

## PROJECT SPOTLIGHT TOUR: LANGAN LEADER, JUNE 2017



Technical Excellence. Practical Experience. Client Responsiveness.

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

Via Lofts - Hoboken, NJ

Eastline (2100 Telegraph) Mixed-Use - Oakland, CA

Hyde Beach Residence Dewatering - Hollywood, FL

Bedford Square - Westport, CT

Lakewood Family Health Center - Lakewood, OH

New York Police Department Bomb Squad Building - Bronx, NY

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## VIA LOFTS

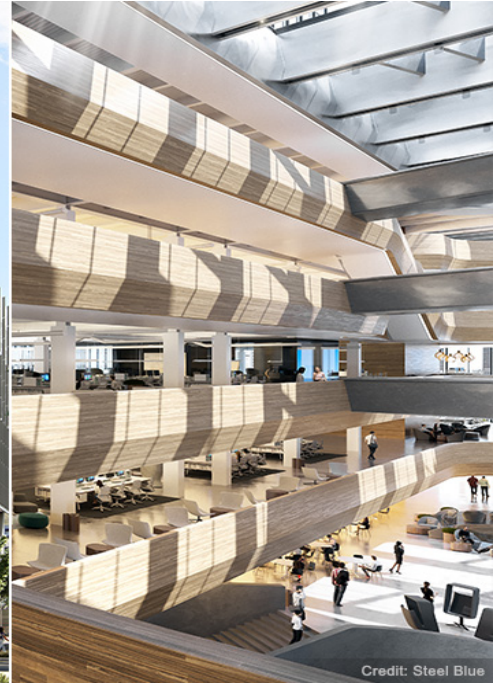
Location: Hoboken, NJ  
Client: Bijou Properties  
Architect: Marchetto Higgins Stieve  
Services: Site/Civil, Natural Resources & Permitting

### OVERVIEW

As part of the overall revitalization of northwestern Hoboken, Langan is providing site/civil engineering, natural resources permitting, and environmental investigation and remediation oversight for this 44-unit mixed-use urban redevelopment project. The LEED Platinum-certified project features a green roof area that was specifically designed to comply with the city's target of creating a minimum of 25% green roof area on all new buildings. The project includes a rooftop runoff capture and reuse collection system to supply green roof irrigation water, reducing demand on the city's potable water supply and also reducing the project's overall impact on the city's combined sewer outfall system.

Langan was responsible for the environmental investigation of the site, the remediation of an identified "hot-spot," and the overall waste-class certification and disposal process for the hot-spot and site-wide historic fill materials as part of the site's overall remediation. The project site is located in the regulated flood hazard area and significant design and coordination was required to obtain a flood hazard area permit from the New Jersey Department of Environmental Protection.

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## EASTLINE (2100 TELEGRAPH AVENUE) MIXED-USE

Location: Oakland, CA  
Client: Lane Partners & Strategic Urban Development Alliance  
Architect: Gensler  
Partner: Magnusson Klemencic Associates (MKA)  
Services: Geotechnical, Site/Civil, Earthquake/Seismic

### OVERVIEW

The planned mixed-use project at 2100 Telegraph will occupy the entire 3.2-acre block, making it one of the largest developable sites in downtown Oakland. Running beneath the site are three concrete tunnel box structures that contain Bay Area Rapid Transit's (BART) rail lines. Langan evaluated the soil and groundwater conditions at the site and developed conclusions and recommendations regarding the site seismicity and seismic hazards, probable foundation types for the new structure(s), foundation settlement behavior, floor slab support, construction considerations, and seismic design criteria in accordance with the 2013 California Building Code. Langan's civil engineering services included performing boundary and topographic surveys and support the project through the initial Planning Application of the project.

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## HYDE BEACH RESIDENCE DEWATERING

Location: Hollywood, FL  
Client: PRH Investments  
Services: Environmental

### OVERVIEW

This project involves the construction of 40+ story condominium tower and parking garage. The site, a former gasoline service station, was contaminated by petroleum hydrocarbons in the soil and groundwater, which was very shallow and required dewatering to enable construction. Excavations were to occur in an organic peat layer and the Miami Limerock, which is highly permeable but not suitable for many methods of dewatering. Langan provided dewatering design and permitting services for multiple phases of the foundation and utility construction at the entire project site.

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## BEDFORD SQUARE

Location: Westport, CT  
Client: Charter Realty  
Services: Site/Civil, Geotechnical, Environmental, Traffic & Transportation, Landscape Architecture, Traditional Surveying, Terrestrial Scanning/BIM

### OVERVIEW

Langan has been providing site development consulting services for the redevelopment of the existing YMCA in downtown Westport. The project will include demolition of portions of the existing building, rehabilitation/reuse of the historical components of the building, and the creation of additional retail and residential space. Langan performed a laser scan of the historical façade and produced a 3D model. Langan is also providing traditional surveying; landscape architecture; and site/civil, traffic, geotechnical, and environmental engineering.

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## LAKESWOOD FAMILY HEALTH CENTER

Location: Lakewood, OH  
Client: Bostwick Design Partnership  
Partner: Whiting-Turner  
Services: Site/Civil

### OVERVIEW

The Lakewood Family Health Center will consist of a 3-story, 62,000-SF Cleveland Clinic-operated health care facility and a 2-level parking deck. The facility will provide emergency services, imaging, family medicine, and specialized care. The proposed site currently houses an office building and parking garage, both of which are set to be demolished as part of the project. Langan is providing site/civil engineering services in support of the project.

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## NEW YORK POLICE DEPARTMENT BOMB SQUAD

Location: Bronx, NY  
Client: New York Police Department (NYPD), New York City  
Department of Design and Construction (NYCDDC)  
Architect: Rice+Lipka Architects  
Partner: Silman  
Services: Geotechnical

### OVERVIEW

Located on the southern peninsula of Pelham Bay Park in the Bronx, the new NYPD Bomb Squad Building will replace the unit's existing facilities, which were severely damaged during Superstorm Sandy. Langan reviewed the geotechnical subsurface investigation report prepared by CDM Smith and provided by the New York City Department of Design and Construction for the Bomb Squad Building. The poor subsurface conditions and the site lying below the one percent annual flood zone with a base flood elevation of el. 14 posed challenges to the design of the foundation. Langan redesigned the foundation system to substantiate uplift force during high flood levels. Our recommendation produced an economical foundation system to suit the subsurface conditions with flood resilience capability.

### AWARDS

2017 New York Public Design Commission - Award of Excellence in Design

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