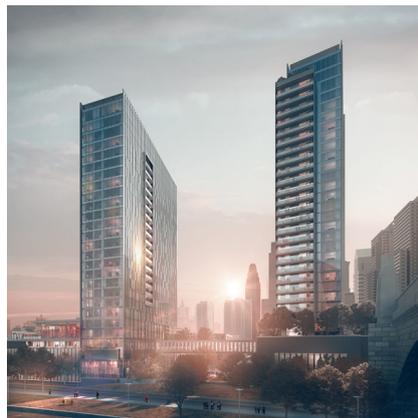


LANGAN MULTI-FAMILY RESIDENTIAL PROJECT EXPERIENCE



Technical Excellence Practical Experience Client Responsiveness

NEW JERSEY NEW YORK CONNECTICUT MASSACHUSETTS PENNSYLVANIA OHIO VIRGINIA FLORIDA TEXAS ARIZONA COLORADO
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NORTHXNORTHWEST

Location: Philadelphia, PA
Client: Forest City Residential
Services: Geotechnical, Traffic & Transportation, Environmental,
Traditional Surveying

OVERVIEW

Langan provided geotechnical, traffic and environmental engineering, survey and construction oversight services for the development of this new, 16-story apartment building with 270 units - a 434,000 SF expansion to the existing Museum Towers apartment building located in the Logan Square neighborhood of Philadelphia. The new construction also included a four level parking garage and two rows of townhome structures in addition to improvements to the neighboring Matthais Baldwin Park and signalization upgrades at the two intersections along Spring Garden Street.

Technical Excellence Practical Experience Client Responsiveness



Credit: WRT

NORRIS HOMES DEVELOPMENT

- Location: Philadelphia, PA
- Client: Jonathan Rose Companies LLC
- Architect: Wallace Roberts & Todd
- Services: Geotechnical, Environmental

OVERVIEW

Prior to construction beginning on this transit-oriented mixed-use development, Langan was hard at work investigating environmental and geotechnical conditions critical to the design. Despite the project's location adjacent to a SEPTA regional rail line and Temple's campus, the Philadelphia Housing Authority's buildings at the site had seemed isolated from services. Working closely with the design team, Langan's geotechnical and environmental team developed a plan for sampling and disposing of fill and managing environmental conditions.

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RIVERWALK TOWERS

Location: Philadelphia, PA
 Client: PMC Property Group
 Architect: Gensler
 Services: Site/Civil, Geotechnical, Traffic & Transportation,
 Surveying/Geospatial, Landscape Architecture

OVERVIEW

Located along the Schuylkill River, the Riverwalk Towers are two separate mixed-use that will include residential and retail space, along with a landscaped plaza and on-site parking. The 3.5-acre site had several constraints that needed to be considered with the design, including its location in the 100-year floodplain area of the FEMA map, active CSX rail lines along the western boundary, an overhead Septa bridge crossing through the parcel, and a PWD easement for an existing brick overflow sewer. Langan provided multiple services including survey, site/civil engineering, geotechnical engineering, traffic and transportation engineering, and permitting for the redevelopment.

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THREE CROSSINGS

Location: Pittsburgh, PA
 Client: Oxford Development Company
 Architect: WTW Architects
 Services: Site/Civil, Geotechnical, Environmental, Traditional Surveying,
 Landscape Architecture

OVERVIEW

The Three Crossings project involves the redevelopment of several urban industrial lots bordering downtown Pittsburgh along the Allegheny River. Phase I consists of the construction of 300 residential units within a five-story building overtop underground parking. Phase II consists of the construction of a 55,000-square-foot office building. Future development will consist of additional office space and a parking structure. Langan is providing site/civil, environmental, geotechnical, survey, permitting, landscape architecture, and sustainable design services for the development, which is expected to achieve LEED certification.

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ARO - 242 WEST 53RD STREET

Location: New York, NY
Client: Algin Management
Architect: CetraRuddy Architecture
Partner: Tectonic
Services: Site/Civil, Geotechnical, Surveying/Geospatial, Environmental

OVERVIEW

242 West 53rd Street is a 60-story residential tower with two cellar levels in Manhattan's Theater District. Langan is providing geotechnical, site/civil and environmental engineering services throughout the project and completed a topographic survey for the property. Langan is also providing special inspection services for geotechnical and environmental aspects during construction. We provided oversight for soils handling and disposal of contaminated soils and assisted in securing closure for environmental cleanup efforts.

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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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Credit: Bruce Damonte

VIA 57 WEST

- Location: New York, NY
- Client: The Durst Organization
- Architect: Bjarke Ingels Group
- Partner: Thornton Tomasetti, Hunter Roberts Construction Group
- Services: Geotechnical, Site/Civil

OVERVIEW

Regarded as a cross between Copenhagen-style residential courtyards and a New York City skyscraper, this mixed-use, 38-story residential building in Midtown West includes 709 residential units and ground floor retail space. A massive outdoor courtyard, cut into the center of the building, adds to the structure's unique pyramid-like shape. Langan performed extensive geotechnical and site/civil work including design of a bioswale; in addition, Langan produced a Stormwater Pollution Prevention Plan.

AWARDS

- 2017 ArchDaily Building of the Year
- 2017 Urban Land Institute Awards for Excellence in Development: Housing Development Finalist
- 2016 Engineering News Record New York, Best Projects Awards: Residential Hospitality

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2016 New York Times, Best Architecture in New York

2016 Society of American Registered Architects New York, Excellence in Residential Design
Innovation Award

2015 6SQFT Building of the Year

2012 American Institute of Architects New York, Design Merit Award

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56 LEONARD

- Location: New York, NY
- Client: Alexico Group, Hines
- Architect: Herzog & de Meuron, Costas Kondylis, Goldstein, Hill & West Architects
- Partner: WSP Cantor Seinuk, Hunter Roberts Construction Group
- Services: Geotechnical, Site/Civil, Environmental

OVERVIEW

Langan engineers provided site/civil, geotechnical, and environmental services for this condominium tower featuring dramatic, cantilevered terraces. It will be Architects Jacques Herzog and Pierre de Meuron's first high-rise commission anywhere in the world. The site, a 125-ft-wide by 100-ft-deep rectangular parcel in Tribeca, consists of two adjoining lots previously occupied by the former New York Law School (NYLS) library building. The proposed building will consist of a 60-story residential high-rise tower with a single cellar level.

AWARDS

2017 American Council of Engineering Companies, Engineering Excellence Awards, National Recognition Award
 2017 American Council of Engineering Companies New York, Engineering Excellence Awards, Diamond Award - Special Projects

2017 Engineering News Record, Best of the Best Residential/Hospitality Project Award

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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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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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STATION HOUSE

Location: Washington, DC
Client: Fisher Brothers
Architect: Hickok Cole Architects, Handel Architects
Partner: Plaza Construction
Services: Geotechnical, Environmental

OVERVIEW

Langan provided geotechnical and environmental engineering services for the Capitol Place mixed-use development project. The project included the construction of 375 residential units, 20,000 SF of retail space, two levels of below-grade parking, and an interior courtyard with garden and eco-pond areas. Located near Union Station, the project demonstrates transit-oriented green development and pedestrian improvements.

AWARDS

LEED Gold Certification

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19NINETEEN CLARENDON BOULEVARD

Location: Arlington, VA
Client: Harkins Builders
Services: Environmental

OVERVIEW

Langan was retained to oversee and supervise the removal of two unknown underground fuel oil storage tanks during site development. A characterization investigation followed and a total of 1,373.59-tons of petroleum-contaminated soils were excavated from the site and transported off-site for disposal. Langan is also conducting the monthly testing and monitoring of the on-site dewatering system that was installed after the site investigation.

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HECHT WAREHOUSE REDEVELOPMENT

Location: Washington, DC
Client: Douglas Development Corporation
Architect: Shalom Baranes Associates, Antunovich Associates
Services: Geotechnical, Environmental

OVERVIEW

Langan provided geotechnical engineering services to assist in the redevelopment of the historic Hecht warehouse into a mixed-use development. Known as one of the most significant art deco commercial buildings in the region, warehouse served as the company's central warehouse from its construction in 1937 and expansion in 1948. Langan performed a series of geotechnical borings throughout the property to assess the subsurface conditions. The study also included a review of historic foundation drawings for the warehouse structure that was built in 1937 and its 1985 addition.

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HARBOR POINTE

Location: Bayonne, NJ
 Client: Trammell Crow
 Architect: Martin Architectural Group
 Services: Site/Civil, Environmental, Landscape Architecture,
 Surveying/Geospatial, Traffic & Transportation

OVERVIEW

Harbor Pointe, a 554-unit residential community, represents the first phase of the Military Ocean Terminal at Bayonne (MOTBY) redevelopment. Langan provided site/civil, environmental engineering, and landscape architecture services for this brownfield site. The project consists of two apartment buildings, two parking garages, townhouse units, courtyards, and a clubhouse stretching over 7.5 acres. Langan designed the courtyards, perimeter streetscape, and clubhouse pool area. Langan also provided environmental and traffic engineering, surveying services, and site lighting design.

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3877 EL CAMINO

Location: Palo Alto, California
 Client: Zijin LLC
 Architect: EID Architects
 Services: Site/Civil

OVERVIEW

Plans for 3877 El Camino are to develop a mixed-use podium-style building with 11,000 SF of retail space, 17 residential units, and an underground garage. As the site/civil engineer, Langan provided site layout, grading, and utility and stormwater management design services. Working with the City of Palo Alto's utility and stormwater departments, we coordinated off-site infrastructure upgrades and designs to meet project demands. Part of our scope includes addressing the City of Palo Alto's comments on stormwater hydraulics and hydrology and stormwater treatment. We are implementing an integrated approach - with input from the entire design team - to divert storm waters into biofiltration planters instead of directly into storm drain systems, which was part of the initial design.

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889 MCLELLAN (1309 MISSION)

Location: South San Francisco, California
Client: Environmental Innovations in Design (EID) Architects
Architect: EID Architects
Services: Site/Civil

OVERVIEW

This mixed-use development consists of 4 stories over a basement level garage on an approximate 17,592 SF site. Scope of services included site layout and design, ADA compliance, and stormwater management design. Our team worked with the developer, architect and City to ensure the layout was desired by the client and meet the Cities requirements and standards.

During construction, we coordinated the storm drainage, sanitary sewer, and water connections and worked with the MEP/Joint Trench consultants to coordinate the gas, electric and telecommunications. We also coordinated with PG&E. Our team prepared the title sheet and plans for site demolition, grading, layout (dimension control), stormwater control, utilities, and street improvements.

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950 MARKET

Location: San Francisco, California
Client: Group i
Architect: Handel Architects
Services: Site/Civil, Geotechnical, Environmental

OVERVIEW

The existing building at 950 Market is being demolished to construct a 12-story development that consists of a hotel, residential units, and retail. Langan is providing multi-disciplinary services. Because the structure comprises the majority of the site, an important aspect of our site/civil engineering services is the stormwater management design. The site is adjacent to BART and MUNI tunnels, which was a key consideration in providing appropriate recommendations for foundation and shoring design. The development is subject to San Francisco's Article 22A (Maher) Ordinance, which requires that site history and soil sampling be performed.

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645 TEXAS

Location: San Francisco, California
 Client: Trumark Urban
 Architect: BDE Architecture
 Services: Site/Civil, Environmental

OVERVIEW

Langan provided site/civil and environmental engineering services for the 91-unit, 4- 5- story residential building with below-grade parking. It is on the edge of the Potrero Hill and Dog Patch neighborhoods. Various commercial and residential buildings formerly occupied the unique trapezoidal lot. This project had several technical challenges, including steep slopes along Texas and Mississippi streets and a water line, extending along Texas Street, which must meet San Francisco Fire Department standards.

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Credit: SOM

75 HOWARD

Location: San Francisco, California
 Client: Paramount Group, Inc
 Architect: Skidmore, Owings & Merrill LLP (SOM)
 Services: Site/Civil, Environmental, Geotechnical

OVERVIEW

Plans for 75 Howard are to build a 20-story residential building with 133 units, 102 below-ground parking spaces and 123 bicycle parking spaces. The building will also feature 5,824 SF of ground-floor retail space. A 7-story parking garage with one partially below-grade level currently occupies the site. One important aspect of our services will be to lead the stormwater management design. As the site is tributary to the City of San Francisco combined sewer system, the project will be required to reduce peak stormwater quantity, both flow and volume, to meet the requirements of the Stormwater Management Ordinance. Langan has also performed a preliminary geotechnical evaluation and an environmental site characterization for the site.

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MOUNTAIN VIEW AT MIDDLEFIELD (555 WEST MIDDLEFIELD)

Location: Mountain View, California
Client: AvalonBay Communities, Inc.
Architect: BDE Architecture
Services: Site/Civil, Geotechnical, Environmental

OVERVIEW

This 7-acre multifamily residential project - including a community center and a park - is an addition to low-density residential buildings built on this 14.5-acre campus. The infill development will create two residential lots with 345 residences, 974 parking spaces, 150,000 SF of open space, and 25,000 SF of residential amenity space. Per an agreement with the City of Mountain View, a 1.48 acre park will be given to the city for a community benefit. The project is pursuing LEED for Homes certification as well as various sustainable measures. Our site/civil team is providing services for a new bike lane, city-owned trail, the site/sidewalk layout, grading of off-site site/sidewalks and at-grade level podium courtyards, drainage, utilities, and stormwater management. Our geotechnical team is evaluating subsurface conditions and potential geologic hazards at the site. while our environmental team completed a Phase I Environmental Site Assessment (ESA).

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