

# Rio Grande Impact Advisory Group Project Presentation

June 27, 2017

# Development Concept...

An Iconic Mixed Use Residential and  
Commercial Complex in the Heart of  
Roxbury

# RIO GRANDE PROJECT TEAM

Proponent: The Rio Grande Dudley Square LLC

Cecil Guscott

Lisa Guscott

Project Manager: Beverley Johnson;

Bevco Associates

Architect: Stull and Lee, Inc.

M. David Lee, FAIA

General Contractor: A Joint Venture; Janey Co and  
Gilbane, Inc.

Greg Janey; Ryan Hutchins`

Financing Partner: AFL-CIO Housing Trust

Thomas O'Malley; Charles Eisenberg

Financial and Investment Analysis:

Thomas Welch; Thomas Welch and Associates

Market Analysis: Pamela McKinney:

Byrne McKinney Associates

Zoning and Permitting:

Ruth Silman; Nixon Peabody LLP

Residential Brokerage:

Rickie Thompson, Prime Realty;

Deborah Bernatt; Coldwell Banker

Traffic Analysis: Andrew McClurg;

McClurg Traffic

# Site Context and Existing Conditions









KABA AFRICAN MARKET

Allstate

NO PARKING ANY TIME





NOT  
ENTER

DO NOT  
ENTER

NO  
LEFT  
TURN

SUBMIT ST

SUBMIT ST



TOW ZONE  
NO STOPPING  
ANY TIME  
←





51 H... IN CAFE

51



Allstate

Greater Jackson Health System  
731.627.4455

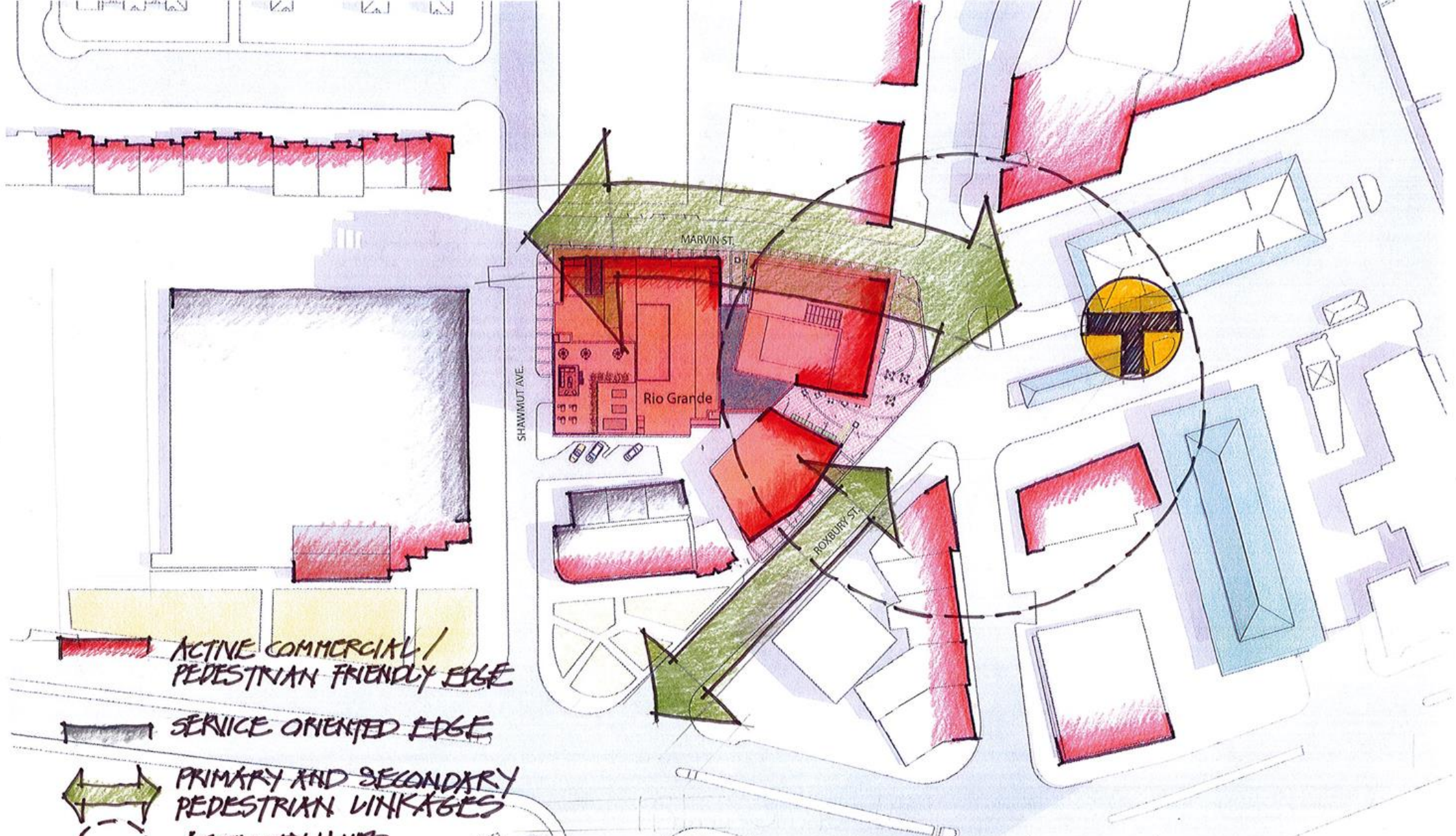
FREE HEALTH SCREENING  
FREE BLOOD PRESSURE  
FREE CHOLESTEROL  
FREE GLUCOSE

121 NL 1

Orange traffic cones



# Urban Design Considerations



ACTIVE COMMERCIAL /  
PEDESTRIAN FRIENDLY EDGE

SERVICE ORIENTED EDGE

PRIMARY AND SECONDARY  
PEDESTRIAN LINKAGES

ACTIVITY HUB

# PRINCIPAL URBAN DESIGN GENERATORS



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

No.	Description	Date	Ground Floor
		05.31.2017	Project number 02973
			1.1
			Drawn by
			Checked by
			Scale $\frac{1}{88}'' = 1'-0''$



Madison Park Village

Bolling Building

CBES

MARVIN ST.

Tower

Bank

Rio Grande

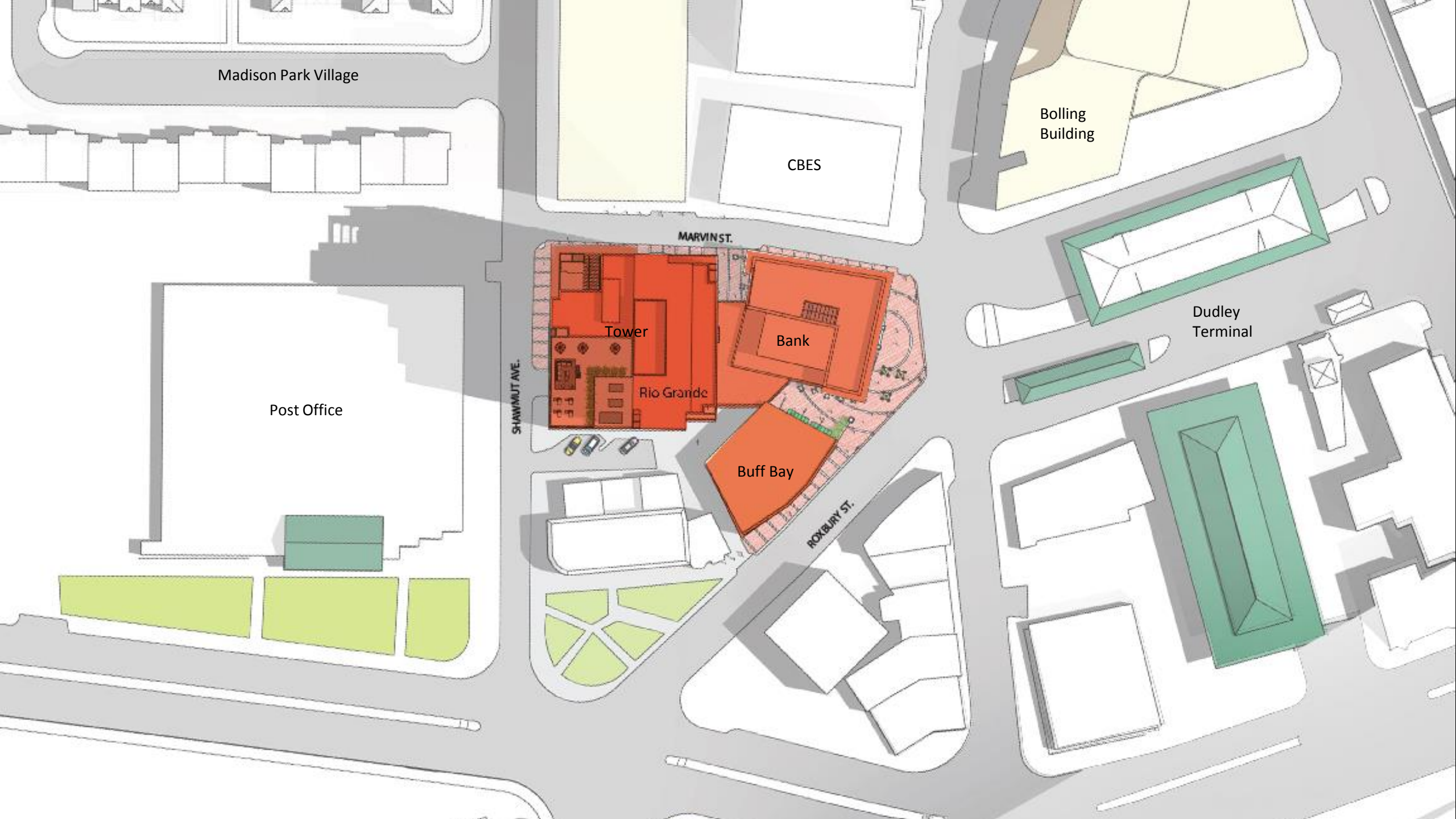
Dudley Terminal

Post Office

SHAWMUT AVE.

Buff Bay

ROXBURY ST.



# Modern Apartments and Condos



# Tenant Amenity Spaces





# Commercial Office Space





# Adaptive Reuse of Historic Resources





# An Active Pedestrian Realm



RIO

RIO

RIO

RIO GRANDE OFFICES

RESTAURANT

RESTAURANT



RIO GRANDE OFFICES

INFORMATION



661

WARNING  
DRINKING  
ALCOHOLIC BEVERAGES  
IMPAIRS JUDGMENT  
OPERATING MACHINERY  
OR DRIVING  
NYC

No Smoking  
or Electronic Cigarettes Use

A

LIVE MUSIC

BRUNCH

caipirinhas  
break



# Locally Owned Shops and Stores





CHICO'S  
WWW.CHICOS.COM

CHICO'S  
WWW.CHICOS.COM

# New Dining Options





“Legal” Night Life

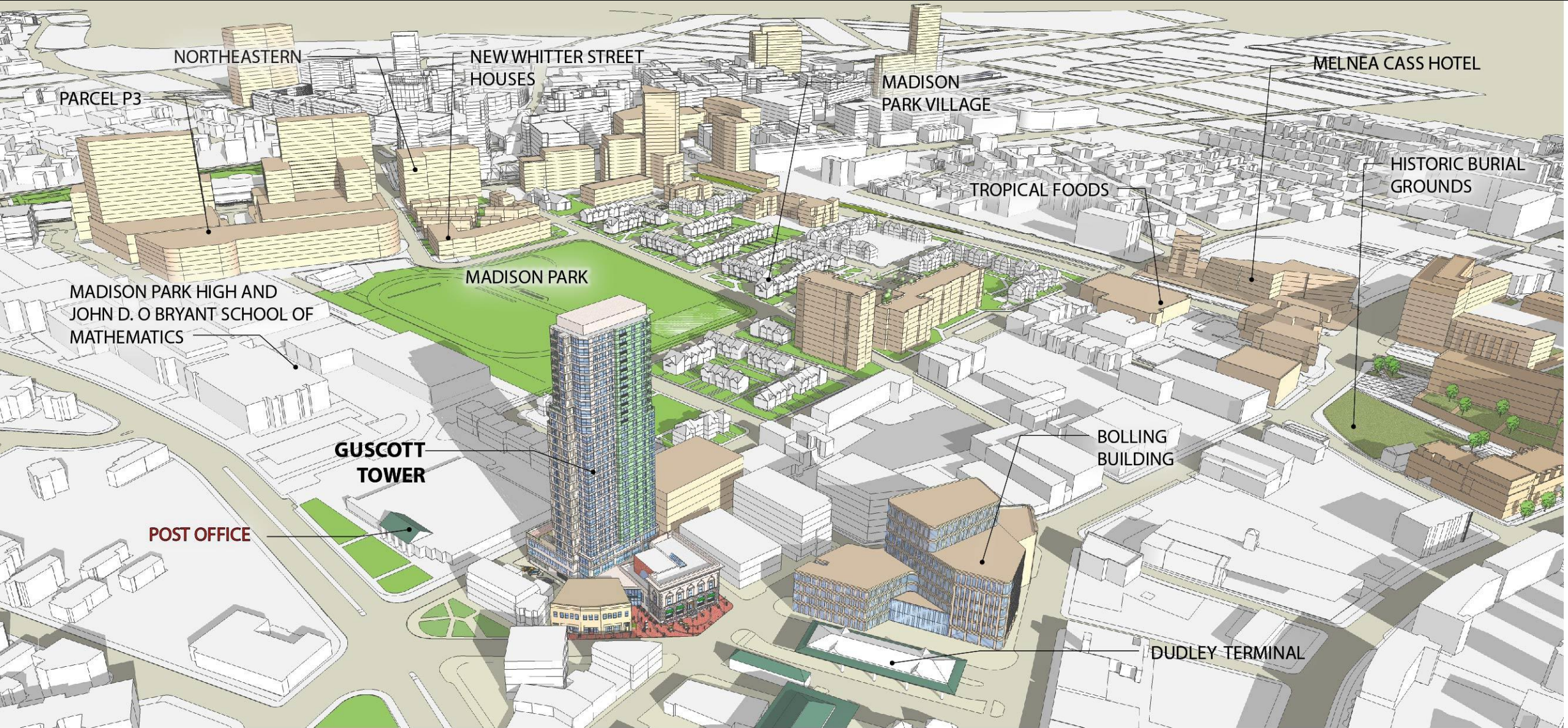




# City Wide Urban Design Precedents







NORTHEASTERN

PARCEL P3

NEW WHITTER STREET  
HOUSES

MADISON  
PARK VILLAGE

MELNEA CASS HOTEL

MADISON PARK HIGH AND  
JOHN D. O BRYANT SCHOOL OF  
MATHEMATICS

MADISON PARK

TROPICAL FOODS

HISTORIC BURIAL  
GROUNDS

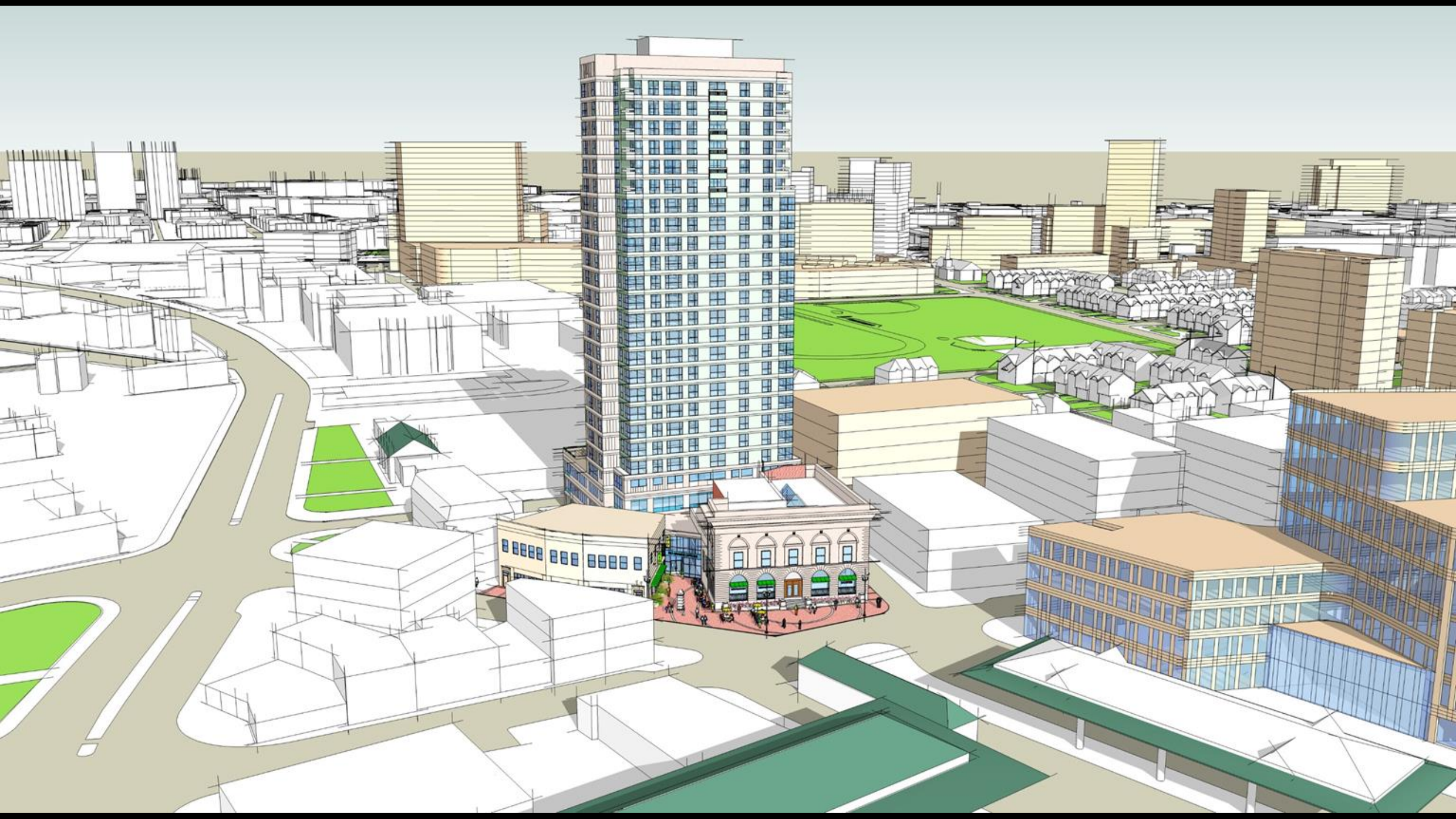
GUSCOTT  
TOWER

POST OFFICE

BOLLING  
BUILDING

DUDLEY TERMINAL

# Initial Massing Concept







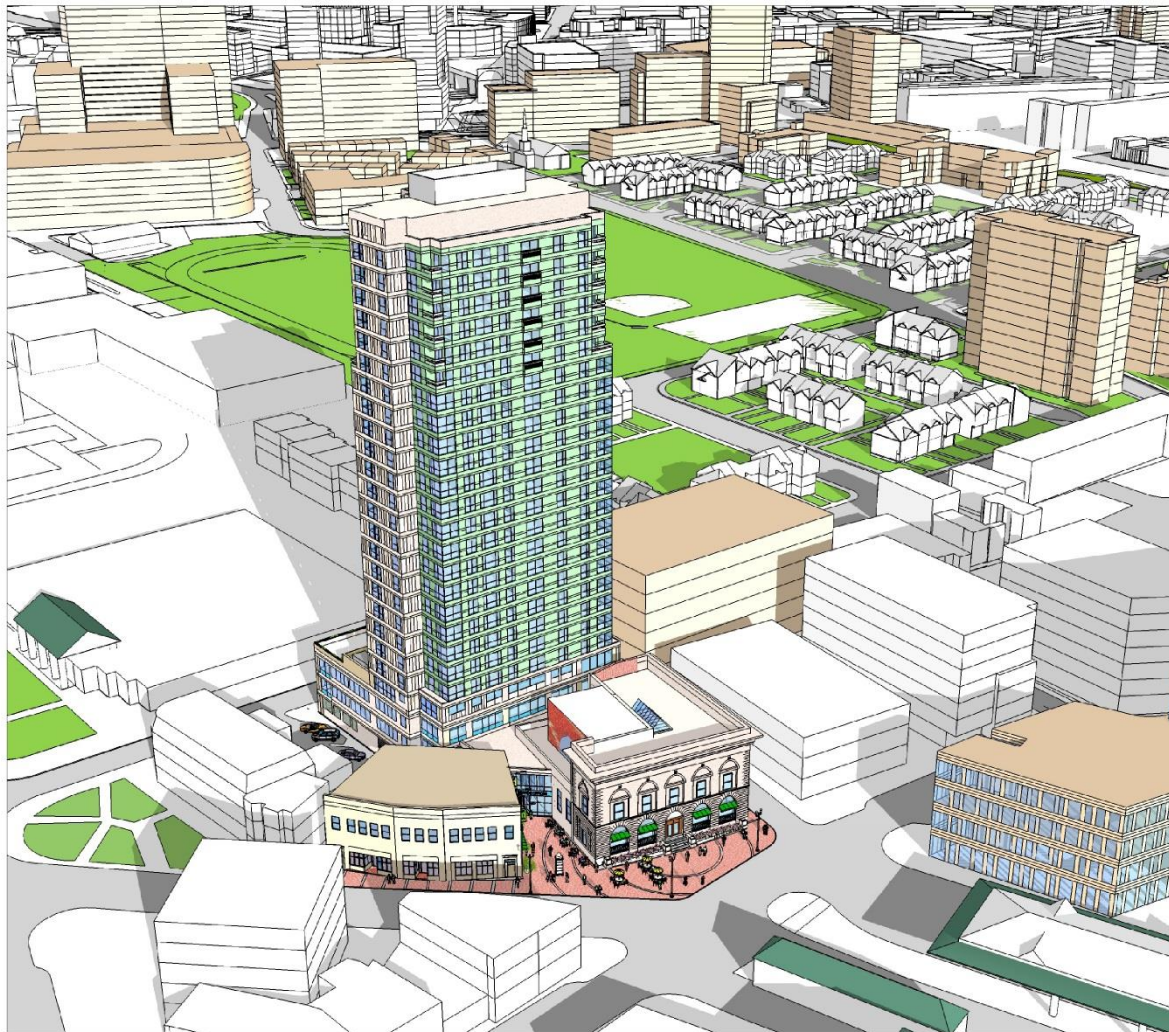












# Guscott Rio Grande Project

## 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: June 06, 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	34,300 SF
Area/Program	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

Revised Massing Approach  
Based on BCDC and BPDA  
Design Staff Input



View 3 - 25 Story Option

**THE RIO GRANDE AT DUDLEY SQUARE**

PROJECT DESIGN BRIEFING



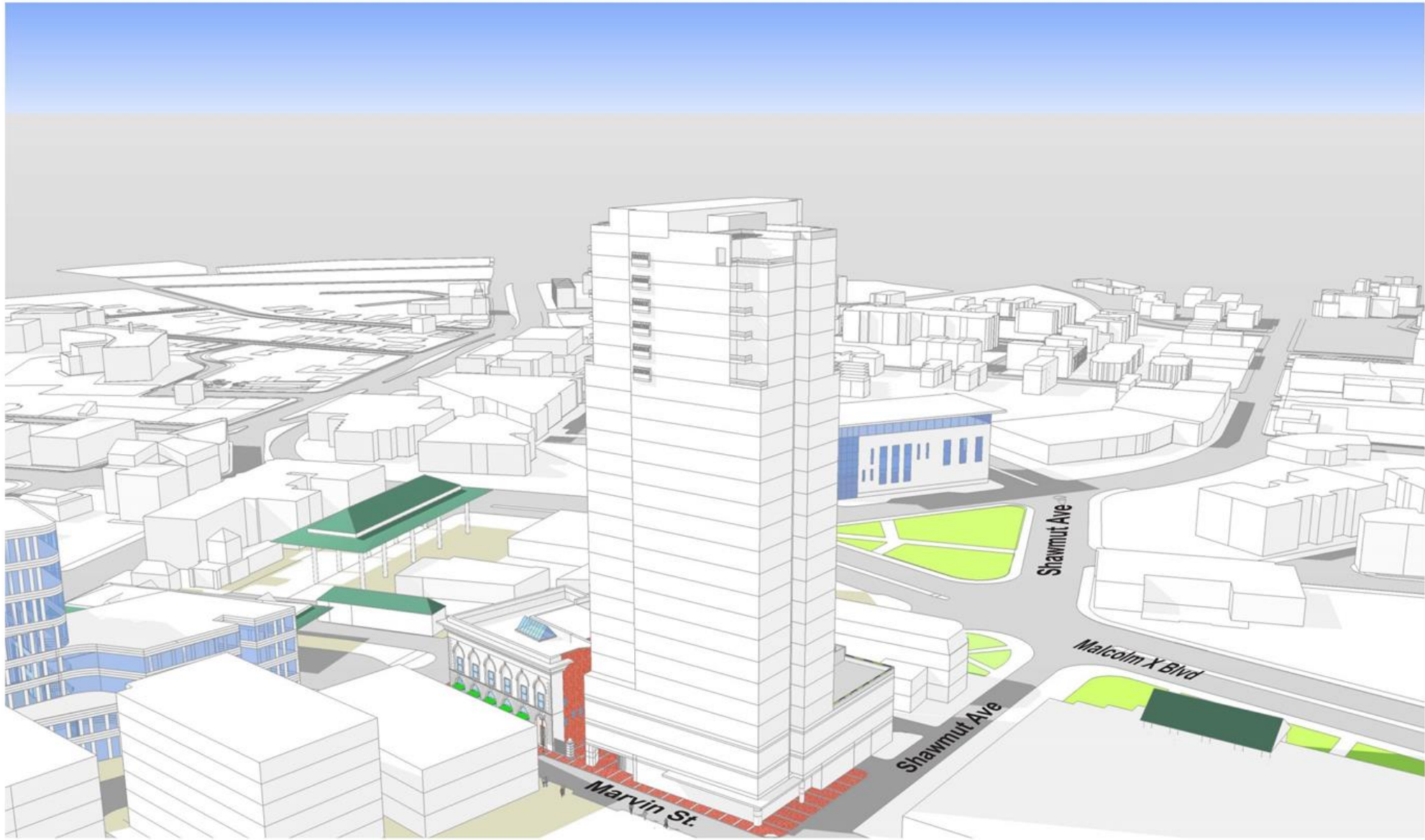


View 3 - Washington Street 30 Story Option

**THE RIO GRANDE AT DUDLEY SQUARE**

PROJECT DESIGN BRIEFING

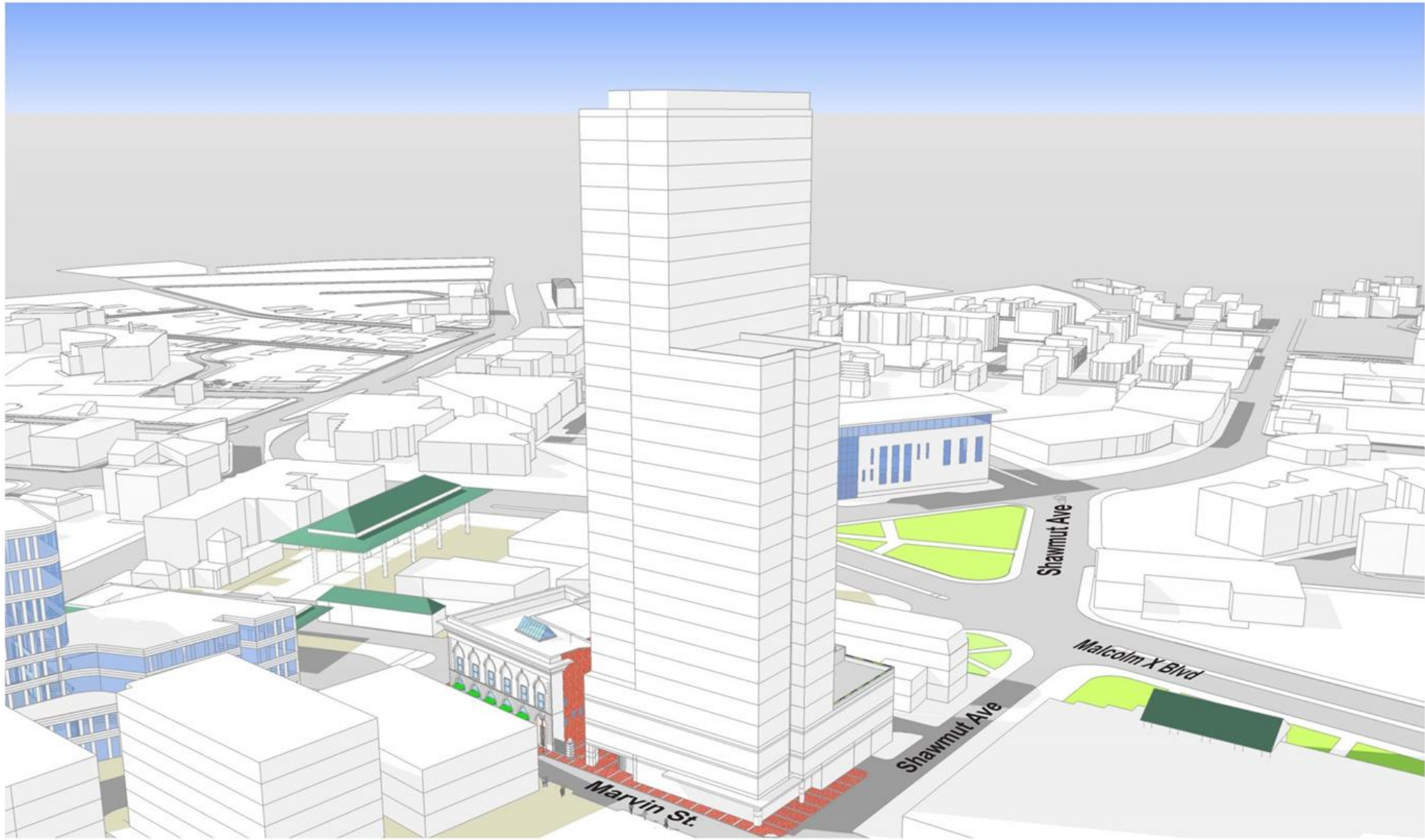




View 4 - 25 Story Option

**THE RIO GRANDE AT DUDLEY SQUARE**

PROJECT DESIGN BRIEFING



View 4 - Washington Street 30 Story Option

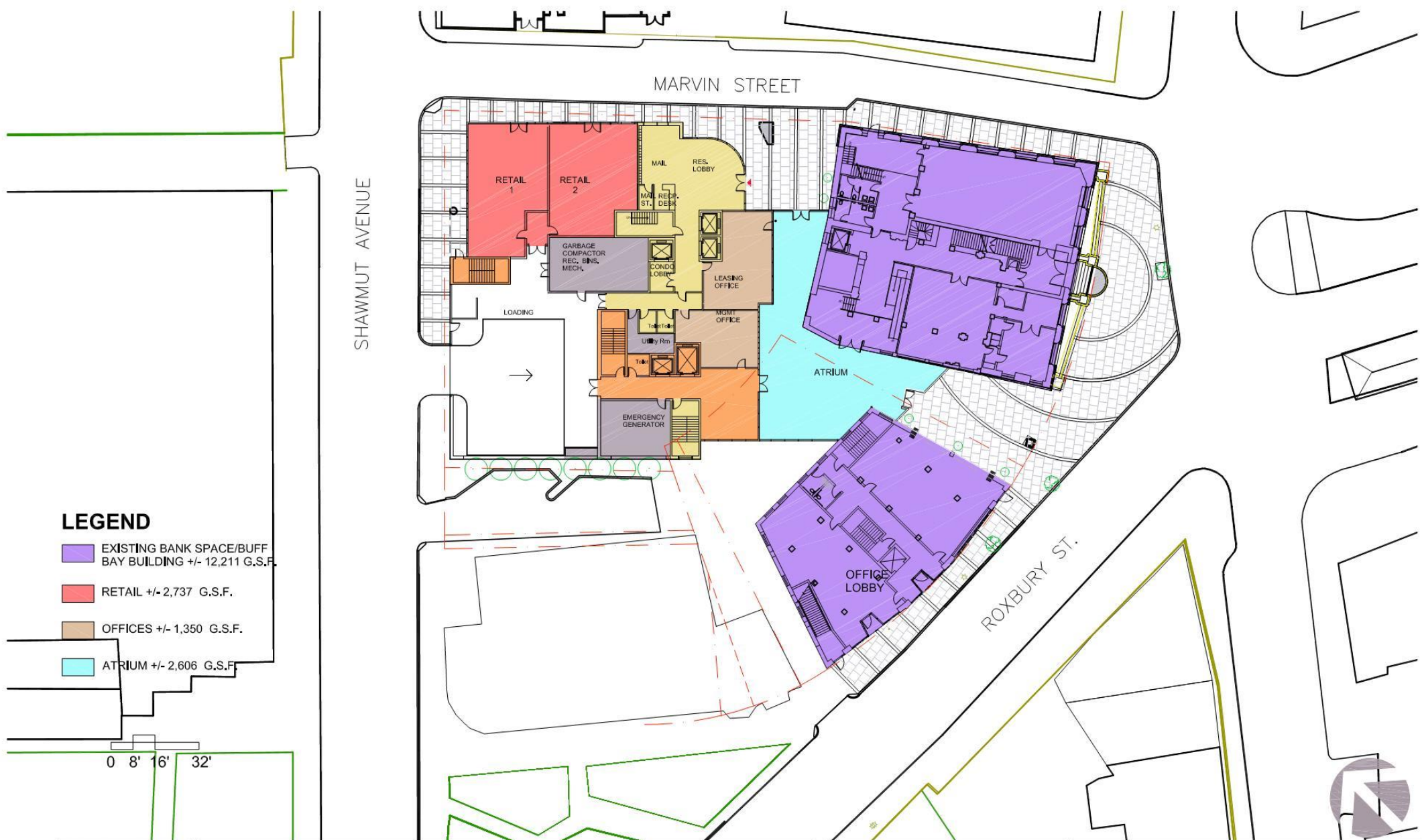
**THE RIO GRANDE AT DUDLEY SQUARE**

PROJECT DESIGN BRIEFING





# Proposed Design Incorporating BPDA and BCDC Input



**LEGEND**

- EXISTING BANK SPACE/BUFF BAY BUILDING +/- 12,211 G.S.F.
- RETAIL +/- 2,737 G.S.F.
- OFFICES +/- 1,350 G.S.F.
- ATRIUM +/- 2,606 G.S.F.

0 8' 16' 32'



Skidmore, OWINGS & Merrill  
 LLP  
 100 Tarrace St 2nd Fl  
 Roxbury Crossing  
 MA 02120  
 Tel: 617-239-9000  
 Fax: 617-239-9000  
 www.skidmore.com

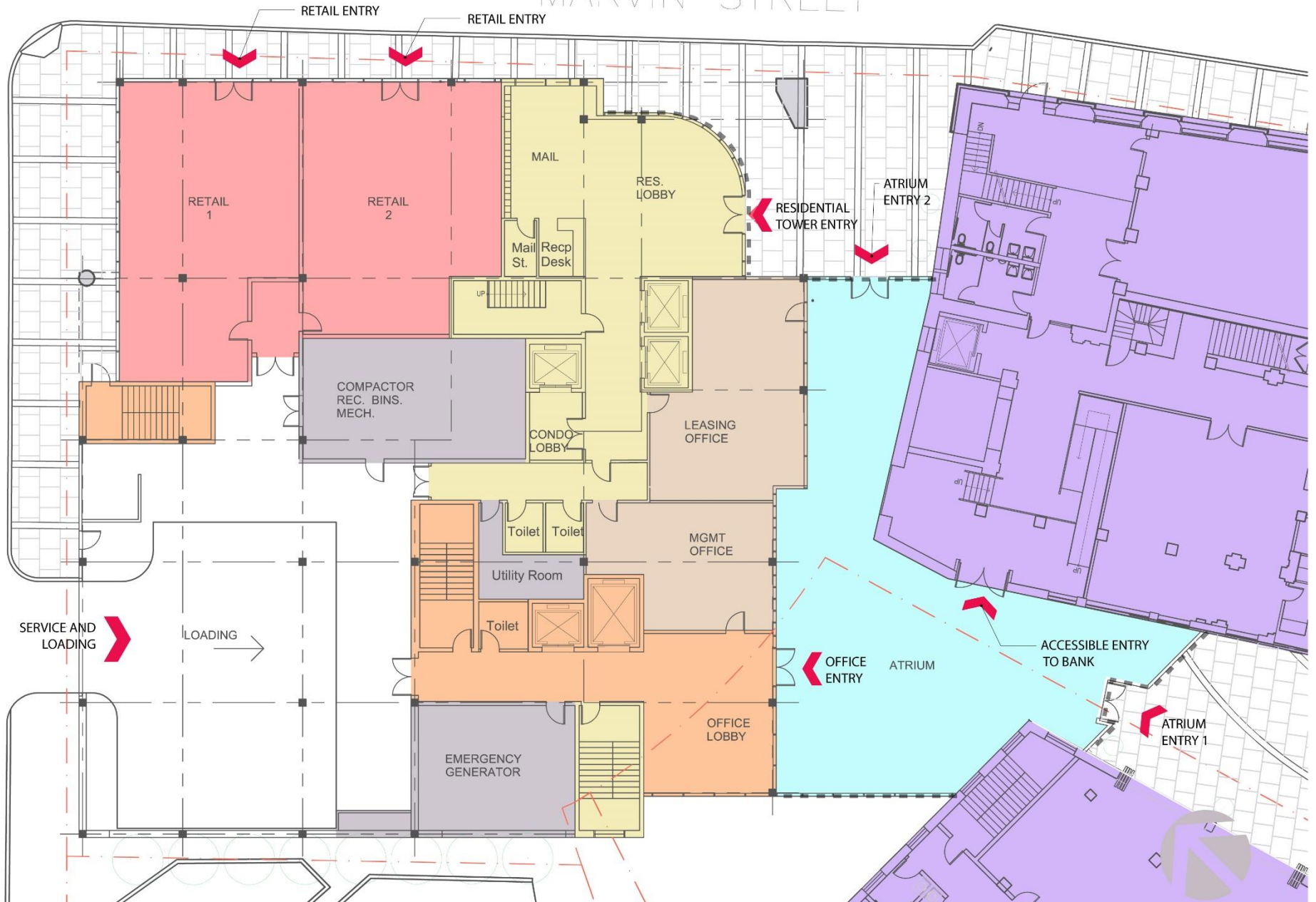
**GUSCOTT RIO GRANDE PROJECT**  
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 11-29 Roxbury St.  
 Roxbury, MA 02119

No.	Description	Date
		06.26.2017

Ground Floor		
Project number	02973	1.1
Drawn by		
Checked by		Scale 1/32" = 1'-0"

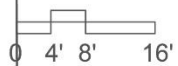
SHAWMUT AVENUE

MARVIN STREET



**LEGEND**

- EXISTING BANK SPACE/BUFF BAY BUILDING +/- 12,211 G.S.F.
- RETAIL +/- 2,737 G.S.F.
- OFFICES +/- 1,350 G.S.F.
- ATRIUM +/- 2,606 G.S.F.



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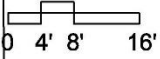
Ground Floor - Access Diagram		
Project number	02973	<b>1.1</b>
Drawn by		
Checked by		Scale $\frac{1}{16}'' = 1'-0''$

MARVIN STREET

SHAWMUT AVENUE

**LEGEND**

- EXISTING BANK SPACE/BUFF BAY BUILDING +/- 11,152 G.S.F.
- OFFICES +/- 13,822 G.S.F.



Shall - and - Lee  
Incorporated  
architectural  
planning  
103 Terrace St 2nd F  
Roxbury Crossing  
MA - 02119  
Tel: 857.607.3487  
Fax: 857.709.8615  
www.shallandlee.com

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

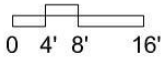
No.	Description	Date	2nd Floor - Office	
		06.26.2017	Project number	02973
			Drawn by	2.1
			Checked by	Scale 1/16"=1'-0"



Amenity Floor

**LEGEND**

- STD. RENTAL UNITS: 3 - 2BR's
- STD. RENTAL UNITS: 5 - 1BR's
- STD. RENTAL UNITS: 2 Micro Units
- STD. RENTAL UNITS: 1 Studio



Studio and Lead  
Architecture  
103 Terrace St 2nd F  
Roxbury Crossing  
MA 02122  
Tel: 617-528-9888  
Fax: 617-758-1888  
www.studioandlead.com

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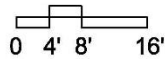
No.	Description	Date
		06.26.2017

5th Floor Thru 19 Residential Rental		
Project number	02973	<b>5.1</b>
Drawn by		
Checked by		Scale $\frac{1}{16}'' = 1'-0''$



**LEGEND**

- CONDO UNITS: 2- 2BR's
- CONDO UNITS: 1 - 1BR's
- AMENITY +/- 1,566 S.F.



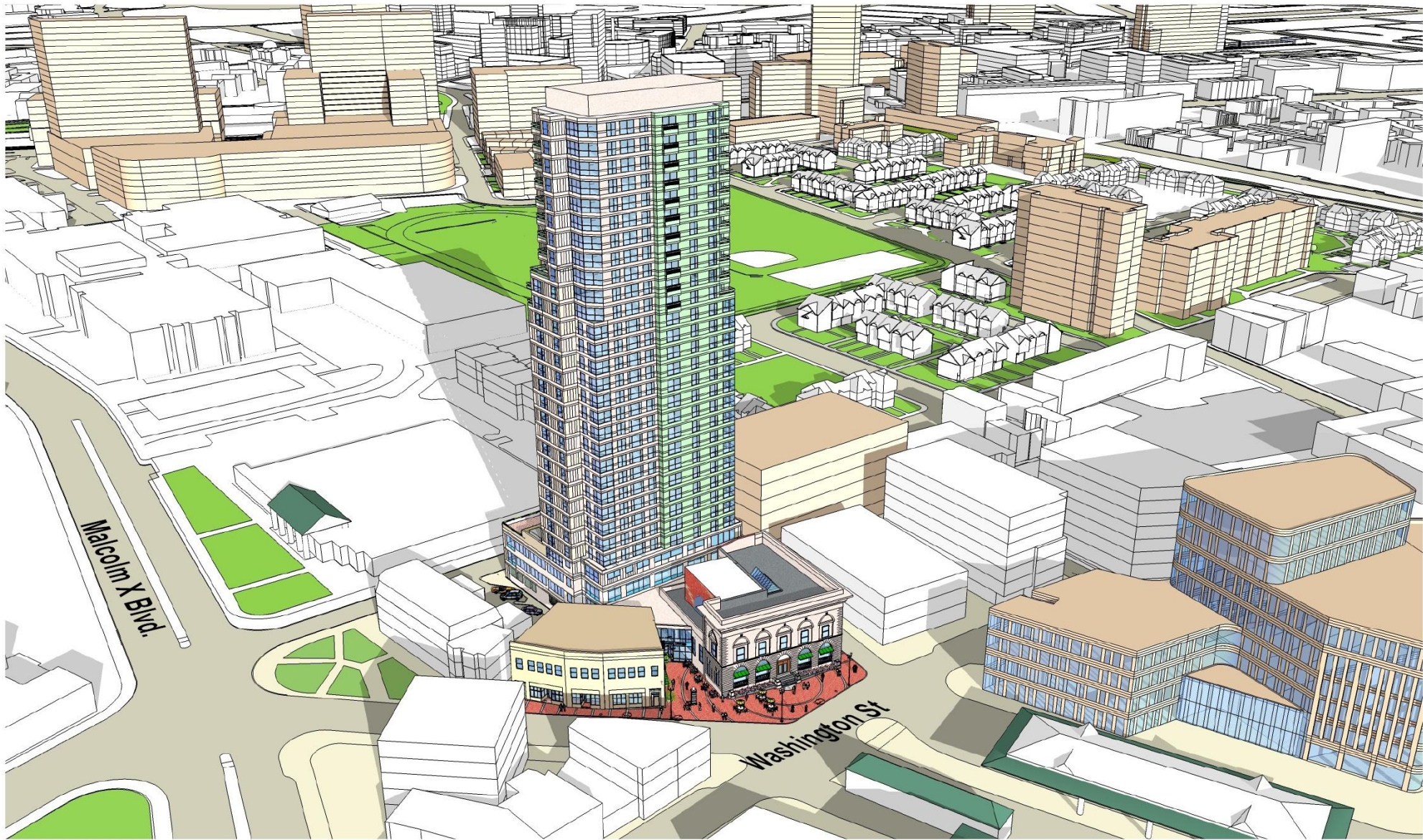
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No.	Description	Date
		06.26.2017

<b>21st. Floor - Condos - Condo Amenity Floor</b>	
Project number	02973
Drawn by	<b>7.1</b>
Checked by	Scale $\frac{1}{16}'' = 1'-0''$

Views

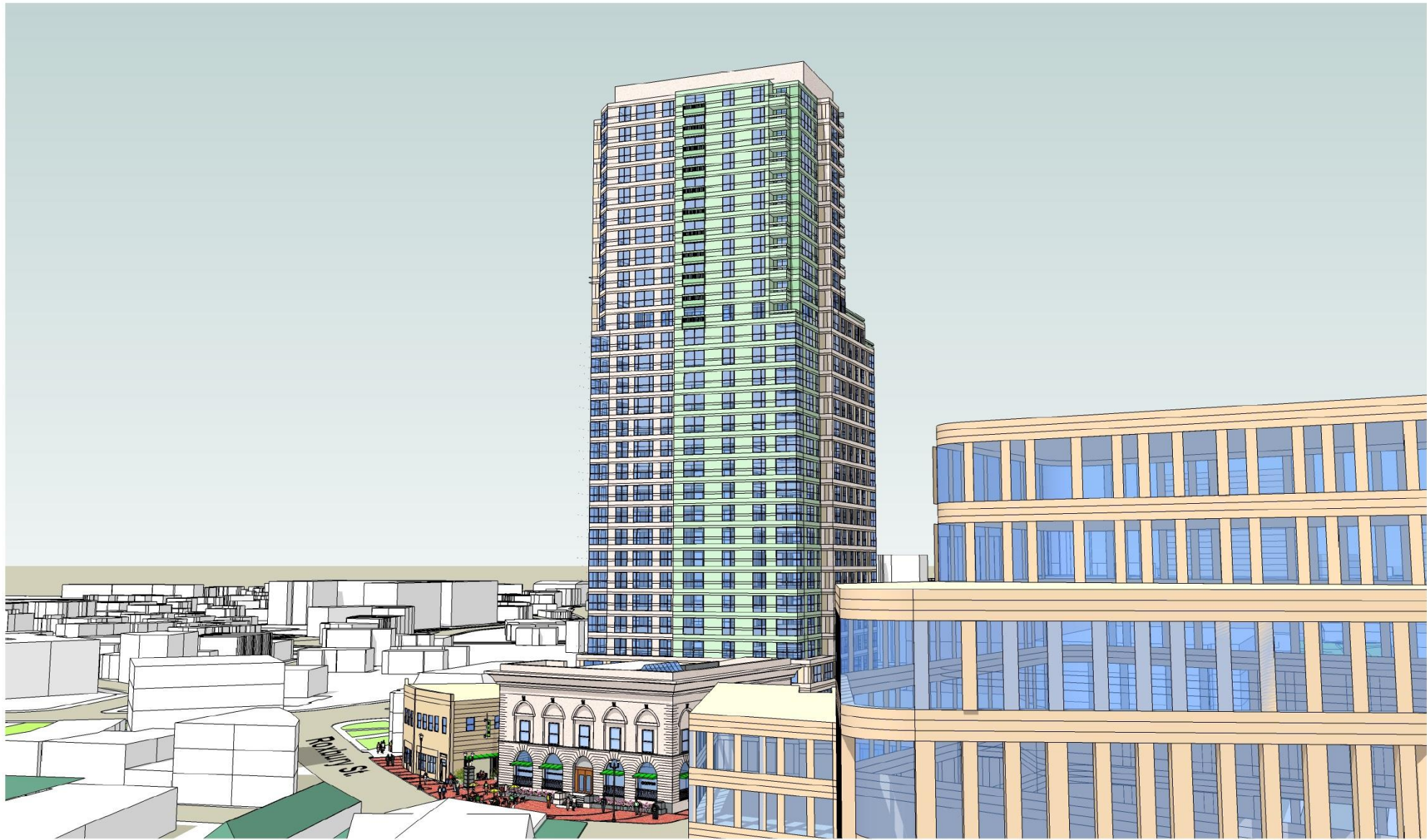




View 2 - Washington Street 30 Story Option

**THE RIO GRANDE AT DUDLEY SQUARE**

PROJECT DESIGN BRIEFING



View 1 - Washington Street 30 Story Option

**THE RIO GRANDE AT DUDLEY SQUARE**

PROJECT DESIGN BRIEFING





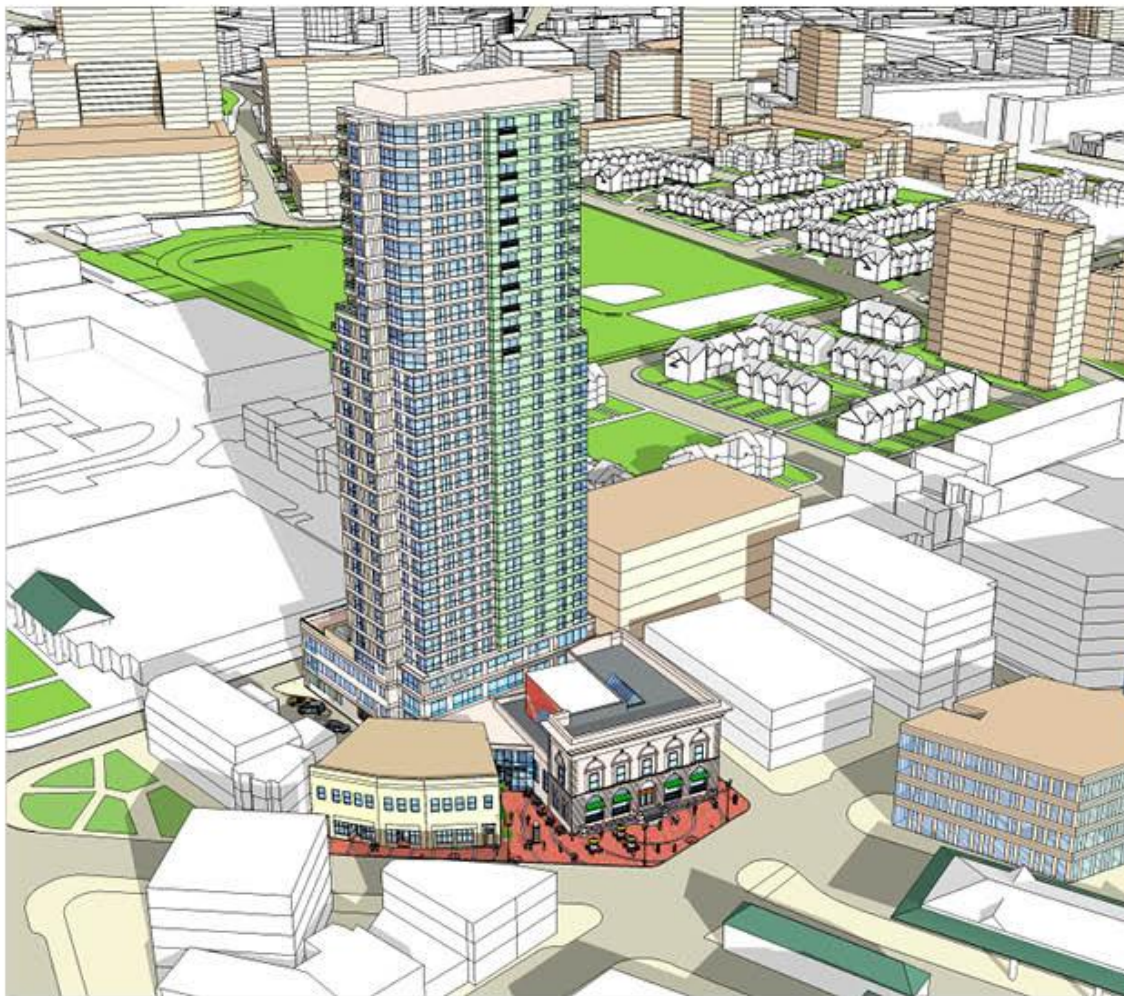












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Shawmut Avenue Boulevard Overlay District

**Site Area:** 34,300 SF  
**Area/Program:** Retail – 26,060 SF  
Commercial Office – 28,200 SF  
Residential – 211 units/208,000 SF

New Tower Office Space, Floors 2 and 3..... +/- 28,208 G.S.F.

211 5th thru 19th Floors New Residential Units in Tower

Rental: Floors 5th-19th	Condos: 20-30
45 2-BR's	34 2-BR's
75 1-BR's	12 1-BR's
30 Micro Units	
15 Studios	

165 Units

46 Units

FAR	Allowed 2.0/Proposed 8.4
Height	Allowed 55'/Proposed 338'
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