



# ***Facts About...***

Harbor Point Areas 2&3  
(Voluntary Cleanup Program)

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## **Site Location**

The 7.37-acre Harbor Point Areas 2&3 property is located at 1401 Philpot, 1423 Dock, 900 and 902 South Caroline and 1400, 1401, 1410, 1412 and 1421 Block Streets, in the Fells Point area of Baltimore City, Maryland. The property is bounded to the north by Dock Street and beyond by the Living Classroom educational facility. Several commercial and undeveloped properties are located along South Caroline and Thames to the east of the property. The property is bounded to the west by Area 1 of the Allied Signal (Honeywell) former chromium ore-processing site. The Patapsco River is the southern site boundary. The site is relatively flat and currently asphalt paved parking area. Two east-west oriented streets, Block Street and Philpot bisect the property.

## **Site History**

The Harbor Point Areas 2&3 property is comprised of multiple contiguous land parcels. Area 2, located south of Philpot Street along the Patapsco River, was historically utilized for warehousing and lumber storage (circa 1890 to 1914) and bag manufacturing (1914). In 1950 a predecessor to Allied Signal, Mutual Chemical Corporation, Solvay Process Division acquired area 2. From 1950 to 1988 Area 2 was primarily used to store unprocessed chromium ore and coal.

The remaining portion of the property, north of Philpot Street is designated, as Area 3. Area 3 was comprised of several parcels prior to Allied Signal acquiring the property. Southern Lacquer and National Plastics Company occupied the eastern portion of Area 3 from approximately 1950 to 1988. Lacy Foundry operated as a foundry on the southern portion of Area 3 from approximately 1865 to 1988. The Sidney Meyer Property on the western portion of Area 3 was operated as a lumber company from 1890 to 1988. In 1988 a fire destroyed the mill and lumber building. Autoline Lubricants and/or Robinson Oil occupied a portion of Area 3 north of Block Street from approximately 1913 to 1988.

In 2003, Harbor Point Development, LLC entered into a long-term lease agreement with Honeywell. Current plans include the development of multiple commercial and residential buildings.

## **Environmental Investigations and Actions**

Environmental investigations were initiated in Area 2 in the 1980s and at select parcels in Area 3 during 1986. Additional site investigations were conducted during the 1990s. In 1993, a gasoline underground storage tank (UST) was removed from the former lumber company in Area 3 and in 1994 and 1996, 1,326 yards of chromium impacted soils were removed from this parcel. In 1993, two fuel oil USTs and 409 tons of petroleum contaminated soils were removed from the former foundry parcel. An Environmental Assessment report was completed in 2002 that included thirty soil borings and five monitoring wells in Areas 2&3. The results of the investigations indicated that the principal contaminants of concern are chromium and polycyclic aromatic hydrocarbons (PAHs). Area 2 and 3 are currently capped to prevent direct contact with the underlying soil.



## **Current Status**

On December 6, 2002, SBER Harbor Point LLC submitted an application to the Voluntary Cleanup Program (VCP) as an inculpable person seeking a No Further Requirements Determination (NFRD) for commercial use for the property. On August 4, 2003, the VCP issued an NFRD to SBER Harbor Point LLC for use of the property for commercial or industrial purposes. Land use controls included in the NFRD include requirements for restricting use of the ground water beneath the property for any purpose; certain soil excavation and disposal requirements; and maintenance of the integrity of the paved areas.

On May 7, 2007, Harbor Point Development, LLC, submitted an application to the VCP as an inculpable person seeking an NFRD for future restricted residential (Tier 1B) use for the property. On August 3, 2007, the VCP issued an NFRD to Harbor Point Development, LLC for use of the property for restricted residential (Tier 1B), restricted commercial (Tier 2B) or restricted industrial (Tier 3B) purposes. Land use controls included in the NFRD include requirements for restricting use of the ground water beneath the property for any purpose; certain soil excavation and disposal requirements; and maintenance of the integrity of the capped areas.

## **Contact**

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