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## **Pro Con completes framing for \$6.8 million mixed-use The Residences at Portwalk in Portsmouth**

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The framing is complete for The Residences at Portwalk, a \$6.8 million, mixed-use apartment building in the city's historic district. Cathartes Private Investments is the developer and Pro Con Inc. is the architect and construction manager for the sustainable design build project. Upon completion, The Residences at Portwalk will apply to become LEED certified.

The 5-story, 52,000 s/f apartment building is located on Hanover St. and is part of Portwalk, a mixed use development that is situated between Deer St.'s retail district and Market Sq.

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 cultured 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 ground level will contain 9,400 s/f of retail space.

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 and 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.

When fully built out, Portwalk will be comprised of The Residence Inn by Marriott hotel and the Harbor Events and Conference Center, which were completed in 2010, The Residences at Portwalk, and the final phase which will include commercial 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.

The Residences at Portwalk is one of several projects Pro Con has managed for Cathartes in Portsmouth, including the Residence Inn by Marriott, the Harbor Events and Conference Center, Harbor Hill Condominiums, and the Hilton Garden Inn.

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