

**Crest Park**  
Highland Park, Texas  
Sammons Corporation

**Objective**

To update a 1950's luxury apartment building on a densely developed site in an exclusive residential neighborhood, and meet intense competition for the burgeoning luxury condominium market. Overcome existing building limitations within a reasonable budget, to offer a top-quality project that competes with brand new buildings.



**Services**

Building Solutions assisted the owner in conducting an architect selection process, scheduling, budgeting, and managing city approvals. Orchestrating and staging construction in a sensitive neighborhood environment was a key assignment.

**The Project**

Known locally as a premier location, just within the boundaries of exclusive Highland Park, the existing Crest Park was originally constructed in two phases, and the recent project entailed adding a third wing as well as totally renovating the interior, replacing windows, modernizing all building systems. The project challenges included structural repairs, asbestos abatement, total gutting of the interior, and integrating new fire and life safety systems. The building complex straddles a city boundary, so was permitted by two municipalities, operating under different building codes, with separate inspectors and fire departments.



239,656 sf renovated, 8 stories  
136 units total

132,259 sf new construction  
Architect: HKS, Inc.