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Allen & Major, Criterion Development and CUBE 3 Studio complete 163-unit Lumiere apartment complex

February 19, 2015 - Construction Design & Engineering

Allen & Major Associates, Inc. in partnership with Criterion Development Partners and CUBE 3 Studio provided land survey and civil engineering for this new 276,048 s/f four story residential apartment that features 163 units, ground floor parking garage, swimming pool with sun deck, lounge, clubhouse and fitness center

The site is a 2.15 acre single parcel that housed a former automotive dealership and brownfield site that poorly represented the neighborhood. Bordering the Mystic River and located across from the Mystic River Reservation, the site offers view of the Boston skyline and access to Mystic Valley Parkway and Rte. 93.

Allen & Major's land survey division completed an ALTA/ACSM Land Title Survey and once complete Allen & Major's civil division began extensive permitting for the project, beginning with filing a Chapter 91 Permit with the Mass. Department of Environmental Protection (MassDEP). Once the project received a negative determination from the DEP, additional permitting was involved and included the Department of Conservation and Recreation (DCR), the city of Medford, and the Mass. Water Resource Authority (MWRA). A 20' MWRA water line was within the five foot limits of the project, and required MWRA approval and multiple site design considerations.

Low Impact Design techniques included elevating the site to minimize soil export, use of pervious asphalt, and utilizing Stormcrete modular porous concrete for walkways. The project has been awarded LEED Certification

Criterion Development Ptrs., founded in 2004, is the owner and developer of Lumiere. Criterion generated the initial concept of turning the former auto dealership into a multi-family residential community, and led the project through all stages of development. Lumiere is part of Criterion's ever growing portfolio of multi-family projects including the recently completed Vox on Two in Cambridge and Riverbend on the Charles in Watertown. Next in line for Criterion is Hub25 located adjacent to the JFK/UMass Redline stop, which broke ground in February 2015.

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