

## PROJECT SPOTLIGHT TOUR: LANGAN LEADER, OCTOBER 2018



Credit: LOT-EK and Socrates Sculpture Park



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

The Ashby at South Village Station - Bethel Park, PA

Kean University, Mt. Paul Campus - Jefferson, NJ

Long Wharf Responsible Growth Plan - New Haven, CT

The Cubes Administration & Education Building - Long Island City, NY

Housing Authority of the City of Los Angeles - Los Angeles, CA

350 Bush Street - San Francisco, CA

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## THE ASHBY AT SOUTH HILLS VILLAGE STATION

Location: Bethel Park, PA  
Client: SunCap Property Group  
Architect: Desmone Architects  
Partner: The Dawson Company  
Services: Site/Civil, Geotechnical, Natural Resources & Permitting

### OVERVIEW

The Ashby at South Hills Village Station development is a 300-unit upscale residential community that houses four apartment buildings, a clubhouse, pool, and courtyard. Additionally, the complex requires over 200 parking lot spaces while still needing to tap parking from an adjacent parking garage. Langan's site/civil engineering team provided site permitting, coordinating utilities for the development, and preparing construction drawings including a plan for utilities to properly cross the rail line near the property. Our geotechnical engineers performed a geotechnical investigation of the property and based on the investigation, designed a retaining wall located on the northwest portion of the development.

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## KEAN UNIVERSITY - MT. PAUL CAMPUS

Location: Jefferson, NJ  
Client: Kean University  
Architect: Grimshaw Architects  
Services: Site/Civil, Landscape Architecture, Traditional Surveying,  
Geotechnical, Natural Resources & Permitting, Environmental

### OVERVIEW

Kean University has assembled a design team to create an ecological studies campus in the Highlands region of New Jersey. The university will operate the new facility that will include classroom and lab space along with student housing. Preliminary programming work projects capacity for 500-600 students rotating through the facility with 100-200 students on-site at any one time. Langan is providing an array of site, environmental, and permitting support services for the project.

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## LONG WHARF RESPONSIBLE GROWTH PLAN

Location: New Haven, CT  
Client: City of New Haven  
Architect: Perkins Eastman Architects, PC  
Services: Site/Civil, Traffic & Transportation

### OVERVIEW

Langan assisted Perkins Eastman in developing a responsible growth plan for the Long Wharf area of New Haven. The goal of the project is to support the social and economic development of the Long Wharf District through strategic focus on coastal resiliency, progressive economic strategies, and community development. To accomplish this goal, the design team provided the city with a multiple district concept; strategic economic plan; a design for streetscape improvements; and a transportation plan, highlighted by a new greenway connecting the districts together and to the surrounding neighborhoods. Langan brought our local knowledge of the area to the team; providing an assessment of existing site constraints, proposed trip generation, transportation planning, pedestrian and bicycle circulation, shuttle bus routing, design concepts for a new stormwater linear park, and cost estimating for enabling infrastructure projects.

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## THE CUBES ADMINISTRATION & EDUCATION BUILDING

- Location: Long Island City, NY  
Client: New York City Department of Parks & Recreation, Socrates Sculpture Park  
Partner: Silman, JFK&M  
Services: Site/Civil, Geotechnical, Surveying/Geospatial

### OVERVIEW

The Cubes began as a commission by the Whitney Museum of American Art consisting of six shipping containers. When the Whitney vacated the Breuer building for its new home, the museum donated the structure to Socrates Sculpture Park. The opportunity led to the expansion plan to adapt the containers and fulfill the Park's strategic and programming goals, including its first indoor space. Located at the main entrance at Vernon Boulevard, the new 2,640-SF, two-story building anchors the park's administration on-site and includes 960 SF of flexible multi-purpose interior space for educational programming, 1,200 SF of permanent office/administration space, and 480 SF of outdoor deck space. Langan worked closely with project team members and stakeholders to develop efficient schemes to accommodate modular unit construction. The selected site was within the floodplain; however Langan's civil engineers devised a concept of raising the grade at the park without affecting flood elevations to eliminate the need for flood protection. In addition, Langan's geotechnical engineers helped develop foundation concepts consisting of mat slabs atop compacted structural fill to ensure solid base for the units.

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## HOUSING AUTHORITY OF THE CITY OF LOS ANGELES

Location: Los Angeles, CA  
Client: Housing Authority of the City of Los Angeles  
Services:

### OVERVIEW

Langan provided expert technical, litigation and confidential document management services to the Housing Authority of the City of Los Angeles (HACLA) and its legal counsel for a cost-recovery action to fund the rebuilding of a low-income housing community. Due to historical site operations over 70 years, 10 responsible party groups (PRPs) were identified. Langan developed a responsibility model with each PRP's contribution based on three elements: time of operation, location of operation, and processes used during operation. A US federal court judge ruled that Langan's technical allocation model was 'reasonable and appropriate' for trial. Langan's expert services resulted in allocation among the 10 PRPs in settlement immediately before trial. HACLA completed the remediation in 2017.

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## 350 BUSH STREET

Location: San Francisco, CA  
Client: Lincoln Property Company  
Services: Geotechnical, Environmental, Earthquake/Seismic

### OVERVIEW

Built in 1862, the San Francisco Mining Exchange operated as one of the West Coast's most flamboyant financial institutions for 105 years. It stood idle for nearly 40 years before being redeveloped into a 19-story, 372,000-SF Class A office tower with a roof terrace and a 2-level underground parking garage. Langan performed a geotechnical investigation and developed site-specific seismic response spectra for two levels of ground shaking; reviewed shoring, underpinning, and foundation plans; and provided consultation and observation during site excavation, underpinning, shoring, tieback testing, and foundation installation. Because of elevated levels of petroleum hydrocarbons detected in the fill material from prior land use, our environmental team prepared a site mitigation plan and provided oversight for sampling and chemical analysis during soil handling and disposal activities, and prepared the site closure report.

### AWARDS

2018 ASCE Outstanding Sustainable Engineering Project

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