

# Rio Grande Impact Advisory Group Project Presentation

July 25, 2017

# 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

# Development Concept...

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

# Site Context and Existing Conditions







INSTITUTION FOR SAVINGS IN ROXBURY AND ITS VICINITY 1901

OneUnited BANK

CheckCast

2343

WATSON

STREET FERIA

NO PARKING





KABA AFRICAN MARKET

Allstate



NO PARKING ANY TIME





# Urban Design Considerations

Madison Park Village

Bolling Building

CBES

MARVIN ST.

Tower

Bank

Rio Grande

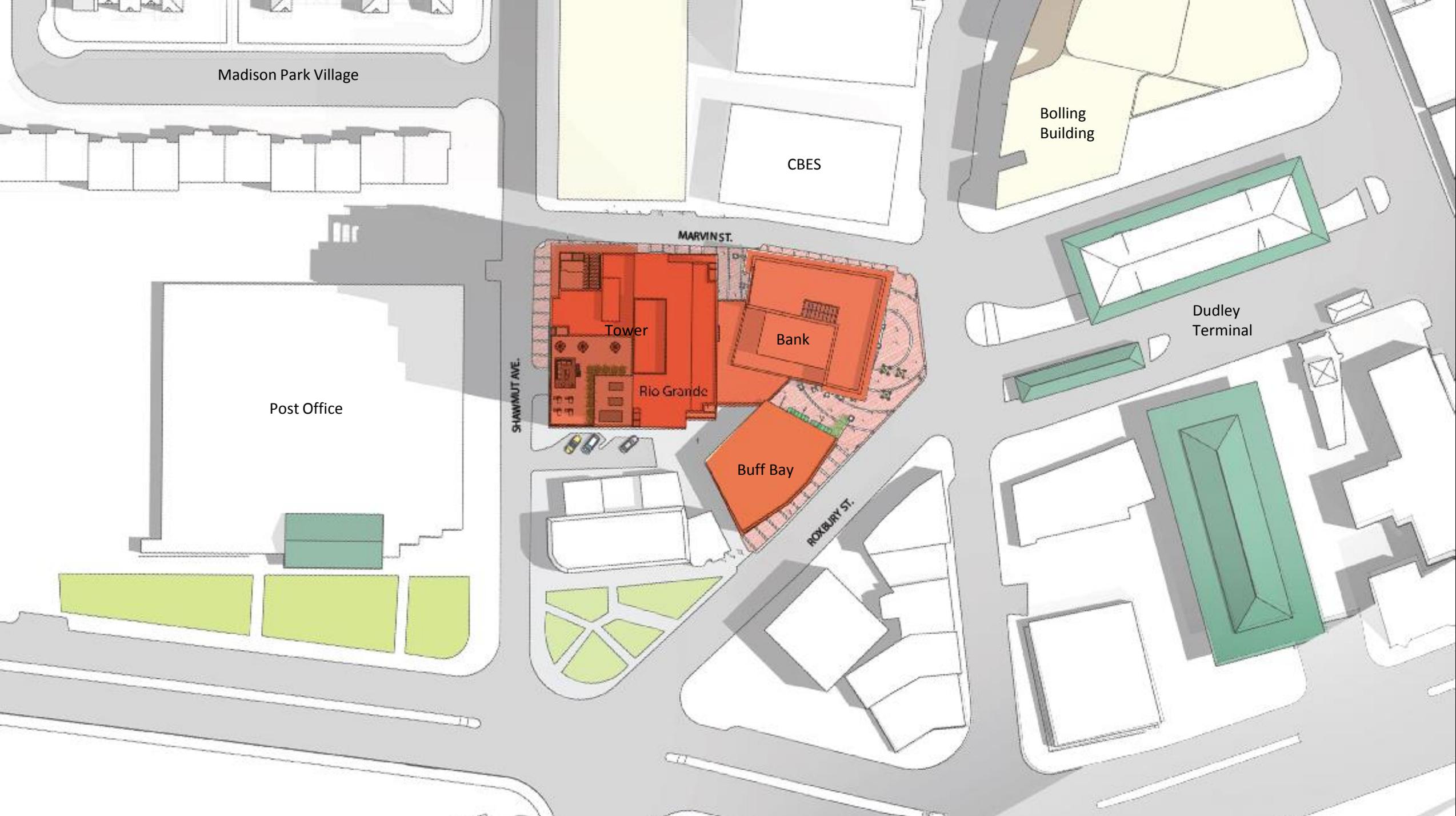
Dudley Terminal

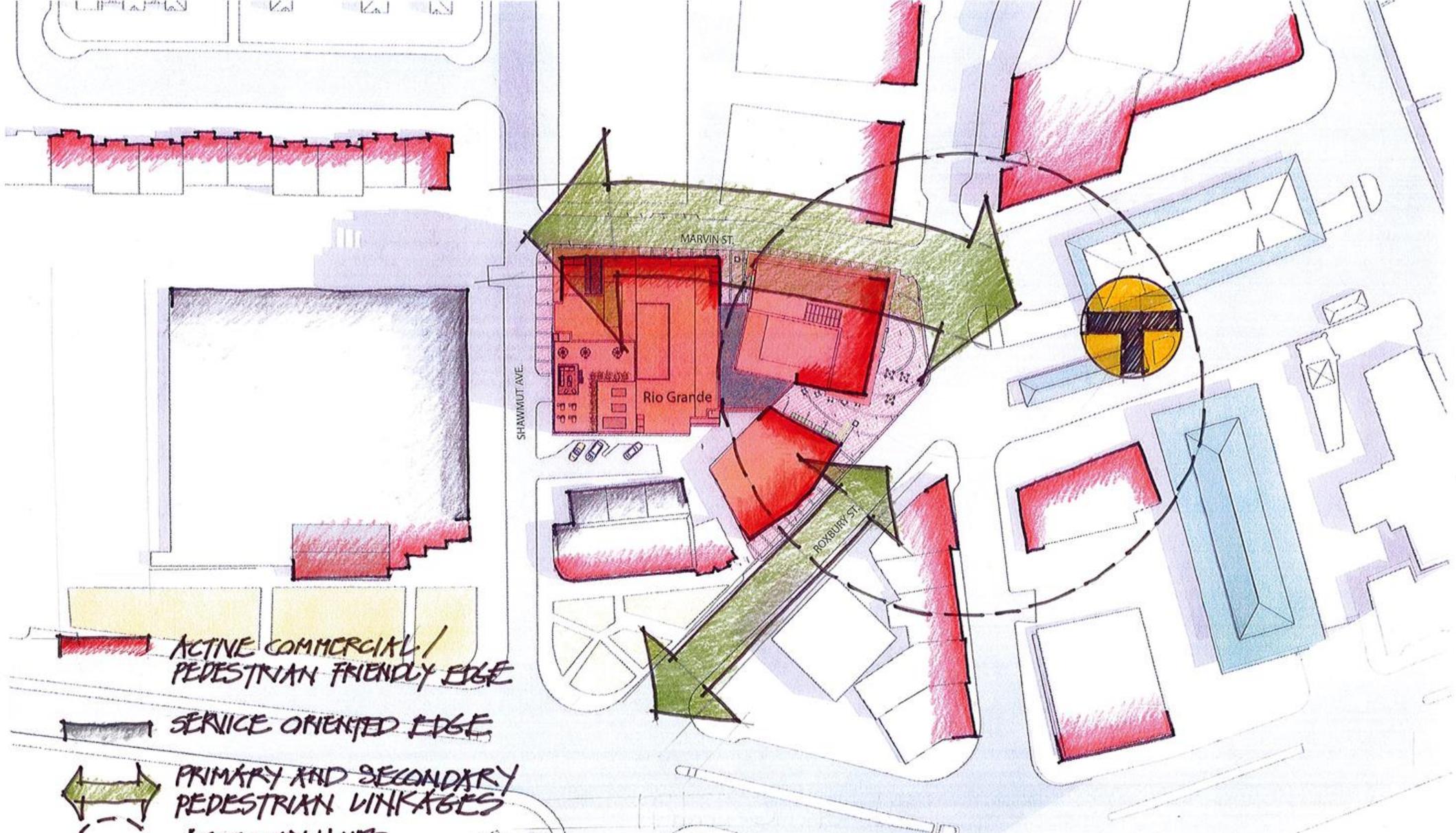
Post Office

SHAWMUT AVE.

Buff Bay

ROXBURY ST.





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
			Scale 1/8" = 1'-0"

Drawn by  
Checked by



Allstate

Greater Jackson Health System  
731.627.4455 ext. 698

FREE HEALTH SCREENING  
FREE FRUIT AND VEG

121 NL I

Orange traffic cones

# Project Components

# Modern Apartments



# Generous Tenant Amenity Spaces







# Commercial Office Space



# Creative Adaptive Reuse of Historic Resources



# Distinctive Lobby and Entrance to Residences





# An Active Pedestrian Realm



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

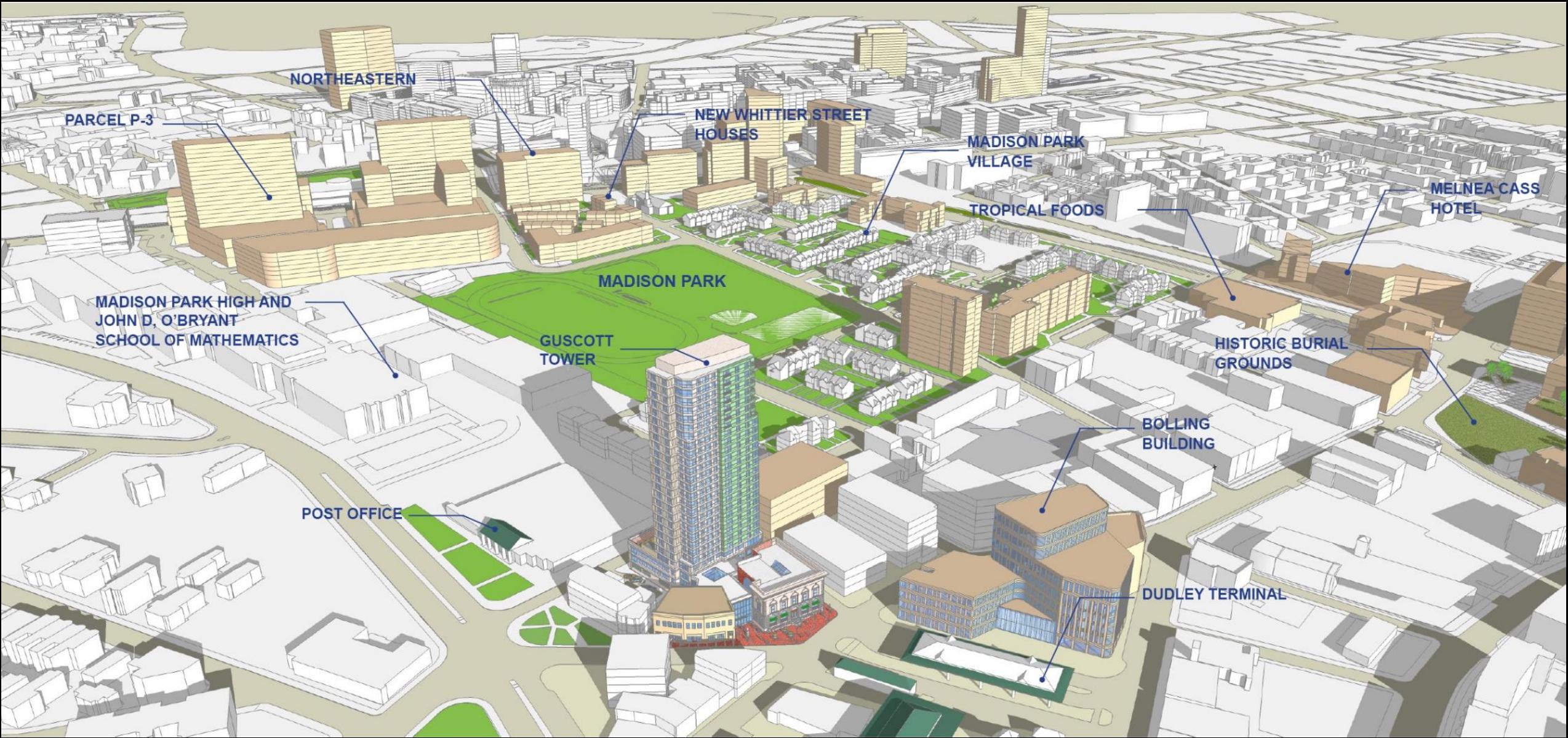
# New Dining Options



“Legal” Night Life



# City Wide Urban Design Precedents



NORTHEASTERN

PARCEL P-3

NEW WHITTIER STREET  
HOUSES

MADISON PARK  
VILLAGE

TROPICAL FOODS

MELNEA CASS  
HOTEL

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

MADISON PARK

GUSCOTT  
TOWER

HISTORIC BURIAL  
GROUNDS

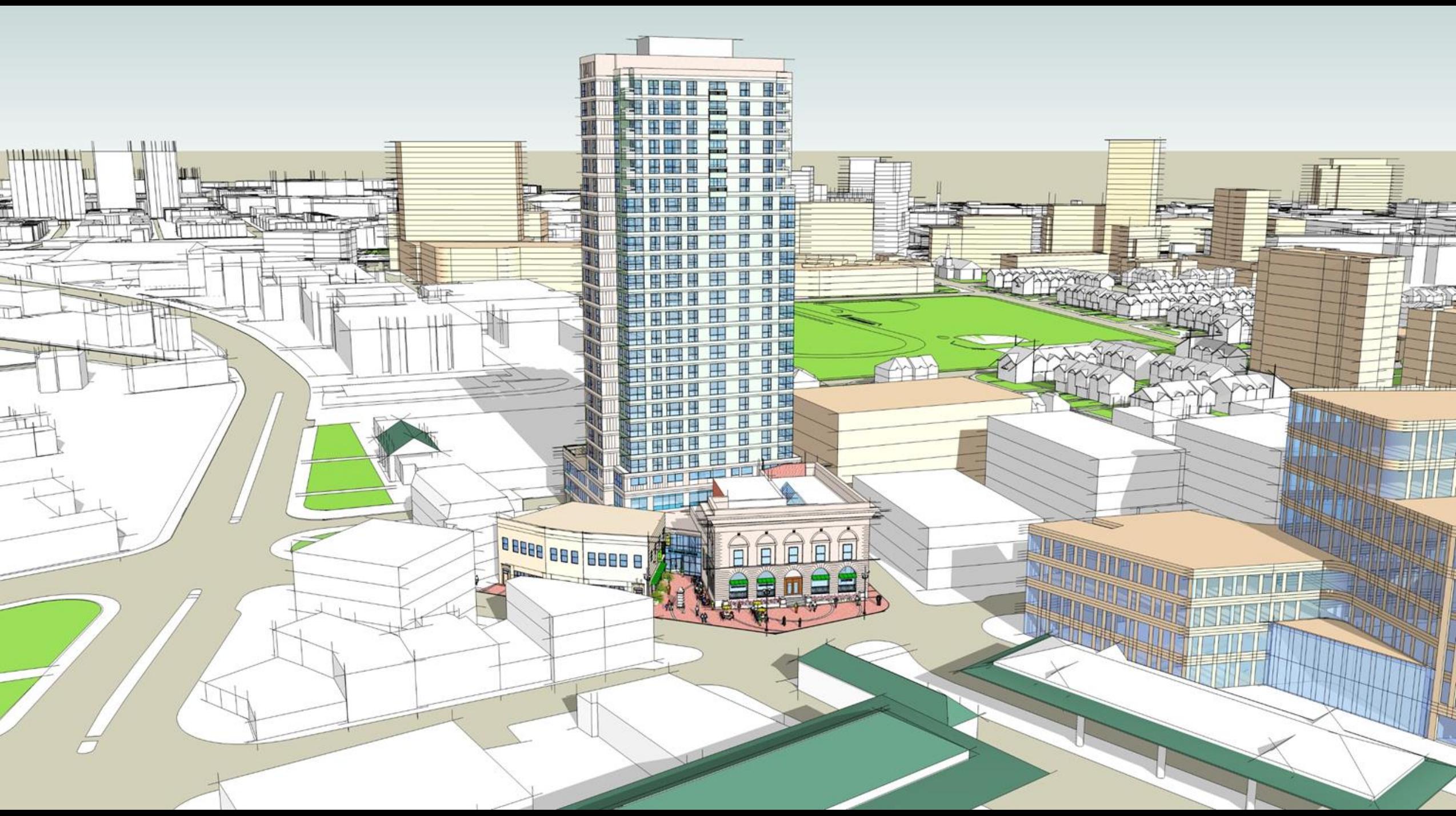
BOLLING  
BUILDING

POST OFFICE

DUDLEY TERMINAL

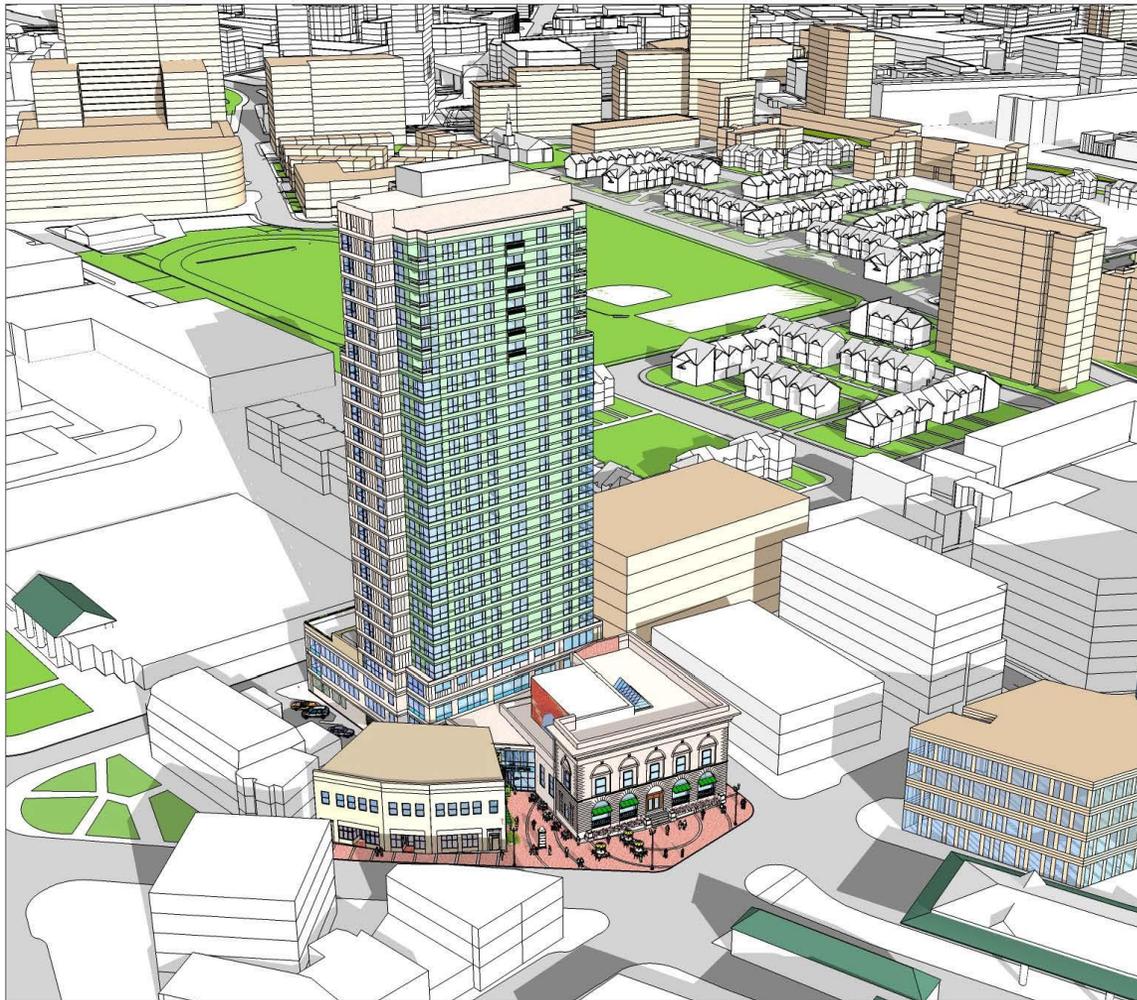
# Initial Massing Concept











# 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: July 12, 2017



**STULL AND LEE, INC.**  
 Architects and Planners  
 103 Terrace Street, 2nd Floor  
 Roxbury Crossing, MA 02120  
 Tel: 617-426-0406

## DEVELOPMENT PROGRAM

**Buff Bay Bldg:** ..... +/- 9,214 G.S.F.  
**Roxbury Savings Bank Bldg.**..... +/- 14,149 G.S.F.  
**Connecting Atrium.**..... +/- 2,453 G.S.F.

**Ground Floor Retail (Tower Building)**..... +/- 2,711 G.S.F.

**Other Ground Floor Uses Including  
 Utility Spaces, Management Office,  
 Residence And Office Lobbies, etc.** ..... +/- 10,788 G.S.F.

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

**211 New Residential Units in Tower - Floors 5-25**  
**165 New Residential Units in Tower - Floors 5-19**  
 60 2-BR's (AVG. 900 S.F.)  
 60 1-BR's (AVG. 676 S.F.)  
 15 Studios (AVG. 471 S.F.)  
 30 Micro Units (AVG. 341 S.F.)  
**46 New Residential Condo Units in Tower - Floors 20-25**  
 28 2-BR's  
 18 1-BR's

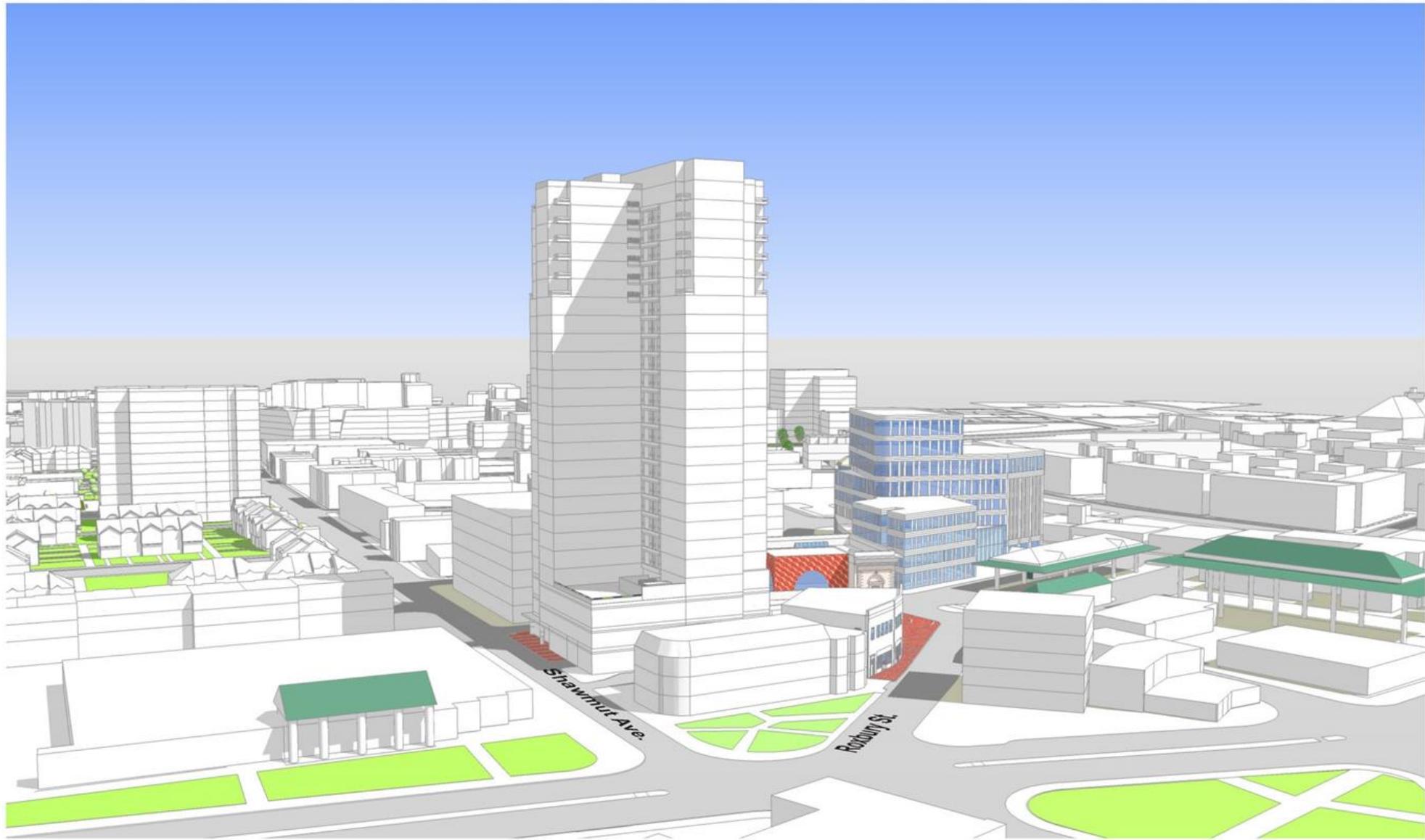
**Total GSF Tower Residential Component Including  
 +/- 10,368 G.S.F Amenity space**..... +/- 219,039 G.S.F.

**Basement Level**..... +/- 26,503 G.S.F.  
**New Tower** +/- 14,292 G.S.F.  
**Buff Bay Bldg:** +/- 4,607 G.S.F.  
**Roxbury Savings Bank Bldg** +/- 7,604 G.S.F.

**Mechanical Penthouse**..... +/- 4,495 G.S.F.

**Total Gross Square Footage all Components** ..... +/- 317,574 G.S.F.

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





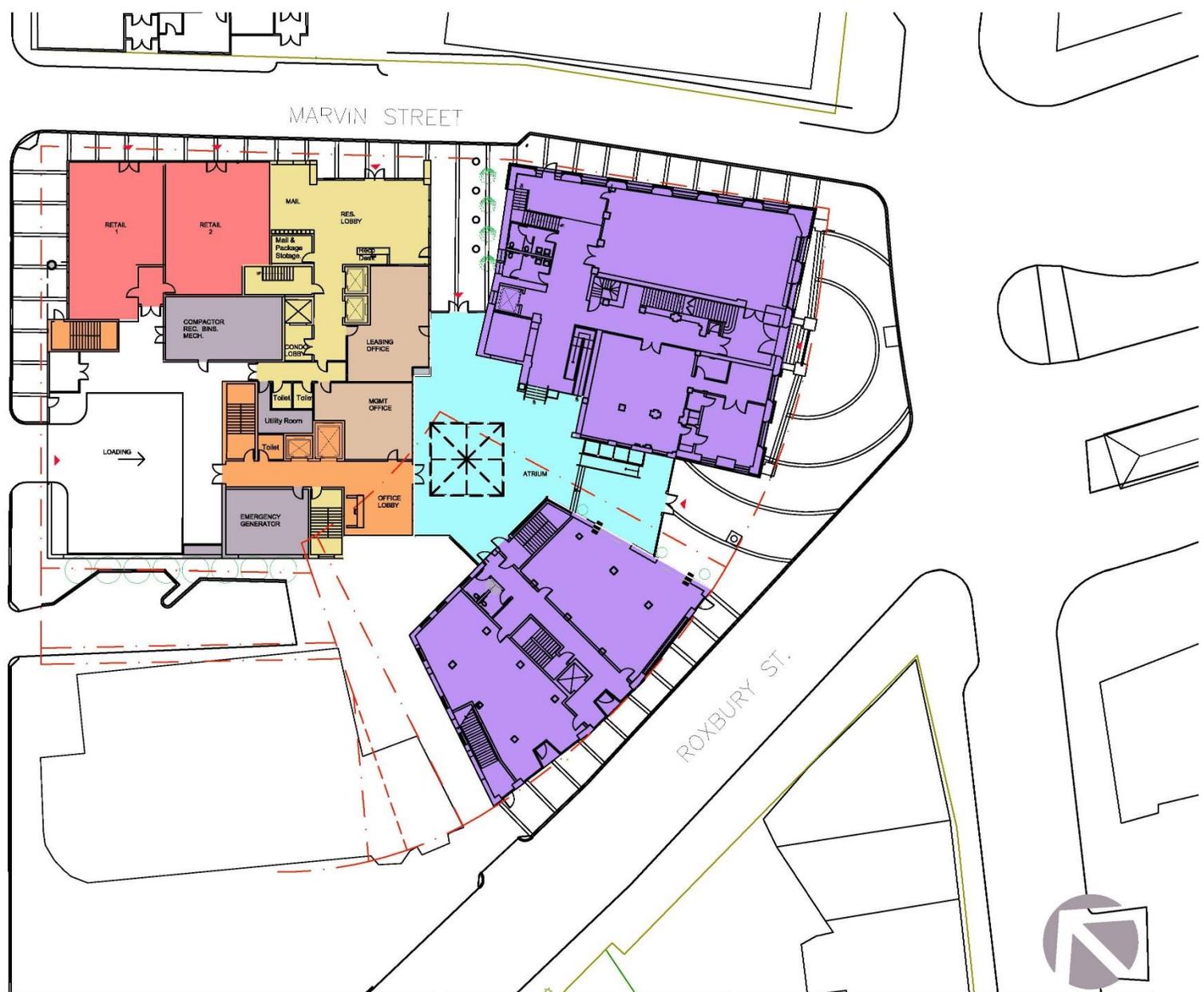
View 3 - Washington Street 30 Story Option

**THE RIO GRANDE AT DUDLEY SQUARE**

PROJECT DESIGN BRIEFING



# Proposed Design Incorporating BPDA and BCDC Input



**LEGEND**

- EXISTING BANK SPACE/BUFF BAY BUILDING +/- 12,211 G.S.F.
- RETAIL +/- 2,711 G.S.F.
- LEASING/MGMT OFFICE +/- 1,415 G.S.F.
- ATRIUM +/- 3,400 G.S.F.

TOTAL FLOOR PLATE +/- 29,136 G.S.F



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

No.	Description	Date
		07.20.2017

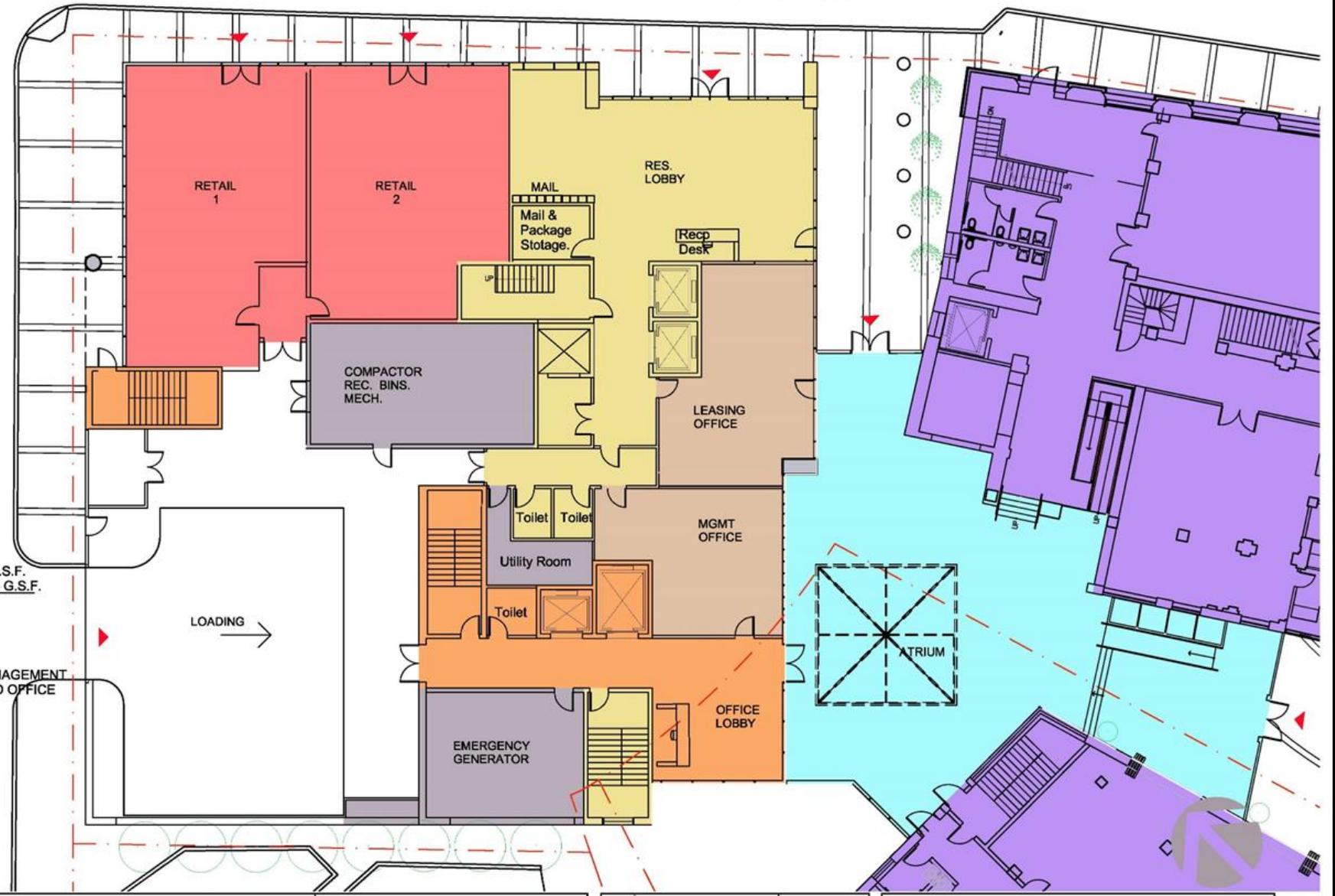
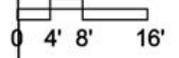
Site Plan		
Project number	02973	<b>1</b>
Drawn by		
Checked by		Scale As Shown

MARVIN STREET

SHAWMUT AVENUE

**LEGEND**

- EXISTING BANK SPACE +/- 7,607 G.S.F.  
THE BUFF BAY BUILDING +/- 4,604 G.S.F.  
TOTAL +/- 12,211 G.S.F.
  - RETAIL +/- 2,711 G.S.F.
  - OTHER GROUND FLOOR USES  
INCLUDING UTILITY SPACES, MANAGEMENT  
OFFICE, RESIDENCE, CONDO AND OFFICE  
LOBBIES, ETC.  
TOTAL +/- 10,812 G.S.F.
  - ATRIUM +/- 3,400 G.S.F.
- TOTAL FLOOR PLATE  
+/- 29,136 G.S.F**



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		07.20.2017

Ground Floor - Access Diagram		
Project number	02973	1.1
Drawn by		
Checked by		Scale 1/8" = 1'-0"

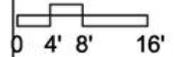
MARVIN STREET

SHAWMUT AVENUE

**LEGEND**

- EXISTING BANK SPACE +/- 6,548 G.S.F.
- THE BUFF BAY BUILDING +/- 4,604 G.S.F.
- OFFICES +/- 13,822 G.S.F.

TOTAL FLOOR PLATE  
+/-24,974 G.S.F



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No.	Description	Date
		07.20.2017

2nd Floor - Office		
Project number	02973	2.1
Drawn by		
Checked by		Scale 1/8" = 1'-0"

MARVIN STREET

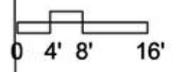
SHAWMUT AVENUE



**LEGEND**

 OFFICE +/- 13,822 G.S.F.

TOTAL FLOOR PLATE  
+/-13,822 G.S.F



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 Roxbury, MA 02119

No.	Description	Date
		07.20.2017

3rd Floor - Office		
Project number	02973	3.1
Drawn by		
Checked by		Scale $\frac{1}{16}'' = 1'-0''$

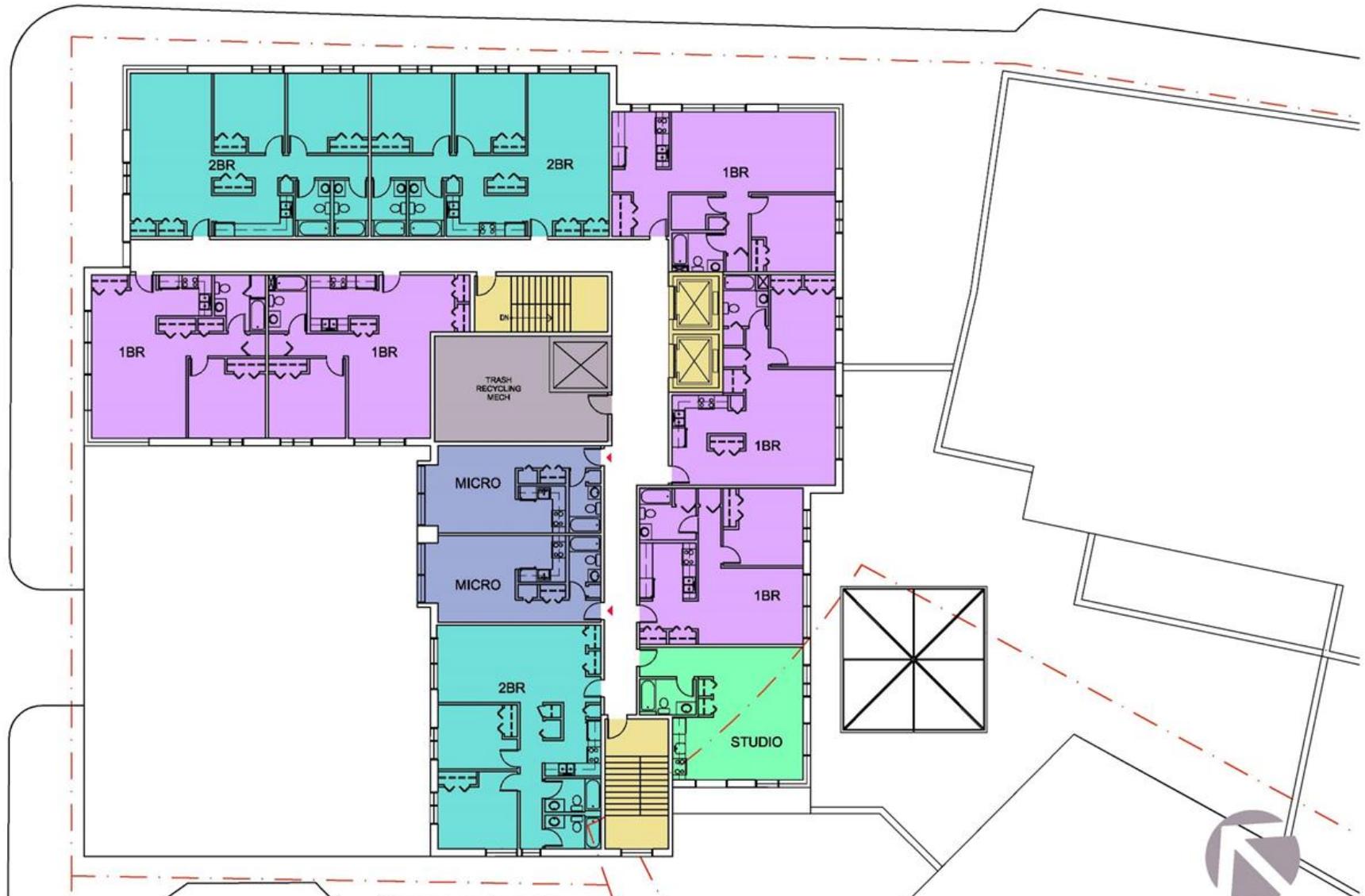
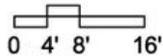




**LEGEND**

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

TOTAL FLOOR PLATE  
+/- 10,153 G.S.F.



SI  
103 Terrace St 2nd Fl  
Roxbury Crossing  
MA 02120  
Tel: 617-429-9999  
Fax: 617-539-1988  
www.si2.com

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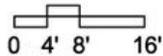
No.	Description	Date
		07.20.2017

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

**LEGEND**

- STD. RENTAL UNITS: 4 - 2BR's
- STD. RENTAL UNITS: 5 - 1BR's

TOTAL FLOOR PLATE  
+/- 9,874 G.S.F.



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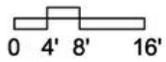
No.	Description	Date
		07.20.2017

20th Floor Thru 24th - Residential Rental		
Project number	02973	<b>6.1</b>
Drawn by		
Checked by		Scale $\frac{1}{16}'' = 1'-0''$

**LEGEND**

- STD. RENTAL UNITS: 2 - 2BR's
- STD. RENTAL UNITS: 2 - 1BR's
- AMENITY +/- 1,279 S.F.

TOTAL FLOOR PLATE  
+/- 6,681 G.S.F.



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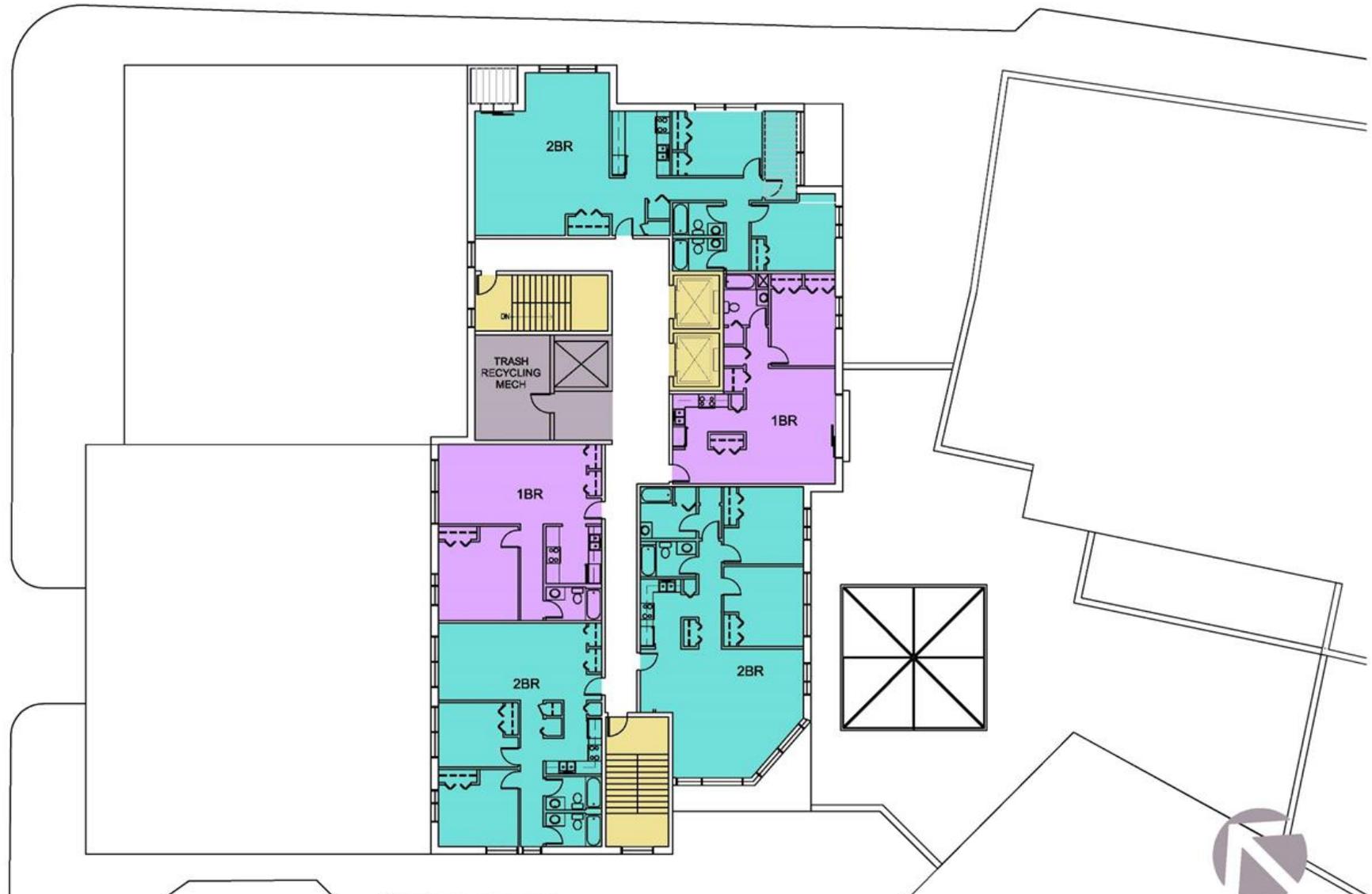
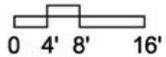
No.	Description	Date
		07.20.2017

<b>25th. Floor - Residential Rental and Amenity Fl.</b>		
Project number	02973	<b>7.1</b>
Drawn by		
Checked by		Scale $\frac{1}{16}'' = 1'-0''$

**LEGEND**

- STD. RENTAL UNITS: 3 - 2BR's
- STD. RENTAL UNITS: 2 - 1BR's

TOTAL FLOOR PLATE  
+/- 6,630 G.S.F.



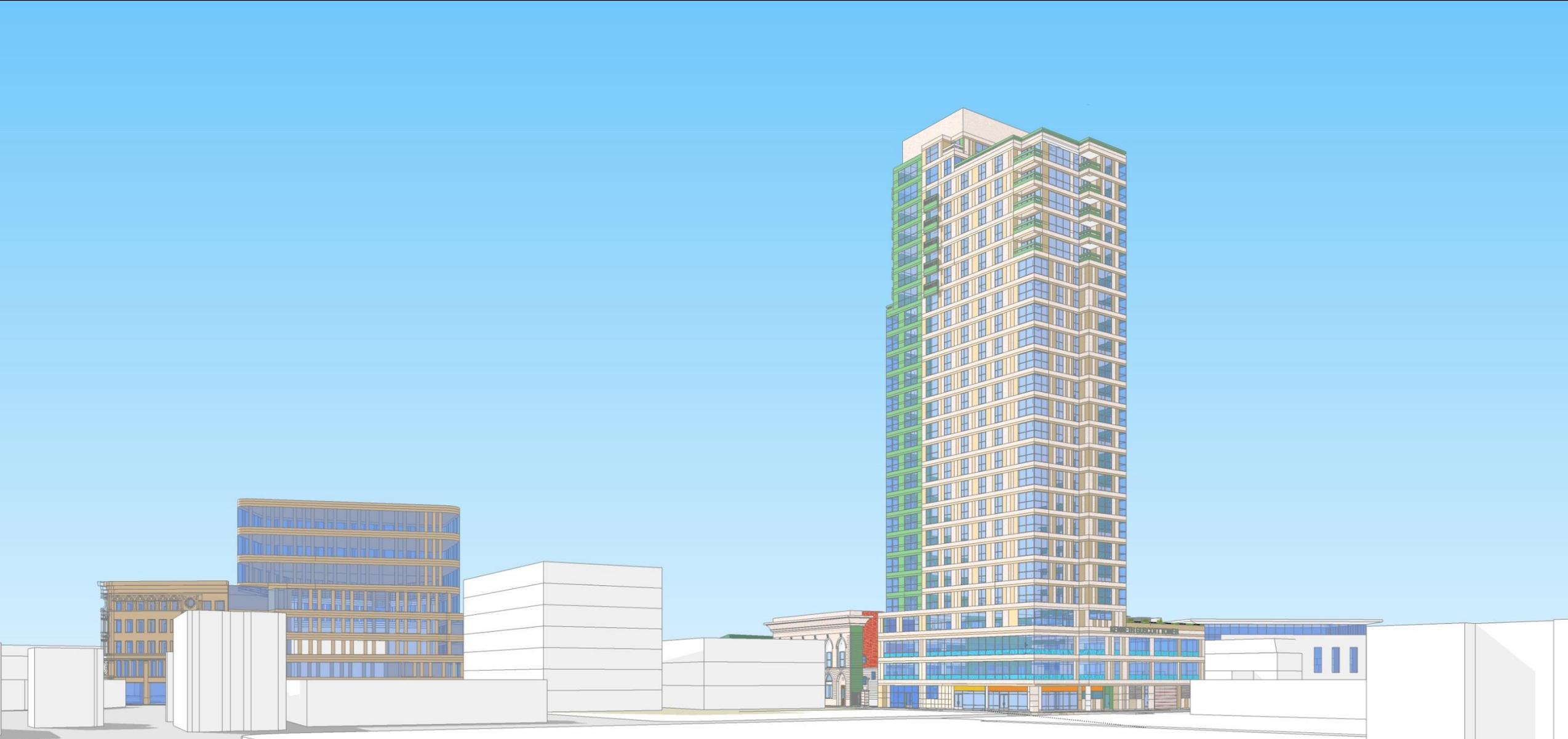
**GUSCOTT RIO GRANDE PROJECT**  
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 Roxbury, MA 02119

No.	Description	Date
		07.20.2017

26. Floor - Residential Rental		
Project number	02973	<b>8.1</b>
Drawn by		
Checked by		Scale $\frac{1}{16}'' = 1'-0''$

Views

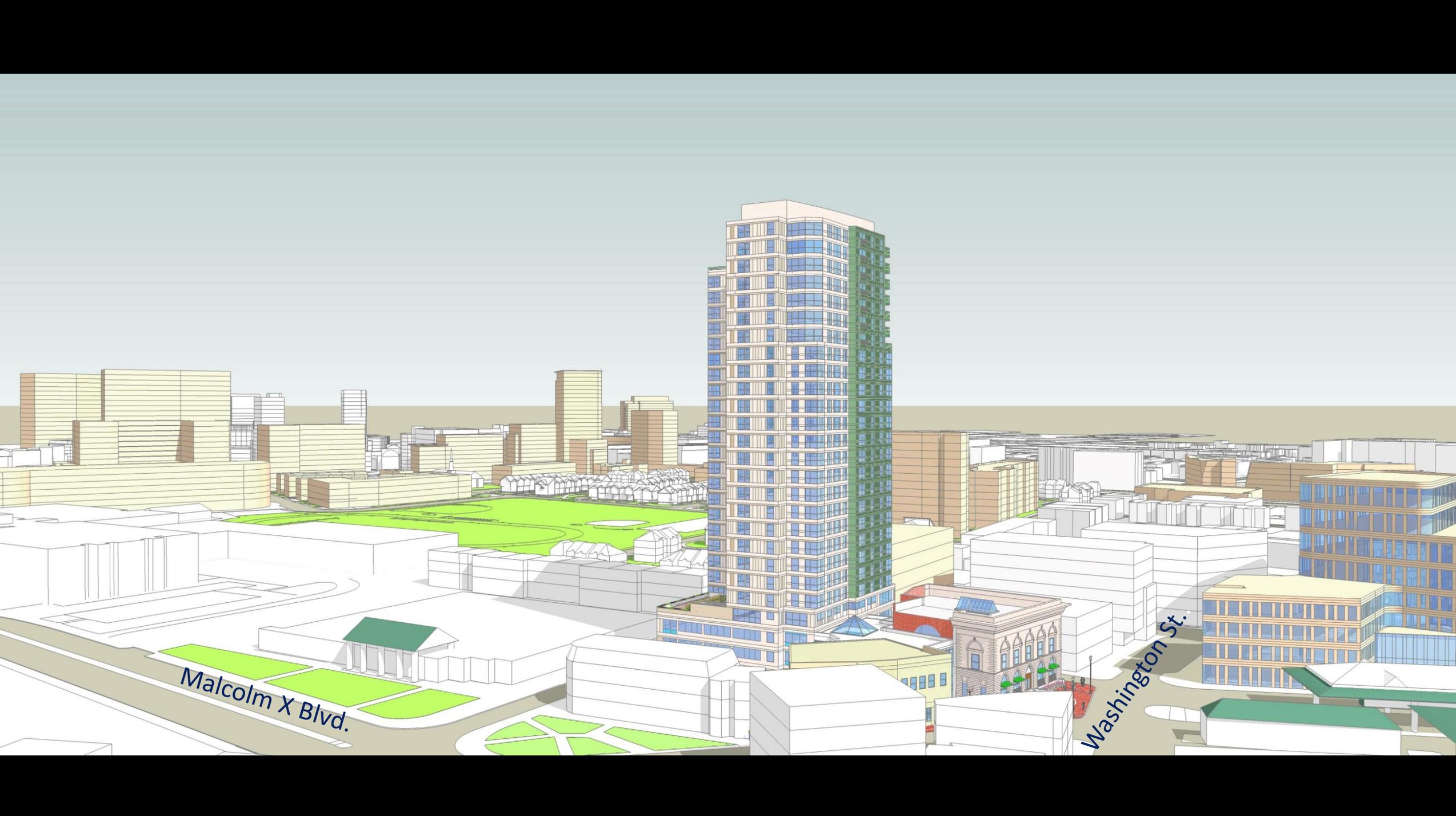






Shawmut Ave

Roxbury Street

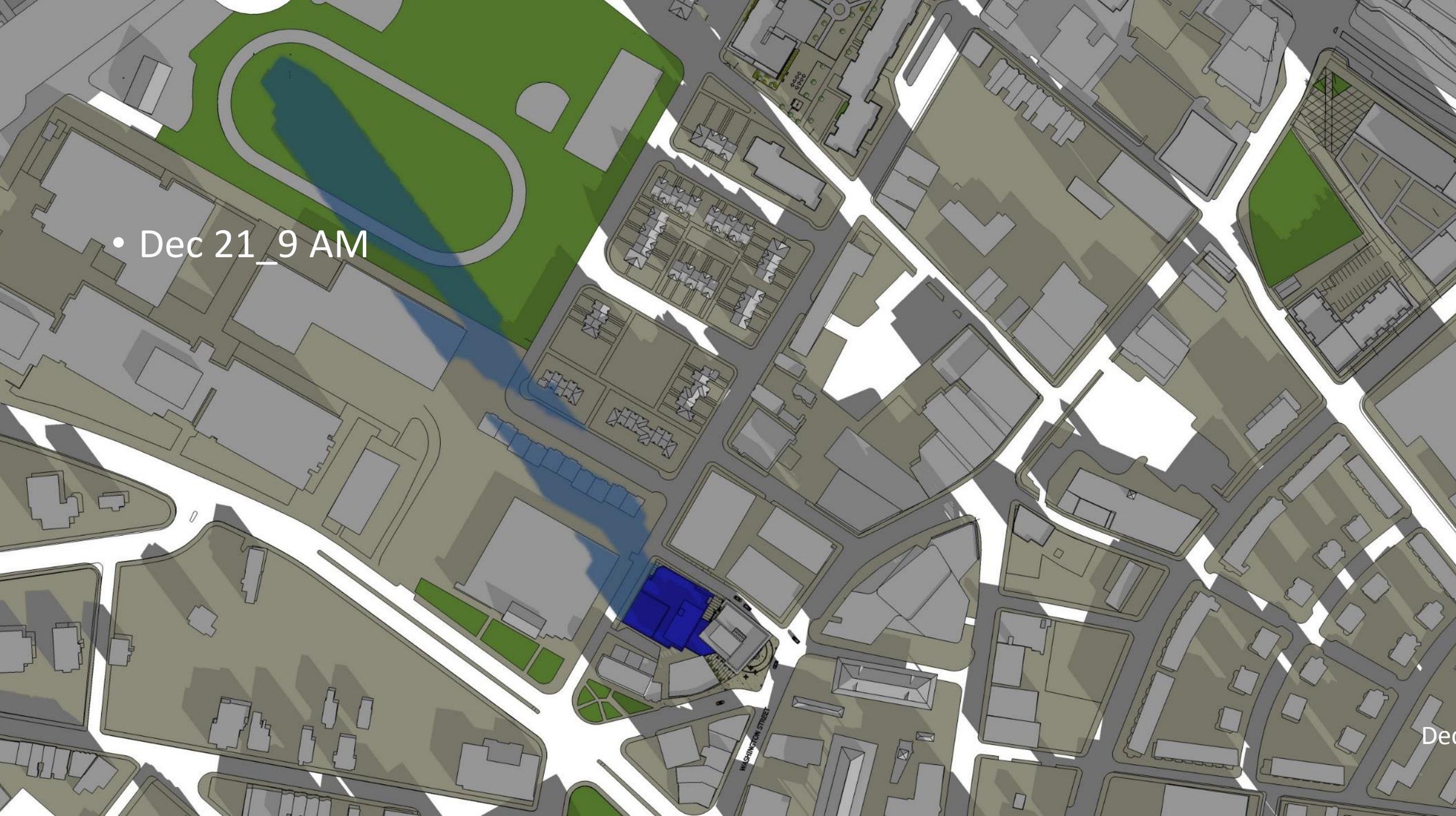


Malcolm X Blvd.

Washington St.

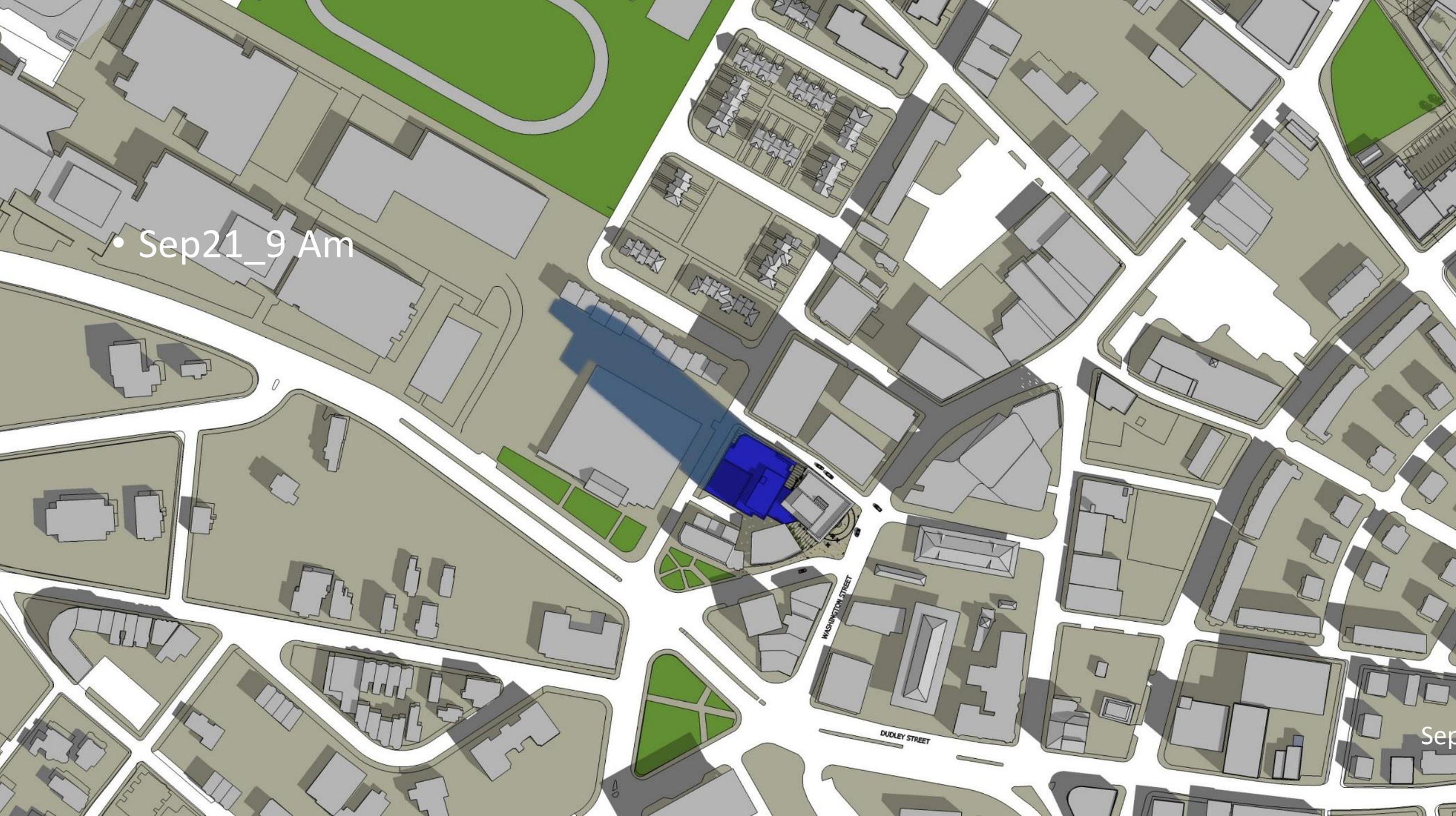
Shadows

• Dec 21\_9 AM



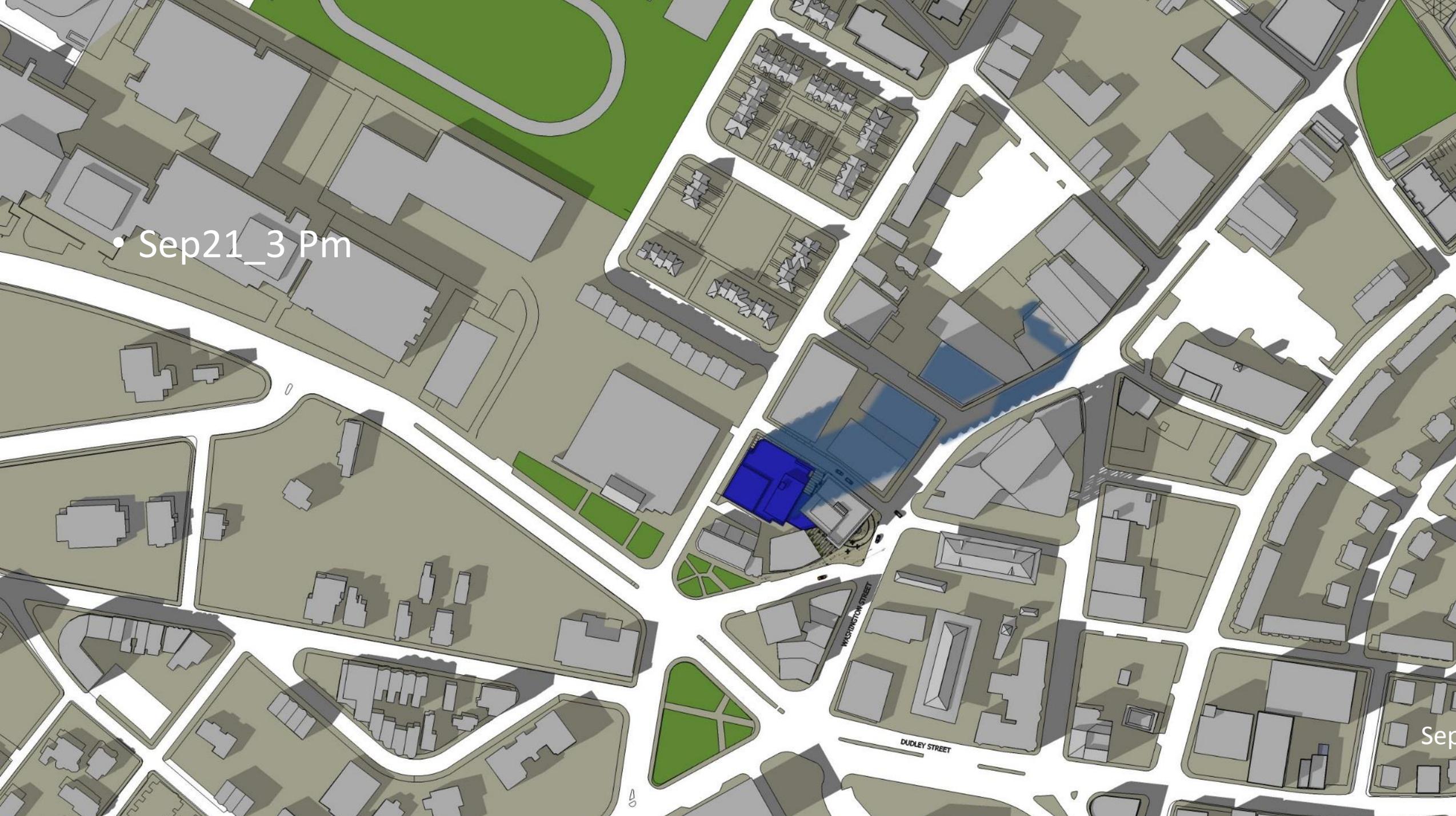
Dec

• Sep21\_9 Am



Sep

• Sep21\_3 Pm



Sep

# Some Additional Design Generators



INSTITUTION FOR SAVINGS IN ROXBURY AND ITS VICINITY 1901

OneUnited BANK

CheckCast

2343

WATSON

STREET  
FRESHLY  
PREPARED

NO PARKING  
EXCEPT AS SHOWN  
HEREIN







Washington St.





RANGE OFFICES

25

Marvin St.



WABINGTON

TOW ZONE  
No Parking  
Street Cleaning  
8:00 AM - 12:00 PM  
12/1/2019







Marvin St.

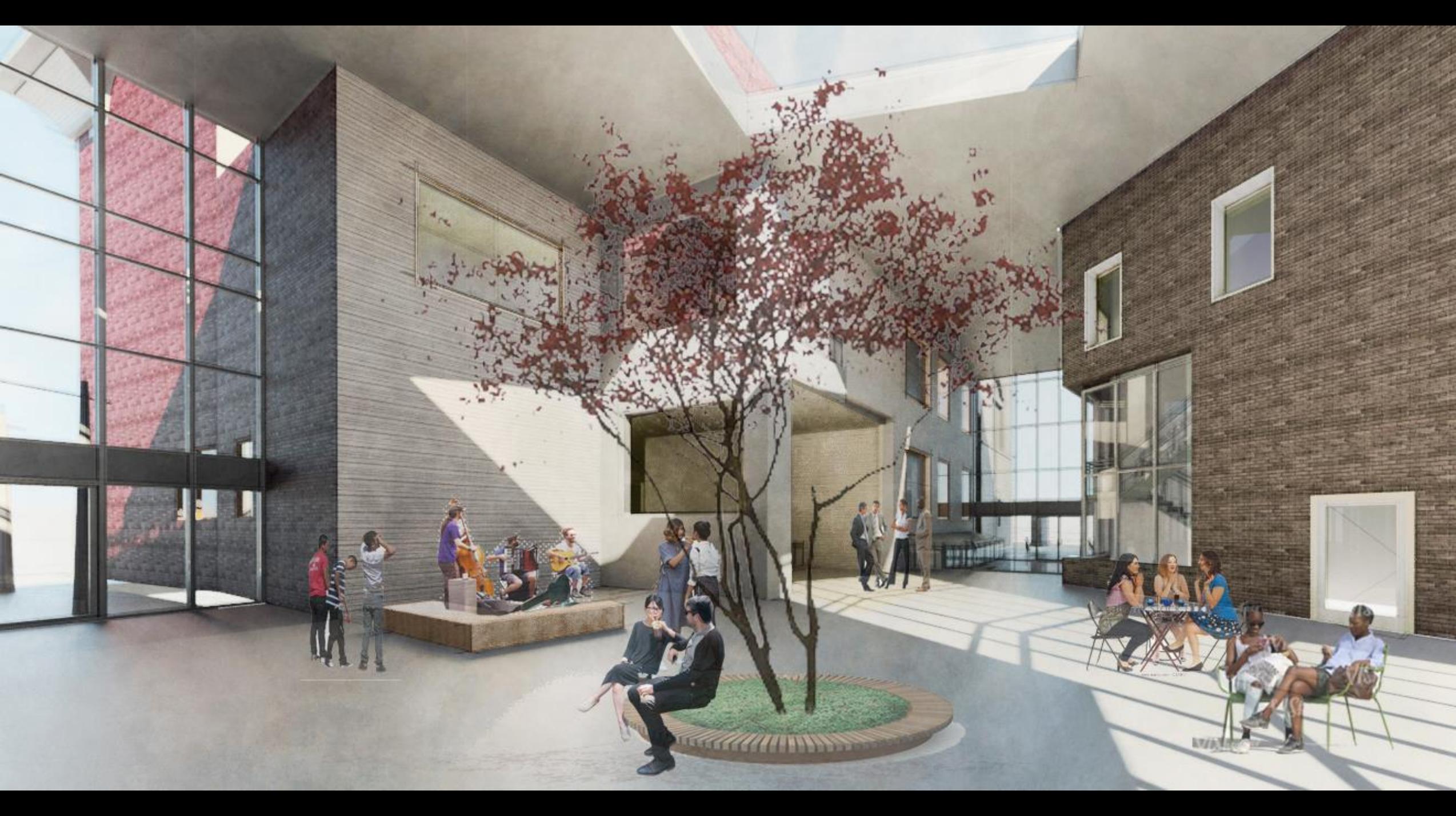










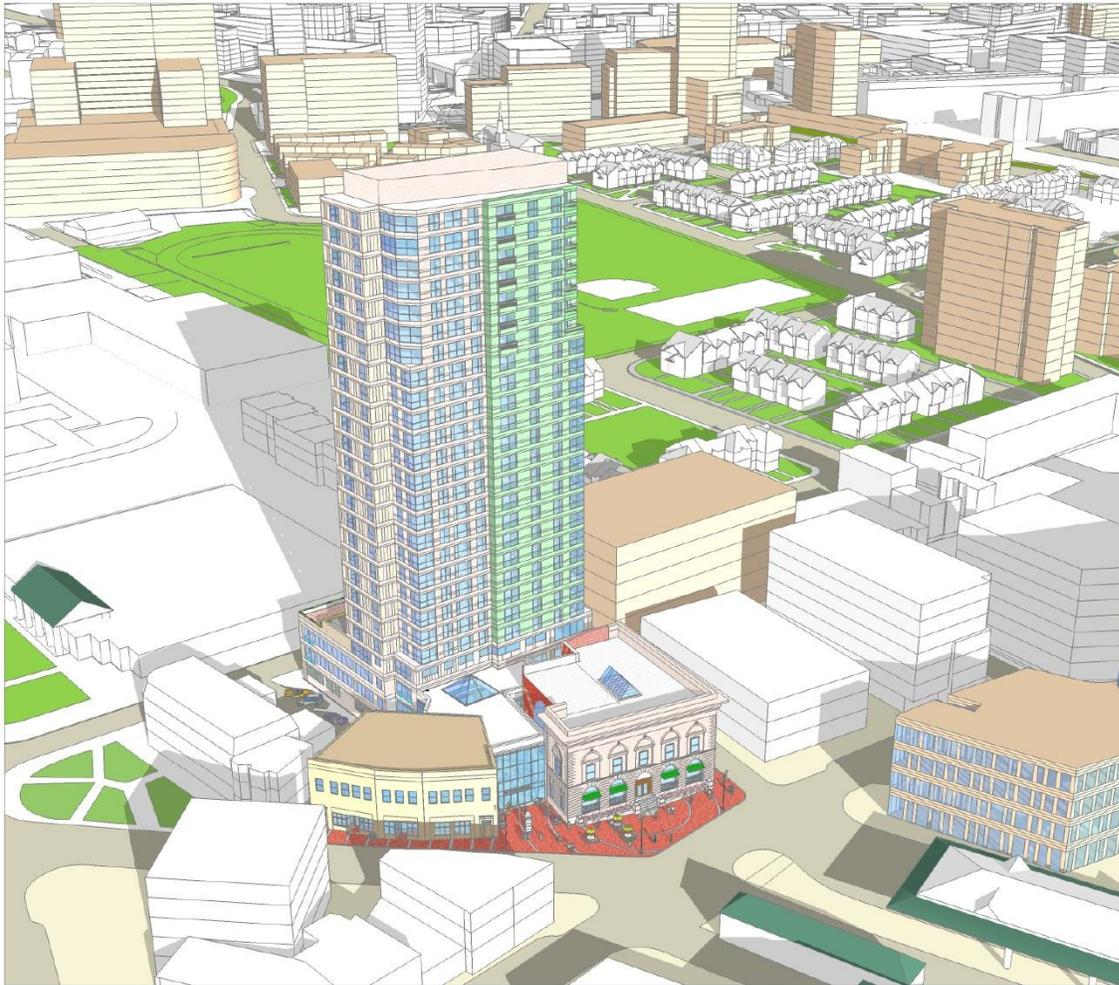












# Guscott Rio Grande Project

## Development Concept :

**26 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: July 25, 2017

**STULL AND LEE, INC.**  
Architects and Planners  
103 Terrace Street, 2nd Floor  
Roxbury Crossing, MA 02120  
Tel: 617-426-0406

## 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 – 14,922 SF  
Commercial Office – 38,756 SF  
Residential – 219 units/221,381 SF

New Tower Office Space Floors 2 and 3..... 27,644 SF

219 5-26Floors Residential Units in Tower

Rental: 5-26 Floor

70 2-BR's (AVG. 900 S.F.)

104 1-BR's (AVG. 676 S.F.)

30 Micro units (AVG. 341 S.F.)

15 Studios (AVG. 471 S.F.)

219 Units

**FAR:** Allowed 2.0/Proposed 8.4  
**Height:** Allowed 55'/Proposed 294'  
**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

## Economic Benefits

- Wealth creation through unique contract opportunities for MBE team members during the pre-construction and construction phases of the project
- Wealth creation through construction contract opportunities for M/WBE trades.
- Wealth creation through M/WBE contract opportunities during the post-construction phase of the project.
- Construction Job Opportunities (approximately 750 jobs) will support economic opportunity for a diverse, local workforce.
- Permanent jobs will be generated by the office and retail components of the project.
- The provision of on-site affordable housing at a level that exceeds City of Boston IDP requirements.

## Community Benefits

- The project will heighten investment interest in the neighborhood.
- The project will implement key Roxbury Master Plan goals for mixed-income housing, and retail/entertainment activities that will support Dudley's emergence as a key destination at the end of the workday and on weekends.
- The project supports Smart-Growth Transit-Oriented Development that encourages the use of public transit, bike-share, and ride-share as alternative modes of travel.