

Talbot Commons A

April 17, 2019

Developer: Codman Square NDC

Awarding Authority: Department of Neighborhood Development

General Contractor: M. O'Connor Contracting Inc.

Construction Cost: \$6.24 million

Construction Period: 4/19 – 3/20

Construction Monitor: Robert Woodson

New BRJP Ordinance Goals: **51% Resident** **40% People of Color** **12% Female**

Project Description:

This project is located in scattered sites: 14 and 18 New England Avenue, 0,15, and 17 Mallard Avenue Dorchester, MA 02124.

Talbot Commons Phase 1 is a proposed real estate development of 40 affordable homes across two locations in the Talbot-Norfolk Triangle. The first location, totaling approximately 20,000 sq ft, is at the intersection of New England Avenue and Talbot Avenue, adjacent to the Talbot Ave. train station. The second location involves the preservation of 18 homes at Norfolk Terrace, along with 4 additional new homes on parcels totaling approximately 16,000 sq ft. Talbot Commons Phase 1 is the first phase in the "Talbot Commons" program, in which CSNDC has targeted development opportunities near the Talbot Ave. Station on the Fairmount commuter rail line.