

**GEORGETOWN PARTNERS**



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## 19 NINETEEN CLARENDON BOULEVARD

Location: Arlington, VA  
Client: Harkins Builders  
Services: Environmental

### OVERVIEW

Langan was retained to oversee and supervise the removal of two unknown underground fuel oil storage tanks during site development. A characterization investigation followed and a total of 1,373.59-tons of petroleum-contaminated soils were excavated from the site and transported off-site for disposal. Langan is also conducting the monthly testing and monitoring of the on-site dewatering system that was installed after the site investigation.

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## 3535 SOUTH BALL STREET

Location: Arlington, VA  
Client: Camden Development, Inc.  
Services: Geotechnical, Environmental

### OVERVIEW

Located in the center of the Potomac Yards development, Camden Development's residential and retail mixed-use Landbay E development is the shining star of this high-profile brownfield redevelopment project in the Crystal City area of Arlington, Virginia. The building is 12 stories in height, with three-levels below grade.

Langan performed subsurface investigations to identify both the geotechnical and environmental conditions of the fill soils used to reclaim the site area from the Potomac River basin as part of its initial development as a major freight and passenger rail terminus.

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## WEST HEATING PLANT

Location: Washington, DC  
Client: The Georgetown Company  
Architect: Adjaye Associates  
Services: Site/Civil, Environmental

### OVERVIEW

The proposed redevelopment of this World War II-era former coal heating plant into a Four Seasons Residences in Georgetown, is both historically and environmentally sensitive. This site was purchased from the General Services Administration as part of the government's effort to minimize the federal footprint by selling unused property. Langan provided preliminary site/civil and geotechnical services and reviewed existing historic documentation for the property. We also conducted several environmental investigations, including mercury and PCB monitoring, lead paint abatement, and asbestos testing.

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## STATION HOUSE

Location: Washington, DC  
Client: Fisher Brothers  
Architect: Hickok Cole Architects, Handel Architects  
Partner: Plaza Construction  
Services: Geotechnical, Environmental

### OVERVIEW

Langan provided geotechnical and environmental engineering services for the Capitol Place mixed-use development project. The project included the construction of 375 residential units, 20,000 SF of retail space, two levels of below-grade parking, and an interior courtyard with garden and eco-pond areas. Located near Union Station, the project demonstrates transit-oriented green development and pedestrian improvements.

### AWARDS

LEED Gold Certification

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## THE BALTON AND DOUGLASS PARK

Location: New York, NY  
Client: The Richman Group Development Corporation in Association with New York City Department of Housing Preservation and Development  
Architect: SLCE Architects  
Partner: De Nardis Engineering, LLC  
Services: Geotechnical, Site/Civil, Environmental, Surveying/Geospatial

### OVERVIEW

The Balton and Douglass Park includes two apartment buildings - one 12-story and one 8-story - that contain a total of 226 affordable housing units. The project is a 75/25 middle-income/low-income rental. A third building (for-sale, market-rate) was included in the design for a subsequent phase. The total development parcel footprint is over 46,000 SF with a subway running beneath a portion of the site. The Langan survey team performed a laser scan of eight building façades on the outparcels to quantify aerial encroachments of leaning buildings, a critical design component to minimize construction delays and maximize buildable area. Langan geotechnical engineers obtained approval from New York City Transit, while our site/civil engineers designed and permitted installation of vaults, curb cuts, street light relocations, and redesign of over 650 feet of street frontage. Langan environmental engineers peer-reviewed Phase II data to help the client value-engineer soil remediation activities.

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## HOPE VI REDEVELOPMENT - KING'S COURT AT FREEDOM VILLAGE

Location: Paterson, NJ  
Client: Pennrose Properties, Inc.  
Architect: Wallace Roberts & Todd, LLC (WRT)  
Services: Site/Civil, Geotechnical, Environmental, Landscape  
Architecture, Traffic & Transportation, Demolition

### OVERVIEW

King's Court is a redevelopment of the properties on the site formerly known as the Apollo Dye Factory. The properties were subject to site remediation, which had to be coordinated with the proposed 4-story, 78,000 ± SF senior housing residential building (consisting of 70 one-bedroom units), access drives, and associated parking facilities. The redevelopment was included as part of the HOPE VI Revitalization grant in cooperation with the Paterson Housing Authority. The King's Court at Freedom Village will be a LEED-Certified building. Langan provided a full range of services for the design and permitting, which included obtaining local, county, and state approvals for Pennrose, as well as assisted the developer in obtaining federal and state funding and tax abatements.

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## HALLMARK HEALTH MEDICAL OFFICE BUILDING

Location: Wakefield, MA  
Client: Cannon Design  
Services: Landscape Architecture, Site/Civil, Traffic & Transportation,  
Geotechnical

### OVERVIEW

This project involved the creation of a 30,000 SF medical office building for Hallmark Health Systems. The project included the demolition of an existing used car dealership in order to construct the proposed building and site improvements. Sitework outside of the new building is anticipated to include new access, circulation, surface parking, storm drainage, utility infrastructure, and landscaping.

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## NOVARTIS PHARMACEUTICALS - EAST CAMPUS

Location: East Hanover, NJ  
Client: Novartis Pharmaceutical Corporation  
Architect: Gensler  
Services: Site/Civil, Geotechnical, Environmental, Landscape  
Architecture

### OVERVIEW

The East Hanover Campus of Novartis Pharmaceuticals is made up of office buildings, laboratories, storage facilities, dining facilities and recreational facilities. Over the past 5 years Novartis has redeveloped the eastern portion of their campus. Improvements include new office buildings, a parking garage, landscaping of a promenade and environmental remediation. Langan provided services throughout this redevelopment process in association with the construction of two 29,430-SF office buildings and a 61,700-SF parking garage, including site/civil, geotechnical, and environmental engineering. Langan site/civil engineering services included site demolition, grading, drainage, erosion and sediment, utilities and construction details to support the building projects and the east campus landscape enhancement project. Geotechnical services included conducting subsurface investigations including borings and test pits, a geotechnical report and design support for the preparation of foundation documents for three new buildings and site improvement.

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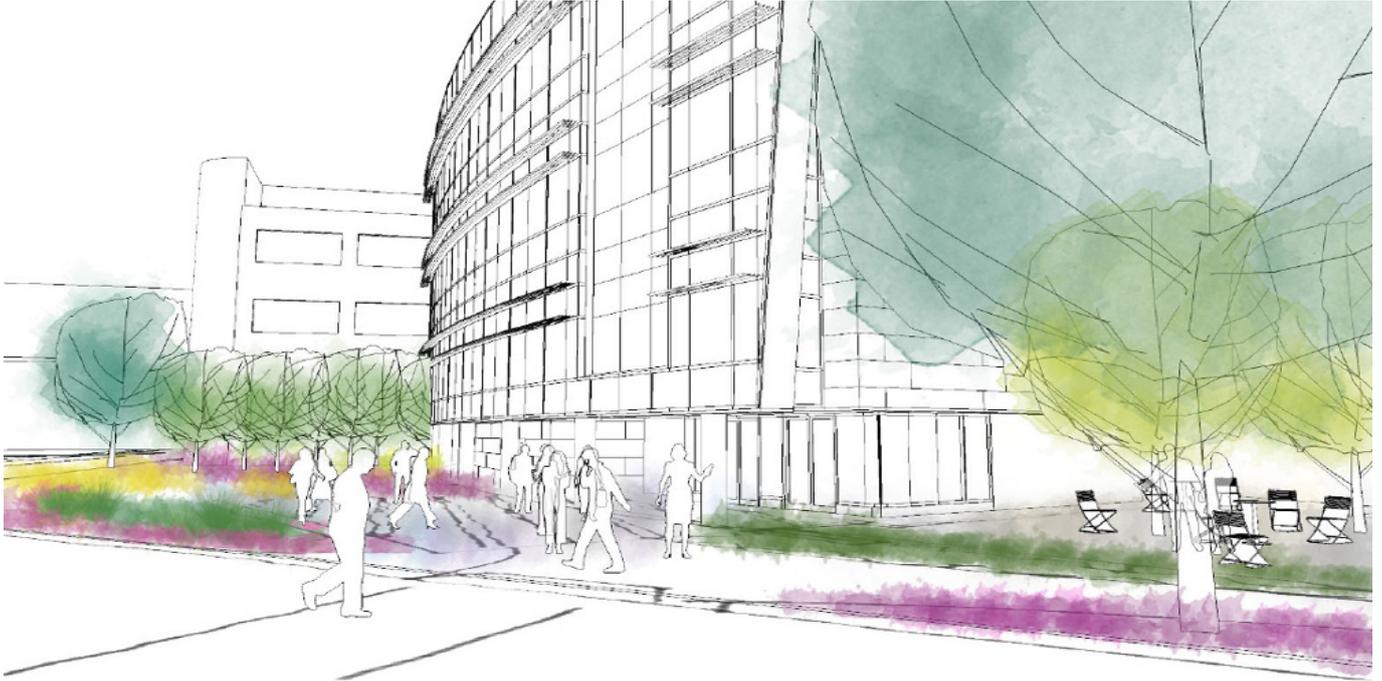
## BIOTRIAL NORTH AMERICAN HEADQUARTERS

Location: Newark, NJ  
Client: Biotrial  
Architect: Francis Cauffman  
Partner: Buro Happold, Thornton Tomasetti  
Services: Geotechnical, Site/Civil, Traffic & Transportation, Landscape  
Architecture

### OVERVIEW

Langan is providing geotechnical, civil, environmental, traffic, and landscape architecture services to this France-based biotechnology and pharmaceutical company. The first phase of the project consists of a five-story, 70,000-SF glass building which features metal panels that rise on two sides of the building, symbolizing the nature of Biotrial's pharmaceutical testing mission. Phased site design construction plans include a screened-in service and parking area with underground stormwater storage, a public plaza at the front of the building that will carry the building pattern toward the public sidewalk, and a private volunteer garden that will provide a green resting area for building users.

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## BRISTOL-MYERS SQUIBB

Location: New Brunswick, NJ  
Client: Bristol-Myers Squibb  
Services: Landscape Architecture

### OVERVIEW

Langan is providing landscape architecture design services to support overall design efforts associated with the developments of a new 3,100 SF building addition for Bristol-Myers Squibb's Biologics Development Relocation Project on the New Brunswick campus. The planned addition will primarily be comprised of conference rooms, collaborative space and a 4-story atrium space designed to provide transparency between office and lab areas in the building and will provide generous views of the exterior from multiple positions within the building.

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## CAREONE HEALTHCARE FACILITIES

Location: Various Locations in NJ  
Client: CareOne  
Architect: NK Architects  
Services: Landscape Architecture, Site/Civil, Geotechnical,  
Surveying/Geospatial, Traffic & Transportation, Natural  
Resources & Permitting

### OVERVIEW

CareOne, a premier health care company in New Jersey, has selected Langan as part of an exclusive team to develop new facilities and to expand existing locations in the state. CareOne has embarked on a recent state-wide expansion program that includes approximately twenty locations, providing post hospital care, rehabilitation, assisted living, long-term care and clinical specialty programs to the public. Langan is providing full services including surveying, civil, geotechnical, stormwater management, natural resources and landscape architecture. Our involvement also includes construction phase services and field observation.

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## LEHIGH VALLEY HEALTH NETWORK

**Location:** Smithfield Township, PA  
**Client:** Lehigh Valley Health Network (formerly Pocono Medical Center)  
**Architect:** MKSD Architects  
**Partner:** Penn Regional Business Center, LP  
**Services:** Site/Civil, Geotechnical, Landscape Architecture, Traffic & Transportation

### OVERVIEW

Penn Regional Business Center initiated the potential development of this former residential property as a data center located in the commercial corridor of State Route 447. Lehigh Valley Health Network (formerly Pocono Medical Center) came on board to redirect the development into a medical office building (MOB). Langan handled the overall permitting and re-permitting of the project from the original data center approvals to the now constructed MOB. In particular, this site was burdened by an ordinance that prohibited increases in stormwater runoff from redevelopment of the site to the natural downstream receiving water body (Flory's Pond) due to flooding conditions at that location. This rendered the original property commercially undevelopable. Langan provided a unique solution requiring significant permitting to overcome the issue by redirecting the stormwater to a different watershed over a half a mile from the site.

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