



Maryland

Department of the Environment

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor
Ben Grumbles, Secretary
Horacio Tablada, Deputy Secretary

January 22, 2022

Mr. Jonathan S. Flesher, Vice President - Development
Beatty Development Group, LLC
1300 Thames Street, Suite 10
Baltimore, MD 21231

Re: TRP Project, Harbor Point/Allied Chemical Chrome Works Site, Baltimore City

Dear Mr. Flesher:

The Maryland Department of the Environment's (MDE) Solid Waste Program (SWP) has reviewed the revised document entitled "Harbor Point – Parcel 4 Mixed Use Detailed Development Plan, Honeywell Baltimore Works Site, Baltimore, Maryland" dated January 12, 2022 and associated documents (the "DDP"), which provide a project description and the applicable plans for the construction of consisting of an 8-story podium on the western portion of the Project, containing a 1,292-car parking garage, retail spaces, and apartment units, with a 17-story apartment tower atop the southwestern portion of the podium (the "Project"). It also includes a linear park constructed east of the garage/apartment building. This site is regulated under a Consent Decree ordered on September 29, 1989 and an Agreement and Covenant Not to Sue ("Covenant") dating from 2003 that governs the development of the former Allied site.

Based on review of the revised documents, MDE approves the DDP as provided for under these agreements, subject to concurrent approval by the United States Environmental Protection Agency. You are reminded that as was agreed to in your response to MDE's earlier comments, an environmental covenant specifying land use controls as previously described will be issued following implementation of the DDP. If you have any questions in this matter, please refer them to me at 410-537-3315, or via email at ed.dexter@maryland.gov.

Sincerely,

A handwritten signature in black ink that reads "Ed M. Dexter".

Edward M. Dexter, P.G., Administrator
Solid Waste Program (SWP)

EMD:EMD:ed

cc: Moshood Oduwole, Project Manager, U.S. EPA Region 3
Eric Christodoulatos, Senior Remediation Manager, Honeywell
Kaley Laleker, Director, Land Management Administration (LMA), MDE
Matthew Zimmerman, Assistant Attorney General, OAG
Brian Coblenz, Chief, Compliance Division, LMA/SWP