

**PROJECT SPOTLIGHT TOUR: LANGAN LEADER, MAY 2021**



Technical Excellence Practical Experience Client Responsiveness

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.

11 Hoyt Street - New York, NY  
UCI Verano 8 Graduate Student Housing - Irvine, CA  
Freshkills Park, South Park - Staten Island, NY  
MuseumLab, Children's Museum of Pittsburgh - Pittsburgh, PA  
UT Tyler Soules College of Business - Tyler, TX  
2222 Market Street - Philadelphia, PA

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## 11 HOYT STREET

<https://www.langan.com/portfolio/11-hoyt-street>

**Location:** Brooklyn, NY  
**Client:** Tishman Speyer  
**Architect:** Hill West Architects, Studio Gang  
**Partner:** McNamara Salvia Structural Engineers, Cosentini Associates  
**Services:** Site/Civil, Geotechnical

### OVERVIEW

11 Hoyt Street is a 57-story, 620-foot-tall residential tower with 481 units, private outdoor spaces, a fitness and aquatic center, 75-foot-long pool, sauna, and yoga studio. To manage high building loads and a tall structure sensitive to differential settlement, Langan designed a mat foundation with drilled concrete settlement reducers into the sands beneath the tower. Since the site previously contained a below-grade parking garage, our team developed a solution to reuse the garage walls, which allowed the tower to be constructed from within and eliminated the need for a new cellar. We also completed test borings and test pits, provided special inspections, and coordinated agency approval for the excavations and foundations because of the site's proximity to the subway.

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## UCI VERANO 8 GRADUATE STUDENT HOUSING

<https://www.langan.com/portfolio/uci-verano-8-graduate-student-housing>

Location: Irvine, CA  
Client: Hensel Phelps  
Architect: Mithun  
Services: Geotechnical, Site/Civil

### OVERVIEW

Located on a 7.8-acre site, the University of California, Irvine (UCI) Verano 8 Graduate Student Housing project will provide housing for 1,050 residents, a multi-level parking garage, and a new community building. The goal of this design-build project is to address the need for affordable housing, satisfy housing guarantees, and provide residence options for UCI's growing graduate student population. Langan is developing a hydrology and hydraulic study to compare and address pre-development conditions, providing plan preparation for site utilities, and conducting a supplemental topographic survey. We are also performing subsurface explorations and developing customized foundation design recommendations to allow the building to straddle a 96-inch diameter storm drain that traverses the site.

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Credit: Starr Whitehouse Landscape Architects and Planners

## FRESHKILLS PARK - SOUTH PARK

<https://www.langan.com/portfolio/freshkills-park-south-park>

- Location: Staten Island, NY
- Client: James Corner Field Operations
- Partner: New York City Department of Parks & Recreation
- Services: Site/Civil, Environmental, Geotechnical, Land Use Planning, Natural Resources & Permitting

### OVERVIEW

Once home to the 2,200-acre Fresh Kills Landfill, the world's largest landfill, this site is currently undergoing a transformation to become Freshkills Park, New York City's largest new park in over a century. Once complete, it will be three times the size of Central Park. The South Park is the latest addition to the project's phased construction. For this phase, Langan helped develop the landfill gas mitigation system and an innovative stormwater management system. With a focus on sustainability and resiliency, we successfully designed the site layout, utility locations, and stormwater management systems to minimize disruption to wetlands and forested areas, and reused areas of degraded ecologies for stormwater capture. We also prepared an innovative pollution prevention plan, establishing the sampling required to monitor construction and post-construction runoff at new discharge points.

### AWARD

2020 Langan Sustainable Project of the Year

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## MUSEUMLAB - CHILDREN'S MUSEUM OF PITTSBURGH

<https://www.langan.com/portfolio/museumlab-childrens-museum-of-pittsburgh>

**Location:** Pittsburgh, PA  
**Client:** Children's Museum of Pittsburgh  
**Architect:** Koning Eizenberg Architecture, Perfido Weiskopf Wagstaff + Goettel Architects (Architect of Record)  
**Services:** Site/Civil, Geotechnical, Traffic & Transportation

### OVERVIEW

MuseumLab inspires immersive learning in kids 10+ by offering cutting-edge studios, maker labs, and gallery spaces that encourage experiences in art, tech, and making. Formerly home to the Carnegie Library, the historic building closed in 2006 after being struck by lightning. The rehabilitation blends old and new to honor the building's history and highlight its original 1890 archways while welcoming the future of learning. Langan provided site/civil, geotechnical, and traffic engineering services for the project, which achieved LEED Gold v4 Certification and exceeded Architecture 2030 goals.

### AWARDS

2020 Dezeen Awards, Civic and Cultural Interior of the Year  
2020 AIA Pittsburgh, Silver Award  
2020 Architizer A+ Awards Honoree, Project of the Year  
2020 RIAA International Award for Sustainable Architecture

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Credit: SmithGroup

## UT TYLER SOULES COLLEGE OF BUSINESS

<https://www.langan.com/portfolio/ut-tyler-soules-college-of-business>

- Location: Tyler, TX
- Client: University of Texas at Tyler
- Architect: SmithGroup
- Partner: JE Dunn Construction, David C. Scarborough Landscape Architecture
- Services: Site/Civil

### OVERVIEW

The University of Texas at Tyler (UT Tyler) developed the 140,000-SF, four-story Soules College of Business to help facilitate the University's goal of becoming a destination campus committed to innovation and growth. The facility focuses on the STEM and business programs, providing a 135-seat auditorium, classrooms, and interactive lab spaces for disciplines including metals and non-metals, robotics, software engineering, data mining, digital forensics, data analytics, networking, retail and consumer insights research, and practical application. The project also included the addition of 60 faculty offices, a dean's suite, multiple collaboration and study areas, and a 100,000-SF, three-level parking garage. Langan's team provided site/civil construction documents and construction phase assistance.

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## 2222 MARKET STREET

<https://www.langan.com/portfolio/2222-market-street>

Location: Philadelphia, PA  
Client: Parkway Corporation  
Architect: Gensler  
Partner: IMC Construction  
Services: Environmental

### OVERVIEW

2222 Market Street is a 19-story, 305,000-SF tower that will serve as the new founding office for a global law firm, providing flexible workspace planning, multiple outdoor terrace amenities, a fitness center, and a conference center. The building is specifically designed to have an extraordinarily light carbon footprint and will be seeking LEED-CS Gold and Fitwel certifications. Langan provided Phase I and hazardous materials sampling services to support site preparation and demolition, coordinated with the project tenant, and helped develop a materials sampling plan to pre-characterize fill material in accordance with the PA Management of Fill Policy.

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