

PROJECT SPOTLIGHT TOUR: LANGAN LEADER, FEBRUARY 2023



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NEW JERSEY NEW YORK CONNECTICUT MASSACHUSETTS PENNSYLVANIA OHIO VIRGINIA FLORIDA TEXAS ARIZONA COLORADO
WASHINGTON CALIFORNIA ATHENS CALGARY DUBAI LONDON PANAMA

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

McDonald's †Accelerating the Arches† Test Restaurants, White Settlement, TX & Baton Rouge, LA
Rancho Cordova Logistics Center, Rancho Cordova, CA
JFK International Airport - Terminal 6, Jamaica, NY
Yale University - Peabody Museum of Natural History, New Haven, CT
Monroe County Courthouse, Stroudsburg, PA
University of Miami - Centennial Village, Coral Gables, FL

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MCDONALD'S †ACCELERATING THE ARCHES† TEST RESTAURANTS

<https://www.langan.com/portfolio/mcdonalds-accelerating-arches-test-restaurants>

Location: White Settlement, TX & Baton Rouge, LA
 Client: McDonald's
 Services: Site/Civil, Landscape Architecture

OVERVIEW

We are providing due diligence, site/civil, and landscape architecture services for McDonald's small-format test restaurants as part of its †Accelerating the Arches† strategic growth effort. Our involvement in this initiative began during development of the first test restaurant near Fort Worth, Texas, because of our proven experience with McDonald's drive-thrus. We will continue to provide services for a similar pilot store concept in Baton Rouge. The test restaurants will focus on drive-thru, to-go, pick-up, meal delivery, and catering services, integrating digital solutions and technology to offer customers a streamlined experience.

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RANCHO CORDOVA LOGISTICS CENTER

<https://www.langan.com/portfolio/rancho-cordova-logistics-center>

Location: Rancho Cordova, CA
 Client: NorthPoint Development
 Architect: studioNorth Architecture
 Partner: Encore Construction, Uprite Construction
 Services: Environmental

OVERVIEW

The Rancho Cordova Logistics Center will encompass five industrial warehouse buildings ranging from 175,000 SF to 440,000 SF. The development is located on a 107-acre site within the Aerojet Rocketdyne Superfund property, which was placed on the National Priorities List in 1983 due to soil, soil vapor, and groundwater contamination. Langan performed Phase I and Phase II Environmental Site Assessments and prepared the Site Management Plan, Vapor Mitigation System (VMS) designs and specifications, Operation and Maintenance Plans, and Remedial Action Plan for California Department of Toxic Substances Control review and approval. We are providing observation services for the project's environmental aspects, including soil management and underground demolition observation, sampling, and testing; VMS installation observation; and reporting.

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Credit: Corgan

JFK INTERNATIONAL AIRPORT - TERMINAL 6

<https://www.langan.com/portfolio/jfk-terminal-6>

- Location: Jamaica, NY
- Client: JFK Millennium Partners - a partnership between Vantage Airport Group, American Triple I, and RXR Realty, Port Authority of New York and New Jersey
- Partner: Paslay Group, Corgan, Stantec, Severud Associates
- Services: Geotechnical, Environmental, Surveying/Geospatial, Traffic & Transportation

OVERVIEW

As part of the modernization of JFK International Airport, Terminals 6 and 7 are being redeveloped into a 1.2 million SF terminal complex with critical supporting roadways, utilities, an aircraft apron, and a ground transportation center. The state-of-the-art JetBlue terminal will offer nine gates for international and domestic flights, 100,000 SF of dining and retail amenities, and connections to JetBlue Terminal 5.

Anchoring the north side of the airport, this \$3.9 billion project will help transform JFK Airport into a 21st-century global gateway.

Langan's surveyors conducted a topographic and utility survey for the site, including airside areas, landside areas, and the adjacent taxiway; provided input on utility connections, site grading, and overall site design; and extracted data from our laser scans to create the digital terrain model and survey features in a Civil 3D CAD deliverable. Additionally, we identified areas of environmental concern, assessed areas that may require future soil and groundwater investigations, and completed the baseline environmental assessment for the property. Our traffic

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We are also performing a geotechnical investigation for the terminal design and infrastructure; providing studies focused on foundation recommendations, settlement analyses, seismic classification, pavement conditions, and potential construction challenges; and assisting with the feasibility design of a geothermal system.

The first gates are slated to open in 2026, with full project completion expected in 2028.

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YALE UNIVERSITY - PEABODY MUSEUM OF NATURAL HISTORY

<https://www.langan.com/portfolio/yale-peabody-museum>

Location: New Haven, CT
Client: Centerbrook Architects and Planners
Services: Site/Civil, Landscape Architecture, Traffic & Transportation

OVERVIEW

The Peabody Museum of Natural History at Yale University is undergoing a major renovation to its classroom, exhibition, research, and collection storage spaces. The project includes construction of over 50,000 SF of exhibit and office space, modifications to visitor entrances, and a 5,000 SF detached loading pavilion with tunnel access to the basement level. Langan provided schematic design and design development drawings for site layout, grading, planting, site lighting, drainage, and utility plans and details; design development drawings for foundation drainage, sedimentation, and erosion control plans; local permitting; and construction administration services. We also consulted on the courtyard infill with the building addition, loading pavilion, and required utility relocations.

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MONROE COUNTY COURTHOUSE

<https://www.langan.com/portfolio/monroe-county-courthouse>

Location: Stroudsburg, PA
 Client: CGL Companies
 Services: Site/Civil, Landscape Architecture

OVERVIEW

Monroe County Courthouse is undergoing a renovation and 22,000 SF, three-story expansion to create more space for courtrooms, judges' chambers, and office/administrative areas. Langan evaluated the site conditions, municipal zoning, stormwater management, site utilities, and site grading; prepared site plans, grading plans, a stormwater management plan and report, and erosion and sediment pollution control plans; and provided construction administration services. During the construction administration phase, Langan worked closely with the municipal engineer and contractor to modify the stormwater management design and address groundwater concerns. Together, they developed and implemented a cost-effective solution that did not impact the project timeline or budget.

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UNIVERSITY OF MIAMI - CENTENNIAL VILLAGE

<https://www.langan.com/portfolio/university-of-miami-centennial-village>

- Location: Coral Gables, FL
- Client: University of Miami
- Architect: VMDO Architects, Zyscovich Architects
- Services: Site/Civil, Geotechnical

OVERVIEW

Centennial Village is a 522,000 SF lakefront residential community for first-year students at the University of Miami, and the second phase of a multi-year plan to modernize campus housing. Located on Lake Osceola, the village will consist of five residential buildings ranging from eight to 10 floors providing approximately 2,025 beds. Langan is assisting with design in the upland areas, drainage canals, and near or below Lake Osceola's high water line.

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