

# 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

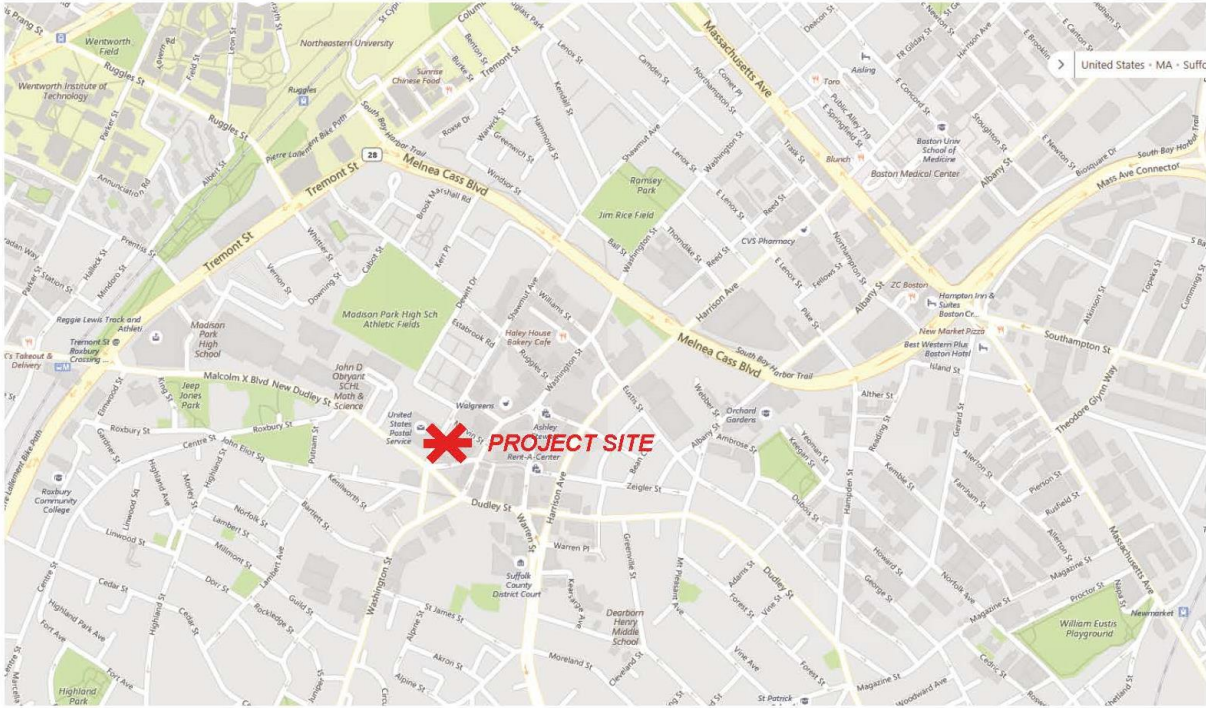
Traffic Analysis: Andrew McClurg;

McClurg Traffic

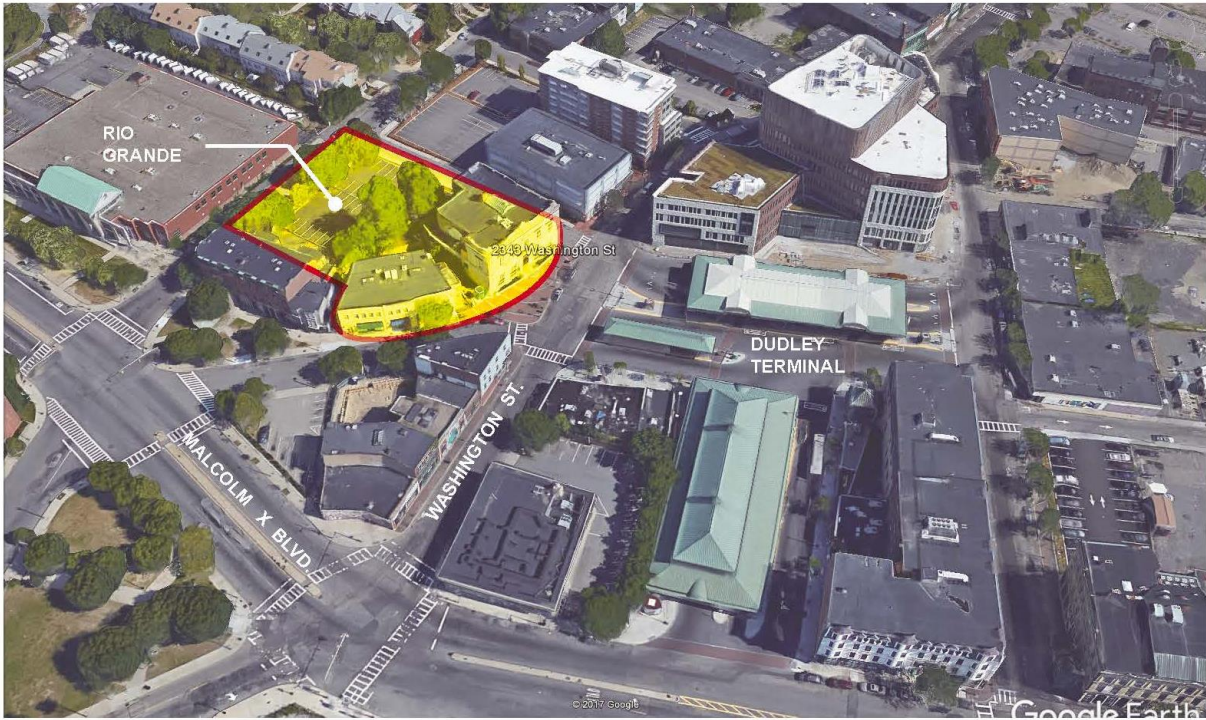
- Site

## Site Context and Existing Conditions



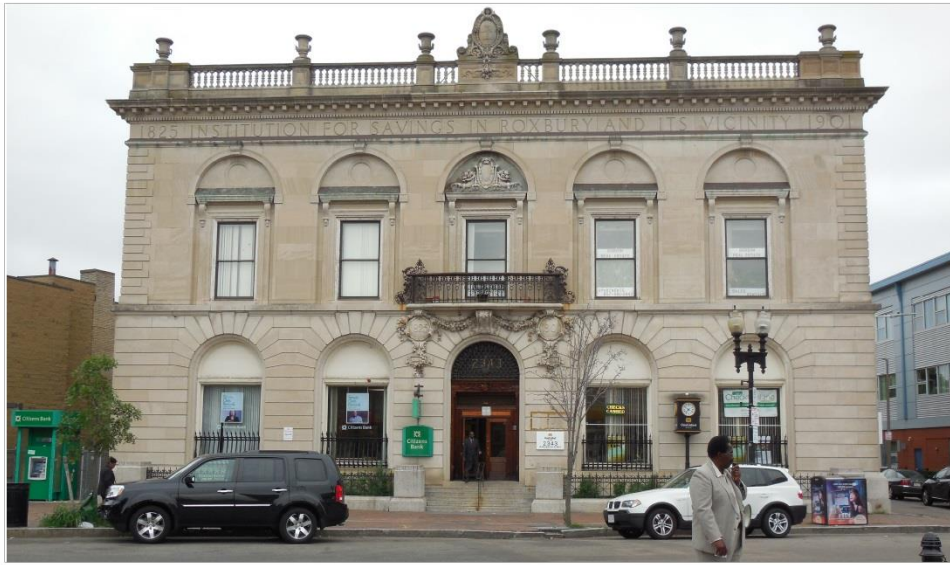


Locus Map



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

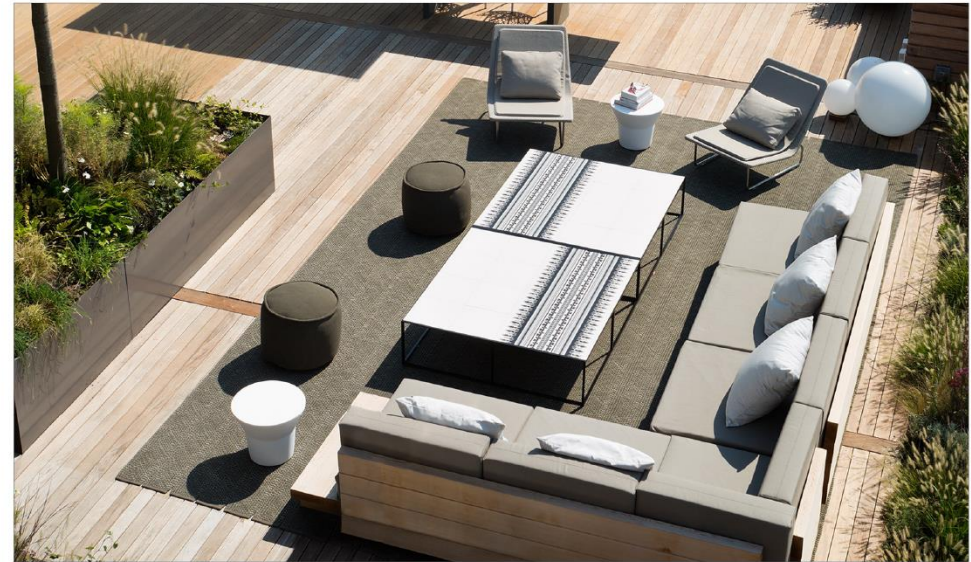
+/-11,500 SF Tenant Amenity Spaces

+/-15,500 SF Retail Space

+/-28,555 Sf of Office space

# Modern Apartments and Competitive Amenities





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## THE RIO GRANDE AT DUDLEY SQUARE

PROJECT DESIGN BRIEFING

# Locally Owned Restaurants, Retail and Entertainment Venues













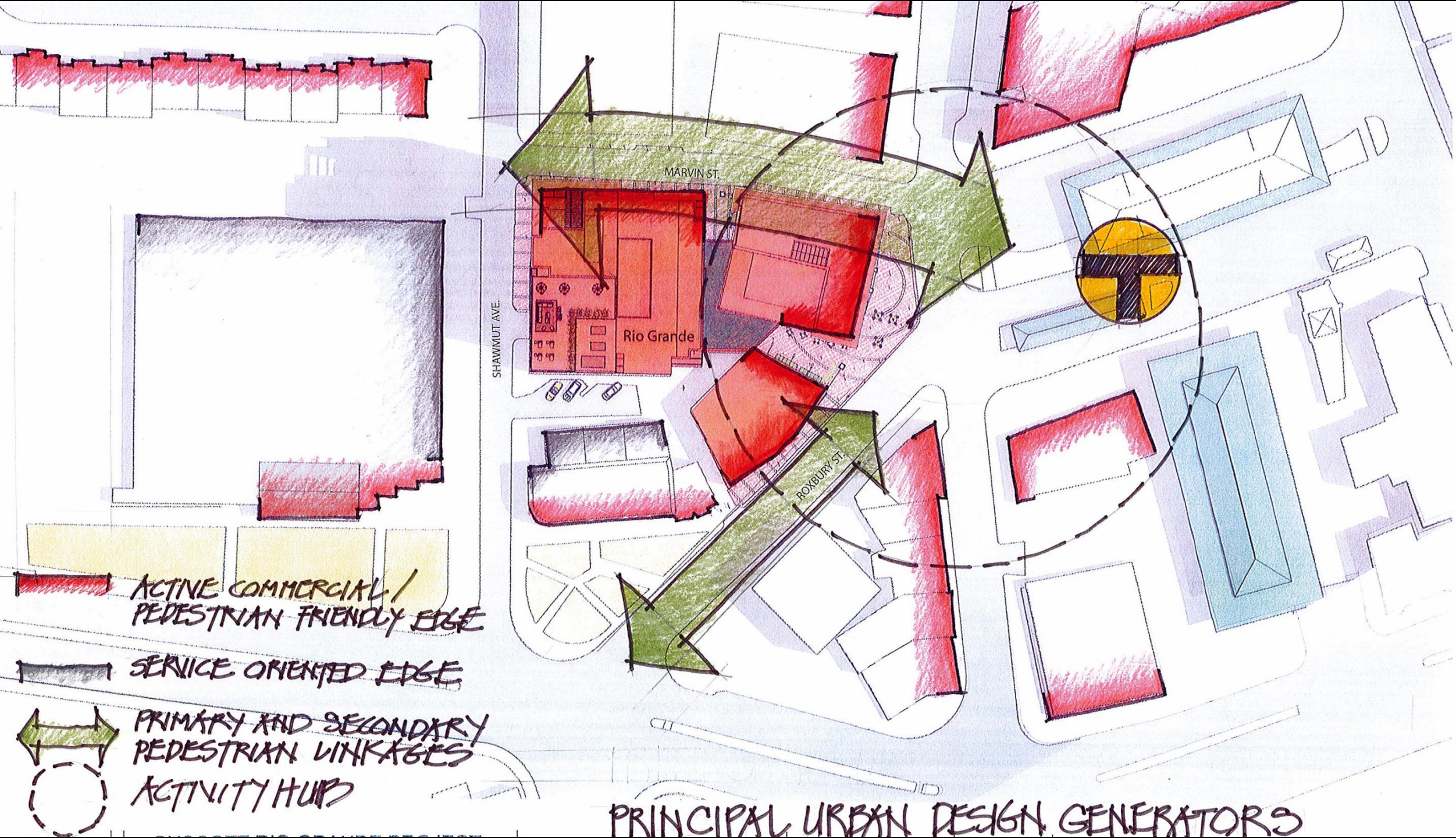
“Legal” Night Life





# Urban Design Strategy





ACTIVE COMMERCIAL /  
PEDESTRIAN FRIENDLY EDGE

SERVICE ORIENTED EDGE

PRIMARY AND SECONDARY  
PEDESTRIAN LINKAGES

ACTIVITY HUB

PRINCIPAL URBAN DESIGN GENERATORS

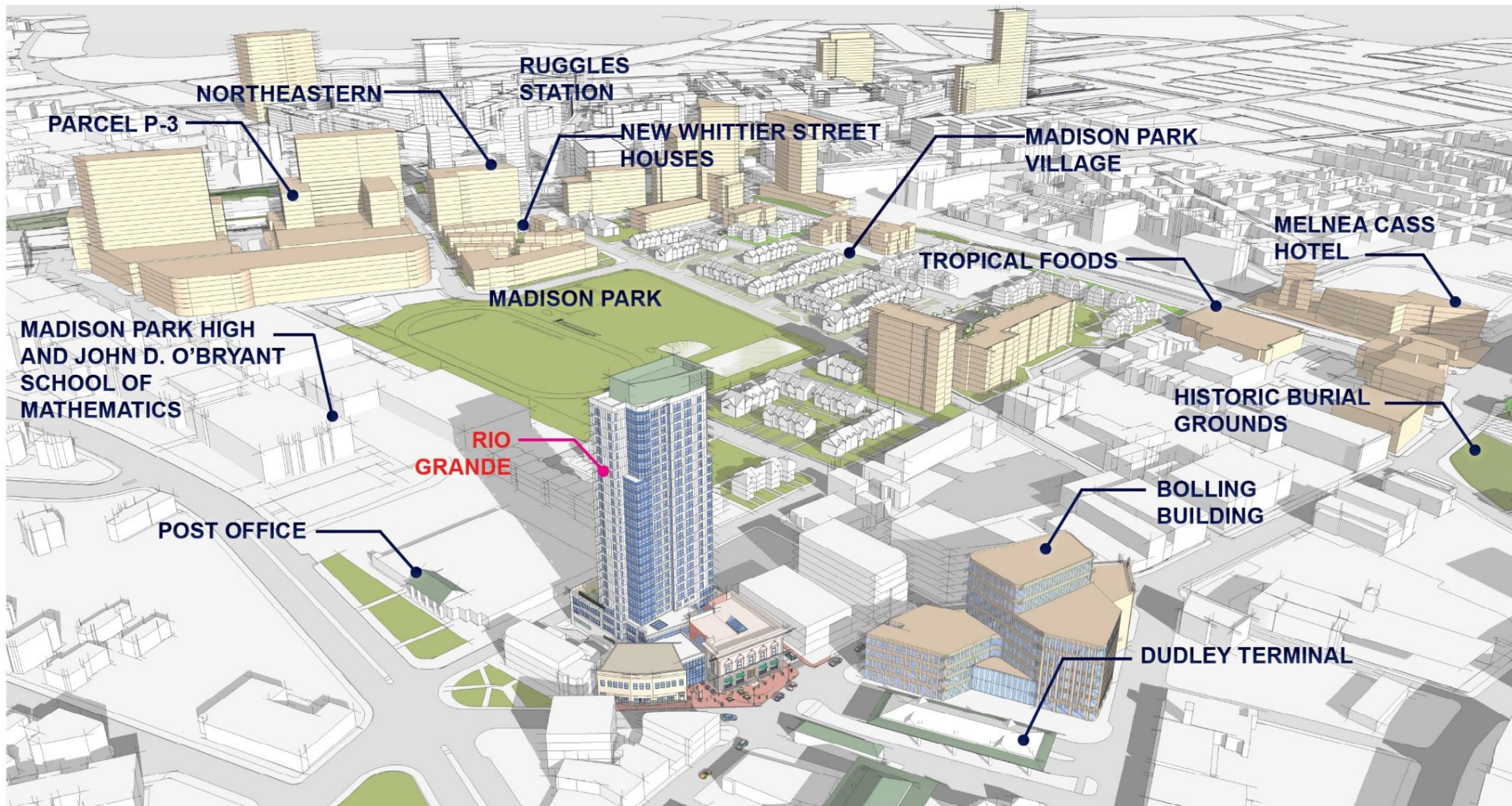






# City Wide Urban Design Precedents





Rio Grande Tower in Urban Design Context

# Public Realm Considerations





MARVIN ST.

SHAWMUT AVE.

RIO GRANDE  
TOWER

ATRIUM

ROXBURY ST.

CAFE

RESTAURANT

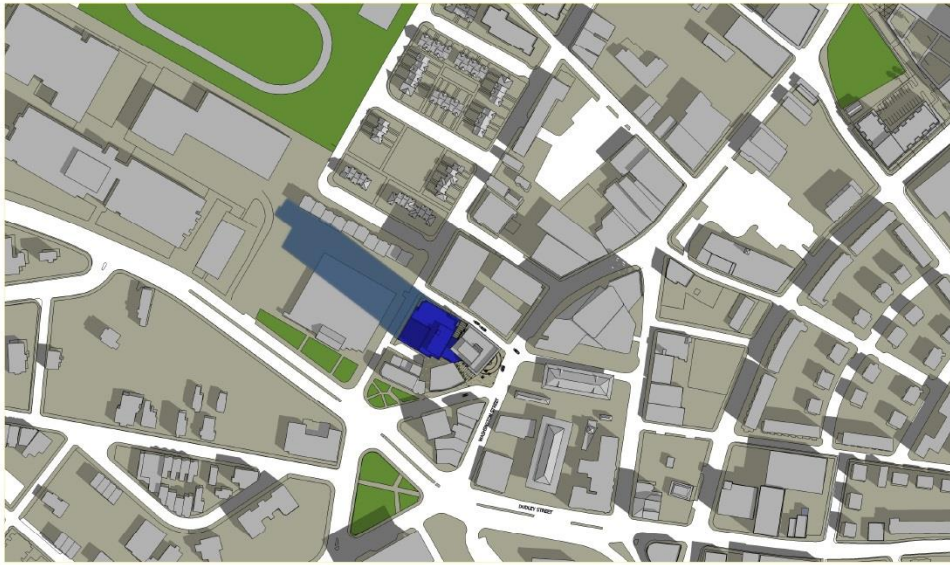




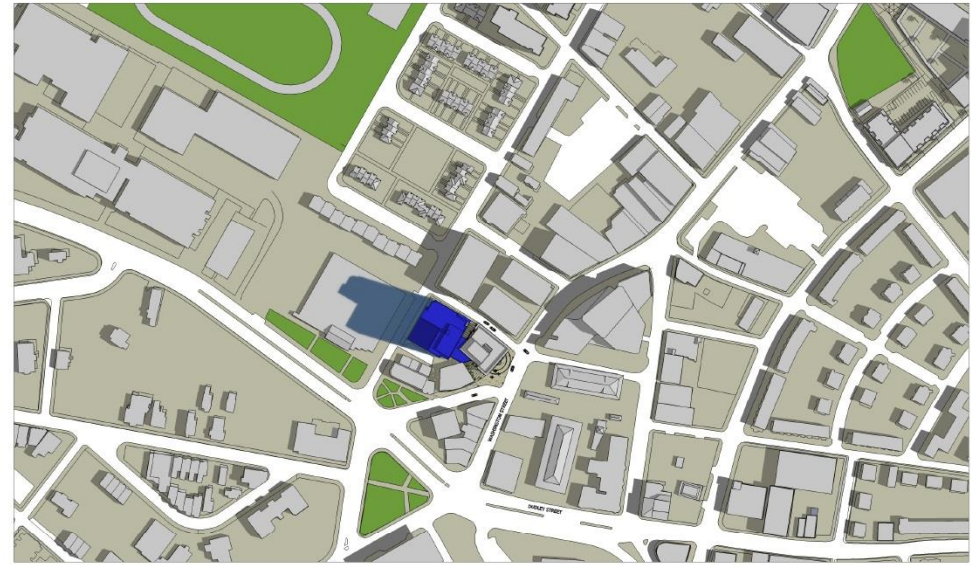




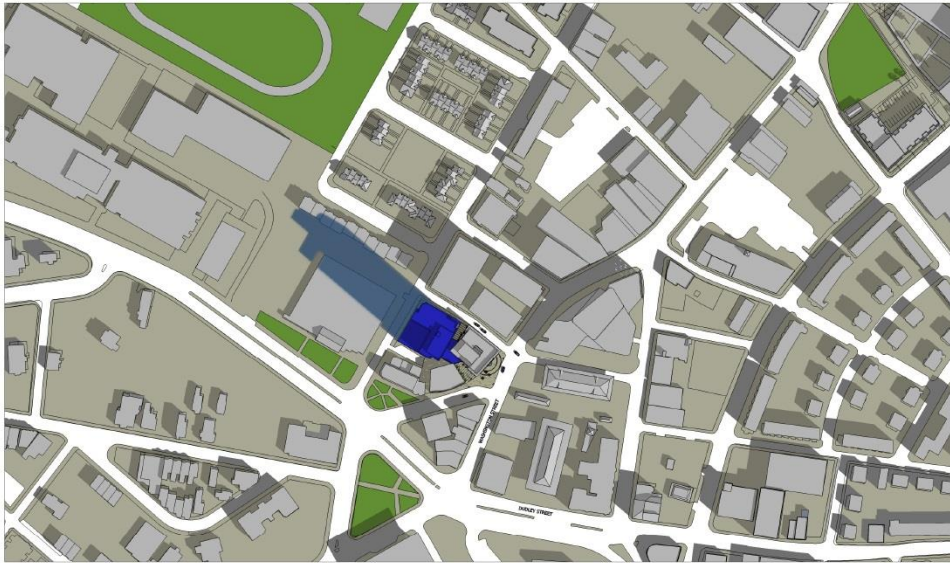




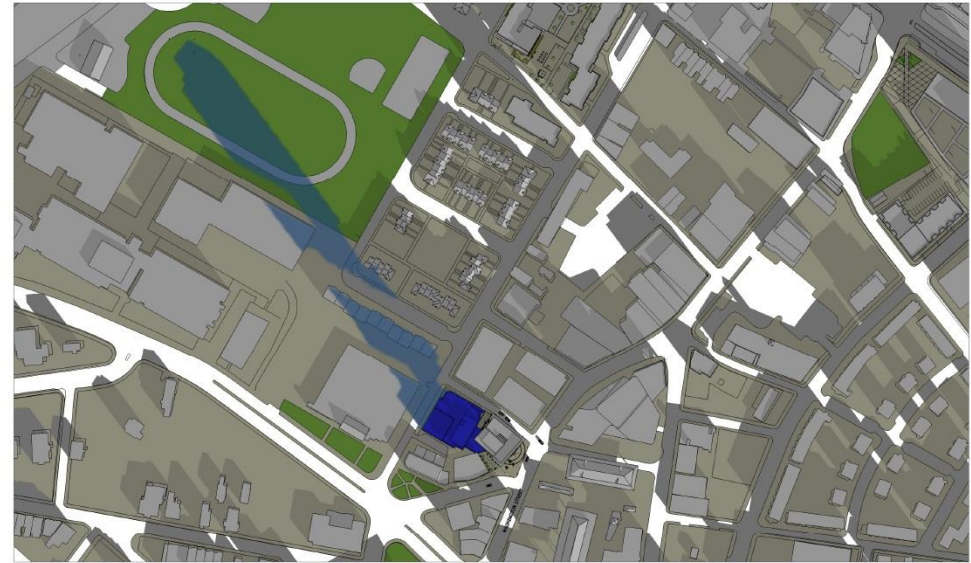
March 21 - 9:00 A.M.



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

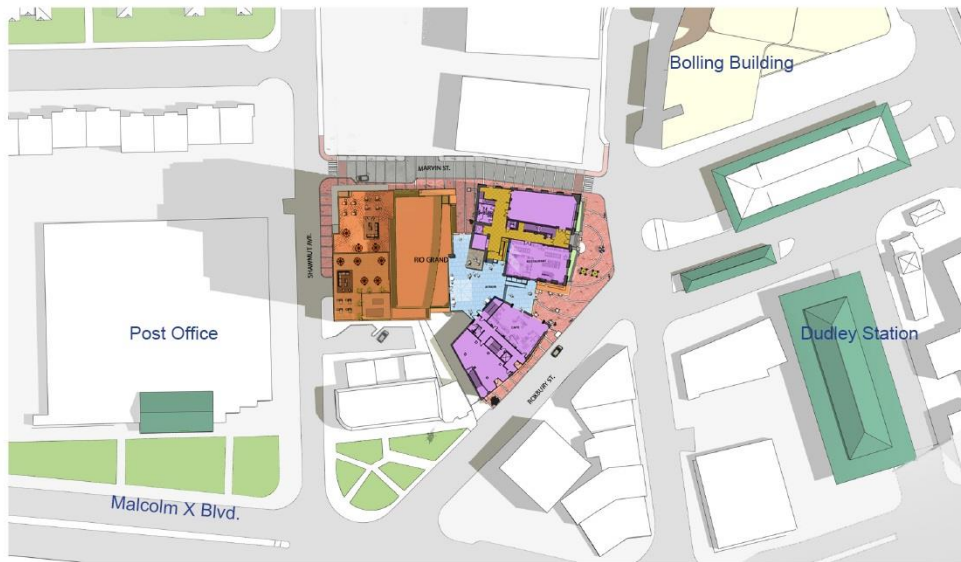
PROJECT DESIGN BRIEFING

# 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.

0 4' 8' 16'



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.

0 4' 8' 16'



Floors 20 Thru 24; Residential Rental





25th Floor Residential Rental and Amenity Floor



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

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













## 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

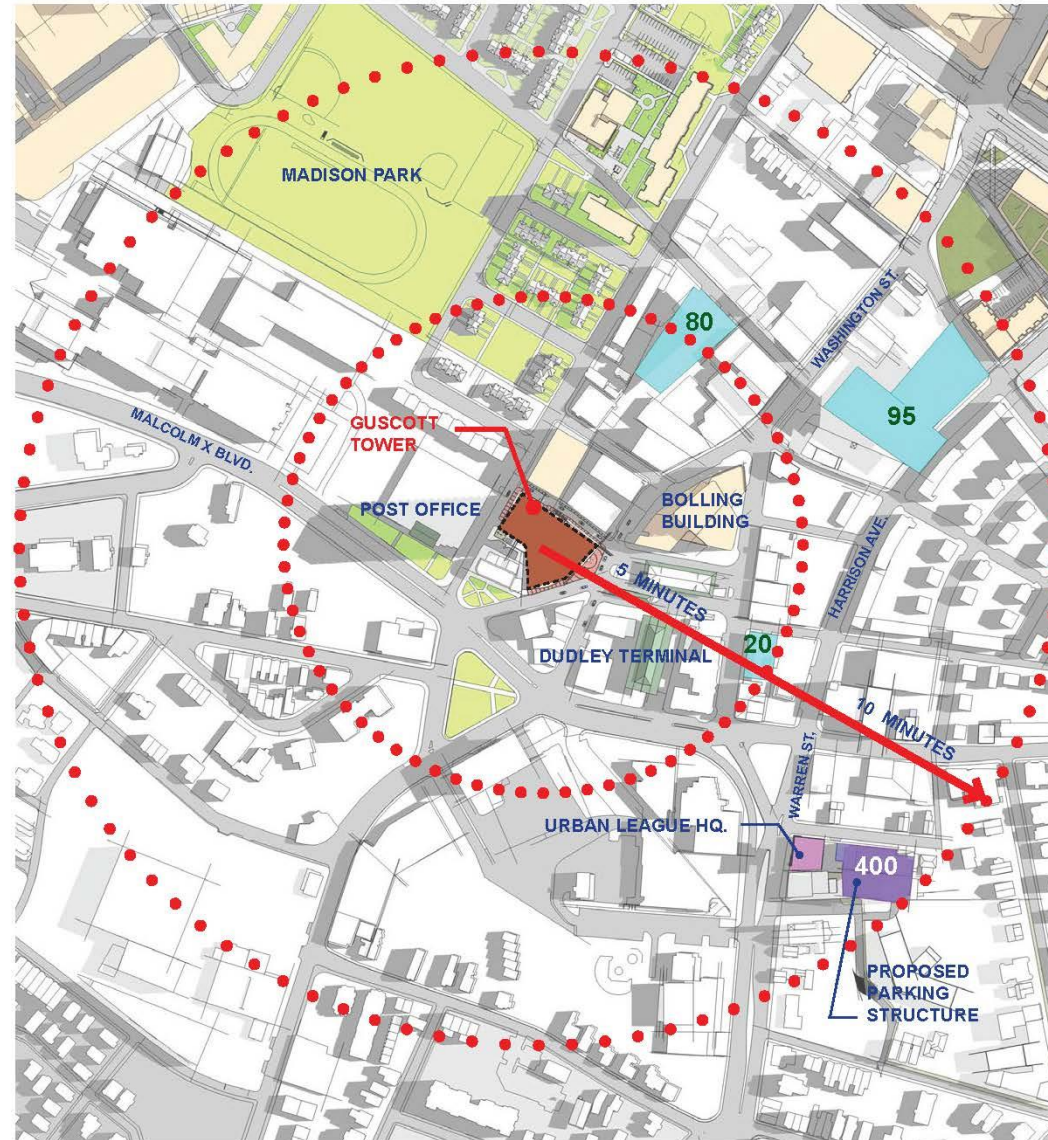
PROJECT DESIGN BRIEFING







## ADDENDUM 2



 PUBLIC PARKING LOTS

LOCUS MAP  
5 AND 10 MINUTE WALKING RADII





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