

Honeywell Baltimore Inner Harbor (Formerly: Honeywell International Inc., Honeywell Baltimore Works, Allied Signal)

**Block & Wills Streets
Baltimore, Maryland 21231
Congressional District 3
EPA ID #: MDD069396711
Site property area: 27 acres
Last Updated: 06/22/2010**

Status

Construction for Phase I of the RCRA Redevelopment project, now known as Harbor Point, started in late 2007. The opening of the first building, a seven story office building, was celebrated on June 10, 2010. Financial services company Morgan Stanley will occupy over half of the new building called the Thames Street Wharf Building. The developers envision two residential buildings, an office building and a parking garage to complete Phase I. Total buildout of this mixed-use redevelopment project, including office and residential buildings, specialized retail, approximately 11 acres of parks and open space, off-street parking and a waterfront promenade, is projected to occur over the next 10 years with a total project cost of approximately \$800 million.

In late 2002 and early 2003, EPA, the Maryland Department of the Environment (MDE), and the developer, (SBER Harbor Point, LLC and Harbor Point Development, LLC), negotiated an agreement to limit liability for the developer. After a public notice period, the agreement known as the Prospective Lessee Agreement became effective on May 5, 2003.

Prior to any redevelopment on the property, conceptual and detailed design plans must be approved by EPA and MDE. EPA and MDE will approve the redevelopment only if it is found that it will not interfere with the corrective measures, or the monitoring for the corrective measures, and that increased risks to the health or the environment will not result from the conditions at the site.

Facility Description

Located in Baltimore, Maryland, the Honeywell Baltimore Site, (now known a Harbor Point), was constructed in the mid-nineteenth century on approximately 18 acres of waterfront property in close proximity to Baltimore's Inner Harbor. Chrome ore was processed at the Site for the production of chromium chemicals until 1985. The Site was purchased by the Allied Chemical Company in 1954. Investigations in the early to mid-1980's found large quantities of chromium migrating from the Site into the Harbor and into the groundwater below the Harbor

On September 29, 1989, EPA and the State of Maryland Department of the Environment (MDE) entered into a Consent Decree with Allied-Signal Inc. for further investigation and remediation of the Site. The Consent Decree anticipated that the final remedy would include onsite containment of contaminated soil and groundwater through construction of a deep vertical hydraulic barrier and a multi-media cap ("containment structure"). The Consent Decree

specified that the remedy attain two performance standards - a surface water performance standard and a groundwater gradient performance standard. The surface water performance standard requires that the concentration of total dissolved chromium in the surface water be reduced to 50 parts per billion (“ppb”) for each surface water sample location by arithmetically averaging the samples taken at three depths (top, middle and bottom). The groundwater gradient performance standard requires that the groundwater level inside the containment structure be 0.01 foot lower than the water level outside of the containment structure based upon hourly measurements averaged over a 30-day period. In 1992, remedies were selected for four areas at and around the Baltimore Works Site (the Former Manufacturing Area, the Southeast Quadrant, a Newly Acquired Contiguous Property, and Wills Street by Dock Street). AlliedSignal, (now Honeywell), remains perpetually responsible for maintaining the containment structure and monitoring the environment around the property.

Government Contacts

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For more information about EPA’s corrective action webpage, including Environmental Indicators, please visit our site at: www.epa.gov/reg3wcmd/correctiveaction.htm
<http://www.epa.gov/reg3wcmd/correctiveaction.htm>