



HEALTH, SAFETY, ENVIRONMENTAL, PRODUCT STEWARDSHIP AND SUSTAINABILITY

115 Tabor Road, 2-D1

Morris Plains, New Jersey 07950

www.honeywell.com

April 28, 2025

Mr. Edward Hammerberg  
Technical Specialist/RCE Supervisor  
Waste Division and Utilization Program  
Maryland Department of the Environment  
1800 Washington Boulevard, Suite 645  
Baltimore, MD 21230

**Re: Transmittal of Quarterly Site Progress Report, First Quarter 2025, 2000 Race Street Site, Baltimore, Maryland**

Dear Mr. Hammerberg:

Please find attached the First Quarter 2025 Site Progress Report for the 2000 Race Street Site, Baltimore, Maryland. This document is provided on behalf of Honeywell and the Mayor and City Council of Baltimore pursuant to the General Inspection Requirements of Section II.C of the Controlled Hazardous Substance Post-Closure Permit issued by the Maryland Department of the Environment (MDE) for the 2000 Race Street Site, effective September 27, 2019.

If you have any questions or require additional information, please do not hesitate to contact me at 973-455-2877, or by e-mail at [Eric.Christodoulatos@Honeywell.com](mailto:Eric.Christodoulatos@Honeywell.com).

Sincerely,

Eric Christodoulatos  
Senior Remediation Manager

Attachment

cc: Mr. Al Simpkins - MDE  
Mr. Ravic Miller - City of Baltimore  
Mr. George Pfeiffer - Honeywell

# First Quarter 2025 Site Progress Report

2000 Race Street  
Baltimore, Maryland

*Prepared for*

**Honeywell**

115 Tabor Road  
Morris Plains, New Jersey 07950

*and*

Mayor and City Council of Baltimore, Maryland

*Prepared by*

**Jacobs**

Jacobs Engineering  
2411 Dulles Corner Park, Suite 500  
Herndon, VA 20171

**April 2025**



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- A Site Inspection Reports



# 1. Introduction

Honeywell International Inc. (Honeywell) and the Mayor and City Council of Baltimore City (City) are submitting this Quarterly Site Progress Report for the 2000 Race Street Site (Site) pursuant to the General Inspection Requirements of Section II.C of the Controlled Hazardous Substance (CHS) Post-Closure Permit issued by the Maryland Department of the Environment (MDE) for the 2000 Race Street Site on September 27, 2019. Quarterly Site Progress Reports are to be submitted to MDE and include the following information:

- Work completed and documents submitted to MDE in the preceding quarter
- A schedule and submittals for the upcoming quarter
- Any delays, modifications, or changes anticipated in the upcoming quarter.

This report covers Site-related activities conducted under the CHS permit during the first quarter of 2025, from January 1, 2025, through March 31, 2025.

The Site is located at 2000 Race Street, Baltimore, Maryland (zip code 21230). It occupies approximately 10.3 acres and is bounded on the north by the Baltimore Gas and Electric Spring Gardens facility, on the south by Swann Park, on the east by Race Street and on the west by the Middle Branch of the Patapsco River. In addition, two elevated spans of Interstate 95 (I-95), oriented from east to west, overlie the Site on the northern half of the property. A chain-link security fence is present at the perimeter of the Site. The Site has no onsite building structures and is currently vacant.

Controlled hazardous substances are contained on the Site and are covered with an engineered cap consisting of the following materials from top to bottom: asphalt, gravel base, and compacted clay. The enhanced containment cap was completed at the end of 2019 and was implemented pursuant to the Controlled Hazardous Substances Permit. Cap maintenance is ongoing.

Additional information regarding the Site includes the following: May 23, 2007, Consent Order; *Site Characterization Work Plan*, dated September 2007; *Site Characterization Report*, dated September 2009; *Near Shore Investigation Report*, dated December 2009; *Interim Remedial Measures Assessment Investigation and Pilot Test Report*, dated July 2012; *Supplemental Site Characterization Report* (former arsenic shed area), dated February 2018; *Interim Remedial Measures Assessment (IRMA) Report*, dated August 2018; the *Corrective Measures Alternatives Analysis Report*, dated August 2018; Post-Closure Controlled Hazardous Substance (CHS) Permit issued by MDE, dated September 27, 2019; *Cap Construction Completion Report*, dated June 2020; and 2020 Groundwater Monitoring Data Report, dated March 2021.

## 2. First Quarter 2025 Review

Site-related activities performed during the first quarter of 2025 include the following:

- Jan. 8: Project Coordinator call with MDE
- Jan. 16: Monthly Site status inspection (Appendix A)
- Jan. 29: Performed PRB and Site- Wide Compliance Groundwater Sampling
- Jan. 29: Submitted the fourth quarter 2025 Site Progress Report to MDE
- Feb. 19: Project Coordinator call with MDE
- Feb. 20: Monthly Site status inspection (Appendix A)
- Feb. 25: Performed Site-Wide Compliance Groundwater Sampling
- Mar. 12: Project Coordinator call with MDE
- Mar. 20: Monthly Site status inspection (Appendix A)
- Mar. 25: Performed Site-Wide Compliance Groundwater Sampling

### 3. Upcoming Work – First Quarter of 2025

The following activities and submittals are anticipated to occur in the upcoming quarter:

- Monthly Site status inspections and participate in monthly Site status calls with MDE (April, May, and June)
- Submit the first quarter 2025 Site Progress Report to MDE
- Sitewide groundwater monitoring
- Quarterly semiannual shape accel array/inclinometer readings.

### 4. Schedule

A schedule of CHS permit activities anticipated during the second quarter of 2025 is provided in the following table.

Milestone	Anticipated Date
<b><i>April 2025</i></b>	
Perform Sitewide groundwater monitoring	4-21-25
Perform monthly Site status inspection	4-17-25
Submit Q1 2025 Site Progress Report	4-30-25
<b><i>May 2025</i></b>	
Perform monthly Site status inspection	5-15-25
<b><i>June 2025</i></b>	
Perform monthly Site status inspection	6-19-25

**Appendix A**  
**Site Inspection Reports**



**Appendix A**  
**Site Inspection Reports**

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**2000 Race Street  
Monthly Site Inspection Checklist**

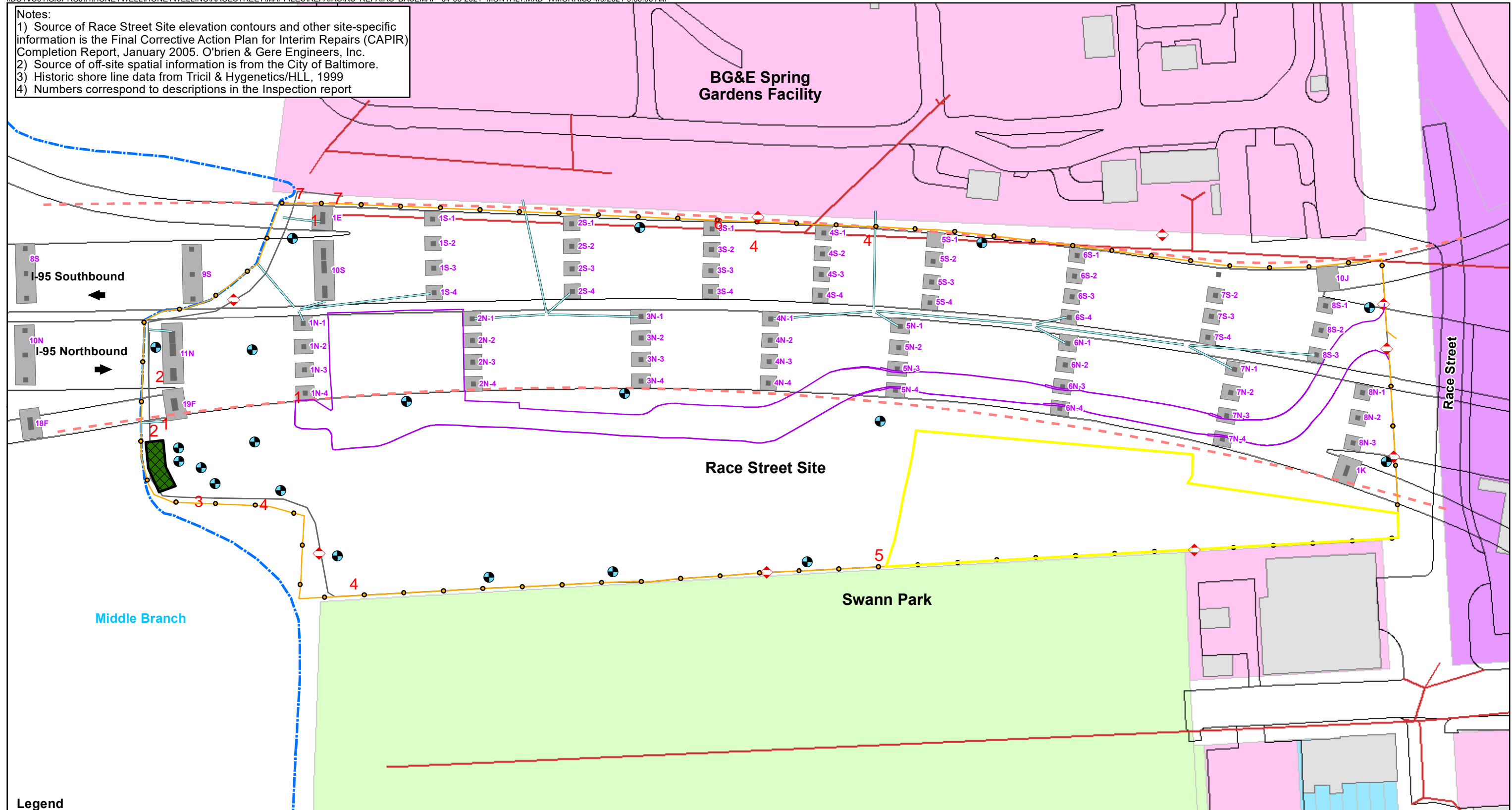
Inspector:	Bill Morris	Date of Inspection:	16-Jan-25
Title:	Environmental Engineer	Date of Last Inspection:	19-Dec-24
Organization:	Jacobs	Weather:	Overcast, cold

Site Inspection Results				
Task	Observations	Actions Taken	Date Completed	Comments/Additional Observations
<b>1. General</b>				
Inspect site for presence of surface debris. Identify type, approximate volume of debris, and location via description or on Site Plan (attach to Monthly Site Inspection Checklist).	None	None	NA	NA
Inspect site for presence of vegetation. Identify estimated amount and location of vegetation via description or on Site Plan (attach to Monthly Site Inspection Checklist)	None	None	NA	NA
<b>2. Interstate 95 Footings and Joints</b>				
Inspect around pier footings for settlement. Identify settlement off-set from grade and location via description or on Site Plan (attach to Monthly Site Inspection Checklist)	1: Asphalt settlement adjacent to pier footing.	Jacobs performed surface cover inspection on 9/26/24.	1/8/2025	Jacobs to address in Q2-Q3 2025.
	None	None	NA	NA
<b>3. Engineered Cap</b>				
Inspect cap for alligator cracking. Identify estimated area of cracking and location via description or on Site Plan (attach to Monthly Site Inspection Checklist)	None	None	NA	NA
Inspect cap for holes. Identify number of holes, width and depth, and location via description of on Site Plan (attach to Monthly Site Inspection Checklist)	3: Vegetation growth along fence line 7: Hole in asphalt	City notified of need to implement vegetation control	1/8/2025	City of Baltimore to address vegetation control as part of site maintenance. Hole is north of the cap, will address during asphalt repair.
Inspect cap for cracks less than 0.5 inches wide. Note number of cracks. Identify location of cracks via description or on Site Plan (attach to Monthly Site Inspection Checklist).	2: Crack with vegetation growth.	City notified of need to implement vegetation control	1/8/2025	City of Baltimore to address vegetation control as part of site maintenance.
Inspect cap for cracks greater than 0.5 inches wide. Note number of cracks. Identify location of cracks via description or on Site Plan (attach to Monthly Site Inspection Checklist).	None	None	NA	NA
Inspect cap for any signs of ponding of water	None	None	NA	NA
Inspect shorefront embankment for evidence of erosion or releases	None	None	NA	NA
Identify any other observations related to the condition of the cap and potential for cap damage	4: Sediment accumulation on asphalt 5: Sediment with vegetation growth 6: Crack in asphalt curb	City notified of need to implement vegetation control	1/8/2025	City of Baltimore to address vegetation control as part of site maintenance. Will address crack during asphalt repair.

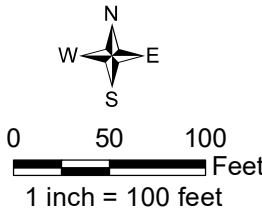
**2000 Race Street  
Monthly Site Inspection Checklist**

Site Inspection Results				
Task	Observations	Actions Taken	Date Completed	Comments/Additional Observations
<b>4. Fence</b>				
Inspect fence for holes. Note number of holes. Identify location of holes via description or on Site Plan (attach to Monthly Site Inspection Checklist).	None	None	NA	NA
Inspect fence to determine if there is any erosion compromising the integrity of the fence	None	None	NA	NA
Inspect fence to determine if barbed wire is in good condition	None	None	NA	NA
Inspect gates, chains, and locks for damage	None	None	NA	NA
Inspect fence to determine if any vegetation is damaging or otherwise compromising fence		None	NA	NA
Inspect fence to determine if there is any burrowing beneath fence	None	None	NA	NA
Identify any other observations related to the condition of the fence and potential for fence damage (e.g., points of weakness, corrosion)	None	None	NA	NA
<b>5. Aboveground Stormwater Conveyance System</b>				
Inspect aboveground stormwater conveyance system including piping, downspouts, and drain in southwest corner of site for proper operation	None	None	NA	NA
<b>6. Vandalism</b>				
Inspect site for any vandalism including any dumped material on-site and damage to monitoring wells	None	None	NA	NA
Identify any other observations related to vandalism on the site	None	None	NA	NA
<b>7. Signage</b>				
Inspect warning signs on exterior perimeter of fence to determine condition and readability. Identify number of signs removed/damaged/unreadable and locations via description or Site Plan (attach to Monthly Site Inspection Checklist)	None	None	NA	NA
<b>8. Miscellaneous Items</b>				
Any interaction with people on or adjacent to the site? If yes, identify who, title, organization, contact information, and content of interaction	Al Simkins with MDE was on site for the monthly inspection.			
Other Comments/Observations?	None			

Notes:  
 1) Source of Race Street Site elevation contours and other site-specific information is the Final Corrective Action Plan for Interim Repairs (CAPIR) Completion Report, January 2005. O'Brien & Gere Engineers, Inc.  
 2) Source of off-site spatial information is from the City of Baltimore.  
 3) Historic shore line data from Tricil & Hygenetics/HLL, 1999  
 4) Numbers correspond to descriptions in the Inspection report



Legend	
	Warning Signs
	Monitoring Well Locations
	Equipment Road
	Edge of Pavement
	Approximate Limits of I-95 Former Below
	Ground Stormwater System (Abandoned)
	Existing Shoreline
	Equipment Road
	Fence/Approximate Property Boundary and Limit of Engineered Cap
	Fence Installed on Jersey Barriers
	Baltimore Stormwater Pipe
	Commercial
	Exempt Commercial
	Industrial
	Residential
	Buildings
	Concrete Column
	Concrete Footer
	PRB



Monthly Inspection Map  
 Race Street Site  
 Baltimore, MD

January 16, 2025

**Jacobs**

**2000 Race Street  
Monthly Site Inspection Checklist**

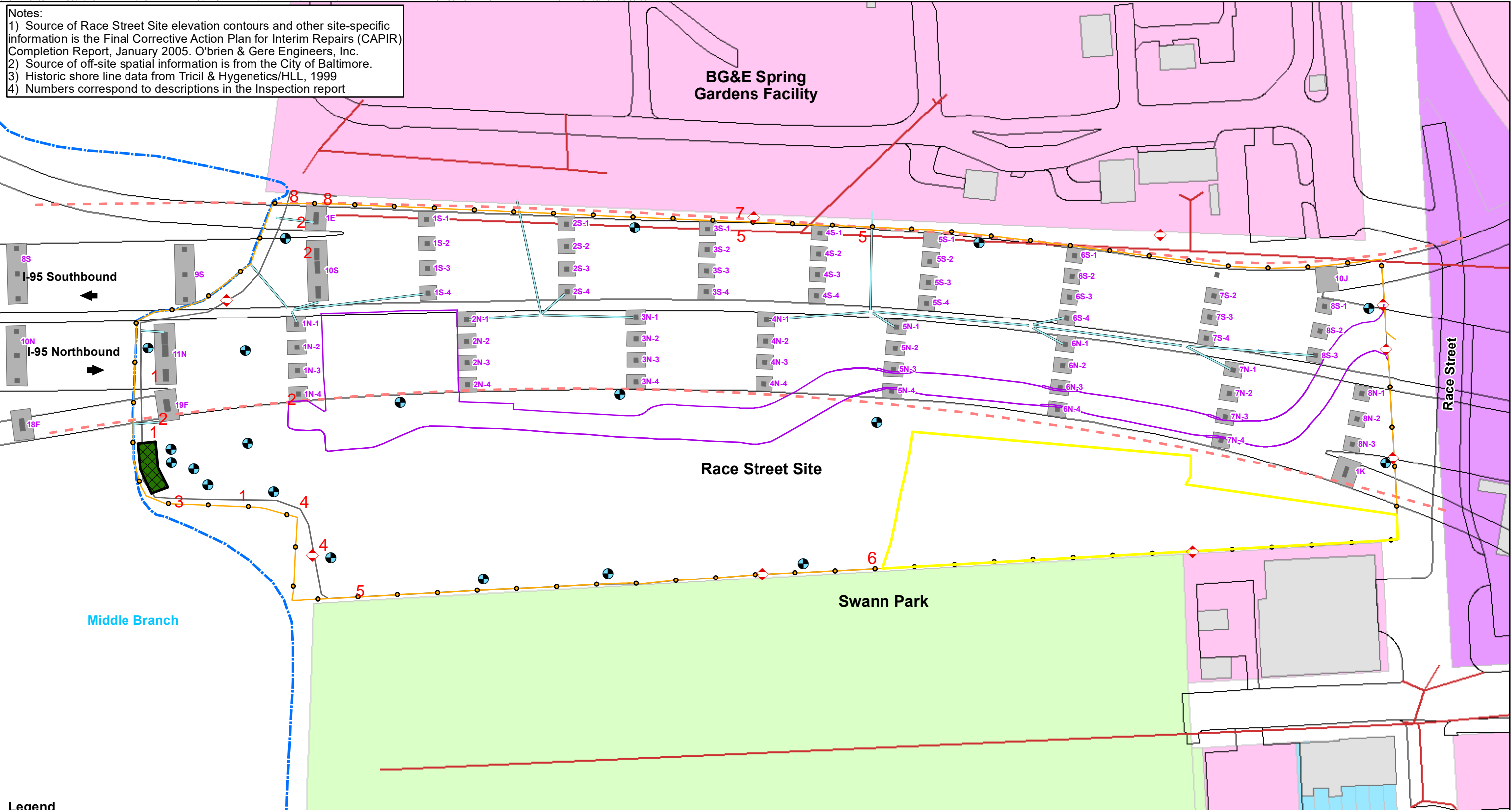
Inspector:	Bill Morris	Date of Inspection:	20-Feb-25
Title:	Environmental Engineer	Date of Last Inspection:	16-Jan-25
Organization:	Jacobs	Weather:	Sunny, cold

Site Inspection Results				
Task	Observations	Actions Taken	Date Completed	Comments/Additional Observations
<b>1. General</b>				
Inspect site for presence of surface debris. Identify type, approximate volume of debris, and location via description or on Site Plan (attach to Monthly Site Inspection Checklist).	None	None	NA	NA
Inspect site for presence of vegetation. Identify estimated amount and location of vegetation via description or on Site Plan (attach to Monthly Site Inspection Checklist)	None	None	NA	NA
<b>2. Interstate 95 Footings and Joints</b>				
Inspect around pier footings for settlement. Identify settlement off-set from grade and location via description or on Site Plan (attach to Monthly Site Inspection Checklist)	2: Asphalt settlement adjacent to pier footing.	Jacobs performed surface cover inspection on 9/26/24.	2/19/2025	Jacobs to address in Q2-Q3 2025.
	None	None	NA	NA
<b>3. Engineered Cap</b>				
Inspect cap for alligator cracking. Identify estimated area of cracking and location via description or on Site Plan (attach to Monthly Site Inspection Checklist)	None	None	NA	NA
Inspect cap for holes. Identify number of holes, width and depth, and location via description of on Site Plan (attach to Monthly Site Inspection Checklist)	3: Vegetation growth along fence line 8: Hole in asphalt	City notified of need to implement vegetation control	2/19/2025	City of Baltimore to address vegetation control as part of site maintenance. Hole is north of the cap, will address during asphalt repair.
Inspect cap for cracks less than 0.5 inches wide. Note number of cracks. Identify location of cracks via description or on Site Plan (attach to Monthly Site Inspection Checklist).	1: Crack with vegetation growth. 4:Crack at asphalt seam.	City notified of need to implement vegetation control	2/19/2025	City of Baltimore to address vegetation control as part of site maintenance.
Inspect cap for cracks greater than 0.5 inches wide. Note number of cracks. Identify location of cracks via description or on Site Plan (attach to Monthly Site Inspection Checklist).	None	None	NA	NA
Inspect cap for any signs of ponding of water	None	None	NA	NA
Inspect shorefront embankment for evidence of erosion or releases	None	None	NA	NA
Identify any other observations related to the condition of the cap and potential for cap damage	5: Sediment accumulation on asphalt 6: Sediment with vegetation growth 7: Settlement on slope adjacent to asphalt.	City notified of need to implement vegetation control	2/19/2025	City of Baltimore to address vegetation control as part of site maintenance. Will address settlement with COB

**2000 Race Street  
Monthly Site Inspection Checklist**

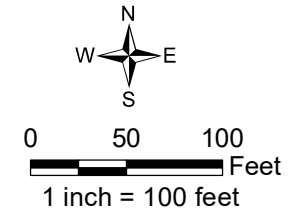
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<b>4. Fence</b>				
Inspect fence for holes. Note number of holes. Identify location of holes via description or on Site Plan (attach to Monthly Site Inspection Checklist).	None	None	NA	NA
Inspect fence to determine if there is any erosion compromising the integrity of the fence	None	None	NA	NA
Inspect fence to determine if barbed wire is in good condition	None	None	NA	NA
Inspect gates, chains, and locks for damage	None	None	NA	NA
Inspect fence to determine if any vegetation is damaging or otherwise compromising fence		None	NA	NA
Inspect fence to determine if there is any burrowing beneath fence	None	None	NA	NA
Identify any other observations related to the condition of the fence and potential for fence damage (e.g., points of weakness, corrosion)	None	None	NA	NA
<b>5. Aboveground Stormwater Conveyance System</b>				
Inspect aboveground stormwater conveyance system including piping, downspouts, and drain in southwest corner of site for proper operation	None	None	NA	NA
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Other Comments/Observations?	None			

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- Legend**
- Warning Signs
  - Monitoring Well Locations
  - Equipment Road
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  - Ground Stormwater System (Abandoned)
  - Existing Shoreline
  - Equipment Road
  - Fence/Approximate Property Boundary and Limit of Engineered Cap
  - Fence Installed on Jersey Barriers
  - Baltimore Stormwater Pipe
  - Commercial
  - Exempt Commercial
  - Industrial
  - Residential

- Buildings
- Concrete Column
- Concrete Footer
- PRB



Monthly Inspection Map  
 Race Street Site  
 Baltimore, MD  
 February 20, 2025



**2000 Race Street  
Monthly Site Inspection Checklist**

Inspector:	Bill Morris	Date of Inspection:	20-Mar-25
Title:	Environmental Engineer	Date of Last Inspection:	20-Feb-25
Organization:	Jacobs	Weather:	Overcast, cool

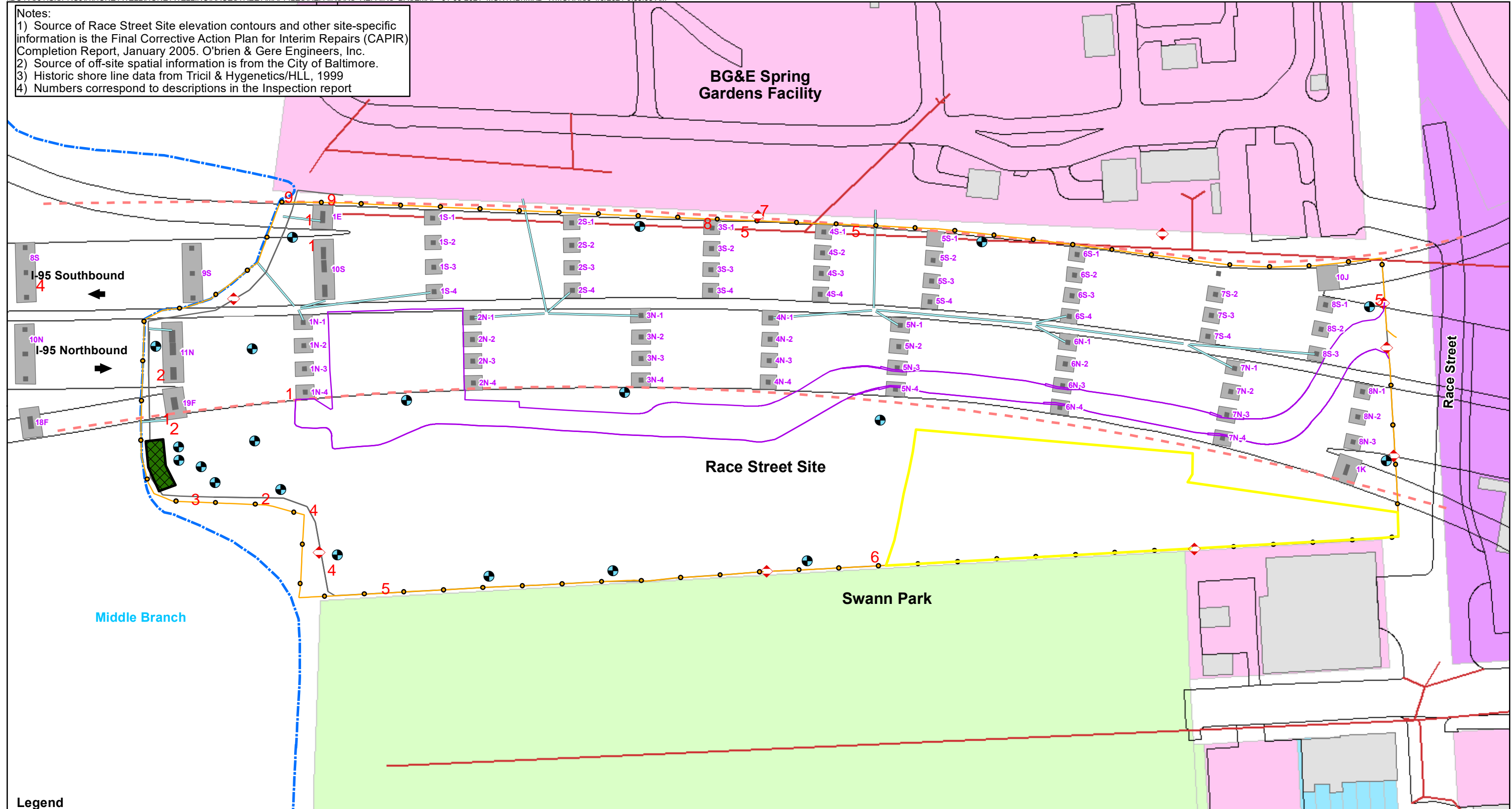
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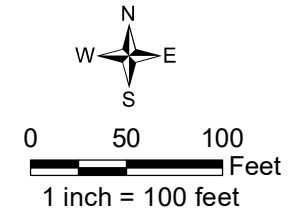
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Monthly Inspection Map  
 Race Street Site  
 Baltimore, MD

March 20, 2025

