



Facts About...

Domain Brewers Hill Phase II
3607 O'Donnell Street
(Voluntary Cleanup Program)

Site Description:

The 5.563-acre Domain Brewers Hill Phase II property, located at 3607 O'Donnell Street, is a rectangular parcel which was subdivided from two existing Voluntary Cleanup Program (VCP) properties located at 3601-3607 and 3701 O'Donnell Street in Baltimore City, Maryland. The property is bordered to the north by O'Donnell Street, beyond which are a mixture of residential, commercial and industrial businesses; and to the east by the 3701 O'Donnell Street VCP property. Bordering the property to the west are the 3601-3607 O'Donnell Street and Gunther Brewery - Parcel 5 "Ale, Pilsner and Stout Bldgs" VCP properties. The property is bordered to the south by Toone Street and the abandoned PB&W railroad right-of-way.

Currently, the property is improved with a paved parking area. Topographically, the entire property is fairly level. Surface runoff flows to Baltimore City storm drains located to the south, east and west of the site. Unconsolidated sediments of the Quaternary lowland deposits overlying unconsolidated sediments of the Potomac Group underlie the entire property. 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 entire property.

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 property was historically part of the Exxon Boston Street Petroleum Products Terminal. In 2001, the property was paved over and is utilized as additional parking for the corporate offices for Elder Health.

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 the parcels along O'Donnell Street 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.

3601 O'Donnell Street (formerly 3601-3607 O'Donnell Street, Brewers Hill Lot 3 or Gunther Brewery Parcel 3)

Between 1995 and 2007, several environmental investigations have been performed at the property. Phase I environmental site assessments were performed at the property in December 1995, August 1998, April 2000, April 2002, and April 2008. In April 2001, soil and groundwater samples were collected at the property. The analytical results showed trace levels of chromium, copper, lead, mercury, nickel and zinc in the soil and groundwater on site. In May 2007, subsurface soil samples were collected at the property as part of limited Phase II environmental site assessment activities. The analytical results of the subsurface soil sampling

reported concentrations of arsenic in the soils located on site, below the anticipated typical concentration levels for central Maryland.

Gunther Headquarters, LLC submitted a VCP application package on December 11, 2000 seeking a No Further Requirements Determination (NFRD) as an inculcable person. An inculcable person-qualifying letter was issued to Gunther Headquarters, LLC on January 12, 2001. The MDE issued a NFRD for the property on June 14, 2001, conditioned on use of the property for commercial or industrial purposes, a soil disposal requirement and a prohibition on the use of groundwater beneath the property for any purpose. On May 1, 2008, Gunther New Headquarters DE, LLC submitted a VCP application package to the MDE seeking a NFRD for the property as an inculcable person. On June 4, 2008, the VCP issued a NFRD for the property conditioned on use of the property for restricted commercial or restricted industrial purposes, certain soil excavation and disposal requirements, a restriction regarding groundwater encountered during excavations and a prohibition on the use of groundwater beneath the property for any purpose.

3701 O'Donnell Street (Brewers Hill Lot 6, Gunther Brewery – Parcel 6, or Gunther Brewery, Parcel 4)
Between 1996 and 2008, several environmental investigations have been performed at the property. Phase I environmental site assessments were conducted at the property in April 2002 and May 2008. In June 2004, soil samples were collected 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 and several additional soil gas samples, including a subslab soil gas sample, were collected in January 2006. In August 2006, the MDE's Oil Control Program 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 property. These wells were completed in the deep confined aquifer.

Natty Boh, LLC, submitted a VCP application package on February 13, 2004, seeking a NFRD as an inculcable person. Gunther Land LLC, submitted a second VCP application for the property on March 27, 2006, seeking a NFRD as an inculcable 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 inculcable 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.

Current Status:

Domain Brewers Hill Phase II, LLC submitted a VCP application for the Domain Brewers Hill Phase II property on September 8, 2008, seeking a NFRD as an inculcable person. On October 17, 2008, the VCP issued a NFRD for the Domain Brewers Hill Phase II property conditioned on use of the property for restricted residential, restricted commercial or restricted industrial purposes, certain soil excavation and



disposal requirements, 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.

Last Update: September 2009

