



MonoShield Supports Affordable Housing Brownfield Redevelopment

Vapor Intrusion Mitigation Protects New Multi-Family Residential Development from Petroleum Hydrocarbon Impacts

Site Details

Location

Mid-Atlantic region

Contaminants

PAH, Napthalene vapor

Building Use

Housing facility

Project Summary

A new four-story affordable housing development is being constructed on a Mid-Atlantic brownfield site, providing 33 residential units along with community and supportive-service space. Because historic petroleum hydrocarbon, PAH, and naphthalene contamination posed a potential vapor intrusion risk, the project team incorporated a long-term mitigation strategy into the building design to protect future residents while supporting the safe redevelopment of the property.

Application

MonoShield® was incorporated into the building design to provide long-term protection against petroleum hydrocarbon and naphthalene vapor intrusion. Installed beneath the building footprint by a Land Science certified applicator, the system was carefully detailed around seams, penetrations, and other critical interfaces to maintain barrier continuity. Quality assurance testing, including smoke testing, was performed to verify system integrity prior to slab placement.

Results

With MonoShield® in place, the project team successfully addressed long-term vapor intrusion concerns while supporting the redevelopment of a historically impacted brownfield site. The completed development transforms a formerly vacant property into affordable housing and community space, demonstrating how environmental risk management can help enable productive land reuse and community investment.