



TOWN OF BEL AIR COMPREHENSIVE PLAN



2016

RESOLUTION NO. 1069-16

A RESOLUTION ADOPTING A REVISED COMPREHENSIVE PLAN

WHEREAS, Section 3 of the Land Use of 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 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 2009-2015 Comprehensive Plan, satisfying all state requirements for review and public hearing, and submitted a revised 2016 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, as shown in 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 community's development needs

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: June 6, 2016
PUBLIC HEARING: June 20, 2016
ENACTMENT: June 20, 2016
EFFECTIVE: June 20, 2016
AYES: Commissioners Burdette, Einhorn, Hopkins, Preston, Richards
NAYS: None
ABSENT: None


Michael Krantz, Town Clerk


Susan U. Burdette, Chairman
Board of Town Commissioners



Bel Air Planning Commission
Resolution

Be It Resolved that the attached Comprehensive Plan is approved this 2nd day of June, 2016.


Philip Raub, 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 June 2, 2016.

Attest: 
Philip Raub, Chair
Bel Air Planning Commission



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CHAPTER 1

Introduction



Chapter I

PURPOSE

The Comprehensive Plan Update process provides an opportunity to look at the view of land use and public services by adopting goals and objectives to guide Town decisions about development, financing, public improvements and regulatory needs. It outlines how the Town will use public investment and land development controls, which may impact private landowner decisions.

PARTICIPATION

This Plan update was developed with extensive public participation and involvement. The update of the Plan was initiated with a series of nine (9) stakeholder group meetings addressing each element of the Comprehensive Plan. These groups included residents, business owners and State, County and local representatives. Following these meetings, the Planning Commission analyzed a summary of the focus group minutes and provided additional input regarding each element. Planning Staff worked with various sources to assemble

more technical and data driven information. In addition, email surveys were generated to ask a series of questions regarding significant potential changes to the Plan. The Town utilized its website to solicit comments using an innovative interactive module which solicits opinion through a series of questions and allows for new questions to be formulated by a respondent. Two public meetings were held to illicit comments on the draft plan prior to the Planning Commission and Town Board of Commissioners holding separate public hearings to review the final draft for adoption.

ESTABLISHMENT

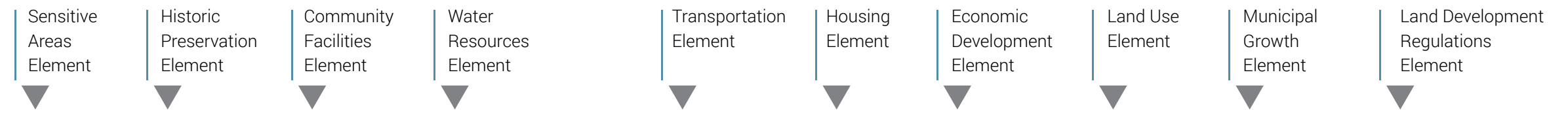
Section 3-101 of the Land Use Article in the Annotated Code of Maryland, provides broad planning and zoning enabling legislation to counties and municipalities. The Land Use Article tasks the Planning Commission to develop an approved Plan and then forward that Plan to the Bel Air Board of Town Commissioners. The Plan is a policy guide for both groups as they access the location, character and extent of proposed public and private development within Bel Air. The Plan's goals and objectives are implemented over time through the decisions related to annexations, rezonings, subdivision of land, and 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 its policies. The Land Use Article has been amended to require that the Plan be reviewed and updated every ten (10) years. However, this Plan is scheduled for update in 2022 to coincide with the release of US Census Bureau data. The Plan is required to include elements comparing Land Use, Municipal Growth, Transportation, Community Facilities, Water Resources, Sensitive Areas and Land Development Regulations. Bel Air has also included Economic Development, Housing and Historic Preservation elements.



APPLICATION

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

Comprehensive Plan Chapters



VISIONS

State law requires that each jurisdiction implement certain visions through the Comprehensive Plan that provide a foundation for planning 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.

Community Design:

Compact mixed-use, walkable design consistent with existing community character and located near available or planned transit options are 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 archaeological 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.



Housing:

A range of housing densities, types, and sizes provides 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 State's natural resources, public services, and public facilities are encouraged.

Environmental Protection:

Land and water resources, including the Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and 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, and infrastructure, and transportation are integrated across the local, regional, State, and interstate levels to achieve these visions.

The State visions are used to develop policies, goals and objectives for the various elements. The Town also includes a vision statement for each element based on the desired character as determined by local citizens.

CHAPTER 2

SENSITIVE AREAS



Chapter 2

VISION

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

BACKGROUND

Legislative Mandate

The State Planning Act mandates that four environmentally sensitive elements – streams and their buffers, 100-year floodplains, habitats 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. Refer to [Map A](#) for a graphic representation.

Protection and enhancement of Town's remaining natural environment



Environmental Factors

All five sensitive areas for which protection is mandated can be found in Bel Air and are reflected on [Map A](#). Sensitive areas excluding trees impact less than 10% of the Town's total area. Most of the Town's 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.

STREAMS



FLOODPLAINS



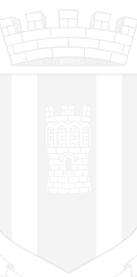
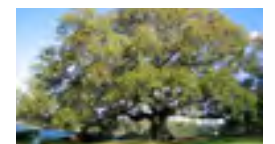
HABITATS OF ENDANGERED SPECIES



STEEP SLOPES



FORESTS



Streams



Bel Air lies between two major stream valleys: Bynum Run to the north and east and Winters Run to the southwest. Plumtree Run traverses the Town from its west-central core to the south. Many small tributary “fingers” run through the Town eventually feeding larger systems. Streams and stream buffers are valuable resources that serve many purposes include 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

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 loss participating communities to purchase insurance as a protection against flood loss 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.

Bel Air lies between two major stream valleys, Bynum Run and Winters Run

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 land owners.

Protected Waters

Atkisson Reservoir (02130703) is impaired due to biological issues and Bynum Run (02130704) has problems with both sediments 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.

1% *A 100-year flood is an event that has a one-percent chance of being equaled or exceeded in any given year.*

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:

- ▶ reduce the risk associated with loss of life and property
- ▶ restore the health of the Chesapeake Bay
- ▶ contribute to maintenance of water quality

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 7 Community which reduces property owner flood insurance premiums by 15%.



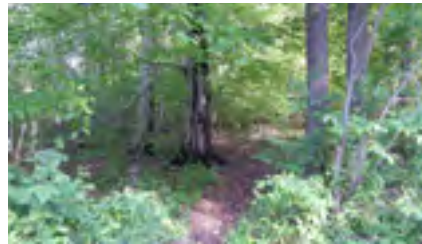
Habitats of Rare, Threatened and Endangered Species

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-01). 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 (2010) includes a total of 18 animals and 84 plants.

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

- ▶ *Glyptemys muhlenbergii* (bog turtle)
- ▶ *Gentiana andrewsii* (fringe-tip closed gentian flower). This flower has been located in areas off Churchville Road and Moore's 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 and landslides. Bel Air currently prohibits development on natural slopes in excess of 25% as measured over ten foot intervals.

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 36%. 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.



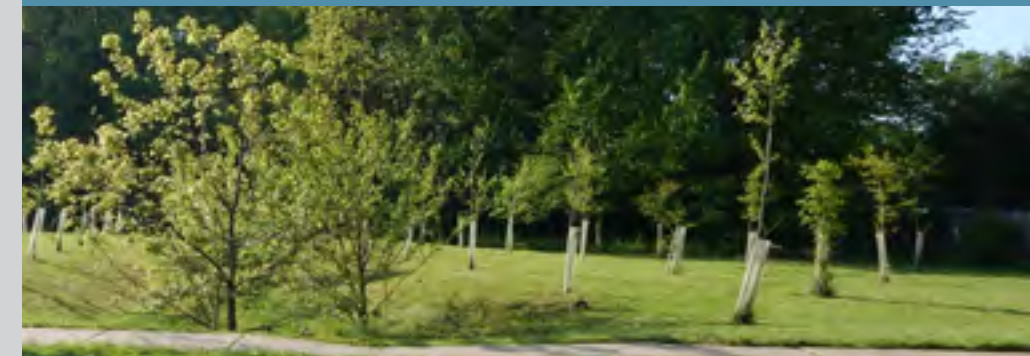
RELATED ANALYSIS

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 will be incorporated into the pending FIRM scheduled to be effective April 19, 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 the Town's 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.



Invasive Species Removal

The Town is actively removing invasive species on the Rockfield Park property and working to re-establish 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 Atwood Road, Moore's Mill Road and 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.

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 Corps of Engineers review and permit approval
- ▶ The Town and County enforce Forest Conservation ordinances consistent with the State's Forest Conservation Act
- ▶ The Army Corps of Engineers and Maryland Department of the Environment review all wetland and wetland buffer impacts
- ▶ Location and protection of rare, threatened and endangered species are coordinated through the Maryland Department of Natural Resources, Wildlife and Heritage Division
- ▶ The Town works in coordination with the County to implement storm water management strategies including review of development plans as part of the implementation 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's 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 directs efforts to mitigate threats to the viability of trees including the Emeralds Ash Borer among others. These dedicated volunteers also manage requirements of membership in Tree City USA.

Tree City USA

A Tree Plan is prepared every year by the Tree Committee as part of the Town's annual Tree City USA application. The Town has been involved in Tree City since 1992. Programs initiated through 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 meet over a period of five years. This effort is overseen by a Sustainability Committee that reviews the various objectives and measures how well the Town has achieved each initiative.

Sustainable Maryland Certified

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

Forest Conservation

Section 216 of the Bel Air code serves to provide protection for forest and trees in the Town. Development activity that meets applicable standards must adhere to regulations that follow the state standards. These protections have been expanded to include small lot development that removes trees.

GOALS AND OBJECTIVES

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

Protect existing environmentally sensitive areas

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

Assure protection of wetlands, floodplains, and existing stream channels with adequate buffers and mitigation measures through examination of existing regulations

Protect existing floodplains from new construction and ensure adequate mitigation when impacts are necessary

Investigate park maintenance and improvements to reduce mowing and limit impervious surfaces so impacts to sensitive areas are mitigated

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

Support efforts to install stream, wetland and steep slope improvements and programs to clean up watersheds

Implement improvement measures outlined in the "Town of Bel Air Flood Mitigation Plan"

Continue the removal of invasive species and the installation of native plantings to manage the natural development of forest areas

Expand and manage the streetscape with appropriate and beneficial improvements

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

Review the Landscape section of the development code to address the need for suitable plantings that address sustainable goals and objectives

Ensure that unnecessary impervious surface is removed and appropriate landscape is included with 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

Implement stream improvement measures outlined in the 'Plumtree Run Small Watershed Action Plan'

Establish a comprehensive Storm Water Management Plan outlining potential areas for retrofit of facilities to treat runoff from developed areas

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

Emphasize sustainable environmental practices within the Town

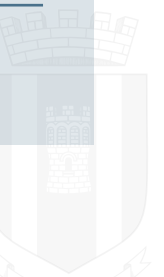
Continue implementation of the 'Sustainable Bel Air Plan' approved in 2013

Expand programs and activities resourced by Sustainable Maryland Certified (SMC)

Emphasize the responsibility of municipal facilities and services to provide innovative demonstrations of sustainable practices

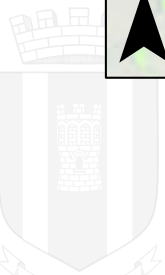
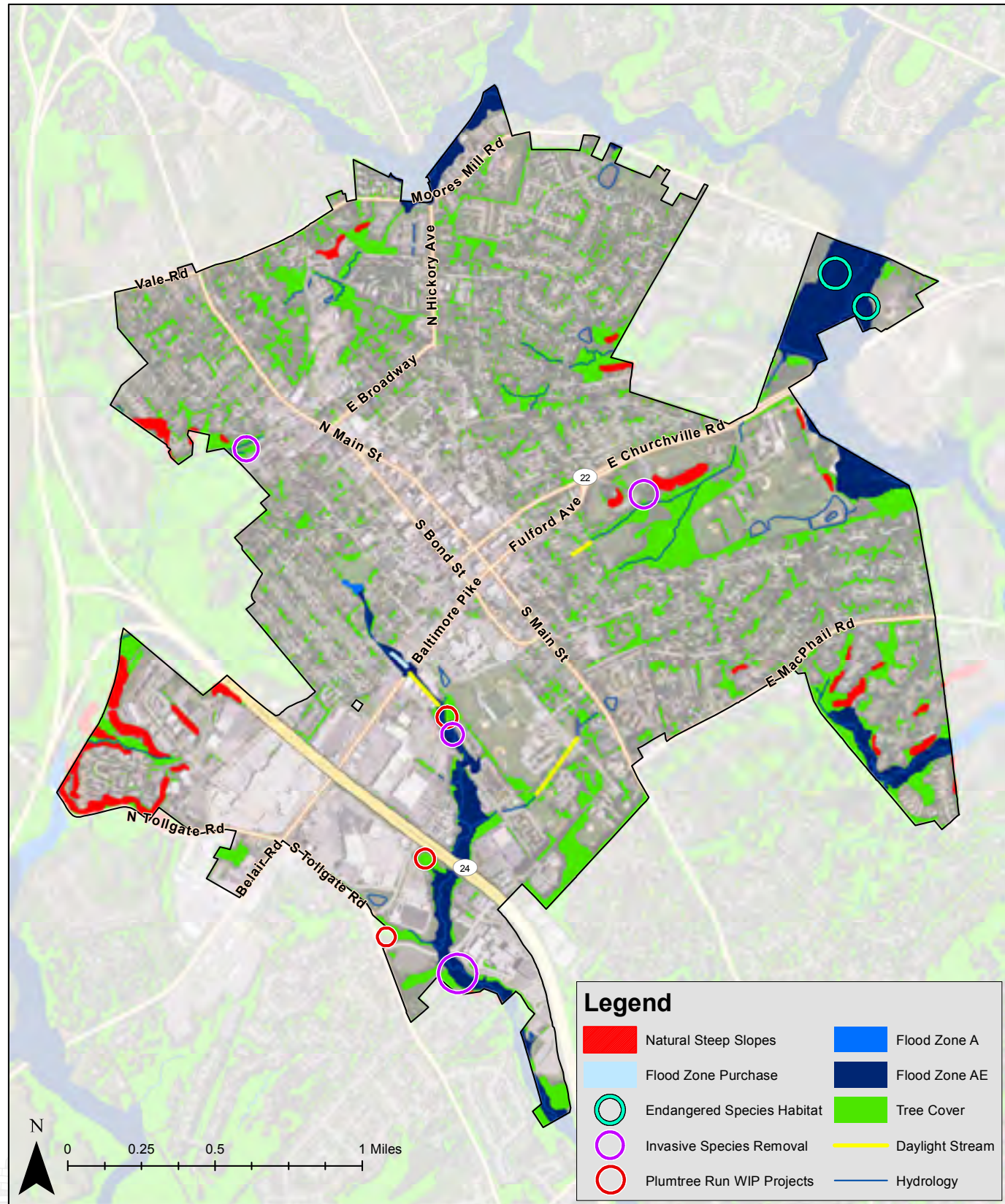
Recognize those residents and businesses that provide a positive example and leadership in the protection of the environment

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



MAP A

Sensitive Areas



CHAPTER 3

Historic Preservation

Chapter III

VISION

Maintain Town character and enhance the appearance by encouraging preservation of individual sites that reflect important elements of the 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. The Town consisted of the owner's (Aquila Scott) properties on and near Main Street at the time of incorporation. 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 to educate future residents.



Certified Local Government

Bel Air is one of eleven municipalities to be a Certified Local Government (CLG) through the Maryland Historic Trust and the National Park Service. This status allows for access to grant funds and resources for projects benefiting the 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 archaeological and cultural history. To insure this goal, the Bel Air Board of Town Commissioners enacted historic district zoning and established the Bel Air Historic Preservation Commission (Chapter 246 of the Town Code)

in August of 1985. This created the mandate to effectively protect the historic structures of Bel Air. The Commission Goals include the following responsibilities:

- ▼ Work with the National Trust for Historic Preservation, the Maryland Historical Trust, the Harford County Historic Preservation Commission, the Harford County Historical Society 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 (50) historically designated sites within the Town of Bel Air as identified on [Map B](#). These properties take advantage of several incentives designed to encourage the preservation of local historic properties. The advantages include the following:

- ▶ 10% Town property tax credit for rehabilitation of an existing structure
- ▶ A 5% Town property tax credit for architecturally compatible new construction
- ▶ State and Federal tax credit programs are also available 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
 - Listed on the National Register of Historic Places
 - Recorded as an Historic Landmark by Harford County

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. Requests for such designation must be approved by the HPC and the Town Board.

Historic Inventory Process

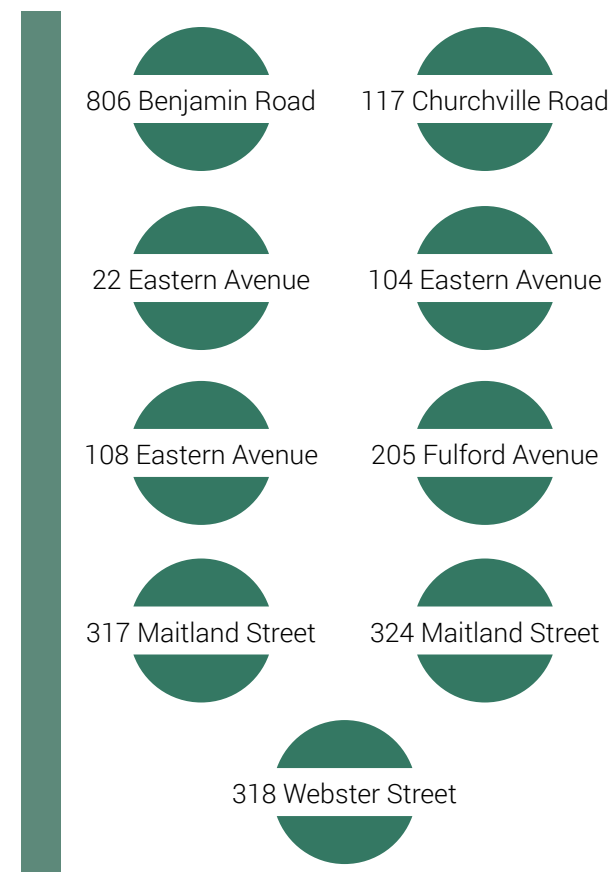
Inventory of a property begins with the Historic Preservation Commission or a property owners request for an inventory number from the Maryland Historical Trust.

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](#):



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. Table 3-1 and [Map B](#) show the properties recommended for designation.

A public meeting is held by the HPC which makes a determination whether or not to recommend the property or properties for designation.

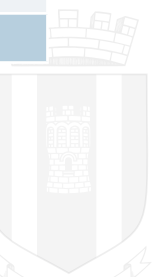


The recommendation is then sent to the Board of Town Commissioners which holds a public hearing and makes the final decision.

Table 3-1 Inventoried Properties Targeted for Designation

Number	Name	Address
HA-1409	Bel Air Academy & Graded School	45 E. Gordon Street
HA-2054	Emmanuel Episcopal Church Rectory	16 E. Broadway
HA-1367	Wysong House	83 E. Broadway
HA-1379	Peterson House (Ellis House)	209 E. Broadway
HA-2068	Reed House	326 Catherine Street
HA-226	Alex Fulford's Bottling Plant	20 E. Fulford Avenue
HA-1411	Scarboro Carver House	325 W. Gordon Street
HA-1415	Raitt House (St. Margaret's Rectory)	141 N. Hickory Avenue
HA-260	St. Margaret's Chapel	141 N. Hickory Avenue
HA-1804	Kunkel House	307 N. Hickory Avenue
HA-1833	The Homestead	221 Linwood Avenue
HA-1458	J.H.C. Watts House	520 Mast Street
HA-2057	Pons House	310 Webster Street
HA-1488	Keen Hopkins House	635 Roland Avenue
HA-1414	Evans Greer House	210 Hall Street
HA-1767	Evans Greer Barn	210 Hall Street
HA-1768	Evans Greer Gate House	210 Hall Street

Bel Air Department of Planning



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 2007, 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 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 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 permits a 10% tax abatement for historic preservation. 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

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 has to 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 the top three from each school to be recognized at a Town Board meeting. The HPC also chooses an historic building each year to be developed into a Christmas ornament which is sold throughout the community. The Town benefits from these programs and should continue and expand educational initiatives in the community.

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 the recognition provided by the Town to owners with historically designated properties
- ▶ Develop techniques to publicize the history of the Town and the stories of its many significant institutions, persons and events
- ▶ Consider a historic dimension to other public amenity and facility regulations in the Town Code

Safeguard the architectural and historic character of the Town

- ▶ Increase the number of inventoried and designated properties in the Town.
- ▶ Review properties in Bel Air to create a record of historically significant structures in need of protection

- ▶ Review and document the benefits of designating a historic property
- ▶ Review the Development Regulations to simplify and encourage the adaptive reuse of older buildings

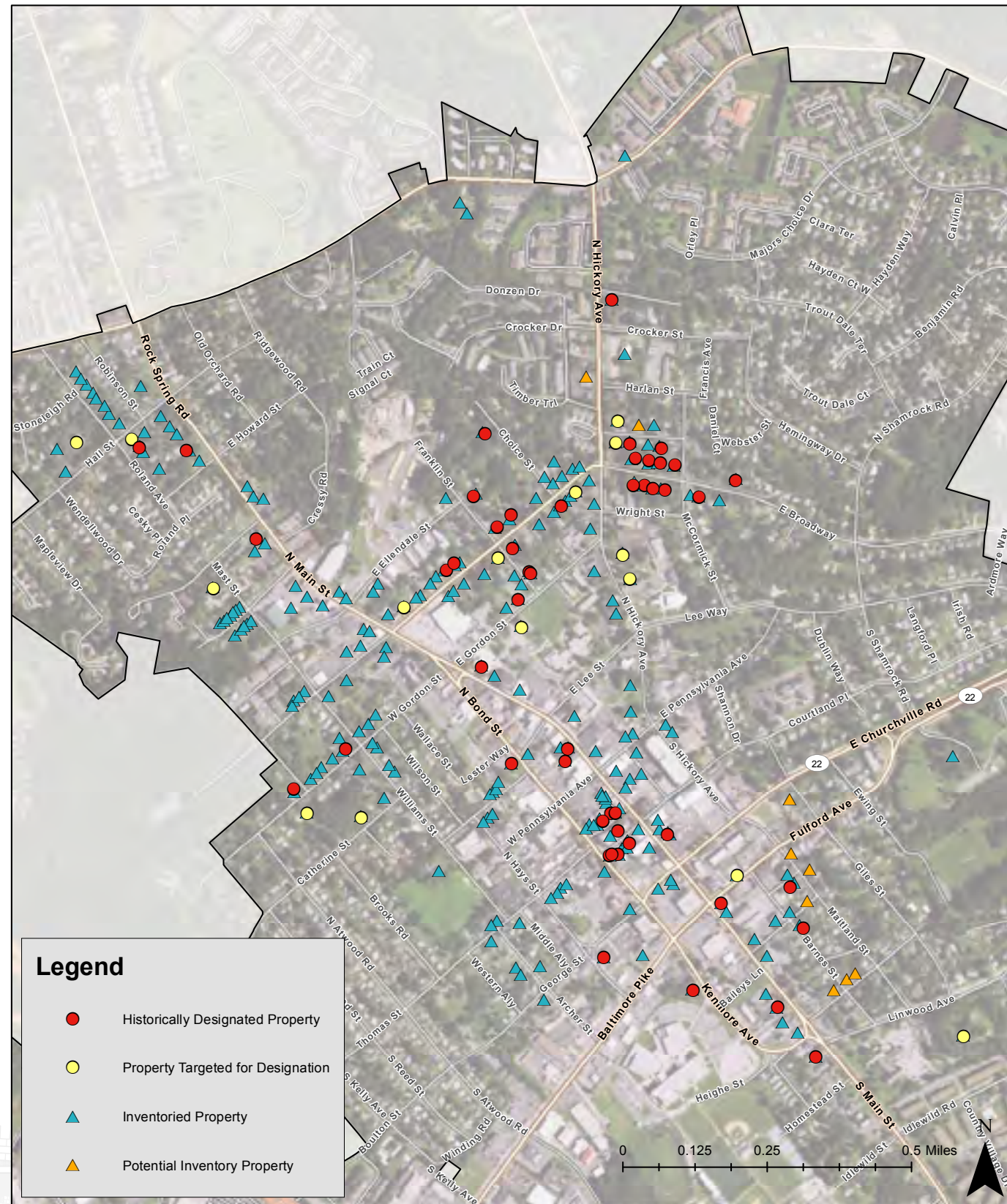
Continue and expand educational initiatives promoting historic awareness and preservation in the Town.

- ▶ Work with Harford County and associated organizations on mutually supportive historic programs
- ▶ Enhance projects managed by the Historic Preservation Commission encouraging historic appreciation of the Town
- ▶ Pursue a stronger relationship with area schools to support historic education with a local dimension



MAP B

Historic Preservation: Inventoried & Designated Properties



CHAPTER 4

Community Facilities



Chapter IV

VISION

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

BACKGROUND

Public Services

Provision of community amenities 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 with some services supported in part by the Town. Programs related to community health, housing, education and library facilities including funding for cultural and historic resources are provided by the County with some select programs provided by the



Town. The Town and its partners deliver waste management, public safety, public works and parks & recreation amenities. The locations of these facilities are shown on [Map C](#).

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 being active in MML programs and activities.

Emergency Operations Plan

The Town must plan for emergencies addressing both natural disasters and security issues. Harford County and the State of Maryland utilize the Emergency Operations Center (EOC) located in the County as the designated command center in crisis situations. The Town adheres to an Emergency Operations Plan (EOP) to efficiently allocate jurisdictional responsibilities for dealing with disasters at all levels. This plan is reviewed annually to ensure an effective response to an anticipated crisis.

Continuity of Operations Plan

The Continuity of Operations Plan (COOP) is an internal Bel Air strategy for the efficient provision of municipal services, leadership transition, coordination of communication and preservation of records in the case of relocation during a natural disaster or civil emergency.

Solid Waste Management Facilities

The Town provides an extensive solid waste/refuse service including collection of the following:

- ▶ household refuse
- ▶ recyclables
- ▶ loose brush, leaves & yard waste
- ▶ bulk waste limited to household items
- ▶ supply of containers for waste generated by residents and limited to a single material
- ▶ waste motor oil, used antifreeze and batteries

Dumpster pickup is provided by private haulers for commercial users and multi-family communities. 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 also taken to the County landfill to be converted into mulch. Other recycling possibilities to be explored for Town residents are electronics, ink cartridges, paint and hazardous materials. The Town also partners with Harford County on an annual Community Collection event that emphasizes reuse opportunities for bicycles, eyeglasses, cell phones, books, sports equipment and toys 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 daytime and 80,000 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 Fountain Green 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

- ▶ 3 Engines, 2 Tower, 1 Rescue, 1 Brush Unit, 1 Air Cascade, 3 EMS Units & 1 EMS Support Unit

Forest Hill Station (Fountain Green Road)

- ▶ 2 Engines, 1 Brush Unit & 1 Antique Unit

Patterson Mill Station

- ▶ 1 Engine, 2 EMS Units & 1 Utility Unit

Fire Chief and Deputies are assigned three (3) vehicles

Averages of seven fire-fighters 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 from the Insurance Service Office (ISO) which measures training, equipment and system requirements. This rating is considered above standard.

Police Services and Detention Facilities

Bel Air Police Department

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.

Police Protection

The Uniform Crime Reporting Model (UCRM) applies a standard of 2.4 officers for every 1000 residents to evaluate the adequacy of service for a community. Using this standard, Bel Air has adequate officers to serve Town residents. However, 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 within the municipality along with Upper Chesapeake Medical Center and several school facilities

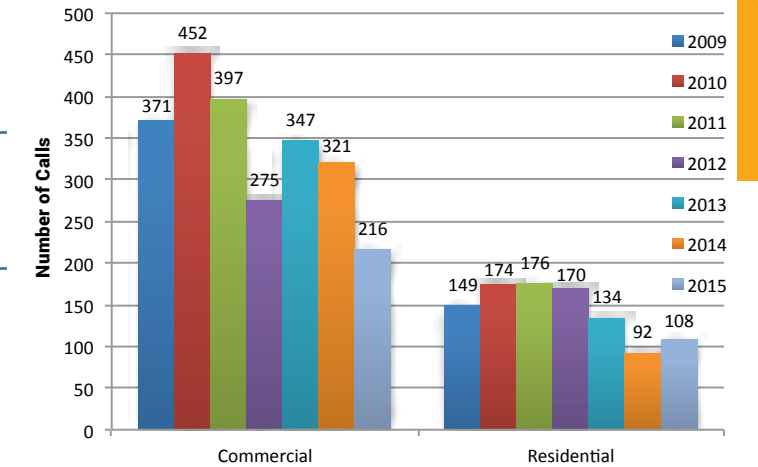
A disproportionate amount of retail establishments, bars and restaurants operate in Town which demand a police presence

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 Barbeque Bash, Festival for the Arts 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 2009 and 2015 divided between commercial and residential.

Table 4-1
Commercial And Residential Crimes

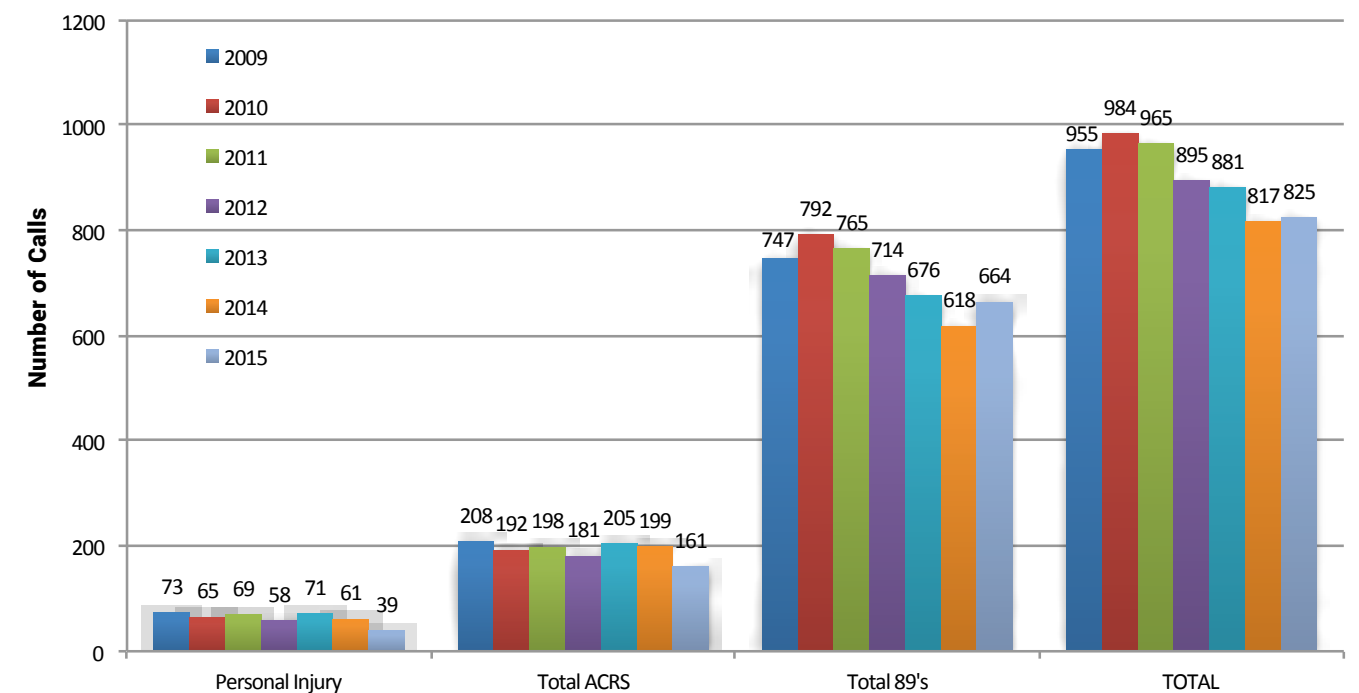


Town of Bel Air Police Department

Accidents

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

Table 4-2
Crash Statistics



Town of Bel Air Police Department



School Security

Currently, the Bel Air Police Department is staffed with one school resource/community policing officer for 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 its normal continuing education requirements.

Interjurisdictional Coordination

Collaboration with State Police, Department of Emergency Services, Harford County Sheriff's Office, 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, records management synchronization are 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 (active shooter/storm event) and simultaneous deployment of police/medical/fire assets are required.

Detention Facilities

The Town has two holding cells within the station at Hickory Avenue that are used for detaining an offender 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	7.4	School Park
Bel Air Middle School Bel Air Senior High School Homestead/Wakefield Elementary School	Idlewild Street Kenmore Avenue Emmorton Road	111	School Park
Homestead Park (Dick Blocker Memorial Park)	MacPhail Road	5.5	Neighborhood Park
Plumtree Park	Thomas Street	2.8	Neighborhood Park
Shamrock Park (William Humbert Amphitheater)	Lee Way & Hickory Avenue	7.7	Neighborhood Park
Alice Anne Street Park	Alice Anne Street	0.5	Mini Park
Majors Choice Park	Shamrock Road	7	Neighborhood Park
Aquila Scott Park	Jackson Boulevard	14.6	Neighborhood Park
Rockfield Park (includes Creative Playground, Horticultural Gardens, McFaul Athletic Fields, Rockfield Manor House and Walking Trails)	Churchville Road	49.5	Community Park
Frederick Y. Ward Park (Reckord Armory)	Main Street	0.5	Mini Park
Total Acreage within Bel Air		206.5	

Town of Bel Air Planning Department

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

Name	Location	Acreage	Designation
Southampton Middle School	Moore's Mill Road	36	School Park
Bynum Run Park	Churchville Road	2	Mini Park
Wade Tucker Memorial Fields	East-West Highway	9	Neighborhood Park
Heavenly Waters Park (includes Liriodendron Mansion, Equestrian Center, County Home Property and HC Park & Recreation Headquarters)	End of Gordon St. and off Tollgate Rd.	422	Regional County Park
Kelly Fields at Heavenly Waters Park	Boulton Street	10	Neighborhood Park
Tollgate Park at Heavenly Waters Park	Tollgate Road	25	Community Park
Ma and Pa Trail (partially within Heavenly Waters Park, 2 of 3 phases completed)	Edgely Grove Park to Williams Street & Friends Park to Blake's Venture Park	4-8 miles	Greenways
Youth/Senior Center	525 W. MacPhail	7	Neighborhood Park
Total Acreage outside of Bel Air		511	

Town of Bel Air Planning Department

Recreational Needs

To assess the recreational needs of Bel Air, existing facilities are compared to a recreation model developed by Harford County in their most recent Land Preservation, Parks & Recreation Plan (LPPRP). This model serves as general guide since recreation needs vary based on factors such as local preference, environment, land use and age among other factors. The recommendation of local recreation acreage is 30 acres per 1,000 residents. Using the current population estimates, 307.9 acres would be needed to service Town residents. 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 717.6 acres is available in the Greater Bel Air area as shown in Tables 4-3 and 4-4.



Table 4-5 School Recreational Facilities in Bel Air

	Active Acreage	Ball Fields	Soccer/Lacrosse	Football	Playground	Tennis	Basketball
Bel Air High School	30	4	2	1		6	2
Bel Air Middle School	20	1	1				
Homestead/Wakefield	7	3	1		2		2
Bel Air Elementary School	2.5	1			1		1
School Sites in Bel Air	59.5	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	4				2		1
Rockfield Park	24.2	2	2		1		
Shamrock Park	4				1		
Majors Choice Park	7						
Bel Air Park Sites	59.7	2	2	0	6	2	3

Town of Bel Air Planning Department

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

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 criterion, Bel Air (based on its 2014 population estimate of 10,264) would need 85.2 active acres of recreation facilities. As can be seen in Tables 4-5 and 4-6, the Town currently has 119.3 acres. Recreation facilities divided by type contained in the Town are considered adequate for the population served when measured against the NRPA model. However, when school facilities are eliminated, a deficit becomes apparent with most facilities. 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, softball, lacrosse and track and field in the spring and football, soccer, field hockey and cross country in the fall. This requires intense competition among various sports programs vying for available fields. In the 2014 season, about 1,750 youngsters are registered for the spring sports

and a similar number for the fall. In addition, adult softball, lacrosse and baseball programs require use of these same fields for those leagues. Indoor gym facilities have a similar problem. School gyms are available for use, but are constrained by availability. About 1,500 youth were registered in 2014 for basketball, indoor soccer, karate/jujitsu, wrestling, baton, drum line and cheerleading. In addition, similar adult programs also use gym space adding 375 participants. Use of the Armory and the McFaul Activities Center allow for additional gym time for recreation programs.

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 will contribute to economic development and create 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, 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 are created to provide funding such as the Greater Bel Air Community Foundation and the Drescher Foundation.

Needs of Youth

The McFaul Activities Center is a 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 Armory operated by the Town also serves as a venue for youth activities in addition to other community oriented programs. Bel Air youth would benefit from participation in the Maryland Partnership for Children in Nature to increase outdoor time for children.

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.

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 is 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 capacity issues in the near future.

Adequate Public Facilities

The schools within and surrounding Bel Air are currently below capacity with projections calling for the

situation to remain stable with no impact on potential development based on the Adequate Public Facilities (APF) requirements. The Town APF legislation restricts residential development if existing school enrollment exceeds 115% of school capacity. Since a majority of land surrounding the Town is subdivided and offers restrained growth, this legislation has limited impact on development.



www.belairmd.org

Table 4-7 School Capacity

Facility	Capacity	Percent Utilized
Bel Air Elementary School	500	99%
Homestead/Wakefield Elementary School	907	103%
Red Pump Elementary School	696	97%
Bel Air Middle School	1318	95%
Southampton Middle School	1540	79%
C. Milton Wright High School	1678	85%
Bel Air High School	1668	100%
St. Margaret's Elementary School	900	77%
Harford Day Elementary/Middle School	400	85%
John Carroll High School	850	82%

Harford County 2014 Growth Report

In 2011, the Town of Bel Air was designated an Arts & Entertainment District by the State of Maryland.

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.

Expansion

The Bel Air Middle School and Homestead/Wakefield Elementary School campus has been subject to preliminary planning for the relocation of John Archer School and the consolidation of the elementary school buildings but this effort has not proceeded any further. John Carroll High School has conceived a Master Plan which calls for facility expansion, parking/access improvement and athletic enhancements. This plan commenced with artificial turf fields installed in 2014.

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 Tap, Harford Living Treasures and services at the Detention Center. Other services include passport acceptance, genealogical research and grant collection. An expanded children's department with a child literacy center is planned.

Cultural Amenities

Bel Air delivers a variety of cultural and historic facilities. The Harford Historical Society (HHS) offers education and research from archival services to archaeological assistance. The Hays House Museum located at Kenmore Avenue is administered by the Historical Society. Improvement to the society's headquarters is a goal of HHS along with progress toward providing technologically updated facilities and services.

Arts and Entertainment District

In 2011, the Town was designated an Arts & Entertainment District by the State of Maryland. The program provides grants for organizations, incentives for artists housing and resources for marketing and publicizing of events. The district is built around the Harford Artists Association with many others contributing to the support of writers, artists, dancers, thespians, photographers and musicians in Bel Air.

Medical Services

Upper Chesapeake Medical Center

Upper Chesapeake Health merged with University of Maryland in 2011 enabling access to a much larger network of services that will improve its 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 185 beds and 339,000 square feet of offices, treatment rooms, laboratories and support areas dedicated to medical treatment. In the past year, the Hospital accommodated 60,476 emergency room visits and 11,001 procedures for both inpatient and outpatient care.

Expansion

The hospital plans to focus patient care recognizing the costs incurred when providing redundant facilities. UM-UCH will be constructing a new medical center in Havre de Grace near Interstate 95 while expanding the number of beds at the Bel Air campus by adding three floors to the Kaufman Cancer Center. 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 have indicated the desire to expand this effort.

HEAL

In 2014, the Town became a certified HEAL (Healthy Eating Active Living) Community. This is a program designed to provide technical support and resources to local municipalities in an effort to adopt policies and programs encouraging healthy and prosperous communities. The effort is sponsored through the Maryland Municipal League and has yielded the following progress in Bel Air

- ▶ Adoption of a CSA (Community Supported Agriculture) discount for Town employees
- ▶ Adoption of a Breast Feeding policy for Town employees
- ▶ Program to track steps and encourage activity of Town employees
- ▶ Living Well program for the community to support those with chronic diseases
- ▶ Walking & Running information including preferred routes in Town
- ▶ Promotion of the Bel Air Farmers Market
- ▶ Fitness incentive to Town employees in the form of subsidized gym membership
- ▶ Promotion of healthy vending options at Town facilities

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 among 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

Promote environmentally sound solid waste disposal maximizing recycling and reuse opportunities

Work with Harford County to expand recycling of paint, clothing, textiles, electronics and hazardous materials at locations within the Town

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

Continue the Community Collection event each fall as a partner with Harford County focusing on reuse of unwanted items

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

Improve the working relationship with the Bel Air Volunteer Company

Support BAVFC through review of traffic issues associated with response times and hazardous material information related to business uses

Emphasize a proficient and safe law enforcement environment

Maximize the efficiency and professionalism of the existing force through education, awareness and community relations

Support the existing collaborative atmosphere with State and County agencies through communication and cooperation

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

Support development and maintenance of the Town park system

Work with Harford County Parks & Recreation department on mutual goals and emphasize a close relationship with the Bel Air Recreation Council

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

Provide linkages and connections to existing neighborhoods utilizing the initiatives outlined in the 'Bicycle & Pedestrian Plan'

Encourage the creation of green space and urban parks in commercial areas

Provide both passive and active recreation opportunities with an emphasis on facilities accommodating all age groups

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

Work with Harford County and related groups to enhance programs and facilities that provide services to youth and seniors

Strengthen the relationship with non-profit organizations to provide improved services for housing and employment

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

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 with museums, theater groups and artistic organizations

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

Maintain strong cultural and informational 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 new or updated programs

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

Expand public amenities and art in the Town to emphasize Bel Air as an Arts & Entertainment District

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

Work with University of Maryland Upper Chesapeake Health to efficiently expand and improve hospital facilities and related medical services

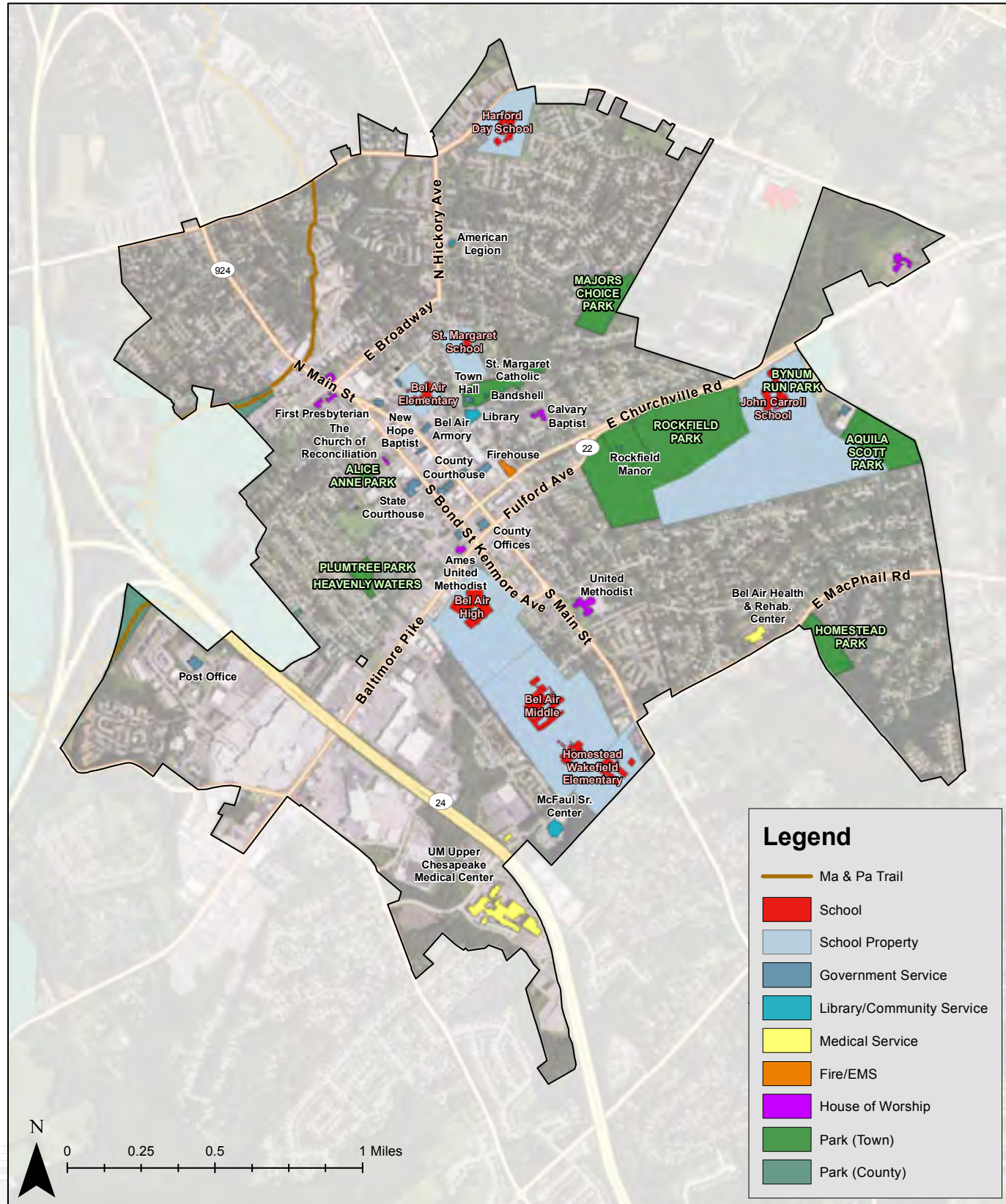
Promote Bel Air High School and its Biomedical Science program

Strengthen the relationship with Healthy Harford and expand the Healthy Eating Active Living (HEAL) policies and programs



MAP C

Community Facilities



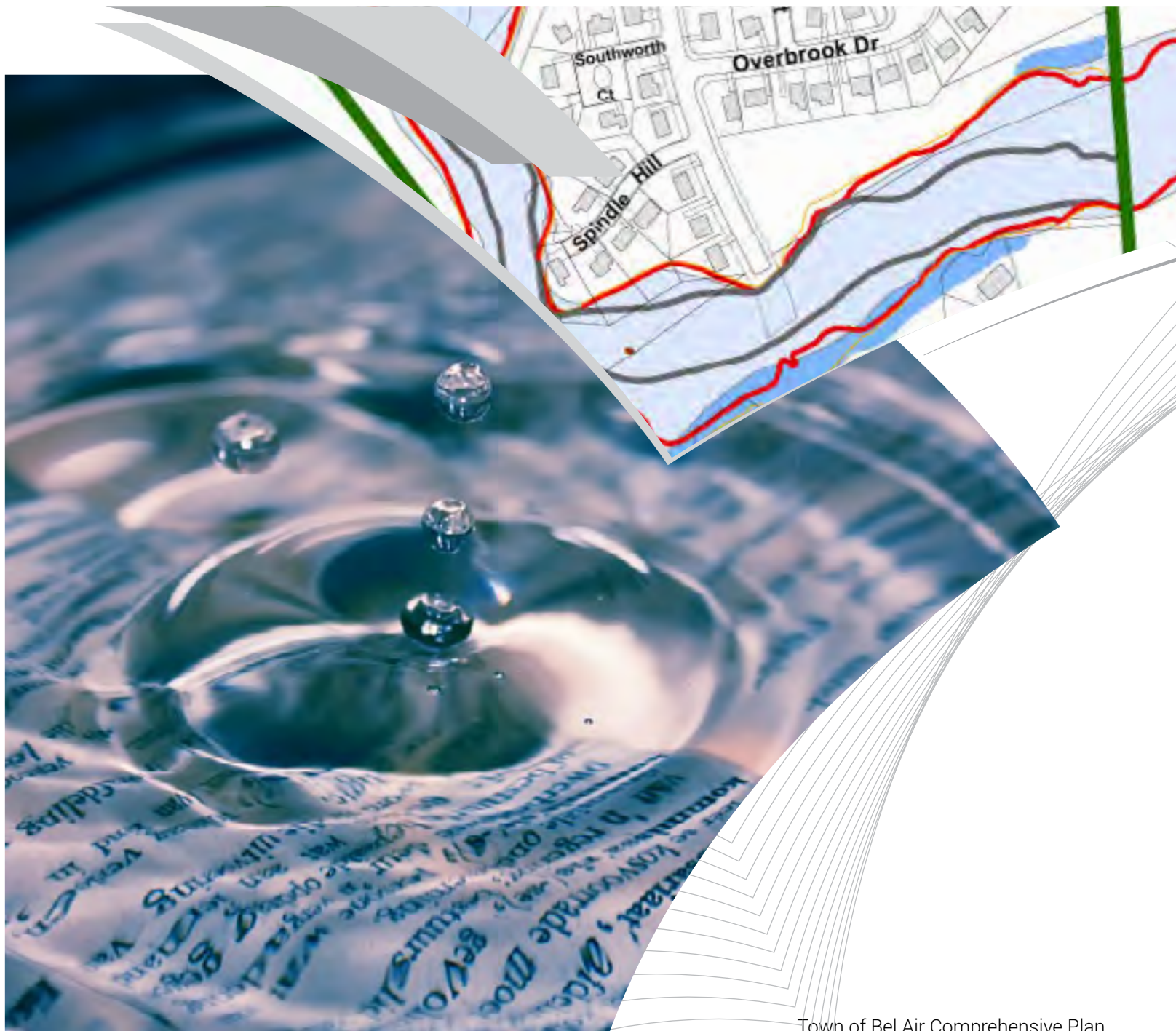
CHAPTER 5 Water Resources

Chapter V

VISION

Protect the Winters Run and Bynum Run watersheds through adequate stormwater quality and quantity practices assuring a safe, adequate water supply and

sewerage system for area citizens now and in the future. Meet State wide goals of protecting the Chesapeake Bay and its tributaries.



BACKGROUND Influences

A number of factors adversely impact water quality and availability.

Land use change adds wastewater and increases to storm water runoff

Changing weather patterns resulting in extreme conditions not only restrict water accessibility but also impact water quality in the Bay, its tributaries and local reservoirs

Increases in impervious surface area change the hydrologic graph during rain events resulting in the scouring of stream beds

Wildlife, plants and micro-organisms are impacted by fluctuation of sediments, water flow and temperature

Nutrient overload can produce algae, harming fish, shellfish and underwater life

Chesapeake Watershed Agreement

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

Water

Maryland American Water Company

Drinking water service for the majority of the Town (94% by area) is supplied by Maryland-American Water (MDAW) with water drawn from Winters Run, two wells and agreements with Harford County. However, only a fraction of the Winters Run watershed (1%) lies within the Town's boundary (delineated on [Map D](#)). The Town must 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.



Table 5-1 Water System Capacity

SUPPLY	PERMIT #	AVG DAILY FLOW	MAX MONTHLY FLOW
Winters Run Surface Intake	HA1976S015	1.4 MGD 1.7 MGD*	1.7 MGD 8.4 MGD*
Winters Run Well	HA1994G060	0.115 MGD	0.23 MGD
Bynum Run Well	HA1996G022	0.18 MGD	0.22 MGD
Harford County	1996 Agreement 2014 Agreement	0.5 MGD 0.04 MGD	0.5 MGD 0.04 MGD
Total Capacity		2.235 MGD	2.69 MGD
Capacity with permit approval		2.535 MGD*	9.39 MGD*

MDAW Report * New permit requirements applied for by MDAW but not yet approved

Land Use Analysis

The ability to quantify land use and its resulting impact on water resources is a necessary step to assure that adequate public facilities are in place to manage sustainable growth. Vacant parcels amount to less than 3% of the total Town land area. Most of these parcels are zoned for residential use. There are a number of commercially zoned parcels that are underutilized offering mixed use opportunities that may include 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

Although Bel Air's population growth was consistent between 1980 and 2000, growth between 2000 and 2010 decreased to less than one percent per year. An economic downturn in 2008 and limited land for development may provide a reason for the reduction in the growth rate.

The Town must 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.

Table 5-2 Town Growth Rate

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%

US Census

Growth Rate

Based on the land available for development in and around the Town, future potential build-out and population are predictable. Extrapolation of planned and potential development within the existing corporate limits as provided in the Municipal Growth Element indicates a projected population increase of 7% (307 units) with an estimated two-thirds of the increase (204 units) within the MDAW service area.

Total Growth

Considering the land available for annexation, population will increase with approximately half of the land designated residential. The bulk of the additional residential growth would be located outside the MDAW service area so annexation is not anticipated to affect water availability (the County has adequate capacity to 2035). Redevelopment of existing sites would have to include a residential component for the portion of the MDAW usage demand to increase since residential demands more water than typical commercial per service connection.

Water Supply

The total draw capacity under normal conditions (currently at 2.235 MGD) exceeds the current average daily demand (ADD) of approximately 1.47 MGD and the maximum daily demand (MDD) of 1.62 MGD. Over the previous 10 year period the largest historical ADD of 1.56 MGD occurred in 2005, and the largest historical MDD of 2.07 MGD occurred in 2001.

Shortfall Analysis

MDAW 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 allocated Harford County supply to meet system

demand. The most likely impacts to MDAW's ability to provide adequate water service are the possibility of drought or the contamination to Winters Run. These conditions will reduce or interrupt the Winters Run surface water intake. An analysis of water capacity when flow is interrupted or reduced indicates a supply deficit will occur.

Short Term Capacity

Maryland Department of the Environment (MDE) entered into a consent agreement September of 2015 with MDAW to solve the potential shortfall of water with the construction of an impoundment. This project is not expected to start construction until the end of 2016. In order to avoid delays in development, Harford County sold an additional 40,000 gallons per day allocation to MDAW for its service area.

Impoundment

MDAW is in the process of engineering, permitting and constructing an off-stream raw water storage impoundment in the vicinity of the existing treatment plant. This impoundment, with an anticipated capacity of 90 million gallons, has been designed to provide a reliable raw water supply source of 1.0 MGD when the Winters Run source is interrupted. This impoundment, combined with the existing wells and the County supply, is considered sufficient for a period equal to the maximum period of drought on record.

Demand Projections

Based 2010 U.S. Census Bureau information, MDAW serviced a total of 4,878 customers with a customer base made up of approximately 85% residential (accounting for 47% of the total water sales), 12% commercial (accounting for 45% of total water sales), and 3% "other" constituting fire fighting use or special customers.



Table 5-3 Historic Customers

Year	Residential	Commercial	Industrial	Fire Service	Other	Total
2001	4076	561	0	87	44	4768
2002	4074	574	0	89	47	4784
2003	4071	574	0	90	47	4782
2004	4042	585	0	91	48	4766
2005	4038	594	0	91	48	4771
2006	4044	582	0	105	46	4777
2007	4089	593	0	104	47	4833
2008	4115	592	0	105	47	4859
2009	4127	602	0	106	40	4875
2010	4129	600	0	108	41	4878
Projected Customers						
2017	4171	606	0	112	41	4930
2022	4201	610	0	116	41	4968
2027	4231	614	0	120	41	5006

Maryland American Water Company

Historic Water Usage

The Residential and Commercial usage rates in the service area have shown a declining trend since the mid-1990s, largely due to the installation of low flow plumbing fixtures and the decline in average family size. MDAW has developed projections for customer growth and water demands through a fifteen (15) year planning horizon and form 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 declining trend will continue or level off throughout MDAW's planning horizon. In fact, the minimum per capital water use of an efficient household based on current low flow technology could reach as low as 92 gallons per residential customer per day by 2027. Using the 2010 U.S. Census Bureau figures and projecting historic growth, MDAW expects to service a total of 5006 customers. Considering the declining trend in usage rates, this amounts to an ADD of 1.39 MGD and a MDD of 1.95 MGD.

The Residential and Commercial usage rates in the service area have shown a declining trend since the mid-1990s.



Table 5-4 Historic Demand (MGD)

Year	Residential	Commercial	Industrial	Other	Non-Revenue	Avg Day	Max Day	Max/Avg Ratio
2001	0.63	0.61	0	0.09	0.13	1.45	2.07	1.43
2002	0.61	0.59	0	0.09	0.14	1.43	1.94	1.36
2003	0.65	0.58	0	0.08	0.09	1.40	1.60	1.14
2004	0.59	0.61	0	0.08	0.22	1.50	1.97	1.31
2005	0.61	0.64	0	0.08	0.23	1.56	1.90	1.22
2006	0.58	0.63	0	0.08	0.22	1.51	1.74	1.15
2007	0.59	0.62	0	0.07	0.24	1.52	1.61	1.06
2008	0.59	0.59	0	0.08	0.25	1.50	1.69	1.13
2009	0.55	0.55	0	0.09	0.29	1.49	1.63	1.09
2010	0.58	0.56	0	0.09	0.27	1.50	1.70	1.13
Projected Demand (MGD)								
2017	0.55	0.58	0	0.08	0.26	1.47	2.06	1.41
2022	0.53	0.58	0	0.08	0.24	1.43	2.01	1.41
2027	0.51	0.58	0	0.07	0.23	1.39	1.95	1.41

Maryland American Water Company

Future Growth

The future average daily withdraw limit is 2.535 MGD assuming permit requests are granted. With a maximum demand of 1.95 MGD, the MDAW 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 dependent upon the specific use. When there is a loss of surface intake and it is replaced by the proposed impoundment, an excess of approximately 40,000 gallons remain above the 1.95 MGD required to satisfy the demand.

Table 5-5 Water System Capacity with Impoundment

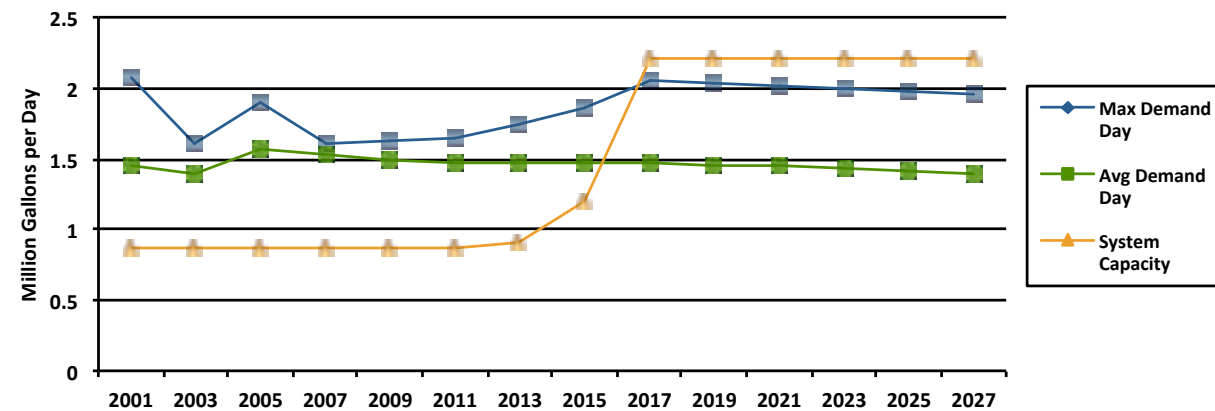
	Avg Daily Flow	Max Monthly Flow	Max Monthly Flow with permit approvals
Total Capacity	2.535 MGD	2.69 MGD	9.39 MGD
Capacity without Winters Run Intake	0.835 MGD	0.99 MGD	0.99 MGD
Projected System Demand through 2027	1.39 MGD	1.95 MGD	1.95 MGD
Capacity Deficit	0.555 MGD	0.96 MGD	0.96 MGD
Impoundment Capacity	1.0 MGD	1.0 MGD	1.0 MGD
Resulting Excess Capacity	0.445 MGD	0.04 MGD	0.04 MGD

Maryland American Water Company

Projections

Applying the presumed MDAW customer projections and the assumption that usage rates per customer will decline due to technology advances, the usage rate should remain flat or decrease mildly over the next 15-year period. Therefore, under normal operating conditions in the current service area, MDAW should have adequate capacity to meet the water service needs of the Town through 2027.

Table 5-6 Demand Projections compared to Capacity



Beyond the Planning Horizon

It is prudent to examine the water supply beyond 2027 with the interruption of flow being the critical element. Calculations based upon current growth trends, existing developable land, the possibility of system expansion, and the decline in water usage per customer make accurate projections difficult. But given nearly half a million gallons of excess capacity, it is anticipated that many decades remain before an expansion to the impoundment will be needed. However, MDAW has included an allowance for future expansion of 15% in the capacity of the impoundment as part of its preliminary engineering.

Existing Wells and Septic

There are eight remaining parcels with private wells and thirteen properties with existing septic systems servicing both commercial and residential properties within the Town. Since public water and sewer is available from either the County or MDAW, it is incumbent upon the Town to bring these properties into a public system and remove the wells and septic from service. This is best achieved through development required extensions and capital improvements.

Sewer

Sewer Infrastructure

All publicly owned sanitary sewer main within the corporate limits of Bel Air are the responsibility of the Town. The Town owns and operates approximately 42 miles of sanitary sewer lines within its boundaries serving 2,952 residential customers and 178 commercial customers. A majority of 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. Some flows are not metered due to development size or engineering considerations. Sewerage in these instances are calculated using water meter information. Map N, showing the sewer infrastructure is found in Appendix C.

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. These repairs are scheduled to be complete by May of 2016.

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. MES would then develop a hydraulic sewer model for future development complications and infrastructure upgrades.

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.

Existing Storm Water Management

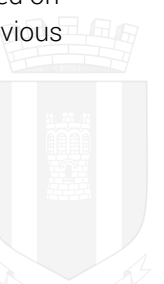
The total land area of the Town of Bel Air consists of 1,942 acres lying entirely within the Harford County development envelope. The total impervious area amounts to 728 acres or approximately 38% of the Town. Prior to July of 2001 approximately 313 acres of Town land was developed under the 1984 SWM Regulations. Since then, 98 acres have been developed under 2000 SWM regulations and another 12 acres under 2010 SWM Regulations. When added together, the total treated land represents 21.8% of the total acreage of the Town and 58.1% of the equivalent impervious acreage. This represents a great deal of untreated runoff flowing into local streams and eventually the Chesapeake Bay. Issues such as erosion, nutrient overload, and excessive sediment are a result. 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 and Bynum Run. Both streams are listed on the State's 2006 303(d) list of impaired streams. Lower Winters Run is diminished for biological impacts; Bynum Run is impacted for nutrients and sediment, biological and toxics. 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) of meeting a 50% reduction in impervious surface or the equivalent water quality control. Based on growth projections, as much as 73.8 acres of impervious area reduction (or equivalent quality control) could



occur. 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's 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, stream-bed 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 Counties created individual Watershed Implementation Plans (WIP) that detail specific actions each jurisdiction will 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 preparing its WIP. The Town's largest contribution 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's boundaries. These areas are shown on the Sensitive Areas [Map A](#).

Storm Water Management Master Plan

While many separate studies and plans provide direction regarding a specific geographic area or provide recommendations for types of protection in the Town, there is no overall guiding document that assembles all aspects of storm water management together. A comprehensive strategy can make proposals for

- ▶ Restoration of existing SWM facilities
- ▶ Changes to development policy
- ▶ Retrofit of SWM facilities for regional control
- ▶ Private land contribution to management of storm water runoff
- ▶ Stream Restoration and storm drain improvements

Source Water Protection Plan

MDE commissioned a study addressing source water protection in 2014. Influences from residential and commercial land use needs 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 MDAW groundwater sources.

STAKEHOLDER COORDINATION

Water and Sewer Authority

In 2013 the creation of an authority was considered to administrate the water and sewer services for Bel Air, Aberdeen, Havre de Grace and the County. The organization would have been 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 assess water capacity including water impoundments, existing wells and surface sources to evaluate the long range development potential in the Town

Continue the Water Advisory Committee to coordinate stakeholders that are a part of ensuring a sustainable water source for the Town

Provide adequate sanitary sewer service for the Town

Continue the Inflow and Infiltration (I&I) remediation projects initiated several years ago to mitigate treatment needs

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

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

Enhance the management of storm water within the Town

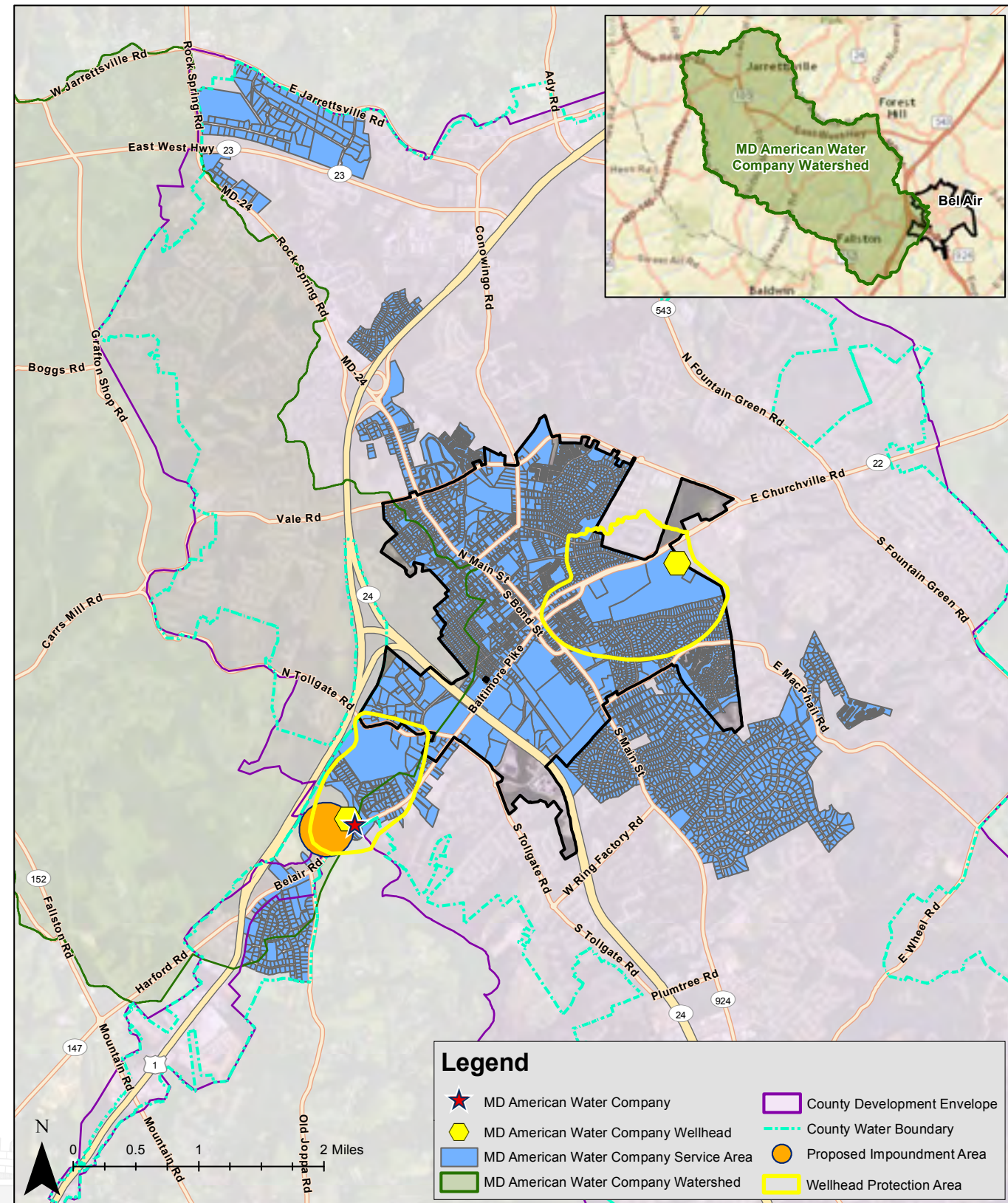
Enhance the measures instituted by the Town to address the Watershed Implementation Plan (WIP)

Create a Master Storm Water Management Plan for the Town to control runoff from older areas which do not provide proper treatment

Minimize impervious surface and maximize the use of pervious paving and structural water quality facilities to enhance groundwater recharge and address the treatment of storm water runoff

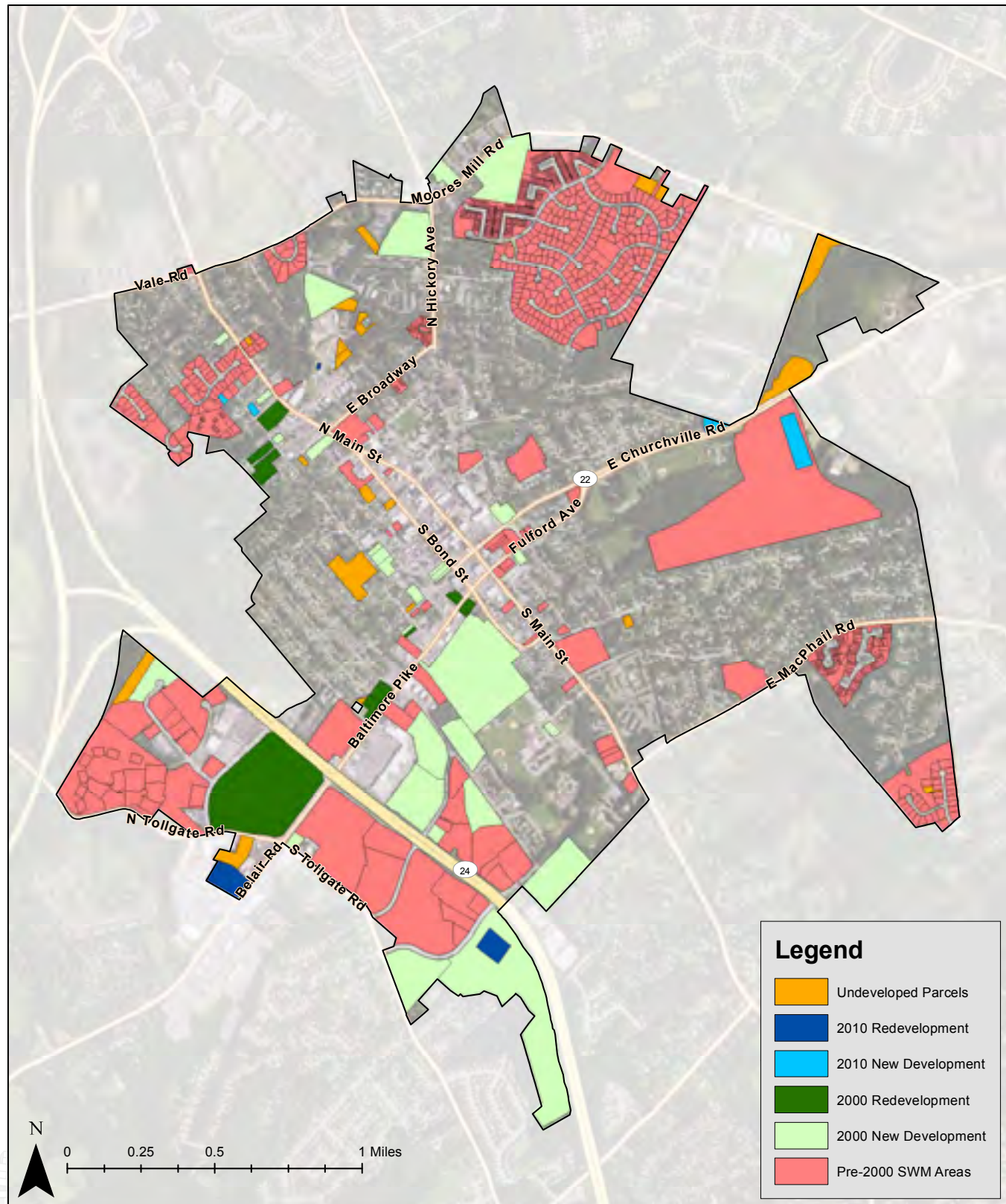
Continue to provide resources and incentives for private landowners to contribute to the management of storm water through individual facilities for homes and businesses

MAP D Water Service



MAP E

Water Resources: Storm Water Management



CHAPTER 6

Transportation



Chapter VI

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 the service, retail and office uses. The Town is located at a historic crossroads, it is the seat of Harford County government, and it has regional accessibility in the center of the County Development Envelope. This result is a concentration of traffic and related impacts. Economic growth and quality of life rely on an efficient transportation network.



Harford County

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

Complete Streets

The transportation networks of today ideally follow a "complete streets" approach which is a balanced and comprehensive approach to transportation designed to achieve sustainable mobility and a high degree of flexibility. This method of transportation planning is designed and operated to enable safe access for all users while being context sensitive to the surrounding community. Pedestrians, bicyclists, motorists and transit riders of all ages and abilities must be able to safely move along and across a complete street.

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 residential developments immediately surrounding Bel Air and destination points such as the US Business 1 & MD Route 24 shopping district, Upper Chesapeake Medical Center, and the government/finance services located in downtown Bel Air generate heavy traffic volumes, particularly 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. Buses link Bel Air to Baltimore County and City with stops at selected locations along Brierhill and MacPhail Road. There are also park-and-ride locations in at Bynum Pond Park and the Motor Vehicle Administration facility. MARC trains can also be accessed at stations in Edgewood and

Aberdeen. The MTA operates two bus routes (#410 & #411) which stop close to Bel Air in the morning and return in the evening. Five separate commuter buses operate each route Monday through Friday (no weekend transit service is available near Bel Air).

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.

Table 6-1 Local Bus Routes

Route Number	Name	Area Served
1 & 1A	Green Line	Link to Havre de Grace & Aberdeen
2 & 2A	Blue Line	Link to Joppatowne & Edgewood
3	Orange Line	Bel Air Circulator
Service by Apt	Para Transit*	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 typical individual transportation alternative.

Alternative Transportation

Bel Air enjoys a near complete pedestrian network of sidewalks along with a planned 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.

Local Transit

The Harford Transit Link provides a fixed route within Bel Air and connecting routes to other County locations. The County also provides demand responsive services including Para Transit for the elderly and disabled. Within the Town, service is provided 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:

Pedestrians

Providing safe, convenient & 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 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 absent of most bicycle amenities such as bike lanes, pavement markings or signage. Emphasis on increasing bike storage, 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.

Table 6-2 Intersection Analysis – 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 & Hickory Ave	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

Peak Hour – (7-9 a.m.) and (4-6 p.m.) HCM – Highway Capacity Manual

Adequate Public Facilities

Section 265 of the Town code requires a minimum LOS to be maintained when development is proposed nearby. Using HCM, 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 in selected areas.

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 on-street parking to meet the needs of workers and visitors to town center 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 (8am to 5pm)	Total
Hickory Garage	18	210	141	640	1009
Bond/Thomas Lot	4	58	22	0	84
Hickory Ave Lot	1	36	33	40	110
Pennsylvania Lot	2 (10)	0	(51)	0	63
Burns Alley Lot	0	0	17	0	17
Downtown Lot	2	0	28	0	30
Lee Street Lot	0	24	0	0	24
South Main St Lot	1	0	30	0	31
Armory Lot	1	0	(16)	3	20
Town Hall	2	0	(37)	10	49
Total	31 (10)	328	375	693	1437

Town of Bel Air Planning Department

HC – Handicapped Parking

Semi-Public Parking

There is a great deal of parking within the downtown area that is available weekdays after 5pm and weekends. This parking is owned by the County and State to accommodate weekday workers and visitors associated with government services. Eight separate facilities provide approximately 1,400 spaces in lots located along Main and Bond Streets. 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 the Healthy Harford festival.

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. Improvements to handicapped parking facilities will need to be addressed along with graphics and security as these facilities are upgraded.

Restricted Parking

Various areas near Bel Air High School had 'Parking by Permit Only' restrictions to discourage student parking. However, reconstruction of the high school provided for ample parking, this need no longer exists in some areas. Further assessment may be necessary for other areas near downtown to provide for commercial overflow during the day when most residents are not home.

Metered Parking

Parking meters are located along Main Street, several side streets and most municipal parking lots including the garage. The Town has noted changes in how parking is used in the downtown area requiring more time to frequent restaurants and shop. A review of all the public parking facilities is needed to keep up with changing trends.

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 must publicize parking and monitor changes to assure needs for downtown residential uses are met by new development, and any deficiencies in commercial necessities are identified in a timely fashion.

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 previous study and produced an action plan based upon possible Town and County long range development to accommodate needed improvements to parking facilities and delivery of services.

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

Install Bike Storage at selected public locations

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 and 'Share the Road' pavement markings along proposed routes leading to County connections

Improve the wayfinding graphics in Town

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 a park-and-ride locations in Town limits

SHA Downtown Pedestrian Safety Study (2014)

As the downtown area has added more commercial space and included residential uses in selected areas, the potential for pedestrian and vehicle conflict has increased. Pedestrian and vehicle traffic counts were made to determine where these conflicts were most likely to happen and recommendations were made to mitigate potential problems. Conflicts with the Americans with Disabilities Act (ADA) and difficult intersections for pedestrians were also examined and recommendations made to eliminate any issues. Almost all the proposals in this study were implemented by SHA by 2016.

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 lacking for choices other than vehicle travel, and incomplete networks, missing gaps and a lack of inter-connectivity need to be addressed to reach a "complete street" vision. Some of the significant recommendations are outlined below and shown on [Map F](#).

Short Term Improvements (2020)

- ▶ Make pedestrian improvements and add signage at selected intersections
- ▶ Provide two receiving lanes and a dedicated left and left/thru lane at MD 24 & Marketplace Drive on the west leg of the intersection
- ▶ Construct intersection upgrades at US 1 Business & Tollgate Road
- ▶ Add a double left turn lane at MD 24 & US 1 Bypass

- ▶ Install a shared-use path connecting east and west MacPhail Road
- ▶ Install a mini-roundabout at the commercial access to Marketplace Drive
- ▶ Create shared-use path improvements along MD 24 and Kelly Avenue
- ▶ Construct sidewalk improvements along MD 22
- ▶ Add a lane to the access for John Carroll High School

Medium Term Improvements (2030)

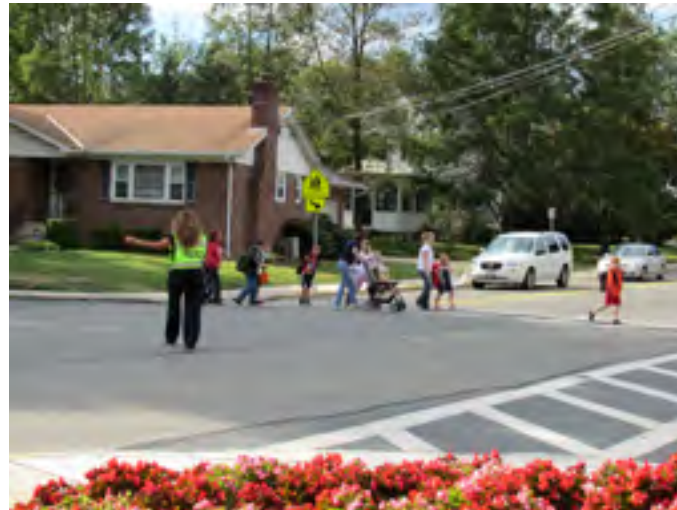
- ▶ Widen MD 24 and add additional lanes between Boulton Street and MacPhail Road
- ▶ Reduce access points along US 1 Business to reduce traffic congestion and decrease conflicts and remove the signal at US 1 Business and access to shopping centers between MD 24 and Kelly Avenue
- ▶ Connect east and west MacPhail Road with roundabouts at each intersection
- ▶ Add a roundabout at the intersection of Atwood and Marketplace
- ▶ 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 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, will coordinate with Tourism Area Corridor (TAC) signage proposed by SHA to direct people from the interstate, and will provide a consistent graphic identity for the Town and associated institutions.



STAKEHOLDER COORDINATION

State Programs

The State of Maryland sponsors a "Live Near Your Work" initiative along with other programs previously mentioned. 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 MD 22 & US 1 Business Corridor Study completed in 2015.

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 coordination between Town and County transportation needs.

Harford County Public Schools

The exemption allowing bus service close to local schools was removed in 2014. This means the Town needs to review neighborhood pedestrian 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 conduit 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

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 eventual third section through Bel Air) is the Ma & Pa Heritage Trail, Inc. The association sponsors events and provides 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.

Provide for proactive evaluation of vehicle speed and volume to address traffic calming and vehicle distribution

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

Continue and enhance the Neighborhood Transportation Management Program designed to locally address resident and business owner traffic issues

Encourage the use of alternative modes of transportation

Implement the recommendations from the 'Town of Bel Air Bicycle & Pedestrian Plan'

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

Work with Harford County Transit on enhancements to the Route 3 Orange Line to improve bus stop amenities, ridership and connections

Work with the State to implement the remainder of recommended improvements from the 'Pedestrian Safety Study' for downtown Bel Air

Partner with the State to provide Park and Ride Facilities, Commuter Bus connections and Car Pool coordination

Continue to provide for pedestrian safety through education, enforcement measures, and implementation of traffic calming devices

Address the need for appropriate commercial and residential parking

Evaluate parking requirements for new development and the capacity to address current and future business and residential needs

Address the awareness of the cost, location and use of public parking for visitors to downtown Bel Air

Coordinate with the County and business owners on the availability and awareness of parking currently unused in the evening and weekends and enhance the opportunity for shared parking between uses

Address the security of public parking areas and roads

Review public parking for possible changes to time limits to be consistent with area uses

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

Coordinate with the County and State on recommended infrastructure enhancements from various traffic studies to facilitate prompt upgrades

Implement recommendations in the 'Bel Air Wayfinding System Plan'

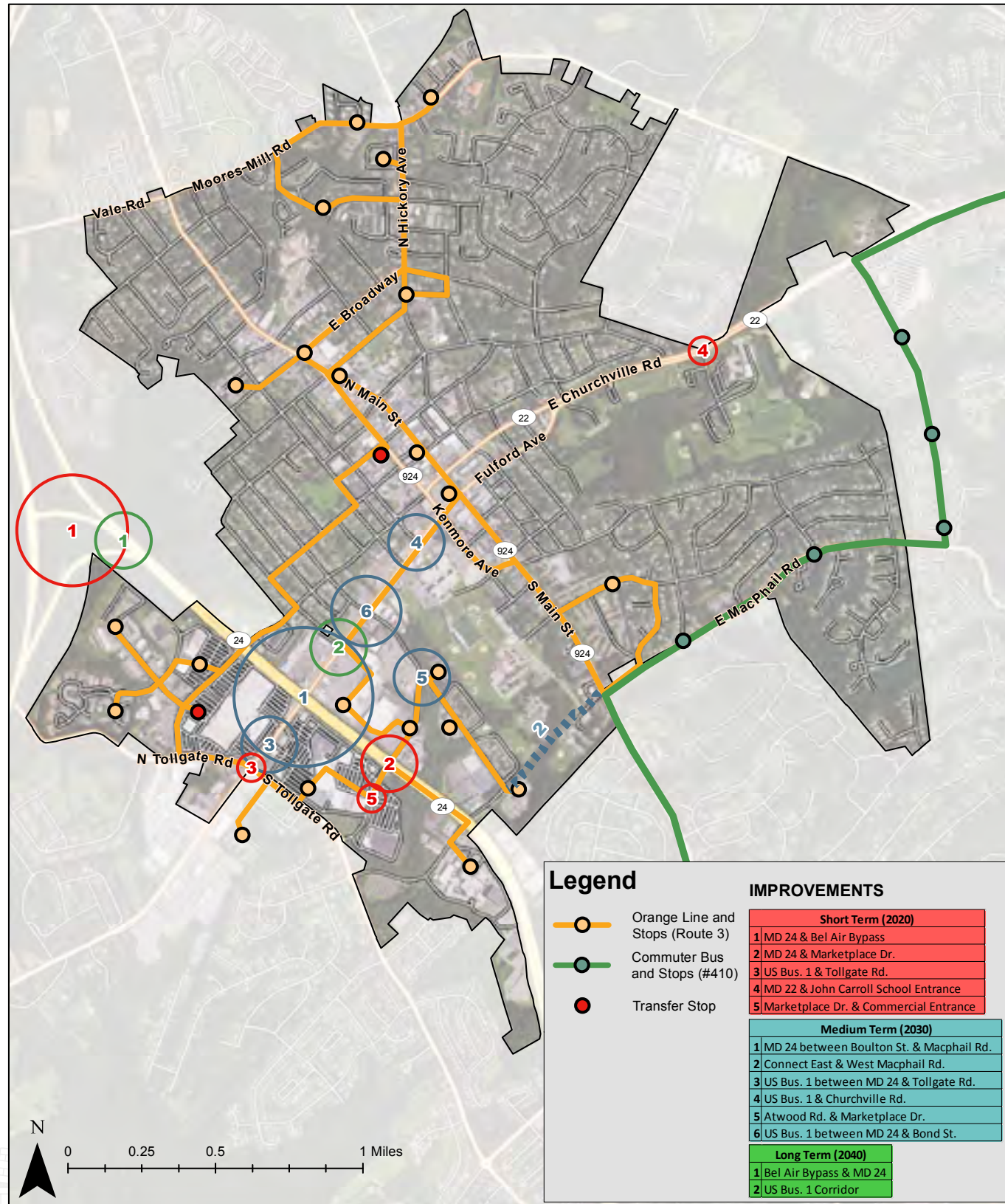
Coordinate with the County and State on the safe pedestrian road crossings associated with the MA & PA Trail, access to Town parks and routes to local schools

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



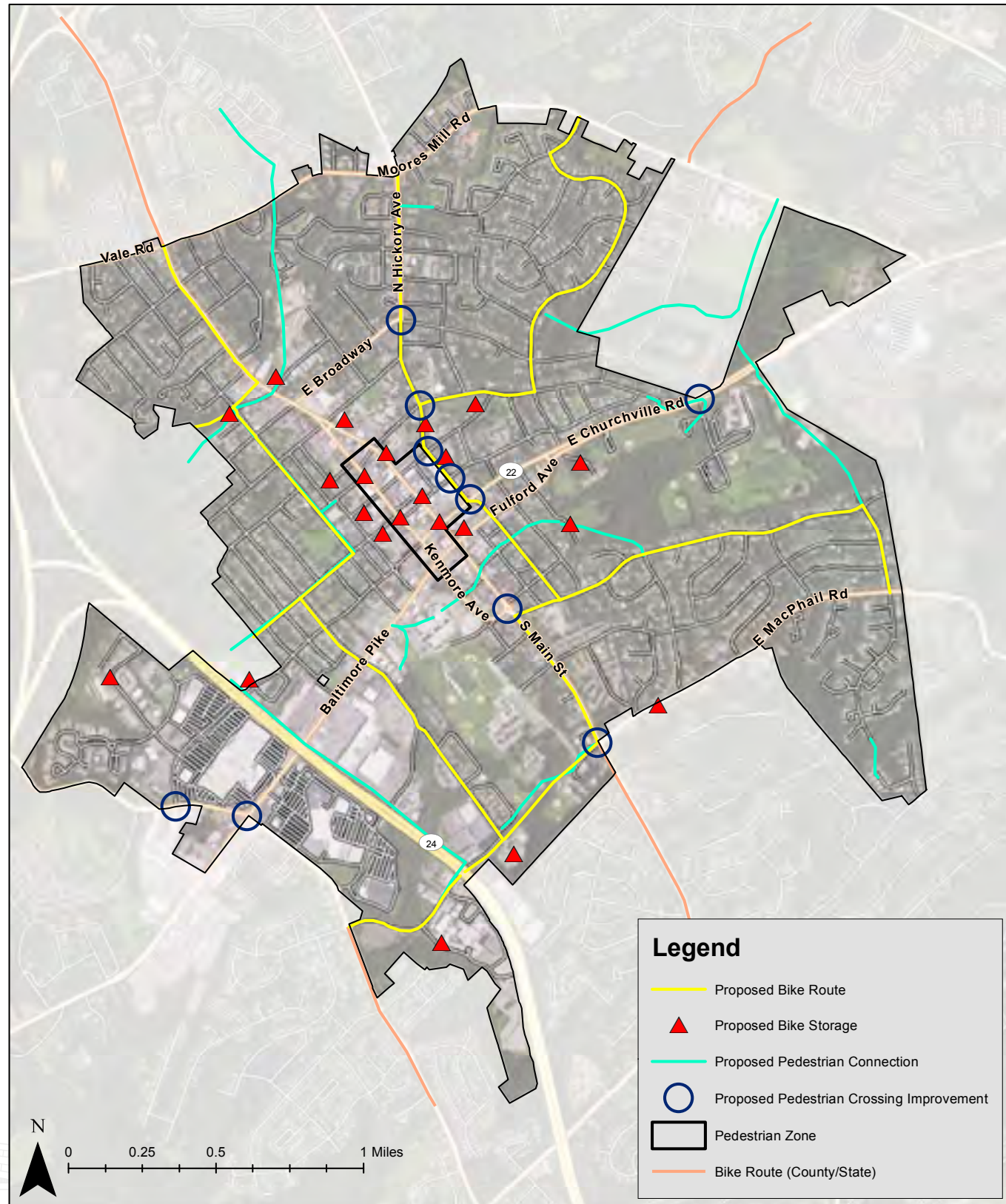
MAP F

Transportation: Vehicle & Transit



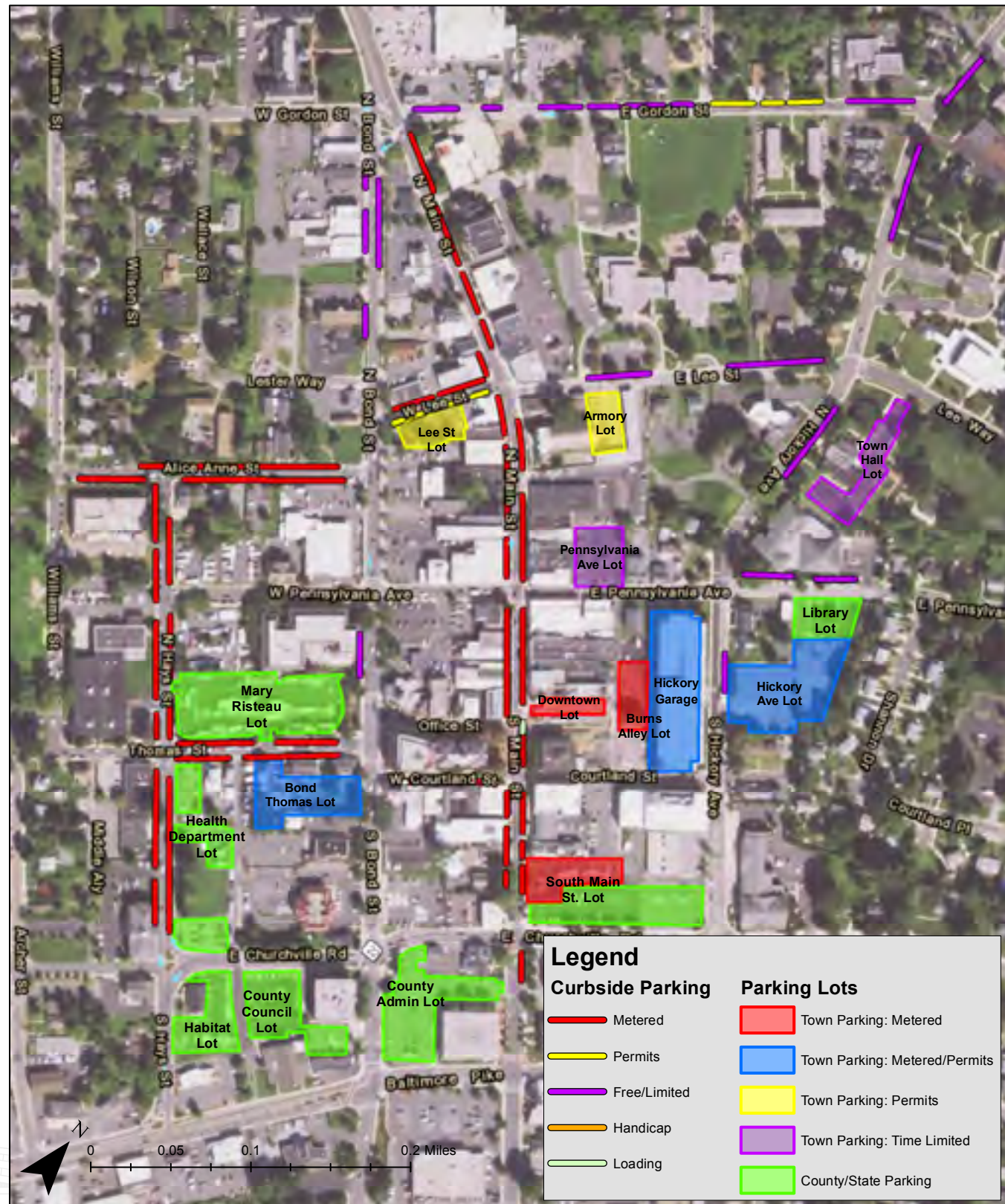
MAP G

Transportation: Bicycle & Pedestrian



MAP H

Transportation: Parking



CHAPTER 7 Housing

Small Town Atmosphere

Existing developments, (primarily the older, more historic areas of the Town) are sensitive to new and different residential proposals. It is vital to ensure compatibility with the existing character of the Town. Neighborhoods are particularly sensitive to potential deterioration of dwelling units and impact from the intensity of more dense development.

Property Purchase

The Town should be attentive to opportunities to acquire properties that will assure potential development maintains a desired pattern that is consistent with a preferred character. Purchasing property can also be used to preserve historic structures or to provide additional park and open space thus achieving the same goal.



Opportunities for vacant land development are becoming hard to find.

Chapter VII

VISION

Encourage a broad mix of housing options to assure economic growth and promote equal housing opportunity to meet the needs of Bel Air citizens and assure adequate regulatory measures to protect the integrity and character of existing neighborhoods.

BACKGROUND

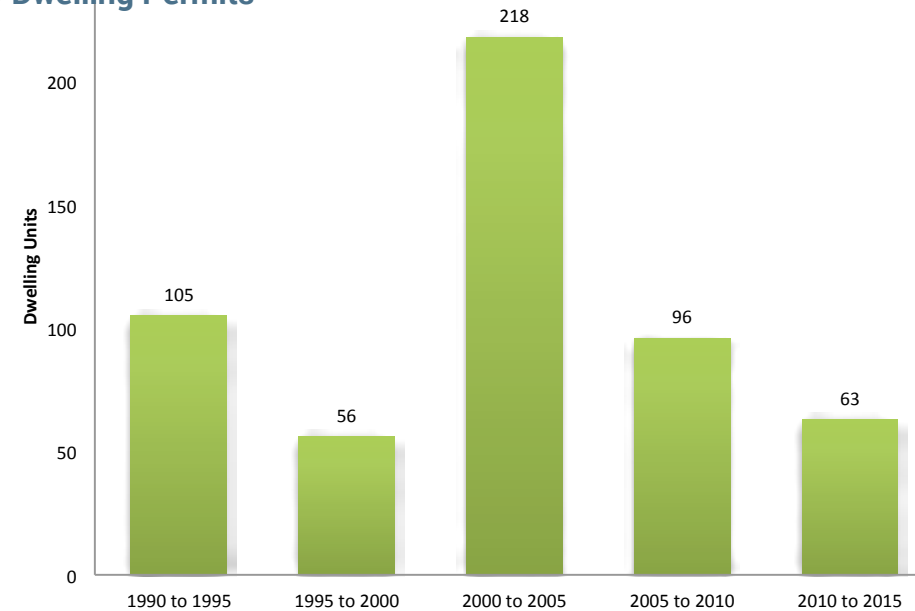
Influences

Population demographics, such as affordable housing and support of an aging population are major factors in devising an equitable housing policy for Bel Air. The goal is to assure that diverse housing opportunities are available to meet community needs, housing types are concentrated in appropriate areas and development is designed to protect environmentally sensitive areas. These objectives are predicated on facilities free from barriers that restrict access to opportunity based on protected characteristics.

New Housing

Town housing stock shows only a nominal increase based on 2015 estimates with only 63 units built since 2010. This shows a slowing down of housing construction in the Town since 2005 when 218 units were constructed. The Town is becoming "built out" with limited opportunities for vacant land development. Other options for creating new housing such as providing mixed-use in or near downtown, redevelopment of underutilized properties and emphasis of dense dwelling types such as multi-family, senior housing 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 remains steady at 7.3%. Owner occupied housing is low (72.5%) when compared to the rate for Harford County (81.6%). This means the Town has a larger share of rental units than the County although the overall number of rentals has decreased since 2000. Table 7-2 shows the occupancy and tenure of the housing stock for Bel Air and the County.

Table 7-2 Dwelling Unit Occupancy

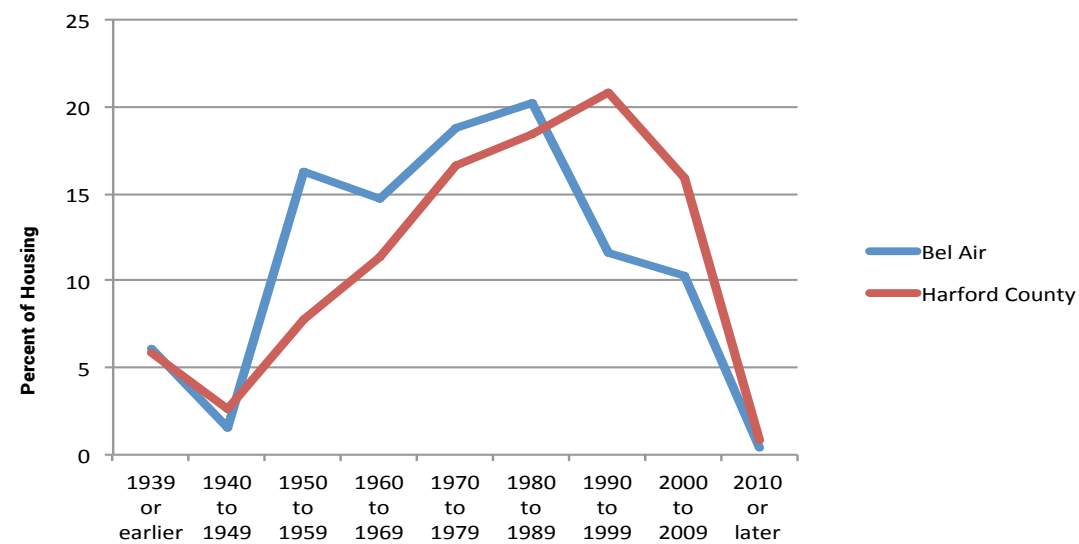
	1990 Number	2000 Number	90-2000 Change	2010 Number	00-2010 Change
Vacant Units	181	209	28	335	126
Occupied Units	3,679	4,235	556	4239	4
Owner	2,294	2,793	499	3075	282
Renter	1,385	1,442	52	1164	-278
Total Housing Units	3,860	4,444	584	4574	130

US Census

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 goals into Town continues to be an important goal to maintain residential stability.

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 single family detached lots equal with Multi-family. 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.

Table 7-4 Housing Types

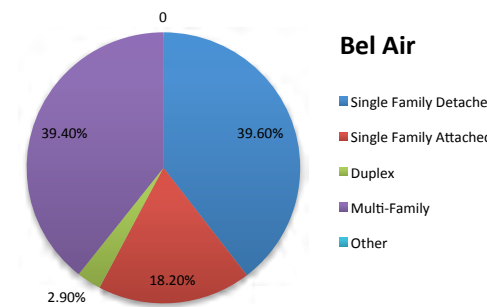
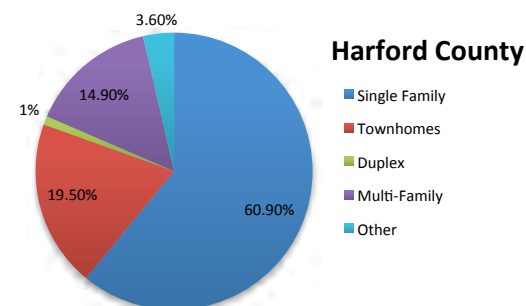


Table 7-5 Housing Types



Value

The median value of owner occupied housing in Harford County in 2014 was \$279,300. Bel Air's value is lower at \$246,600 due to the age of the housing stock and a scarcity of larger residential lots.

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 creating housing.

The opportunity to utilize zoning development options can assist in providing choices for expansion and accommodation without impacting the neighborhood. Easing limits to Cottage Housing and reducing selected setback restrictions are possible remedies.

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.

Housing Needs

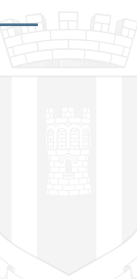
A greater segment of the Town population (16.8%) is now over 65 years old. Many are on a fixed income and may have a need for assistance or specialized housing. The Town needs to work towards encouraging housing to meet the needs of this segment of the population. The Town should identify possible locations for continuing care retirement centers, hospice houses, assisted living facilities and transition homes, particularly senior housing, as well as an inventory of structures which could be adapted to meet those specific needs.

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 considering 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.

Analysis of Impediments

In 2010, Harford County partnered with other local counties to commission a study analyzing public and private sector policies regarding access to housing by those in a protected class. Changes to zoning regulations, funding priorities and complaint process were recommended. The Town revised its definition of “Family” based upon the study. The Department of Housing and Urban Development (HUD) is authorized to take action to overcome historic patterns of segregation, promote fair housing choice and foster inclusive communities.

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 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 Shelter

FCCAU (Faith Communities and Civic Agencies United) operates the only homeless shelter in Harford County. This 33-bed facility many times is not able to provide a place to sleep for every applicant and must contract with local hotels. While there are three transitional and supportive housing units in Greater Bel Air, a more permanent solution is needed for families that will place those in need closer to government supported services.

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 its mission.

GOALS AND OBJECTIVES

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

Provide equal housing opportunity in the Town

Increase affordability by reviewing densities and required improvements for appropriate areas of Bel Air

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

Work with the appropriate agencies to address emergency homeless accommodations and a shelter for families in the Town

Implement residential recommendations in the 2016 Bel Air Market Study

Encourage residential in and near the downtown

Review the Development Regulations to allow for flexibility in co-locating commercial and residential uses

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

Review potential incentives for mixed-use development

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

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

Develop procedures for purchase of threatened or deteriorating structures for resale, rehabilitation or redevelopment

Review the Development Regulations related to the buffering, setbacks and parking to allow for performance based solutions

Address the need for accessible housing opportunities for those with disabilities, those in protected classes and the elderly

Provide amenities for residents of the Town

Provide visual and physical access to employment, shopping, schools, parks, open space and government services

Provide cultural, educational, artistic, recreational and natural amenities within easy access to residents

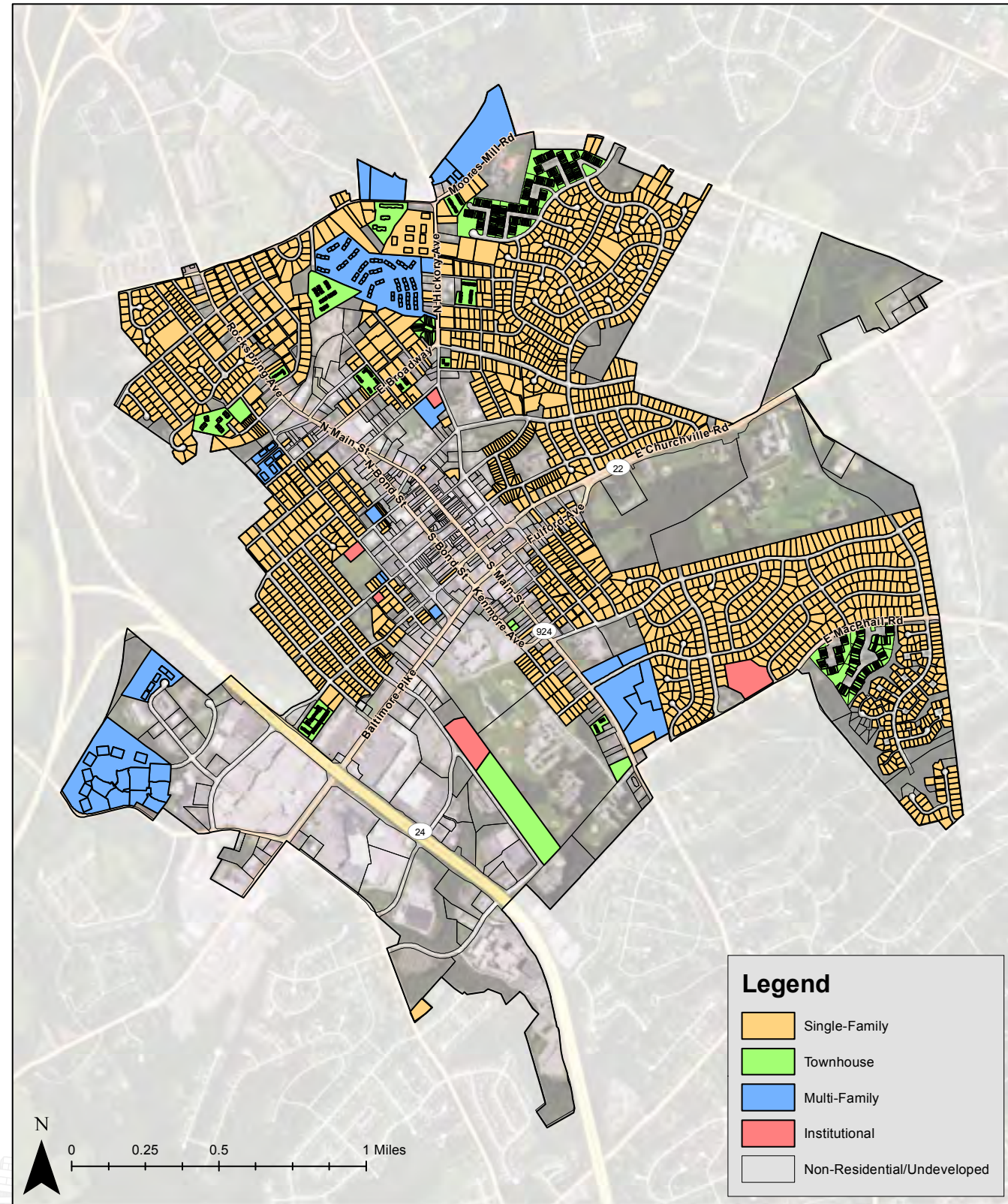
Enhance the streetscape of the Town by working with home owners and business owners on shared improvements

Reduce visual and sensory blight through landscape, architectural and graphic solutions



MAP I

Housing: Type of Dwelling



CHAPTER 8

Economic Development

Chapter VIII

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.

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 "Life-style" 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.

US Business 1 Commercial

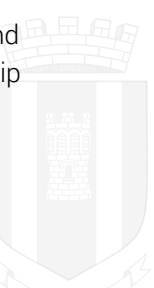
The Route 1 Corridor is oriented toward automobile sales and service, banks and fast food restaurants. Parcels are individually owned with each having at least one or two entrances from US Business 1. Buildings are of varying styles and situated on each parcel in varied orientations. All properties have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

Industry

Bel Air has little industry. 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, but 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

The Town of Bel Air acquired the Milton A. Reckord Armory building in 2006 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 is also home to the Town Visitors Center and supports offices for the Downtown Alliance and Bel Air Economic Development Department. An urban plaza adjacent to the Armory, coined “Armory Park,” provides an area for outdoor community gatherings and activities.

Housing

Bel Air is a high demand location for families. 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 Harford Community College (HCC) or Towson University. 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 account for 22% of the overall retail inventory in Harford County. The retail market in Bel Air is generally healthy with a vacancy rate of 4.8% of retail property stock. Market analysis indicates strong demand and the capacity to absorb additional retail development in order to address the retail sales leakage out of the area. However, new retail development has yet to occur since the recession of 2008. 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 of 4.1% indicates a strong and robust office market. 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 possible demand for between 120,000 and 150,000 square feet of office space which could extend through 2025. However, 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 providing a vibrant downtown area 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 Bel Air Film Festival in October, 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

In 2014, an estimated 10,264 people lived within the Town of Bel Air municipal limits, and an estimated 61,929 people resided in the Greater Bel Air area. Within a five-mile radius of town, there is a total approximate population of 120,000 people, which constitutes 49% 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 2008 and 2015. 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 2008 to 2015 are similar to those from early 2000. 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

Per capita income, average household income, median household income and median family household income for Bel Air are near the statewide average. These levels are the lowest in or near the downtown. This may be a reflection of the aging housing stock and the higher proportion of single income households. 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. According to the 2016 Bel Air Market Study, the Town is projected to experience the second largest increase in median household income over the next five years, adding nearly \$10,500 per household, or a 15% increase.

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 wanting in the downtown. 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. 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 and Pa Trail is heavily used, however, connecting the two sections has not yet occurred. 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 December of 2010, The Town was designated an Arts & Entertainment District by the State. This district is designed to make it attractive for 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 the 2016 Bel Air Market Study.

Bel Air Downtown Alliance

In 2001, the Town was designated as a Main Street Community and the Bel Air Downtown Alliance (a 501.C3 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, a Chocolate Festival, 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 nine representatives from Town staff, the Downtown Alliance, Harford County and 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 sustainability in downtown areas. 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.

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 to conduct business and connect with government. Smart Growth principles indicate that growth be directed to those areas which offer existing services

and infrastructure demonstrating that Bel Air is ideally suited for development. This means there are associated needs for housing, retail and service businesses, recreational and cultural opportunities. Other critical relationships include the Small Business Resource Center, the Harford County Center for the Visual and Performing Arts, 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 find a reason to visit.

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 forty 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.

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 Bel Air Downtown Alliance on innovative strategies to attract new business to the Town based upon the "2016 Bel Air Market Study" including 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 the Town economy

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

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

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

Expand the existing Business Assistance Team in coordination with the Bel Air Downtown Alliance to provide resources to existing business and aid new businesses as they become established

Investigate development strategies and incentives for the renovation of older structures and development of infill parcels

Support evening and weekend activity in downtown Bel Air.

Promote Mixed Use development with incentives and accommodation within the development code

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 accommodations and alternative transportation through wayfinding graphics and social media

Support existing State and County Government services in the downtown area

Assist the development of accessory uses such as professional office and non-profit aid organizations

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

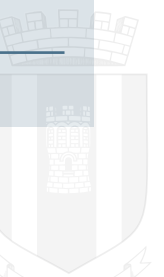
Assure the appropriate infrastructure to satisfy the needs of government services and their related supporting services

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

Establish a gallery and additional artist living quarters in the downtown area

Encourage the performing arts through events and education along with establishment of a performance venue in the downtown area such as a black box theater venue in the Armory Marketplace

Strengthen connections with the Ma&Pa Trail, local parks and local event venues to capitalize on the evening and weekend activity



CHAPTER 9

Land Use



Chapter IX

VISION

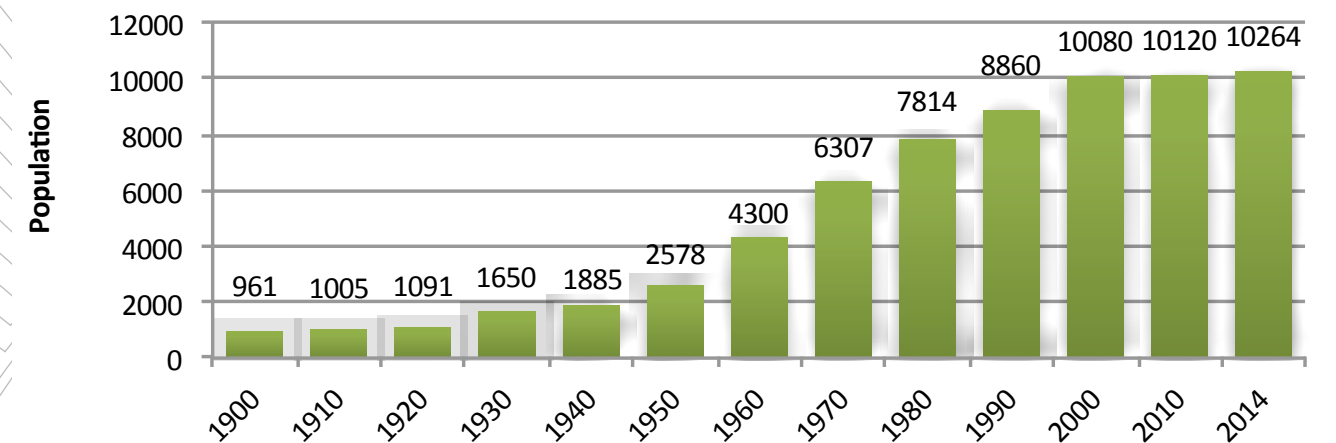
Concentrate development in a manner that ensures a safe, attractive, economically viable land use pattern that sustains a balance between the traditional small town character of the Town and the inevitable growth and development required for a municipality to sustain expected services.

BACKGROUND

Population

Bel Air has added few residents in the last fifteen years. Since 2000, the Town population has grown by 1.83% as shown in Table 9-1 below. This is due to the limited available land within the corporate limits and restricted availability to annex undeveloped County land. The reduced development accentuates the need to find alternative avenues for growth.

Table 9-1 Population Growth



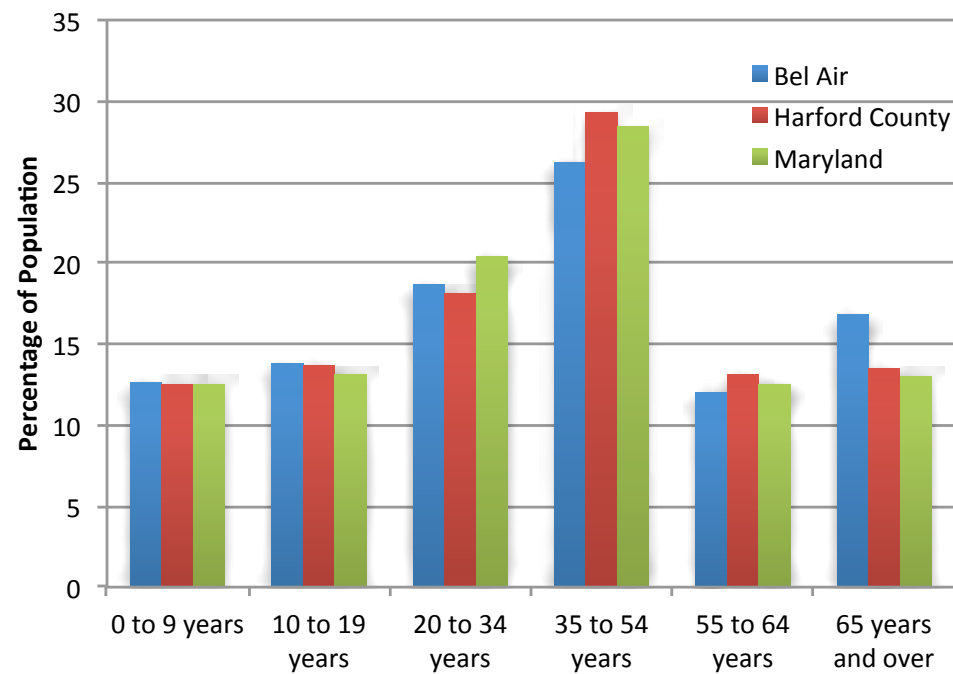
Aging Population

The residents of Bel Air tend to be older when compared to Harford County and Maryland. This is especially apparent when examining the segment of population 65 and older as represented in Table 9-2. Maryland and

Harford County have 13% and 13.5% residents who are 65 and older respectively while Bel Air has 16.8% seniors. This influences housing, land use, economic development and community services.



Table 9-2 Population Age



US Census

Annexation 2009 - 2015

Since the last Comprehensive Plan approved in 2009, Bel Air has grown in size through three annexations as shown in Table 9-3. The primary growth in the past six years was for residential purposes, and Bel Air is now approximately 3.03 square miles in area.

Table 9-3 Bel Air Annexations 2009 - 2015

RESOLUTION #	DATE	PROPERTY	ACREAGE	LAND USE DESIGNATION
123	2010	MD Route 22	2.09	Right-of-Way
124	2010	St. Matthews Church	51.98	Residential
125	2015	Reedy Property	2.33	Residential

Town of Bel Air Department of Planning

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 J](#) shows existing land use in Bel Air and the area of the County within two miles of the center of Town. Alternatively, [Map K](#) shows the proposed land use for the Town based upon the identified potential development, the existing pattern of land uses and input from residents, business owners and other stakeholders.

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.

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.

High Density Residential

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

Commercial

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

Industrial

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

Institutional

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

Open Space

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

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.

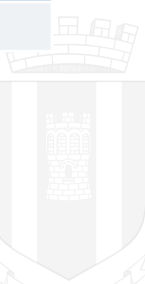
Regional Land Use

Table 9-4 and [Map J](#) shows that 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 9-4 Existing Land Use in Bel Air & Greater Bel Air

	Bel Air Acreage	Bel Air Percent	GBA Percent
Low Density Residential	414.8 ac	23.9%	58.5%
Medium Density Residential	200.4ac	11.6%	5.4%
High Density Residential	140.2 ac	8.0%	0.5%
Commercial	349.5 ac	20.1%	2.9%
Industrial	18.2 ac	1.1%	0
Institutional	344.4 ac	19.8%	4.3%
Open Space	226.5 ac	13.1%	14.5%
Undeveloped	41.6 ac	2.4%	13.9%

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



Zoning Distribution

Table 9-5 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 amount of underutilized properties. These lands are typically older commercial one-story buildings with oversized parking or inefficient site layout. Excluded from this classification is County or Town owned public properties that currently provide surface parking that may offer a development opportunity in the future. [Map L](#) graphically shows these parcels.

Table 9-5 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

Industrial Zoning

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 proposed 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 and potentially unsafe means of ingress & egress for the many trucks that still provide commerce to the area. It would be prudent to examine the industrial zoning and its relevance as a future land use in Bel Air.

Downtown

The core of the town center is lined with close-knit typically two-story façades along Main Street and adjacent side streets providing a coherent architectural organization and consistency of scale.

Along the traditional street pattern of Main Street, Hickory Avenue, Bond Street and associated interconnecting streets are older homes renovated for professional offices, Town and County municipal buildings, schools, restaurants and the library.

Neighborhoods

Bel Air possesses a walkable scale with downtown accessible from many surrounding residential neighborhoods. The grid pattern of local streets and sidewalks allow 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 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.

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 Plaza, 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 recent origin & destination traffic studies. 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.

County Seat

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

Educational Investment

The continued expansion of Harford Community College and Towson University represent opportunity for Bel Air. Collaboration to provide student housing, satellite classrooms and business partnerships enable 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.

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

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last 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 proposed uses.

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

Bel Air is entirely within a Priority Funding Area (PFA) as established by the State. The Maryland Department of Planning and the Department of Housing and Community Development oversee several programs which Bel Air must adhere and 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 DHCD](#)

[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 PlanMaryland, Tier Mapping, Sustainable Communities Area, Maryland Main Street and others can be found in Appendix C.

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 long term applicability of the Industrial District to emphasize a focus on employment based uses

Review the Development Regulations to highlight technology based businesses that over time will have a reduced environmental and neighborhood impact

Connect the Ma&Pa Trail and use this amenity as a catalyst for development of the Ellendale Street area

Encourage the consolidation of parcels to allow for a coordinated development that will provide for proper planning of growth

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

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

Support development of 'back door' businesses along Burns Alley to enhance the connection between Reckord Armory and Courtland Street

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, less restrictive bulk regulations and practical parking requirements

Explore possible 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 assess potential community needs

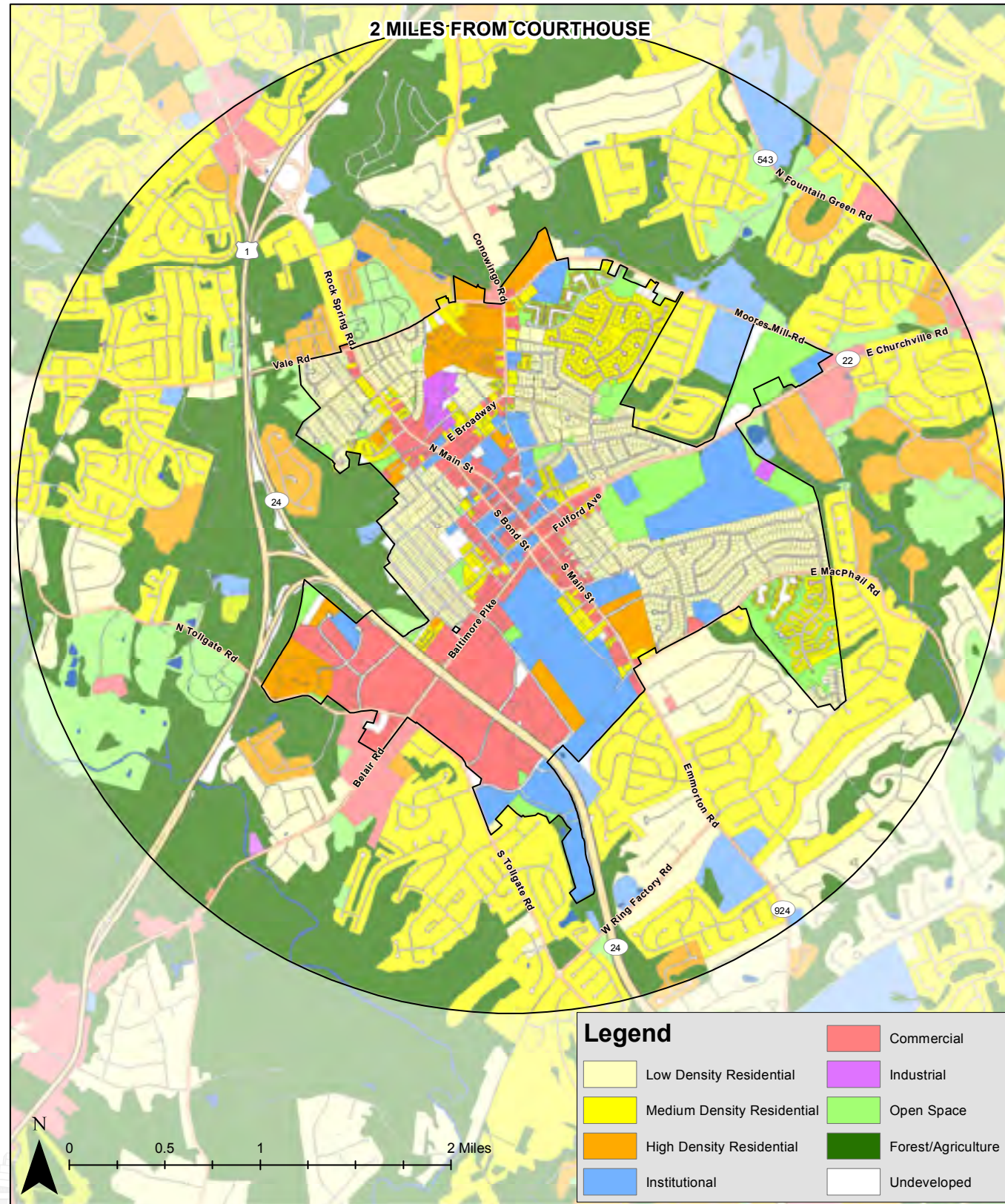
Review Adequate Public Facilities ordinances to assess functional and practical mitigation from the impacts to new development

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



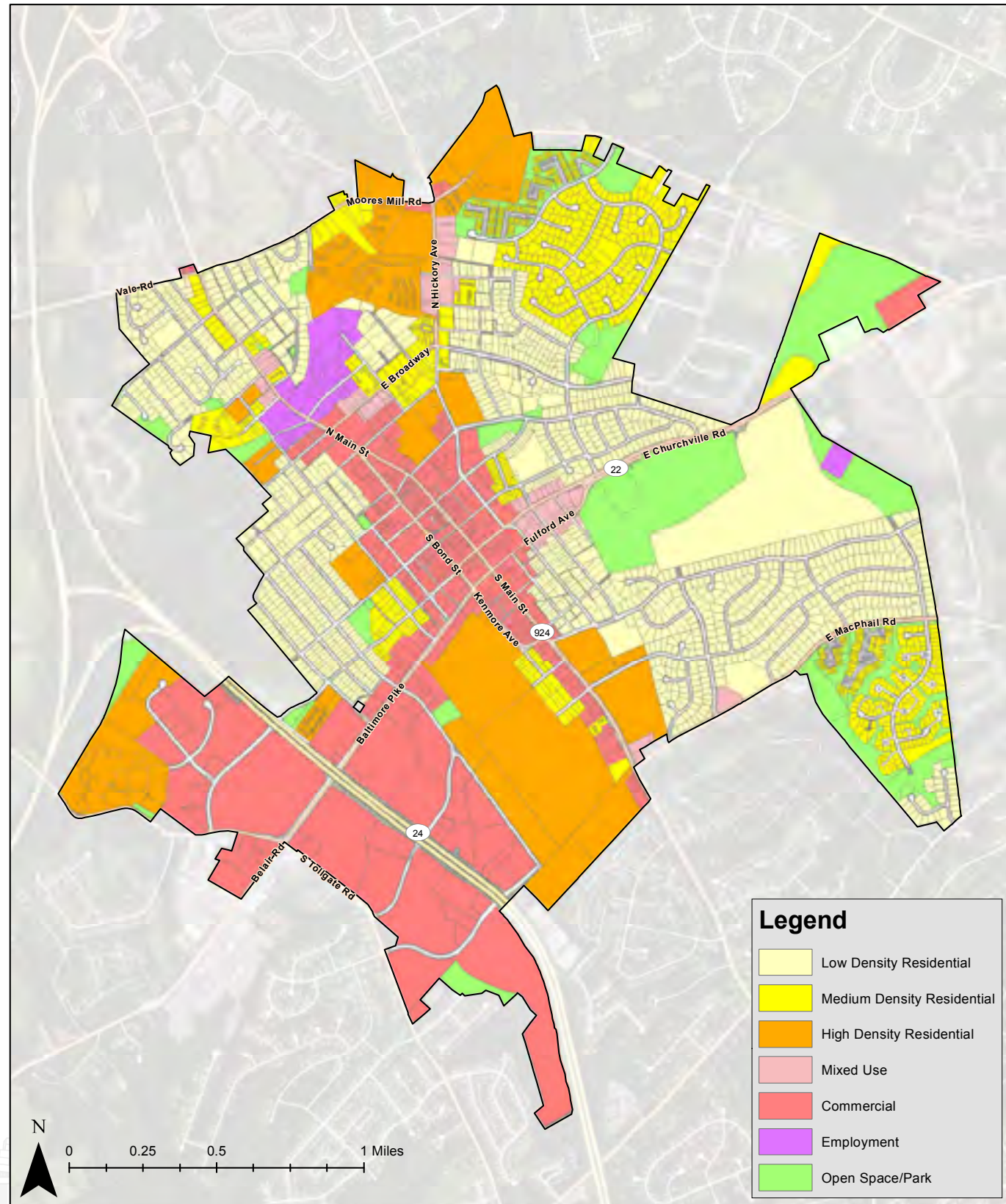
MAP J

Land Use: Existing



MAP K

Land Use: Proposed



CHAPTER 10

Municipal Growth

Chapter X

VISION

Plan for the physical and population growth of the Town of Bel Air through the year 2035 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. Since 2000, the Town's population growth has been considerably slower (1.8% or 184 residents) reflecting the sluggish economy, pressure to locate commercial uses (rather than residential) and the reduced availability of developable land.



Table 10-1 Historic Population Growth, 1980-2015

Population	Bel Air	Percent Increase
1980	7,814	
1990	8,860	13.4%
2000	10,080	13.8%
2010	10,120	0.4%
2014	10,264	1.4%

US Census

Land Use Change

Infill development has generally been adequate to accommodate recent population growth and Bel Air has annexed a limited amount of land in recent years. Between 2009 and 2015, the Town annexed three parcels totaling approximately 56.4 acres, the largest of these being the 52 acre St. Matthews Lutheran Church property.

Population Projections

The projected population for the Town through 2035 is shown in Table 10-2. The population of Bel Air is expected to decline 1.5% during that time period based upon interpolation of selected census tracts from 2015 Harford County data. During the same time period, Harford County is expected to grow by approximately 11.5 percent.



Infill and Redevelopment

The data outlined above predicts a reduction in population. Approximately 2.4% of the total land area in Bel Air is undeveloped. To address this limitation, the Town will 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 a positive population growth of 7% between 2015 and 2035 equaling an increase in population of 719 persons (307 dwelling units at the current 2.34 household size). This is higher than forecast by Maryland American Water (1.5%) and less than the Maryland Department of Planning projection for the County.

Table 10-2 Projected Population Growth

Year	Population	Annual Change (%)
2015	10264	
2020	10444	1.75 %
2025	10624	1.75 %
2030	10804	1.75 %
2035	10983	1.75 %
Change, 2015-2035	719	7 %

Town of Bel Air Department of Planning

Potential Projects

Bel Air can accommodate a total of 415 dwelling units and 644,500 square feet of commercial area based upon land available for development shown on [Map L](#) 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. 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 7% growth through 2035. The current flexibility provided through zoning may result in an adjustment of these assumptions since some districts allow for both commercial and residential uses.

Table 10-3 Acreage and Yield of Likely Residential Development

Property	Acreage	Yield
Legacy at Gateway	3.2 ac	70 du
Water Tower Place	0.3 ac	18 du
Bel Air Academy	1.1 ac	32 du
Courthouse Square	5.4 ac	74 du
Hickory Avenue	1.6 ac	24 du
Bailey Lane	0.3 ac	12 du
Townes at Bynum Run (Phase I & II)	13.0 ac	70 du
Moore's Mill Road properties	3.3 ac	5 du
Total	28.2 ac	305 du

Town of Bel Air Department of Planning

Table 10-4 Acreage and Yield of Likely Commercial Development

Property	Acreage	Yield
24/32 Ellendale Street	1.7 ac	13,100 sf
Kelly Avenue (BB&T)	1.1 ac	9,000 sf
Water Tower Place	0.2 ac	4,500 sf
Shannon Drive	0.5 ac	4,000 sf
East Tollgate Road	3.3 ac	25,000 sf
23 North Main	0.8 ac	12,000 sf
Mary Risteau Lot	1.8 ac	27,000 sf
Marketplace (Lot B)	1.8 ac	6,400 sf
Lee Street (HarCo)	1.6 ac	12,000sf
Lester Way (Peverly)	0.8 ac	8,000 sf
Bailey Lane	0.2 ac	3,000 sf
Alice Anne Street (Northcross)	0.3 ac	3,000 sf
Maitland Street (Myers)	0.6 ac	4,000 sf
Total	14.7 ac	131,000 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 2035

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 470 acres of land that may be developed for residential, commercial or recreation uses. It is expected that the likely residential properties could support approximately 440 dwelling units (assuming a yield of four units per acre). The potential annexation of commercial areas will result in 730,000 square feet using 7,500 square feet of yield per acre. There is potential for subdivided residential land to be annexed by the Town. These areas include Gleneagles and Harford Woods which total of 318 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 poor.

Table 10-5 Potential Future Annexation

Annexation (Residential)	Acreage	Yield
1112 Moore's Mill Road	58.1 ac	232 du
213 Vale Road	30.9 ac	124 du
1003 E Tollgate Road	12.4 ac	48 du
501 W Gordon Street	4.9 ac	12 du
Total	106.3 ac	416 du
Annexation (Commercial)	Acreage	Yield
East Tollgate Road Parcels	12.6 ac	90,000 sf
Tollgate Rd. & US Bus 1 Parcels	22.3 ac	165,000 sf
US Business 1 Parcels (west side)	12.0 ac	82,500 sf
US Business 1 Parcels (east side)	41.8 ac	352,500 sf
Moore's Mill Rd & Hickory Ave	2.1 ac	25,000 sf
Moore's Mill Rd & Churchville Rd	2.0 ac	15,000 sf
Total	92.8 ac	730,000 sf
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 2035 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)	182,500 sf	104 du	243
Infill & Redevelopment	644,500 sf	415 du	971
Total	827,500 sf	519 du	1214

Town of Bel Air Department of Planning

RELATED ANALYSIS

Public Schools

Bel Air is served by three Elementary Schools, two Middle Schools, and two High Schools along with several private schools. Projected municipal growth 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 10-6 Projected Student Yield

	Elementary	Middle	High
Single-Family (40%)	0.28	0.15	0.19
Townhome/Duplex (39%)	0.25	0.12	0.14
Apartment/Condominium (19%)	0.04	0.01	0.02

Harford County 2014 Annual Growth Report

School Capacity

Assuming that projected development follows a trend similar to the current ratio of housing types in Bel Air, Table 10-7 shows the number students produced by 307 new housing units potentially generated. This does not affect the capacity of Bel Air schools with the exception of Homestead/Wakefield.

Table 10-7 Potential New Students

	Total	Annual Increase
Elementary	66	3
Middle	34	2
High	41	2
Total	141	7

Harford county 2014 Annual Growth Report

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 718 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. The thirty one sworn officers and sixteen support persons on staff can provide adequate protection for the additional residents.

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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 allowing the BAVFC to adequately serve Town current and projected population.

Water Facilities

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



Sewer Service

Sewage is collected in mains owned and maintained by the Town and is treated at the County's Sod Run Treatment Plant by the County. 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 Town storm water management system treats runoff from approximately 21.8% 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 Harford County LPPRP 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 206.5 acres of parkland (including schools) while nearby County parks provide an additional 511 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 significantly exceeds the standard. Greater detail on park and recreation facilities can be found in the Community Facilities Chapter III.

Table 10-8 Park Facilities Capacity

	2014	2035
Population	10,264	10,982
Acres per 1000 residents - Town Parks & Schools	20	19
Acres per 1000 residents - Town and County Parks	70	65

Town of Bel Air Department of Planning

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.

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, that 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 an approach that makes sense 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 discernible edge

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

Ascertain the needs of property owners in areas of potential annexation in order to understand needed services

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

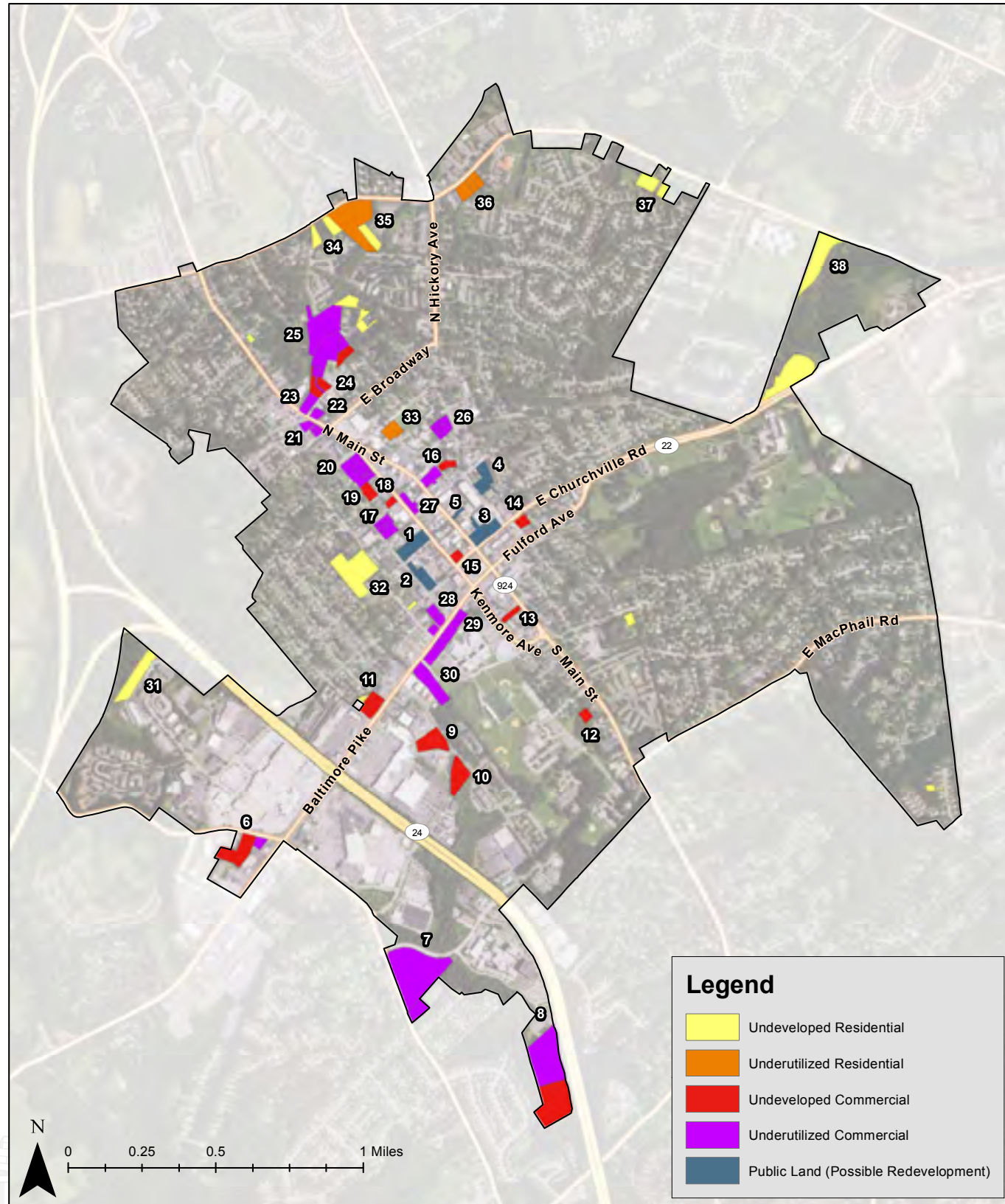
Review potential services needed for growth area to determine deficiencies and overlap of services

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

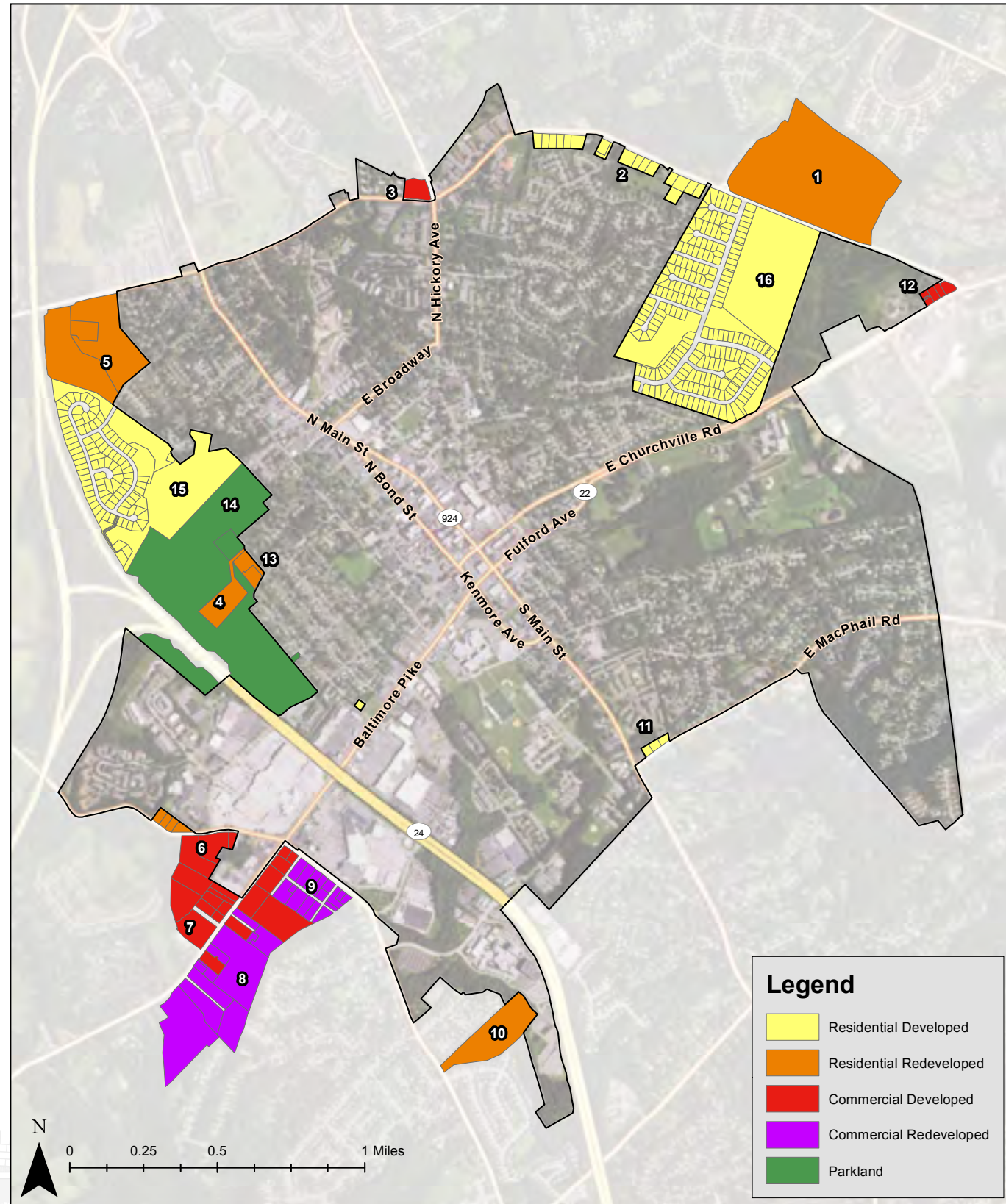
MAP L

Parcel Development Status



MAP M

Municipal Growth: Potential Annexation



CHAPTER 11

Land Development Regulations



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

Chapter XI

VISION

Develop innovative and flexible regulations that implement Comprehensive Plan goals of making the zoning review and permit process foreseeable 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
- Storm Water Management requirements
- Sediment & Erosion Control requirements
- Building and Fire Codes
- Property Maintenance Ordinance

Land Development Regulations specify the type of uses permitted, the density of development, bulk requirements including height, setback, parking and design of the architecture. Bel Air instituted zoning in 1950 with regular updates of the regulations since that time. Proposed uses are classified according to several benchmarks:

Permitted Uses

are considered allowed by right as long as they comply with applicable standards

Special Development

uses that are appropriate for the district subject to discretionary review and performance standards intended to ensure that the proposed use is compatible with other uses permitted in the district

Accessory Uses

are incidental or subordinate to the principal use approved for the district

Prohibited Uses

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



Town of Bel Air Comprehensive Plan



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

Uses requiring special exception approval are considered compatible with permitted uses provided conditions are met and there are no 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

Review Process

Development Regulations also outline the review process including the pre-application conference, concept plan review, public notification, Planning Commission and administrative review as well as public hearing and appeal requirements. The Planning Commission examination includes Site Plan, Landscape Plan, Special Development and approval of minor waivers and design elements. Special Exception, Variance, Expansion to a Non-Conforming Use and 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 user friendly document that is easy to navigate and flexible enough to meet unexpected changes is a principal goal of text amendments. 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 with it 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 envisaged when considering changes to development regulations.

RELATED ANALYSIS

Major Issues

Over the last six years, several zoning text questions have materialized which require attention. Some of these result from changes to State or Federal law, but most are the result of situations that have arisen during the development review process. The roots of these issues focus on organization, technology or economic market evolution.

Federal and State Code

Review the legalization of medical marijuana by Maryland with attention to the dispensing of this substance in Town

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

Revise the reference the Maryland Annotated Code to reflect the appropriate article such as Land Use and Local Government

Harford County Code

Examination of Town code that controls Bars, Taverns and Nightclubs and its relationship to the Liquor Board requirements to identify conflicts

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

Economic Development

Modification of Adequate Public Facility requirements with a focus on traffic and school capacity

Assessment of parking requirements based on shifting automobile use, 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 and its relationship to the Floodplain Ordinance limitations

Development Process

Minimize confusion between agencies and developers, public and staff by promoting the process and responsibilities clearly and concisely

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

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

Organization

Assess density restrictions for multi-family and other residential projects

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

Development of more comprehensive intent statements for zoning districts to assist the Planning Commission in the decision-making process

Evaluation of existing regulations regarding setbacks, density and height to reflect the urban setting and smart growth principles

Technology

Review of the existing sign code to affirm the prohibition to changing message and electronic image signs

Assessment of 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 property

Examine the need for a peoples counsel or public representative for complex or unique cases before the Town Board

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 appropriate. 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 use and limitations

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 of uses and terms to add needed designations and clarify existing descriptions

Review the Adequate Public Facilities ordinance to address possible changes to the method of review and calculation of necessary improvements

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

Review the code to assure the 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 review procedures that are 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 more 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 innovative development

Enhance the code to promote water and energy conservation

Upgrade development regulations to address the Watershed Implementation Plan (WIP) and the need to manage storm water runoff

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

Promote Economic Development with flexible code requirements

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

Reduce parking requirements so they are targeted at a minimum 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 Historic Trust Inventory of Historic Sites | 1979 – 2016 (Alphabetically by Street name)

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

Number	Structure	Location	Bel Air Designated Property	HL	NR
HA-1316	House*	109 Alice Anne St			
HA-1317	House*	111 Alice Anne St			
HA-1318	Whittington House*	112 Alice Anne St			
HA-1319	House*	113 Alice Anne St			
HA-1320	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	House	120 Alice Anne St			
HA-232	House (Thomas House)	122 Alice Anne St			
HA-1324	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	House	127 Alice Anne St			
HA-1328	Mrs. Lucy Gibson's House*	128 Alice Anne St			
HA-1329	House	129-131 Alice Anne St.			
HA-1330	House*	132 Alice Anne St			
HA-1331	House	133 Alice Anne St			
HA-234	House (The Incubator)*	134-38 Alice Anne St			
HA-1332	Ella Scott (Taylor) House	137 Alice Anne St			
HA-1333	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	House	127 Archer St			
HA-1337	House	133 Archer St			
HA-1338	House	200 Archer St			
HA-1339	Frank Dorsey House	215 Archer St			
HA-1344	House*	134 Baltimore Pike			
HA-1345	House*	138 Baltimore Pike			
HA-1340	Ames Methodist Church*	112 Baltimore Pike			
HA-1341	Ames Methodist Church Parsonage*	112 Baltimore Pike			
HA-1342	Nobels House*	224 Baltimore Pike			

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HA-1343	Tittle's Funeral Home*	230 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	February 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	June 18, 2001		
HA-1366	Kehoe House	62 E. Broadway			
HA-1367	Wysong House	83 E. Broadway			

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Number	Structure	Location	Bel Air Designated Property	HL	NR
HA-1368	Jacob Bull House (305 Franklin St.)	104 E. Broadway	December 7, 1987		
HA-1369	Whitaker House	105 E. Broadway	January 3, 1989		
HA-239	Thomas H. Robinson House (Cassilly-Robinson House)	112 E. Broadway	July 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	December 7, 1987		
HA-1376	Sallada House (Hamrick House)	202 E. Broadway			
HA-1377	William Edward Ligan 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	February 19, 2002		
HA-1835	Ripken-Chizmar House	321 E. Broadway	February 7, 2000		
HA-1814	Rider House	326 E. Broadway	Nov. 18, 2002		
HA-1836	Schlehr-Chilcoat House	327 E. Broadway	June 3, 2002		
HA-1815	Harlan House	330 E. Broadway	May 5, 2003		
HA-1816	Daneker-Broumel House	333 E. Broadway	September 3, 2002		
HA-1817	Wilkinson-Famous House	338 E. Broadway	Nov. 18, 2002		

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Number	Structure	Location	Bel Air Designated Property	HL	NR
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		
HA-1820	Gentry House	421 E. Broadway			
HA-1821	Thompson House	430 E. Broadway	April 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	Peverley House	419 Choice St	February 19, 2002		
HA-2053	Harrison House	435 Choice St			
HA-1385	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	House*	19 W. Churchville Road			
HA-1389	Oliver Brown House*	25 W. Churchville Road			
HA-1396	Survey Stone #2	Courtland and Bond Sts	April 5, 1993	HL	
HA-1716	Bel Air Courthouse Historic District	Office, Courtland & Main Sts			NR
HA-219	Archer Building	17 Courtland St	February 3, 2003		
HA-1392	Holden Building	25-27 Courtland St			
HA-1393	Old Aegis Building	29 Courtland St	January 3, 1989	HL	
HA-1390	House*	25 E. Courtland St			
HA-218	Harford County Courthouse	20 W. Courtland St	January 3, 1989	HL	

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Number	Structure	Location	Bel Air Designated Property	HL	NR
HA-1391	Harford Democrat Building (Baltimore Gas & Electric Building)	21 W. Courtland St			
HA-1394	Mrs. Dunnigan's Building	31 W. Courtland St	January 3, 1989	HL	
HA-1395	Mrs. Dunnigan's Hotel & Restaurant	33 W. Courtland St	January 3, 1989	HL	
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	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	February 2, 1998		
HA-1402	C. W. Proctor Tenant House #2	218 Franklin St			
HA-1744	Michael House	325 Franklin St	November 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	February 5, 2007	HL	NR
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	December 17, 2001		

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Number	Structure	Location	Bel Air Designated Property	HL	NR
HA-1796	Putnam House	112 W. Gordon St			
HA-1791	Gore House1	22 W. Gordon St			
HA-1792	Thomas-Sauer House1	24 W. Gordon St			
HA-1793	Henry & Effie Lee House1	26 W. Gordon St			
HA-1411	Scarboro-Carver House	325 W. Gordon St			
HA-1794	Lee House	330 W. Gordon St	February 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	205 S. Hays St.	April 5, 1993	HL	
HA-1808	Sheridan House	26 Hickory Avenue			
HA-1809	Stinchcomb House*	28 Hickory Avenue			
HA-1810	James Wheeler House	32 Hickory Avenue			
HA-1811	Lee-Barstow House	116 Hickory Avenue			
HA-1415	Raitt House (St. Margaret's Rectory)	141 Hickory Avenue			
HA-260	St. Margaret's Chapel	141 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	July 19, 1999		
HA-2061	McCormick House	727 N. Hickory Avenue			
HA-227	Esley House	5 S. Hickory Avenue			

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Number	Structure	Location	Bel Air Designated Property	HL	NR
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	April 5, 1993	HL	NR
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-1428	Bel Air Volunteer Fire Company (Hollander's Home & Auto Supplies)	34-36 N. Main St			
HA-1435	Bel Air Post Office	143 N. Main St	September 3, 1991	HL	
HA-1438	First Presbyterian Manse	N. Main & E. Broadway			
HA-1311	Bel Air Methodist Episcopal Church	20 N. Main St	September 3, 1991	HL	
HA-213	Jeffery House (Graham-Crocker House)	30 N. Main St	March 24, 1986		NR
HA-1429	Bel Air Armory	41 N. Main St			NR
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*	129 N. Main St			
HA-1434	Norris House*	139 N. Main St			
HA-1244	Hopkins House	141 N. Main St		HL	
HA-1436	Heuer House (Corbin House)*	211 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			
HA-1442	Bruns Store	321 N. Main St			

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Number	Structure	Location	Bel Air Designated Property	HL	NR
HA-1443	McComas Brothers Lumber & Building Supplies	411 N. Main St			
HA-1444	McComas Brothers Lumber & Building Supplies	414 N. Main St			
HA-1437	First Presbyterian Church	Main St & Broadway			
HA-1456	Survey Stone #3	Main St & Balto. Pike	April 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	March 15, 2004		
HA-281	First Aegis Building	119 S. Main St	March 15, 2004		
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	December 7, 1987		

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Number	Structure	Location	Bel Air Designated Property	HL	NR
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	January 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	February 2, 2009		
HA-1842	Evans House	314 Maitland Avenue			
HA-1843	McMullen House	318 Maitland Avenue	November 19, 2001		
HA-1458	J.H.C. Watts House	520 Mast St			
HA-1459	House*	113 Maulsby St			
HA-1504 to 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)	Moore's Mill Road			
HA-1460	Dallam-Lee House	443 Moore's Mill Road			
HA-1753	Holland-Bull House	608 Moore's Mill Road			
HA-1461	Preston Gilbert's Law Office	6-8 Office St	January 3, 1989		
HA-1462	Second National Bank Building (First National Bank of MD)	12 Office St	January 3, 1989		
HA-1463	Harford Mutual Fire Insurance Company Building	18 Office St	January 3, 1989	HL	
HA-1464	Farmers & Merchants Bank Building (Johnson Credit Company)	20 Office St			

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Number	Structure	Location	Bel Air Designated Property	HL	NR
HA-1465	Robinson Building	28 Office St			
HA-1466	Survey Stone #1	Office and Bond Sts	April 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			NR
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-1470	Reckord Mill - Bel Air Farm Supply (mill)	432 Rockspring Avenue			
HA-1471	Reckord Mill - Bel Air Farm Supply (office)	432 Rockspring Avenue			
HA-1472	Reckord Mill - Bel Air Farm Supply (shed)	432 Rockspring Avenue			
HA-1473	Reckord Mill - Bel Air Farm Supply (warehouse)	432 Rockspring Avenue			
HA-1474	Keen-Mitchell House	508 Rockspring Avenue			
HA-1475 & HA-1475A	Bradford-Hanna-Doxen House and Carriage House	516 Rockspring Avenue			
HA-1476	McComas House	522 Rockspring Avenue	September 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			
HA-1480	Wright-Dean House	604 Rockspring Avenue			

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Number	Structure	Location	Bel Air Designated Property	HL	NR
HA-1481	Rebecca Evans House	612 Rockspring Avenue	November 20, 2000		
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-1769	Keen-Hopkins House Barn	635 Roland 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	April 6, 1992		
HA-1488	Keen House (Hopkins House)	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 & Mosenia Burkins House #1	723 Roland Avenue			
HA-1761	Earle & Mosenia Burkins House #2	727 Roland Avenue			
HA-1762	Earle & Mosenia Burkins House #3	731 Roland Avenue			
HA-1763	Earle & Mosenia Burkins House #4	739 Roland Avenue			
HA-1764	Earle & Mosenia Burkins House #5	743 Roland Avenue			
HA-1765	F. Worth Riley House	751 Roland Avenue			
HA-1490	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			



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HA-1497	Aberts House	300 Thomas St			
HA-1498	Ward House	306 Thomas St			
HA-367	Jackson House (Hays-Howard House)	Tollgate Road			
HA-1257	Waverly House (Sullivan House)	1003 Tollgate Road			
HA-1258	Waverly Tenant House (Sokel House)	1003 Tollgate Road			
HA-1242	Masonic Lodge*	Wall St			
HA-1243	Harford National Bank Building*	Wall St			NR
HA-2057	Pons House	310 Webster St			
HA-1803	Dale Coale House	315 Webster St	April 16, 2001		
HA-1805	Robinson House	324 Webster St			
HA-1806	Rinehart House	325 Webster St			
HA-1807	Pyle House	329 Webster St	July 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)	902 Williams St			



APPENDIX B

MD ROUTE 22 & US BUSINESS 1 CORRIDOR STUDY

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

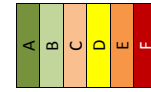
INTERSECTION	EXISTING 2014		NO BUILD 2020		BUILD 2020		NO BUILD 2030		BUILD 2030		NO BUILD 2040		BUILD 2040	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
	LOS	LOS	LOS	LOS	LOS	LOS	LOS	LOS	LOS	LOS	LOS	LOS	LOS	LOS
Along MD 22 Churchville Road														
MD 543	D	D	E	E	E	E	E	E	D	D	F	F	D	D
Moore's Mill Road/Brushing Lane	C	B	C	C	C	D	C	C	D	D	E	C	E	D
Brierhill Road	B	B	B	C	C	B	C	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)

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 US 1 Business														
Atwood Road	B	C	B	D	B	D	C	E	B	D	C	F	C	E
S Kelly Avenue	A	A	A	A	A	B	A	A	A	B	A	B	A	B
Bel Air Plaza	A	A	A	A	A	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	E	D	D	D
S Tollgate Road/N Tollgate Road	D	D	D	D	C	D	D	E	D	D	D	F	D	E
Along MD 24														
W MacPhail Road	B	C	C	C	C	C	C	D	C	D	C	E	C	D
Marketplace Drive	C	C	C	D	C	D	C	D	C	D	C	E	C	D
Boulton Street	B	C	C	C	C	D	C	C	C	D	D	C	C	D
US 1 Bypass	D	E	E	F	C	D	F	F	E	E	F	F	A	B



The No Build conditions reflect the existing signal timings.

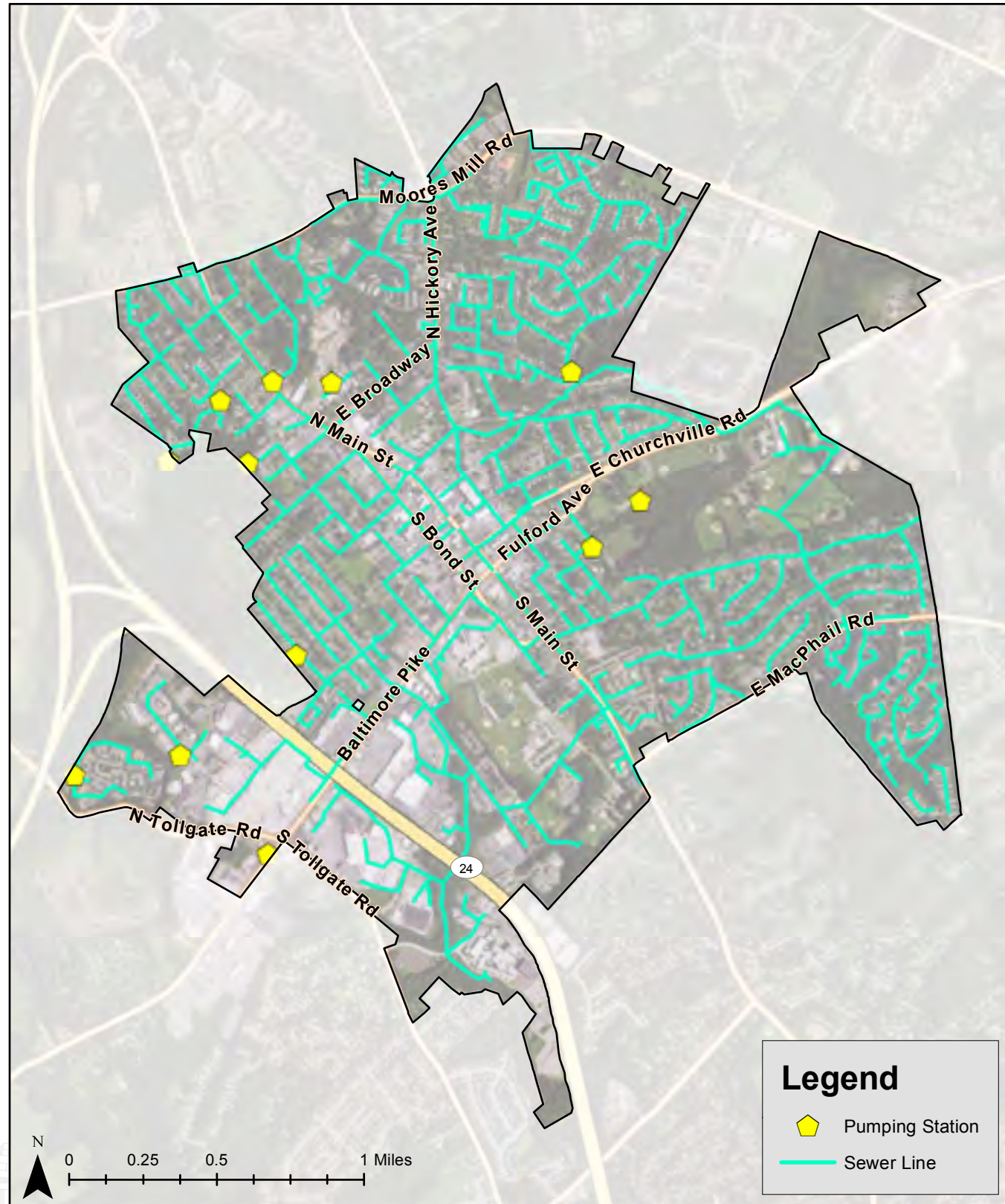
The EB/WB MD 22 left turn movement is provided with exclusive left turn phasing and NB/SB Moore's Mill Road left turn movement is exclusive/permissive.

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.

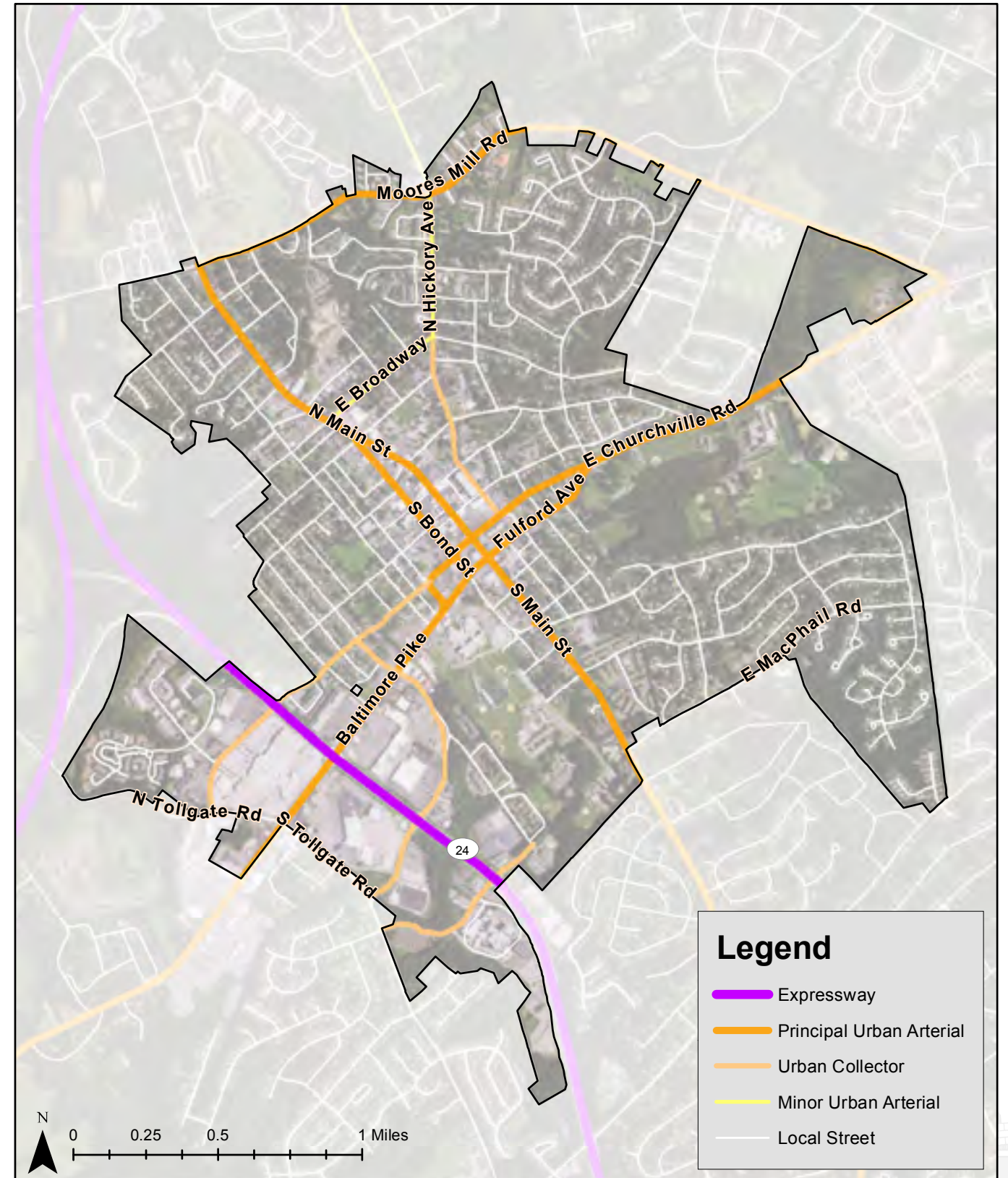
APPENDIX C

MAP N – Water Resources: Sewer Service



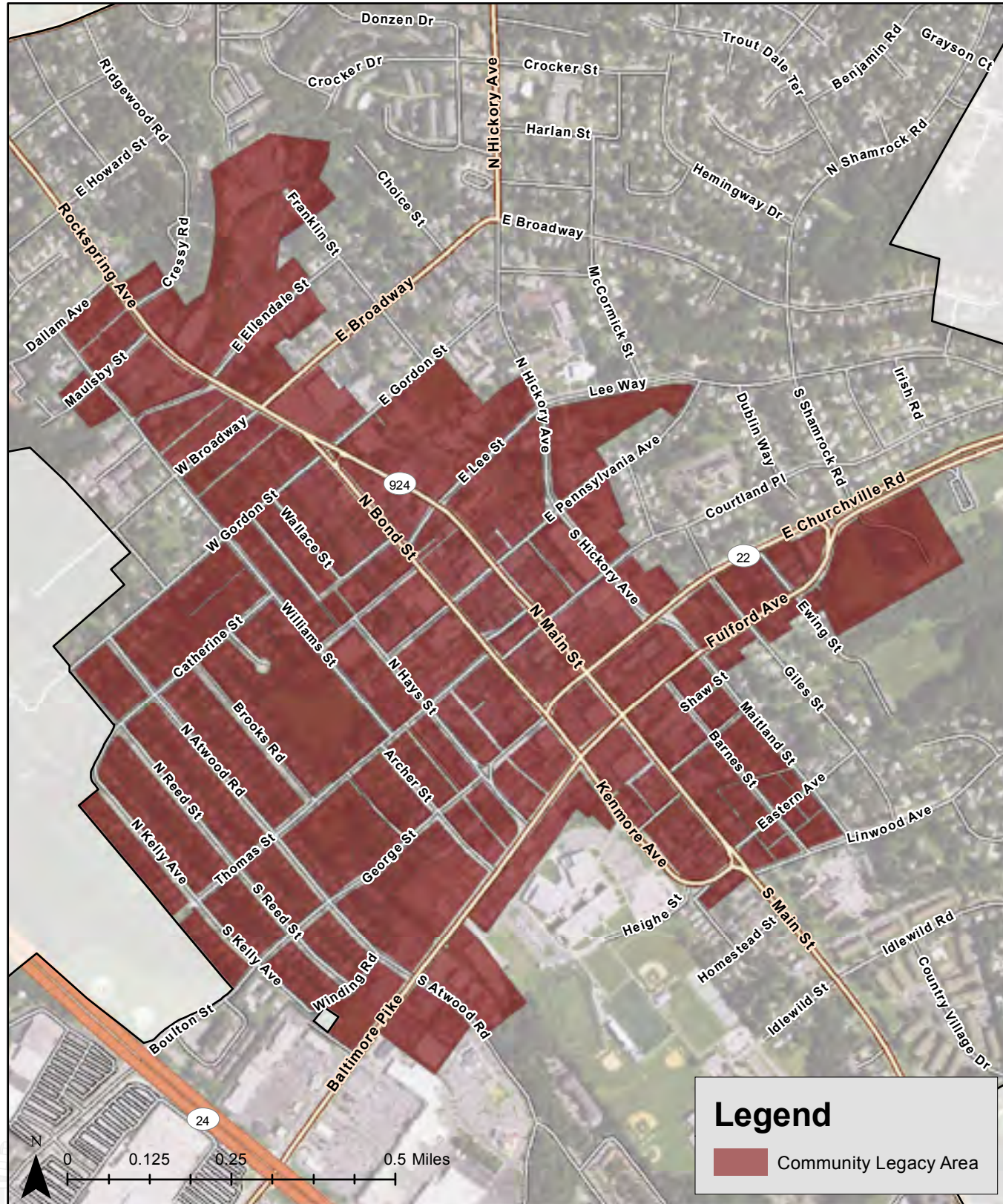
APPENDIX C

MAP O – Transportation: Road Classification



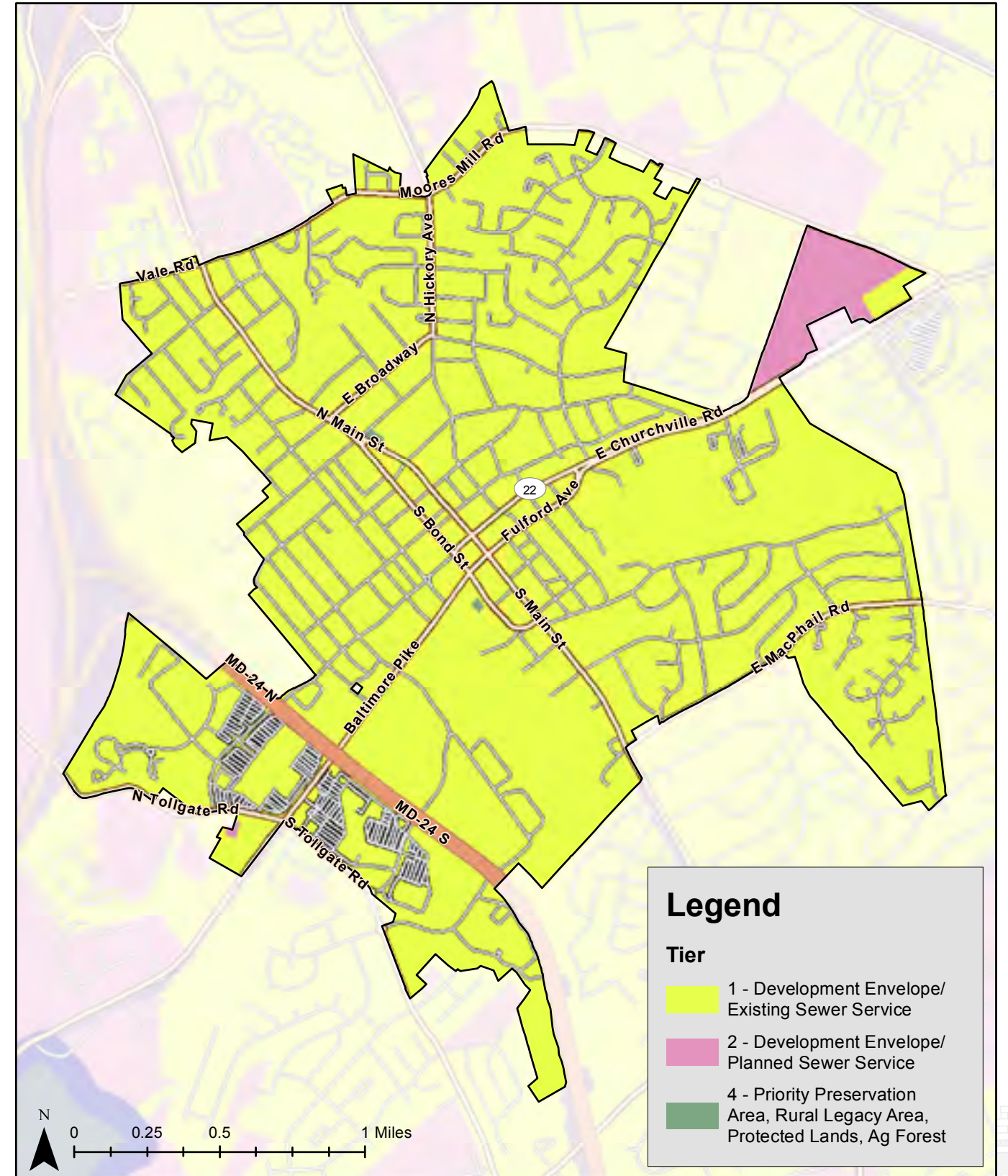
APPENDIX C

MAP P – Land Use: Sustainable Communities Area



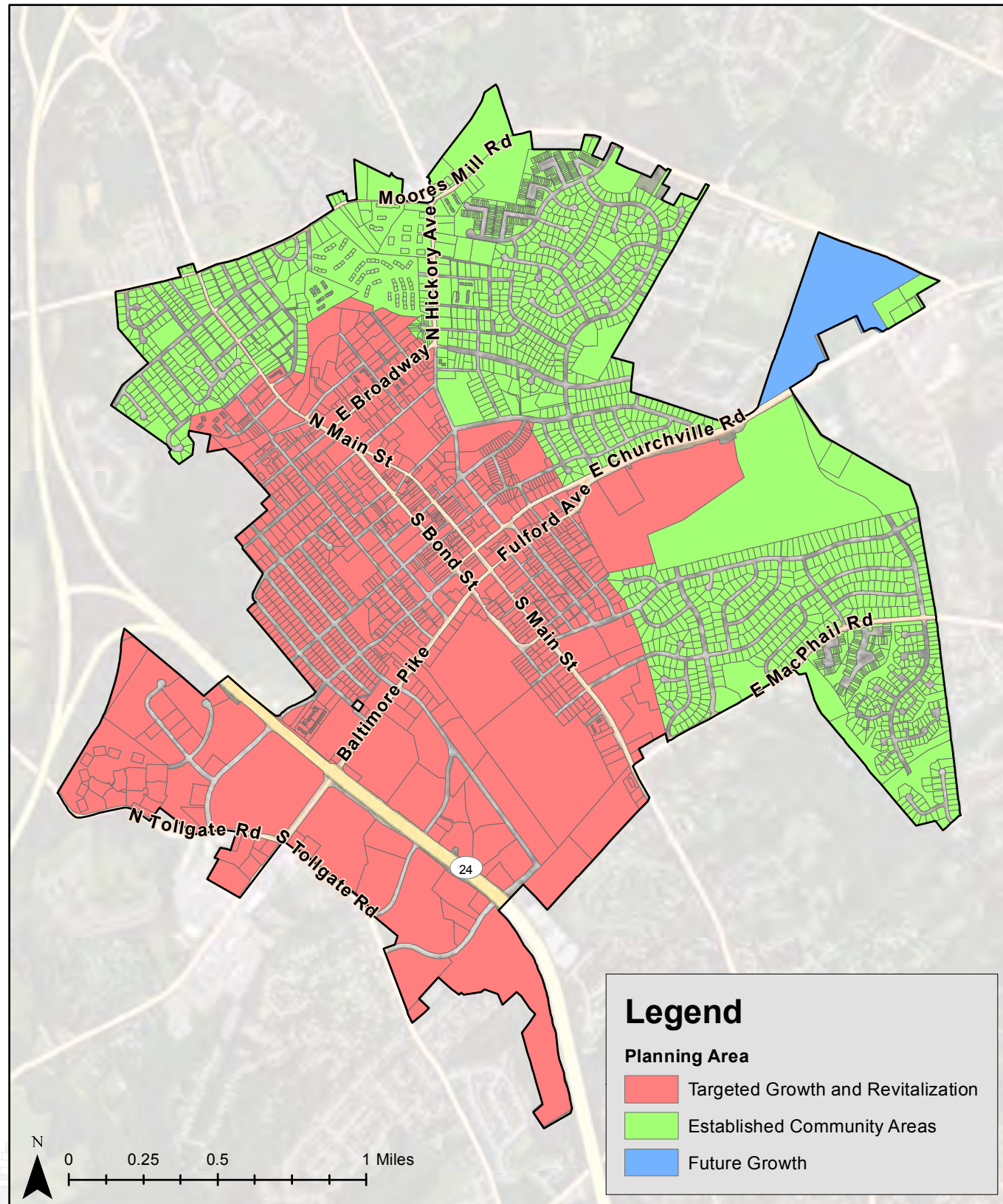
APPENDIX C

MAP Q – Land Use: Growth Tier Plan



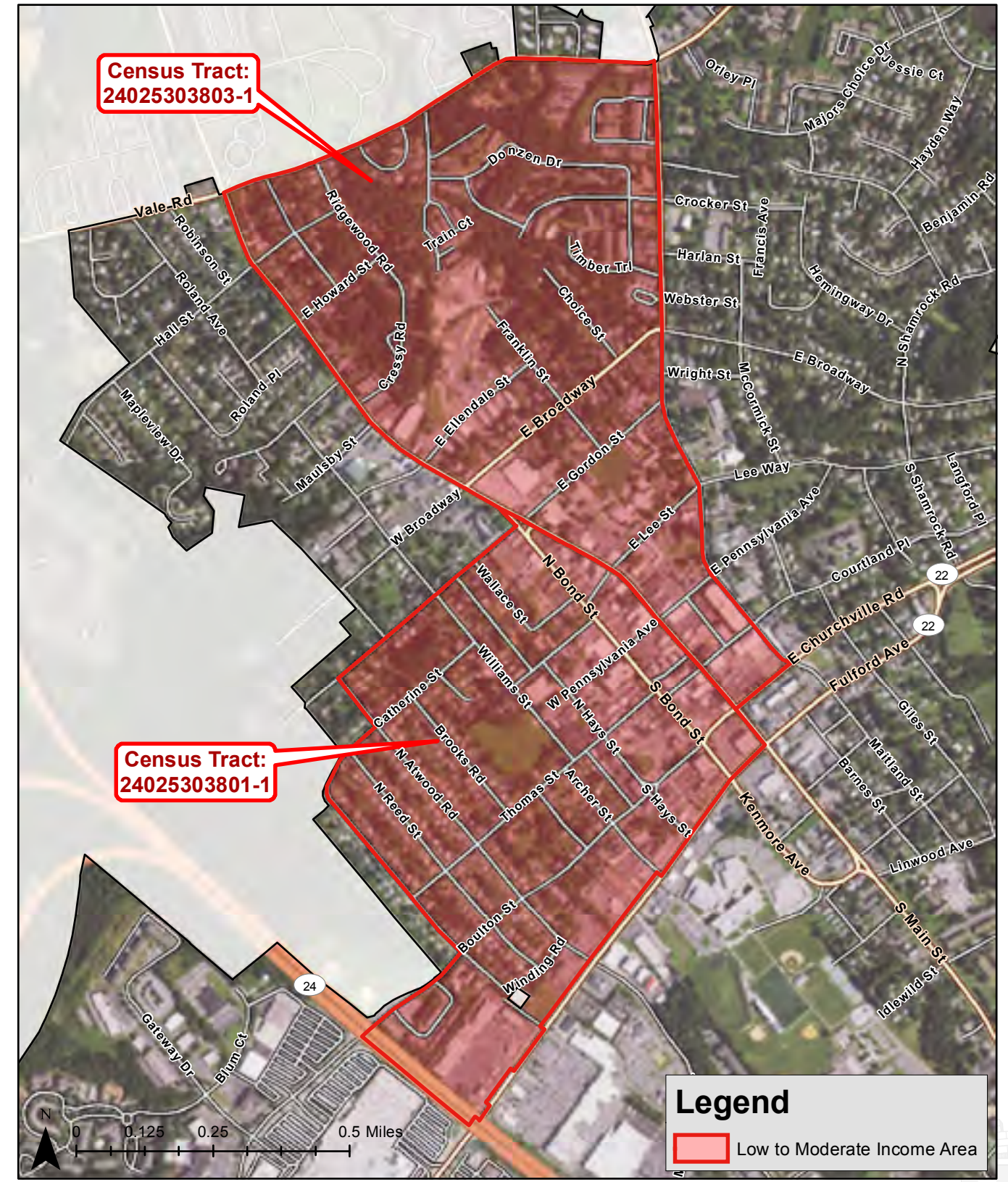
APPENDIX C

MAP R – Land Use: Plan Maryland Designations



APPENDIX C

MAP S – Economic Development: Low/Moderate Income Areas



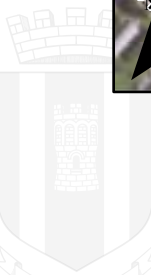
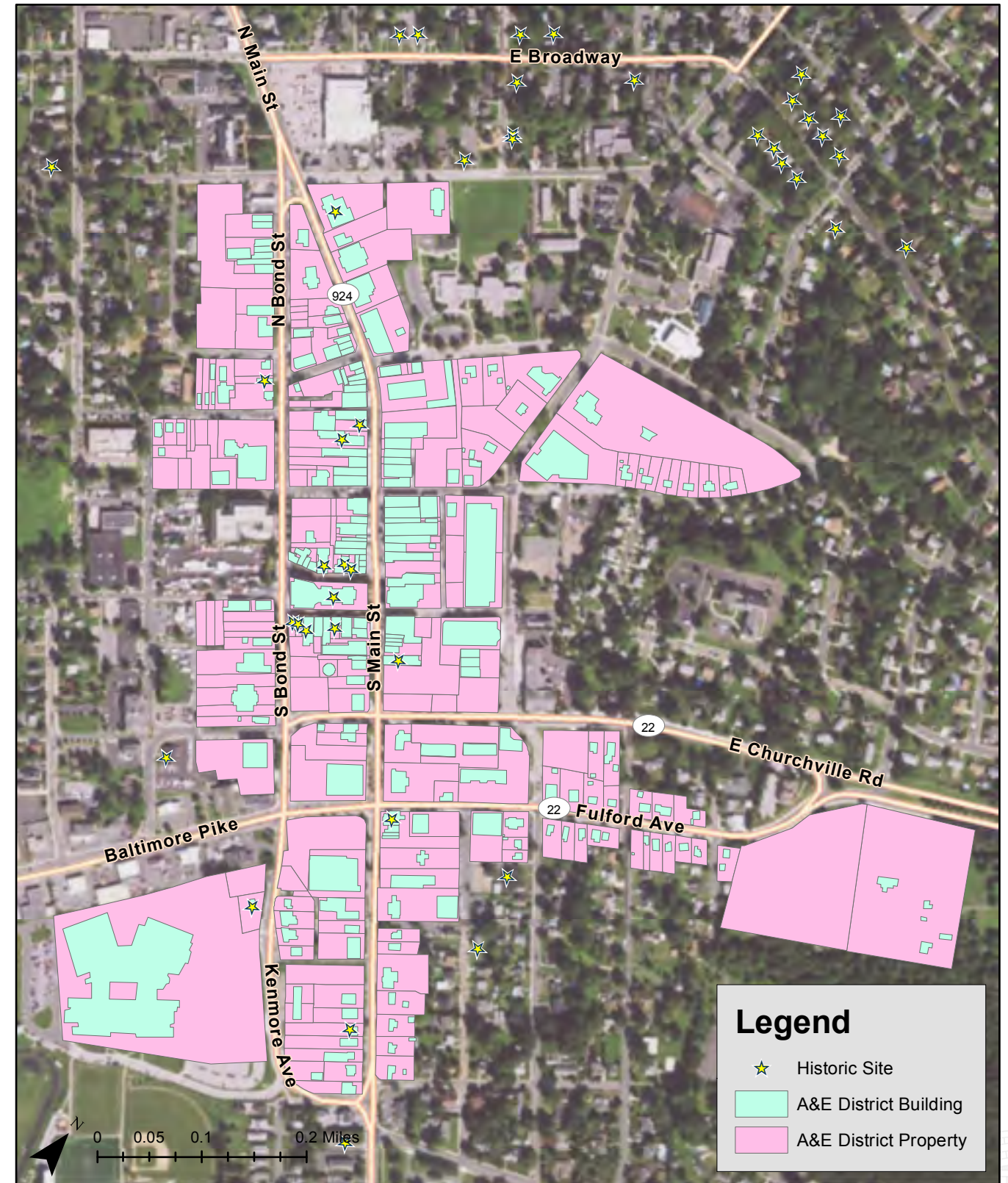
APPENDIX C

MAP T – Economic Development: Main Street Maryland Area



APPENDIX C

MAP U – Economic Development: Arts & Entertainment District



APPENDIX D

DEMOGRAPHIC INFORMATION
US CENSUS BUREAU

	MARYLAND	HARFORD CO	BEL AIR
POPULATION			
Population estimates, July 1, 2015	6,006,401	NA	NA
Population estimates, July 1, 2014	5,976,407	250,105	10,264
Population estimates base, April 1, 2010	5,773,785	NA	NA
Population estimates base, April 1, 2010	5,773,785	244,826	10,132
Population, percent change - April 1, 2010 (estimates base) to July 1, 2015	4.0%	NA	NA
Population, percent change - April 1, 2010 (estimates base) to July 1, 2014, (V2014)	3.5%	2.2%	1.3%
Population, Census, April 1, 2010	5,773,552	244,826	10,120
Age and Sex:			
Persons under 5 years, percent, July 1, 2014	6.2%	5.5%	X
Persons under 5 years, percent, April 1, 2010	6.3%	6.1%	5.6%
Persons under 18 years, percent, July 1, 2014	22.6%	23.0%	X
Persons under 18 years, percent, April 1, 2010	23.4%	24.7%	20.5%
Persons 65 years and over, percent, July 1, 2014	13.8%	14.6%	X
Persons 65 years and over, percent, April 1, 2010	12.3%	12.5%	18.4%
Female persons, percent, July 1, 2014	51.5%	51.0%	X
Female persons, percent, April 1, 2010	51.6%	51.1%	52.2%
Race and Hispanic Origin:			
White alone, percent, July 1, 2014	60.1%	80.7%	X
White alone, percent, April 1, 2010	58.2%	81.2%	89.8%
Black or African American alone, percent, July 1, 2014	30.3%	13.4%	X
Black or African American alone, percent, April 1, 2010	29.4%	12.7%	4.4%
American Indian and Alaska Native alone, percent, July 1, 2014	0.6%	0.3%	X
American Indian and Alaska Native alone, percent, April 1, 2010	0.4%	0.3%	0.2%
Asian alone, percent, July 1, 2014	6.4%	3.0%	X
Asian alone, percent, April 1, 2010	5.5%	2.4%	1.8%
Native Hawaiian and Other Pacific Islander alone, percent, July 1, 2014	0.1%	0.1%	X

APPENDIX D

DEMOGRAPHIC INFORMATION
US CENSUS BUREAU

	MARYLAND	HARFORD CO	BEL AIR
Race and Hispanic Origin: (Cont.)			
Native Hawaiian and Other Pacific Islander alone, percent, April 1, 2010	0.1%	0.1%	0.1%
Two or More Races, percent, July 1, 2014	2.6%	2.5%	X
Two or More Races, percent, April 1, 2010	2.9%	2.5%	2.0%
Hispanic or Latino, percent, July 1, 2014	9.3%	4.2%	X
Hispanic or Latino, percent, April 1, 2010	8.2%	3.5%	4.3%
White alone, not Hispanic or Latino, percent, July 1, 2014	52.6%	77.4%	X
White alone, not Hispanic or Latino, percent, April 1, 2010	54.7%	79.2%	87.6%
Population Characteristics:			
Veterans, 2010-2014	416,027	20,975	742
Foreign born persons, percent, 2010-2014	14.2%	5.2%	4.5%
Housing:			
Housing units, July 1, 2014	2,422,194	98,234	X
Housing units, April 1, 2010	2,378,814	95,554	4,744
Owner-occupied housing unit rate, 2010-2014	67.1%	79.1%	66.8%
Median value of owner-occupied housing units, 2010-2014	\$287,500	\$279,300	\$246,600
Median selected monthly owner costs -with a mortgage, 2010-2014	\$1,999	\$1,900	\$1,696
Median selected monthly owner costs -without a mortgage, 2010-2014	\$583	\$577	\$558
Median gross rent, 2010-2014	\$1,218	\$1,139	\$1,151
Building permits, 2014	16,331	860	X
Families and Living Arrangements			
Households, 2010-2014	2,155,983	91,037	4,201
Persons per household, 2010-2014	2.67	2.70	2.34
Living in same house 1 year ago, percent of persons age 1 year+, 2010-2014	86.7%	90.3%	86.8%
Language other than English spoken at home, percent of persons age 5 years+, 2010-2014	16.9%	6.9%	7.9%

APPENDIX D

DEMOGRAPHIC INFORMATION
US CENSUS BUREAU

	MARYLAND	HARFORD CO	BEL AIR
Education:			
High school graduate or higher, percent of persons age 25 years+, 2010-2014	89.0%	92.9%	95.6%
Bachelor's degree or higher, percent of persons age 25 years+, 2010-2014	37.3%	33.4%	37.8%
HEALTH:			
With a disability, under age 65 years, percent, 2010-2014	7.1%	7.0%	6.5%
Persons without health insurance, under age 65 years, percent	8.9%	8.0%	7.6%
Economy:			
In civilian labor force, total, percent of population age 16 years+, 2010-2014	68.3%	69.4%	66.7%
In civilian labor force, female, percent of population age 16 years+, 2010-2014	64.6%	64.5%	63.5%
Total accommodation and food services sales, 2007 (\$1,000)	10,758,428	361,855	D
Total health care and social assistance receipts/revenue, 2007 (\$1,000)	33,826,636	782,267	316,615
Total manufacturers' shipments, 2007 (\$1,000)	41,456,097	2,016,099	FN
Total merchant wholesaler sales, 2007 (\$1,000)	51,276,797	1,871,327	101,292
Total retail sales, 2007 (\$1,000)	75,664,186	3,380,253	771,530
Total retail sales per capita, 2007	\$13,429	\$14,066	\$77,893
Transportation:			
Mean travel time to work (minutes), workers age 16 years+, 2010-2014	32.2	31.9	29.8
Income and Poverty:			
Median household income (in 2014 dollars), 2010-2014	\$74,149	\$81,016	\$67,925
Per capita income in past 12 months (in 2014 dollars), 2010-2014	\$36,670	\$35,763	\$33,399
Persons in poverty, percent	10.1%	8.0%	7.5%

APPENDIX D

DEMOGRAPHIC INFORMATION
US CENSUS BUREAU

	MARYLAND	HARFORD CO	BEL AIR
Businesses:			
Total employer establishments, 2013	135,421	5,319	X
Total employment, 2013	2,182,260	69,217	X
Total annual payroll, 2013	108,758,652	2,724,294	X
Total employment, percent change, 2012-2013	1.4%	1.9%	X
Total nonemployer establishments, 2013	456,511	15,918	X
All firms, 2007	528,112	20,260	1,581
Men-owned firms, 2007	269,690	10,086	819
Women-owned firms, 2007	172,083	6,946	460
Minority-owned firms, 2007	164,130	3,069	S
Nonminority-owned firms, 2007	339,940	16,379	1,246
Veteran-owned firms, 2007	54,039	2,383	201
Nonveteran-owned firms, 2007	438,343	16,345	1,118
Geography:			
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

APPENDIX E

2016 PARCEL DEVELOPMENT STATUS & POTENTIAL YIELD

KEY	PARCEL #	ADDRESS	DESCRIPTION	ACREAGE	COMMERCIAL YIELD	RESIDENTIAL YIELD
PUBLIC LAND						
1	809	6 S Bond Street	Mary Risteau Lot – Harford County owned providing parking for State agencies	1.82	12,000 sf (See site #28)	24 du
2	1232	205 Hays Street	Health Department Lot – Harford County owned and used by Health Department	1.32	40,000 sf	
	1232	205 Hays Street		0.77		
	1231	143 Thomas Street		0.26		
3	878	121 S. Main Street	South Main Street Lot – Harford County owned for Administration employees	2.04	130,000 sf	
4	914	117 W. Pennsylvania Avenue	Hickory Avenue Lot – Town of Bel Air owned providing public parking and parking for Board of Education and Library	0.84		24 du
	915	17 S. Hickory Avenue		0.30		
	916	17 S. Hickory Avenue		0.38		
5	901	33 S. Main Street	Downtown Lot – Town of Bel Air owned for public parking	0.28	30,000	
	902	37 S. Main Street		0.19		
Subtotal:				8.20		
COMMERCIAL						
6	592	10 A N. Tollgate Road	East Tollgate - Undeveloped parcels with an abandoned structure	2.78	25,000 sf	
	2	Tollgate Road		0.48		
7	330(G)	655 MacPhail Road	Upper Chesapeake / MacPhail – Parking along Tollgate Road and existing residence	9.33	75,000 sf	
	151	515 S. Tollgate Road		1.04		
8	330(A)	Upper Chesapeake Drive	Upper Chesapeake / MD 24 - Parking	7.92	120,000 sf	
	330(A)	Upper Chesapeake Drive	Upper Chesapeake / MD 24 - Undeveloped	4.72		
9	1803(B)	510 Marketplace Drive	Marketplace B – Pad Site	1.80	6,400 sf	
10	1803(C)	535 Marketplace Drive	Marketplace C - Undeveloped	2.12	4,500 sf	

APPENDIX E

2016 PARCEL DEVELOPMENT STATUS & POTENTIAL YIELD

KEY	PARCEL #	ADDRESS	DESCRIPTION	ACREAGE	COMMERCIAL YIELD	RESIDENTIAL YIELD
11	340(I)	402 Baltimore Pike	BB&T Bank – Pad Site	0.80	9,000 sf	
	800	115 S. Kelly Avenue		0.26		
12	1491	722 S. Main Street	Shannon Drive – Undeveloped rear parcel	0.52	4,000 sf	
13	1295	400 S. Main Street	Bailey Lane – Undeveloped	0.53	3,000 sf	12 du
14	1309	109 E. Churchville Road	Hickory/Churchville - Existing parking	0.58	4,000 sf	4 du
15	848	121 S. Bond Street	Water Tower Place – Existing parking	0.47	4,500 sf	18 du
16	856	28 N. Hickory Avenue	Ward Property – Undeveloped lot	0.79	12,000 sf	
	865	23 N. Main Street	Ward Property – Existing structure with parking and undeveloped lot	0.89		
17	795	119 Alice Anne St.	Spartan Surfaces/York College - Parcels with existing older structures and existing parking	1.73	12,000 sf	8 du
	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					
18	528	102 N. Bond	Northcross Property – Undeveloped lot	0.34	3,000 sf	4 du
19	500	Lester Way	Peverly Property – Undeveloped lot	0.80	8,000 sf	4 du
20	491	142 N. Bond Street	Hamilton Property – Existing commercial buildings with parking	2.45	25,000 sf	12 du
	492	140 N. Bond Street				
	493	138 N. Bond Street				
	494	Gordon Street				
	495	Gordon Street				

APPENDIX E

2016 PARCEL DEVELOPMENT STATUS & POTENTIAL YIELD

KEY	PARCEL #	ADDRESS	DESCRIPTION	ACREAGE	COMMERCIAL YIELD	RESIDENTIAL YIELD
21	267	308 N. Main Street	North Main Properties	0.88	12,000 sf	
	268	306 N. Main Street				
	269	302 N. Main Street				
	261	312 N. Main Street				
22	283	317 N. Main Street	Emmanuel Church – Undeveloped Lot	0.43	4,000 sf	
23	271	411 N. Main Street	McComas – Existing structures	0.96	8,000 sf	6 du
24	284	24 Ellendale Street	Chavis – Undeveloped	1.71	13,100 sf	
	272	36 Ellendale Street				
	273	Ellendale Street				
25	274	Ellendale Street	Corbin Fuel & H&H - Existing construction storage, vehicle storage, salvage and fuel services	9.03	60,000 sf	
	194	440 Franklin Street				
	305	444 Franklin Street				
26	599	50 E. Lee Street	HarCo Property – Existing single family homes used as offices	1.59	14,000 sf	12 du
	600	54 E. Lee Street				
	601	60 E. Lee Street				
	602	116 Hickory Avenue				
27	775	43 N. Bond Street	Bond Street – Existing parking for Main Street structures	0.70	40,000 sf	
	776	20 N. Main Street				
	777	16 N. Main Street				
	778	10/12 N. Main Street				
28	1244	208 S. Hays Street	Hays Street Properties	1.24	15,000 sf	
	1246	204 Baltimore Pike				
	1260	214 Baltimore Pike				
29	1264	129 Baltimore Pike	Route 1 Properties	1.51	20,000 sf	
	1265	139 Baltimore Pike				
	1206	203 Baltimore Pike				
30	1207	305 Baltimore Pike	Kunkel Way Properties	3.07	45,000 sf	
	2022	331 Baltimore Pike				
Subtotal				61.47		

Subtotal

61.47



APPENDIX E

2016 PARCEL DEVELOPMENT STATUS & POTENTIAL YIELD

KEY	PARCEL #	ADDRESS	DESCRIPTION	ACREAGE	COMMERCIAL YIELD	RESIDENTIAL YIELD
RESIDENTIAL						
31	229	227 Gateway Drive	Legacy at Gateway Drive - undeveloped	3.20		70 du
32	739	Williams Street	Court House Square – undeveloped	5.39		74 du
33	593(2)	45 E. Gordon Street	Bel Air Academy – Existing structure	1.07		34 du
34	205 (1)	728 Ma & Pa Road	Moores Mill Rd & Ma & Pa – Existing single family parcels	1.54		12 du
	205 (2)	403 Moores Mill Road				
35	204	407 Moores Mill Road	West Moores Mill Road – existing single family parcels	6.29		24 du
	202	415 Moores Mill Road				
	201	415 Moores Mill Road				
	200	443 Moores Mill Road				
	198	441 Moores Mill Road				
	2043 (1)	Moores Mill Road				
36	227	615 Moores Mill Road	Harford Day School – Existing single family parcels	1.95		12 du
	226	617 Moores Mill Road				
	225	633 Moores Mill Road				
37	309	Moores Mill Road	Reedy Properties – Undeveloped single Family lots	1.75		3 du
	315	Moores Mill Road				
	299	Moores Mill Road				
38	45	1200 Churchvill Road	Townes at Bynum Run – undeveloped	13.1		70 du

Subtotal:

33.29

TOTAL:

102.96



APPENDIX F

2016 POTENTIAL ANNEXATION PARCELS & YIELD

KEY	PARCEL #	ADDRESS	DESCRIPTION	ACREAGE	COMMERCIAL YIELD	RESIDENTIAL YIELD
1	200	1112 Moores Mill Road	Harford Agrarian – undeveloped except for residences	58.10		232 du
2	598 (1,2,3)	941, 949 & 951 Moores Mill Road	Moores Mill Road – developed by individual subdivided residences	8.54		19 du
	279	933 Moores Mill Road				
	596 (1,2)	909 & 915 Moores Mill Road				
	597 (E1,B7,B8)	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				
6 (1,2,3)	412, 414 & 416 Moores Mill Road					
3	83	802 Conowingo Road	Del Plaza – Existing retail center	2.06	25,000 sf	
4	327 (1)	501 W. Gordon Street	Greybeal – Existing historic structure	4.85		12 du
5	126	213 Vale Road	Hazel Dell – undeveloped except for residence	31.10		124 du
	97	213 Vale Road				
	179	213 Vale Road				
6	387 (1,2,3,4)	309 Tollgate Road	East Tollgate Road – Existing commercial development	12.59		90,000 sf
	177 (1,2,3)	Tollgate Road				
	168 (1)	221 Tollgate Road				
	24	221 Tollgate Road				
	62	728 Baltimore Pike				
7	178	802 A Bel Air Road	West US Business 1 – Existing commercial development	11.95	82,500 sf	
	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

2016 POTENTIAL ANNEXATION PARCELS & YIELD

KEY	PARCEL #	ADDRESS	DESCRIPTION	ACREAGE	COMMERCIAL YIELD	RESIDENTIAL YIELD
8	116	821 Baltimore Pike	Auto Auction – Existing commercial development	47.76	352,500 sf	
	249 (1,2,0)	819 Baltimore Pike				
	219 (1)	807 Baltimore Pike				
	27	805 Baltimore Pike				
	31	777 Baltimore Pike				
	656	731 Baltimore Pike				
	658	727 Baltimore Pike				
	30	725 Baltimore Pike				
	29	Baltimore Bike				
219 (2,3)	807 & 809 Baltimore Pike					
9	248 (1)	711 Baltimore Pike	Tollgate Road & US Business 1 – existing commercial development, vacant lots and residences	22.25	165,000 sf	
	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 Tollgate Road				
	12	404 Tollgate Road				
	15	500 Terrace Drive				
167 (2)	702 Terrace Drive					
16	312 Tollgate Road					
381	310 Tollgate Road					
659	308 Tollgate Road					
19	304 Tollgate Road					

APPENDIX F

2016 POTENTIAL ANNEXATION PARCELS & YIELD

KEY	PARCEL #	ADDRESS	DESCRIPTION	ACREAGE	COMMERCIAL YIELD	RESIDENTIAL YIELD
10	247	1003 Tollgate Road	East Tollgate Road – Existing residence	12.41		48 du
11	80	4 E. MacPhail Road	MacPhail Road – Existing single family parcels	1.04		3 du
	211	6 E. MacPhail Road				
	671 (17)	8 E. MacPhail Road				
12	1208	Churchville Road	Moores Mill Road & Churchville Road – Existing commercial development	1.95	15,000 sf	
	815 (1,2,3)	1212 – 1216 & 1220 Churchville Road				
13	1	Catherine Street	Catherine Street – Existing residence	2.49		2 du
	33	510 Catherine Street				
14	1	500 W. Gordon Street	Parkland -- Harford County	117.82		
	220	502 W. Gordon Street				
15		Gleneagles Total	Existing subdivision	99.0		
16		Harford Woods	Existing subdivision	219.0		





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