# LANGAN IN HOBOKEN



# 700 JACKSON REDEVELOPMENT & RESILIENCY PARK

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

Langan implemented the design of a cloud-based outlet control into the stormwater management system for this project, which is located in a coastal city faced with the challenges of global climate change and the impacts of frequent localized flooding, as well as catastrophic-scale flooding issues.

measurable value

Langan's engineers helped develop a stormwater management approach that allowed for the storage of a volume of stormwater equal to the 10-year storm across the entire site of 700 Jackson. This far exceeds the normal regulatory requirement that the redevelopment would have been subject to, which would have required no stormwater detention on the site because the redevelopment actually increases the amount of pervious surface on-site.

Taking this challenge one step further, Langan's engineers worked with the local sewage authority to implement the design of a cloud-based outlet control into the stormwater management system, allowing the sewage authority to remotely monitor the combined sewer system, its capacity and flows in real time, and regulate discharges from the on-site stormwater detention system to avoid further overwhelming the combined sewer overflow system. This

The 700 Jackson Redevelopment and Resiliency Park Project includes a large, mixed-use residential building with 424 residential units, approximately 26,000 SF of commercial space, and a parking deck with 415 parking spaces for shared use by residents and the general public. The project also includes three major public areas: a brand new public gymnasium, a public park with open green spaces and a children's play area, and a public plaza designed for public programming and activities.


# VIA LOFTS

Location: Hoboken, NJ
Client: Bijou Properties
Architect: Marchetto Higgins Stieve
Services: Site/Civil, Natural Resources & Permitting

## OVERVIEW

As part of the overall revitalization of northwestern Hoboken, Langan is providing site/civil engineering, natural resources permitting, and environmental investigation and remediation oversight for this 44-unit mixed-use urban redevelopment project. The LEED Platinum-certified project features a green roof area that was specifically designed to comply with the city's target of creating a minimum of 25% green roof area on all new buildings. The project includes a rooftop runoff capture and reuse collection system to supply green roof irrigation water, reducing demand on the city's potable water supply and also reducing the project's overall impact on the city's combined sewer outfall system.

Langan was responsible for the environmental investigation of the site, the remediation of an identified 'hot-spot,' and the overall waste-class certification and disposal process for the hot-spot and site-wide historic fill materials as part of the site's overall remediation. The project site is located in the regulated flood hazard area and significant design and coordination was required to obtain a flood hazard area permit from the New Jersey Department of Environmental Protection.


# SOUTHWEST PARK

Location: Hoboken, NJ
Client: City of Hoboken
Architect: Starr Whitehouse
Services: Site/Civil, Environmental, Geotechnical, Natural Resources & Permitting, Landscape Architecture

## OVERVIEW

Southwest Park is a new one-acre city park that incorporates the delay and store components of the Rebuild by Design approach. Following the city's Green Infrastructure Strategic Plan, Langan designed and prepared the stormwater management for this park. We designed a system to hold the equivalent of a 10-year storm volume through green stormwater infrastructure components, including bioswales and rain gardens to mitigate existing flooding within this area of the city. Langan is the Licensed Site Remediation Professional for the project and has provided the necessary environmental controls while maintaining the design intent. Langan has also provided geotechnical engineering services and worked with the team to provide cost effective design alternatives by incorporating light-weight fill material to eliminate the need for piles.

## AWARDS

USGBC NJ Award - Innovation and Sustainability Best Practices

Credit: Nastasi Architects

# NEUMANN LEATHER REDEVELOPMENT

Location: Hoboken, NJ
Client: Observer LLC
Architect: Nastasi Architects
Services: Site/Civil, Environmental, Geotechnical, Natural Resources & Permitting, Traffic & Transportation, Landscape Architecture

## OVERVIEW

Langan will be providing a variety of multi-discipline redevelopment services for this site, the home of the former Neumann Leathers Factory located on Observer Highway in Hoboken. The project includes a mixed-use center with light industrial arts space, office space, retail and amenity uses, and residential units, and will involve the renovation of portions of the site buildings, the demolition of specific existing structures, and the design and construction of three major buildings. The overall redevelopment scheme is anchored by the principals of transit-oriented development, with the nearby Hoboken train and ferry terminals, and sustainability. Green roofs and a neighborhood-scale stormwater management system, incorporated into the interior plaza space, are anticipated to address localized stormwater management issues. The project is targeting LEED Platinum certification.


# CANDELA LOFTS

Location: Hoboken, NJ
Client: Bijou Properties
Architect: Nastasi Architects
Services: Environmental

## OVERVIEW

On the site of a former candle factory, Candela Lofts pays homage to an era before electricity. Langan provided environmental testing and remediation services for the redevelopment, which has achieved Passive House Certification - the highest performance standard in the world. Designed as a self-sufficient, zero-energy set of residences, the project establishes a new threshold for sustainability in residential design, utilizing advanced energy modeling, building systems, and building envelope assembly.


# HOBOKEN WATERFRONT HILTON HOTEL

Location: Hoboken, NJ
Client: KMS Development Partner
Architect: Cooper Carry Associates
Services: Site/Civil, Geotechnical, Landscape Architecture, Natural Resources & Permitting, Traffic & Transportation, Surveying/Geospatial

## OVERVIEW

The Hilton Hotel is the second hotel to join the Hoboken Waterfront. The world-class, 349-room hotel will be 20 stories and just one block away from the Hoboken Terminal. Langan's site-civil team worked collaboratively with our in-house landscape architects to create a green stormwater management plan within the site as well as the surrounding streetscape to manage localized flooding within the area. Adjacent to the hotel, a long linear 'pocket' park was also designed to serve as an outdoor space for both the public as well as hotel patrons.

# STEVENS INSTITUTE OF TECHNOLOGY

Location: Hoboken, NJ
Client: Stevens Institute of Technology
Services: Site/Civil, Geotechnical, Surveying/Geospatial

## OVERVIEW

Langan has been providing engineering and environmental services to Steven's for nearly 10 years. Our prior knowledge of the campus as well as notable Hoboken project experience has given us a better understanding of Steven's delicate campus, which is partially located in an excavated cliff. Langan has provided multi-disciplinary services on the Academic Gateway, a new two 5-story classroom and laboratory buildings; the Athletic and Recreation Center, which involved a redesign of the foundation system; and the Babbio Center Parking Garage Expansion, a 62,000-SF addition adding 266 parking spaces and creating an aesthetically pleasing building along the popular Sinatra Drive waterfront area.


# NEW JERSEY TRANSIT - HOBOKEN BUS TERMINAL

Location: Hoboken, NJ
Client: LCOR/Hillier

## OVERVIEW

Langan provided geotechnical engineering services for the proposed construction of a high-rise building over the existing New Jersey Transit (NJT) Bus Terminal in Hoboken, New Jersey. Based on available information, we evaluated the subsurface conditions and provided preliminary foundation recommendations for the support of the building. The preliminary foundation design for the support of the proposed structure presented many technical challenges that required unique engineering design capabilities. The challenges include the design of a truss system and high capacity foundation elements to provide a clear span over the PATH Station beneath the site.