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Project of the Month: Fulcrum Associates completes 157,000 s/f Orpheum Apartments for Cathartes Development

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Dover, NH Fulcrum Associates completed construction of the Orpheum Apartments at 140 Washington St. for Cathartes Development.

Fulcrum began the re-development of this site in October of 2018, beginning with the demolition of Robbins Block. In its place now stands the five-story, 157,000 s/f building with 130 apartment units, a total of 98 covered and surface onsite parking spaces and is topped by a rooftop “Take Five” lounge and terrace, having panoramic views of downtown. The site, bordered by Washington, Locust and Chestnut Sts. has one of the most prominent downtown locations, walkable to restaurants, bars, museums, parks and shops.

The Orpheum Apartments offers residents a choice of open-concept living from studio to three-bedroom units with vibrant style and modern amenities, including quartz countertops and backsplash in the kitchen, smart thermostats and USB outlets, hardwood-style flooring, expansive walk-in closets, balconies and front-loading washers and dryers. Off the lobby on the ground floor, residents have access to a café, a plush lounge area with a fireplace and gallery seating, a state-of-the-art fitness center and a groom room pet-washing station. Other resident amenities include a secure parcel room, bicycle storage and electric vehicle charging stations. The building also features a coworking space with various sized private offices on the ground floor available for lease on a membership basis ranging from a day pass to full-time.

“Dover continues to be one of the fastest-growing communities in New Hampshire,” said Jeff Luter, president of Fulcrum. “The support and excitement we’ve seen from the community has continued to grow since construction began, and we’re proud to have worked with Cathartes on bringing the residents of Dover the first luxury-style living opportunity in the heart of downtown.”

The redevelopment of this commercial property included offsite improvements consisting of infrastructure coordination, walkways and sidewalks, traffic signal and pedestrian crossing improvements as well as the development of a public park at the intersection of Locust and Chestnut Sts.

Tighe & Bond, Inc. provided civil engineering and permitting, Woodburn & Company provided landscape architecture services, and Embarc Studio is the architect.

Fulcrum Associates is a family-owned, Amherst, N.H.-based construction management firm with the execution capabilities of an ENR100 firm. Fulcrum applies its award-winning modern management techniques in planning, design and construction processes to deliver complex, high-performance buildings throughout the region. Fulcrum specializes in academic, institutional, medical, manufacturing projects and more ranging from small- to large-scale, and maintains a range of clients including Southern New Hampshire Hospital Systems, Great NH Restaurants, Portsmouth Regional Hospital, BAE Systems and Hitchiner Manufacturing. Please visit fulcrum-nh.com to learn more about Fulcrum and explore our project portfolio.

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