Denver Luxury Apartment Community Protected From Vapor Intrusion Risk Following Successful Geo-Seal® and Vapor-Vent™ Installation

Project Highlights

- Geo-Seal® provided a proven, chemically-resistant technology which effectively sealed around plumbing, electrical penetrations, and foundation terminations
- Approximately 90,000 square feet of Geo-Seal and Vapor-Vent™ successfully installed
- Applied in below freezing temperatures and winter conditions

Project Summary

The Alta Alameda Station, developed by Wood Partners, L.L.C., is a 338-unit luxury apartment community located in the diverse and urban Baker neighborhood of Denver, Colorado. The three-building, four-story, residential project is constructed on the former Denver Studio Complex that was used in the production of many Perry Mason movies. It is directly across the street from the Alameda Light Rail station, the hub of Denver's mass transit system which provides access to downtown Denver and the Denver Tech Center. Terracon Consultants, Inc. specified the Geo-Seal vapor intrusion barrier with Vapor-Vent to protect the buildings from contaminant vapor intrusion. The concept behind the specified approach was to provide a barrier to block all vapor intrusion pathways and provide a vapor collection system underneath the membrane to alleviate the buildup of vapors by passively venting the vapor from beneath the building.

Ideal for sites where residual contamination is known, but not fully characterized, Geo-Seal and Vapor-Vent provide building owners with long-term vapor intrusion protection and no maintenance. Geo-Seal was selected over other barrier technologies due its protection against chlorinated solvent-type contamination and the ability to be applied in colder temperatures. To provide additional peace of mind to the client, Land Science® provided a 20-year warranty against vapor intrusion for the Geo-Seal system.

Site Details

Site Type: Apartment community

Contaminant of Concern: cVOC vapors

Vapor Intrusion Solution: Vapor intrusion barrier and vapor collection system

Treatment Area: 90,000 ft^2

Technology Used:

Geo-Seal® Vapor Intrusion Barrier

Vapor-Vent™ Vapor Collection System

Technology Description

Geo-Seal is a gas vapor management technology designed to eliminate vapor intrusion on Brownfields or any type of environmentally-impaired site. Geo-Seal is a chemically-resistant material placed between the foundation of the building and the soil pad to eliminate vapor intrusion pathways and stop contaminant vapors from permeating through the slab. By installing Geo-Seal, developers can ensure a healthy indoor environment while reducing the cost of site remediation and expediting site construction.

Vapor-Vent is a low profile vent system that can be used in lieu of slotted PVC pipe. The speed of installation and the proximity of the vent to the barrier provide cost savings and performance benefits compared to other technologies. Vapor-Vent can be installed to passively or actively vent vapors from under the building. The movement toward energy efficient buildings and the cost to maintain active venting systems make passive systems an attractive alternative. In addition, a passive system can be converted to active if needed.

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