



Facts About...

Gunther Brewery, Parcel 6 Property
(Voluntary Cleanup Program)

Site Description:

The Gunther Brewery, Parcel 6 property is comprised of 9.2 acres located at 3701 O'Donnell Street in Baltimore City. Tulkoff Family Foods occupies two multi-level buildings (1215 and 1221 S. Conkling Street) on the southern portion of the site. The northern portion of the property is currently a paved parking area used for vehicle parking for the adjacent office buildings.

The site is bordered to the north by O'Donnell Street, to the west by Conkling Street and to the south and east by the abandoned PB&W railroad right-of-way. The properties immediately adjoining the site are a mix of residential 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 Northwest Branch of the Patapsco River (Baltimore Harbor) is located less than 0.5 mile southwest of the site. 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.

Site History:

The site and adjacent properties have been used for various manufacturing activities since the early 1800's 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.

On September 25, 2002, the U.S. Environmental Protection Agency (EPA) notified the Maryland Department of the Environment (MDE) that EPA did not contemplate additional Superfund action at the Tulkoff Warehouse site.

On April 9, 2002, MDE notified the site owner that results of the Brownfields Assessment demonstrated there were no apparent Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)-related environmental problems at the site that would prevent redevelopment of the property.

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.



Environmental Investigations and Actions:

On August 6, 2001, Obrecht Commercial Real Estate, the prospective purchaser and lessee of the property, applied to MDE for an assessment of the 15.5 acre Gunther/Tulkoff site under the Brownfield Site Assessment Initiative. The 9.2 acres proposed for inclusion in the Voluntary Cleanup Program (VCP) was included in this assessment. An initial site visit was conducted by MDE on November 14, 2001 to inspect the facilities. On November 26, 2001, ten surface soil samples, ten subsurface soil samples and two groundwater samples were collected. The toxicological evaluation of laboratory data from this sampling event found that elevated levels of lead, mercury, arsenic, benzo(a)pyrene, benzo(a) anthracene, benzo(b)fluoranthene in the soil presented potential risks for certain resident populations on the site.

In April 2002, MDE prepared a *Brownfields Assessment of the Gunther/Tulkoff Site Canton, Maryland*. The site report recommended that additional sampling be conducted to define the extent of soil contamination and any contaminants at levels above MDE Soil Cleanup Standards be remediated.

As requested by the VCP, additional soil sampling was conducted during June 2004. Due to the potential presence of petroleum contamination from the historical use of the property as an above ground 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 Maryland Department of the Environment'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.

Current Status:

On February 13, 2004, Natty Boh, LLC, the prospective purchaser, submitted a VCP application seeking a No Further Requirements Determination (NFRD) as an inculpable person for the property. On March 27, 2006, the Department received a VCP application from Gunther Land LLC, a prospective purchaser requesting a No Further Requirements Determination (NFRD) as an inculpable person for the property. The Department is currently evaluating the application packages.

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