

## BAY AREA RESIDENTIAL

### CONTACT

Oakland, California  
501 14th Street  
3rd Floor  
Oakland, CA 94612-1420  
510.874.7000  
510.874.7001

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## INDIA SPRINGS

Location: San Francisco, CA  
Client: Build, Inc.  
Services: Environmental, Geotechnical,

### OVERVIEW

The proposed India Springs development will include residential buildings ranging from two-story townhomes to six-story buildings; some structures may include a partially below-grade level. Langan's scope of work for environmental services for the initial technical phase of the project include updating the Phase I Environmental Site Assessment (ESA); preparing and submitting a San Francisco Department of Public Health (SFDPH) Maher Application; performing a Phase II Environmental Site Characterization of the property; and preparing the required Site Mitigation Plan.

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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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## BRIDGE DISTRICT TOWNHOMES

Location: West Sacramento, California

Client: Fulcrum Property

Services: Geotechnical,

### OVERVIEW

Langan performed a geotechnical investigation for the Bridge District townhomes project. The site is in an undeveloped portion of the Bridge District near the Sacramento River, between the eastern and western parcels of the Bridge District Apartments project. The proposed project consists of construction of four apartment buildings and four townhouse buildings. Langan evaluated subsurface conditions at the site and provided conclusions and recommendations for the geotechnical aspects of the design of the project. We anticipate additional improvements will include new pavements, hardscaping, and landscaping.

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## 75 HOWARD

Location: San Francisco, California  
Client: Paramount Group, Inc  
Architect: Skidmore, Owings & Merrill LLP (SOM)  
Services: Site/Civil, Environmental, Geotechnical,

### OVERVIEW

Plans for 75 Howard are to build a 20-story residential building with 133 units, 102 below-ground parking spaces and 123 bicycle parking spaces. The building will also feature 5,824 SF of ground-floor retail space. A 7-story parking garage with one partially below-grade level currently occupies the site. One important aspect of our services will be to lead the stormwater management design. As the site is tributary to the City of San Francisco combined sewer system, the project will be required to reduce peak stormwater quantity, both flow and volume, to meet the requirements of the Stormwater Management Ordinance. Langan has also performed a preliminary geotechnical evaluation and an environmental site characterization for the site.

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## 875 CALIFORNIA

Location: San Francisco, California  
Client: Grosvenor  
Architect: BDE Architecture  
Services: Site/Civil, Environmental, Geotechnical,

### OVERVIEW

Langan is providing multi-disciplinary engineering services for the construction of a multi-story residential building with below-grade parking, replacing a surface parking lot and 2-story concrete garage. Located on Nob Hill, the 15,548 SF site has very steep slopes and an elevation range exceeding 20 feet across the site. Once built, the project will offer 44 condominiums with landscaped gardens and roof terraces.

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## 1314 FRANKLIN

Location: Oakland, California  
Client: Carmel Partners  
Services: Site/Civil, Geotechnical,

### OVERVIEW

This block-sized development at 1314 Franklin Street is part of the Lake Merritt Station Area Plan. Plans are to demolish a 2-story parking garage and construct two buildings: a 27-story residential tower with ground-floor retail and a 5-story wood-frame apartment building. Langan is providing site/civil and geotechnical services for this development.

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## SILVERY TOWERS

Location: San Jose, California  
Client: Full Power Properties, LLC  
Services: Site/Civil, Environmental, Geotechnical,

### OVERVIEW

Silvery Towers is a residential development in downtown San Jose. The project features two towers, 22 and 20 stories, above three basement levels, offering retail and residential space, including 643 apartment units and associated parking. The three basement levels required excavation of 34 to 38 feet below street grade. Langan provided multi-disciplinary engineering services for design and construction of the project. Data from the geotechnical investigation was used to reduce field exploration costs. We performed field observation and provided weekly reports regarding stormwater compliance per the Storm Water Pollution Prevention Program (SWPPP).

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## 645 TEXAS

Location: San Francisco, California  
Client: Trumark Urban  
Architect: BDE Architecture  
Services: Site/Civil, Environmental,

### OVERVIEW

Langan provided site/civil and environmental engineering services for the 91-unit, 4- 5- story residential building with below-grade parking. It is on the edge of the Potrero Hill and Dog Patch neighborhoods. Various commercial and residential buildings formerly occupied the unique trapezoidal lot. This project had several technical challenges, including steep slopes along Texas and Mississippi streets and a water line, extending along Texas Street, which must meet San Francisco Fire Department standards.

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## 3877 EL CAMINO

Location: Palo Alto, California  
Client: Zijin LLC  
Architect: EID Architects  
Services: Site/Civil,

### OVERVIEW

Plans for 3877 El Camino are to develop a mixed-use podium-style building with 11,000 SF of retail space, 17 residential units, and an underground garage. As the site/civil engineer, Langan provided site layout, grading, and utility and stormwater management design services. Working with the City of Palo Alto's utility and stormwater departments, we coordinated off-site infrastructure upgrades and designs to meet project demands. Part of our scope includes addressing the City of Palo Alto's comments on stormwater hydraulics and hydrology and stormwater treatment. We are implementing an integrated approach - with input from the entire design team - to divert storm waters into biofiltration planters instead of directly into storm drain systems, which was part of the initial design.

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## MISSION BAY 360 | BLOCKS 5 & 11

Location: San Francisco, California  
Client: An Essex Company (formerly BRE Properties)  
Services: Site/Civil, Geotechnical, Environmental,

### OVERVIEW

The two distinct apartment communities for Mission Bay 360 contain 4 stories over retail and parking space. Altogether, this \$189 million project adds 360 apartment units to the neighborhood, as well as retail and common space amenities. Total GSF is 396,200. Langan performed a geotechnical investigation, conducted Phase I and II Environmental Site Assessments (ESAs), designed the methane mitigation system, and prepared the Storm Water Pollution Prevention Plan (SWPPP) and the Soil Erosion and Sediment Control Plan.

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## MOUNTAIN VIEW AT MIDDLEFIELD (555 WEST MIDDLEFIELD)

Location: Mountain View, California  
Client: AvalonBay Communities, Inc.  
Architect: BDE Architecture  
Services: Site/Civil, Geotechnical, Environmental,

### OVERVIEW

This 7-acre multifamily residential project - including a community center and a park - is an addition to low-density residential buildings built on this 14.5-acre campus. The infill development will create two residential lots with 345 residences, 974 parking spaces, 150,000 SF of open space, and 25,000 SF of residential amenity space. Per an agreement with the City of Mountain View, a 1.48 acre park will be given to the city for a community benefit. The project is pursuing LEED for Homes certification as well as various sustainable measures. Our site/civil team is providing services for a new bike lane, city-owned trail, the site/sidewalk layout, grading of off-site site/sidewalks and at-grade level podium courtyards, drainage, utilities, and stormwater management. Our geotechnical team is evaluating subsurface conditions and potential geologic hazards at the site. while our environmental team completed a Phase I Environmental Site Assessment (ESA).

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## PARKMERCED

Location: San Francisco, CA

Client: Parkmerced Investors, LLC

Services: Geotechnical,

### OVERVIEW

Langan is providing geotechnical consulting services for the Parkmerced Vision Plan Implementation - Phase 1, which will pioneer a complete transformation from the existing resource-consuming neighborhood to a vibrant, pedestrian-focused, efficient community for the future. The site is currently a 3,221-unit rent-controlled apartment community with a mix of low-rise garden apartments and mid-rise towers. Over a period of 20 to 30 years, the project will replace 1,538 existing garden apartment homes and construct 5,679 new residences, bringing the whole neighborhood to a total of 8,900 residences with a mixture of rental and for sale.

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## MODERA SAN PEDRO SQUARE

Location: San Jose, California  
Client: Mill Creek Residential Trust LLC  
Services: Environmental, Site/Civil, Geotechnical,

### OVERVIEW

Modera San Pedro Square is an infill mixed-use. A surface parking lot and retail space will be demolished to develop the 180,000 SF, 8-story mixed-use building with 201 residential units, 12,000 SF of commercial and retail space, and an integrated four-story parking garage. Langan services include: geotechnical investigation, Environmental Site Assessment, Environmental Site Characterization, soil and groundwater investigations, Soil Management Plan, leaking underground fuel leak investigations, environmental compliance and Stormwater Pollution Prevention Plan (SWPPP).

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## 889 MCLELLAN (1309 MISSION)

Location: South San Francisco, California  
Client: Environmental Innovations in Design (EID) Architects  
Architect: EID Architects  
Services: Site/Civil,

### OVERVIEW

This mixed-use development consists of 4 stories over a basement level garage on an approximate 17,592 SF site. Scope of services included site layout and design, ADA compliance, and stormwater management design. Our team worked with the developer, architect and City to ensure the layout was desired by the client and meet the Cities requirements and standards.

During construction, we coordinated the storm drainage, sanitary sewer, and water connections and worked with the MEP/Joint Trench consultants to coordinate the gas, electric and telecommunications. We also coordinated with PG&E. Our team prepared the title sheet and plans for site demolition, grading, layout (dimension control), stormwater control, utilities, and street improvements.

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## 525 HARRISON

Location: San Francisco, California  
Client: Hines  
Architect: SCB (Soloman Cordwell Buenz)  
Services: Site/Civil, Environmental, Geotechnical,

### OVERVIEW

Langan provides multi-disciplinary services for design development through to construction administration for the new 16-story residential development above two to four basement levels for below grade parking. The building will occupy the entire site. The first basement level will approximately match the grade at the site's west end and will extend below grade towards the east; the site slopes upward from west to east. We lead the stormwater management design and sidewalk legislation - two of the project's most crucial aspects - to comply with the City's Stormwater Management Ordinance and Street Improvement requirements.

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## AVA - 55 NINTH

Location: San Francisco, California  
Client: Avalon Bay Communities  
Architect: SCB (Soloman Cordwell Buenz)  
Services: Site/Civil, Environmental, Geotechnical, Earthquake/Seismic,

### OVERVIEW

AVA 55 Ninth is a 17-story residential building with two underground parking levels in the SOMA district. The building's northern portion has two below grade parking levels while the remaining development has one below grade parking level. Excavations extend up to 25 feet below existing street grade. Amenities include a fitness center and a 10,000 SF courtyard. Langan performed multi-disciplinary engineering services from schematic design through construction. We worked closely with the client and design team to come up with effective and economical foundation, shoring, seismic design, and dewatering systems. The San Francisco Public Utilities Commission (SFPUC) approved our Stormwater Control Plan and the project became one of the first to comply with the City of San Francisco Stormwater Management Ordinance.

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## 706 MISSION & MEXICAN MUSEUM

Location: San Francisco, California  
Client: Millennium Partners  
Architect: Handel Architects  
Partner: Webcor Builders  
Services: Site/Civil, Environmental, Geotechnical, Earthquake/Seismic,

### OVERVIEW

The 706 Mission - Mexican Museum project will be a mixed-use, high-rise residential tower and museum in the Yerba Buena District. This 47-story tower will house 146 luxury residential units. The Mexican Museum will be within the first four levels of the tower base and existing 1903 Aronson building, which will be restored, rehabilitated, and repurposed. Langan is providing multi-disciplinary services for the design and construction of this project. Some of our services include performing probabilistic and deterministic seismic hazard analyses, observing soil handling and disposal, and underground storage tank (UST) removal and testing, and providing technical support to the design team for the project's LEED certification.

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## TRANSBAY BLOCK 9

Location: San Francisco, California  
Client: TMG Partners & Essex Properties  
Architect: SOM  
Services: Site/Civil, Environmental, Geotechnical, Earthquake/Seismic,

### OVERVIEW

A mixed-use building will be constructed and occupy the entire Transbay Block 9 site. The building includes a 600,000 SF, 563-unit residential tower in the site's central portion. The tower will have 42 stories, with a maximum height of 440 feet. A 9-story podium will surround the tower, which will be constructed above a 7-level basement. Our multi-disciplinary services included leading the design for incorporation of the non-potable ordinance into the project.

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## 399 FREMONT STREET

Location: San Francisco, CA  
Client: SCB (Solomon Cordwell Buenz)  
Architect: SCB (Solomon Cordwell Buenz)  
Services: Geotechnical, Site/Civil, Environmental,

### OVERVIEW

The 42-story tower and 9-story podium over one and two basement levels encompasses three parcels in downtown San Francisco. Langan's tasks include updating the geotechnical investigation report and site-specific seismic design criteria to the current building code as well as performing an environmental site characterization and site/civil engineering at the site.

### AWARDS

2016 Engineering News Record Global Best Projects, Residential/Hospitality Award of Merit  
2016 Engineering News Record California Best Projects, Residential/Hospitality Best Project

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