

PROJECT SPOTLIGHT TOUR: LANGAN LEADER, JUNE 2021



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

Monmouth Consumer Centre - West Long Branch, NJ

Yale University, Tsai Center of Innovative Thinking - New Haven, CT

Lake Merritt BART Transit-Oriented Development - Oakland, CA

The Wheeler - Brooklyn, NY

The Glasshouse - Pittsburgh, PA

Swarthmore College, Sharples Hall and Community Commons - Swarthmore, PA

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MONMOUTH CONSUMER CENTRE

<https://www.langan.com/portfolio/monmouth-consumer-centre>

Location: West Long Branch, NJ
 Client: SITE Centers
 Services: Environmental, Site/Civil, Geotechnical

OVERVIEW

Constructed in the early 1990s over a closed residential landfill, the Monmouth Consumer Centre provides approximately 300,000 SF of open space shopping. Key anchor tenants include Home Depot, Buy Buy Baby, Ulta Beauty, and Dick's Sporting Goods. Langan has conducted methane monitoring and landfill cap maintenance services at the site since 2008. We have continued to maintain and upgrade the passive and active methane extraction and monitoring systems since that time, while also supporting redevelopment of the site through NJDEP permitting, landfill gas monitoring and landfill cap restoration during helical pier and utility installations. Recently, Langan conducted evaluations of two sinkholes in the parking lot and supported the repair and maintenance of subsurface stormwater detention basins underlying the site.

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YALE UNIVERSITY - TSAI CENTER FOR INNOVATIVE THINKING

<https://www.langan.com/portfolio/yale-university-tsai-center-for-innovative-thinking>

Location: New Haven, CT
Client: Yale University
Architect: WEISS/MANFREDI
Partner: WSP, Whiting-Turner
Services: Site/Civil

OVERVIEW

The Tsai Center for Innovative Thinking at Yale (or Tsai CITY) is a transformative addition to the Yale University campus and an essential step toward creating an interdisciplinary learning environment that cultivates innovators and leaders in all fields and sectors of society. The 12,500-SF, two-story, curved steel and glass building encourages circulation and allows the university to see and participate in ongoing work. Langan designed infiltration systems to connect to the city's 150-year-old 'combined' sewer system and reduce flow contributing to the historic line. Stormwater runoff was further reduced with the addition of a rainwater collection tank, which supplies water to the project's irrigation system. Use of this 10,000-gallon tank reduced stormwater runoff and the potable water usage.

AWARD

2021 AIA New York Award of Merit for Best in Architecture

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Credit: SCB and PYATOK

LAKE MERRITT BART TRANSIT-ORIENTED DEVELOPMENT

<https://www.langan.com/portfolio/lake-merritt-bart-transit-oriented-development>

- Location: Oakland, CA
- Client: East Bay Asian Local Development Corporation, Strada Investment Group
- Architect: Pyatok, Solomon Cordwell Buenz
- Services: Geotechnical, Environmental

OVERVIEW

The Lake Merritt BART Transit-Oriented Development includes four buildings on two adjacent BART-owned lots, offering a total of 557 units of mixed market-rate and affordable housing and 517,000-SF of commercial space. Located above the BART station, Block 1 will consist of a 28-story mixed-use high-rise and a seven-story affordable senior housing building. Block 2 will consist of a 19-story office high-rise and a seven-story affordable housing building. Langan performed a preliminary geotechnical investigation; conducted Phase I and II Environmental Site Assessments; analyzed soil, soil vapor, and groundwater samples to assess potential contamination; and coordinated a Ground Penetrating Radar Survey to evaluate signs of remaining gas station-related infrastructure. We are also developing foundation solutions and working with Alameda County Department of Environmental Health to prepare a Corrective Action Plan outlining risk management and mitigation protocols.

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THE WHEELER

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

- Location: Brooklyn, NY
- Client: Tishman Speyer
- Architect: Shimoda Design Group, Perkins Eastman
- Partner: HMWhite
- Services: Geotechnical, Environmental, Site/Civil, Surveying/Geospatial

OVERVIEW

The Wheeler, a 10-story, 622,150-SF addition atop the historic Macy's Art Deco building, features Class A office space, a terrace and rooftop outdoor space, and the largest commercial floorplates in Brooklyn. Langan completed a detailed subsurface exploration while Macy's was still open to uncover and evaluate the various foundation types and sizes throughout the building. Our engineers provided foundation solutions to accommodate higher loads, obtained approval for new foundations adjacent to the subway, and conducted waste characterization studies. We also addressed design, agency permitting, and inspection services for public right-of-way improvements; performed a design-level survey of subsurface utilities; and completed a limited building survey to help develop easement plans for a new subway entrance.

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Credit: Bozzuto

THE GLASSHOUSE

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

- Location: Pittsburgh, PA
- Client: Trammell Crow Company
- Architect: Hord Coplan Macht
- Partner: Rycon Construction
- Services: Site/Civil, Geotechnical, Environmental

OVERVIEW

The Glasshouse is a five-story, residential mixed-use building with over 300 apartment units, ground floor restaurant and retail space, and indoor parking. The project is extremely environmentally sensitive because of the location within the floodplain, site contaminants, and the ACT II process. Langan's environmental team facilitated the ACT II process and made sure funding was procured; identified site contaminants and underground storage tanks; and developed a soil characterization and management plan to best optimize re-use and disposal. Our site/civil engineers coordinated with the DEP, Allegheny County Conservation District, and City of Pittsburgh to develop a stormwater management plan that met City and DEP requirements while working with the site constraints.

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SWARTHMORE COLLEGE - SHARPLES HALL AND COMMUNITY COMMONS

<https://www.langan.com/portfolio/swarthmore-college-sharples-hall-and-community-commons>

Location: Swarthmore, PA
Client: Swarthmore College
Architect: DLR Group
Partner: Jonathan Alderson Landscape Architects, ML Baird and Co.
Services: Geotechnical, Environmental, Site/Civil, Surveying/Geospatial

OVERVIEW

Swarthmore College is expanding the Sharples Dining Hall to provide a new community commons for the campus that allows students and faculty to share meals and build relationships. Langan helped blend the expansion into the surrounding arboretum landscape, spearheaded the land development approval process, designed routes for geothermal-exchange pipes and distribution lines, and completed a 3D laser scan of the utility tunnel so it could be repurposed. We also optimized stormwater management areas to manage runoff from the development and other parts of campus to support Swarthmore's sustainability commitment to reduce downstream effects from runoff. The stormwater design included green roofs, terraces, bioretention areas, a cistern for reusing rainwater, soil amendments, and an underground infiltration bed.

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