

PROJECT SPOTLIGHT TOUR: LANGAN LEADER,  
SEPTEMBER 2021



Credit: SKS Partners and Perkins & Will



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

Church Street Redevelopment - Montclair, NJ

3500 Forbes Avenue - Pittsburgh, PA

Former Winchester Repeating Arms Factory - New Haven, CT

Camden Hillcrest - San Diego, CA

Industrial Gas Manufacturing Facility - Lancaster, PA

UCSF Nancy Friend Pritzker Psychiatry Building - San Francisco, CA

### CONTACT

Mark Devaney LEED AP

Principal

Direct: 973.560.4706

Mobile: 201.312.4427

mdevaney@langan.com

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## CHURCH STREET REDEVELOPMENT

<https://www.langan.com/portfolio/church-street-redevelopment>

**Location:** Montclair, NJ  
**Client:** Bijou Properties  
**Architect:** Marchetto Higgins Stieve Architects  
**Partner:** Seven24 Consulting  
**Services:** Site/Civil, Environmental, Geotechnical, Landscape  
 Architecture, Surveying/Geospatial, Traffic & Transportation,  
 Natural Resources & Permitting

### OVERVIEW

The Church Street project is redeveloping a parking lot into a mixed-use, urban-infill, transit-oriented development with 74 apartments, 5,000 SF of retail space, a parking deck, and public spaces. The team prioritized sustainability throughout the project, from choosing the building system and materials to providing rooftop amenity spaces and installing energy-efficient site lighting that reduces light pollution. Langan completed the site survey for transactional and design purposes during property acquisition, as well as a combined ASTM Phase I ESA and NJDEP Preliminary Assessment Report. We also provided engineering design support for several project elements, including geotechnical investigation and foundation design, overall site layout and grading, stormwater management, landscape architecture and streetscape improvements, traffic evaluation and engineering, and utility coordination.

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Credit: Dwell Design Studios

## 3500 FORBES AVENUE

<https://www.langan.com/portfolio/3500-forbes-avenue>

Location: Pittsburgh, PA  
 Client: CA Student Living  
 Architect: Shepley Bulfinch, Dwell Design Studio  
 Services: Site/Civil, Geotechnical, Environmental

### OVERVIEW

3500 Forbes Avenue is a 10-story, 485,000 GSF student housing and retail building currently in development. It's slated to include retail space on the first floor and approximately 300 residential units (with studio, one-bed, two-bed, and three-bed configurations). Langan is providing full due diligence services, including an environmental assessment and remediation, as well as geotechnical and site/civil due diligence-level engineering. Upon completion of the due diligence phase, our site/civil team will complete full civil design of the project from concept through construction phase administration.

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## FORMER WINCHESTER REPEATING ARMS FACTORY

<https://www.langan.com/portfolio/former-winchester-repeating-arms-factory>

Location: New Haven, CT  
 Client: L+M Development Partners, Twining Properties  
 Services: Environmental

### OVERVIEW

Winchester Repeating Arms is a historic factory where guns were manufactured from the late 1800s to the 1980s. The project presented several unique challenges, including the remediation of oil-soaked concrete floors and completing a complicated final verification through the Connecticut Property Transfer Program. Langan's services included conducting investigations of the property; completing a remedial plan so the site can ultimately be transformed into a mixed-use development; documenting, mapping, and testing oil staining on the concrete flooring and ceilings of the building; reviewing previous hazardous building materials survey reports; and performing sampling to confirm asbestos-containing materials.

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## CAMDEN HILLCREST

<https://www.langan.com/portfolio/camden-hillcrest>

Location: San Diego, CA  
 Client: Camden  
 Architect: KTG  
 Services: Geotechnical

### OVERVIEW

The 160,000 SF Camden Hillcrest apartment complex is located on an eight-acre site overlooking the Pacific Ocean and consists of three four-story buildings with 123 apartments, a lounge area, café, fitness center, and pool. Langan provided a subsurface investigation, laboratory testing, and evaluation and consulting in support of design for the buildings, site grading, and mechanically stabilized earth walls. During construction, we provided observation and testing of excavations, soil compaction, and additional geotechnical support for site changes. Project challenges included protecting the utility line from construction and building load surcharges, working adjacent to 100+-foot-tall slopes that had to remain untouched because of habitat areas, and the need for stormwater mitigation systems with no public system serving the property.

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## LANCASTER INDUSTRIAL GAS MANUFACTURING FACILITY

<https://www.langan.com/portfolio/lanaster-industrial-gas-manufacturing-facility>

Location: Lancaster, PA  
 Client: Air Products and Chemicals, Inc.  
 Services: Environmental Compliance

### OVERVIEW

Air Products and Chemicals, Inc. operates an industrial gas manufacturing facility in Lancaster, PA. The industrial process equipment at the facility requires specific operating conditions and has the potential to foul if certain contaminants are present in the air intake and enter the system. Langan completed an air monitoring study to evaluate concentrations of hydrogen sulfide at the air intake using a hand-held monitoring device, provided an evaluation of the results, and recommended next steps.

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## UCSF NANCY FRIEND PRITZKER PSYCHIATRY BUILDING

<https://www.langan.com/portfolio/ucsf-nancy-friend-pritzker-psychiatry-building>

Location: San Francisco, CA  
 Client: SKS Partners  
 Architect: Perkins & Will  
 Partner: Hathaway Dinwiddie, Tipping Structural Engineers, Farrell  
 Design-Build  
 Services: Geotechnical, Environmental

### OVERVIEW

The UCSF Nancy Friend Pritzker Psychiatry Building is dedicated to advancing the prevention and treatment of mental illness, optimizing patient care, and destigmatizing mental health care. The 150,000 SF, state-of-the-art facility provides mental and physical care for patients of all ages, nation-leading programs in psychiatry and psychology training, and clinical research on brain disorders. Langan performed multi-phase geotechnical investigations and environmental site characterizations for the project. Our subsurface explorations identified several challenges, including up to 20 feet of uncontrolled fill, steeply sloping bedrock, contaminated soil, and more. We developed design-level recommendations with the results from our investigations, helped the project gain swift approval from the UC Seismic Review Committee, and provided environmental soil sampling.

### AWARD

2021 ASCE San Francisco, Outstanding Geotechnical Project

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