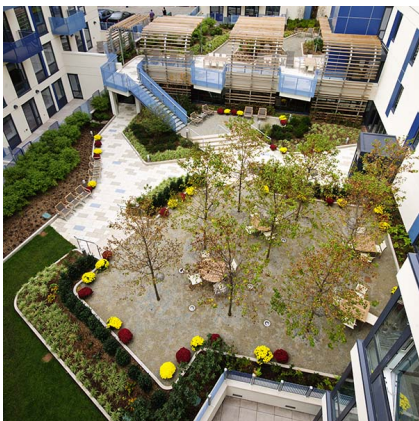
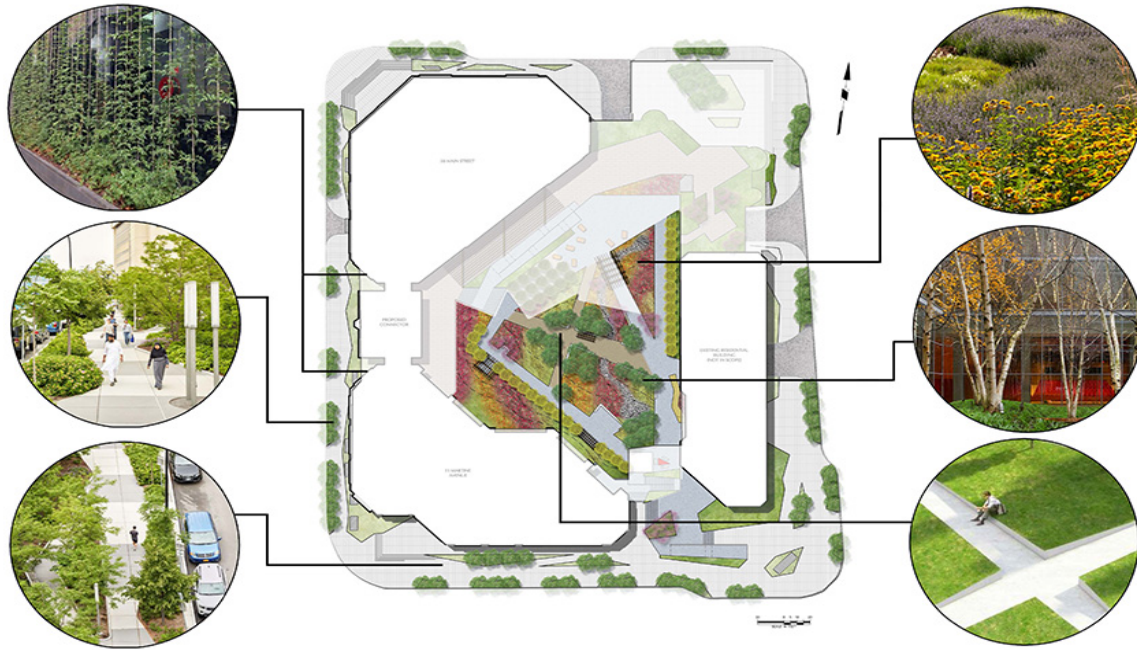


## LANGAN - LANDSCAPE ARCHITECTURE + PLANNING



Technical Excellence Practical Experience Client Responsiveness

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## WESTCHESTER FINANCIAL CENTER

Location: White Plains, NY  
 Client: Robert Martin Company, Warshauer Mellusi Warshauer  
 Architects  
 Services: Landscape Architecture

### OVERVIEW

The Westchester Financial Center consists of approximately 309,000 SF of existing Class A office space in downtown White Plains. Langan worked closely with the owner and architect to re-imagine this site in a much more pedestrian-friendly way. The main concept was to pull nature back into the concrete-heavy character of White Plains by incorporating ecological design. With this in mind, the streetscapes and 3-tier interior rooftop courtyards were designed using our concept of the Southern Taconic Ecological Precinct, or S.T.E.P. This unique design infuses the multi-level pedestrian space with an educational landscape that includes native species in varying layers of the local, southern New York landscape while creating an interactive outdoor office and café to enhance the office experience.

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## GRIFFIN COURT

Location: New York, NY  
Client: Alchemy Properties, Inc.  
Architect: FXCollaborative  
Services: Geotechnical, Site/Civil, Landscape Architecture,  
Environmental, Traditional Surveying

### OVERVIEW

This eight-story luxury residential building is located in the Hells Kitchen neighborhood on the west side of Manhattan on a site with former industrial and commercial uses. The proposed building boasts an 11,000-SF bi-level rooftop garden for residents, along with ground-level retail and commercial space on three street frontages. Nestled at the center of the site, the rooftop garden incorporates contemporary aspects of the building architecture and notable New York park references to create a unique experience for residents. Additionally, Langan provided a full range of design, engineering, and environmental services including the demolition of existing structures, removal of asbestos, underpinning of adjacent off-site structures, and streetscape and utility improvements.

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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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## 225 EAST 39TH STREET

Location: New York, NY  
Client: Fisher Brothers  
Architect: Handel Architects, LLP  
Services: Landscape Architecture, Geotechnical, Site/Civil, Traditional  
Surveying

### OVERVIEW

Langan provided a variety of services for 225 East 39th Street, a 37-story, 372-unit luxury apartment building located a few blocks from Grand Central Station. The development includes outdoor amenity spaces at the 1st, 2nd and 35th floor levels and a drop-off driveway connecting two street frontages with access to below grade parking. The 1st floor plaza serves as an extension of the interior lobby with decorative paving and planters that mimic the interior floor patterns. The 2nd floor rooftop garden provides active and passive recreation opportunities including playground equipment, bocce court, shuffle board and lawn area with seating. The 35th floor rooftop features a custom outdoor fire pit and seating area, spa, kitchens with private seating areas. Langan served as the landscape architect of record for the project, preparing the detailed design of all amenity rooftop components including planting, furnishings, decorative pavements and green screens. Langan also designed the support of excavation and obtained city agency approvals from DOB, DEP and FDNY.

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## OOSTEN CONDOMINIUM (429 KENT AVENUE)

Location: Brooklyn, NY  
Client: R Black Global, XIN Development  
Architect: Piet Boon, WASA/Studio A  
Partner: Wexler Associates  
Services: Site/Civil, Geotechnical, Environmental, Landscape  
Architecture

### OVERVIEW

Langan provided multiple design and construction administration services for this new eight-story, 500,000-GSF condominium that encompasses an entire block along the South Williamsburg waterfront. Langan's landscape design services included designs for ground level planting and three levels of rooftop amenity space. Our environmental engineers established a Remedial Action Plan (RAP) and Construction Health and Safety Plan (CHASP) to remediate approximately 95,000 SF of property. Langan's geotechnical staff completed a subsurface investigation, seismic evaluations, and provided recommendations for foundation design and construction. Site/civil engineering services included full engineering sets from schematic to final bid documents.

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## OCTAGON PARK APARTMENTS

Location: Roosevelt Island, NY  
Client: Octagon Development, LLC  
Architect: Becker & Becker Associates  
Services: Landscape Architecture, Site/Civil

### OVERVIEW

Langan provided landscape, site architecture, site/civil engineering and urban design services for the redevelopment of an historic Roosevelt Island hospital complex as a luxury residential development. Langan designed the adjacent streetscapes, waterfront esplanade and a 2-acre eco-park with a geothermal sculpture garden. The landscape concept was to create a blend of old and new New York, incorporating native and horticultural plant species with traditional paving, seating and lighting elements in a contemporary and artful manner.

### AWARDS

LEED Silver Certification

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## QUEENS PLAZA - DUTCH KILLS GREEN

- Location:** Long Island City, NY
- Client:** NYC Economic Development Corporation, NYC Department of City Planning
- Partner:** Wallace, Roberts & Todd, Margie Ruddick Landscape
- Services:** Site/Civil, Environmental, Landscape Architecture, Traditional Surveying

### OVERVIEW

Langan provided multi-disciplinary services in the areas of urban design, streetscape, site/civil, environmental and traffic engineering and NEPA review services for a bicycle and pedestrian improvement project at Queens Plaza. The plaza is the gateway connecting the Queensboro Bridge to Long Island City and is a highly traveled area. Langan prepared site engineering drawings that consisted of grading, drainage, utility, builders pavement plans, roadway profiles, signing, striping, traffic signal, and maintenance and protection of traffic (MPT). At the start of the project, Langan worked with the multi-disciplinary design team to develop the concept of 'the blue thread', a system of interconnected urban wetlands that would filter runoff water from the Queensboro Bridge and the elevated railway structures.

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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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Credit: Chris Cooper

## MD ANDERSON CANCER CENTER AT COOPER - ROOFTOP GARDEN

Location: Camden, NJ  
Client: Cooper University Hospital  
Services: Landscape Architecture

### OVERVIEW

Langan provided comprehensive planning, design and construction phase services for a 5,000-SF rooftop healing garden that will serve as a respite from the clinics and testing facilities. Custom designed planting beds will minimize rooftop loading while providing a healthy growing environment for the plants. A thoughtfully designed drainage system will conduct water to roof drains below the paving and planting areas. The project includes a significant amount of sustainable design elements and features the use and interpretation of plants that have been used in the fight against cancer.

### AWARDS

USGBC NJ Emerald Award - Urban Green Project

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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 multidisciplinary land development services for Delamar Hotel, a boutique hotel overlooking Trout Brook and located near Blue Back Square. The building includes over 100 guest rooms, a banquet facility, a restaurant, and outdoor seating and amenities. This Public Private Partnership project required detailed design elements during the entitlement process and extensive coordination with the town. Langan provided the site and landscape design, conducted a subsurface exploration, and developed an extensive stormwater management system to address the development on the existing pervious lot. The drainage system incorporates both water quality and quantity control measures, allowing it to meter flows from the development and polish stormwater before discharging to Trout Brook.

Technical Excellence Practical Experience Client Responsiveness

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Credit: Nathaniel Riley + Centerbrook

## 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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## OLIVE + WOOSTER (87 UNION STREET)

Location: New Haven, CT  
Client: Epimoni, Adam America  
Architect: Niles Bolton Associates  
Services: Landscape Architecture, Site/Civil, Traffic & Transportation, Surveying/Geospatial

### OVERVIEW

Olive + Wooster is a six-story mixed-use building with 299 residential units, street-level retail, outdoor dining, two rooftop courtyards, and podium parking located on a 2.6-acre site. The building connects two major downtown neighborhoods in New Haven and offers an enticing and safe neighborhood geared toward the urban pedestrian. The streetscape design draws on the rigid structure of the building, incorporating linear banding to fold the vertical building lines horizontally onto the pavement. Trees removed during construction were upcycled into tabletops featured in the interior amenity space to promote sustainable design. Langan provided multidisciplinary services for this project, including landscape architecture, site/civil, traffic, and survey.

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