

## CBRE

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## SELECTED PROJECTS

- Newark Downtown Core Redevelopment - Prudential Center
- Pen Del Associates
- American Dream Meadowlands
- Hudson Yards Redevelopment
- Blue Back Square
- The Promenade at Coconut Creek
- Serena del Mar
- Rutgers University - The Yard @ College Avenue
- University of Connecticut - Gateway at Fine Arts
- PortMiami Tunnel
- Elefsina-Korinthos-Patras-Pyrgos-Tsakona (EKPPT) Motorway

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## NEWARK DOWNTOWN CORE REDEVELOPMENT - PRUDENTIAL CENTER

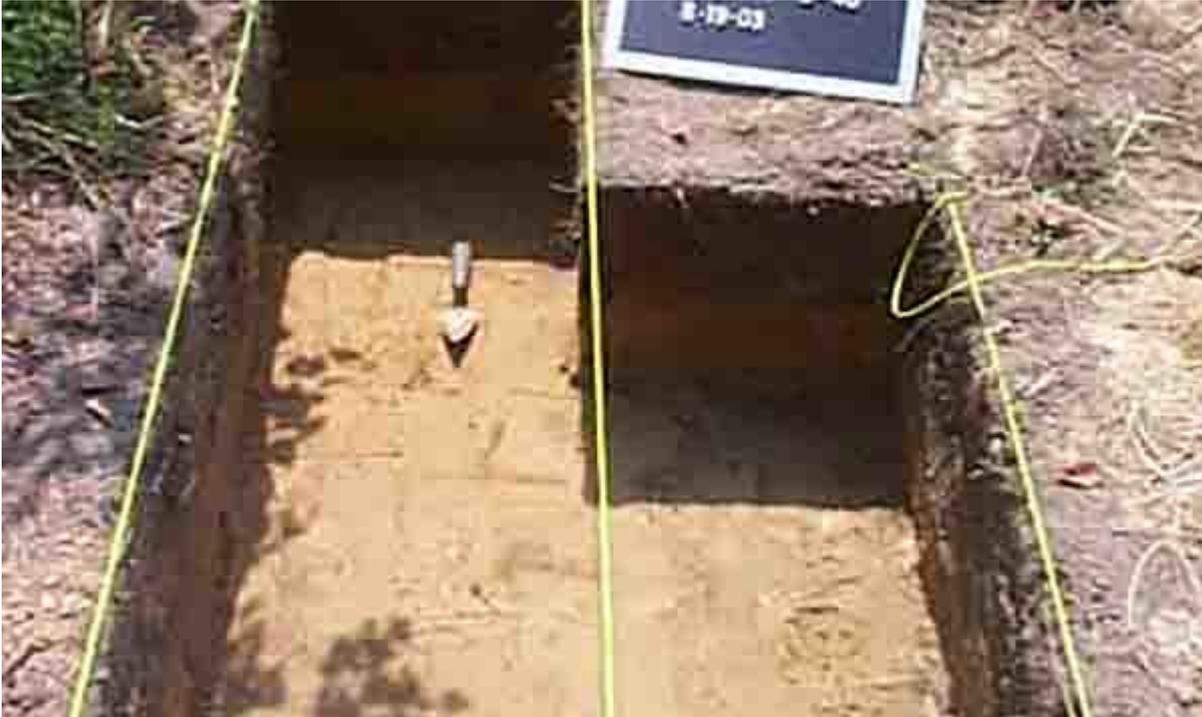
Location: Newark, NJ  
Client: The City of Newark, NJ Devils Renaissance Corporation  
Services: Environmental

### OVERVIEW

Located in the center of downtown Newark, the Prudential Center site previously included the Four Corners Historic District and the Old First Presbyterian Church Cemetery, which was converted to a parking lot a parking lot in the 1950s. The project entailed historic research for the property to determine the usage of the property; submitting an Application for Project Authorization to demolish three buildings which were part of the Four Corners Historic District; conducting Historic American Building Surveys on these buildings as part of the resolution; monitoring for human remains during the demolition of the Central Railroad of NJ station as part of the resolution; and exploratory trenching in the former cemetery to determine if any human remains were still interred. Monitoring uncovered 2 sets of human remains and trenching uncovered an additional 40 sets of remains. This resulted in a Phase III Archaeological Data Recovery to remove all human remains still interred in the former cemetery. A group of 60 archaeologists, headed by Langan, worked for 9 weeks identifying and removing over 2,300 sets of remains and associated artifacts.

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## PEN DEL ASSOCIATES

Location: Pemberton, NJ  
Client: Pen Del Associates Inc.  
Services: Environmental

### OVERVIEW

Pen Del Associates retained Langan to conduct an extended Phase IB/limited Phase II archaeological testing on a proposed 146-residential housing development site. This archaeological survey was conducted subject to the New Jersey Department of Environmental Protection (NJDEP) Waterfront Development Act and the NJDEP Development Permit Application. Langan's work was a continuation of a Phase I investigation conducted by Alan Mounier, a well-known archaeologist in New Jersey. Part of the investigation was to evaluate artifact concentration areas as established in the earlier investigation. The archaeological testing found that there was a significant amount of disturbance in the prehistoric and historic archaeological layers. Langan's recommendation was for no additional work on the site. New Jersey SHPO concurred and the site was cleared to proceed with the project.

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## AMERICAN DREAM MEADOWLANDS

Location: East Rutherford, NJ  
Client: Triple Five Development  
Services: Geotechnical, Site/Civil, Traditional Surveying, Natural Resources & Permitting, Environmental Planning, Environmental

### OVERVIEW

American Dream is a unique and visually compelling mixed-use development site located on the Meadowlands Sports Complex in East Rutherford, New Jersey. The project incorporates exciting and participatory sports and entertainment venues, such as an indoor ski slope and skate park for the entire family. Langan is providing site/civil engineering, geotechnical engineering, surveying, environmental engineering, and permitting services to obtain entitlements for the new indoor amusement park and water park component of the project.

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## HUDSON YARDS REDEVELOPMENT

**Location:** New York, NY  
**Client:** Hudson Yards, a Related Oxford Venture  
**Architect:** Kohn Pedersen Fox, Skidmore, Owings & Merrill, Diller  
Scofidio + Renfro, Ismael Leyva Architects, Rockwell Group  
**Partner:** Thornton Tomasetti, WSP  
**Services:** Geotechnical, Environmental, Site/Civil, Traffic &  
Transportation, Traditional Surveying, Terrestrial  
Scanning/BIM

### OVERVIEW

This major New York City redevelopment, under the joint guidance of the City, the Metropolitan Transportation Authority, and State of New York initiatives, is in the process of reinventing the Hudson Yards area in midtown Manhattan. Langan has been retained by multiple teams to provide geotechnical, site/civil, environmental, and traffic engineering, seismic design analysis, and surveying services during the pre-design phase of development.

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## BLUE BACK SQUARE

Location: West Hartford, CT  
Client: Blue Back Square Development  
Services: Site/Civil, Traffic & Transportation, Environmental,  
Geotechnical, Landscape Architecture, Traditional Surveying

### OVERVIEW

This urban mixed-use redevelopment is the centerpiece of two large city blocks, providing retail, office, residential and municipal space within the existing town center. It includes the regeneration of a brownfield site, expansion of civic facilities and public open-space, a mix of large and small format retail shops, two municipal parking garages, restaurants, professional and medical offices, a health club, and residential condominiums and apartments.

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## THE PROMENADE AT COCONUT CREEK

Location: Coconut Creek, FL  
Client: Coconut Creek Development LLC  
Partner: Stanbery Development  
Services: Site/Civil, Geotechnical, Traffic & Transportation, Natural Resources & Permitting

### OVERVIEW

This lifestyle center is located on a 23-acre site in Coconut Creek, Florida. Langan's scope included obtaining rezoning and site plan approval. The site plan includes rooftop greenspace and LEED certification. Langan performed site planning, stormwater management design, plat amendment, traffic analysis, utility coordination services, and geotechnical services to develop a comprehensive program of foundation and soils design parameters.

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## SERENA DEL MAR

Location: Cartagena, Colombia  
Client: Novus Civitas  
Architect: SB Architects, Moshe-Safdie Architects  
Partner: EDSA  
Services: Site/Civil, Geotechnical, Environmental, Traffic & Transportation

### OVERVIEW

The project is located on a 1,000 hectare site along the coastal highway immediately north of the city of Cartagena, Colombia. The phased development will include about 10,000 residential units ranging from social housing to luxury resort homes, a US-branded community hospital, several hotels, a branded championship golf course, office and retail shopping centers and a regional mall.

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## RUTGERS UNIVERSITY - THE YARD @ COLLEGE AVENUE

Location: New Brunswick, NJ  
Client: New Brunswick Development Corporation (DEVCO)  
Architect: Elkus Manfredi  
Services: Site/Civil, Traffic & Transportation

### OVERVIEW

The Yard @ College Avenue is slated to be the new focal point of the Rutgers New Brunswick campus. This 14-story apartment complex will add housing for approximately 450 students. The building's U-shaped design allows for a 25,000 SF public courtyard that is lined with commercial vendors and a shore-style boardwalk. Langan provided site/civil engineering design services including site layout, stormwater management, and utility design. In addition, Langan provided the necessary permitting support.

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## UNIVERSITY OF CONNECTICUT - GATEWAY AT FINE ARTS

Location: Mansfield, CT  
Client: University of Connecticut  
Services: Landscape Architecture, Site/Civil, Surveying/Geospatial

### OVERVIEW

As part of a strategic public/private partnership among the town of Storrs, the adjacent Storrs Center Development, and the university, UCONN saw a need for a new southern Gateway at this newly activated intersection, connecting students, faculty, residents, and visitors in a pedestrian-oriented downtown. Langan's team of landscape architects and site/civil engineers worked closely with university landscape architects to design a new streetscape for UCONN's Fine Arts Campus. The site serves as a pedestrian connection between the Nafe Katter Theatre, home to the Connecticut Repertory Theatre, the Von der Mehden Recital Hall, and the School of Fine Arts.

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## PORTMIAMI TUNNEL

Location: Miami, FL  
Client: Florida Department of Transportation  
Partner: Bouygues Civil Works FL (Design Builder), Jacobs  
Engineering Group (Lead Consultant)  
Services: Geotechnical

### OVERVIEW

This project is the first large-diameter tunnel constructed in Florida's challenging soft sedimentary geology using a tunnel boring machine (TBM). The purpose of the PortMiami Tunnel is to relieve traffic congestion in downtown Miami by diverting car, truck, and bus traffic from nearby highways directly to the Port of Miami through twin 42-foot diameter tubes extending below the main ship channel. Langan evaluated the subsurface data to develop the geotechnical engineering parameters required for design of the bored tunnel and the TBM. Langan also observed and monitored early-phase testing consisting of foundation load testing and Cutter Soil Mixing for the U-wall and cut-and-cover portions of the project.

### AWARDS

American Council of Engineering Companies Engineering Excellence Awards

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## ELEFSINA-KORINTHOS-PATRAS-PYRGOS-TSAKONA (EKPPT) MOTORWAY

Location: Peloponnese, Greece  
Client: VINCI S.A., HOCHTIEF, J&P-ETETH  
Services: Geotechnical, Site/Civil, Environmental, Natural Resources & Permitting

### OVERVIEW

Langan is serving as technical advisor to the lenders (LTA) for the design, construction, financing, operation, maintenance and exploitation of the EKPPT motorway in Greece. The motorway will link Athens and Korinthos to the western end of the Peloponnese, including the Rion-Antirion Bridge, and significantly improve the safety of the existing road between Korinthos and Patra.

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