

# Woodlands Falls Office Park

Mettawa, IL

## CLIENT

Hamilton Partners

## SCOPE OF SERVICES

Feasibility Study

Preliminary Engineering

Final Engineering

Off-site Water Main

Off-site Sanitary Sewer

Off-site Highway Widening

Design of Riverwoods Boulevard  
Road

700,000 SF Office Space

30-Acre Residential Component

Surveying

Construction Staking

## Project Duration

1998 to 2008

## Project Cost

\$100,000,000.00



Manhard Consulting, Ltd. designed this 90-acre mixed use master planned office park located in Mettawa, Illinois. Design of this development included 700,000 square feet of office space in two buildings for CDW and HSBC and a 30-acre residential component. This site also included a restaurant and two hotels.

One of the challenges Manhard faced on this project was balancing the new development with its current surroundings, making it aesthetically pleasing while functioning to minimize the impact of the increase in traffic flow that the business park would create. To resolve these concerns, Manhard designed a custom "front door" to the business park that fit into the surrounding residential neighborhood while minimizing the impact of increased traffic flow. Traffic congestion and local covenants resulted in a unique roadway realignment to allow for the custom "front door" to the site. Mass grading increased visibility of the office buildings along the adjacent Interstate highway while minimizing visibility from nearby residences.

Extensive off-site water main and sanitary sewer extensions were required for the site. These extensions ran across a 6-lane interstate and through crowded right-of-ways.

In addition, this project involved significant coordination with a number of agencies having input on intersection improvements, including:

- Lake County Division of Transportation
- Illinois State Tollway Authority
- Lake County Department of Public Works
- Village of Mettawa
- Illinois Department of Transportation