



nerej

Construction begins on phase 1 of Portwalk project; Pro Con is architect

August 18, 2009 - Construction Design & Engineering

Construction is underway for Portwalk, a mixed-use development in the city's historic district with office, retail, restaurants, residences and a Residence Inn by Marriott hotel. Cathartes Private Investments of Boston is the developer, Elkus Manfredi Architects of Boston is the master planner, and DeStefano Architects is the consulting architect. Pro Con Inc of Manchester is the architect of record and the design builder for the project's first phase which includes the hotel and retail space and will be owned by Parade Residence Hotel LLC. When completed, Portwalk will include three buildings located between Deer, Hanover Sts. and Maplewood Sts. in the downtown area.

Portwalk will be a pedestrian friendly, integrated urban development featuring first class office space, boutique shops, cafes, restaurants, residences and a Residence Inn by Marriott hotel. Portwalk is being built on the site of the former Parade Mall.

Cathartes Private Investments is aiming to make Portwalk a LEED-certified mixed-use development and the Residence Inn, one of New Hampshire's first LEED certified hotels. The goal is to recycle 95% of the demolished waste material from the former 2-story, 86,000 s/f Parade Mall. In addition, Portwalk will use regional and recycled materials in construction and incorporate environmentally beneficial strategies such as using white roofing, deploying water efficient landscaping, and promoting alternate transportation.

Portwalk's first phase is a 5-story, 96,000 s/f mixed-use building. The building's first floor will house the hotel's lobby and common areas and 12,000 s/f of retail space. The hotel will offer 128 urban studios and one-bedroom suites, with a large hearth room, bar and lounge area, breakfast room, indoor pool and fitness room, meeting room, business center and guest laundry area. Pro Con has scheduled a June 2010 completion date for Portwalk's first phase.

The development's exterior design featuring granite banding, masonry veneer stone, red brick siding, and cornice molding compliments the existing architecture in the historic Portsmouth neighborhood. The main entrance to the hotel will be on Portwalk Place, a new pedestrian friendly one-way vehicular thoroughfare that will connect the Portwalk buildings. Portwalk Place will have wide brick sidewalks with trees, flowers, outdoor café seating and provide storefront access to shops and restaurants. The hotel's side entrance will be on Deer St.

Residence Inn, which is designed for the extended stay traveler, will offer complimentary continental breakfast, evening social hours and each suite will have separate working, lounging, and sleeping areas. Each room will also have a fully equipped kitchen with granite counter tops, microwave, stove, refrigerator, dishwasher and coffee maker.

Cathartes Private Investments is a private real estate development and investment company. Over the last ten years, the company has invested and developed over \$500 million in commercial real estate, including the Hilton Garden Inn and the Harbour Hill Condominiums in Portsmouth which

were completed in 2006.

Pro Con Inc recently completed the several design build hotel projects including a 150-room Renaissance Hotel and Spa at Patriot Place, a 100-room Residence Inn by Marriott in Auburn, Me. and a 150-room Hampton Inn and Suites in Yonkers, N.Y. Pro Con Inc. is a full service architecture, engineering and construction management firm specializing in commercial, hospitality, institutional, industrial and multi-family residential projects. The company is recognized as an industry leader and is known for their single source design-build delivery system, "The Diamond Solution."

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540