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## **Pro Con begins steel framework for \$6.8 million The Residences at Portwalk; 52,000 s/f mixed-use developed by Cathartes Private Investments**

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The first floor steel framing is in place and the second floor concrete deck is complete for The Residences at Portwalk, a \$6.8 million mixed-use apartment building in the historic district. Cathartes Private Investments of Boston is the developer of The Residences at Portwalk and Pro Con Inc. is the architect and construction manager for the sustainable design build project.

The 5-story, 52,000 s/f apartment building is located in Portwalk, a mixed use development that is situated between the Deer St. retail district and Market Sq. with boutiques, salons, restaurants, hotels and downtown businesses.

The Residences at Portwalk will offer open floor plans with various one and two bedroom design configurations, ranging in size from 720 s/f to 1,169 s/f. The 36 apartments will feature kitchens with wood cabinetry and granite counters, Energy Star stainless steel appliances, living/dining room or great room, and master bedroom suite with marble vanity counter and shower surround, walk-in closet, laundry area and over-sized windows. Some floor plans include a raised ceiling and sliding terrace doors, offering views of the city. The Residences will have a private entrance with an elevator and a dedicated parking area.

The 9,400 s/f of ground level retail space will have large windows and high ceilings.

Cathartes and Pro Con have incorporated sustainable design into each phase of the construction process, as well as, the operation of the building. The environmentally beneficial strategies include using regional & recycled materials in construction, using low volatile organic compounds for the adhesives, paints, coatings and flooring materials, installing low-e windows with insulated glazing and placing high efficiency, energy saving heating units and appliances in each apartment. Upon completion, this project will apply to become LEED certified.

When fully built out, Portwalk be comprised of The Residence Inn by Marriott hotel and the Harbor Events and Conference Center, which were completed in June 2010, and The Residences at Portwalk which is scheduled to be completed in the fall of 2011 and the final phase which will include office and retail space. The buildings are connected by Portwalk Place, a two-lane, one-way, thoroughfare that is aligned with the Vaughan Mall walkway and creates a pedestrian loop connecting Congress St. with Deer St.

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