

LANGAN EXPERIENCE



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NEW JERSEY NEW YORK CONNECTICUT MASSACHUSETTS PENNSYLVANIA OHIO VIRGINIA FLORIDA TEXAS ARIZONA COLORADO
WASHINGTON CALIFORNIA ATHENS CALGARY DUBAI LONDON PANAMA



PRINCETON JUNCTION TRANSIT-ORIENTED DEVELOPMENT

Location: West Windsor, NJ
Client: InterCap Holdings
Services: Site/Civil, Surveying/Geospatial, Landscape Architecture,
Geotechnical, Natural Resources & Permitting

OVERVIEW

Langan professionals worked with a team of planners, architects, traffic engineers, and financial and public relations consultants to create a plan for a mixed-use transit-oriented development. In addition, the team was tasked with creating a visioning plan for a potential off-site Main Street that flanks the train station in West Windsor, New Jersey. The conceptual design for the site and streetscape alternatives was presented to community residents and stakeholders over a series of meetings to provide input during the planning process. Langan was responsible for the design of streetscapes, public spaces, trail connections, innovative stormwater management, roadway design and site lighting for the conceptual design.

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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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BEDFORD SQUARE

Location: Westport, CT
Client: Charter Realty
Services: Site/Civil, Geotechnical, Environmental, Traffic & Transportation, Landscape Architecture, Traditional Surveying, Terrestrial Scanning/BIM

OVERVIEW

Langan has been providing site development consulting services for the redevelopment of the existing YMCA in downtown Westport, which included demolition of portions of the existing building, rehabilitation/reuse of the historical components of the building, and the creation of additional retail and residential space. Our landscape architects worked within diverse architectural styles in downtown Westport to create a pedestrian landscape and new place for gathering unique to the downtown district, one that fits the historical and contemporary character of this quintessential New England town established in 1835. Our landscape team designed streetscapes, plazas, alleys, site architecture, lighting, and plantings'all on a rooftop.

AWARDS

Building Design + Construction, Silver Award Winner, 2018 Reconstruction Awards
Connecticut Building Congress, TEAM Awards, First Place, Major Renovation
Westport Historic District Commission, 2017 Historic Preservation Award (Rehabilitation)

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DELAMAR HOTEL

Location: West Hartford, CT
Client: The Matos Group
Services: Site/Civil, Landscape Architecture, Surveying/Geospatial,
Environmental, Traffic & Transportation

OVERVIEW

Langan provided a variety of land development services for the Delamar Hotel, which is the gateway to Blue Back Square, and is situated overlooking Trout Brook. The boutique hotel includes approximately 130 rooms, a 250-seat banquet facility, 140-seat restaurant, and outdoor seating and amenities. The site architectural and landscape components have been the focus of the site design, which includes fountains, outdoor seating, an event lawn, pavilion, and extensive landscaping. The site engineering challenges included an extensive stormwater management system to account for the development of the existing pervious lot. Traditional European landscape elements such as a parking court, extensive gardens, and a pleached hedge and parterre support the Parisian-style hotel architecture. The project was designed to LEED Gold standards.

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ST. JOSEPH'S UNIVERSITY - RETAIL, PARKING, AND STREETSCAPE

Location: Philadelphia, PA
Client: O'Donnell & Naccarato
Services: Site/Civil, Landscape Architecture

OVERVIEW

Langan developed a context-sensitive campus streetscape design for a new campus bookstore, cafe, and restaurant that will front a new parking structure on campus. The site incorporated intensive stormwater management planning to comply with evolving Philadelphia Water Department regulations. The urban streetscape incorporates large planting trenches below the paving to provide a sustainable rooting area for street trees.

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CENTROVERDE AT MONTCLAIR

Location: Montclair, NJ
Client: LCOR
Architect: Lessard Design
Services: Site/Civil, Geotechnical, Landscape Architecture,
Surveying/Geospatial

OVERVIEW

Langan is the engineer for the design and construction inspection of this mixed-use project in the heart of Montclair. Phase 1 of the development includes two, six-story mixed-use buildings, totaling 306,000 SF. The 25,000-SF ground floor of building one will be entirely office, with 138 apartments on the upper floors. Building two will consist of 27,500 SF of retail space on the first floor and 124 apartment units above. Both buildings will have amenity space and open landscaped courtyards with seating and grilling areas. The upper roof of building two will contain a green roof section with a full kitchen. Phase 2 includes an approximate 100,000-SF hotel with 100 rooms with a restaurant, amenities and conference room space.

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Credit: Edmund Hollander Landscape Architects

111 MURRAY STREET

Location: New York, NY
Client: Fisher Brothers
Architect: Kohn Pedersen Fox Associates, PC
Services: Landscape Architecture, Site/Civil, Geotechnical, Traditional Surveying

OVERVIEW

Langan provided a variety of services for 111 Murray Street, a 64-story, 157-unit luxury condominium building in Manhattan's Tribeca neighborhood. The development features an outdoor public plaza and private amenities areas over structure at ground level directly off of Manhattan's West Side Highway. The 10,000-SF public plaza features a custom water feature, open lawn, sculpture, seating and extensive planting. These rooftop gardens are supported by a complex roof structure designed to accommodate the changes in grade and thicker soil profiles to support plant material. Langan served as the landscape architect of record for the project, preparing the detailed design of all rooftop components including planting, furnishings, decorative pavements and public plaza water feature. Langan also designed the support of excavation and obtained city agency approvals from DOB, DEP and City Planning.

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THE LOGAN HOTEL

Location: Philadelphia, PA
Client: BLT Architects
Architect: BLT Architects
Services: Site/Civil, Geotechnical, Landscape Architecture,
Surveying/Geospatial

OVERVIEW

Langan provided full site/civil engineering, landscape architecture, and permitting services for renovations to the Logan Hotel. The space was redeveloped as a new four-star hotel, including a restaurant and rooftop lounge. Langan provided comprehensive planning, design and construction phase services for the hotels courtyard gardens, sidewalk café and outdoor patio area. Langan also coordinated with the Parkway streetscape design, the streetscape and the street level planters for the hotel.

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87 UNION STREET

Location: New Haven, CT
Client: Petra Development
Architect: Niles Bolton Associates
Partner: David Adam Realty
Services: Landscape Architecture, Site/Civil, Traffic & Transportation,
Surveying/Geospatial

OVERVIEW

Langan provided landscape architecture, site/civil, survey, and traffic engineering services for the 87 Union Project, a 2.6-acre site that will be home to a six-story building with approximately 300 residential units, retail, two rooftop courtyards, and parking at street level. The streetscape design draws on the rigid structure of the building, incorporating linear banding to fold the vertical building lines horizontally onto the pavement. Connecting two major downtown neighborhoods in New Haven, CT, 87 Union will offer an enticing and safe neighborhood geared toward the urban pedestrian.

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FAIR LAWN PROMENADE

Location: Fair Lawn, NJ
Client: Garden Commercial Properties
Architect: Appel Design Group
Services: Landscape Architecture, Site/Civil

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.

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BALA CYNWYD SHOPPING CENTER

Location: Bala Cynwyd, PA
Client: Federal Realty Investment Trust
Services: Site/Civil, Surveying/Geospatial, Geotechnical, Landscape
Architecture, Traffic & Transportation

OVERVIEW

Langan provided multi-discipline services for the redevelopment of a premier shopping destination on City Avenue. The shopping center is anchored by a Lord & Taylor and LA Fitness and is within walking distance to the SEPTA regional train station. Langan provided extensive landscape architectural design to create a walkway lined with flowering trees in brick and stone planters that channels shoppers walking from City Avenue to Lord & Taylor. New stormwater raingardens provide texture and shade throughout the parking lots and help to meet the demanding stormwater management requirements. Throughout the site, plantings, lighting and decorative hardscaping create a signature retail address within a walkable community.

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TERRAIN AT WESTPORT

Location: Westport, CT
Client: Urban Outfitters Inc.
Architect: New Studio Architecture
Services: Site/Civil, Environmental, Traditional Surveying, Landscape Architecture

OVERVIEW

This is the second location of Terrain, a home and garden center owned by Urban Outfitters, in the US. Located on the site of a former auto dealership, redevelopment of the property was complicated by significant environmental contamination and size constraints of both the existing buildings and the lot. The project included extensive site improvements, renovation of two existing buildings, redesign of the parking facilities, and the construction of a 21,000-SF outdoor patio with café seating and greenhouses for plant sales. Langan provided due diligence, site/civil engineering, surveying, landscape architecture, and environmental engineering.

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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.

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WASHINGTON FIRST PLAZA

Location: Jersey City, NJ
Client: The Athena Group, LLC
Architect: SLCE Architects
Services: Landscape Architecture, Site/Civil, Environmental,
Geotechnical

OVERVIEW

Langan provided landscape, site/civil engineering, and urban design services for the residential redevelopment on a brownfield site in downtown Jersey City. The project features a linear urban park, streetscape and a roof terrace in conjunction with a 33-story multi-use tower. A common materials palette of brick, granite and steel is utilized throughout the project that lends a Lower Manhattan ambiance to the designed spaces.

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