SESI
CONSULTING ENGINEERS

PROJECT:

The District at 1515

LOCATION:

Parsippany, NJ

DEVELOPER:

The District at 1515
Urban Renewal, LLC

SERVICES:

Geotechnical

Environmental

Site Civil

PROJECT SUMMARY:

Located on the bustling Route 10, the site currently known as “The District 1515” is situated on the border of Parsippany and Hanover in Morris County, NJ. The site encompasses 17+ acres and was previously used as office space for the Intel Corporation. Currently under construction, once complete the project includes residential and commercial buildings aiming to create a synergistic environment where people can sleep, work, and play in close proximity.

SESI performed various geotechnical engineering services during the start of the project in 2019, including a draft geotechnical investigation report. We performed supplemental investigations in 2020 and 2022 to develop subsurface information and provide updated recommendations in the final geotechnical report. SESI continues to closely work with the project team, providing support and solutions for construction challenges including analysis and recommendation to increase the allowable foundation bearing pressures, construction observation, and project management. SESI sampled and tested the onsite material.

A force main sanitary line was proposed to run from the site along Dryden Way, Route 10, and Ridgedale Avenue. SESI provided coordination with a driller, a private utility mark-out, traffic safety company, and local police to provide traffic control for the sampling of the soil located in the proposed force main location. We continue to provide support for the spoil generated as construction continues.

SESI provided site civil services for the proposed 8-story parking garage. Height restrictions caused the parking garage to be designed partially under the seasonal high-water table, imposing additional challenges to the construction and long-term use of the building space. Considering the expected volume of people, a reduction of parking spaces was not feasible as a solution to the challenge. SESI provided supplemental investigation and testing in January 2023 to develop the site’s subsurface hydrology and develop a sub slab drainage system. This system will allow year-round use of the lowest floor elevation.

SESI provided various geo-structural services for construction logistical related issues. The previous retaining wall design required stone for the entire width of the reinforcement. Due to the large number of spoils onsite, SESI completed a re-design of the retaining walls and reduced the amount of stone required. This allowed the reduction of stone import, and reduction of generated spoils. Site constraints caused the contractor to use a temporary crane pad in the middle of parking garage to facilitate construction. Given the crane’s heavy weight, the temporary crane pad required an engineer to review and sign off. SESI worked closely with the project team to analyze the crane pad and provide recommendations to stabilize, as required. These challenges are what we enjoy, and we look forward to the completion of this complex project, expected in 2024.

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