SELECT MIXED-USE REDEVELOPMENT EXPERIENCE

Langan provides an integrated mix of engineering and environmental consulting services in support of mixed-use developments worldwide.

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Location: Hoboken, NJ
Client: Bijou Properties, Intercontinental Development, Inc.
Architect: Marchetto Higgins Stieve Architects
Services: Geotechnical, Site/Civil, Environmental, Natural Resources & Permitting, Surveying/Geospatial

OVERVIEW

Langan is part of a design and construction team completing the investigation, demolition, remediation and design of a two-city block redevelopment in northwest Hoboken.

The project's site design includes three residential high-rise towers (424 units) atop a pedestal comprised of commercial and retail space as well as an open air parking deck incorporated into the rear of the building. The project also includes the design and construction of two public parks and a multi-use community center/gymnasium that will be deeded to the City at the completion of their construction.
AMERICAN DREAM MEADOWLANDS

Location: East Rutherford, NJ
Client: Triple Five Development
Services: Geotechnical, Site/Civil, Traditional Surveying, Natural Resources & Permitting, Land Use Planning, Environmental

OVERVIEW
American Dream is a unique and visually compelling mixed-use development site located on the Meadowlands Sports Complex in East Rutherford, New Jersey. The project incorporates exciting and participatory sports and entertainment venues, such as an indoor ski slope and skate park for the entire family. Langan is providing site/civil engineering, geotechnical engineering, surveying, environmental engineering, and permitting services to obtain entitlements for the new indoor amusement park and water park component of the project.
SKYMARK CENTER

Location: Village of Ridgefield Park, NJ
Client: SkyMark Development Company
Architect: DMR Architects
Services: Site/Civil, Surveying/Geospatial, Traffic & Transportation, Natural Resources & Permitting, Environmental

OVERVIEW

The SkyMark Center is proposed to consist of 680,000 SF of retail, 983 residential units, a combined 20-story hotel and residential tower with a conference center and attached multi-level parking garages. The new development will give Ridgefield Park the solution to utilize this parcel to its highest and best use along with simultaneously remediating the existing environmental conditions of this site.
ONE JOURNAL SQUARE

Location: Jersey City, NJ
Client: Kushner Companies
Architect: Woods Bagot
Services: Geotechnical, Site/Civil, Traffic & Transportation, Surveying/Geospatial

OVERVIEW

Langan is providing geotechnical, site/civil, and traffic engineering, planning, and surveying services for a proposed mixed-use development in the Journal Square section of Jersey City. The development will consist of two high-rise towers measuring 46 and 69 stories over a 10-floor podium and will include 1,725 residential apartments, approximately 89,000 SF of retail, 127,000 SF of office space, and 78,000 SF of amenities space. The development is adjacent to the Journal Square PATH Station.
OVERVIEW

Langan is the engineer for the design and construction inspection of this mixed-use project in the heart of Montclair. Phase 1 of the development includes two, six-story mixed-use buildings, totaling 306,000 SF. The 25,000-SF ground floor of building one will be entirely office, with 138 apartments on the upper floors. Building two will consist of 27,500 SF of retail space on the first floor and 124 apartment units above. Both buildings will have amenity space and open landscaped courtyards with seating and grilling areas. The upper roof of building two will contain a green roof section with a full kitchen. Phase 2 includes an approximate 100,000-SF hotel with 100 rooms with a restaurant, amenities and conference room space.
30 JOURNAL SQUARE

Location: Jersey City, NJ  
Client: Kushner Companies  
Architect: Morris Adjmi Architects  
Services: Site/Civil, Traffic & Transportation, Natural Resources & Permitting, Traditional Surveying

OVERVIEW

Langan is providing site/civil and traffic engineering, planning and surveying services for a proposed mixed-use development at 30 Journal Square in Jersey City. The 1,022,362-GSF development will incorporate the historic Jersey Journal building and consist of a 72-story residential tower with a 10-story podium with space for retail, office, and parking.
CROSSROADS AT NEW JERSEY CITY UNIVERSITY

Location: Jersey City, NJ
Client: Crossroads Companies, LLC
Architect: StudioHillier
Services: Site/Civil, Geotechnical, Traffic & Transportation, Surveying/Geospatial

OVERVIEW
The proposed 120,000-SF mixed-use building is located on New Jersey City University's West Campus. The building will contain a Shop-Rite supermarket, fitness center, approximately 600 space parking garage and roof top restaurant, tennis fields and play field.
HUDSON YARDS REDEVELOPMENT

Location: New York, NY
Client: Hudson Yards, a Related Oxford Venture
Architect: Kohn Pedersen Fox, Skidmore, Owings & Merrill, Diller
Scofidio + Renfro, Ismael Leyva Architects, Rockwell Group
Partner: Thornton Tomasetti, WSP
Services: Geotechnical, Environmental, Site/Civil, Traffic & Transportation, Traditional Surveying, Terrestrial Scanning/BIM

OVERVIEW
This major New York City redevelopment, under the joint guidance of the City, the Metropolitan Transportation Authority, and State of New York initiatives, is in the process of reinventing the Hudson Yards area in midtown Manhattan. Langan has been retained by multiple teams to provide geotechnical, site/civil, environmental, and traffic engineering, seismic design analysis, and surveying services during the pre-design phase of development.
BLUE BACK SQUARE

Location: West Hartford, CT
Client: Blue Back Square Development
Services: Site/Civil, Traffic & Transportation, Environmental,
Geotechnical, Landscape Architecture, Traditional Surveying

OVERVIEW

This urban mixed-use redevelopment is the centerpiece of two large city blocks, providing retail, office, residential and municipal space within the existing town center. It includes the regeneration of a brownfield site, expansion of civic facilities and public open-space, a mix of large and small format retail shops, two municipal parking garages, restaurants, professional and medical offices, a health club, and residential condominiums and apartments.
AVALON CLINTON

Location: New York, NY
Client: The Dermot Company, Inc.
Architect: FXCollaborative
Services: Site/Civil, Geotechnical, Environmental

OVERVIEW

Langan provided engineering services for the 677,000 SF, 600 unit residential mixed-use development in the Clinton redevelopment zone. Avalon Clinton consist of two 24-story towers spanning over the depressed tracks of the Amtrak Empire Line and abutting three NYC Department of Transportation (NYCDOT) bridges which created numerous engineering challenges. The soil and groundwater contamination originating from a former gas station on one of the parcels presented additional site challenges.
BRONX TERMINAL MARKET

Location: Bronx, NY
Client: The Related Companies
Architect: GreenbergFarrow, BBGM
Partner: Thornton Tomasetti
Services: Environmental, Geotechnical, Site/Civil

OVERVIEW
Adjacent to the Harlem River and immediately south of Yankee Stadium, the redevelopment of the 18-acre portion of the Bronx Terminal Market included demolition of several of existing buildings, and development of approximately one million square feet of new retail, restaurant and neighborhood services, structured parking for 2,800 vehicles, and a 250-unit hotel.
HALLETTS POINT - BUILDING 1

Location: Astoria, NY
Client: The Durst Organization
Architect: Dattner Architects
Partner: Lincoln Equities, Jonathan Rose Company
Services: Site/Civil, Geotechnical, Traffic & Transportation

OVERVIEW
The Astoria waterfront is undergoing a complete transformation with the construction of Halletts Point. When complete, this 2.4-million-SF megaproject will include retail stores, outdoor areas, and approximately 2,400 residential units. The city-approved master plan also includes a site for a potential K-8 public school and an additional development lot for the New York City Housing Authority. The project will consist of seven buildings, the first scheduled to open in 2018. Building One will include 405 units, up to 25 percent of which will be affordable housing.