



# Rio Grande Tower Project Overview



## Project Team

Proponent: The Rio Grande Dudley Square LLC  
Lisa Guscott

Financing Partner: AFL-CIO Housing Trust  
Thomas O'Malley; Charles Eisenberg

Project Manager: Beverley Johnson;  
Bevco Associates

Market Analysis: Pamela McKinney;  
Byrne McKinney Associates

Architect: Stull and Lee, Inc.  
M. David Lee, FAIA

Zoning and Permitting:  
Ruth Silman; Nixon Peabody LLP

General Contractor: A Joint Venture; Janey Co and  
Gilbane, Inc.  
Greg Janey; Ryan Hutchins`

Residential Brokerage:  
Rickie Thompson, Prime Realty;  
Deborah Bernatt; Coldwell Banker

Traffic Analysis: Andrew McClurg;  
McClurg Traffic

## COMMUNITY BENEFITS

<b>A• Affordable Housing (Rental)</b>	
• Affordable Rental (46 Units)	\$ 14 million
<b>B• Tenant Amenities (Affordable &amp; Market Rate)</b>	
• Tenant Amenities (Floors 4 & 25)	\$ 2 million
<b>SUBTOTAL</b>	<b>\$ 16 million</b>
<b>WEALTH CREATION</b>	
<b>A• M/ WBE Financial Opportunity</b>	
• Minority - Led Project Team	\$ 22 million
• M/ WBE Subcontractors	\$ 15 million
• M/ WBE Post Construction contracts	\$ 5 million
<b>SUBTOTAL</b>	<b>\$ 42 million</b>
<b>B• Economic Opportunity</b>	
<b>Permanent Jobs</b>	
• Retail & Entertainment	\$ 2 million
<b>C• Construction Workforce</b>	
• Approximately 450 jobs	\$ 5 million
<b>SUBTOTAL</b>	<b>\$ 7 million</b>
<b>TOTAL COMMUNITY BENEFITS</b>	<b>\$ 65 million</b>

## FINANCING STRATEGY

- 1• The AFL/ CIO will fund the debt for the residential component
- 2• The project will be seeking equity investors
- 4• The project will be seeking public funding including housing, Low- Income Tax Credits, New Market Tax Credits, and Historic Tax Credits

## OPPORTUNITIES

### GENERAL

- Workforce
- M/ WBE 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

## CONSTRUCTION APPROACH

- Schedule: 26 months from issuance of building permit
- Construction will be phased to allow early renovation of existing historic structures
- Construction management plan will address equipment circulation and traffic/ pedestrian accommodations prior to start of construction



# DEVELOPMENT CONCEPT

26 STORY MIXED USE RESIDENTIAL AND COMMERCIAL COMPLEX  
ADAPTIVE REUSE OF TWO HISTORIC STRUCTURES,

Principal Project Components:

241 New Rental Residential Units in Tower - Floors 5-26

70 2-BR's (AVG. 1,000) S.F.)

82 1-BR's (AVG. 748 S.F.)

59 Studios (AVG. 466 S.F.)

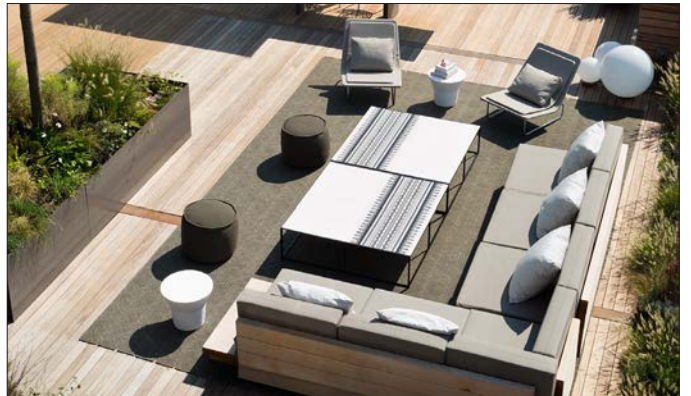
30 Micro Units (AVG. 360 S.F.)

+/- 11,500 G.S.F Tenant Amenity Spaces

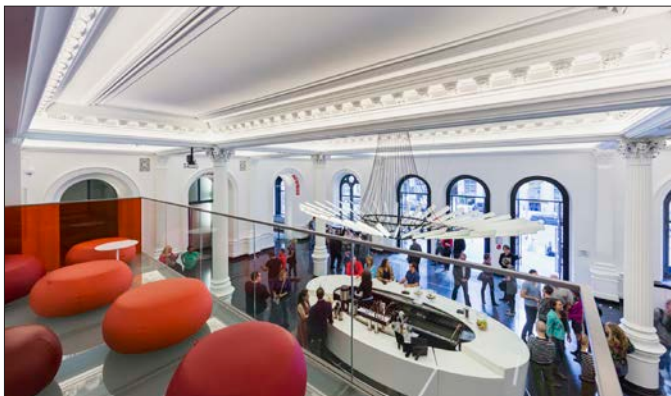
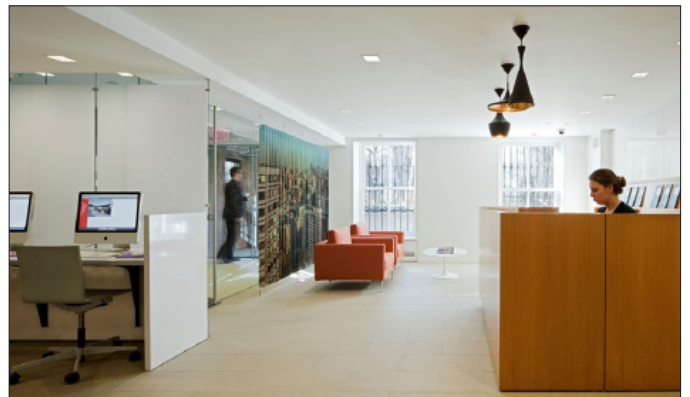
+/- 15,500 G.S.F Retail Space

+/- 28,555 G.S.F of Office Space,





Modern Apartments and Amenities



New Retail, Commercial Office Space and Restaurants



Locus Map



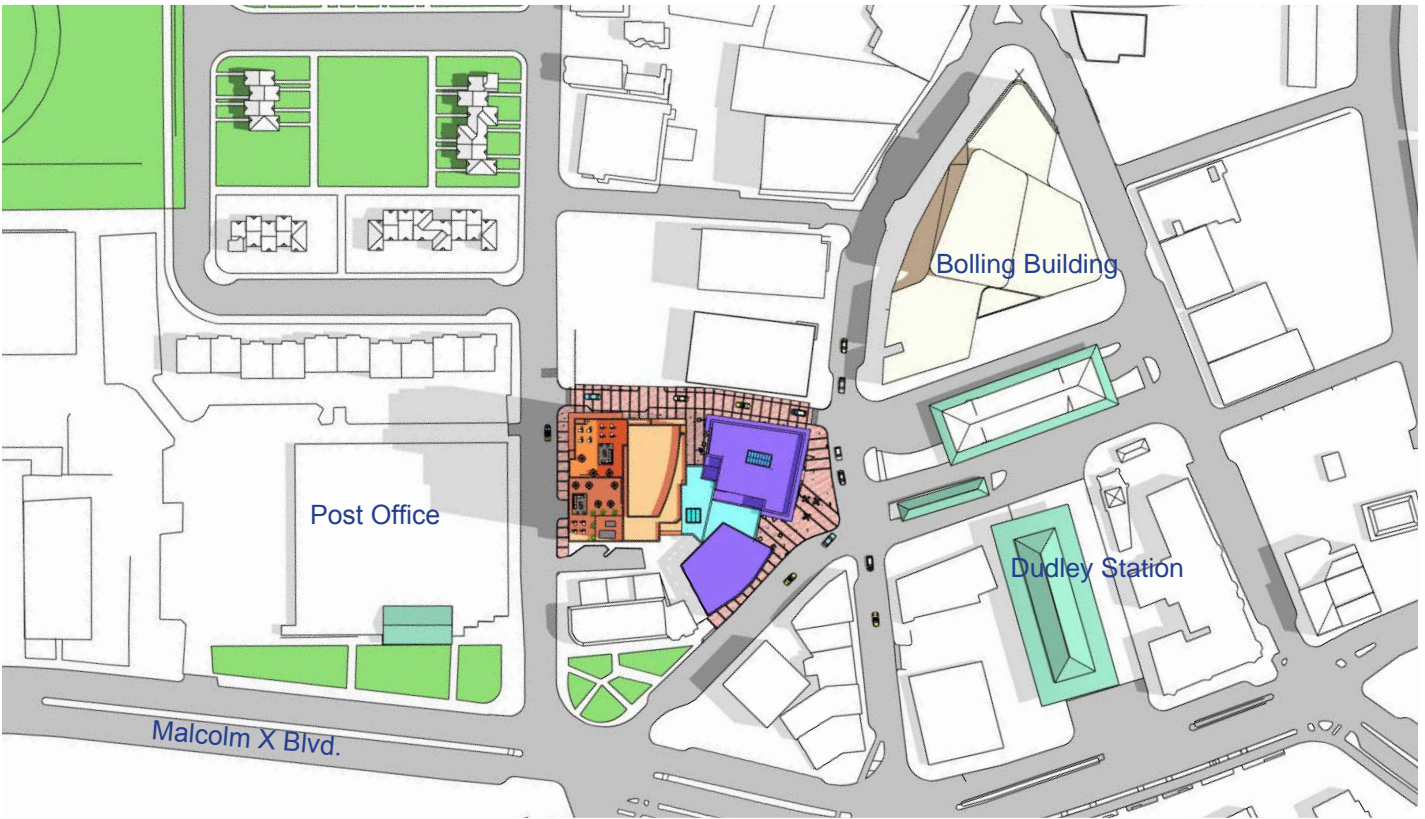
Context Aerial



Roxbury Savings Bank



Buff Bay Building



Site Plan and Public Realm



First Floor Plan





Typical Office Floor

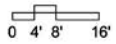


4th Floor Amenity Space

**LEGEND**

- STD. RENTAL UNITS: 3 - 2BR's  
+/- 998 S.F.
- STD. RENTAL UNITS: 4 - 1BR's  
+/- 751 S.F.
- STD. RENTAL UNITS: 2 Micro Units  
+/- 380 S.F.
- STD. RENTAL UNITS: 3 Studio  
+/- 473 S.F.

TOTAL FLOOR PLATE  
+/- 10,108 G.S.F.

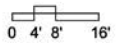


Floors 5 Thru 19; Residential Rental

**LEGEND**

- STD. RENTAL UNITS: 4 - 2BR's  
+/- 988 S.F.
- STD. RENTAL UNITS: 4 - 1BR's  
+/- 741 S.F.
- STD. RENTAL UNITS: 2 - Studio's  
+/- 449 S.F.

TOTAL FLOOR PLATE  
+/- 9,786 G.S.F.



Floors 20 Thru 24; Residential Rental



25th Floor Residential Rental and Amenity Floor



26th Floor Residential Rental



Existing Roxbury Street & Washington Street View



Proposed View With Atrium Entrance



Atrium View (Proposed)



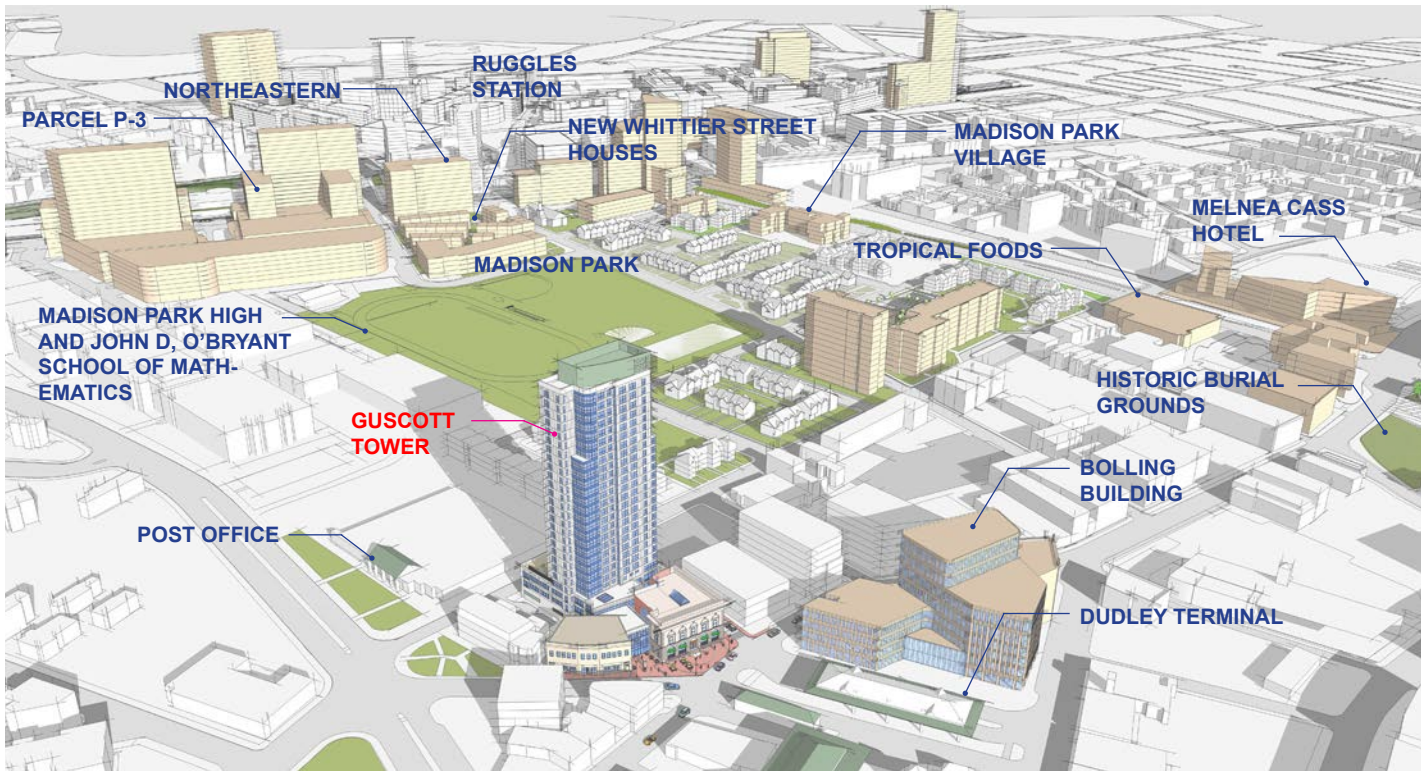
View from Marvin St. (Proposed)



View from Washington Street Looking South - (Existing)



View from Washington Street Looking South - (Proposed)



Rio Grande Tower in Urban Design Context



Rio Grande Tower as Dudley Square Land Mark

