

## BAY AREA MIXED USE

### CONTACT

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## CITY PLACE SANTA CLARA

Location: Santa Clara, California  
Client: Related Urban, City of Santa Clara, California  
Services: Site/Civil, Environmental, Geotechnical,

### OVERVIEW

The overall redevelopment site is the 240-acre former Santa Clara all-purpose landfill, and project plans are for a mixed-use development that includes office, hotel, retail, restaurant, entertainment, residential, and parking space. We are providing integrated site/civil, geotechnical, and environmental services for all project phases.

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## 950 MARKET

Location: San Francisco, California  
Client: Group i  
Architect: Handel Architects  
Services: Site/Civil, Geotechnical, Environmental,

### OVERVIEW

The existing building at 950 Market is being demolished to construct a 12-story development that consists of a hotel, residential units, and retail. Langan is providing multi-disciplinary services. Because the structure comprises the majority of the site, an important aspect of our site/civil engineering services is the stormwater management design. The site is adjacent to BART and MUNI tunnels, which was a key consideration in providing appropriate recommendations for foundation and shoring design. The development is subject to San Francisco's Article 22A (Maher) Ordinance, which requires that site history and soil sampling be performed.

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## MUSEUM PLACE - 180 PARK AVE

Location: San Francisco, California  
Client: Insight King Wah, LLC  
Architect: Steinberg Architects  
Services: Geotechnical, Environmental,

### OVERVIEW

Located in the heart of downtown San Jose is a planned development, dubbed the Museum Place. It will consist of 12,000 SF of retail, 210,000 SF of office, 12 stories of condominiums, and 3 stories of hotel space including luxury penthouses. The development will also offer 60,000 SF of expansion space for the adjacent Tech Museum on the ground floor. Langan's scope of work includes evaluating subsurface conditions, identifying potential seismic hazards, and performing a Phase I Environmental Site Assessment (ESA).

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## HUNTERS POINT NAVAL SHIPYARD

Location: San Francisco, CA  
Client: Successor Agency to the San Francisco Redevelopment Agency, Office of Community Investment and Infrastructure  
Services: Environmental, Geotechnical,

### OVERVIEW

Hunters Point Naval Shipyard is on 638 acres of waterfront in the southeast corner of the San Francisco Bay and was established as a commercial shipyard in 1870. Langan is aiding in the process of property transfer and redevelopment by providing the San Francisco Redevelopment Agency with peer review consultation related to the environmental and geotechnical aspects.

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## FRUITVALE TRANSIT VILLAGE

Location: Oakland, California  
Client: Fruitvale Development Corporation  
Services: Geotechnical, Environmental,

### OVERVIEW

The Fruitvale Transit Village is a mixed-use, transit-oriented development next to the Fruitvale BART station. Locally-owned retail stores occupy the ground floor; office space dedicated to community resources and organizations is on the second floor; and the third floor provides 47 apartments, 10 of which are designed affordable units. The village also has landscaped courtyards and at-grade parking. Langan's geotechnical engineers designed the foundation and slabs to resist the effects of the highly expansive surficial soil blanketing the site. Our environmental team conducted Phases I and II Environmental Site Assessments (ESAs) as well as a soil gas investigation, and provided a site mitigation program.

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## VILLAGE AT SAN ANTONIO

Location: Mountain View, California  
Client: Merlone Geier Partners  
Services: Geotechnical,

### OVERVIEW

The Village at San Antonio Center is in the heart of Silicon Valley. It consists of a Safeway-anchored mixed-use center with 330 residential apartments over restaurants and shopping. Langan performed preliminary and final geotechnical investigations for the mixed-use development, which is comprised of six structures; two buildings have three basement levels; two have one basement; and two are at-grade. We developed foundation and other geotechnical recommendations for each new building.

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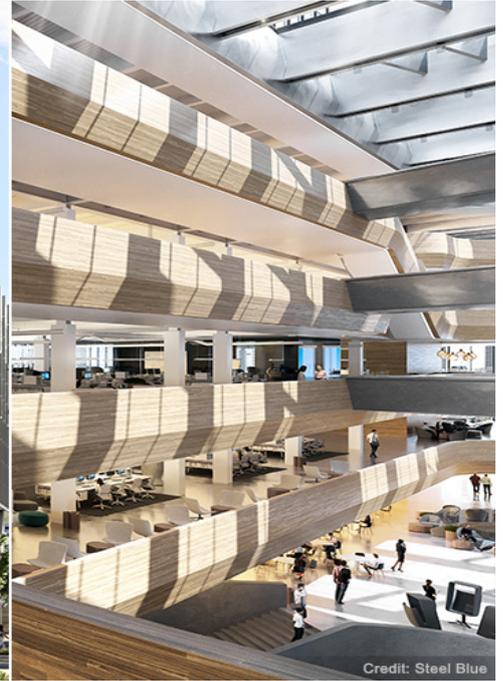
## SUTTER MEMORIAL REDEVELOPMENT: SUTTER PARK NEIGHBORHOOD

Location: Sacramento, CA  
Client: StoneBridge Properties  
Services: Geotechnical, Environmental,

### OVERVIEW

This project includes demolishing a hospital to construct a community-centric neighborhood that maintains the East Sacramento style. The proposed project includes 20 single-family homes in various styles, a 12-unit multi-family building, a commercial/retail building, a centrally-located park, and smaller parks and community gardens on a 20-acre site. Challenges included coordinating the demolition and environmental remediation activities with the development, identifying material for re-use in construction, and identifying and evaluation potential import materials.

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## EASTLINE (2100 TELEGRAPH AVENUE)

Location: Oakland, CA  
Client: Lane Partners & Strategic Urban Development Alliance  
Architect: Gensler  
Partner: Magnusson Klemencic Associates (MKA)  
Services: Geotechnical, Site/Civil, Earthquake/Seismic,

### OVERVIEW

The planned mixed-use project at 2100 Telegraph will occupy the entire 3.2-acre block, making it one of the largest developable sites in downtown Oakland. Running beneath the site are three concrete tunnel box structures that contain Bay Area Rapid Transit's (BART) rail lines. Langan evaluated the soil and groundwater conditions at the site and developed conclusions and recommendations regarding the site seismicity and seismic hazards, probable foundation types for the new structure(s), foundation settlement behavior, floor slab support, construction considerations, and seismic design criteria in accordance with the 2013 California Building Code. Langan's civil engineering services included performing boundary and topographic surveys and support the project through the initial Planning Application of the project.

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## 3093 BROADWAY

Location: Oakland, CA  
Client: CityView  
Architect: VTBS Architects  
Services: Environmental, Geotechnical,

### OVERVIEW

Langan is providing geotechnical and environmental engineering services for the design and construction of a seven-story, mixed-use development at 3093 Broadway. Located along Oakland's historical Auto Row, this project is a critical piece of the City of Oakland's vision for revitalization of this neighborhood into a vibrant retail and mixed use district under the Broadway-Valdez District Specific Plan. The building will occupy the entire 150,000 SF parcel with retail and parking on the first level and residential units in the upper six levels. The historical automobile showroom façade from the previous site use was retained and repurposed into the development.

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Credit: Matthew Anderson

## ALAMEDA LANDING

Location: Alameda, California  
Client: Catellus Alameda Development, LLC, Target Corporation, Tri-Pointe Homes, LLC  
Architect: MCG Architecture, MBH Architects, Perkins + Will  
Services: Geotechnical,

### OVERVIEW

Alameda Landing is a 96-acre waterfront mixed-use development consisting of residential, retail, and office buildings. Langan provided geotechnical services for the foundation design of this multi-phased project. The initial phase is construction of the commercial complex, while later stages will focus on the residential units.

### AWARDS

2015 U.S. Environmental Protection Agency Phoenix Award - Excellence in Brownfield Redevelopment

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## ALAMEDA POINT SITE A

Location: Alameda, California  
Client: Alameda Point Partners, LLC  
Services: Geotechnical, Environmental, Earthquake/Seismic,

### OVERVIEW

The 878-acre former naval air station known as Alameda Point is one of the Bay Area's largest redevelopment areas. Plans include a mixed-use project on a 69-acre portion of the site next to the Seaplane Lagoon, known as Site A, which includes creative reuse of the military and historic buildings as well as new infrastructure and buildings. Langan has explored soil and groundwater conditions and evaluated the site for seismic hazards. Our environmental team is providing soil gas sampling and vapor intrusion assessment services at the Navy petroleum site.

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## TREASURE ISLAND/YERBA BUENA ISLAND

- Location: San Francisco, California
- Client: San Francisco Public Utilities Commission (SFPUC), Treasure Island Development Authority (TIDA)
- Services: Environmental, Geotechnical, Site/Civil,

### OVERVIEW

Langan is providing engineering services for the Treasure Island/Yerba Buena Island Development Project on behalf of the Treasure Island Development Authority (TIDA). Langan oversees the environmental remediation program led by the US Navy and assists with issues of land transfer, reuse, and controls. Our team works closely with TIDA and developers (TICD and TIE) to plan for the future land development of the islands and Clipper Cove marina - addressing environmental conditions that affect construction, development design to land use controls, reuse criteria, regulatory agency coordination, and mitigation measures to address environmental restrictions.

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