SKYMARK CENTER

Location: Village of Ridgefield Park, NJ
Client: SkyMark Development Company
Architect: DMR Architects
Services: Site/Civil, Surveying/Geospatial, Traffic & Transportation, Natural Resources & Permitting, Environmental

OVERVIEW

The SkyMark Center is proposed to consist of 680,000 SF of retail, 983 residential units, a combined 20-story hotel and residential tower with a conference center and attached multi-level parking garages. The new development will give Ridgefield Park the solution to utilize this parcel to its highest and best use along with simultaneously remediating the existing environmental conditions of this site.
OVERVIEW

A brownfield site, once owned by Kodak on Route 208, was in need of environmental cleanup and redevelopment. Langan provided landscape architecture services for the mixed-use development designed on 10 acres of unusable land. The main entrance to the site from Route 208 is designed as a gateway featuring low decorative knee walls adorned with decorative lighting and accent plantings. The promenade and centerpiece of the site boasts a 30-foot-wide by 256-foot-long area providing two small patio spaces and a permeable paver pathway in a park-like setting, complete with decorative benches and lighting that winds through a cleverly designed landscape.
THE SHOPS AT RIVERSIDE

Location: Hackensack, NJ
Client: The Mills Corporation
Services: Site/Civil, Geotechnical, Natural Resources & Permitting, Surveying/Geospatial, Landscape Architecture

OVERVIEW

The Shops at Riverside Expansion project consisted of adding approximately 250,000-SF of leasable area to the existing mall in Hackensack, New Jersey. The expansion was serviced by a five-level 900-car parking structure integrated with restaurant and retail uses on the first floor. Langan provided site/civil, geotechnical, natural resources permitting and surveying services for the project. Langan also provided construction oversight services for utilities, building pads, backfill and foundations. The overall design required detailed construction phasing including the demolition of existing parking lots and structures as well as vehicle- and pedestrian-traffic protection. Detailed survey information was necessary to coordinate the improvements with existing site features and elevations.
PRUDENTIAL CENTER

Location: Newark, NJ
Architect: Populous
Partner: Gilbane, Turner Construction Company
Services: Geotechnical, Site/Civil, Natural Resources & Permitting, Environmental

OVERVIEW

In the heart of downtown Newark, The Prudential Center is home to the New Jersey Devils, Seton Hall University Pirates, and an exciting venue for major concerts and events. Langan provided preliminary site/civil, geotechnical and environmental engineering services for project. The site was complicated by old building foundations and remnants of a rail yard that once existed over a large portion of the site.

AWARDS

2008 New York Construction News Magazine, Project of the Year
2008 American Council of Engineering Companies New Jersey and National, Engineering Excellence Awards
**OVERVIEW**

Langan provided survey, site/civil, and environmental engineering services as part of Edison's redevelopment of various land parcels adjacent to the Prudential Center. The redevelopment is to include retail, office, and residential uses as well as a new park, called Mulberry Commons, which will link downtown Newark to Penn Station and the Ironbound.
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.
LOCKHEED MARTIN PATRIOT CENTER

Location: Newtown Township, PA
Client: Lockheed Martin
Services: Site/Civil, Landscape Architecture, Traffic & Transportation, Geotechnical

OVERVIEW

Langan provided site/civil, landscape architecture, geotechnical, and traffic services for the new 15,000-SF, LEED-Gold-certified conference facility. The site design included a bio-retention basin, an entry plaza, and an outdoor dining and entertaining area and is part of a campus-wide redevelopment design.
MONROE CENTER

Location: Hoboken, NJ
Client: Bijou Properties, Intercontinental Development, Inc.
Architect: Marchetto Higgins Stieve Architects
Services: Geotechnical, Site/Civil, Environmental, Natural Resources & Permitting, Surveying/Geospatial

OVERVIEW

Langan is part of a design and construction team completing the investigation, demolition, remediation and design of a two-city block redevelopment in northwest Hoboken.

The project's site design includes three residential high-rise towers (424 units) atop a pedestal comprised of commercial and retail space as well as an open air parking deck incorporated into the rear of the building. The project also includes the design and construction of two public parks and a multi-use community center/gymnasium that will be deeded to the City at the completion of their construction.
OVERVIEW

Langan provided a full range of engineering services for the development of a new three-story, 281,680-SF corporate building on a 31-acre site. The Guardian Life Insurance Company of America, one of the nation's largest mutual life insurers and a leading provider of employee benefits, selected Lehigh Valley for its regional headquarters, which will replace its current regional headquarters located in three buildings in Bethlehem and one in Allentown.
5 GIRALDA FARMS

Location: Madison, NJ
Client: Lincoln Equity Group, LLC
Architect: HLW
Services: Site/Civil, Geotechnical, Traffic & Transportation,
Surveying/Geospatial, Natural Resources & Permitting

OVERVIEW

5 Giralda Farms is a 463,000 SF Class A commercial office building located within the beautiful Giralda Farms campus, which was formerly the estate of Geraldine Rockefeller Dodge. As part of the re-tenanting of the office building in 2016, Langan assisted the owner to plan, design and permit additional parking at the facility to meet tenant needs.
GOYA FOODS HEADQUARTERS

Location: Jersey City, NJ
Client: Goya 75th Urban Renewal Co., LLC
Partner: Rockefeller Development Group, RC Andersen
Services: Site/Civil, Geotechnical, Traffic & Transportation, Traditional Surveying, Landscape Architecture, Natural Resources & Permitting

OVERVIEW
The new headquarters consists of an approximately 615,000-SF warehouse on a 40-acre site. Langan provided site/civil, geotechnical, surveying, traffic engineering, landscape architecture, and natural resources permitting services. Our multi-disciplined approach greatly simplified a complex development process, thereby bringing great value to Goya. Additionally, Langan recommended a concrete modulus column subgrade improvement program, which was designed to support a high slab loading with a minimal settlement tolerance. This solution saved approximately $8 million as compared to a standard deep pile foundation.
BAYONNE CROSSING

Location: Bayonne, NJ
Client: The Cameron Group
Services: Environmental, Site/Civil, Geotechnical, Traditional Surveying, Traffic & Transportation, Landscape Architecture

OVERVIEW

This 356,000-SF power shopping center is anchored by both a Lowe's Home Improvement and Walmart Supercenter. The 29-acre brownfield site, formerly part of an oil refinery and major industrial facility, required extensive environmental remediation prior to redevelopment. Langan provided and coordinated all site/civil, traffic, environmental, geotechnical and permitting/entitlement services.

AWARDS

2012 American Council of Engineering Companies, Engineering Excellence Award
COLGATE-PALMOLIVE WATERFRONT

Location: Jersey City, NJ
Client: Colgate-Palmolive Company
Services: Waterfront & Marine, Geotechnical, Site/Civil, Environmental, Traffic & Transportation, Landscape Architecture

OVERVIEW

Langan provided waterfront, geotechnical, site/civil, traffic, and environmental engineering, and landscape architecture services for the redevelopment of Colgate Center, which formerly served as the main Colgate-Palmolive production facility for more than 150 years. The project involved the construction of 1,100 LF of anchored sheet pile bulkhead, a box culvert manifold, new relieving platform, and a world class promenade with sweeping views of Lower Manhattan.

AWARDS

2000 ACEC NJ Engineering Excellence Award
VOORHEES TOWN CENTER

Location: Voorhees Township, NJ
Client: PREIT Services, LLC
Architect: Barton Partners
Services: Landscape Architecture, Site/Civil, Geotechnical, Traffic & Transportation

OVERVIEW

Voorhees Town Center is mixed-use center of community activity, consisting of 850,000± SF of retail space with 575,000± SF of residential living space. Langan provided geotechnical, traffic and site/civil engineering, landscape architecture, and construction coordination services. The project included amenities such as a large pedestrian plaza outside of the new mall entrance, a landscaped boulevard extending from the mall to Echelon Road and the adjoining residential communities, broad sidewalks that allow for outdoor seating and strolling, open spaces for passive recreation, and the preservation of an old-growth wooded hill.
CELADON

Location: Elizabeth, NJ
Client: Tem Landing Development, LLC
Architect: Vijay Kale Architects, PC, Metropolitan United Studio, PLLC
Services: Site/Civil, Geotechnical, Environmental, Traffic & Transportation, Surveying/Geospatial, Natural Resources & Permitting

OVERVIEW

Langan provided full engineering site design, environmental, and natural resources permitting services for the Celadon redevelopment project in Elizabeth, Union County, NJ. The redevelopment project proposes to construct 5 to 7 million SF of mixed-use development within low, mid, and high-rise buildings on a 31-acre former municipal landfill adjacent to the Newark Bay. Langan implemented such solutions as flexible building connections, rock anchors and tie-backs, epoxy-coated utilities, and soil surcharging coupled with deep dynamic compaction.
MANNINGTON MILLS

Location: Salem, NJ
Client: Mannington Mills, Inc.
Services: Natural Resources & Permitting, Environmental, Landscape Architecture

OVERVIEW
This project involved the mitigation and restoration of over nine acres of wetland and upland areas as a requirement of an EPA dictated clean-up action. The final design featured a freshwater forested wetland; two areas of tidal emergent wetland; a stormwater wetland; and a restored meadow/old field habitat in upland areas over capped environmental waste. Successful permitting and design of this site required close cooperation between landscape architects, natural resources/permitting staff, and environmental engineers from the initial design phase through the completion of construction.
AMERICAN STANDARD FORMER TRENTON POTTERY

Location: Hamilton Township, NJ
Client: American Standard
Services: Environmental, Natural Resources & Permitting

OVERVIEW
Langan provided comprehensive environmental services to American Standard at the former pottery facility, culminating with the successful completion and NJDEP and USEPA Approval of a RCRA Closure Plan for lagoons, waste spoils areas and an on-site RCRA Landfill in 1993. We also conducted a series of comprehensive Remedial Investigations to support the closure and sale of the former pottery, and worked with American Standard to accomplish the cleanup and reuse of this strategically located facility by integrating practical solutions to integrate required remediation activities with site engineering plans.

AWARDS
American Council of Engineering Companies New Jersey, Engineering Excellence Award
**OVERVIEW**

Located just minutes from exit 7A of the New Jersey Turnpike, the Matrix Business Park has become prime real estate for the industrial/distribution market in New Jersey. Langan's involvement with the Matrix Business Park at 7A began in 2005 with the design, permitting, and construction administration of an approximately 900,000-SF distribution center for KTR Capital Partners in the western portion of the park. Langan then designed and permitted three speculative facilities in the eastern portion of the park. Langan performed detailed site development design of the three additional facilities, totaling approximately 1.65-million-SF of floor space, and obtained the required entitlements from the Township, County, State, and local soil conservation district. To date, Langan is responsible for the design, permitting, and construction administration of five of the distribution facilities in the park totaling 2.8-million SF of floor space.
KTR WAREHOUSE DEVELOPMENT

Location: Washington Township, Mercer County, NJ
Client: KTR Capital Partners, LLC
Services: Site/Civil, Geotechnical, Environmental, Natural Resources & Permitting, Landscape Architecture, Traffic & Transportation

OVERVIEW

Langan developed a site layout to overcome several constraints and provide the maximum building square footage for the client. This resulted in an 111,300-SF building on the northern lot and an impressive 905,000-SF building on the southern lot. Design constraints included 15 acres of wetlands, an unstudied flood plain, a 16-inch diameter water main in the middle of the site, high voltage electric lines and associated easements, and close proximity to a residence. Langan performed a flood study and net fill calculations to obtain a NJDEP Stream Encroachment Permit. We also designed the site lighting and landscaped buffer behind the West Manor Way residence to address all of the property owner's concerns.
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.