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HDS Architecture and Callahan break ground on Rumney Flats: 231-unit Dolben development

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Rumney Flats will be a 231-unit market rate luxury apartment development located at 83-93 - 103 Ward St. The development will consist of three five-story wood framed buildings on six acres. Rumney Flats will be a transit-oriented development, with a nearby MBTA bus stop and access to U.S. Rte 1 and Rtes. 1A, 60, and 107. Travel time is less than 11 minutes to Logan Airport (9.2 miles) and 15 minutes to downtown Boston (5.5 miles); the project site is also in close proximity to numerous retail shopping and dining opportunities. The site is part of a larger Planned Urban Development (PUD) that includes BJ's Wholesale Club, which has already been completed.

The first floor of building #1 will provide a model unit, leasing/management office and urban amenity space that will include a great room, café, kitchen area, and fitness center.

All buildings will be five stories, slab on grade Type IIIB wood frame construction. Exterior finishes include brick veneer/panel along the first floor, fiber cement siding and trim and combination of asphalt roof shingles and EPDM rubber roofing. Each apartment building will be a variation of a five story elevated structure. All buildings will be protected by a fire suppression system.

Individual apartments will have gas fired heat and hot water system and central air conditioning. Each kitchen will be finished with stainless steel electric appliances, including a microwave. Washer/dryers will also be provided in every unit. Finishes will include granite countertops and ceramic tile floors in the kitchens and baths, and tile walls in the tub and shower areas. There will be vinyl plank flooring throughout the unit, with carpeting in the bedrooms only. Many apartments include large exterior decks.

Construction commenced November 2014 with a construction period of 20 months. Rumney Flats is projected to be completed by June 2016.

The project architect is HDS Architecture of Cambridge. HDS, founded in 1989 by Hans Strauch, specializes in the design of commercial, residential, retail, office and mixed-use developments. HDS' portfolio includes completed projects and urban complexes in New England, Southeast USA, Europe and the Caribbean.

The general contractor is Callahan, Inc., a full service construction firm which specializes in construction management and preconstruction. The company's experience includes retail, multi-family, education, corporate, industrial, and historic preservation and rehabilitation projects. Callahan has extensive experience in the commercial construction industry and has worked with many large New England developers and property managers.

The owner and developer of the property is The Dolben Company, Inc., founded in 1929 to fulfill the property and investment needs of a wide array of businesses. They are an industry leader known for developing and managing multifamily housing. The Dolben Co. has developed more than 5,500 multifamily units in New England and the Mid-Atlantic.

Callahan general contractor

HDS Architecture: Architect

Wozny/Barbar & Associates: MEP engineer

Allen & Major Associates: Structural engineer

Linskey Construction: Site consulting

Shown (from left) are: Deane Dolben, president, The Dolben Co; Patrick Callahan, president, Callahan, Inc.; Drew Dolben, executive vice president, The Dolben Co.; Dan Rizzo, mayor, City of Revere; Hans Strauch, president, HDS Architecture; and Anthony Zambuto, council president, City of Revere.

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