



Facts About...

3701 O'Donnell Street
Gunther Brewery – Parcel 6 or Gunther Brewery Parcel 4
(VOLUNTARY CLEANUP PROGRAM)

Site Description:

This 9.2-acre parcel, also known as Gunther Brewery – Parcel 6 and Gunther Brewery, Parcel 4, is located at 3701 O'Donnell Street in Baltimore City, Maryland. The property is bordered to the north by O'Donnell Street and to the west by Conkling Street and the 3601-3607 O'Donnell Street, Gunther Brewery Parcel 3 property. Bordering the property to the south and east are Toone Street and the abandoned PB&W railroad right-of-way. The properties immediately adjoining the site are a mixture of residential properties and commercial or industrial businesses. South of the railroad right-of-way is the Exxon Boston Street Terminal, a multi-million gallon petroleum storage and distribution facility. The site receives public water and sanitary sewer services.

Topographically, the site is fairly level. Surface runoff flows to Baltimore City storm drains located to the south, east and west of the site. The site is underlain by unconsolidated sediments of the Quaternary lowland deposits overlying unconsolidated sediments of the Potomac Group. Groundwater occurs as discontinuous perched zones approximately 10 to 18 feet below grade and in the confined aquifer approximately 20 to 60 feet below grade. The Northwest Branch of the Patapsco River (Baltimore Harbor) is located less than 0.5-mile southwest of the site.

Site History:

The site and adjacent properties have been used for various manufacturing activities since the early 1800s including brewing and food processing, warehousing and shipping. The site had historically been part of the Exxon Boston Street Petroleum Products Terminal. In 1963, the tank farm on this parcel was demolished. In the 1970s, the building, which now houses Tulkoff Family Foods, was constructed on a portion of this old terminal.

Environmental Investigations and Actions:

In 2002, the Maryland Department of the Environment (MDE) completed a Brownfields Assessment of the 15.5-acre Gunther/Tulkoff site, which included this 9.2-acre parcel, and the collection of surface soil samples, subsurface soil samples and two groundwater samples at the property. The results indicated elevated levels of polyaromatic hydrocarbons (PAHs), arsenic, mercury and lead.

In June 2004, in response to VCP application comments, additional soil sampling was conducted at the property. Due to the potential presence of petroleum contamination from the historical use of the property as an aboveground petroleum storage facility, soil gas samples were also collected in November 2004. A sub slab soil gas sample and several additional soil gas samples were collected in January 2006. In August 2006, the MDE's Oil Control Program (OCP) oversaw the removal of a 10,000-gallon underground storage tank (UST) formerly used to store lacquer. During the removal operation, a second 5,000-gallon UST was



discovered adjacent to the lacquer UST. The second UST, which held No. 6 fuel oil, was removed in September 2006. As part of the ongoing investigation of the petroleum release from the neighboring Exxon/Mobil terminal, four monitoring wells were installed along the eastern perimeter of the Gunther Brewery, Parcel 6 property. These wells were completed in the deep confined aquifer

Current Status:

Natty Boh, LLC, submitted a VCP application package on February 13, 2004, seeking a No Further Requirements Determination (NFRD) as an inculpable person. Gunther Land LLC, submitted a second VCP application for the property on March 27, 2006, seeking a NFRD as an inculpable person. The MDE issued NFRDs for the Gunther Brewery – Parcel 6 property on December 21, 2006, to Natty Boh, LLC and Gunther Land LLC, conditioned on the use of the property for restricted residential, restricted commercial or restricted industrial purposes, a vapor barrier requirement for any new building constructed on the property, a restriction regarding groundwater encountered during excavations and a prohibition on the use of groundwater beneath the property for any purpose.

Gunther New Headquarters DE, LLC submitted a VCP application package on May 1, 2008, seeking a NFRD as an inculpable person. The MDE issued a NFRD for the property on June 4, 2008, conditioned on use of the property for restricted residential, restricted commercial or restricted industrial purposes, a vapor barrier requirement for any new building constructed on the property, a restriction regarding groundwater encountered during excavations and a prohibition on the use of groundwater beneath the property for any purpose.

Contact:

For additional information, please contact the Land Restoration Program at (410) 537-3493.

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