

Honeywell Baltimore Inner Harbor

Baltimore, Maryland



The Road to Reuse...

The former Honeywell Baltimore Works Facility is located in Baltimore's Inner Harbor along the Patapsco River. The plant was constructed in the mid-nineteenth century on approximately 18 acres of waterfront property. Until 1985, chromium ore was processed at the facility for the production of chromium chemicals. Environmental investigations conducted in the early- to mid-1980s found large quantities of chromium migrating from the property into the Harbor on the Patapsco River and into the groundwater below the Harbor.



A containment remedy was chosen with public review and comment, and extensive coordination among the U.S. Environmental Protection Agency (EPA), the State of Maryland, and Allied-Signal Inc. (now known as Honeywell). The remedy includes

Approximate total acres and current use

Approximate Acres in Reuse:
18

Current Use: Residences, offices and specialized retail, parks, and parking

an impermeable cap, barrier wall, and a hydraulic gradient control system, as well as long-term environmental monitoring. Dismantlement of the plant, preparation of the property, construction of the remedy, and construction of a water transfer station above the cap took over 10 years and \$100 million to complete. In 1993, the Baltimore City Council approved entitlements to allow for mixed use of the property including office space, retail outlets, residential units, parking, and a great public space adjacent to the water on the western side. To facilitate redevelopment EPA negotiated a Prospective Lessee Agreement to limit environmental liability.

Construction for Phase I of the redevelopment project, known as Harbor Point, is currently underway. The developers, Harbor Point Development, LLC and Harbor



Point Development Holdings, LLC, envision two residential buildings, an office building and a parking garage for Phase I. The office building, the first to be constructed, will be available for use in the spring of 2010. Total build-out 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 \$830 million. The completed project will create an estimated 5,300 full/part time jobs. As a temporary use, the touring circus of Cirque du Soleil used part of the site for performances in the spring of 2003 and 2005. Other interim uses have included community events and an ice-skating rink.



www.epa.gov/reg3wcmd/correctiveaction.htm

For More Information

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