



## RCRA Corrective Action Cleanup + Productive Use

### Economic Profile

# Honeywell

Baltimore, Maryland

#### BEFORE

Chromite ore processor and chromium chemical producer

#### AFTER



Energy  
Company  
Headquarters



Residential  
Apartments



Mixed  
Retail/Office  
Space

### CLEANUP OVERSEEN BY Maryland Department of the Environment

The 18-acre Honeywell site was a former chromite processing facility established in 1845. The Baltimore Chrome Works factory produced chromium chemicals until it closed in 1985.

Investigations in the early 1980s found the plant was releasing chromium into the Baltimore harbor. A 1989 consent decree with then-owner Honeywell laid out cleanup goals and – in a first for the time – anticipated the site's future reuse. With oversight by EPA and the Maryland Department of the Environment, Honeywell cleaned up the site and constructed a 15-acre synthetic cover.

A four-part redevelopment project called Harbor Point began in 2007, taking advantage of the site's prime location near the Inner Harbor. With the project halfway complete, the site is already boosting the local economy with nearly 2,600 jobs and \$2.5 billion in annual revenue.



**2,597**

EMPLOYEES



**\$2.5 billion**

ANNUAL SALES



**\$487 million**

ANNUAL WAGES







HARBOR POINT IS ONCE AGAIN A CENTER OF ECONOMIC ACTIVITY, NOW AS A VIBRANT MIXED-USE URBAN NEIGHBORHOOD THAT CONTINUES TO ATTRACT KEY LOCAL EMPLOYERS INCLUDING EXELON, MORGAN STANLEY AND, IN 2024, T. ROWE PRICE.

Jonathan Flesher, Vice President, Beatty Development Group (Site Developer)

Harbor Point is a sustainable project that supports the local Baltimore community. Each building at the site is required to meet green building standards, minimize resource use, and be environmentally conscious. All food waste is converted to soil to be used by local farms, and an on-site urban farm grows produce for nearby restaurants. Along the harbor waterfront, a living shoreline provides a natural habitat for fish and wildlife.

The Exelon Building, headquarters of a large energy company, is a prime example of the Harbor Point initiative. Completed in 2016, the structure achieved certification from the U.S. Green Building Council at the Gold and Platinum levels. LED lights reduce energy consumption by 40% and motion sensor plumbing reduces water consumption by 30%. The building design also incorporates elements from the local region with wood reclaimed from 70 Baltimore row homes. Of the project's total cost, 75% was invested with minority- and women-owned businesses.

Four more buildings are in the works, as Phase III of the Harbor Point project commenced in 2020 and Phase IV is planned to start in 2024. The completed project is projected to create 7,100 construction jobs and 6,600 permanent positions.



The 23-story Exelon Building has a rooftop solar array that produces more than 62,000 kilowatt-hours of renewable energy per year. A green roof also manages stormwater and enables water harvesting.

