

# Rio Grande Impact Advisory Group Project Presentation

September 19, 2017



## THE RIO GRANDE AT DUDLEY SQUARE

PROJECT DESIGN BRIEFING

## SITE CONTEXT AND EXISTING CONDITIONS



## THE RIO GRANDE AT DUDLEY SQUARE

PROJECT DESIGN BRIEFING

Project Components

**Stull & Lee**  
*incorporated*  
architecture and urban design

# DEVELOPMENT CONCEPT

A 26 STORY MIXED USE RESIDENTIAL AND COMMERCIAL  
COMPLEX INCLUDING THE ADAPTIVE REUSE OF TWO HISTORIC  
STRUCTURES

Principal Project Components:

219 New Apartments

12,000 SF Tenant Amenity Spaces

15,000 SF Ground Floor Retail Space

40,000 Sf of Office space

Madison Park Village

BOLLING

CBES

MARVIN ST.

SHAWMUT AVE.

NEW TOWER

BANK

RIO GRANDE

DUDLEY STATION

POST OFFICE

BUFF BAY

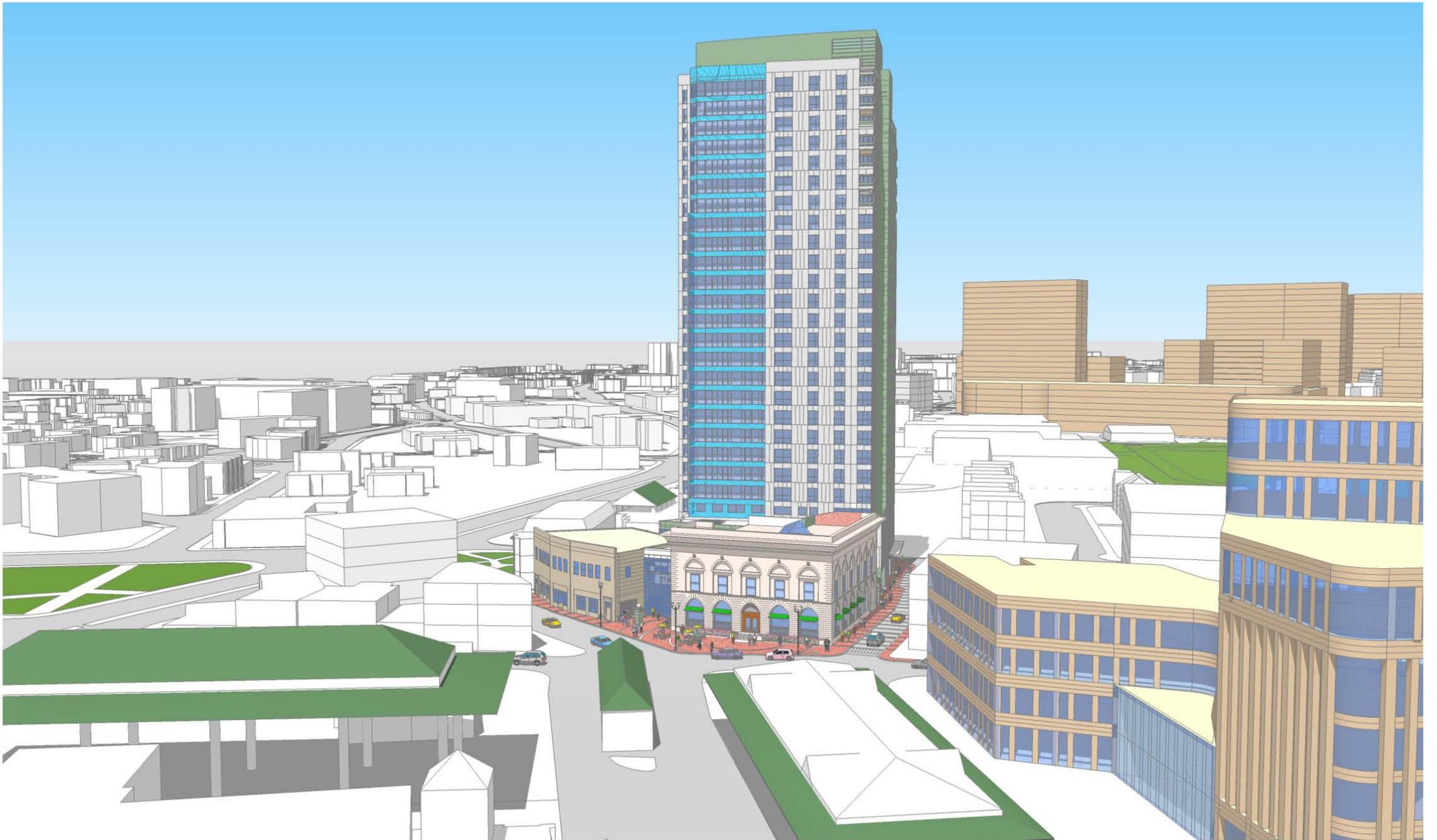
ROXBURY ST.



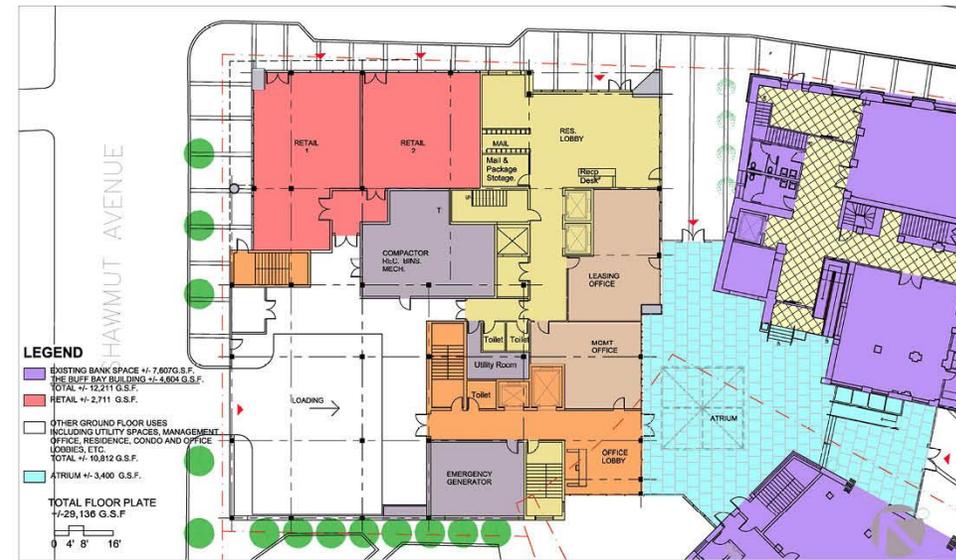


**THE RIO GRANDE AT DUDLEY SQUARE**

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Washington Street



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Street View – Washington Street Entrance

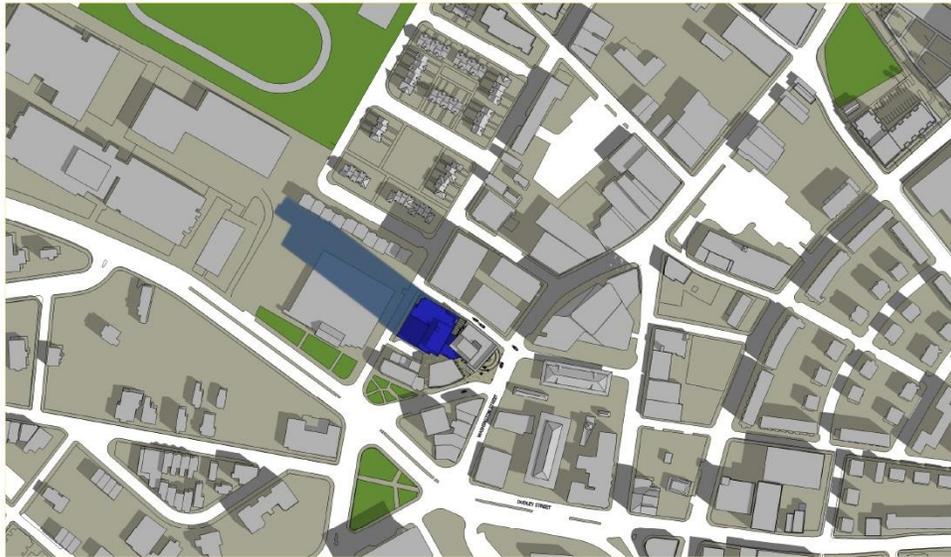




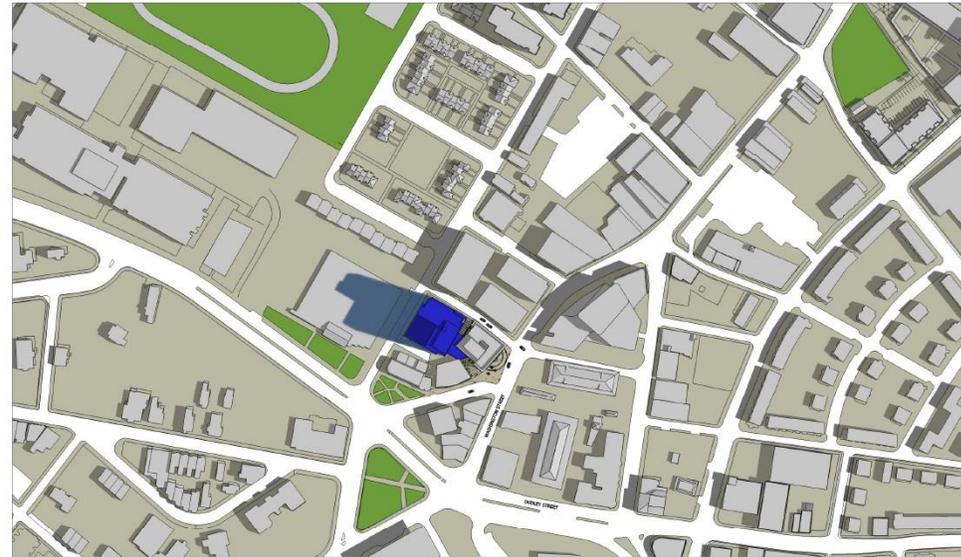
Street View – Marvin Street Entrance



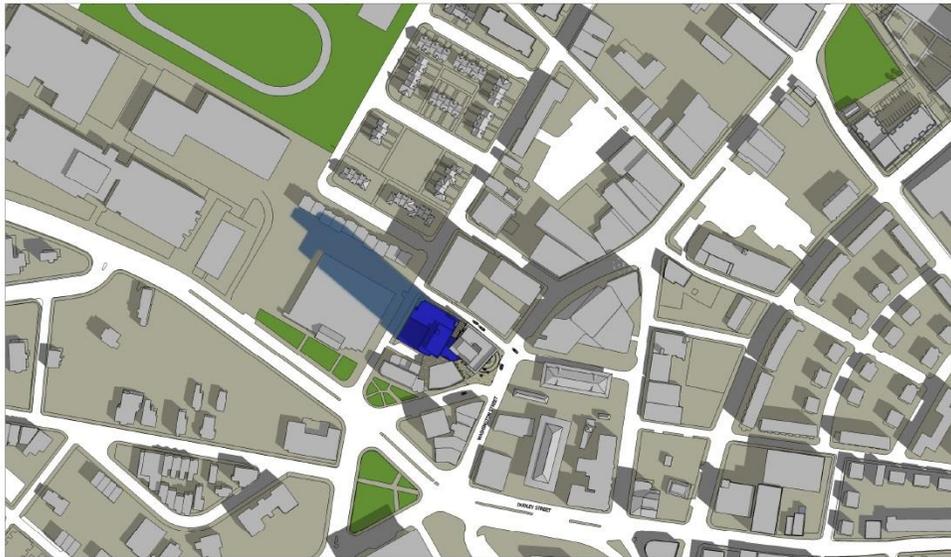
Street View – Shawmut Street Entrance



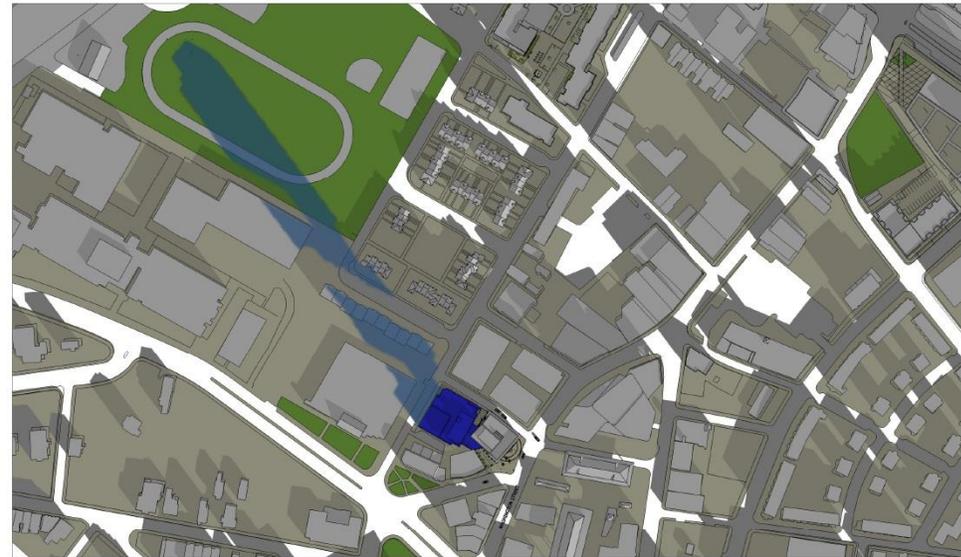
March 21 - 9:00 A.M.



June 21 - 9:00 A.M.



September 21 - 9:00 A.M.



December 21 - 9:00 A.M.

Shadow Study

**THE RIO GRANDE AT DUDLEY SQUARE**

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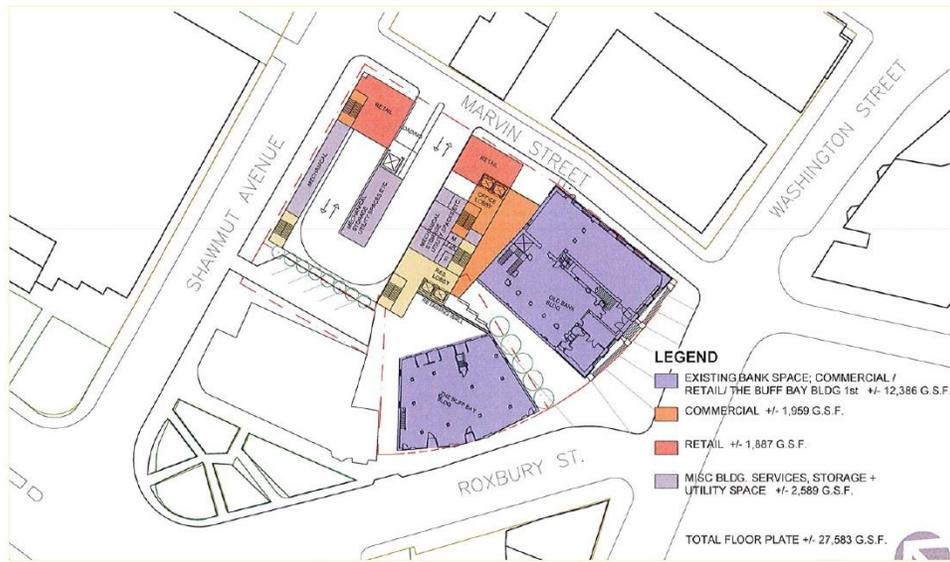
**SHADOW IMPACTS**



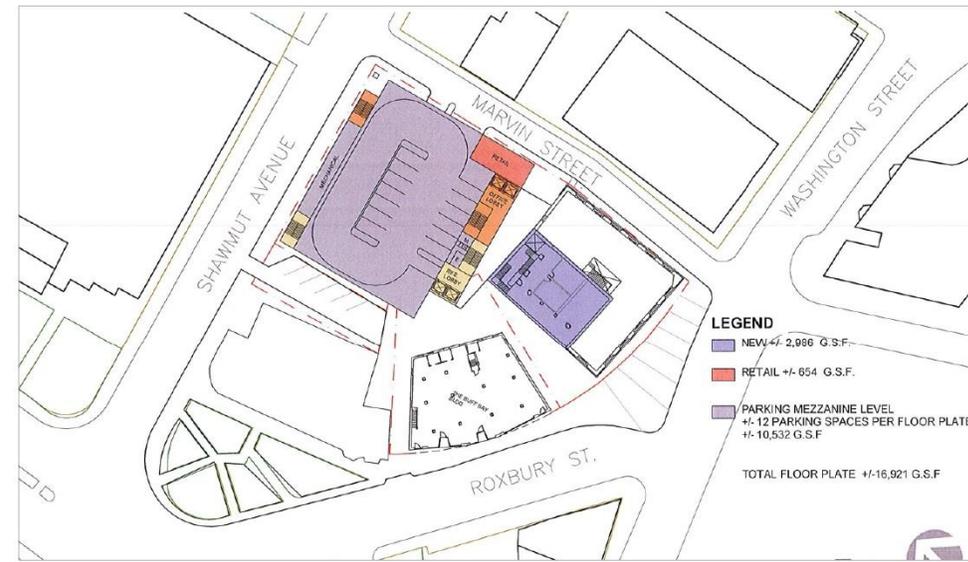
<b>Zoning Analysis</b>	<b>Zoning Requirement</b>	<b>Proposed</b>
<b>Maximum F.A.R.</b>	2.0	8.4
<b>Maximum Building Height</b>	55 Feet	296.5'
<b>Minimum Lot Area</b>	None	34,200 SF
<b>Minimum Usable Open Space</b>	None	6,088 SF (app)
<b>Minimum Lot Width</b>	None	120 Feet +/-
<b>Minimum Frontage</b>	None	207 Feet +/-
<b>Minimum Front Yard</b>	None	0"
<b>Minimum Side Yard</b>	None	N/A
<b>Minimum Rear Yard</b>	20 Feet	N/A
<b>Off-Street Parking (Condominiums)</b>	N/A	.75 Spaces/Unit
<b>Off-Street Parking (Rentals)</b>	N/A	.3 Spaces/Unit
<b>Off-Street Parking (Commercial)</b>	N/A	.75 Spaces/1,000SF
<b>Off-Street Parking (Retail)</b>	N/A	0
<b>Off-Street Loading</b>	1 Bay	1 Bay

Note #1: Off-Street Parking requirements are determined under the Article 80 Development Review Process.

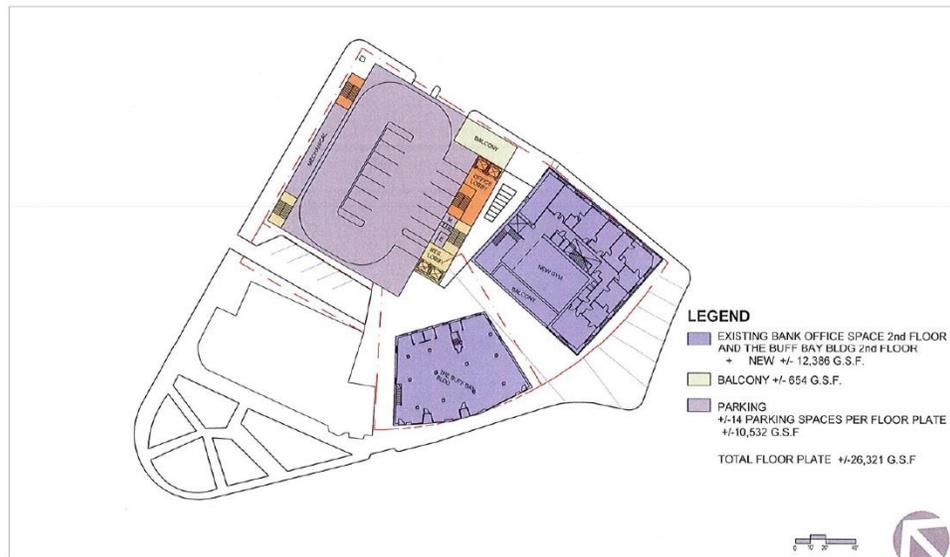
Note #2: Proposed Project is subject to Design Review under the Shawmut Avenue Boulevard Planning Overlay design review process.



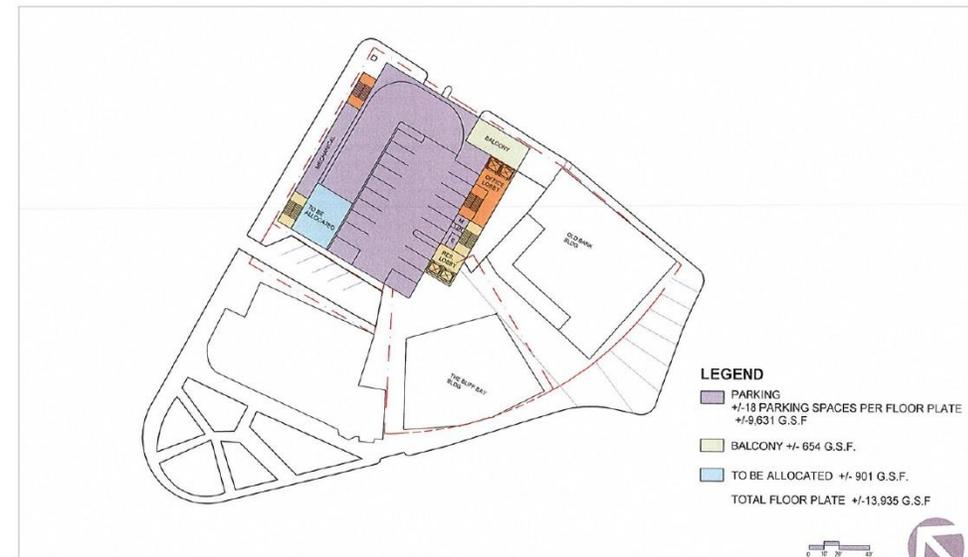
Ground Floor



Mezzanine Level Parking - 14 Cars



Second Level Parking - 14 Cars



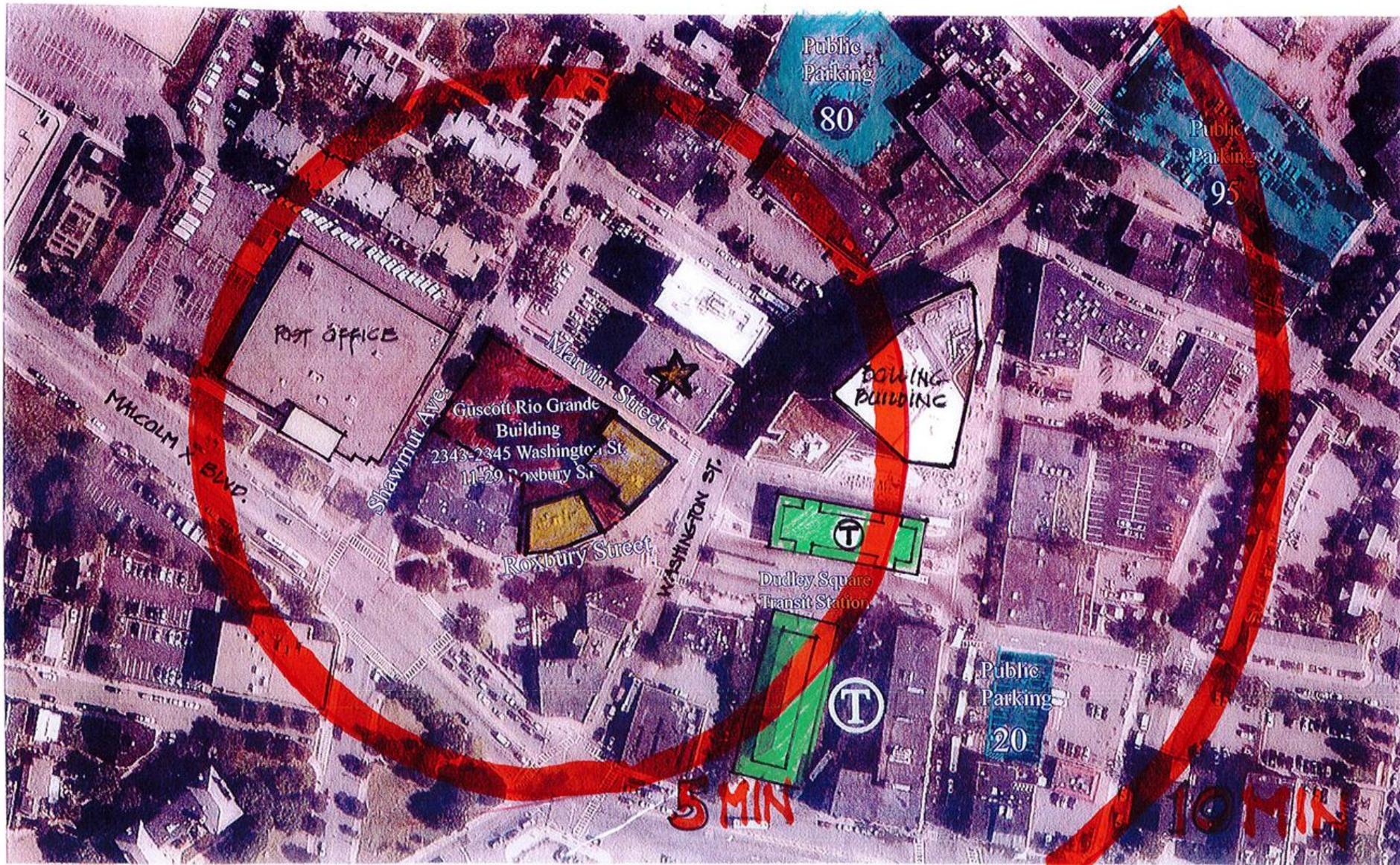
Third Level Parking - 18 Cars

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## Structured Parking Analysis

- An open, above grade parking garage with good efficiency (+/- 350 SF per car) has a construction cost of +/- \$75/SF. This works out to be roughly \$25,000 per space.
- A parking garage at the base of a highly visible, mixed use building like the Rio Grande will necessitate more costly structural systems and higher quality finishes and will cost approximately \$200/SF. [Underground parking is even more costly to construct.]
- Given the small and therefore inefficient footprint of the tower site, the ratio of space given to circulation ramps and access versus the amount of space allocated for parking spaces is way out of proportion. Approximately twice as much space is required in this case for circulation compared to that which is available for the parking spaces.
- A workable above grade parking layout for the Rio Grande requires approximately 36,000SF +/- to accommodate 50 cars.
- 36,000SF at \$200/SF is \$7,200,000 in construction and results in a cost per parking space of \$144,000 which is not an economically feasible consideration.



**GUSCOTT RIO GRANDE PROJECT**  
 SITE DEVELOPMENT CONCEPT  
 2343-2345 Washington St.  
 11-29 Roxbury St.  
 Roxbury, MA 02119

**5 AND 10 MINUTE WALKING RADIUS**

No.	Description	Date

Guscott Rio Grande Building Area Site Plan	
Project number	02973
Drawn by	
Checked by	Scale

# Community Benefits

## Project Legacy

First tower in Dudley  
Minority-Led Team

## Construction Jobs

Approximately 750 construction jobs will be generated by the project

## Construction Workforce

The Janey/Gilbane team is developing a diversity plan that will establish goals to exceed City of Boston construction workforce requirements, including a comprehensive outreach plan.

## Minority/Women Subcontractors

A business utilization goal will be established for M/WBE subcontractor opportunities, and will include programmatic components such as partnerships and training, along with a procurement strategy that will involve *early procurement opportunities* to maximize participation.

### **Permanent Jobs**

Approximately 100 retail jobs will be generated by the project.

Approximately 15 *Building Management and Supportive Services* jobs, post-construction.

### **Affordable Housing**

The affordable housing component exceeds the City of Boston IDP requirement, with a total of 46 affordable rental units, and 7 affordable homeownership units.

All of the affordable units will be located on various floors within the tower, and residents of the units will enjoy the same level of amenities as market-rate tenants.

### **Wealth Creation**

A percentage of the rental units will be converted to condominiums, within three-five years of project occupancy. All necessary upgrades and finishes will be completed prior to marketing the units. These condominiums will be priced for both affordable (7 units), and market-rate buyers.

### **Roxbury Strategic Master Plan Goals**

The project will achieve the Roxbury Master Plan Goal of creating mixed-income housing in Dudley to support existing businesses in the neighborhood.

The project will achieve the Roxbury Master Plan Goal of generating retail and entertainment activities that will make Dudley Square a destination for evening and weekend activities.

# OPPORTUNITIES

## General

- Workforce
- MWVBE and local participation
- Science | Technology | Engineering | Mathematics

## CREATIVE/OUT OF BOX

- Tenant improvement and small commercial build-out
- Criteria for certification and qualification processes
- Madison Park High School – summer internships



# STRATEGIES FOR SUCCESS

## LOCAL COMMUNITY ENGAGEMENT - WORKFORCE

- **Process for engaging local and diverse workforce**
  - Community organizations
  - Local subcontractors with strong diverse crews
  - Union business agents and training directors
  - Pre-apprentice programs
- **Past success:**
  - Dearborn STEM 6-12
  - Whittier Street Health Center



# Diversity Procurement Strategy

- **SUBCONTRACTOR ENGAGEMENT – MINORITY/WOMEN/LOCAL (MWBE)**
- **PROCESS FOR ENGAGING M/WBES and Local Businesses**
  - Establish 30% goal
  - Current database/community partnerships
  - Ongoing Communication – procurement timeline
  - Subcontractor Partnering Relationships



