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## **Landmark Structures breaks ground on Twenty at Luna - Madison Park Development's affordable housing project**

October 27, 2009 - Spotlights

On Monday, October 5th, a groundbreaking ceremony took place for Madison Park Development's latest affordable housing project, Twenty at Luma, which is the final phase of the Orchard Gardens housing project. The development consists of 20 new homes located along Dudley, Eustis and Adams Sts. The 20 units will include five 2-bedroom homes, fourteen 3-bedroom homes and one 3-bedroom handicapped-adaptable home.

In conjunction with the developer, Madison Park Development Corp., and architect, Domenech Hicks Krockmalnic, Landmark Structures Corp. has been chosen as the general contractor for this exciting neighborhood revitalizing project. A once blighted, vacant area will be replaced with attractive and affordable housing where first-time homeowners will enjoy private yards, off-street parking, two floors of living and many modern, eco-friendly amenities. In fact, many of the eco-friendly amenities were made possible by a grant from the Massachusetts Technology Collaborative.

Upon completion, the Twenty at Luma project will be LEED Silver certifiable. Along with the many "green" features incorporated in these new homes, the project will utilize recycled and healthy building materials, high-efficiency boilers, photo-voltaic panels, low-VOC paints and low-flow sinks and toilets.

If you are wondering where the name Twenty at Luma originates from, it was explained by Jeanne Pinado, Madison Park Development CEO, during her opening remarks at the groundbreaking ceremony. Twenty obviously refers to the number of housing units being built but the Luma refers to the light illuminating off of the energy producing photo-voltaic panels which signifies the light being brought to a previously underutilized area of a now vibrant neighborhood.

The mayor of Boston, Thomas Menino, was also present at the groundbreaking ceremony.

With a construction schedule of eleven months, the 20 new affordable homes at Luma will be complete in September of 2010.

Landmark Structures also recently completed a residential project for Caritas Communities on Vine St. in Melrose. The project consisted of a complete gut/rehab of the former MacKenzie Nursing Home. The 10,000 s/f wood-framed building has been transformed into a handicapped accessible 14-unit single-room occupancy facility for low income working individuals.

Project highlights include structural reinforcement to meet current code requirements, all new finishes, doors, windows, roofing, siding and mechanical systems as well as extensive landscaping and fencing. The facility will also utilize energy-efficient practices and has met the requirements set forth by the Mass.New Homes with Energy Star Program.

Working in conjunction with Russell, Scott, Steedle & Capone Architects, Landmark delivered the project a month ahead of schedule and within budget.

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