PROJECT SPOTLIGHT TOUR: LANGAN LEADER, JULY 2021

Langan Sustainable Project of the Year Nominee

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

Duquesne University, College of Osteopathic Medicine - Pittsburgh, PA
69-02 Queens Boulevard - Woodside, NY
Park 505 at Hardy - Houston, TX
Stevens Institute of Technology, University Center Complex - Hoboken, NJ
Volvo Cars/Subaru White Plains - Elmsford, NY
Cityline - Sunnyvale, CA

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DUQUESNE UNIVERSITY - COLLEGE OF OSTEOPATHIC MEDICINE

https://www.langan.com/portfolio/duquesne-university-college-of-osteopathic-medicine

Location:	Pittsburgh, PA
Client:	Duquesne University
Architect:	The S/L/A/M Collaborative, WTW Architects
Partner:	Rycon Construction
Services:	Site/Civil, Geotechnical

OVERVIEW

Duquesne University is building an 80,000 SF Osteopathic Medical Building with office space, advanced teaching areas, collaboration spaces, osteopathic clinical skills training facilities, and lecture halls. The development also includes renovations to 15,000 SF of the Gumberg Library as part of the improvements to support the osteopathic medicine practice. Langan's site/civil team is driving the project through a majority of the permitting process, including a PWSA Water and Sewer Permitting and Sewage Facilities Planning Module, stormwater management design, and erosion and sediment pollution control design. Our geotechnical engineers developed an investigation plan that allows the design team to advance the structural and project design without invasive drilling within the building footprints. We are also providing construction documents, contractor bid coordination, and visual observations during construction.

69-02 QUEENS BOULEVARD

https://www.langan.com/portfolio/69-02-queens-boulevard

Location:	Woodside, NY
Client:	Madison Realty Capital, Stroock & Stroock & Lavan
Architect:	Avinash K. Malhotra Architects
Services:	Land Use Planning, Site/Civil, Landscape Architecture

OVERVIEW

69-02 Queens Boulevard comprises two mixed-use buildings (15 stories and 12 stories) encompassing approximately 548,600 SF. The development includes a total of 505 apartments (with 30% designated as affordable housing), 15,000 SF of retail space, a 476-seat public school, above-ground parking, and publicly accessible open space. Langan provided CEQR and ULURP for a rezoning to facilitate construction, designed a public courtyard and roof terrace, and secured permit approvals from various agencies for the entitlement process. Several factors complicated the entitlement process, as the site is located adjacent to elevated Long Island Rail Road tracks, an MTA bus stop, Queens Boulevard, and a DEP capital project. Despite the challenges, Langan obtained all permits on time to begin construction.

PARK 505 AT HARDY

https://www.langan.com/portfolio/park-505-at-hardy

Location:	Houston, TX
Client:	IDV
Services:	Site/Civil

OVERVIEW

Park 505 at Hardy is a 534,000 SF warehouse building located on a 40.7-acre site in Harris County. For this area, the county typically requires a 1D flood study; however, due to unforeseen circumstances during the review process, the project required a more in-depth 2D study. In response, Langan completed a 2D unsteady flow flood analysis. By completing the study, Langan coordinated a reduction in earthwork for the removal of 16,000 cubic yards of soil destined for the landfill, saving the client time and money. The study also produced sustainable outcomes: the reduction in earthwork removed the need to haul soil off-site, saving approximately 1,000 truck trips worth of carbon emissions, and the stormwater management measures reduced base flood elevations for the surrounding area.

STEVENS INSTITUTE OF TECHNOLOGY - UNIVERSITY CENTER COMPLEX

https://www.langan.com/portfolio/stevens-institute-of-technology-university-center-complex

Location:	Hoboken, NJ
Client:	Stevens Institute of Technology
Architect:	Design Collective
Services:	Site/Civil, Geotechnical, Environmental, Surveying/Geospatial

OVERVIEW

To accommodate a growing campus population, Stevens Institute of Technology is building the 390,000 SF University Center Complex for students, faculty members, and alumni. The center includes 994 beds in two towers over a multi-story base podium, as well as a fitness center, lounge and gaming spaces, dining areas, and a convenience store. Langan prepared permitting services including Site Plan Approval from the Hoboken Planning Board, a Soil Erosion and Sediment Control permit with the Hudson-Essex-Passaic Soil Conservation District, a NJDEP Water Extension Permit, Treatment Works Approval for a sanitary sewer, and an Upland and In-Water Waterfront Development Permit. We also designed a soldier pile and lagging retaining wall to accommodate outdoor patio space along the length of the eastern façade.

VOLVO CARS/SUBARU WHITE PLAINS

https://www.langan.com/portfolio/volvo-cars-subaru-white-plains

Location:	Elmsford, NY
Client:	The Premier Collection
Architect:	Claris Construction
Partner:	HVA Realty
Services:	Geotechnical

OVERVIEW

Two buildings containing car dealerships for Volvo and Subaru were demolished and replaced with one two-story, 23,500-SF structure that houses both dealerships, providing separate showrooms and parking. Langan's geotechnical team conducted subsurface exploration including soil borings/rock coring, performed standard penetration tests and soil sampling, and observed groundwater levels during drilling operations. We also prepared a geotechnical engineering report with our site exploration observations, including site conditions, surface drainage features and topographic conditions, recommendations for seismic site class and groundwater management, suitability of on-site materials for reuse, and intermediate foundation options.

CITYLINE

https://www.langan.com/portfolio/cityline

Location:	Sunnyvale, CA
Client:	STC Venture, LLC (Sares Regis and Hunter Properties)
Architect:	Gensler (office), Heller Manus Architects (Block 3 residential), Ankrom Moisan (Block 6 residential), Bionic Landscape (public realm), SGPA Architecture and Planning (retail)
Partner:	Devcon, IMEG (formerly Nishkian & Associates)
Services:	Geotechnical, Earthquake/Seismic

OVERVIEW

Langan began working on the redevelopment of Sunnyvale Town Center in the mid-2000s. Since then, we have continued to provide services for the reimagined mixed-use development, now known as Cityline, which includes approximately 600,000 SF of retail space, 1,000 apartments, and 1,000,000 SF of office space. We performed geotechnical investigations across multiple blocks of the development to evaluate subsurface conditions and recommend foundation systems for new structural elements and seismic hazards. We also conducted non-ergodic seismic response analysis, which reduced the accelerations required for seismic design, and provided construction observation and testing services at several locations throughout the site.