

Guscott Rio Grande Project

Development Concept :

**25 Story Mixed Use Residential and Commercial Tower;
Adaptive Reuse of Two Existing Structures, the Buff Bay Building
and Former Roxbury Savings Bank Building; Connecting Atrium.**

Updated: May 31, 2017



Rio Grande Dudley Square Fact Sheet

Project Name:	Rio Grande Dudley Square 2343-2345 Washington Street/11-29 Roxbury Street Boston, MA 02119
Location:	The Project site is located in the Dudley Square Commercial District, Roxbury Neighborhood of the City of Boston. The site has frontage on three streets: Washington Street to the south-west, Shawmut Street to the North-west and Marvin Street to the northeast.
Proponent:	The Rio Grande Dudley Square LLC. 451 Blue Hill Avenue, Suite 4 Boston, MA 02121-4305 Mr. Cecil Guscott Ms. Lisa Guscott
Architect	Stull and Lee, Inc. 103 Terrace Street, 2nd Floor Boston, MA 02120 Mr. M. David Lee, FAIA
Zoning	Roxbury Economic Development District Shawmut Avenue Boulevard Overlay District
Site Area Area/Program	34,300 SF Retail – 26,060 SF Commercial Office – 28,200 SF Residential – 211 units/208,000 SF
FAR	Allowed 2.0/Proposed 8.4
Height	Allowed 55'/Proposed 285'
Parking	Required 291/Proposed 131 (off-site)
Open Space	6,088 SF (Ground Level Pocket Park and Roof Deck)
Public Review Status	Article 80 Large Project Review – Project Notification Form submitted 5.26.2017 IAG initial meeting scheduled



THE RIO GRANDE AT DUDLEY SQUARE

PROJECT DESIGN BRIEFING



Context Photos

THE RIO GRANDE AT DUDLEY SQUARE

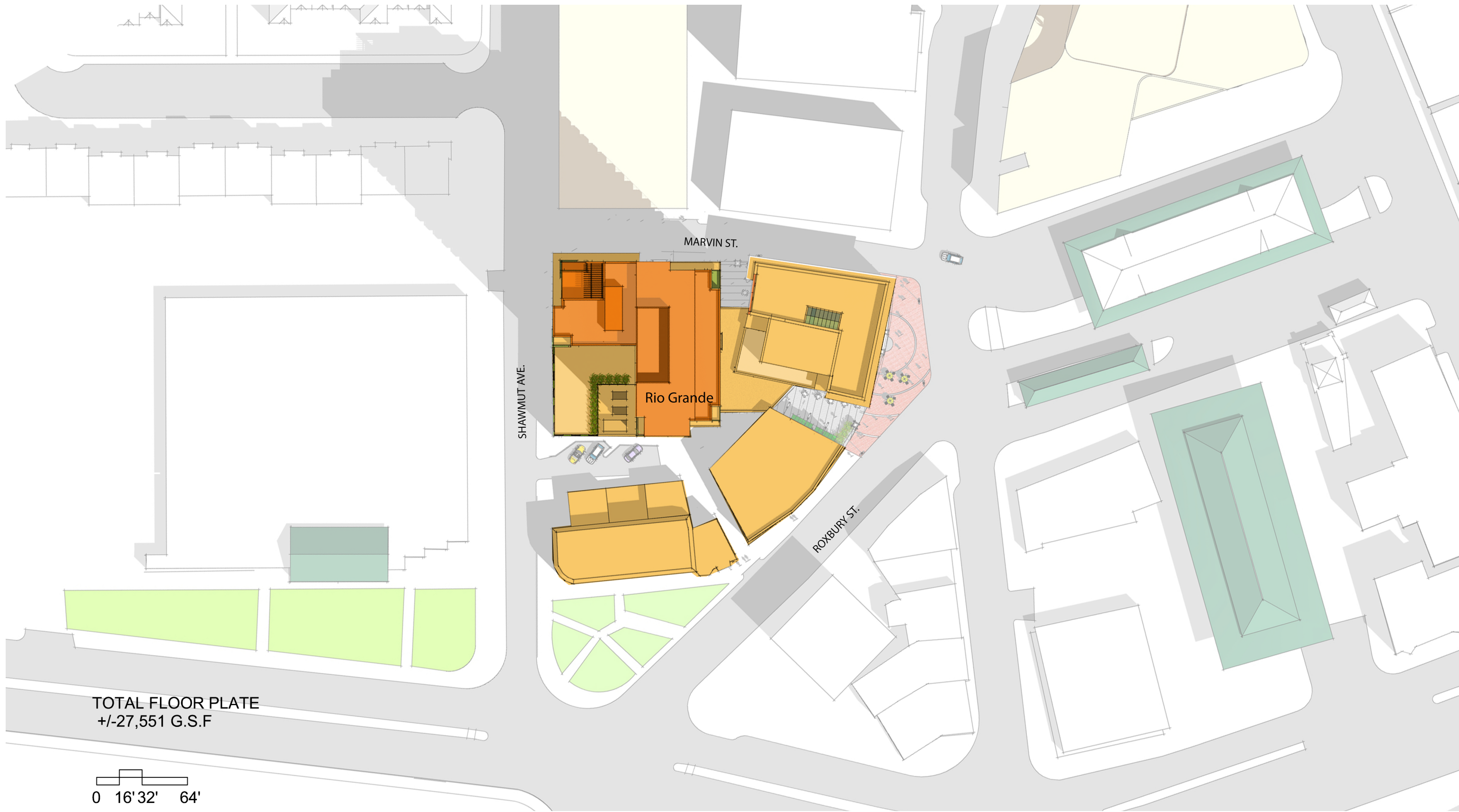
PROJECT DESIGN BRIEFING



Context Photos

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Site Plan

THE RIO GRANDE AT DUDLEY SQUARE

PROJECT DESIGN BRIEFING

MARVIN STREET

SHAWMUT AVENUE

ROXBURY ST.

LEGEND

- STD. RENTAL UNITS: 4- 2BR's
- STD. RENTAL UNITS: 4 - 1BR's
- STD. RENTAL UNITS: 2 Micro Units
- STD. RENTAL UNITS: 1 Studio

TOTAL FLOOR PLATE
+/- 9,955 G.S.F.

0 8' 16' 32'



Ground Floor

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PROJECT DESIGN BRIEFING

MARVIN STREET

SHAWMUT AVENUE

ROXBURY ST.

LEGEND

- EXISTING BANK SPACE/BUFF
BAY BUILDING +/- 12,237 G.S.F.
- OFFICES +/- 14,104 G.S.F.

TOTAL FLOOR PLATE
+/- 26,341 G.S.F.

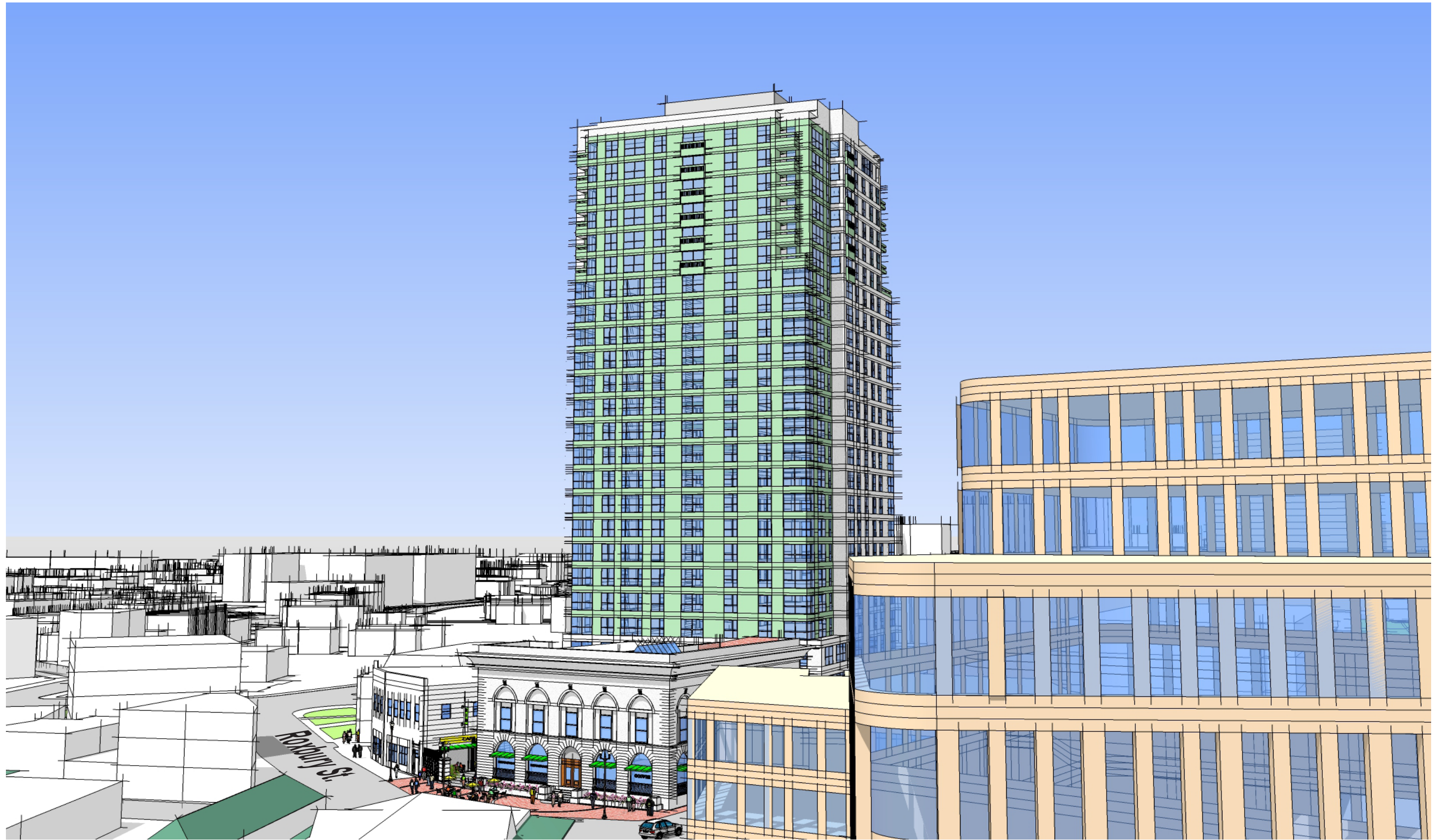
0 8' 16' 32'



2nd Floor - Office

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View 1

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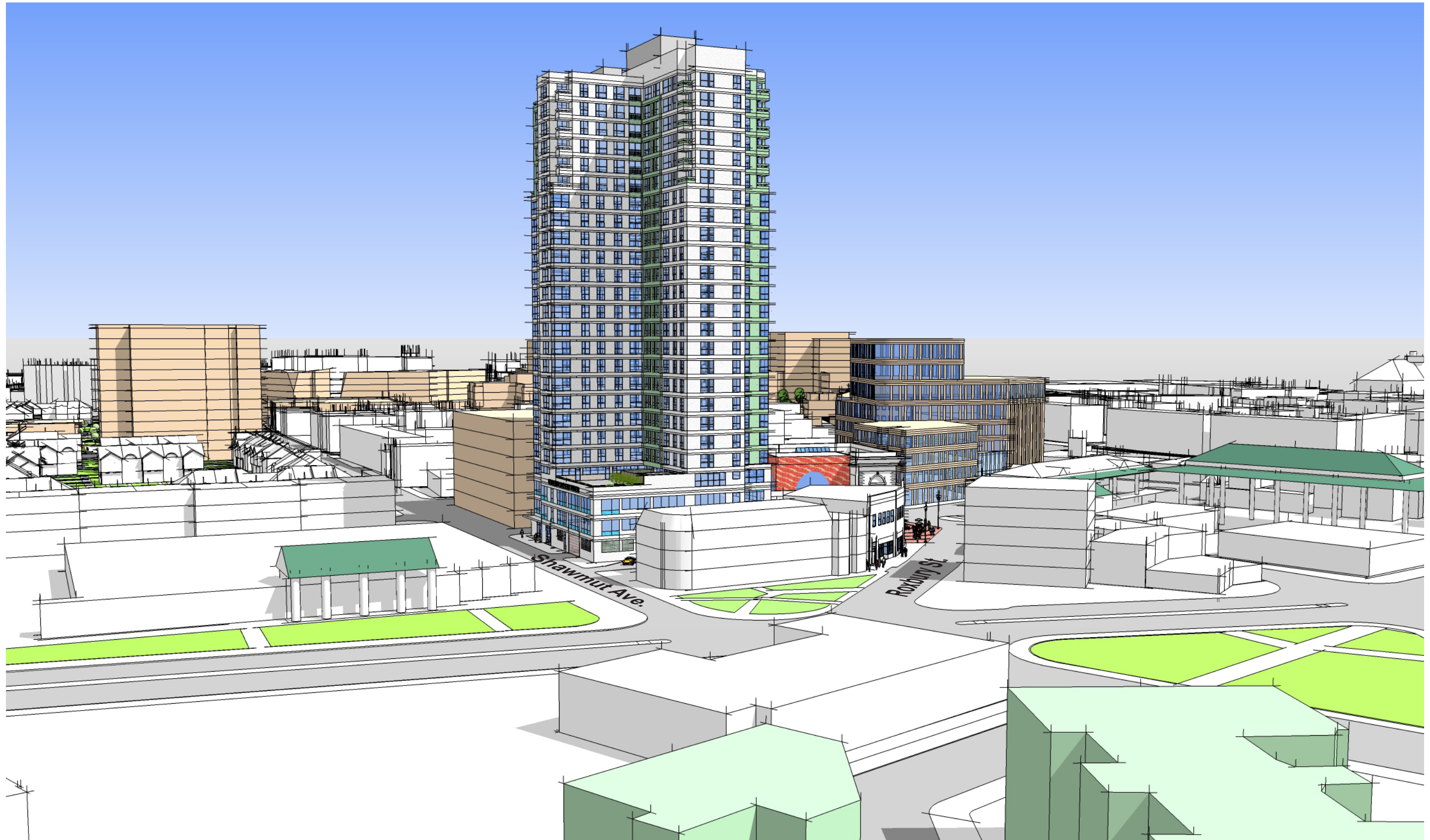


View 4

THE RIO GRANDE AT DUDLEY SQUARE

PROJECT DESIGN BRIEFING





View 3

THE RIO GRANDE AT DUDLEY SQUARE

PROJECT DESIGN BRIEFING





View 9

THE RIO GRANDE AT DUDLEY SQUARE

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View 11

THE RIO GRANDE AT DUDLEY SQUARE

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Marvin Street Elevation

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Shawmut Ave Elevation

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Malcolm X Blvd Elevation

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Washington st. Elevation

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