



A Successful Transformation: The Gunther Brewery & Apartments

Canton, Baltimore, MD

Site Description

The 2-acre parcel that is now The Gunther Apartments formerly functioned as railway in the 20th century. The rail line was present in 1914 and taken out of service by 1992. Prior to use by the railroad, the property was part of the larger petroleum terminal.

Environmental Issues Addressed

A Phase I assessment documented the presence of municipal waste and identified environmental conditions due to historic use of the site as a railroad right-of-way and the former inclusion of the property as part of a larger petroleum terminal. Results from a Phase II assessment showed elevated levels of arsenic and mercury in the site soils. That same year, the site was accepted for participation in the Maryland Dept. of Environment Voluntary Cleanup Program and that a response action plan be developed to address arsenic and mercury contamination in soil at the property.

EPA Grant Recipient: Baltimore Development Corporation (BDC)

Year Awarded: 2009

Grant Types: Petroleum Assessment

Former Uses: Railroad, Petroleum Terminal

Current Uses: Residential Complex



Through historic renovation and adaptive reuse targeted at the site, the Gunther apartments have achieved LEED Gold certification. Just one short block from the new Shops at Canton Crossing, the 300,000-square-foot, 165-unit apartment building offers easy access to Johns Hopkins Hospital, Fells Point, and Patterson Park. The Gunther features new and historic studios, one and two bedroom apartments, along with overflowing, fresh-brewed, amenities.

Leveraged Resources

The site was assessed with a \$200,000 EPA grant awarded to Baltimore Development Corporation. This created nearly 436 redevelopment jobs, with 30 serving as full-time. This project leveraged property value by nearly \$400,000; with the property financing through Brownfield and Enterprise Zone; BRIP Grant \$200,000.

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