

PROJECT SPOTLIGHT TOUR: LANGAN LEADER, DECEMBER 2020



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

Brooklyn Basin Development - Oakland, CA  
2926 West 19th Street - Coney Island Phase I - Brooklyn, NY  
LNG Peak Shaving Facility - Pennsylvania  
Miles Mack Playground - Philadelphia, PA  
New Perth Amboy High School - Perth Amboy, NJ  
Fulfillment Center - North Haven, CT

### CONTACT

Mark Devaney LEED AP  
Principal  
Direct: 973.560.4706  
Mobile: 201.312.4427  
mdevaney@langan.com

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## BROOKLYN BASIN DEVELOPMENT

<http://www.langan.com/portfolio/brooklyn-basin-development>

Location: Oakland, CA  
Client: Brooklyn Basin Associates c/o MidPen Housing Corporation  
Services: Environmental

### OVERVIEW

Langan is providing environmental engineering services for Parcels A and F of the 64-acre mixed-use waterfront development with residential, commercial, civic, parks, and open space. The overall project plans include 3,100 residential units, 200,000 SF of ground-floor commercial space, 3,950 parking spaces, approximately 30 acres of parks and public open space, two renovated marinas with 170 boat slips, and a wetlands restoration area. Our team completed a Phase I Environmental Site Assessment to review past and present land uses, site conditions, and neighboring properties.

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## 2926 WEST 19TH STREET - CONEY ISLAND PHASE I

<http://www.langan.com/portfolio/2926-west-19th-street-coney-island-phase-i>

Location: Brooklyn, NY  
 Client: L+M Development Partners  
 Architect: Handel Architects  
 Partner: Taconic Investment Partners, BFC Partners  
 Services: Site/Civil, Environmental, Surveying/Geospatial

### OVERVIEW

2926 West 19th Street is a three-phase development located near the Coney Island boardwalk. The first phase includes construction of a 16-story building with 446 rental units, two communal roof decks, 15,000 GSF of retail space, and 66,000 GSF of office space for the New York City Human Resources Administration. The project is focused on creating more affordable housing options for locals, with all of the apartments being offered to formerly homeless and low-income tenants. Langan prepared a topographic, boundary, and utility survey for the initial site design. Langan's environmental engineers are responsible for a Phase I Environmental Site Assessment, Remedial Investigation Work Plan, Health and Safety Plan, field remedial investigation, and Remedial Investigation Report. Our site/civil engineers are preparing several submissions for New York agencies.

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## LNG PEAK SHAVING FACILITY, PENNSYLVANIA

<http://www.langan.com/portfolio/lng-peak-shaving-facility-pennsylvania>

Location: Pennsylvania  
Client: UGI Energy Services  
Services: Site/Civil, Environmental, Traffic & Transportation,  
Surveying/Geospatial, Geotechnical, Natural Resources &  
Permitting

### OVERVIEW

This LNG peak shaving facility will consist of a 2-million-gallon LNG tank, vaporizer system, truck loading and unloading rack and other associated facilities on an 85-acre property. The facility is located in a greenway area with a variety of environmental constraints including wetlands, floodplains, and steep slopes. Langan's multidisciplinary service groups worked together to support various tasks including property assessment, facility planning, detailed facility layout, and land development permitting.

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## MILES MACK PLAYGROUND

<http://www.langan.com/portfolio/miles-mack-playground>

Location: Philadelphia, PA  
 Client: Philadelphia Parks and Recreation  
 Services: Landscape Architecture, Site/Civil

### OVERVIEW

Langan oversaw the design, community engagement, surveying, construction cost estimating and engineering for the renovation of a treasured 2.5-acre playground located in Philadelphia's Mantua Neighborhood. The project involved removing select play equipment and designing new playground and spray ground areas, shaded seating and fitness equipment area. The new safety surface and paving were designed to resemble a giant flower with a trike track as the root, playground elements in the stems and leaves and a spray ground spouting from the flower. In addition to the whimsical playground design, Langan coordinated a team of MBE, WBE and DBE surveyors, cost estimators, MEP engineers, and community engagement specialists to address issues of economic inclusion.

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## PERTH AMBOY HIGH SCHOOL

<http://www.langan.com/portfolio/new-perth-amboy-high-school>

|            |                                                                                                                             |
|------------|-----------------------------------------------------------------------------------------------------------------------------|
| Location:  | Perth Amboy, NJ                                                                                                             |
| Client:    | New Jersey Schools Development Authority                                                                                    |
| Architect: | RSC Architects                                                                                                              |
| Partner:   | Terminal Construction Corporation                                                                                           |
| Services:  | Site/Civil, Geotechnical, Environmental, Landscape<br>Architecture, Surveying/Geospatial, Natural Resources &<br>Permitting |

### OVERVIEW

As part of the design-build team, Langan is providing site/civil, geotechnical, traffic, surveying, landscape architecture, and environmental engineering services for the new Perth Amboy High School project. The project includes construction of a 576,000-SF facility that will be able to serve a maximum of 3,300 students in grades 9 to 12, and support three distinct educational programs.

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## FULFILLMENT CENTER - NORTH HAVEN

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

**Location:** North Haven, CT  
**Client:** 415 Washington Avenue, LLC, Rabina Properties, Hillwood Investment Properties  
**Services:** Site/Civil, Environmental, Geotechnical, Traffic & Transportation, Landscape Architecture, Surveying/Geospatial

### OVERVIEW

Langan provided multi-disciplinary services for the 1.2-million-SF e-commerce distribution facility located on 168 acres. The site features parking for 2,500 cars, an overflow parking area with an additional 500 to 750 spaces and parking for 300 trucks. Langan provided due diligence and conceptual planning support for various redevelopment options including a mixed-use town center, transit-oriented development, retail and industrial. Working closely with the town, our team developed traffic mitigation strategies to connect a new public roadway to an adjacent industrial park and to extend into the property of another public roadway, Valley Service Road. Langan coordinated activities and approvals of remediation on the site to help resolve open environmental issues and deal with soil management.

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