

LANGAN RESIDENTIAL MASTER PLAN EXPERIENCE



Technical Excellence Practical Experience Client Responsiveness

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Master planning requires a collaborative process whether on a small-scale urban site, or a large-scale suburban campus. Langan's holistic and iterative design approach focuses on working with our clients to develop a unified vision and guiding principles. Our round-table, multi-discipline master planning process combines the key elements of creative design in landscape architecture with our practical expertise in civil and environmental engineering in order to ensure a positive outcome and an achievable result. The combination of conceptual freedom grounded in realistic results is what makes our projects successful.

Within mixed-use and residential development, Langan focuses on creating a unique sense of place at a human-scale. Design elements prioritize a pedestrian-first environment, reinforced by universal accessibility, multi-modal transportation, and creating opportunities for place-making that become the cultural fabric of the master plan.

Founded in 1970, Langan employs more than 1,600 professionals across 42 offices throughout the United States and abroad, including an office in New Haven, CT where our local team has helped to reinvent some of the city's largest residential projects. A sampling of this experience is showcased throughout this web tour.

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MASHANTUCKET PEQUOT MUSEUM AND RESEARCH CENTER

Location: Ledyard, CT
Client: Pavarini Construction
Services: Geotechnical, Site/Civil

OVERVIEW

The Mashantucket Pequot Museum and Research Center is a 308,000 SF facility that brings to life the Mashantucket Pequot Nation's history. Langan prepared design drawings and technical specifications for a groundwater infiltration system and created wetland. The infiltration system and wetland created an innovative stormwater retention facility to manage roof runoff from the museum and research center. Langan provided full geotechnical engineering services for this project including site investigation, a geotechnical engineering study, the design of anchors to resist upthrust on the elevator pits and numerical groundwater modeling.

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TUXEDO RESERVE MASTER PLAN

Location: Tuxedo, NY
Client: Related Companies
Services: Natural Resources & Permitting, Site/Civil, Geotechnical,
Traffic & Transportation, Environmental, Traditional Surveying

OVERVIEW

Tuxedo Reserve is a planned integrated development of a 2,400-acre site located in the southeastern corner of Orange County, New York. Langan was retained to undertake all land development engineering of the site for construction of the multi-use development, which includes 1,500 residential units as well as over 30,000 SF of light industrial office commercial building.

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BLUE BACK SQUARE

Location: West Hartford, CT
 Client: Blue Back Square Development
 Services: Site/Civil, Traffic & Transportation, Environmental,
 Geotechnical, Landscape Architecture, Traditional Surveying

OVERVIEW

This urban mixed-use redevelopment is the centerpiece of two large city blocks, providing retail, office, residential and municipal space within the existing town center. It includes the regeneration of a brownfield site, expansion of civic facilities and public open-space, a mix of large and small format retail shops, two municipal parking garages, restaurants, professional and medical offices, a health club, and residential condominiums and apartments.

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QUARRY WALK

Location: Oxford, CT
 Client: Oxford Towne Center, LLC
 Services: Geotechnical, Site/Civil, Surveying/Geospatial, Landscape
 Architecture, Traffic & Transportation

OVERVIEW

As Oxford's Towne Center, Quarry Walk includes a grocery store, pharmacy, bank, mixed retail, variety of restaurants, community green, post office, 1.5 miles of walking trails, and 150 residential units. The new 32-acre development was previously a functioning rock quarry prior to construction. The project, which included extensive rock blasting and rock cut slopes, reused blasted rock to build the retaining walls around the perimeter of the site and for design elements throughout.

AWARDS

Connecticut Economic Resource Center (CERC) 2015 Celebrate Connecticut Award

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HARBOR POINT AND YALE & TOWNE

Location: Stamford, CT
 Client: Antares Development, LLC
 Services: Site/Civil, Geotechnical, Natural Resources & Permitting

OVERVIEW

The combined Harbor Point and Yale & Towne (Y & T) projects involve the redevelopment of over 80 acres within the South End of Stamford along the waterfront. The development includes approximately 6 million SF of mixed-use development including residential (4,000 units), office, retail, and restaurant uses as well as over 10 acres of public green and park areas. The project also includes approximately 1.5 miles of new roadway and streetscape design.

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LETCWORTH VILLAGE MASTER PLAN

Location: Village of Haverstraw, NY
 Client: RD Management
 Services: Site/Civil, Landscape Architecture

OVERVIEW

Langan developed a master plan for a 160-acre residential community on the site of a former state hospital. The master plan incorporates 650 age-restricted housing units in new and renovated buildings throughout the site along with recreational support facilities and approximately 35 acres of mature woodlands that will be preserved as community open space. A new community center, recreation facilities and a trail network converge at the topographic high point of the site, allowing village residents and the community to enjoy sweeping views of the surrounding landscape. Langan provided site/civil and landscape architecture services for the project.

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LAKESIDE AT TESSERA

Location: Lago Vista, TX
Client: Hines
Services: Site/Civil, Landscape Architecture

OVERVIEW

Langan provided land planning, site/civil and landscape architecture services for Lakeside at Tessera, a 900-acre residential development. During construction, close coordination with the City of Lago Vista was required as the infrastructure portion of the development was constructed under a Public Improvement Districts of \$24.7 million in bonds. Future phases of construction include parks, trails and various public amenities.

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THE GLASSWORKS

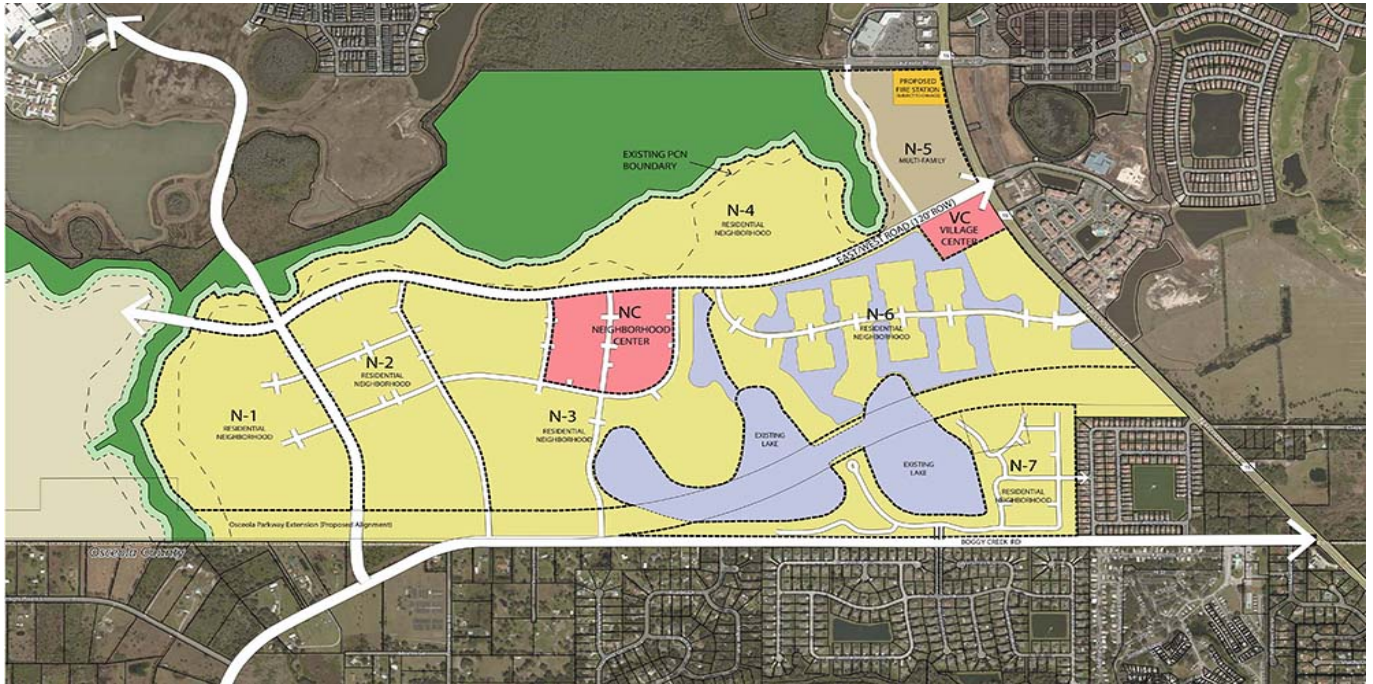
Location: Aberdeen, NJ
 Client: Somerset Development, The Ingerman Group
 Architect: Haley Donovan Architecture
 Services: Site/Civil, Surveying/Geospatial, Traffic & Transportation, Landscape Architecture, Natural Resources & Permitting

OVERVIEW

Langan provided site/civil and traffic engineering, surveying, landscape architecture and natural resource permitting services for the new Glassworks mixed-use development in Aberdeen, New Jersey. Located on the former site of the 20-year-old Anchor Glass Container Corporation manufacturing plant, this mixed-use project will include over 50-acres of residential space with an additional 75,000 SF of retail space. The Glassworks will consist of 500 new residential homes, which will be a mix of townhomes and apartments, as well as a 100-room boutique hotel and a movie theater. Outdoor space will also include a 2-acre park.

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POITRAS EAST

Location: Orlando, FL
 Client: Tavistock
 Services: Site/Civil, Surveying/Geospatial

OVERVIEW

The Poitras East property is an 800-acre undeveloped tract of land located minutes from Orlando International Airport. At full build out, Poitras East will include 2,700 residential units (single-family lots and multifamily units), a neighborhood center and commercial outparcels with a combined total of 200,000 SF, a K-8 school, and a community park. Langan is providing survey, mass grading, and master stormwater design and permitting services for the property.

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HIGHGATE

Location: Upper Macungie Township, PA
 Client: Heritage Building Group
 Services: Site/Civil, Geotechnical, Traffic & Transportation, Traditional Surveying

OVERVIEW

Highgate is a 413-unit subdivision that includes 226 townhouses and 187 single family homes on a total of 140 acres. Langan worked closely with the developer and township to engineer a †conservation design development† plan that incorporates active and passive open space and preserves the existing quarries/ponds located on the tract.

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HANOVER MEADOWS

Location: New Hanover Township, PA
 Client: Heritage Building Group
 Services: Site/Civil, Traffic & Transportation, Natural Resources & Permitting, Surveying/Geospatial

OVERVIEW

Hanover Meadows is a 617 unit mixed-use development on approximately 150 acre site located in New Hanover Township. Langan developed and engineered the plan for the age restricted retirement village, life-care facility and full-care facility which is part of the overall Master Mixed-Use Development. Langan is provided full service land development engineering and surveying services for the design of this development.

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NEW BRITAIN WALK

Location: New Britain Township, PA
Client: Westrum Development Co.
Partner: Toll Brothers
Services: Site/Civil, Natural Resources & Permitting, Traffic & Transportation, Landscape Architecture, Surveying/Geospatial

OVERVIEW

New Britain Walk is a single family village-style (Traditional Neighborhood Design - TND) residential community located in the heart of New Britain Township. Langan provided full service land development engineering for the design and construction of the 88 single family homes in this traditional neighborhood setting.

Langan provided engineering design services including extensive off-site roadway improvement work as well as traffic engineering. Langan also coordinated the regulatory approvals for the County Soil Conservation District, the Pennsylvania Department of Environmental Protection PADEP) and the Pennsylvania Department of Transportation.

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SANTA MARIA GOLF & COUNTRY CLUB

Location: Panama City, Panama
 Client: Santa Maria Golf & Country Club
 Architect: EDSA
 Services: Site/Civil, Geotechnical, Traffic & Transportation

OVERVIEW

Santa Maria Golf & Country Club is a high-end, 700-acre mixed-use development located along the Corredur Sur. It includes retail and restaurant space, residences, and a Jack Nicklaus golf course. Langan provided complete site/civil and traffic design for the on-site roads, drainage, and utility infrastructure from the conceptual phase through construction documents. One of the greatest site-specific challenges was the design of over 30 acres of on-site, man-made lakes to act as stormwater management and high-quality site amenities, which will be constructed in fill materials.

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CUSHETUNK LAKE PLANNED RESIDENTIAL DEVELOPMENT

Location: Readington Township, NJ
 Client: Trammell Crow Residential Company
 Services: Site/Civil, Geotechnical, Surveying/Geospatial, Traffic & Transportation

OVERVIEW

Cushetunk Lake is a planned residential development on a 220-acre wooded site with a 40-acre on-site lake. Langan provided all site development engineering for construction of a residential development, which includes single and multi-family lots, a community recreation area, and a public park. The existing dam on the lake needed rehabilitation to provide the required storm water quantity management and increase the safety of the structure. The unique topography of the site necessitated an extensive storm water quality management system to maintain the existing wetland and aquatic habitats.

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SPRING OAK TRADITIONAL NEIGHBORHOOD DEVELOPMENT

Location: Charlestown Township, PA
Client: Dewey Land, LP
Services: Site/Civil, Natural Resources & Permitting, Traffic & Transportation, Environmental

OVERVIEW

The 184 unit Spring Oak project is the first Traditional Neighborhood Development (TND) project in Charlestown Township to be designed in accordance with the townships new conservation & TND ordinances. The site includes a total of 65 acres of moderately sloping Chester County agricultural land along Whitehorse Road. Langan served as the project design site/civil design engineer, traffic engineer, stormwater management design engineer and has assisted in the overall project planning.

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ARBOURS AT EAGLE POINTE

Location: Philadelphia, PA
Client: Westrum Byberry, LP
Services: Site/Civil, Landscape Architecture, Environmental,
Surveying/Geospatial

OVERVIEW

Langan provided engineering and surveying services for the new 332-unit active adult community located in northeast Philadelphia. Formally the site of the Byberry State Hospital, which comprised of approximately 80 acres that were occupied by numerous abandoned hospital buildings. Twenty-five acres of the site remains as open space and will not be developed. Single story homes/townhouses/carriage houses, a clubhouse, associated amenities, parking and landscaping comprise the remaining 55 acres.

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FORMER WYETH FACILITY MASTER PLAN

Location: West Windsor, NJ
 Client: The Howard Hughes Corporation
 Services: Site/Civil, Traffic & Transportation, Natural Resources & Permitting

OVERVIEW

The Howard Hughes Corporation is in the early stages of the redevelopment process for a 650-acre tract of land that contains the former Wyeth Agricultural Research and Development campus. The future of the land is currently under consideration by the Howard Hughes Corporation and plans are being developed to best realize the value of the property. Langan was retained by the Howard Hughes Corporation for initial due diligence and planning services relating to this property.

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NORRISTOWN RIVERFRONT REDEVELOPMENT PLANNING

Location: Norristown, PA
Client: Municipality of Norristown
Services: Landscape Architecture, Environmental

OVERVIEW

The Norristown Riverfront Redevelopment Planning and Feasibility Study comprises approximately 30 acres of brownfield sites and former industrial properties along the banks of the Schuylkill River. Through a collaborative public and stakeholder process, the design team established a vision for the riverfront through the lens of coordinated public and private sector development. The study positions Norristown to be suburban Philadelphia's next hip satellite neighborhood with the ability to 'embrace the river' through strategic environmental, economic, and social planning.

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HANOVER POINTE

Location: Hanover Township, PA
Client: Main Street Group, Inc.
Partner: Ryan Homes
Services: Site/Civil

OVERVIEW

Langan provided engineering design and permitting services for this 102-unit single family residential development. Challenges to the design included maintenance of earthwork balance while providing a significant earthen berm along the adjacent state highway. Engineering services included a stormwater management basin design that incorporated significant downstream drainage constraints associated with a utility power company property. Erosion and sediment pollution control devices provided for the latest water quality and best management practices required by Pennsylvania Department of Environmental Protection.

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RIYADH RESIDENTIAL DEVELOPMENT

- Location: Riyadh, Kingdom of Saudi Arabia (KSA)
- Client: Confidential
- Architect: Munoz+Albin Architecture and Planning
- Services: Site/Civil, Geotechnical, Traffic & Transportation

OVERVIEW

Langan specifically provided a multi-disciplinary team to assist in the development of the sustainable master plan for the 130,000 sq m site. The centerpiece of the development will be a large central amenity building at the end of a heavily landscaped wide-well pedestrian path. The central amenity building and path will be surrounded by several large swimming pools and varying densities of residential housing. The entire site combines high-level security with a resort quality ambiance. Given the project's high standard for sustainability Langan's LEED accredited professionals coordinated grey and black water treatment systems with the irrigation water system to provide the most efficient use of water possible.

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