

LANGAN MULTIFAMILY EXPERIENCE

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19 NINETEEN 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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TURNBERRY TOWER

Location: Arlington, VA
Client: Turnberry Associates
Architect: BBGM
Partner: SK&A Structural Engineers
Services: Geotechnical, Environmental

OVERVIEW

Turnberry Tower is a 25-story, 247-unit, high-end luxury condominium. The building soars nearly 400 feet above the Potomac River, and is the tallest condo building in the Washington, DC metropolitan region. The 920,000 SF, \$250 million project also includes a six-level below grade parking garage. Langan provided geotechnical and environmental services for the project.

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WEST HEATING PLANT

Location: Washington, DC
Client: The Georgetown Company
Architect: Adjaye Associates
Services: Site/Civil, Environmental

OVERVIEW

The proposed redevelopment of this World War II-era former coal heating plant into a Four Seasons Residences in Georgetown, is both historically and environmentally sensitive. This site was purchased from the General Services Administration as part of the government's effort to minimize the federal footprint by selling unused property. Langan provided preliminary site/civil and geotechnical services and reviewed existing historic documentation for the property. We also conducted several environmental investigations, including mercury and PCB monitoring, lead paint abatement, and asbestos testing.

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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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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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1752 SHORE PARKWAY

Location: Brooklyn, NY
Client: Thor Equities
Architect: Greenberg-Farrow Architects
Services: Waterfront & Marine, Geotechnical, Site/Civil, Environmental,
Natural Resources & Permitting, Environmental Planning

OVERVIEW

This 10-acre parcel is a peninsula that extends into Gravesend Bay near Coney Island. Langan's waterfront, geotechnical, site/civil, environmental, site/civil and natural resource professionals played a key role in transforming this former solid waste transfer station into a 200,000 SF retail center with a publicly-accessible waterfront park along the perimeter of the peninsula. Our services guided the owner through many interconnected components such as soil testing and remediation, earthwork modeling and costing of soil export and re-use, shoreline rip-rap stabilization and design, stormwater management and sustainability, zoning requirements (open space, planting, and circulation), impervious coverage, tidal wetland consistency, and site grading and layout.

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RED HOEK POINT

Location: Brooklyn, NY
Client: Thor Equities
Architect: Foster + Partners
Partner: SCAPE, DeSimone Consulting Engineers
Services: Waterfront & Marine, Site/Civil, Traditional Surveying

OVERVIEW

This 8-acre site, in the Red Hook section of Brooklyn, was formerly occupied by the Revere Sugar Company for the manufacturing and distribution of sugar products. Langan provided waterfront, site/civil and surveying services for this redevelopment project, which includes reconstruction/replacement of the existing bulkhead, construction of a four-story building, and the addition of a public waterfront esplanade.

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Credit: Bruce Damonte

AVA - 55 NINTH

- Location: San Francisco, California
Client: Avalon Bay Communities
Architect: SCB (Soloman Cordwell Buenz)
Services: Site/Civil, Environmental, Geotechnical, Earthquake/Seismic

OVERVIEW

AVA 55 Ninth is a 17-story residential building with two underground parking levels in the SOMA district. The building's northern portion has two below grade parking levels while the remaining development has one below grade parking level. Excavations extend up to 25 feet below existing street grade. Amenities include a fitness center and a 10,000 SF courtyard. Langan performed multi-disciplinary engineering services from schematic design through construction. We worked closely with the client and design team to come up with effective and economical foundation, shoring, seismic design, and dewatering systems. The San Francisco Public Utilities Commission (SFPUC) approved our Stormwater Control Plan and the project became one of the first to comply with the City of San Francisco Stormwater Management Ordinance.

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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 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, and landscape design services included designs for ground level planting and three levels of rooftop amenity space.

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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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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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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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