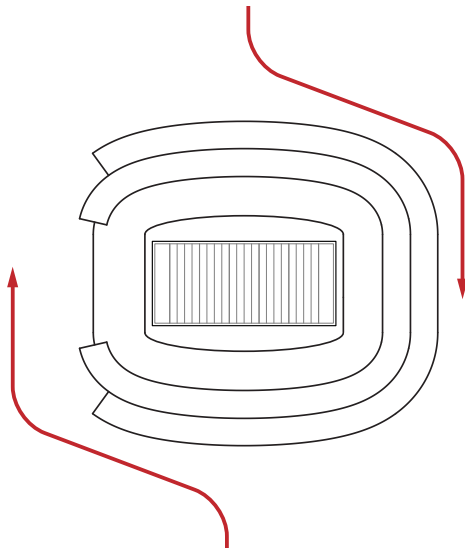
Add Hierarchy

A large void is removed from the center of the fabric, giving centrality to the organization while reshaping contextually produced forms.



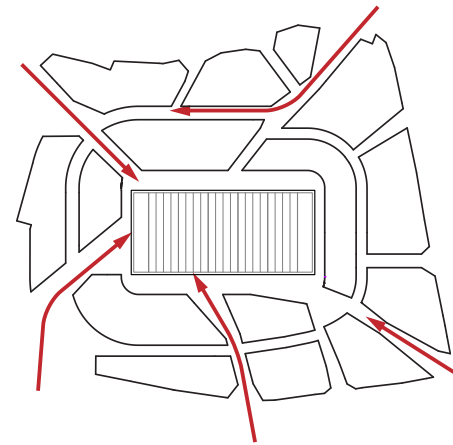
Add Spectacle

The central void provides an opportunity. If the fabric is reshaped with a sloped seating surface, the central void becomes the ultimate event space.



Typical Plan Condition

All stadia, whether urban or suburban, act as hermetically sealed envelopes. Occupying a significant footprint in a urban condition, typical stadiums disrupt the grain of the city.

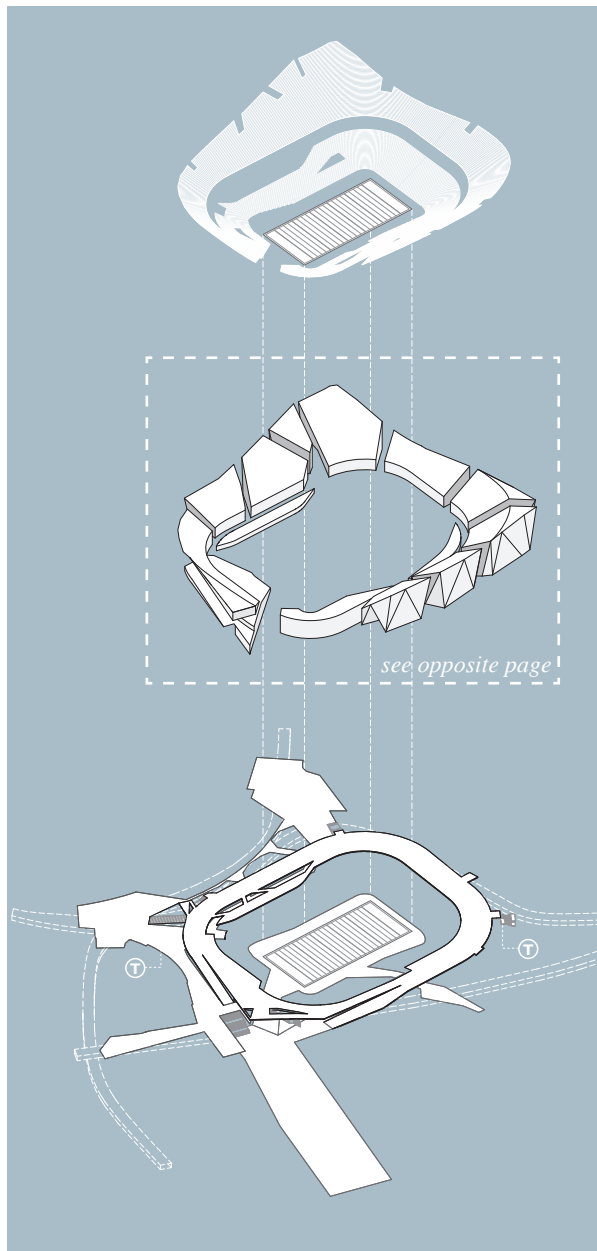


Porous Plan

If the stadium is conceived instead as a conglomeration of fragments that create new internalized streets, with the field acting as a public green space, it then can engage the urban condition with a high degree of porosity.

iv. proposal





SINGULARITY

The seating bowl acts as a singular element unifying the interior condition, and providing roughly 70,000 in spectator capacity.

PLURALITY

The fragmentation of the stadium mass allows for an urban response to the city which is on a scale atypical of the stadium typology.

CONTINUITY

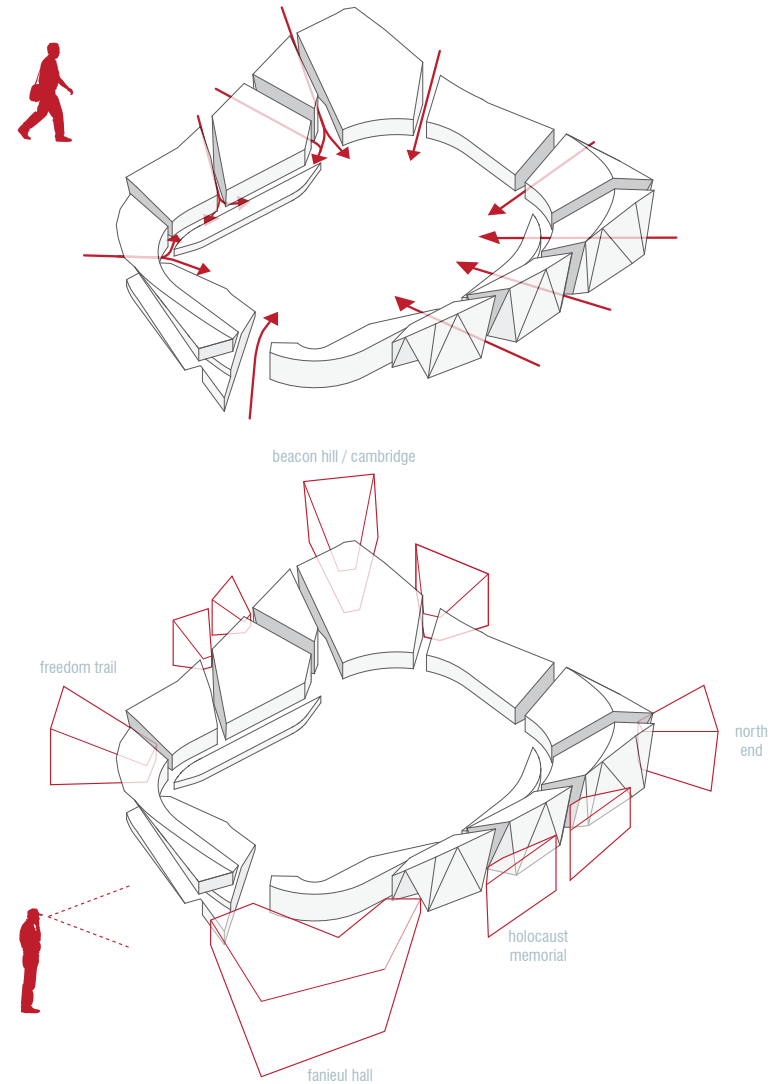
The unbroken integration of the stadium concourse and field with sidewalks, streets, and urban plazas provides for a new way to transverse the site through the stadium.

URBAN POROSITY

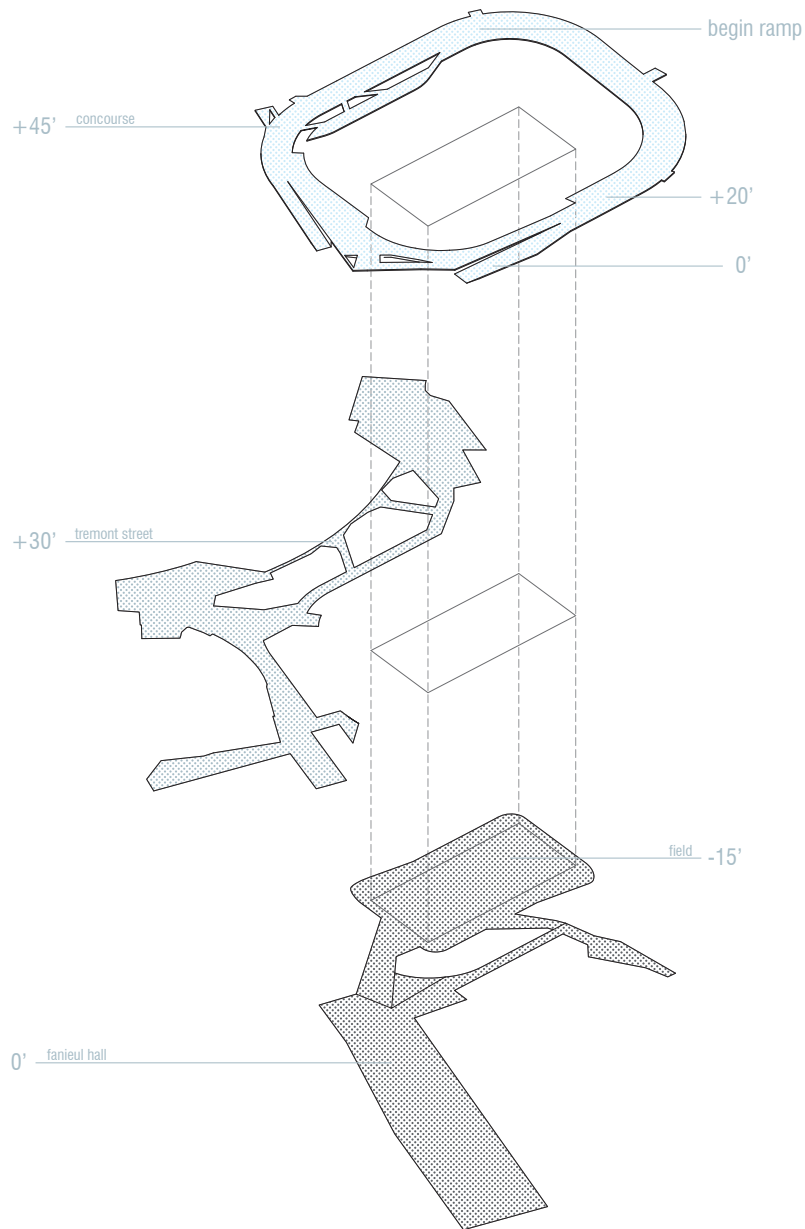
The fragmentation of the stadium mass creates internal streets and arcades, some of which are able to remain open to the public even during a sporting event. As opposed to typical urban stadiums, which act more as urban barriers, this proposal acts like a filter, through which various destinations are accessed.

VISUAL CONNECTIONS

Openings in-between fragments provide several benefits. Visual lines of sight into surrounding neighborhoods are available from the public concourse. The openings also serve as visual cues for ground level porosity into internal arcades.



Formal Layering

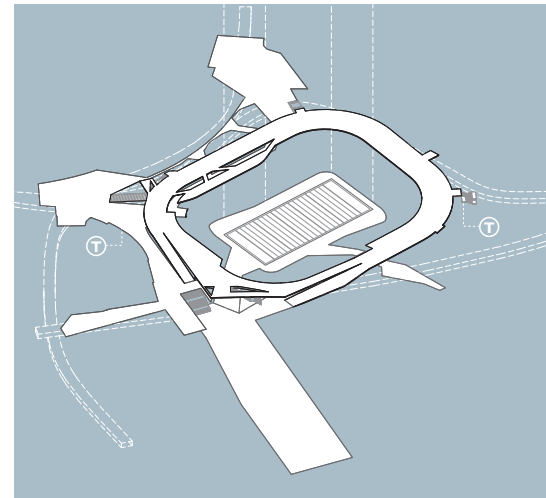


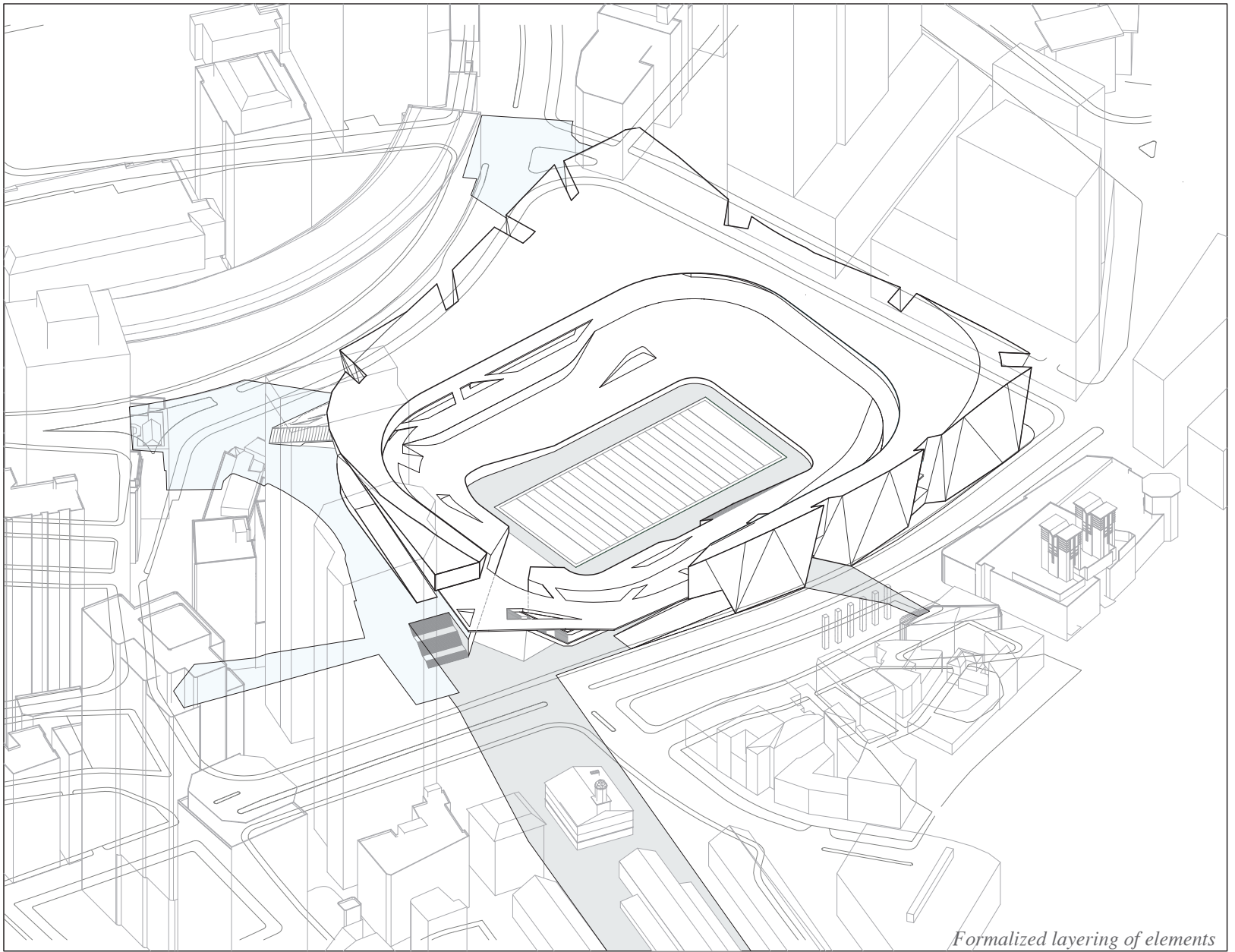
PUBLIC GROUNDS

Circulation for an NFL game must be substantial in order to support large numbers of spectators entering and leaving the stadium at the same time. Consequently, one of the largest components of the stadium is the primary concourse. This proposal conceives of the concourse as a public promenade, which contains retail and dining spaces that are open for game and non-game days.

The concourse becomes one of three public grounds in the project; the other two consists of Tremont St. and Congress St. / Fanieul Hall. The ground surface must negotiate roughly a 30' change of grade from Tremont St. down to Fanieul Hall. The concourse is 15' above grade at Tremont St., providing ample height for arcades below, and ramps down to grade at Fanieul Hall.

Fanieul Hall's plaza is extended across Congress St. onto the stadium site. This plaza connects another 15' down to the field level, which is also conceived as a public green during the off-season.

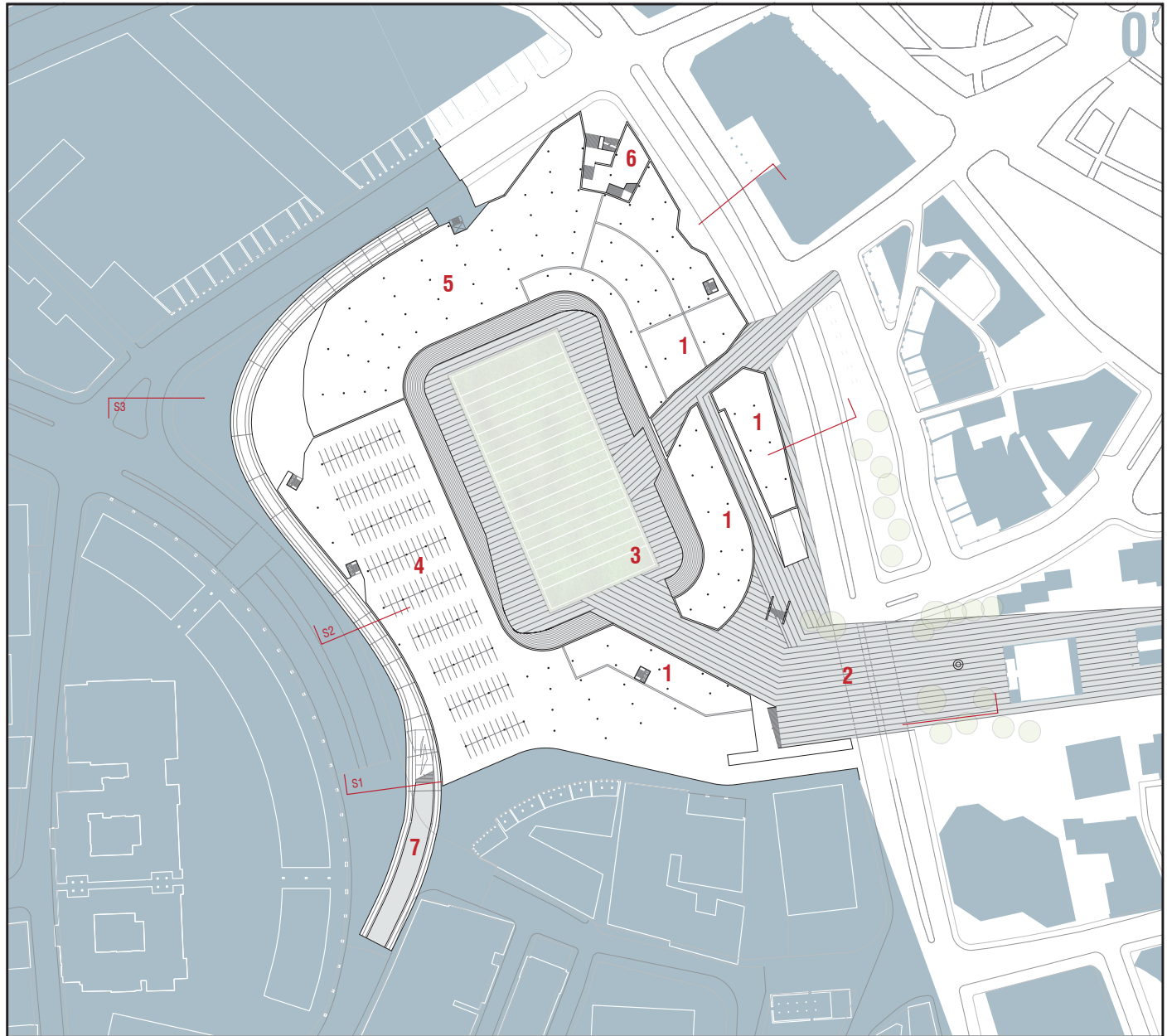




Formalized layering of elements

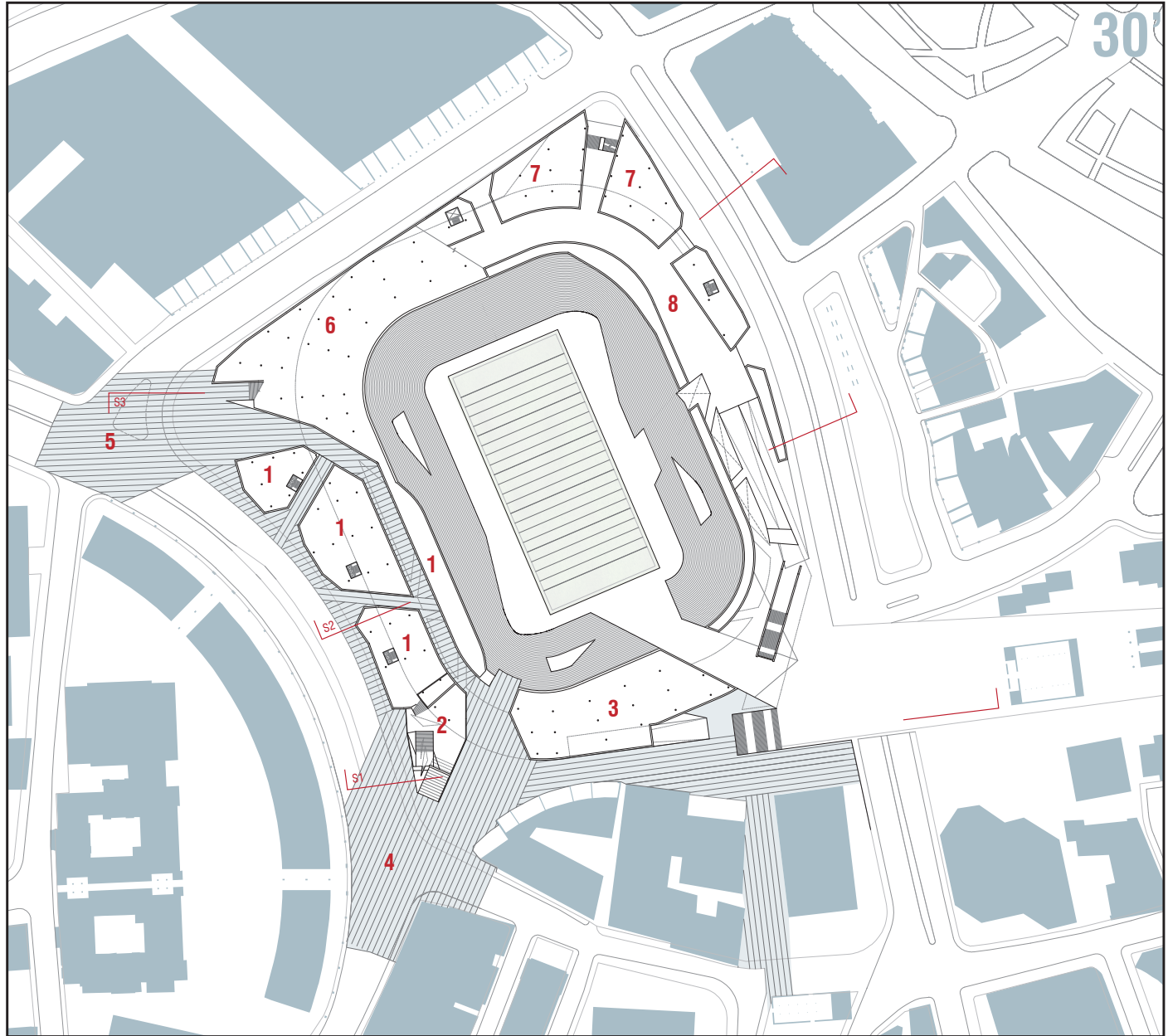
PLAN KEY (0')

1. *RETAIL*
2. *FANIEUL HALL / STADIUM PLAZA*
3. *FIELD*
4. *PARKING*
5. *SERVICE*
6. *SUBWAY ENTRANCE*
7. *SUBWAY PLATFORM*



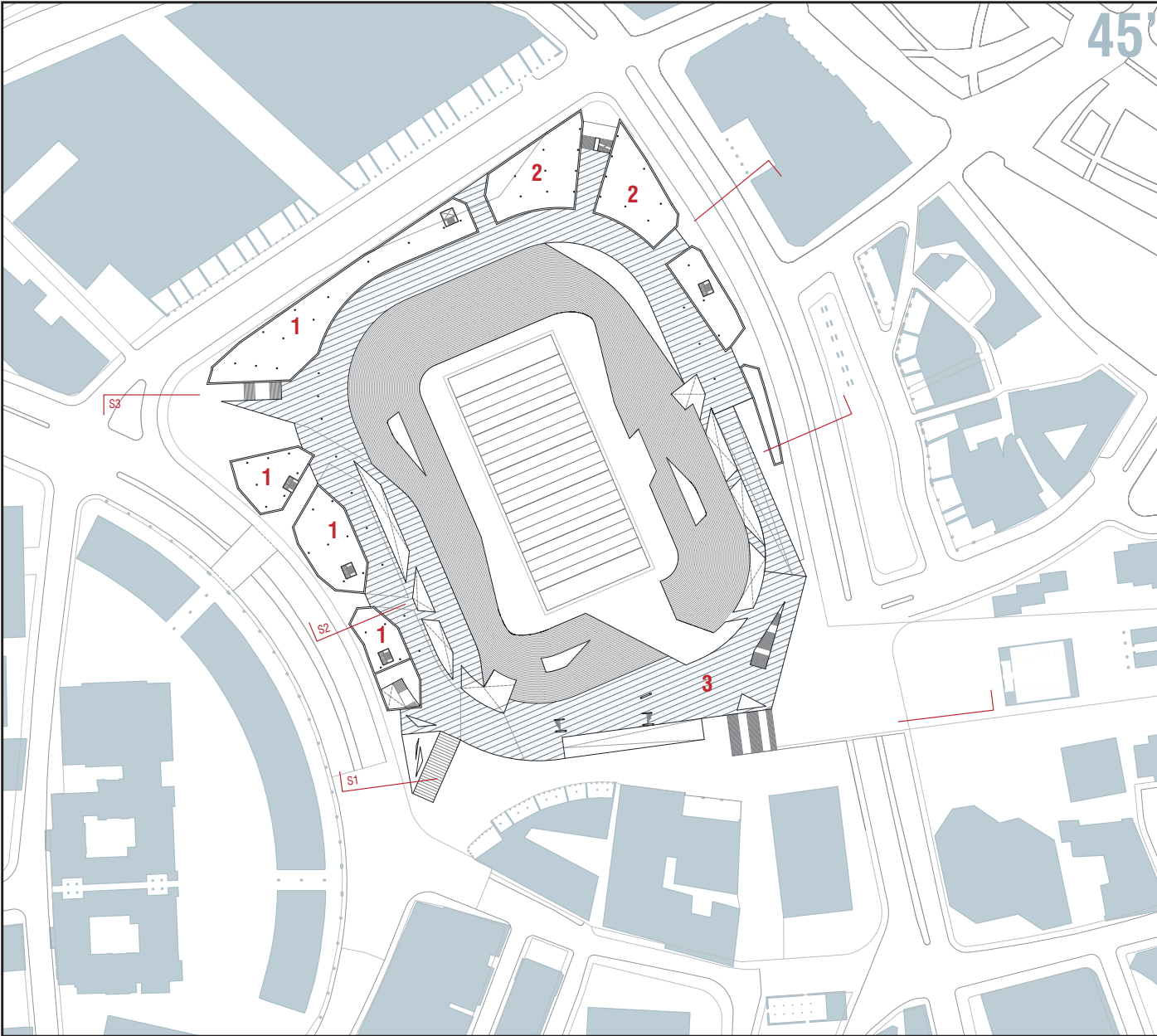
PLAN KEY (+30')

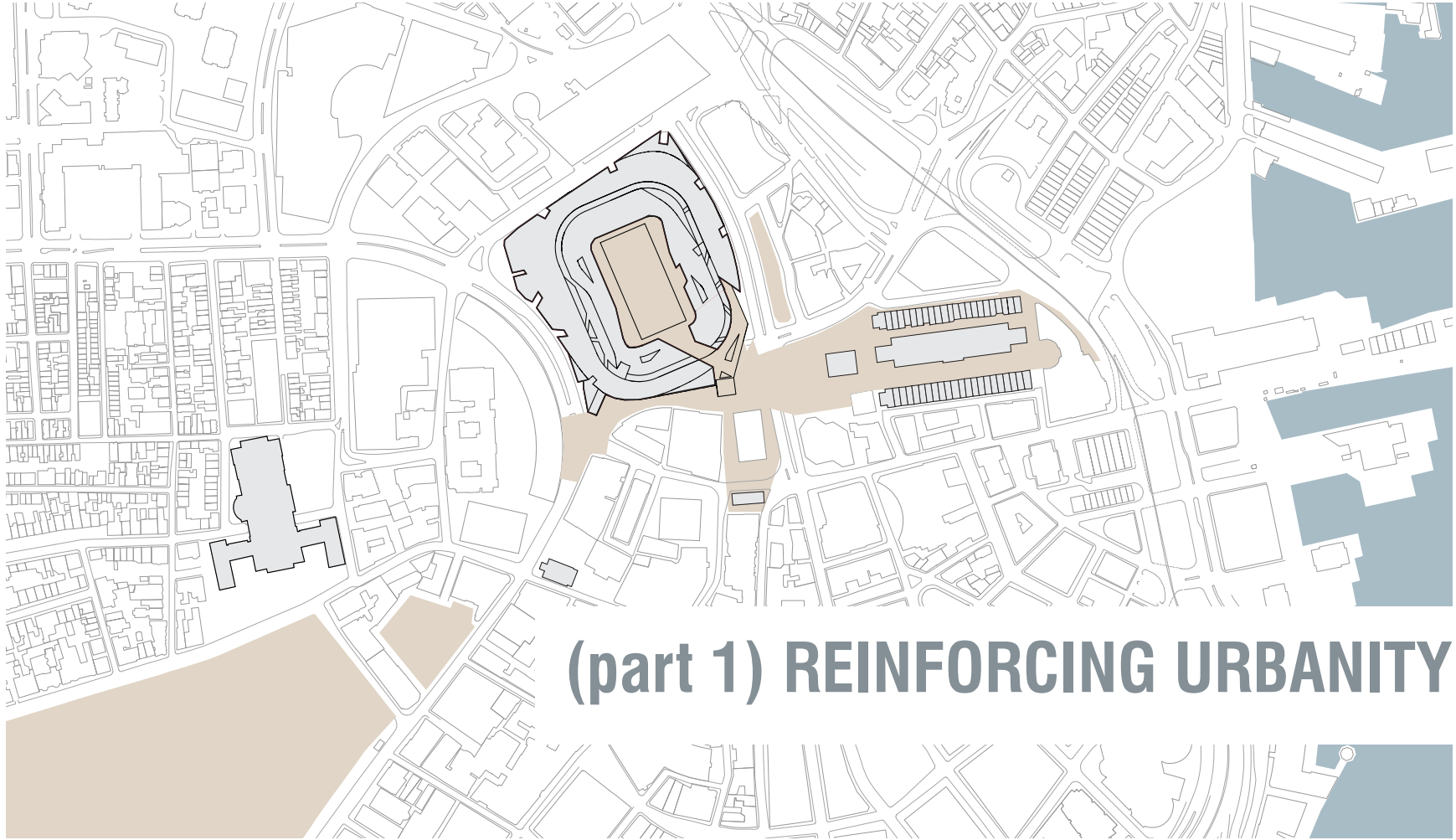
1. *RETAIL*
2. *SUBWAY ENTRANCE*
3. *GALLERY*
4. *TREMONT ST. PLAZA*
5. *BEACON HILL PLAZA*
6. *SERVICE*
7. *OFFICE*
8. *CONCOURSE*

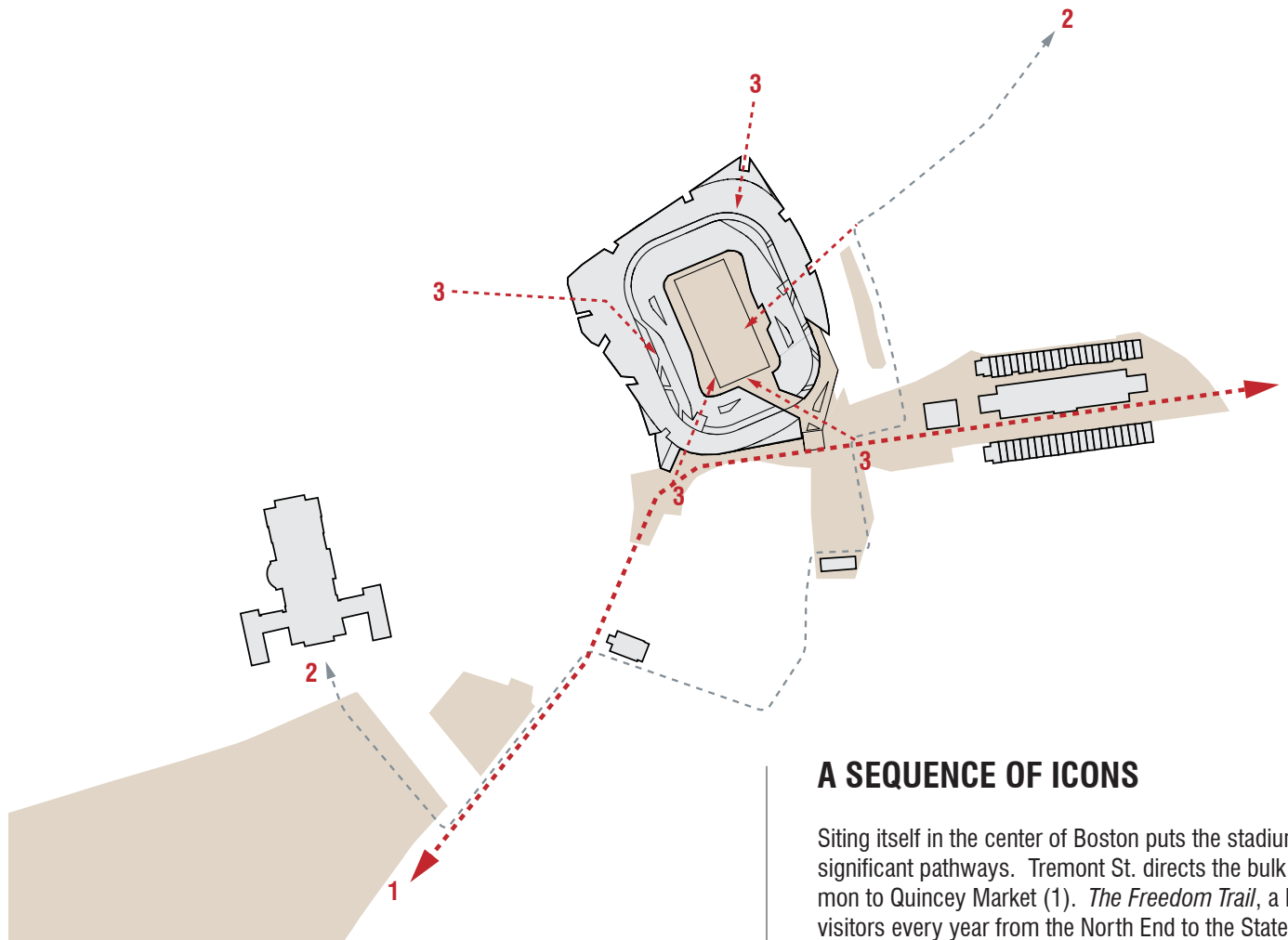


PLAN KEY (+45')

1. *RETAIL*
2. *OFFICE*
3. *CONCOURSE*





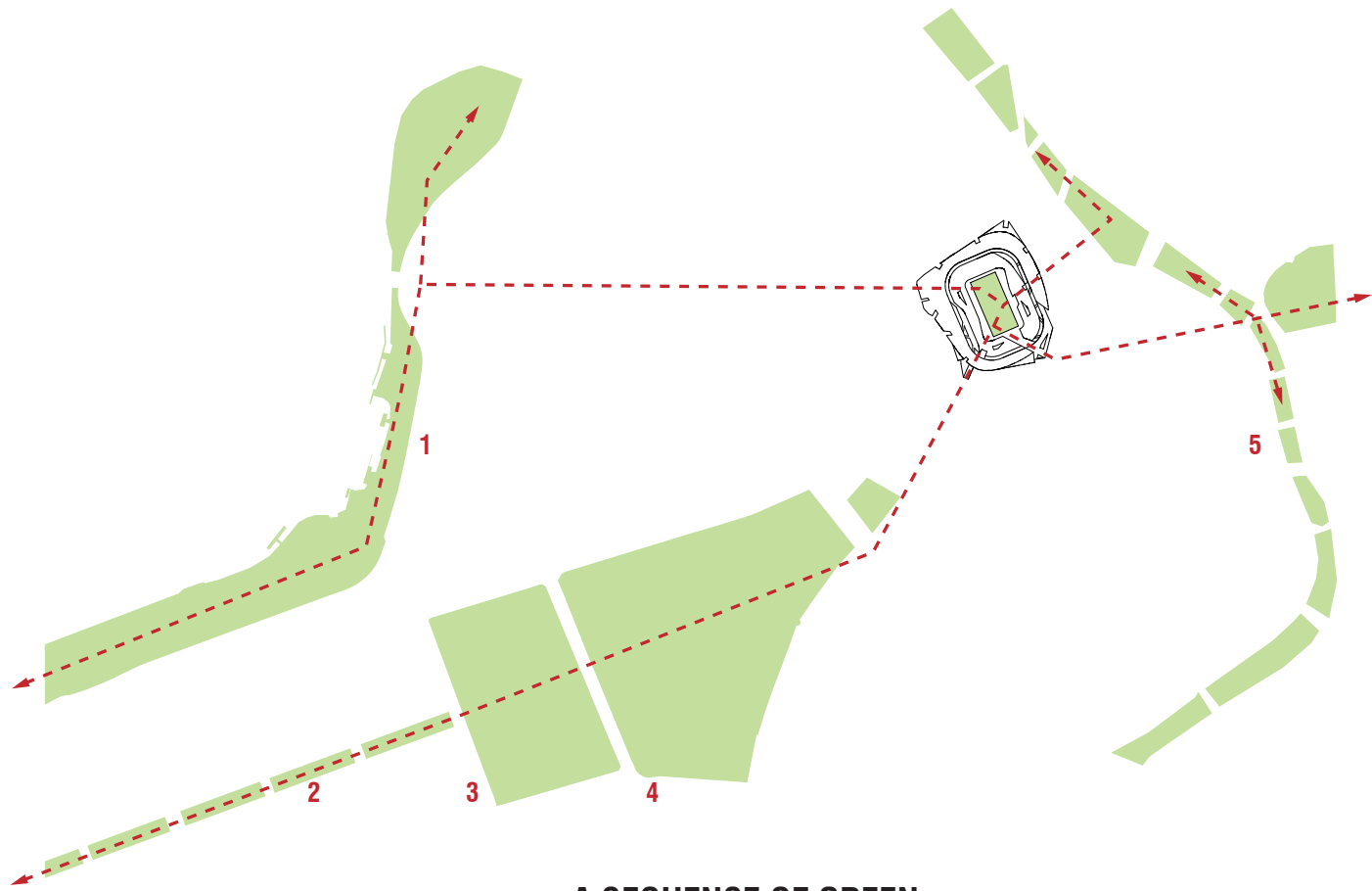


A SEQUENCE OF ICONS

Siting itself in the center of Boston puts the stadium at the intersection of multiple significant pathways. Tremont St. directs the bulk of pedestrians from Boston Common to Quincey Market (1). *The Freedom Trail*, a historic route, takes thousands of visitors every year from the North End to the State House, passing significant historic buildings along the way (2). Finally, those moving to and from Beacon Hill, the North End, and the Financial District transverse the site regularly (3). The stadium lies directly between these paths.

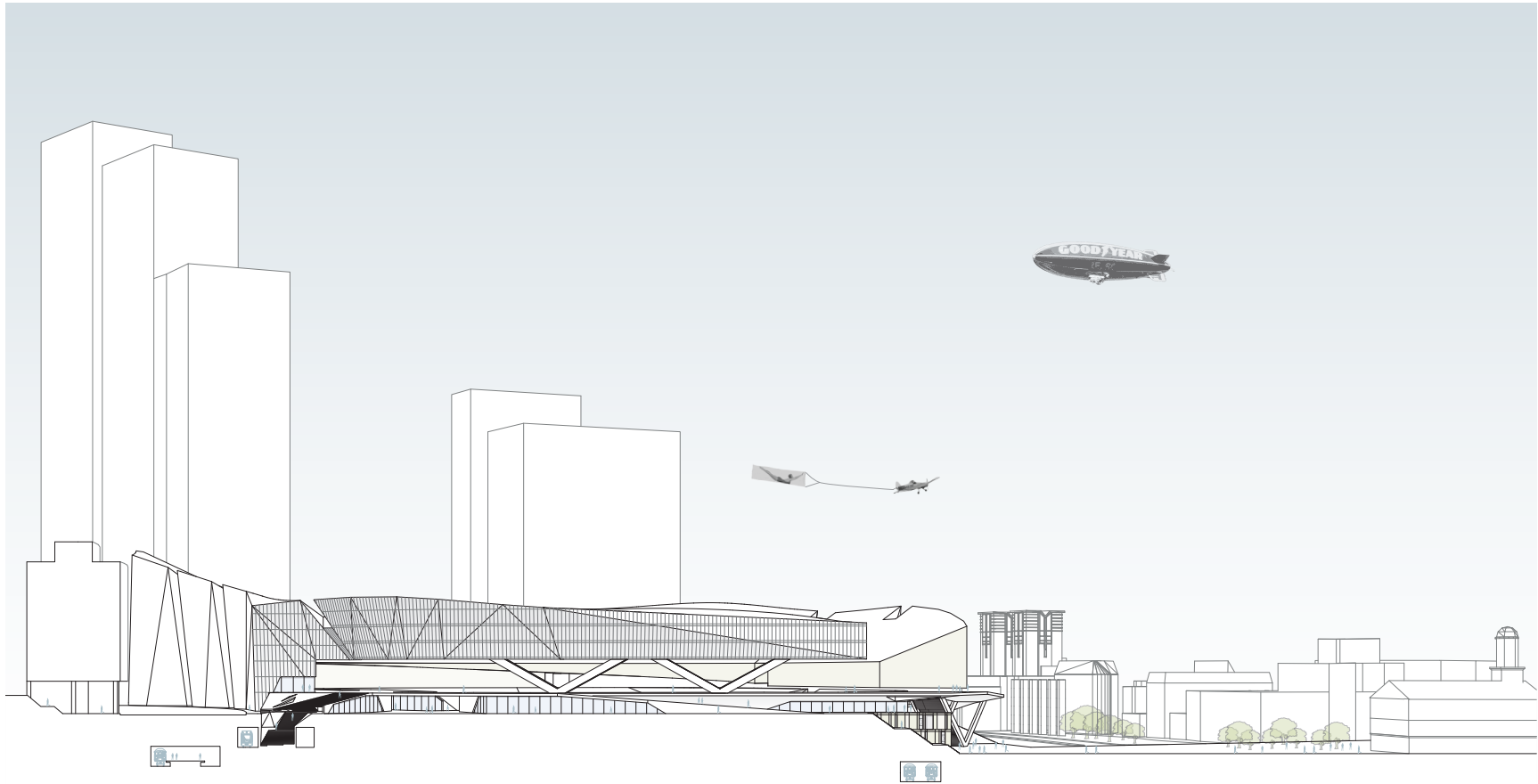
Part 1 - Reinforcing Urbanity



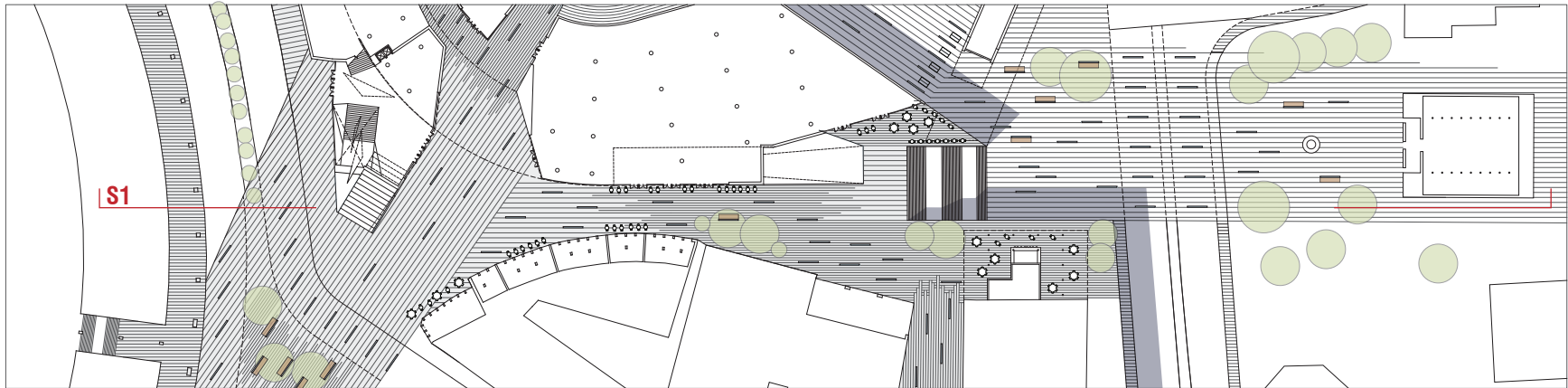
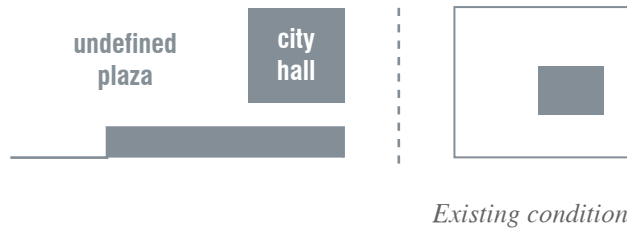


A SEQUENCE OF GREEN

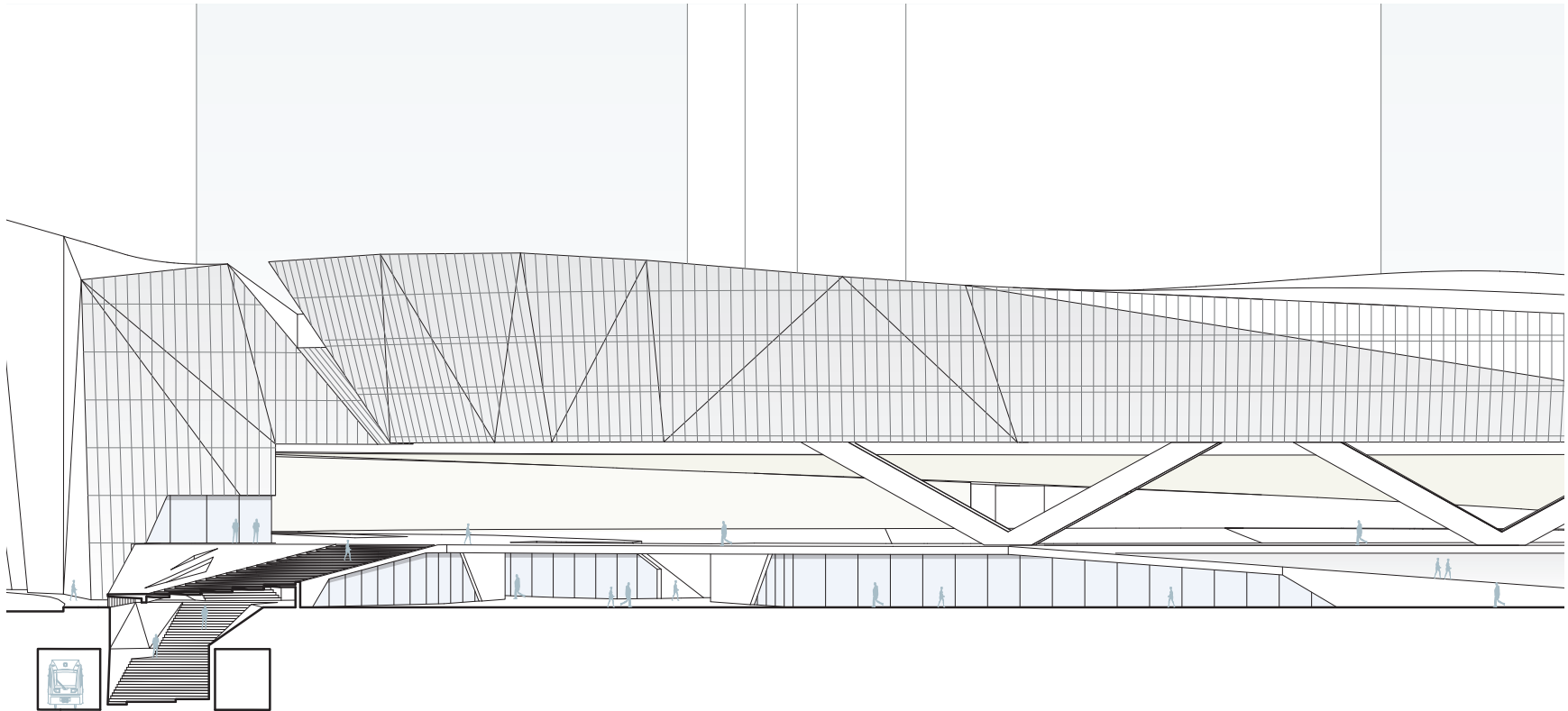
The stadium also sites itself at the center of a collection of green spaces within Boston. Since the field can be occupied as a public green in the offseason, the stadium serves as an important centerpiece, unifying the Esplanade (1), Commonwealth Ave (2), the Public Gardens (3), Boston Common (4), and the Greenway (5).



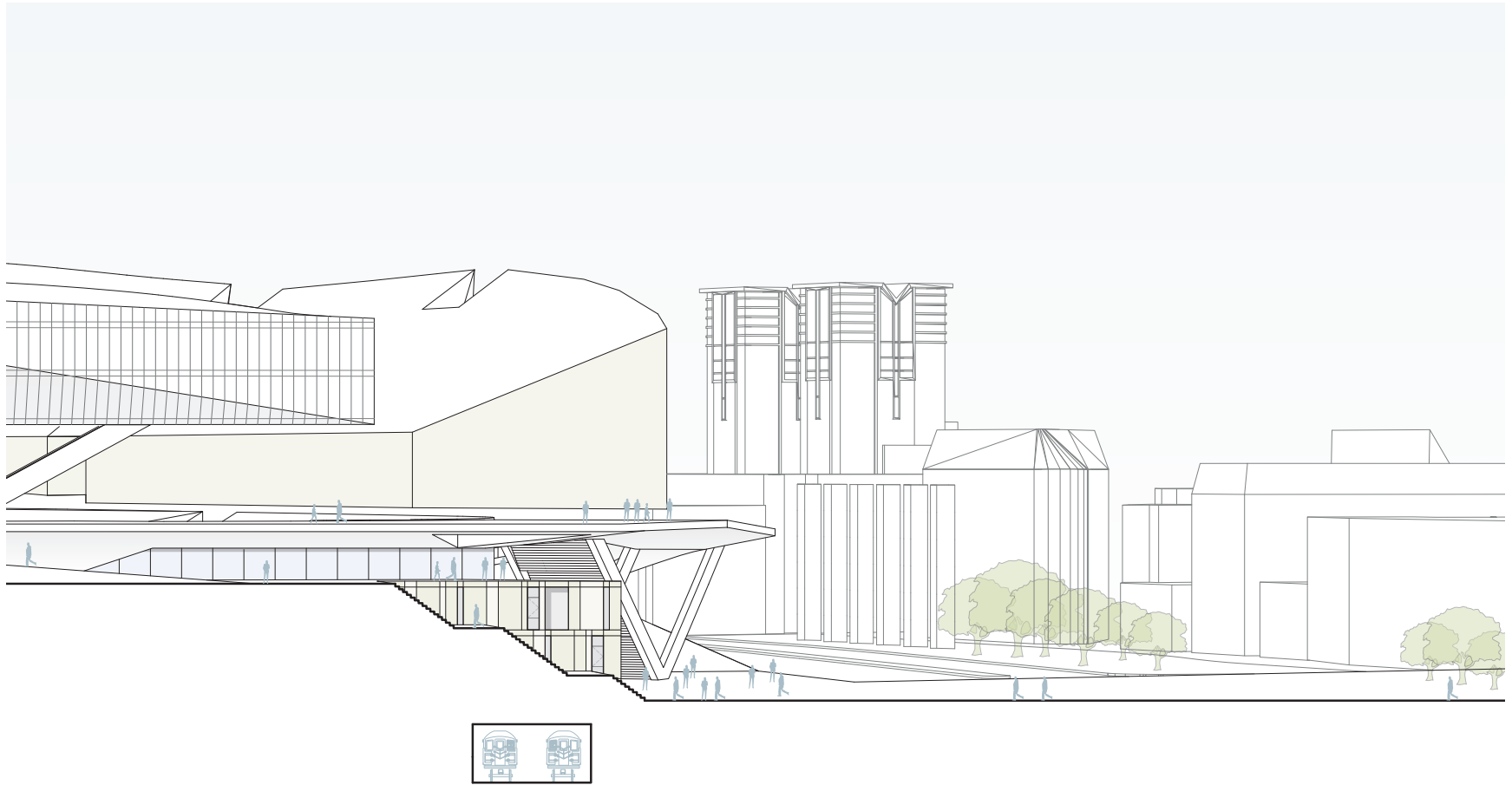
SECTION 1
(see pg.60-61 for enlarged drawing)

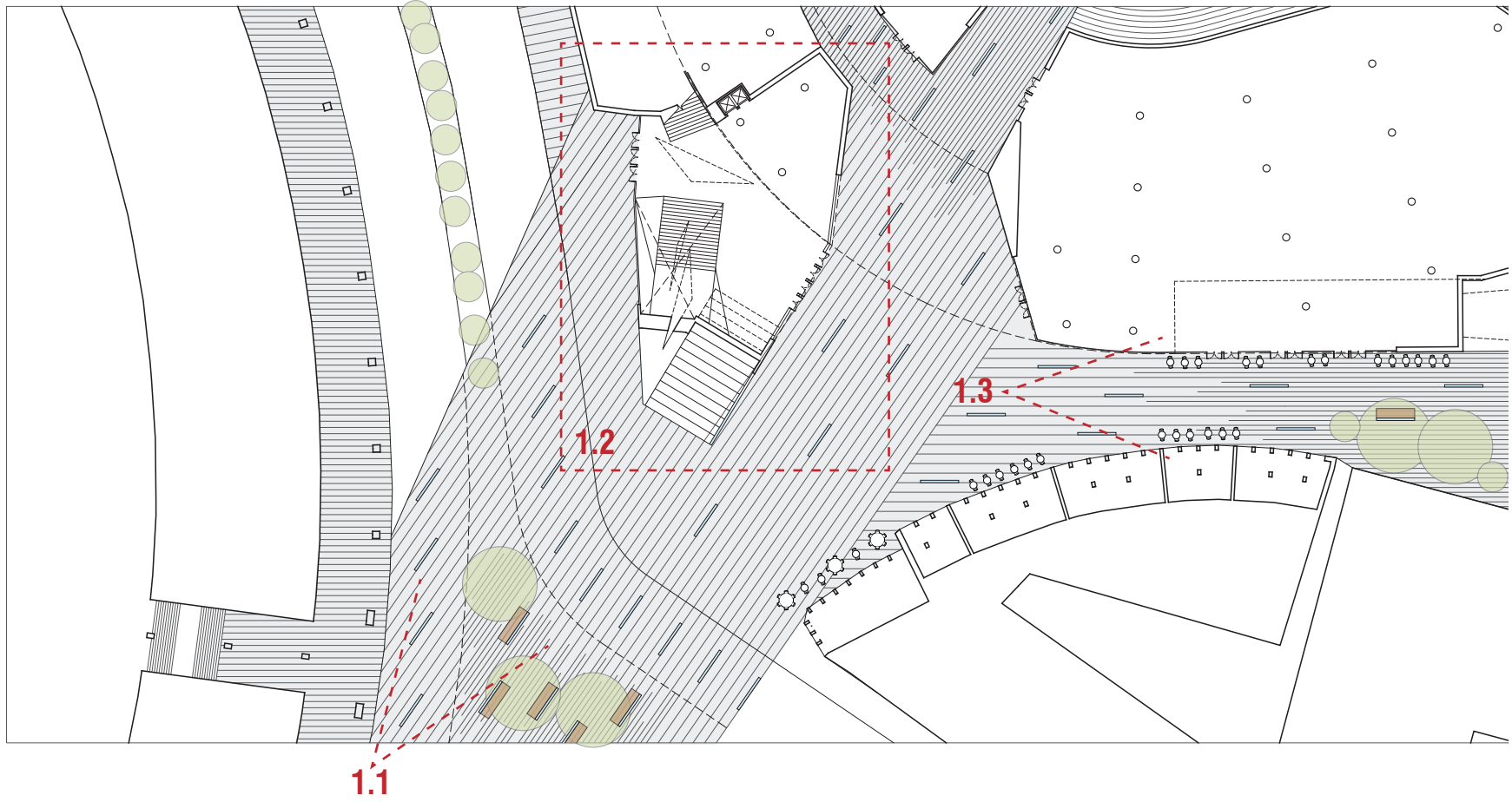


DETAIL PLAN 1
(see pg.62-63 for enlarged drawing)

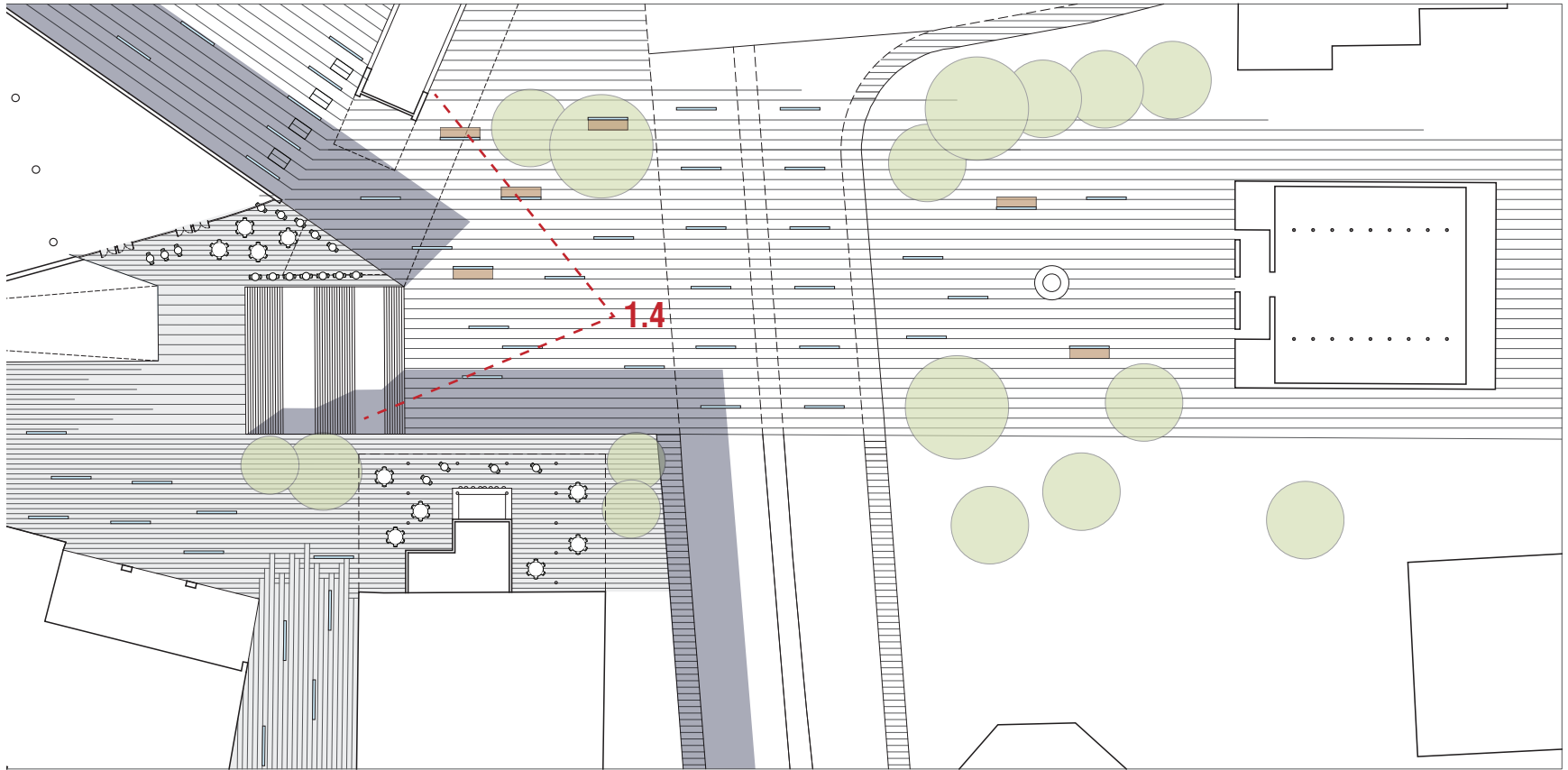


SECTION 1
1:40

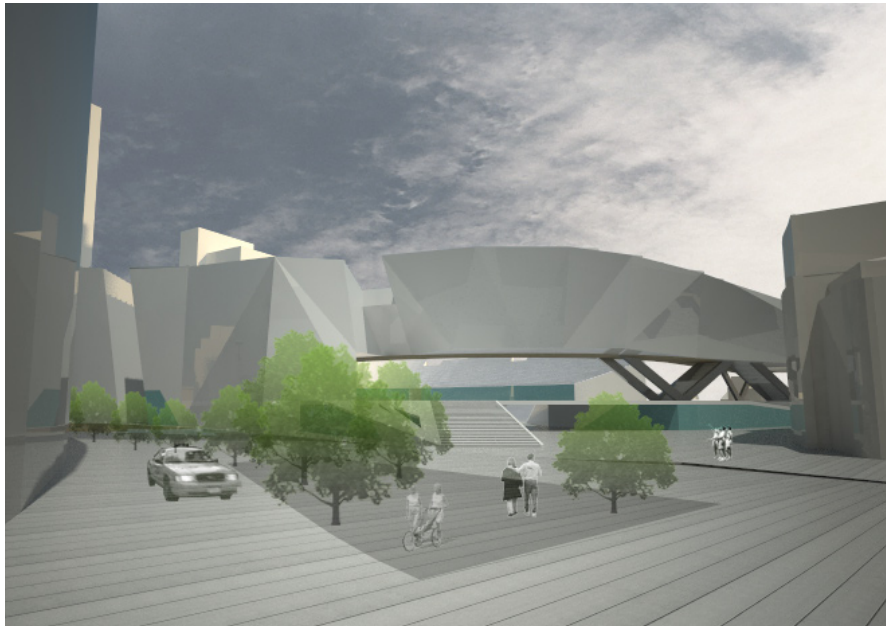




DETAIL PLAN 1
1:50



Part 1 - Reinforcing Urbanity



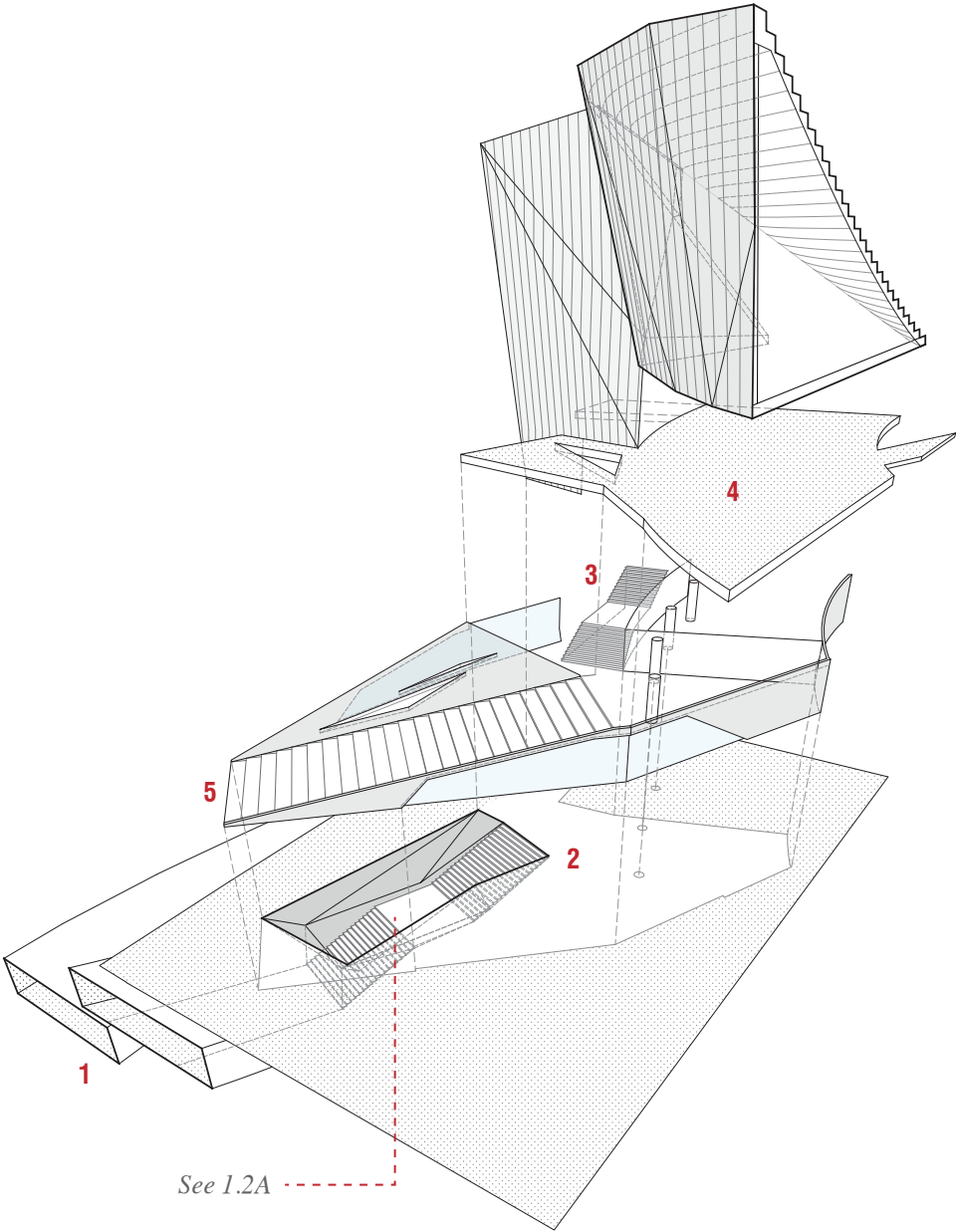
1.1 *Approach from Tremont St.*

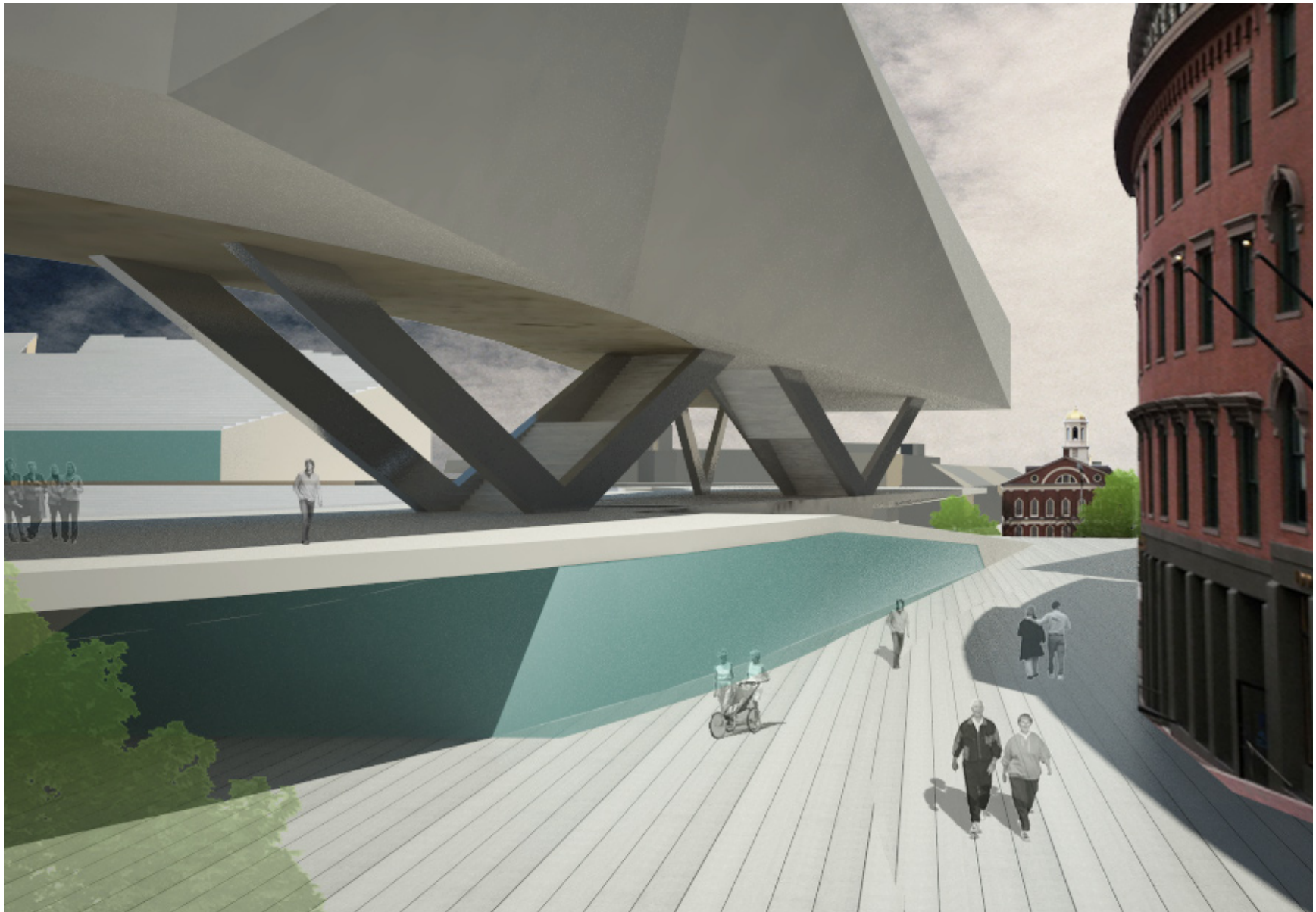


1.2a *Steps from subway platform to street level lobby*

1.2 - A SEQUENCE OF TRANSITIONS

The southwest and northeast corners of the site provide access to the subway system, allowing commuters to leave trains and directly enter the stadium. The Tremont St. station connects to two subway lines (1) to a large street level lobby (2). From the lobby, one can continue up an internal stair (3) to the concourse (4). Hovering above the lobby is a monumental stair to access the concourse from the street (5).

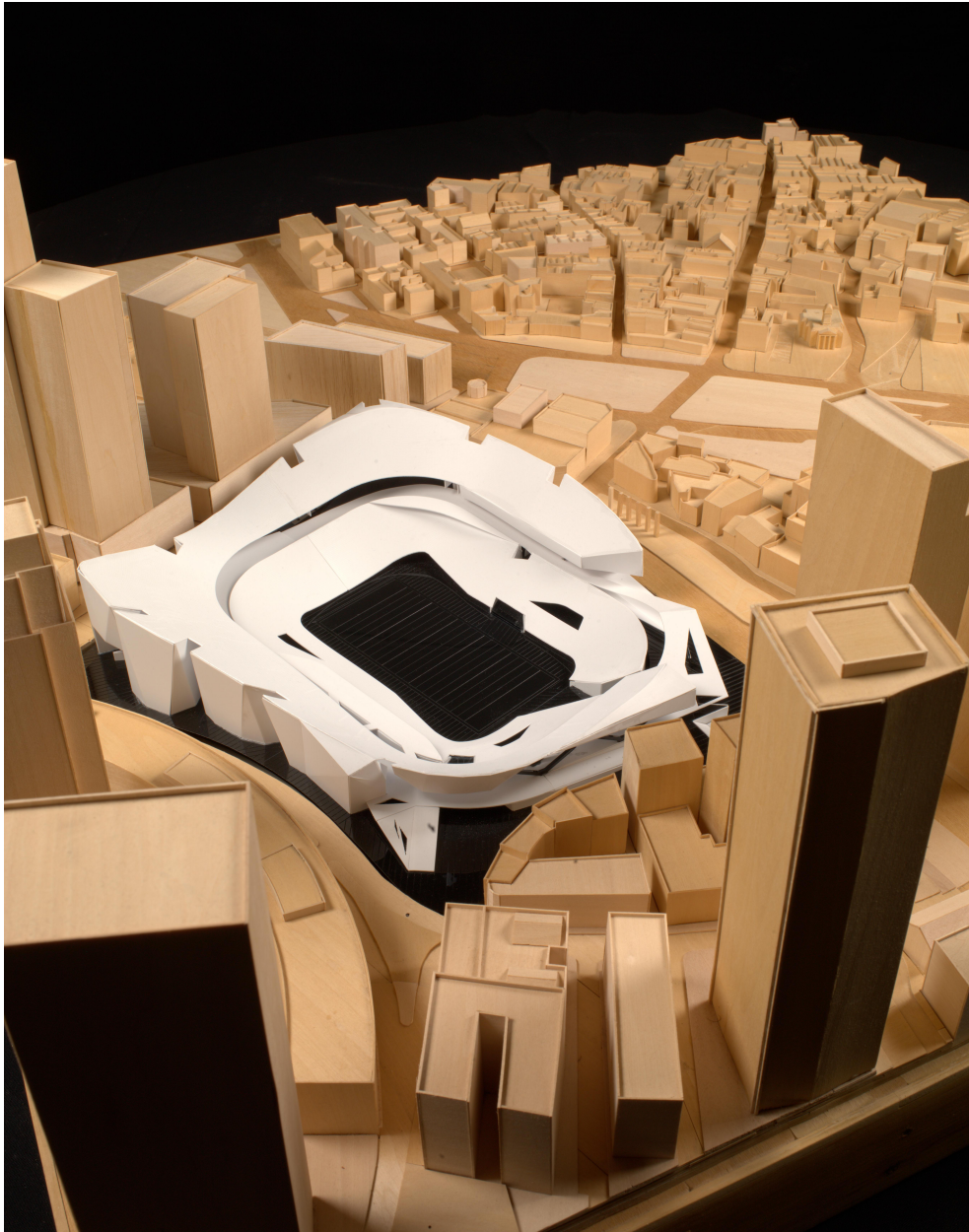




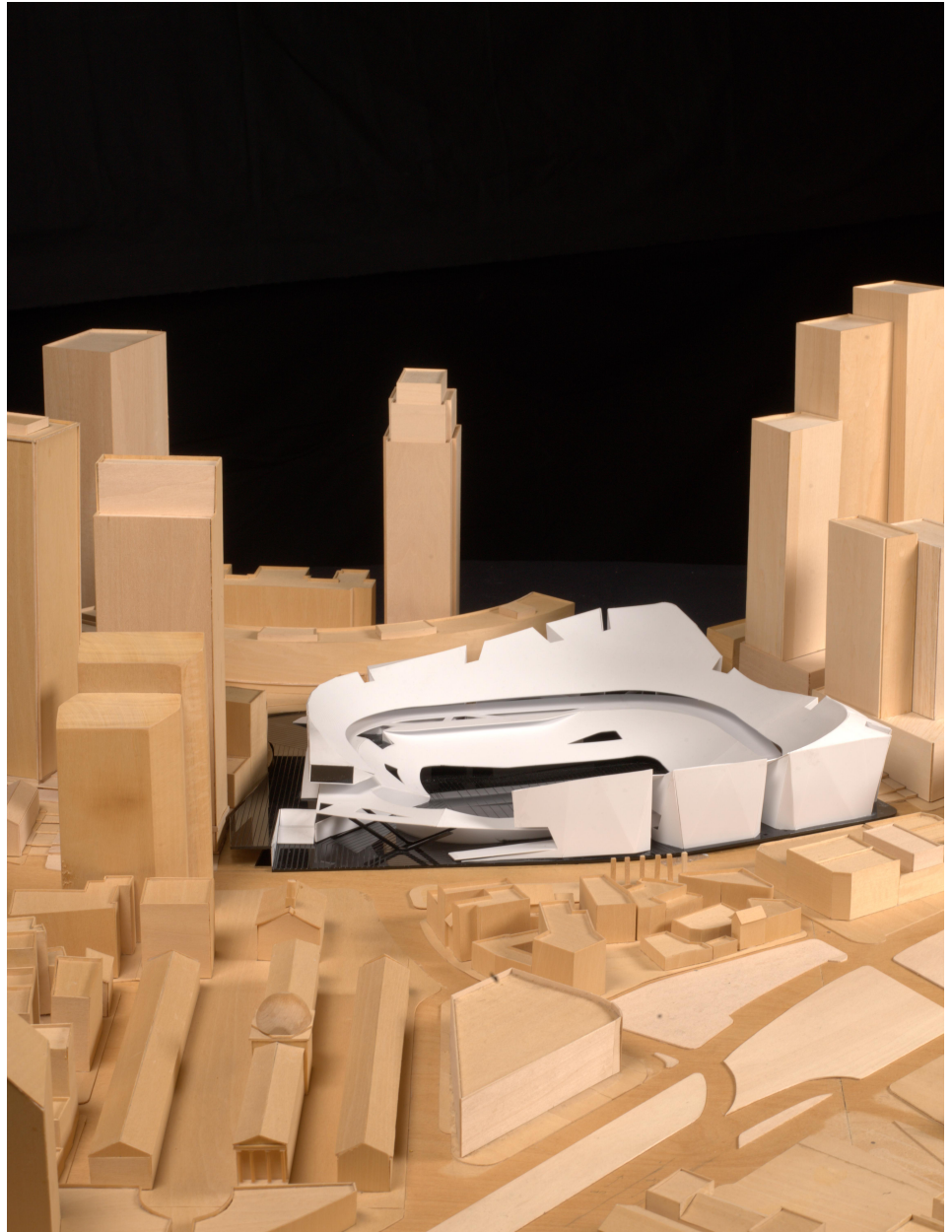
1.3 *Connection from Tremont St. plaza to Fanieul Hall plaza*



1.4 Connections up to Tremont St., inward to field

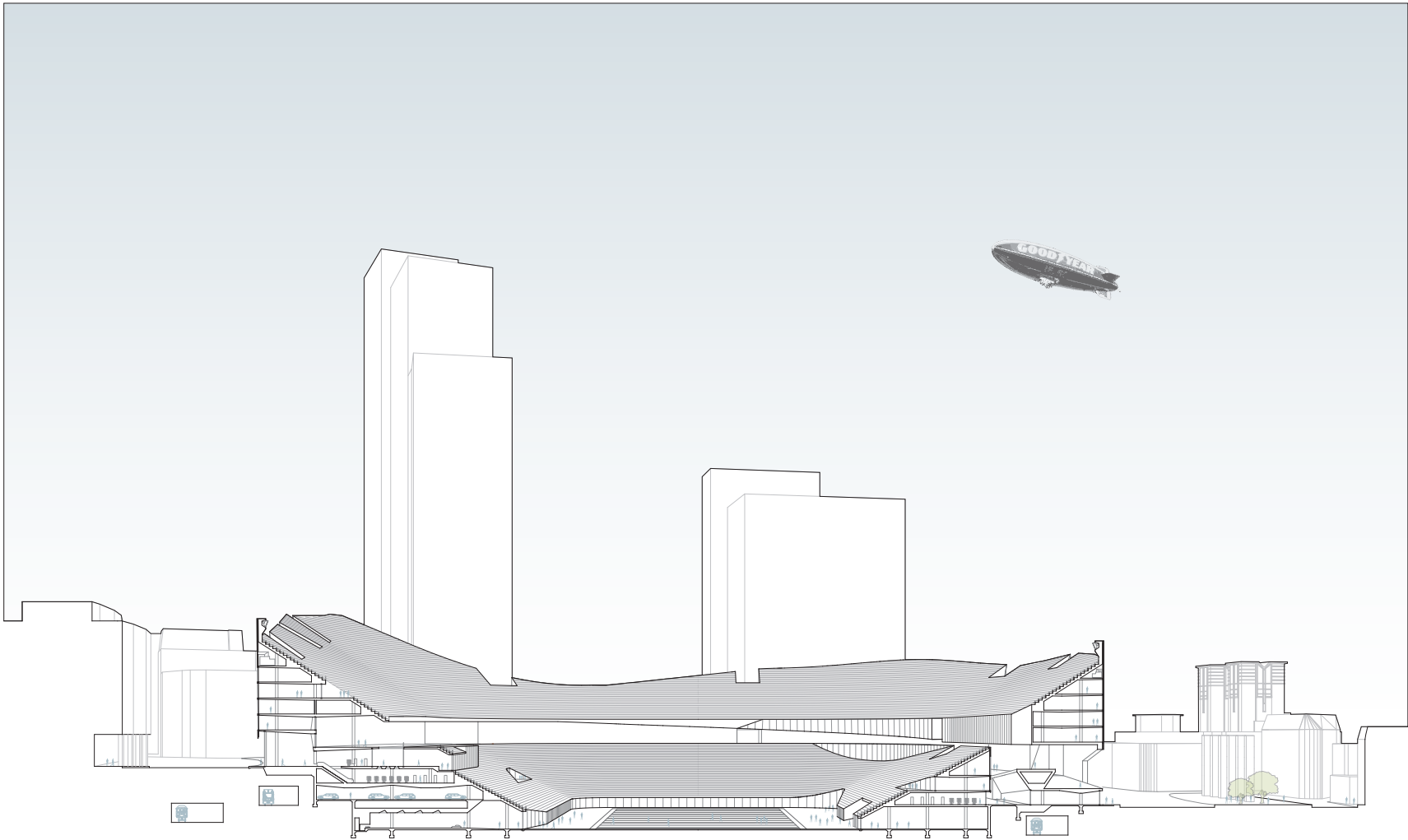


The stadium mediates a transition between scales of districts.



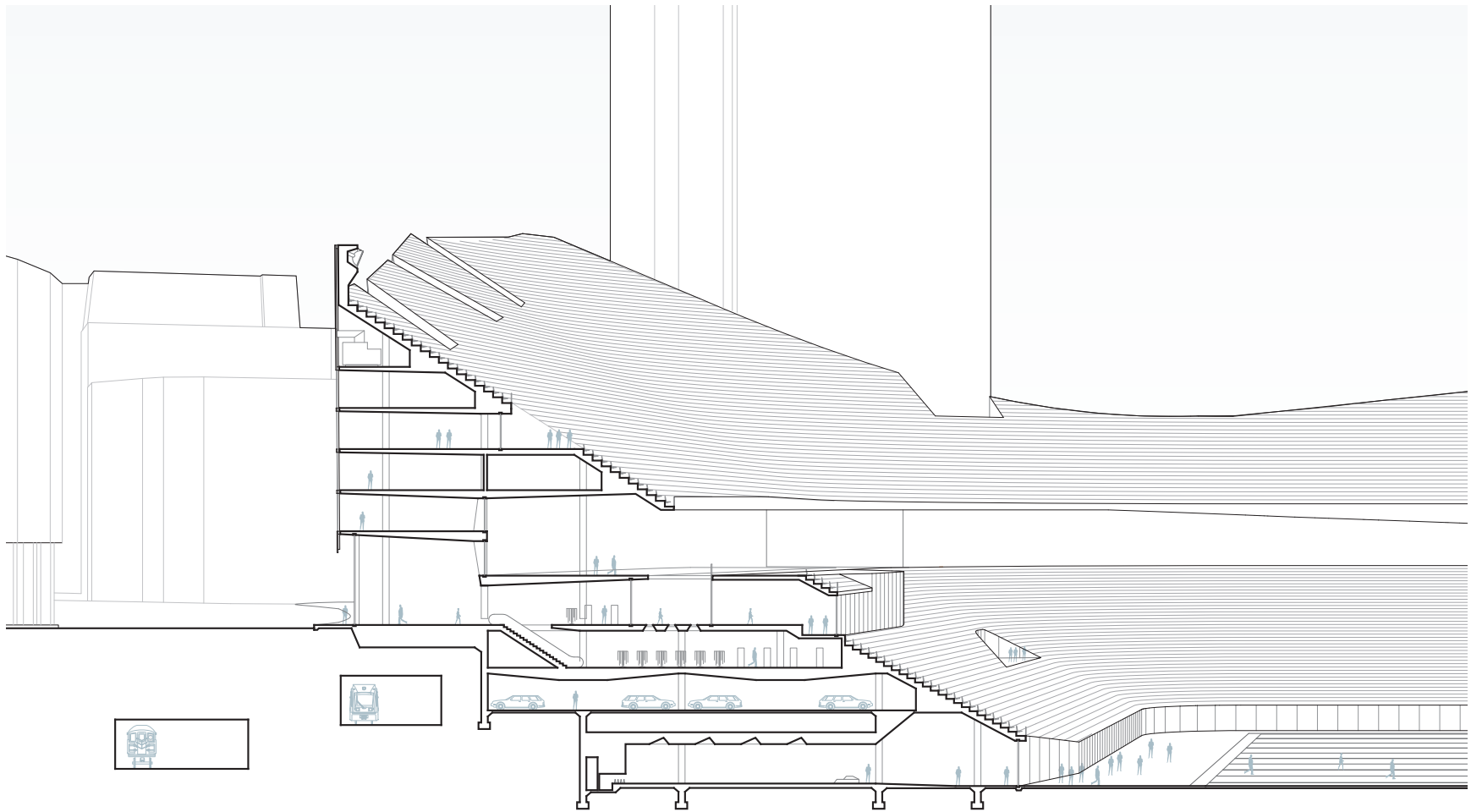
Quincey Market / Fanieul Hall into stadium

(part 2) TYPICAL SECTIONS / ATYPICAL CONDITIONS



SECTION 2

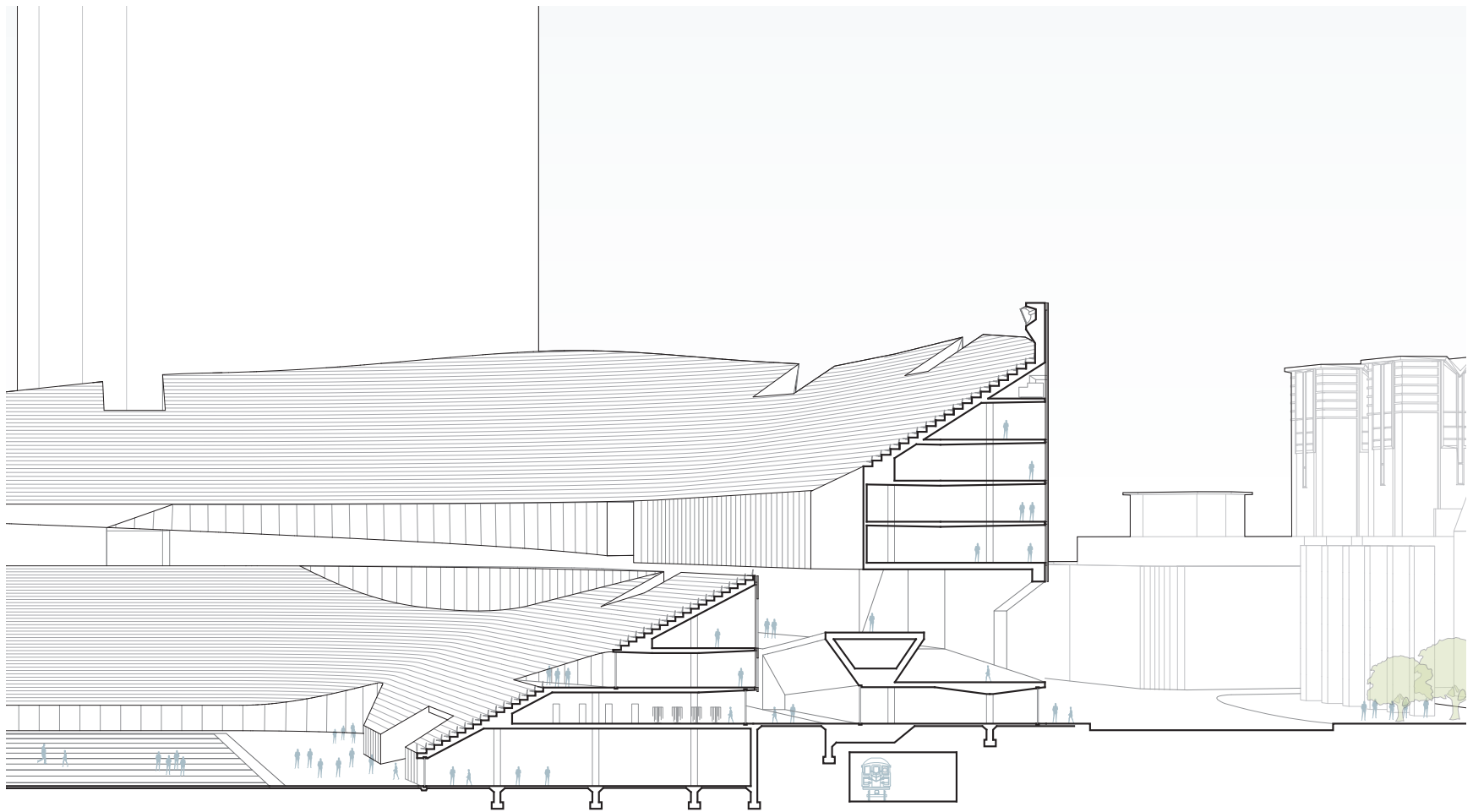
(see pg.72-73 for enlarged drawing)

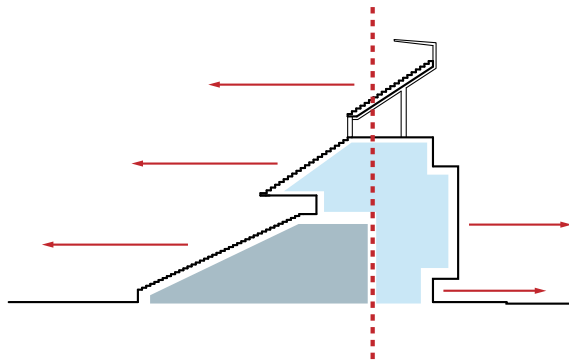


SECTION 2

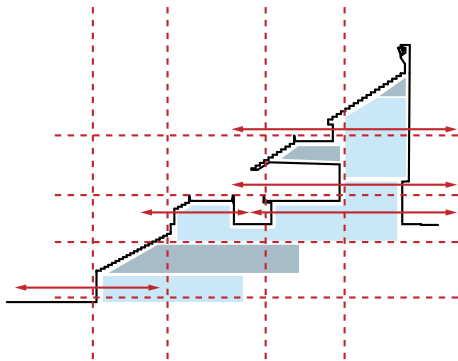
1:40

(see p.75 for details)

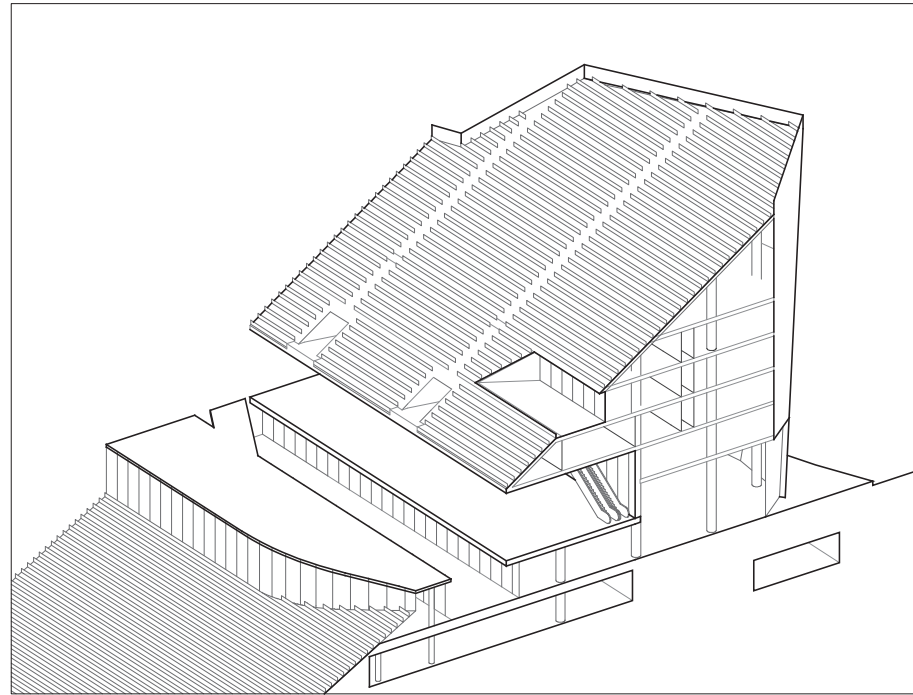




2.1 Typical stadium section



2.2 New "typical" stadium section

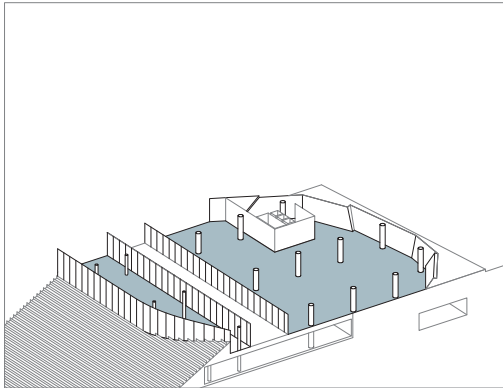


Sectional axonometric (see pg.76-77 for details)

URBANIZING THE TYPICAL SECTION

The downfall of most urban stadiums is the degree to which the section engages the city and how elements of the city can engage the internal field condition. A typical section (2.1) of a conventional stadium pushes all public program to the street edge, leaving a large portion under the lower bowl unusable except for maintenance or service space. Consequently, all programs tend to be internally focused on the field or externally focused on the street.

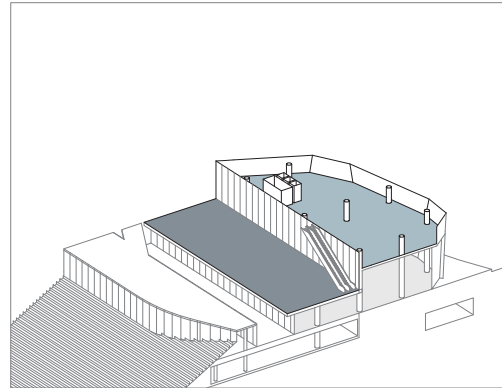
A new "typical" section (2.2) looks to eliminate the division between the field and the city by breaking down the section into smaller elements of public and private spaces. Deep, unusable sections are kept to a minimum, while offices, residences, and restaurants are allowed visual access to the field.



THE GAME ← **EAT** → THE ARCADE ← **SHOP** → THE CITY

Street Level

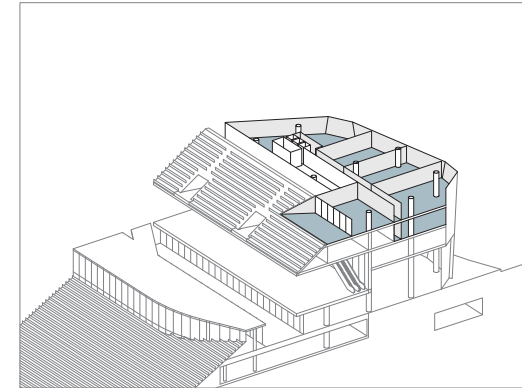
The street level is loaded with retail space. Breaking up the deep section is a public arcade which allows for a restaurant to engage both the field and the street.



THE GAME ← **PROMENADE** → THE CITY
 ← **WORK** →
 ← **SHOP** →

Concourse

The concourse serves as a public promenade with access to retail space. Offices above retail have visual access to the concourse and partial views of the field.

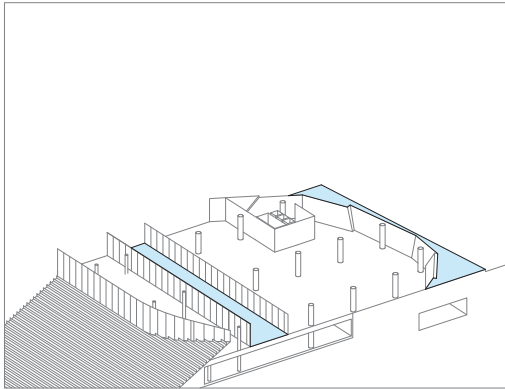


THE GAME ← **PARTY** → **LIVE** → THE CITY

Upper Bowl

Residential units occupy upper levels of the stadium. Units are oriented on a single-loaded corridor that face the street. Units grouped together share a common social space, which is oriented toward the field with open-air access.

PROGRAMMING

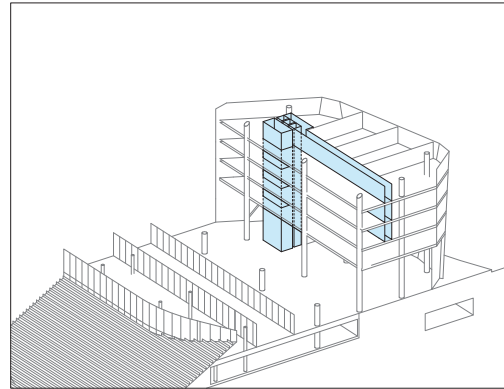


PUBLIC STREETS

24/7

The Street and the Arcades

The fragmentation of the stadium mass creates arcades at the ground level. These are open to the public at all times of the day.

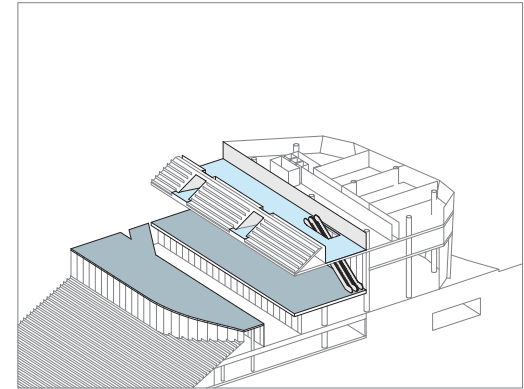


PRIVATE ACCESS

24/7

Private Circulation Core

Each fragment of the stadium has its own private circulation core. This allows workers and residents to access their home or office, the street, or parking independently of primary stadium circulation.



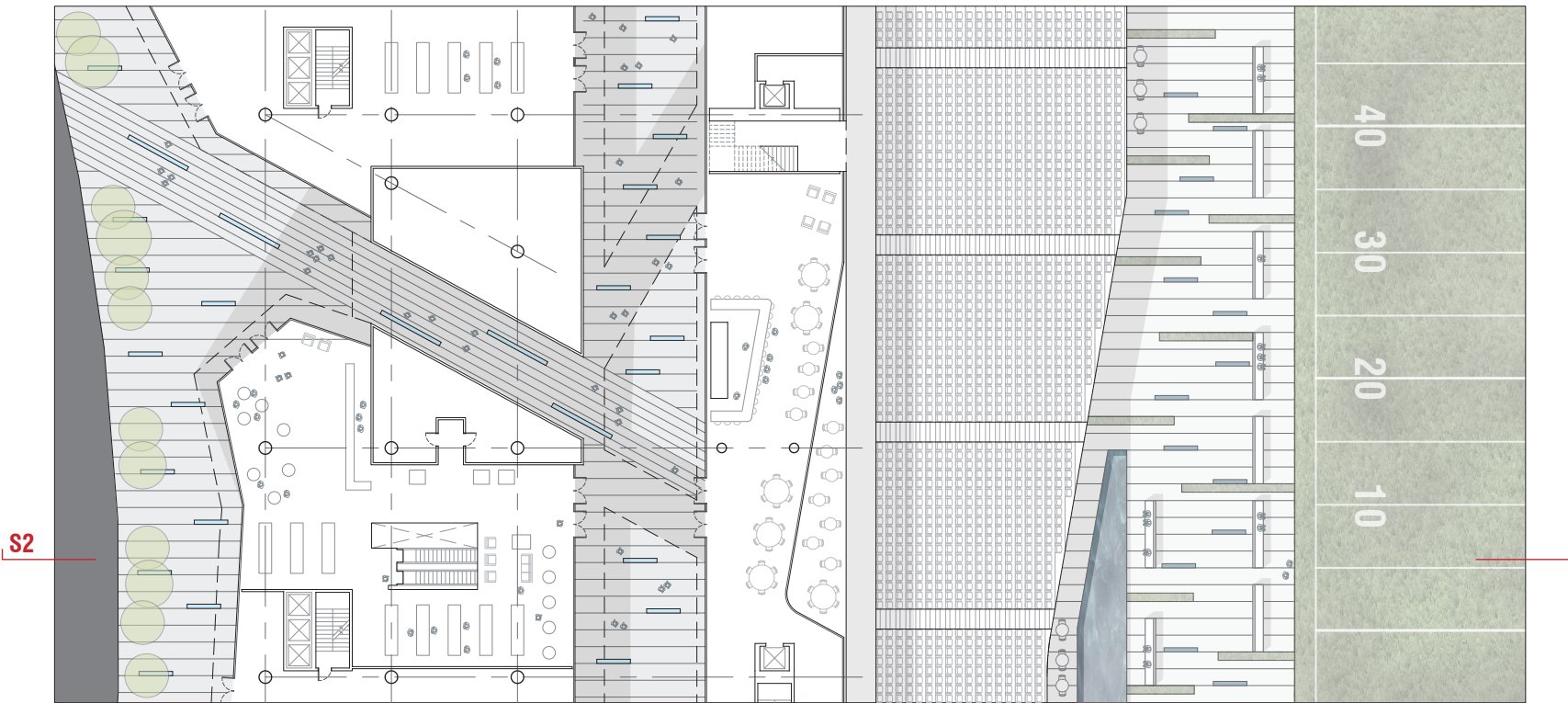
UPPER CONCOURSE
MAIN CONCOURSE

PRIVATE
SEMI-PUBLIC

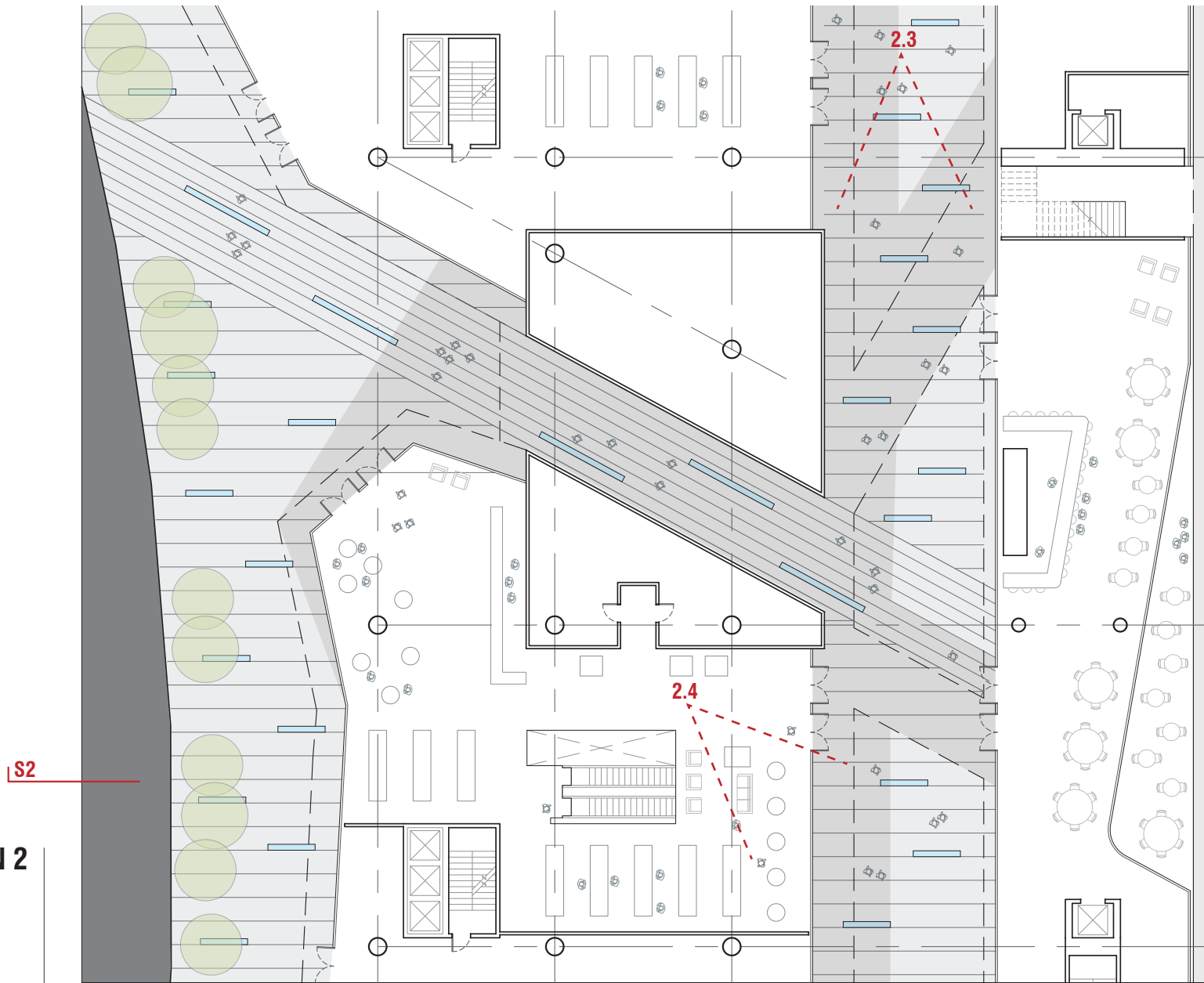
Concourses

The primary concourse is a semi-public space which negotiates access from the street to seating in the upper and lower bowl. Once in the upper bowl, a secondary concourse is needed which is only accessible during games or events.

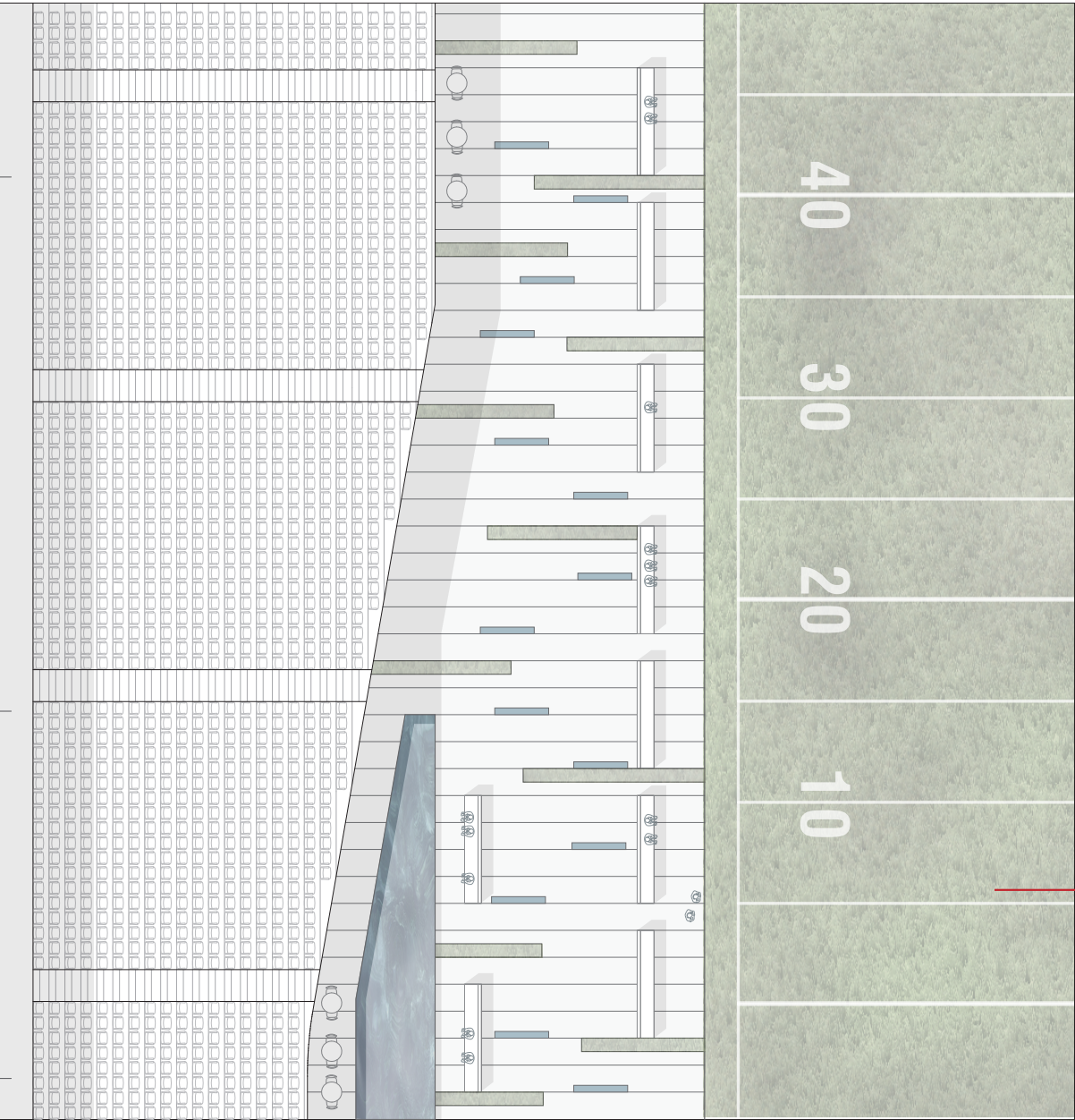
CIRCULATION

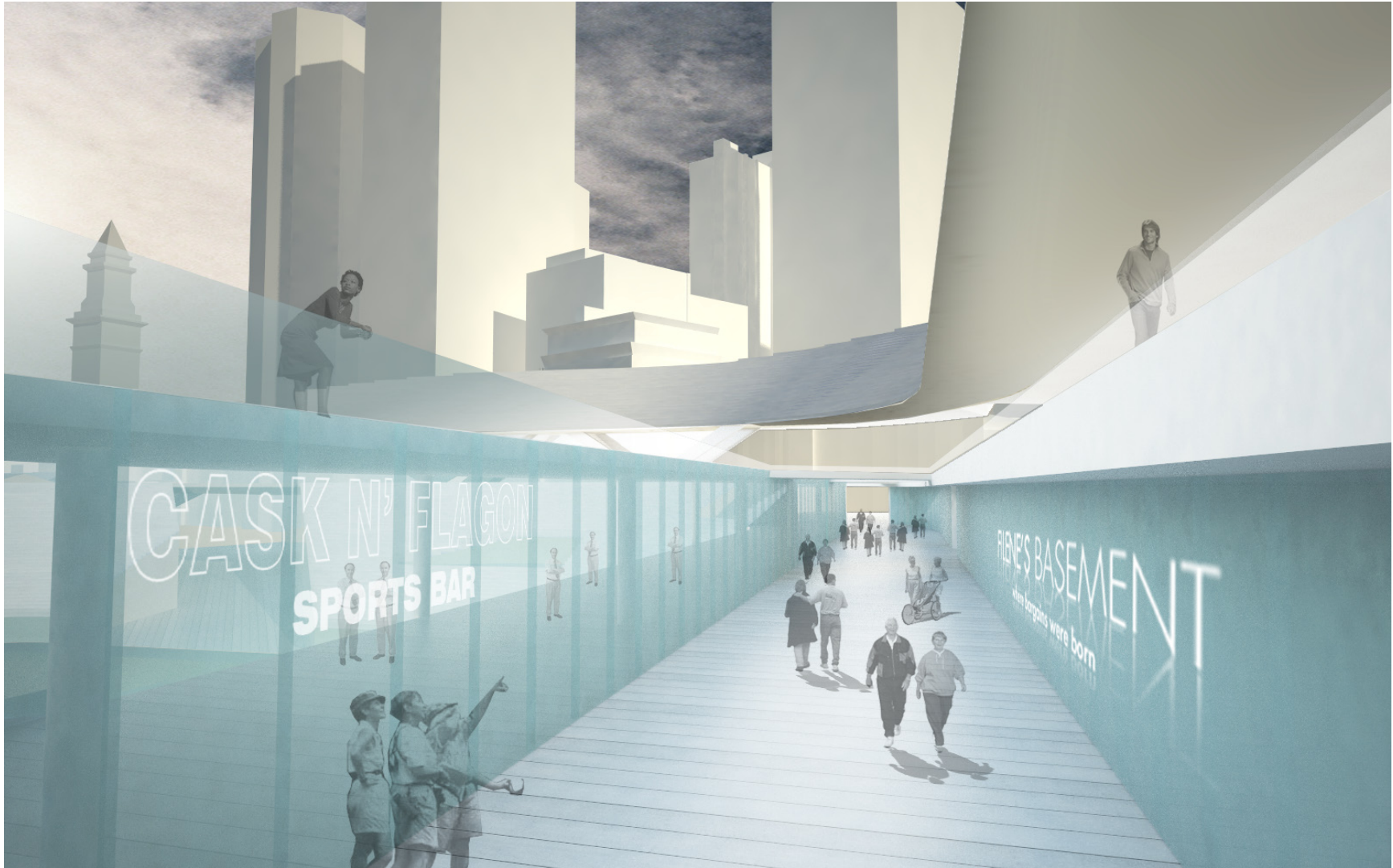


DETAIL PLAN 2
(see pg. 80-81 for enlarged drawing)

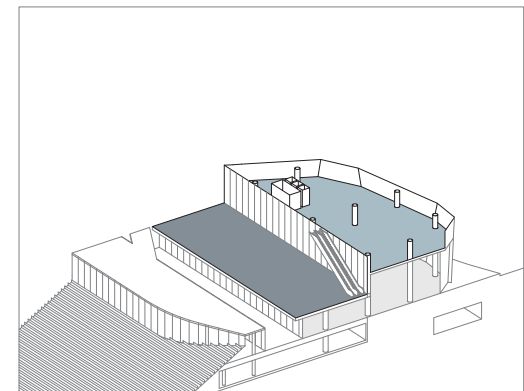
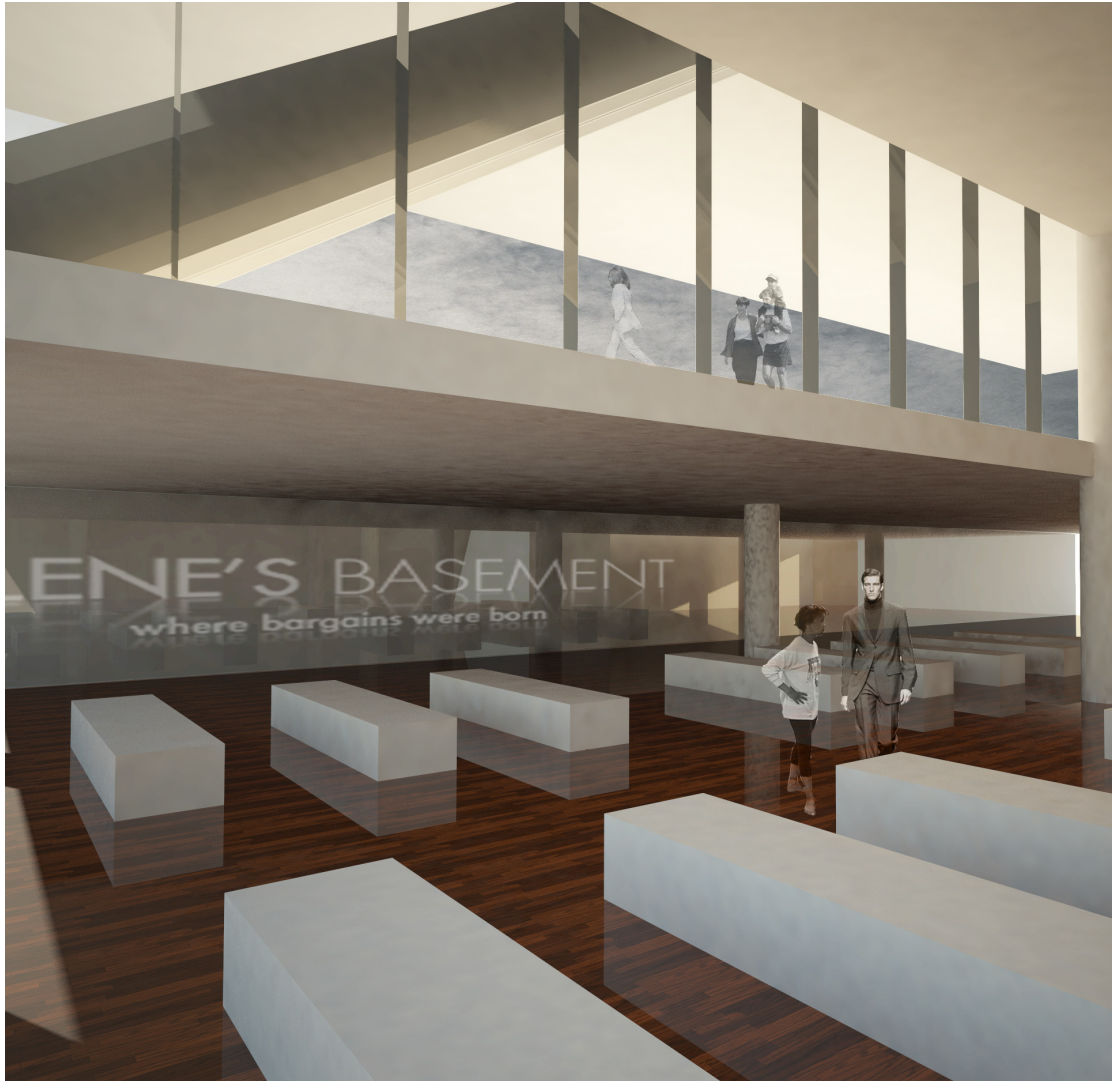


DETAIL PLAN 2
1:50





2.3 Stadium porosity created by interior arcade



2.4 Sectional condition creates connections between the concourse, the arcade, and programs

ELEVATION DETAIL

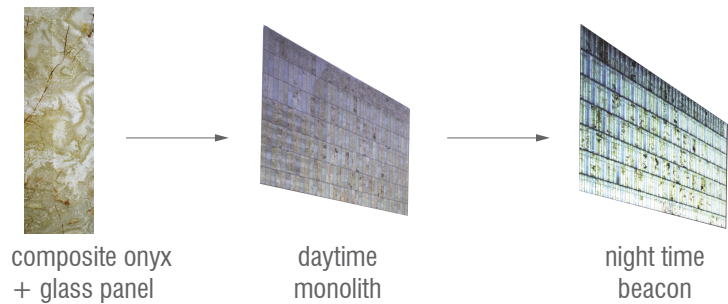
1:30

The exterior materiality and fenestration aims to achieve two goals: first to maintain the monolithic urban form created by the fragmentation of the stadium, and second to consolidate the various types programs within a consistent and legible architectural language.

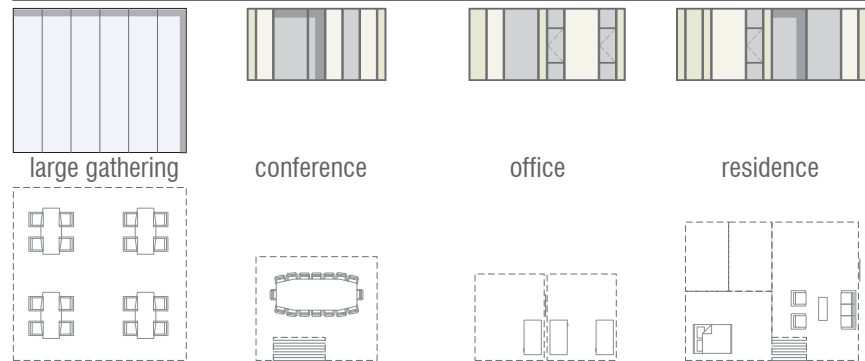
Using both opaque and translucent composite onyx stone and glass panels allows the reading of the facade to shift from a solid monolith during the day to an internally lit beacon at night. Clear glass openings and large curtain wall openings are cut away from the mass, indicating ground level retail or large gathering spaces.

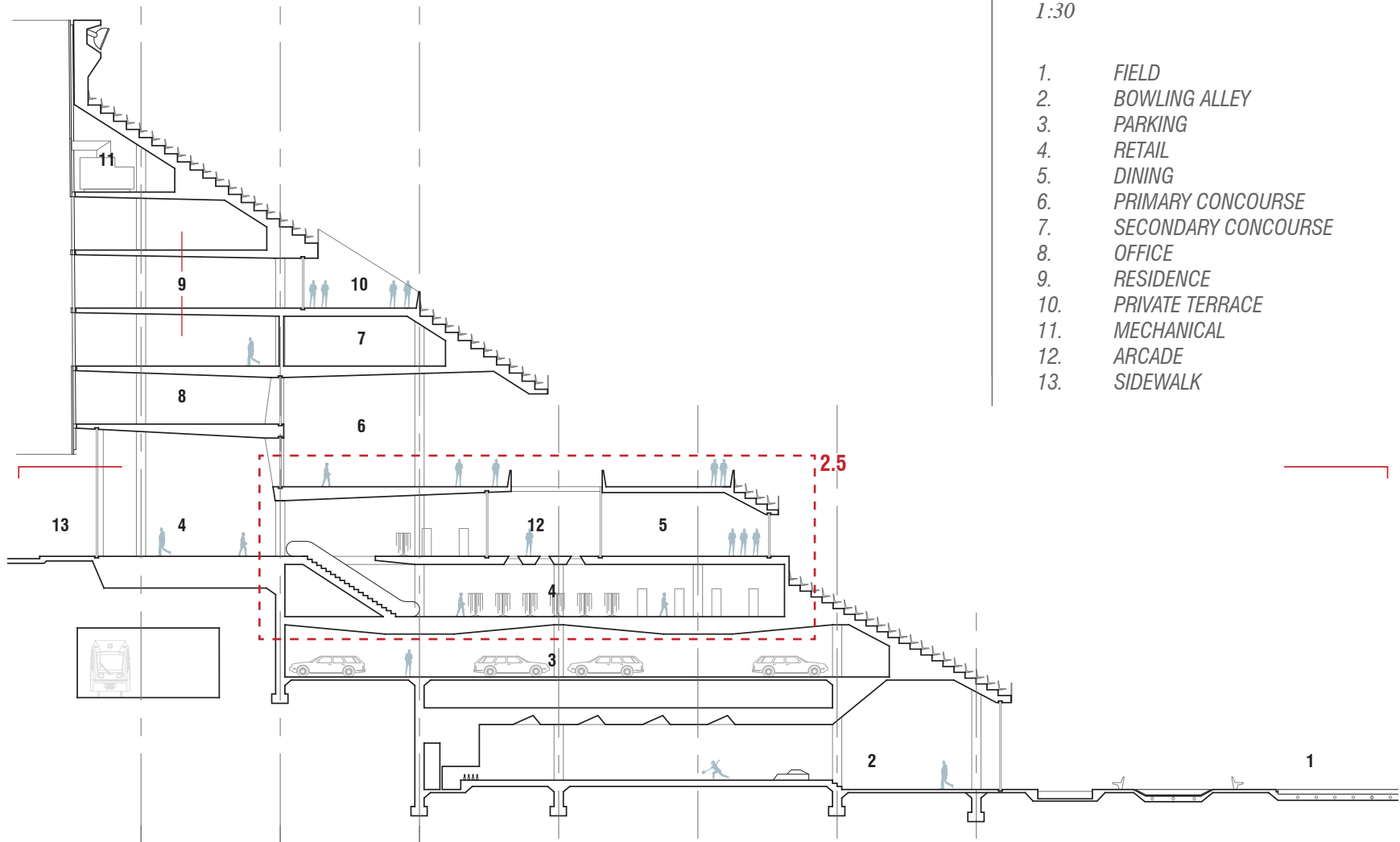


EXTERIOR MATERIALITY



PROGRAMMATIC FENESTRATION

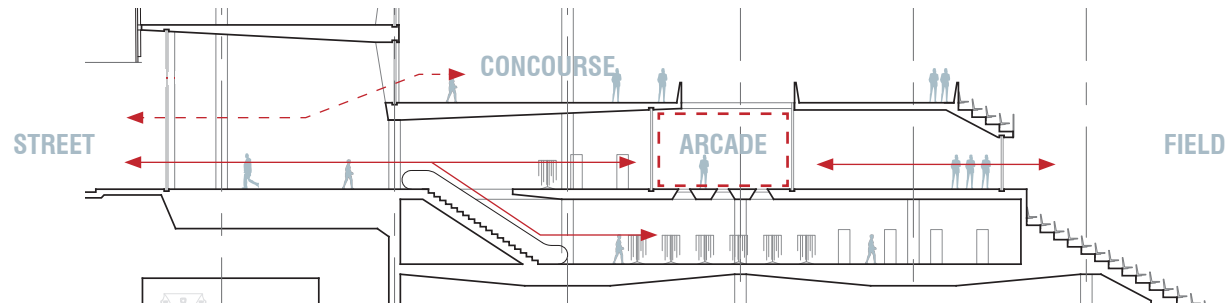




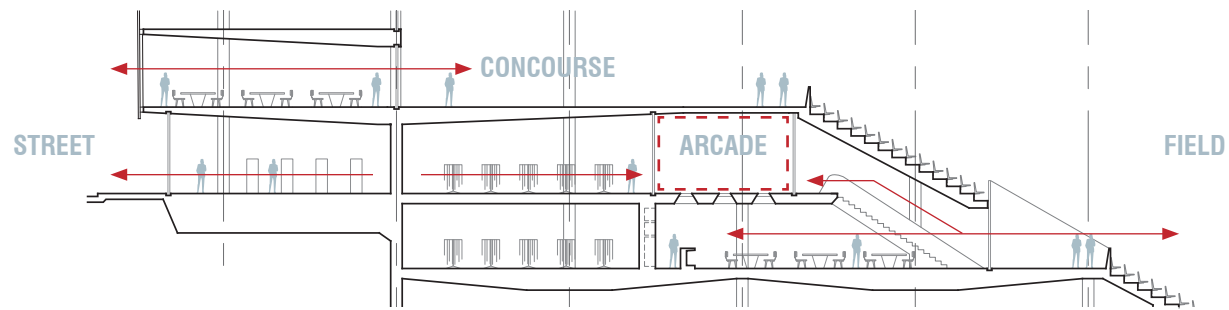
DETAIL SECTION 2

1:30

1. FIELD
2. BOWLING ALLEY
3. PARKING
4. RETAIL
5. DINING
6. PRIMARY CONCOURSE
7. SECONDARY CONCOURSE
8. OFFICE
9. RESIDENCE
10. PRIVATE TERRACE
11. MECHANICAL
12. ARCADE
13. SIDEWALK



Typical section.



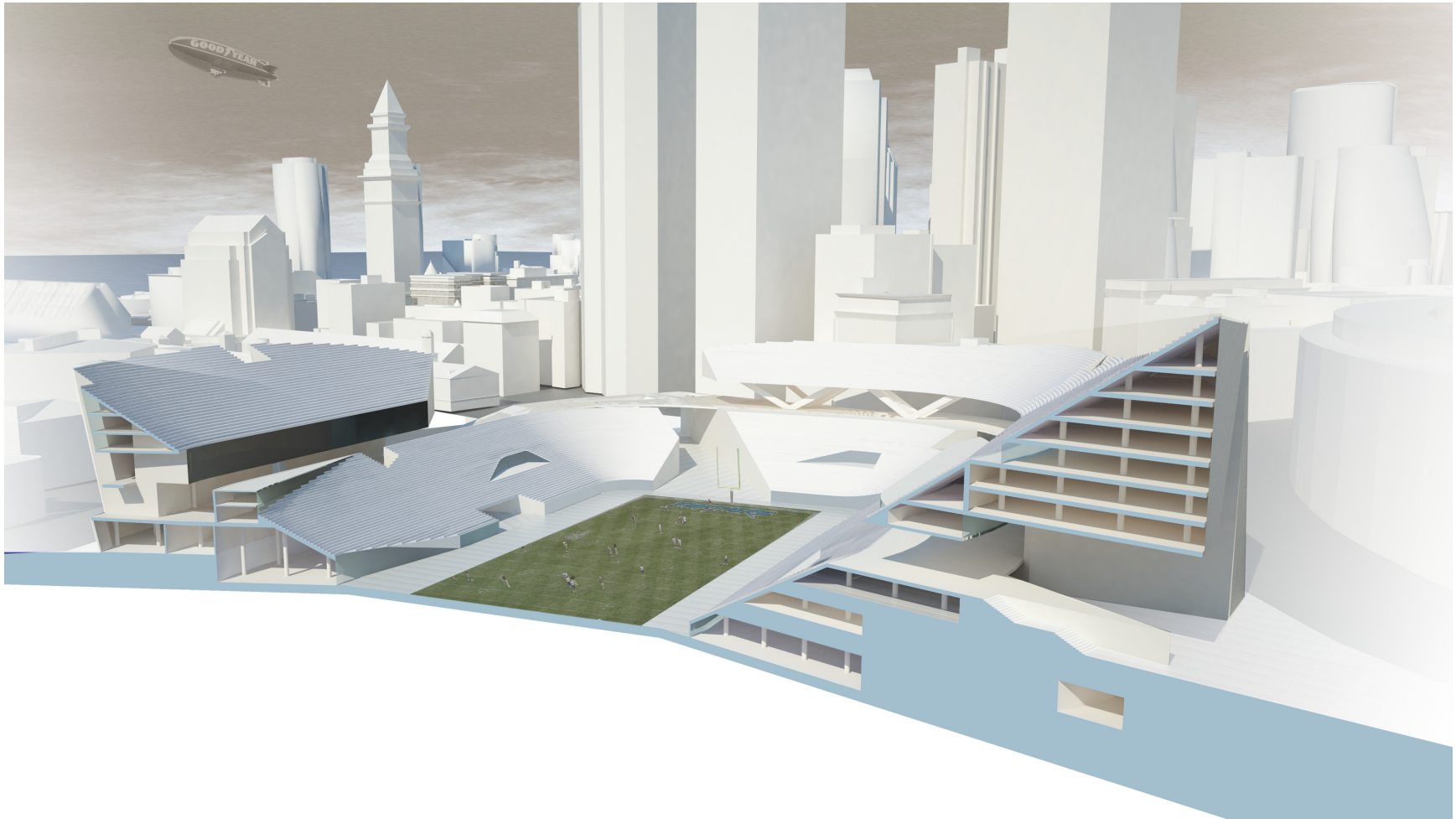
Variation on typical section.

2.5 SECTIONAL VARIATION

1:25

Sectional slippages and punctures through the seating allow for programs to engage the field or the arcade in a variety of ways.

(part 3) PUNCTURES



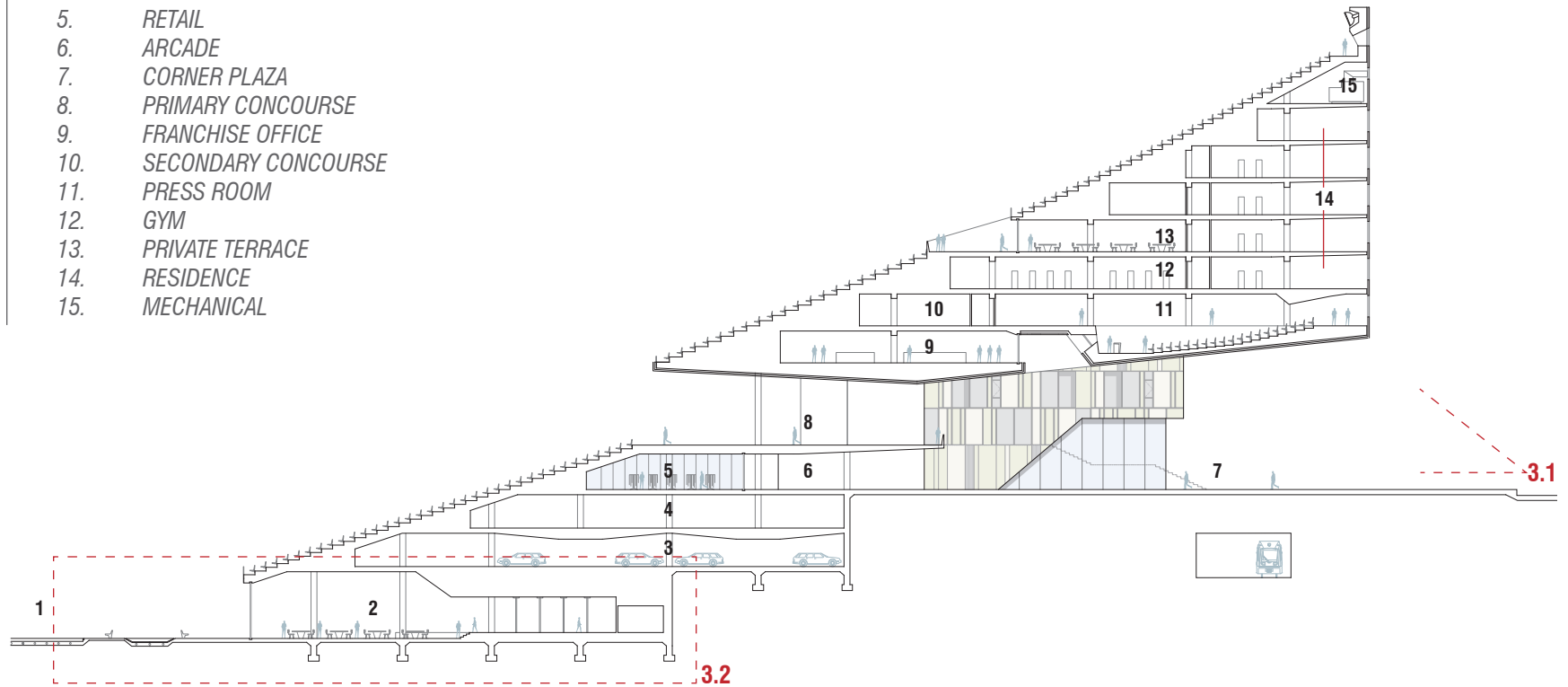
SECTION 3

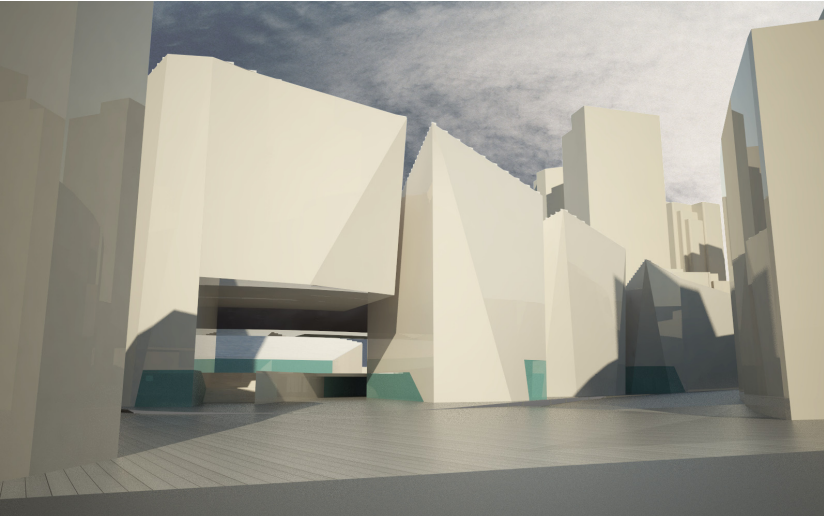
(see pg.90 for enlarged drawing)

DETAIL SECTION 3

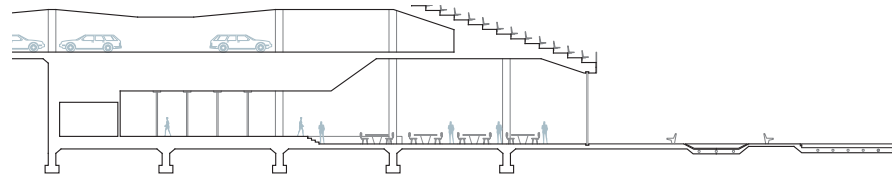
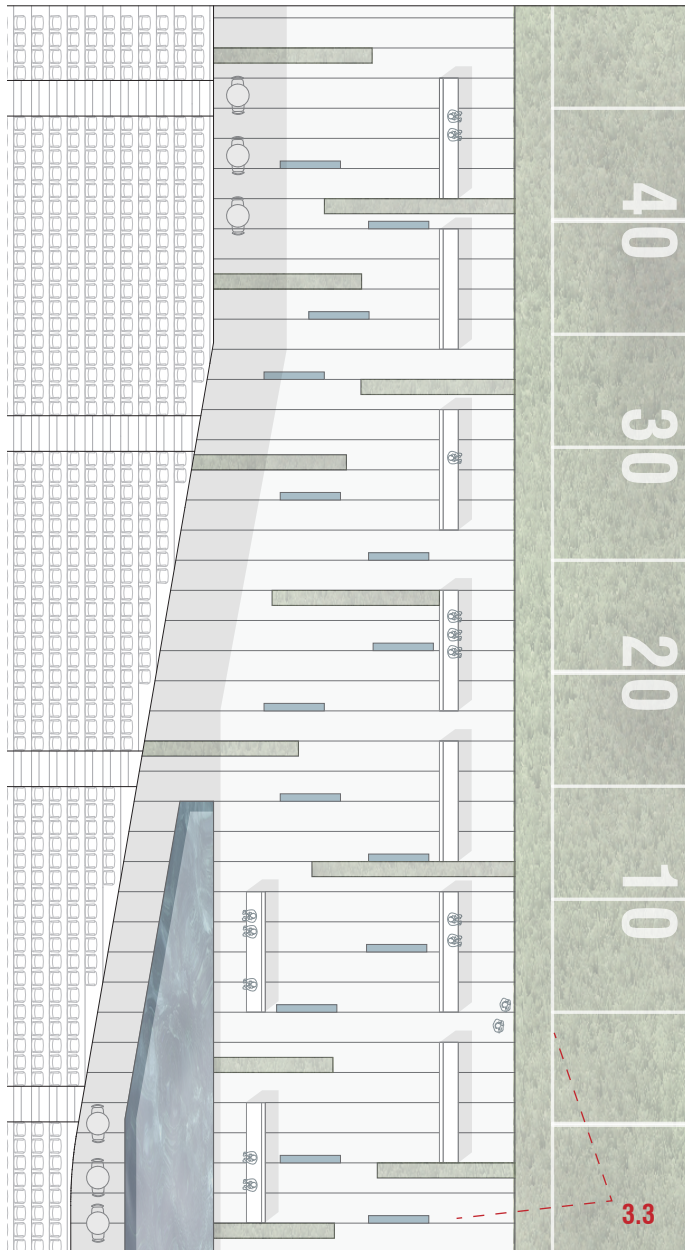
1:40

1. FIELD
2. GENTLEMEN'S CLUB
3. PARKING
4. SERVICE
5. RETAIL
6. ARCADE
7. CORNER PLAZA
8. PRIMARY CONCOURSE
9. FRANCHISE OFFICE
10. SECONDARY CONCOURSE
11. PRESS ROOM
12. GYM
13. PRIVATE TERRACE
14. RESIDENCE
15. MECHANICAL

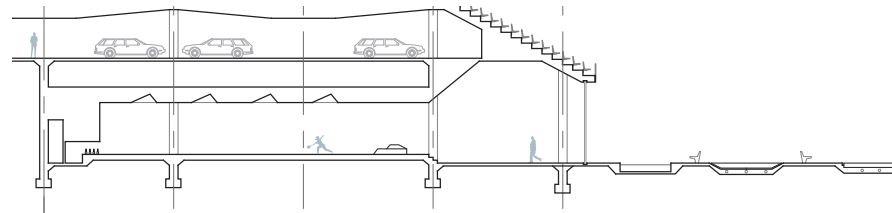




3.1 *Approach from Beacon Hill.*



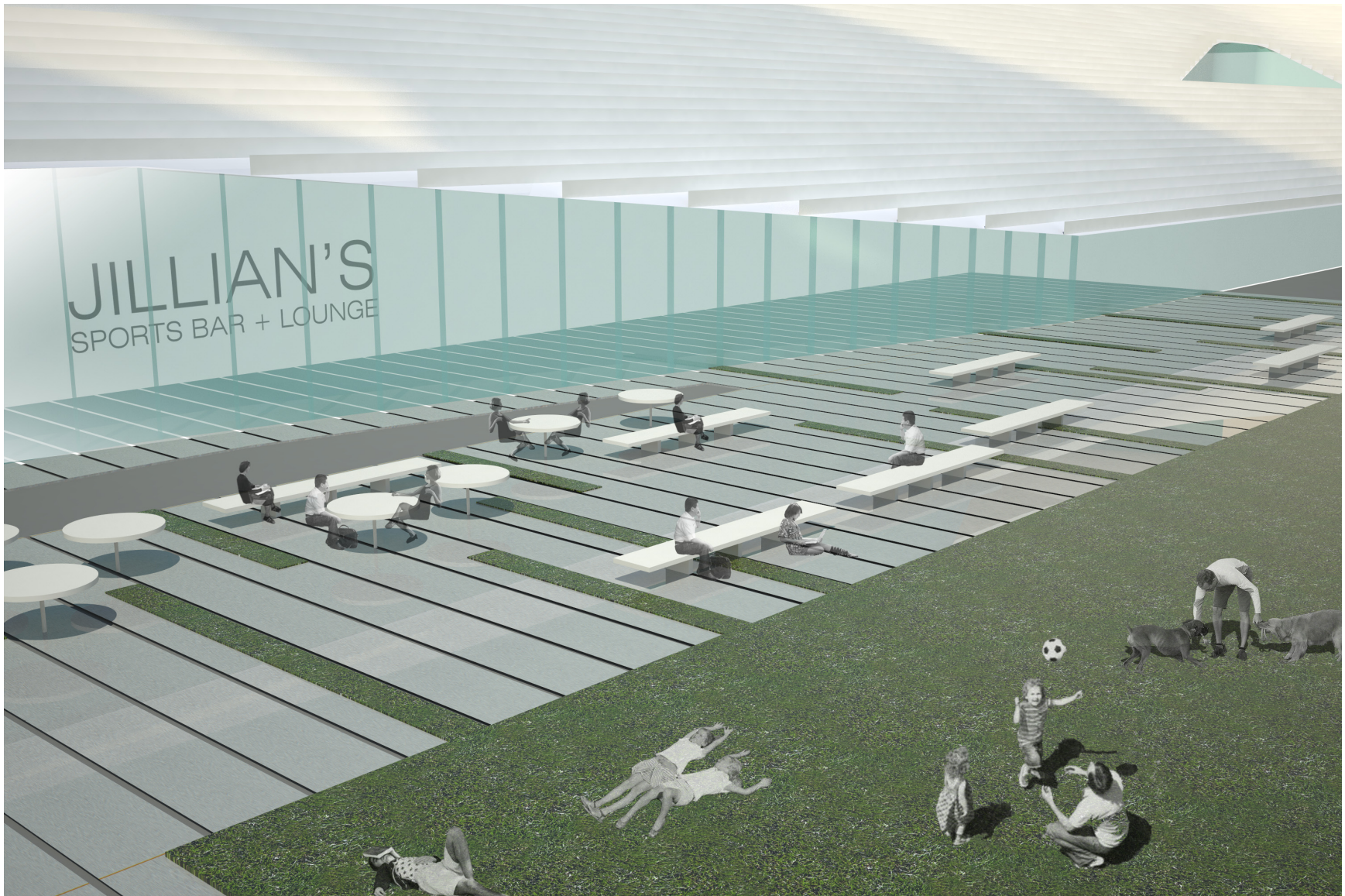
*Deep section suitable for a nightclub-
opens out to field.*



*Deep section suitable for a bowling alley-
opens out to field.*

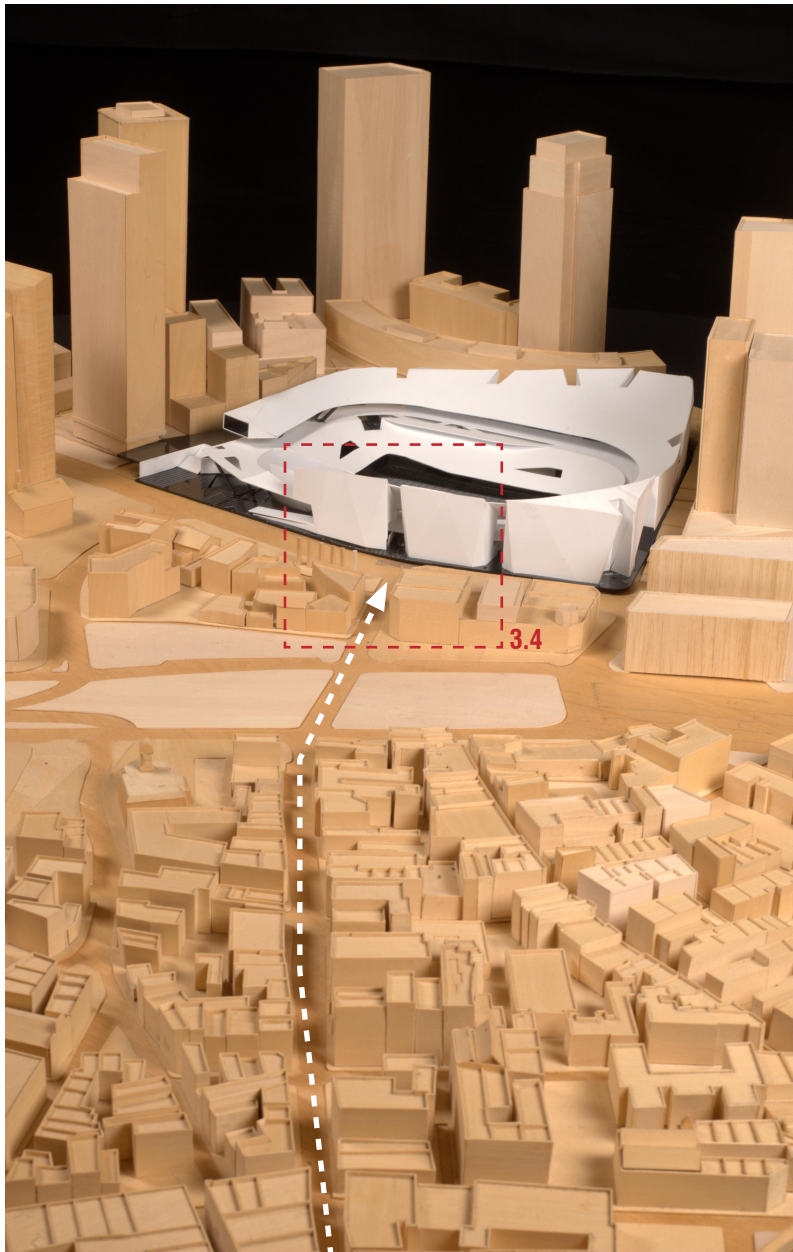
3.2 FIELD EDGE

1:25

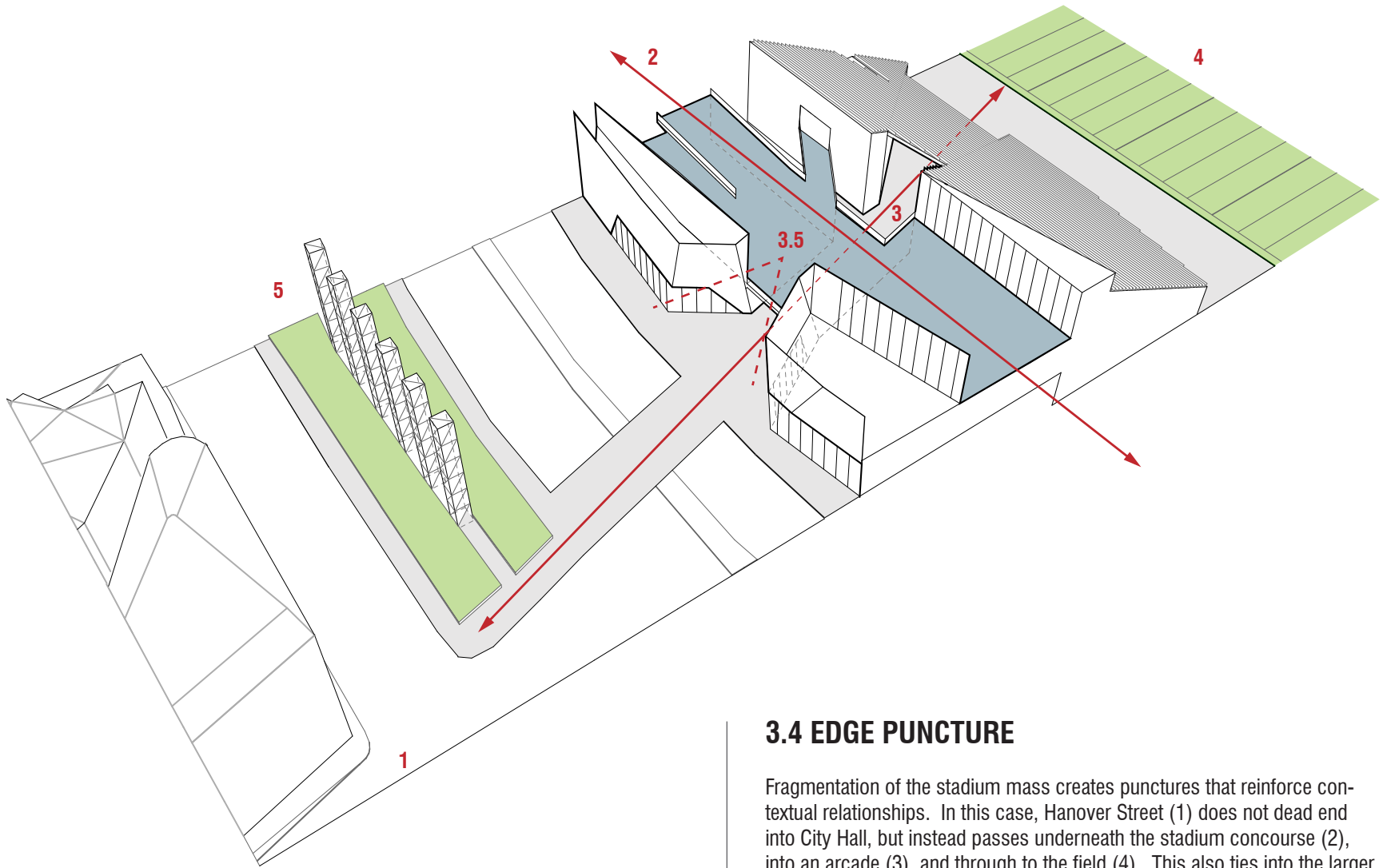


3.3 *The field and stadium edge*

Part 3 - Punctures

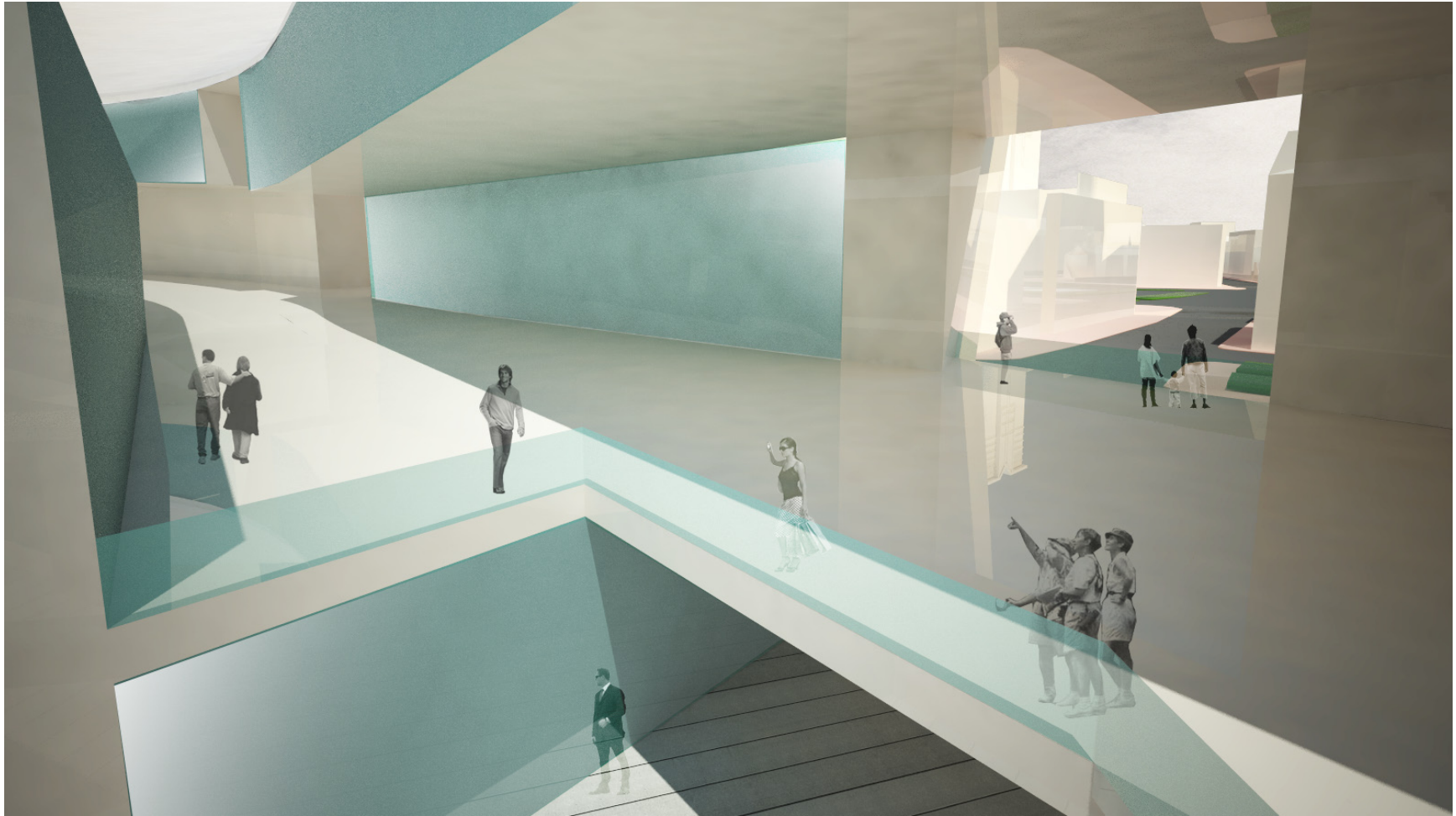


Hanover St. from the North End, across the Greenway, into the Stadium.

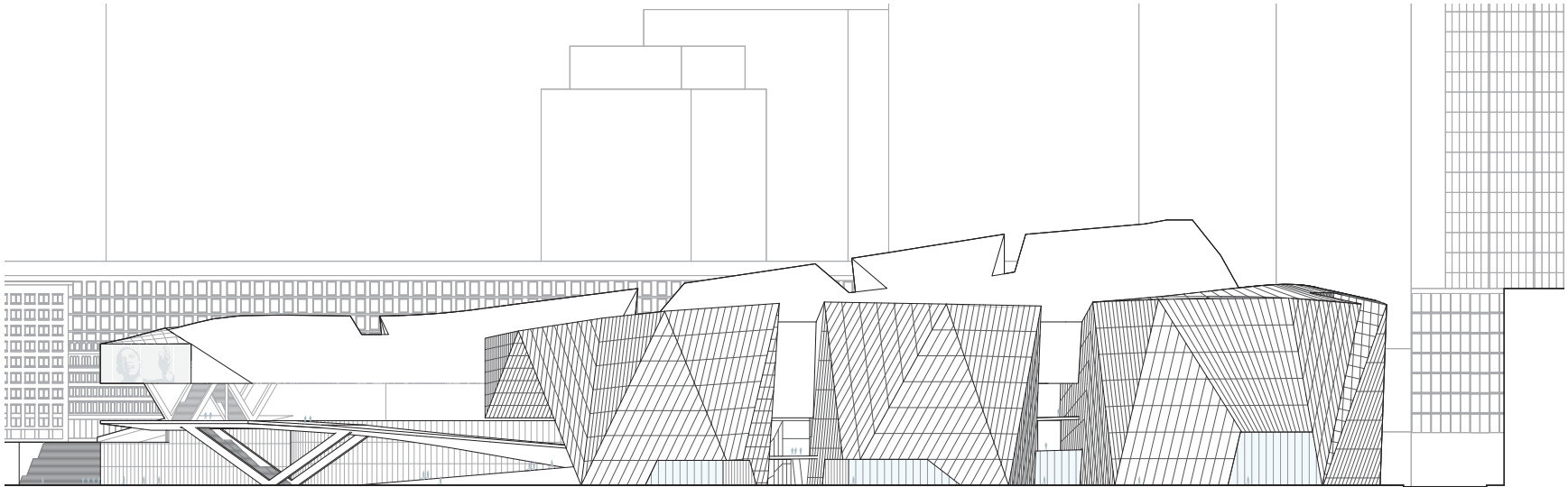


3.4 EDGE PUNCTURE

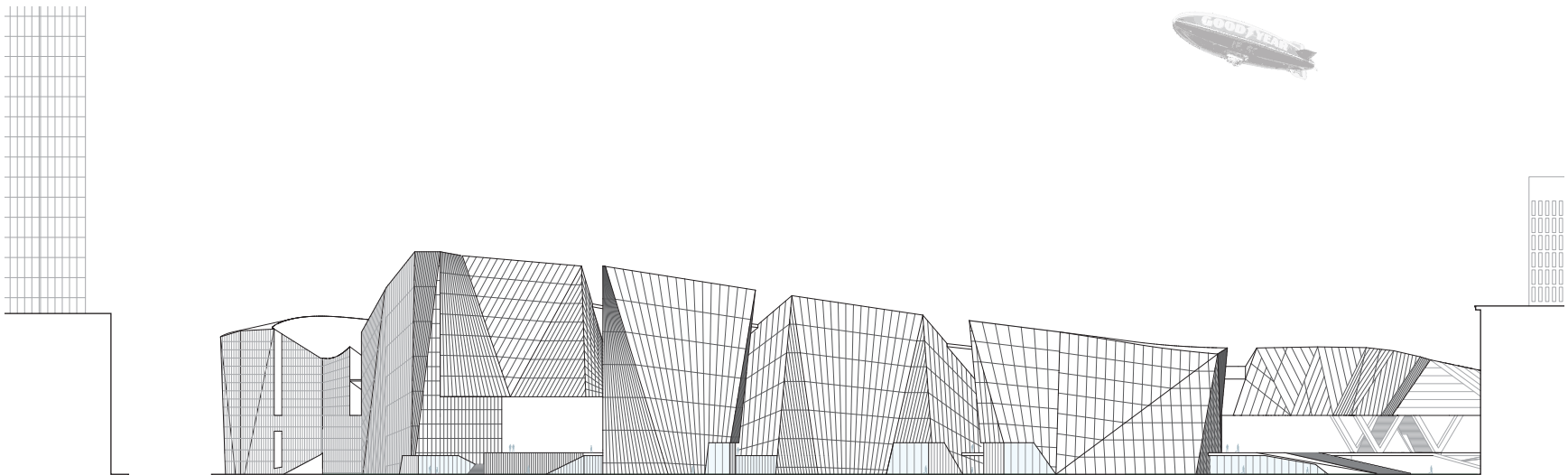
Fragmentation of the stadium mass creates punctures that reinforce contextual relationships. In this case, Hanover Street (1) does not dead end into City Hall, but instead passes underneath the stadium concourse (2), into an arcade (3), and through to the field (4). This also ties into the larger sequence of green spaces in Boston, directly connecting the Holocaust Memorial and park (5) and the field.



3.5 *Arcade below, concourse above, and the city beyond.*

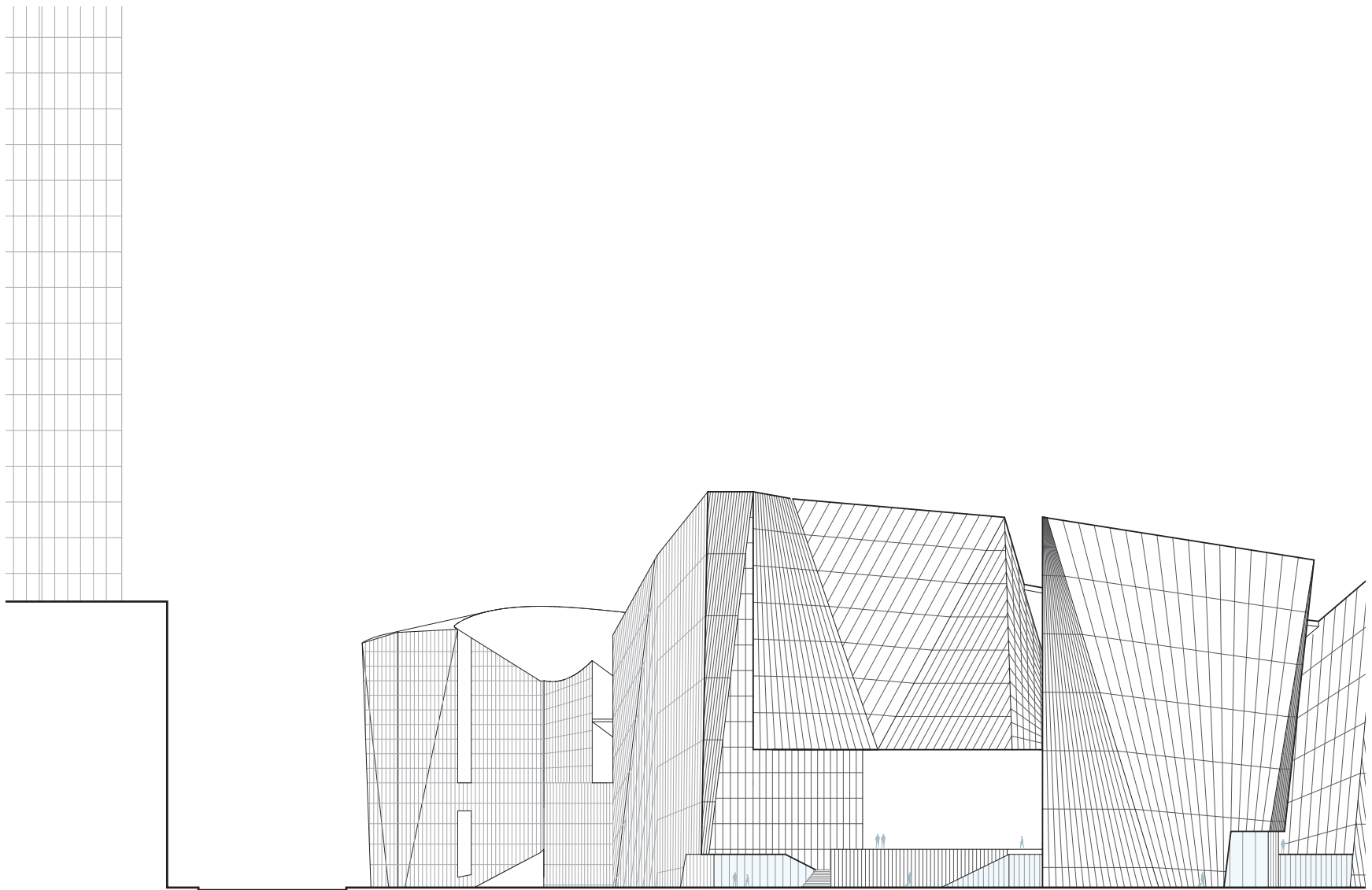


East elevation (see pg.100-101 for enlarged drawing)

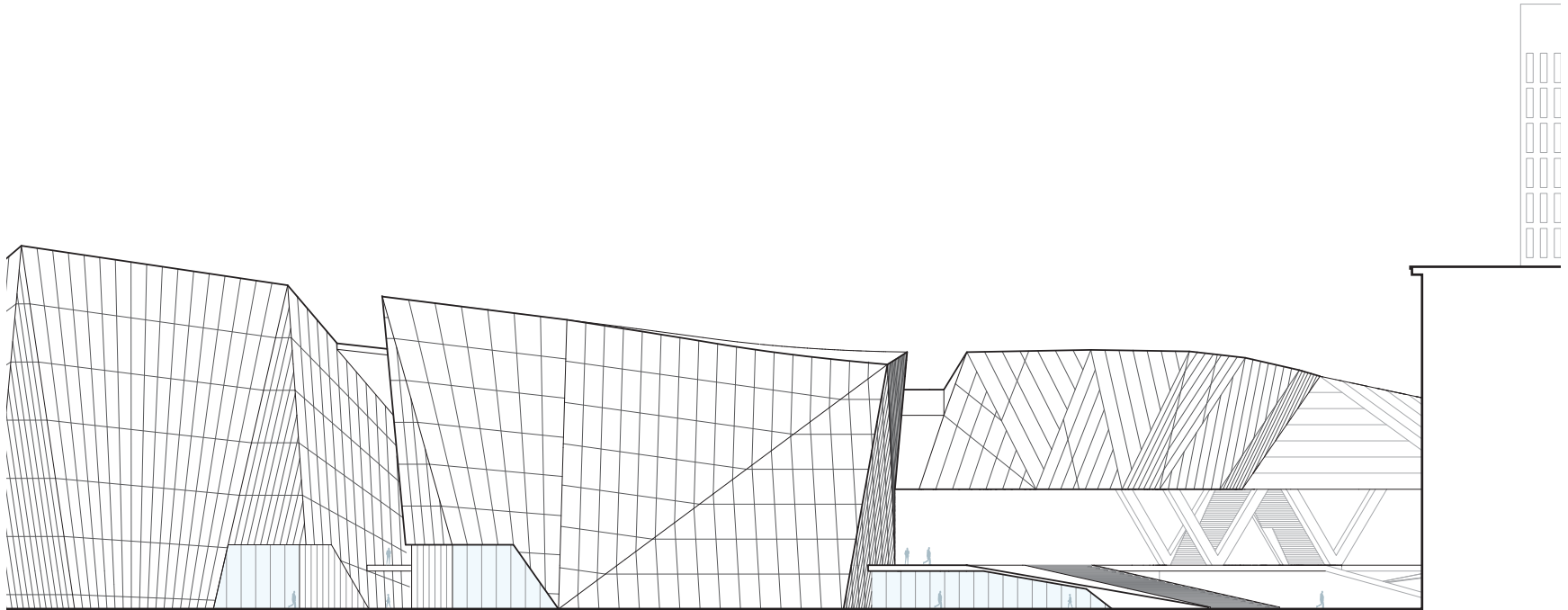


West elevation (see pg.98-99 for enlarged drawing)

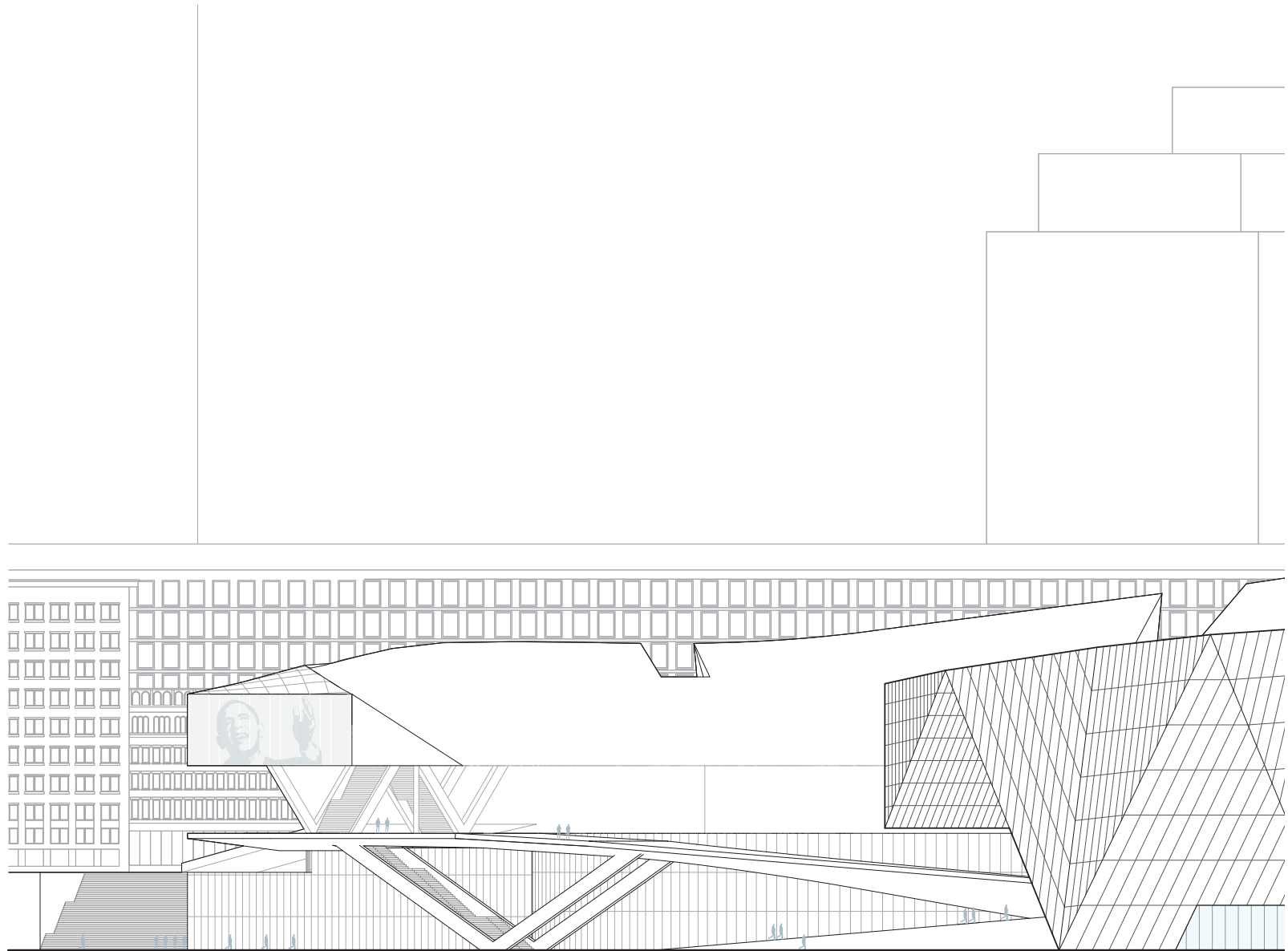
Part 3 - Punctures



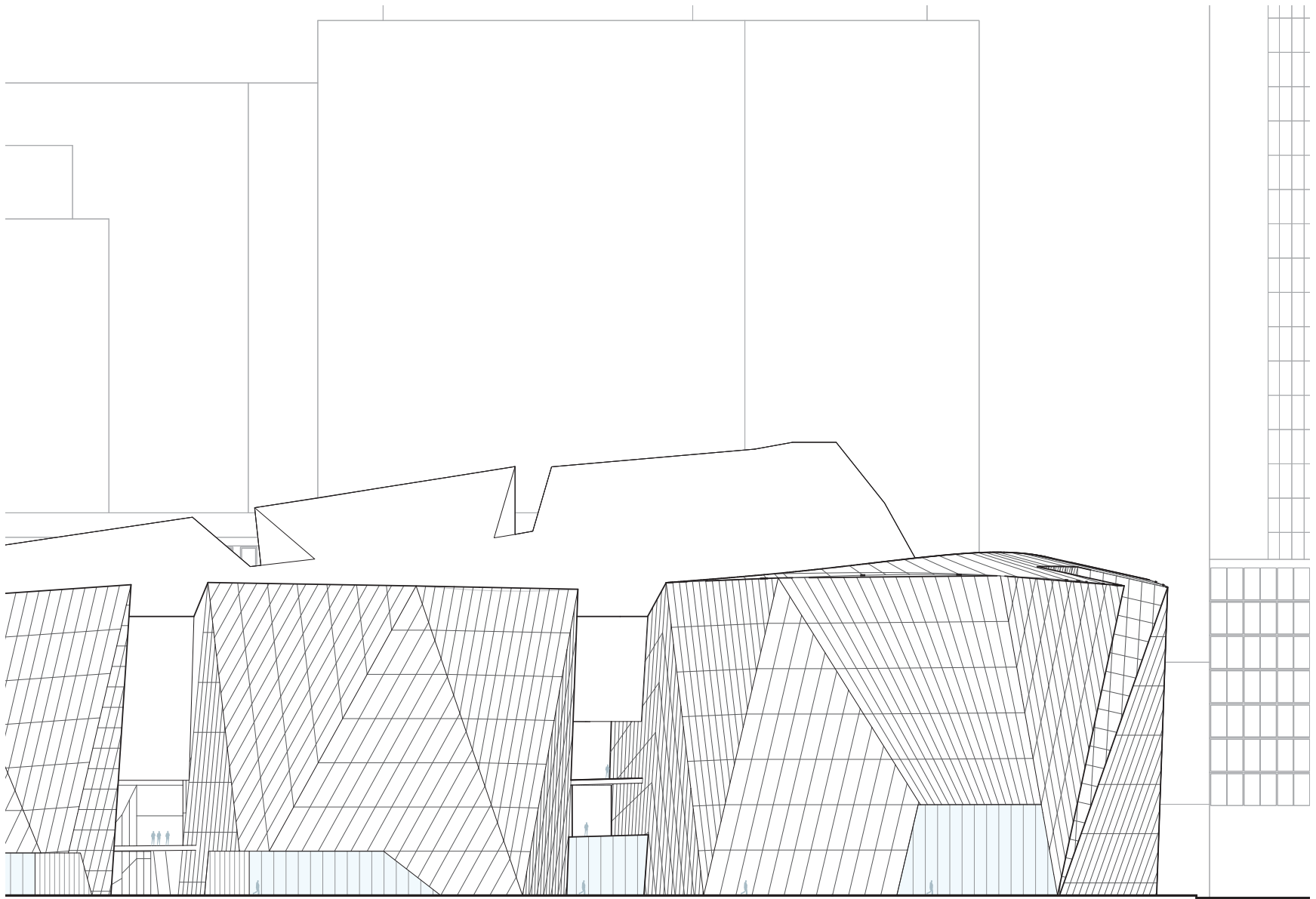
West elevation



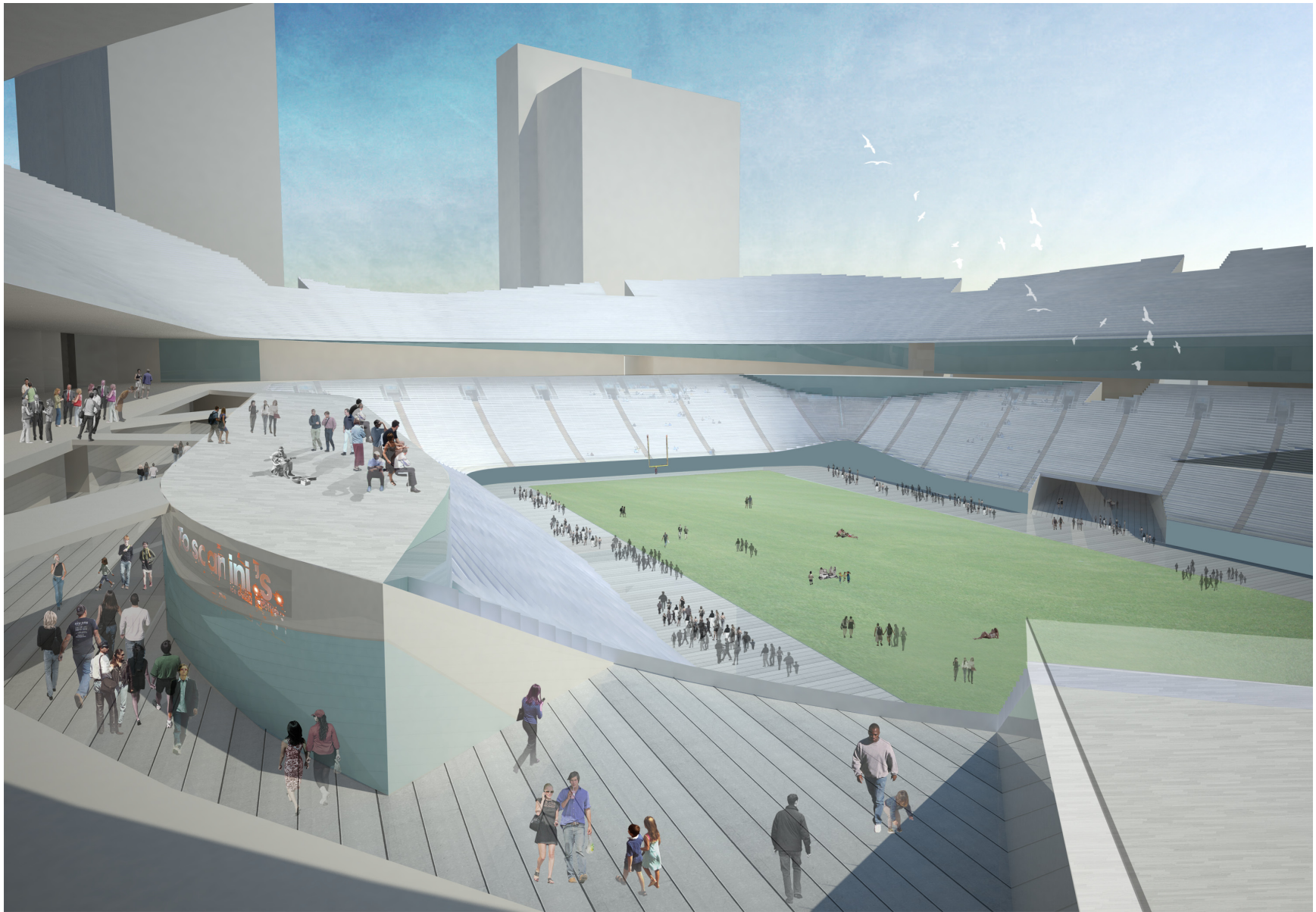
Part 3 - Punctures



East elevation

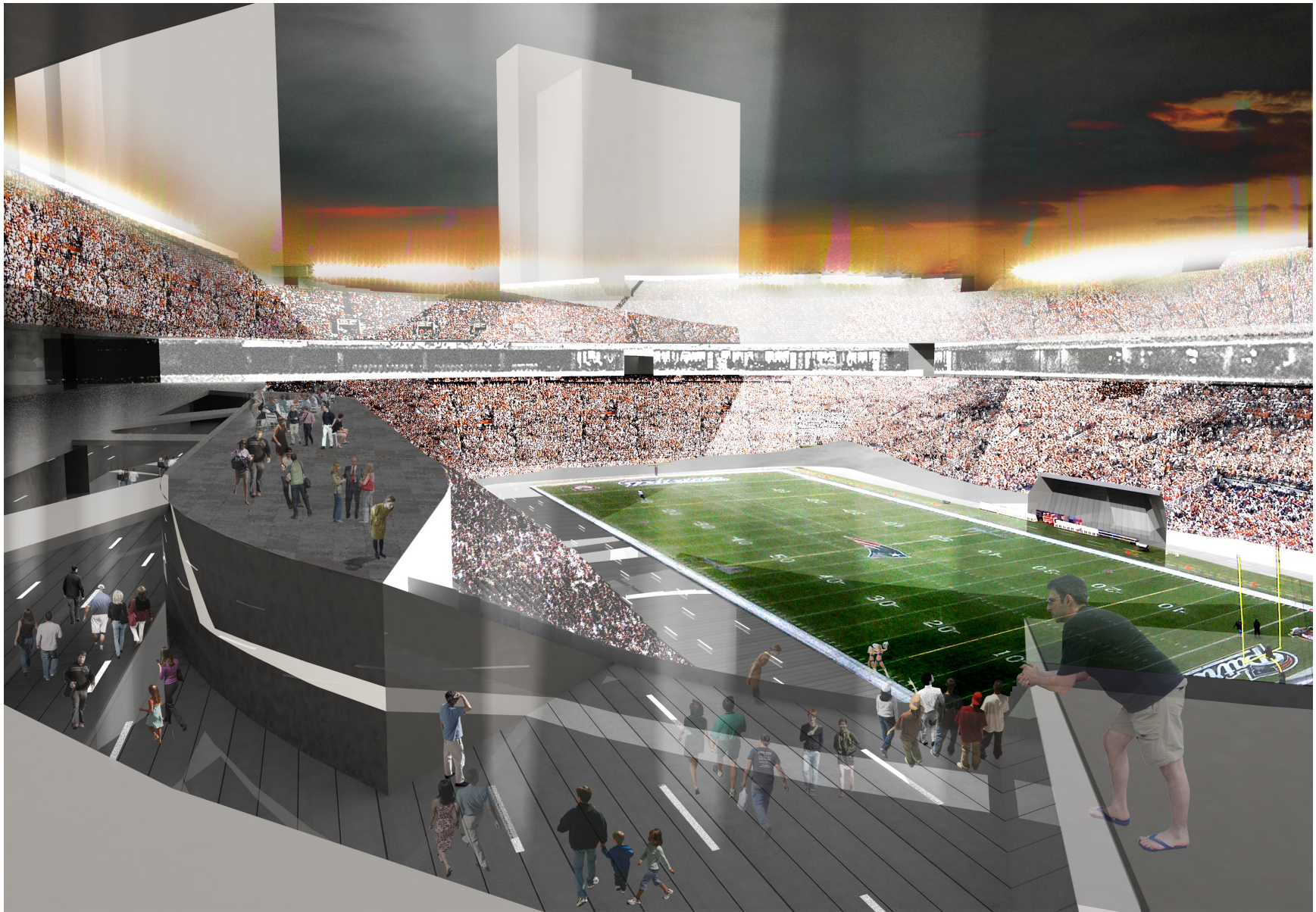


(part 4) THE EVERYDAY AND THE SPECTACLE



The stadium: a typical condition. Events occurring biweekly at their most frequent, the stadium becomes a daily event for the city...

Part 4 - The Everyday and The Spectacle



...while continuing to provide the ultimate urban spectacle.

v. appendix



Cambridge St. from Beacon Hill



Corner of Sudbury and Cambridge Streets



Sudbury Street



Crosswalk at Hanover St.



Holocaust Memorial Park



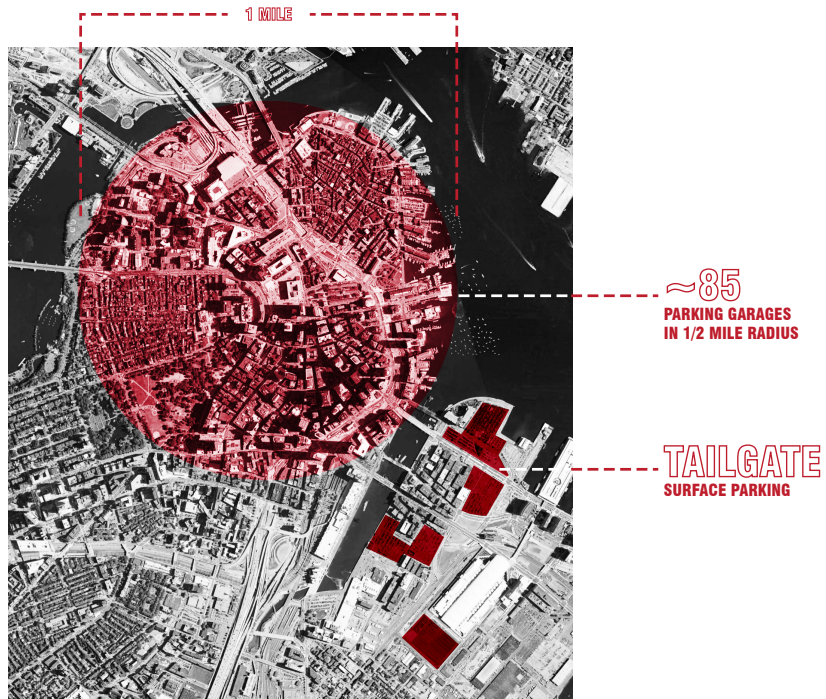
View of site from Custom House



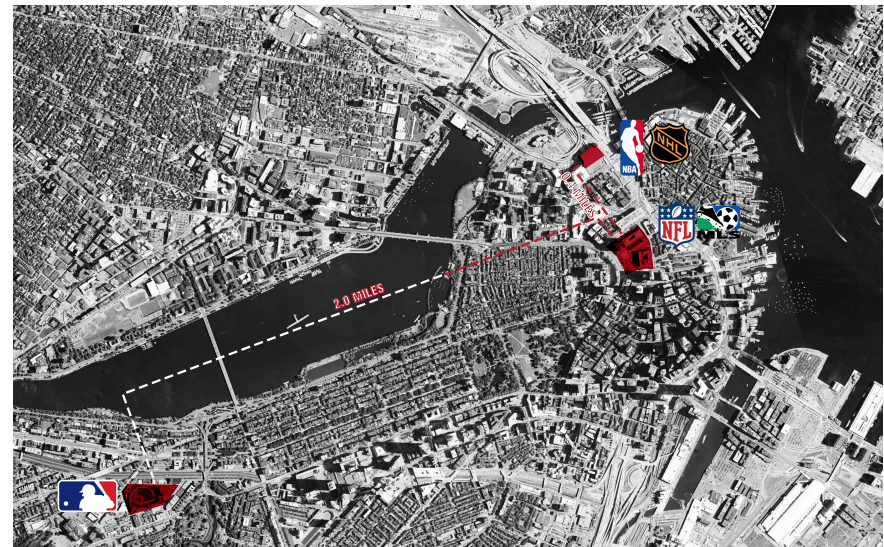
Crosswalk from Fanieul Hall to City Hall



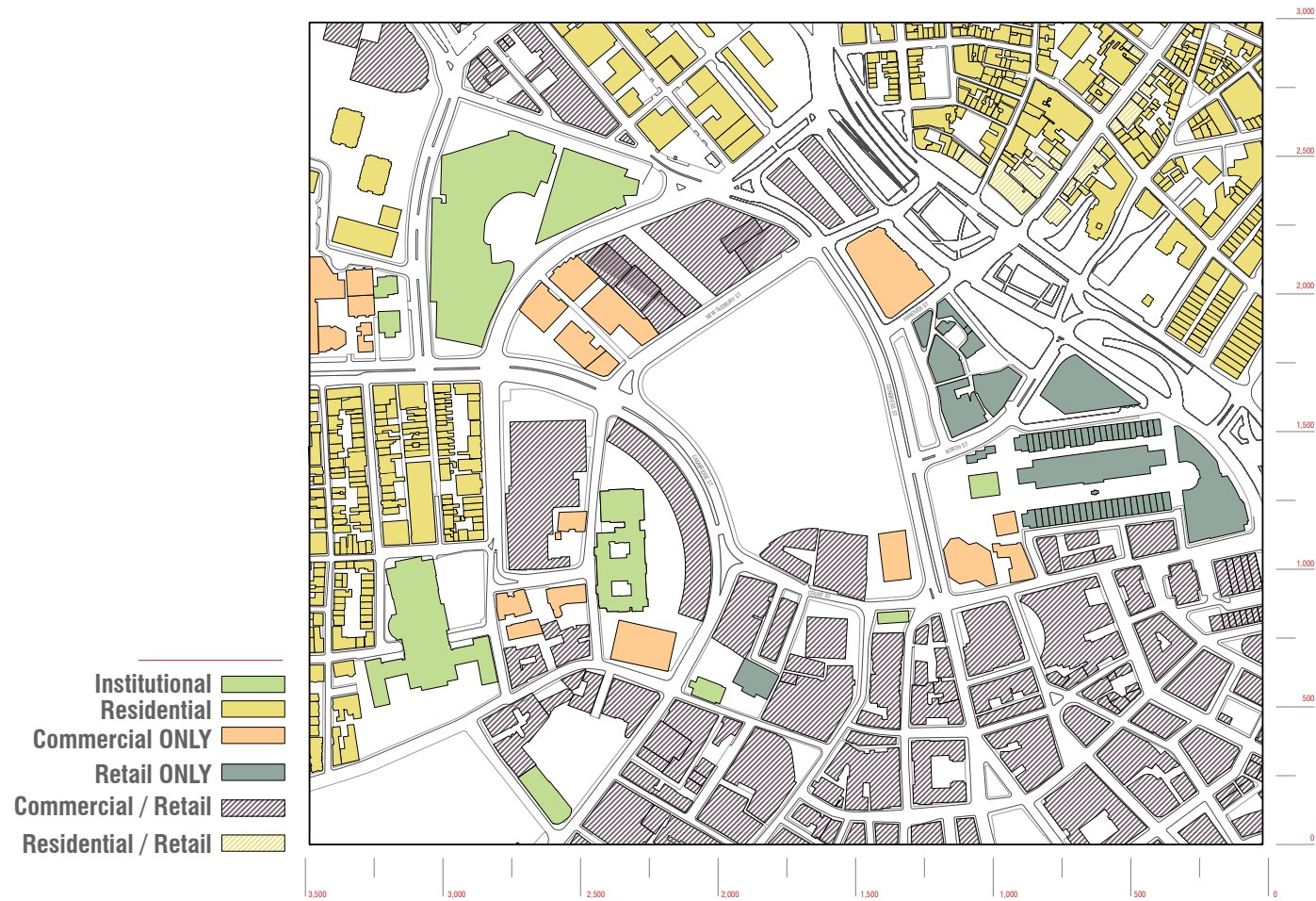
Crosswalk at Tremont St.



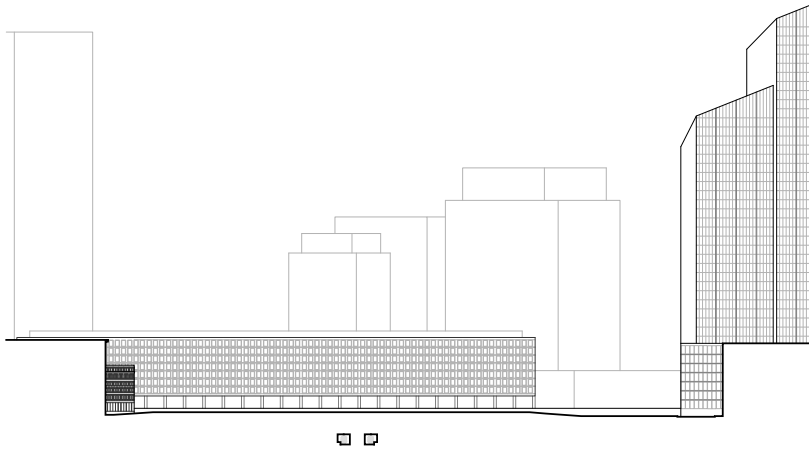
Parking survey



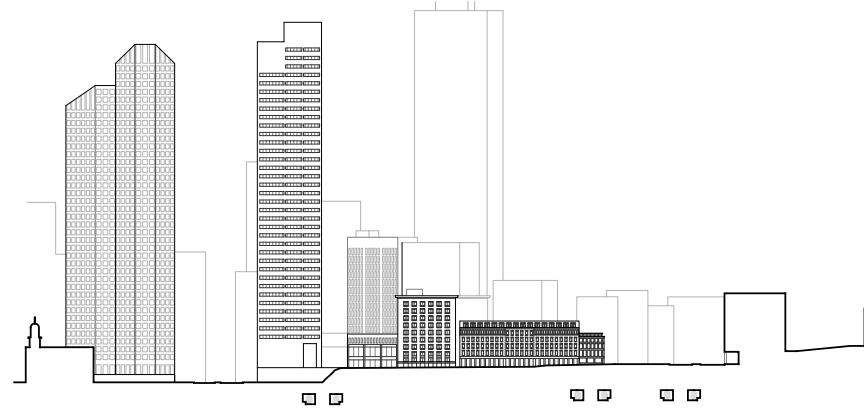
Professional sports density



Land Use Map



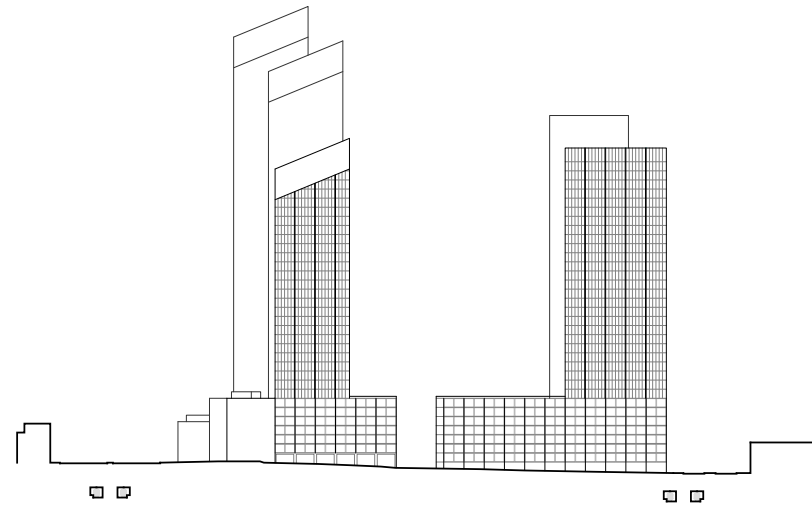
Cambridge St. Elevation



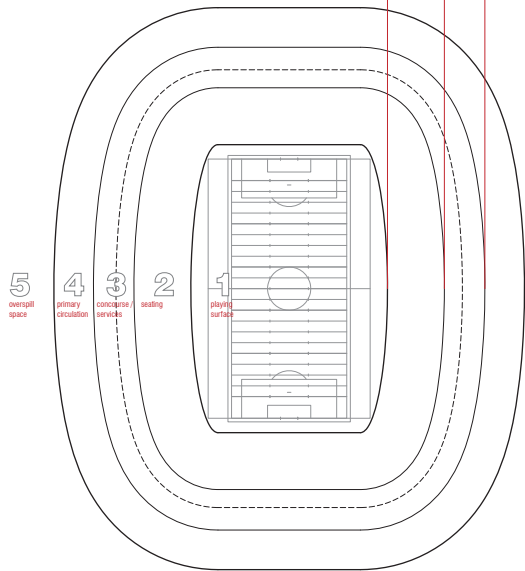
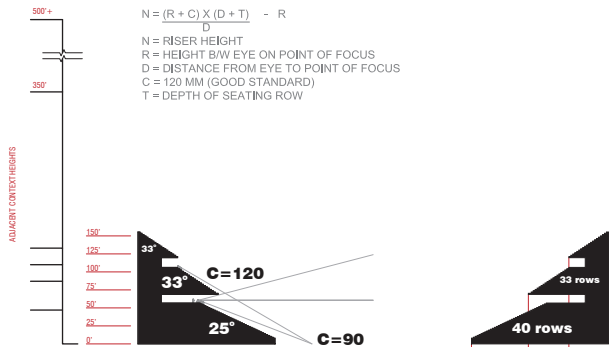
Old Cornhill St. Elevation



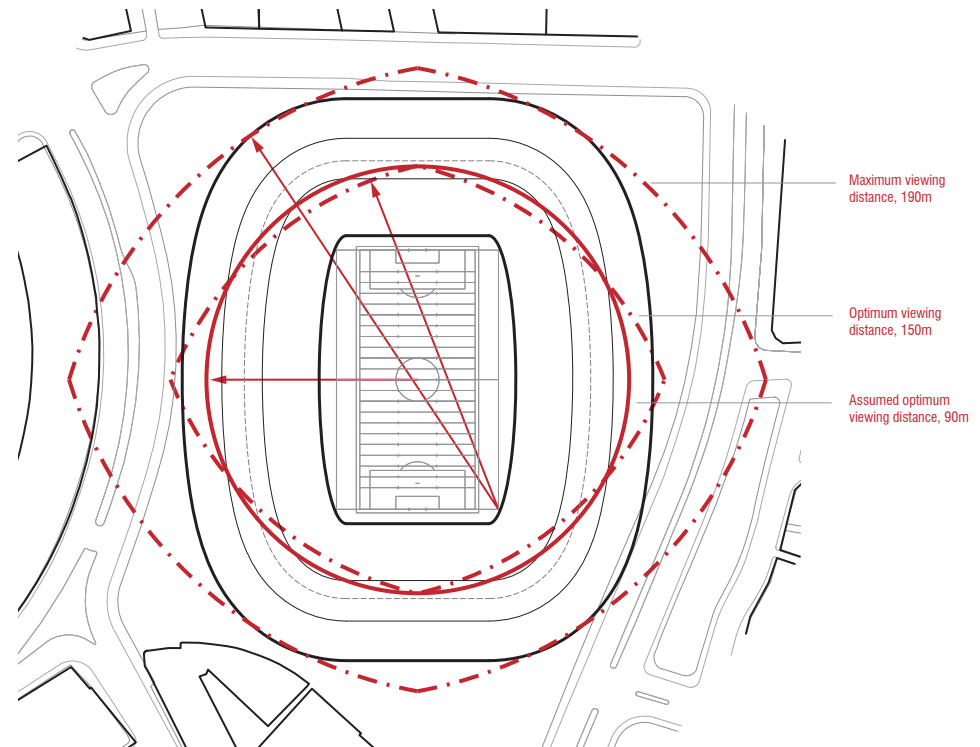
Congress St. Elevation



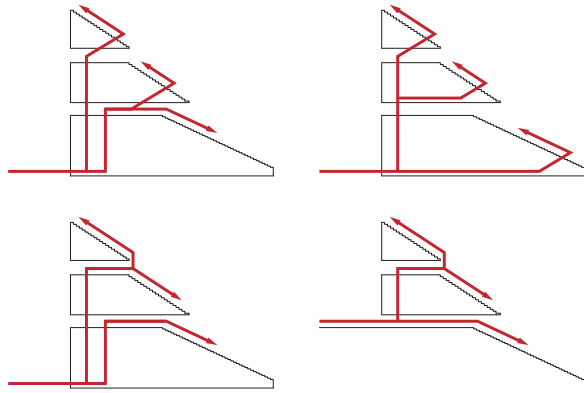
Sudbury St. Elevation



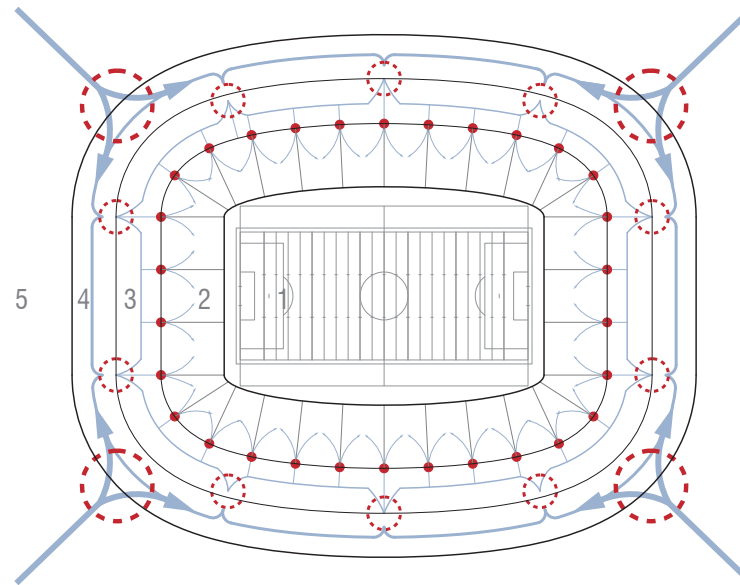
Stadium zoning and seating pitch



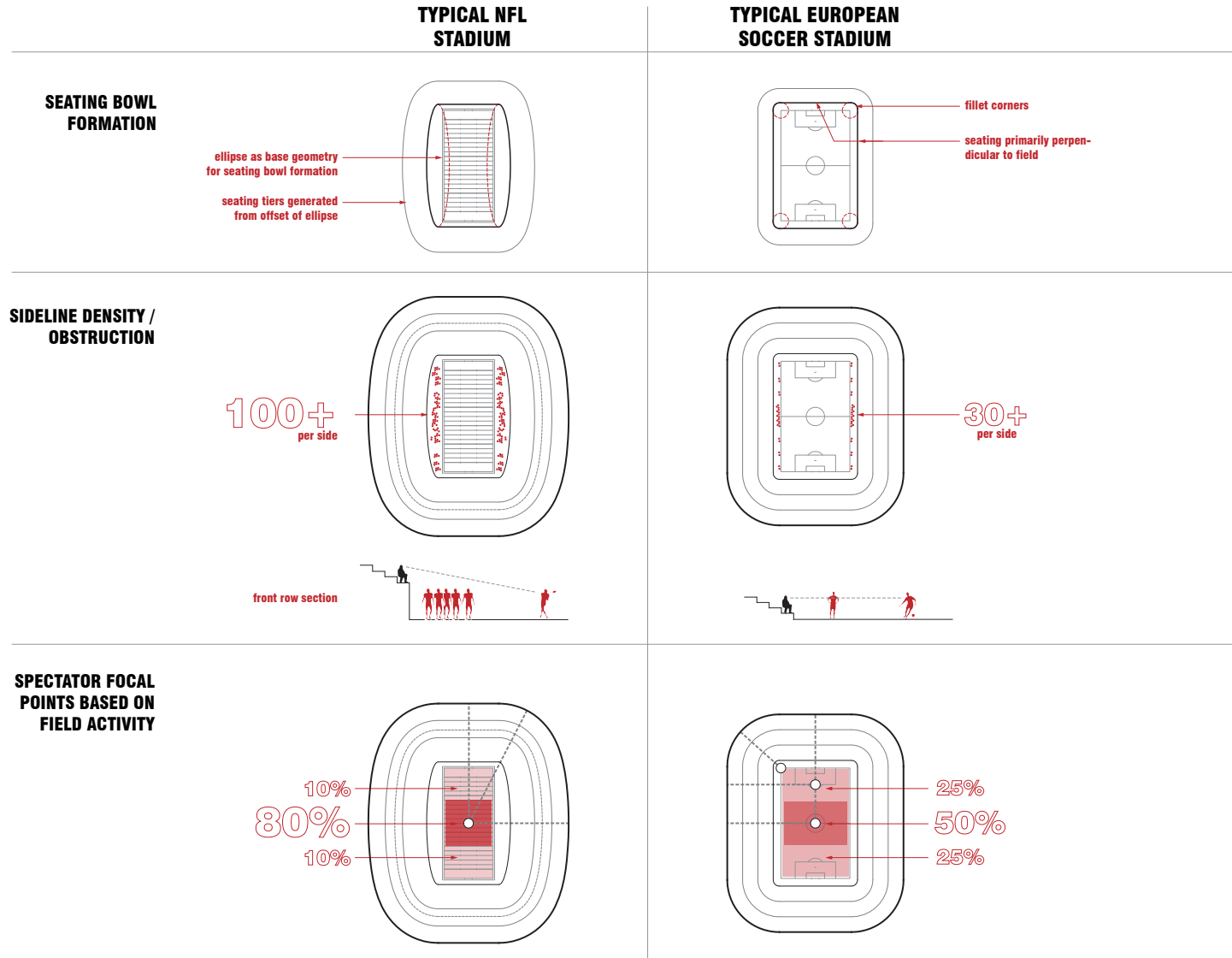
Maximum viewing distances



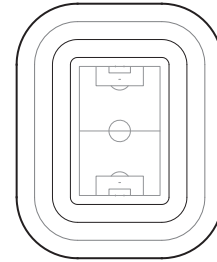
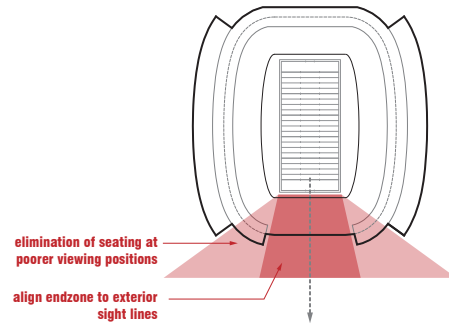
sectional circulation strategies



circulation routes ———
major thresholds - - - - -



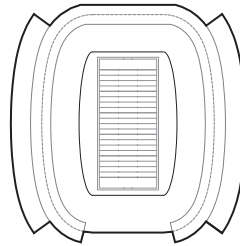
BOWL ENCLOSURE



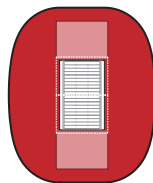
typically fully enclosed

ROOF CONDITIONS

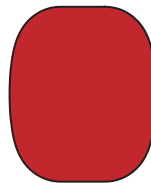
19
open air stadiums
in the NFL



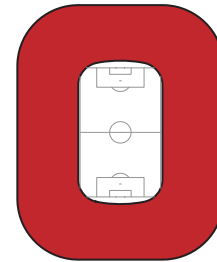
4 partial coverage



4 retractable roof

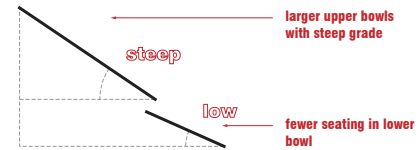
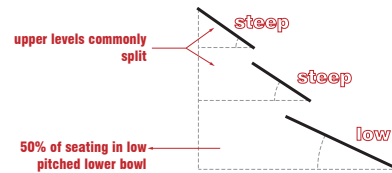


5 enclosed dome



spectator coverage, typical

PITCH / TIERS



Notable Modern Stadia

Appendix B

1952



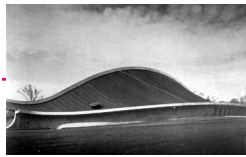
Dorton Arena
Raleigh, NC

1952



Palazzetto dello Sport
Rome, Italy

1958



Ingalls Hockey Park
New Haven, CT

1960



Palazzetto dello Sport
Rome, Italy

1964



Astrodome
Houston, TX

1975



Superdome
New Orleans, LA

1975



Silverdome
Pontiac, MI

1976



Olympic Stadium
Montreal, Canada

1976



Kingdome
Seattle, WA

1981



Metrodome
Minneapolis, MN

1989



Skydome
Toronto, Canada

1990



San Nicola Stadium
Bari, Italy

2002



Ford Field
Detroit, MI

2004 (Major Renovation)



Olympic Stadium
Athens, Greece

2006



University of Phoenix Stadium
Glendale, AZ

2007



Wembley Stadium
London, U.K.


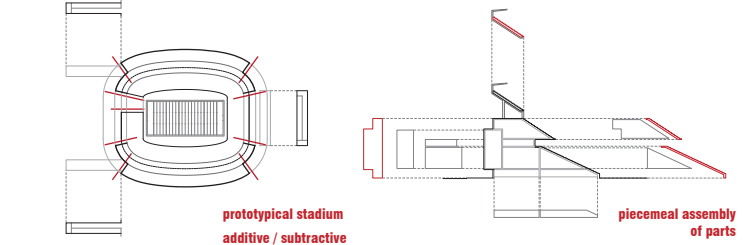





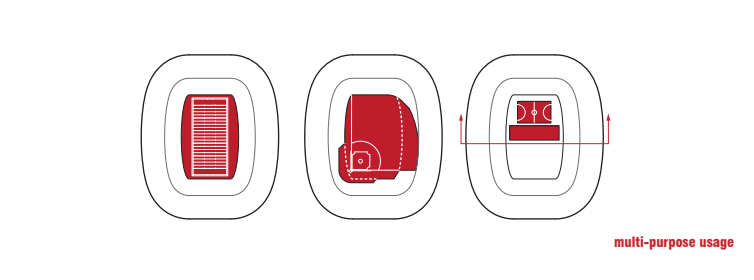




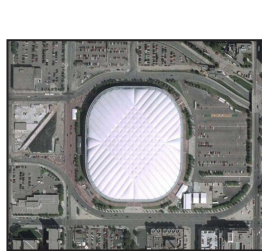

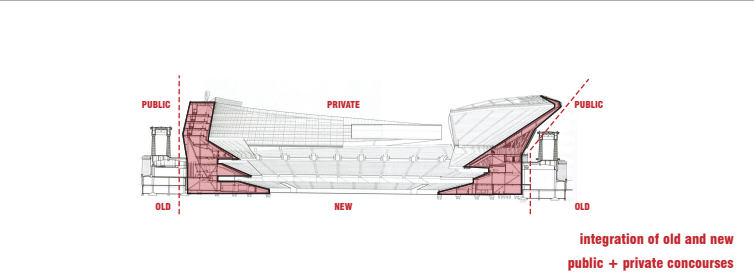




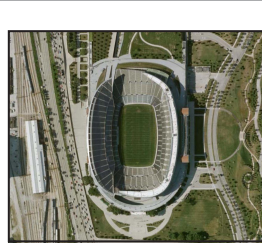
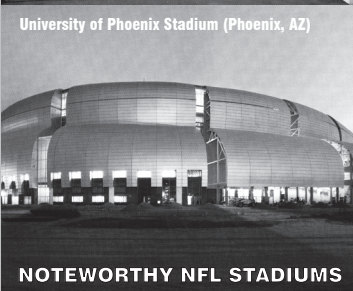
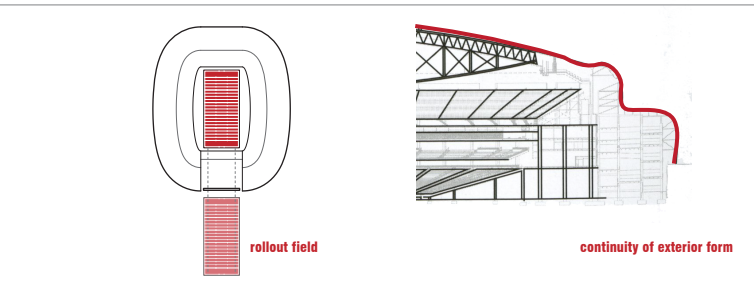


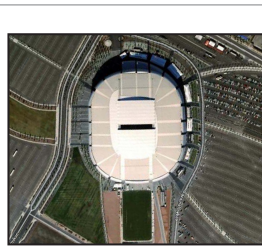
2008

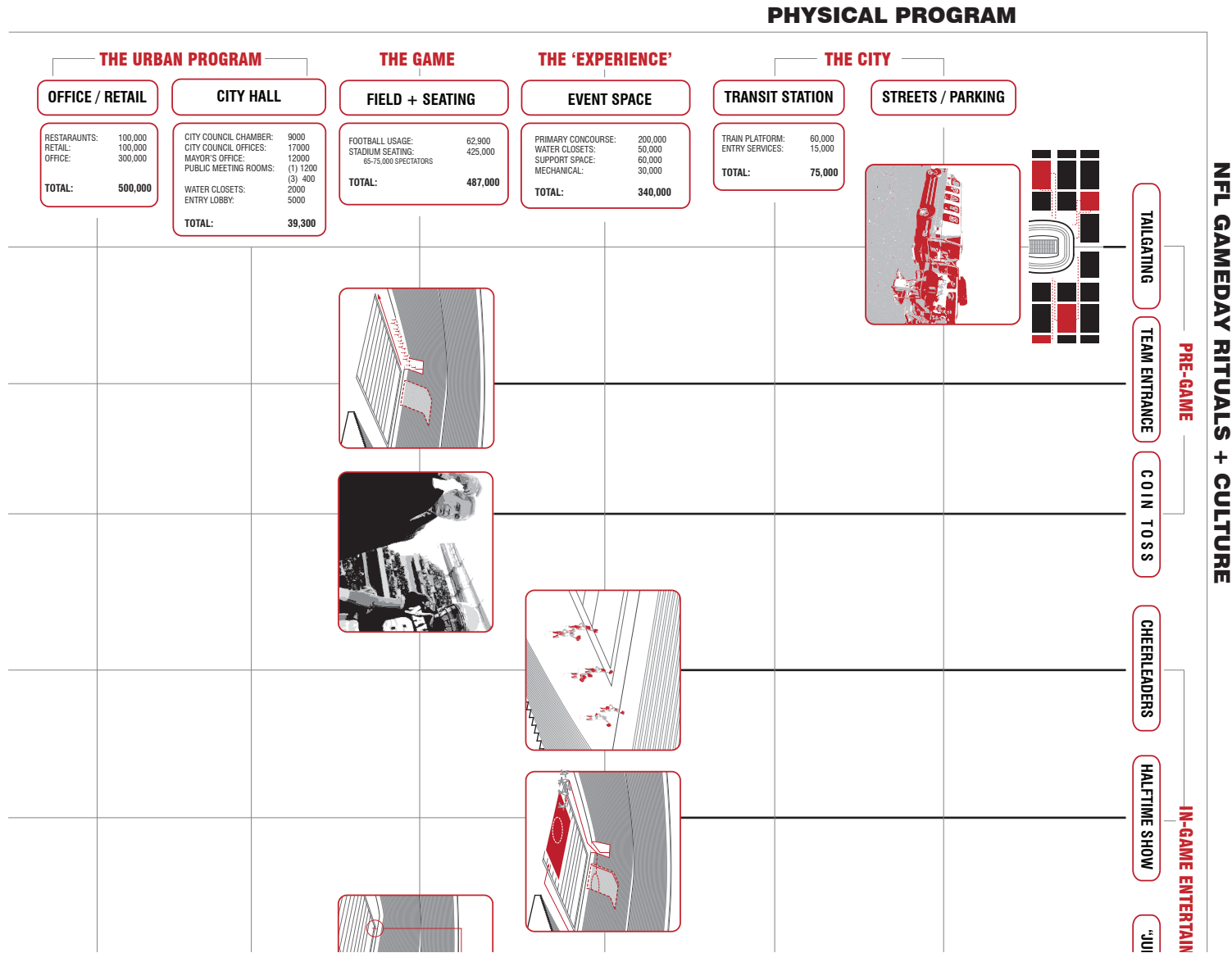


Bird's Nest
Beijing, China

Precedent Study

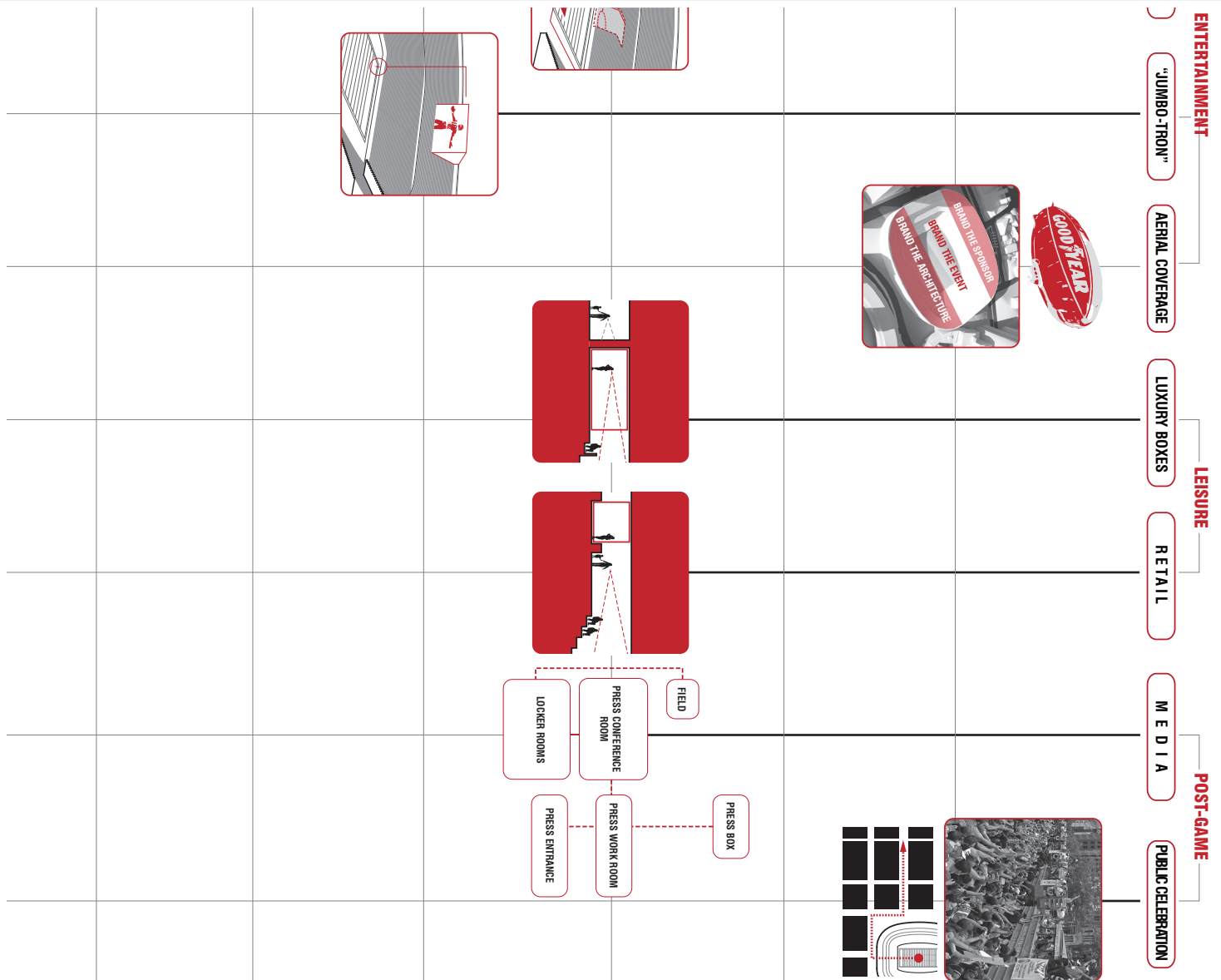
Appendix B

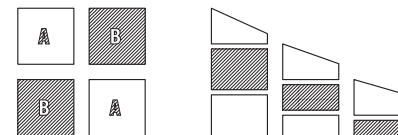
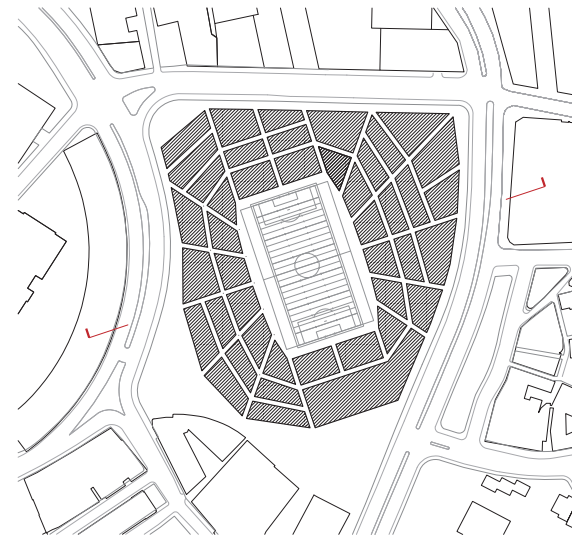
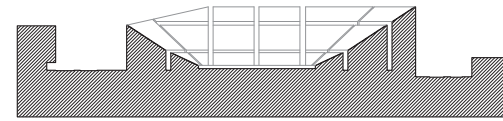
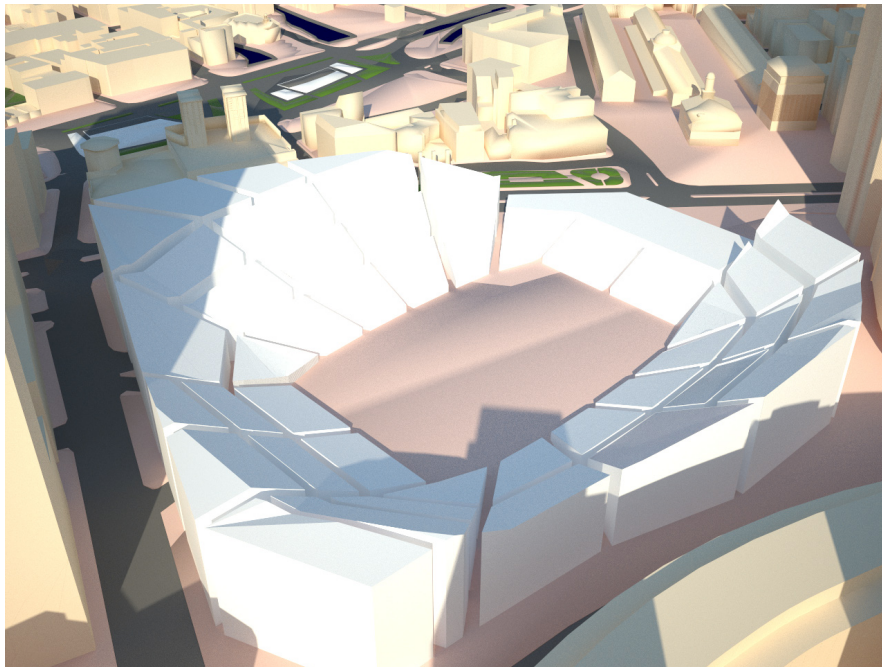
Stadium Name (City, State)	Significance	Capacity	Sports	Access	Context
<p>Gillette Stadium (Foxborough, MA)</p> 	 <p>prototypical stadium additive / subtractive</p> <p>piecemeal assembly of parts</p>	<p>68,750</p>		<p>90%</p>  <p>10%</p> 	 <p>rural / suburban</p>
<p>Metrodome (Minneapolis, MN)</p> 	 <p>multi-purpose usage</p>	<p>64,100 football</p> <p>46,500 baseball</p> <p>50,000 basketball</p>		<p>75%</p>  <p>24%</p>  <p>1%</p> 	 <p>urban center / low density</p>
<p>Soldier Field (Chicago, IL)</p> 	 <p>integration of old and new public + private concourses</p>	<p>61,500</p>		<p>24%</p>  <p>75%</p>  <p>1%</p> 	 <p>urban center / park</p>
<p>University of Phoenix Stadium (Phoenix, AZ)</p>  <p>NOTEWORTHY NFL STADIUMS</p>	 <p>rollout field</p> <p>continuity of exterior form</p>	<p>63,400</p>		<p>100%</p> 	 <p>suburban</p>



Program + Rituals Matrix

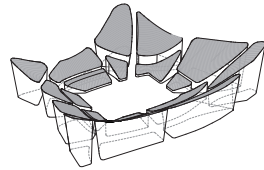
Appendix B



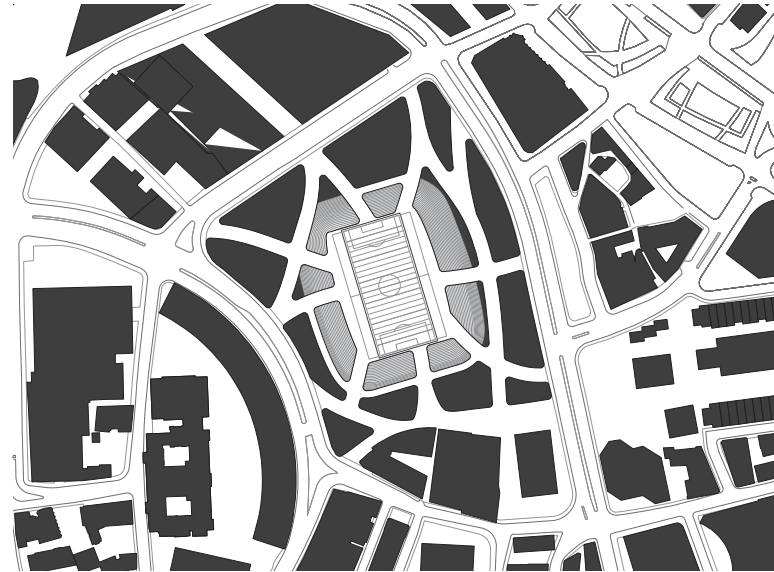
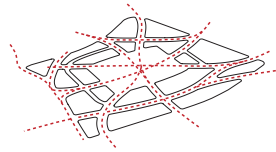


option 1

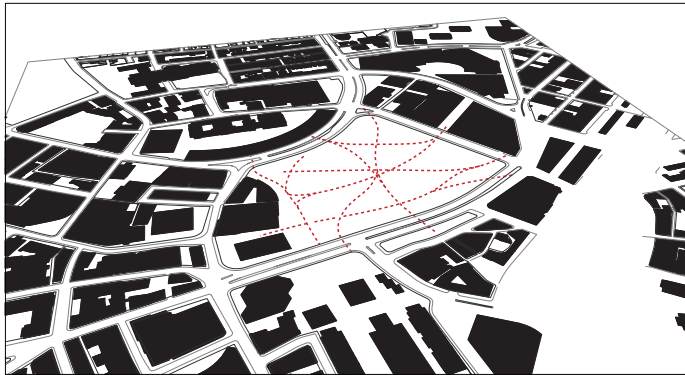
EXTRUDED VIA PATHWAYS



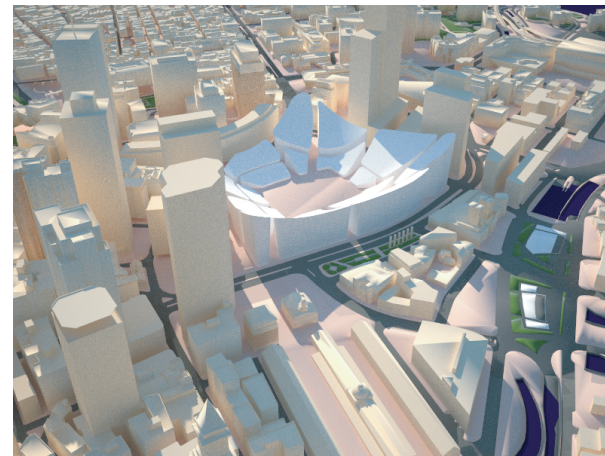
URBAN CONNECTIONS



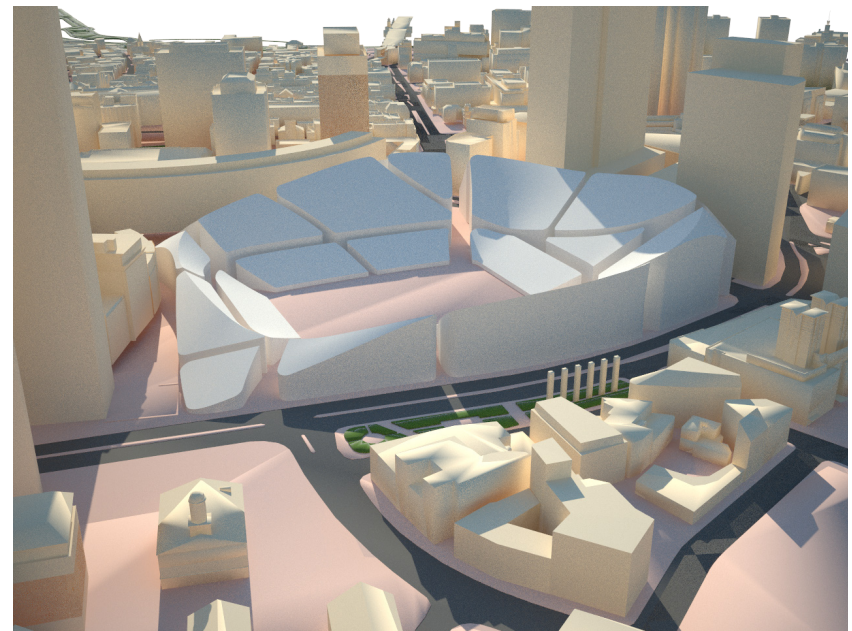
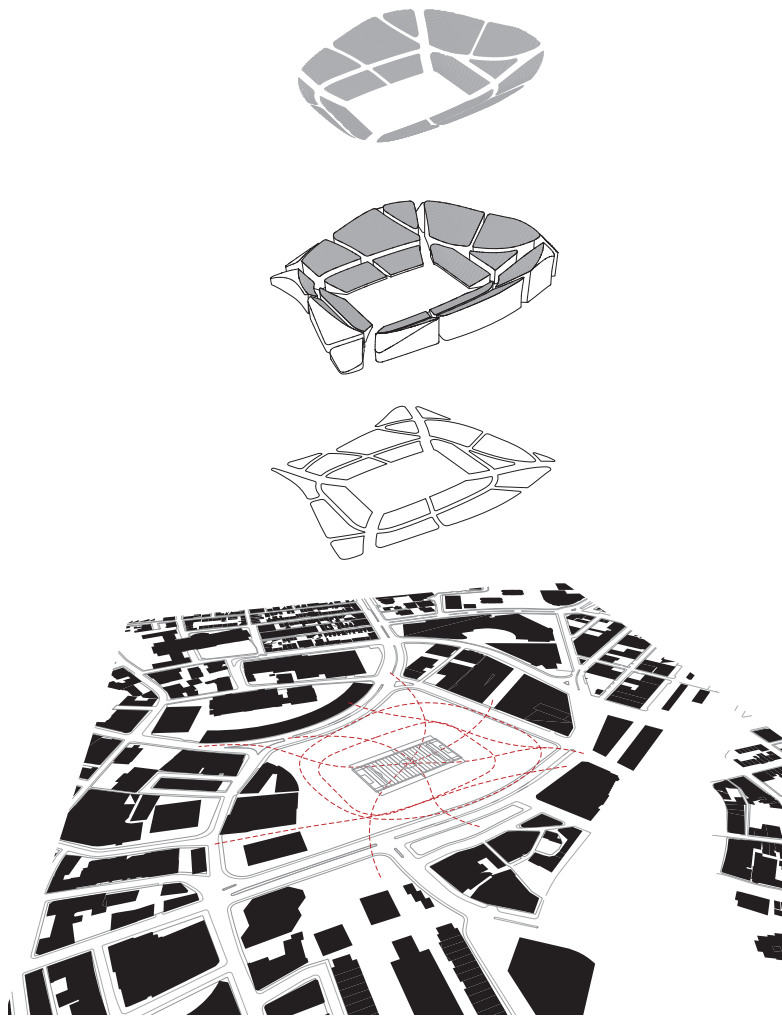
1:100

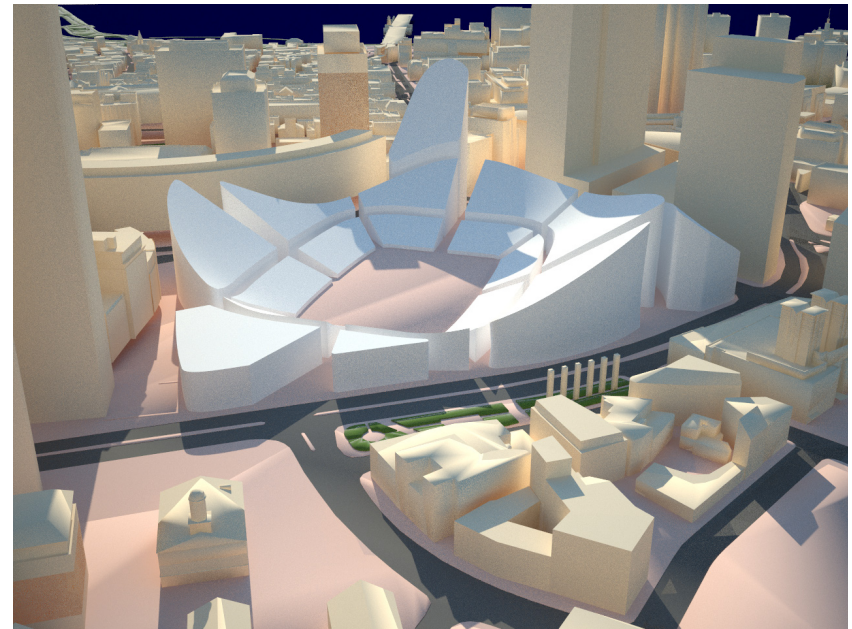
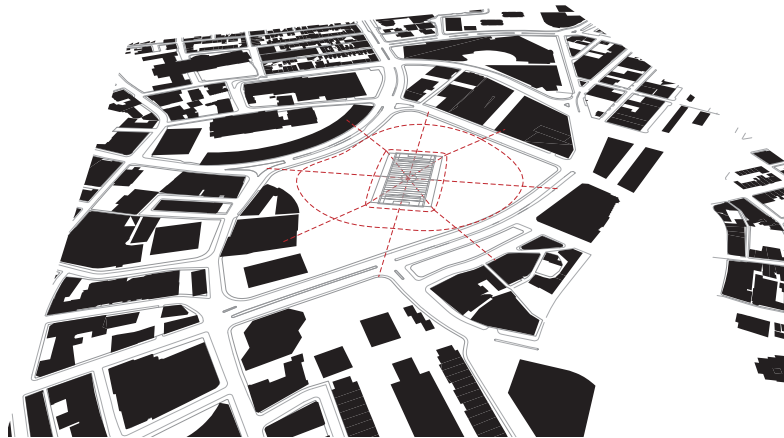
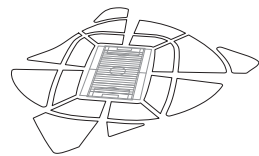
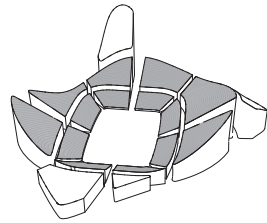


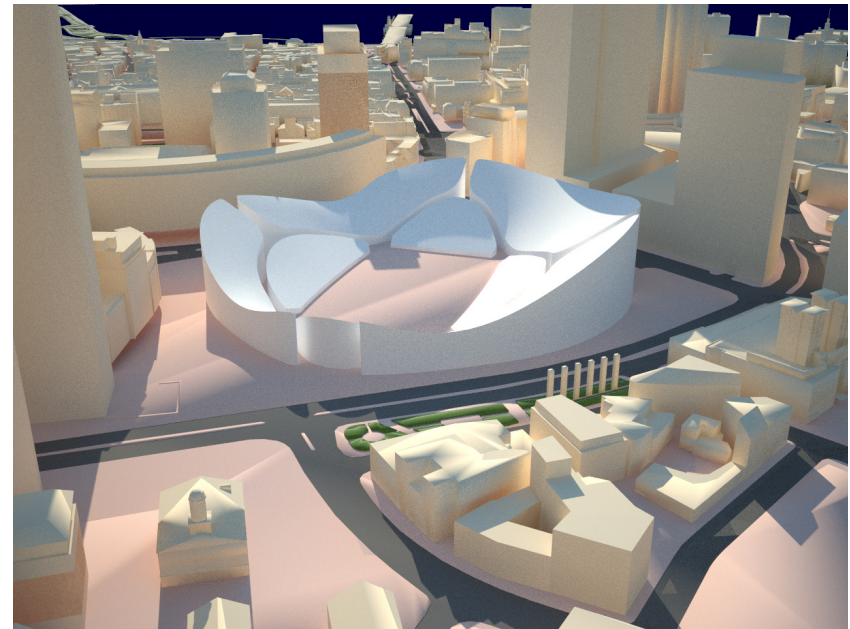
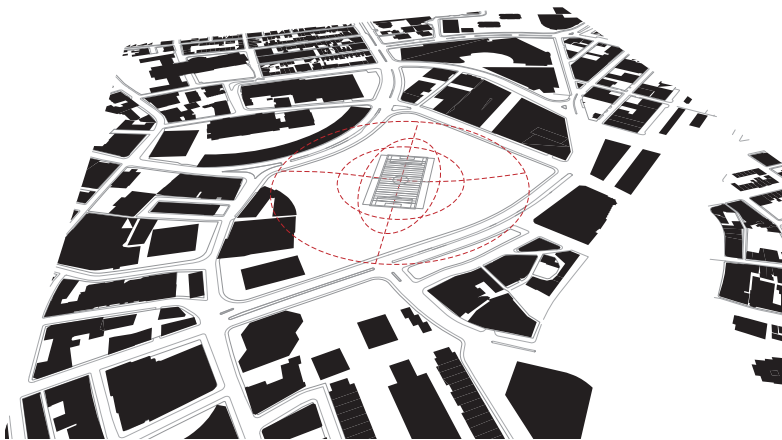
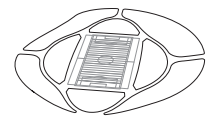
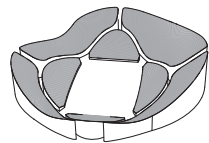
URBAN FLOW - THROUGH SCHEME

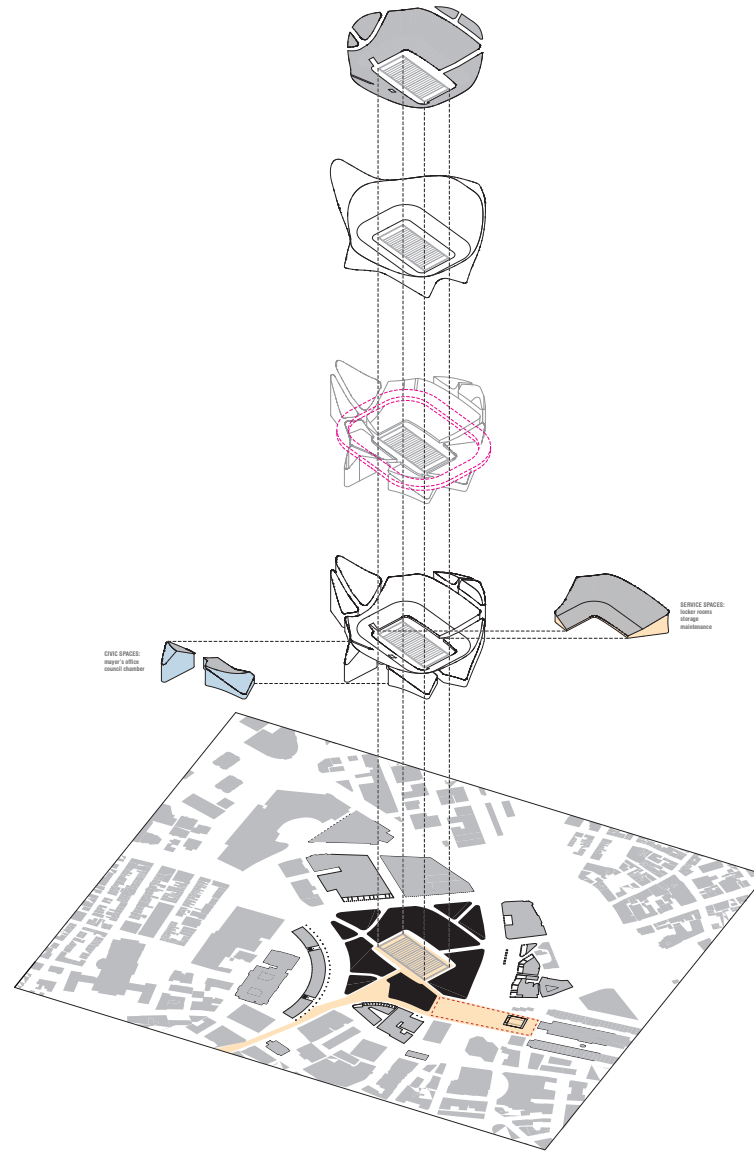


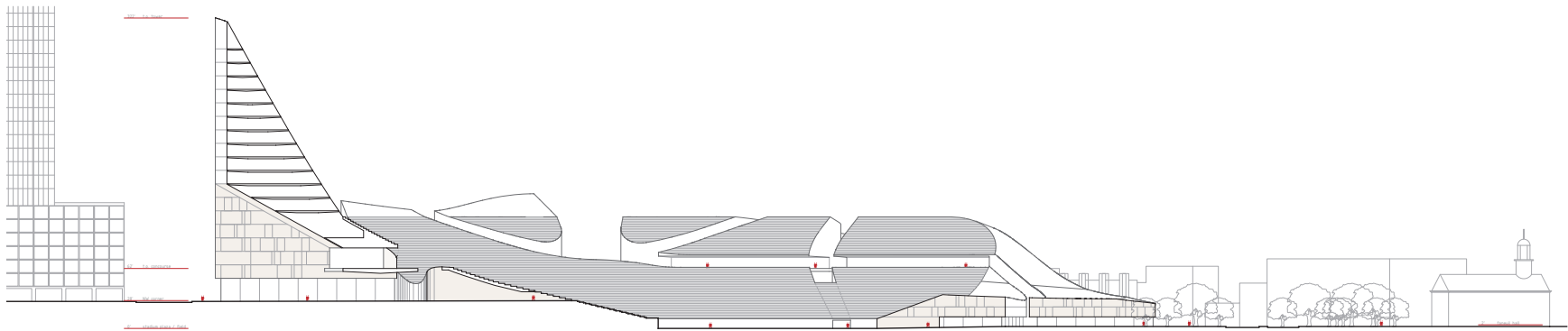
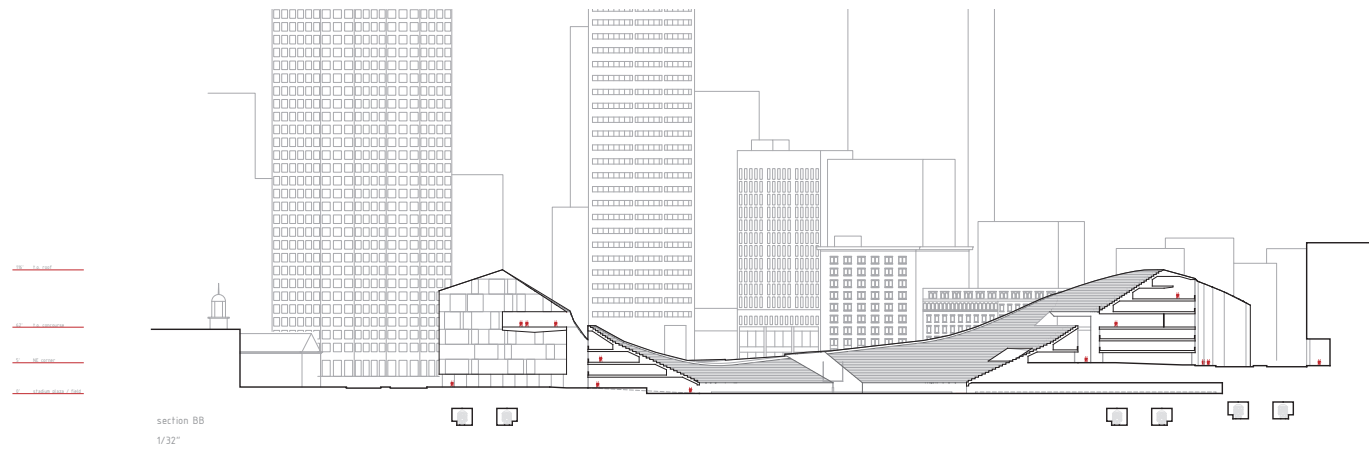
OPTION II - PATHWAYS

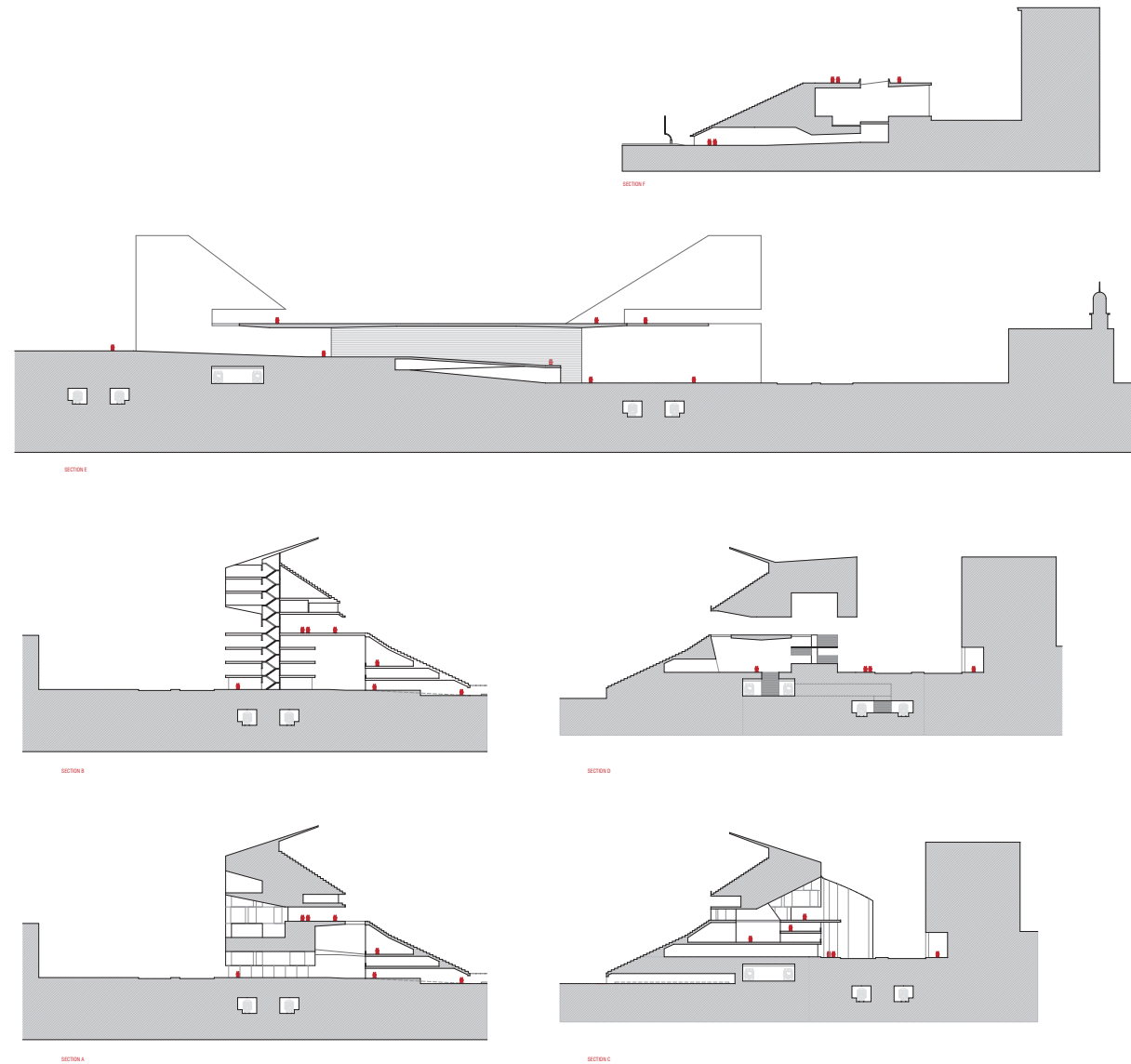


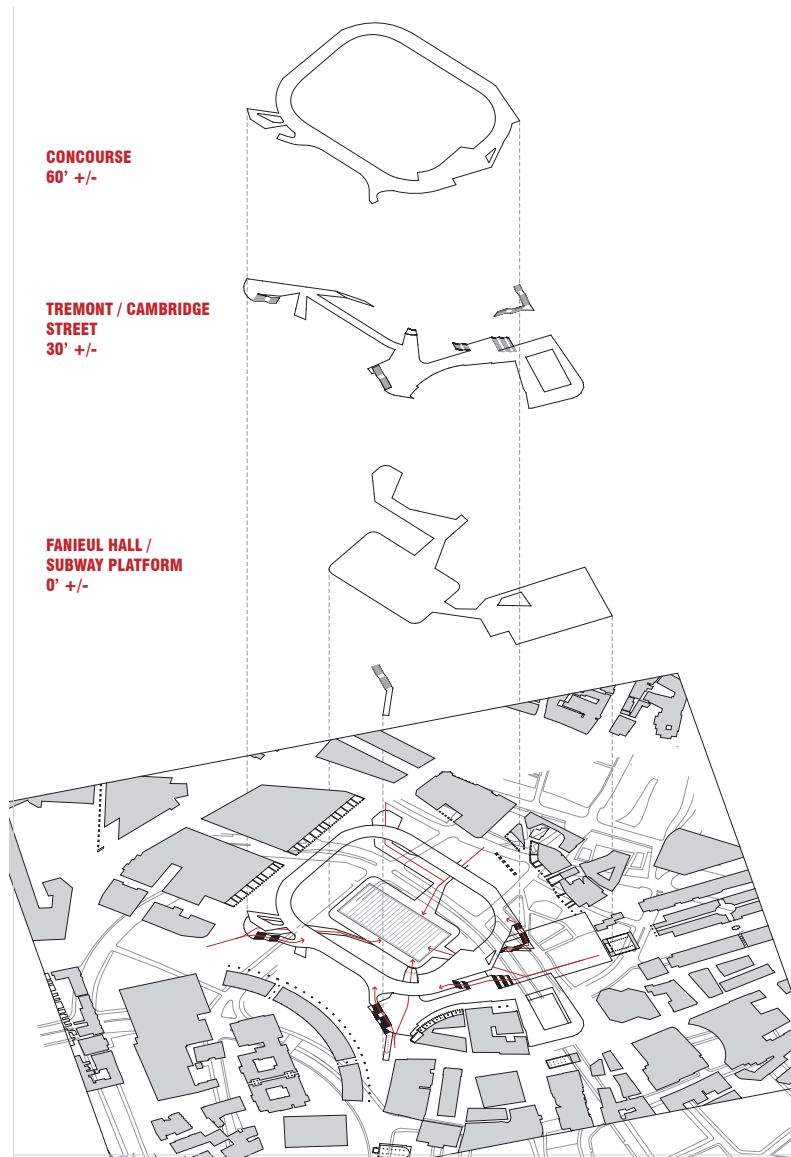


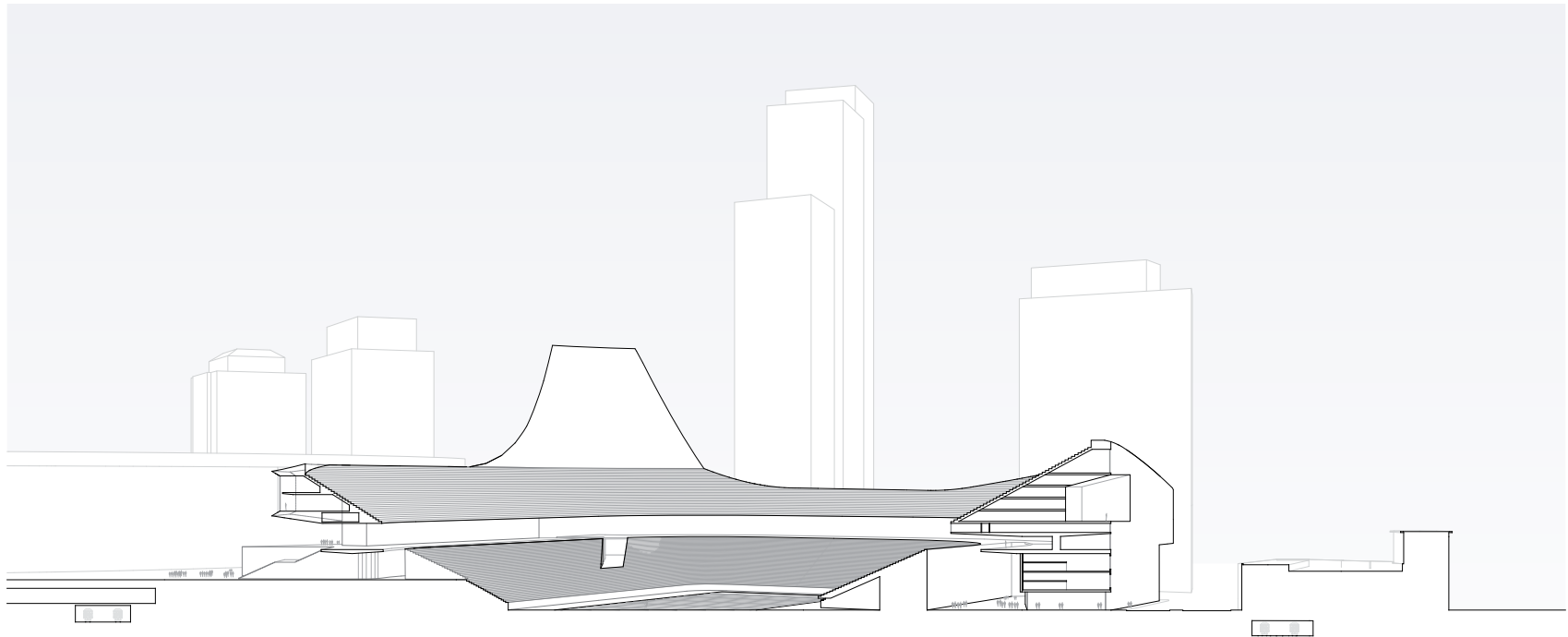
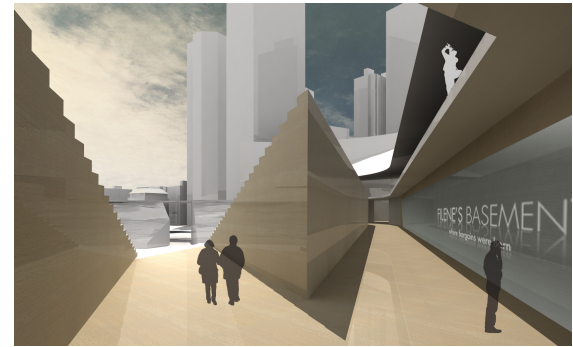
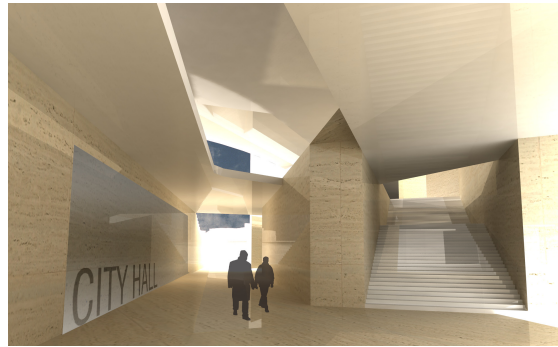
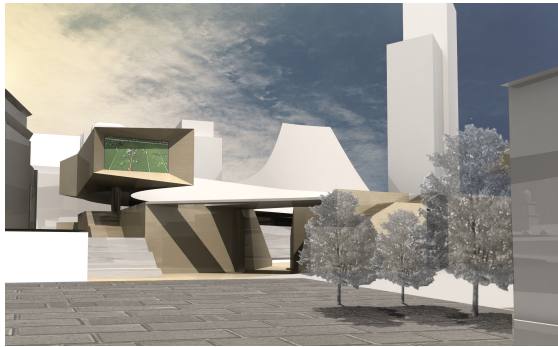


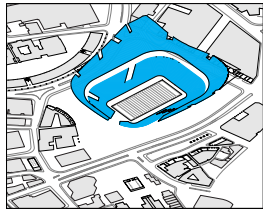




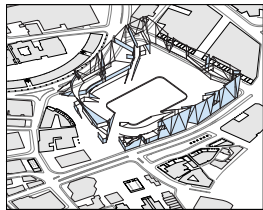




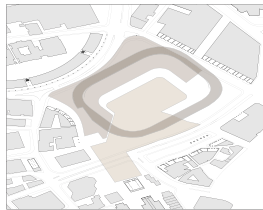




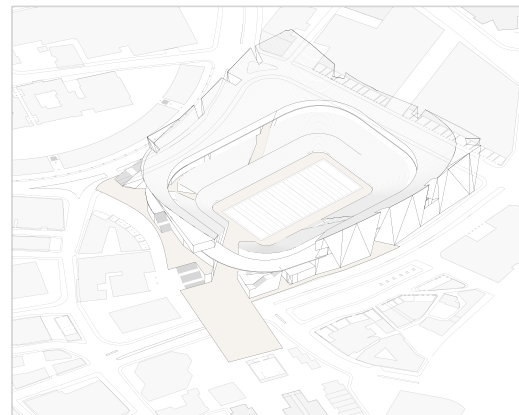
DRAFTED SPECTACLE



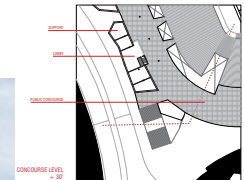
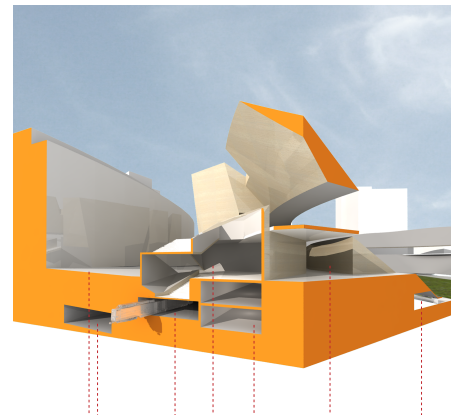
URBAN PARCELING



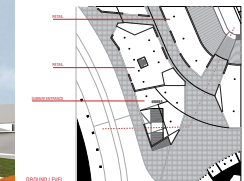
PUBLIC GROUNDS



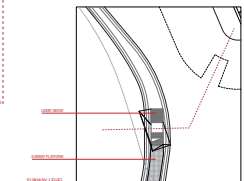
MANUFACTURING THE URBAN SPECTACLE



CONCOURSE LEVEL +20'

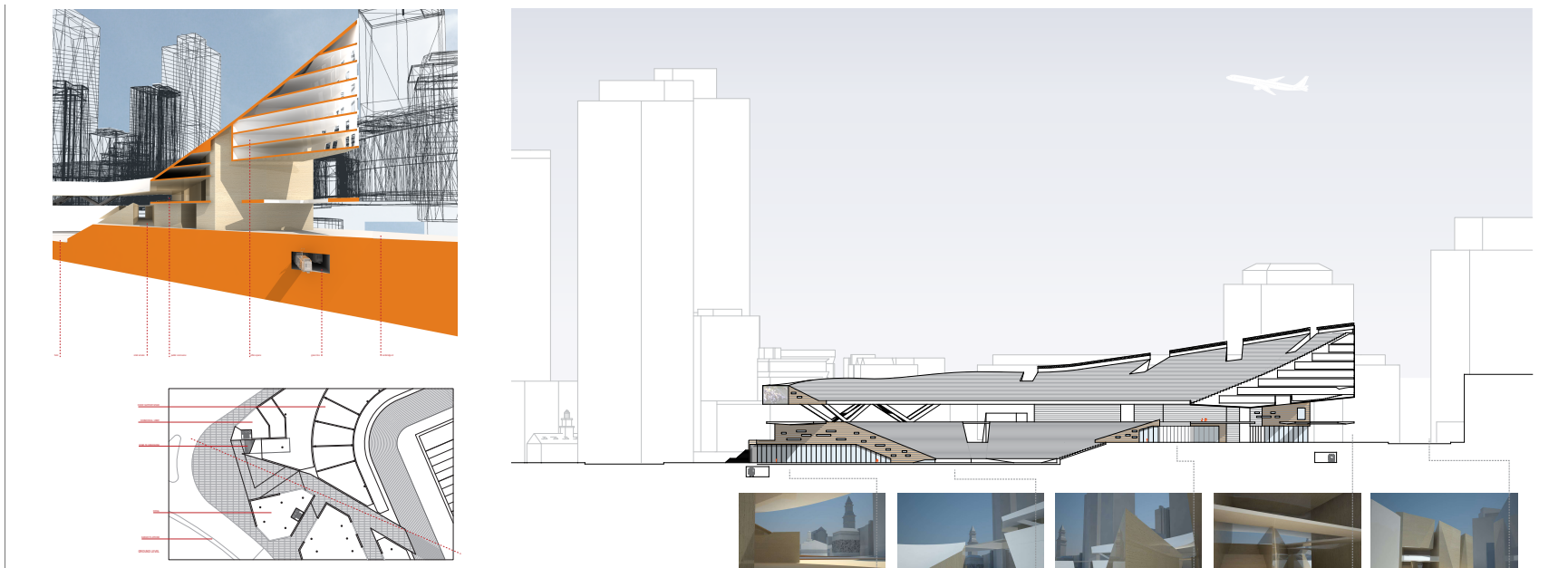


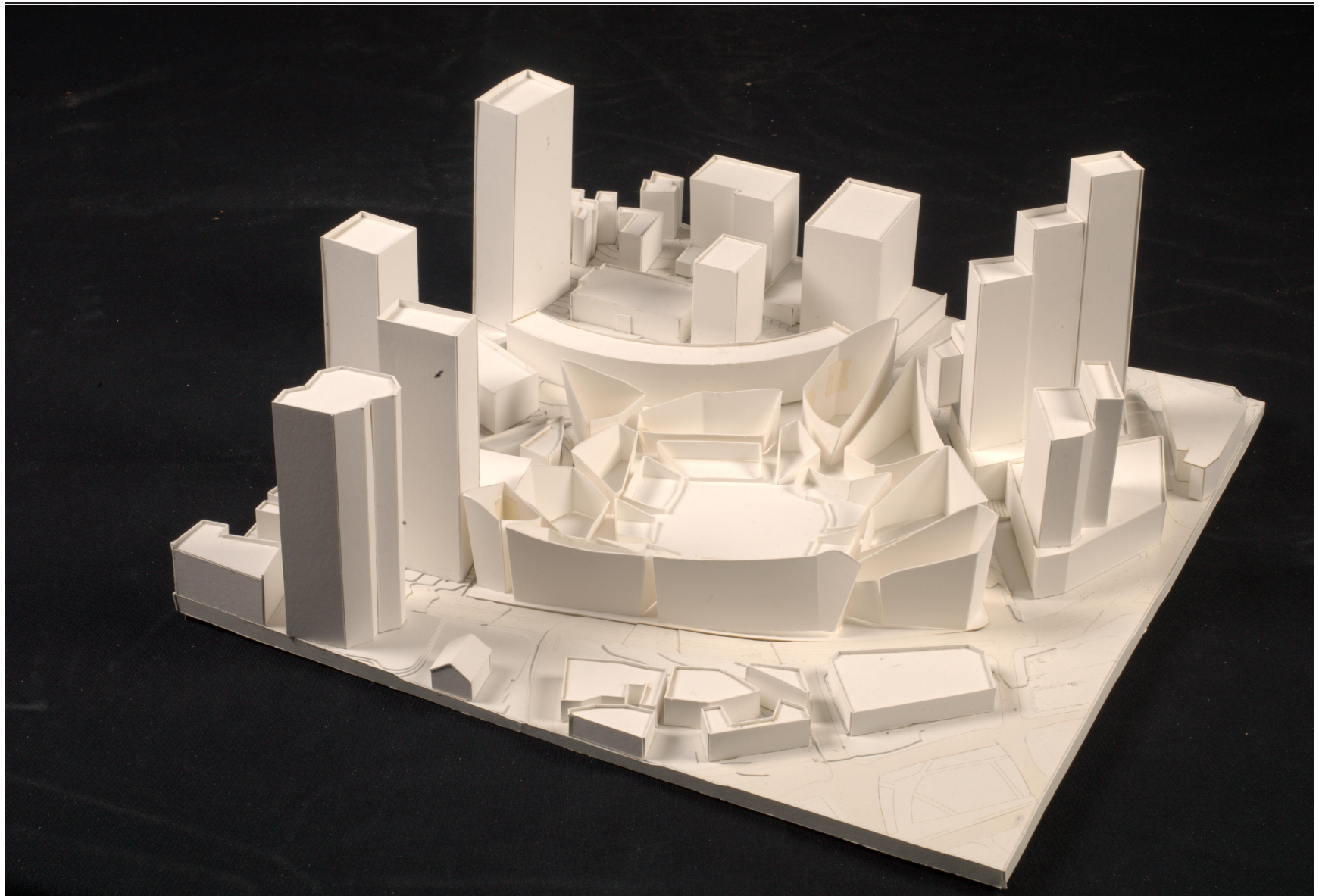
OFFICE LEVEL



SUBWAY LEVEL +22'

TREMONT ST. CORNER







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