

2022

TOWN OF BEL AIR Comprehensive Plan



www.belairmd.org

RESOLUTION NO. 1179-22

A RESOLUTION ADOPTING A REVISED COMPREHENSIVE PLAN

WHEREAS, Section 3 of the Land Use Article, the Annotated Code of Maryland, directs the Bel Air Planning Commission to make and approve a Plan which the Commission shall recommend to the local legislative body for adoption at ten (10) year intervals; and

WHEREAS, Chapter 10, Article 1, of the Bel Air Town Code directs the Bel Air Planning Commission to comply with the requirements as stated in the Land Use Article, et seq. as amended from time to time; and

WHEREAS, Chapter 165, Part 1 of the Bel Air Town Code incorporates by reference the Town of Bel Air Comprehensive Plan; and

WHEREAS, the Planning Commission has completed its review of the 2016-2021 Comprehensive Plan, satisfying all state requirements for review and public hearing, and submitted a revised 2022 Comprehensive Plan, meeting the "Visions" established by the State of Maryland as enumerated in Section 1.201 of the Land Use Article of the Annotated Code of Maryland; and

WHEREAS, the revised Plan, shown as Exhibit A, provides guidelines for growth and development for the next ten (10) years and incorporates goals, objectives, and an overall work program to meet the development needs of the community.

NOW, THEREFORE, BE IT RESOLVED by the Board of Town Commissioners that the Comprehensive Plan of the Town of Bel Air, attached hereto and incorporated herein as **Exhibit A**, shall be adopted in accordance with the Land Use Article of the Annotated Code of Maryland.

INTRODUCTION: February 7, 2022

PUBLIC HEARING: March 7, 2022

ENACTMENT: March 21, 2022

EFFECTIVE: March 21, 2022

AYES: Commissioners Chance, Etting, Hughes, Kahoe, and Bianca

NAYS: None

ABSENT: None


Michael L. Krahtz, Town Clerk


Kevin M. Bianca, Chair
Board of Town Commissioners



Bel Air Planning Commission

Resolution

Be It Resolved that the attached Comprehensive Plan is approved this 6th day of JANUARY, 2022.


Lois Kissinger Kelly, Chair
Bel Air Planning Commission

I hereby certify that the attached Resolution and Comprehensive Plan were adopted and approved by the Bel Air Planning Commission on January 6th, 2022.

Attest: 
Lois Kissinger Kelly, Chair
Bel Air Planning Commission

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CHAPTER 1

Introduction

PURPOSE

The Town of Bel Air Comprehensive Plan provides an opportunity to set priorities for land use and public services by adopting goals and objectives to guide Town decisions concerning development, financing, public improvements, and regulatory needs. The Plan outlines how the Town will use resources for public investment and apply land development controls.



PARTICIPATION

This update of the existing 2016 Comprehensive Plan was developed with extensive public participation and involvement. The process was initiated with a series of four (4) stakeholder group meetings addressing various elements of the Comprehensive Plan. These groups included residents, business owners, plus State, County, and local representatives. Public input was solicited to acquire a broader point of view and verify feedback received throughout the preceding years. The Planning Commission analyzed a summary of the minutes from these meetings and provided additional input regarding

each element. Planning Staff worked with various data sources, such as the 2020 Census and the 2015-2019 American Community Survey (ACS) to assemble technical driven information. Additionally, an online portal was created to gather comments and suggestions for potential changes to the Plan. Two public meetings were held to seek comments on the draft plan. Afterward, the Planning Commission and the Town Board of Commissioners each held a separate public hearing in order to verify the final draft prior to adoption.

ESTABLISHMENT

The Land Use Article in the Annotated Code of Maryland provides broad planning and zoning enabling legislation to counties and municipalities. Section 3-101 of the Land Use Article tasks the Planning Commission to develop a Comprehensive Plan and then forward that Plan to the Bel Air Board of Town Commissioners. The Plan is a policy guide for both groups as they assess the location, character, and extent of proposed public and private development within Bel Air. The goals and objectives of each plan element are implemented over time through decisions related to annexation, rezoning, and subdivision of land, as well as the location and construction of public improvements. The Planning Commission utilizes the Comprehensive Plan as it reviews all proposed development plans to determine conformance with outlined policy.

The Land Use Article was amended to require that all Comprehensive Plans be updated every ten (10) years with a five (5) year review to assure conformity. The Plan is scheduled for the next update in 2032 to coincide with the release of US Census Bureau data. Elements which are required for inclusion are Land Use, Municipal Growth, Transportation, Community Facilities, Water Resources, Sensitive Areas, areas of critical State concern, Housing, and Land Development

Regulations. All elements will include Goals and Objectives and Areas of Critical State Concern to assist in setting policy. Mineral Resources, Fisheries, Natural Resources, Pollution Control, Community Renewal, Conservation, Flood Control and Agricultural Preservation were excluded due to their limited applicability. Bel Air also includes Economic Development and Historic Preservation elements in addition to those required by the State.



Comprehensive Plan Chapters

APPLICATION

The Comprehensive Plan is used as a guide for all land use and development decisions within the Town and will address public actions as well as policy review. The Comprehensive Plan is organized into ten (10) chapters which follow this introduction.

2



Sensitive
Areas
Element

3



Historic
Preservation
Element

4



Community
Facilities
Element

5



Water
Resources
Element

VISIONS

State law requires that each jurisdiction implement certain visions through the Comprehensive Plan that provide a foundation for planning and policy decisions. These visions are outlined below:

Quality of Life and Sustainability

A high quality of life is achieved through universal stewardship of the land, water and air resulting in sustainable communities and protection of the environment.

Public Participation

Citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals.

Growth Areas

Growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers.

The State visions as well as the HarfordNEXT County Master Plan are used as a foundation to develop policies, goals, and objectives for the various elements. The Town also includes a vision statement consistent with each State Vision for each element based on the desired character as determined by local citizens.

Community Design

Compact mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources.

Infrastructure

Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner.

Transportation

A well-maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers.

| | | | | | |
|---------------------------|--------------------|------------------------------------|---------------------|--------------------------------|--|
| 6 | 7 | 8 | 9 | 10 | 11 |
| ▼ | ▼ | ▼ | ▼ | ▼ | ▼ |
| Transportation Element | Housing Element | Economic Development Element | Land Use Element | Municipal Growth Element | Land Development Regulations Element |



Housing

A range of housing densities, types, and sizes provides affordable and diverse residential options for citizens of all ages and incomes.

Economic Development

Economic development and natural resource-based businesses that promote employment opportunities for all income levels within the capacity of the existing natural resources, public services, and public facilities are encouraged.

Environmental Protection

Land and water resources, including the Chesapeake Bay and coastal bays, are carefully managed to restore and maintain healthy air, water, natural systems, and living resources.

Resource Conservation

Waterways, forests, agricultural areas, open spaces, natural systems, and scenic areas are conserved.

Stewardship

Government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth and resource protection.

Implementation

Strategies, policies, programs, and funding of growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, State, and interstate levels to achieve these visions.

CHAPTER 2

SENSITIVE AREAS

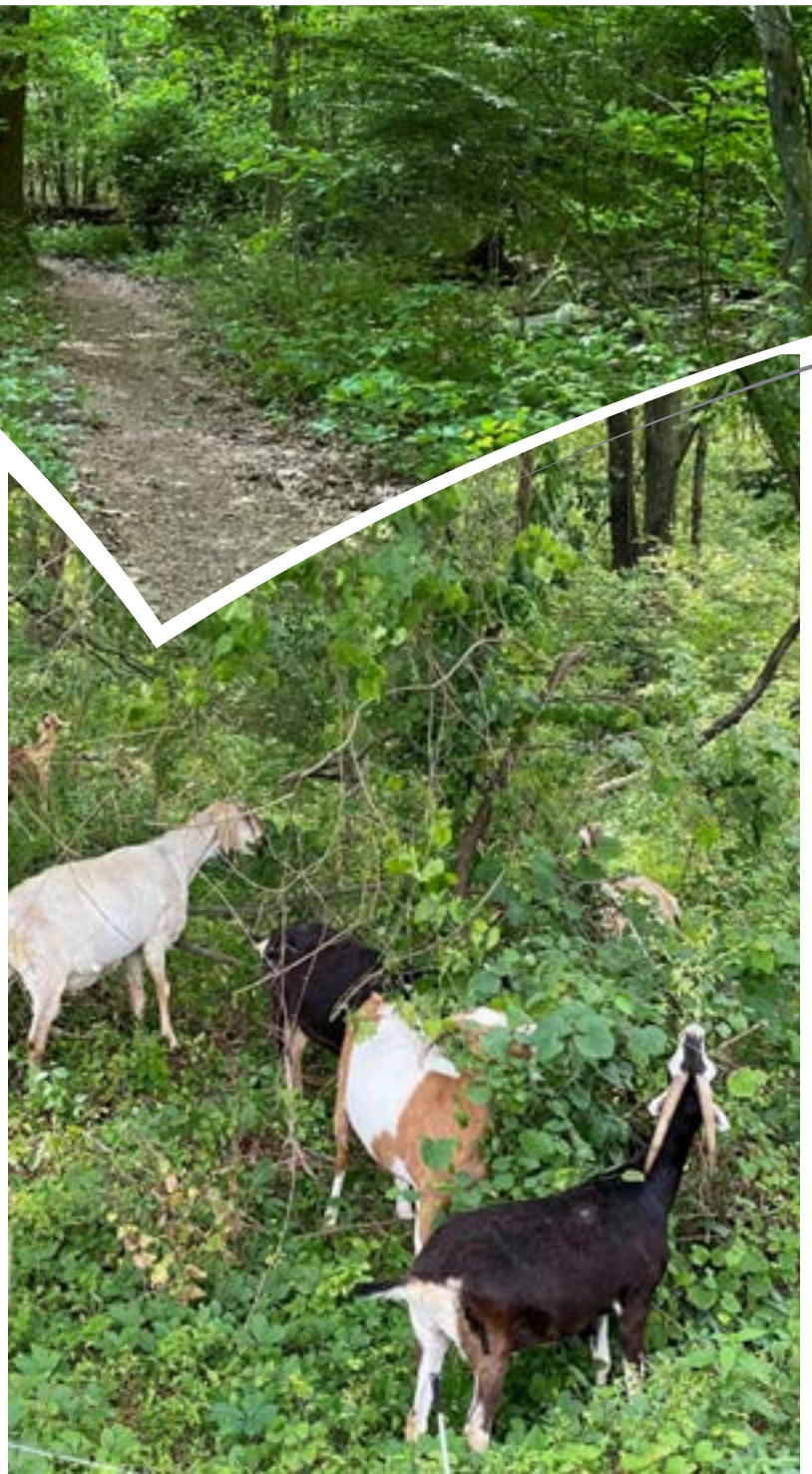
VISION

Ensure protection and enhancement of the Town's natural environment and its most important environmentally sensitive features.

BACKGROUND

Legislative Mandate

The Maryland 1992 Planning Act mandates that four environmentally sensitive elements – streams and their buffers, 100-year floodplain, habitat of rare, threatened, and endangered species, and steep slopes – require some form of protection “from adverse effects of development.” The Act permits local governments to define each sensitive area, augment the areas with others, and determine appropriate levels of protection. The Town has also chosen to include Forest as another sensitive element that necessitates preservation.





Bel Air's most sensitive environmental element is its waterways

Environmental Factors

All five sensitive areas for which protection is provided can be found in Bel Air and are reflected on [Map A](#). Sensitive Areas excluding trees impact less than 10% of the total area for Bel Air. Most of the development occurred well before environmental protection measures were in place, and thus the extent of truly natural areas in Town is limited. Bel Air's most sensitive environmental element is its waterways and associated special flood hazard areas accounting for approximately 5% of its total land area. Stream valleys often support important natural resources such as wetlands, wildlife, and riparian forest. In order to assist with efforts to mitigate the effects of climate change, the Town currently limits unnecessary impervious surface, requires minimum tree plantings and minimizes mowed lawn areas among other initiatives.

STREAMS



FLOODPLAINS



HABITATS OF ENDANGERED SPECIES



STEEP SLOPES



FORESTS



Streams



Bel Air lies between two major stream valleys: Bynum Run to the northeast and Winters Run to the southwest. Plumtree Run traverses the Town from the center of Town to the south. Many small tributary “fingers” run through the Town eventually feeding into larger stream systems. Streams and stream buffers are valuable resources which serve many purposes includes the following:

- ▶ drinking water in some communities
- ▶ recreational activities
- ▶ wildlife habitat
- ▶ quiet and natural spaces within developed areas
- ▶ run-off and groundwater protection systems filtering pollutants



Stream Buffers

Determining the boundaries of stream buffers depends on the classification of the stream, grade of the stream bank, soil type, ground cover and hydrology. Coordination between the requirements of the floodplain ordinance and stream regulations is needed to properly protect this sensitive element and to provide guidance to landowners.

Protected Waters

Atkisson Reservoir (MDE Watershed No. 02130703) is impaired due to biological issues and Bynum Run (MDE Watershed No. 02130704) has problems with both sediment and water temperature. Local development decision makers should be mindful of these conditions when reviewing potential projects. In addition, Otter Point Creek (which receives Winters Run waters), is a Tier II stream which merits special protections commonly called 'anti-degradation' policies. The bulk of regulations related to this concern falls to the State and County.



*Bel Air lies between two major stream valleys,
Bynum Run to the northeast and Winters Run to the southwest.*



Floodplain Benefits

Floodplains in Bel Air are areas adjacent to non-tidal streams that moderate excessive runoff and act as storage areas for floodwaters thereby reducing erosion, sedimentation, and property damage. Protecting the natural functions performed by floodplains provides the following:

- ▶ reduces the risk associated with loss of life and property
- ▶ restores the health of the Chesapeake Bay
- ▶ contributes to maintenance of water quality

Floodplain

The National Flood Insurance Program (NFIP) was established with the passage of the National Flood Insurance Act of 1968. The NFIP is a Federal program enabling property owners in participating communities to purchase insurance as a protection against flood damage losses in exchange for State and community floodplain management regulations that reduce future flood damages. The Federal Emergency Management Agency (FEMA) conducts studies that determine the Flood Insurance Rate Map (FIRM) and the approved 100-year floodplain. A 100-year flood is an event that has a one percent chance of being equaled or exceeded in any given year.

The Bel Air Floodplain Ordinance (Chapter 210) acts to protect delineated floodplain areas through zoning restrictions by encouraging developers to provide perpetual protection through the use of buffers, deed restrictions, restrictive covenants, or donation to a land trust.

Community Rating System

The Town participates in the Community Rating System (CRS), an incentives program administered by FEMA. The objective of the CRS is to reward communities that are doing more than meeting minimum NFIP requirements to help their citizens prevent or reduce flood losses. The program provides for reductions in flood insurance premiums through management strategies. The Town is currently a Class 6 Community which reduces property owner flood insurance premiums by 20%.



In Bel Air and vicinity, potential habitats for two species have been identified:

Habitats of Rare, Threatened and Endangered Species

The federal Endangered Species Act of 1973 requires a list of endangered and threatened species and the protection of those species and their ecosystems. The primary State law that allows and governs the listing of endangered species is the Nongame and Endangered Species Conservation Act (Annotated Code of Maryland 10-2A). This Act is supported by regulations which contain the official State Rare, Threatened and Endangered Species list. The Wildlife and Heritage Service Natural Heritage Program tracks the status of over 1,100 native plants and animals that are among the rarest in Maryland and most in need of conservation efforts. The current Rare, Threatened and Endangered Species List for Harford County (2019) includes a total of 26 animals and 126 plants.

- ▶ *Glyptemys muhlenbergii* (bog turtle)
- ▶ *Gentiana andrewsii* (fringe-tip closed gentian flower). This flower has been located in areas off Churchville Road and Moores Mill Road near the northeastern area of town.



Steep Slopes

Preservation of natural steep slopes, particularly those adjacent to streams, is especially important because of the potential harm to water quality. The protection of steep slopes helps to protect the community and other downstream communities from flooding, sedimentation and landslides. Bel Air currently prohibits development on natural slopes in excess of 20% as measured over ten-foot intervals.





Invasive Species Removal

The Town is actively removing invasive species in the Rockfield Park area and working to reestablish the existing forest using native species. This program will continue to include other areas where invasive material dominates or threatens healthy native forest stands such as properties along S. Atwood Road, Williams Street and West MacPhail Road as shown on Map A.

Protection & Enhancement

It is vitally important to preserve, protect and improve remaining sensitive areas and to safeguard those areas in Town environs which are “linked” with the Town. Coordination with Harford County on a Green Infrastructure Plan will provide the means to make this goal a reality. Development should be directed away from sensitive areas and protective measures that minimize the impacts of development should be instituted including the use of “Best Management Practices” (BMP) for construction. Although most of Bel Air is developed (2.4% of land is undeveloped), limiting impacts to sensitive areas is important to preserving the character of the Town.

Forest & Tree Protection

The Town can be described as having a strong urban forest including tree cover along roadways, in parks, and in public and private places. These trees contribute to cleaner water and air, increase property values, decrease home energy costs, reduce UV radiation, and beautify neighborhoods. Using the results of an urban tree canopy assessment of the entire County, the Town Tree Committee calculated the total urban tree canopy (UTC) at approximately 37% based upon a study performed in 2015. This figure is considered above average for a town the size of Bel Air east of the Mississippi River. Public rights-of-way, town parks, forest conservation areas, and floodplains constitute the total tree canopy for Bel Air and any impact to these areas should be managed carefully. The Town Tree Committee serves to manage this sensitive asset in part through resources provided by membership in the National Arbor Day Foundation’s Tree City USA program. Additionally, the Town utilizes a Landscape Manual to enhance the character and environment of all proposed development.

RELATED ANALYSIS

Flood Insurance Rate Map

FEMA began an update of the County FIRM in 2013. The Town worked with a consultant to “daylight” a piped section of Plumtree Run running through Plumtree Park and to upgrade the culvert under George Street adjacent to the park. These changes mandated a new flood study of the area which was completed and approved by FEMA in 2015. The approved study was incorporated into the FIRM which became effective April 16, 2016.

Plumtree Run Small Watershed Action Plan

The Town coordinates sensitive area protection with the County and State. Harford County Department of Public Works, Division of Water Resources commissioned a Watershed Plan for Plumtree Run in June 2011. The Plan proposes stream restoration and outfall projects throughout the watershed and includes improvements within Town boundaries as shown on [Map A](#).

Flood Mitigation Assistance Plan

A Flood Mitigation Assistance Plan (FMAP) was completed by the Town in August 2011 with the purpose to develop mitigation strategies for flood-prone areas. Bel Air receives CRS credit by reviewing and updating the FMAP on a yearly basis which includes revision to a priority actions matrix. Priority action items include additional stream buffer requirements, promotion of green practices, and stream bank stabilization measures.

STAKEHOLDER COORDINATION

County, State & Federal Assistance

Many of the environmental protection responsibilities are shared with County, State & Federal agencies

- ▶ All proposed impacts to Waters of the U.S. require Army Corp of Engineers review and permit approval
- ▶ The Town and County enforce Forest Conservation ordinances are consistent with the State Forest Conservation Act
- ▶ The Army Corps of Engineers and Maryland Department of the Environment review all impacts to wetlands and wetland buffers
- ▶ Location and protection of rare, threatened, and endangered species is coordinated through the Maryland Department of Natural Resources, Wildlife and Heritage Division
- ▶ The Town works with Harford County to implement storm water management strategies including review of development plans and coordinate of the Watershed Implementation Plan (WIP) as described in the Water Resources element
- ▶ The Harford Soil Conservation District reviews development plans for sediment & erosion control

Tree Committee

The Town Tree Committee takes an active role in overseeing the Town urban canopy. Urban Tree Canopy (UTC) is defined as the layer of woody material from trees (leaves, branches, stems) that cover the ground when viewed from above. A UTC goal to maintain and perhaps increase the existing tree canopy was incorporated in the Committee's 2015 annual Tree Plan. In addition, the committee also manages requirements of membership in the Tree City USA program.

Tree City USA

A Tree Plan is prepared every year by the Tree Committee as part of the Bel Air annual Tree City USA application. The Town has been involved in Tree City USA since 1992. Programs required for membership include the following:

- ▶ A Tree Board or Department
- ▶ A Tree Care Ordinance
- ▶ A Community Forestry Program with an Annual Budget of at Least \$2 Per Capita
- ▶ An Arbor Day Observance and Proclamation

Sustainable Growth

The Town instituted a new initiative in 2013 to become more environmentally sustainable to protect the resources for future generations. This included adopting the 'Sustainable Bel Air' Plan which includes a menu of environmental, social, and economic goals to be met over a period of five years. This plan was incorporated into the Town Strategic Plan in 2019 and will continue to be updated every five years. This effort is overseen by a Sustainability Workgroup which reviews the various objectives and measures how well the Town has achieved each initiative.

Sustainable Maryland Certified

The Town of Bel Air became certified through the Sustainable Maryland Certified (SMC) program in 2014 by adopting a resolution and achieving minimum SMC goals organized through a collaborative effort by Maryland Municipal League and the Environmental Finance Center at the University of Maryland. These targets are closely related to the Sustainable Workgroup's mission.

Forest Conservation

Chapter 216 of the Bel Air code serves to provide protection for forest and specimen trees in the Town. Development activity that meets applicable standards must adhere to regulations that follow the state standards. Chapter 435 – Trees, expands protection to include small lot development that removes trees, which otherwise would be exempt from Forest Conservation regulations.

GOALS AND OBJECTIVES

Based on analysis of sensitive areas, both in Town and in the surrounding County, the following Goals and Objectives were developed:

Protect existing environmentally sensitive areas

Incentivize development away from ecologically fragile areas and provide for adequate mitigation measures when construction is in close proximity

Assure protection of sensitive areas such as wetlands, floodplains, steep slopes, forest and stream channels with adequate buffers and mitigation measures by enhancement of existing regulations

Protect existing floodplain and floodway from new construction and ensure adequate protections when impacts are necessary

Examine park maintenance and improvement in order to reduce mowing and limit impervious surfaces thereby mitigating impacts to sensitive areas

Restore sensitive areas impacted by development and upgrade the health of areas in poor condition

Support efforts designed to ease flooding by implementing improvements and programs in the *'Town of Bel Air Flood Mitigation Plan'*

Continue to implement stream restoration measures outlined in the *'Plumtree Run Small Watershed Action Plan'*

Continue removal of invasive species and installation of native plantings through development regulation and Town property maintenance program

Expand and manage the streetscape with appropriate and beneficial improvements

Continue membership in 'Tree City USA' and expand the practices resourced in this program

Expand the streetscape tree plantings through proactive outreach and implementation of landscape easements

Ensure that unnecessary impervious surface is removed, and appropriate landscape is provided for all new development or redevelopment

Support efforts to restore the Chesapeake Bay by upgrading the condition of the drainage basins within the Town

Prepare a Nonpoint Source Analysis to estimate changes in nutrient loads resulting from land use changes

Work with State and County agencies to cooperate on demonstration projects and public outreach

Follow the guidelines of the October 2021 Annual Report related to the Phase II MS4 Permit outlining potential areas for retrofit of facilities to treat runoff from developed areas

Identify areas suitable for stream daylighting or removal/replacement of culverts to aid in the proper and natural conveyance of storm water

Emphasize sustainable environmental practices within the Town

Continue implementation of the Sustainable element of the Bel Air 'Strategic Plan FY20 thru FY24' and any subsequent updates

Reinforce and expand programs and activities in the Sustainable Maryland Certified (SMC) program

Incentivize innovative demonstrations of sustainable practices for new development and redevelopment

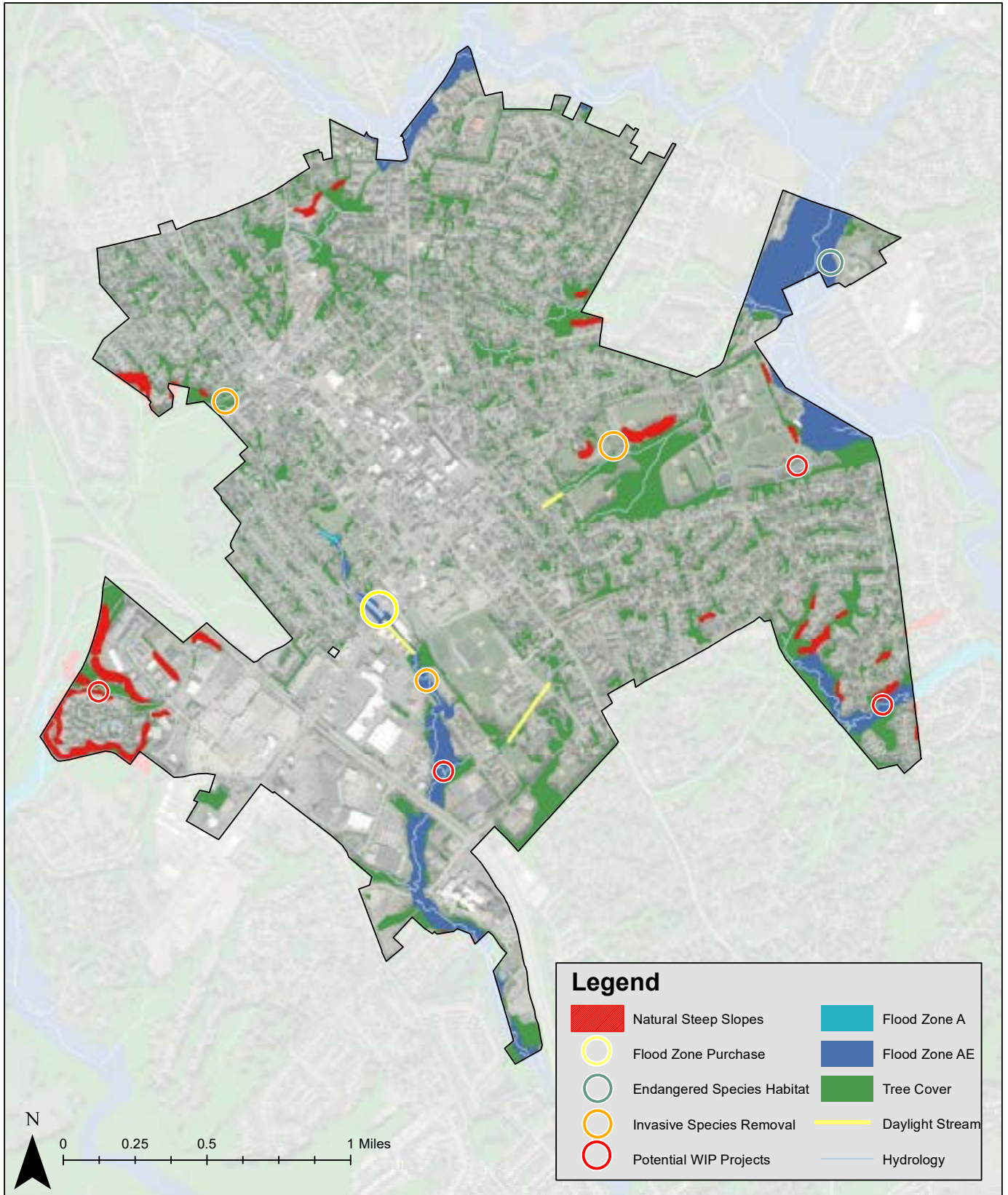
Recognize those residents and businesses that provide a positive example and leadership in protection of the environment

Partner with Harford County and the State of Maryland to take advantage of similar programs and cooperative relationships that benefit sustainable goals

Work with organizations to protect pollinator habitat and reduce use of pesticides

MAP A

Sensitive Areas



CHAPTER 3

Historic Preservation

VISION

Maintain Town character and enhance its appearance by encouraging preservation of individual sites that reflect important elements of its cultural, social, economic, political, and architectural history.

BACKGROUND

Heritage

Bel Air has been a courthouse town for over two centuries. Originally called "Scott's Old Fields", Bel Air became the Harford County seat of government in 1782. At the time of incorporation, the Town consisted of landowner Aquila Scott's properties on and near Main Street. The Town today retains three buildings and three survey stones from this early era. Bel Air has initiated several projects to describe the history of the Town and its buildings. These publications and programs help to define where the community has its roots and educate future residents. Historic Preservation is a priority of the State and considered an Area of Critical State Concern.



Certified Local Government

Bel Air is one of eleven municipalities in Maryland to become a Certified Local Government (CLG) through the Maryland Historic Trust and the National Park Service. This status allows access to grant funds and resources for projects benefiting preservation efforts, promoting local heritage, and documenting historic sites. Planning, research, and analysis related to cultural and historic elements are also eligible for grant funds.

Historic Preservation Commission

Bel Air has many structures that are unique versions of national architectural styles. Many have been lost over the years and those that remain give the Town its context in local, state, and national history. There is opportunity to retain the rich heritage of Bel Air through preservation of standing structures as well as resourcing the archeological and cultural history. To ensure this goal, the Bel Air Board of Town Commissioners enacted historic preservation legislation and established the Town of Bel Air Historic District Commission (Chapter 246 of the Town

Code) in August 1985 (now the Historic Preservation Commission). This created the mandate to effectively protect the historic properties, structures, and areas of Bel Air. The Commission's Goals include the following responsibilities:

- ▼ Work with the National Trust for Historic Preservation, the Maryland Historical Trust, the Harford County Historic Preservation Commission, the Historical Society of Harford County, and other Federal, State, and local organizations to develop programs and funding sources necessary to publicize and support historic preservation initiatives

- ▼ Conduct workshops on historic preservation topics such as tax credits, window repair, etc.

- ▼ Educate youth on Bel Air history through creative and motivational programs and events

- ▼ Publicize Town heritage with walking tours and presentations

- ▼ Develop an oral history repository through interviews with long-time Bel Air residents

Designation of Historic Properties

There are currently fifty-three (53) historically designated sites within the Town of Bel Air as identified on [Map B](#). The owners of these properties are able to take advantage of several incentives designed to encourage the preservation of local historic properties.

The advantages include the following:

- ▶ A 10% Town property tax credit for rehabilitation of an existing structure
- ▶ A 5% Town property tax credit for architecturally compatible new construction
- ▶ Access to State and Federal tax credit programs for rehabilitation and reuse of historic properties.

[Appendix A](#) lists properties in the Town of Bel Air that meet the following criteria:

- ▶ Listed on the Maryland Inventory of Historic Properties
- ▶ Designated as historic by the Town of Bel Air
- ▶ Recorded as an Historic Landmark by Harford County
- ▶ Preserved with a Maryland Historical Trust easement
- ▶ Listed on the National Register of Historic Places

The Historic Preservation Commission (HPC) must approve any exterior work proposed for a historically designated site or structure. Only inventoried properties are eligible to become designated as historic by the Town.

Historic Inventory Process

Inventory of a property begins with the Historic Preservation Commission or a property owner request for an inventory number from the Maryland Historical Trust.

A Maryland Inventory of Historic Properties (MIHP) form must be completed which includes the name of the property, its location, owner of the property, legal description, significance of the property and photographs.

The MIHP form is reviewed by the Maryland Historical Trust. If approved by the Trust, the property will be added to the Maryland Inventory of Historic Properties.



Potential Property Inventory

Several eligible properties which are not inventoried, but should be considered for inventory in the near future because of their architectural, cultural or historic value are outlined below and shown on [Map B](#):

Table 3-1 Properties Targeted for Inclusion in the Maryland Inventory of Historic Properties

| Current User | Address | Erected | Reason for inclusion | High Priority |
|--|--------------------|---------|---|---------------|
| Premier Chiropractic | 116 N. Bond St | 1940 | Cultural: was Sherman's Store on "Black Bond Street" | |
| Sergeant Alfred B. Hilton Memorial American Legion Post 55 | 121 N. Bond St | 1968 | Cultural: African American military history, "Black Bond Street" | X |
| Church of Reconciliation | 128 N. Bond St | 1950 | Cultural: Caribbean Inn site - "Black Bond Street" | |
| Vape Dojo | 138 N. Bond St | 1955 | Cultural: "Black Bond Street" | |
| Hamilton Building | 140 N. Bond St | 1939-40 | Cultural: "Black Bond Street" | |
| Civic Cyclery/Animal Medical Center | 142 N. Bond St | 1945 | Architectural: Art Deco Cultural: "Black Bond Street" | X |
| St. Margaret's Church | 141 N. Hickory Ave | 1969 | Architectural: Mid-Century Modern Church | X |
| Residence | 512 N. Hickory Ave | 1942 | Architectural: Bungalow | |
| Professional Office | 707 N. Hickory Ave | 1920 | Architectural: Post-Victorian | X |
| Savona/REB Records | 6-8 N. Main St | 1946 | Cultural: Mid-Century Historic Main Street - Lutz's | |
| To Wag For/Town Hair Salon, Nails & Spa | 10-12 N. Main St | 1947 | Cultural: Mid-Century Historic Main Street - Lutz's | |
| Harford County Liquor Control Board | 16 N. Main St | 1971 | Cultural: Mid-Century Historic Main Street - Lutz's | |
| Buontempo Brothers Pizza | 1 S. Main St | 1953 | Cultural: Mid-Century Historic Main Street - Bata Shoe Store | |
| Frederick Ward Associates | 3-5 S. Main St | 1930 | Cultural: Mid-Century Historic Main Street - Woolworth's | X |
| Charm City Run/Safe Harbors Travel Group | 126 S. Main St | 1964 | Architectural: Modernist | X |
| Homestead-Wakefield Elementary School | 900 S. Main St | 1958-68 | Architectural: Mid-Century School Cultural: School Desegregation, Kindergarten | X |
| Residence | 113 Williams St | 1948 | Architectural: Post WWII, Howard Park residence | |

Historic Designation Process

The route for historic designation is a process formalized in Chapter 246 of the Bel Air Town Code. This process is designed to safeguard the historic qualities of the Town and provide procedures for adoption of qualified sites:

- ▶ The HPC or a property owner may initiate review by submitting an application along with a written description of the property and its historic significance
- ▶ A public meeting is held by the HPC which makes a determination whether or not to recommend the property or properties be designated
- ▶ The recommendation is then sent to the Board of Town Commissioners which holds a public hearing and makes the final decision through approval of a resolution.

Table 3-2 and [Map B](#) list the properties that should be considered for the designation process because of their architectural, cultural, or historic value.

Table 3-2 Inventoried Properties Targeted for Town of Bel Air Historic Designation

| Number | Name | Address | Existing Designations |
|---------|---|------------------------|-----------------------|
| HA-1080 | Orly Reed Farm (House) | 806 Benjamin Rd | None |
| HA-2054 | Emmanuel Episcopal Church Rectory | 16 E. Broadway | None |
| HA-1367 | Wysong House | 83 E. Broadway | None |
| HA-1379 | Peterson House (Ellis House) | 209 E. Broadway | None |
| HA-2068 | Reed House | 326 Catherine St | None |
| HA-1717 | McComas-Hosa House (Rockfield Manor) | 501 E. Churchville Rd | None |
| HA-226 | Alex Fulford's Bottling Plant | 20 E. Fulford Ave | None |
| HA-1409 | Bel Air Academy & Graded School | 45 E. Gordon St | County Landmark |
| HA-1411 | Scarboro Carver House | 325 W. Gordon St | None |
| HA-1414 | Evans Greer House | 210 Hall St | None |
| HA-1767 | Evans Greer Barn | 210 Hall St | None |
| HA-1768 | Evans Greer Gate House | 210 Hall St | None |
| HA-1415 | Raitt House (St. Margaret's Rectory) | 141 N. Hickory Ave | None |
| HA-260 | St. Margaret's Chapel | 141 N. Hickory Ave | None |
| HA-1804 | Kunkel House | 307 N. Hickory Ave | None |
| HA-1833 | The Homestead | 221 Linwood Ave | None |
| HA-1458 | J.H.C. Watts House | 520 Mast St | None |
| HA-1429 | Bel Air Armory | 37 N. Main St | National Register |
| HA-1244 | Hopkins House | 141 N. Main St | County Landmark |
| HA-1358 | Emmanuel Episcopal Church | 301 N. Main St | None |
| HA-238 | First Presbyterian Church (Odd Fellows Lodge) | 21 E. Pennsylvania Ave | National Register |
| HA-1488 | Keen Hopkins House | 635 Roland Ave | None |
| HA-2057 | Pons House | 310 Webster St | None |

RELATED ANALYSIS

Obstacles to Historic Preservation

The most persistent obstacle to historic preservation efforts is the perception that additional zoning restrictions will inhibit the owner's property rights. A more aggressive awareness program is needed to allay the fears of government restrictions and prohibitive rehabilitation guidelines. Educational workshops and seminars on historic preservation topics may be beneficial to all owners of historic property and those contemplating designation. Developers could also benefit from additional information to recognize the adaptive reuse potential of existing structures. In the attempt to maximize the site and minimize the cost, adaptive reuse is often overlooked. Many of the remaining historically significant structures are residential in scale even if they have been converted to commercial use.

Design Guidelines

In 2010, the Town developed a revised edition of its Design Guidelines for Rehabilitation, Maintenance and New Construction. This document was created to help protect and enhance the traditional character of Bel Air and to encourage preservation and/or adaptive reuse of local historic buildings. The guidelines provide assistance and advice in best practices for rehabilitation and additions to existing buildings and in designing compatible new buildings in historic areas. The Town encourages property owners to use these guidelines whether they own a designated property or not.

Tax Credits

Maryland Senate Bill 144 was passed in 2013 which allows counties and municipalities to offer a property tax credit of up to 25% of documented expenses incurred by a private owner taxpayer for the rehabilitation and preservation of a structure that is historically designated. The Town currently offers a 10% tax abatement for historic preservation rehabilitation and a 5% tax abatement for new construction. A larger tax credit could incentivize more owners of inventoried properties to seek historic designation in order to take advantage of the increased tax credit. The owner of a property which is already designated would also benefit from the larger tax credit in the same manner.

STAKEHOLDER COORDINATION

Maryland Historical Trust Tax Credit

Bel Air has a responsibility to maximize awareness and use of State and Federal tax credit programs. The Maryland Historical Trust (MHT) administers Maryland State Income Tax credits for qualified rehabilitation projects. This credit is 20% of qualified rehabilitation costs for residential projects over \$5,000 and is credited toward State income tax deductions. Commercial projects are also eligible for a 20% tax credit. MHT also administers the Federal Rehabilitation Tax Credit program, which offers a 20% credit of qualified expenses for the rehabilitation of historic commercial properties.

To be eligible for the Maryland Rehabilitation Tax Credit, properties must be:

Individually listed in the National Register of Historic Places

Designated as a historic property under local law and determined by the Director of MHT to be eligible for listing on the National Register of Historic Places

Located in a historic district listed in the National Register of Historic Places or located in a local historic district/site that the Director determines is eligible for listing on the National Register of Historic Places and certified by the Director as contributing to the significance of the district

Located in a heritage area and certified by the Maryland Heritage Areas Authority as contributing to the significance of the certified heritage area

Federal Rehabilitation Tax Credit

To be eligible for a Federal Rehabilitation Tax Credit, the project must be:

Income producing

Listed in the National Register of Historic Places

Certified as contributing to the significance of a registered historic district. Buildings may be listed individually in the National Register of Historic Places or as part of a historic district

Rehabilitation work must meet the Secretary of the Interior's Standards for Rehabilitation, as determined by the National Park Service. The amount of credit available under this program equals 20% of the qualifying expenses of rehabilitation

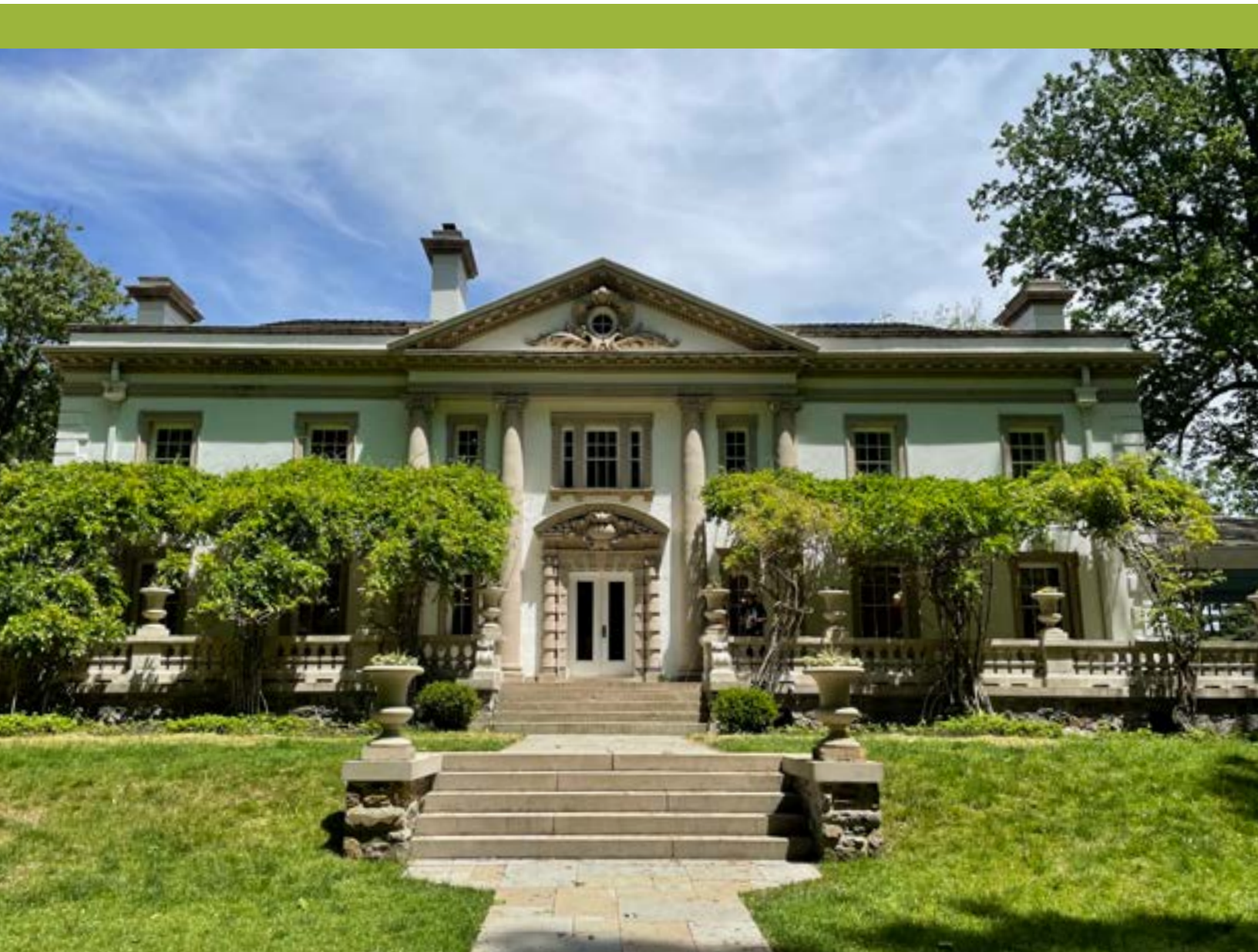
Community Outreach

The Town supports heritage tourism opportunities through the Maryland Office of Tourism and the Main Street Maryland program (State program affiliated with the National Trust for Historic Preservation's Main Street Program). The Town HPC sponsors an annual poster contest in which fourth graders in local elementary schools select one of Bel Air's historic buildings to draw. The Commission members select three winners from

each school (first, second, honorable mention) as well as best overall and second best overall to be recognized at a Town Board meeting. The Town benefits from these programs and should continue and expand educational initiatives in the community.

Liriodendron

The historic mansion Liriodendron was built in 1898 by Dr. Howard Atwood Kelly (one of the four founding physicians of Johns Hopkins Hospital) and his wife Laetitia. Liriodendron is not located within the Town of Bel Air. However, it is primarily accessed through Town limits and is strongly associated with Bel Air. The Town supports and sponsors a wide variety of cultural, educational, and historical events and activities at the site.



GOALS AND OBJECTIVES

Based on Town analysis of Historic Preservation, the following Goals and Objectives were developed:

Recognize those who have contributed to the preservation of historic properties in the Town and increase awareness of the historic heritage of Bel Air and the need for it to be documented

Expand recognition for owners with historically designated properties

Develop techniques to better publicize the history of the Town and the stories surrounding its many significant institutions, persons and events; including, but not limited to, brass plaques, pavement markings, and historic walking tours

Preserve the history of African American citizens and heritage

Safeguard the architectural and historic character of the Town

Increase the number of historic inventoried and designated properties in the Town

Ensure that all properties that are Harford County Landmarks are also historically designated by the Town

Coordinate with the County and State on properties that are also Harford County Landmarks and/or have Maryland Historical Trust Easement protections

Streamline the review process for improvements to historically designated properties

Document and publicize the benefits of designating a property as historic

Update the 2010 'Design Guidelines for Rehabilitation, Maintenance and New Construction

Increase tax incentives for historically designated properties

Review the Development Regulations to encourage the adaptive reuse of older buildings

Explore creating additional protections to prevent demolition of habitable buildings in the Town that are over 200 years old (from the 18th and 19th centuries)

Create historic districts in key areas of Town that have a majority of historically designated properties

Continue and expand educational initiatives promoting historic awareness and preservation in the Town

Work with Harford County, the Historical Society, and associated organizations on mutually supportive historic programs, including the Harford 250 celebration in 2023-2024 and Town of Bel Air 150 celebration in 2024

Enhance programs managed by the Historic Preservation Commission which encourage historic appreciation of the Town

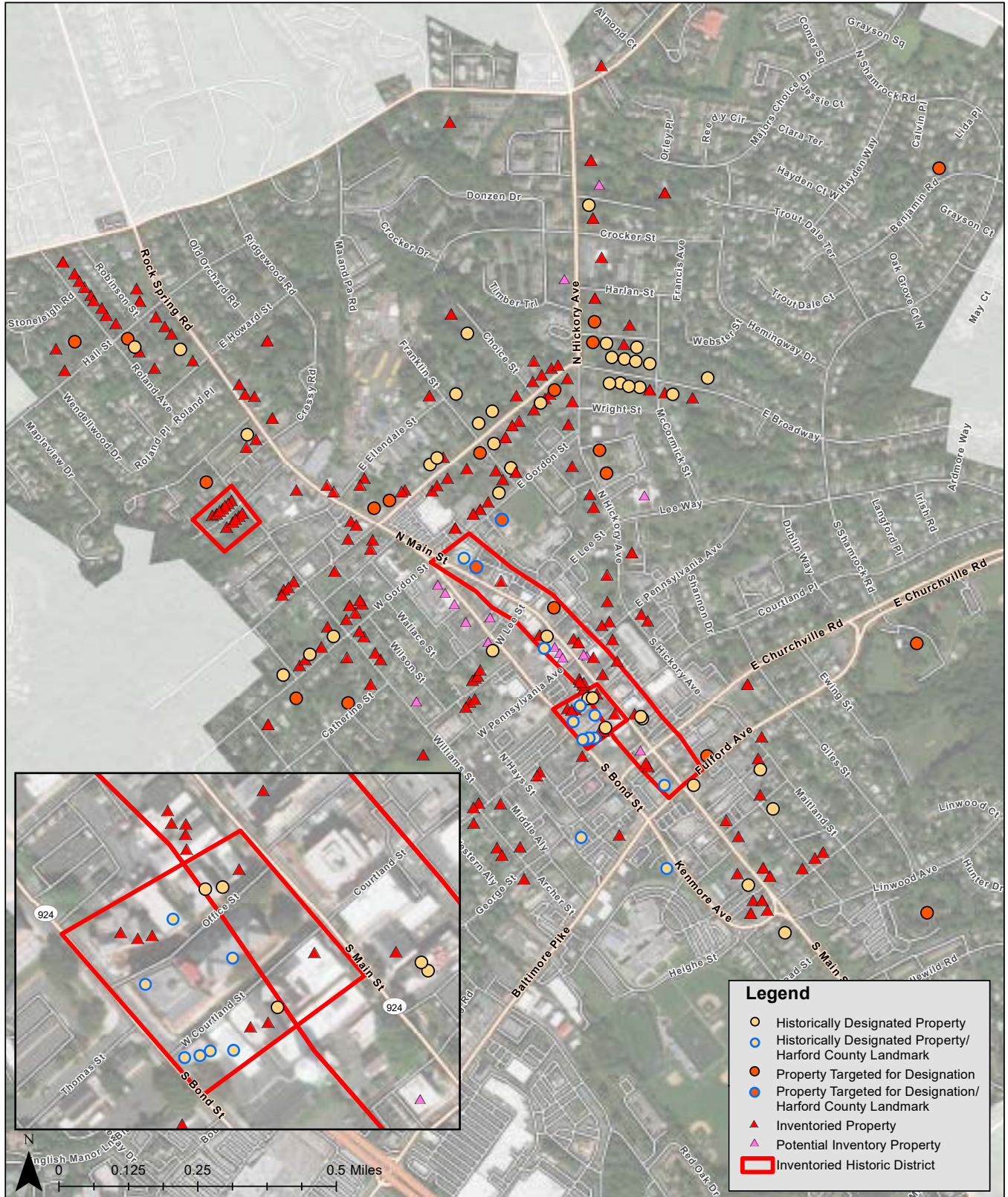
Pursue a stronger relationship with area schools to support historic education with a local dimension

Require recordation of Historic Designation in Harford County Land Records

Increase training opportunities for HPC members

MAP B

Historic Preservation: Inventoried & Designated Properties



CHAPTER 4

Community Facilities

VISION

Provide necessary and desirable community facilities in a timely, efficient, coordinated, and cost-effective manner that meets current and future needs of the Town and its citizens.

BACKGROUND

Public Services

Provision of community programs by the Town is intertwined with other jurisdictions. Services that benefit seniors, families, children, people with disabilities, and those persons in treatment for addictions are in large part provided through the State and County. Programs related to community health, housing, education, and library facilities including funding for cultural and historic resources are provided by the County and State with some select programs supported by the Town. The Town provides waste management, public safety, public works, and parks & recreation amenities. The locations of these facilities are shown on [Map C](#).





The Town had been recognized as a Banner City by the Maryland Municipal League (MML) since 2007.

Banner City

The Town has been recognized as a Banner City by the Maryland Municipal League (MML) since 2007. This program is designed to foster goodwill by educating citizens on the works of local government, encouraging the sharing of information with other cities/towns and active participation in MML programs.

Emergency Operations Plan

The Town of Bel Air must plan for every variety of emergency and natural disaster such as hurricanes, floods, tornadoes, earthquakes, winter storms, and fires. Additionally, the Town plans for domestic and foreign acts of violence and terrorism. The Bel Air disaster plan is reliant upon progressive planning, collaboration and partnerships with local, county, state, federal and private entities. Furthermore, the Town follows the National Incident Management System (NIMS) and Incident Command Structure (ICS) crisis management platforms to mitigate, stabilize and recover from emergency and disaster events. The NIMS/ICS systems incorporate standardized hazard incident management approaches which allow for the integration and operations of personnel, facilities, equipment,

procedures, and communications within a common organizational structure and national response framework. These local, State and Federal best practices are incorporated into the Town of Bel Air Emergency Operations Plan which is reviewed annually.

Continuity of Operations Plan

In the event of a civil emergency or natural disaster, the Town of Bel Air must be prepared to maintain and rapidly restore essential functions. The Continuity of Operation Plan (COOP) is an internal plan that outlines the strategy for continuation and/or restoration of these essential functions. While the impact of an emergency or disaster cannot be predicted, effective planning under these conditions can offset and mitigate the impact of an emergency or natural disaster. The COOP plan establishes policy and guidance to Town leadership to aid in the restoration or continuation of essential functions. There are other important considerations in the plan, such as leadership transition, coordination of communication, Town infrastructure relocation, and preservation of records. The plan is reviewed annually by Town leadership.

Solid Waste Management Facilities

The Town provides extensive refuse, bulk trash and recycling services including collection of the following:

- ▶ household refuse (once a week)
- ▶ recyclables (once a week)
- ▶ loose brush, leaves & yard waste (once a week)
- ▶ bulk waste for household items (by appointment and limited to a regular schedule)
- ▶ supply of dumpsters for waste generated by residents and limited to a single type of material not generated by contractor work
- ▶ waste motor oil, used antifreeze and batteries (at a drop-off location)

Dumpster pickup is provided by private haulers for commercial users and multi-family communities. Residential service is paid for by the Town. Recyclables currently account for more than half of the waste stream making it a major component of the solid waste management program. Waste disposal is provided through the Harford Resource Recovery Facility and the Harford County landfill. A Used Motor Oil/Antifreeze and Battery Recycling Station is located at the Town of Bel Air Department of Public Works. No tipping fees are assessed by the County for Town waste through 2068 based upon an agreement signed in February of 1969.

Recycling

The Town picks up co-mingled household recycling of plastics, paper, glass, and metal once a week. In addition, bulk pick up of any metals or concrete is delivered to a facility to be recycled for other applications. Yard waste is taken to the County landfill to be converted into mulch. Other recycling possibilities to be explored for Town residents are electronics, ink cartridges, batteries, paint, and hazardous materials. The Town also partners with Harford County on an annual Community Collection event that emphasizes reuse opportunities for items such as bicycles, eyeglasses, cell phones, hearing aids, books, sports equipment, toys, shoes, textiles and household goods among many items.

Fire, Rescue and EMS Facilities

Bel Air Volunteer Fire Company

Town Fire, Rescue and Emergency Medical Service (EMS) facilities are provided by the Bel Air Volunteer Fire Company (BAVFC), which services the Town and the "Greater Bel Air Area" of approximately 105,000 people during the daytime and 92,000 in the evening. Funding is obtained from government sources, insurance billing and donations.

Fire Protection

The BAVFC consists of the main Bel Air station at the corner of Churchville Road and Hickory Avenue and two sub-stations located along Patterson Mill Road and East Jarrettsville Road. These stations act in coordination consisting of 22 apparatus and 175 volunteers in addition to approximately 45 part-time paid EMS personnel.

Bel Air Station

2 Engines, 1 Tower, 1 Rescue, 1 Brush Unit, 1 ATV, 1 Air Cascade, 2 EMS Units & 1 EMS Support Unit

Forest Hill Station

2 Engines, 1 Brush Unit & 1 Antique Unit

Patterson Mill Station

1 Engine, 1 EMS Units & 1 Brush Unit

Fire Chief, Deputy Chief and 3 Assistant Chiefs are assigned five (5) vehicles

An average of seven firefighters are on-duty in Bel Air at any given time with additional personnel on-call. The BAVFC was given a Public Protection Classification (PPC) of three (3) from the Insurance Services Office (ISO) which measures training, equipment, and system requirements. This rating is considered above standard.

Emergency Medical Services

The BAVFC currently staffs 2 to 4 ambulances, 24 hours per day, depending on time of day and staffing availability. A single ambulance and EMS station is located at the north end of the greater Bel Air area in order to improve the geographic distribution of resources. The BAVFC relies heavily on EMS mutual aid from Abingdon, Fallston, and County Medic Units. The mutual aid is necessary due to the fact that the Bel Air EMS has been alerted with as many as 7 to 9 calls within a 30-minute period. This volume continues to increase and often overtaxes available resources. The BAVFC will continue to work with Town of Bel Air and Harford County Governments to assure that proper resources match the necessary and growing citizen requests with additional career staffing.

Police Services and Detention Facilities

Bel Air Police Department (BAPD)

The Bel Air Police Department currently consists of thirty-one (31) sworn officers with an additional sixteen (16) person support staff. The force offers security for Bel Air citizens and businesses, traffic control, community education, crime prevention awareness and various child safety programs among many other services.

Community Based Policing

The BAPD is committed to engaging community partners, both in the residential and commercial areas of the Town. The Citizens Advisory Board (CAB) was created in 2017 and acts as another conduit through which residents and business owners in the Town of Bel Air can have input into BAPD community policing efforts. The goal of the CAB is reinforcing the partnership, and promoting communication, between the BAPD and the served community. The CAB consists of five (5) members of the Town of Bel Air community. Three (3) of the members are residents of the Town, two (2) are persons who own businesses operating in the Town. The CAB meets quarterly to discuss and make recommendations about quality of life concerns that the police department can positively influence.

Police Protection

The 2019 Uniform Crime Report (UCR) prepared by the FBI provides that in the Mid-Atlantic Region, municipalities with a population of 10,000 to 24,999 averaged 1.8 sworn officers per 1,000 inhabitants. Total departmental staffing averaged 2.1 full-time equivalent employees per 1,000 inhabitants. The Town Police department exceeds both these averages.

Significant factors need to be considered when reviewing police protection:

- ▶ Bel Air is the county seat for Harford County with associated employees and visitors requiring services
- ▶ The large number of highly sensitive federal, state and county institutions are located within the municipality along with Upper Chesapeake Medical Center and several school facilities
- ▶ A significant amount of retail establishments, bars and restaurants operate in Town which demand a police presence
- ▶ Protests and demonstrations typically occur in the County Seat due to the presence of government services

During a weekday when commercial and government employees travel to Bel Air for work, the Town more than doubles in population. In addition, many events such as the Bel Air BBQ Bash and Independence Day also bring in large crowds which create challenges for handling traffic and citizen security.

Crime

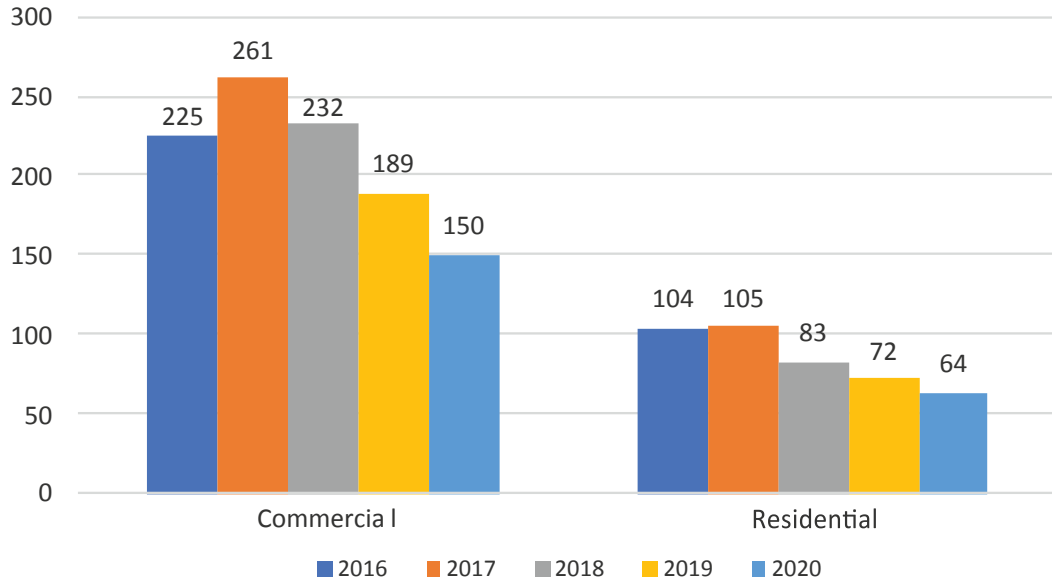
Table 4-1 shows the total number of crimes between 2016 and 2020 split between commercial and residential.

Accidents

Table 4-2 shows crash statistics for Bel Air separated by type. This measurement also shows downward movement.

Table 4-1

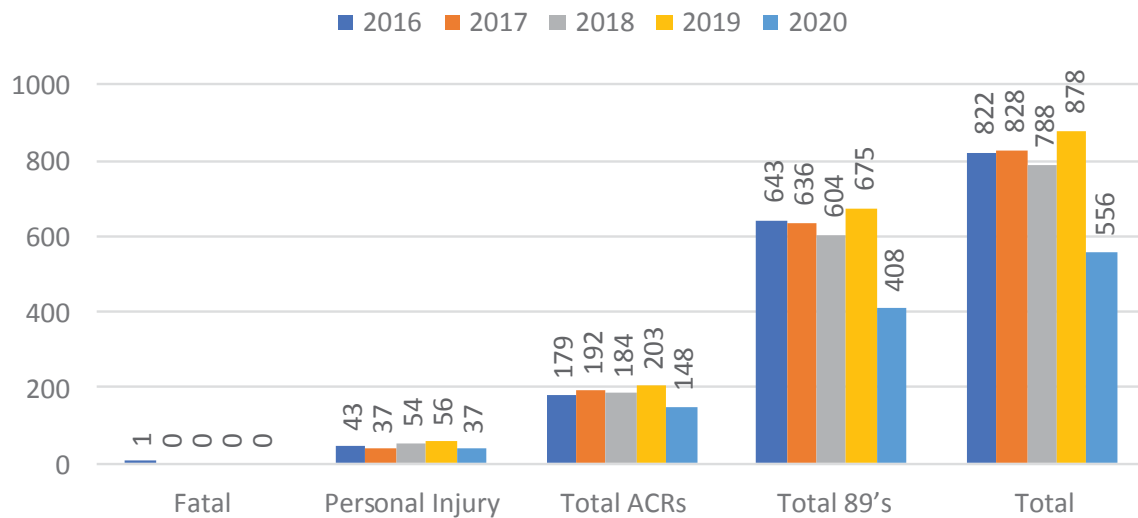
Commercial and Residential Part 1 Crimes



*Town of Bel Air Police Department
(Part 1 Crimes are eight serious crimes that occur on a regular basis.)*

Table 4-2

Crash Statistics



*Town of Bel Air Police Department
("ACR": Automated Crash Reports for accident where a car is towed, or someone claims injury.)
("89's": other documented car accident.)*

Drug Related Programs

Law Enforcement Assisted Diversion (LEAD) is a nationally recognized community-based intervention program for low-level criminal violations driven by unmet behavioral health needs. The Town of Bel Air Bel Air Police Department is one of several Maryland jurisdictions participating in the LEAD program. The LEAD program in Bel Air was initiated in July 2020 in response to the alarming number of opioid overdoses and opioid related deaths in Town. The LEAD program replaces an earlier program (Drug Abatement Response Team - DART) that was initiated in January 2018. Participation in LEAD is completely voluntary and referrals to the program can be made by police at the time of an arrest with the consent of a crime victim and the LEAD participant. Additionally, in cases of substance use disorder or other mental health crisis, law enforcement and others can refer individuals to LEAD through a social contact referral. LEAD diverts individuals from the traditional and overburdened criminal justice system (charged, booked, prosecuted, potentially incarcerated) into a program designed to address unmet behavioral health needs. Oversight agencies (behavioral health experts, prosecutors, law enforcement, and others) meet monthly to monitor and make recommendations to promote participant progress and rehabilitation.

School Security

Currently, the Bel Air Police Department is staffed with two school resource/community policing officers serving the seven (7) public and private schools that are within the municipality. Adequate staffing for this critical function is essential to enable quick and efficient response to potential threats and to address youth and community policing needs.

Training

The Town provides ongoing training for the police officers to enhance effectiveness and professionalism. The Police Department currently participates in active shooter exercises, special weapons training, and conflict resolution instruction in addition to their normal continuing education requirements.

The Bel Air Police Department established a great partnership with the Federal Law Enforcement Training Centers (FLETC). One recent collaboration involved

FLETC representatives creating a human trafficking training video in the Town of Bel Air which is used to enhance capabilities for law enforcement personnel in recognizing and ending this horrific criminal activity. The valuable partnership between FLETC and the Town of Bel Air also involves the use of the Bel Air Armory as a training venue where FLETC sponsors training to police officers from the Town of Bel Air and from surrounding jurisdictions.

The FLETC State, Local and Tribal Division supports law enforcement communities by providing low-cost and no-cost training opportunities conducted on the FLETC campuses in Glynco, Georgia; Artesia, New Mexico; Charleston, South Carolina and Cheltenham, Maryland. These programs support the development of specialized law enforcement knowledge and skills.

The FLETC also exports training to host locations across the nation, most of which are provided at no-tuition for sworn state, local and tribal law enforcement officers. These programs are hosted by departments or agencies and are open to officers from around the country.

Interjurisdictional Coordination

Collaboration with State Police, Department of Emergency Services, Harford County Sheriff's Office, adjacent Municipal Police Departments and Bel Air Volunteer Fire Company remains a top priority for the Town. Mutual aid, resource sharing, county-wide communication, computer aided dispatch coordination, and records management synchronization is fostered through monthly meetings, table-top exercises, and drills. A partnership with the BAVFC to utilize a multi-function command vehicle would be of mutual benefit to both agencies should a crisis occur (active shooter/storm event) that requires simultaneous deployment of police/medical/fire assets.

Detention Facilities

The Town has two holding cells within the station at Hickory Avenue that are used for detaining offenders during processing. Prisoners with extended incarceration requirements are transferred to the County facility located at 1030 Rock Spring Road.

Parks and Recreation Facilities

The Town contains one community park, four joint use school parks, a greenway trail system and several neighborhood and mini parks. Bel Air utilizes modified designations employed by Harford County to categorize each facility. The Tables below describe the existing Town Park system and those parks in greater Bel Air.

Table 4-3 Characteristics of Parks in the Town of Bel Air

| Name | Location | Acreage | Designation |
|--|--------------------------|---------------|-------------------|
| Bel Air Elementary School | Gordon Street | 6.25 | School Park |
| Bel Air Middle School | Idlewild Street | 92.14 | School Park |
| Bel Air Senior High School | Kenmore Ave | | |
| Homestead/Wakefield Elementary School | South Main Street | | |
| Homestead Park (Dick Blocker Memorial Park) | MacPhail Road | 5.46 | Neighborhood Park |
| Plumtree Park | Thomas Street | 2.99 | Neighborhood Park |
| Shamrock Park (William Humbert Amphitheater) | Lee Way & Hickory Avenue | 7.72 | Neighborhood Park |
| Alice Anne Street Park | Alice Anne Street | 0.46 | Neighborhood Park |
| Majors Choice Park | Shamrock Road | 7.38 | Neighborhood Park |
| Aquila Scott Park | Jackson Boulevard | 14.60 | Neighborhood Park |
| Rockfield Park (includes Creative Playground, Horticultural Gardens, McFaul Athletic Fields, Rockfield Manor House and Walking Trails) | Churchville Road | 51.64 | Community Park |
| Frederick Y. Ward Park (Reckord Armory) | Main Street | 0.16 | Mini Park |
| Office Street Park | Office Street | 0.06 | Mini Park |
| Bond Street Park | Bond Street | 0.19 | Mini Park |
| Cressy Park | Cressy Road | 0.17 | Mini Park |
| Total Acreage within Bel Air | | 189.22 | |

The Ma & Pa Trail expansion when completed will provide an 8.3 mile link between Edgeley Grove Park and Friends Park in Forest Hill.

Table 4-4 Characteristics of Parks in Greater Bel Air (Harford County)

| Name | Location | Acreage | Designation |
|---|--|----------------------|----------------------|
| Southampton Middle School | Moore's Mill Road | 35.99 | School Park |
| Bynum Run Park | Churchville Road | 5.30 | Neighborhood Park |
| Wade Tucker Memorial Fields | East-West Highway | 72.03 | Neighborhood Park |
| Heavenly Waters Park (includes Liriodendron Mansion, Equestrian Center, County Home Property, Kelly Fields and HC Park & Recreation Headquarters) | End of Gordon Street, Boulton Street and Tollgate Road | 290.47 | Regional County Park |
| Edgeley Grove Park | Smith Lane | 237.67 | Regional County Park |
| Tollgate Park at Heavenly Waters Park | Tollgate Road | 23.83 | Community Park |
| Ma and Pa Trail (partially within Heavenly Waters Park, 2 of 3 phases completed) | Edgeley Grove Park to Williams Street & Friends Park to Blake's Venture Park | 8.3 miles @ 10' wide | Greenway |
| McFaul Activity Center | 525 W. MacPhail Road | 10.0 | Neighborhood Park |
| Total Acreage outside of Bel Air | | 683.59 | |

Recreational Needs

To assess the recreational needs of Bel Air, existing facilities are compared to a recreation model developed by the Maryland Land Preservation, Parks & Recreation Plan (LPPRP) guidelines, which is also used by Harford County. This model serves as general guide for the Town since recreation needs vary based on many factors such as distance, income, ethnicity, density, transportation and age, among other factors. The recommendation of local recreation

acreage is 30 acres per 1,000 residents. Using current population estimates 319.8 acres would be needed to service residents within the corporate limit of the Town. All Town, County and school facilities listed are compared to Town population since many Town residents use County facilities and vice versa. A total of 874.21 acres is available in the Greater Bel Air area as shown in Tables 4-3 and 4-4. LPPRP criteria is not met with applying a greater Bel Air population of 92,000.

Table 4-5 Public School Recreational Facilities in Bel Air

| | Active Acreage | Ball Fields | Soccer/ Lacrosse | Football | Playground | Tennis | Basketball |
|--------------------------------|----------------|-------------|------------------|----------|------------|----------|------------|
| Bel Air High School | 25.2 | 4 | 2 | 1 | | 6 | 2 |
| Bel Air Middle School | 8.0 | 1 | 1 | | | | |
| Homestead/ Wakefield | 18.6 | 3 | 1 | | 2 | | 2 |
| Bel Air Elementary School | 2.7 | 1 | | | 1 | | 1 |
| School Sites in Bel Air | 54.5 | 9 | 4 | 1 | 3 | 6 | 5 |

Town of Bel Air Planning Department

Table 4-6 Town Recreational Facilities in Bel Air

| | Active Acreage | Ball Fields | Soccer/ Lacrosse | Football | Playground | Tennis | Basketball |
|---------------------------|----------------|-------------|------------------|----------|------------|----------|------------|
| Alice Anne Park | 0.5 | | | | 1 | | 1 |
| Aquila Scott Park | 14.6 | | | | | | |
| Homestead Park | 5.4 | | | | 1 | 2 | 1 |
| Plumtree Park | 2.4 | | | | 2 | | 1 |
| Rockfield Park | 42.2 | 1 | 2 | | 1 | | |
| Shamrock Park | 4.2 | | | | 1 | | |
| Majors Choice Park | 7 | | | | | | |
| Bel Air Park Sites | 76.3 | 2 | 2 | 0 | 6 | 2 | 3 |

Town of Bel Air Planning Department

The National Recreation & Parks Association (NRPA) criterion shows the average acreage of active outdoor recreation is 8.3 acres per 1,000 residents. Under this standard, Bel Air (based on its 2021 population estimate of 10,661) would need 88.5 active acres of recreation facilities. As can be seen in Tables 4-5 and 4-6, the Town does not meet this standard when exclusively applying Town facilities. When school facilities are added, recreation facilities divided by type contained in the Town are considered adequate for the population served when measured against the NRPA model. North Bel Air is most acutely affected since there are no facilities within close proximity. These areas should be targeted for parkland development through acquisition or exactions upon development.

Bel Air Recreation Council

Youth participate in baseball, lacrosse and track and field in the spring and football, soccer, and field hockey in the fall. This requires intense competition between various sports programs vying for available fields. In the 2019 season, about 1,200 youngsters were registered for the spring sports and 1,300 youngsters were registered for the fall sports. In addition, adult softball, lacrosse, and baseball programs require use of these same fields for their leagues. Indoor gym facilities have a similar problem. School gyms are available for use but are constrained by conflicts. About 1,250 youth were registered in 2019 for basketball, indoor soccer, karate/jujitsu, wrestling, baton, drum line and cheerleading. In addition, similar adult programs also use gym space adding 300 participants. Use of the Armory and the McFaul Activities Center allow for additional gym time for recreation programs. (2019 season figures were used due to the effects of COVID-19 restrictions on participation.)

Greenway Trails

The Town is working with Harford County and the Ma & Pa Heritage Trail Foundation to expand the trail system along the former Maryland/Pennsylvania (Ma & Pa) railroad line. The trail when completed will provide an 8.3 mile link between Edgeley Grove Park and Friends Park in Forest Hill. This greenway trail contributes to economic

development and creates a link between several parks and neighborhoods in the northern section of Bel Air. Other local trail connections are outlined in the Bicycle Pedestrian Plan and described in more detail in the Transportation Element.

Community Facilities

Community Organizations

Local community facilities provide for a variety of services through both private and public organizations. The American Legion, LASOS, VFW, Lions Club, Rotary, Odd Fellows, Freemasons, and local church groups are a few examples of local institutions founded to benefit the community. Other organizations, such as the Greater Bel Air Community Foundation and the Dresher Foundation, provide grant funding to local non-profits.

Needs of Youth

The McFaul Activity Center is a Harford County facility shared with the Bel Air Boys and Girls Club that offers a variety of social and recreational opportunities for both seniors and youth. The Milton Reckord (Bel Air) Armory operated by the Town also serves as a venue for youth activities in addition to other community-oriented programs.

Needs of Seniors

Senior citizens have expressed a need for facilities that are designed for the pursuits of older citizens. Improvements related to handicapped access, transportation, housing, and passive recreation are considered a high priority. Bel Air attracts a senior population largely due to the variety and proximity of local services such as shopping and medical care. There are also several assisted living facilities and home downsizing opportunities available in Town. Bel Air established a Committee on the Elderly and Needy Citizens to focus on underserved communities. Some of the priorities are to promote awareness of existing targeted services, accessibility to residents and exploration of the potential to support these communities more substantially.

Event Venues

Rockfield Manor and the Liriodendron offer facilities for events of varied sizes offered in a historic setting. These are operated by foundations that maintain the grounds and structure. In 2006, the Town contributed to the enlargement of the Bel Air High School auditorium to help provide for a performing arts venue for the community. Town events are given priority over other non-school activities as established through a Memorandum of Understanding memorialized in 2006 and last amended in 2009. The Armory and Rockfield Manor are also used frequently for community events.

Educational Facilities

Capacity

School development has been severely reduced since the intense building program pursued prior to 2008. Growth since has continued to post a steady but slow recovery. Projections of school enrollment foretell no system wide capacity issues in the near future. However, Harford County Public Schools is in

the midst of an elementary school redistricting review process. The intent is to modify the attendance areas for some of the schools in order to balance enrollment and reduce over capacity situations in a limited number of schools.

Adequate Public Facilities

The schools within and surrounding Bel Air are currently near capacity with projections calling for the situation to remain stable with no impact on potential development based on the Town Adequate Public Facilities (APF) requirements. The Town APF code restricts residential development if existing school enrollment exceeds 110% of school capacity. In September 2019 the Town APF code was revised to incorporate an evaluation of the abutting school attendance areas. If any of the abutting attendance areas are below the 110% threshold, then residential development can proceed. Since a majority of land surrounding the Town is subdivided and offers restrained growth, this code has limited impact on development.

Table 4-7 School Capacity 2020

| Facility | State Rated Capacity | Percent Utilized |
|---|----------------------|------------------|
| Bel Air Elementary School | 486 | 107% |
| Homestead/Wakefield Elementary School | 920 | 108% |
| Bel Air Middle School | 1,243 | 116% |
| Southampton Middle School | 1,444 | 81% |
| Patterson Mill Middle/High School | 731/992 | 102%/84% |
| Bel Air High School | 1,768 | 88% |
| St. Margaret's Elementary/Middle School (Priv.) | 900± | 71%± |
| Harford Day Elementary/Middle School (Private) | 400± | 85%± |
| John Carroll High School (Priv.) | 800± | 90% |

Harford County 2020 Growth Report; Private school information from school.

Facilities

The Town is served by several private and public education facilities. Bel Air works with each school and the Board of Education to identify potential problems and develop a partnership to solve issues as they arise. Traffic challenges associated with student drop-off and pick-up seem to be the most frequently addressed dilemma. These issues are typically addressed on an individual basis.

Library Facilities & Cultural Services

Bel Air Library

The Bel Air Library functions as the main County branch library. Containing 53,964 square feet of space, the library offers opportunities for extensive programs and services including various cultural programs, technical training, and activities for teens and seniors such as Silver Reader, Sharing the Gift, Books on Tape, Harford Living Treasures, and services at the Detention Center. This branch includes the Children's Department and Early Literacy Center geared toward those from birth to middle school. It also features StreamWorks, which is a makerspace for elementary and middle school children. Other services include passport acceptance, genealogical research, and grant collection.

Cultural Amenities

Bel Air delivers a variety of cultural and historic facilities. The Historical Society of Harford County (HSHC) offers a user-friendly source for obtaining historical information about the County and its inhabitants. HSHC offers a wide range of programs and services to assist in preserving, promoting and interpreting Harford County's rich history. The Hays House Museum, a living history site and a valuable educational resource located at Kenmore Avenue, is managed by HSHC. Preservation and enhancement of their facilities, along with development of programs for the community, are among their goals.

Arts and Entertainment District

The Town was designated an Arts & Entertainment District by the State of Maryland in 2011 with an aim to develop, promote and support diverse artistic and cultural activities for the community; to preserve a sense of place; and to provide unique local experiences to support economic vitality. This program is a vital component to Areas of Critical State Concern. The vision of the Bel

Air Arts and Entertainment District is to create a community where arts and entertainment offerings are available and accessible to community members, visitors, businesses and organizations and are central to the economic vitality of the District. The District has many community partners who create events and support writers, visual artists, dancers, thespians, photographers, and musicians in Bel Air.

Medical Services

University of Maryland Upper Chesapeake Health

Upper Chesapeake Health formally merged with University of Maryland in late 2013 enabling access to a much larger network of services and improving their ability to provide quality medical care to the Bel Air community. This merger came at the same time the Patricia & Scott Kaufman Cancer Center was built on the UM Upper Chesapeake campus along MacPhail Road. The total facility has 220 beds and 339,000 square feet of offices, treatment rooms, laboratories and support areas dedicated to medical treatment. In fiscal year 2021, the Hospital accommodated 45,701 emergency room visits and 8,805 procedures for both inpatient and outpatient care. (Note: Covid-19 reduced the number of visits and procedures during FY21.)

Expansion

The hospital plans to focus patient care facilities, recognizing the costs incurred when providing redundant facilities. UM-UCH will be constructing a new medical center in Aberdeen near Interstate 95. UM-UCH is expanding the Bel Air campus by adding three floors to the Kaufman Cancer Center. This expansion will add 50,000 square feet of offices, treatment rooms, laboratories and support areas dedicated to medical treatment, including seventy-two additional beds, and is expected to be open in 2023. UM-UCH will also be constructing a four-story, 66,543 square foot, Ambulatory Surgical Center on the western end of the campus, at the corner of W. MacPhail Road and Tollgate Road. The mission of UM-UCH Bel Air will focus on moderately complex procedures and surgery, obstetrics & cancer care.

Community Outreach

Upper Chesapeake HealthLink offers health screenings, education programs and support groups for the community. They coordinate with the Town Wellness Committee and Healthy Harford to provide needed services to Bel Air and Harford County. Representatives from UM-UCH have participated in the Living Well program sponsored by the Town and indicated the desire to expand this effort.

Government Services

Interjurisdictional Coordination

The Town of Bel Air is the seat of government for Harford County. Most government services are located in or near the Town. Coordination between various public agencies and departments is of prime importance to providing effective services. Facilities utilized by the community come not only from the Town, but the State, County, and surrounding counties. Access to resources is needed at all levels in order to ensure that adequate facilities are available.

GOALS & OBJECTIVES

Based on the Town's analysis of community facilities, both in Town and in the surrounding County, the following Goals and Objectives were developed:

Promote environmentally sound solid waste disposal, maximizing recycling and reuse opportunities

Work with Harford County and the State to expand recycling of paint, batteries and hazardous materials at locations within the Town

Ensure that all solid waste collected by the Town is properly disposed and explore alternatives to improve the sustainable disposal of yard and household waste

Expand the Community Collection event as a partner with Harford County focusing on awareness and participation

Create incentives to recycle materials for local businesses and residents

Ensure public safety by providing adequate fire, rescue, and EMS services

Improve the working relationship with the Bel Air Volunteer Fire Company (BAVFC), concerning development review

Support BAVFC through review of traffic issues associated with response times, hazardous material information related to business uses, and proper address assignment for ease of site identification

Maintain open lines of communication with Harford County Department of Emergency Services to refine and improve 911 call services

Emphasize an efficient and safe law enforcement environment

Maximize the efficiency and professionalism of the existing force when dealing with the public through equitable education, communication, and community relations

Support a collaborative atmosphere with State and County agencies through seamless communication and cooperation

Incentivize the inclusion of women, minorities and Spanish speaking applicants when seeking new officers and other employees

Update policies and procedures which are consistent with new legislation requiring MD police reform

Establish a "townhall" meeting with the Town Police leadership for public engagement, occurring at least once per year

Support development and maintenance of the Town's park system

Continue to work with Harford County Parks & Recreation department on mutual goals and emphasize a close relationship with the Bel Air Recreation Council, especially related to objectives of the Land Preservation Parks and Recreation Plan

Promote the development of sustainable improvements to the park system stressing the importance of multi-use facilities and low maintenance

Provide critical connections to existing neighborhoods utilizing the initiatives outlined in the Bicycle & Pedestrian section of the Transportation Element

Encourage the creation of green space and parks in urban areas



Provide both passive and active recreation opportunities with an emphasis on facilities accommodating all age groups and reflecting current trends in recreation demand

Develop a park in the northern sector of Town to accommodate needs of those in close proximity

Maintain a strong relationship with faith-based institutions and non-profit organizations within the Town

Work with Non-Governmental Organizations and related groups to enhance programs and facilities that provide services to youth and seniors

Strengthen the relationship with non-profit entities to provide improved services related to housing and employment

Support the services of organizations that provide assistance to the poor, homeless, unemployed, mentally impaired and those fighting addiction

Provide better information and services through the Committee on the Elderly and Needy Citizens

Provide educational opportunity through robust and diverse public and private programs

Sponsor cooperative ventures with higher education institutions to provide local advanced adult learning opportunities in the Town

Maximize the use of local school facilities to leverage opportunities for theater groups, artistic organizations, and other cultural organizations

Strengthen the relationship with Harford Community College to foster business assistance, scientific resources, and service opportunities

Maintain strong cultural informational and government resources for Town residents

Compliment the Bel Air Library programs and services where appropriate

Support existing cultural, ethnic, and historic organizations and encourage the development of a greater number of events, programs, performances and exhibits within the A&E District

Emphasize use of Bel Air High School auditorium for Town events and productions

Create greater awareness of events, exhibits, programs and incentives within the A&E District, and communicate to the community where to look for this information

Expand public art amenities and offer the community more opportunities and incentives to engage in public art

Access to government provided resources at all levels to ensure adequate public facilities are available

Support the provision of convenient and high-quality medical care for the Town and its environs

Work with University of Maryland Upper Chesapeake Health (UM-UCH) to efficiently expand and improve the medical campus and related services

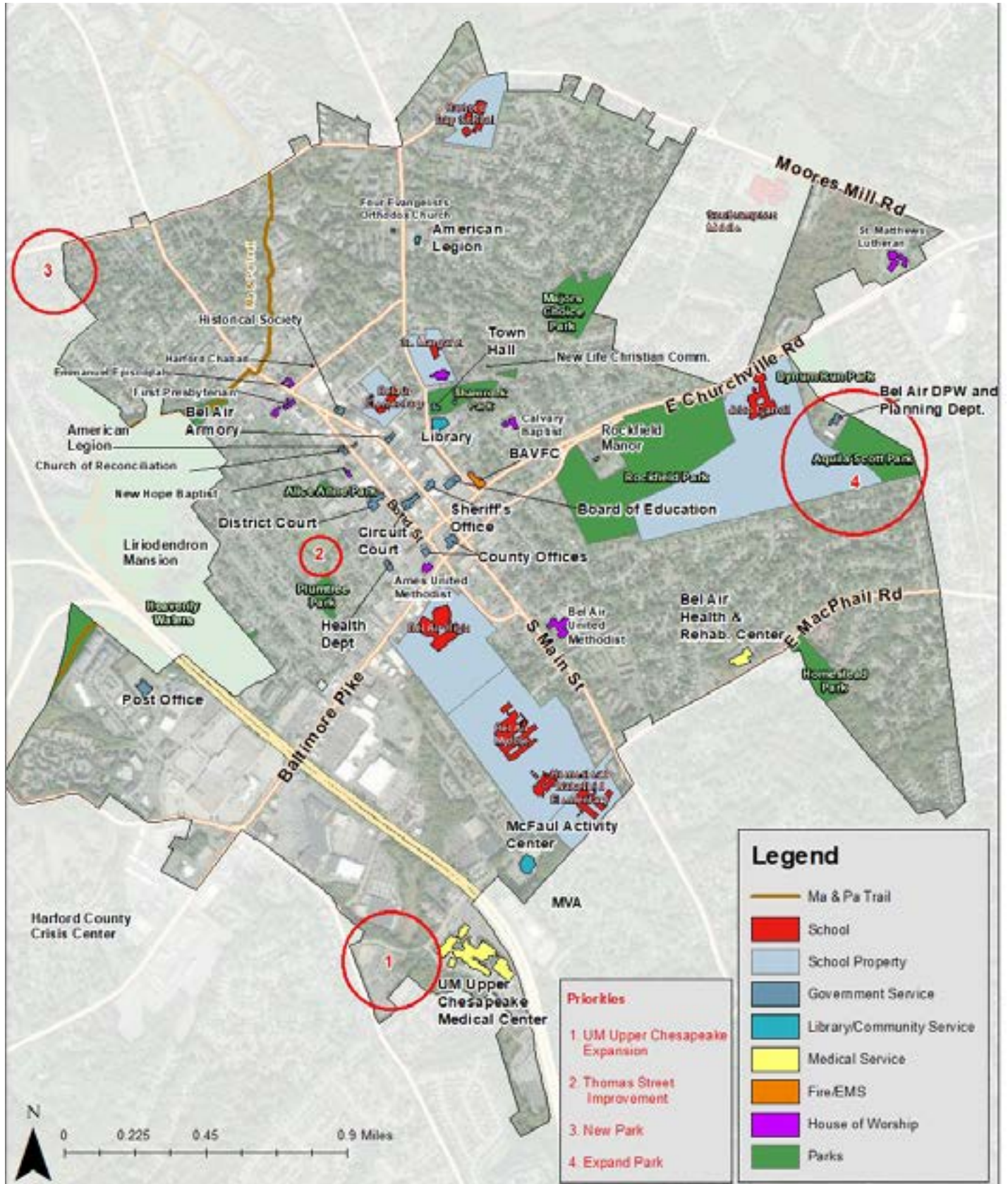
Promote easy and efficient access to the hospital campus

Strengthen the relationship with Healthy Harford and their policies and programs

Encourage and support community outreach by partnering with UM-UCH when appropriate

MAP C

Community Facilities



CHAPTER 5

Water Resources

VISION

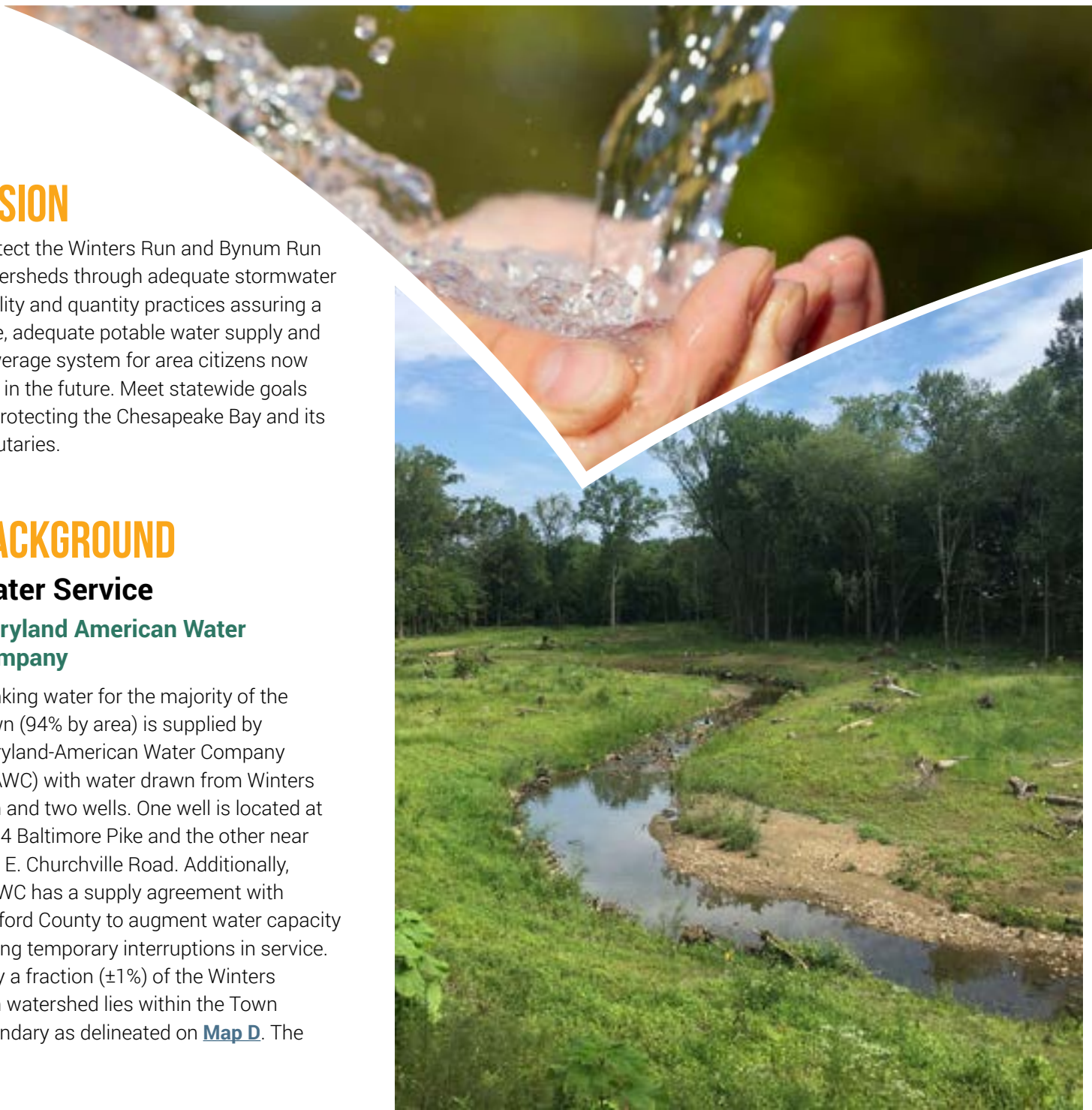
Protect the Winters Run and Bynum Run watersheds through adequate stormwater quality and quantity practices assuring a safe, adequate potable water supply and sewerage system for area citizens now and in the future. Meet statewide goals of protecting the Chesapeake Bay and its tributaries.

BACKGROUND

Water Service

Maryland American Water Company

Drinking water for the majority of the Town (94% by area) is supplied by Maryland-American Water Company (MAWC) with water drawn from Winters Run and two wells. One well is located at 1004 Baltimore Pike and the other near 705 E. Churchville Road. Additionally, MAWC has a supply agreement with Harford County to augment water capacity during temporary interruptions in service. Only a fraction ($\pm 1\%$) of the Winters Run watershed lies within the Town boundary as delineated on [Map D](#). The



Town and MAWC are obligated to work closely with the County to protect the major source of water by controlling future growth in the watershed and limiting potential land uses that may pose a threat to the water supply. A 90-million-gallon impoundment was constructed to provide back-up water supply when Winters Run stream flows are inadequate. The Mt. Soma Reservoir was put into service at the end of 2018.

Table 5-1 Water System Capacity

| Supply | Permit # | Avg Daily Flow | Max Permitted Flow |
|----------------------------|----------------|------------------------|------------------------|
| Winters Run Surface Intake | HA1976S015 | 1.7 MGD | 8.4 MGD |
| Winters Run Well | HA1994G060 | 0.16 MGD | 0.23 MGD |
| Bynum Run Well | HA1996G022 | 0.18 MGD | 0.22 MGD |
| Harford County | 1996 Agreement | 0.5 MGD | 0.5 MGD |
| Total Capacity | | 2.04 MGD w/o HC | 8.85 MGD w/o HC |

Maryland American Water Company

MGD (million gallons per day)

Land Use Analysis

The ability to quantify land use and its resulting impact on water resources is necessary to assure that adequate public facilities are in place to sustain growth. Vacant or undeveloped parcels in the Town amount to less than 3% of the total land area and there are a number of commercially zoned parcels that are underutilized. These parcels offer mixed use opportunities that may include some residential units. Opportunities to expand the Town boundary through annexation are limited due to existing development in the surrounding area.

Projected Growth within Bel Air

The Bel Air population growth was consistent between 1980 and 2000, while growth between 2000 and 2010 decreased to less than one percent per year. An economic downturn in 2008 and limited land for development offer a reason for the reduction in growth. Growth picked up slightly from 2010 to 2020 based on an overall economic recovery and innovative development regulation adjustments.

Table 5-2 Historical Town Growth

| Time Period | Population Increase | Percent Change | Annual Increase |
|--------------|---------------------|----------------|-----------------|
| 1980 to 1990 | 1,046 | 13% | 1.34% |
| 1990 to 2000 | 1,220 | 14% | 1.38% |
| 2000 to 2010 | 40 | 0.4% | 0.04% |
| 2010 to 2020 | 541 | 5.3% | 0.53% |

US Census

Growth Rate

MAWC uses past trends to project anticipated future needs. The anticipated demands can be found in Table 5-3. The Town has applied potential development to parcels in the Municipal Growth Element which are different from the MAWC numbers. Residential use is calculated at 38 GPD (Gallons per Day) per person. Maryland American Water Company uses 2.5 persons per household resulting in 95 GPD. Commercial customers vary; however the average use is 935 GPD for each customer.

Total Growth

Considering the land available for annexation, more than half of the land is anticipated as residential development. However, the bulk of the expected residential growth in the MAWC service area is located outside of the current Town boundary. Most commercial development will likely be located in the Town on existing parcels.

Water Supply

The total draw capacity under normal conditions (currently at 2.04 MGD) exceeds the current average daily demand (ADD) of approximately 1.35 million gallons per day (MGD) and the maximum daily demand (MDD) of 1.67 MGD. Since 2000, the largest historical ADD of 1.56 MGD occurred in 2005, and the largest historical MDD of 2.07 MGD occurred in 2001. Excess draw capacity will be used to fill and maintain water level in the impoundment.

Shortfall Analysis

MAWC may only draw surface water when the passing flow within Winters Run is 6.07 MGD (9.4 cubic feet per second) or greater. During periods of low stream flow, the primary raw water supply to the system is either restricted or unavailable and Bel Air must rely on existing wells and the impoundment to meet system demand. The most extreme impact to the ability of MAWC to provide adequate water service is the possibility of drought or contamination to Winters Run which exceeds approximately 90 days.

Impoundment

MAWC completed the construction of a raw water storage impoundment in the vicinity of the existing treatment plant in 2018. This impoundment, with a capacity of 90 million gallons, is designed to provide a reliable raw water supply source of 1.41 MGD (Average Day) or 1.62 MGD (Maximum) when the Winters Run source is interrupted. This impoundment, combined with the existing wells and the County supply, is considered sufficient for the maximum period of drought on record.

Demand Projections

MAWC serviced a total of 4,975 customers with a customer base made up of approximately 85% residential 12% commercial, and 3% "other" constituting fire or special customers.

Table 5-3 Historic and Projected Demand (No. of Customers)

| Year | Residential | Commercial | Industrial | Fire or Other Services | Total |
|----------------------------|-------------|------------|------------|------------------------|-------|
| 2001 | 4076 | 561 | 0 | 87 | 4724 |
| 2010 | 4129 | 600 | 0 | 108 | 4837 |
| 2020 | 4250 | 600 | 0 | 125 | 4975 |
| Projected Customers | | | | | |
| 2025 | 4382 | 604 | 0 | 127 | 5113 |
| 2030 | 4473 | 615 | 0 | 129 | 5217 |
| 2035 | 4563 | 624 | 0 | 131 | 5318 |

Maryland American Water Company

Historic Water Usage

Residential and Commercial usage rates in the service area show a declining trend since the mid-1990's. This is largely due to the installation of low flow plumbing fixtures and the decline in average family size. MAWC develops projections for customer growth and water demands through a fifteen (15) year planning horizon (2035) that forms the basis for an analysis of source of supply, production, and distribution facilities. Projections are estimated based on historical customer and water consumption data, population, growth data, and company observations. Analysis suggests this trend will continue to decline or level off throughout the MAWC planning horizon.

Future Growth

The average daily withdraw limit is 2.04 MGD. With a maximum demand of 1.95 MGD, the MAWC service area could potentially accommodate 0.585 MGD in additional demand. This represents 2,340 additional dwelling units or an equivalent amount of commercial area. When there is a loss of surface intake and it is replaced by the existing impoundment, an excess of 0.04 MGD remains above the 1.95 MGD required to satisfy the demand.

Table 5-4 Water System Capacity

| | Average Daily Flow | Maximum Permitted Flow |
|--------------------------------------|--------------------|------------------------|
| Total Capacity | 2.04 MGD | 8.85 MGD |
| Capacity without Winters Run Intake | 0.835 MGD | 0.99 MGD |
| Projected System Demand through 2035 | 1.39 MGD | 1.95 MGD |
| Capacity Deficit | 0.555 MGD | 0.96 MGD |
| Impoundment Capacity | 1.0 MGD | 1.0 MGD |
| Resulting Excess Capacity | 0.445 MGD | 0.04 MGD |

Maryland American Water Company

MGD (million gallons per day)

Projections

Applying the presumed MAWC customer projections and the assumption that usage rates per customer will decline due to technology advances, the usage rate should remain flat or slightly decrease over the next 15-year period. Therefore, under normal operating conditions in the current service area, MAWC should have adequate capacity to meet the water service needs of the Town through 2035.

Existing Wells and Septic

There are 13 remaining parcels with private wells and 2 properties with existing septic systems within the Town servicing both commercial and residential properties. As public water and sewer is available from either the County or MAWC, it is an obligation of the Town to bring these properties into a public system and remove the wells and septic from service. This is best achieved through developing required extensions and capital improvements.

Sewer

Sewer Infrastructure

The Town owns and operates approximately 42 miles of sanitary sewer lines within its boundaries serving 2,952 residential customers and 178 commercial customers. The collection system flows through a network of 8-, 10-, 12-, 15- and 18-inch pipes to three metering stations that record flow into the Harford County Bynum Run interceptor.

Sewer Capacity

All flow produced by the Town is conveyed to and treated at the Harford County Sod Run Treatment Plant in Perryman which can treat an annual average daily flow of 20 MGD and peak daily flows of 52 MGD. The Sod

Run plant is anticipated to provide adequate capacity to treat County and Town sewerage beyond 2035. The plant currently provides secondary and tertiary levels of wastewater treatment utilizing Biological Nutrient Removal (BNR), anaerobic sludge digestion and Enhanced Nutrient Removal (ENR) treatment levels to meet current discharge permit limits of 4 mg/l of nitrogen and 0.3 mg/l of phosphorous.

Town Demand

Annual sewer flows through the Town system vary between 1.0 and 1.4 MGD depending upon seasonal rainfall. Inflow & Infiltration (I/I) are contributing factors to the variation in the flow rate. Based on these rates the Town comprises no more than five percent of the Sod Run plant average daily treatment.

Inflow & Infiltration

Since 2009, a system-wide Inflow & Infiltration Study by the Town has included the following series of explorations to determine areas of concern:

- ▶ Smoke Testing of 19.5 miles of sewer main
- ▶ Video of 10 miles of sewer main
- ▶ Inspection of 206 sewer manholes

From these investigations, the Town developed a plan to make repairs to defects that were found. The following repairs were completed:

- ▶ Cured-in-place 7,662 linear feet of sanitary sewer main
- ▶ Removed 15 illegal connections to the sanitary system
- ▶ Pipe Bursting 300 linear feet of sanitary sewer main

Capacity Analysis

The Town contracted with Maryland Environmental Service (MES) in 2013 to conduct a study of the Town sewer mains for issues related to capacity in the Town system. The model produced from the study showed there were several areas where the flow could exceed the pipe capacity under extreme conditions. Most of the areas were a single pipe segment caused by a flat slope within that section. The 'Mayor Buchal' trunk line is the only area of concern where Average Peaking Factor is predicted for

a stretch of consecutive pipe and was recommended that further flow metering be performed. Average Peaking Factor is strictly used as a tool for identifying pipes that may warrant further study.

Storm Water

Mandate

Town Ordinance No. 219 enacted in 1971 established regulations for sediment and erosion control in compliance with State standards. This ordinance was updated in 1981, 1991 and again in 2013 to comply with revised State regulations. Commissioners adopted Ordinance No. 379 in 1984 to institute guidelines for storm water management and updated that regulation in 2001 and 2010 to comply with restructured State requirements. The 2000 Maryland Storm Water Design Manual Volumes I and II incorporate specific regulations.

Influences

A number of factors adversely impact water quality and availability:

- ▶ Land use change may add wastewater and increase storm water runoff
- ▶ Changes to weather patterns may result in extreme conditions that restrict water availability and impact water quality in the Chesapeake Bay, its tributaries and local reservoirs
- ▶ Increase in impervious surface area may change the hydrologic graph during rain events and result in the scouring of stream beds
- ▶ Wildlife, plants and microorganisms can be impacted by fluctuation of sediments, water flow and temperature
- ▶ Nutrient overload can produce algae and harm fish, shellfish and underwater life



Chesapeake Watershed Agreement

A framework for restoration of the Chesapeake Bay was produced by all of the watershed states and the District of Columbia in June of 2014. Maryland, its counties and its municipalities have placed vital importance on water availability and the impact of wastewater and storm water on the quality of life in the Chesapeake Bay region. Standards are in place for storm water quality and quantity management to limit adverse impacts to local streams and associated habitats.

Existing Storm Water Management

The total land area of the Town of Bel Air is 1,942 acres lying entirely within the Harford County development envelope. The total impervious area is 834 acres or approximately 43% of the Town. Prior to July of 2001 approximately 313 acres of land within the Town were developed under 1984 SWM Regulations, 98 acres have been developed under 2000 SWM regulations and another 119.25 acres under 2010 SWM Regulations. When added together, the total treated land represents 27.3% of the total acreage of the Town and 63.5% of the equivalent impervious acreage. Storm Water Management in Town is graphically shown on [Map E](#).

Streams

Less than 3% of the Town remains undeveloped. Future development of these areas will have negligible effect on receiving waterways which include Winters Run (02130702) and Bynum Run (02130704). Both streams are listed on the State's 2006 303(d) list for impaired streams. Lower Winters Run is diminished for biological (2002); Bynum Run is impacted for nutrients and sediment (1996), biological (2002) and toxics (2006). Only a small fraction of the watershed of these two streams is within the confines of the Town boundary.

Environmental Site Design

The overwhelming majority of future development within the Town limits will be classified as redevelopment. This means projects will be subject to the requirement (as outlined in the 2000 Maryland Storm Water Design Manual (revised 2009)) of meeting a 50% reduction in impervious surface or the equivalent water quality control. Based on growth projections, the impervious area reduction (or equivalent quality control) could yield approximately 73.8 acres through 2035. Redevelopment includes practices such as disconnecting roof top drainage, conserving

natural area and impervious area reduction as providing the most benefit toward regulating pollution loads.

NPDES Phase II Permit

Public outreach, participation and involvement along with illicit discharge detection as part of the EPA NPDES Storm Water Phase II MS4 program will continue to focus on the identification and reduction of pollutants entering into the storm drain system.

- ▶ Public education and outreach regarding dumping of toxic and hazardous chemicals into the storm drains
- ▶ Illicit Discharge and Detection programs
- ▶ Storm water pollution prevention and good housekeeping concerning the correct use of household fertilizers and pesticides, paints, etc.
- ▶ Construction of storm water runoff controls and facilities
- ▶ Public education and involvement with stream restoration, streambed cleanup, storm drain stenciling and street sweeping involving citizens and Town employees
- ▶ Post construction management of facilities and environmental site works



RELATED ANALYSIS

Watershed Implementation Plan

In 2010, the United States Environmental Protection Agency (EPA) established pollution load limits to restrict three major pollutants fouling the Chesapeake Bay: nitrogen, phosphorus (nutrients) and sediment (soil). The EPA required these reductions in nutrient and sediment flowing to the Bay within a specific time frame. To meet these limits, also known as the Total Maximum Daily Load (TMDL), Maryland created individual Watershed Implementation Plans (WIP) that detail specific actions each jurisdiction would take to meet pollution reduction goals by 2025. Progress is measured every two years with a goal of reaching 60 percent of the total goal by 2017. The Town has worked with the State of Maryland and Harford County on addressing the WIP. The Town's largest impact lies with programs designed to reduce sediment.

- ▶ Street sweeping
- ▶ Roadway storm water management projects
- ▶ Outfall projects
- ▶ Reduction in impervious surface
- ▶ Stream restoration

Plumtree Run Watershed Small Watershed Action Plan

The Plan was created by Harford County in 2011 to focus on identifying water quality problems and developing strategies for correcting problems associated with land use change. The intention of the Plan is to "control runoff from developed areas, correct stream channel instability problems, reduce sediment loadings and improve the overall water quality of Plumtree Run and Atkisson Reservoir." The Plan includes several projects along Plumtree Run within the Town boundaries. The Town completed two stream restoration projects since the creation of the Plumtree Run Watershed Action Plan. In 2017, 1,240 feet of streambank was restored in the upper portion of Plumtree Run. In 2020, an additional 1,900 feet of streambank was restored in the lower portion of Plumtree Run. These projects armored the streambanks to reduce erosion, created riffle pools to promote oxygenation, and installed micro pools to help regulate water temperatures.

Storm Water Management Master Plan

In 2020 the Town partnered with KCI Technologies to create a Watershed Assessment and Restoration Plan which will serve as the Stormwater Management Master Plan moving forward. The assessment provides the next step in the planning process, more specifically for the urban stormwater sector regulated by the NPDES Permit. The watershed assessment identifies watershed conditions and specific restoration solutions to meet the Town's restoration goals. This plan identifies and develops conceptual designs and planning level cost estimates for restoration opportunities such as stream restorations, BMP retrofits, and tree planting to achieve cost-effective impervious treatment.

Source Water Protection Plan

MDE commissioned a study addressing source water protection in 2014. Influences from residential and commercial land use need have a direct impact on forest cover, stream buffers and storm water entering a stream course. The fact that 99% of the Winters Run Watershed lies outside Town boundaries demonstrates the critical importance of a collaborative effort with Harford County on a watershed overlay district to assure adequate protection of the primary source of raw water for Bel Air. This overlay should address impervious surface, land use, agricultural practices and septic treatment. In addition, the Town and County should address wellhead protection for the two existing MAWC groundwater sources.

STAKEHOLDER COORDINATION

Water and Sewer Authority

In 2013, an authority was investigated to administrate the water and sewer services for Bel Air, Aberdeen, Havre de Grace and the County. This organization would be a quasi-public corporation that would manage both water and sewer systems with all of the jurisdictions contributing to a governing board. This effort was suspended due to concerns regarding control of municipal growth and coordination of decisions. However, the economies of size and the potential need to pool resources make this possibility something to be considered in the future.

GOALS AND OBJECTIVES

Based on Town analysis of water resources, the following Goals and Objectives were developed:

Assure an adequate and safe water supply for current and future residents and businesses

Work with Harford County to implement the recommendations of the 'Source Water Protection Plan' developed by Maryland Department of the Environment in 2014

Partner with Maryland American Water Company to periodically review water capacity, including the existing impoundment, wells and surface sources in order to evaluate the future development in the Town

Re-establish the "Water Advisory Committee" to coordinate stakeholders that will ensure a sustainable water source for the Town

Provide adequate sanitary sewer service for the Town

Continue the Inflow and Infiltration (I&I) remediation projects to mitigate treatment needs

Continue aggressive repair and slip lining of sewer infrastructure to address the aging sewer system

Cooperate with Harford County and other municipalities in the examination of a regional authority for water and sewer service

Enhance the management of storm water within the Town

Enhance measures instituted by the Town to address the 'Watershed Implementation Plan' (WIP)

Implement recommendations of the Watershed Assessment and Restoration Plan to continue restoring untreated impervious areas within Town corporate limits

Minimize impervious surface and maximize the use of pervious paving, green roofs, and water quality facilities to address the treatment of storm water runoff

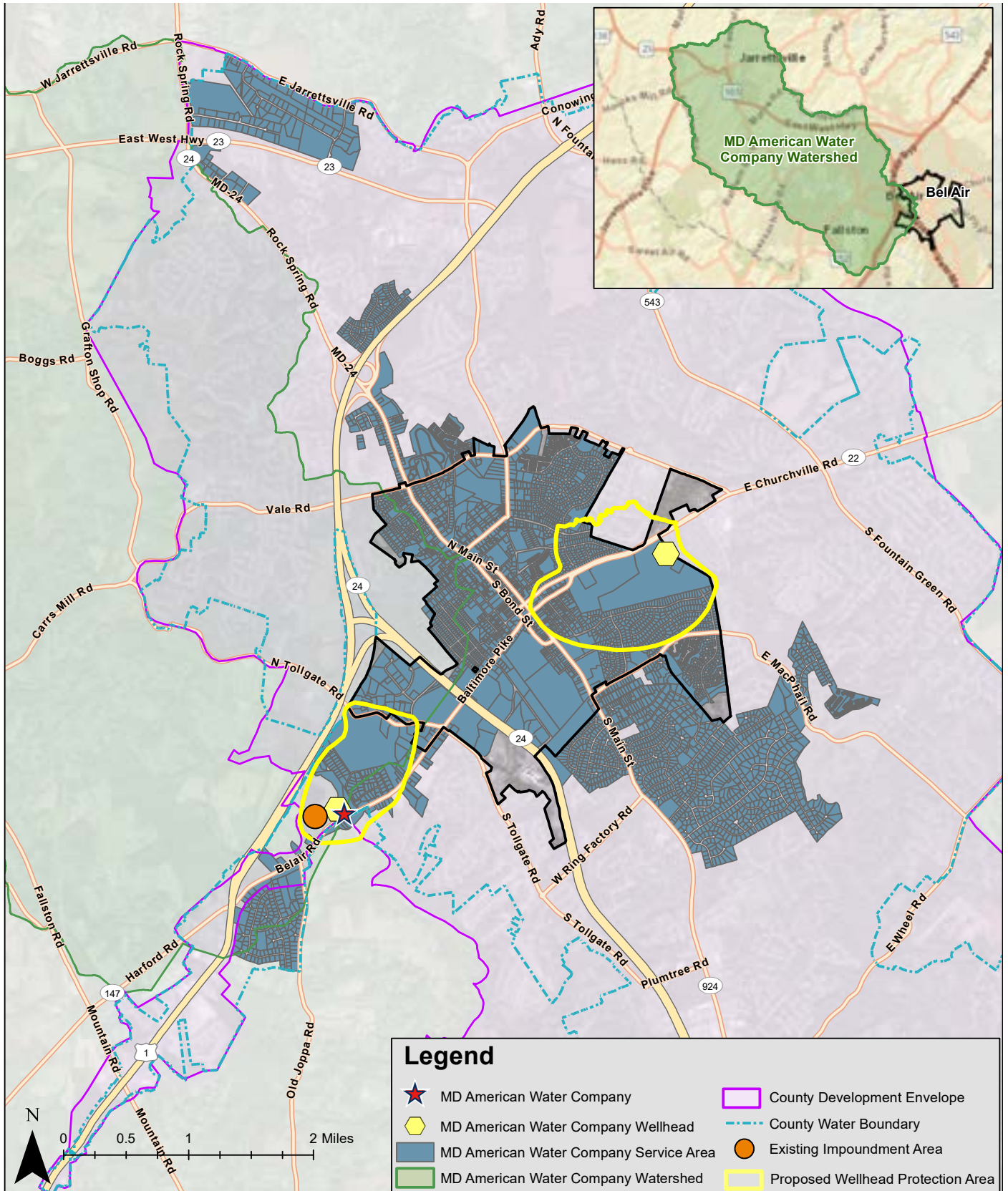
Provide resources and incentives to private landowners for the management of storm water through individual facilities for homes and businesses





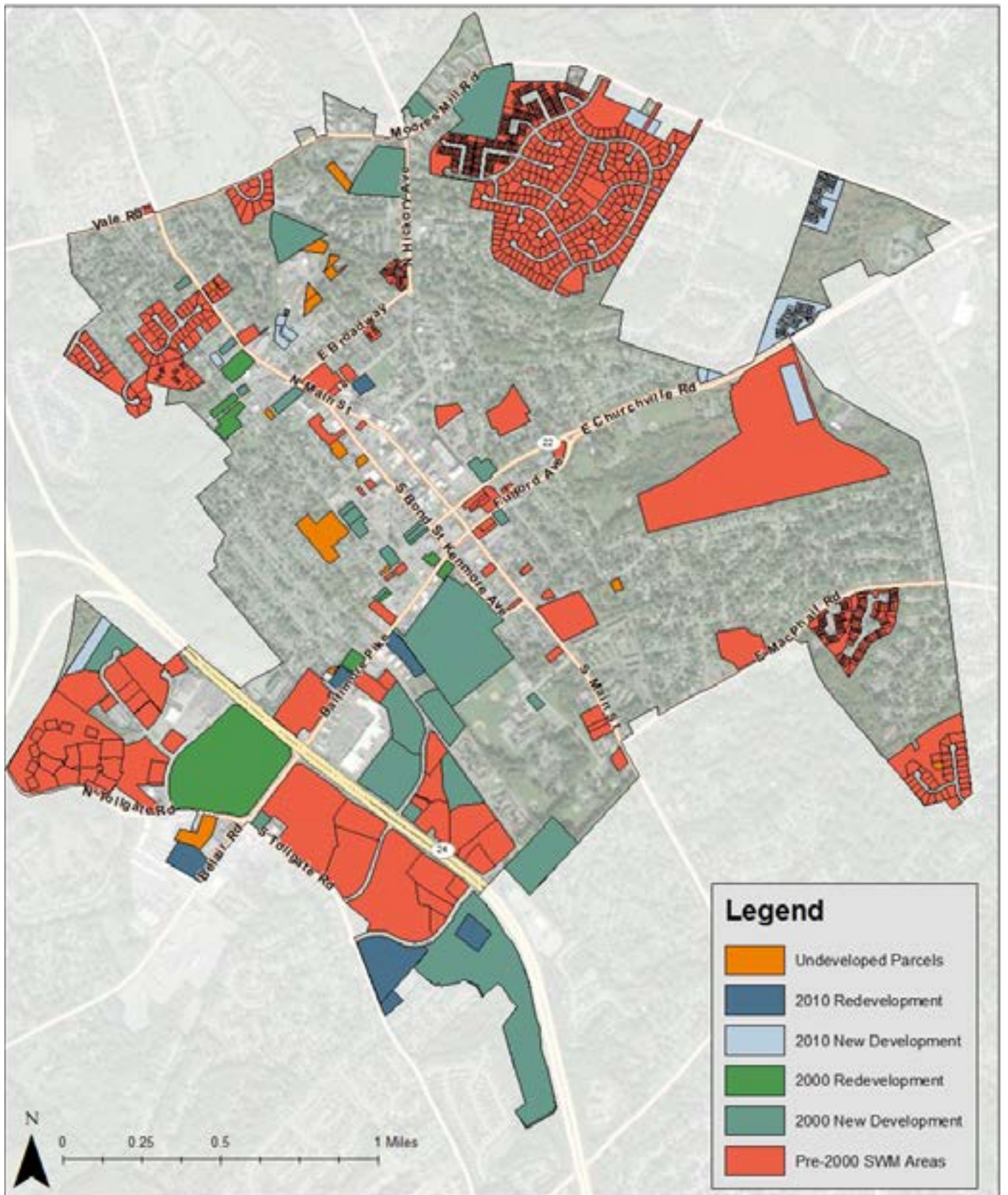
MAP D

Water Resources: Water Service



MAP E

Water Resources: Storm Water Management



CHAPTER 6

Transportation

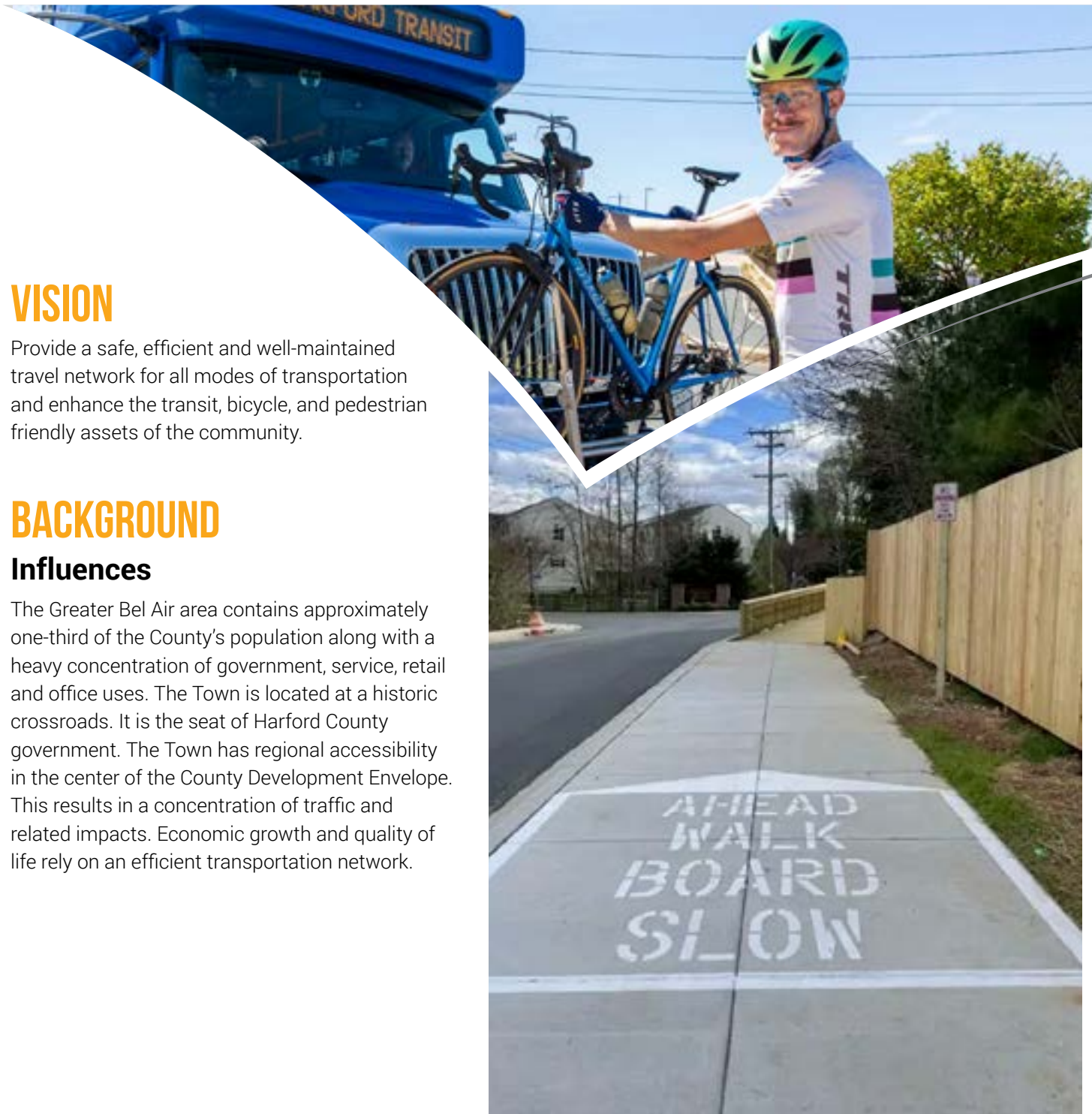
VISION

Provide a safe, efficient and well-maintained travel network for all modes of transportation and enhance the transit, bicycle, and pedestrian friendly assets of the community.

BACKGROUND

Influences

The Greater Bel Air area contains approximately one-third of the County's population along with a heavy concentration of government, service, retail and office uses. The Town is located at a historic crossroads. It is the seat of Harford County government. The Town has regional accessibility in the center of the County Development Envelope. This results in a concentration of traffic and related impacts. Economic growth and quality of life rely on an efficient transportation network.





Economic growth and quality of life rely on an efficient transportation network.

Harford County

The Interstate 95 and Maryland Route 24 transportation corridors serve as the framework for the Development Envelope of the County. The County Transportation Plan is based on planned development patterns within the envelope. This area is projected to accommodate a majority of all new growth in the County requiring adequate transportation facilities are challenged to keep pace with the resulting increase in traffic.

Complete Streets

Transportation networks today ideally follow a “complete streets” approach, which incorporates safe, multimodal movement across and along streets for people of all ages and abilities, such as pedestrians, bicyclists, motorists, and transit riders. It is a balanced and comprehensive approach to transportation intended to achieve sustainable mobility and a high degree of flexibility while being context sensitive to the surrounding community.

Current Conditions

Peak hour traffic conditions in and around Bel Air are a result of where people live, work and shop. The mode of transportation used also influences how traffic systems are planned and improved. Heavy concentrations of sometimes inadequately connected residential developments immediately surrounding Bel Air and destination points (such as the US Business 1 & MD Route 24 shopping district, University of Maryland Upper Chesapeake Medical Center, and the government/finance services located in downtown Bel Air) generate heavy traffic volumes along state roads leading into and through Bel Air.

Commuter Transit

The Maryland Transit Administration (MTA) offers Bel Air residents some limited non-auto commuting options to Baltimore County and City. The MTA operates two Commuter Bus routes (#410 & #411) which stop close to Bel Air in the morning and return in the evening. Five separate buses operate each route Monday through Friday, southbound in the AM and northbound in the

Economic growth and quality of life rely on an efficient transportation network.

PM. Route 410 has stops at selected locations along Brierhill Drive and East MacPhail Road. Route 411 has a stop at the Marywood Park and Ride. There are also park-and-ride locations available for carpooling at Bynum Run Park and the Bel Air Branch Motor Vehicle Administration facility, neither of which connect to commuter transit. MARC trains, which run from Perryville, MD to Washington, DC, can be accessed at stations in Edgewood and Aberdeen on weekdays. Amtrak train service is available seven days a week from Aberdeen, MD along the Northeast Regional route between Boston, MA, Roanoke, VA, Newport News, VA and Norfolk, VA.

Commuter Assistance

Harford Commute Smart provides support for riders commuting to Aberdeen Proving Ground (APG) and other destinations such as Baltimore or Towson. Services include ride-matching, employer/tax incentives, and information on connections to bus, train, or light rail. Cycling to work is also a program that is coordinated through the County. In the event of a personal illness, unexpected family emergency,

or unscheduled overtime while you're at work, the Commuter Connections Guaranteed Ride Home program will arrange for a free taxi ride, free transit ride, or even a free rental car home up to four times each year for registered commuters in the Greater Baltimore/Washington region who take transit, or carpool, vanpool, walk or bike to work at least twice weekly.

Local Transit

The Harford Transit Link provides a fixed route transit bus within Bel Air as well as connecting routes to other County locations, including the Aberdeen Amtrak/MARC station and the Edgewood MARC station. The County also provides demand responsive services including ADA Paratransit for the elderly and disabled. Scheduled service is provided within the Town on a weekday basis through the Bel Air Circulator system. This service has the smallest ridership of all routes in the County with most of the patrons among the senior population. It provides access to shopping, government services and medical facilities for local residents as shown on [Map F](#). The routes provided in or to Bel Air are outlined below:

Table 6-1 Local Bus Routes

| Route Number | Name | Area Served |
|------------------------|------------------|--|
| 1 | Green Line | Links Bel Air to Havre de Grace & Aberdeen |
| 2 | Blue Line | Links Bel Air to Abingdon & Edgewood |
| 6 | Orange Line | Bel Air Circulator |
| Service by Appointment | ADA Paratransit* | Transportation for Disabled/Elderly |

Harford County Transit

** The County provides demand responsive service for citizens 60 years of age or older. These citizens may request service for personal errands, doctors' appointments, etc.*

Taxi

Taxi service in Bel Air is regulated by Harford County. This is typically provided by local companies or through independent drivers. Uber, Lyft, and similar car services are now becoming the popular individual transportation alternative.

Alternative Transportation

Bel Air enjoys a near complete pedestrian network of sidewalks, along with a connection through Town of the hiking/biking trail system located along the former Ma & Pa railroad line. Although there are few designated bicycle lanes in Greater Bel Air, bike routes are planned as part of future roadway improvements and within existing developments as outlined in the Bicycle and Pedestrian Plan.

Pedestrians

Providing safe, convenient and secure walking and running in Bel Air has been a priority for the Town for many years. The local neighborhoods deliver a walkable environment with a well-maintained system of sidewalks. Challenges exist when crossing the several busy State roads that bisect Bel Air. Traffic calming, increased lighting, defined crossing locations and additional pedestrian amenities are a priority. Constructing additional trails and sidewalks to connect with parks, schools, and other recreation destinations along with connecting the Ma & Pa Trail are also established goals as delineated on [Map G](#).

Cyclists

The Town of Bel Air is mostly absent bicycle amenities such as bike lanes. However, 'Share the Road' pavement markings and signage delineating bike routes have been added to provide access through Town and eventually to County routes such as a planned route to HCC. Emphasis

on delineating cycling routes and working with Harford County on bicycle priorities is necessary to become a 'Bicycle Friendly Community' as defined by the League of American Bicyclists. Programs to assist cycling such as Bike to Work and efforts to reduce vehicle conflict are considered a priority along designated routes shown on [Map G](#).

Traffic

Existing traffic conditions in Bel Air are summarized in Table 6-2, which shows the Level of Service (LOS) for traffic as measured at various intersections in the Town. LOS A indicates free-flow conditions and LOS F indicates gridlock (LOS D is used by the State Highway Administration as the minimum threshold of acceptability). Appendix B identifies the intersections studied and the detailed results. An update to status of the LOS for these intersections is recommended to occur by 2025.

Table 6-2 Intersection Analysis – Highway Capacity Manual (HCM)

| Intersection | 2014 LOS | | 2030 LOS | | 2040 LOS | |
|------------------------------|----------|----|----------|----|----------|----|
| | AM | PM | AM | PM | AM | PM |
| Churchville Rd & Hickory Ave | B | B | B | B | B | B |
| Churchville Rd & Main St | B | B | B | C | B | C |
| Churchville Rd & Bond St | B | C | C | D | D | E |
| Fulford Ave & Maitland St | B | A | B | B | B | B |
| US 1 Business & Main St | B | B | B | B | B | C |
| US 1 Business & Bond St | B | B | B | B | B | C |
| US 1 Business & Atwood Rd | B | C | C | E | C | F |
| US 1 Business & MD 24 | D | D | D | D | E | D |
| US 1 Business & Tollgate Rd | D | D | D | E | D | F |
| MD 24 & Boulton St | B | C | C | C | D | C |
| MD 24 & MacPhail Rd | B | C | C | D | C | E |
| MD 24 & Bel Air Bypass | D | E | F | F | F | F |

US Business 1 & MD 22 Multi-Modal Corridor Study (2015)

Peak Hour – (7-9 a.m.) and (4-6 p.m.)

Adequate Public Facilities

Section 265 of the Town code requires a minimum Level of Service (LOS) to be maintained when development is proposed nearby. Using Highway Capacity Manual (HCM) standards, a minimum level 'C' is required in residential areas and a level 'D' is required for commercial areas. The difficulty in applying the criteria is the limited ability to improve the function of an intersection given the restricted right-of-way and the location of the infrastructure. Emphasis should be placed upon analyzing alternative transportation emphasizing pedestrian movement in selected areas.

Parking

Downtown Parking

The Town has adopted a series of parking policies and legislative initiatives establishing minimum parking requirements, special parking alternatives and designating leased and metered facilities in certain commercial districts. The Town and County maintain a 1,009 space multi-level garage. The Town also provides several surface parking lots and over 200 on-street parking spaces to meet the needs of workers and visitors to downtown businesses as shown on [Map H](#). A detailed description of space allocation per facility is provided below.

Table 6-3 Public Parking

| Public Parking owned by the Town | HC or (30 min) | Lease | Metered [or Free] | Reserved <8 AM to 5 PM> | Total |
|----------------------------------|----------------|------------|-------------------|-------------------------|-------------|
| Hickory Garage | 21 | 98 | 140 | 750 | 1009 |
| Bond/Thomas Lot | 4 | 57 | 22 | 0 | 83 |
| Hickory Ave Lot | 1 | 30 | 32 | 40 | 103 |
| Pennsylvania Lot | 3 (12) | 0 | 0 [40] | 0 | 55 |
| Burns Alley Lot | 0 | 0 | 17 | 0 | 17 |
| Downtown Lot | 2 | 0 | 26 | 2 | 30 |
| Lee Street Lot | 0 | 29 | 0 | 0 | 29 |
| South Main St Lot | 1 | 0 | 25 | 0 | 26 |
| Armory Lot | 1 | 0 | 0 [11] | 2 | 14 |
| Town Hall * | 3 | 0 | 0 [36] | 22 | 61 |
| Total | 36 (12) | 214 | 262 [87] | 816 | 1427 |

Town of Bel Air Planning Department

HC – Handicapped Parking

** Based upon proposed TH/PD expansion plans, scheduled to be completed in 2023.*

Semi-Public Parking

There is a great deal of parking within the downtown area that is available during the weekday, after 5 PM, and on weekends. This parking is owned by the County and State to accommodate weekday workers and visitors associated with government services. Ten separate facilities provide approximately 1,400 spaces in lots located along Main Street, Bond Street, and N. Hickory Avenue. This additional parking nearly doubles the number of spaces in the downtown. The challenge to the Town is to make the visiting public aware of parking locations convenient to their destination. Surface parking provides a temporary

space for local events such as the Bel Air Farmers Market, the BBQ Bash, and other festivals.

Handicapped Parking

The Town performed an assessment of handicapped parking in municipal lots in 2015 and found several issues with existing facilities such as slope, signage and pavement marking. Several parking lots (Bond/Thomas, Pennsylvania, Downtown, and South Main Street) need to be brought to accessible standards. Improvements to handicapped parking facilities will continue to be addressed along with graphics and security as other parking lot facilities are upgraded.

Restricted Parking

Restricted parking was removed along East Churchville Road in 2017. Assessment of other restricted parking areas near downtown could provide for commercial overflow during the day when most residents are not home.

Metered Parking

Parking meters are located along Main Street, along several side streets and in most municipal parking lots, including the garage. The Town has noted changes in how parking is used in the downtown area, with some visitors requiring more time to frequent restaurants and shop. Some meters now permit parking for up to six hours or all day. The ParkMobile app is now available to pay for parking through mobile devices. Continuous review of all the public parking facilities is used to keep up with changing trends and parking behaviors. Mechanical meters should be replaced as the budget allows.

Parking Needs

Existing Town parking facilities are adequate to meet the needs of business owners, employees, and visitors to the downtown area. At times there may be a perception of limited parking, however, these situations are typically restricted to seasonal and special events. The Town will monitor parking and the trends related to telework, ride sharing, alternative modes of transportation and autonomous vehicles. This will assure that needs for residential uses are met by new development and that any changes in commercial parking supply are identified in a timely fashion.

Electric Vehicle Charging Stations

As the ownership of electric vehicles (EV) increases nationwide, access to EV charging infrastructure will also need to increase. Currently, the Town of Bel Air has two charging stations available for use in the Hickory Garage. There are four charging stations available at the Harford County Government administrative offices as well as four stations available at the Bel Air Town Center. At these stations parking is free but there is a fee to EV charge. The Town must increase the number of charging stations as demand increases through development review or public improvements.

RELATED ANALYSIS

Town of Bel Air Parking Plan (2010)

This study prepared by the Department of Planning built upon the 2007 Town Center Parking Study by Desman Associates. The effort took the data generated in the 2007 study and produced an action plan around possible Town and County long range development to make needed improvements to parking facilities and delivery of services. An update to this study that evaluates parking trends and strategies is needed in the next few years.

Town of Bel Air Bicycle and Pedestrian Plan (2013)

One of the first objectives of the Sustainable Bel Air Plan was to examine the pedestrian, bicycle, and transit opportunities in Bel Air. This plan reviewed facilities and services and emphasized connectivity and a comprehensive approach to providing improved opportunities for walking, cycling and mass transit. Some of the more significant objectives outlined in the plan yet to be achieved are outlined below:

- ▶ Connect the Ma & Pa Trail through Town (scheduled for 2022)
- ▶ Improve amenities at existing Transit Stops
- ▶ Construct trail connections at Jackson Boulevard, Ewing/Giles Street, Alice Anne Park, Rockfield Park, and Hickory Avenue
- ▶ Install bike lanes along proposed routes leading to County connections
- ▶ Construct missing sidewalk connections to complete the network
- ▶ Work with Harford County Public Schools and Harford County Parks & Recreation to complete connectivity and promote walking
- ▶ Establish commuter bus stops and park-and-ride locations in Town limits

An update to this 10-year study should be scheduled for 2023.

Business US 1 and MD 22 Multi-Modal Corridor Study (2015)

The Town and Harford County contracted a study of the major east-west corridor in Greater Bel Air linking Main Street, commercial properties in and around Bel Air, numerous residential communities, educational facilities, and government offices. The analysis determined that the overall roadway capacity was adequate for vehicular commuting patterns noting that the majority of vehicles are not through trips (as was thought in earlier studies) and therefore could not be easily diverted onto other roadways. Overall mobility is limited for choices other than vehicle travel due to incomplete pedestrian / bicycle networks. Existing gaps cause a lack of inter-connectivity which needs to be addressed to reach a “complete street” vision. Some of the significant recommendations which the Town supports are outlined below and shown on [Map F](#).

Short Term Improvements (2025)

- ▶ Make pedestrian improvements and add signage at selected intersections
- ▶ Construct intersection upgrades at US 1 Business & Tollgate Road
- ▶ Add a double left turn lane at MD 24 & US 1 Bypass
- ▶ Install a public road right-of-way including a shared-use path connecting East MacPhail Road to West MacPhail Road
- ▶ Install a mini-roundabout at the commercial access points along Marketplace Drive
- ▶ Create shared-use path improvements along MD 24 and Thomas Street
- ▶ Construct sidewalk improvements along MD 22
- ▶ Add an inbound lane to the access for John Carroll High School

Medium Term Improvements (2030)

- ▶ Widen MD 24 and add additional lanes between Boulton Street and West MacPhail Road
- ▶ Reduce access points along US 1 Business to reduce traffic congestion and decrease conflicts

- ▶ Remove the signal at US 1 Business and shopping center access between MD 24 and Kelly Avenue
- ▶ Connect East and West MacPhail Roads with roundabouts at each intersection
- ▶ Add a roundabout at the intersection of Atwood Road and Marketplace Drive
- ▶ Extend the turn lane on US 1 Business between MD 24 and Tollgate Road
- ▶ Extend shared-use connections along MD 24
- ▶ Close two-way traffic on US 1 Business between Bond Street and Hays Street and extend two lane access to US 1 via Churchville Road at Hays Street
- ▶ Bicycle lane improvements to complete the network

Long Term Improvements (2040)

- ▶ Complete the US 24 & Bel Air Bypass interchange
- ▶ Examine US 1 Business as a ‘Boulevard’ with landscape median
- ▶ Review possible connection of Kelly Avenue to US 1 Business and addition of a roundabout at Kelly and Boulton.



Wayfinding System Plan

In 2015, the Town commissioned a study to address a coordinated system of signage and graphics for the Town. This study establishes a consistent and recognizable graphic to direct visitors to destinations such as government offices, visitor services, event venues, shopping, and parking. The Wayfinding system coordinates with Tourism Area Corridor (TAC) signage by SHA to direct people from the interstate and will provide a consistent graphic identity for the Town and associated institutions. The initial Wayfinding signage, for Directional, Destination and Information subjects, was installed in 2020-22. Additional signage for Park Identification and Gateways will be added in the future.

Harford County Bicycle and Pedestrian Master Plan (2021)

This Harford County Department of Planning and Zoning policy document lays out bicycle and pedestrian plans as a guideline for capital planning and development plan reviews. Several of the planned improvements intersect with or border upon the Town of Bel Air and are listed below.

Proposed Bicycle and Pedestrian Planned Improvements

- ▶ Bel Air to Harford Community College Connector (from Liriodendron through Town via Broadway)
- ▶ MacPhail Road Shared Use Path (between MD 24 and MD 924)
- ▶ MacPhail Road Sidewalk (between MD 924 and Edgehill Road)
- ▶ MD 22 Sidewalk - John Carroll-North Side (from South Shamrock Road to Moores Mill Road)
- ▶ MD 24 Shared Use Path
- ▶ MD 924 Shared Use Path
- ▶ Ring Factory Connector – East Complete Street
- ▶ Tollgate Road Complete Street

The State Highway Administration (SHA) has a good working relationship with Bel Air and has worked on several improvements to State roads running through Town.

STAKEHOLDER COORDINATION

State Programs

The State of Maryland sponsors a “Live Near Your Work” initiative. The program works with employers to provide financial incentives for employees to purchase housing near their employer. This program reduces travel distance to work for those who participate thereby reducing traffic congestion overall.

Bike Maryland

The Town conducted an assessment to become a ‘Bicycle Friendly Community’ by working with Bike Maryland, Bicycle League of America, and local cycling shops and organizations. This will be an on-going effort to attain community certification with the League of American Bicyclists.

State Highway Administration

The State Highway Administration (SHA) has a good working relationship with Bel Air and has worked on several improvements to State roads running through Town. The next ambitious mission is to apply recommendations made in the 2015 MD 22 & US 1 Business Corridor Study.



Harford County

The County Transportation Element has been examined as part of Harford Next. Transportation has been prioritized to become more community based and have a greater connection with the goals and objectives of the other elements of the County Master Plan. This comprehensive approach is anticipated to translate into greater cooperation between the Town and County and transportation issues.

Harford County Public Schools

Exemptions allowing bus service close to local schools was removed in 2014. This means that the Town needs to review with each school the neighborhood pedestrian and bicycle access and to revisit the 'Safe Routes to School' program for resources to address any safety issues. This should be done in cooperation with HCPS and each individual school administration.

Local Programs

The Neighborhood Transportation Management Program (NTMP) provides a means for Town residents who are experiencing traffic problems in their neighborhood to work with Town officials. The program is managed by Town representatives who assess the identified problems and determine the level of intervention needed to calm traffic problems in these communities.

Ma & Pa Heritage Trail

Ma & Pa Heritage Trail, Inc. is the group tasked with supporting the expansion, improvement and awareness of the historic and aesthetic walking and cycling trail running from Forest Hill to Fallston (including the new third section through Bel Air). The association sponsors events and provided assistance to the County and the Town to make a connected trail a reality.



GOALS AND OBJECTIVES

Based on Town analysis of transportation, both in Town and in the surrounding County, the following Goals and Objectives were developed:

Improve the existing road network to address safe and efficient vehicle movement

Establish proactive evaluation of vehicle speed and volume to address traffic calming within local neighborhoods

Advocate for SHA reversing the current westbound lane on Baltimore Pike between S. Bond Street and S. Hays Street

Work with Harford County and the State Highway Administration to implement recommendations from the 'Business US 1 & MD 22 Multi-Modal Corridor Study' (2015)

Continue to enhance the Neighborhood Transportation Management Program (NTMP) designed to address resident and business traffic issues

Continue to monitor evolving traffic patterns to identify and reduce cut-through traffic in residential neighborhoods

Encourage the use of alternative modes of transportation

Update the 'Town of Bel Air Bicycle & Pedestrian Plan' (2013)

Coordinate with the County and the State regarding connectivity, wayfinding standards and walking and cycling improvements

Work with Harford County Transit on enhancement to the Route 6 Orange Line to improve bus stop amenities, ridership, and connections

Partner with the State to provide Park and Ride Facilities, Commuter Bus connections and Carpool coordination within Town limits when practical

Continue to provide for pedestrian safety through awareness, education, and enforcement measures

Address the need for appropriate commercial and residential parking

Evaluate parking and queuing requirements for new development considering the recent changes to work preferences, restaurant/tavern habits, and unique use needs

Address the cost, location and use of public parking facilities in downtown Bel Air

Coordinate with Harford County on the availability and awareness of parking currently unused in the evening and weekends

Promote the opportunity for shared parking between uses

Prepare an updated study of parking needs in Town, industry trends and recommendations

Explore installing multi-space "smart" parking meters within the Town

Increase the number of electric-vehicle charging stations within the Town

Conduct a new parking plan to study and analyze existing parking conditions and to determine what needs to still be addressed as development grows in the Town

Improve the infrastructure for Town, County and State roads and associated right-of-way improvements

Coordinate with Harford County and the State on recommended infrastructure enhancements based upon traffic studies to facilitate prompt upgrades

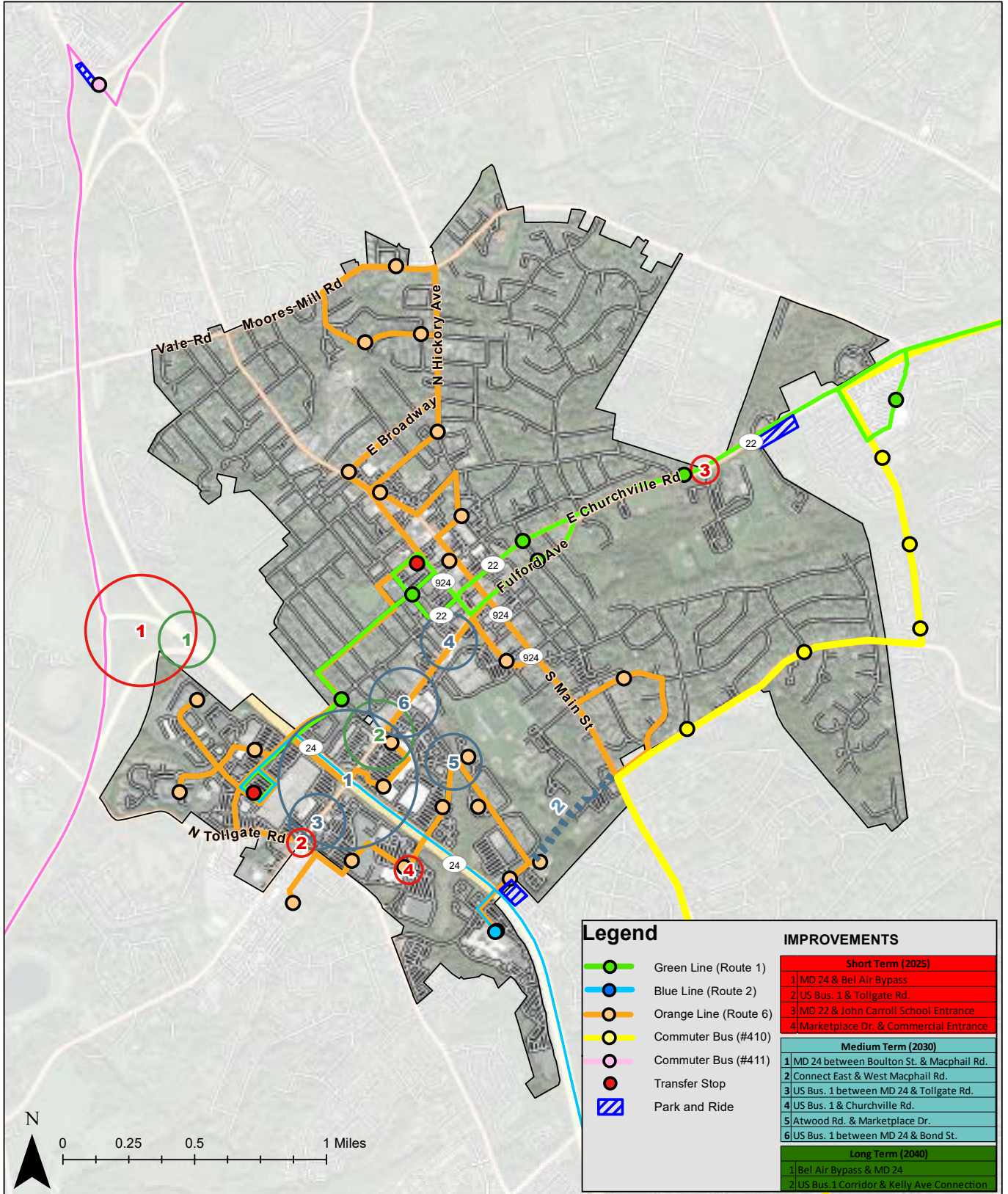
Implement remaining recommendations in the 'Bel Air Wayfinding System Plan'

Coordinate with Harford County and the State on increasing walkability and bicycle access to Town parks and routes to local schools for people of all ages and ability levels

Review Adequate Public Facility requirements to place an emphasis upon alternative transportation such as walking, cycling and transit

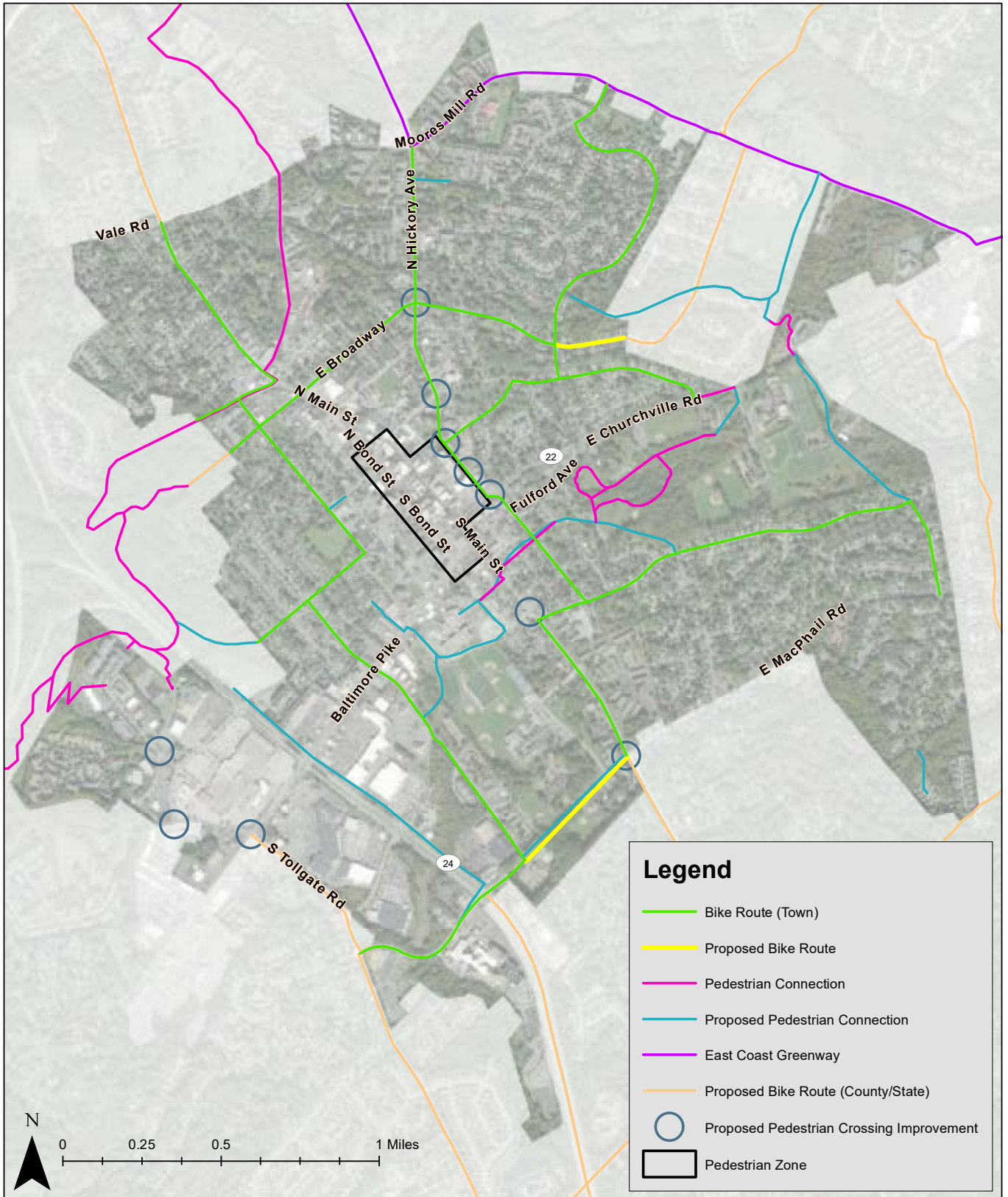
MAP F

Transportation: Vehicle & Transit



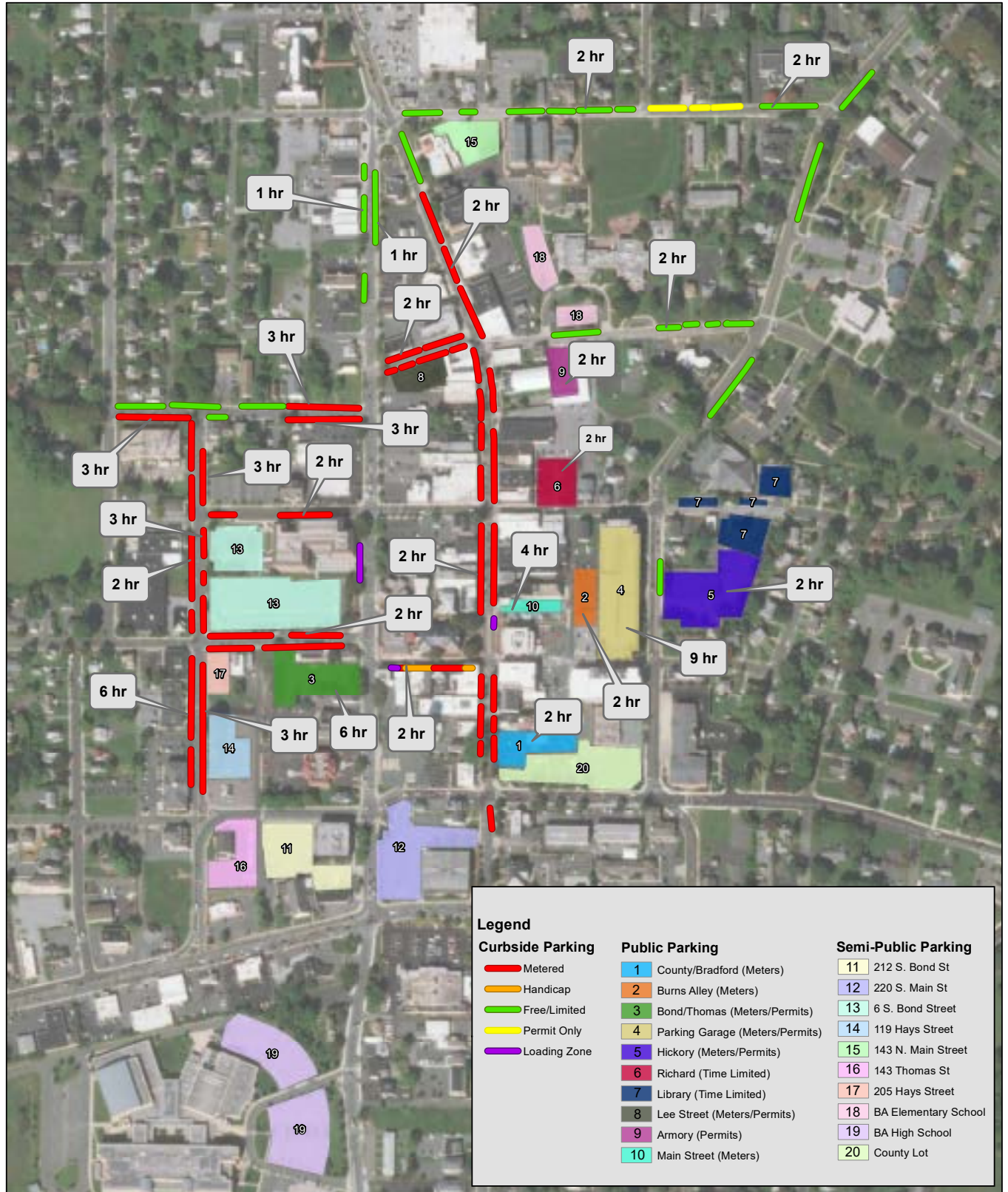
MAP G

Transportation: Bicycle & Pedestrian



MAP H

Transportation: Parking



CHAPTER 7

HOUSING

VISION

Promote equal housing opportunity by promoting a broad mix of housing options for people of all ages and income levels including low-income and workforce housing. Meet the housing needs of Bel Air residents of all Federal, State, and County protected classes. Assure that these housing needs are the primary goal while also keeping in mind the integrity and character of existing neighborhoods and spurring economic growth in underperforming commercial areas as secondary goals.

BACKGROUND

Income

Aggregate Annual Income (AAI) is the combined total income that a household makes in a year. According to the U.S. Census American Community Survey (ACS) 2014-2019 data, the Area Median Income (AMI) for the Town of Bel Air is \$71,122.



Affordable Housing

The State of Maryland considers “affordable housing” to include both low-income housing and workforce housing. Maryland House Bill 1045 (2019) defines “low-income housing” as housing that is affordable for a household with an AAI that is below 60% of the AMI. Within the Town, 60% of AMI calculates as \$42,673.20. “Workforce housing” has different definitions for homeownership and rental housing. Because the Town of Bel Air is a “target area” recognized by the Secretary for purposes

of administering the Maryland Mortgage Program, homeownership level is defined as being affordable to a household with an aggregate annual income (AAI) between 60% and 150% of the area median income (AMI). Within the Town, this range calculates as between \$42,673.20 and \$106,683. Rental housing is affordable for a household with an AAI between 50% and 100% of the AMI. In Bel Air, this range calculates as between \$35,561 and \$71,122.

Since available residential parcels are limited, the Town must examine other methods of expanding housing.

Housing Burden

According to the Fair Housing Amendments Act of 1981, a household is considered “burdened” when it spends 30% or more of its income on housing costs. In the Town of Bel Air, households who qualify as low-income should have monthly payments that are no higher than \$1,524. Households who qualify as workforce should have mortgage payments in the range of \$1,524-\$3,048 monthly or rent in the range of \$1,270-\$3,048 monthly. In the Town, 62.1% of households are owner occupied, with almost one-third (30.6%) of them being housing burdened; 37.9% are renter occupied, with half (50.4%) of them being housing burdened.

Value

The median value of owner-occupied housing in Harford County in 2019 was \$293,400. Bel Air’s value is lower at \$245,400 likely due to the age of the housing stock and a comparative scarcity of larger residential lots. The pandemic of 2020 appears to have created a surge in home prices. Whether this price surge is maintained or values will drop back to pre-pandemic levels is yet to be seen.

Housing Needs

In the Maryland Housing Needs Assessment & 10 Year Strategic Plan, the Town is considered a “Low/Lowest Need Area” for homeowner stability and “Low/Lowest/Moderate Need Area” for renter needs. On the surface, while it may appear to be positive that residents have low levels of poverty and high household incomes compared to the Greater Baltimore area, this means that the Town’s housing market is tighter and increasingly out of financial reach for low-income and workforce households. The Town goal is to increase access to affordable homes for the above groups as well as for persons experiencing homelessness. Almost one-quarter (24.9%) of Town households include children, who also require housing free from barriers that restrict access to opportunities.

Seniors and Persons with Disabilities

A greater segment of the Town population (32.2%) includes seniors, with 16.8% of the total population now being over 65 years old. Many are on a fixed income and may have a need for assistance or specialized housing. The Town needs to work towards encouraging housing with accessibility features to meet the needs of this segment of the population (as well as persons

with disabilities). Possible locations for senior housing, continuing care retirement centers, hospice houses, assisted living facilities and transition homes should be investigated. An inventory of structures which could be adapted to meet those specific needs so that seniors and persons with disabilities have the ability to age in place should also be investigated.

Residential Potential

Vacant residentially zoned property in Bel Air is severely limited, resulting in a relatively “built out” housing market. Any significant residential development would need to be the result of annexation. A more probable scenario would be mixed-use, redevelopment or re-use of existing properties. Since available residential parcels are limited, the Town must examine other methods of expanding housing.

The opportunity to utilize zoning development options can assist in providing choices for expansion and accommodation without impacting the neighborhood. Possible remedies include easing limits to creation of Accessory Dwelling Unit housing and reducing select setback requirements.

The use of garages or car ports in the rear and utilizing alleys where possible in existing developments can be a way of addressing parking challenges.

Property Purchase

The Town should be attentive to opportunities that will support potential development, particularly in the downtown area, which would more easily support mixed-use and multifamily construction in a more pedestrian friendly environment. Selected Town properties that are underutilized (such as parking lots) could be redeveloped as low-income or workforce housing.

Short Term Rentals

The Town has been unsuccessful in attracting and keeping hotels, motels, and bed and breakfasts within town limits. Today the nearest short term accommodations are in Edgewood, MD near Interstate 95. As a result, the Town could explore other avenues,

such as private citizens providing residential short term rentals. While often seen as being only for tourists, short-term rentals can and do fill in a housing hole for people who desire a single room or suite style setting for contract work or as transitional housing without the constraints of a long-term lease. Currently, there are no special zoning designations for short-term rentals unless they are categorized as a Bed and Breakfast facility.

Accessory Dwelling Units (ADUs)

Greater use of Accessory Dwelling Units, which are smaller housekeeping units located on the same property as a single family home, can be investigated. Currently, the Town permits “Cottage Housing,” which the Town Code defines as a second dwelling on a single residential lot for occupancy only by immediate family members of the residents of the principal dwelling on the lot. Future ADUs may not be limited in who occupies them. They have the potential to increase housing affordability for owners and tenants. Homeowners could use ADUs as supplemental income in order to stay in their homes as they age. They are also a way to add dwelling units without drastically changing the character of neighborhoods.

New Housing

Town housing stock shows a modest increase based on 2021 Town of Bel Air New Residential Permit Data with 176 net units added since 2015. Six of these constructed units were single family homes, 83 were townhouses, 78 were condominiums, eight were apartments, and one was an accessory cottage house. While the single family homes and cottage house were scattered on individual lots throughout the Town, the townhouses were focused on three developments: Townes at Bynum Run (Dawes Court and Thurlow Court), Overlook at Gateway Condominiums (Beckenham Circle and Wallingford Road), and the Bel Air Academy redevelopment (East Gordon Street). The Bel Air Academy redevelopment was an adaptive reuse of a historic schoolhouse. This shows an acceleration of housing construction in the Town since 2005-2015 when a net of 159 units were added. While the Town is becoming built out with opportunities for vacant land development

hard to find, more dwelling units have been built in the last five years than were built in the previous decade due to an emphasis on dense multi-family and senior housing types. Other options for creating new housing such as providing mixed-use in or near downtown, redevelopment

of underutilized properties, and student residences should be investigated.

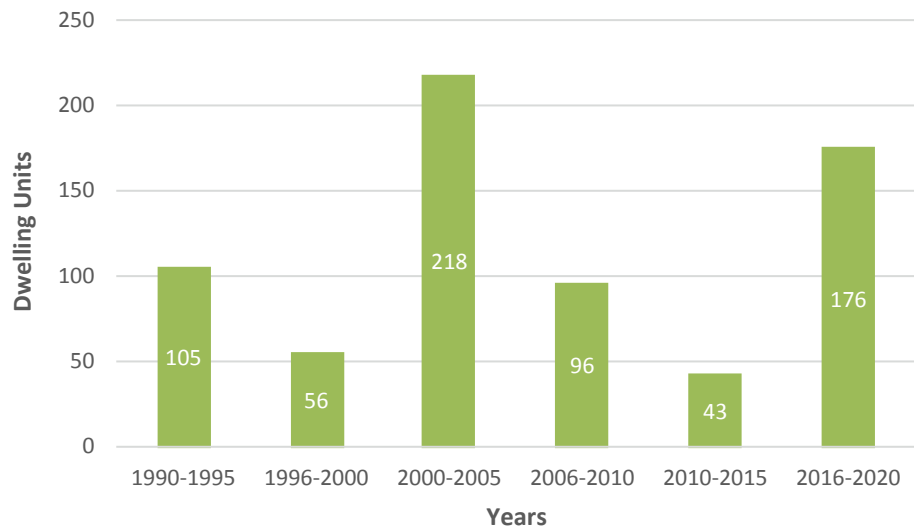


Table 7-1 New Dwelling Permits

Town of Bel Air Department of Public Works

Occupancy and Tenure

The Vacancy rate is estimated at 4.5%. Estimates of Owner occupied housing (62.1%) is low when compared to the rate for Harford County (78.0%). This means the Town has a larger proportional share of rental units than the County.

The estimated national average of owner occupied units is 64.1% Table 7-2 shows the occupancy and tenure of the housing stock for Bel Air and the County.

Table 7-2 Dwelling Unit Occupancy

| | 1990 Number | 2000 Number | 90-2000 Change | 2010 Number | 00-2010 Change | 2020 Number | 10-2020 Change |
|---------------------------|----------------|----------------|-------------------|----------------|-------------------|----------------|-------------------|
| Vacant Units | 181 | 209 | 28 | 335 | 126 | 210 | -125 |
| Occupied Units | 3,679 | 4,235 | 556 | 4,239 | 4 | 4,711 | 472 |
| Owner | 2,294 | 2,793 | 499 | 3,075 | 282 | 2,925 | -150 |
| Renter | 1,385 | 1,442 | 52 | 1,164 | 278 | 1,786 | 622 |
| Total Housing Units | 3,860 | 4,444 | 584 | 4,744 | 300 | 4,921 | 177 |

US Census; DataUSA

Housing Age

Approximately 65% of Bel Air’s housing stock was built between 1950 and 1975. This means the Town can anticipate a recycling of many Town neighborhoods as some of the original residents seek other housing types and new residents move in. Attracting young families with home ownership into Town continues to be an important goal to maintain residential stability. Table 7-3 charts the percentage of houses (vertical axis) built in the decades since 1940.

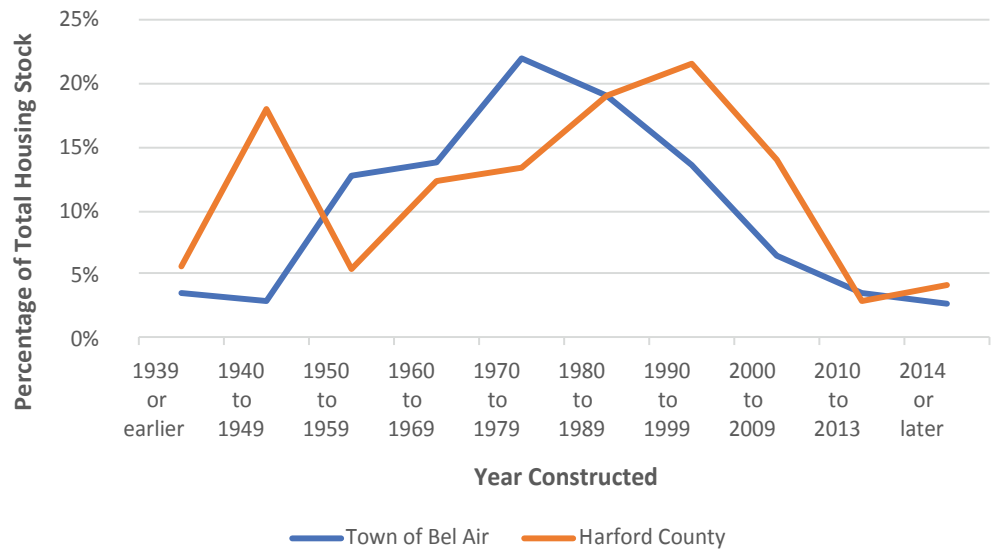


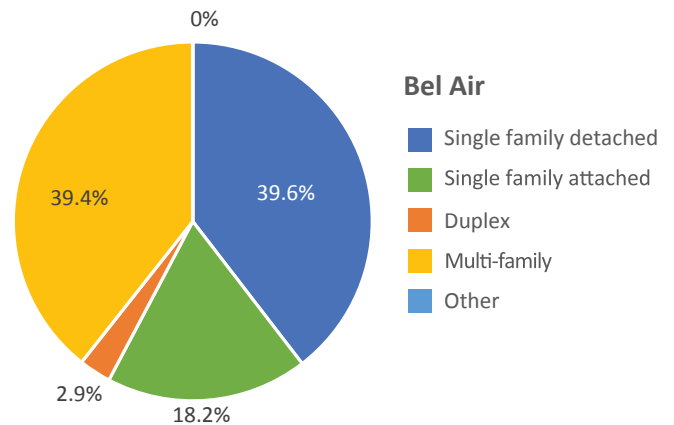
Table 7-3 Housing Age

US Census

Dwelling Type

Table 7-4 and Map I show that various housing types found in Town have a desirable balance, with the number of single family detached lots roughly equal with the number of multi-family units. This balance between single family dwellings and multi-family units is preferred to maintain healthy housing choices. Harford County maintains a dominance of single-family homes with 60.9% due to less restricted land availability.

Tables 7-4 Housing Types



US Census

Small Town Atmosphere

It is an ongoing challenge to balance recent, dense developments with the existing (often historic) housing stock in Town neighborhoods. Partly this is due to resident fear of losing the small town atmosphere. As long as impacts of dense

development are managed, neighborhoods will continue to thrive, and housing will not deteriorate. Allowing new, visually compatible moderately dense housing products in existing neighborhoods is one way to increase housing stock while maintaining the small town atmosphere.

RELATED ANALYSIS

Bel Air Market Study (2016)

The Town partnered with the Downtown Alliance to commission a study of Bel Air to determine the direction of economic development for the next decade. This study concentrated on the commercial market, but also provided recommendations for housing based upon analysis of the current trends.

[Market-Rate Apartments or Condominiums](#) are considered well suited for Bel Air considered its walkable nature, available amenities and proximity to shopping, entertainment and eateries. High-end residential units fill the need for empty-nesters and young professionals.

[Age Restricted or Senior Housing](#) demand is expected to increase nationally and become acute in Bel Air given its demographic trend. The closeness of government services, retail, restaurants, and medical facilities make Bel Air an attractive location for an older population.

[Student Housing](#) is a possibility for local colleges to utilize provided some form of transit is available and there is accommodation made in the development code. This type of accommodation could be provided (with the proper conditions) for 'Parachute Kids' sent from other countries to be schooled in local high schools.

Consolidated Plan

The County develops a five-year plan outlining a strategy that proposes how to use local, state, and federal resources including funds from the Community Development Block Grant Program (CDBG), the HOME Investment Partnerships Program, and the Emergency Shelter Grant Program (ESG). The goals are to ensure a suitable living environment for low to moderate income persons and support suitable housing choice. The Town is committed to work with the County on the goals of the current plan.

STAKEHOLDER COORDINATION

Harford County

The Department of Housing and Community Development works to provide needed services to those in Bel Air as well as the County. They also coordinate resources to assist in developing public services, neighborhood revitalization, capital projects and human service needs.

Homebuyer services including counseling services

Homeless services

Fair Housing and Rental Code enforcement

Renter services including Housing for the Disabled, Elderly, or other subsidized programs

Homeless Services

FCCAU (Faith Communities and Civic Agencies United) operates the only emergency homeless shelter in Harford County (Welcome One Emergency Shelter). This 32-bed facility (with 26 beds for men and 6 for women) is many times unable to provide a place to sleep for every applicant and must contract with local hotels. Harford Family House provides transitional housing in Harford County and is the largest shelter in Harford County that can serve an intact family consisting of a father, mother, and children (in addition to non-traditional families and single young adults ages 18-24).

Home Partnership, Inc.

Home Partnership, Inc. (HPI) addresses the need to provide safe and decent affordable housing in the region. The intent is to provide affordable opportunities to a broad spectrum of individuals and families by working to bring together resources to help families live and stay in their homes over time. Programs such as housing counseling, home buying education and housing development are a few services available.

Habitat for Humanity

Habitat for Humanity Susquehanna (HHS) is part of a global, nonprofit housing organization dedicated to eliminating substandard housing locally and worldwide through constructing, rehabilitating and preserving homes. In addition, HHS advocates for fair and just housing policies and trains families to access resources to improve their shelter conditions. Three Habitat homes have been built in Bel Air since 2011. The Town contributes in-kind services in support of their mission.

State of Maryland

The State provides financing and homebuyer assistance through the Maryland Mortgage Program, designed to make the down payment and monthly mortgage payments more affordable. They also offer extra incentives for people who purchase homes within targeted areas, which includes all of the Town of Bel Air.



GOALS AND OBJECTIVES

Based on Town analysis of Housing, the following Goals and Objectives were developed:

Provide equal housing opportunity in the Town

Support construction of new housing with accommodation for low-income households

Support construction of new housing while protecting/preserving existing workforce and market-rate housing

Increase housing supply in the market

Provide for increased affordability by reviewing limitations on density and required improvements for appropriate Town neighborhoods and housing types

Work to address emergency homeless services for families in the Town

Encourage residential dwellings in the downtown area through housing support and incentives

Conduct a local housing needs analysis

Determine the current need for low-income and workforce households

Work to affirmatively further fair housing in accordance with Maryland law, which includes promoting fair housing choice and racial and economic housing integration

Encourage residential in and near the downtown

Increase density with mixed-use buildings (residential above first floor commercial retail or office) and provide incentives to allow additional units if they are designated affordable

Consider reducing costs associated with permit-based public parking for existing residential located above commercial in the downtown

Review potential incentives for mixed-use development that can share parking needs

Provide a wide range of housing types to allow for economic diversity

Review the Development Regulations to provide flexibility for unique family situations and accommodation for individual circumstances

Adjust zoning regulations that act as barriers to convert single-family detached housing to two-family dwelling units where zoning is appropriate

Explore opportunities to expand allowance of Accessory Dwelling Units and short term rentals

Allow new visually compatible moderate density housing products in existing traditionally single-family neighborhoods

Develop procedures and investigate grants for purchase of threatened or deteriorating structures for resale, rehabilitation or redevelopment as residential

Assess the possibility for tax related incentives to provide affordable housing

Provide amenities for residents of the Town

Review the provision for visual and physical access to employment, shopping, schools, parks, open space and government services

Determine the need for cultural, educational, artistic, recreational and natural amenities within easy access to residents

Enhance the streetscape of the Town by partnering with homeowners and business owners on shared improvements

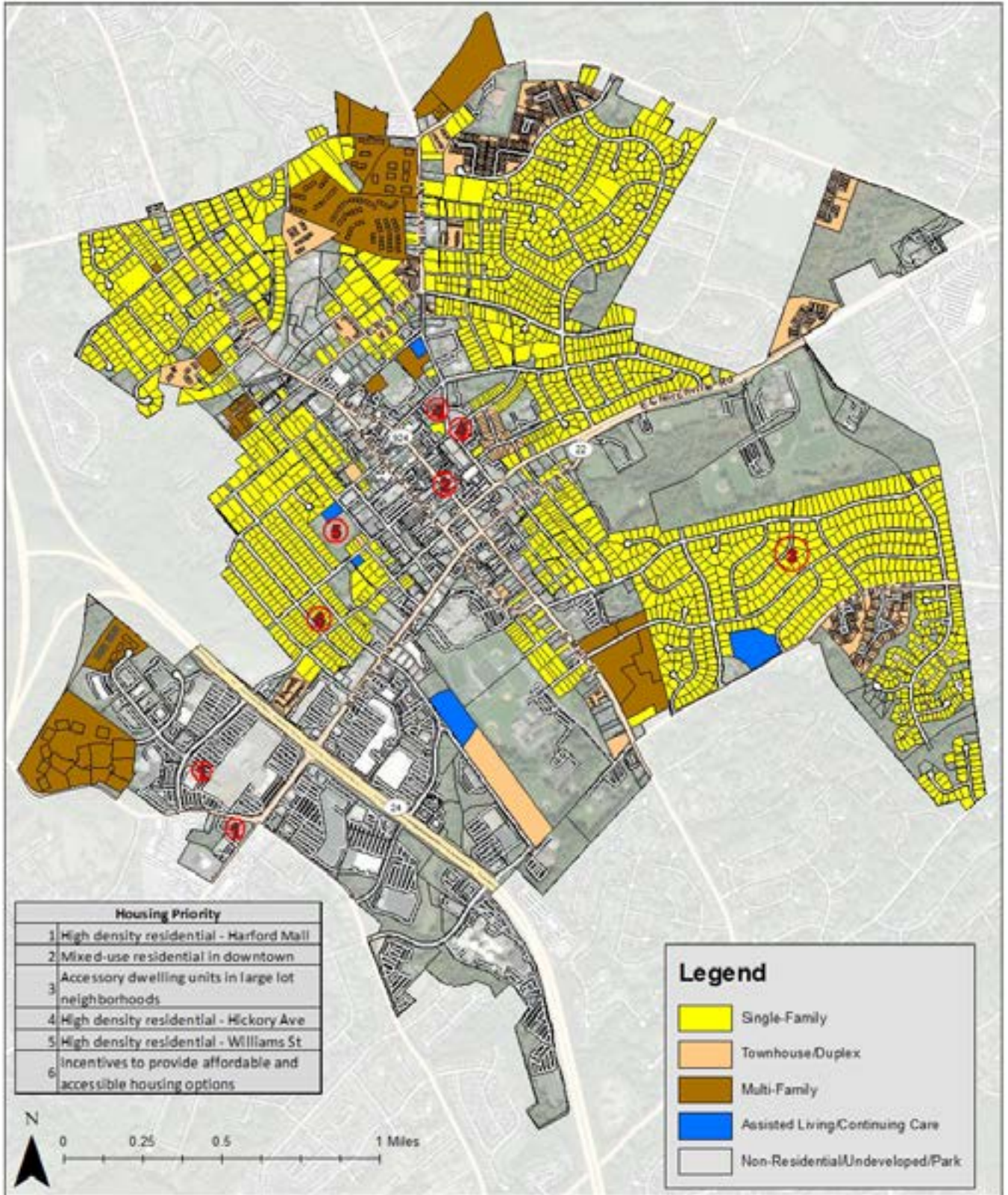
Address perceived visual and sensory blight through landscape, architectural and graphic solutions

Work with Harford County and the State to coordinate services and programs for those with housing challenges

Assist in the awareness of State homebuyer assistance programs, homeowner education and tools for foreclosure prevention and homeowner maintenance, housing rehabilitation programs, tenant education and rental assistance, and incentives and education for landlords

MAP I

Housing: Type of Dwelling



CHAPTER 8

Economic Development

VISION

Support and maintain a desired quality of life encouraging economic prosperity and cultural enjoyment that focuses on retaining and expanding the Town role as an economic, cultural, governmental, medical and social center fostering big city vibrancy while retaining small town charm.

BACKGROUND

Downtown Bel Air

Downtown has a mixture of retail, food, and service uses with office dominating the town center. This has resulted in a large daytime population from workers serving government and associated offices. Over the last several years, several pubs and restaurants have emerged on Main Street to serve this population and provide evening entertainment. A majority of properties in downtown have little or no parking and are constructed close to the street. Architectural styles are an eclectic mix containing many older historic buildings which add character and visual appeal.





Bel Air is a high demand location for families.

MD Route 24 Commercial

The intersection of MD Route 24 and US Business 1 is the shopping core for big-box stores and national chains. Stores in this area serve a broader regional market. There are three shopping centers and one regional enclosed mall which occupy each of the four corners of the intersection. Big box stores occupy a majority of the remaining developed parcels along MD Route 24. Harford Mall is a “Life-Style” mall that contains approximately 500,000 sf of retail space. The Mall owners sold a portion of the site containing the former Sears store. The developers are proposing to tear down the vacant Sears space and build a high-end grocery store with additional retail. This appears to be the first phase of a multi-phase project to revitalize the Harford Mall.

US Business 1 Commercial

The Route 1 Corridor is oriented toward automobile sales and service, banks, and fast-food restaurants. Parcels are individually owned with each having at least one or two entrances from US Business 1. Buildings are of varying styles and situated on each parcel in varied orientations. All properties have on-site parking for customers with most located in front of the building.

Industry

Bel Air has limited industrial activity. Neither road access nor available vacant land supports this use in most sections of Town. The majority of industrially zoned parcels in Town are occupied. The only parcels still operating as true industrial uses are located in the northern portion of the Town near Ellendale Street and along the old Ma & Pa Railroad line.

Armory

After 4 years of leasing, the Town of Bel Air acquired the Milton A. Reckord Armory building in 2010 to provide a Community Center space for local organizations, businesses, and residents to come together and hold events. Worship services, wellness activities, seasonal festivals and civic programs have been held in this space. The Armory supports offices for the Armory Manager, Public Relations Manager, and Bel Air Economic Development Department. An urban plaza adjacent to the Armory, named “Frederick Y. Ward Park”, provides an area for outdoor community gatherings and activities. The garage structure in back of the Armory building, called “Armory Marketplace” was converted from 22 garage bays to 5 individual suites which now incubate 4 seed businesses and an anchor tenant, Harford Artists Gallery, which also serves as the Town Visitors Center.

Housing

Bel Air is a high demand location for families. Total housing units as of 2020 is 4,921 and of those, approximately 62.1% are owner occupied. Conditions are suitable for market-rate apartments and condominiums in the downtown area for young professionals and empty-nesters. This is due to the walkable nature with restaurants and parks in close proximity. The pedestrian friendly town center with services and shopping close by appeals to seniors, making age-restricted housing a desired development. Student housing is also a possibility assuming interest from John Carroll School, Harford Community College (HCC), or Towson University in Northeast Maryland (TUNE). A more detailed description of these recommendations can be found in the Housing Element.

Retail

The 2.7 million square feet of retail space in Bel Air accounts for 22% of the overall retail inventory in Harford County. The retail market in Bel Air is generally healthy however, vacancy rates increased between 2019 and 2021 from 4.8% to 5.1%. Market analysis indicates steady demand and a continued capacity to absorb additional retail development in order to address the retail sales leakage out of the area. There is an opportunity to capture some retail spending by focusing on business recruitment, retention and expansion efforts. The greatest potential is for full-service restaurants with data indicating

the potential to support up to 20 new restaurants and additional demand for clothing stores and specialty grocery and food services.

Office

The office market in Town is relatively healthy, with supply and demand generally in balance. The office vacancy rate increased to 12.1% in 2021 from a low of 4.1% due to teleworking opportunities for office workers following the COVID-19 pandemic. The County Seat helps maintain a stable market in Town as many professional services are linked to government services making them less susceptible to market fluctuations. Current analytics indicate level demand for office space which could extend through 2025. Additionally, over-supply in the greater County region might limit the potential for actual office construction in the near term.

Entertainment

The Town is known for its vibrant downtown that hosts a full complement of cultural events and activities. Cultural attractions include historical buildings such as the Bel Air Armory, Hays House Museum, the Liriodendron Mansion, and Rockfield Manor. The Bel Air Cultural Arts Commission (CAC), a nine-member board tasked with overseeing arts activities in Bel Air, provides funding to support events such as the annual Authors & Artists Holiday Gift Sale in November, Merry Tuba Christmas in December, theater and music events in Shamrock Park during the summer, and concerts throughout the year in various locations throughout Town.



RELATED ANALYSIS

Population

The 2020 Census stated that 10,661 people lived within the Town of Bel Air municipal limits, a 5.3% increase over the previous 6 years. An estimated 89,489 people resided in the Greater Bel Air area. Within a five-mile radius of town, there is a total approximate population of 134,500 people, including the Town population, which constitutes approximately 52% of the County's population.

Retail and Office Space

The current estimate of total retail and office space is approximately 4,220,000 square feet. Approximately 911,000 square feet of combined retail and office space was added to the Town's inventory between 2015 and 2021. Of the total retail and office space, 70% is located in three shopping centers and one semi-enclosed mall.

Employment

The sources of new jobs in the Town from 2015 to 2020 are similar to those from the early 2010s. These are service industries, such as trade, recreation, tourism, restaurants, finance and real estate. The Town has experienced a substantial increase in the retail, restaurant and financial business sectors. Most employees are employed in managerial/professional jobs with a substantial percentage as technicians, salespersons or in administrative support positions.

Income

Between 2015-2019, median household income was \$71,122 and per capita income was \$40,731. Persons in poverty was estimated to be 11.7% of the population. The population of Bel Air includes 5,440 employed people and income levels are expected to increase at a pace on par with the Metropolitan Statistical Area but ahead of income growth in Greater Bel Air and Harford County. Median household income as of July 2021 was \$84,549 and average household income was \$104,046.

The retail market in Bel Air is generally healthy however, vacancy rates increased between 2019 and 2021 from 4.8% to 5.1%

Parking

Parking is considerably distinctive in the downtown commercial area as compared to the rest of Town. There is a widespread perception that parking is scarce in the downtown area. Feedback from the public range from a lack of on-street parking, the need for additional time, and the awareness of the cost of meters. Approximately 4,100 parking spaces exist in the town center, of which nearly 3,000 are controlled by Town, County or State government entities. The multi-story Parking Garage in downtown provides for 1009 parking spaces and is within ±100 yards of Main Street. A quarter mile area around the garage reaches Gordon Street to the north and Powell Ave. to the south along the Main Street corridor. All of Bond Street is within the same quarter mile radius of the Parking Garage. Town policy has been consistent on the need for meters in areas of on-street parking to provide turnover and discourage use of these spaces as long-term parking. Bel Air parking enforcement monitors regularly patrol municipal parking areas.

Recreation

Park development includes several playgrounds, walking trails, stream restoration, gardens, ball fields and an amphitheater. The Ma & Pa Trail is heavily used. Connecting the two sections that had previously been non-contiguous will occur in 2023. Additional possibilities exist for enhanced Streetscape on George and Thomas Streets to eventually connect with the Ma & Pa Trail. Additional connections from the neighborhoods to the downtown and commercial areas along MD Route 24 are also available.

Lodging

No overnight lodging is currently available within the Town. The closest hotels or motels are along the I-95 Interchange in Edgewood, approximately eight miles (or 20 minutes) from the Town Center. A number of large Victorian houses exist in Bel Air's neighborhoods, and many are located adjacent to commercial areas. These could serve as Bed and Breakfast facilities. A small hotel in Town would also provide convenient, centrally located accommodations for visitors associated with the hospital, events at local venues, and sports tournaments held nearby.

STAKEHOLDER COORDINATION

Arts and Entertainment

In 2011, The Town was designated an Arts & Entertainment District by the State and was redesignated in 2021 for another 10-year period. This district is designed to attract local music, drama, craft, dance and art organizations to locate in Bel Air by providing tax incentives through both the state and local government. Leveraging this designation and expanding its mission to include unique shopping, restaurant and entertainment experiences is a recommendation of citizen focus groups as well as the Town Economic & Community Development Commission (ECDC).

Bel Air Downtown Alliance

In 2001, the Town was designated as a Main Street Community and the Bel Air Downtown Alliance, a 501(c)(3) organization, was formed to work with the State Main Street program to promote economic development activity to the downtown area. Each year, this group sponsors the BBQ Bash, First Friday celebrations, Sip and Shop events, street festivals, free movie and entertainment programs. The core of the Alliance is to foster economic activity in the downtown area along with helping businesses with trade resources and marketing support.

Economic and Community Development Commission

The ECDC has existed in Bel Air since 1974 with a mission to foster the development of the Town in a manner that will provide growth and economic stability. The ECDC includes up to nine appointed voting members, and non-voting attendees, including Town staff, the Bel Air Downtown Alliance, Harford County Department of Economic Development and interested Town business owners. The Commission organizes events, facilitates programs, acquires grant funding and recommends policy to the Town Board.

Main Street Maryland

Created in 1998 by the Maryland Department of Housing and Community Development (DHCD), Main Street Maryland is committed to fostering economic revitalization and sustainable downtown areas.

The Bel Air Downtown Alliance has shepherded this program from its inception and promotes the mission. Designations incorporate a five-point approach that includes design, local organization, promotion, economic development, and sustainability. Downtown Bel Air features historic architecture as well as locally owned shops and boutiques, arts, unique events & festivals, and a variety of restaurants and cafés.

Upper Chesapeake Health

The Town is the home to the University of Maryland Upper Chesapeake Health (UM-UCH) system medical center constructed in 2000 and expanded in 2008 and 2011. This facility has spurred the investment of physicians, physical therapists, laboratories and other health related services and professionals into the Greater Bel Air area. In 2013 the Kauffman Cancer Center was built to provide state of the art medical services to residents who previously needed to seek treatment at facilities outside of the County. Additional construction projects were approved in 2021, including expansion of the support services portion of the main hospital building, an expansion of the Cancer Center, and a new Ambulatory Surgical Center on the eastern part of the hospital campus. Additional parking was added in anticipation of these building construction projects.

Harford County

Bel Air is the home to the District Court, Circuit Court, Harford County Sheriff, and State/County administrative offices. Attorneys, accountants, and other professionals have located offices in Bel Air to take advantage of government services. County services bring people from all parts of the region to Bel Air in order to conduct business and to connect with government. Smart Growth principles indicate that growth be directed to those areas which offer existing services and infrastructure, supporting the proposition that Bel Air is ideally suited for development. This indicates that there are associated needs for housing, retail businesses, service businesses, recreational and cultural opportunities. Other critical relationships include the Small Business Resource Center, Harford Community College, the Harford County Chamber of Commerce and the Harford County Economic Development Department.

Aberdeen Proving Ground

Aberdeen Proving Ground (APG) serves as the economic base for the County by occupying 72,000 acres of land and providing 16,000 jobs to the regional community. Due to its strategic mission of providing national security tools such as biological weaponry testing, APG attracts high-tech privatized military contractors and highly educated and skilled workers to the area. It is estimated that approximately 60% to 70% of the APG workforce lives in the Greater Bel Air area. As a result, APG is considered a major contributor to the overall economic stability and high-income demographic profile of the Town.

Events

The Downtown Alliance supports many events that have a regional draw including the Bel Air BBQ Bash, First

Fridays and outdoor movies. These activities enhance other Town events such as the Farmers Market, the Independence Day celebration, the Christmas Parade, the annual Arts Festival and numerous other events. These events serve to bring people from the region to Bel Air that would otherwise not perceive Bel Air as a tourist destination.

Farmers Market

The Town provides opportunity for residents and visitors to enjoy local food and agricultural products through the Bel Air Farmers Market. This market has thrived for over forty-five years in the downtown area supporting the need for organic foods, local farm harvest and value-added products that cannot be obtained elsewhere in the region.

The Bel Air Farmers' Market is an open air, producer only market. A large selection of 48+ local vendors (organic too) are there for your shopping pleasure.



LAND USE DISTRIBUTION PRIORITIES

Table 8-1 quantifies the current zoning in Bel Air and isolates the small amount of vacant or underutilized land remaining in Town found mostly in the R-2 and B-3/B-3A districts. A significant category is the number of underutilized properties. These lands are typically commercial one-story older buildings with oversized parking or inefficient site layout. Excluded from this classification are County or Town owned public properties that currently provide surface parking that may offer a development opportunity in the future. Map J graphically shows these parcels.

Table 8-1 Bel Air Existing Zoning by Acreage

| Total Acreage by Zoning | | Undeveloped Acreage by Zoning | Underutilized Acreage by Zoning |
|-------------------------|-------|-------------------------------|---------------------------------|
| R-1 | 592.4 | 0 | 0 |
| R-2 | 369.8 | 15.4 | 9.8 |
| R-3 | 267.7 | 0 | 0 |
| R-0 | 31.3 | 0.6 | 0 |
| B-1 | 18.2 | 0 | 1.1 |
| B-2/B-2A | 78.8 | 7.3 | 5.9 |
| B-3/B-3A | 307.7 | 14.4 | 21.1 |
| M-1 | 72.8 | 1.7 | 10.6 |

Town of Bel Air Department of Planning

PRIORITY ONE - Commercial Center

The Maryland Route 24 and US Business 1 corridors developed in the 1970's and 1980's with an emphasis on the automobile. The Harford Mall, Tollgate Marketplace, Bel Air Town Center & Bel Air Plaza possess over a million square feet of shopping and associated parking that makes this area a significant destination according to available traffic studies. The recent changes in parking use and customer interaction free up the way these shopping centers operate and the degree of mixed use that is available. More opportunities for residential, amusement, and service-oriented uses exist. Other properties along US Business Route 1 can and should be included when assessment of the economic drivers is done and recommendations for development strategies are considered. This review places Priority 5 as a supplementary asset which may be leveraged as part of these commercial four corners.

PRIORITY TWO – Bond Street and Downtown

The core of the town center is lined with close-knit typically two-story facades along Main Street and adjacent side streets providing a coherent architectural organization and consistency of scale. Along with the traditional street pattern of Main Street, Bond Street and associated interconnecting streets offer opportunities for development and changes in use where structures in underutilized properties can be replaced or renovated for more intensive uses that reflect the higher property values in this area.

PRIORITY THREE – Ellendale Area

Historically, Bel Air was the hub of agricultural commerce when the Ma & Pa railroad traversed the northern edge of Town at Ellendale Street. The Grain Mill and other industry formed around this transportation center. With the railroad long gone and a pedestrian/bicycle trail along its former alignment, single family homes have encircled the industrially zoned properties with some commercial located to the south. The remaining industrial uses are left with an extremely limited means of ingress & egress for the many trucks that still provide commerce to the area. It is prudent to examine the industrial zoning and its evolution to more high-tech employment-based uses.

PRIORITY FOUR – Medical and Health Care

University of Maryland – Upper Chesapeake Health system is now well established along the MD Route 24 corridor. Plans for expansion include additional floors on the Cancer Center, additional beds in the Hospital and a new Ambulatory Surgical Center in the parking area located at the intersection of Tollgate Road and MacPhail Road. This future development is anticipated within the next ten years and will create potential for the medical campus to expand into remaining lands located south of the main hospital complex.

PRIORITY FIVE – Baltimore Pike

The US Business 1 corridor from Main Street to Atwood Road is ripe for redevelopment given the age of structures and uses that occupy this area. Many of the properties are underutilized and some existing uses are better suited to highway oriented commercial. Adjustment to development regulations allowing greater flexibility would benefit this area.

GOALS AND OBJECTIVES

Based on Town analysis of economic development, the following Goals and Objectives were developed:

Assure a sound, balanced and diverse business foundation that will meet the needs of the community and endure periodic downturns in the economy

Work with the Harford County Office of Community and Economic Development and the Bel Air Downtown Alliance on innovative strategies to attract new businesses to the Town based upon market and demographic information obtained from 2020 Census data through preparation of a Strategic Plan to implement recommendations

Leverage the Armory Marketplace to incubate new businesses that will contribute to the variety of commercial uses in Town

Target the acquisition of a hotel or bed & breakfast at an appropriate location within Town

Encourage the development of educational and medical services to help diversify Town economy

Support the continued innovative redevelopment of the Harford Mall into an economically vibrant shopping and entertainment destination

Provide incentives for new businesses to come to Bel Air and for existing businesses to remain

Modify the parking requirements in the development regulations within the downtown area and provide for future public parking in specific areas of need

Expand strategic partnerships with local and regional economic development organizations, including the MD Department of Commerce, to provide financial incentives and grant opportunities

Coordinate with the Bel Air Downtown Alliance to provide resources to existing businesses and aid new businesses as they become established

Investigate development strategies and incentives for the adaptive reuse of older or historic structures and development of infill parcels

Support evening and weekend activity in downtown Bel Air

Promote Mixed Use development with incentives in the development code to attract live, work and play opportunities to a growing telework population

Endorse the accommodation of residential uses in the downtown area with zoning code and building code review for possible development hindrances

Work with the Downtown Alliance to educate the public on parking availability and alternative transportation through wayfinding graphics and social media

Support existing State and County Government services in the downtown area

Assist the development of government support services such as professional offices and non-profit organizations

Provide appropriate retail and services uses to meet the needs of government employees

Assure the appropriate infrastructure to satisfy the needs of government services and their related support services

Market Bel Air as a cultural, artistic and recreational destination for visitors and residents

Attract additional art galleries and identify potential additional artist living quarters in the downtown area

Encourage the performing arts through events and education along with promoting and enhancing the Armory as a performance venue in the downtown area

Strengthen retail and restaurant connections with the Ma & Pa Trail, local parks and local event venues to capitalize on evening and weekend activity and to promote outdoor cultural events

CHAPTER 9

Land Use

VISION

Concentrate development in a manner that ensures a safe, attractive, economically viable land use pattern that sustains a balance between the traditional small-town character of the Town and the inevitable growth and development required for a municipality to sustain services.

BACKGROUND

Population

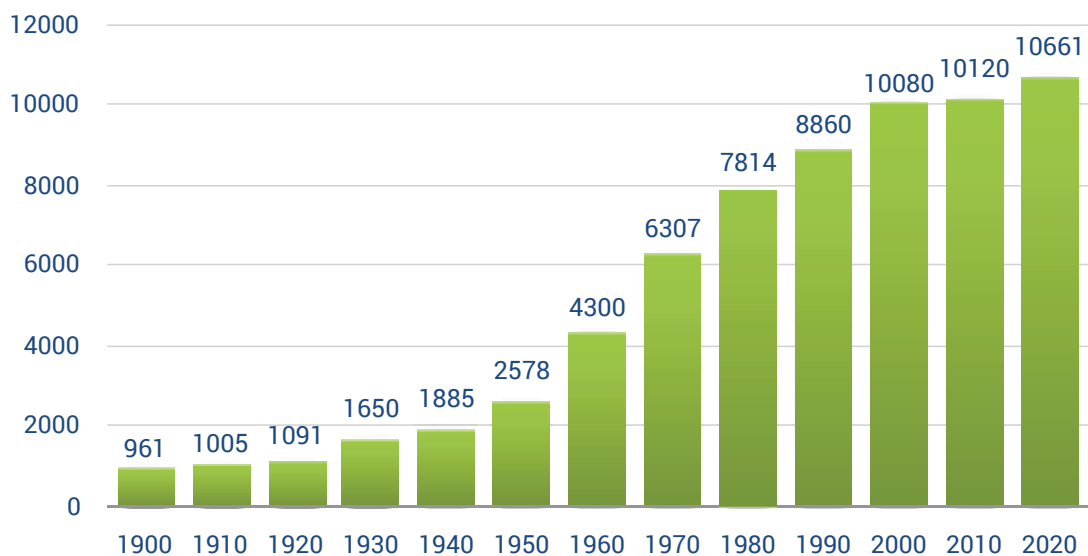
Bel Air added 541 residents over the last ten years. Since 2010, the Town population has grown by five percent as shown in Table 9-1. This is due to the limited undeveloped land within the corporate limits and restricted ability to annex undeveloped County land. The limited development opportunity accentuates the need to find alternative avenues for growth.





Bel Air added 541 residents over the last ten years.

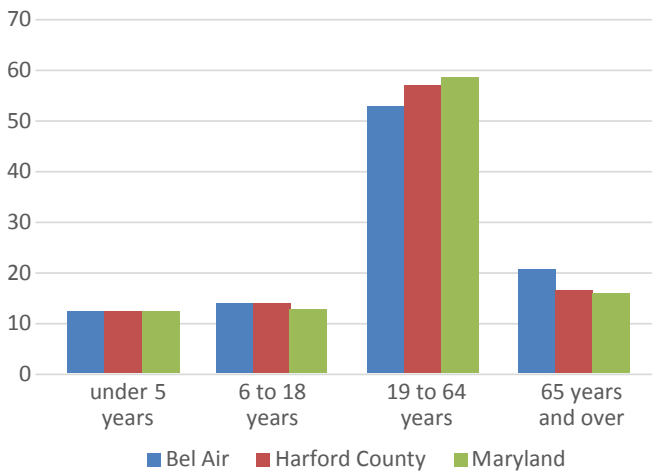
Table 9-1 Historical Population Growth



US Census

Aging Population

The residents of Bel Air tend to be older when compared to Harford County and Maryland. This is evidenced when examining the segment of population 65 and older as represented in Table 9-2. Maryland and Harford County respectively have 15.9% and 16.6% residents who are 65 and older while Bel Air has 20.6% seniors. This influences housing, land use, economic development and provision of community services. Conversely, those between the ages of 19 to 64 are slightly underrepresented in Bel Air as compared to the County and State.

Table 9-2 Population Age*US Census*

Annexation 2015 - 2021

Since the last Comprehensive Plan approved in 2016, Bel Air has not had any successful annexation requests. Bel Air remains approximately 3.03 square miles in area.

Land Use Designations

Bel Air is the County seat, a major shopping locale and is embedded at the crossroads of two major roads that transverse the region. [Map K](#) shows existing land use in Bel Air and the area of the County within two miles of the center of Town. The existing Land Use categories shown on the map are defined as follows:

Low Density Residential

Primarily single family detached homes at densities of 4 units per acre or less including some community service uses and institution uses.

Industrial

Includes businesses engaging in manufacturing, processing, repair or assembly of merchandise, goods or equipment.

Medium Density Residential

Generally single-family homes or attached dwellings such as townhomes and semi-detached dwellings at densities of no more than 6 units per acre. This category also includes community service and institutional uses.

Institutional

Contains uses such as schools, post offices, health care facilities, churches and community centers.

High Density Residential

Includes apartments and condominiums as well as community service and institutional uses. Density does not exceed 14 units per acre.

Open Space

Encompasses both passive and active recreation, parks and natural areas.

Commercial

Comprises business, institutional and service establishments typically located in the B districts. Development intensity is based on use, setbacks and parking needs.

Undeveloped

Includes vacant land that may or may not be developable, but does not qualify for open space, since properties are held under private ownership.

The mixing of uses in Bel Air is encouraged by the Development Code through parking sharing, integration of permitted uses and targeted reduction in buffering and setbacks. Therefore, a mixed-use category is not included as part of the Proposed Land Use Plan, as the mixing of uses is expected.

Regional Land Use

Table 9-3 and [Map K](#) show that incorporated Bel Air has fewer single family homes and a higher percentage of area dedicated to commercial than Greater Bel Air. This is to be expected given the traditional pattern of development.

Table 9-3 Existing Land Use in Bel Air & Greater Bel Air (GBA)

| | Bel Air Acreage | Bel Air Percent | GBA Percent |
|----------------------------|-----------------|-----------------|-------------|
| Low Density Residential | 413.7 ac | 24.8% | 55.09% |
| Medium Density Residential | 208.6 ac | 12.5% | 3.1% |
| High Density Residential | 138.0 ac | 8.3% | 4.5% |
| Commercial | 347.5 ac | 20.9% | 21.0% |
| Industrial | 18.3 ac | 1.1% | 0.27% |
| Institutional | 325.1 ac | 19.5% | 4.75% |
| Open Space | 190.7 ac | 11.5% | 2.8% |
| Undeveloped | 20.0 ac | 1.2% | 0.8% |
| Right-of-way | 3.2 ac | 0.2% | 0.1% |

Town of Bel Air Department of Planning and Harford County Planning & Zoning

Neighborhoods

Bel Air possesses a walkable scale with the downtown accessible from many surrounding residential neighborhoods. The grid pattern of local streets and sidewalks allows for easy and safe walking and bicycling to the center of Town. These neighborhoods have a substantial streetscape of older trees.

Gateways

Parkland and open space mixed with commercial uses mark most of the entry routes into Bel Air along major arterial roads. Smaller collector roads provide a more palliative gateway through traditional large lot residential and office uses. A consistent and visually appealing arrival into Town is absent for most of the southern access points.

County Seat

The governmental complex in downtown provides a strong economic engine for the community. Along with the UM Upper Chesapeake Health, Harford County Public Schools and Harford Mutual Insurance, this area provides employment for Bel Air and Harford County professionals. The workers these institutions employ also drive the type of associated businesses such as restaurants, professional offices and retail shops.

Educational Investment

The continued expansion of Harford Community College and Towson University represents opportunities for Bel Air. Collaboration to provide student housing, satellite classrooms and business partnerships enable these educational institutions to broaden local community presence. Branching out will reduce traffic congestion at the main campus, allow for more continuing education opportunities and reduce the carbon footprint for the college. It will also provide Bel Air with a portion of commercial activity that college towns possess.

RELATED ANALYSIS

Form Based Zoning

It is important to maintain the stability of existing neighborhoods and commercial areas. This is because most new growth will generally take the form of redevelopment of existing property. Redevelopment also presents potential for impacts to adjacent properties and neighborhoods. The Town implemented form-based zoning during the 2010 Comprehensive plan update to support the long-term viability of existing development by emphasizing the use of architectural guidelines and performance standards instead of isolating uses. An expansion of this approach is envisioned to encourage mixed-use development.

STAKEHOLDER COORDINATION

Harford County

Greater Bel Air has a significant influence upon the Town. Most of the existing property is developed and the current land uses are stable, however, some areas are underutilized and suitable for redevelopment. These County areas include the area southwest of Bel Air along US Business Route 1 and the area north of Bel Air in and around Hickory. Changes in these areas could result in transportation and land use impacts to the Town.

State of Maryland

The Maryland Department of Planning oversees several programs to which Bel Air must adhere and which chronicle land use changes.

Economic Growth, Resource Protection & Planning Act of 1992

Priority Funding Areas (PFA) Law of 1997

Maryland Main Street program created in 1998 by Department of Housing and Community Development

Smart Growth Acts of 2009

Sustainable Communities Act of 2010

Sustainable Growth & Agricultural Preservation Act of 2012

Sustainable Communities Tax Increment Financing (TIF) Act of 2013

Plans produced in association with the requirements of these State initiatives such as Tier Mapping, Sustainable Communities Area, Maryland Main Street and others can be found in the Appendices.



GOALS AND OBJECTIVES

Based on Town analysis of land use, both in Town and in the surrounding County, the following Goals and Objectives were developed:

Address the applicability of the Industrial District to emphasize a focus on employment-based uses

Review the Development Regulations to encourage technology-based businesses that have reduced environmental issues and minimal neighborhood impact and view the M-1 as an employment use

Capitalize upon the Ma & Pa Trail as a catalyst for low impact development of the industrial area

Encourage the consolidation of selected parcels to allow for coordinated development that will provide for comprehensive planning of growth

Target specific areas in Town for redevelopment and infill of underutilized properties

Support business development along Bond Street and the connector roads leading to Main Street

Continue the effort to develop 'back door' businesses along Burns Alley to enhance the connection between the Bel Air Armory and the "Old Tire Lot" located at Churchville Road

Explore a "Planned Unit Development" or "Overlay Zone" for the four corners of the MD Route 24 and US Business Route 1 intersection, particularly the Harford Mall

Review the development regulations to encourage mixed-use opportunities in and around the downtown area

Protect existing residential areas from the incremental incursion of commercial uses and traffic

Review zoning regulations to address transitional relationships between districts and land uses

Allow the commercial areas to grow in place through development incentives, creative building height interpretations and flexible parking requirements

Explore practical adjustments to the Residential Office District and Transition Overlay Zone

Strengthen coordination with the County, State and other municipalities

Review land use and zoning to coordinate conflicts and address community needs between districts

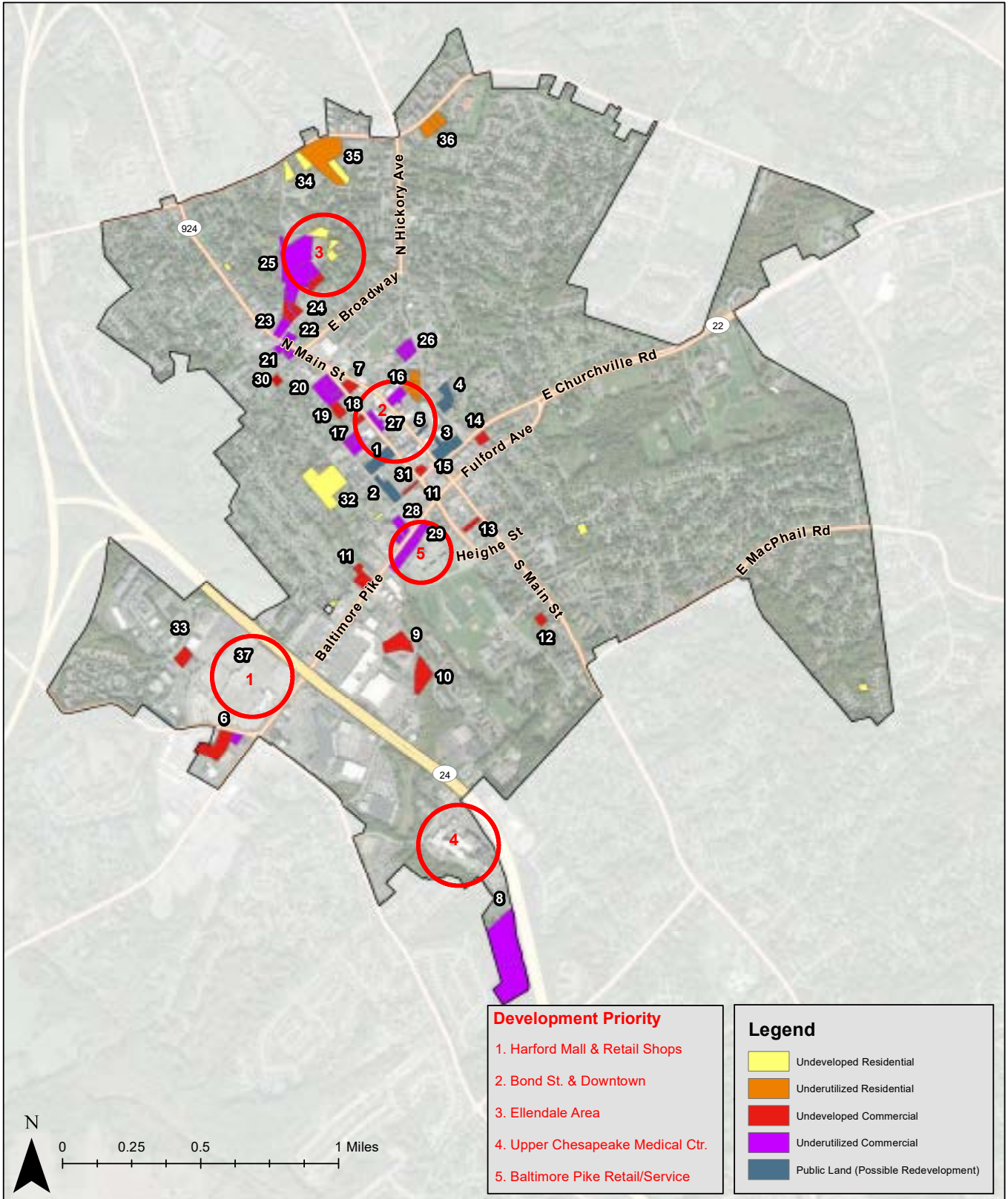
Review Adequate Public Facilities ordinance to assess functional and practical mitigation to the impacts from new development

Work with the County on review of development plans to insure compatible development with emphasis on traffic related impacts

Coordinate with Harford County on a Wellhead Overlay District and a Watershed Protection Zone for the Winters Run area leading to the Maryland American Water Company intake

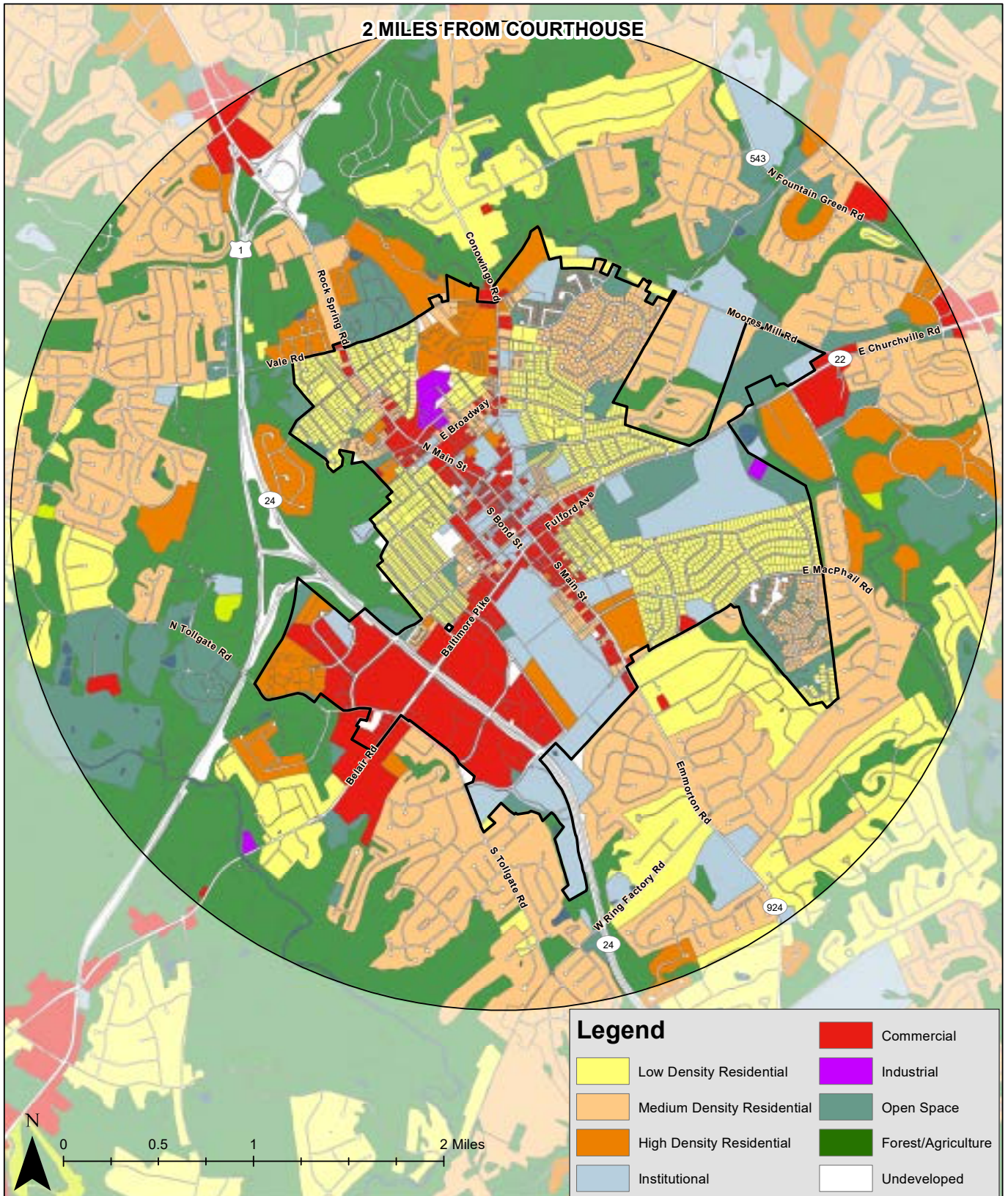
MAP J

Economic Development Status



MAP K

Land Use: Existing



CHAPTER 10

Municipal Growth

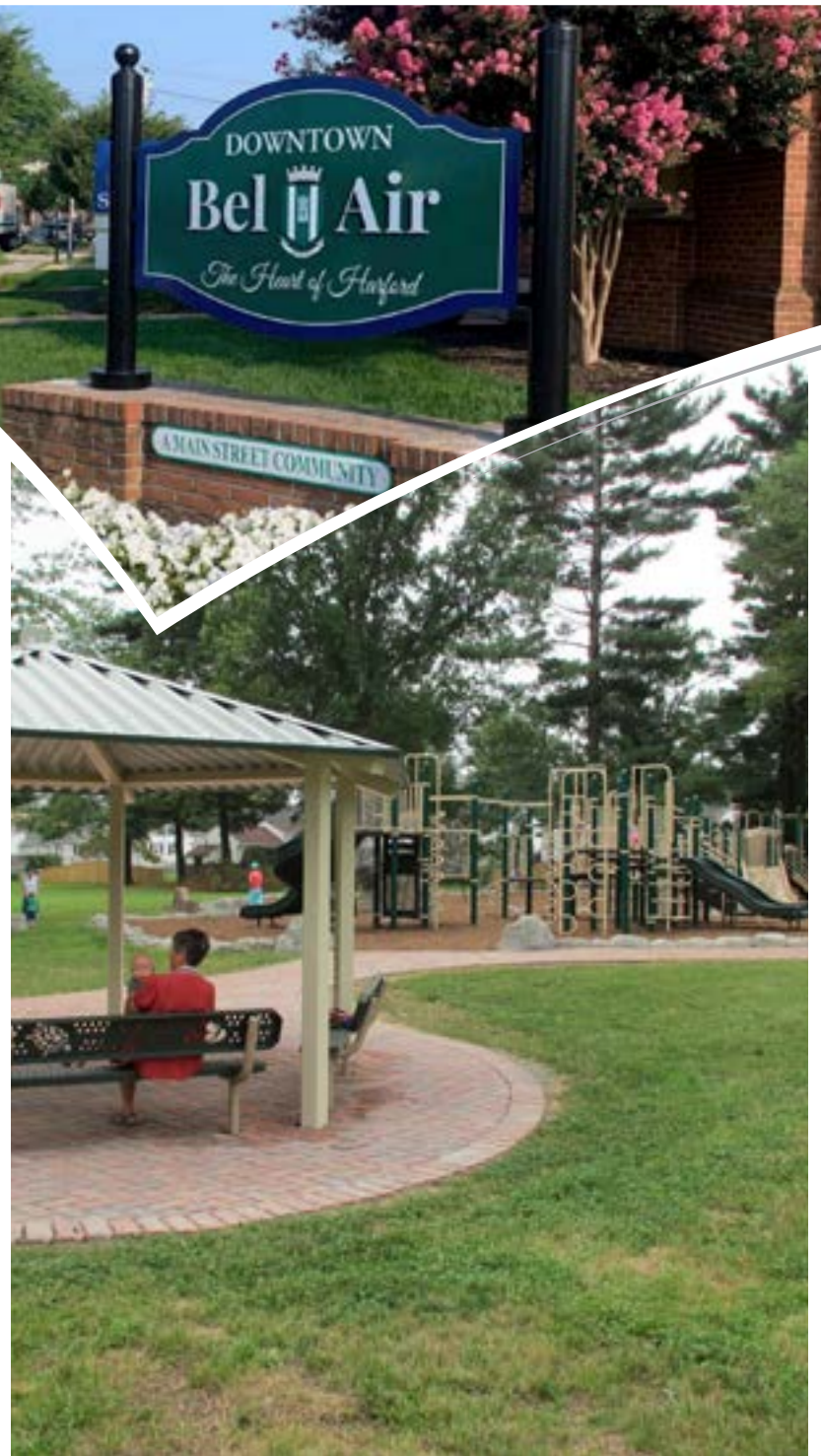
VISION

Plan for the physical and population growth of the Town of Bel Air through the year 2040 by identifying the desired future boundaries of the Town and the public facilities necessary to accommodate future residents

BACKGROUND

Historic Population Growth

Between 1980 and 2000, Bel Air population grew by approximately 29% percent as shown in Table 10-1. Between 2000 and 2010, the Town population growth was considerably slower (4 residents per year) reflecting the sluggish economy, pressure to locate commercial uses (rather than residential) and the reduced availability of developable land.





Approximately 3% of the total land area in Bel Air is undeveloped.

Table 10-1 Historical Population Growth, 1980-2020

| Year | Bel Air Population | Percent Increase |
|------|--------------------|------------------|
| 1980 | 7,814 | 13.4% |
| 1990 | 8,860 | 13.4% |
| 2000 | 10,080 | 13.8% |
| 2010 | 10,120 | 0.4% |
| 2020 | 10,661 | 5.3% |

US Census

Land Use Change

Infill development has generally been responsible for most of the recent population growth and Bel Air has annexed a small amount of land since 2010. Between 2015 and 2020, the Town did not annex any parcels.

Population Projections

The projected population for the Town through 2040 is shown in Table 10-2.

Approximately 3% of the total land area in Bel Air is undeveloped. To address this limitation, the Town can promote residential growth at higher densities and encourage mixed use projects in or near the commercial fringe. The mandate by the Town to increase the support of residential construction facilitates an estimated positive population growth of 15.3% between 2020 and 2040 equaling an increase in population of 1,627 persons (740 dwelling units using 2.22 persons per household size).

Table 10-2 Projected Population Growth

| Year | Percent Growth | Population | New Units to be added | New Persons added | New Total Population |
|------|----------------|------------|-----------------------|-------------------|----------------------|
| 2015 | | 10,112 | | | |
| 2020 | 5.5% | 10,661 | | | |
| 2025 | 2.5% | 10,928 | 65 | 144 | 11,072 |
| 2030 | 3.0% | 11,255 | 180 | 400 | 11,655 |
| 2035 | 3.5% | 11,649 | 145 | 322 | 11,971 |
| 2040 | 3.0% | 11,999 | 130 | 289 | 12,288 |

Maryland Department of Planning

Town of Bel Air Department of Planning

Potential Projects

Bel Air can accommodate a total of 550 dwelling units and 1,022,900 square feet of commercial area based upon land available for development shown on [Map J](#) and reflected in [Appendix E](#). Because some properties are better suited for redevelopment than others, Table 10-3 below provides information for projects on vacant or public land that have a higher likelihood of development. In the next ten years, the yields of these projects are based on the existing conditions of each individual property. The projects below also reflect a basic correlation with the expected 17% population growth through 2040. The current flexibility provided in zoning may adjust some of these assumptions since most districts allow for both commercial and residential uses.

Table 10-3 Likely Residential Development within 10 to 15 years

| Property | Acreage | Likely Housing Type | Yield |
|------------------------------|-----------------|---|---------------|
| Harford Mall | 3.0 ac | Multifamily | 150 du |
| Water Tower Place | 0.5 ac | Multifamily | 24 du |
| Hickory Ave (Town Lot) | 1.5 ac | Multifamily | 33 du |
| Courthouse Square | 5.4 ac | Multifamily | 117 du |
| Hickory Flats | 1.5 ac | Multifamily | 100 du |
| Bailey Lane | 0.6 ac | Townhouse | 12 du |
| Lester Way | 0.8 ac | Townhouse | 12 du |
| Moore's Mill Road properties | 6.3 ac | Single Family Detached | 24 du |
| South Main Street Lot | 2.02 ac | Townhouse or Multifamily with Mixed-Use | 45 du |
| Total | 22.22 ac | | 517 du |

Town of Bel Air Department of Planning

DU - Dwelling Units

Table 10-4 Likely Commercial Development/Redevelopment within 10 to 15 years

| Property | Acreage | Yield |
|-----------------------------------|-----------------|-------------------|
| Wm. McComas Property | 0.96 ac | 10,500 sf |
| Harford Mall | 29.38 ac | 320,000 sf |
| Water Tower Place | 0.47 ac | 5,600 sf |
| Santiago & Sauers Properties | 1.31 ac | 15,000 sf |
| Former Pete's Cycle | 1.26 ac | 13,700 sf |
| Mary Risteau Lot | 1.82 ac | 39,700 sf |
| Marketplace (Lot B) | 1.80 ac | 6,400 sf |
| Lee Street (HarCo) | 1.59 ac | 17,400 sf |
| Bond & Churchville | 0.28 ac | 3,100 sf |
| Broadway – Harford Mutual | 0.75 ac | 8,200 sf |
| 102 N. Bond St. (H&N Stat. Trust) | 0.34 ac | 7,400 sf |
| 109 E. Churchville Rd. (Myers) | 0.58 ac | 4,000 sf |
| South Main Street Lot | 2.02 ac | 44,500 sf |
| Total | 40.54 ac | 451,000 sf |

Town of Bel Air Department of Planning

Direction of Growth

Land Use goals and objectives are related to municipal growth and include annexation options. Future annexations should serve the following principal functions:

Properties annexed should accommodate projected population growth and commercial/employment needs through 2040

Annexed areas should simplify Town boundaries so that public services can be provided in an efficient manner

Future Growth Areas

Map M shows potential annexation areas for the Town. These growth areas contain approximately 337.54 acres of land that may be developed for residential, commercial or recreation uses. It is expected that the likely residential properties could support approximately 427 dwelling units. The potential annexation of commercial areas could result in 1,064,100 square feet. There is potential for subdivided residential land to be annexed by the Town. These areas include Gleneagles and Harford Woods which total 319 additional dwelling units. The neighborhoods described rely on Town roads, but do not support maintenance of those roads so annexation would simplify the provision of public services. Since these properties are developed, the likelihood of annexation is remote.

Table 10-5 Potential Future Annexation

| Annexation (Residential) | Acreage | Yield |
|--------------------------|-----------------|---------------|
| 1112 Moore's Mill Road | 58.2 ac | 253 du |
| 213 Vale Road | 30.9 ac | 90 du |
| 1003 S. Tollgate Road | 12.4 ac | 36 du |
| N. Tollgate Properties | 2.0 ac | 4 du |
| Total | 103.5 ac | 383 du |

| Annexation (Commercial) | | |
|------------------------------------|----------------|-------------------|
| S. Tollgate Rd. & US Bus 1 Parcels | 22.3 ac | 242,000 sf |
| 655 Marketplace Drive & S Tollgate | 1.6 ac | 17,000 sf |
| Moore's Mill Rd & Hickory Ave | 2.1 ac | 19,200 sf |
| Moore's Mill Rd & Churchville Rd | 2.2 ac | 21,000 sf |
| Total | 28.2 ac | 299,200 sf |
| Annexation (Parkland) | | |
| | 117.8 ac | |

Town of Bel Air Department of Planning

Total Growth

It is expected that many of the properties listed as potential annexations will not be incorporated into Bel Air for various reasons. For the purposes of growth estimates, the Town has estimated expansion by 2040 will be 25% of the available land. Once the infill and redevelopment within Bel Air has been added, the total growth capacity is shown below.

Table 10-6 Total Growth Capacity

| | Commercial | Residential | Population |
|--|---------------------|---------------|--------------|
| Potential Annexation (25% of total available) | 74,800 sf | 96 du | 213 |
| Infill & Redevelopment | 1,022,900 sf | 550 du | 1,221 |
| Total | 1,097,700 sf | 646 du | 1,434 |

Town of Bel Air Department of Planning

RELATED ANALYSIS

Public Schools

Bel Air is served by two Elementary Schools, two Middle Schools, and two High Schools. Projected municipal growth, along with population growth in county developments, will increase the number of students attending these schools. Harford County uses the following factors to estimate the number of new students that will be generated by development:

Table 10-7 Projected Student Yield

| | Elementary | Middle | High |
|---------------|------------|--------|------|
| Single-Family | 0.17 | 0.09 | 0.12 |
| Townhome | 0.22 | 0.10 | 0.13 |
| Apartment | 0.15 | 0.06 | 0.06 |
| Condominium | 0.07 | 0.04 | 0.04 |

Harford County 2020 Annual Growth Report

School Capacity

Assuming that projected development follows a trend similar to the current ratio of housing types in Bel Air, it is anticipated that less than 5 students in each school level will be generated by municipal growth each school year.

Libraries

The American Library Association standard suggests that there should be 1,000 square feet of library space for each 10,000 population. By that standard, the 53,964 square foot Bel Air Library is adequate for the existing and projected Town population.

Police Protection

The addition of approximately 1,809 people over the next twenty years will place additional demands on police resources. The International Association of Chiefs of Police (IACP) recommends 2.6 police officers for every 1,000 residents. Based upon this recommended ratio, the current thirty one sworn officers and sixteen support persons on staff can provide adequate protection for up to 11,923 residents. The Town is expanding and updating the Police Station starting in December 2021 and it is scheduled for completion in May 2023.

Fire & Emergency Services

Town Fire, Rescue, and EMS services are provided by the Bel Air Volunteer Fire Company (BAVFC), which services the Town and the greater Bel Air area. The National Fire Protection Association (NFPA) recommends that a jurisdiction the size of Bel Air have fifteen personnel available to respond. The current number of volunteers allows the BAVFC to adequately serve Town current and projected population.

Water Facilities

Water service is available to all properties in the Town. A detailed analysis of water facilities is contained in the Water Resources Chapter V.

Sewer Service

Sewage is collected in sewer mains owned and maintained by the Town and is treated at the County's Sod Run Treatment Plant by the County. The plant is designed to treat an average daily flow of 20 MGD and peak daily flow of 52 MGD. Sod Run provides adequate capacity to treat the projected wastewater generated by the County sewer service area and the Town for the next twenty years. Additional detail on Sewer Services can be found in Chapter V.

Storm Water Management

The storm water management systems in Town treat runoff from approximately 23.1% of its total acreage. The remaining portions of the Town were built prior to the establishment of SWM standards and Town policy is to address SWM as part of redevelopment and through selected SWM retrofit projects. Additional detail on stormwater management can be found in Chapter V, the Water Resources Element.

Parks and Recreation

The State of Maryland recommends that jurisdictions provide 30 acres of open space land per 1,000 residents. Half of this acreage should be active recreation uses (parks, recreation facilities, etc.). The Town of Bel Air currently has approximately 189.22

acres of parkland (including schools) while nearby County parks provide an additional 684.99 acres. Town parkland alone does not meet the state's recommended standard for existing or future population (Table 10-8). However, the combination of Town and County facilities (874.21 acres) significantly exceeds the standard. Greater detail on park and recreation facilities can be found in the Community Facilities Chapter III.

Sensitive Areas

The Sensitive Areas Element (Chapter II) catalogues and describes the streams, wetlands, floodplain, steep slopes and forest areas. Policies and ordinances should emphasize the concentration of development in environmentally suitable areas to minimize adverse impacts to sensitive areas in and around the Town.

Table 10-8 Park Facilities Capacity

| | 2020 | 2040 |
|--|--------|--------|
| Population | 10,661 | 11,991 |
| Acres per 1000 residents - Town Parks & Schools | 17.8 | 15.8 |
| Acres per 1000 residents - Town and County Parks | 82.0 | 72.9 |

Town of Bel Air Department of Planning

STAKEHOLDER COORDINATION

Resident Input

A major emphasis of this Comprehensive Plan, as described in the policies of the Land Use, Economic Development, and other elements, is fostering big city vibrancy while retaining a small town charm. The density of new development would be sufficient to meet criteria of the state's Priority Funding Areas Act. New development would contain housing unit types that complement existing areas of Town and would be connected to the Town Center by roads and paths in appropriate locations.

County Coordination

A close partnership is required concerning the designation of potential annexation areas. Based upon data from other elements of the plan, Bel Air will principally grow within its current boundaries given the disposition of the available land. However, several properties have been identified as desired annexation opportunities. Bel Air will work with the County to identify any issues associated with provision of services and desired land use to make sure the Town grows in an efficient and logical manner.

State Review

The town must provide a detailed report to the State stating the condition and justification for each proposed annexation. The State has clear requirements outlined in the Local Government Article that must be addressed during the annexation process.



GOALS AND OBJECTIVES

Based on Town analysis of municipal growth concerning Bel Air and the surrounding County, the following Goals and Objectives were developed:

Extend the Bel Air corporate limits with a sensible approach based upon the transportation network, utility infrastructure, natural features, and existing development

Review the existing boundary of the Town to eliminate enclaves and create a consistent and discernable edge

Identify the capacity limits of roads and utilities to determine what projected densities are appropriate

Ascertain the needs of property owners in areas bordering the Town in order to understand the possibility of annexation

Work with the State of Maryland to achieve Smart Growth goals such as utilizing existing infrastructure and providing a range of housing types

Create a policy for acquisition of land consistent with the vision for Greater Bel Air

Coordinate with Harford County regarding projected growth areas

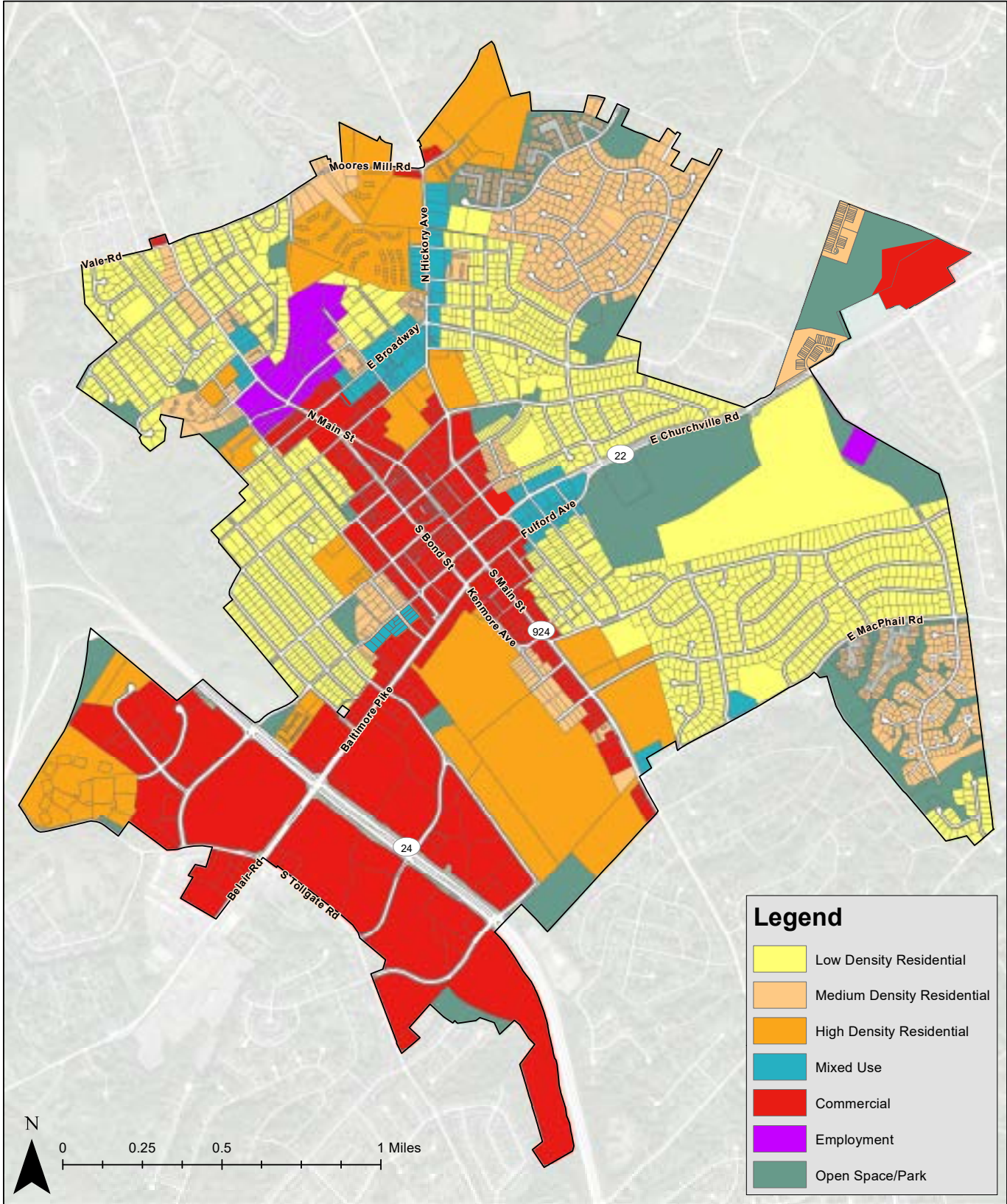
Review potential services needed for the growth area to determine deficiencies and any overlap of services

Determine the cost of services for potential growth areas in order to assure fiscally sound development

Identify policies to support annexation of properties along the gateway corridors into Town

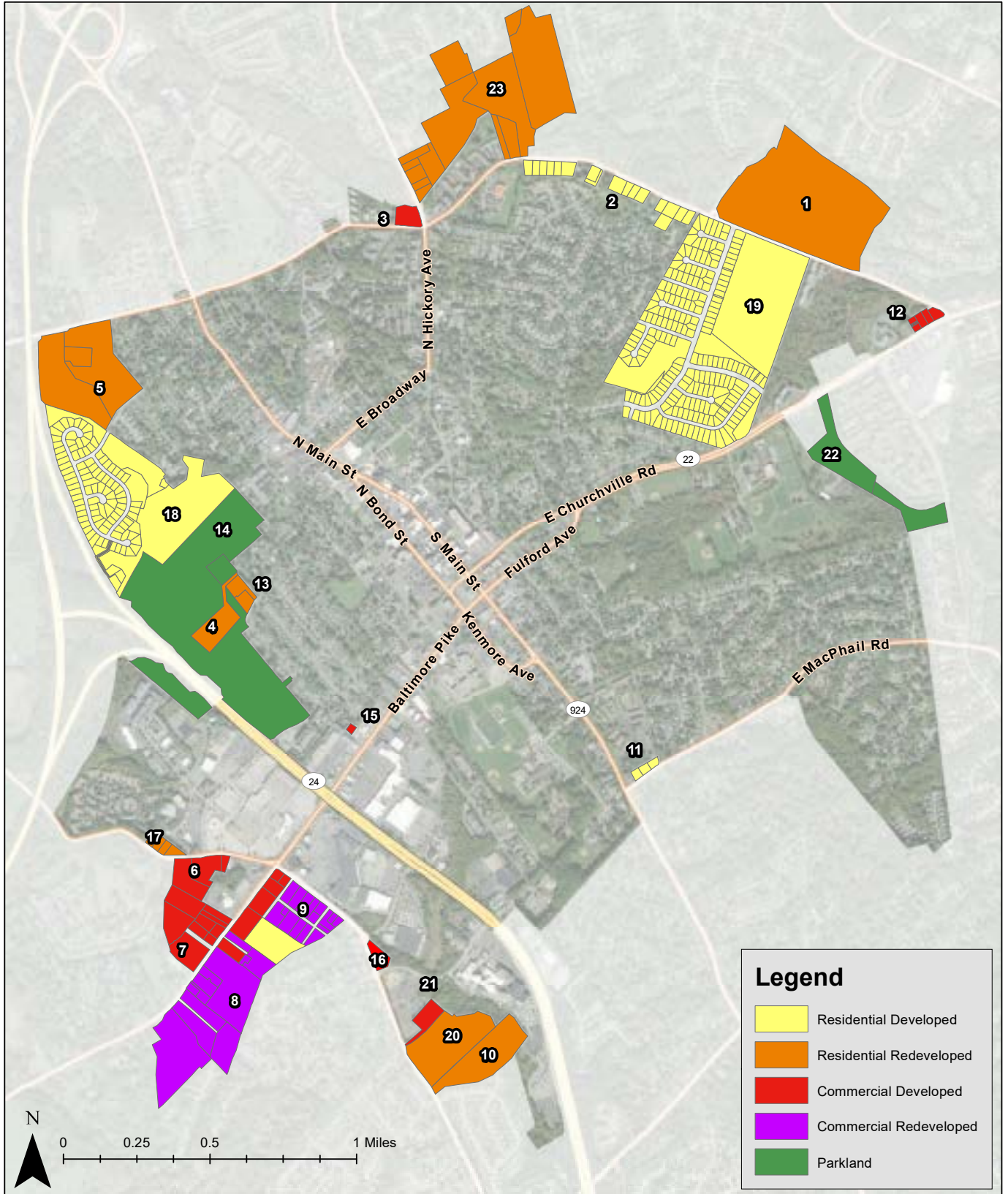
MAP L

Land Use: Proposed



MAP M

Municipal Growth: Potential Annexation



CHAPTER 11

Land Development Regulations

VISION

Develop innovative and flexible regulations that implement Comprehensive Plan goals of making the zoning review and permit process predictable and efficient while promoting sound, effective, sustainable, and compatible development.

BACKGROUND

Regulatory Structure

A variety of policies and ordinances are used to assure that appropriate measures are in place to protect the community and to promote stable and logical development.

- ▶ Development Regulations consisting of Zoning, Subdivision and Sign requirements
- ▶ Forest Conservation requirements
- ▶ Landscaping requirements
- ▶ Storm Water Management requirements
- ▶ Sediment & Erosion Control requirements
- ▶ Building and Fire Codes
- ▶ Property Maintenance Ordinance





The small-town character of Bel Air remains intact despite considerable growth elsewhere in Harford County

Land Development Regulations specify the type of uses permitted and specify bulk requirements which include height, setback, parking, and design of the architecture. Bel Air instituted zoning in 1950 with subsequent updates to the regulations over time. Proposed uses are classified according to several benchmarks:

Permitted Uses

Permitted Uses are considered allowed by right as long as they comply with applicable standards. The proposed use may require Planning Commission review or may be reviewed administratively by staff based upon its size and the nature of the proposal.

Special Development Uses

Special Development Uses are considered appropriate for the district, subject to review by the Planning Commission and application of performance standards which are intended to ensure that the proposed use is compatible with other uses permitted in the district.

Accessory Uses

Accessory Uses are incidental or subordinate to the principal use approved for the district.

Prohibited Uses

Prohibited Uses are not permitted either in a specific district or, in some cases, in any district.

Certain unique applications for development require special approval that must meet specified conditions set forth in the code.

Special Exception approval may be considered compatible with permitted uses provided specific conditions are met and there are no unique adverse impacts to neighboring properties.

Variations are typically modifications to stated bulk regulations provided the property is deemed unique and there is practical difficulty inherent in the application of the regulations.

Non-Conforming Uses are typically buildings or property which, at one time, conformed to the code but as the development regulations changed, no longer meet specific criteria.

Review Process

Development Regulations outline the review process including the pre-application conference, concept plan review, public notification, Planning Commission, Board of Appeals and administrative review as well as public hearing and appeal requirements. The charge of the Planning Commission is to review Site Plan, Landscape Plan, Special Development use requests and the approval of minor waivers to design elements. A Special Exception, a Variance, an Expansion to a Non-Conforming Use and an Interpretation of the Zoning Administrator are reviewed by the Board of Appeals.

Text Structure

Development Regulations tend to be complex with many interrelated sections. A principal goal of this chapter is to create a user-friendly document that is easy to navigate and flexible enough to meet unexpected changes. Other objectives include logical structure and foreseeable requirements.

Overriding Principles

The small-town character of Bel Air remains intact despite considerable growth elsewhere in Harford County. Continued slow growth is projected over the next several years that will typically take the form of infill or redevelopment. Such development brings distinctive opportunities to upgrade the Town and its buildings, and potential conflicts. Promotion of attractive architecture, inclusion of sustainable strategies, encouragement of innovative site design, protection of the environment and support of economic development should be doctrines that are envisioned when considering changes to development regulations.



RELATED ANALYSIS

Major Issues

Over the last ten years, several zoning text questions have materialized which require attention. Some of these result from changes to State or Federal law, however, most are the result of situations that have arisen during the development review process or grow out of changes in the market or innovations in technology.

Federal and State Code

Review the ramifications of the legalization of medical and/or recreational marijuana by Maryland with specific attention to the dispensing of cannabis

Further evaluate signage and the existing Town code relationship to the Supreme Court decision Reed vs Town of Gilbert, Arizona with particular attention to temporary signs

Revise references to the Maryland Annotated Code to reflect the applicable Article

Harford County Code

Examine the Adequate Public Facilities code to assure consistency between Town and County

Review definitions of terms including uses and measurements to create consistency between the jurisdictions

Economic Development

Review vehicle stacking, drop-off & pick-up spaces and Electric Vehicle Support in the context of changes related to Covid-19

Assessment of parking requirements based on evolving use of automobiles, proximity of available public parking, economic burden, and changes in technology

Evaluate transition mechanisms that assure neighborhood stability and compatibility between properties, as well as preservation of historically significant resources

Review of the sign code and its comparative relationship to business size, public interest, development pattern, defined purpose, and effect upon vehicle & pedestrian safety

Environment

Examine the inclusion of sustainable development references that emphasize green building techniques, reduced water use, energy conservation and adaptive reuse to minimize development impact on the community

Review the protection of streams, floodplain, forest, steep slopes and rare, threatened & endangered species

Development Process

Encourage timely and open dialogue between developer, community, and the Town to assure understanding of project goals and early identification of challenges.

Review County and other agency participation in the Town review process with regard to timelines and appropriate approval milestones.

Organization

Evaluate existing conflicts between Town code, zoning code, building code, fire code, and health department requirements

Evaluate existing regulations regarding parking, setbacks, density, and building height to reflect the urban setting and smart growth principles

Technology

Review the existing sign code to address changing message and electronic image signs, election signs, temporary commercial signs and other issues

Assess the existing code related to emerging technical trends in construction, resource conservation and transportation

Public Participation

Review the public notice procedures to clarify notification, advertisement, and the posting of subject properties

Examine the need for a People's Counsel or a public representative for complex or unique cases before the Town Board and Board of Appeals

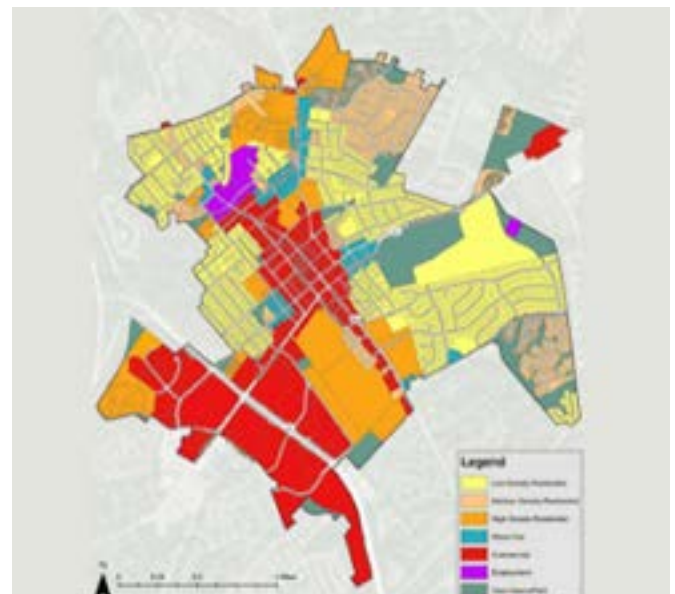
STAKEHOLDER COORDINATION

Harford County

The zoning process is integrally tied to all other elements of the Comprehensive Plan and many other Federal, State, County, and Town regulatory processes. In analyzing land development regulations, the Town must incorporate mandated Federal and State programs, such as legislation protecting the Chesapeake Bay and inland waterways. It must include provisions for transportation improvements and interagency review and link zoning with storm water management, forest conservation, landscaping, signage, and adequate public facilities requirements.

State of Maryland

Development Regulations must adhere to the Land Use Article in the State Annotated Code. Changes in the code must be reflected in local ordinances when applicable. While these issues are significant, in most instances they can become opportunities to improve and enhance future development.



GOALS AND OBJECTIVES

Based on Town analysis of the development regulations, the following Goals and Objectives were developed:

Review the existing sign regulations to identify positive changes and reduce the clutter of graphics along the public roads

Bring the sign code up to date with the latest legal, technical, and economic developments

Address temporary sign requirements related to location, size and duration

Coordinate applicable recommendations in the 'Bel Air Wayfinding System Plan' with the sign regulations

Assess the zoning code to eliminate unnecessary and cumbersome regulations and update outmoded requirements

Review sections of the code where technology may have progressed to the point where targeted adjustments are necessary

Examine the definitions and terms to add needed designations and clarify existing descriptions

Review the Property Maintenance ordinance to address possible changes to the standard of review and possible mitigation measures

Investigate the public road standards to adjust specifications for existing unique conditions in Bel Air

Review the code to assure that any Federal and State updates or changes are reflected locally

Ensure that vague text or legal ambiguities are addressed

Enhance the development code to make the process less complicated and to make review procedures which are more predictable and reliable

Coordinate with the County and other review agencies to provide a more cohesive review with less conflicts between agencies

Review permits and procedures to ascertain if low impact projects need only to be reviewed at an administrative level

Evaluate the overall organization of the development code to create a document that is user friendly

Adjust the regulations to reflect the sustainable goals of the Town and encourage green development

Review environmental and landscape regulations to adjust requirements so they are less subjective

Create incentives to allow flexibility to develop green buildings and sustainable development

Enhance the code to promote water and energy conservation

Safeguard the Town water supply through wellhead protection zones and water conservation provisions

Explore opportunities to expand allowance of Accessory Dwelling Units

Promote Economic Development with flexible code requirements

Promote changes that encourage more incentive-based development and less punitive regulations

Adjust parking requirements so they are targeted at an average benchmark and not to an optimum standard

Support the opportunities provided through the Arts & Entertainment District and associated programs



APPENDIX A

Town of Bel Air Properties

Listed on the MD Historical Trust Inventory of Historic Sites | 1979 – 2021 (Alphabetically by Street name)

HL: Harford County Historic Landmark | NR: National Register Site | * indicates structure demolished

| Number | Structure | Location | Bel Air Designated Property | HL | MHT Easement | NR |
|---------|--|------------------------|-----------------------------|----|--------------|----|
| HA-1316 | Williams-Rouse House* | 109 Alice Anne St | | | | |
| HA-1317 | Jackson-Moore House* | 111 Alice Anne St | | | | |
| HA-1318 | Whittington House* | 112 Alice Anne St | | | | |
| HA-1319 | Taylor-Jackson House* | 113 Alice Anne St | | | | |
| HA-1320 | Hopkins-Moore House* | 115 Alice Anne St | | | | |
| HA-1321 | New Hope Baptist Church | 116 Alice Anne St | | | | |
| HA-1322 | Mrs. Ruff's House* | 119 Alice Anne St | | | | |
| HA-1323 | Richardson-Rouse House | 120 Alice Anne St | | | | |
| HA-232 | Thomas House | 122 Alice Anne St | | | | |
| HA-1324 | Watters-Ragan House* | 123 Alice Anne St | | | | |
| HA-1325 | Edward P. Jackson House* | 124 Alice Anne St | | | | |
| HA-1326 | Robinson House* | 125 Alice Anne St | | | | |
| HA-1327 | Jackson-Kell House | 127 Alice Anne St | | | | |
| HA-1328 | Mrs. Lucy Gibson's House* | 128 Alice Anne St | | | | |
| HA-1329 | O'Neill House | 129-131 Alice Anne St. | | | | |
| HA-1330 | Getz House* | 132 Alice Anne St | | | | |
| HA-1331 | Filey-Watters House | 133 Alice Anne St | | | | |
| HA-234 | The Incubator* | 134-38 Alice Anne St | | | | |
| HA-1332 | Ella Scott (Taylor) House | 137 Alice Anne St | | | | |
| HA-1333 | Iglehart House | 100 Archer St | | | | |
| HA-1334 | N. Jackson House | 120 Archer St | | | | |
| HA-1335 | Mrs. Hopkins' Tenant House (Wyche House) | 124 Archer St | | | | |
| HA-1336 | Jacobs House | 127 Archer St | | | | |
| HA-1337 | Darius Prigg House* | 133 Archer St | | | | |
| HA-1338 | Moore's Rental House | 200 Archer St | | | | |
| HA-1339 | Frank Dorsey House* | 215 Archer St | | | | |
| HA-1340 | Ames Methodist Church* | 110/214 Baltimore Pike | | | | |
| HA-1341 | Ames Methodist Church Parsonage* | 112/216 Baltimore Pike | | | | |
| HA-1342 | Nobels House* | 124/224 Baltimore Pike | | | | |
| HA-1343 | Tittle's Funeral Home* | 130/230 Baltimore Pike | | | | |
| HA-1344 | Cornelia Ruff House* | 134/234 Baltimore Pike | | | | |

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| Number | Structure | Location | Bel Air Designated Property | HL | MHT Easement | NR |
|---------|--|---------------------------------------|-----------------------------|----|--------------|----|
| HA-1345 | Williams House* | 138/238 Baltimore Pike | | | | |
| HA-1346 | Wildason House* | 320 Baltimore Pike | | | | |
| HA-1752 | Deaton Farm* | 500 Baltimore Pike | | | | |
| HA-1347 | Bond St Hall* | 100 N. Bond St | | | | |
| HA-1348 | Methodist Episcopal Parsonage (Whittington House)* | 102 N. Bond St | | | | |
| HA-1349 | James-Kennedy House | 108 N. Bond St | May 6, 1996 | | | |
| HA-1350 | Bel Air Times Building (Potters Mill)* | 38 S. Bond St | | | | |
| HA-1351 | Hopkins House #2* | 106 S. Bond St | | | | |
| HA-1352 | Bauer House (Duff House) | 108 S. Bond St | | | | |
| HA-1353 | Jacob C. Kennedy House (Weber House)* | 134 S. Bond St | | | | |
| HA-1354 | Farley-Kirk House (Foard House)* | 200 S. Bond St | | | | |
| HA-1355 | Esley-Dean House* | 212 S. Bond St | | | | |
| HA-1356 | Morgan House* | 218 S. Bond St | | | | |
| HA-1357 | Wildason House* | 222 S. Bond St | | | | |
| HA-1358 | Emmanuel Episcopal Church | N. Main and Broadway | | | | |
| HA-2054 | Emmanuel Episcopal Church Rectory | 16 E. Broadway | | | | |
| HA-255 | F. W. Baker House #1 | 24 E. Broadway | | | | |
| HA-1359 | F. W. Baker House #2 | 30 E. Broadway | | | | |
| HA-1360 | Gover House* | 38 E. Broadway | | | | |
| HA-1361 | Harris House | 43 E. Broadway | | | | |
| HA-1362 | Rosan-Coale House* | 44 E. Broadway | | | | |
| HA-1363 | Smallsbeck-Jones House (Brix House) | 45 E. Broadway | | | | |
| HA-256 | Minnick House (Cameron House) | 52 E. Broadway | Feb 19, 1991 | | | |
| HA-257 | Bauer House (Hall House) | 53 E. Broadway | | | | |
| HA-1364 | General Reckord House (Dr. Cortezi's Office) | 57 E. Broadway | | | | |
| HA-1365 | Everett House | 58 E. Broadway | Jun 18, 2001 | | | |
| HA-1366 | Kehoe House | 62 E. Broadway | | | | |
| HA-1367 | Wysong House | 83 E. Broadway | | | | |
| HA-1368 | Jacob Bull House | 305 N. Franklin St. (104 E. Broadway) | Dec 7, 1987 | | | |

APPENDIX A

Town of Bel Air Properties

Listed on the MD Historical Trust Inventory of Historic Sites | 1979 – 2021 (Alphabetically by Street name)

HL: Harford County Historic Landmark | NR: National Register Site | * indicates structure demolished

| Number | Structure | Location | Bel Air Designated Property | HL | MHT Easement | NR |
|----------|---|-----------------|-----------------------------|----|--------------|----|
| HA-1369 | Whitaker House | 105 E. Broadway | Jan 3, 1989 | | | |
| HA-239 | Thomas H. Robinson House (Cassilly-Robinson House) | 112 E. Broadway | Jul 15, 2002 | | | |
| HA-1370 | Margaret Carroll House* | 113 E. Broadway | | | | |
| HA-1371 | Daniel Carroll - Michael Whalen House* | 119 E. Broadway | | | | |
| HA-1372 | Nathan Dean House (Pappachrist Apts.) | 125 E. Broadway | | | | |
| HA-1373 | Carver House (Gertrude Hopkins House) | 136 E. Broadway | | | | |
| HA-1374 | Carver House (Casey House) | 137 E. Broadway | | | | |
| HA-1375 | Wilgis House (Bennett House) | 139 E. Broadway | Dec 7, 1987 | | | |
| HA-1376 | Sallada House (Hamrick House) | 202 E. Broadway | | | | |
| HA-1377 | William Edward Lingan House (Campbell House) | 203 E. Broadway | | | | |
| HA-1378 | Whaland House | 205 E. Broadway | | | | |
| HA-1379 | Peterson House (Ellis House) | 209 E. Broadway | | | | |
| HA-1380 | McAbee House (Page House) | 210 E. Broadway | | | | |
| HA-1380A | Page-McAbee Barn | 210 E. Broadway | | | | |
| HA-1381 | Reed House | 219 E. Broadway | | | | |
| HA-1382 | Charles T. Carver House (Mrs. Herbert L. McComas House) | 220 E. Broadway | | | | |
| HA-1383 | Mrs. William Smith House | 224 E. Broadway | | | | |
| HA-1832 | Graham-Miller House | 314 E. Broadway | Nov 19, 2001 | | | |
| HA-1813 | Wallis House | 315 E. Broadway | Feb 19, 2002 | | | |
| HA-1835 | Ripken-Chizmar House | 321 E. Broadway | Feb7, 2000 | | | |
| HA-1814 | Rider House | 326 E. Broadway | Nov 18, 2002 | | | |
| HA-1836 | Schlehr-Chilcoat House | 327 E. Broadway | Jun 3, 2002 | | | |
| HA-1815 | Harlan House | 330 E. Broadway | May 5, 2003 | | | |
| HA-1816 | Daneker-Broumel House | 333 E. Broadway | Sep 3, 2002 | | | |
| HA-1817 | Wilkinson-Famous House | 338 E. Broadway | Nov 18, 2002 | | | |
| HA-2055 | Harry Edward Coale House | 341 E. Broadway | | | | |
| HA-1818 | William Magness House | 403 E. Broadway | | | | |
| HA-1819 | Carroll House | 405 E. Broadway | Nov 15, 1999 | | | |

APPENDIX A

Town of Bel Air Properties

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| Number | Structure | Location | Bel Air Designated Property | HL | MHT Easement | NR |
|---------|--|------------------------------|-----------------------------|----|--------------|--------------|
| HA-1820 | Gentry House | 421 E. Broadway | | | | |
| HA-1821 | Thompson House | 430 E. Broadway | Apr 6, 2009 | | | |
| HA-1795 | Panos House | 2 W. Broadway | | | | |
| HA-1797 | Magness House | 35 W. Broadway | | | | |
| HA-1798 | Keithley House | 104 W. Broadway | | | | |
| HA-1799 | House | 106 W. Broadway | | | | |
| HA-1800 | Herman Pyle House | 108 W. Broadway | | | | |
| HA-1801 | Burcham House | 110 W. Broadway | | | | |
| HA-1384 | Jacob Schapiro Survey Stone | Burns Alley | | | | |
| HA-2068 | Reed House | 326 Catherine St | | | | |
| HA-1823 | Peveryley House | 419 Choice St | Feb 19, 2002 | | | |
| HA-2053 | Harrison House | 435 Choice St | | | | |
| HA-1385 | Archer-Reedy House* | 11-13 E. Churchville Rd | | | | |
| HA-1386 | Methodist Episcopal Parsonage* (William Herman House) | 15 E. Churchville Rd | | | | |
| HA-1387 | Dixon House* | 112 E. Churchville Road | | | | |
| HA-2060 | Bertram Coale House | 115 E. Churchville Road | | | | |
| HA-1717 | McComas-Hoza House (Rockfield Manor) | 501 E. Churchville Road | | | | |
| HA-1388 | Hanway-Jackson House* | 19 W. Churchville Road | | | | |
| HA-1389 | Oliver Brown House* | 25 W. Churchville Road | | | | |
| HA-1390 | House* | 25 E. Courtland St | | | | |
| HA-1396 | Survey Stone #2 | W. Courtland and Bond Sts | Apr 5, 1993 | HL | | |
| HA-1716 | Bel Air Courthouse Historic District | Office, Courtland & Main Sts | | | | Jul 25, 1985 |
| HA-219 | Archer Building | 17 W. Courtland St | Feb 3, 2003 | | | |
| HA-218 | Harford County Courthouse | 20 W. Courtland St | Jan 3, 1989 | HL | | |
| HA-1391 | Harford Democrat Building (Baltimore Gas & Electric Building) | 21 W. Courtland St | | | | |
| HA-1392 | Holden Building | 25-27 W. Courtland St | | | | |
| HA-1393 | Old Aegis Building | 29 W. Courtland St | Jan 3, 1989 | HL | | |
| HA-1394 | Mrs. Dunnigan's Building | 31 W. Courtland St | Jan 3, 1989 | HL | | |

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| Number | Structure | Location | Bel Air Designated Property | HL | MHT Easement | NR |
|---------|--|----------------------|-----------------------------|----|--------------|--------------|
| HA-1395 | Mrs. Dunnigan's Hotel & Restaurant | 33 W. Courtland St | Jan 3, 1989 | HL | | |
| HA-2279 | Robert and Winifred Livezey House | 22 Eastern Avenue | | | | |
| HA-2280 | Jacob and Maude Livezey House | 104 Eastern Avenue | | | | |
| HA-1397 | Bruns Livery Stable | 13 E. Ellendale St | | | | |
| HA-1398 | Bruns Livery Stable | 19 E. Ellendale St | | | | |
| HA-1399 | Corbin Tenant House* | 21 E. Ellendale St | | | | |
| HA-1400 | Robinson House | 205 Franklin St | | | | |
| HA-1401 | C. W. Proctor Tenant House #1 | 210 Franklin St | | | | |
| HA-1403 | Worthington Tenant House (Ruff House) | 211-213 Franklin St | Feb 2, 1998 | | | |
| HA-1402 | C. W. Proctor Tenant House #2 | 218 Franklin St | | | | |
| HA-1744 | Michael House | 325 Franklin St | Nov 7, 2005 | | | |
| HA-1822 | Chambers House | 404 Franklin St | | | | |
| HA-226 | Alex Fulford's Bottling Plant | 20 E. Fulford Avenue | | | | |
| HA-1825 | Philips-Mason House* | 111 Fulford Avenue | | | | |
| HA-1404 | S. A. Williams Tenant House* | 24 E. Gordon St | | | | |
| HA-1405 | S. A. Williams Tenant House* | 26 E. Gordon St | | | | |
| HA-1406 | Ady-Cole House* | 30 E. Gordon St | | | | |
| HA-1407 | Methodist Episcopal Parsonage (School Board Office)* | 35 E. Gordon St | | | | |
| HA-1409 | Bel Air Academy & Graded School | 45 E. Gordon St | | HL | | |
| HA-1408 | Golden House | 48 E. Gordon St | | | | |
| HA-1410 | House* | 50 E. Gordon St | | | | |
| HA-258 | Proctor House (Board of Education Office) | 54 E. Gordon St | Feb 5, 2007 | HL | | Mar 23, 1990 |
| HA-1787 | Wheeler House | 28 W. Gordon St | | | | |
| HA-2056 | Eliza P. Anderson House | 34 W. Gordon St | | | | |
| HA-1788 | Keech-Rosenberg House | 42 W. Gordon St | | | | |
| HA-1789 | Foster House | 48 W. Gordon St | | | | |
| HA-1790 | Little House | 54 W. Gordon St | | | | |
| HA-1502 | The Wren Box | 108 W. Gordon St | Dec 17, 2001 | | | |
| HA-1796 | Putnam House | 112 W. Gordon St | | | | |

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|---------|--|------------------------------|-----------------------------|----|--------------|----|
| HA-1791 | Gore House | 122 W. Gordon St | Mar 6, 2017 | | | |
| HA-1792 | Thomas-Sauer House | 124 W. Gordon St | | | | |
| HA-1793 | Henry & Effie Lee House | 126 W. Gordon St | | | | |
| HA-1411 | Scarboro-Carver House | 325 W. Gordon St | | | | |
| HA-1794 | Lee House | 330 W. Gordon St | Feb 7, 2005 | | | |
| HA-2062 | Getz-Marzicola House | 343 W. Gordon St | | | | |
| HA-1414 | Evans-Greer House | 210 Hall St | | | | |
| HA-1767 | Evans-Greer House Barn/ Carriage House | 210 Hall St | | | | |
| HA-1768 | Evans-Greer House Gate House | 210 Hall St | | | | |
| HA-1412 | House* | 118 Hays St | | | | |
| HA-1413 | Bel Air Colored High School | S. Hays St. near Balto. Pike | Apr 5, 1993 | HL | | |
| HA-1808 | Sheridan House | 26 N. Hickory Avenue | | | | |
| HA-1809 | Stinchcomb House* | 28 N. Hickory Avenue | | | | |
| HA-1810 | James Wheeler House | 32 N. Hickory Avenue | | | | |
| HA-2278 | Town Hall | 39 N. Hickory Avenue | | | | |
| HA-1811 | Lee-Barstow House | 116 N. Hickory Avenue | | | | |
| HA-1812 | Cassilly-Coale House | 138 N. Hickory Avenue | | | | |
| HA-1415 | Raitt House (St. Margaret's Rectory) | 141 N. Hickory Avenue | | | | |
| HA-260 | St. Margaret's Chapel | 141 N. Hickory Avenue | | | | |
| HA-1416 | Richardson House | 144 N. Hickory Avenue | | | | |
| HA-1417 | Col. Webster's Tenant House (Esterley House) | 206 N. Hickory Avenue | | | | |
| HA-1418 | Acquilla Hall House | 216 N. Hickory Avenue | | | | |
| HA-1804 | Kunkel House | 307 N. Hickory Avenue | | | | |
| HA-1419 | William Doxen House (Jackson House)* | 314 N. Hickory Avenue | | | | |
| HA-2052 | Archer-Pons House | 315 N. Hickory Avenue | | | | |
| HA-2051 | American Legion Post #39 | 500 N. Hickory Avenue | | | | |
| HA-2050 | Robert Smith House | 603 N. Hickory Avenue | | | | |
| HA-1516 | Bristow House | 615 N. Hickory Avenue | Jul 19, 1999 | | | |
| HA-2061 | McCormick House | 727 N. Hickory Avenue | | | | |
| HA-227 | Esley House | 5 S. Hickory Avenue | | | | |

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|---------|---|-----------------------|-----------------------------|----|--------------|--------------|
| HA-1420 | Lee House (Connor & Carr Offices) | 9 S. Hickory Avenue | | | | |
| HA-1421 | Ayres House* | 17 S. Hickory Avenue | | | | |
| HA-1422 | Forsythe House* | 102 S. Hickory Avenue | | | | |
| HA-225 | Hays House | 324 S. Kenmore Avenue | Apr 5, 1993 | HL | Jul 23, 1987 | Jan 3, 1980 |
| HA-1423 | Lee St House* | 7 W. Lee St | | | | |
| HA-1424 | Lee St House* | 13 W. Lee St | | | | |
| HA-1425 | Lee St House* | 21 W. Lee St | | | | |
| HA-1426 | Lee St House* | 23 W. Lee St | | | | |
| HA-1833 | The Homestead | 221 Linwood Avenue | | | | |
| HA-1749 | Main St Theater | 5 N. Main St | | | | |
| HA-1427 | Dean & Foster Funeral Parlor & Furniture Store (Bel Air Studios) | 13 N. Main St | | | | |
| HA-1311 | Bel Air Methodist Episcopal Church | 20 N. Main St | Sep 3, 1991 | HL | | |
| HA-213 | Jeffery House (Graham-Crocker House) | 30 N. Main St | Mar 24, 1986 | | | Mar 17, 1980 |
| HA-1428 | Bel Air Volunteer Fire Company (Hollander's Home & Auto Supplies) | 34-36 N. Main St | | | | |
| HA-1429 | Bel Air Armory | 37 N. Main St | | | Jun 4, 2010 | Sep 25, 1985 |
| HA-1430 | Romer's Photography Studio - Strawberry Basket* | 111 N. Main St | | | | |
| HA-1431 | Minnick House* | 124 N. Main St | | | | |
| HA-1432 | Methodist Protestant Parsonage | 125 N. Main St | | | | |
| HA-1433 | Bouldin-Maynadier House* | 137 N. Main St | | | | |
| HA-1434 | Norris House* | 139 N. Main St | | | | |
| HA-1244 | Hopkins House | 141 N. Main St | | HL | Sep 19, 1976 | |
| HA-1435 | Bel Air Post Office | 143 N. Main St | Sepr 3, 1991 | HL | Jan 12, 2000 | |
| HA-1436 | Heuer House (Corbin House)* | 211 N. Main St | | | | |
| HA-1437 | First Presbyterian Church | 224 N. Main St | | | | |
| HA-1438 | First Presbyterian Manse | 224 N. Main St | | | | |
| HA-1439 | Ayres House #1 | 306 N. Main St | | | | |
| HA-1440 | Ayres House #2 | 308 N. Main St | | | | |
| HA-1441 | Theodore Saunders Cafe* | 317 N. Main St | | | | |

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|---------|---|---------------------------------------|-----------------------------|----|--------------|----|
| HA-1442 | Bruns Store* | 321 N. Main St | | | | |
| HA-1443 | McComas Brothers Lumber & Building Supplies | 411 N. Main St | | | | |
| HA-1444 | McComas Brothers Lumber & Building Supplies | 414 N. Main St | | | | |
| HA-1470 | Reckord Mill - Bel Air Farm Supply (mill)* | 432 N. Main St (Rockspring Avenue) | | | | |
| HA-1471 | Reckord Mill - Bel Air Farm Supply (office) | 432 N. Main St (Rockspring Avenue) | | | | |
| HA-1472 | Reckord Mill - Bel Air Farm Supply (shed)* | 432 N. Main St (Rockspring Avenue) | | | | |
| HA-1473 | Reckord Mill - Bel Air Farm Supply (warehouse)* | 432 N. Main St (Rockspring Avenue) | | | | |
| | | | | | | |
| HA-1456 | Survey Stone #3 | Main St & Balto. Pike | Apr 5, 1993 | HL | | |
| HA-215 | Christian Science Reading Room (Fulton Harness Shop)* | 2 S. Main St | | | | |
| HA-216 | Fulton-Young House* | 6 S. Main St | | | | |
| HA-1446 | Store | 8-10 S. Main St | | | | |
| HA-1445 | William G. Jeffery Building (Hirsch's Men's Store) | 9 S. Main St | | | | |
| HA-1447 | Carol Ann's Restaurant | 12 S. Main St | | | | |
| HA-1448 | Store | 18 S. Main St | | | | |
| HA-217 | Stores | 20-22 S. Main St | | | | |
| HA-1449 | Boyd & Fulford Drug Store | 21-23 S. Main St | | | | |
| HA-1450 | Store | 24 S. Main St | | | | |
| HA-1451 | Herman's Store | 34 S. Main St | | | | |
| HA-2063 | Harford County Jail* | 45 S. Main St | | | | |
| HA-1452 | Stagmer's Hotel | 100 S. Main St (at Courtland) | | | | |
| HA-220 | Grover's Hotel/Granger's Hotel (Courtland Hardware)* | 101 S. Main St | | | | |
| HA-221 | The Jarrett Buildings | 109-115 S. Main St | | | | |
| HA-1453 | Waters & Wetherill Shop* | 116 S. Main St | | | | |
| HA-1454 | Wattenscheidt's Jewelry Store (John's Barber Shop) | 117 S. Main St | Mar 15, 2004 | | | |
| HA-281 | First Aegis Building | 119 S. Main St | Mar 15, 2004 | | | |

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| Number | Structure | Location | Bel Air Designated Property | HL | MHT Easement | NR |
|------------|---|--|-----------------------------|----|--------------|----|
| HA-1455 | Magness Garage (Cary's Tire Warehouse) * | 125 S. Main St | | | | |
| HA-222 | Hanway House | 200 S. Main St | | | | |
| HA-223 | Munnikhuysen House | 202 S. Main St | | | | |
| HA-224 | Van Bibber House | 303 S. Main St | Dec 7, 1987 | | | |
| HA-1457 | Dr. Benjamin Smith House (Rice Insurance Agency)* | 309 S. Main St | | | | |
| HA-1834 | Warren House | 321 S. Main St | | | | |
| HA-1824 | Bartholomaei House | 325 S. Main St | | | | |
| HA-1826 | Bailey House* | 400 S. Main St | | | | |
| HA-1827 | Heighe House | 408 S. Main St | | | | |
| HA-1828 | Louis Getz House | 418 S. Main St | Jan 7, 2008 | | | |
| HA-2064 | Lance Corbin House | 421 S. Main St | | | | |
| HA-1829 | Guercio House | 422 S. Main St | | | | |
| HA-1830 | Hanway-McMahon House | 426 S. Main St | | | | |
| HA-2065 | Claiborne Corbin House | 429 S. Main St | | | | |
| HA-1831 | Frank Hayes Fulford House | 432 S. Main St | | | | |
| HA-1841 | Wells House | 438 S. Main St | | | | |
| HA-2066 | Bosley House | 510 S. Main St | Feb 2, 2009 | | | |
| HA-1842 | Evans House | 314 Maitland Avenue | | | | |
| HA-1843 | McMullen House | 318 Maitland Avenue | Novr 19, 2001 | | | |
| HA-1458 | J.H.C. Watts House | 520 Mast St | | | | |
| HA-1459 | Walter Tenant House* | 115 Maulsby St | | | | |
| HA-1504 to | McComas House | 522 Rockspring Avenue | Sep 7, 1993 | | | |
| HA-1515 | Maulsby District | 136-148 Maulsby St | | | | |
| HA-2067 | J. Glasgow Archer, Jr., House | 355 McCormick Lane | | | | |
| HA-1080 | Poplar Grove Farm (Orly Reedy Farm) | 806 Benjamin Rd (originally on Moores Mill Road) | | | | |
| HA-1460 | Dallam-Lee House | 443 Moores Mill Road | | | | |
| HA-1753 | Holland-Bull House | 608 Moores Mill Road | | | | |
| HA-1461 | Preston Gilbert's Law Office | 6-8 Office St | Jan 3, 1989 | | | |
| HA-1462 | Second National Bank Building (First National Bank of MD) | 12-14 Office St | Jan 3, 1989 | | | |

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|-----------|--|--|-----------------------------|----|--------------|--------------|
| HA-1463 | Harford Mutual Fire Insurance Company Building | 18 Office St | Jan 3, 1989 | HL | | |
| HA-1464 | Farmers & Merchants Bank Building (Johnson Credit Company) | 20 Office St | | | | |
| HA-1465 | Robinson Building | 28 Office St | | | | |
| HA-1466 | Survey Stone #1 | Office and Bond Sts | Apr 5, 1993 | HL | | |
| HA-282 | Second National Bank Building (Cameron and Reed Offices) | 30 Office St | | | | |
| HA-238 | First Presbyterian Church (Odd Fellows Lodge) | 21 E. Pennsylvania Avenue | | | | Aug 22, 1975 |
| HA-237 | Bel Air Academy | 24 E. Pennsylvania Avenue | | | | |
| HA-1467 | John Keith House (Holden Studios) | 30 E. Pennsylvania Avenue | | | | |
| HA-1468 | Norris House - St. Margaret's School & Convent* | 31 E. Pennsylvania Avenue | | | | |
| HA-1469 | Old Stone Building (Salt Shed)* | 117 E. Pennsylvania Avenue | | | | |
| HA-1839 | Wilson House | 102 Powell St | | | | |
| HA-1840 | Livesey-Deaner House | 103 Powell St | May 20, 2002 | | | |
| HA-1757 | Mary Maulsby Addicks Property (Tulip Hill)* | Rockspring Ave & Howard St | | | | |
| HA-1474 | Keen-Mitchell House* | 508 Rockspring Avenue | | | | |
| HA-1475 & | Earle & Mosena Burkins House #5 | 743 Roland Avenue | | | | |
| HA-1475A | Bradford-Hanna-Doxen House and Carriage House | 516 Rockspring Avenue | | | | |
| HA-1476 | McComas House | 522 Rockspring Avenue | Sep 7, 1993 | | | |
| HA-2059 | Knopp House | 527 Rockspring Avenue | | | | |
| HA-1477 | French-Stephens House | 539 Rockspring Avenue | | | | |
| HA-1478 | James Dean House | 545 Rockspring Avenue | | | | |
| HA-1479 | Gorrell House | 551 Rockspring Avenue | | | | |
| HA-1754 | Lewis J. Williams House | 555 Rockspring Avenue (9 E. Howard St) | | | | |
| HA-1480 | Wright-Dean House | 604 Rockspring Avenue | | | | |
| HA-1481 | Rebecca Evans House | 612 Rockspring Avenue | Nov 20, 2000 | | | |

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|---------|--------------------------------------|------------------------|-----------------------------|----|--------------|----|
| HA-1482 | Jacob Forder House | 622 Rockspring Avenue | | | | |
| HA-1483 | Ferry-Dunnigan House (Lejeune House) | 628-630 Rockspring Ave | | | | |
| HA-1484 | Archer House (Wysong House) | 636 Rockspring Avenue | | | | |
| HA-1766 | Archer House Chicken House | 636 Rockspring Avenue | | | | |
| HA-2058 | Johnston House | 702 Rockspring Avenue | | | | |
| HA-1802 | Barnes-Justice House | 710 Rockspring Avenue | | | | |
| HA-1485 | Nelson House | 613 Roland Avenue | | | | |
| HA-1486 | Stanley McComas House | 625 Roland Avenue | | | | |
| HA-1487 | McComas-Keen-Benfield House | 631 Roland Avenue | Apr 6, 1992 | | | |
| HA-1488 | Keen House (Hopkins House) | 635 Roland Avenue | | | | |
| HA-1769 | Keen-Hopkins House Barn* | 635 Roland Avenue | | | | |
| HA-1489 | Ferry-Webster House | 703 Roland Avenue | | | | |
| HA-1758 | Francis W. Robbins House | 711 Roland Avenue | | | | |
| HA-1759 | Alexander McComas House | 717 Roland Avenue | | | | |
| HA-1760 | Earle & Mosena Burkins House #1 | 723 Roland Avenue | | | | |
| HA-1761 | Earle & Mosena Burkins House #2 | 727 Roland Avenue | | | | |
| HA-1762 | Earle & Mosena Burkins House #3 | 731 Roland Avenue | | | | |
| HA-1763 | Earle & Mosena Burkins House #4 | 739 Roland Avenue | | | | |
| HA-1764 | Earle & Mosena Burkins House #5 | 743 Roland Avenue | | | | |
| HA-1765 | F. Worth Riley House | 751 Roland Avenue | | | | |
| HA-1490 | Spalding House* | 125 Thomas St | | | | |
| HA-1491 | House* | 127 Thomas St | | | | |
| HA-1492 | House* | 129 Thomas St | | | | |
| HA-1493 | Chandler House | 133 Thomas St | | | | |
| HA-1494 | Hilltop Refrigeration | 139 Thomas St | | | | |
| HA-1495 | Peppi's Meat Market* | 143 Thomas St | | | | |
| HA-1496 | Toscani Law Office | 217 Thomas St | | | | |
| HA-1497 | Aberts House | 300 Thomas St | | | | |
| HA-1498 | Ward House | 306 Thomas St | | | | |

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|---------|------------------------------------|------------------------------------|-----------------------------|----|--------------|--------------|
| HA-366 | Toll House* | N. Tollgate Road and US 1 Business | | | | |
| HA-367 | Jackson House (Hays-Howard House)* | 100 block N. Tollgate Road | | | | |
| HA-1242 | Masonic Lodge* | Wall St | | | | |
| HA-1243 | Harford National Bank Building* | Wall St | | | | Mar 20, 1980 |
| HA-2057 | Pons House | 310 Webster St | | | | |
| HA-1803 | Dale Coale House | 315 Webster St | Apr 16, 2001 | | | |
| HA-1805 | Robinson House | 324 Webster St | | | | |
| HA-1806 | Rinehart House | 325 Webster St | | | | |
| HA-1807 | Pyle House | 329 Webster St | Jul 15, 2002 | | | |
| HA-1499 | O'Neill House | 14 Williams St | | | | |
| HA-235 | Forwood House | 142 Williams St | | | | |
| HA-1837 | Russell McComas House | 147 Williams St | | | | |
| HA-1785 | German House | 151 Williams St | | | | |
| HA-236 | Reckord House | 162 Williams St | | | | |
| HA-1500 | Zimmerman House | 163 Williams St | | | | |
| HA-1501 | Zimmerman House | 165 Williams St | | | | |
| HA-1786 | Finney House | 310 Williams St | | | | |
| HA-1838 | French House | 333 Williams St | | | | |
| HA-1503 | Bedford House (Fisher House)* | 423/902 Williams St | | | | |

APPENDIX B

MD ROUTE 22 & US BUSINESS 1 CORRIDOR STUDY

EXISTING CONDITIONS 2014 THROUGH 2040 INTERSECTION LEVEL OF SERVICE (HCM)

| INTERSECTION | EXISTING 2014 | | NO BUILD 2020 | | BUILD 2020 | | NO BUILD 2030 | | BUILD 2030 | | NO BUILD 2040 | | BUILD 2040 | |
|---------------------------------|---------------|-----|---------------|-----|------------|-----|---------------|-----|------------|-----|---------------|-----|------------|-----|
| | AM | PM | AM | PM | AM | PM | AM | PM | AM | PM | AM | PM | AM | PM |
| | LOS | LOS | LOS | LOS | LOS | LOS | LOS | LOS | LOS | LOS | LOS | LOS | LOS | LOS |
| Along MD 22 Churchville Road | | | | | | | | | | | | | | |
| MD 543 | D | D | E | E | E | E | E | E | D | D | F | F | D | D |
| Moorens Mill Road/Brushing Lane | C | B | C | C | D | C | D | C | D | D | E | C | E | D |
| Briarhill Road | B | B | B | C | B | C | B | C | B | C | C | C | C | C |
| John Carroll High School | D | B | E | B | C | A | E | B | D | B | F | B | E | B |
| S Hickory Avenue | B | B | B | B | B | B | B | B | B | B | B | B | B | B |
| N Main Street | B | B | B | B | B | B | B | C | B | C | B | C | B | C |
| S Bond Street | B | C | B | C | B | C | C | D | B | D | D | E | D | E |
| Along MD 22/ Fulford Avenue | | | | | | | | | | | | | | |
| Maitland Street | B | A | B | A | B | A | B | B | B | B | B | B | B | B |
| N Main Street/MD 924 | B | B | B | B | B | B | B | B | B | B | B | C | B | C |
| S Bond Street/MD 924 | B | B | B | B | B | B | B | B | B | B | B | C | B | B |

APPENDIX B

MD ROUTE 22 & US BUSINESS 1 CORRIDOR STUDY

EXISTING CONDITIONS 2014 THROUGH 2040 INTERSECTION LEVEL OF SERVICE (HCM)

(A) Unimpeded Flow of Traffic (F) Gridlock

| INTERSECTION | EXISTING 2014 | | | | | | BUILD 2020 | | NO BUILD 2030 | | BUILD 2030 | | NO BUILD 2040 | | BUILD 2040 | |
|---------------------------------|---------------|-----|-----|-----|-----|----------------|----------------|----------------|---------------|-----|----------------|----------------|---------------|-----|----------------|----------------|
| | AM | PM | AM | PM | AM | PM | AM | PM | AM | PM | AM | PM | AM | PM | AM | PM |
| | LOS | LOS | LOS | LOS | LOS | LOS | LOS | LOS | LOS | LOS | LOS | LOS | LOS | LOS | LOS | LOS |
| Along US 1 Business | | | | | | | | | | | | | | | | |
| Atwood Road | B | C | B | D | D | B | D | D | C | E | B | D | C | F | C | E |
| S Kelly Avenue | A | A | A | A | A | A | B | A | A | A | A | B | A | B | A | B |
| Bel Air Plaza | A | A | A | A | A | Signal Removed | Signal Removed | Signal Removed | A | A | Signal Removed | Signal Removed | A | A | Signal Removed | Signal Removed |
| MD 24 | D | D | D | D | D | D | D | D | D | D | D | D | E | D | D | D |
| S Tollgate Road/N Tollgate Road | D | D | D | D | D | C | D | D | D | E | D | D | D | F | D | E |
| Along MD 24 | | | | | | | | | | | | | | | | |
| W MacPhail Road | B | C | C | C | C | C | C | C | C | D | C | D | C | E | C | D |
| Marketplace Drive | C | C | C | D | D | C | D | C | C | D | C | D | C | E | C | D |
| Boulton Street | B | C | C | C | C | C | D | C | C | C | C | D | D | C | C | D |
| US 1 Bypass | D | E | E | F | F | C | D | F | F | F | E | F | F | F | A | B |



The No Build conditions reflect the existing signal timings.

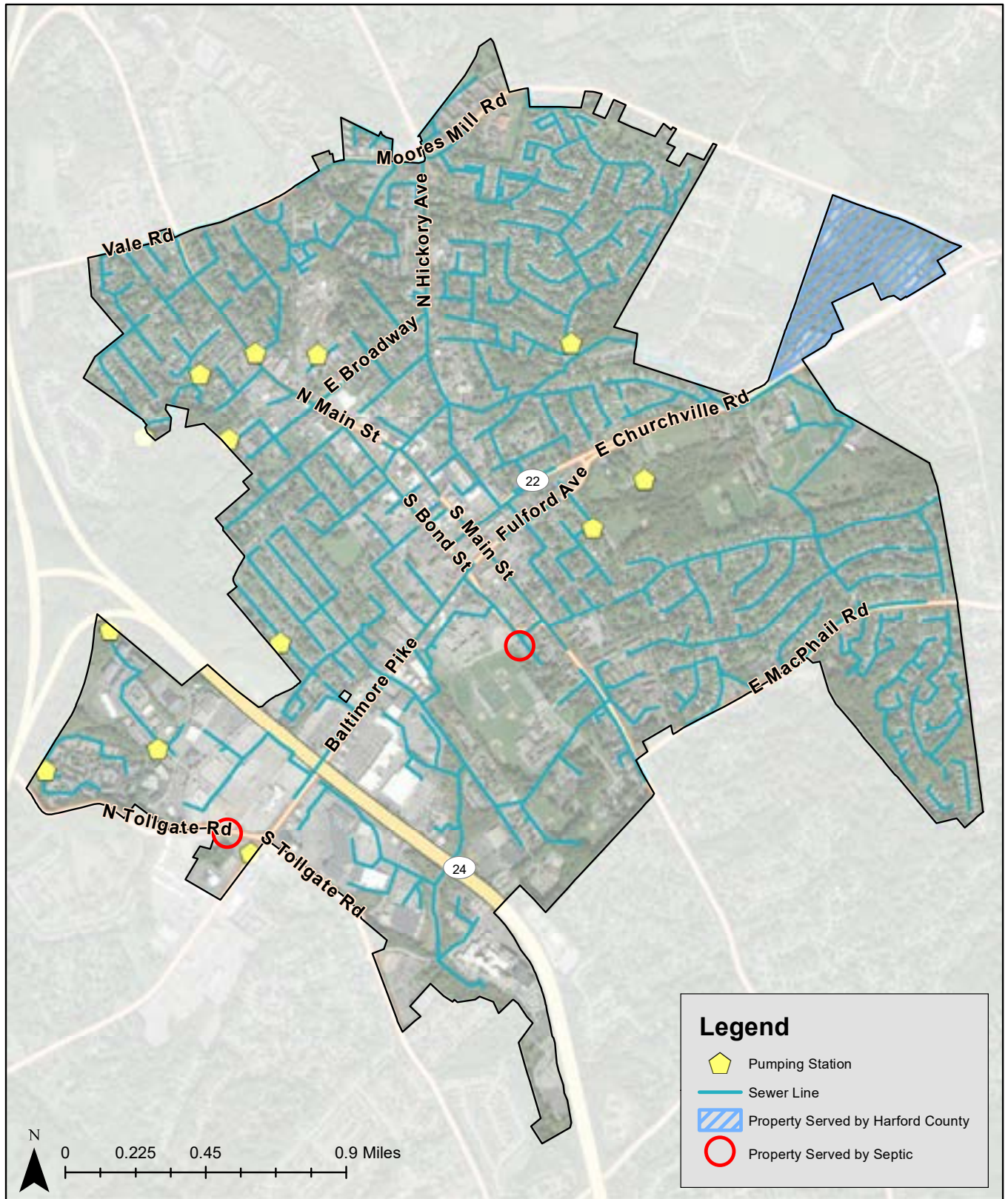
The EB/WB MD 22 left turn movement is provided with exclusive left turn phasing and NB/SB Moores Mill Road left turn movement is exclusive/permissive.

The levels of service at Boulton Street and W MacPhail Road under build conditions differ because of traffic progression along MD 24 due to the improvements provided at US 1 Bypass/MD 24 intersection.

Under 2040 Build conditions, the US 1 Business and MD 24 intersection was analyzed as a CFI.

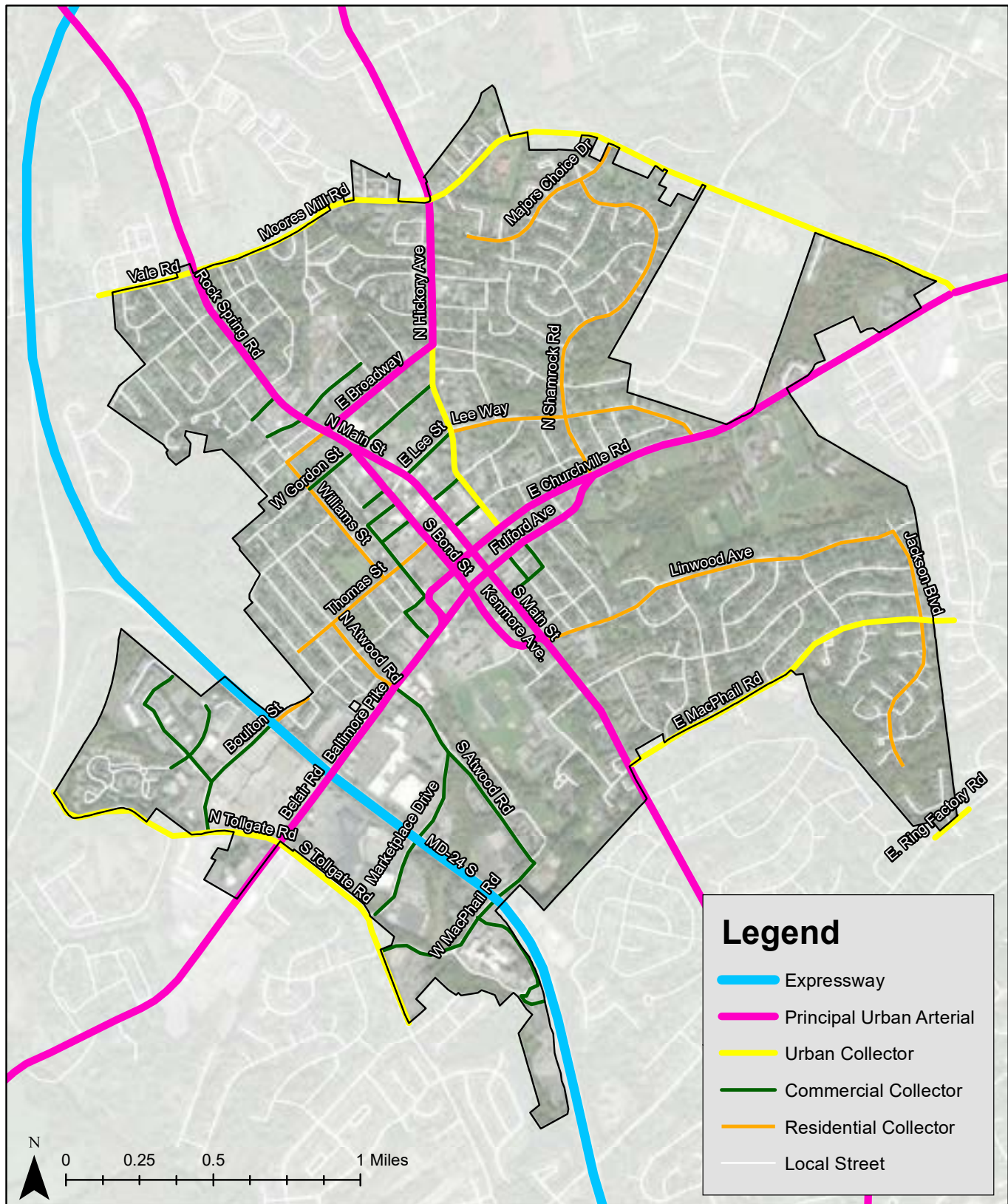
APPENDIX C

MAP N – Water Resources: Sewer Service



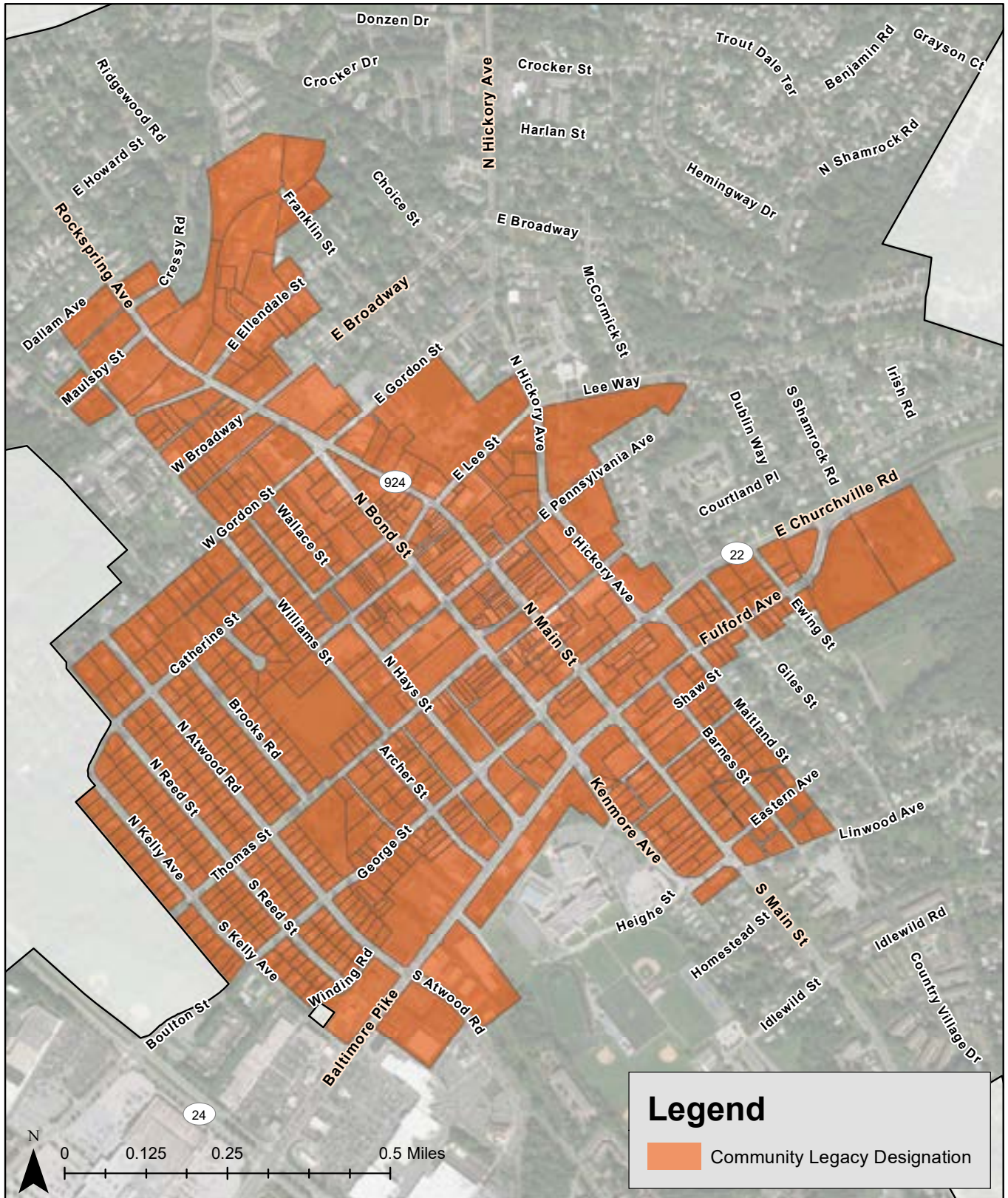
APPENDIX C

MAP 0 – Transportation: Road Classification



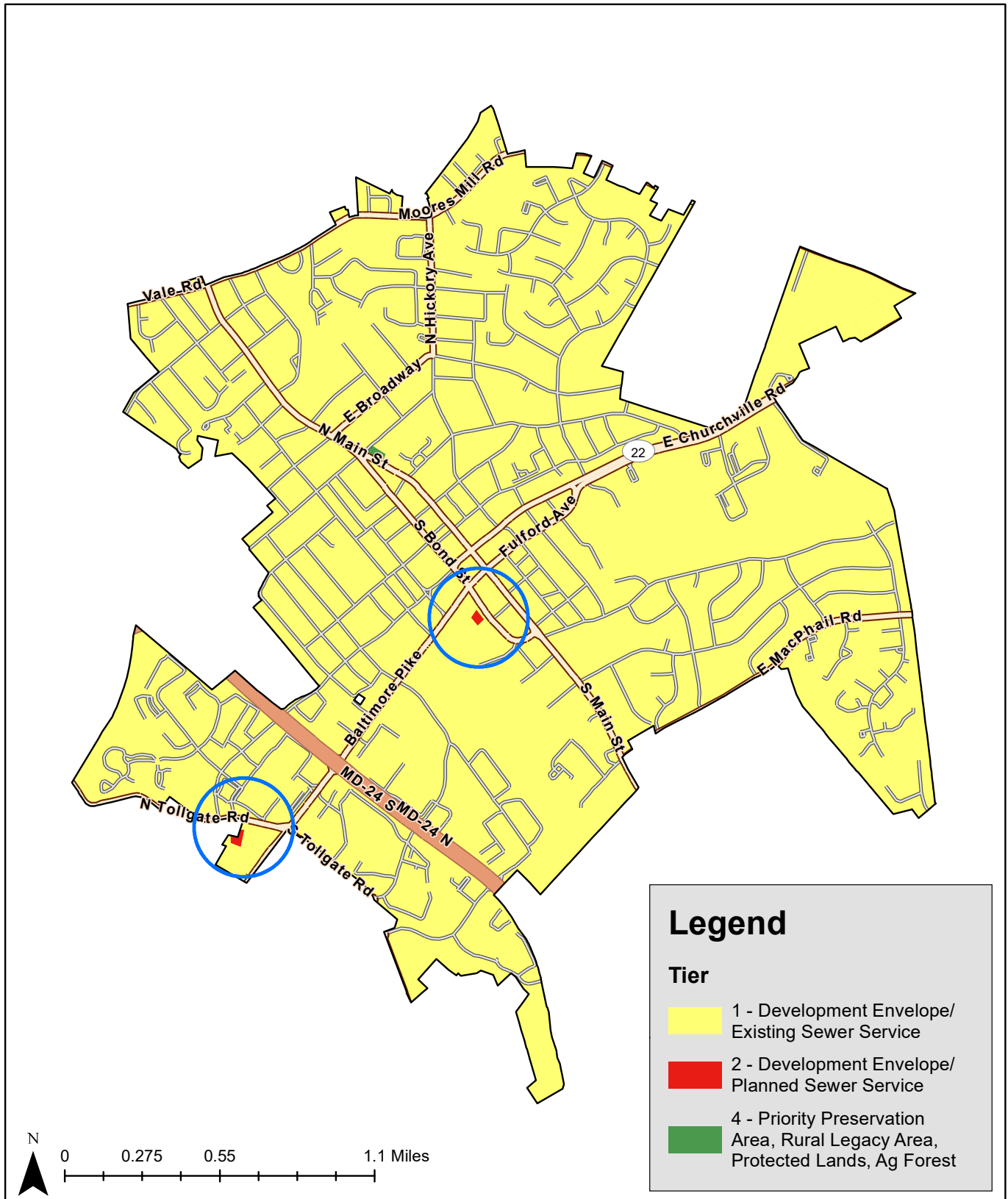
APPENDIX C

MAP P – Land Use: Sustainable Communities Area



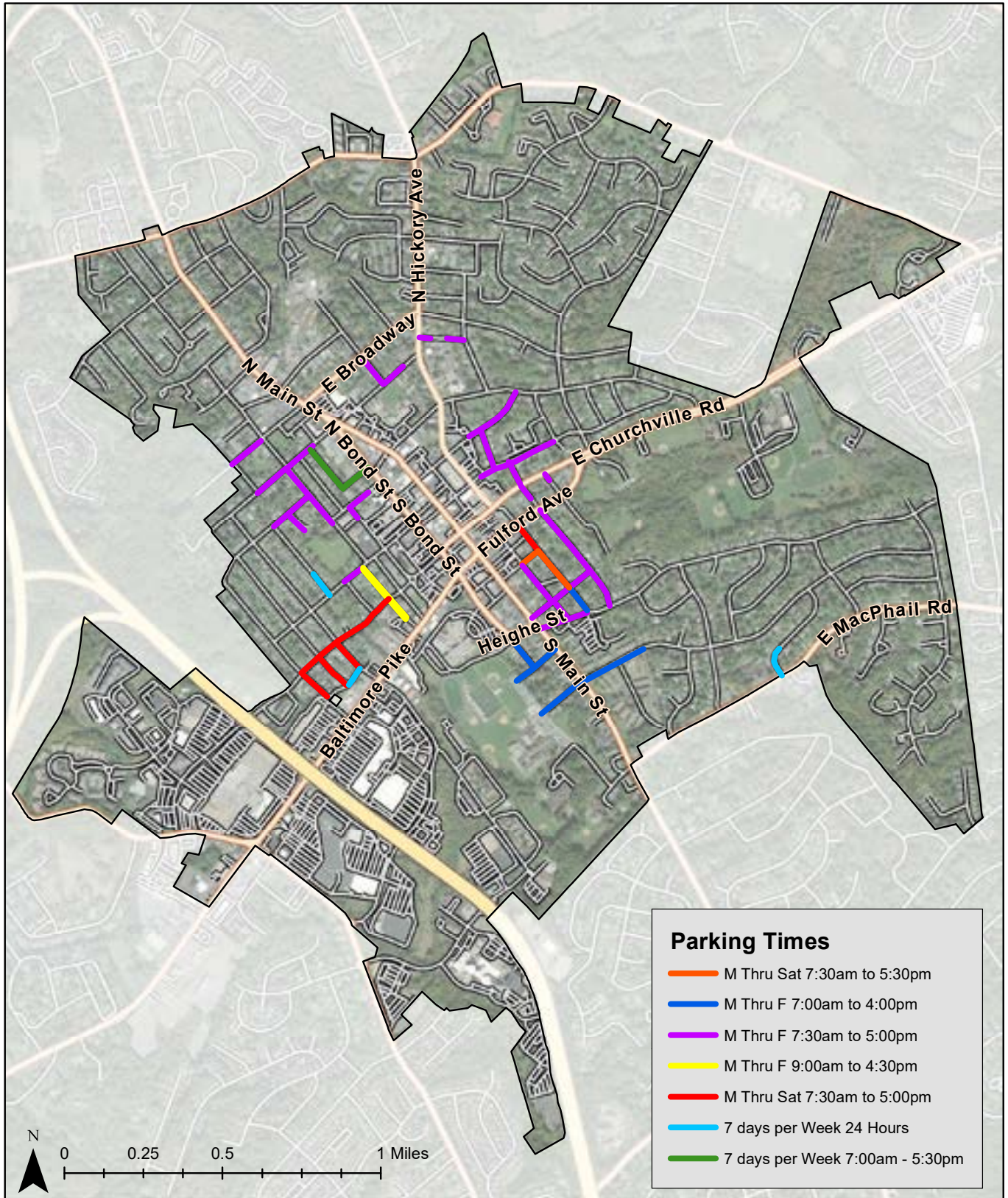
APPENDIX C

MAP Q – Land Use: Growth Tier Plan



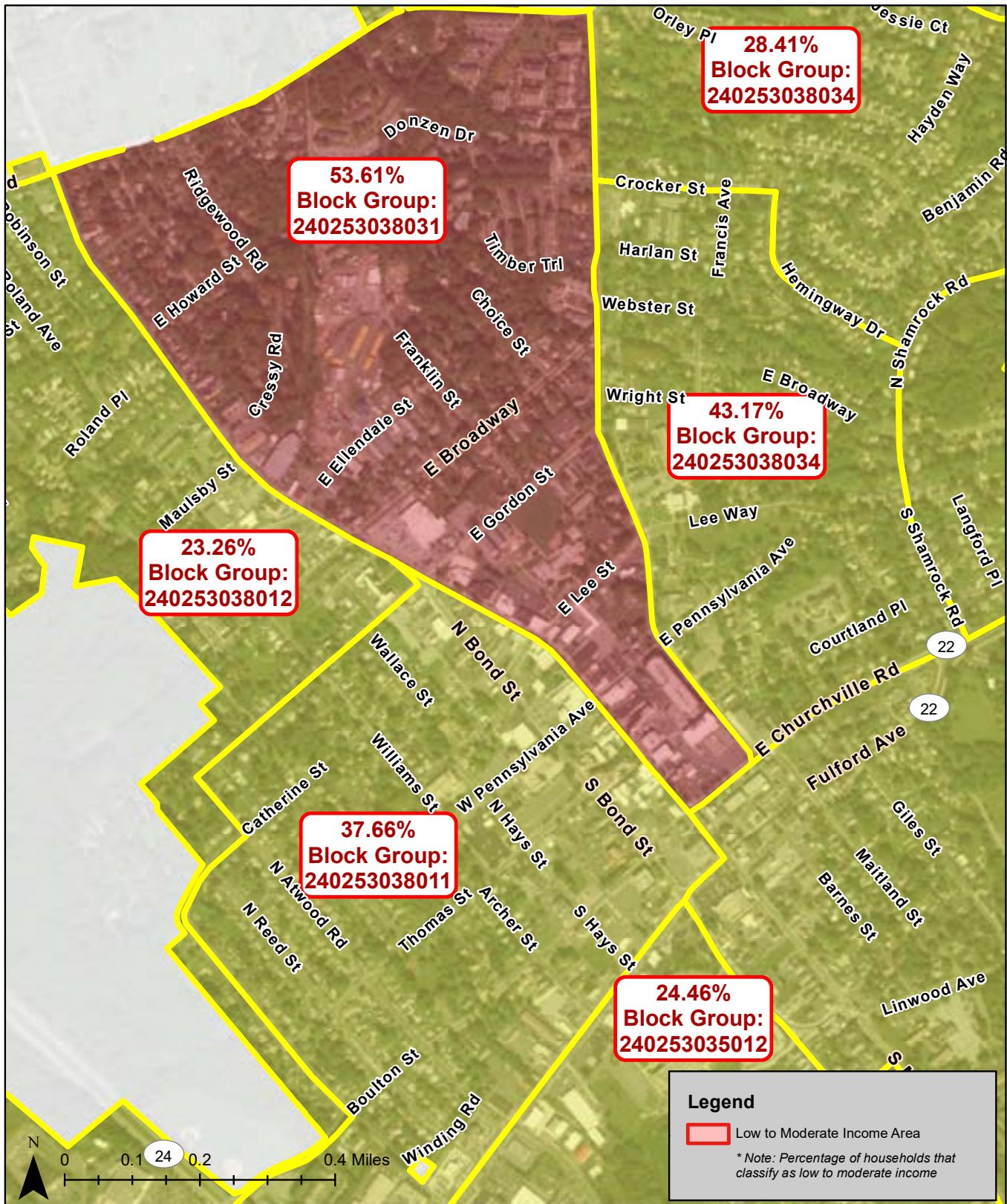
APPENDIX C

MAP R – Parking by Permit



APPENDIX C

MAP S – Economic Development: Low/Moderate Income Areas



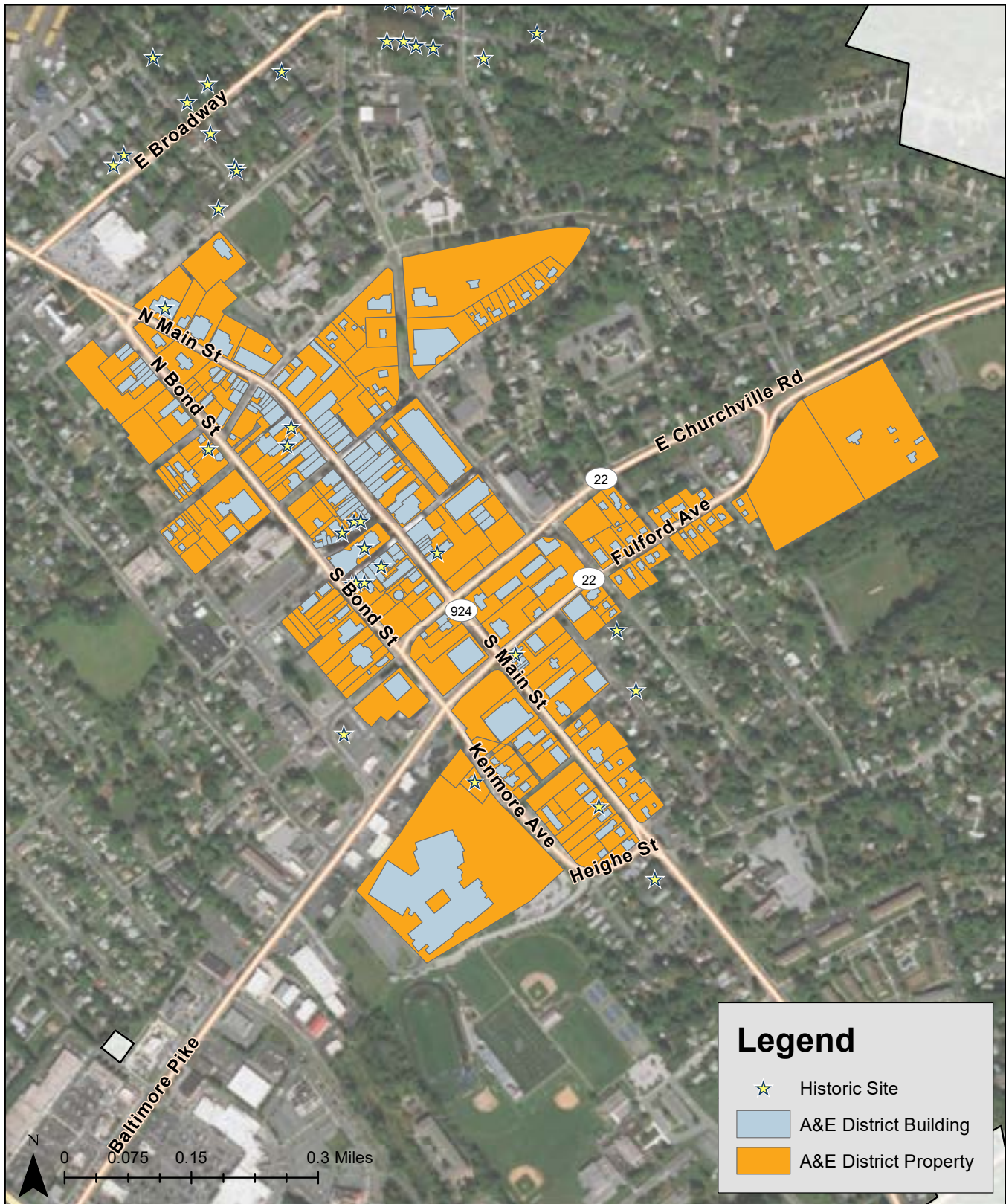
APPENDIX C

MAP T – Economic Development: Main Street Maryland Area



APPENDIX C

MAP U – Economic Development: Arts & Entertainment District



APPENDIX D

DEMOGRAPHIC INFORMATION US CENSUS BUREAU

| POPULATION | MARYLAND | HARFORD CO | BEL AIR |
|--|-----------|------------|---------|
| Population estimates, July 1, 2019, (V2019) | 6,045,680 | 255,441 | 10,119 |
| Population estimates base, April 1, 2010, (V2019) | 5,773,794 | 244,824 | 10,100 |
| Population, percent change - April 1, 2010 (estimates base) to July 1, 2019, (V2019) | 4.70% | 4.30% | 0.20% |
| Population, Census, April 1, 2010 | 5,773,552 | 244,826 | 10,120 |
| Population, Census, April 1, 2020 | 6,177,224 | 260,924 | 10,661 |
| Population, percent change - April 1, 2010 (estimates base) to April 1, 2020, Census | 6.99% | 6.58% | 5.35% |
| AGE AND SEX | MARYLAND | HARFORD CO | BEL AIR |
| Persons under 5 years, percent, April 1, 2010 | 6.3% | 6.1% | 5.6% |
| Persons under 5 years, percent (2020 est.) | 6.00% | 5.60% | 4.00% |
| Persons under 18 years, percent, April 1, 2010 | 23.4% | 24.7% | 20.5% |
| Persons under 18 years, percent (2020 est.) | 22.10% | 22.20% | 19.60% |
| Persons 65 years and over, percent, April 1, 2010 | 12.3% | 12.5% | 18.4% |
| Persons 65 years and over, percent (2020 est.) | 15.90% | 16.60% | 20.60% |
| Female persons, percent, April 1, 2010 | 51.6% | 51.1% | 52.2% |
| Female persons, percent (2020 est.) | 51.60% | 51.00% | 52.50% |
| RACE AND HISPANIC ORIGIN | MARYLAND | HARFORD CO | BEL AIR |
| White alone, percent, April 1, 2010 | 58.2% | 81.2% | 89.8% |
| White alone, percent, April 1, 2020 | 58.50% | 78.80% | 88.30% |
| Black or African American alone, percent, April 1, 2010 | 29.4% | 12.7% | 4.4% |
| Black or African American alone, percent, April 1, 2020 | 31.10% | 14.80% | 3.90% |
| American Indian and Alaska Native alone, percent, April 1, 2010 | 0.4% | 0.3% | 0.2% |
| American Indian and Alaska Native alone, percent, April 1, 2020 | 0.60% | 0.30% | 0.70% |
| Asian alone, percent, April 1, 2010 | 5.5% | 2.4% | 1.8% |
| Asian alone, percent, April 1, 2020 | 6.70% | 3.10% | 3.20% |
| Native Hawaiian and Other Pacific Islander alone, percent, April 1, 2010 | 0.1% | 0.1% | 0.1% |
| Native Hawaiian and Other Pacific Islander alone, percent, April 1, 2020 | 0.10% | 0.10% | 0.00% |

APPENDIX D

DEMOGRAPHIC INFORMATION US CENSUS BUREAU

| | | | |
|--|-----------------|-------------------|----------------|
| Two or More Races, percent, April 1, 2010 | 2.9% | 2.5% | 2.0% |
| Two or More Races, percent, April 1, 2020 | 2.90% | 2.80% | 1.30% |
| Hispanic or Latino, percent, April 1, 2010 | 8.2% | 3.5% | 4.3% |
| Hispanic or Latino, percent, April 1, 2020 | 10.60% | 4.80% | 5.20% |
| White alone, not Hispanic or Latino, percent, April 1, 2010 | 54.7% | 79.2% | 87.6% |
| White alone, not Hispanic or Latino, percent, April 1, 2020 | 50.00% | 75.10% | 86.10% |
| POPULATION CHARACTERISTICS | MARYLAND | HARFORD CO | BEL AIR |
| Veterans, 2010-2014 | 416,027 | 20,975 | 742 |
| Veterans, 2015-2019 | 365,356 | 19,168 | 740 |
| Foreign born persons, percent, 2010-2014 | 14.2% | 5.2% | 4.5% |
| Foreign born persons, percent, 2015-2019 | 15.20% | 5.30% | 6.20% |
| HOUSING | MARYLAND | HARFORD CO | BEL AIR |
| Housing units, April 1, 2010 | 2,378,814 | 95,554 | 4,744 |
| Housing units, July 1, 2019, (V2019) | 2,470,316 | 101,600 | X |
| Owner-occupied housing unit rate, 2010-2014 | 67.1% | 79.1% | 66.8% |
| Owner-occupied housing unit rate, 2015-2019 | 66.90% | 78.70% | 62.10% |
| Median value of owner-occupied housing units, 2010-2014 | \$287,500 | \$279,300 | \$246,600 |
| Median value of owner-occupied housing units, 2015-2019 | \$314,800 | \$293,400 | \$245,400 |
| Median selected monthly owner costs -with a mortgage, 2010-2014 | \$1,999 | \$1,900 | \$1,696 |
| Median selected monthly owner costs -with a mortgage, 2015-2019 | \$2,017 | \$1,873 | \$1,731 |
| Median selected monthly owner costs -without a mortgage, 2010-2014 | \$583 | \$577 | \$558 |
| Median selected monthly owner costs -without a mortgage, 2015-2019 | \$627 | \$611 | \$626 |
| Median gross rent, 2010-2014 | \$1,218 | \$1,139 | \$1,151 |
| Median gross rent, 2015-2019 | \$1,392 | \$1,257 | \$1,275 |
| Building permits, 2014 | 16,331 | 860 | X |
| Building permits, 2020 | 17,982 | 1,198 | X |

APPENDIX D

DEMOGRAPHIC INFORMATION US CENSUS BUREAU

| FAMILIES AND LIVING ARRANGEMENTS | MARYLAND | HARFORD CO | BEL AIR |
|--|-----------|------------|---------|
| Households, 2010-2014 | 2,155,983 | 91,037 | 4,201 |
| Households, 2015-2019 | 2,205,204 | 93,955 | 4,490 |
| Persons per household, 2010-2014 | 2.67 | 2.70 | 2.34 |
| Persons per household, 2015-2019 | 2.67 | 2.67 | 2.22 |
| Living in same house 1 year ago, percent of persons age 1 year+, 2010-2014 | 86.7% | 90.3% | 86.8% |
| Living in same house 1 year ago, percent of persons age 1 year+, 2015-2019 | 86.40% | 89.00% | 83.20% |
| Language other than English spoken at home, percent of persons age 5 years+, 2010-2014 | 16.9% | 6.9% | 7.9% |
| Language other than English spoken at home, percent of persons age 5 years+, 2015-2019 | 19.00% | 7.40% | 9.40% |
| Households with a computer, percent, 2015-2019 | 92.40% | 92.80% | 88.20% |
| Households with a broadband Internet subscription, percent, 2015-2019 | 86.40% | 88.60% | 85.20% |
| EDUCATION | MARYLAND | HARFORD CO | BEL AIR |
| High school graduate or higher, percent of persons age 25 years+, 2010-2014 | 89.0% | 92.9% | 95.6% |
| High school graduate or higher, percent of persons age 25 years+, 2015-2019 | 90.20% | 92.70% | 91.00% |
| Bachelor's degree or higher, percent of persons age 25 years+, 2010-2014 | 37.3% | 33.4% | 37.8% |
| Bachelor's degree or higher, percent of persons age 25 years+, 2015-2019 | 40.20% | 36.70% | 38.20% |
| HEALTH | MARYLAND | HARFORD CO | BEL AIR |
| With a disability, under age 65 years, percent, 2010-2014 | 7.1% | 7.0% | 6.5% |
| With a disability, under age 65 years, percent, 2015-2019 | 7.50% | 7.90% | 8.00% |
| Persons without health insurance, under age 65 years, percent | 8.9% | 8.0% | 7.6% |
| Persons without health insurance, under age 65 years, percent | 6.90% | 4.60% | 5.10% |

APPENDIX D

DEMOGRAPHIC INFORMATION US CENSUS BUREAU

| ECONOMY | MARYLAND | HARFORD CO | BEL AIR |
|---|------------|------------|----------|
| In civilian labor force, total, percent of population age 16 years+, 2010-2014 | 68.3% | 69.4% | 66.7% |
| In civilian labor force, total, percent of population age 16 years+, 2015-2019 | 67.10% | 67.00% | 66.60% |
| In civilian labor force, female, percent of population age 16 years+, 2010-2014 | 64.6% | 64.5% | 63.5% |
| In civilian labor force, female, percent of population age 16 years+, 2015-2019 | 63.40% | 62.60% | 64.30% |
| Total accommodation and food services sales, 2012 (\$1,000) | 12,516,782 | 390,891 | 97,482 |
| Total health care and social assistance receipts/revenue, 2012 (\$1,000) | 40,821,901 | 1,029,069 | 432,608 |
| Total manufacturers shipments, 2012 (\$1,000) | 39,532,989 | 1,866,801 | D |
| Total retail sales, 2012 (\$1,000) | 76,379,707 | 3,792,912 | 791,961 |
| Total retail sales per capita, 2012 | \$12,980 | \$15,256 | \$77,084 |
| TRANSPORTATION | MARYLAND | HARFORD CO | BEL AIR |
| Mean travel time to work (minutes), workers age 16 years+, 2010-2014 | 32.2 | 31.9 | 29.8 |
| Mean travel time to work (minutes), workers age 16 years+, 2015-2019 | 33.2 | 32 | 28.3 |
| INCOME AND POVERTY | MARYLAND | HARFORD CO | BEL AIR |
| Median household income (in 2014 dollars), 2010-2014 | \$74,149 | \$81,016 | \$67,925 |
| Median household income (in 2019 dollars), 2015-2019 | \$84,805 | \$89,147 | \$71,122 |
| Per capita income in past 12 months (in 2014 dollars), 2010-2014 | \$36,670 | \$35,763 | \$33,399 |
| Per capita income in past 12 months (in 2019 dollars), 2015-2019 | \$42,122 | \$41,147 | \$40,731 |
| Persons in poverty, percent, 2010-2014 | 10.1% | 8.0% | 7.5% |
| Persons in poverty, percent, 2015-2019 | 9.00% | 6.70% | 11.70% |

APPENDIX D

DEMOGRAPHIC INFORMATION US CENSUS BUREAU

| BUSINESSES | MARYLAND | HARFORD CO | BEL AIR |
|---|-------------|------------|---------|
| Total employer establishments, 2019 | 139,449 | 5,539 | X |
| Total employment, 2019 | 2,380,865 | 75,948 | X |
| Total annual payroll, 2019 (\$1,000) | 136,778,313 | 3,565,518 | X |
| Total employment, percent change, 2018-2019 | 0.60% | 1.20% | X |
| Total nonemployer establishments, 2018 | 510,744 | 17,530 | X |
| All firms, 2012 | 531,953 | 20,330 | 1,644 |
| Men-owned firms, 2012 | 276,630 | 10,727 | 869 |
| Women-owned firms, 2012 | 209,119 | 7,328 | 436 |
| Minority-owned firms, 2012 | 203,394 | 3,134 | 129 |
| Nonminority-owned firms, 2012 | 314,902 | 16,495 | 1,267 |
| Veteran-owned firms, 2012 | 50,976 | 2,473 | 158 |
| Nonveteran-owned firms, 2012 | 462,232 | 16,889 | 1,217 |
| GEOGRAPHY | MARYLAND | HARFORD CO | BEL AIR |
| Population per square mile, 2010 | 594.8 | 560.1 | 3,450.4 |
| Land area in square miles, 2010 | 9,707.24 | 437.09 | 2.93 |

www.census.gov; [DataUSA](#)

APPENDIX E

2021 PARCEL UTILIZATION STATUS & POTENTIAL YIELD

(sf = square feet du = dwelling unit)

PUBLIC LAND

| KEY | PARCEL # | ADDRESS | DESCRIPTION | ACREAGE | COMMERCIAL YIELD | RESIDENTIAL YIELD |
|-------------------------|-------------------|----------------------------|---|---------|------------------|-------------------|
| 1 | 809 | 6 S Bond Street | B3A zoning: Mary Risteau Lot – Harford County owned parking lot | 1.82 | 39,700 sf | 16 du |
| 2 | 1232 | 101 Hays Street | B3A zoning: Health Department Lot – Harford County owned and used by Health Department | 1.33 | 34,700 sf | |
| | 1231 | 143 Thomas Street | | 0.26 | | |
| 3 | 878 | 121 S. Main Street | B2 zoning: South Main Street Lot – Harford County owned for Administration employees | 2.04 | 44,500 sf | 45 du |
| 4 | 914 915 916 | 117 E. Pennsylvania Avenue | B2A zoning: Hickory Avenue Lot – Town of Bel Air owned providing public parking, parking for Board of Education and Library | 0.85 | | 33 du |
| | | 17 S. Hickory Avenue | | 0.30 | | |
| | | 19 S. Hickory Avenue | | 0.38 | | |
| 5 | 901 | 33 S. Main Street | B2 zoning: Downtown Lot – Town of Bel Air owned public parking | | | |
| | 0.28 | 20,000 | | | | |
| | 902 | 37 S. Main Street | | 0.19 | | |
| Subtotal (Public Land): | | | | 7.45 | 138,900 | 94 du |

PRIVATE LAND

| KEY | PARCEL # | ADDRESS | DESCRIPTION | ACREAGE | COMMERCIAL YIELD | RESIDENTIAL YIELD |
|-----|-------------|------------------------|---|---------|------------------|-------------------|
| 6 | 592 | 10-A N. Tollgate Road | B3 zoning: East Tollgate - Undeveloped parcels with abandoned structure | 2.78 | 35,500 sf | |
| | 2 | N. Tollgate Road | | 0.48 | | |
| 7 | 577 | 126 N Main Street | B2 zoning: Former Peoples Bank building with single structure and parking | 0.69 | 17,600 sf | |
| | 290 | 125 N Bond Street | | 0.04 | | |
| | 578(1) | 123 N Bond Street | | 0.05 | | |
| | 578(2) | 123 N Bond Street | | 0.03 | | |
| 8 | 330 p/o | Upper Chesapeake Drive | B3 zoning: Upper Chesapeake / MD 24 – surface Parking | 12.64 | 82,500 sf | |
| 9 | 1803(B) p/o | 510 Marketplace Drive | B3 zoning: Marketplace B – Pad Site | 1.80 | 6,400 sf | |

APPENDIX E

2021 PARCEL UTILIZATION STATUS & POTENTIAL YIELD

(sf = square feet du = dwelling unit)

PRIVATE LAND (cont'd)

| KEY | PARCEL # | ADDRESS | DESCRIPTION | ACREAGE | COMMERCIAL YIELD | RESIDENTIAL YIELD |
|-----|----------------------------|----------------------------|--|---------|------------------|-------------------|
| 10 | 1803(C) | 535 Marketplace Drive | B3 zoning: Marketplace C – Undeveloped (100-yr Floodplain) | 2.12 | 4,500 sf | |
| 11 | 1191 | 336 Baltimore Pike | B3 zoning: Former Pete's Cycle with one structure and parking | 1.26 | 13,700 sf | |
| 12 | 1491 p/o | 722 S. Main Street | R2 zoning: (Shannon Drive-unimproved) – Undeveloped rear parcel | 0.52 | | 2 du |
| 13 | 1295 | 400 S. Main Street | B2A zoning: Bailey Lane – Undeveloped | 0.59 | 2,000 sf | 12 du |
| 14 | 1309 | 109 E. Churchville Road | RO zoning: Maitland/Churchville – Existing parking and undeveloped land | 0.58 | 4,000 sf | 4 du |
| 15 | 848 | 121 S. Bond Street | B2 Zoning: Water Tower Place – Existing parking | 0.47 | 5,600 sf | 24 du |
| 16 | 852 | 26 N Hickory Avenue | B2A zoning: Hickory Flats Former SFD lots – Existing structure with parking and undeveloped land | 0.43 | | 75 du |
| | 856 | 28 N Hickory Avenue | | 0.79 | | |
| | 857 | 32 N Hickory Avenue | | 0.74 | | |
| 17 | 795 | 119 Alice Anne St. | B2A & B3A zoning: Spartan Surfaces/York College along with individual owners – Parcels with existing older structures and existing parking | 1.73 | 37,600 sf | |
| | 797 | 123 Alice Anne St. | | | | |
| | 798 | 125 Alice Anne St. | | | | |
| | 799 | 127 Alice Anne St. | | | | |
| | 801 | 129 Alice Anne St. | | | | |
| | 802 | 133 Alice Anne St. | | | | |
| | 803 | 137 Alice Anne St. | | | | |
| | 800 | 120 W. Pennsylvania Avenue | | | | |
| | 805 | 122 W. Pennsylvania Avenue | | | | |
| 806 | 124 W. Pennsylvania Avenue | | | | | |

APPENDIX E

2021 PARCEL UTILIZATION STATUS & POTENTIAL YIELD

(sf = square feet du = dwelling unit)

PRIVATE LAND (cont'd)

| KEY | PARCEL # | ADDRESS | DESCRIPTION | ACREAGE | COMMERCIAL YIELD | RESIDENTIAL YIELD |
|-----|----------|---------------------|---|---------|------------------|-------------------|
| 18 | 528 | 102 N. Bond | B3A zoning: H&N Statutory Trust Property – Undeveloped lot | 0.34 | 7,400 sf | |
| 19 | 500 | Lester Way | B3A zoning: Peverly Property – Undeveloped lot | 0.80 | | 12 du |
| 20 | 492 | 142 N. Bond Street | B3A zoning: Hamilton and Harford Mutual properties – Existing commercial buildings with parking | 0.34 | 26,700 sf | 21 du |
| | 493 | 140 N. Bond Street | | 0.44 | | |
| | 494 | 140 N. Bond Street | | 0.07 | | |
| | 495 | 138 N. Bond Street | | 0.17 | | |
| | 491 | Gordon Street | | 1.43 | | |
| 21 | 267 | 308 N. Main Street | B3A & M1 zoning: North Main properties including Darnell Jewelers and former High's building | 0.88 | 9,600 sf | 8 du |
| | 268 | 306 N. Main Street | | | | |
| | 269 | 302 N. Main Street | | | | |
| | 261 | 312 N. Main Street | | | | |
| 22 | 283 | 317 N. Main Street | M1 zoning: Emmanuel Church – Undeveloped Lot | 0.43 | 4,700 sf | 4 du |
| 23 | 271 | 411 N. Main Street | M1 zoning: McComas property – Existing commercial structures | 0.96 | 10,500 sf | |
| 24 | 284 | 24 Ellendale Street | M1 zoning: Chavis property – construction equipment storage | 1.71 | 18,700 sf | |
| | 272 | 36 Ellendale Street | | | | |
| | 273 | Ellendale Street | | | | |
| 25 | 274 | Ellendale Street | M1 zoning: Corbin Fuel & H&H property – Existing construction storage, vehicle storage, salvage and fuel services | 9.03 | 98,400 sf | |
| | 194 | 440 Franklin Street | | | | |
| | 305 | 444 Franklin Street | | | | |
| 26 | 599 | 50 E. Lee Street | B2A zoning: HarCo properties – Former single-family homes used as offices | 1.59 | 17,400 sf | 14 du |
| | 600 | 54 E. Lee Street | | | | |
| | 601 | 60 E. Lee Street | | | | |
| | 602 | 116 Hickory Avenue | | | | |
| | 603 | 66 E. Lee Street | | | | |

APPENDIX E

2021 PARCEL UTILIZATION STATUS & POTENTIAL YIELD

(sf = square feet du = dwelling unit)

PRIVATE LAND (cont'd)

| KEY | PARCEL # | ADDRESS | DESCRIPTION | ACREAGE | COMMERCIAL YIELD | RESIDENTIAL YIELD |
|-----|----------|--------------------------|---|---------|------------------|-------------------|
| 27 | 533 | Alley off Bond Street | B2 zoning: Bond Street – Existing parking for Main Street businesses which fronts Bond Street | 0.63 | 13,500 sf | |
| | 782 | 16 W Pennsylvania Avenue | | | | |
| | 777 | 16 N. Main Street | | | | |
| | 778 | 10/12 N. Main Street | | | | |
| 28 | 1244 | 208 S Hays Street | B3A zoning: Santiago & Sauers properties – undeveloped and existing commercial | 0.52 | 15,000 sf | |
| | 1245 | 204 Baltimore Pike | | 0.49 | | |
| | 1260 | 214 Baltimore Pike | | 0.37 | | |
| 29 | 1264 | 129 Baltimore Pike | B3A zoning: various properties held under different ownerships along Baltimore Pike | 0.43 | 31,000 sf | |
| | 1265 | 139 Baltimore Pike | | 0.30 | | |
| | 1206 | 203 Baltimore Pike | | 0.75 | | |
| | 145 | 217 Baltimore Pike | | 0.47 | | |
| | 1207 | 305 Baltimore Pike | | 0.87 | | |
| 30 | 483 | 33 Williams Street | R1 & B3A zoning: Harford Mutual – Undeveloped and SFD lots | 0.17 | 8,200 sf | 6 du |
| | 481 | W. Broadway | | 0.42 | | |
| | 480 | 35 W Broadway | | 0.16 | | |
| 31 | 1221 | 200 S Bond Street | B3A zoning: former Ford House – narrow parcel at Bond and Churchville Roads | 0.28 | 3,100 sf | 2 du |
| 32 | 739 | Williams Street | B2A zoning: Court House Square – undeveloped | 5.39 | | 117 du |
| 33 | 1946 | 602 Boulton Street | B3 zoning: seldom used parking area | 0.96 | 10,500 sf | |
| 34 | 205 (1) | 728 Ma & Pa Road | R2 zoning: Moore's Mill Rd & Ma & Pa – Existing SFD parcels | 0.75 | | 10 du |
| | 205 (2) | 401 Moore's Mill Road | | 0.97 | | |
| | 205 (3) | 403 Moore's Mill Road | | 0.79 | | |

APPENDIX E

2021 PARCEL UTILIZATION STATUS & POTENTIAL YIELD

(sf = square feet du = dwelling unit)

PRIVATE LAND (cont'd)

| KEY | PARCEL # | ADDRESS | DESCRIPTION | ACREAGE | COMMERCIAL YIELD | RESIDENTIAL YIELD |
|--------------------------|-----------|-----------------------|---|---------|------------------|-------------------|
| 35 | 204 | 407 Moore's Mill Road | R2 & R3 zoning: West Moore's Mill Road – Existing SFD parcels | 6.29 | | 24 du |
| | 202 | 415 Moore's Mill Road | | | | |
| | 201 | 415 Moore's Mill Road | | | | |
| | 200 | 443 Moore's Mill Road | | | | |
| | 198 | 441 Moore's Mill Road | | | | |
| | 2043 (1) | Moore's Mill Road | | | | |
| 36 | 227 | 615 Moore's Mill Road | R2 & R3 zoning: Harford Day School – Existing SFD parcels | 1.95 | | |
| | | 16 du | | | | |
| | 226 | 617 Moore's Mill Road | | | | |
| | 225 | 633 Moore's Mill Road | | | | |
| 37 | 1946 (A1) | 600 – 696 Belair Road | Portions of the existing Harford Mall | 29.38 | 320,000 | 150 du |
| Subtotal: (Private Land) | | | | 46.76 | 804,100 | 501 du |
| TOTAL: | | | | 104.97 | 943,000 | 595 du |

APPENDIX F

2021 POTENTIAL ANNEXATION PARCELS & YIELD

(sf = square feet du = dwelling unit)

| KEY | PARCEL # | ADDRESS | DESCRIPTION | ACREAGE | COMMERCIAL YIELD | RESIDENTIAL YIELD |
|-----|-------------------|--------------------------------------|---|---------|-----------------------|-------------------|
| 1 | 200 | 1112 Moores Mill Road | R2 zoning in HC: Harford Agrarian LLC – undeveloped except for residence | 58.17 | | 253 du @R2 zoning |
| 2 | 598 (1,2,3) & 301 | 941, 949 & 951 Moores Mill Road | R2 zoning in HC: Moores Mill Road – developed by individual subdivided residences | 9.60 | | 22 du @R2 zoning |
| | 279 | 933 Moores Mill Road | | | | |
| | 596 (1,2) | 909 & 915 Moores Mill Road | | | | |
| | 597 (E1,B7,B8) | 871 & 901 Moores Mill Road | | | | |
| | 314 | 831 Moores Mill Road | | | | |
| | 312 | 811 Moores Mill Road | | | | |
| | 313 | 809 Moores Mill Road | | | | |
| | 505 (1,2,3 &4) | 801, 803, 805 & 807 Moores Mill Road | | | | |
| 3 | 83 | 802 Conowingo Road | B2 zoning in HC: Del Plaza – Existing retail center | 2.06 | 19,200 sf @B3A zoning | |
| 4 | 327 (1) | 501 W. Gordon Street | R2 zoning in HC: Bailey– Existing historic structure | 4.85 | | 12 du @R1 zoning |
| 5 | 126 | 213 Vale Road | R2 zoning in HC: Hazel Dell – undeveloped except for a SFD residence | 30.88 | | 90 du @R2 zoning |
| | 97 | 213 Vale Road | | | | |
| | 179 | 213 Vale Road | | | | |
| 6 | 177 (1,2,3) | 200 N Tollgate Road | B3 zoning in HC: East Tollgate Road – Existing commercial development | | 112,000 sf @B3 zoning | |
| | 10.20 | | | | | |
| | 168 (1) | 108 N Tollgate Road | | | | |
| | 24 | 106 N Tollgate Road | | | | |
| | 62 | 728 Baltimore Pike | | | | |
| 7 | 178 | 802 A Bel Air Road | B3 & R1 zoning in HC: West US Business 1 – Existing commercial development | 11.96 | 130,100 sf @B3 zoning | |
| | 48 | 722 Baltimore Pike | | | | |
| | 169 | 802 Bel Air Road | | | | |
| | 173 | 728 Baltimore Pike | | | | |
| | 644 | 728 Baltimore Pike | | | | |
| | 47 | 732 Baltimore Pike | | | | |
| | 672 | 730 Baltimore Pike | | | | |

APPENDIX F

2021 POTENTIAL ANNEXATION PARCELS & YIELD

(sf = square feet du = dwelling unit)

| KEY | PARCEL # | ADDRESS | DESCRIPTION | ACREAGE | COMMERCIAL YIELD | RESIDENTIAL YIELD |
|-----|----------------------|--------------------------|---|---------|-----------------------|-------------------|
| 8 | 116 | 821 Baltimore Pike | R1 & B3 zoning in HC: Bel Air Auto Auction commercial development | 45.78 | 520,000 sf @B3 zoning | |
| | 249 (1,2,0) | 819 Baltimore Pike | | | | |
| | 219 (1, 2, 3) | 807 & 809 Baltimore Pike | | | | |
| | 27 | 805 Baltimore Pike | | | | |
| | 31 | 777 Baltimore Pike | | | | |
| | 656 | 731 Baltimore Pike | | | | |
| | 658 | 727 Baltimore Pike | | | | |
| | 30 | 725 Baltimore Pike | | | | |
| | 29 | Baltimore Pike | | | | |
| 9 | 248 (1) | 711 Baltimore Pike | R2, R4, B3 & B2 zoning in HC: Tollgate Road & US Business 1 – existing commercial development, vacant lots and residences | 22.28 | 242,000 sf @B3 zoning | |
| | 232 | 300 Sunflower Drive | | | | |
| | 647 (1) | 709 Bel Air Road | | | | |
| | 231 | 705 Baltimore Pike | | | | |
| | 218 | 703 Baltimore Pike | | | | |
| | 222 | 302 Tollgate Road | | | | |
| | 18 | 306 Silver Spring Drive | | | | |
| | 223 | 308 Silver Spring Drive | | | | |
| | 17 | 310 Silver Spring Drive | | | | |
| | 158 | 314 Silver Spring Drive | | | | |
| | 14 | 316 Silver Spring Drive | | | | |
| | 25 | 601 Terrace Drive | | | | |
| | 13 | 400 S. Tollgate Road | | | | |
| | 650 | 402 S. Tollgate Road | | | | |
| | 12 | 404 S. Tollgate Road | | | | |
| | 15 | 500 Terrace Drive | | | | |
| | 167 (2) | 702 Terrace Drive | | | | |
| | 16 | 312 S. Tollgate Road | | | | |
| | 381 | 310 S. Tollgate Road | | | | |
| 659 | 308 S. Tollgate Road | | | | | |
| 19 | 304 S. Tollgate Road | | | | | |
| 10 | 247 | 1003 S. Tollgate Road | R2 zoning in HC: East Tollgate Road – Existing residence | 12.41 | | 36 du @R2 zoning |

APPENDIX F

2021 POTENTIAL ANNEXATION PARCELS & YIELD

(sf = square feet du = dwelling unit)

| KEY | PARCEL # | ADDRESS | DESCRIPTION | ACREAGE | COMMERCIAL YIELD | RESIDENTIAL YIELD |
|-----|-------------|-------------------------------------|--|---------|----------------------|-------------------|
| 11 | 80 | 4 E. MacPhail Road | R2 zoning in HC: MacPhail Road – Existing SFD parcels | 1.03 | | 3 du @RO zoning |
| | 211 | 6 E. MacPhail Road | | | | |
| | 671 (17) | 8 E. MacPhail Road | | | | |
| 12 | 1208 | Churchville Road | B1 zoning in HC: Moores Mill Road & Churchville Road – Existing commercial development | 2.20 | 21,000 sf @B3 zoning | |
| | 815 (1,2,3) | 1212 – 1216 & 1220 Churchville Road | | | | |
| 13 | 1 | 413 W Gordon | R2 zoning in HC: Catherine Street – Existing residence and former Kelly property | 2.50 | | 5 du @R1 zoning |
| | 33 | 510 Catherine Street | | | | |
| 14 | 1 | 500 W. Gordon Street | R2 zoning in HC: Liriodendron property and former Kelly property | 83.22 | | 2 du @R1 zoning |
| | 220 | 502 W. Gordon Street | | | | |
| 15 | 192 | 113 S Kelly Avenue | B3 zoning in HC: Existing Residence | 0.26 | 2,800 sf @B3 zoning | |
| 16 | 250 | 655 Marketplace Drive | B3 zoning in HC: Home Depot rear parcel | 1.55 | 17,000 sf @B3 zoning | |
| 17 | 387 (1) | 309 N Tollgate Road | R2 zoning in HC: SFD parcels and vacant properties | 0.53 | | 4 du @R2 zoning |
| | 387 (2) | N Tollgate Road | | 0.46 | | |
| | 387 (3) | N Tollgate Road | | 0.46 | | |
| | 387 (4) | 331 N Tollgate Road | | 0.54 | | |
| 18 | 323 | Gleneagles (outside of Town limits) | Existing subdivision | 71.5 | | 100 du |
| 19 | 350 / 861 | Harford Woods / Oak Ridge | Existing subdivision | 91.2 | | 219 du |
| 20 | 856 | Tollgate Estates | Existing subdivision | 15.9 | | 47 du |
| 21 | 004 | 599 S Tollgate Road | Existing BGE Substation | 2.6 | | 6 du |

APPENDIX F

2021 POTENTIAL ANNEXATION PARCELS & YIELD

(sf = square feet du = dwelling unit)

| KEY | PARCEL # | ADDRESS | DESCRIPTION | ACREAGE | COMMERCIAL YIELD | RESIDENTIAL YIELD |
|-----|----------|-----------------------------|--|---------|------------------|-------------------|
| 22 | 226 | 955 Sablewood Drive | Existing open space | 7.3 | | |
| | 238 | 955 Sablewood Drive | Existing open space | 5.5 | | |
| 23 | 1 | South Side Henderson Road | Wooded land with stream and floodplain. | 1.21 | | 0 du |
| | 392 | 799 Henderson Road | R-1 zoning in HC; Existing residence and farm field. | 21.7 | | |
| | 68 | North Side Moores Mill Road | R-1 zoning in HC; forested and floodplain. | 14.6 | | x |
| | 92 | 758 Moores Mill Road | R-1 & R-2 in HC; Existing Residence | 2.3 | | x |
| | 91 | 750 Moores Mill Road | R-1 & R-2 in HC; Existing Residence | 1.2 | | x |
| | 403 | 711 Irwin Road | R-2 in HC; Existing Residence | 12.2 | | x |
| | 66 | 761 Henderson Road | R-2 in HC; 2 Existing Residences | 5.1 | | x |
| | 80 | East Side Conowingo Road | R-2 in HC; forested and floodplain. | 2.5 | | x |
| | 80 (L6) | 829 Conowingo Road | R-2 in HC; Existing Residence | 1.0 | | x |
| | 81 (L6) | 825 Conowingo Road | B-2 in HC; Existing Residence | 0.5 | x | |
| | 411 | 821 Conowingo Road | B-2 in HC; Existing Residence | 1.15 | x | |
| | 206 | East Side US Route 1 | B-2 in HC; Forested floodplain | 0.5 | x | |
| | 407 | 809 Conowingo Road | B-2 in HC; Floodplain | 0.5 | x | |

The background features a large green area on the left and a complex geometric pattern of overlapping triangles in various shades of green and blue on the right. A horizontal blue bar is positioned below the green area.

2022

**Town of Bel Air
Comprehensive Plan**

www.belairmd.org