



**Request for Proposal
526-528, 530 DUDLEY ST., ROXBURY
& UNNUMBERED PARCEL ON BURRELL ST., ROXBURY**

July 25, 2019

Teixeira & Rosa Incorporated

ROXBURY

Roxbury is made up of the following census tracts:

804.1

801

803

813

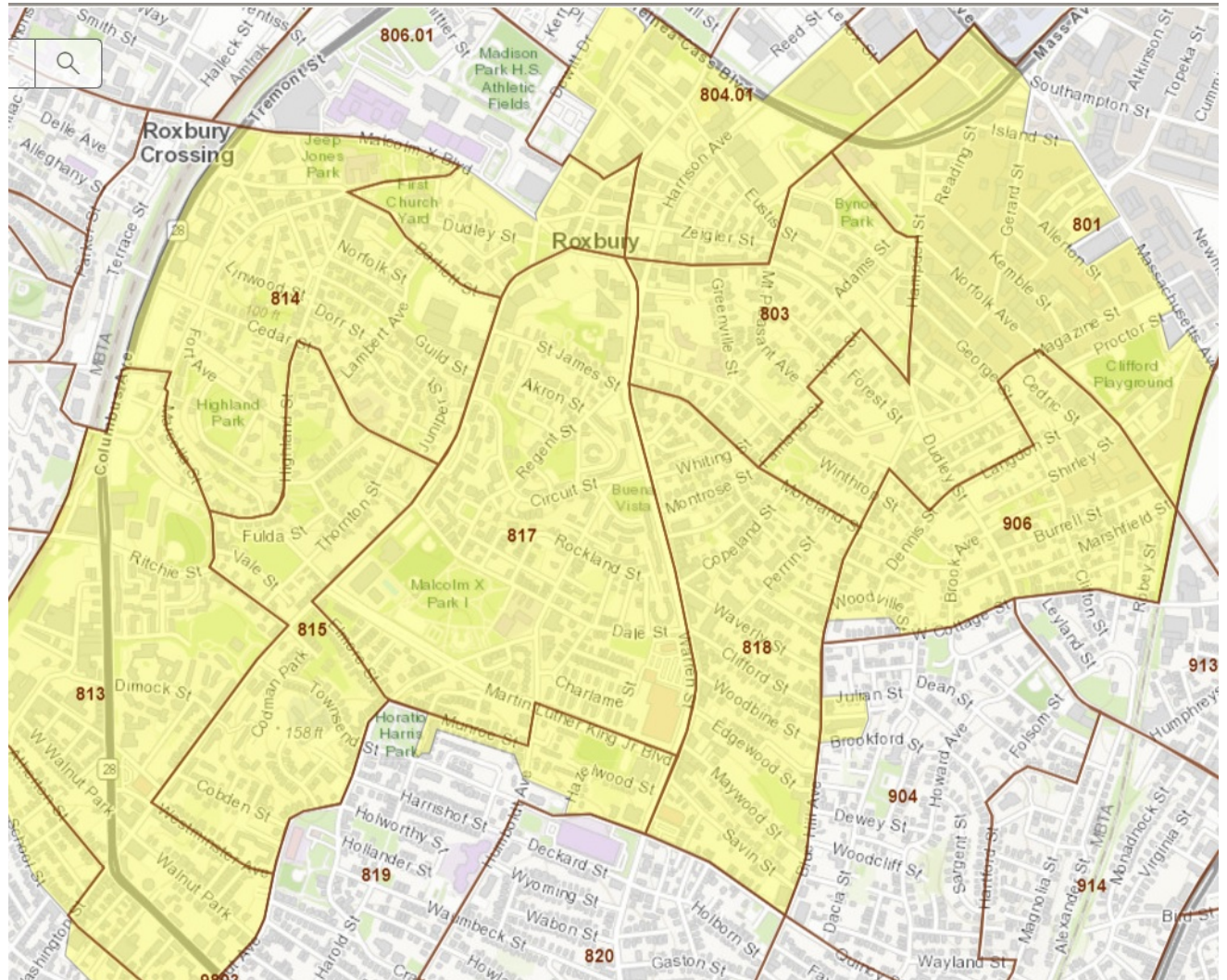
814

815

817

818

906



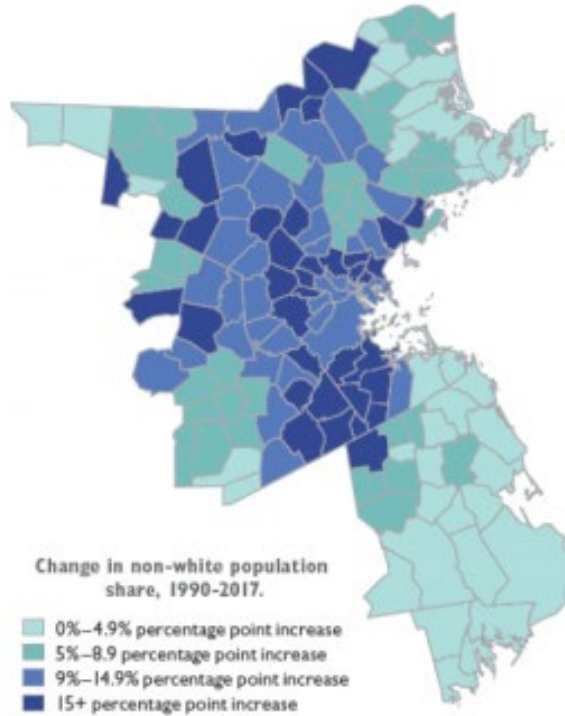
ROXBURY

The Roxbury area just southeast of Northeastern University and Wentworth Institute of Technology lost 32.1 percentage points in non-white residents in 2017.

– *Dorchester Reporter,*
Jennifer Smith, News Editor

The non-white population share of every city and town in the region has increased since 1990, and more so in many suburbs than in Boston itself.

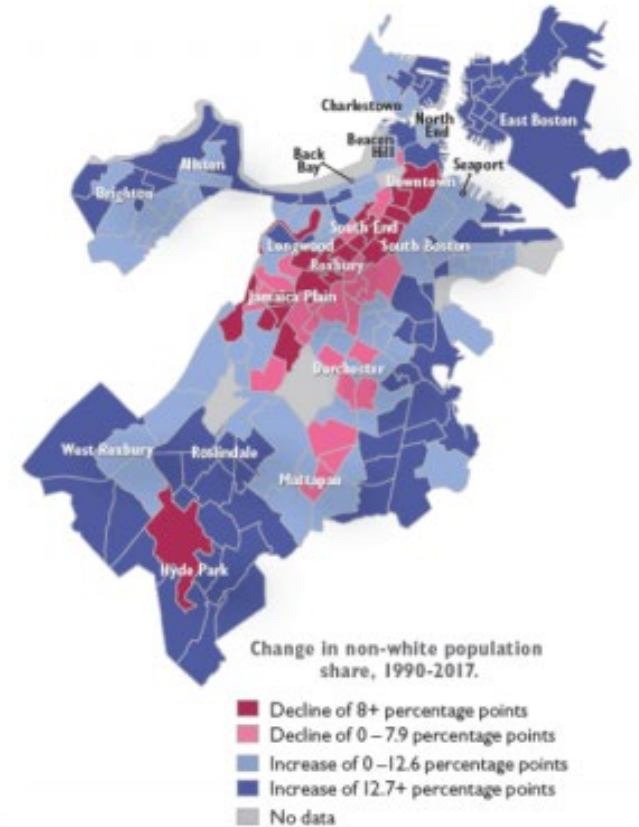
Percentage point increase in non-white population share. 1990 to 2017.



Source: 1990 U.S. Census, 2013-2017 American Community Survey.

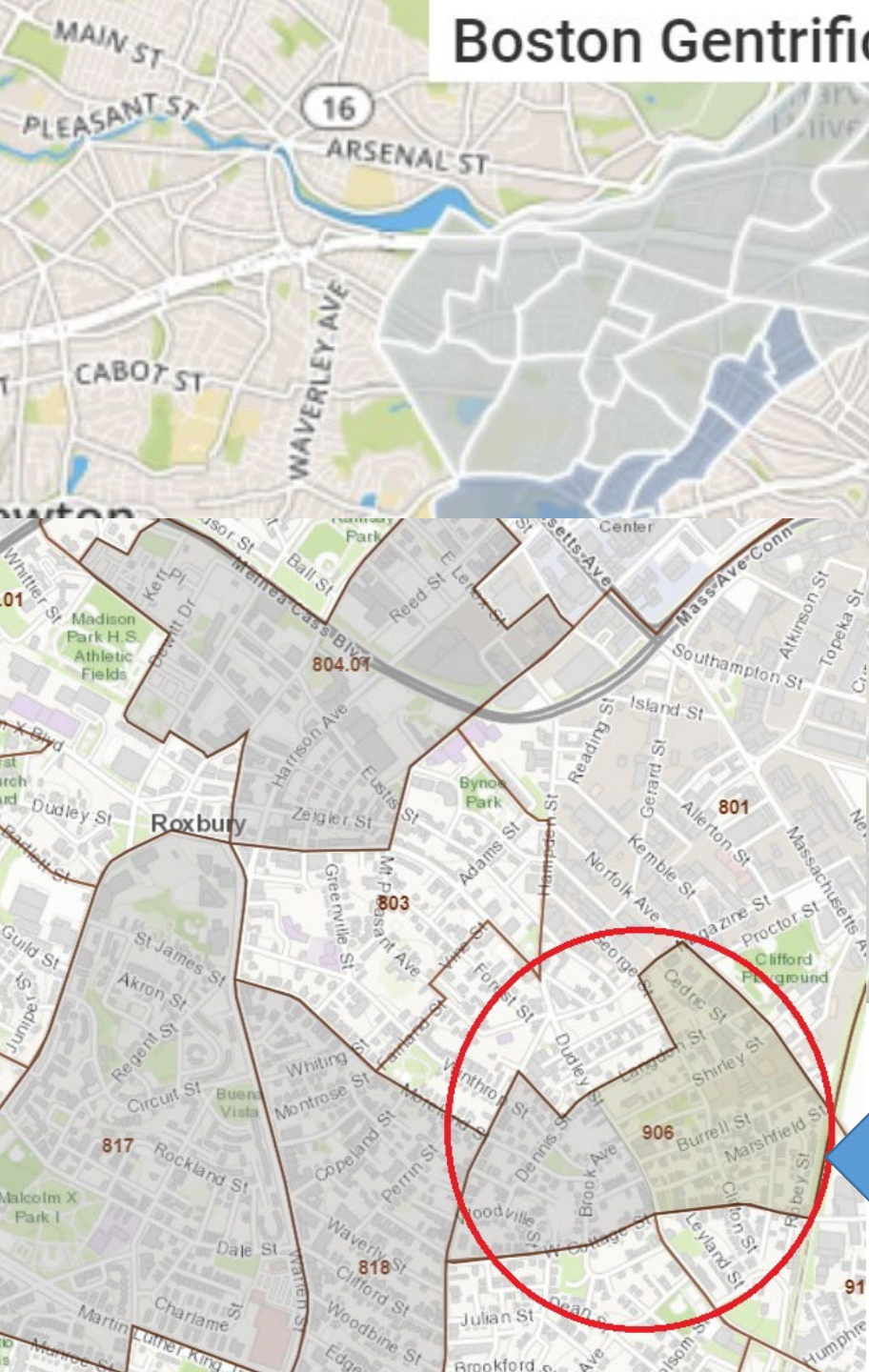
Large parts of the South End, Roxbury, Jamaica Plain and Dorchester have gotten whiter; neighborhoods north and south have gotten less white.

Percentage point increase in non-white population share. Boston census tracts. 1990 to 2017.



Source: 1990 U.S. Census, 2013-2017 American Community Survey.

Boston Gentrification Map: 2000 Census - Present



Census Tract 906

Status: Did not experience gentrification

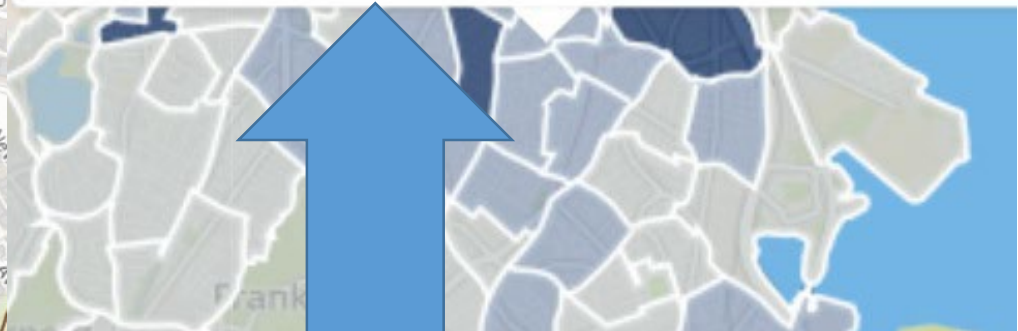
Population: 2,053 (-70)

Median Home Value: \$335,300 (+58%)

Bachelor's Degrees: 14.8% of adults
(7.1% had bachelor's degrees in 2000)

Median Household Income: \$50,640

Figures are 2009-2013 estimates. Change since 2000 shown in parentheses.



Tract 906 neighbors Tract 804.01, and Borders Tract 907, and Tract 818.

Boston Gentrification Map: 2000 Census - Present

Census Tract 804.01

Status: Gentrified

Population: 2,543 (+376)

Median Home Value: \$275,000 (+65%)

Bachelor's Degrees: 19.5% of adults
(10% had bachelor's degrees in 2000)

Median Household Income: \$18,203

Figures are 2009-2013 estimates. Change since 2000 shown in parentheses.

Map Key

- Tract gentrified
- Tract did not gentrify
- Tract not eligible to gentrify

Tract 906 neighbors Tract 804.01 - Gentrified, and Borders Tract 907, and Tract 818.

<https://factfinder.census.gov>



Census Tract 818

Status: Gentrified

Population: 3,233 (+370)

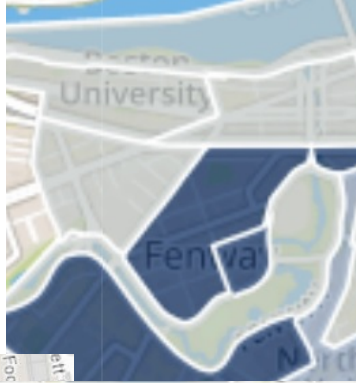
Median Home Value: \$313,900 (+44%)

Bachelor's Degrees: 21.4% of adults
(12.1% had bachelor's degrees in 2000)

Median Household Income: \$27,162

Figures are 2009-2013 estimates. Change since 2000 shown in parentheses.

Tract 906 neighbors Tract 804.01 - Gentrified, and Borders Tract 907, and Tract 818 – Gentrified.



Census Tract 907

Status: Gentrified

Population: 4,708 (+190)




Median Home Value: \$346,000 (+50%)

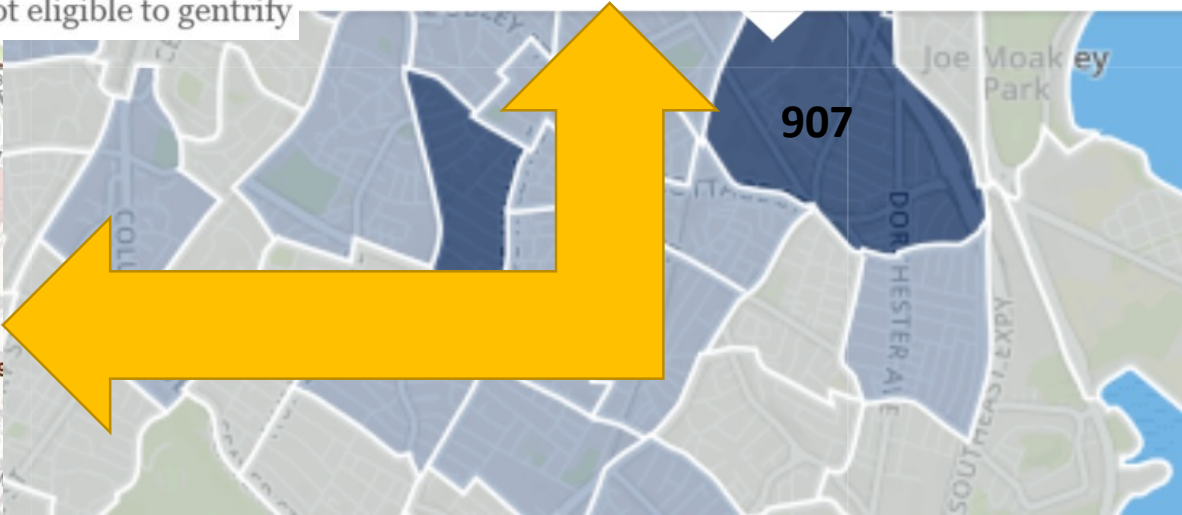
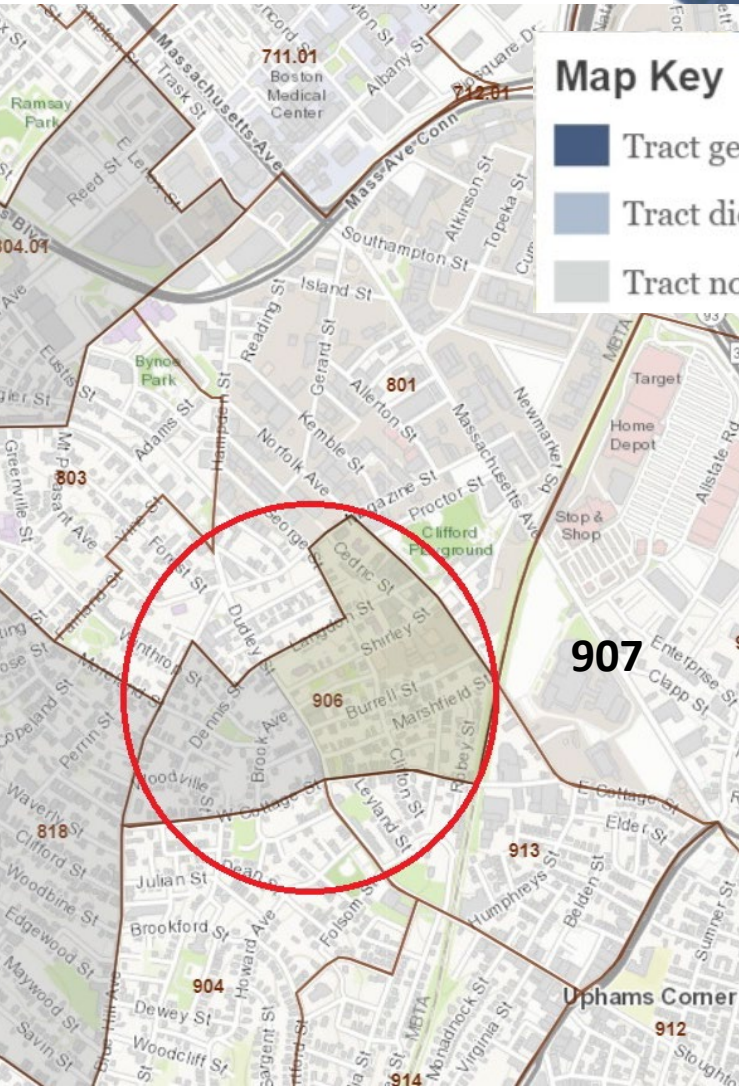
Bachelor's Degrees: 32.7% of adults
(19.1% had bachelor's degrees in 2000)

Median Household Income: \$54,293

Figures are 2009-2013 estimates. Change since 2000 shown in parentheses.

Map Key

-  Tract gentrified
-  Tract did not gentrify
-  Tract not eligible to gentrify



Tract 906 neighbors Tract 804.01 - Gentrified, and Borders Tract 907 - Gentrified, and Tract 818 – Gentrified.



DEVELOPER'S TEAM

Proud to support Women and Minority Owned
Businesses within the City of Boston

The Developers – Teixeira & Rosa Incorporate



EGIDIO TEIXEIRA



ANTONIO S. ROSA



OLIVIO TEIXEIRA

- Lifetime dedication to the Roxbury community
- Owner operators of Ideal Sub Shop, a minority owned business enterprise
- Strong relationships with community leaders and active participants and members of DSNI's board
- Committed to new job creation, supporting artists and entrepreneurs
- Prioritizing the continued success of Ideal Sub Shop for expansion to continue to offer quality, fresh affordable food.



iamthetruth28
boston, mass



Reviewed April 11, 2007

My favorite Subshop

This family owned, neighborhood subshop has the best subs ever. All the food is fresh, the subs are HUGE and INEXPENSIVE, and the staff is friendly. The service is a little slow, but that's because the shop is always full of customers, seeking superb subs. My favorites are the Italian sub, and the steak & cheese sub. If you live in Boston, or if you're just stopping through, you have to try Ideal Subshop...It's an ideal subshop :-)

[Show less](#)

Teixeira & Rosa Incorporate



MBE

Ideal Sub Shop

- Sponsor for over 25 years the Cape Verdean Celebrations held at Boston City Hall Plaza for 4th of July
- Proud to sponsor of Casa Mather Teresa, local schools and community organizations

EGIDIO

- 30 years on DSNI board of director
Eucharistic minister in Boston since 1970
Member of Saint Patrick's Church since 1968
Member of Legion of Mary since 1978
Member of Saint Patrick's Parish council

OLIVIO

- Member of Padre Pio Charity

ANTONIO

- Acorn member since 1980s



Proposed Teixeira & Rosa Incorporate Team

→ **MBE**

Architect – Design/LEED



Derek Rubinoff



Dror Amitay



Cameron McDermott



Tanisha Kaira

Legal

→ **Veteran Owned**



Kathleen Allen, Esq.
Dolan & Connly, PC
Dorchester, MA

Real Estate



Linda Champion, Esq.
CUE Realty*
Roxbury, MA
**wholly owned by URBAN EDGE*

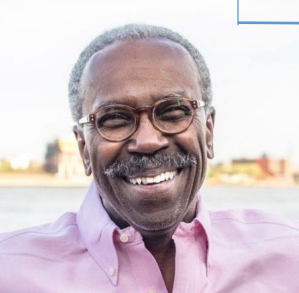
Financing



Anthony Gaymes
TD Bank
Boston, MA

Architect, Stull & Lee (*proposed*)

→ **MBE**



DAVID LEE
ROXBURY, MA

General Contractor, Maven (*proposed*)

→ **MBE, WBE**



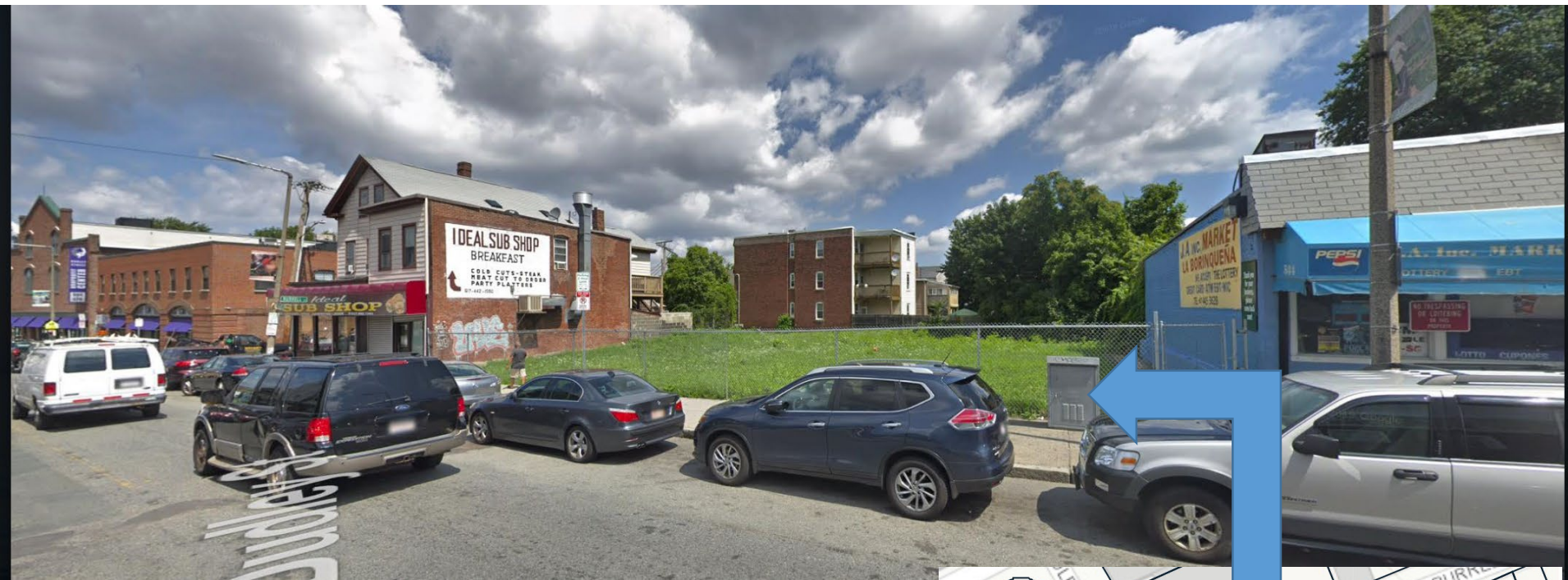
JOCCOLE "JC" BURTON
DORCHESTER, MA



THE SITE

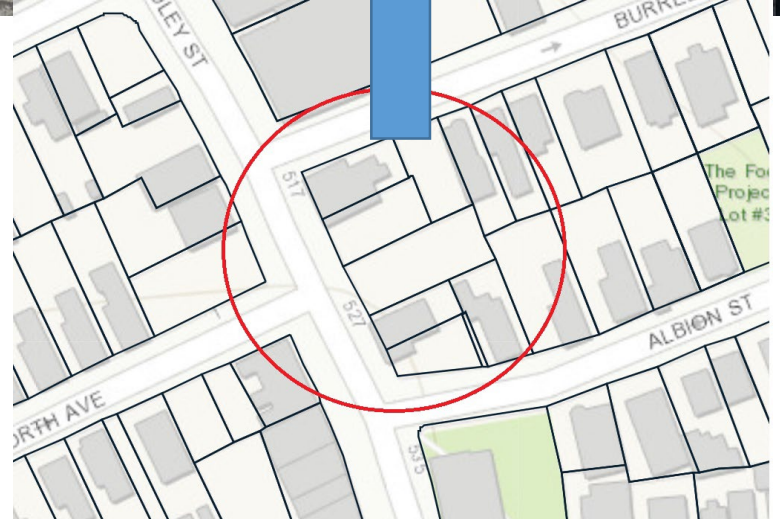
526-528, 530 DUDLEY ST., ROXBURY
UNNUMBERED PARCEL ON BURRELL ST., ROXBURY

EXISTING SITE

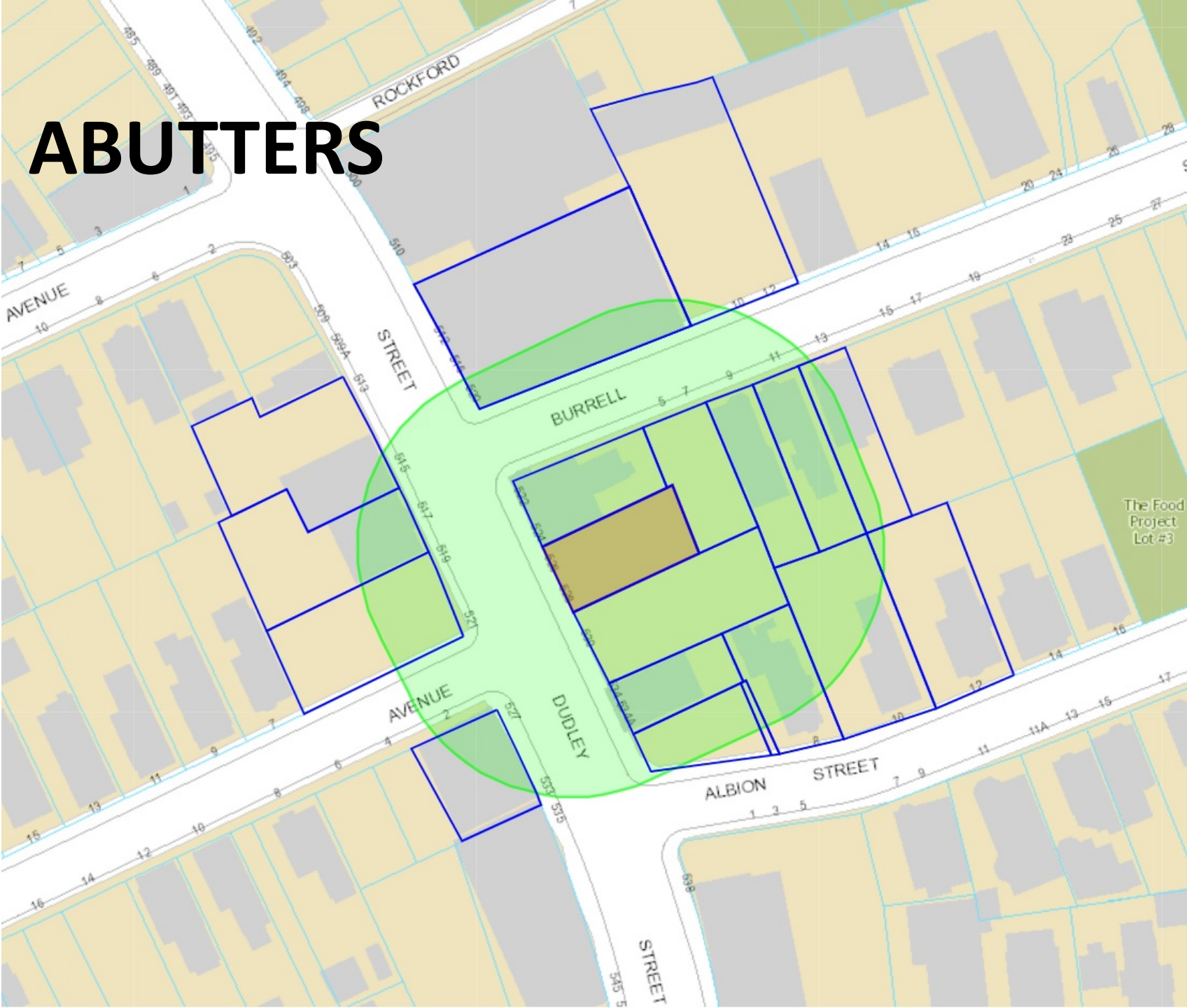


Site is made up of 3 undeveloped vacant lot located directly next door to the developer's current business.

Address	Assessor's Parcel Number	Lot Size (square feet)
526-528 DUDLEY STREET	0800202000	2,783
530 DUDLEY STREET	0800207000	4,957
BURRELL STREET	0800777000	2,883



ABUTTERS





THE PLAN

SUPPORT ENTREPRENEURS, EXPAND EXISTING BUSINESS, ENGAGE LOCAL ARTISTS, CREATE AFFORDABLE HOUSING, AND ADDRESS COMMUNITY NEEDS

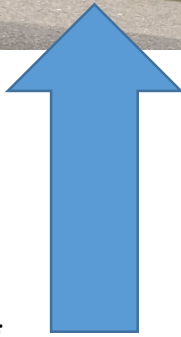
BOLD INVESTMENT | NEW IDEAS

- Create affordable housing
- Create office space for business owners
- Expand Ideal Sub Shop
- Establish Function Hall/Social Club
- Create OVERNIGHT resident and abutter parking options

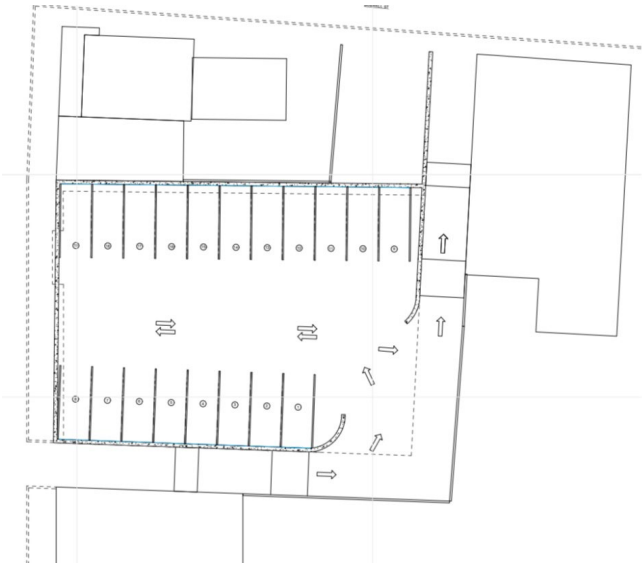
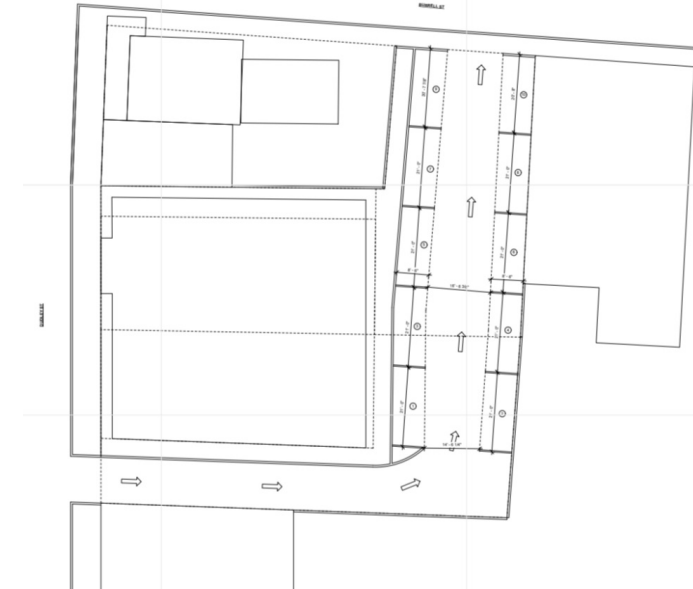
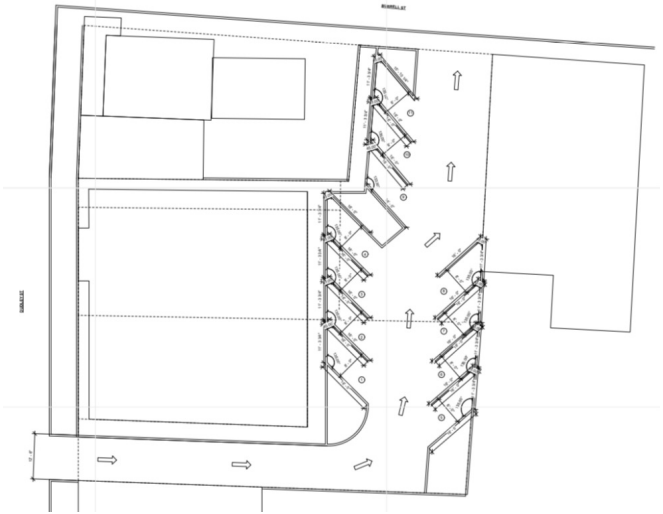
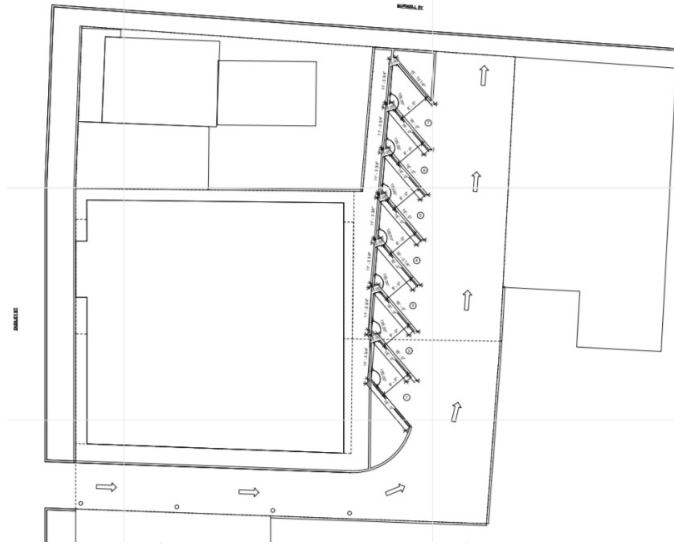


- Enhance quality of life
- Spur increased investment
- Inspire investment by local residents

PARKING

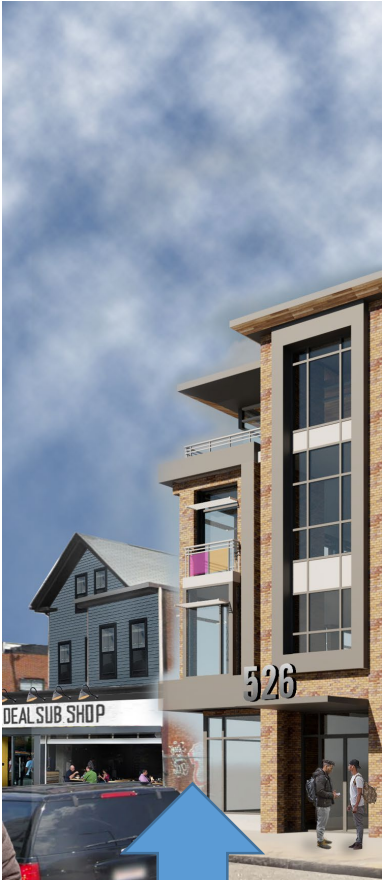


Create Parking



Driveway pattern options. Parking in rear (economical); underground increases construction costs. Make open to public from opening of Ideal to 5 pm; After 5 reserved resident only parking from 5 pm to opening for residents and abutters.

ARTIST SUPPORT



Create mural & passageway
preserve existing brick wall



Identify local artists to design &
paint passageway/breezeway wall