

LANGAN - RESIDENTIAL & MIXED-USE EXPERIENCE

Technical Excellence Practical Experience Client Responsiveness



CENTROVERDE AT MONTCLAIR

Location: Montclair, NJ
Client: LCOR
Architect: Lessard Design
Services: Site/Civil, Geotechnical, Landscape Architecture,
Surveying/Geospatial

OVERVIEW

Langan is the engineer for the design and construction inspection of this mixed-use project in the heart of Montclair. Phase 1 of the development includes two, six-story mixed-use buildings, totaling 306,000 SF. The 25,000-SF ground floor of building one will be entirely office, with 138 apartments on the upper floors. Building two will consist of 27,500 SF of retail space on the first floor and 124 apartment units above. Both buildings will have amenity space and open landscaped courtyards with seating and grilling areas. The upper roof of building two will contain a green roof section with a full kitchen. Phase 2 includes an approximate 100,000-SF hotel with 100 rooms with a restaurant, amenities and conference room space.

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MAXWELL PLACE

Location: Hoboken, NJ
Client: Toll Brothers
Architect: Dean Marchetto Architects, Perkins Eastman
Partner: DeSimone Consulting Engineers, Goldstein Associates
Services: Geotechnical, Traditional Surveying

OVERVIEW

The Maxwell Place development consists of a large, luxury residential waterfront development. Numerous industrial structures once occupied the project site, which was partially reclaimed from the Hudson River. The 12-story residential buildings, with a combined footprint area of about 170,000 SF, were constructed in three phases, along with associated below- and above-grade parking structures. The adaptation of the foundation systems to the highly variable subsurface conditions created substantial cost and schedule savings for the development/construction team. The project also included the first ever deep dynamic compaction improvement in the history of Hoboken.

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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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WEST CRESCENT AVENUE MIXED-USE DEVELOPMENT

Location: Allendale, NJ
Client: Hampshire Companies
Architect: DMR Architects, Z+ Architects
Services: Site/Civil, Surveying/Geospatial, Landscape Architecture,
Traffic & Transportation, Natural Resources & Permitting

OVERVIEW

This mixed-use development includes a new Borough Hall office, recreation space for the community, and a four-story, 70-unit residential building with a mix of market rate apartments, senior affordable housing, and first responder housing. Langan provided site plans and stormwater management design calculations for the Borough Planning Board application, prepared an Environmental Impact Statement, and coordinated the building layout, programming, and utilities for the Borough Hall, residential, and warehouse buildings. We performed a field inspection for our traffic impact study, taking inventory of roadway geometry, traffic control, and location of adjacent driveways and intersections. Additionally, we submitted applications to NJDEP for a Flood Hazard Area Verification and Freshwater Wetlands Letter of Interpretation - Line Verification, and the Borough Planning Board for Preliminary and Final Major Site Plan approval and Minor Subdivision approval.

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NEUMANN LEATHER REDEVELOPMENT

Location: Hoboken, NJ
Client: Observer LLC
Architect: Nastasi Architects
Services: Site/Civil, Environmental, Geotechnical, Natural Resources & Permitting, Traffic & Transportation, Landscape Architecture

OVERVIEW

Langan is providing multidisciplinary redevelopment services for this site, the home of the former Neumann Leathers Factory. The project includes a mixed-use center with industrial arts space, office space, retail and amenity uses, and residential units, and involves the renovation of portions of the site buildings, demolition of specific structures, and design and construction of three major buildings. The overall redevelopment scheme is anchored by the principals of transit-oriented development, with the nearby Hoboken train and ferry terminals, and sustainability. Green roofs and a neighborhood-scale stormwater management system, incorporated into the interior plaza space, are anticipated to address localized stormwater management issues. The project is targeting LEED Platinum certification, as well as certification under the LEED for Neighborhood Development program.

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WASHINGTON CALIFORNIA ATHENS CALGARY DUBAI LONDON PANAMA



VIA LOFTS

Location: Hoboken, NJ
Client: Bijou Properties
Architect: Marchetto Higgins Stieve
Services: Site/Civil, Natural Resources & Permitting

OVERVIEW

As part of the overall revitalization of northwestern Hoboken, Langan is providing site/civil engineering, natural resources permitting, and environmental investigation and remediation oversight for this 44-unit mixed-use urban redevelopment project. The LEED Platinum-certified project features a green roof area that was specifically designed to comply with the city's target of creating a minimum of 25% green roof area on all new buildings. The project includes a rooftop runoff capture and reuse collection system to supply green roof irrigation water, reducing demand on the city's potable water supply and also reducing the project's overall impact on the city's combined sewer outfall system.

Langan was responsible for the environmental investigation of the site, the remediation of an identified 'hot-spot,' and the overall waste-class certification and disposal process for the hot-spot and site-wide historic fill materials as part of the site's overall remediation. The project site is located in the regulated flood hazard area and significant design and coordination was required to obtain a flood hazard area permit from the New Jersey Department of Environmental Protection.

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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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MOTOWN STATION REDEVELOPMENT

Location: Morristown, NJ
Client: Bijou Properties
Architect: Marchetto Higgins Stieve
Services: Environmental, Natural Resources & Permitting, Site/Civil, Surveying/Geospatial, Traffic & Transportation

OVERVIEW

Langan is supporting the redevelopment of the Morristown train station parking lot into a vibrant, mixed-use development with approximately 85 residential units, ground floor commercial space and a structured parking deck for both commuters and residents. The 5-story building will create a new sense of place in the downtown environment, accommodating commuter, resident and neighborhood pedestrian needs.

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VOORHEES TOWN CENTER

Location: Voorhees Township, NJ
Client: PREIT Services, LLC
Architect: Barton Partners
Services: Landscape Architecture, Site/Civil, Geotechnical, Traffic & Transportation

OVERVIEW

Voorhees Town Center is mixed-use center of community activity, consisting of 850,000± SF of retail space with 575,000± SF of residential living space. Langan provided geotechnical, traffic and site/civil engineering, landscape architecture, and construction coordination services. The project included amenities such as a large pedestrian plaza outside of the new mall entrance, a landscaped boulevard extending from the mall to Echelon Road and the adjoining residential communities, broad sidewalks that allow for outdoor seating and strolling, open spaces for passive recreation, and the preservation of an old-growth wooded hill.

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M STATION AT MORRISTOWN

Location: Morristown, NJ
Client: SJP Properties
Architect: Gensler
Partner: Scotto Properties
Services: Site/Civil, Environmental, Surveying/Geospatial

OVERVIEW

M Station at Morristown is a mixed-use project located across from the Morristown train station. The development will replace the Midtown Shopping Center with 275,000 SF of Class A office space, retail space, a 1,000-space parking garage, a public plaza, and a roundabout designed to ease the flow of traffic. Langan is providing various engineering, environmental, and surveying services for the redevelopment. We previously performed a Phase I Environmental Site Assessment and geotechnical investigation at the site.

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THE CAESURA

- Location: Brooklyn, NY
Client: Jonathan Rose Companies
Architect: Dattner Architects, Bernheimer Architecture
Partner: Robert Silman Associates Structural Engineers
Services: Geotechnical, Environmental, Site/Civil

OVERVIEW

Langan provided multidisciplinary services for this 12-story mixed-use/mixed-income residential development (40% affordable housing) with 123-units. Langan provided full-service environmental consulting beginning with a Phase II environmental site investigation and ending with a remedial closure report. Langan's geotechnical engineering services included coordination of New York City Transit approvals for the two subway structures running adjacent to the site. Our designs included foundation recommendations, design development, construction documentation, support of excavation design, and construction administration. Langan's site/civil engineering scope included site grading, drainage, utilities, and detailed construction plans. This project is anticipated to receive LEED Silver certification.

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THE OSKAR - 572 11TH AVENUE

Location: New York, NY
Client: The Moinian Group
Architect: CetraRuddy
Services: Site/Civil, Geotechnical, Environmental

OVERVIEW

The Oskar, named after the Moinian Group's former Director of Development Oskar Brecher who passed away in 2016, is a 13-story luxury residential building in the Hell's Kitchen neighborhood of Manhattan. The 183,000-SF building contains 164 units, 46 of which are affordable, and 26,700 SF of ground floor and basement retail space. Langan provided site/civil engineering services including schematic design, bid support, and preparing a Builders Pavement Plan and a New York City Department of Transportation vault permit submission. Our environmental scope involved a Phase I ESA coordinated with the New York City Office of Environmental Remediation, remedial investigation and report, hazmat remedial action work plan, remedied closure report, noise remedial action plan, and noise installation reports. Langan's geotechnical services included a subsurface investigation, geotechnical report, and support of excavation drawings and supporting calculations.

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THE GLASSHOUSE

Location: Pittsburgh, PA
Client: Trammell Crow Company
Architect: Hord Coplan Macht
Partner: Rycon Construction
Services: Site/Civil, Geotechnical, Environmental

OVERVIEW

The Glasshouse is a five-story, residential mixed-use building with over 300 apartment units, ground floor restaurant and retail space, and indoor parking. The project is extremely environmentally sensitive because of the location within the floodplain, site contaminants, and the ACT II process. Langan's environmental team facilitated the ACT II process that helped to procure funding; addressed site contaminants and underground storage tanks; and developed a soil characterization and management plan to optimize re-use and disposal. Our site/civil engineers coordinated with the DEP, Allegheny County Conservation District, and City of Pittsburgh to develop a stormwater management plan that met City and DEP requirements while working with the site constraints.

AWARDS

2021 ASCE Pittsburgh Sustainability Award

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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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87 UNION STREET

Location: New Haven, CT
Client: Petra Development
Architect: Niles Bolton Associates
Partner: David Adam Realty
Services: Landscape Architecture, Site/Civil, Traffic & Transportation,
Surveying/Geospatial

OVERVIEW

Langan provided landscape architecture, site/civil, survey, and traffic engineering services for the 87 Union Project, a 2.6-acre site that will be home to a six-story building with approximately 300 residential units, retail, two rooftop courtyards, and parking at street level. The streetscape design draws on the rigid structure of the building, incorporating linear banding to fold the vertical building lines horizontally onto the pavement. Connecting two major downtown neighborhoods in New Haven, CT, 87 Union will offer an enticing and safe neighborhood geared toward the urban pedestrian.

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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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950 MARKET

Location: San Francisco, CA
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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THE CAMDEN AT SELMA AND VINE

Location: Los Angeles, CA
Client: Camden Development, Inc.
Services: Geotechnical, Earthquake/Seismic

OVERVIEW

The Camden Hollywood is a mixed-use development consisting of a 7-story above-grade structure with over 280 market-rate apartment units and almost 40,000 SF of ground floor commercial space. The building sits on top of a four-story below-grade parking garage. Langan provided geotechnical engineering, deputy grading inspection, and construction observation for this project.

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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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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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