

SELECT MIXED-USE REDEVELOPMENT EXPERIENCE

Langan provides an integrated mix of engineering and environmental consulting services in support of mixed-use developments worldwide.

CONTACT

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700 JACKSON REDEVELOPMENT & RESILIENCY PARK

Location: Hoboken, NJ
Client: Bijou Properties, Intercontinental Development, Inc.
Architect: Marchetto Higgins Stieve Architects
Services: Geotechnical, Site/Civil, Environmental, Natural Resources & Permitting, Surveying/Geospatial

OVERVIEW

Langan was part of a design and construction team completing the investigation, demolition, remediation and design of a two-city block redevelopment in northwest Hoboken. Our team implemented the design of a cloud-based outlet control into the stormwater management system for this project, which is located in a coastal city faced with the challenges of global climate change and the impacts of frequent localized flooding, as well as catastrophic-scale flooding issues.

The project includes a large, mixed-use residential building with 424 residential units, approximately 26,000 SF of commercial space, and a parking deck with 415 parking spaces for shared use by residents and the general public. The project also includes three major public areas: a brand new public gymnasium, a public park with open green spaces and a children's play area, and a public plaza designed for public programming and activities.

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AMERICAN DREAM MEADOWLANDS

Location: East Rutherford, NJ
Client: Triple Five Development
Services: Geotechnical, Site/Civil, Traditional Surveying, Natural Resources & Permitting, Land Use Planning, Environmental

OVERVIEW

American Dream is a unique and visually compelling mixed-use development site located on the Meadowlands Sports Complex in East Rutherford, New Jersey. The project incorporates exciting and participatory sports and entertainment venues, such as an indoor ski slope and skate park for the entire family. Langan is providing site/civil engineering, geotechnical engineering, surveying, environmental engineering, and permitting services to obtain entitlements for the new indoor amusement park and water park component of the project.

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Credit: Karen Taylor

SKYMARK CENTER

Location: Village of Ridgefield Park, NJ
Client: SkyMark Development Company
Architect: DMR Architects
Services: Site/Civil, Surveying/Geospatial, Traffic & Transportation,
Natural Resources & Permitting, Environmental

OVERVIEW

The SkyMark Center is proposed to consist of 680,000 SF of retail, 983 residential units, a combined 20-story hotel and residential tower with a conference center and attached multi-level parking garages. The new development will give Ridgefield Park the solution to utilize this parcel to its highest and best use along with simultaneously remediating the existing environmental conditions of this site.

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ONE JOURNAL SQUARE

Location: Jersey City, NJ
Client: Kushner Companies
Architect: Woods Bagot
Services: Geotechnical, Site/Civil, Traffic & Transportation,
Surveying/Geospatial

OVERVIEW

Langan is providing geotechnical, site/civil, and traffic engineering, planning, and surveying services for a proposed mixed-use development in the Journal Square section of Jersey City. The development will consist of two high-rise towers measuring 46 and 69 stories over a 10-floor podium and will include 1,725 residential apartments, approximately 89,000 SF of retail, 127,000 SF of office space, and 78,000 SF of amenities space. The development is adjacent to the Journal Square PATH Station.

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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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30 JOURNAL SQUARE

Location: Jersey City, NJ
Client: Kushner Companies
Architect: Morris Adjmi Architects
Services: Site/Civil, Traffic & Transportation, Natural Resources & Permitting, Traditional Surveying

OVERVIEW

Langan is providing site/civil and traffic engineering, planning and surveying services for a proposed mixed-use development at 30 Journal Square in Jersey City. The 1,022,362-GSF development will incorporate the historic Jersey Journal building and consist of a 72-story residential tower with a 10-story podium with space for retail, office, and parking.

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CROSSROADS AT NEW JERSEY CITY UNIVERSITY

Location: Jersey City, NJ
Client: Crossroads Companies, LLC
Architect: StudioHillier
Services: Site/Civil, Geotechnical, Traffic & Transportation,
Surveying/Geospatial

OVERVIEW

The proposed 80,000-SF ShopRite will be located on New Jersey City University's West Campus. The building is located in the northwest corner of the West Campus between Route 440, Carbon Place, and the future roads being constructed along the east and south side of the development site. Langan is providing surveying, site/civil engineering and natural resource services for the proposed development, including stormwater management design, local and state permitting as well as coordination with the University and other responsible parties associated with the property which has undergone several phases of remediation. Langan will also be performing a peer review of the geotechnical investigation at the site.

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HUDSON YARDS REDEVELOPMENT

- Location:** New York, NY
- Client:** Hudson Yards, a Related Oxford Venture
- Architect:** Kohn Pedersen Fox, Skidmore, Owings & Merrill, Diller
Scofidio + Renfro, Ismael Leyva Architects, Rockwell Group
- Partner:** Thornton Tomasetti, WSP
- Services:** Geotechnical, Environmental, Site/Civil, Traffic &
Transportation, Traditional Surveying, Terrestrial
Scanning/BIM

OVERVIEW

This major New York City rezoning and redevelopment, led by Related/Oxford, under the joint guidance of New York City, the Metropolitan Transportation Authority, Hudson Yards Development Corporation, and New York State, is reinventing the once barren west side of Midtown Manhattan. Upon full completion, the site will include more than 18 million square feet of commercial, retail, and residential towers, 14 acres of open park space, a cultural venue, a public school, and a luxury hotel all built over active rail yards.

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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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AVALON CLINTON

Location: New York, NY
Client: The Dermot Company, Inc.
Architect: FXCollaborative
Services: Site/Civil, Geotechnical, Environmental

OVERVIEW

Langan provided engineering services for the 677,000 SF, 600 unit residential mixed-use development in the Clinton redevelopment zone. Avalon Clinton consist of two 24-story towers spanning over the depressed tracks of the Amtrak Empire Line and abutting three NYC Department of Transportation (NYCDOT) bridges which created numerous engineering challenges. The soil and groundwater contamination originating from a former gas station on one of the parcels presented additional site challenges.

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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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HALLETTS POINT - BUILDING 1

Location: Astoria, NY
Client: The Durst Organization
Architect: Dattner Architects
Partner: Lincoln Equities, Jonathan Rose Company
Services: Site/Civil, Geotechnical, Traffic & Transportation

OVERVIEW

The Astoria waterfront is undergoing a complete transformation with the construction of Halletts Point. When complete, this 2.1-million-SF megaproject will include retail stores, outdoor areas, and approximately 2,100 residential units. The city-approved master plan also includes a site for a potential K-8 public school and an additional development lot for the New York City Housing Authority. The project will consist of seven buildings, the first scheduled to open in 2018. Building One will include 405 units, up to 20% of which will be affordable housing.

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BRONX POINT

- Location: Bronx, NY
- Client: Bronx Point Owner, LLC (A Joint Venture of L+M Development Partners and Type A Projects)
- Architect: S9 Architecture, Marvel Architects
- Partner: Abel Bainnson Butz, Cosentini Associates , WSP
- Services: Site/Civil, Environmental, Surveying/Geospatial, Traffic & Transportation

OVERVIEW

Bronx Point is a 585,000-SF, mixed-use waterfront site comprised of 540 units of affordable housing, educational community facilities, commercial/retail spaces and open space adjoining the Harlem River waterfront in the Lower Concourse North area of the South Bronx. The site was previously a paved asphalt lot used for temporary storage by city and state agencies and recently underwent a rezoning to add the parcel to the Special Harlem River Waterfront District. Langan provided waterfront engineering services to create a resilient shoreline edge, by removing an existing relieving platform and creating a more natural shoreline slope to reduce tidal energy as sea levels rise. Site/civil engineering services included the design and permitting of underground utilities, permitting of two new stormwater outfalls to the Harlem River and onsite layout and circulation including a new private roadway. Environmental engineering services included completion of a Brownfield Cleanup Program (BCP) application, Remedial Investigation Program and Citizen Participation Plan.

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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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HUNTERS POINT NAVAL SHIPYARD

Location: San Francisco, California
Client: Successor Agency to the San Francisco Redevelopment Agency, Office of Community Investment and Infrastructure
Services: Environmental, Geotechnical

OVERVIEW

Hunters Point Naval Shipyard is on 638 acres of waterfront in the southeast corner of the San Francisco Bay and was established as a commercial shipyard in 1870. Langan is aiding in the process of property transfer and redevelopment by providing the San Francisco Redevelopment Agency with peer review consultation related to the environmental and geotechnical aspects.

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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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FASHION DISTRICT PHILADELPHIA

Location: Philadelphia, PA
Client: Macerich, PREIT
Architect: JPRA Architects
Services: Site/Civil, Surveying/Geospatial, Traffic & Transportation, Environmental

OVERVIEW

Langan collaborated with the owners, architect, and design team to transform the Gallery at Market East into a modern, mixed-use shopping and entertainment destination. The Fashion District Philadelphia is an urban redevelopment project along Market Street, spanning between 8th and 11th Streets, containing 1.5 million square-feet of mixed-use space. Langan worked with the design team to prepare detailed engineering drawings and helped navigate a complex permitting path.

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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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CITY PLACE SANTA CLARA

Location: Santa Clara, California
Client: Related Urban, City of Santa Clara, California
Services: Site/Civil, Environmental, Geotechnical

OVERVIEW

The overall redevelopment site is the 240-acre former Santa Clara all-purpose landfill, and project plans are for a mixed-use development that includes office, hotel, retail, restaurant, entertainment, residential, and parking space. We are providing integrated site/civil, geotechnical, and environmental services for all project phases.

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SOL' MIA

Location: North Miami, FL
Client: Oleta Partners, LLC
Architect: EDSA
Services: Site/Civil, Geotechnical, Environmental

OVERVIEW

Sol' Mia is a joint venture between long-time Langan clients Turnberry Associates and LeFrak. This 183-acre master-planned, mixed-use community is set on one of the largest remaining parcels of undeveloped land in South Florida.

The key challenging component of the project is that it is a former municipal waste landfill, which was closed in the 1980s. Langan's team of civil, environmental and geotechnical engineers are drawing upon local and national experience and expertise related to land development on former landfills.

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