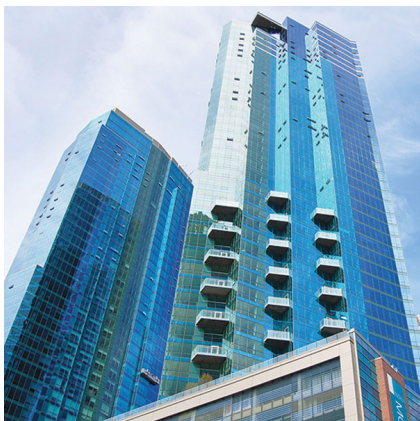


## LANGAN JERSEY CITY EXPERIENCE



Photo: Drew Gurian



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## HUDSON GREENE (77 HUDSON STREET)

Location: Jersey City, NJ  
Client: K. Hovnanian Companies, Equity Residential Properties  
Architect: CetraRuddy  
Services: Geotechnical, Site/Civil, Environmental, Traffic & Transportation, Landscape Architecture

### OVERVIEW

Langan provided a full range of design and engineering services for the construction of two 48-story residential towers at the core of Jersey City's Colgate Waterfront Redevelopment Area. This joint venture development features retail space, 900 luxury residential units, and a rooftop garden on top of a 10-story parking deck.

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## HUDSON EXCHANGE WEST

Location: Jersey City, NJ  
Client: Forest City Enterprises  
Architect: Perkins Eastman  
Partner: WSP (Phase IA), McNamara Salvia Structural Engineers  
(Phase 1B)  
Services: Geotechnical

### OVERVIEW

Hudson Exchange West is an 18-acre neighborhood development project that will introduce new residential buildings, outdoor park areas, transportation access, and retail amenities to the downtown waterfront community of Jersey City.

Langan is providing geotechnical engineering services during the design development and construction development phases. Our scope of work includes a site specific seismic study, site coordination, subsurface investigation, geotechnical engineering report, and construction controlled inspections for the deep foundation installation and load tests.

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## HARBORSIDE FINANCIAL CENTER

Location: Jersey City, NJ  
Client: Mack-Cali Realty  
Services: Geotechnical, Site/Civil, Landscape Architecture

### OVERVIEW

The Harborside Financial Center includes 6.4-million SF of office, retail and structured parking facilities located along the Hudson River waterfront. Langan has been responsible for the geotechnical, site/civil and landscape design of approximately 4 million-SF of Harborside. Langan also designed nearly one-half mile of waterfront walkway on an existing pier as well as 700 feet of a new two-level promenade.

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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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## ONE JOURNAL SQUARE

Location: Jersey City, NJ  
Client: Kushner Companies  
Architect: Woods Bagot  
Services: Geotechnical, Site/Civil, Traffic & Transportation,  
Surveying/Geospatial

### OVERVIEW

Langan is providing geotechnical, site/civil, and traffic engineering, planning, and surveying services for a proposed mixed-use development in the Journal Square section of Jersey City. The development will consist of two high-rise towers measuring 46 and 69 stories over a 10-floor podium and will include 1,725 residential apartments, approximately 89,000 SF of retail, 127,000 SF of office space, and 78,000 SF of amenities space. The development is adjacent to the Journal Square PATH Station.

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## 30 JOURNAL SQUARE

Location: Jersey City, NJ  
Client: Kushner Companies  
Architect: Morris Adjmi Architects  
Services: Site/Civil, Traffic & Transportation, Natural Resources & Permitting, Traditional Surveying

### OVERVIEW

Langan is providing site/civil and traffic engineering, planning and surveying services for a proposed mixed-use development at 30 Journal Square in Jersey City. The 1,022,362-GSF development will incorporate the historic Jersey Journal building and consist of a 72-story residential tower with a 10-story podium with space for retail, office, and parking.

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## NEW JERSEY CITY UNIVERSITY - UNIVERSITY PLACE

Location:	Jersey City, NJ
Client:	New Jersey City University
Architect:	Marchetto Higgins Stieve Architects , Studio Hillier, Feinberg & Associates, Niles Bolton Associates
Partner:	Claremont Properties and The Hampshire Companies (Joint Venture)
Services:	Site/Civil, Geotechnical, Surveying/Geospatial, Landscape Architecture

### OVERVIEW

Based off the original master plan from 2005, University Place will be a \$350-million education-based, mixed-use community featuring academic, dormitories and residential buildings, retail, and public plazas. The new development will be situated on 22 acres between Route 440 and West Side Avenue and divided into roughly 6 blocks. Langan provided a full range of services to implement the project's infrastructure and is in the process of coordinating with municipal agencies and finalizing the site engineering design. The infrastructure design will involve new utilities and stormwater management. As the project continues, Langan will design the streetscape finishes, including street tree plantings, unit paving, decorative lighting and site amenities.

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## 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.

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## DMAVA PARK AND HUDSON RIVER WALKWAY

- Location: Jersey City, NJ
- Client: New Jersey Department of Property Management and Construction
- Services: Landscape Architecture, Environmental, Natural Resources & Permitting, Geotechnical

### OVERVIEW

Langan designed this project for the NJDEP, including 1,600 linear feet of new Hudson River Waterfront Walkway, a new bulkhead and waterfront esplanade, a new timber boardwalk, and a 3-acre park along the Morris Canal Basin, across from Liberty State Park.

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## 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

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Photo: Drew Gurian

## NEW JERSEY 9.11 MEMORIAL

Location: Liberty State Park, Jersey City, NJ  
Client: NJ Dept. of the Treasury, NJ State Council on the Arts  
Services: Site/Civil, Geotechnical, Environmental, Traditional Surveying

### OVERVIEW

Langan provided civil, geotechnical, and environmental engineering, as well as survey and permitting services, to support the New Jersey September 11th Memorial Design Competition Winner, †Empty Sky.† The memorial consists of two 30-foot-high, 208-foot-long brushed stainless steel walls and a 16-foot-wide paved path, remembering the 741 people from New Jersey who were lost.

### AWARDS

2004 NJ American Institute of Architects, Honor Award  
2006 NY NOW People's Choice Award

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## LIBERTY SCIENCE CENTER

Location: Jersey City, NJ  
Client: New Jersey Economic Development Authority  
Services: Site/Civil, Environmental, Natural Resources & Permitting

### OVERVIEW

Langan was the consultant for the 196,000-SF Liberty Science Center originally constructed in 1993. We were once again retained for the 2007 expansion, which included a new 94,000-SF, three-story west wing.

### AWARDS

Grand Award for Engineering Excellence from the New Jersey Consulting Engineering Council

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