

CONGRESS PARK OFFICE COMPLEX



Project Data

Site Address:	100 Congress Park Drive Delray Beach, FL 33445
Eng. Proj. #:	6038
Project Area:	8.43 Acres
Building Area:	106,357 SF
Cost:	\$12.0 million (<i>Construction</i>)
Project Dates:	2000-2007 (<i>Design</i>) 2002-2007 (<i>Construction</i>)

Owner:

Marvin Feinstein
Parkview Properties
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Point of Contact:

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Key Design Features:

- Preservation of several large canopy trees
- Multi-phase development
- Adjusting existing utility infrastructure which was installed based on a previous site plan and previous land use
- Partial filling of an existing lake & demolition of existing roadways to accommodate new site plan
- Negotiated utility easement with adjacent property owner to loop and increase fire flow

Project Description:

Congress Park Office Complex is a multi-phase office park on 8.43 acres. The property was purchased after a previous project had failed, so the parcel included partially constructed roadways, drainage, and utilities. Many of the existing utilities were salvaged; however several of them had to be removed or relocated while they were still active. Tree wells and specialized grading was incorporated into the site plan in order to preserve existing old growth shade trees. Harris Engineering provided the design, permitting, and construction supervision for phases 1-3 (phase 4 remains to be completed). Harris Engineering also prepared the site plans for those phases and assisted in the approval process through the City of Delray Beach. Harris Engineering was also instrumental in negotiating utility easements from an adjacent property owner in an effort to loop the existing water main system in order to provide the required fire protection.