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the benefits and
value-added services
provided by Lowney
Associates for this
project, please call.

Santana Row Development Lowney Associates is providing geotechnical services for the Santana Row mixed-use development in San Jose, California. Upon completion, the 40-acre site will include 680,000 square feet of retail space, 1,200 residential units, above and below-grade parking facilities, a hotel, restaurant, cinema, and landscaped parks and plazas. The structures will be three-story, wood-frame over two to four levels of concrete-frame. Previous geotechnical work by others predicted that substantial soil over-excavation and replacement, or deep foundations would be required to support these mid-rise structures. Based on our detailed exploration and analysis, we recommended conventional shallow spread footing foundations, saving the client substantial design and construction costs. The first phase of development is targeted for completion in 2002. The developer is Rockville, Maryland-based Federal Realty Investment Trust.

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Environmental/Geotechnical/Engineering Services