

## PROJECT SPOTLIGHT TOUR: LANGAN LEADER, APRIL 2019



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Learn more about Langan's involvement in our featured projects.

Francis Walsh Intermediate School - Branford, CT

Meridian Hill Park - Washington, DC

Gateway of Pacific - South San Francisco, CA

Front and York - Brooklyn, NY

The Shoppes at Middletown - Middletown, NJ

1509 Smallman Street - Pittsburgh, PA

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## MERIDIAN HILL PARK

Location: Washington, DC  
Client: National Park Service  
Architect: Mills + Schnoering Architects  
Services: Geotechnical, Site/Civil, Surveying/Geospatial

### OVERVIEW

Meridian Hill Park sits on a hill a little over a mile and a half north of the White House. Langan performed a variety of services for design and data collection for Phases V and VI of the Meridian Hill renovation project. In the Lower Plaza, Langan provided an accessible route into the lower level of the park from 16th Street, which consisted of three ramps that complied with the Architectural Barriers Act Standards. Langan also performed a geotechnical investigation, which consisted of concrete coring, geotechnical dynamic cone penetration tests, and soil sampling at the south portion of the park near the James Buchanan Memorial.

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## GATEWAY OF PACIFIC

Location: South San Francisco, CA  
Client: BioMed Realty  
Architect: Flad Architects  
Services: Geotechnical, Environmental

### OVERVIEW

Langan is providing multi-disciplinary services for Phase I of Gateway of Pacific - a 1.3 million-SF laboratory and office campus development. Phase I includes the construction of a 12-story building with a basement and penthouse that includes two wings connected by a 5-story atrium; a 2-level below-grade parking garage; an amenity building above the parking garage; surface parking and associated grading; and landscaping and other improvements. Our geotechnical team is charged with evaluating the subsurface conditions and providing foundation and grading recommendations for the development and improvements. Langan consulted on the conceptual design phase and is now providing construction observation services for Phase I. Our environmental team performed site characterizations to assess the potential for the presence of hazardous substances by analyzing soil and groundwater samples.

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## FRONT AND YORK

Location:	Brooklyn, NY
Client:	CIM Group, LIVWRK
Architect:	Morris Adjmi Architects
Partner:	Cosentini Associates, WSP
Services:	Site/Civil, Geotechnical

### OVERVIEW

Langan is providing site/civil and geotechnical services for the 1.1 million-SF, full-block, rectangular site located in the Dumbo neighborhood of Brooklyn. The building will consist of a 9 story podium and two offset, twelve story towers on opposite corners of Front and York Streets. The development will include 408 condos and 320 rental units and will feature a swimming pool and retail/community space. Langan addressed issues associated with site layout, grading, earthwork, drainage, stormwater management, erosion control, utility connections, on-site vehicular and pedestrian circulation, public right-of-way improvements, and agency permitting. Langan also performed 3D Finite element analyses as part of the foundation design for the towers and podium, taking into account the adjacent New York City Transit (NYCT) tunnel below Jay Street. Our team designed the support of excavation (SOE) system to accommodate a 40-foot-deep excavation, which required multiple iterations with NYCT to obtain approvals.

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## THE SHOPPES AT MIDDLETOWN

Location: Middletown, NJ  
Client: National Realty & Development Corp.  
Architect: MMA Architects

### OVERVIEW

The Shoppes at Middletown is a 340,000-SF premier outdoor retail center anchored by Wegmans and CMX Cinema. This complex redevelopment project called for significant off-site highway improvements to Route 35 and local roadways, realignment, and utility relocation. Upgrades included water, sewer, electric, telecommunication and gas services. Langan closely coordinated with New Jersey agencies, such as the Department of Transportation and Department of Environmental Protection throughout the design process for permit approvals. The stormwater design consisted of a combination of different systems, including detention, infiltration, bio-detention and underground pipe galleries, discharging to the existing stormwater pipes in Route 35 to Town Brook and McClees Creek.

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## 1509 SMALLMAN STREET - PITTSBURGH

Location: Pittsburgh, PA  
Client: RDC Design-Build, Inc.  
Architect: DLA+Architecture  
Services: Traffic & Transportation

### OVERVIEW

The 1509 Smallman Street development is located at 15th and Smallman streets, adjacent to the produce terminal in Pittsburgh's Strip District. The development, known as District Fifteen, features 105,000 SF of commercial office space, which will be occupied by Facebook's Oculus division, along with 150 surface parking spaces. In support of the development, Langan's traffic team attended a scoping meeting with the City of Pittsburgh to determine the scope needed for a Transportation Impact Assessment. This meeting enabled Langan to build consensus with the review agencies on the scope of the study, trip generation and methodology for trip distribution, analysis years and growth factors. To complete the assessment, the Langan traffic team conducted a field examination, performed manual traffic counts, developed trip distributions, developed future base volumes using an appropriate background traffic growth factor, conducted peak capacity analyses, and prepared a traffic study report suitable for submission to the review agencies.

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## FRANCIS WALSH INTERMEDIATE SCHOOL

Location: Branford, CT  
Client: Antinozzi Associates, P.C.  
Services: Geotechnical, Environmental, Surveying/Geospatial, Traffic & Transportation

### OVERVIEW

The Francis Walsh School project is a renovation and expansion of a 190,000-SF intermediate school on a 20-acre site which involves an addition on the east side of the building where the current bus drop-off and teacher parking lot is located, renovation of common spaces (cafeteria, gymnasium, support offices etc.) and demolition of the southern wing. Project challenges include former marsh and wetland areas that could impact the proposed development. Langan's geotechnical services included subsurface exploration consisting of SPT soil borings up to 30- to 50-feet below existing site grades for building areas and about 10-feet below existing site grades for parking and playing field areas. Langan performed a pre-demolition/renovation hazardous building materials survey throughout the interior and exterior of the building.

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