

PROJECT SPOTLIGHT TOUR: LANGAN LEADER, MAY 2023



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.

- 25-01 Queens Plaza North, Long Island City, NY
- Papago Commerce Center, Phoenix, AZ
- Berkeley Plaza (2065 Kittredge Street), Berkeley, CA
- East 71st Street Park, Cleveland, OH
- NIH Temporary Research Facility, Bethesda, MD
- Lincoln Logistics Center, Bayonne, NJ

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25-01 QUEENS PLAZA NORTH

<https://www.langan.com/portfolio/2501-queens-plaza-north>

- Location: Long Island City, NY
- Client: Grubb Properties
- Architect: Handel Architects
- Partner: Cosentini Associates, Consigli Construction, DeSimone Consulting Engineers, MPFP
- Services: Geotechnical, Site/Civil, Environmental, Surveying/Geospatial, Demolition, Land Use Planning

OVERVIEW

25-01 Queens Plaza North is replacing a two-story commercial building, which was demolished to make way for the 26-story mixed-use building. The completed project will feature 417 residential units (124 of which will be affordable), 7,000 SF of ground-floor commercial space, and access to the Queensboro Plaza subway station bridge connection. Langan helped our client secure a 20% floor area bonus in exchange for transit improvements'the first project in Queens to take advantage of this zoning incentive'and enrolled the site in the NYS Brownfield Cleanup Program. We also prepared the Environmental Assessment Statement, performed design-level surveys of the pedestrian bridge and 3D laser scanning of adjacent buildings, completed a pre-demolition hazmat survey, provided abatement design documents based on our findings, conducted a geotechnical engineering study, and collaborated with multiple city agencies.

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PAPAGO COMMERCE CENTER

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

Location: Phoenix, AZ
Client: Clarion Partners
Architect: Butler Design Group
Services: Site/Civil

OVERVIEW

The Papago Commerce Center consists of two warehouses totaling 809,280 GSF and a 287-space parking lot with additional room for bicycles. Langan is the Civil Engineer of Record for this project. Our site/civil team provided grading and drainage plans, utility assessments, and stormwater management including underground stormwater retention, stormwater pollution prevention, fire lines, and onsite private utilities.

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BERKELEY PLAZA (2065 KITTREDGE STREET)

<https://www.langan.com/portfolio/berkeley-plaza>

Location: Berkeley, CA
Client: CA Ventures
Architect: Niles Bolton Associates
Partner: DCI Engineers, WEST Builders
Services: Site/Civil

OVERVIEW

Located at 2065 Kittredge Street, Berkeley Plaza is an eight-story, 188-unit off-campus student housing building in Downtown Berkeley. The 225,560 SF complex also includes retail space, a 43-car garage, parking for 140 bicycles, and two public plazas. Langan prepared a site grading and drainage plan, stormwater control plan, site utility plan, soil erosion and sediment control plan, and site construction details. We also provided technical input to support the project design during the city entitlement and plan check review process.

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EAST 71ST STREET PARK

<https://www.langan.com/portfolio/east-71st-street-park>

Location: Cleveland, OH
Client: MidTown Cleveland
Services: Landscape Architecture

OVERVIEW

Langan helped materialize a vision created by Cleveland students participating in the ACE Mentor Program to introduce more usable green space to the city's MidTown neighborhood and provide safe and healthy gathering spaces. Our landscape architecture services included design of the park layout and landscape plantings, selection of site furnishings and exercise equipment, and construction administration services throughout the bidding and construction phases. We also collaborated with the local design review board members and neighborhood development group.

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NIH TEMPORARY RESEARCH FACILITY

https://www.langan.com/post_type=portfolio&p=101208

Location: Bethesda, MD
Client: National Institute of Health
Services: Site/Civil, Geotechnical, Landscape Architecture
Lead Designer: Hensel Phelps

OVERVIEW

The National Institutes of Health (NIH) National Institute on Aging (NIA) Alzheimer's Disease and Related Dementias (ADRD) Temporary Research Facility is a 24,000 SF state-of-the-art single-story with open concept labs, offices, parking spaces, and walkways to improve pedestrian traffic flow across the NIH campus. The project is design-build and was developed at a location where half the site was a parking lot and the other half landscaped areas and a drainage swale. Langan prepared a NEPA Environmental Assessment for NIH to meet U.S. Department of Health and Human Services Environmental Protection regulations. Our services also included permitting with the Maryland Department of Environment, a geotechnical investigation, and design and construction-phase engineering.

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LINCOLN LOGISTICS CENTER

<https://www.langan.com/portfolio/lincoln-logistics-bayonne>

- Location: Bayonne, NJ
- Client: Lincoln Equities Group
- Partner: Real Estate Solutions Group
- Services: Site/Civil, Geotechnical, Surveying/Geospatial, Waterfront & Marine, Natural Resources & Permitting, Landscape Architecture

OVERVIEW

Lincoln Equities Group redeveloped a 153-acre waterfront portion of the former Military Ocean Terminal at Bayonne into a regional distribution hub. The project included the development of warehouse facilities, associated car and trailer parking, access drives, and improvements to the 1,700-foot-long wharf and shoreline. The site offers direct maritime access to commerce moving through Port Jersey and Port Newark waters. Previously, the terminal was operated by the military from WWII until the city took over ownership in the early 2000s to redevelop the site. Langan evaluated the site, assessed existing conditions and potential yield, and interfaced with associated regulatory agencies. Our team provided site/civil, geotechnical, marine, surveying, landscape architecture, and natural resource services throughout the redevelopment.

AWARD

2021 NAIOP New Jersey Deal of the Year, Judges' Transformation Award

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