

PROJECT SPOTLIGHT TOUR: LANGAN LEADER, JANUARY 2024



Technical Excellence Practical Experience Client Responsiveness

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

Blanquita B. Valenti Community School, New Brunswick, NJ
The Battery, Philadelphia, PA
8301 Old Dowd Road, Charlotte, NC
Maceo May Apartments, San Francisco, CA
Corridor Commerce Center, Buda, TX
Wegmans, Norwalk, CT

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BLANQUITA B. VALENTI COMMUNITY SCHOOL

<https://www.langan.com/portfolio/devco-k-8-school>

Location:

New Brunswick, NJ

Client:

New Brunswick Development Corporation

Architect:

DMR Architects

Services:

Environmental, Geotechnical, Site/Civil, Surveying/Geospatial,
Traffic & Transportation

OVERVIEW

Blanquita B. Valenti Community School is a three-story, 127,500 SF, K-8 public school in New Brunswick. The state-of-the-art facility provides classrooms, science demonstration rooms, computer/technology laboratories, a media center, a multi-purpose room, a playground, and an expanded cafeteria for approximately 800 students. Langan provided multidisciplinary services for the project, including the design of a new signaled intersection to create safer pedestrian crossings and more efficient ingress and egress, as well as environmental remediation activities during construction.

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THE BATTERY

<https://www.langan.com/portfolio/the-battery>

Location:

Philadelphia, PA

Client:

Fastrack Construction

Services:

Site/Civil, Traffic & Transportation, Natural Resources & Permitting, Landscape Architecture

OVERVIEW

The Battery project involves the renovation of the abandoned Delaware Power Station, which supplied power to Philadelphia until 2004. The 500,000 SF facility includes a two-story residential addition, event spaces, and offices. Langan developed an investigation plan to obtain depths and locations of utilities within the site, including the outfalls. We also worked closely with the Philadelphia Water Department to develop a design that met stormwater management regulations and limited project improvements through the agency's right-of-way. Following the building renovation, the next project phase will provide a 300-space parking lot, landscaping, stormwater management, site lighting, and a 900-foot waterfront trail connecting the site to the Delaware River Trail in Penn Treaty Park.

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8301 OLD DOWD ROAD

<https://www.langan.com/portfolio/8301-old-dowd-road>

Location:Charlotte, NC

Client:SunCap Property Group

Services:Site/Civil, Landscape Architecture

OVERVIEW

8301 Old Dowd Road is a 387,450 SF Class A warehouse located less than one mile from the Charlotte Douglas International Airport. Langan completed preliminary design work for the project, including paving, grading, and drainage plans, permit processing, and water and sewer improvements. Additionally, our landscape architects are currently providing site design services.

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MACEO MAY APARTMENTS

<https://www.langan.com/portfolio/maceo-may-apartments>

Location: San Francisco, CA

Client: Chinatown Community Development Center, Swords to Plowshares

Partner: Mithun, Cahill Contractors

Services: Environmental

OVERVIEW

Maceo May Apartments is the first building to go vertical within the Treasure Island master-planned redevelopment. The six-story affordable housing building provides 105 homes for formerly unhoused veterans, as well as amenities including community rooms, laundry, parking, a healing garden, culinary gardens, outdoor pet areas, a playground, and a roof deck. This project is the second all-electric affordable housing building in San Francisco and provides protection from rising sea levels. Langan's environmental team completed a Phase I Environmental Site Assessment to evaluate land use practices, site conditions, and the potential presence of hazardous substances in the soil and groundwater. We also completed the Maher Ordinance application and conducted closure reporting for the site.

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CORRIDOR COMMERCE CENTER

<https://www.langan.com/portfolio/corridor-commerce-center>

Location: Buda, TX

Client: Alliance Industrial Company

Services: Site/Civil, Traffic & Transportation, Environmental, Landscape
Architecture

OVERVIEW

The Corridor Commerce Center is a 157,450 SF, Class A speculative warehouse building, strategically located on I-35 between Austin and San Antonio. Langan's services included permitting with the City of Buda, Texas Department of Transportation, and the Southwest Water Company, as well as sanitary lift station design and floodplain development. We also designed retaining walls to manage the complex elevation changes across the site.

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WEGMANS - NORWALK

<https://www.langan.com/portfolio/wegmans-norwalk>

Location: Norwalk, CT

Client: Wegmans Food Markets

Services: Traffic & Transportation, Site/Civil, Surveying/Geospatial, Environmental, Landscape Architecture, Geotechnical

OVERVIEW

Wegmans is set to open its first location in Connecticut with a two-level, 95,000 SF facility and adjoining multilevel parking structure on an 11.5-acre site. Langan conducted boundary and topographic surveys, geotechnical and environmental assessments, traffic impact studies, and zoning code review, and provided concept plan refinement to confirm permit compliance. Project challenges included removing underground storage tanks and obtaining approval for signal upgrades and roadway/pedestrian improvements from the Office of the State Traffic Administration and the Norwalk Transportation, Mobility, and Parking Department. Langan's integrated approach helped the project achieve regulatory compliance, environmental responsibility, and community integration.

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