



270 Talbot Avenue & Spencer Street

# THE DEVELOPMENT TEAM

- Codman Square NDC and TLee Development are proposing a co-development approach that would allow for both affordability and faster completion
- Codman Square Neighborhood Development Corporation
  - CSNDC has over 37 years of real estate development experience and has the financial capability to support this project
  - CSNDC has developed 960+ units of housing throughout Dorchester and Mattapan
  - CSNDC is developing a 16-unit affordable homeownership project adjacent to the 270 Talbot Avenue and Spencer Street site

# CSNDC PROJECTS



**Whittier-Lyndhurst-Washington** was a complex, multi-site project encompassing both new construction and historic preservation.  
**44 units**  
**Completed 2017**



**157 Washington St**  
**24 units**  
**Completed 2012**  
Provides community art space and anchors Four Corners



**Girls Latin I & II**  
**93 units**  
**Completed 1985, 2006**  
Preserves a Dorchester landmark



**Four Corners Plaza**  
**31 units**  
**In Development**  
Will bring more retail and vibrancy to Four Corners

# THE DEVELOPMENT TEAM

- TLee Development (Travis Lee)
  - Travis Lee has over 13 years of real estate development experience, both as part of a CDC and as a small private developer
  - TLee has 60 units of housing in planning, under construction or completed in Dorchester
  - TLee has experience with unique commercial developments like Dorchester Brewing Co. and the Field Corner Business Lab. TLee owns and manages 45,000 square feet of retail, office and light industrial commercial space
  - TLee is working closely with the WOW Coalition to develop moderate-income homeownership housing on Norwell Street

# TLee Development PROJECTS

Dorchester Brewing Company, Dorchester, MA

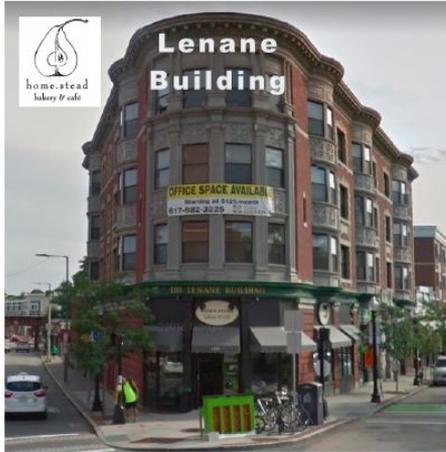


25,000sf contract beer brewing facility opened in July 2016



SKETCH PERSPECTIVE -  
VIEW FROM TALBOT

Proposed 14 unit + retail workforce housing project at 191 Talbot Ave



The Fields Corner Business Lab is a 5,000sf co-working space in Dorchester



New construction, 10 unit, moderate income, mixed-use building near Ashmont T station



New construction, 6 family, moderate-income rental building in Dorchester, MA

# THE DEVELOPMENT TEAM

- Placetaylor (architects)
  - Placetaylor is a local design-build firm that does nearly everything in-house
  - Sustainability is “baked in” to every project they do. They use the Passive House model which not only helps the environment, but gives residents substantial cost savings. Their buildings use an average of 75% less energy than other similar buildings.
  - Placetaylor has been featured in The Boston Globe Magazine, The Boston Business Journal, The AIA Magazine, and the BSA Magazine
  - Placetaylor has completed a variety of new build, renovation, and historic preservation projects, many in Roxbury’s Fort Hill neighborhood

# THE DEVELOPMENT TEAM

- Codman Square NDC has been a leader in green building among CDCs. Both 472 Washington and Whittier Place received LEED Gold certification just last month
- TLee Development is a pioneer in Passive House design, TLD brought the first Passive House building to Dorchester
- The team has a strong track record of minority/woman owned business utilization and hiring

# PROPOSED PROJECT HIGHLIGHTS

- The project will consist of two phases
- Phase 1 will move quicker and include moderate affordability; Phase 2 will move slower and have deeper affordability
  - Phase 1: 270 Talbot Avenue- TLee Development  
17 workforce housing units (70%-80% AMI) + 2,500sf of retail (mid 2020)
  - Phase 2: Spencer Street- Codman Square NDC  
19 affordable housing units (60% AMI and below (early 2022))

# PROPOSED PROJECT HIGHLIGHTS

- Creates needed **low-income affordable** and **middle-income workforce** housing
  - 17 units of workforce housing
  - 19 units of affordable housing
- Adds 2,500 SF of street-level commercial space
- Activates the streetscape of Talbot Ave & Spencer Street
- Will emphasize M/WBE utilization during design and construction

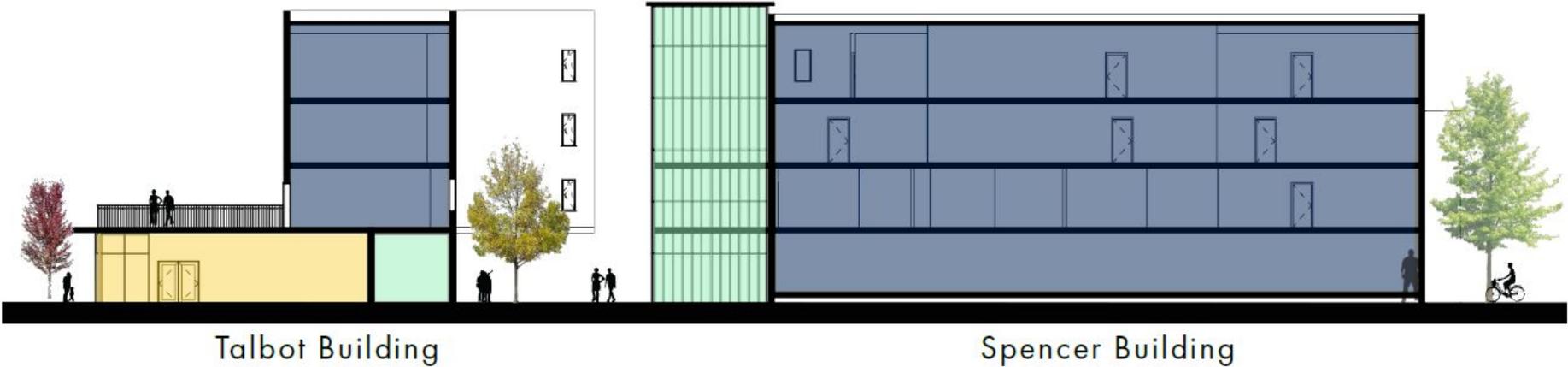
# 270 TALBOT AVENUE & SPENCER STREET



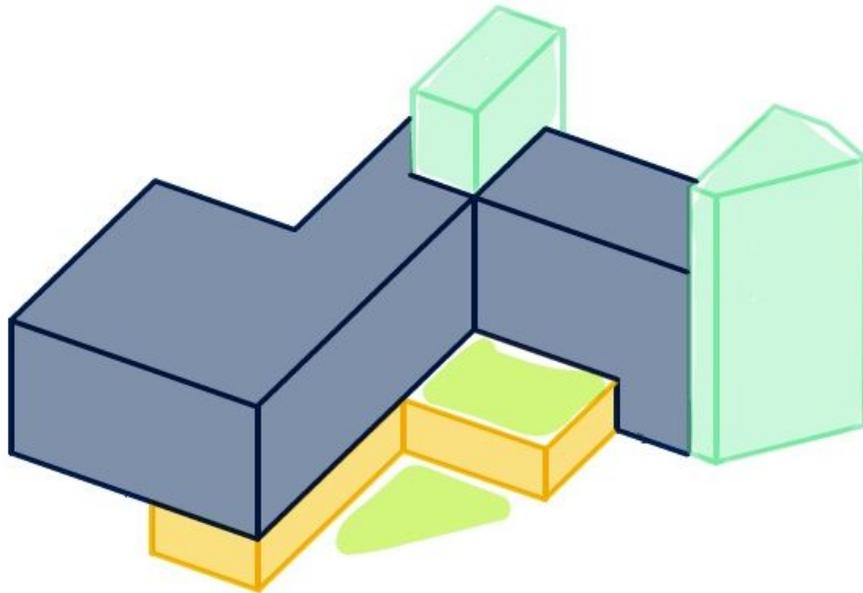
# 270 TALBOT AVENUE & SPENCER STREET



# 270 TALBOT AVENUE & SPENCER STREET



# 270 TALBOT AVENUE



## Building Design Features

- Efficient Layout allows for all all spaces to have exterior windows and views
- Take advantage of south-facing exposure for passive solar gains and daylighting in winter months
- Illuminated stair towers anchor the building and provide efficient vertical circulation
- Iconic stair corner captures the corner to provide a bold street presence for Dorchester
- Designed with the contextual modular floor plan of a triple decker
- Elevator centrally located off Spencer provides ADA accessible units
- Roof terrace above Commercial

# 270 TALBOT AVENUE

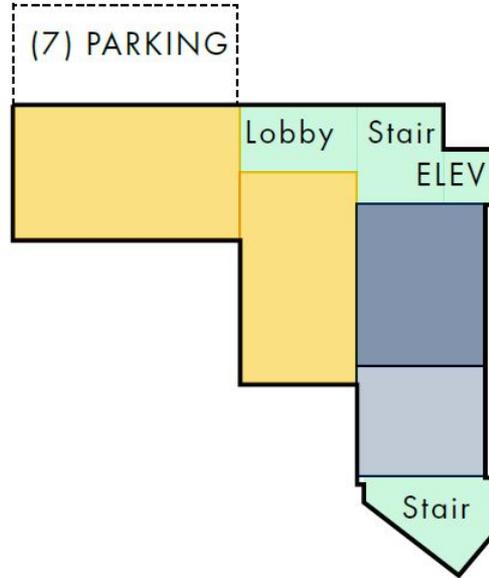
## UNIT MIX

	(1 BED) 4	UNITS
	(2 BED) 10	UNITS
	(3 BED) 3	UNITS

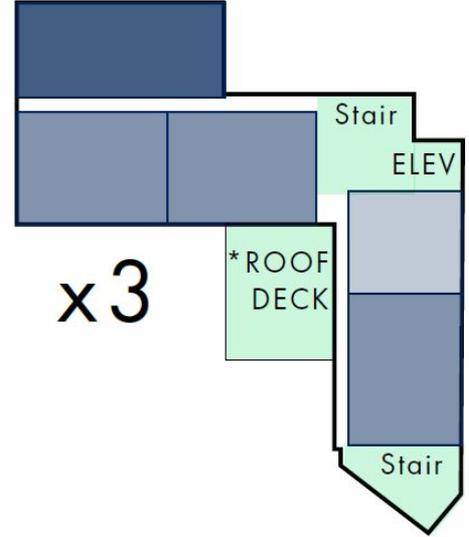
**17 UNITS**

	COMMERCIAL SPACE
	COMMON SPACE

x 1

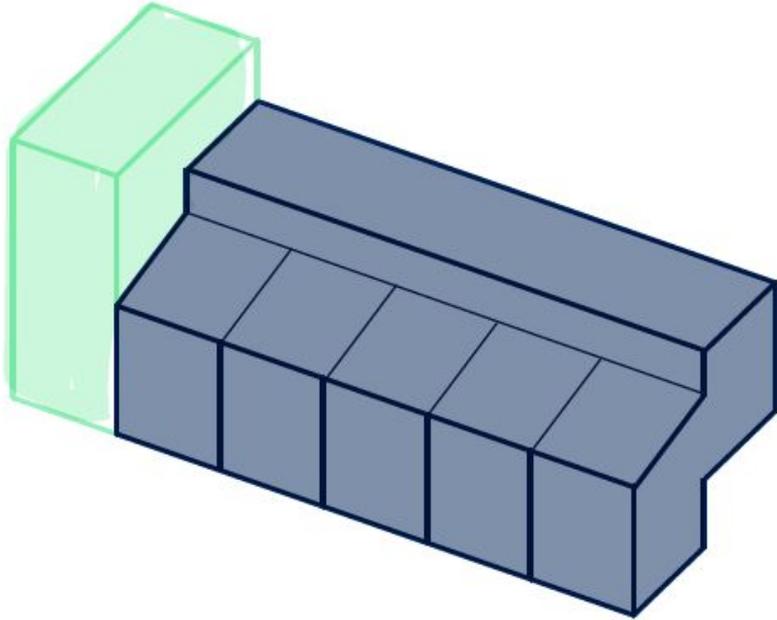


Level 1



Levels 2,3,4

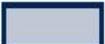
# SPENCER STREET

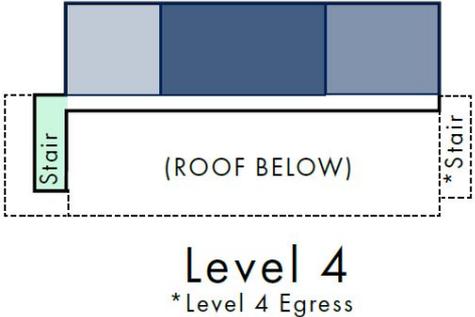
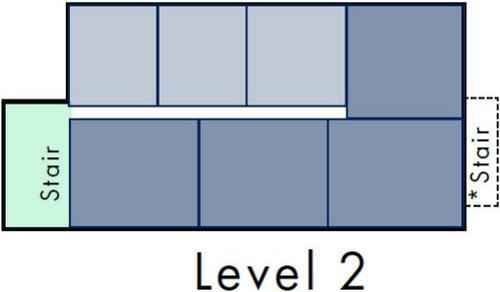
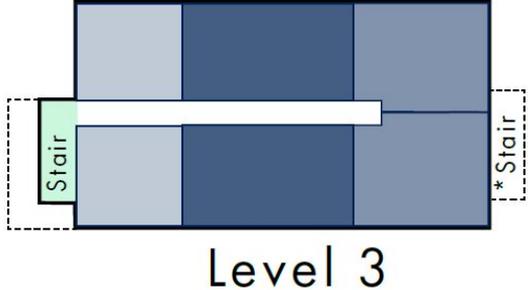
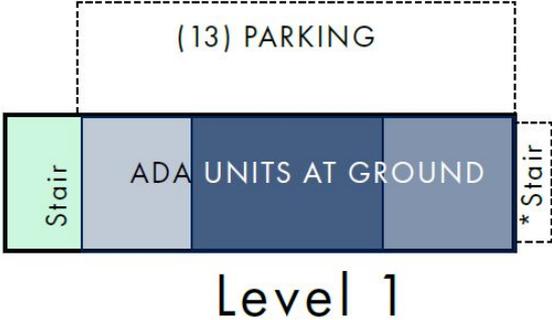


## Building Design Features

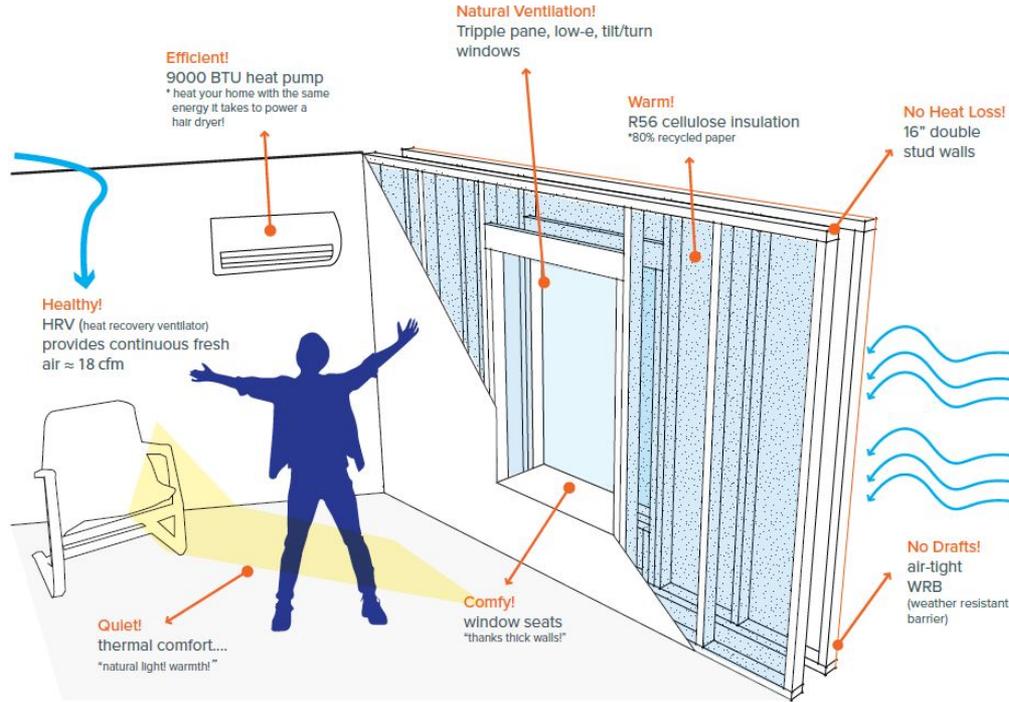
- Contextual Scale of the triple decker, familiar Spencer Street
- Iconic stairs carry the same language from Talbot street
- Varied facade treatments on Spencer with recessed entries and bay windows to mimic Row housing
- Laundry & Community spaces within the vertical core
- Elevator and ADA accessible ground floor units
- Simple, efficient building envelope is compact and cost-effective

# SPENCER STREET UNIT MIX

	(1 BED) 7	UNITS
	(2 BED) 8	UNITS
	(3 BED) 4	UNITS
		<b>19 UNITS</b>



# GREEN DESIGN



- 270 Talbot Avenue & Spencer Street will incorporate the latest green design techniques from LEED and Passive House approaches

# NEIGHBORHOOD CONTEXT

- The larger building at 270 Talbot Avenue adds an iconic facade at a prominent corner
- The commercial space helps bridge the retail space gap between the Talbot Ave MBTA station and Codman Square
- The front courtyard adds green space the whole neighborhood can enjoy



# NEIGHBORHOOD CONTEXT



- The smaller building on Spencer Street is the same scale as the triple deckers along the street
- The facade has variations and features that make it resemble the houses along Spencer Street
- First floor units are accessed from the front

# ECONOMIC DEVELOPMENT

- The 2,500 sf of commercial space can accommodate a variety of uses and support 1-3 businesses
- The team has a great deal of experience working with neighbors to identify tenants that will benefit the community



## 5-21 NEW ENGLAND AVE

- Along with 270 Talbot Avenue and Spencer, our team can bring an **additional 22 units of affordable housing** online a short walk away on New England Ave



# MORE DETAILS

- The project will have a shared parking lot consisting of (20) spaces.
- All 36 units will be deed restricted.
  - 17 will be affordable for families making 80% of AMI (\$86,850 for a family of 4 in 2018)
  - 12 will be affordable for families making 60% of AMI (\$64,700 for a family of 4 in 2018)
  - 7 will be affordable for families making 30% of AMI (\$32,350 for a family of 4 in 2018)
- Rent Ranges (Estimates)-
  - 30% AMI \$575-\$750\*
  - 60% AMI \$1200-\$1450\*
  - 80% AMI \$1350-\$1950\*

\*These rents are set at the regional level each year. Estimates only

# THANK YOU!

We'd be happy to answer any questions you have.