

PROJECT SPOTLIGHT TOUR: LANGAN LEADER, APRIL 2021



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

M Station at Morristown - Morristown, NJ
1300 Fairmount Avenue - Philadelphia, PA
Trinity Lakes Elementary School - Fort Worth, TX
2330 Broadway - New York, NY
Bridgeview - Bridgeport, PA
UCI Medical Center Irvine-Newport - Irvine, CA

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M STATION AT MORRISTOWN

<https://www.langan.com/portfolio/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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1300 FAIRMOUNT AVENUE

<https://www.langan.com/portfolio/1300-fairmount-avenue>

- Location: Philadelphia, PA
- Client: RAL Companies
- Architect: NELSON (Cope Linder Architects)
- Services: Environmental, Geotechnical, Site/Civil, Surveying/Geospatial, Landscape Architecture, Traffic & Transportation

OVERVIEW

Broadridge is a mixed-use building with 478 residential units, a 292-space parking garage, approximately one acre of outdoor space, and 60,000 SF of retail space. Anchored by an Aldi supermarket, the development is part of a larger effort to revitalize the neighborhood. The project team encountered challenges during site design and construction, including relocation of Philadelphia Water Department (PWD) storm-sewer facilities near below-grade SEPTA facilities, relocation of other utilities, and stormwater management design to meet PWD requirements. Langan coordinated with the team on perimeter sidewalks and plazas to enhance the site experience, and provided services related to the subsurface detention, surface bioretention, a detention tank within the building footprint, and green roof.

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TRINITY LAKES ELEMENTARY SCHOOL

<https://www.langan.com/portfolio/trinity-lakes-elementary-school>

- Location: Fort Worth, TX
- Client: Hurst-Euless-Bedford ISD
- Architect: Huckabee
- Partner: Joeris General Contractors
- Services: Site/Civil, Landscape Architecture

OVERVIEW

Trinity Lakes Elementary School serves 850 students in kindergarten through sixth grade. The 90,000-SF school features a two-story academic wing, large media center and library, gymnasium, and a cafetorium space with a multi-functional stage. The project is located within a reclaimed floodplain as part of an overall residential development. Langan provided all site/civil services related to the exterior design and worked closely with the developer to coordinate joint improvements. Sustainable project features include natural daylighting and native plants in xeriscape landscaping, which minimizes water usage while maintaining an attractive outdoor space.

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Credit: SLCE; Arc Shadow

2330 BROADWAY

<https://www.langan.com/portfolio/2330-broadway>

- Location: New York, NY
- Client: Hines, Welltower
- Architect: SLCE Architects
- Partner: Thornton Tomasetti, Hunter Roberts Construction Group
- Services: Site/Civil, Geotechnical, Environmental, Surveying/Geospatial

OVERVIEW

2330 Broadway is a 17-story, 140,170 SF senior living and memory care community. Building amenities include a spa, rooftop garden, bistro, and homeopathic care center. Prior to demolition of the buildings previously located at the site, Langan conducted a subsurface exploration and conducted testing for asbestos and other hazardous materials. We also designed caisson foundation, support of excavation, and waterproofing systems; performed a Phase I Environmental Site Assessment and Phase II Environmental Site Investigation; provided design services including grading, drainage, stormwater management, and utility connections; and prepared a Builders Pavement Plan.

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BRIDGEVIEW

<https://www.langan.com/portfolio/bridgeview>

Location: Bridgeport, PA
Client: PRDC Properties
Services: Geotechnical, Site/Civil, Natural Resources & Permitting,
Landscape Architecture

OVERVIEW

Bridgeview is a waterfront residential community situated on 35-acres along the Schuylkill River. The development includes 262 apartments, 348 townhomes, and 7,000 SF of commercial space. With the site almost entirely located within the 100-year floodplain, Langan performed services required for the Federal Emergency Management Agency to conditionally remap the site outside the regularity area, making the project feasible. This project is part of a larger goal to revitalize the aging industrial surrounding area.

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Credit: CO Architects

UCI MEDICAL CENTER IRVINE-NEWPORT

<https://www.langan.com/portfolio/uci-medical-center-irvine-newport>

- Location: Irvine, CA
- Client: Hensel Phelps
- Architect: CO Architects
- Partner: Stantec, Degenkolb, Culp & Tanner
- Services: Geotechnical, Environmental

OVERVIEW

The University of California, Irvine (UCI) is expanding its Health Center for Advanced Care to create UCI Medical Center Irvine-Newport, a full-service academic health complex. The development includes a seven-story, 350,000 GSF hospital with an emergency department, inpatient bed services, operating rooms, pre/post observation beds, inpatient imaging, and support services. A four-story, 200,000 GSF ambulatory surgery center is also planned. Langan conducted comprehensive field explorations, reviewed prior Phase I and Phase II environmental studies, and developed a soil management plan to be incorporated into grading and construction documents. We also provided detailed guidance to address health and safety, soil disposal, vapor mitigation, and proper soil handling requirements.

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