

2022

# TOWN OF BEL AIR Comprehensive Plan



[www.belairmd.org](http://www.belairmd.org)

RESOLUTION NO. 1179-22

A RESOLUTION ADOPTING A REVISED COMPREHENSIVE PLAN

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

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

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

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

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

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

INTRODUCTION: February 7, 2022

PUBLIC HEARING: March 7, 2022

ENACTMENT: March 21, 2022

EFFECTIVE: March 21, 2022

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

NAYS: None

ABSENT: None

  
Michael L. Krahtz, Town Clerk

  
Kevin M. Bianca, Chair  
Board of Town Commissioners



**Bel Air Planning Commission**

**Resolution**

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

  
Lois Kissinger Kelly, Chair  
Bel Air Planning Commission

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

Attest:   
Lois Kissinger Kelly, Chair  
Bel Air Planning Commission

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# CHAPTER 1

## Introduction

### PURPOSE

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



## PARTICIPATION

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

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

## ESTABLISHMENT

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

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

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



## Comprehensive Plan Chapters

### APPLICATION

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

2



Sensitive  
Areas  
Element

3



Historic  
Preservation  
Element

4



Community  
Facilities  
Element

5



Water  
Resources  
Element

### VISIONS

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

#### Quality of Life and Sustainability

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

#### Public Participation

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

#### Growth Areas

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

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

#### Community Design

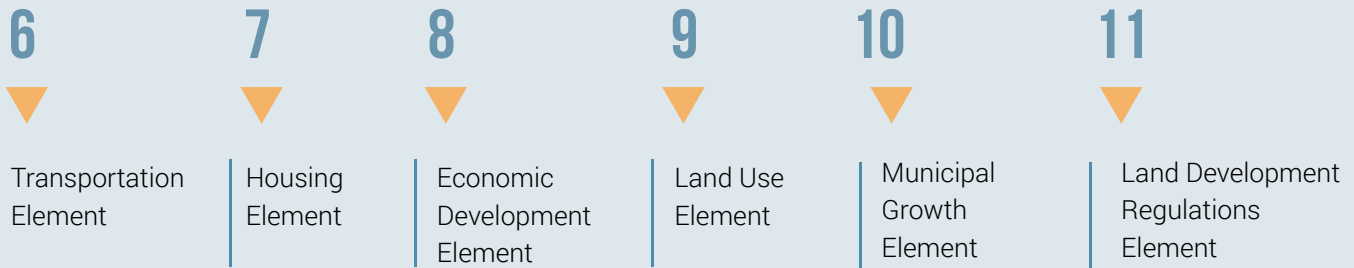
Compact mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical,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

#### Infrastructure

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

#### Transportation

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



### Housing

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

### Economic Development

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

### Environmental Protection

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

### Resource Conservation

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

### Stewardship

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

### Implementation

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

# CHAPTER 2

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# SENSITIVE AREAS

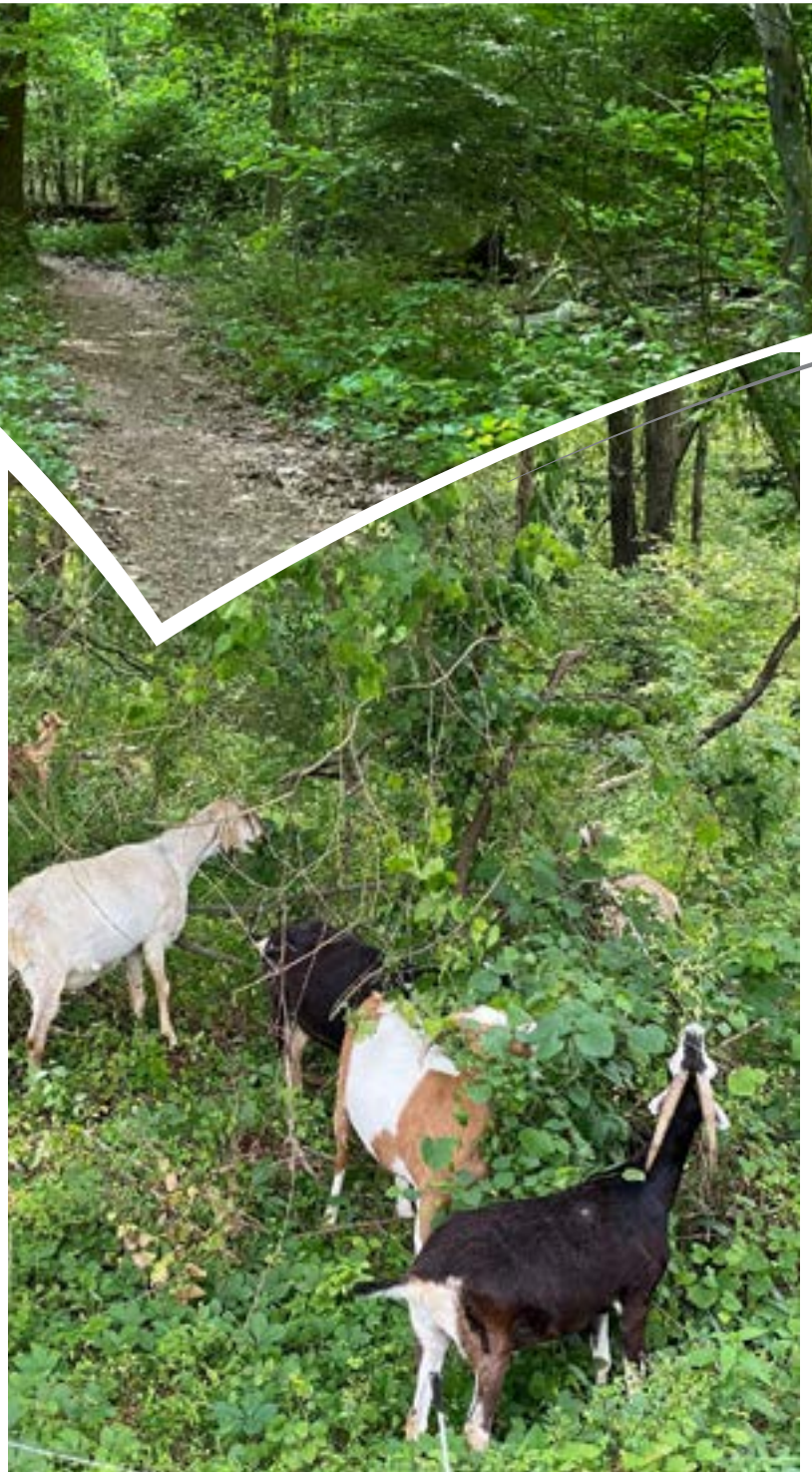
## VISION

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

## BACKGROUND

### Legislative Mandate

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





## *Bel Air's most sensitive environmental element is its waterways*

### **Environmental Factors**

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

#### STREAMS



#### FLOODPLAINS



#### HABITATS OF ENDANGERED SPECIES



#### STEEP SLOPES



#### FORESTS



## Streams



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

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



### Stream Buffers

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

### Protected Waters

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



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



### **Floodplain Benefits**

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

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

### **Floodplain**

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

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

### **Community Rating System**

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



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

## Habitats of Rare, Threatened and Endangered Species

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

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



## Steep Slopes

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





### Invasive Species Removal

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

### Protection & Enhancement

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

## Forest & Tree Protection

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

## RELATED ANALYSIS

### Flood Insurance Rate Map

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

### Plumtree Run Small Watershed Action Plan

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

### Flood Mitigation Assistance Plan

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

## STAKEHOLDER COORDINATION

### County, State & Federal Assistance

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

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

### Tree Committee

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

### Tree City USA

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

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

### Sustainable Growth

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

### Sustainable Maryland Certified

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

### Forest Conservation

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

# GOALS AND OBJECTIVES

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

## **Protect existing environmentally sensitive areas**

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

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

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

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

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

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

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

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

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## **Expand and manage the streetscape with appropriate and beneficial improvements**

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

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

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

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## **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

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

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

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

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## **Emphasize sustainable environmental practices within the Town**

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

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

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Incentivize innovative demonstrations of sustainable practices for new development and redevelopment

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

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

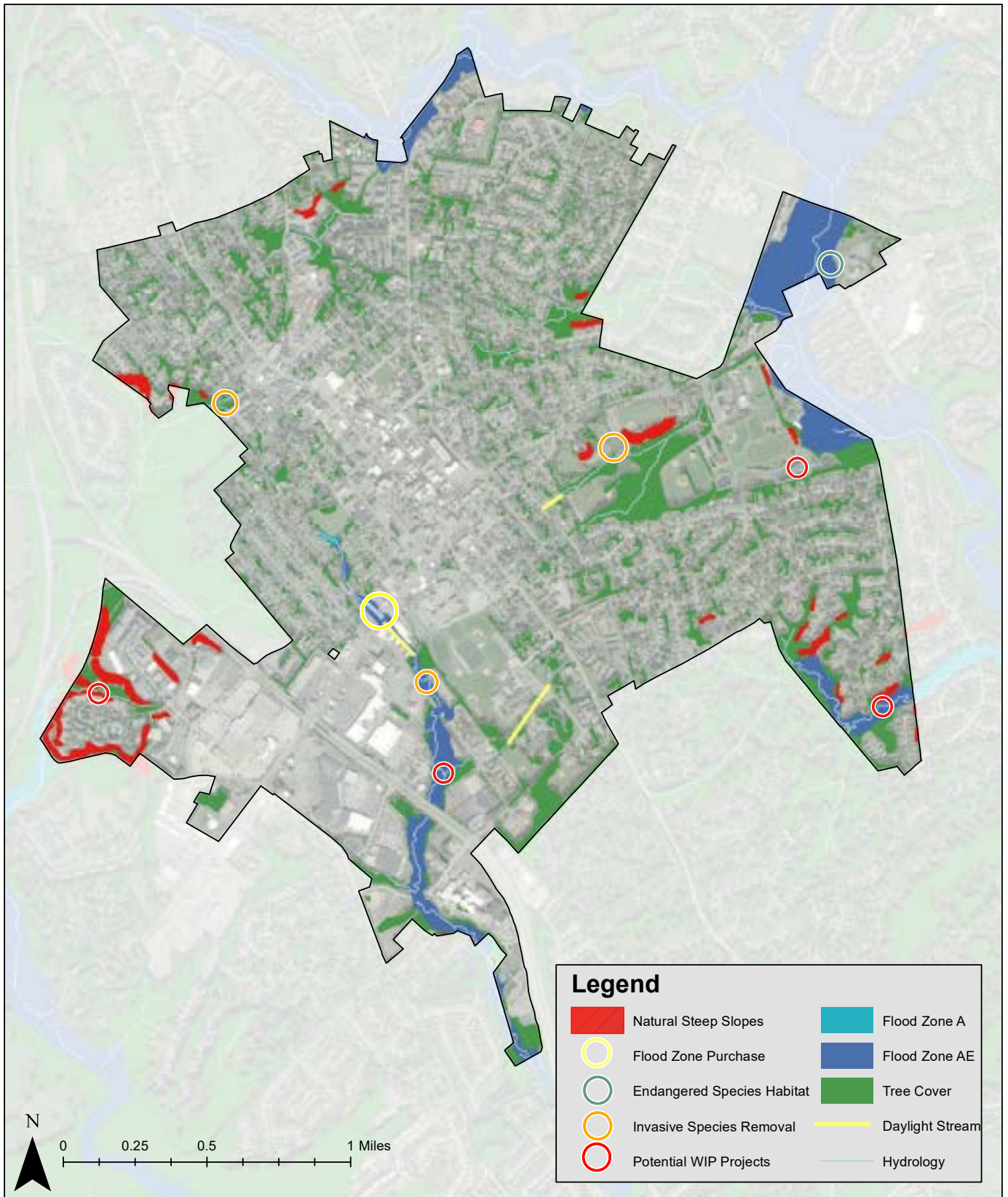
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Work with organizations to protect pollinator habitat and reduce use of pesticides

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# MAP A

## Sensitive Areas



# CHAPTER 3

## Historic Preservation

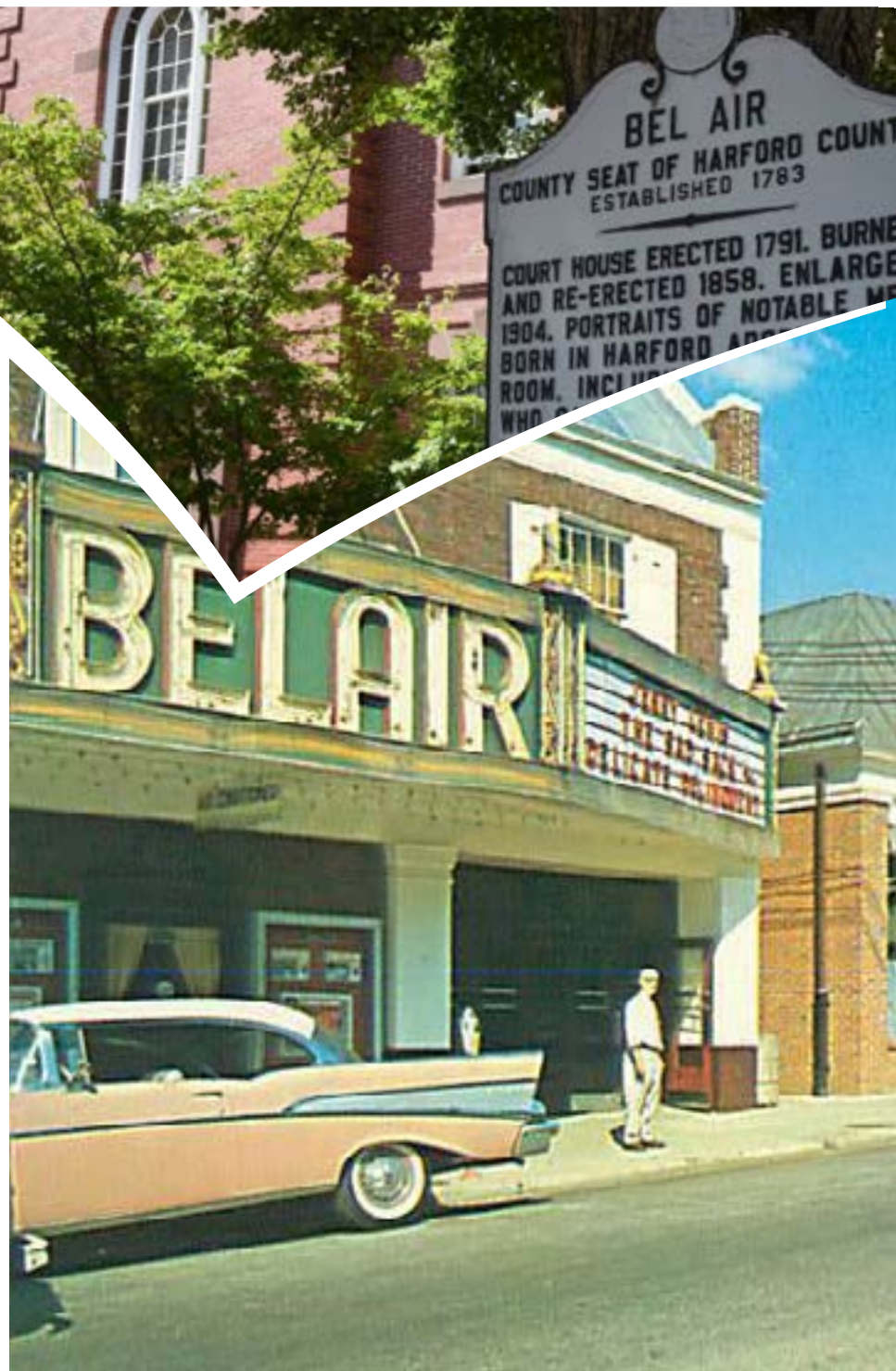
### VISION

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

### BACKGROUND

#### Heritage

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



## Certified Local Government

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

## Historic Preservation Commission

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

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

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

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

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

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- ▼ Publicize Town heritage with walking tours and presentations

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

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## Designation of Historic Properties

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

The advantages include the following:

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

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

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

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

## Historic Inventory Process

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

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

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



## Potential Property Inventory

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

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

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

## Historic Designation Process

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

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

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

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

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

## RELATED ANALYSIS

### Obstacles to Historic Preservation

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

### Design Guidelines

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

### Tax Credits

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

## STAKEHOLDER COORDINATION

### Maryland Historical Trust Tax Credit

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

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

Individually listed in the National Register of Historic Places

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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

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

---

### Federal Rehabilitation Tax Credit

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

Income producing

---

Listed in the National Register of Historic Places

---

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

---

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

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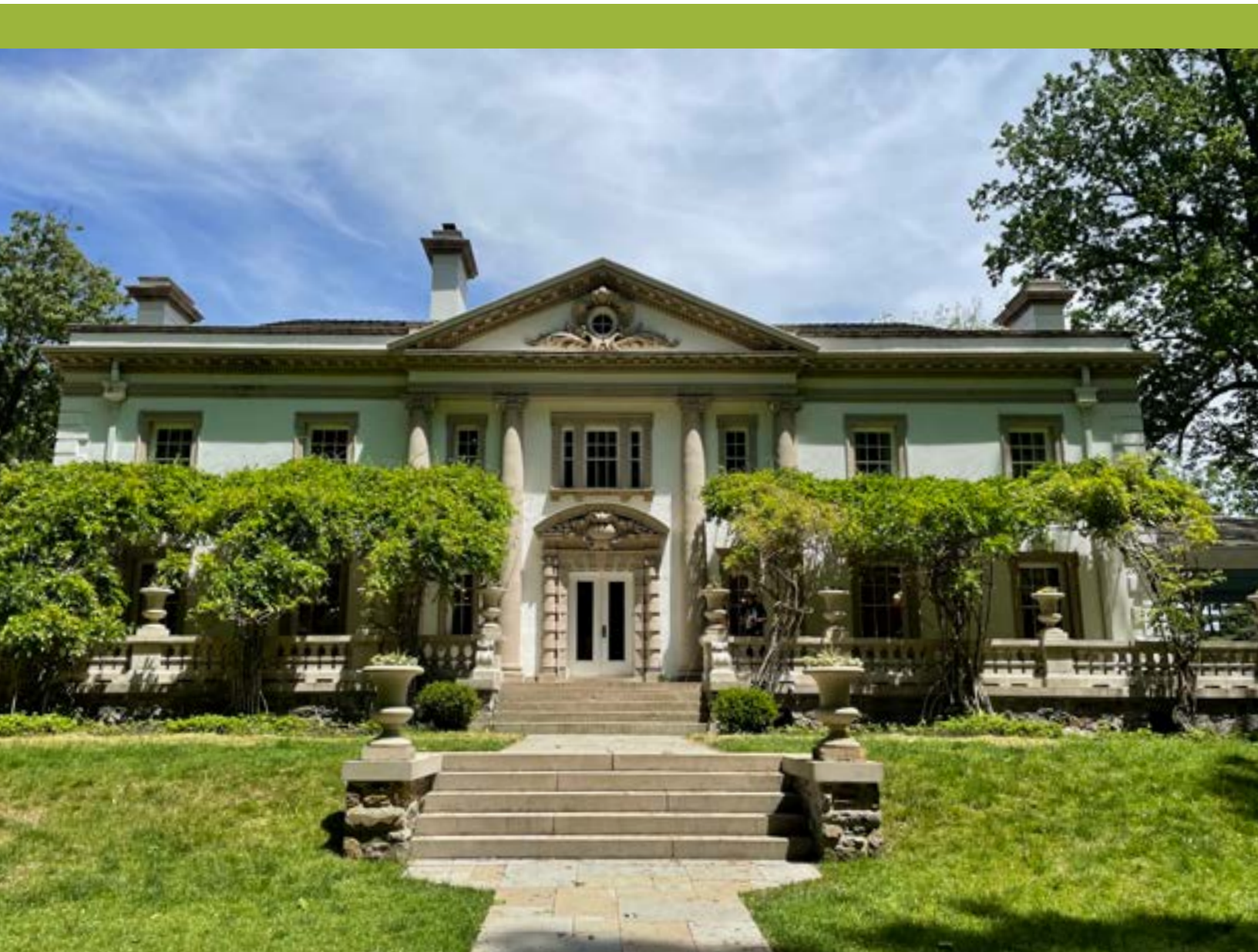
## Community Outreach

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

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

## Liriodendron

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



# GOALS AND OBJECTIVES

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

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

Expand recognition for owners with historically designated properties

---

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

---

Preserve the history of African American citizens and heritage

---

## **Safeguard the architectural and historic character of the Town**

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

---

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

---

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

---

Streamline the review process for improvements to historically designated properties

---

Document and publicize the benefits of designating a property as historic

---

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

---

Increase tax incentives for historically designated properties

---

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

---

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

---

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

---

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

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

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

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

---

Require recordation of Historic Designation in Harford County Land Records

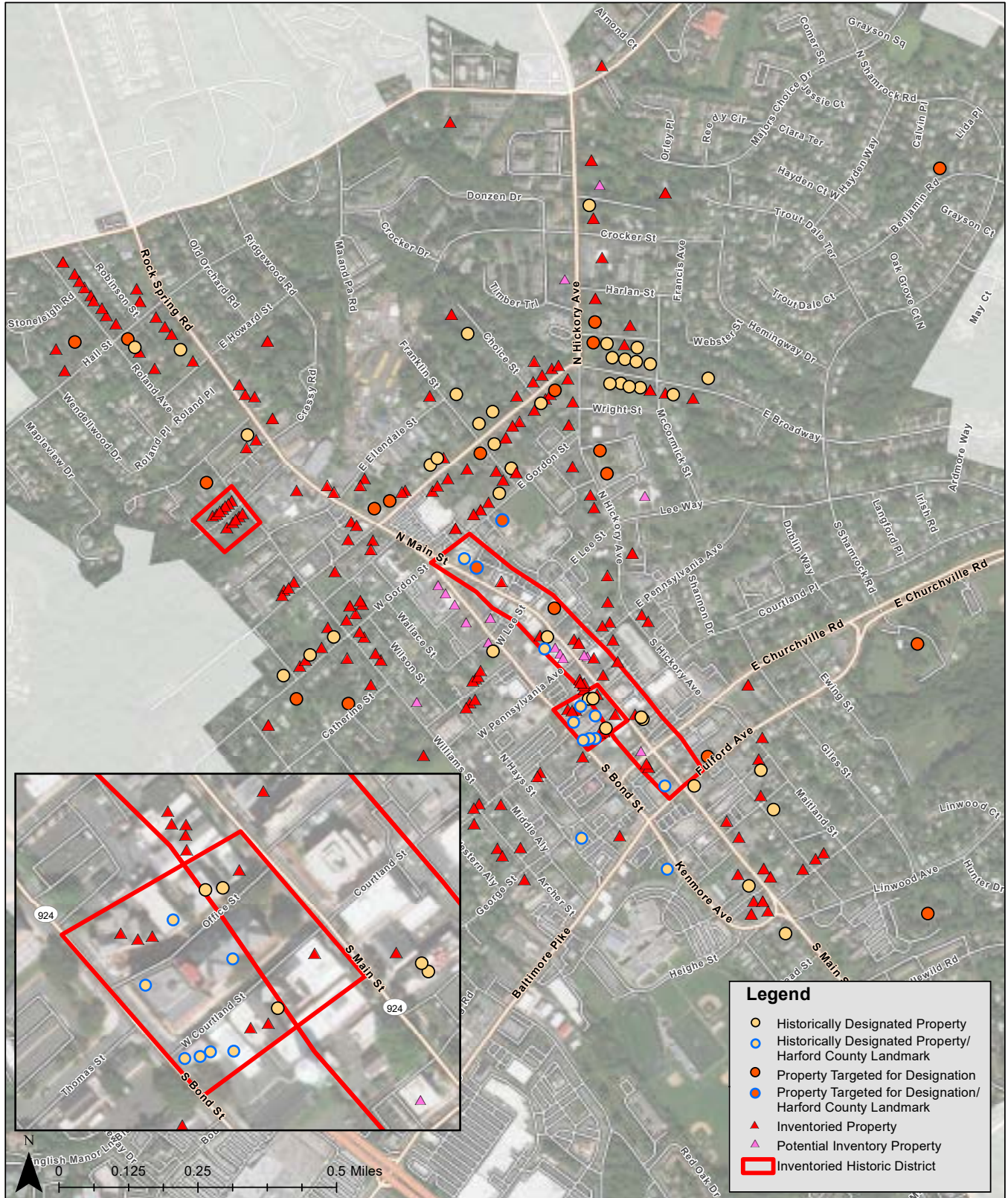
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Increase training opportunities for HPC members

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# MAP B

## Historic Preservation: Inventoried & Designated Properties



# CHAPTER 4

## Community Facilities

### VISION

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

### BACKGROUND

#### Public Services

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





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

## **Banner City**

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

## **Emergency Operations Plan**

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

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

## **Continuity of Operations Plan**

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

## Solid Waste Management Facilities

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

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

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

## Recycling

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

## Fire, Rescue and EMS Facilities

### Bel Air Volunteer Fire Company

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

### Fire Protection

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

#### Bel Air Station

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

#### Forest Hill Station

2 Engines, 1 Brush Unit & 1 Antique Unit

#### Patterson Mill Station

1 Engine, 1 EMS Units & 1 Brush Unit

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

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

## Emergency Medical Services

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

## Police Services and Detention Facilities

### Bel Air Police Department (BAPD)

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

### Community Based Policing

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

## Police Protection

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

Significant factors need to be considered when reviewing police protection:

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

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

## Crime

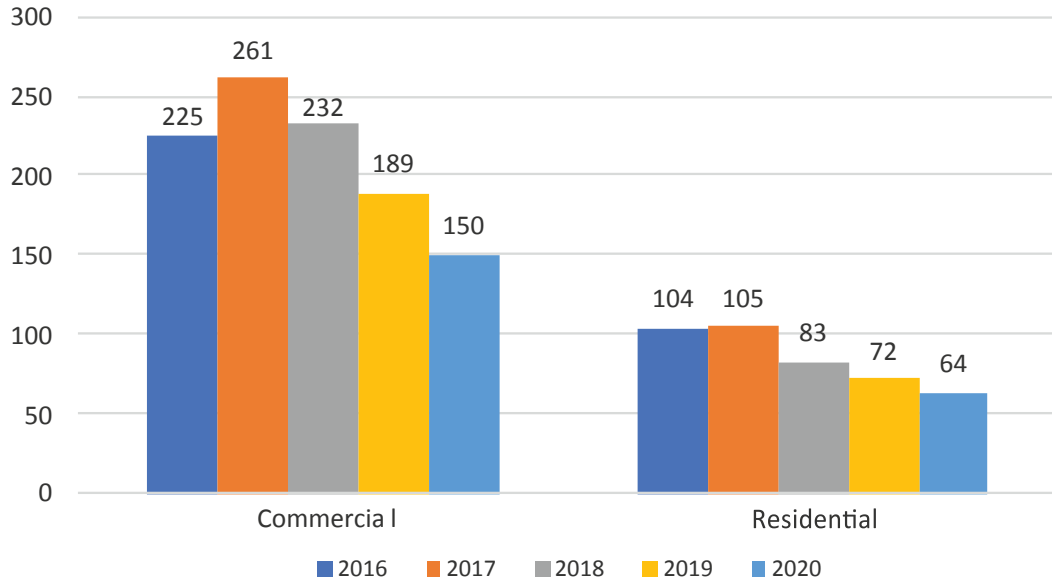
Table 4-1 shows the total number of crimes between 2016 and 2020 split between commercial and residential.

## Accidents

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

**Table 4-1**

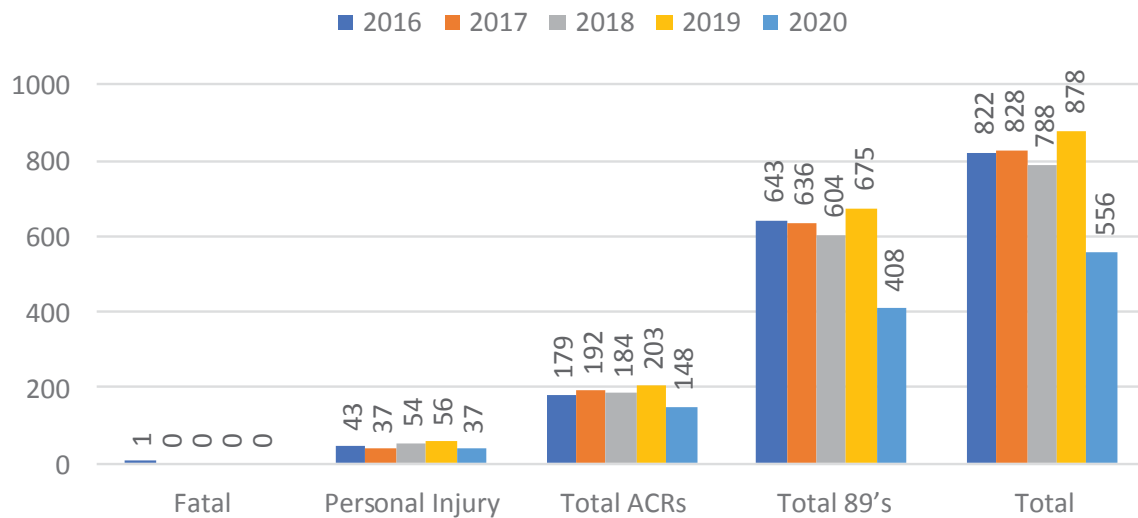
**Commercial and Residential Part 1 Crimes**



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

**Table 4-2**

**Crash Statistics**



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

## Drug Related Programs

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

## School Security

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

## Training

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

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

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

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

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

## Interjurisdictional Coordination

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

## Detention Facilities

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

## Parks and Recreation Facilities

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

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

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

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

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

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

## Recreational Needs

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

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

**Table 4-5 Public School Recreational Facilities in Bel Air**

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

*Town of Bel Air Planning Department*

**Table 4-6 Town Recreational Facilities in Bel Air**

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

*Town of Bel Air Planning Department*

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

### **Bel Air Recreation Council**

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

### **Greenway Trails**

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

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

## **Community Facilities**

### **Community Organizations**

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

### **Needs of Youth**

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

### **Needs of Seniors**

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

## Event Venues

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

## Educational Facilities

### Capacity

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

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

### Adequate Public Facilities

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

**Table 4-7 School Capacity 2020**

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

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

## Facilities

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

## Library Facilities & Cultural Services

### Bel Air Library

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

### Cultural Amenities

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

### Arts and Entertainment District

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

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

## Medical Services

### University of Maryland Upper Chesapeake Health

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

### Expansion

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

## Community Outreach

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

## Government Services

### Interjurisdictional Coordination

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

## GOALS & OBJECTIVES

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

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

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

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

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

Create incentives to recycle materials for local businesses and residents

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

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

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

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

### Emphasize an efficient and safe law enforcement environment

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

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

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

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

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

### Support development and maintenance of the Town's park system

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

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

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

Encourage the creation of green space and parks in urban areas



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

---

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

---

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

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

---

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

---

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

---

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

---

**Provide educational opportunity through robust and diverse public and private programs**

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

---

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

---

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

---

**Maintain strong cultural informational and government resources for Town residents**

Compliment the Bel Air Library programs and services where appropriate

---

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

---

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

---

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

---

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

---

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

---

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

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

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Promote easy and efficient access to the hospital campus

---

Strengthen the relationship with Healthy Harford and their policies and programs

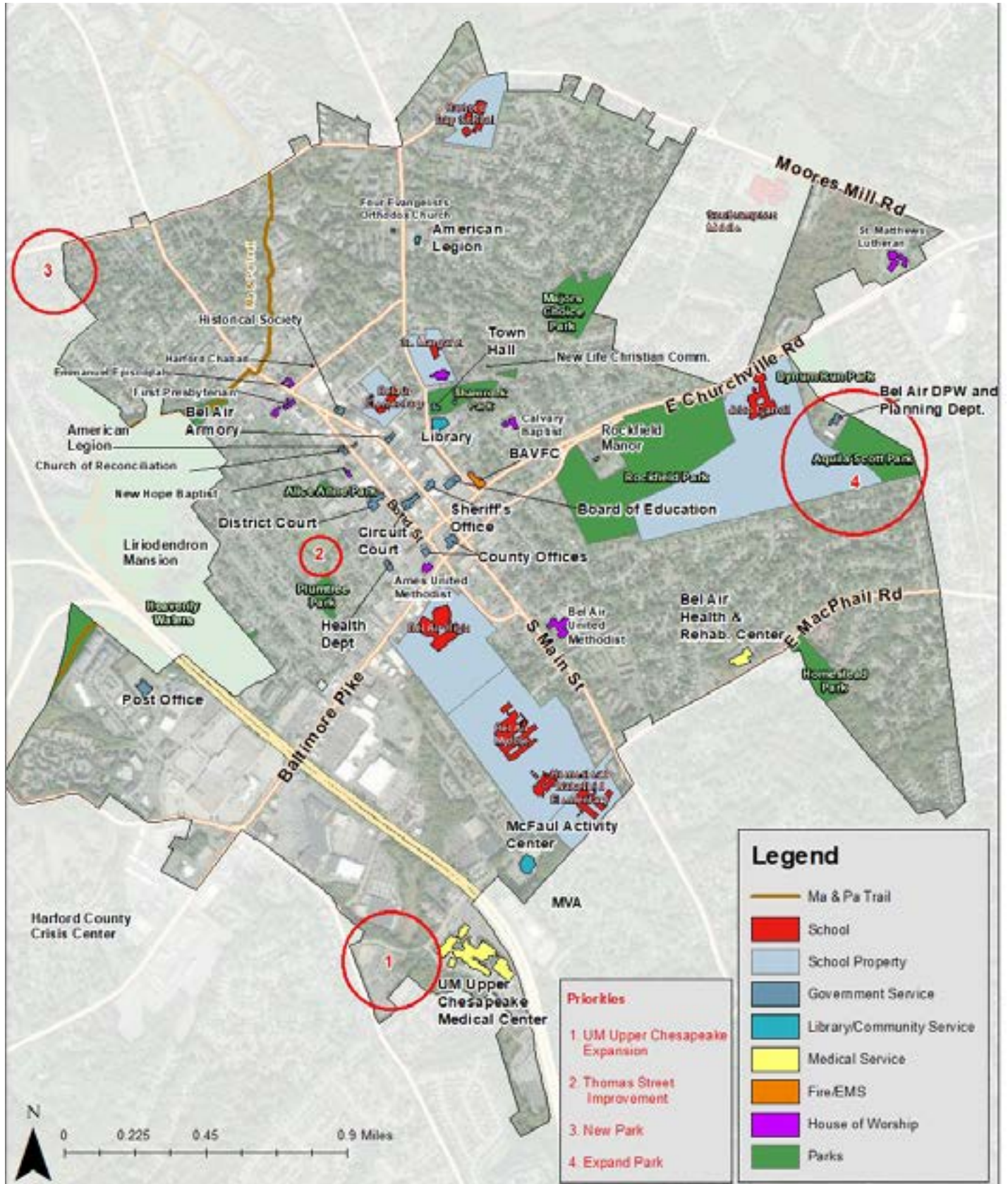
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Encourage and support community outreach by partnering with UM-UCH when appropriate

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# MAP C

## Community Facilities



# CHAPTER 5

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## Water Resources

### VISION

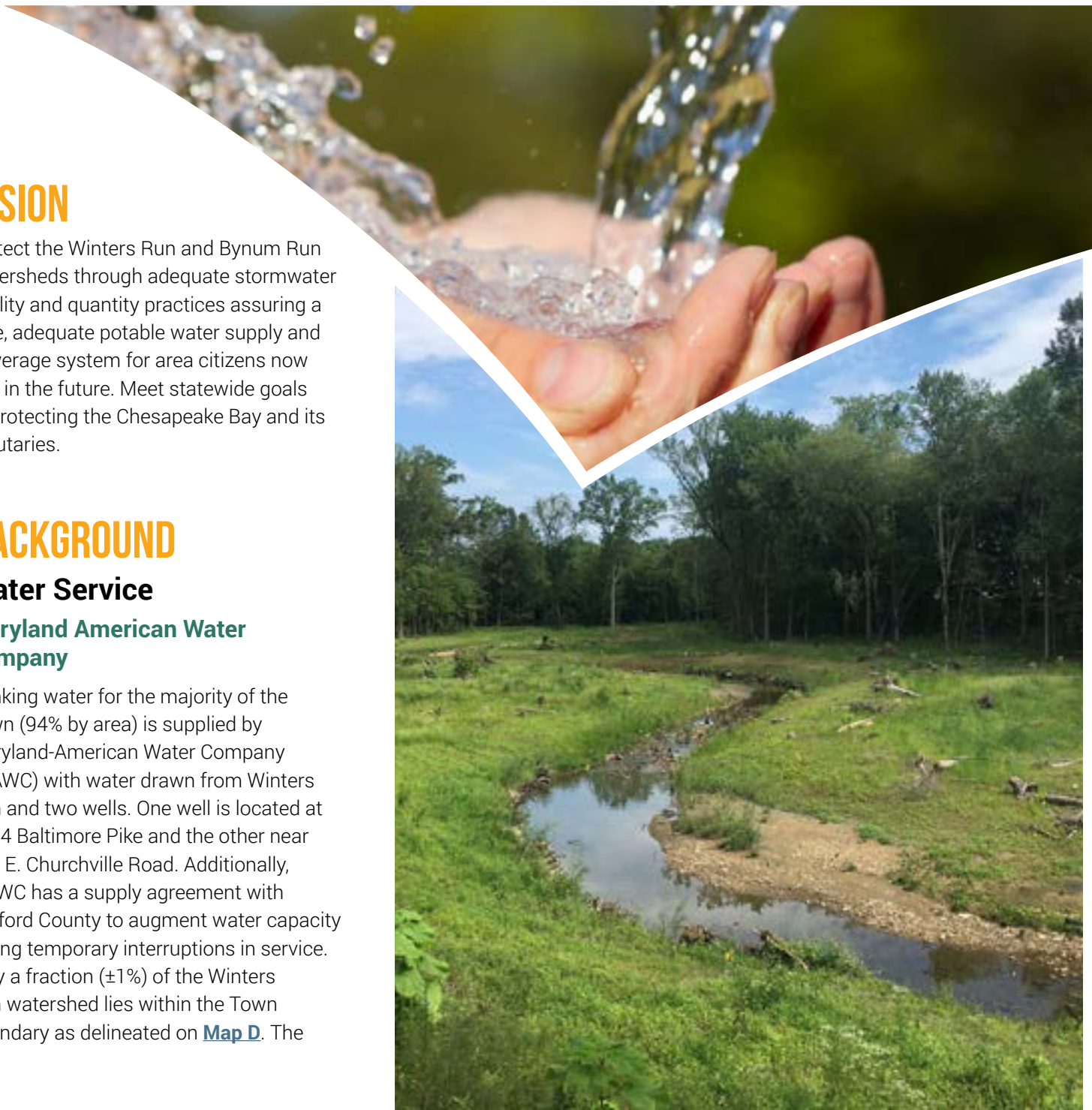
Protect the Winters Run and Bynum Run watersheds through adequate stormwater quality and quantity practices assuring a safe, adequate potable water supply and sewerage system for area citizens now and in the future. Meet statewide goals of protecting the Chesapeake Bay and its tributaries.

### BACKGROUND

#### Water Service

##### Maryland American Water Company

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



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

**Table 5-1 Water System Capacity**

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

*Maryland American Water Company*

*MGD (million gallons per day)*

### Land Use Analysis

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

### Projected Growth within Bel Air

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

**Table 5-2 Historical Town Growth**

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

*US Census*

## Growth Rate

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

## Total Growth

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

## Water Supply

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

## Shortfall Analysis

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

## Impoundment

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

## Demand Projections

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

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

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

*Maryland American Water Company*

## Historic Water Usage

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

## Future Growth

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

**Table 5-4 Water System Capacity**

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

*Maryland American Water Company*

*MGD (million gallons per day)*

## Projections

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

## Existing Wells and Septic

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

## Sewer

### Sewer Infrastructure

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

### Sewer Capacity

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

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

## Town Demand

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

## Inflow & Infiltration

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

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

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

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

## Capacity Analysis

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

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

## Storm Water

### Mandate

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

### Influences

A number of factors adversely impact water quality and availability:

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



## Chesapeake Watershed Agreement

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

## Existing Storm Water Management

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

## Streams

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

## Environmental Site Design

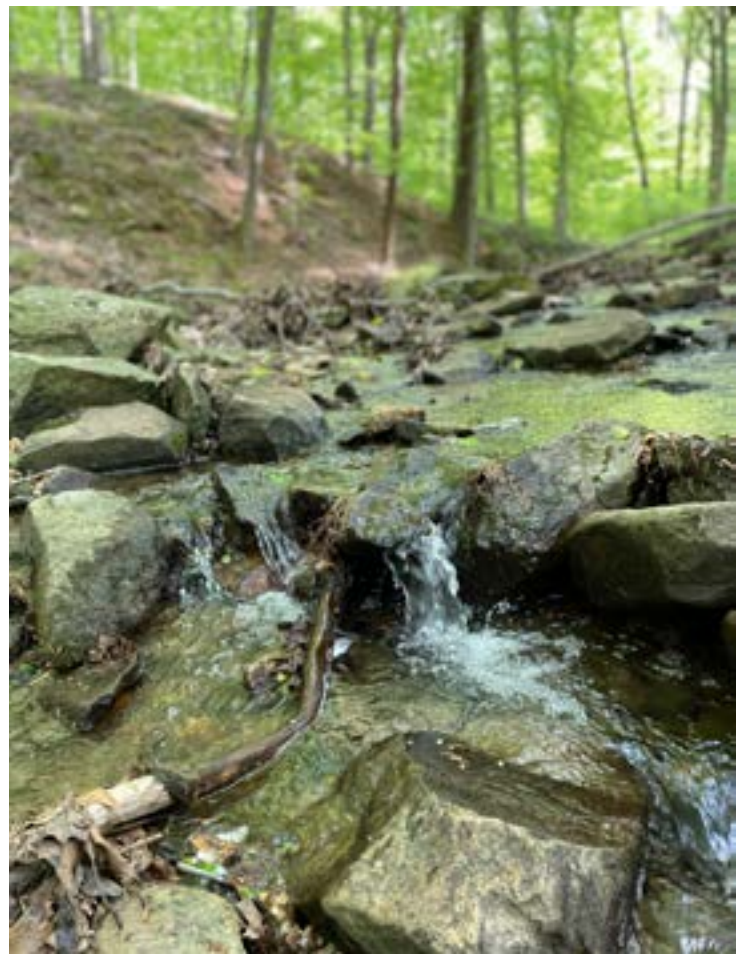
The overwhelming majority of future development within the Town limits will be classified as redevelopment. This means projects will be subject to the requirement (as outlined in the 2000 Maryland Storm Water Design Manual (revised 2009)) of meeting a 50% reduction in impervious surface or the equivalent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

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

## NPDES Phase II Permit

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

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



## RELATED ANALYSIS

### Watershed Implementation Plan

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

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

### Plumtree Run Watershed Small Watershed Action Plan

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

### Storm Water Management Master Plan

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

### Source Water Protection Plan

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

## STAKEHOLDER COORDINATION

### Water and Sewer Authority

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

# GOALS AND OBJECTIVES

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

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

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

---

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

---

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

---

## Provide adequate sanitary sewer service for the Town

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

---

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

---

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

---

## Enhance the management of storm water within the Town

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

---

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

---

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

---

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

---

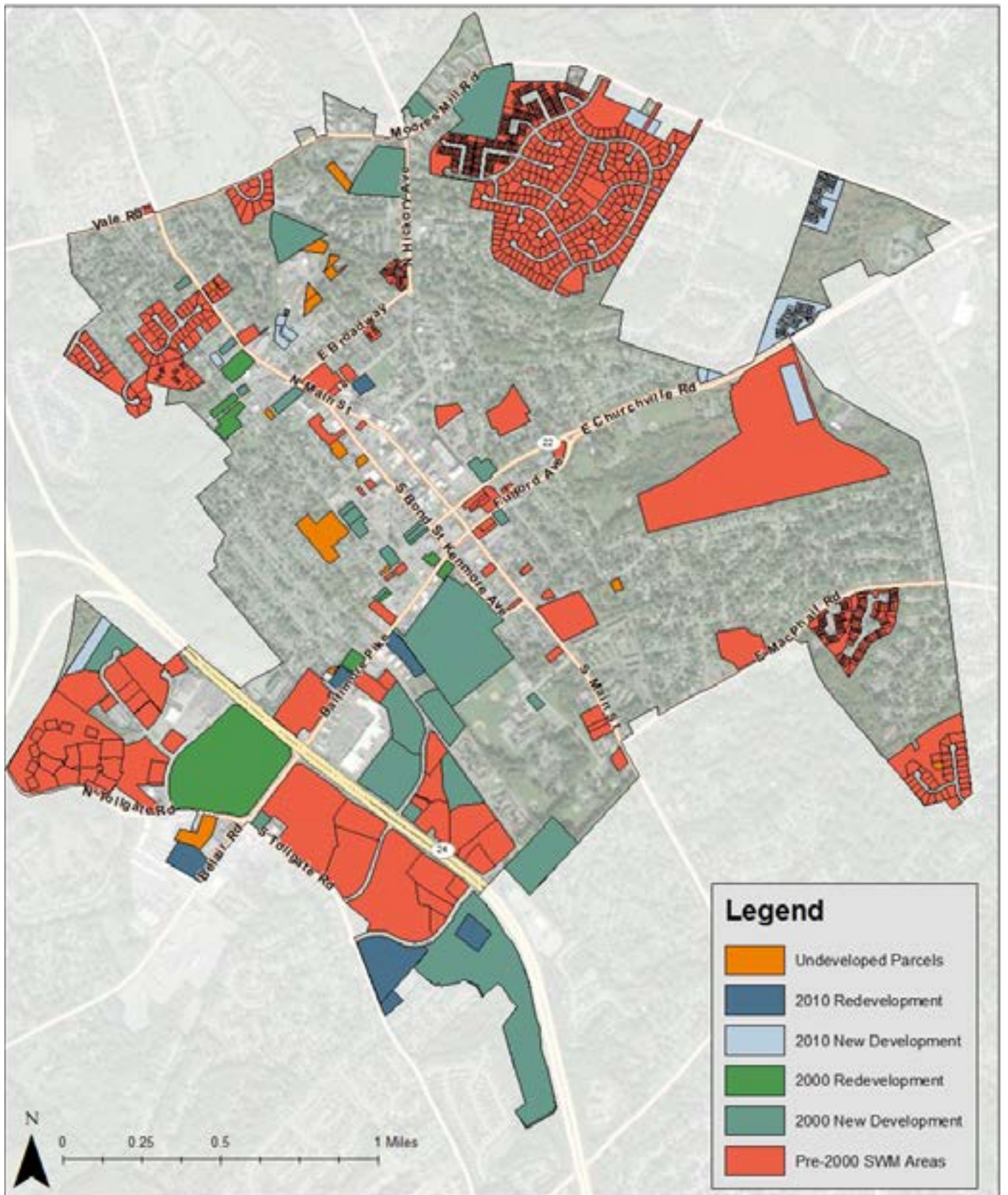






# MAP E

## Water Resources: Storm Water Management



# CHAPTER 6

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# Transportation

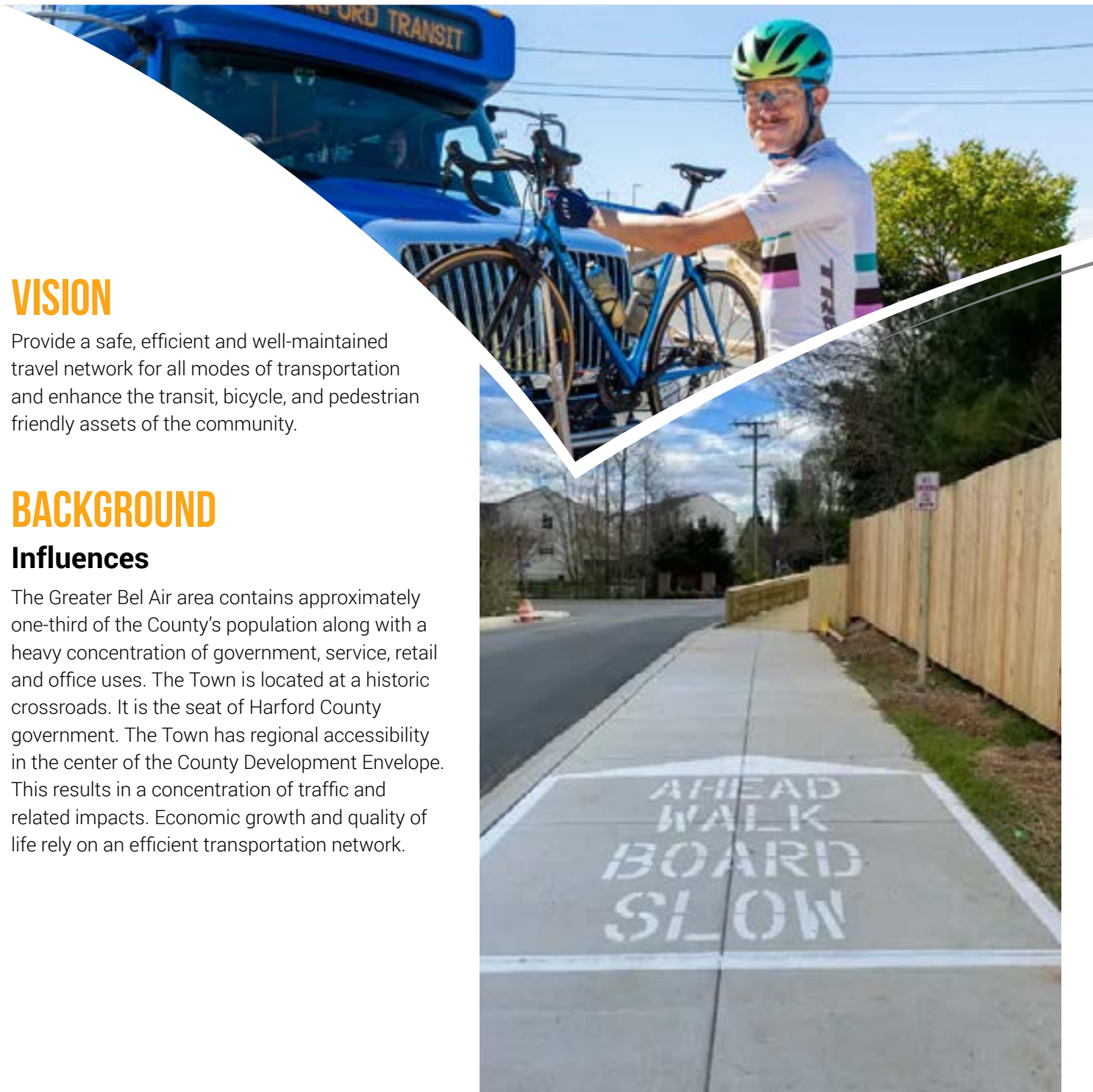
## VISION

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

## BACKGROUND

### Influences

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





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

### **Harford County**

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

### **Complete Streets**

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

### **Current Conditions**

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

### **Commuter Transit**

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

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

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

## Commuter Assistance

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

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

## Local Transit

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

**Table 6-1 Local Bus Routes**

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

### Harford County Transit

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

## Taxi

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

## Alternative Transportation

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

## Pedestrians

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

## Cyclists

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

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

## Traffic

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

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

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

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

*Peak Hour – (7-9 a.m.) and (4-6 p.m.)*

## Adequate Public Facilities

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

## Parking

### Downtown Parking

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

**Table 6-3 Public Parking**

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

*Town of Bel Air Planning Department*

*HC – Handicapped Parking*

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

### Semi-Public Parking

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

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

### Handicapped Parking

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

## Restricted Parking

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

## Metered Parking

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

## Parking Needs

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

## Electric Vehicle Charging Stations

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

# RELATED ANALYSIS

## Town of Bel Air Parking Plan (2010)

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

## Town of Bel Air Bicycle and Pedestrian Plan (2013)

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

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

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

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

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

### Short Term Improvements (2025)

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

### Medium Term Improvements (2030)

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

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

### Long Term Improvements (2040)

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



## Wayfinding System Plan

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

## Harford County Bicycle and Pedestrian Master Plan (2021)

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

### Proposed Bicycle and Pedestrian Planned Improvements

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

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

## STAKEHOLDER COORDINATION

### State Programs

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

### Bike Maryland

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

### State Highway Administration

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



## Harford County

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

## Harford County Public Schools

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

## Local Programs

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

## Ma & Pa Heritage Trail

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



## GOALS AND OBJECTIVES

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

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

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

---

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

---

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

---

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

---

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

---

### Encourage the use of alternative modes of transportation

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

---

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

---

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

---

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

---

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

---

### Address the need for appropriate commercial and residential parking

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

---

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

---

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

---

Promote the opportunity for shared parking between uses

---

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

---

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

---

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

---

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

---

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

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

---

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

---

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

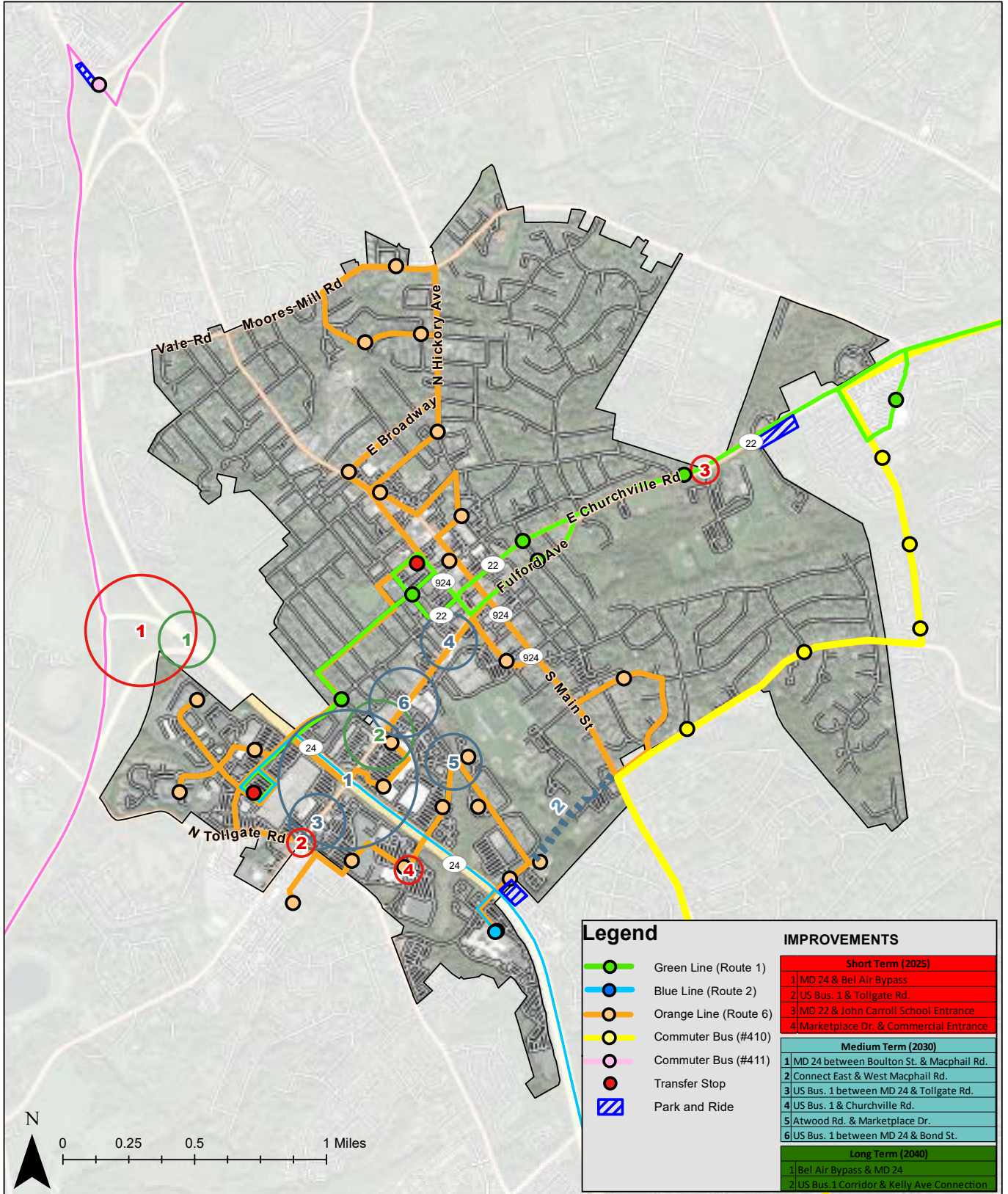
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Review Adequate Public Facility requirements to place an emphasis upon alternative transportation such as walking, cycling and transit

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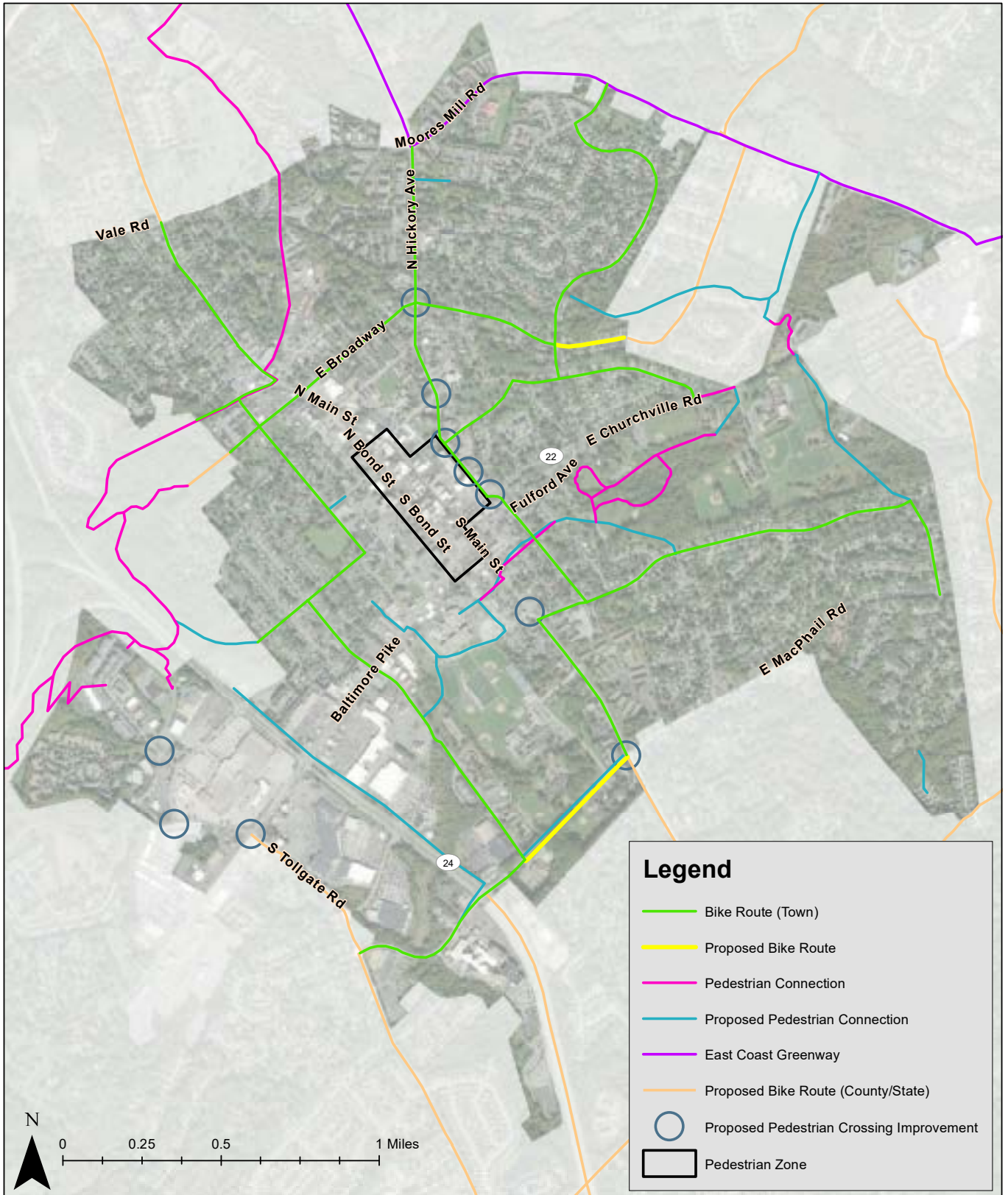
# MAP F

## Transportation: Vehicle & Transit



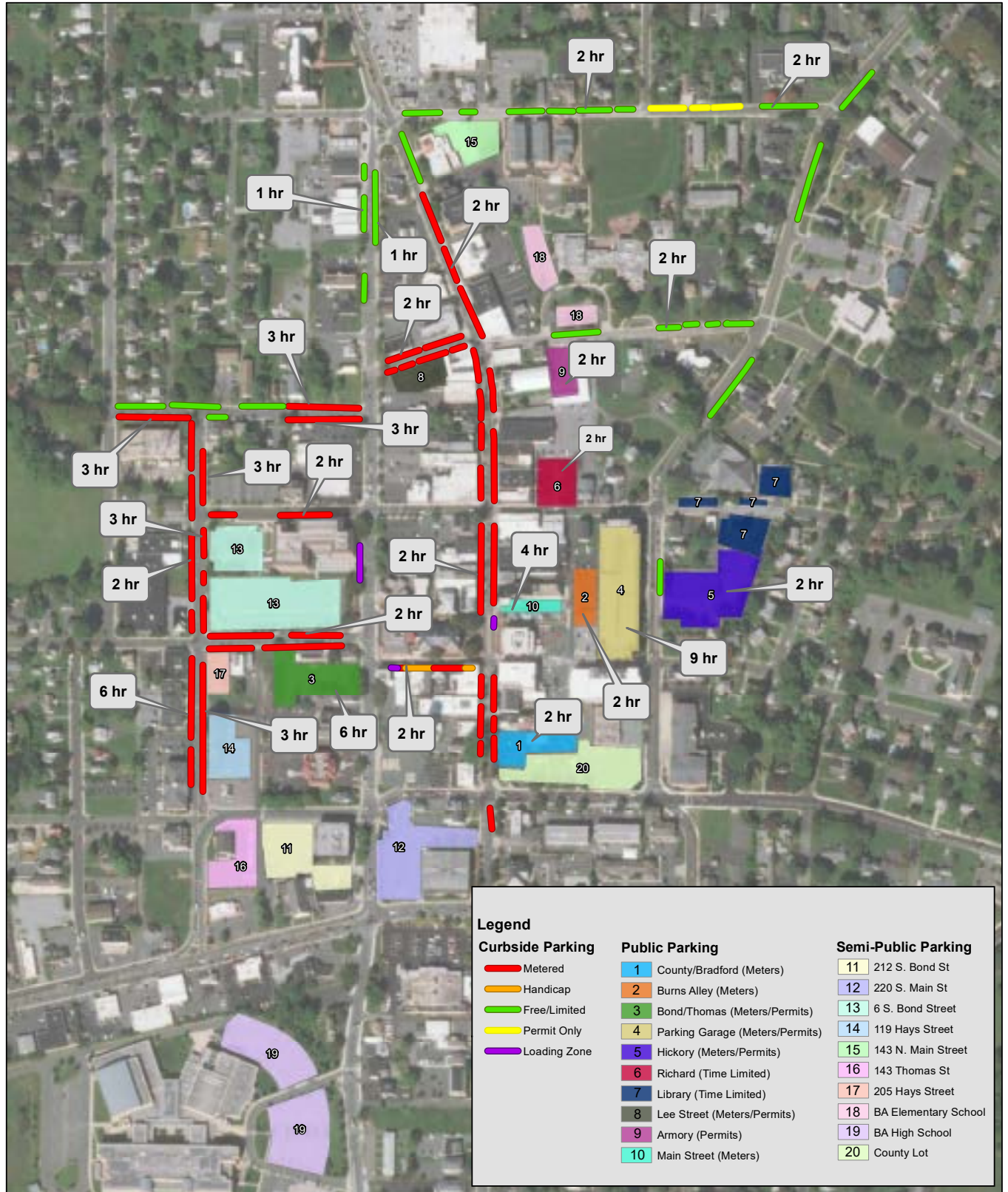
# MAP G

## Transportation: Bicycle & Pedestrian



# MAP H

## Transportation: Parking



# CHAPTER 7

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# HOUSING

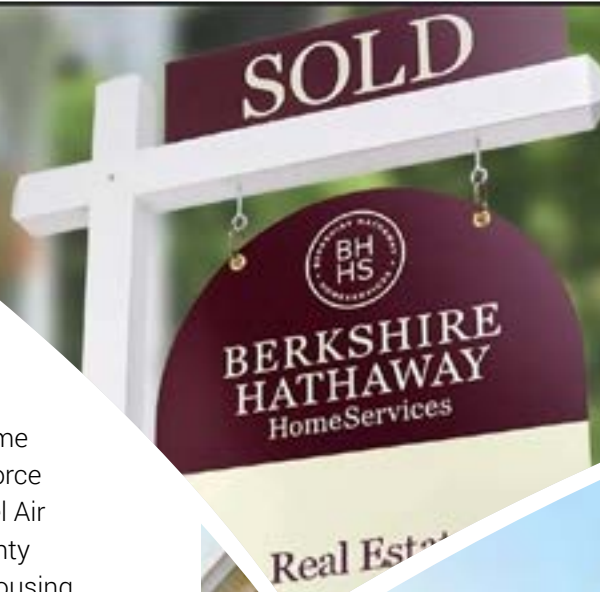
## VISION

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

## BACKGROUND

### Income

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



## Affordable Housing

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

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

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

## Housing Burden

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

## Value

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

## Housing Needs

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

## Seniors and Persons with Disabilities

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

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

## Residential Potential

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

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

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

## Property Purchase

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

## Short Term Rentals

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

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

## Accessory Dwelling Units (ADUs)

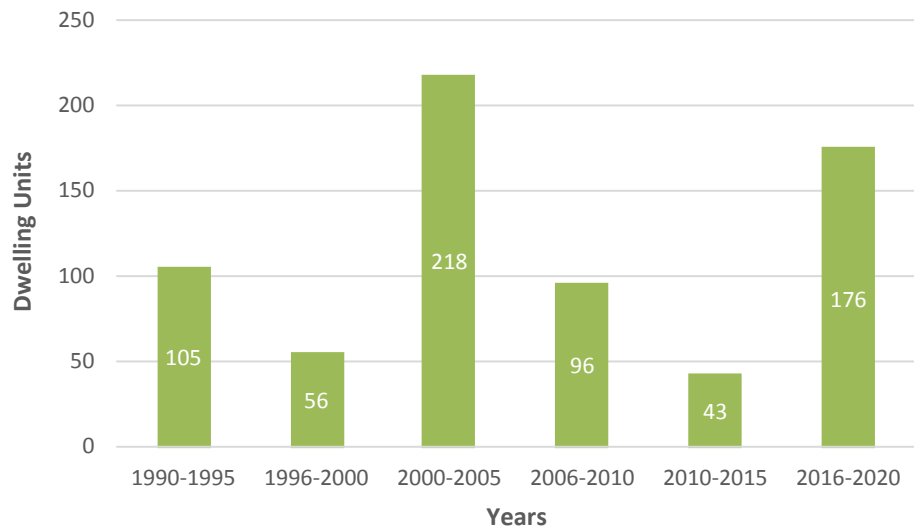
Greater use of Accessory Dwelling Units, which are smaller housekeeping units located on the same property as a single family home, can be investigated. Currently, the Town permits “Cottage Housing,” which the Town Code defines as a second dwelling on a single residential lot for occupancy only by immediate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

## New Housing

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

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

of underutilized properties, and student residences should be investigated.



**Table 7-1 New Dwelling Permits**

*Town of Bel Air Department of Public Works*

## Occupancy and Tenure

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

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

**Table 7-2 Dwelling Unit Occupancy**

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

*US Census; DataUSA*

### Housing Age

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

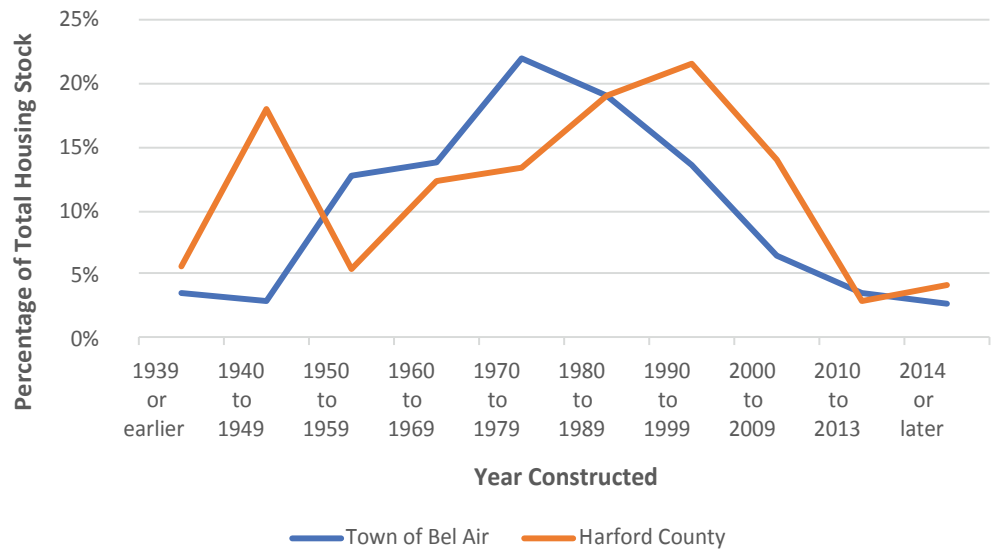


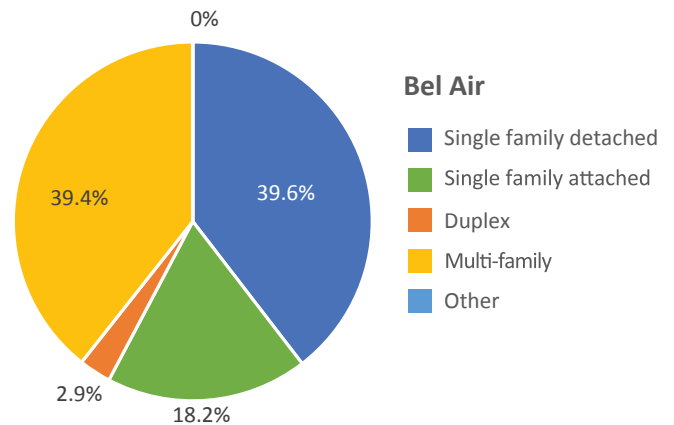
Table 7-3 Housing Age

### US Census

#### Dwelling Type

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

Tables 7-4 Housing Types



### US Census

#### Small Town Atmosphere

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

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

## RELATED ANALYSIS

### Bel Air Market Study (2016)

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

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

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

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

### Consolidated Plan

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

## STAKEHOLDER COORDINATION

### Harford County

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

Homebuyer services including counseling services

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Homeless services

---

Fair Housing and Rental Code enforcement

---

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

---

### Homeless Services

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

### Home Partnership, Inc.

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

## Habitat for Humanity

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

## State of Maryland

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



# GOALS AND OBJECTIVES

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

## **Provide equal housing opportunity in the Town**

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

---

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

---

Increase housing supply in the market

---

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

---

Work to address emergency homeless services for families in the Town

---

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

---

## **Conduct a local housing needs analysis**

Determine the current need for low-income and workforce households

---

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

---

## **Encourage residential in and near the downtown**

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

---

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

---

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

---

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

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

---

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

---

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

---

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

---

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

---

Assess the possibility for tax related incentives to provide affordable housing

---

## **Provide amenities for residents of the Town**

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

---

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

---

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

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

---

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

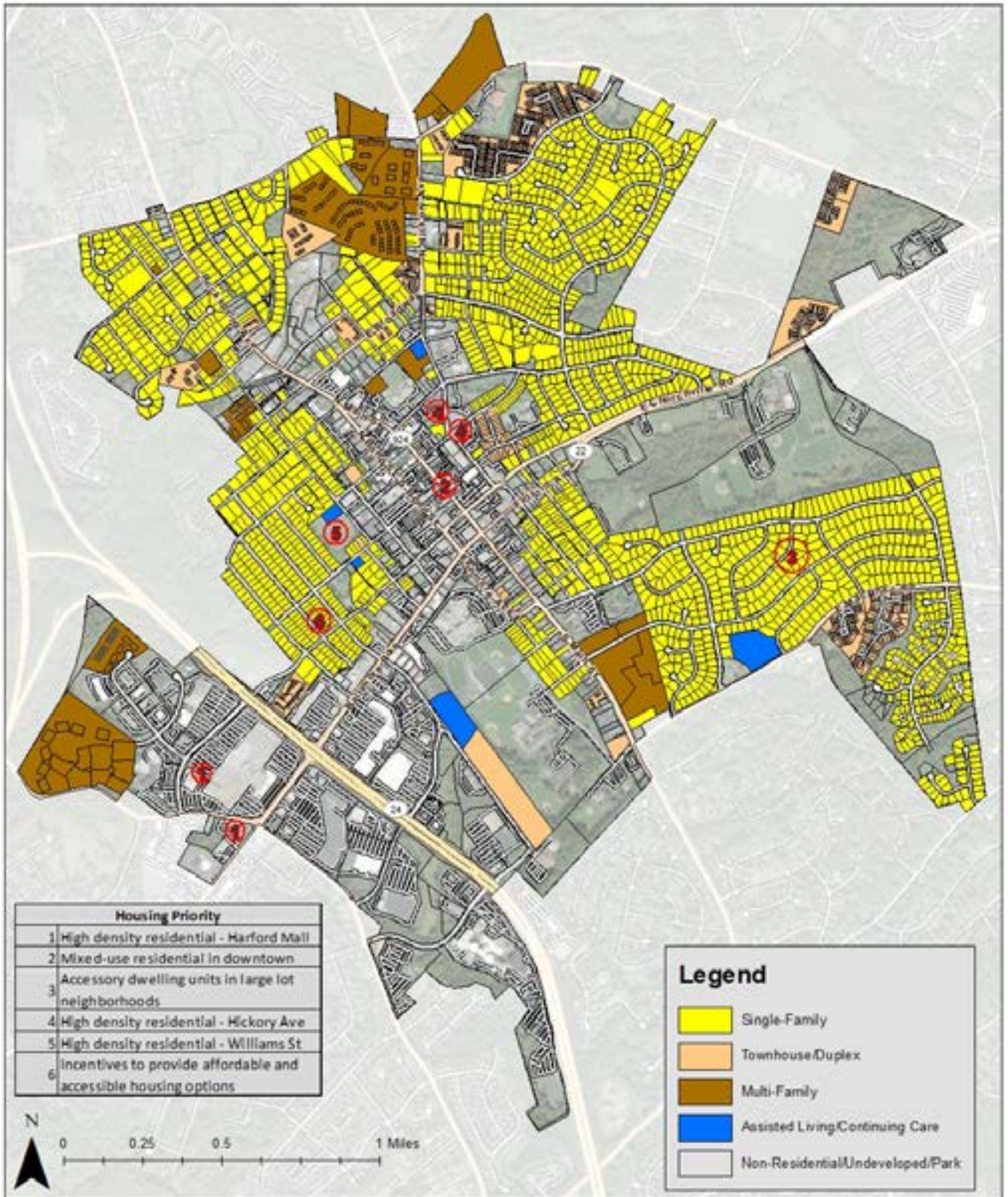
---

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

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# MAP I

## Housing: Type of Dwelling



# CHAPTER 8

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## Economic Development

### VISION

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

### BACKGROUND

#### Downtown Bel Air

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





## *Bel Air is a high demand location for families.*

### **MD Route 24 Commercial**

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

### **US Business 1 Commercial**

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

### **Industry**

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

### **Armory**

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

## Housing

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

## Retail

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

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

## Office

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

## Entertainment

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



## RELATED ANALYSIS

### Population

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

### Retail and Office Space

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

### Employment

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

### Income

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

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

---

### Parking

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

### Recreation

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

### Lodging

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

## STAKEHOLDER COORDINATION

### Arts and Entertainment

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

### Bel Air Downtown Alliance

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

### Economic and Community Development Commission

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

### Main Street Maryland

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

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

### Upper Chesapeake Health

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

### Harford County

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

## Aberdeen Proving Ground

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

## Events

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

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

## Farmers Market

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

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

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## LAND USE DISTRIBUTION PRIORITIES

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

**Table 8-1 Bel Air Existing Zoning by Acreage**

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

*Town of Bel Air Department of Planning*

### PRIORITY ONE - Commercial Center

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

### PRIORITY TWO – Bond Street and Downtown

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

### PRIORITY THREE – Ellendale Area

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

### PRIORITY FOUR – Medical and Health Care

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

### PRIORITY FIVE – Baltimore Pike

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

# GOALS AND OBJECTIVES

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

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

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

---

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

---

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

---

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

---

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

---

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

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

---

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

---

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

---

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

---

## **Support evening and weekend activity in downtown Bel Air**

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

---

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

---

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

---

## **Support existing State and County Government services in the downtown area**

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

---

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

---

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

---

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

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

---

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

---

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

---

# CHAPTER 9

## Land Use

### VISION

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

### BACKGROUND

#### Population

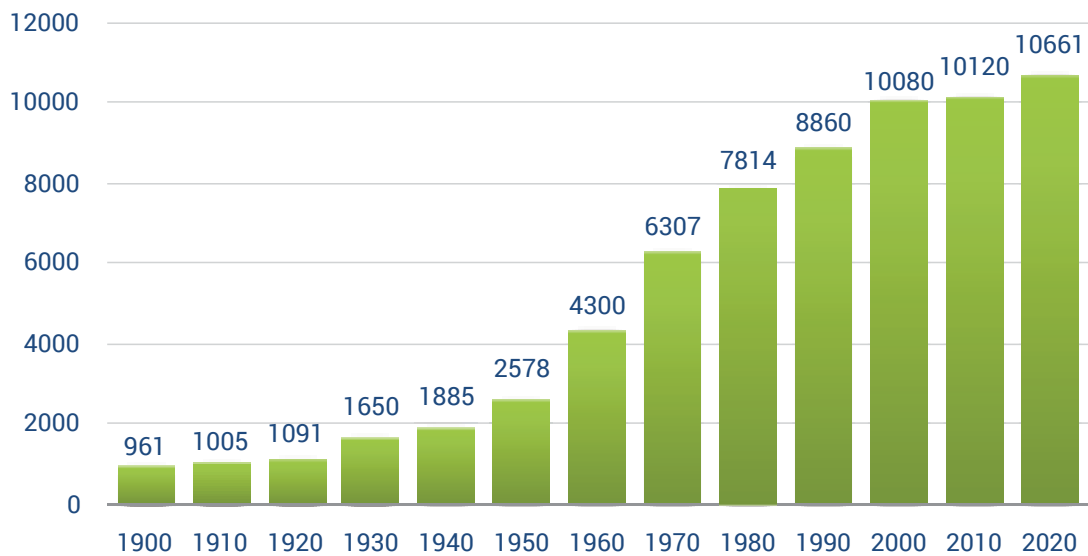
Bel Air added 541 residents over the last ten years. Since 2010, the Town population has grown by five percent as shown in Table 9-1. This is due to the limited undeveloped land within the corporate limits and restricted ability to annex undeveloped County land. The limited development opportunity accentuates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





*Bel Air added 541 residents over the last ten years.*

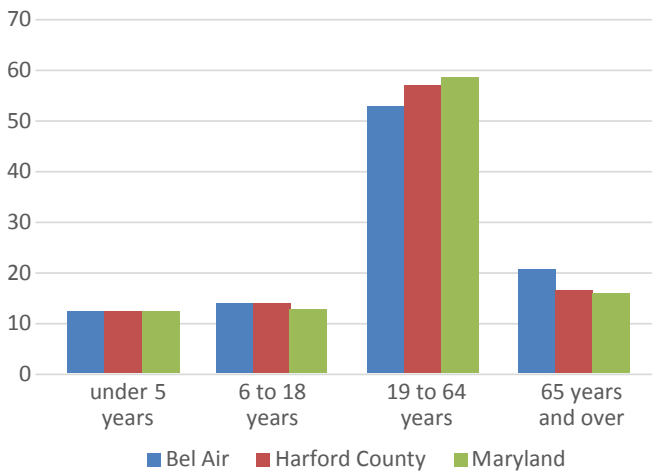
**Table 9-1 Historical Population Growth**



*US Census*

## **Aging Population**

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

**Table 9-2 Population Age***US Census*

## Annexation 2015 - 2021

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

## Land Use Designations

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

### Low Density Residential

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

### Industrial

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

### Medium Density Residential

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

### Institutional

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

### High Density Residential

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

### Open Space

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

### Commercial

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

### Undeveloped

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

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

## Regional Land Use

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

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

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

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

## Neighborhoods

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

## Gateways

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

## County Seat

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

## Educational Investment

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

## RELATED ANALYSIS

### Form Based Zoning

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

## STAKEHOLDER COORDINATION

### Harford County

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

### State of Maryland

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

Economic Growth, Resource Protection & Planning Act of 1992

---

Priority Funding Areas (PFA) Law of 1997

---

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

---

Smart Growth Acts of 2009

---

Sustainable Communities Act of 2010

---

Sustainable Growth & Agricultural Preservation Act of 2012

---

Sustainable Communities Tax Increment Financing (TIF) Act of 2013

---

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



# GOALS AND OBJECTIVES

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

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

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

---

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

---

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

---

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

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

---

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

---

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

---

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

---

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

---

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

---

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

---

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

---

## **Strengthen coordination with the County, State and other municipalities**

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

---

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

---

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

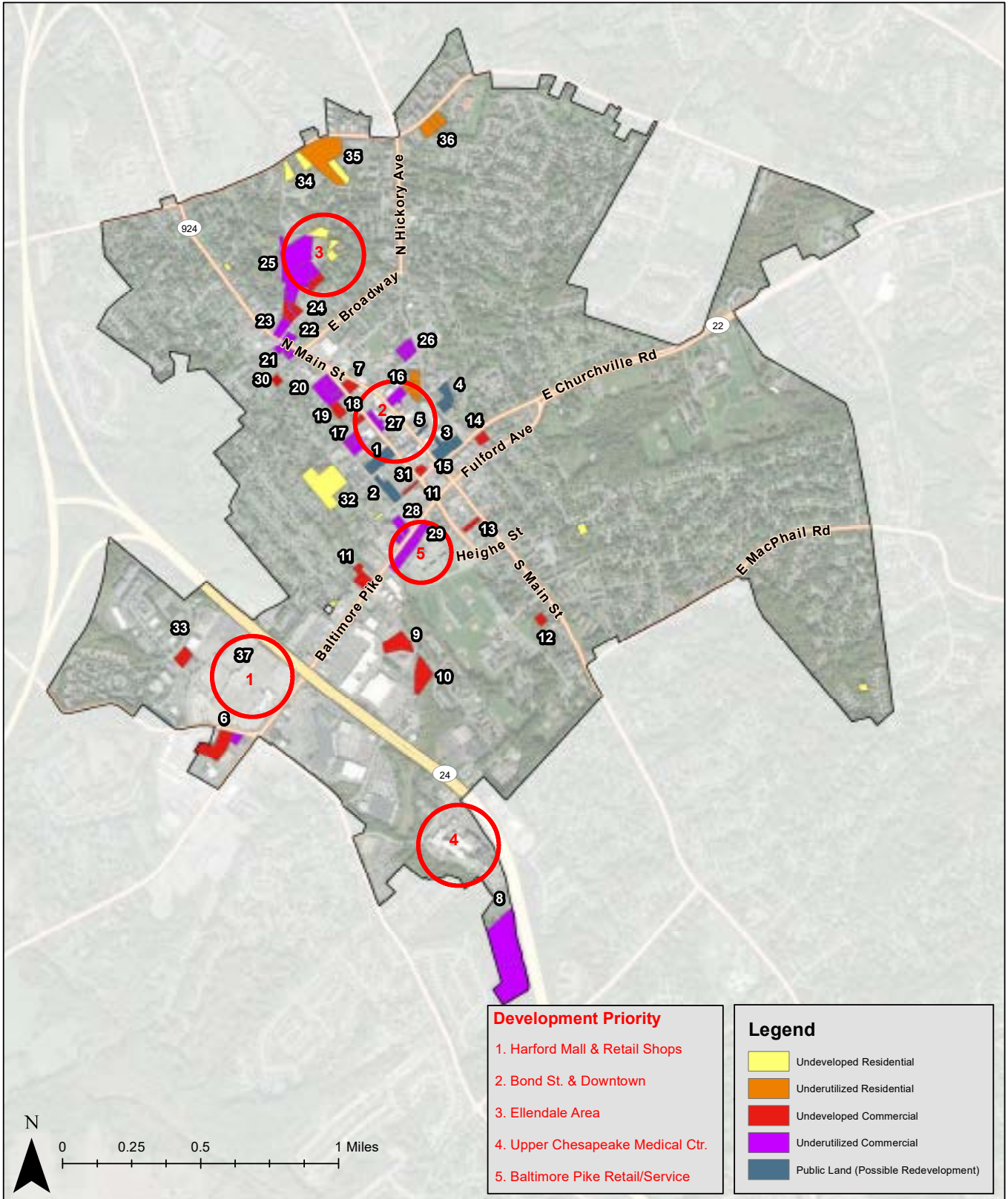
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Coordinate with Harford County on a Wellhead Overlay District and a Watershed Protection Zone for the Winters Run area leading to the Maryland American Water Company intake

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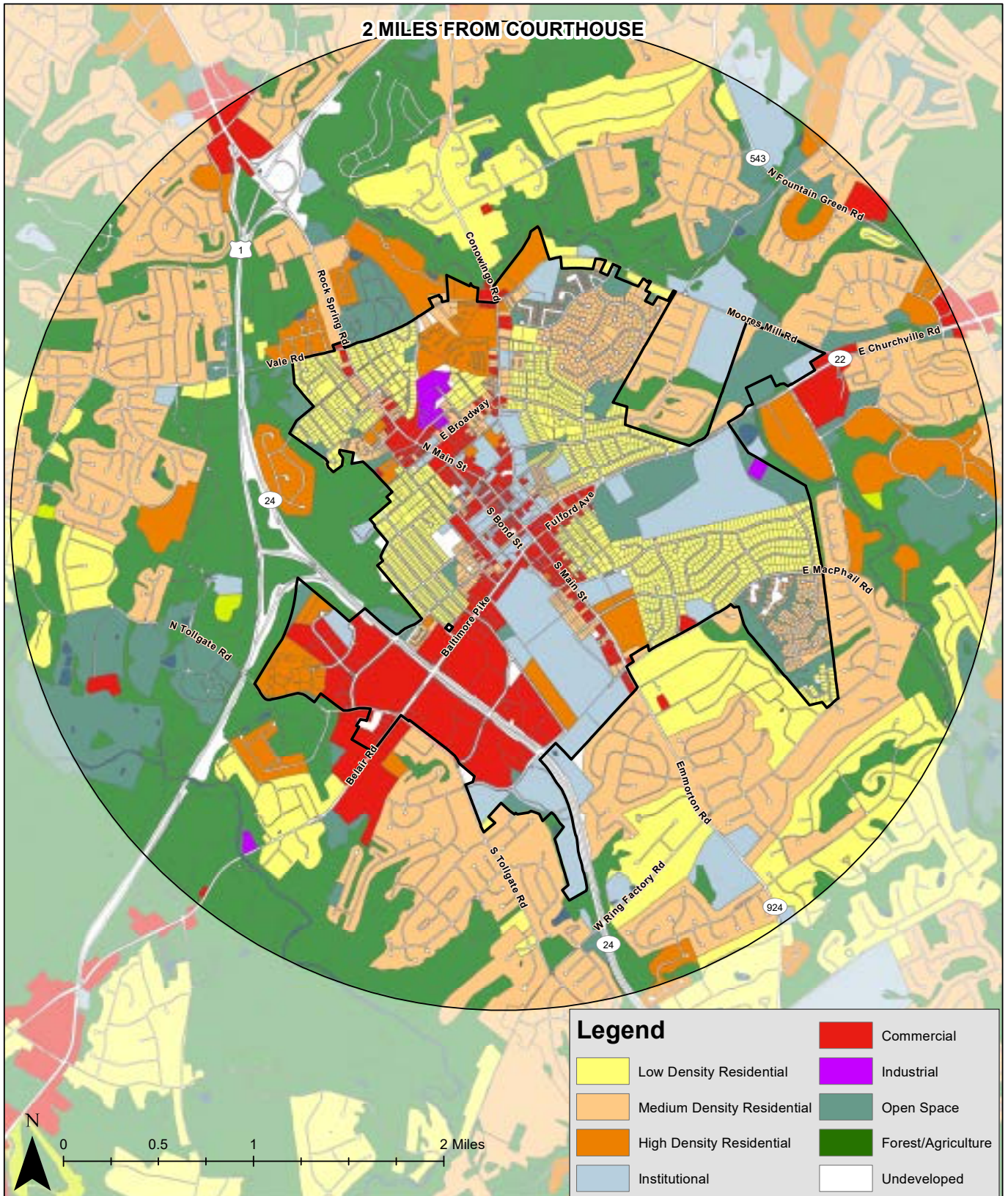
# MAP J

## Economic Development Status



# MAP K

## Land Use: Existing



# CHAPTER 10

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# Municipal Growth

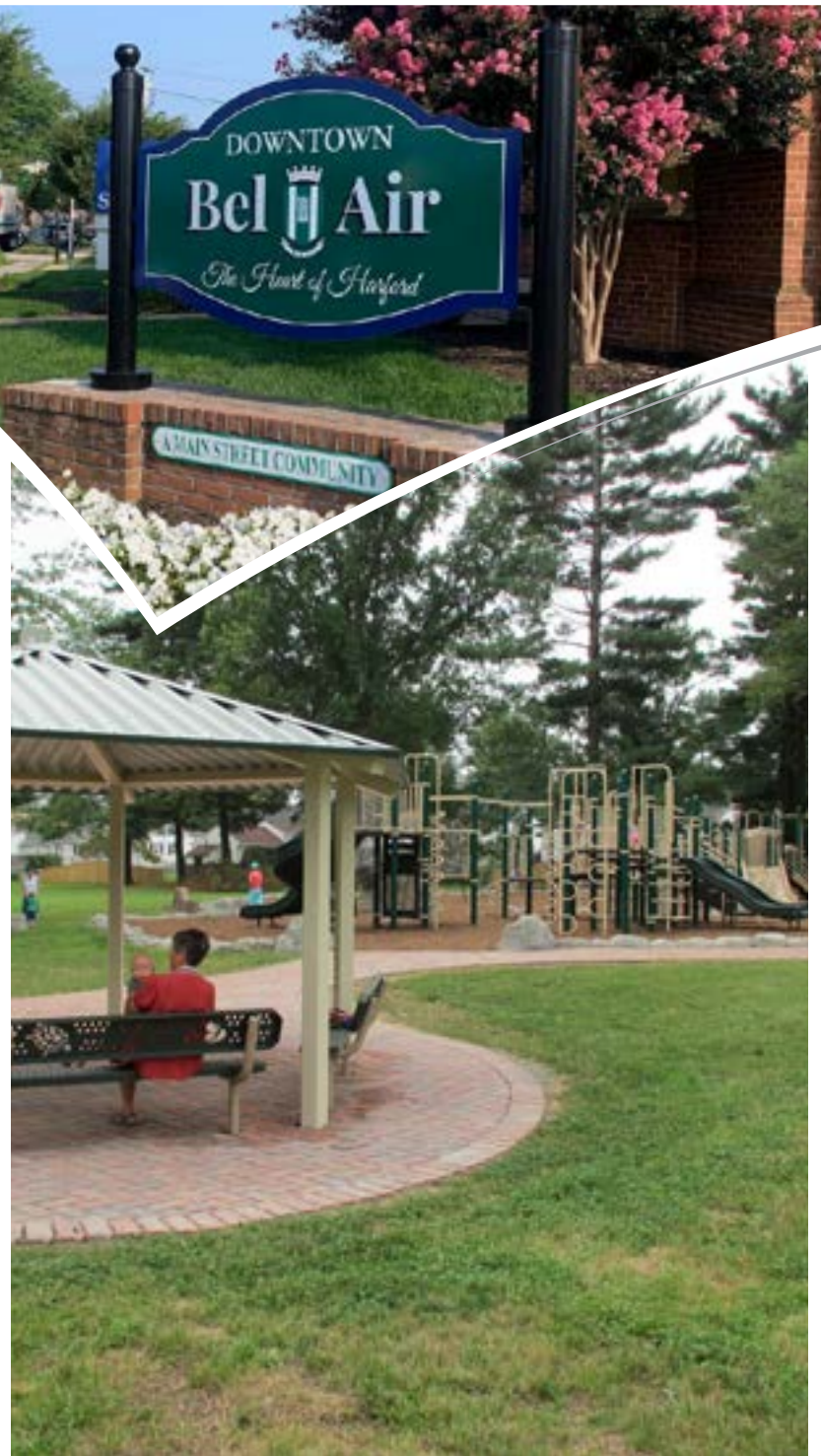
## VISION

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

## BACKGROUND

### Historic Population Growth

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





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

**Table 10-1 Historical Population Growth, 1980-2020**

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

*US Census*

## Land Use Change

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

## Population Projections

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

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

**Table 10-2 Projected Population Growth**

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

*Maryland Department of Planning*

*Town of Bel Air Department of Planning*

## Potential Projects

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

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

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

*Town of Bel Air Department of Planning*

*DU - Dwelling Units*

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

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

*Town of Bel Air Department of Planning*

## Direction of Growth

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

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

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

## Future Growth Areas

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

**Table 10-5 Potential Future Annexation**

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

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

*Town of Bel Air Department of Planning*

## Total Growth

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

**Table 10-6 Total Growth Capacity**

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

*Town of Bel Air Department of Planning*

## RELATED ANALYSIS

### Public Schools

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

**Table 10-7 Projected Student Yield**

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

*Harford County 2020 Annual Growth Report*

### School Capacity

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

### Libraries

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

### Police Protection

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

### Fire & Emergency Services

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

### Water Facilities

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

### Sewer Service

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

## Storm Water Management

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

## Parks and Recreation

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

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

## Sensitive Areas

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

**Table 10-8 Park Facilities Capacity**

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

*Town of Bel Air Department of Planning*

## STAKEHOLDER COORDINATION

### Resident Input

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

### County Coordination

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

### State Review

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



## GOALS AND OBJECTIVES

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

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

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

---

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

---

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

---

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

---

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

Coordinate with Harford County regarding projected growth areas

---

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

---

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

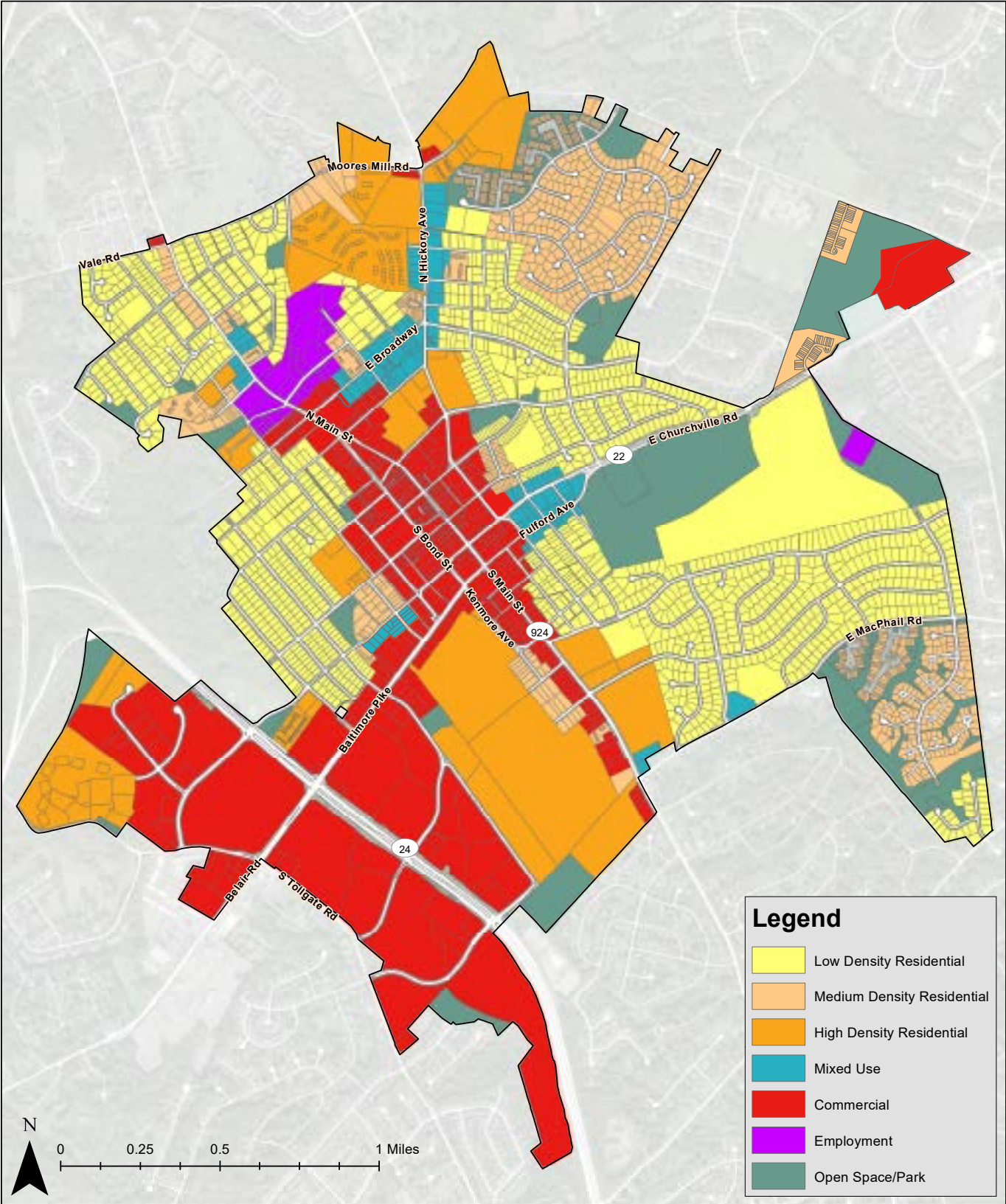
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Identify policies to support annexation of properties along the gateway corridors into Town

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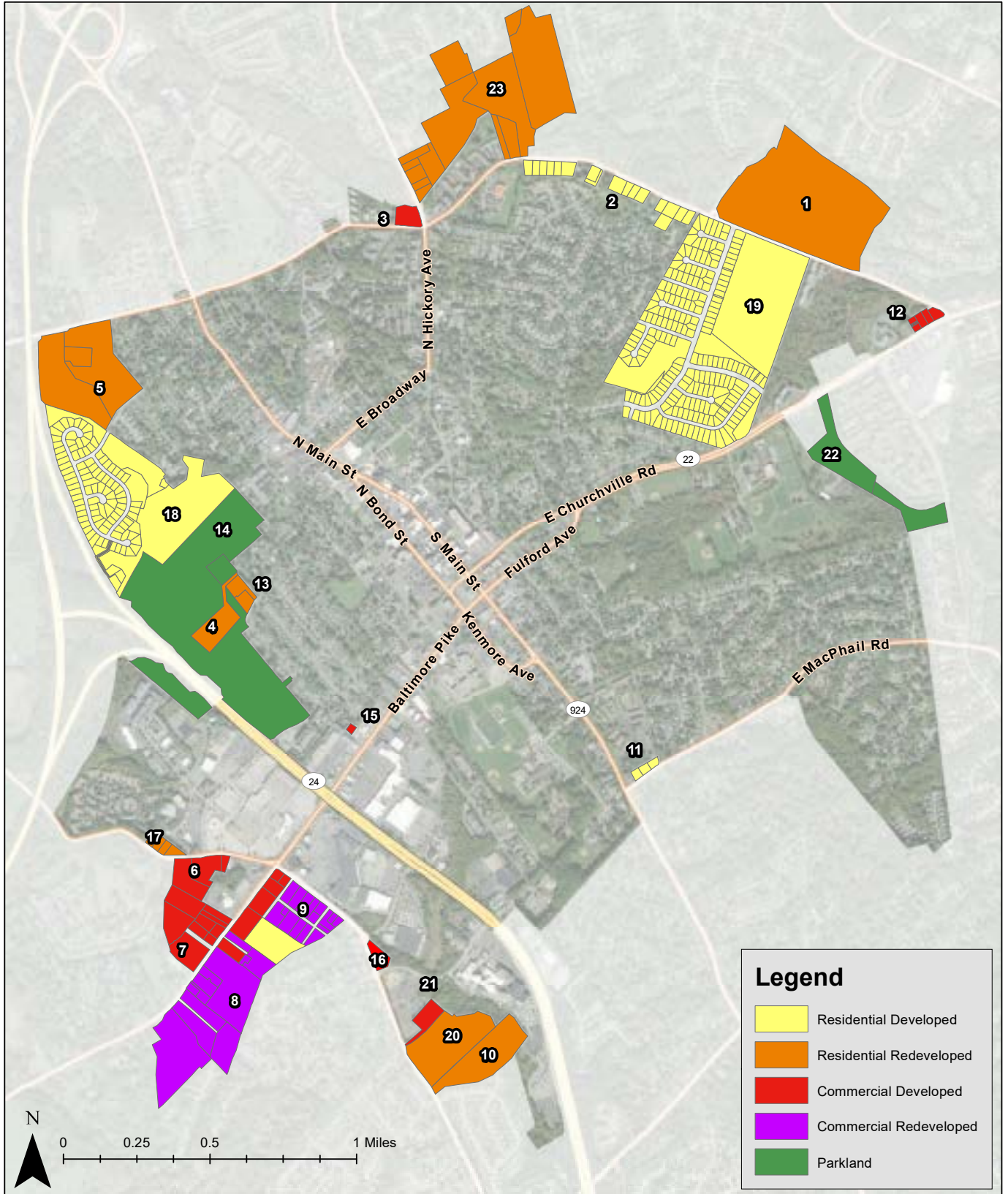
# MAP L

## Land Use: Proposed



# MAP M

## Municipal Growth: Potential Annexation



# CHAPTER 11

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# Land Development Regulations

## VISION

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

## BACKGROUND

### Regulatory Structure

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

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





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

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

### **Permitted Uses**

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

### **Special Development Uses**

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

### **Accessory Uses**

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

### **Prohibited Uses**

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

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

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

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

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

## Review Process

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

## Text Structure

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

## Overriding Principles

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



## RELATED ANALYSIS

### Major Issues

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

#### Federal and State Code

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

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

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

#### Harford County Code

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

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

#### Economic Development

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

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

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

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

---

## Environment

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

---

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

---

## Development Process

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

---

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

---

## Organization

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

---

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

---

## Technology

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

---

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

---

## Public Participation

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

---

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

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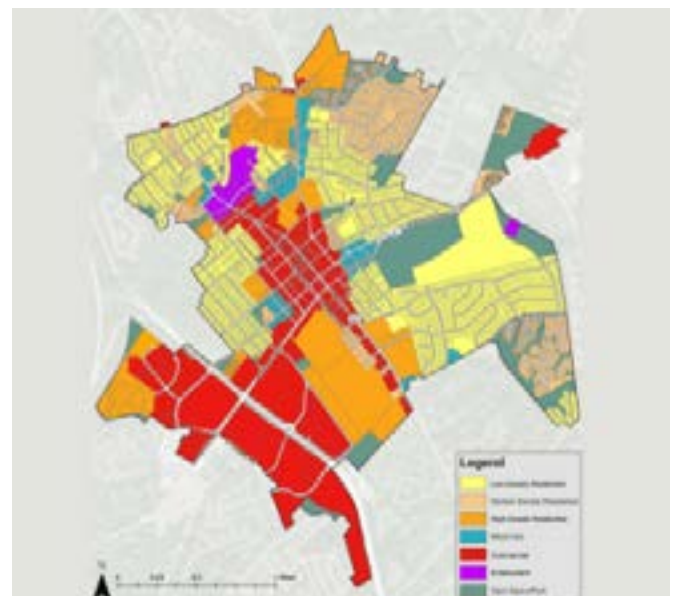
# STAKEHOLDER COORDINATION

## Harford County

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

## State of Maryland

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



# GOALS AND OBJECTIVES

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

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

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

---

Address temporary sign requirements related to location, size and duration

---

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

---

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

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

---

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

---

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

---

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

---

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

---

Ensure that vague text or legal ambiguities are addressed

---

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

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

---

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

---

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

---

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

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

---

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

---

Enhance the code to promote water and energy conservation

---

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

---

Explore opportunities to expand allowance of Accessory Dwelling Units

---

## **Promote Economic Development with flexible code requirements**

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

---

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

---

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

---



# APPENDIX A

## Town of Bel Air Properties

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

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

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

# APPENDIX A

## Town of Bel Air Properties

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

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

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

# APPENDIX A

## Town of Bel Air Properties

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

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

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

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## Town of Bel Air Properties

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

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

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

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

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

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

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

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

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

# APPENDIX B

## MD ROUTE 22 & US BUSINESS 1 CORRIDOR STUDY

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

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

# APPENDIX B

## MD ROUTE 22 & US BUSINESS 1 CORRIDOR STUDY

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

(A) Unimpeded Flow of Traffic (F) Gridlock

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



The No Build conditions reflect the existing signal timings.

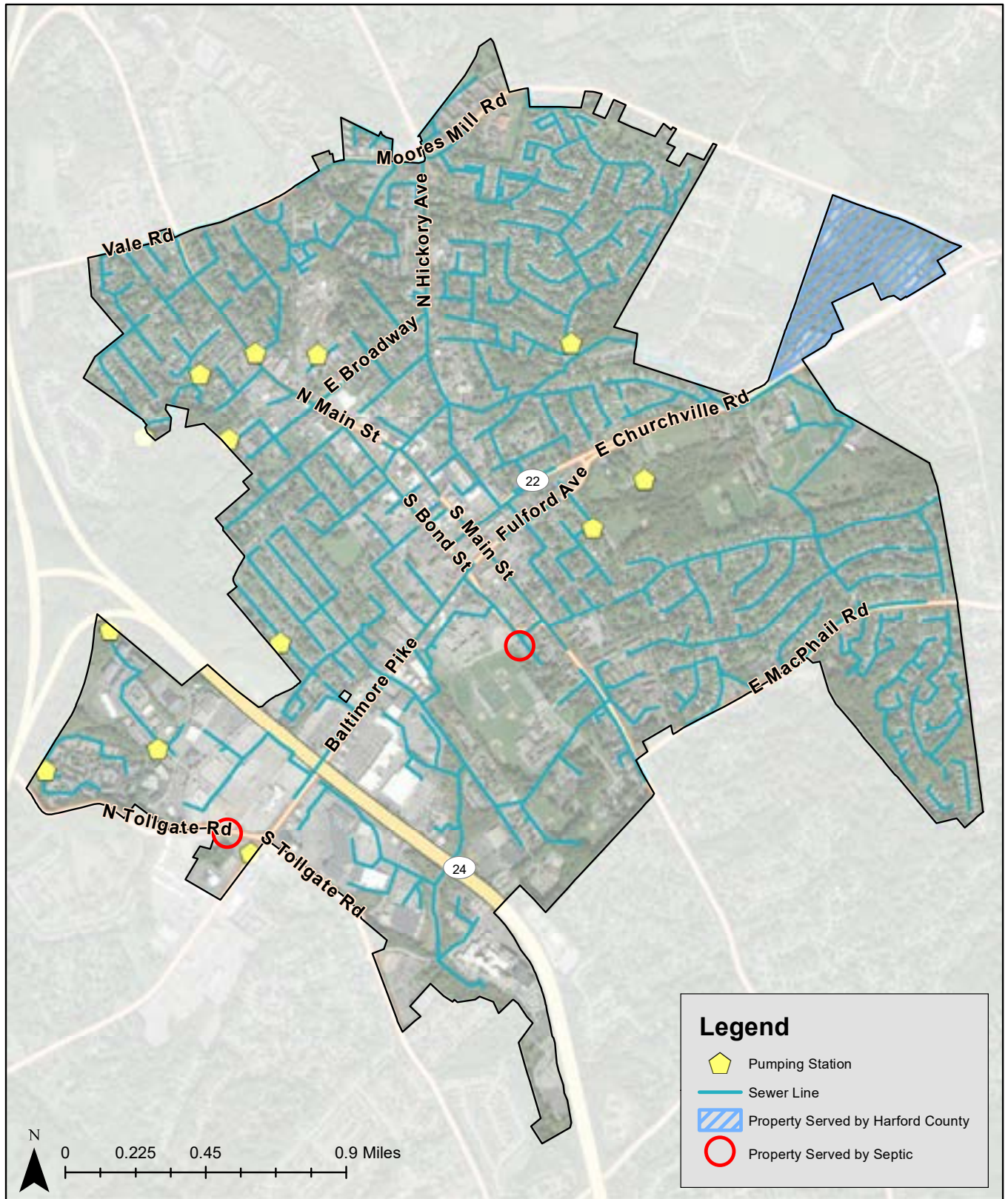
The EB/WB MD 22 left turn movement is provided with exclusive left turn phasing and NB/SB Moores Mill Road left turn movement is exclusive/permissive.

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

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

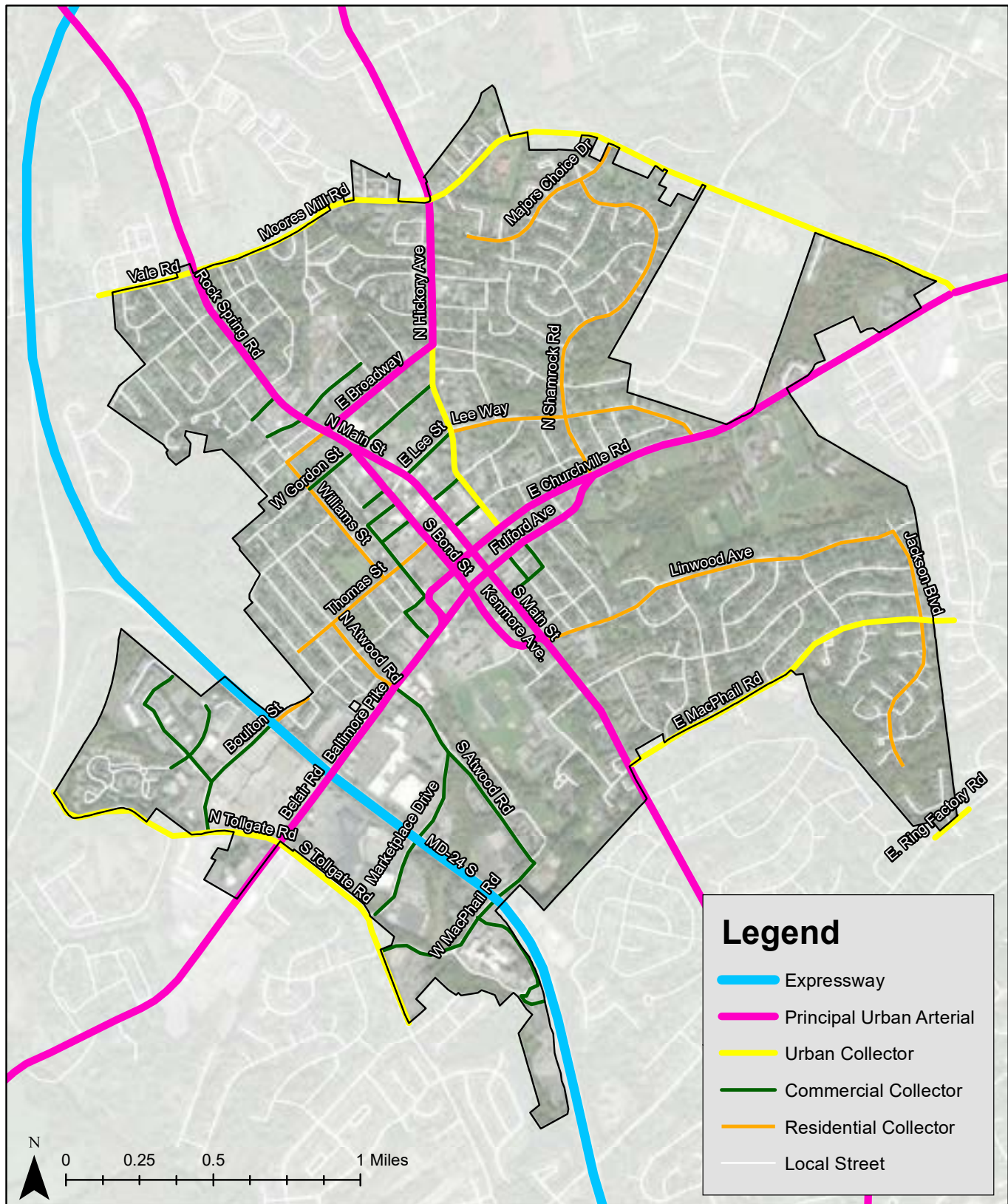
# APPENDIX C

## MAP N – Water Resources: Sewer Service



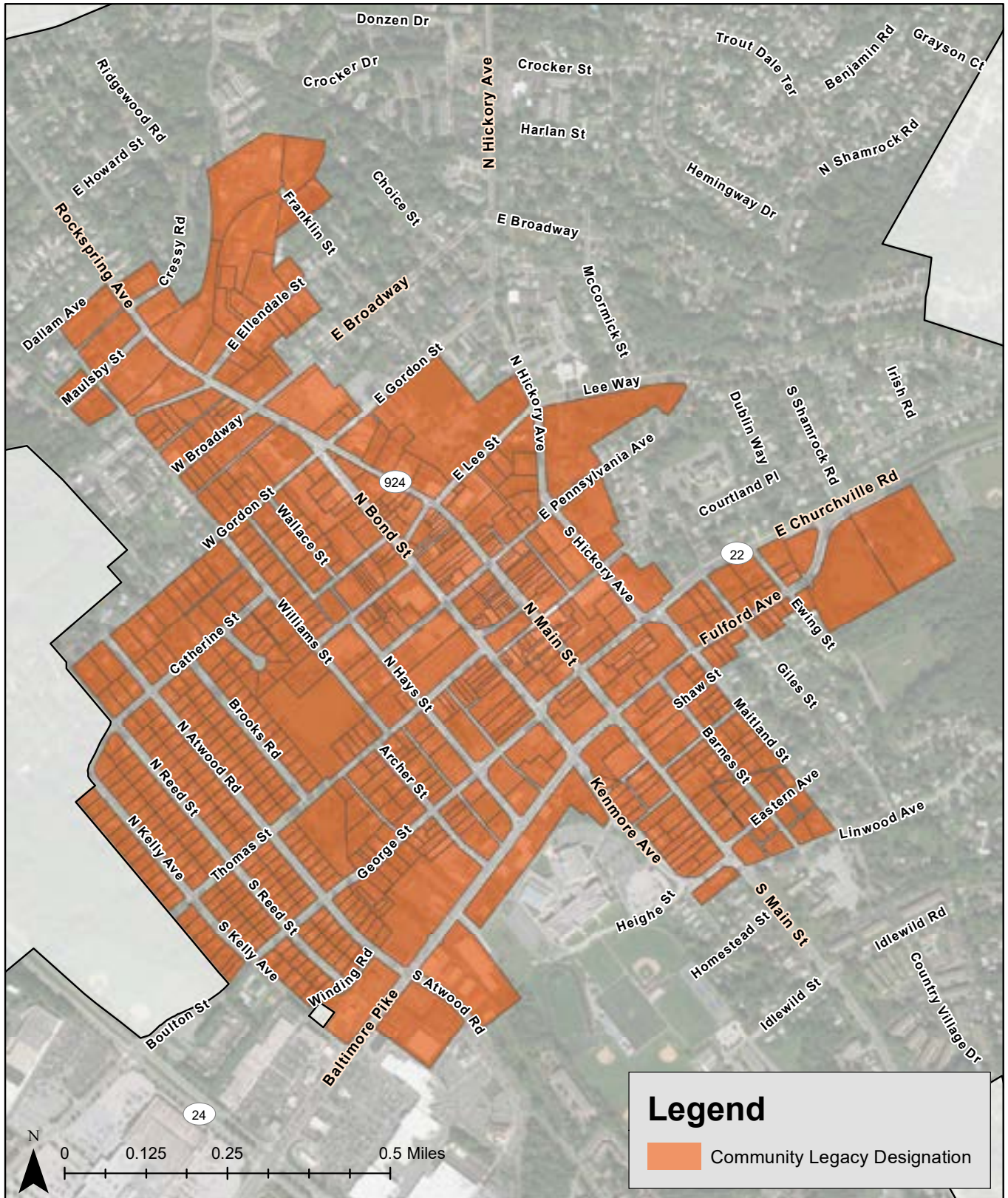
# APPENDIX C

## MAP 0 – Transportation: Road Classification



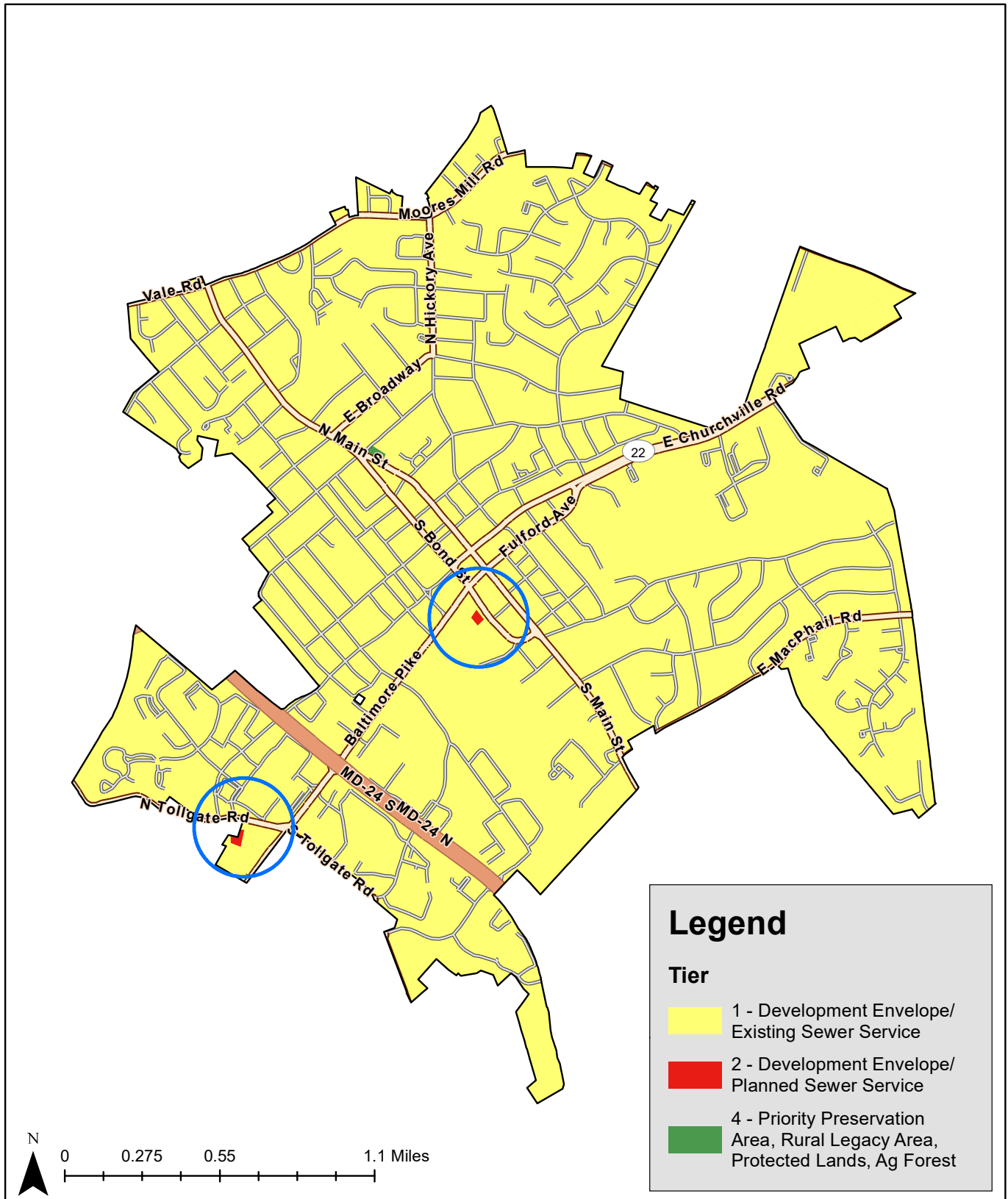
# APPENDIX C

## MAP P – Land Use: Sustainable Communities Area



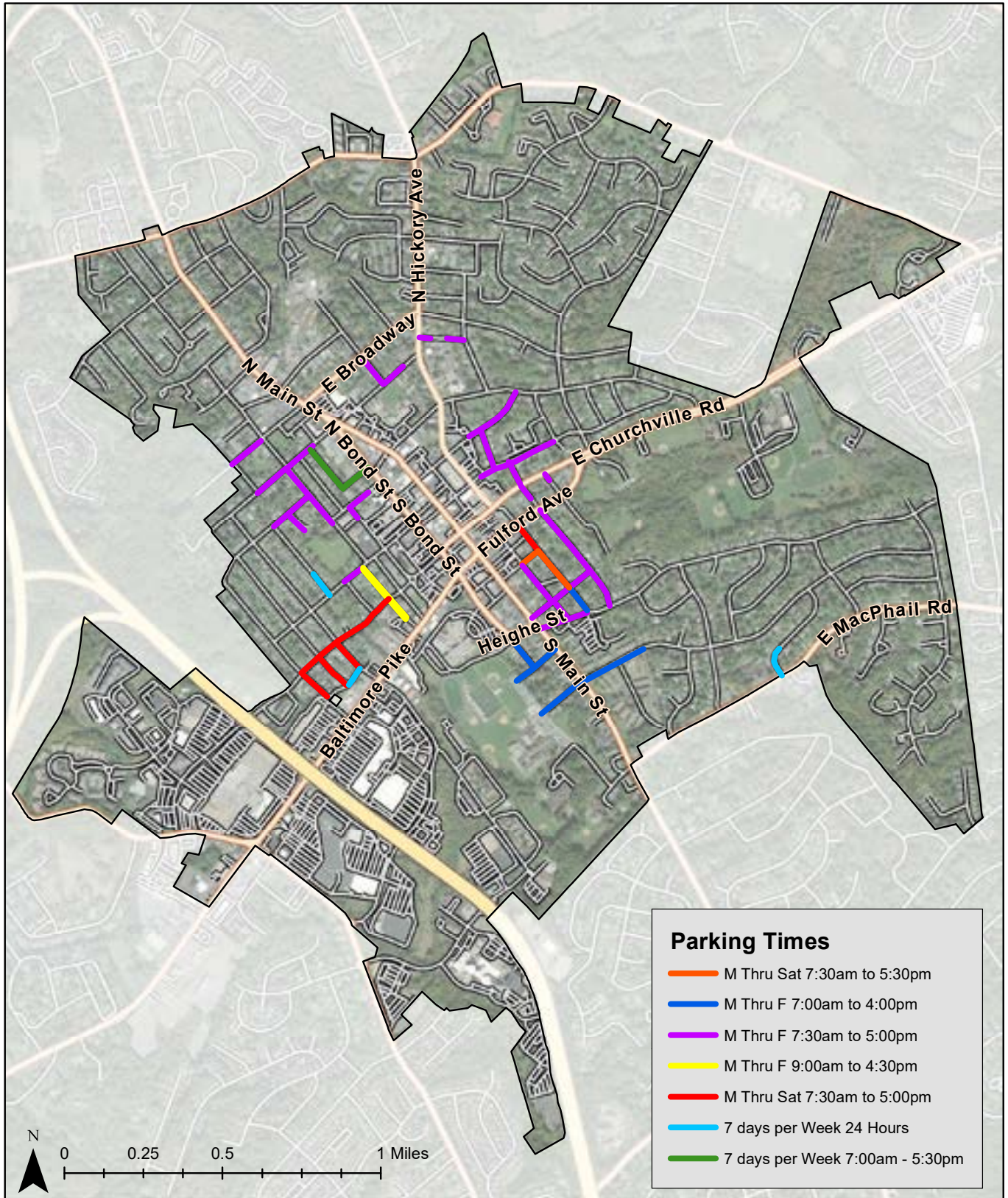
# APPENDIX C

## MAP Q – Land Use: Growth Tier Plan



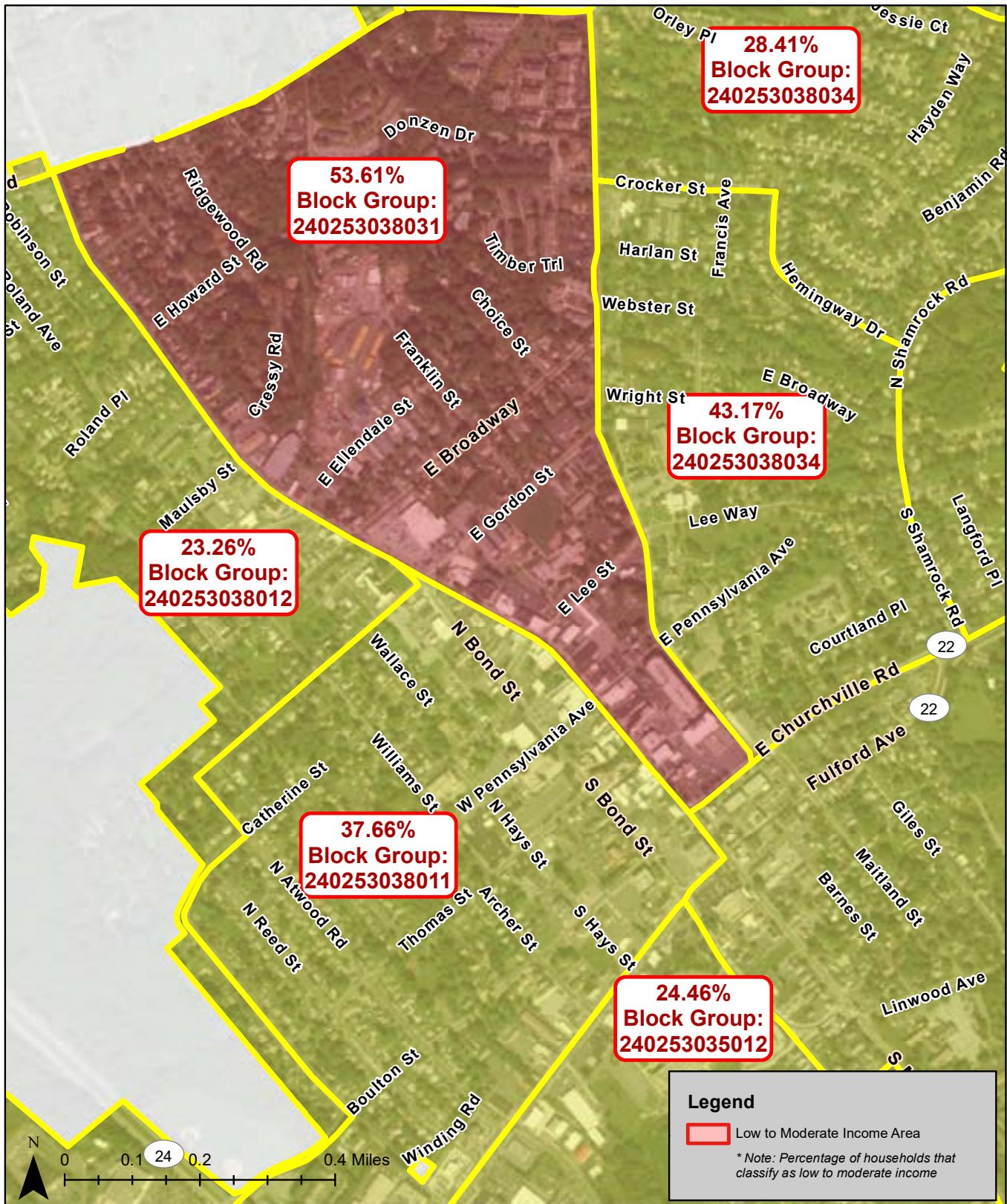
# APPENDIX C

## MAP R – Parking by Permit



# APPENDIX C

## MAP S – Economic Development: Low/Moderate Income Areas



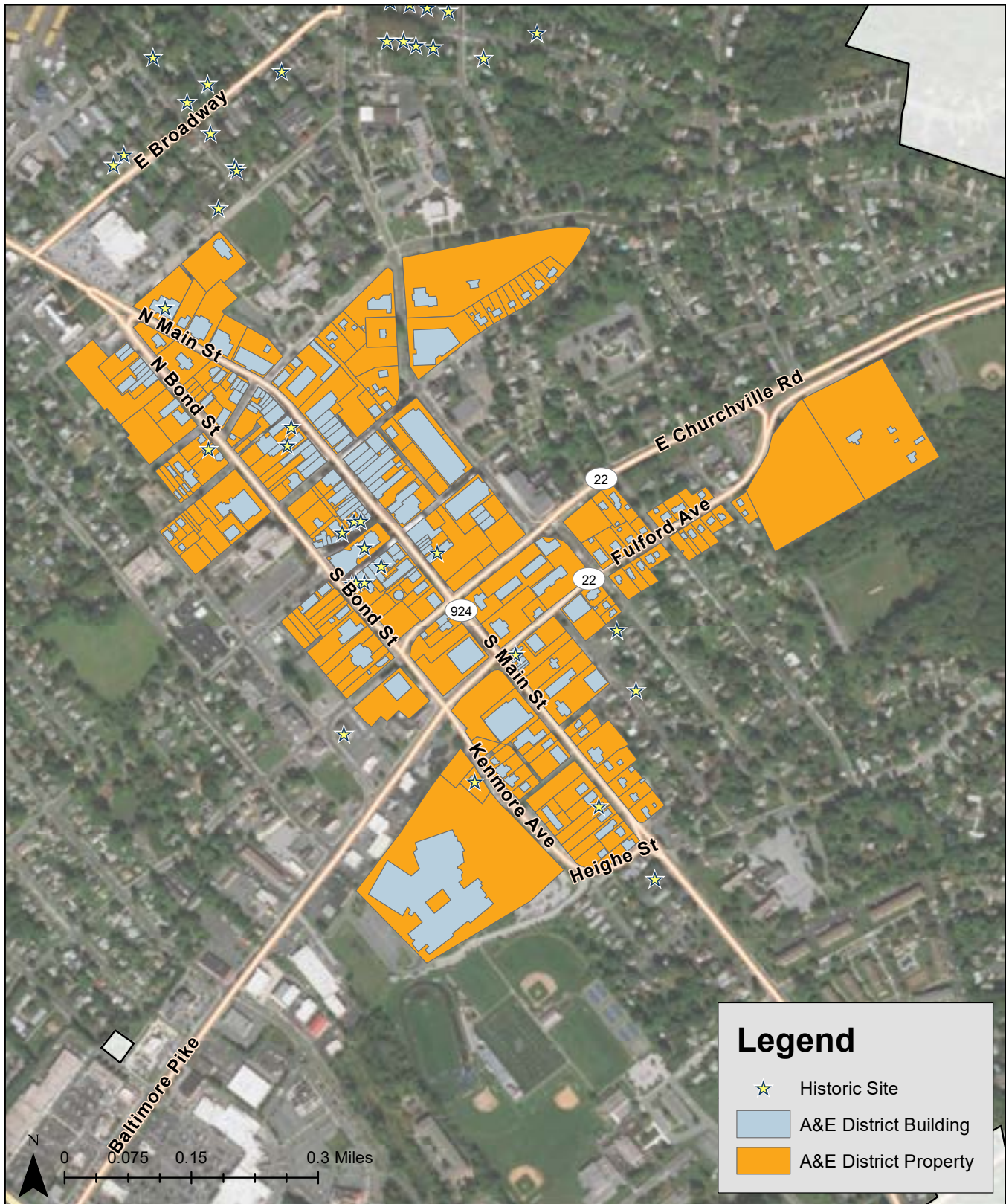
# APPENDIX C

## MAP T – Economic Development: Main Street Maryland Area



# APPENDIX C

## MAP U – Economic Development: Arts & Entertainment District



# APPENDIX D

## DEMOGRAPHIC INFORMATION US CENSUS BUREAU

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

## APPENDIX D

### DEMOGRAPHIC INFORMATION

#### US CENSUS BUREAU

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

# APPENDIX D

## DEMOGRAPHIC INFORMATION US CENSUS BUREAU

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

# APPENDIX D

## DEMOGRAPHIC INFORMATION US CENSUS BUREAU

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

# APPENDIX D

## DEMOGRAPHIC INFORMATION US CENSUS BUREAU

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

[www.census.gov](http://www.census.gov); [DataUSA](#)

# APPENDIX E

## 2021 PARCEL UTILIZATION STATUS & POTENTIAL YIELD

(sf = square feet du = dwelling unit)

### PUBLIC LAND

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

### PRIVATE LAND

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

## APPENDIX E

## 2021 PARCEL UTILIZATION STATUS &amp; POTENTIAL YIELD

(sf = square feet du = dwelling unit)

## PRIVATE LAND (cont'd)

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

# APPENDIX E

## 2021 PARCEL UTILIZATION STATUS & POTENTIAL YIELD

(sf = square feet du = dwelling unit)

### PRIVATE LAND (cont'd)

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

## APPENDIX E

## 2021 PARCEL UTILIZATION STATUS &amp; POTENTIAL YIELD

(sf = square feet du = dwelling unit)

## PRIVATE LAND (cont'd)

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

# APPENDIX E

## 2021 PARCEL UTILIZATION STATUS & POTENTIAL YIELD

(sf = square feet du = dwelling unit)

### PRIVATE LAND (cont'd)

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

## APPENDIX F

## 2021 POTENTIAL ANNEXATION PARCELS &amp; YIELD

(sf = square feet du = dwelling unit)

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

# APPENDIX F

## 2021 POTENTIAL ANNEXATION PARCELS & YIELD

(sf = square feet du = dwelling unit)

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

## APPENDIX F

## 2021 POTENTIAL ANNEXATION PARCELS &amp; YIELD

(sf = square feet du = dwelling unit)

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

# APPENDIX F

## 2021 POTENTIAL ANNEXATION PARCELS & YIELD

(sf = square feet du = dwelling unit)

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

Replace with 11x17 Map

**Map A Sensitive Areas**

Replace with 11x17 Map

**Map B Historic Preservation: Inventoried & Designated Properties**

Replace with 11x17 Map

**Map C Community Facilities**

Replace with 11x17 Map

**Map D Water Service**

Replace with 11x17 Map

**Map E Water Resources: Storm Water Management**

Replace with 11x17 Map

**Map F Transportation: Vehicle & Transit**

Replace with 11x17 Map

**Map G Transportation: Bicycle & Pedestrian**

Replace with 11x17 Map

**Map H Transportation: Parking**

Replace with 11x17 Map

**Map I Housing: Type of Dwelling**

Replace with 11x17 Map

**Map J Land Use: Existing**

Replace with 11x17 Map

**Map K Land Use: Proposed**

Replace with 11x17 Map

**Map L Parcel Development Status**

Replace with 11x17 Map

**Map M Municipal Growth: Potential Annexation**

Inside Back Cover

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

2022

**Town of Bel Air  
Comprehensive Plan**

[www.belairmd.org](http://www.belairmd.org)