



270 TALBOT AVENUE AND SPENCER STREET, DORCHESTER

PRESENTATION | JUNE 4, 2018



ESCAZÚ DEVELOPMENT



PROJECT TEAM

- **Caribbean Integration Community Development (CICD):** *Sponsor and Co-Developer*
- **Escazú Development, LLC:** *Co-Developer with CICD*
- **E3 Development, LLC:** *Development Consultant*
- **Davis Square Architects (DSA):** *Project Architect*



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PROJECT TEAM

- Strong track record of successful developments of land associated with the City of Boston
- Development team emphasizes a community-driven design process
- Excellent experience in design and project execution

Illustrative developments in collaboration:

- **CICD with Davis Square Architects**
 - Cote Village, Boston – 76 units
 - Morton Street Village, Boston – 38 units
- **Escazú Development with Davis Square Architects**
 - Indigo Block, Boston – 80 units with 9 homeownership units

OUR TRACK RECORD



CICD, DSA: Cote Village, Mattapan



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CICD, DSA: Morton Street Village, Mattapan



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Escazú Development, Co-Developer, DSA: Indigo Block



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Escazú Development, Co-Developer, DSA: Indigo Block



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HOMEOWNERSHIP

- 9 condos at Indigo Block
- 88 Milton Street, Dorchester Single-Family
- 16-18 Lauriat Street, Dorchester Two-Family
- 54-56 Callender Street, Dorchester Two-Family
- 37 Jacob Street, Dorchester Two-Family
- 23 Dumas Street, Dorchester Two-Family
- 58 Mascot Street, Dorchester Single-Family
- 47 Forest Street, Roxbury Single-Family
- 43-45 Forest Street, Roxbury Two-Family
- 70-72 Mt. Pleasant Ave, Roxbury Two-Family

GOALS AND VISION

- Create a **community-driven**, mixed-use residential and commercial development as a catalyst for future economic development
- Build **affordable homeownership and commercial space**. Goal is to keep residents in the neighborhood, not displace them
- Create commercial space focused on **job creation, local employment**, and low impact on abutters
- Commit to **local hiring for construction and permanent jobs**, and using minority- and women-owned contractors

DEVELOPMENT PROGRAM

- Mixed-use and mixed-income rental and homeownership
- 42 units of affordable rental apartments
- 6 condominium / townhome units for first-time home buyers on Spencer Street: 80% to 100% AMI tiers
- Proposed unit mix as below:

UNIT MIX & INCOME TIERS			
	Studio	2-BR	Total (%)
31–60% AMI	20	22	88%
Homeownership	--	6	12%
Total	20	28	100%
% Total	42%	58%	

DEVELOPMENT PROGRAM

- 4,200 square feet of commercial space
- Community meeting room
- Exercise room
- Laundry room
- Service and amenities spaces

COMMITMENT TO JOB TRAINING

- Our commitment is to assist the local residents in reclaiming and rebuilding their community
- We are deeply committed to implementing a M/WBE business utilization plan structured around maximizing diversity and inclusion during all project phases

PROPOSED DEVELOPMENT CONCEPT

270 TALBOT AVE BUILDING PROGRAM

Level	Parking	Units	Commercial	SF
1	23	4	4,227	9,371
2	--	13	--	13,953
3	--	13	--	13,953
4	--	9	--	5,747
5	--	9	--	5,747

Total Parking Spaces	23		
Total Unit Count	48		
Commercial Space	4,227		
Common Areas	2,000		
GSF Excluding Parking	48,771		

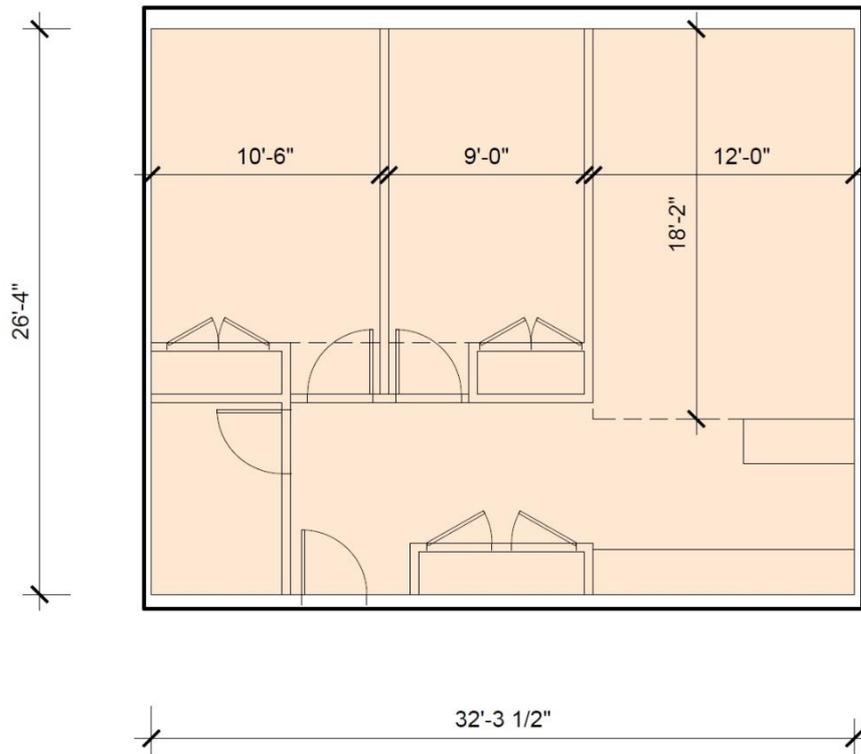
HOMEOWNERSHIP PROGRAM

- Condominiums / townhomes
- 80% to 100% AMI first-time homebuyers
- Owner-occupied restrictions
- 2-bedroom units

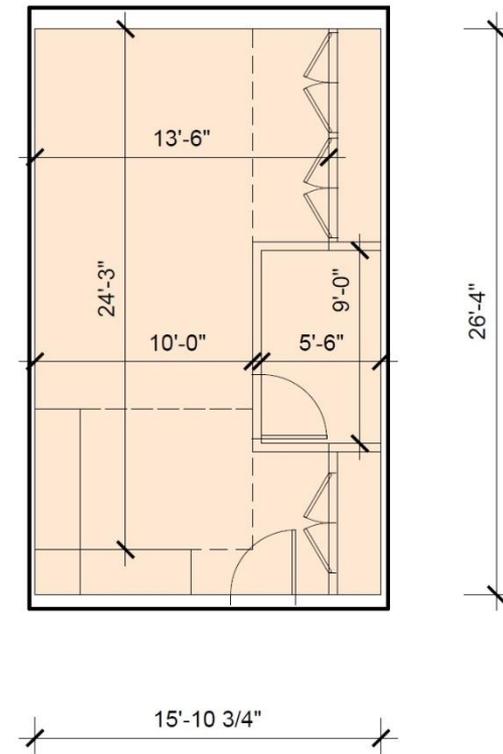
PROPOSED SITE PLAN



UNIT LAYOUTS



TYPICAL 2 BEDROOM UNIT
NET 850 SQ. FT.



TYPICAL STUDIO UNIT
NET 419 SQ. FT.

PROPOSED ELEVATION



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PROPOSED RENDERING



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COMMUNITY BENEFITS

- **Well integrated into existing neighborhood**
 - Design, income mix, rental and homeownership
 - Work with NACA to provide lower rates on mortgages
- **Local construction jobs**
 - 51% Boston residents, 51% minorities, 15% women
 - 30% of the total construction value will go to minority firms, 10% to women-owned firms
- **Local permanent jobs**

COMMUNITY BENEFITS

- Public transit access
- Open space
- Community room
- Commitment to conduct environmental cleanup and sustainable design
- Active community engagement process

Q&A