



Stables at Millennium Apartments Conshohocken, Pennsylvania

The Geopier Impact® system solution was ideal for avoiding the high cost of over excavating contaminated soil in this brownfield redevelopment site

Description: Three, four-story apartment buildings over ground level parking, within a 60-acre luxurious apartment community. Located on the east bank of the Schuylkill River, in one of Philadelphia's most desirable locations.

Subsurface Conditions: Soil conditions consisted of 5 to 13 feet of miscellaneous industrial fill consisting of a mixture of construction debris including concrete, brick, and wood. This was underlain by 13 to 23 feet of reddish brown to orange brown fine to coarse sand and gravel with some silt. Both schist and limestone were encountered within the proposed development area at depths ranging from 20 to 76 feet. Groundwater was encountered at depths of 6 1/2 to 10 feet below existing grade.

Geopier Solution: The Geotechnical Engineer, David Blackmore Associates, recommended Geopier for the Riverwalk at Millennium Apartment complex 3 years prior. This successful project lead David Blackmore to recommend the Geopier Impact® system on the Stables at Millennium Apartment complex. Impact® elements were the chosen solution over piles or soil replacement. Since this was a brownfield



redevelopment site, the Impact solution was ideal for avoiding the high cost of over excavating contaminated soil and dewatering issues. Over 1200 Impact elements were installed ranging 9 to 16 feet.

PROJECT TEAM

Owner:

O'Neil Property Group

Geotechnical Engineer:

David Blackmore & Associates

Structural Engineer:

O'Donnell and Naccarato

General Contractor:

L2i Construction

Geopier Installer:

GeoConstructors, Inc.

Geopier Designer:

GeoStructures, Inc.