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## **Project of the Month: Windover Construction and Embarc complete second phase of Harborwalk Apartments for Cathartes**

March 24, 2023 - Construction Design & Engineering



Plymouth, MA Windover Construction and Embarc have completed a 165,000 s/f development for Cathartes as the second phase of Harborwalk Apartments. The newest phase in the luxury apartment community includes a four-story building with 147 apartments ranging from studios to three-bedroom units, as well as community spaces, outdoor amenities, and a 7,500 s/f retail building.

This is the second phase of the Harborwalk development at Plymouth Station, with Phase I consisting of 155 units and amenity spaces. The project is set within the Cordage Park Smart Growth District, a 40R overlay district established by the town to encourage residential and mixed-used development as part of the revitalization of Cordage Park and the surrounding North Plymouth shoreline and neighborhood. The new Smart Growth Community will utilize the Commonwealth of Massachusetts' Affordable Housing Law, Chapter 40R, and 25% of the units will be designated as affordable.

Harborwalk Apartments at Plymouth Station is part of The Life Collection from Boston-based developer Cathartes and promotes a balance between work and life by providing spaces, services, and programming to connect people, place, and community. The overall development is dotted with pocket parks, community areas, and landscaped sidewalks that tie all the buildings together. The project has oceanfront views of Plymouth Bay, with its amenity spaces both at grade level and on the top floor taking advantage of these views, and is connected to the town by a 1.2-mile bike trail along the water. In addition to the shared amenities from Phase I, the Phase II amenities include elevators, landscaped courtyard with an activity plaza and outdoor kitchen and grilling, fitness space, bike storage, and a lobby built for working from home.

“We made an extra effort on this project to focus on community, balance, and wellness,” said Rob Simmons, director of development at Cathartes. “Our amenity spaces provide numerous opportunities for residents to gather and engage as well as allow for the broader community to come in through art shows, speakers, and more.”

Harborwalk's lobby is designed to allow for numerous work-from-home opportunities and features private offices, conference rooms, high-speed internet and copiers. To further support the community's mission for health and well-being, there are fitness and meditation rooms, as well as bike, kayak, and paddleboard rentals to enjoy on the Rail Trail and onsite beach.

Windover Construction of Beverly, Mass. is a global leader in construction management and innovation. Dedicated to the core purpose of building great things with great people, Windover creates commercial and institutional spaces, urban multifamily communities, and select custom homes. A 100% employee-owned firm, Windover works with clients to provide construction management, design-build, and virtual design and construction services.

Embarc is a 46 person, Boston-based, architecture and interior design firm with substantial design experience from luxury brownstone homes to mixed-use, multi-building residential developments.

Cathartes is a private real estate firm that uses 30 years of experience to develop spaces that meet the needs of an ever-changing society. The Cathartes mission centers around staying ahead of trends and leveraging new technologies to create purposeful environments and embrace new ways of life, work, and wellness through its mixed-use projects.

The project team included:

Windover Construction - Construction Manager

New Bedford Tile and Carpet - Flooring

Helical Drilling - Ground Improvements

Advanced Green Insulation - Insulation

Arch Street Glass - Interior Glass & Glazing

Glynn Electric, Inc. - Electrical