

**DECISION TO REVIEW:**

Project: **RIO GRANDE DUDLEY SQUARE**

Address: 2343-2345 WASHINGTON STREET, A MULTI-PARCEL SITE BOUNDED ON THREE SIDES BY WASHINGTON AND MARVIN STREETS, AND SHAWMUT AVENUE, ACROSS FROM THE DUDLEY SQUARE STATION, IN THE ROXBURY NEIGHBORHOOD

Description: RESIDENTIAL (~211 UNITS TOTAL; 165 RENTAL, 46 CONDO)  
~207,998 SF  
OFFICE ~ 28,208 SF  
RETAIL/RESTAURANTS ~ 26,059 SF  
RESIDENTIAL AMENITY SPACE ~ 10,368 SF  
LOBBIES/COMMON AREAS ~ 12,620 SF  
TOTAL ~285,253 SF  
PARKING - ~3 SPACES ONSITE, THE REST OFFSITE  
~6,088 SF OPEN SPACE

Proponent: RIO GRANDE DUDLEY SQUARE LLC (GUSCOTT FAMILY)

\_\_\_\_\_ not to review                        X   to review

This action will be taken based on the following criteria:

- "Large-Scale Development Projects" gross floor area  $\pm$  100,000 Sq. Ft.
- "Projects of Special Significance" requiring a majority vote by the Design Commission to be considered of special urban design significance to the COB.
- Civic Project - open space/public monument, cultural center.
- District Design Guideline/Guidelines for Development of a specific area of Boston.
- Condition of prior vote of the Commission.
- Proposed project review would extend beyond scope of BRA or that granted consensually by the Mayor or Article 28.
- Another duly constituted Commission's and/or public agencies jurisdiction protects the responsibilities of the BCDC.
- Submission is incomplete and does not conform to Schematic Design requirements as described by BRA development review procedures.
- Project review is primarily the rehabilitation to interior spaces and does not substantially alter the exterior.
- The proposed project is deemed by the BCDC not to be of a significant impact upon the public realm.

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Commission Public Hearing Date JUNE 6, 2017 (project accepted for review)


Commission Members Present and Voting: # 5 (quorum 5)  
Vote Taken For: 5 Against 0

Co-Vice-Chair   
Michael Davis

Deneen Crosby

  
David Manfredi

  
William Rawn

  
Kirk Sykes

BCDC Director   
David Carlson