

# PROJECT SPOTLIGHT TOUR: LANGAN LEADER, JANUARY 2023



Technical Excellence Practical Experience Client Responsiveness

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.

Yuma Road and 247th Avenue, Buckeye, AZ

Return to the Riverbend Master Plan, Middletown, CT

Driven Brands, Nationwide

Quest Diagnostics Flagship Laboratory, Clifton, NJ

San Francisco-Marin Food Bank Expansion, San Francisco, CA

One Madison, New York, NY

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## YUMA ROAD AND 247TH AVENUE

<https://www.langan.com/portfolio/yuma-road-247th-avenue>

Location: Buckeye, AZ  
Client: Overton Moore Properties  
Architect: HPA Architecture  
Services: Site/Civil, Geotechnical

### OVERVIEW

Located on a 30-acre site in Buckeye, Arizona, this warehouse will include two single-story storage buildings, one covering 345,710 SF and the other 216,280 SF. Langan initially got involved with the project during the due diligence phase. We are now performing a supplemental subsurface investigation to provide final geotechnical recommendations; preparing civil construction documents related to grading, drainage, offsite paving, watermain extension, and utility layout; and coordinating with Western Area Power Administration for improvements within the power easement.

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## RETURN TO THE RIVERBEND MASTER PLAN

<https://www.langan.com/portfolio/middletown-riverbend>

Location: Middletown, CT  
 Client: City of Middletown  
 Architect: Cooper Robertson  
 Services: Site/Civil, Landscape Architecture, Traffic & Transportation, Waterfront & Marine

### OVERVIEW

The Return to the Riverbend Master Plan includes the redevelopment of 220 acres of land along approximately two acres of waterfront in Middletown, CT. The master plan envisions a more vibrant, diverse waterfront area, providing over 50 acres of park space, seven miles of pathways, and two miles of public amenities. Langan helped develop a comprehensive master plan and framework to guide future residential and industrial developments. We analyzed the river's edge, site conditions, and traffic and parking constraints, and determined how those aspects may impact redevelopment opportunities. We also helped design the riverfront open space and trails, public parks, esplanade, living shorelines, overlooks, and the complete streets connecting downtown to the river; evaluated areas for waterfront access and activities; and assessed potential constraints of the floodplain and other critical regulatory conditions.

### AWARDS

2022 CTASLA Award of Merit: Landscape Planning & Analysis

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## DRIVEN BRANDS

<https://www.langan.com/portfolio/driven-brands>

**Location:** Multiple Locations across the United States  
**Client:** Driven Brands  
**Services:** Surveying/Geospatial, Geotechnical, Environmental, Site/Civil, Landscape Architecture

### OVERVIEW

Langan is providing multidisciplinary services for Driven Brands projects across the United States, including Take 5 Oil Change, Take 5 Car Wash, and Auto Glass Now sites. Projects will be located in Alabama, Colorado, Florida, Maryland, Michigan, New Jersey, New York, Ohio, Pennsylvania, Texas, and Virginia. Our services include due diligence, feasibility reports, environmental assessments, and regulated building materials assessments.

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## QUEST DIAGNOSTICS FLAGSHIP LABORATORY

[https://www.langan.com/post\\_type=portfolio&p=100733](https://www.langan.com/post_type=portfolio&p=100733)

- Location: Clifton, NJ
- Client: Quest Diagnostics
- Architect: Flad Architects
- Partner: Walker Consultants, Gilbane
- Services: Site/Civil, Geotechnical, Environmental, Traffic & Transportation, Surveying/Geospatial

### OVERVIEW

TO UPDATE

The Children's Hospital of Philadelphia (CHOP) is developing a 26-story patient tower. With 300 inpatient beds and space for 200 more, the tower will create more space for patients traveling from around the world to be treated by CHOP's nationally renowned caretakers. This expansion will position CHOP as one of the largest children's hospital in the nation. Langan reviewed the site, utilities, and roadway plans to identify potential impacts; is assisting with permitting and construction administration efforts; and is coordinating with the architectural team to incorporate stormwater management, site grading, drainage, and utilities into a solution that fits with the project vision. Langan previously provided multidisciplinary services for the hospital's physician and administrative office building, utility master plan, and pedestrian bridge extension.

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## SAN FRANCISCO-MARIN FOOD BANK EXPANSION

<https://www.langan.com/portfolio/sf-marin-food-bank>

- Location: San Francisco, CA
- Client: San Francisco-Marin Food Bank
- Architect: EHDD Architecture
- Partner: Truebeck Construction
- Services: Environmental, Geotechnical

### OVERVIEW

The San Francisco-Marin Food Bank has served the community since 1987, providing meals for over 50,000 households every week. To accommodate growing needs, its 48,400 SF office/warehouse facility underwent an expansion, including the addition of a 32,000 SF building wing, two loading docks, a cooler room, and rainwater storage cisterns. Langan provided discounted services for this project. We completed Phase I and Phase II Environmental Site Assessments, prepared a site mitigation plan and dust monitoring plan, and provided environmental observation, sampling, and testing services during construction. We also conducted a supplemental geotechnical investigation, collected soil and bedrock samples for evaluation, and submitted recommendations for foundation types, subgrade preparation, seismic design criteria, and site grading and excavation.

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## ONE MADISON

<https://www.langan.com/portfolio/one-madison>

**Location:** New York, NY  
**Client:** SL Green, Hines  
**Architect:** Kohn Pedersen Fox  
**Partner:** AECOM Tishman, Severud Associates, Thornton Tomasetti  
**Services:** Geotechnical, Site/Civil, Environmental, Surveying/Geospatial

### OVERVIEW

One Madison is positioned to become the most significant adaptive reuse project of the 21st Century. The 1.4 million SF, 27-story office expansion includes updating the podium and adding a tower with over one acre of outdoor space and terraces. Views of the skyline and Madison Square Park will enhance open, airy interiors with flexible plans, efficient spaces, and a projected LEED Gold v4.0 rating. Langan performed a Phase I Environmental Site Assessment, oversaw the soil and rock disposal to confirm operations followed applicable regulations, and assisted the design team with the stormwater drainage system, site grading, and site utility connections. We also secured the required agency permits, conducted a geotechnical exploration program, guided the foundation and excavation support design, and provided construction inspections.

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