

**PROJECT SPOTLIGHT TOUR: LANGAN LEADER, APRIL 2020**



Technical Excellence Practical Experience Client Responsiveness

NEW JERSEY NEW YORK CONNECTICUT MASSACHUSETTS PENNSYLVANIA OHIO VIRGINIA FLORIDA TEXAS ARIZONA COLORADO  
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Learn more about Langan's involvement in our featured essential projects.

Fulfillment Center - Akron, OH  
Ground Distribution Center - Gaithersburg, MD  
Fulfillment Center - Opa-Locka, FL  
Cranbury Logistics Center - Cranbury, NJ  
Fulfillment Center - Fall River, MA  
E-Commerce Delivery Station - Colorado Springs, CO  
Fulfillment Center - San Diego County, CA  
Rankin 45 Distribution Center - Houston, TX

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## FULLFILLMENT CENTER - AKRON

<http://www.langan.com/portfolio/fulfillment-center-akron>

Location: Akron, OH  
 Client: Confidential  
 Services: Site/Civil, Environmental, Traffic & Transportation,  
 Surveying/Geospatial, Natural Resources & Permitting,  
 Landscape Architecture

### OVERVIEW

This fulfillment center involved the redevelopment of the former Rolling Acres Mall in Akron, Ohio, into an e-commerce fulfillment center. The revitalization of the site involved the demolition of remaining anchor department store buildings to make way for the 700,000-SF building. Langan provided a full range of services on the project during due diligence and design. We assisted with the land assemblage process including conceptual site planning, surveying, environmental and natural resource assessment, and evaluation of transportation and utility infrastructure capacity to serve the project.

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## GROUND DISTRIBUTION FACILITY - GAITHERSBURG

<http://www.langan.com/portfolio/ground-distribution-facility-gaithersburg>

Location: Gaithersburg, MD  
Client: SunCap Property Group  
Services: Site/Civil, Geotechnical, Environmental, Landscape  
Architecture, Natural Resources & Permitting,  
Surveying/Geospatial

### OVERVIEW

Langan provided multi-disciplinary engineering as well as surveying and landscape architecture services for the design of a 40-acre ground distribution facility, including a 300,000-SF distribution building and parking to accommodate 833 vehicles. Langan developed a site plan including grading, drainage, and utility design. Our team also performed an extensive subsurface investigation including borings, test pits, and infiltration tests to provide foundation recommendations for the building.

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## FULFILLMENT CENTER - FLORIDA

<http://www.langan.com/portfolio/fulfillment-center-florida>

Location: Opa-Locka, FL  
Client: Clarion Partners, Foundry Commercial  
Architect: Macgregor Associates Architects  
Services: Site/Civil, Environmental

### OVERVIEW

Langan is providing site/civil engineering and environmental assessments for a new 850,000-SF fulfillment center in the Carrie Meek International Business Park, located right outside Miami. The fulfillment center will span over 90 acres and will be the largest building in the business park. Langan assisted with Phase I and II Environmental Site Assessments, and asbestos surveys for the existing buildings. We also designing the sanitary sewer pumping station as a submersible pumping station, which is being coordinated with the architect. Langan will process the plans for the sanitary sewer pumping station through MDWASD, the DERM Wastewater Section and the County Building Department.

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## CRANBURY LOGISTICS CENTER

<http://www.langan.com/portfolio/cranbury-logistics-center>

Location: Cranbury, NJ  
 Client: Cranbury Brickyard, LLC  
 Services: Site/Civil, Geotechnical, Environmental, Natural Resources & Permitting, Landscape Architecture, Traffic & Transportation

### OVERVIEW

Langan prepared a general development plan submission for this 395-acre parcel adjacent to the New Jersey Turnpike. Langan's integrated team of site/civil, geotechnical and environmental engineers and scientists prepared a design to construct 2.8 million SF of warehouse distribution on approximately 150 acres of the site. The full build-out of the business park includes three cross-dock warehouse buildings and is one of the largest wetland mitigation projects in state history. Proper remediation of the site required impact to nearly 50 acres of contaminated wetlands. In order to minimize impacts to forested areas, sparsely vegetated uplands were excavated to form shallow concave grades to allow water to accumulate in these areas, creating an amphibian habitat. An extended 10-acre stormwater basin was also used to create additional wetlands mitigation by designing planting shelves and islands within the basins to allow for wetland plantings to grow.

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## FULFILLMENT CENTER - FALL RIVER

<http://www.langan.com/portfolio/fulfillment-center-fall-river>

Location: Fall River, MA  
Client: Clarion Partners, Trammell Crow Company  
Architect: MacGregor Associates Architects  
Services: Site/Civil, Geotechnical, Environmental, Surveying/Geospatial,  
Landscape Architecture

### OVERVIEW

Langan provided a variety of services for the design and construction of the fulfillment center located in Fall River. Design services included layout of the one million-SF distribution center along with 1,500± passenger vehicle parking stalls, a truck court, a rain garden, and a stormwater management basin. Langan met the water quality requirements for the site by designing a rain garden and stormwater management basin as opposed to using numerous expensive water quality manufactured treatment devices. Langan quickly and efficiently prepared and delivered a site plan submission to the regulatory agencies and approvals were obtained in short order, with few comments and very minor revisions.

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Credit: BL Companies

## E-COMMERCE DELIVERY STATION

<http://www.langan.com/portfolio/e-commerce-delivery-station>

Location: Colorado Springs, CO  
 Client: Trammell Crow Company  
 Services: Site/Civil, Traffic & Transportation, Environmental, Geotechnical

### OVERVIEW

Langan provided multi-disciplinary engineering services for this 66,000-SF build-to-suit e-commerce delivery station located in the Peak Innovation Park in Colorado Springs. Langan services included site/civil, geotechnical, environmental, and traffic engineering. Site/civil services included the site design of the delivery station which included 18 loading docks, 190 car parking spaces, 40 van loading zones, and 450 van parking stalls. Langan designed a stormwater management strategy that complied with strict water quality requirements of the city and maximum detention time requirements of the Federal Aviation Administration.

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## FULFILLMENT CENTER - SAN DIEGO COUNTY

<http://www.langan.com/portfolio/fulfillment-center-san3>

Location: County of San Diego, CA  
Client: Seefried Industrial Properties, Inc.  
Services: Site/Civil, Environmental, Geotechnical, Geologic Hazards,  
Surveying/Geospatial

### OVERVIEW

Langan is providing site/civil and geotechnical engineering for the development of a new 703,000 SF distribution facility on a 63.38 acre site in unincorporated San Diego County, California. The development includes a multi-story AR Sort fulfillment center with 1,770 auto parking spaces, 304 trailer parking spaces and significant site improvements on an undeveloped vacant site. Challenges on the site include significant earthwork mobilization and grading design; drainage and water quality mitigation; and off-site utilities and street improvements.

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## RANKIN 45 DISTRIBUTION CENTER

<http://www.langan.com/portfolio/rankin-45-distribution-center>

Location: Houston, TX  
Client: Trammell Crow  
Architect: Powers Brown  
Partner: Clarion Partners  
Services: Site/Civil

### OVERVIEW

Langan performed site/civil and traffic services in the support of a proposed 350,000 SF cross dock warehouse building on a 23 acre tract in Houston, TX. The continuity of the civil design allowed for a seamless integration of the pad site infrastructure into the overall design. The project included loading docks, parking lots, a public detention pond, public utilities, off-site turn lane improvements and related infrastructure required to serve the commercial pad site.

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