

LANGAN RETAIL QUALIFICATIONS



Technical Excellence Practical Experience Client Responsiveness

NEW JERSEY NEW YORK CONNECTICUT MASSACHUSETTS PENNSYLVANIA OHIO VIRGINIA FLORIDA TEXAS ARIZONA COLORADO
WASHINGTON CALIFORNIA ATHENS CALGARY DUBAI LONDON PANAMA



THE SHOPS AT NANUET

Location: Nanuet, NY
Client: Simon Property Group
Architect: Dorsky + Yue International, LLC
Services: Site/Civil, Geotechnical, Environmental, Traffic & Transportation, Landscape Architecture, Natural Resources & Permitting, Traditional Surveying

OVERVIEW

This 60-acre outdoor lifestyle retail center contains approximately 780,000 SF of gross floor area and replaces the former Nanuet Mall, a traditional enclosed shopping center. Langan provided survey, site/civil, geotechnical, traffic, landscape, natural resources, and permitting services. Langan also performed construction phase services including asbestos abatement, air monitoring, and demolition oversight. Langan played a significant role in keeping the project on an aggressive six-month schedule while minimizing reconstruction of improvements and change orders.

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THE SONO COLLECTION

Location: Norwalk, CT
Client: General Growth Properties
Services: Site/Civil, Geotechnical, Earthquake/Seismic, Traffic & Transportation, Traditional Surveying

OVERVIEW

Langan is providing multidiscipline engineering services for the SoNo Collection project, which involves the construction of a 2.5 million SF mall on two parcels totaling 12 acres and designed to activate the street front and provide public amenity areas. The mall will redevelop the long vacant gateway to Norwalk and is ideally situated at the intersection of two major highways, Interstate 95 and State Route 7, and along the Metro-North railroad.

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STATEN ISLAND MALL EXPANSION

Location: Staten Island, NY
Client: General Growth Properties
Architect: S9 Architecture
Services: Site/Civil, Geotechnical, Landscape Architecture, Traffic & Transportation, Surveying/Geospatial

OVERVIEW

Langan is providing multiple engineering services in support of an approximately 340,000-SF expansion to the existing 1.2M-SF mall in the Heartland Village neighborhood. The project includes a two-story mall expansion, two outparcel buildings, a plaza area and the construction of a multi-level, 825-space parking garage on the 100-acre facility.

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FRUITVALE TRANSIT VILLAGE

Location: Oakland, California
Client: Fruitvale Development Corporation
Services: Geotechnical, Environmental

OVERVIEW

The Fruitvale Transit Village is a mixed-use, transit-oriented development next to the Fruitvale BART station. Locally-owned retail stores occupy the ground floor; office space dedicated to community resources and organizations is on the second floor; and the third floor provides 47 apartments, 10 of which are designed affordable units. The village also has landscaped courtyards and at-grade parking. Langan's geotechnical engineers designed the foundation and slabs to resist the effects of the highly expansive surficial soil blanketing the site. Our environmental team conducted Phases I and II Environmental Site Assessments (ESAs) as well as a soil gas investigation, and provided a site mitigation program.

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BLOOMIN' BRANDS

Location: Various locations throughout the US
Client: Bloomin' Brands
Services: Site/Civil

OVERVIEW

Bloomin' Brands hired Langan to perform an evaluation of site locations for their recent national expansion, which included a combination of new locations, as well as existing restaurant expansions. New locations were often considered to be freestanding sites or in-line space renovations. Langan performed site evaluations for each location, which focused on zoning constraints, development timelines with various regulatory agencies, parking analysis, alcoholic beverage restrictions, impact fees, and water and sewer connection fees. Langan's quick turnaround and comprehensive evaluations provided a great value to Bloomin' Brands decision making process.

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JACK LONDON SQUARE

Location: Oakland, California

Client: Ellis Partners, LLC

Services: Geotechnical

OVERVIEW

The Jack London Square Redevelopment project consists of constructing several buildings over the last decade. The buildings were generally constructed in two phases. Phase 1 consisted of a 2-story retail building, a 3- to 6-story retail building, and a 6-story building for retail and parking. Phase 2 development consists of two 1-story retail buildings, a pedestrian bridge, and new streets and sidewalks, and two additional buildings. Langan performed geotechnical investigations for the Phase 1 development and portions of the Phase 2 Development that have been implemented. We also provided geotechnical consultation during final design and permitting and observation services during construction

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CHRISTIANA MALL REDEVELOPMENT

Location: New Castle, DE
Client: General Growth Properties
Services: Site/Civil, Traditional Surveying, Landscape Architecture,
Natural Resources & Permitting

OVERVIEW

Langan has provided survey, geotechnical, and site engineering services for the redevelopment of the Christiana Mall. The expansion of the mall involves the demolition of the existing Strawbridge's department store and the construction of a 138,000-SF Nordstrom. The main mall area will also be expanded bringing new lifestyle stores into the in-line retail corridors and additional exterior mini-anchor stores.

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VILLAGE AT SAN ANTONIO

Location: Mountain View, California
Client: Merlone Geier Partners
Services: Geotechnical

OVERVIEW

The Village at San Antonio Center is in the heart of Silicon Valley. It consists of a Safeway-anchored mixed-use center with 330 residential apartments over restaurants and shopping. Langan performed preliminary and final geotechnical investigations for the mixed-use development, which is comprised of six structures; two buildings have three basement levels; two have one basement; and two are at-grade. We developed foundation and other geotechnical recommendations for each new building.

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LOWE'S HOME IMPROVEMENT STORES

- Location: Various Locations, Northeast US
- Client: Lowe's Home Improvement Stores
- Services: Site/Civil, Geotechnical, Environmental, Traffic & Transportation, Natural Resources & Permitting, Landscape Architecture, Traditional Surveying, Geologic Hazards

OVERVIEW

Langan has been a key land development consultant for Lowe's aggressive northeast store expansion program for the past ten years. We have provided survey, conceptual planning, site/civil, geotechnical, environmental, landscape architecture and permitting, as well as leading entitlement efforts for over 50 Lowe's stores.

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TERRAIN AT WESTPORT

Location: Westport, CT
Client: Urban Outfitters Inc.
Architect: New Studio Architecture
Services: Site/Civil, Environmental, Traditional Surveying, Landscape Architecture

OVERVIEW

This is the second location of Terrain, a home and garden center owned by Urban Outfitters, in the US. Located on the site of a former auto dealership, redevelopment of the property was complicated by significant environmental contamination and size constraints of both the existing buildings and the lot. The project included extensive site improvements, renovation of two existing buildings, redesign of the parking facilities, and the construction of a 21,000-SF outdoor patio with café seating and greenhouses for plant sales. Langan provided due diligence, site/civil engineering, surveying, landscape architecture, and environmental engineering.

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DESTIN COMMONS

Location: Destin, FL
Client: Turnberry Associates
Services: Geotechnical

OVERVIEW

This development consisted of a regional outdoor mall with anchor department stores ranging in height from 1 to 2 stories. Langan performed a detailed subsurface investigation, engineering evaluation, and field test sections to evaluate deep compressible subsurface conditions, as well as near-surface densification with conventional earthwork equipment. The buildings are supported on shallow footings after heavy surface densification, which resulted in significant savings.

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STOP & SHOP

Location: Connecticut, New York & New Jersey
Client: Stop & Shop
Services: Site/Civil, Geotechnical, Environmental, Traffic & Transportation, Traditional Surveying, Natural Resources & Permitting

OVERVIEW

For nearly 20 years, Langan has provided its integrated mix of services for Stop & Shop throughout Connecticut, New Jersey, and New York. Projects range from due diligence and feasibility studies to comprehensive technical support and permitting - and continually bring measurable value to Stop & Shop's real estate development and construction needs.

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THE SHOPS AT ATLAS PARK

Location: Glendale, NY
Client: A & Co., The Hemmerdinger Corporation, Desman Associates
Services: Environmental, Geotechnical, Site/Civil, Traditional Surveying

OVERVIEW

A former brownfield site, this lifestyle center consists of a two-acre †green† area surrounded by shops, restaurants, and a cinema. Langan provided environmental, surveying, geotechnical, and site/civil engineering services for this redevelopment.

AWARDS

2010 New York City Brownfield Cleanup Award for Open Space
2007 US Environmental Protection Agency Region 2, Phoenix Award for Excellence in Brownfield Development,
2007 American Council of Engineering Companies, Engineering Excellence Awards, Gold

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GHIRARDELLI SQUARE RENOVATION

Location: San Francisco, California
Client: JMA Ventures, LLC
Services: Geotechnical, Earthquake/Seismic

OVERVIEW

Langan performed a foundation investigation for the seismic strengthening and renovation of the two-story Clock Tower and Mustard Buildings and the five-story Chocolate and Cocoa buildings at Ghirardelli Square.

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Credit: Matthew Anderson

ALAMEDA LANDING

Location: Alameda, California
Client: Catellus Alameda Development, LLC, Target Corporation, Tri-Pointe Homes, LLC
Architect: MCG Architecture, MBH Architects, Perkins + Will
Services: Geotechnical

OVERVIEW

Alameda Landing is a 96-acre waterfront mixed-use development consisting of residential, retail, and office buildings. Langan provided geotechnical services for the foundation design of this multi-phased project. The initial phase is construction of the commercial complex, while later stages will focus on the residential units.

AWARDS

2015 U.S. Environmental Protection Agency Phoenix Award - Excellence in Brownfield Redevelopment

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AUTOZONE

Location: Various Locations in Texas
Client: AutoZone, Inc.
Services: Site/Civil, Landscape Architecture, Geotechnical, Traffic & Transportation, Traditional Surveying

OVERVIEW

In support of AutoZone's aggressive national expansion program, Langan was retained to provide site/civil design, permitting and landscape design services for the construction of multiple AutoZones in Texas. Projects generally include city and county permitting for stormwater management, Municipal Utility District (MUD) coordination for the utility design and city/county Planning Commission review and approval.

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CANDLESTICK POINT CENTER BLOCK CP02

Location: San Francisco, California

Client: FivePoint / Macerich JV

Services: Site/Civil, Geotechnical

OVERVIEW

The Candlestick Point Center Project (CP02) is a planned urban mixed-use project at the former Candlestick Park Stadium. The retail center will be approximately 762,000 SF. The project may also include an adjacent structured parking lot, hotel, residential space, and cinema. Langan is providing site/civil and geotechnical services from schematic design through construction phases.

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SHOPPES AT OLD BRIDGE

Location: Old Bridge, NJ
Client: Stanbery Development
Architect: Meacham & Apel
Services: Site/Civil, Landscape Architecture, Natural Resources & Permitting

OVERVIEW

The Shoppes at Old Bridge is a 124,846 square foot lifestyle center located along Route 9 in Old Bridge Township, New Jersey. Roadway improvements included widening of two regional roadways in the area. Signal replacement, drainage improvements and offsite utility improvements were included in the design and permitting of this project.

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Credit: Related Companies

BRONX TERMINAL MARKET

Location: Bronx, NY
Client: The Related Companies
Architect: GreenbergFarrow, BBGM
Partner: Thornton Tomasetti
Services: Environmental, Geotechnical, Site/Civil

OVERVIEW

Adjacent to the Harlem River and immediately south of Yankee Stadium, the redevelopment of the 18-acre portion of the Bronx Terminal Market included demolition of several of existing buildings, and development of approximately one million square feet of new retail, restaurant and neighborhood services, structured parking for 2,800 vehicles, and a 250-unit hotel.

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BAYONNE CROSSING

Location: Bayonne, NJ
Client: The Cameron Group
Services: Environmental, Site/Civil, Geotechnical, Traditional Surveying,
Traffic & Transportation, Landscape Architecture

OVERVIEW

This 356,000-SF power shopping center is anchored by both a Lowe's Home Improvement and Walmart Supercenter. The 29-acre brownfield site, formerly part of an oil refinery and major industrial facility, required extensive environmental remediation prior to redevelopment. Langan provided and coordinated all site/civil, traffic, environmental, geotechnical and permitting/entitlement services.

AWARDS

2012 American Council of Engineering Companies, Engineering Excellence Award

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