

Impact Advisory Group Rio Grande Project Briefing

Stull and Lee, Architects

July 16, 2019





**boston planning &
development agency**



live

241

New Housing Units

- 48 Affordable Units
- 193 market rate units
- Transit Rich Location.



work

650

Job Opportunities

- 200 Permanent Office and Retail Jobs
- 450 Construction Jobs



connect

68,366 sf

Commerce and Public Realm

- Mix of Destination and Neighborhood Retail
- Office Space
- Public Atrium
- New Pedestrian Plaza, Street and Sidewalk Improvements

RIO GRANDE PROJECT TEAM

Proponent: The Rio Grande Dudley Square LLC

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

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;

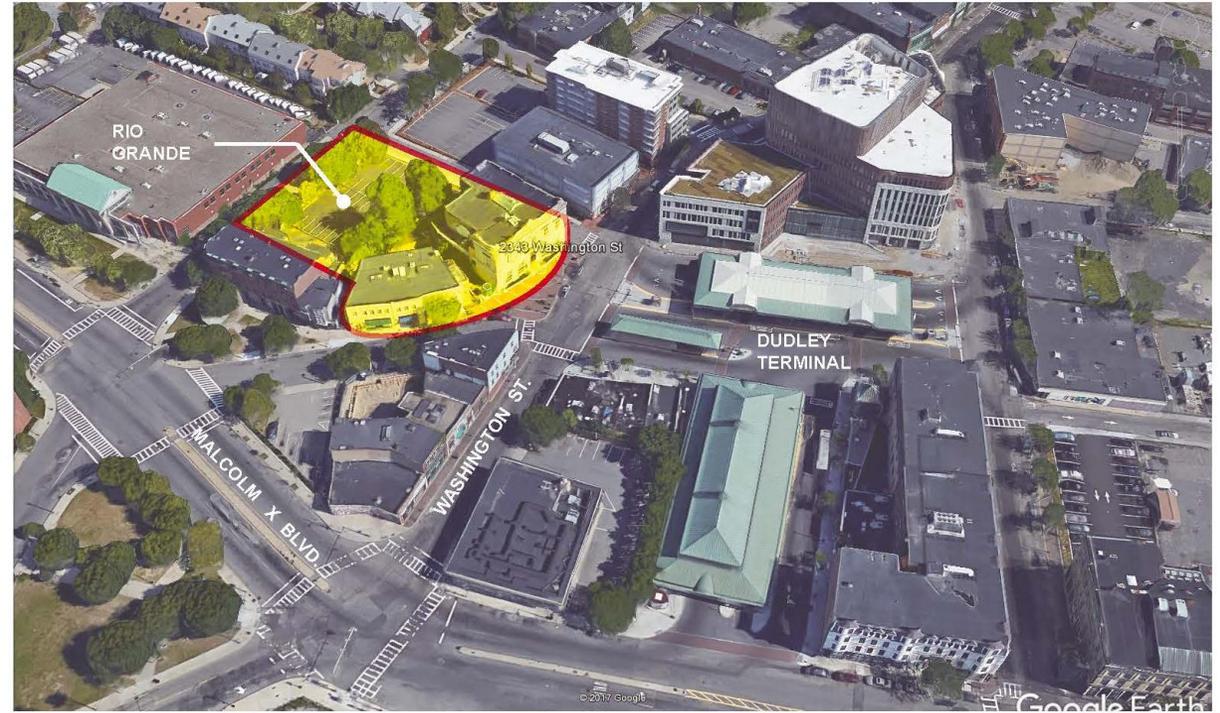
McClurg Traffic

- Site

Site Context and Existing Conditions



Locus Map



Context Aerial



1



2



3



4

THE RIO GRANDE AT DUDLEY SQUARE

PROJECT DESIGN BRIEFING

PHOTOGRAPHS OF THE EXISTING ROXBURY INSTITUTE FOR SAVINGS (BANK BUILDING)



5



6



7



8

THE RIO GRANDE AT DUDLEY SQUARE

PROJECT DESIGN BRIEFING

**PHOTOGRAPHS OF THE EXISTING CONSOLIDATED GAS BLDG
(BUFF BAY)**

DEVELOPMENT CONCEPT

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

Principal Project Components:

241 New Apartments

70 2BR's Avg. 1000 SF

82 1BR's Avg. 748 SF

59 Studios Avg 466 SF

30 Micro Units Avg. 360 SF

+/-11,500 SF Tenant Amenity Spaces

+/-15,500 SF Retail Space

+/-28,555 Sf of Office space

Modern Apartments and Competitive Amenities



THE RIO GRANDE AT DUDLEY SQUARE

PROJECT DESIGN BRIEFING

Locally Owned
Restaurants, Retail and
Entertainment Venues





CHICO'S
WWW.CHICOS.COM

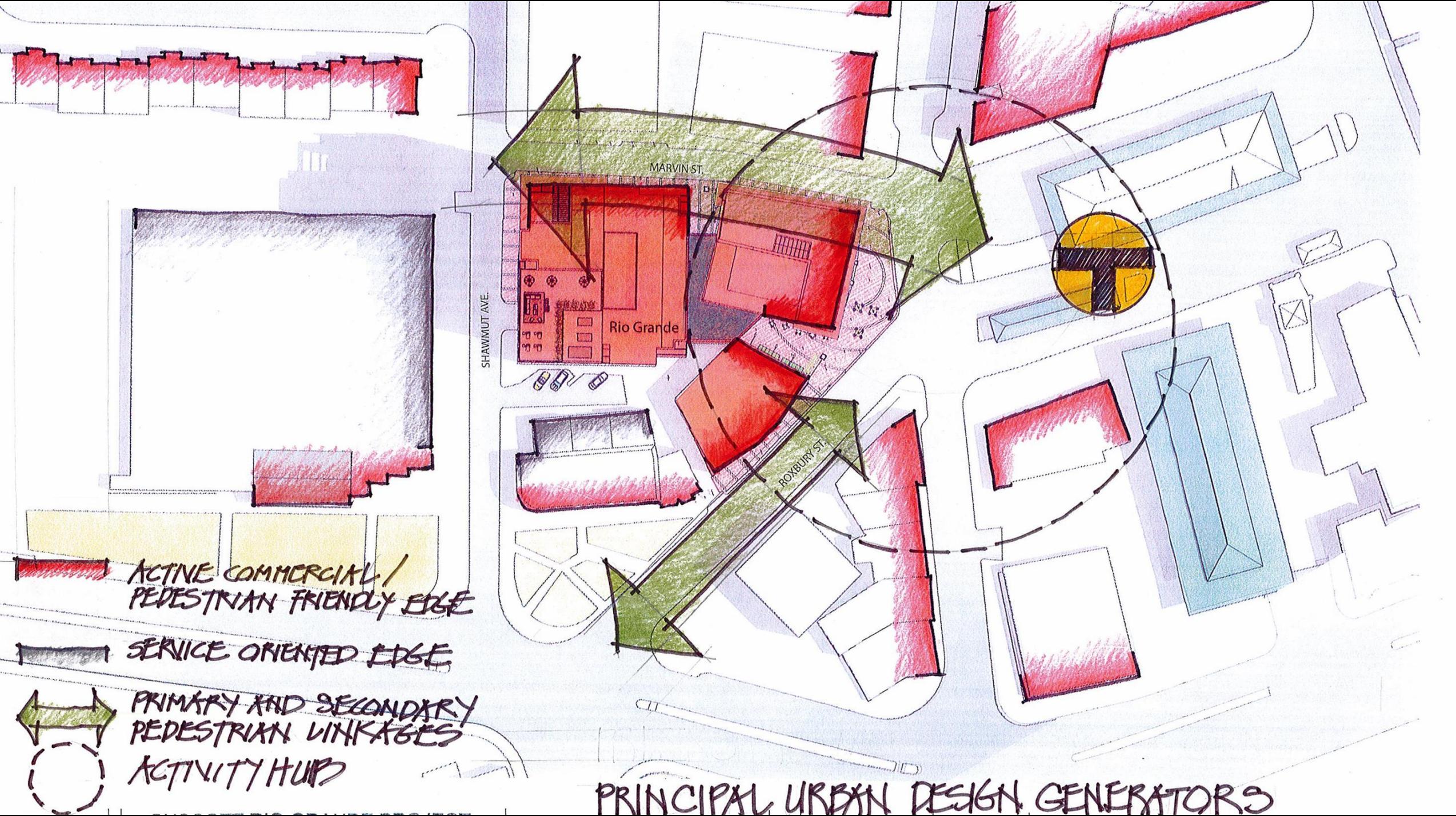
CHICO'S
WWW.CHICOS.COM



“Legal” Night Life



Urban Design Strategy



ACTIVE COMMERCIAL /
PEDESTRIAN FRIENDLY EDGE

SERVICE ORIENTED EDGE

PRIMARY AND SECONDARY
PEDESTRIAN LINKAGES

ACTIVITY HUB

PRINCIPAL URBAN DESIGN GENERATORS



Allstate

The Hair Stylist Hair Salon
Tel: 617-445-5050

Pay & Park
2 Hour Limit

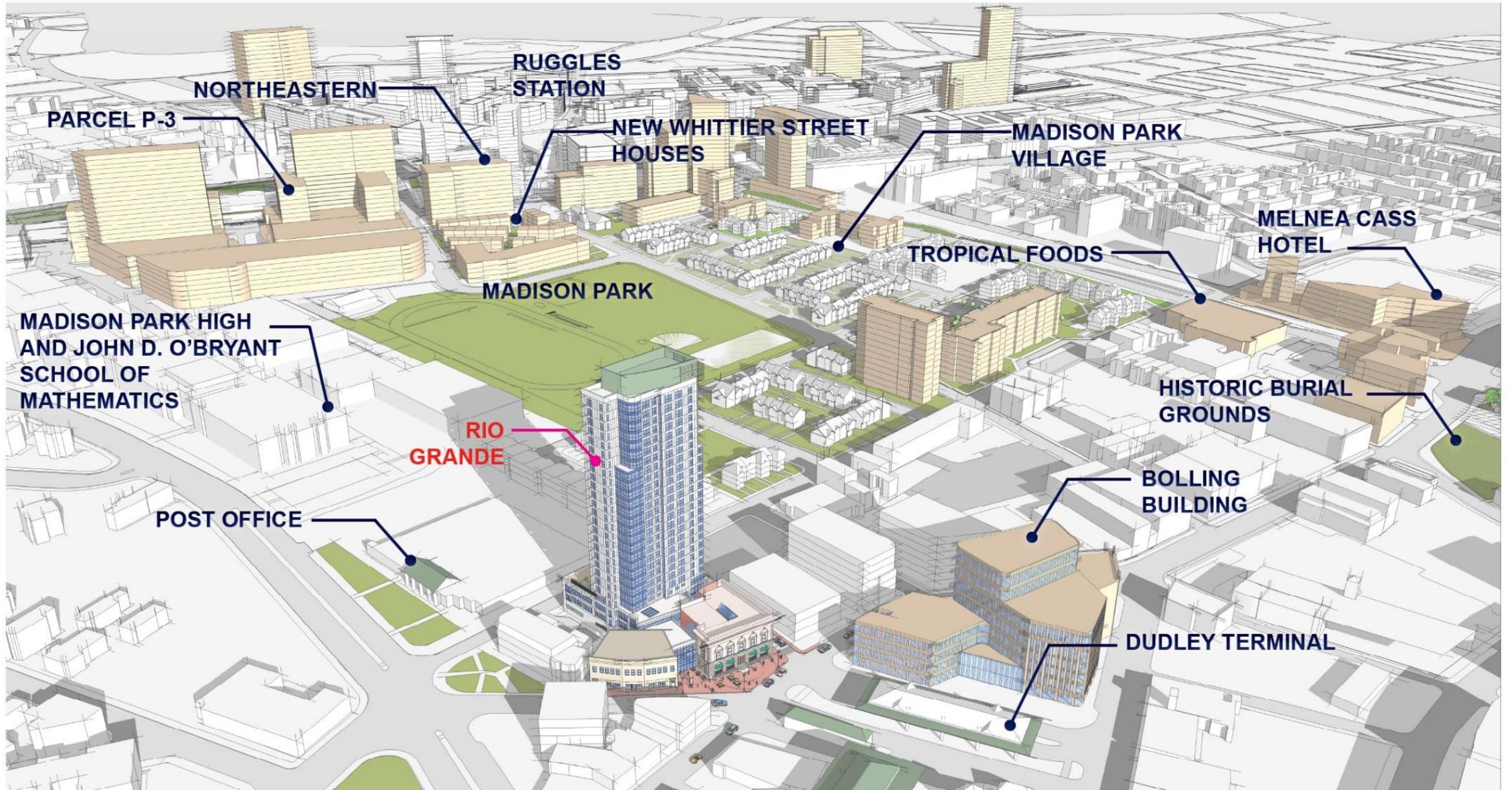
FREE HEALTH SCREENING

121 NL1

DISABLED THE BUS

WALK BUS

City Wide Urban Design Precedents



Rio Grande Tower in Urban Design Context

Public Realm Considerations



MARVIN ST.

SHAWMUT AVE.

RIO GRANDE
TOWER

ATRIUM

ROXBURY ST.

CAFE

RESTAURANT



boston sports clubs

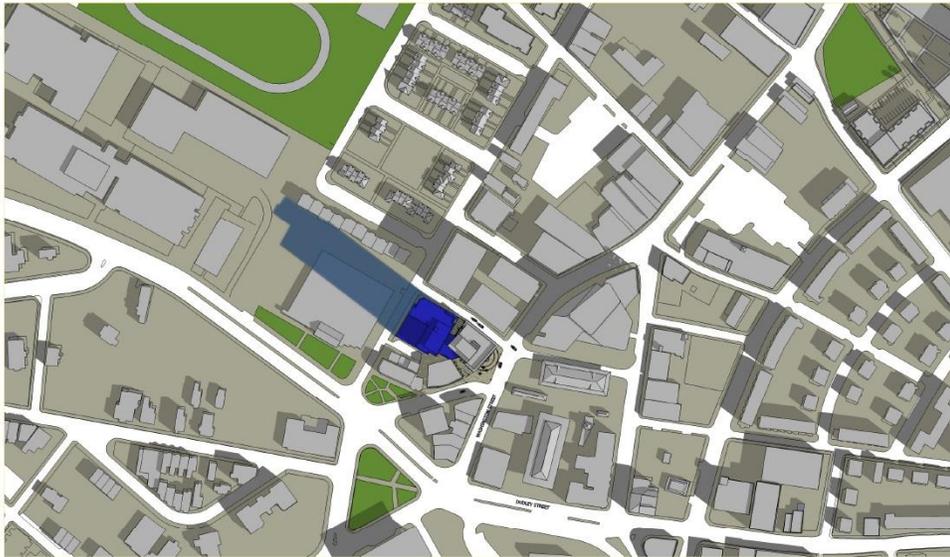
Marshalls

Tjmaxx

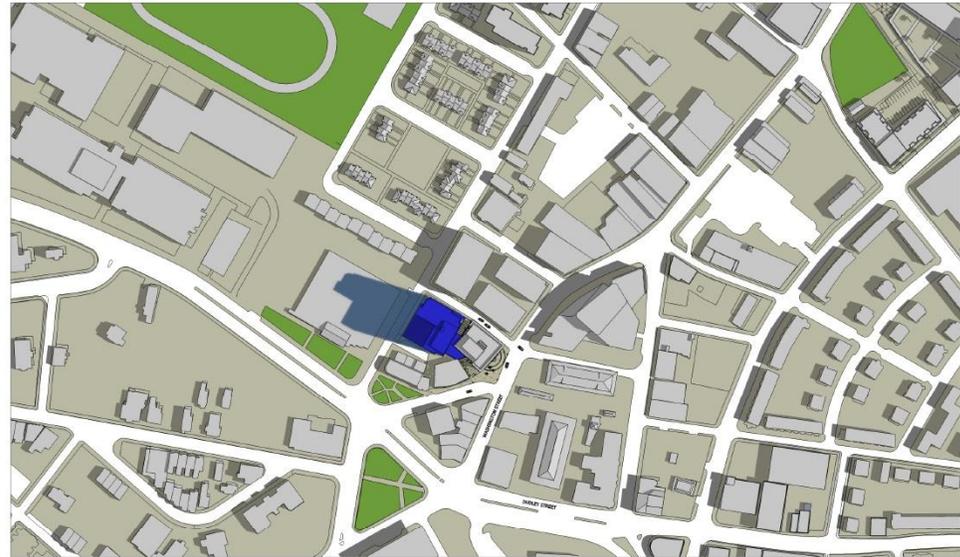
Marshalls

DO NOT
ENTER

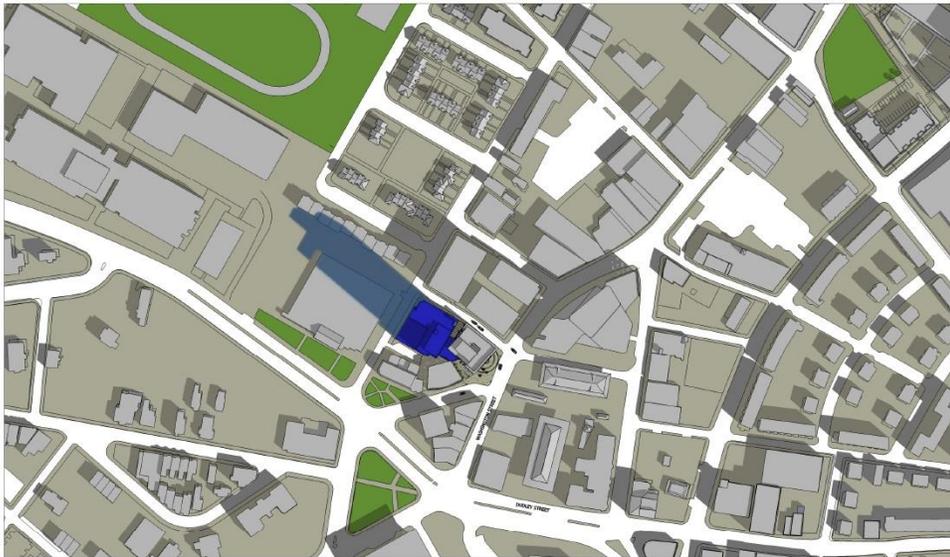




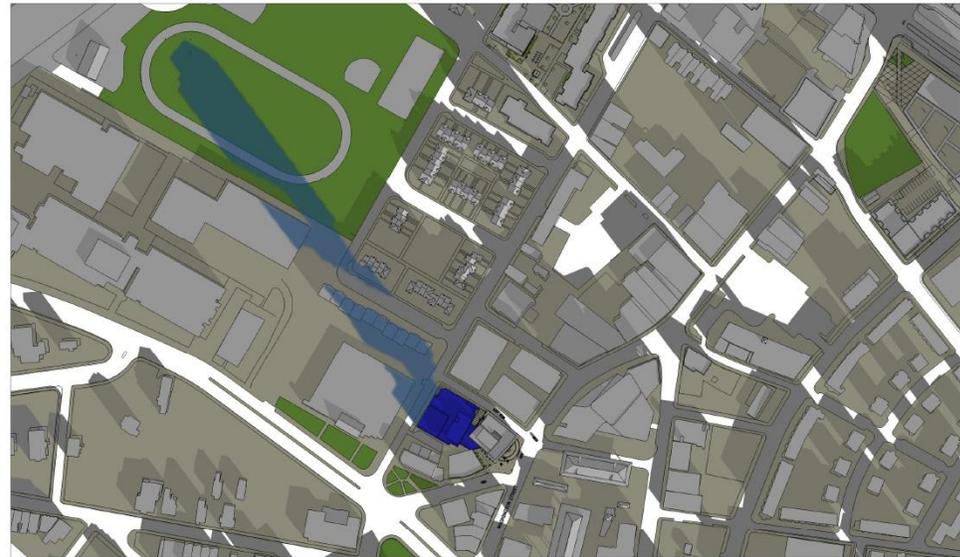
March 21 - 9:00 A.M.



June 21 - 9:00 A.M.



September 21 - 9:00 A.M.



December 21 - 9:00 A.M.

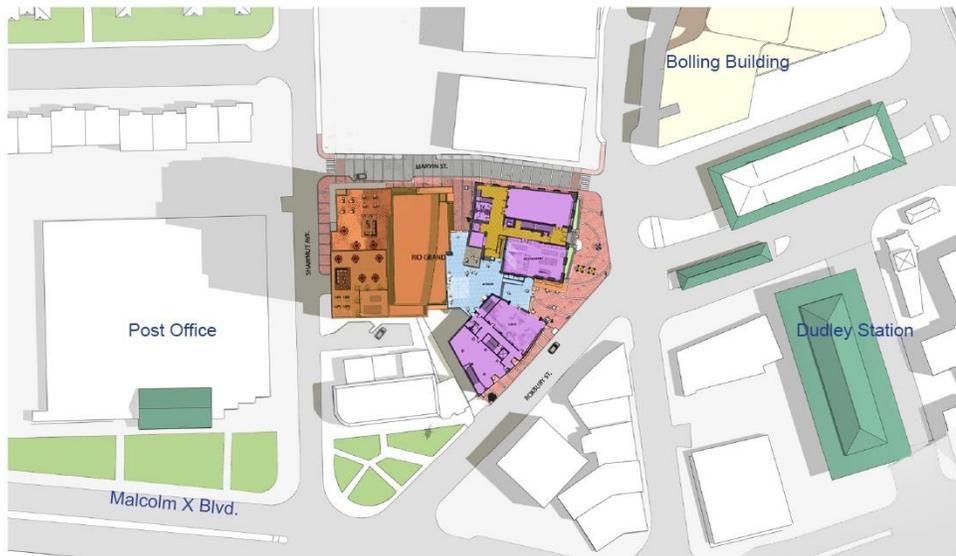
Shadow Study

THE RIO GRANDE AT DUDLEY SQUARE

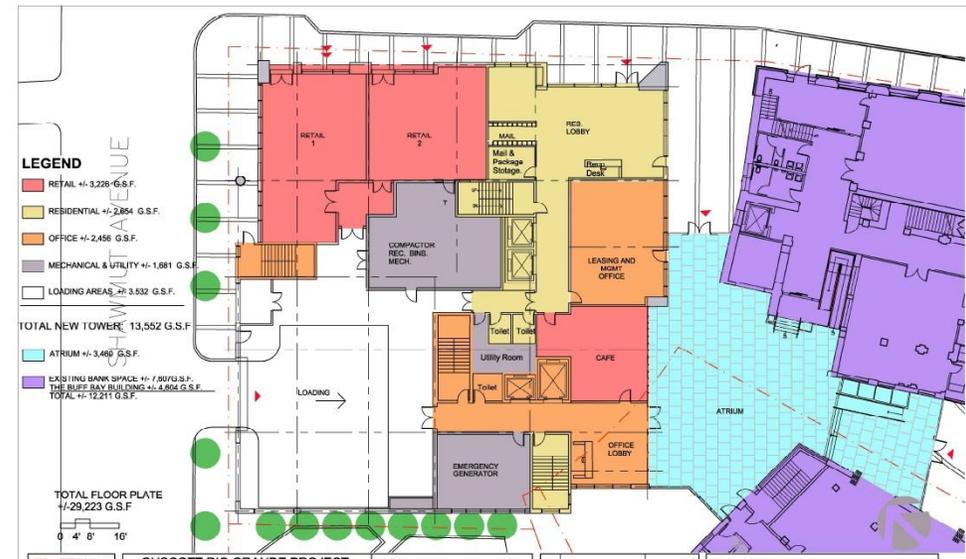
PROJECT DESIGN BRIEFING

Proposed Design





Site Plan and Public Realm



First Floor Plan



Typical Office Floor



4th Floor Amenity Space

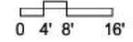
THE RIO GRANDE AT DUDLEY SQUARE

PROJECT DESIGN BRIEFING

LEGEND

- STD. RENTAL UNITS: 3 - 2BR's +/- 998 S.F.
- STD. RENTAL UNITS: 4 - 1BR's +/- 761 S.F.
- STD. RENTAL UNITS: 2 Micro Units +/- 360 S.F.
- STD. RENTAL UNITS: 3 Studio +/- 473 S.F.

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

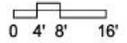


Floors 5 Thru 19; Residential Rental

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 +/- 445 S.F.

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

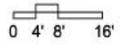


Floors 20 Thru 24; Residential Rental

LEGEND

- STD. RENTAL UNITS: 2 - 2BR's +/- 990 S.F.
- STD. RENTAL UNITS: 1 - 1BR's +/- 719 S.F.
- STD. RENTAL UNITS: 2 - Studio's +/- 443 S.F.
- AMENITY +/- 1,447 S.F.

TOTAL FLOOR PLATE +/- 6,777 G.S.F.

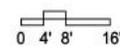


25th Floor Residential Rental and Amenity Floor

LEGEND

- STD. RENTAL UNITS: 3 - 2BR's +/- 1,148 S.F.
- STD. RENTAL UNITS: 1 - 1BR's +/- 719 S.F.
- STD. RENTAL UNITS: 2 - Studio's +/- 443 S.F.

TOTAL FLOOR PLATE +/- 6,777 G.S.F.



26th Floor Residential Rental



THE RIO GRANDE AT DUDLEY SQUARE

PROJECT DESIGN BRIEFING

ROXBURY STREET & WASHINGTON STREET FACADES



THE RIO GRANDE AT DUDLEY SQUARE

PROJECT DESIGN BRIEFING

ROXBURY STREET & WASHINGTON STREET ATRIUM ENTRY



661

WARNING
DRINKING
ALCOHOLIC BEVERAGES
WHILE DRIVING
CAN CAUSE
DEATH OR
SERIOUS INJURY

No Smoking
or Electronic Cigarette Use

A

Menu
LATELY

LIVE MUSIC

BRUNCH

caipirinhas

break





THE RIO GRANDE AT DUDLEY SQUARE

PROJECT DESIGN BRIEFING

MARVIN STREET ENTRIES



THE RIO GRANDE AT DUDLEY SQUARE

PROJECT DESIGN BRIEFING

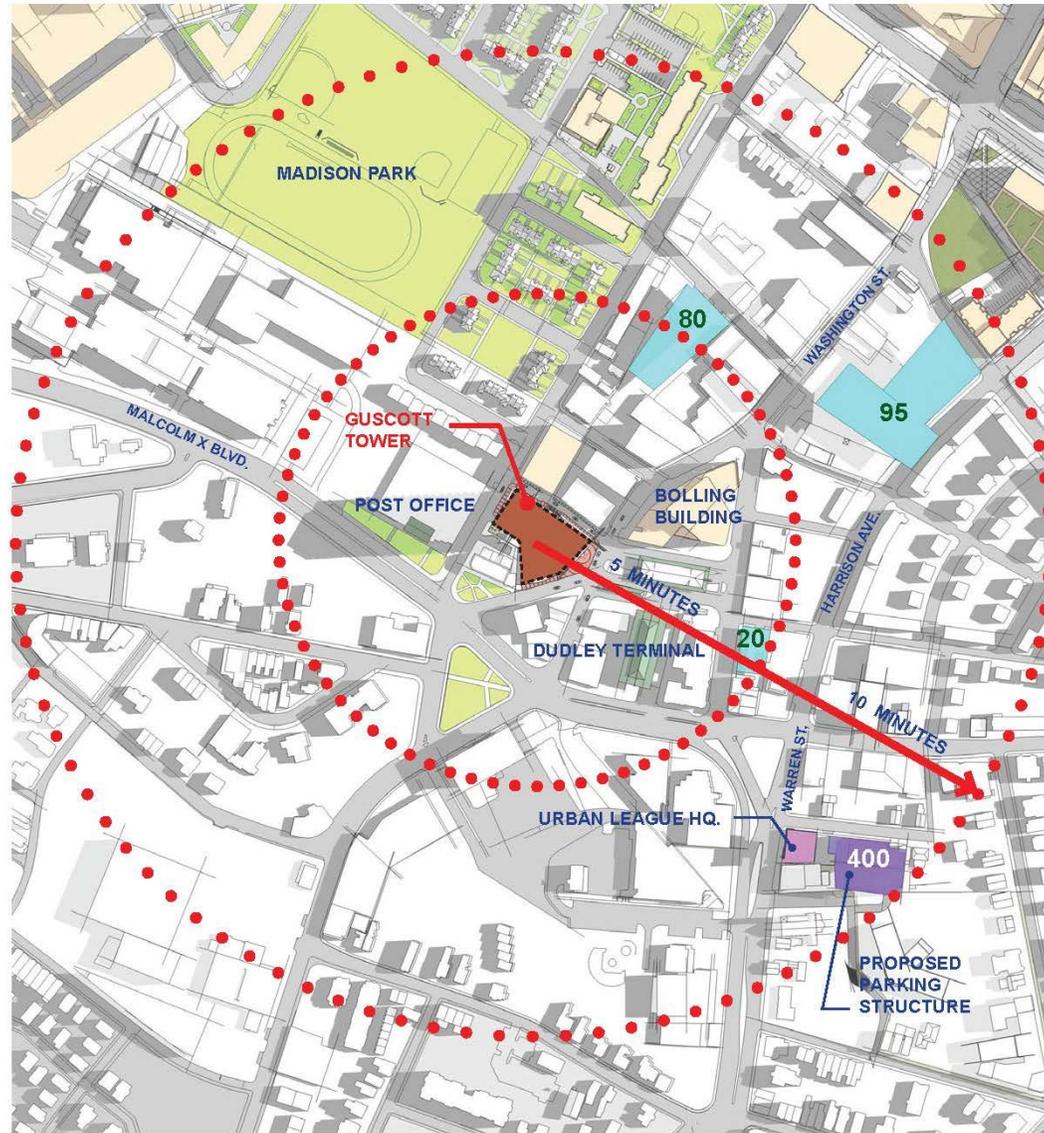


THE RIO GRANDE AT DUDLEY SQUARE

PROJECT DESIGN BRIEFING



ADDENDUM 2



 PUBLIC PARKING LOTS

LOCUS MAP
5 AND 10 MINUTE WALKING RADII



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