



**PLANNING COMMISSION**  
**SUPPLEMENTARY STAFF REPORT**  
**Amended in part from October 25, 2023, Report**

**Prepared by:** Kevin Small, Director  
**Date:** November 28, 2023  
**Meeting Date:** December 7, 2023

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**General Information**

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***Applicant:*** CDP North, LLC

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***Owner/Operator:*** Harford Mall Business Trust (c/o CBL Associates)  
Shops at Harford Mall LLC

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***Status of Applicant:*** Equitable Interest in Property Ownership

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***Location:*** 600 Belair Road (Baltimore Pike/US Route 1 – Business)  
111 N Tollgate Road

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***Lot/Building Size:*** The development site consists of two parcels:

600 Belair Road, Parcel 1946 (Lot A1)	29.38 acres
111 N Tollgate Road, Parcel 1946 (Lot A2)	4.43 acres

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***Requested Action:*** The Applicant requests:

1. A Site Plan and Landscape Plan approval for the development of the 249-dwelling unit, four-story multi-family building with an associated parking garage within a mixed-use development.
2. A Special Development approval for conversion of the existing Shopping Center to a Mixed-Use Center
3. A Subdivision approval of a 3.93 ± acre lot

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**Zoning:** B-3, General Business

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**Architectural Review:** REVISED Architectural renderings in color of the proposed building has been submitted for review. A copy of the Town architectural consultant supplementary comments is attached.

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**Analysis:**

The Applicant is requesting Site Plan and Landscape Plan approval to construct a 249 dwelling unit Multi-Family use within the project area of the Harford Mall. The proposed residential development requires conversion of the defined use of the Harford Mall from a Shopping Center to a Mixed-Use Center which requires Special Development approval. The applicant also desires Subdivision Plan approval to create a separate lot from the current Harford Mall parcel.

The proposed project is reviewed in aggregate which requires all parcels and buildings within the Harford Mall project area meet the criteria for a Mixed-Use Center. The existing area of the Harford Mall is 447,449 square feet of commercial space excluding common areas within the mall. The residential development is proposed within the existing parking lot between the mall and Boulton Street.

**SITE**

The existing Harford Mall project area as described above encompasses several buildings including the recently approved grocery store and shops near Tollgate Road, the Macy's furniture store and the Mall. Proposed parking is located throughout the site which must total 3.5 parking spaces for the commercial area. Because the construction of the multi-family development will remove several existing parking spaces, the applicant is proposing to abandon 34,307 square feet of commercial space within the mall. The applicant must provide evidence these spaces have not been occupied for a minimum of one year. These spaces cannot be reallocated unless the new space has not been in use for one year in order to meet the definition in Section 165-104. The resulting decrease of floor area allows the project to meet the parking ratio for Mixed-Use development with 1,446 spaces. The applicant has also proposed to exclude the interior mall corridor space from the parking calculation. An interpretation from the Zoning Administrator regarding this issue is attached.

Staff is still concerned with the lack of a pedestrian friendly ‘streetscape’ along any frontage of the proposed multi-family building. It is recommended more information be provided at the hearing.

The applicant has provided both active and passive open space as part of their development. Open space is required at 15% of the total acreage (5.07 acres). A minimum of 40% of this requirement must be usable or active open space (2.03 acres) leaving 3.04 passive open space as the remainder. The applicant has proposed to provide the following areas:

- Active Open Space – West Courtyard 6,803 square feet
- Active Open Space – East Courtyard 8,604 square feet
- Passive Open Space throughout the site 51,371 square feet

The remaining passive and active open space required is 3.53 acres and is proposed to be provided through fee-in-lieu at \$50,000/acre. The Planning Commission must make a determination that providing the remaining open space is impractical.

### LANDSCAPE

The applicant has revised the Landscape Plan and adjusted the location of several street trees. This plan appears to meet the Town of Bel Air Code.

### ARCHITECTURE

The applicant has provided revised color renderings of the proposed architecture for the multi-family building. Supplemental comments from the Town architectural consultant are attached. The appearance of the proposed architecture and how the building relates to the public side of the development should be addressed by the applicant at the hearing. The applicant has amended the proposed brick to be light red and adjusted the fiber cement to be brighter in appearance. It is recommended that the parking garage façade design be adjusted to conceal its use.

### MIXED-USE

Mixed-Use Centers are a special development and must meet performance standards as outlined in Section 165-53.I(2)(g). The architecture must be in harmony with the rest of the development and with the neighborhood as much as is practicable. The applicant should explain how the performance standards are addressed at the hearing.

## SUBDIVISION

No amendment to the previously submitted Preliminary Subdivision Plan is proposed.

## COMMENTS FROM REVIEWING AGENCIES

Town architectural consultant comments

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### **Recommendations:**

#### Comprehensive Plan

The proposed use meets the provisions of the 2022 Comprehensive Plan as required by Town Code Section 165-19.

#### Special Development for the Mixed-Use Center

Approval of the Special Development for a Mixed-Use Center is based upon the following findings of fact that the applicant has adequately demonstrated adherence to Section 165-53.I(2)(g):

- [a] The applicant has provided a unified arrangement of buildings, service areas, parking, signage and landscaping.
- [b] The architecture, site design, lighting and signage incorporate consistent design and theme elements and materials, massing and facade design for the project that is in harmony with the character of the neighborhood.
- [c] The internal circulation system is be designed to minimize through traffic and traffic conflicts within the project.
- [d] Safe pedestrian movement and the provision of pedestrian walks within the parking lot and surrounding the building perimeter is considered in the design.
- [e] All proposed establishments have vehicular service access either from an individual service drive, space or from a common service yard. All loading, trash removal, compaction or similar activities are segregated from public areas and screened from public view.
- [f] Signs to identify the use of an occupant will be designed as part of the architectural design of the building. Proposed signage is conditioned for approval of the preliminary plan and is subject to review and approval by the Planning Commission.

- [g] Directional and informational signs will be adequately provided, and design coordinated.
- [h] Center management is responsible for providing on-site security service.
- [i] A traffic and/or parking study was submitted and approved prior to application.
- [j] The owners of all lots will execute a recorded Development Agreement with the Town providing that all owners acknowledge and agree to be bound by performance standards as an overall scheme of development, outlining all shared elements, granting reciprocal easements to permit each owner to access any other owner's lot or parcel of land for the purposes of compliance with the Town Code and for either remediating any zoning violation or to comply with the Town Code for the purposes of any approvals sought by any of the owners of the lot and agreeing that the Town shall permit enforcement of any portion of the Town Code upon one or more owners of any lot or parcel of land contained within the Mixed Use Center scheme of development.

### Site Plan

At a minimum, approval of the preliminary Site Plan is conditioned on the following:

1. Prior to Building Permit Application, submission of a Final Site Plan for signature incorporating comments from this staff report, and comments from:
  - a. Bel Air Volunteer Fire Company dated October 25, 2023
  - b. Harford County Health Department dated October 18, 2023
  - c. Harford County Soil Conservation District dated October 23, 2023
  - d. Harford County and MD-SHA pending comments on any intersection or road improvements.
  - e. Bel Air Public Works comments dated October 13, 2023
  - f. Harford County Public Schools dated October 26, 2023
2. Prior to approval of utility construction drawings address comments from Maryland American Water Company.
3. Prior to signature of Final Site Plan, approval of revised architectural design exhibits based on the Town architectural consultant comments dated October 24, 2023, and dated November 20, 2023.
4. Prior to signature of Final Site Plan, revision of the streetscape to provide expanded pedestrian amenities along the south building edge for review and approval by the Planning Commission.
5. Execution of an agreement between the Town and the applicant to abandon a minimum of 34,307 square feet of commercial space within the project to exclude from parking calculation prior to issuance of Building Permit.

6. The calculation of parking excluding the corridor space is consistent with normally accepted planning principles based on interpretation by the Zoning Administrator.
7. The abandonment of space within the mall meets the definition contained in Section 165-104 of the Development Regulations.
8. Provision of Open Space fee-in-lieu in the amount of \$176,500 to be provided prior to Building Permit issuance.
9. Prior to issuance of the final Use and Occupancy permit:
  - a. Complete all site work on the Final Site Plan to include:
    - a) Construction of required improvements outlined in the Town Traffic Impact Analysis conditional approval letter dated September 11, 2023.
    - b) Landscape installation.

### Landscape Plan

At a minimum, approval of the Landscape Plan is conditioned on the following:

1. Prior to Building Permit issuance, submission and approval of the Final Landscape Plan incorporating comments from this staff report.

### Subdivision Plan

At a minimum, approval of the preliminary Subdivision Plan is conditioned on the following:

1. Prior to Building Permit Application, submission of a Final Subdivision Plat for signature incorporating comments from this staff report, and comments from:
  - a. Harford Health Department comments dated October 18, 2023
  - b. Bel Air Public Works comments dated October 25, 2023
  - c. MD-SHA comments dated November 10, 2023
  - d. Bel Air Dept. Planning & Community Development comments:
    - 1) Revise the Subdivision Plat to depict all existing and proposed easements.
2. Prior to Building Permit issuance, recordation of the Final Subdivision Plat along with any easement documents, and any other required documents to be recorded, amongst the Land Records of Harford County.
3. Submission of a Development Agreement to the Town for approval and recordation as required in Section 165-53.I(2)(g).



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Kevin L. Small, AICP, RLA  
Director of Planning & Community Development

This Staff Report is a supplement to the previously issued report dated October 25, 2023 and both constitute the aggregate of staff and agency comments as related to the application from CDP North LLC.

***Attachments:*** Staff Code Review & Interpretation  
Revised Architectural Renderings  
Revised Landscape Plan  
Revised Future Development Concept Plan – Mixed-Use Center

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# Residences at Harford Mall

## Code Clarification and Interpretation

November 27, 2023

Town of Bel Air Planning & Community Development

Several statements were made by the public at the Planning Commission meeting on November 2, 2023, and concerns expressed by the applicant in writing regarding the proposed development listed above concerning the calculation of parking and the application of open space.

### PARKING

Parking for a Mixed-Use Center is based on two categories of use. Residential (in this case multi-family) is calculated on the number of bedrooms for each unit (1.5 spaces for 1BR, 2 spaces for 2BR & 2.5 spaces for 3BR or more). Any commercial component is based upon 3.5 spaces per 1000 gross floor area as outlined in Section 165-51.H. The definition of Gross Floor Area is in Section 165-104 provided below:

*FLOOR AREA, GROSS* The sum of all horizontal areas of all floors of a building, measured from the exterior faces of the exterior walls or from the center line of walls separating two buildings, but excluding any space where the floor-to-ceiling height is less than six feet.

This definition would include all the corridor space within the Harford Mall that is typically used by shoppers to navigate from store to store. Net Floor Area for a multi-tenant building allows mechanical areas, stairwells, elevators, common hallways, common restrooms, etc. to be excluded from parking calculations. The Harford Mall is unique among commercial uses because it provides interior common area for access to each store. There are kiosks located within the corridor space (as shown on the attached exhibit submitted by the applicant) that are leased by the owners in addition to the retail/service stores. However, the kiosks and stores are shown as excluded, the corridor space serves as a non-commercial open area that is typically not used to display merchandise, is not leased by a tenant, does not accommodate retail or service transactions or operations (other than the kiosks previously noted) and is only used as infrastructure for patrons to access each storefront. This space is not considered Gross Leasable Area as defined by the Parking Generation manual produced by the Institute of Transportation Engineers and does not produce a parking need. Gross floor area as defined by the Town is used by Shopping Centers and Mixed-Use Centers because the lease occupiers within these establishments are constantly changing, and they arrange spaces differently with each new establishment. Different uses applied to an identical space may have different

inventory needs, may have very little or a great deal of customer area based on the needs of that establishment. The walking areas and access in front of a store, whether inside or outside, do not produce additional need for parking above and beyond what is already required by the stores. As Zoning Administrator, an interpretation was made based on Section 165-15.B to not include specific areas of Harford Mall.

Section 165-51(B)(4) provides, in pertinent part:

*"[t]he Town recognizes that the parking requirements contained herein cannot cover every possible situation that may arise. Therefore, in cases not specifically mentioned herein, the parking requirement of the use most similar to the enumerated use shall apply."*

In reviewing Section 165-51(B), which provides, in pertinent part: *"[a] sufficient number of parking spaces to accommodate the number of vehicles that ordinarily are likely to be attracted to a specific use shall be provided in all zoning districts..."*.

Regarding the exclusion of existing unused tenant space from parking requirements, the Applicant has represented to the Zoning Administrator that as leases for retail spaces expire or are otherwise terminated, those retail spaces are being abandoned and not further utilized by new retail uses. Section 165-140 defines "Abandon" as *"[t]he relinquishment of the right to use or cessation of the use of property for a period of one year or more."* There is no question that a significant portion of the Harford Mall has been abandoned, as defined under the Code. The retail use and right to use the portions or spaces contained within the property are proffered as space no longer proposed for retail/service use. Furthermore, there is no definition or use classification for "corridors" "hallways" or "access" vestibules which encompass a substantial amount of floor area contained within the commercial portion of the Harford Mall. Utilizing discretion under Section 165-15(B), the Zoning Administrator determined that there are no *"vehicles that ordinarily are likely to be attracted to"* abandoned retail spaces or uses, corridors or hallways, or access vestibules previously utilized by retail uses on the property.

Interpretations by the Zoning Administrator are subject to appeal to the Board of Appeals pursuant to Section 165-14(A). In the event the interpretation by the Zoning Administrator is overruled, the Applicant may choose to seek a parking waiver pursuant to Section 165-51(C)(3)(c) through the Board of Appeals or request satellite parking or shared parking be acquired from off-site locations pursuant to Sections 165-51.B(5) and 165-51.C(1) through the Planning Commission.

The ability to abandon (or shutter) spaces to reduce the parking requirements was also questioned by the public and the applicant. This was a request from the applicant to the Planning Commission to reclassify commercial spaces that are no longer being used. Spaces classified as 'storage' in the past have routinely been exempted from commercial parking calculations based on Section 165-51.B. Attics, basements, etc. are typically not suited for any

specific use because of the difficulty of access, fire code issues or lack of accommodation. A space that is abandoned does not produce parking. In this case, the abandoned spaces could not be used for any use for one year to meet the definition of an abandoned use in Section 165-104. This would include recreation since that use will require parking. This would also exclude the ability for the applicant to adjust or relocate abandoned spaces based on need.

## OPEN SPACE

Open Space (both active and passive) is required based on Section 165-52. The minimum requirements are 15% of the total project area with 40% of that area dedicated to active recreation. The applicant has questioned the application of this requirement to the total property area since the residential development is limited to a 3.93-acre parcel near Boulton Street. The Town has always treated development, expansion or revision to shopping centers (and now mixed-use centers) as applicable to the total project area which shares mixed-use common elements such as access, density, parking, stormwater management, utilities and signage. A development cannot obtain the benefit of this flexibility unless open space and other requirements are also applied to the entire project. Using this reasoning, the mixed-use center cannot fail to provide open space (by applying the smaller parcel) while benefitting from the 20-dwelling unit per acre density application of the overall parcel.

Fee-in-Lieu of open space is available when approved by the Planning Commission. The applicant has requested to provide the equivalent fee-in-lieu funds as a performance bond or letter of credit and this was questioned by the public. This has not been done previously and would be unusual in this case as there is no submitted proffer or plan to provide the remaining open space requirement during later phases. Staff was disappointed with the initial submission of the future scheme of development provided by the applicant since it did not appear to provide any sizable open space parcel that would have accommodated public space and given the Harford Mall a connection with the Town in compliance with the Code Goals and Objectives. Had the 'future condition' plan provided a clear idea of how the remaining open space requirement would be applied and what elements may have been accommodated, perhaps the request for a surety would have been understood by the Planning Commission. Section 165-52.C provides:

*Fee in lieu of open space – The Planning Commission may permit the open space requirements to be satisfied through the payment of a fee in lieu of on-site recreation areas when provision of on-site open space is impractical due to site conditions.*

The Planning Commission will need to review revised plans to determine if the overall vision of Harford Mall has been considered and will include allocation of open space with amenities within the anticipated scheme of development. The Planning Commission must determine the impracticability of providing open space to allow for fee-in-lieu based on the existing center is a

functioning establishment and there is a need to accommodate existing businesses, vehicle circulation and parking in the short term.

#### ACTION

Parking calculation request may be decided by the Planning Commission assuming two items:

- The corridor space within the structure can be excluded based on Zoning Administrator interpretation.
- The retail spaces within the mall can be considered abandoned if they are established as vacant for one year at the time of Planning Commission approval. These spaces cannot be adjusted based on lease opportunities.

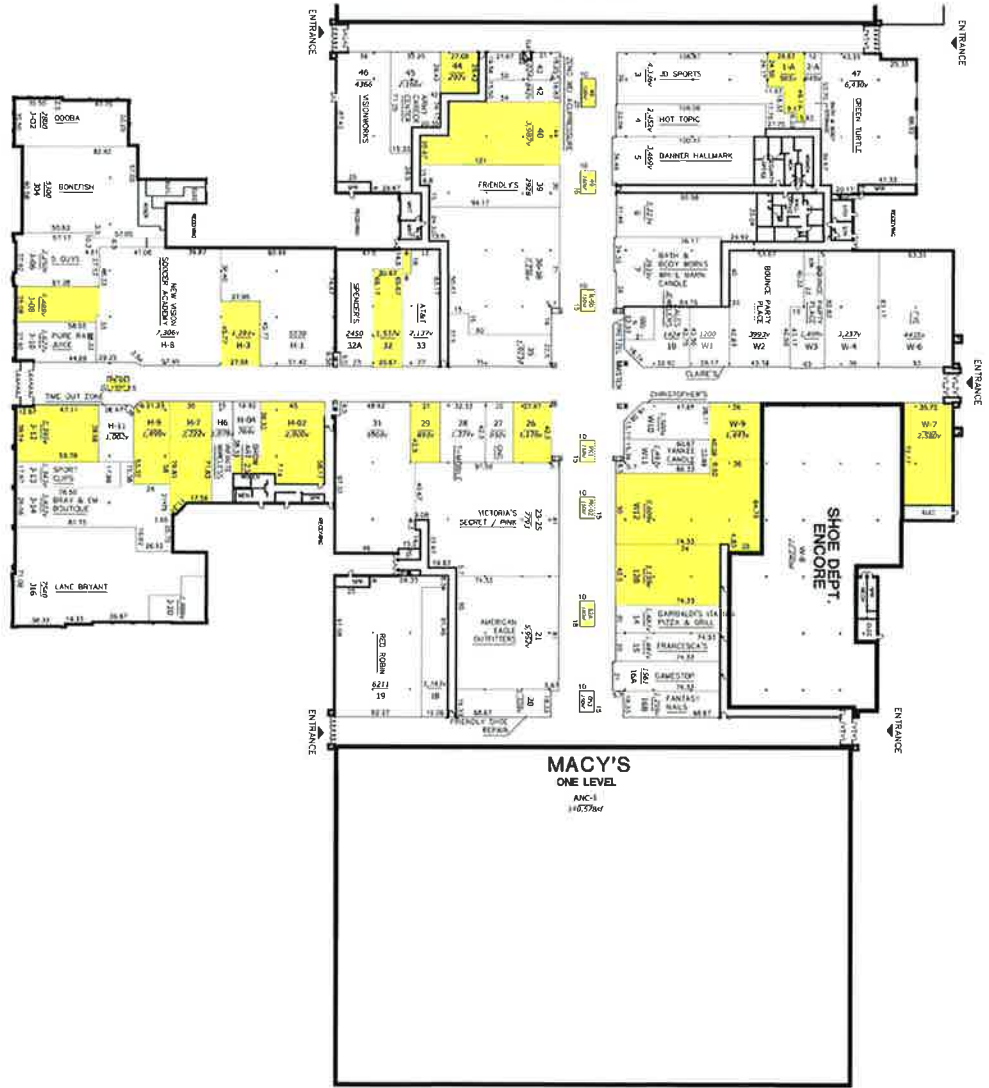
Open Space Fee-in-Lieu request shall be decided by the Planning Commission based on Section 165-52.C with a determination that provision of open space is impractical due to site conditions.

The parking interpretations may be appealed to the Bel Air Board of Appeals pursuant to Section 165-91.A.

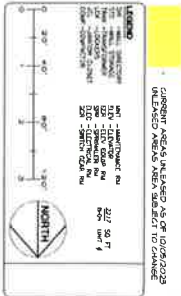
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OWNER AND DEVELOPER AGREES THAT 24,907 SF OF INTERIOR WALL SPACE WILL REMAIN VACANT. THIS SQUARE FOOTAGE IS NOT FIXED AND CAN BE MOVED PROVIDED THAT 24,907 SF OF INTERIOR WALL SPACE REMAINS VACANT AT ALL TIMES. THE COMMITMENT TO THE VACANCY/RELEASED AREAS WILL ONLY COMPEL WHEN PARKING IS TAKEN OFFLINE FOR THE RESIDENTIAL PROJECT ON LOT 25.

GROCERY REDEVELOPMENT  
FALL 2024



HARFORD MALL



**HARFORD MALL**  
600 BEL AIR ROAD BEL AIR, MARYLAND 21014  
PHONE (410) 874-5219

**LEASE PLAN**

**CBL**  
CBL PROPERTIES  
CBL Center, Suite 501 12010 Park Lakeside (Chantilly), VA 20151-6000  
p: 410-455-8811 f: 410-455-8822 | info@cblproperties.com | www.cbl.com

**Paul D. Edmeades**

ARCHITECT / PLANNER  
AIA



Town of Bel Air  
Department of Planning  
Mr. Kevin L. Small, Director  
705 E. Churchville Road  
Bel Air, Maryland 21014

November 27, 2023

RE: Second Design Review  
Harford Mall – Residential Development  
600 Belair Road / Baltimore Pike  
Development of a Residential Complex to Create a Mixed Use Complex at the Existing  
Harford Mall

Dear Mr. Small:

The following is a response to your request to do a second review of the design aspects of the submittal for the proposed development of a residential complex which will create a mixed use center at the existing Harford Mall site. I received an additional site plan and revised building perspectives prepared by Hord Coplan Macht and dated received November 16, 2023.

The revised renderings indicate that the proposed building remains as it was originally designed with the exception of revised colors of the brick and fiber cement siding. The revisions illustrated in the renderings in my opinion improve the overall appearance of the building and are acceptable. I reviewed each comment from my original review and my original comments are all valid for this resubmission. Based on my analysis, I feel that the proposed Harford Mall Residential Development complies with the Town of Bel Air Development Regulations. The Planning Commission should verify the issues that were raised in the original analysis as a part of their review.

Please note that these comments concern only the visual aspects of the design proposal submitted. Other requirements of the development regulations are not a part of this review. All building code analyses, life safety code analyses, other code analyses, and constructability analyses are specifically excluded from this visual review. In addition this review does not include structural, mechanical, electrical, plumbing or other engineering services.

If you have any questions please call me.

Sincerely,

A handwritten signature in red ink that reads "Paul D. Edmeades". The signature is written in a cursive, flowing style.

Paul D. Edmeades, RA, AIA, NCARB



## MIXED-USE CENTER

### PERFORMANCE STANDARDS CHECKLIST

**165-53.I(2)g** All Mixed-Use Center uses are subject to Service Use performance standards and guidelines. These shall be addressed as specified in Article VII, Sections 165-53A & B, and as listed below:

Please annotate each of the following statements, indicating N/A (not applicable) if the standard does not apply to your request.

- [a] The applicant shall provide a unified arrangement of buildings, service areas, parking, signage and landscaping.
  
- [b] The architecture, site design, lighting and signage shall incorporate consistent design and theme elements and materials, massing and façade design for the project shall be harmonious with the character of the neighborhood.
  
- [c] The internal circulation system shall be designed to minimize through traffic and traffic conflicts within the project.
  
- [d] Safe pedestrian movement and the provision of pedestrian walks within the parking lot and surrounding the building perimeter shall be considered in the traffic/parking study.
  
- [e] All establishments shall have vehicular service access either from an individual service drive, space or from a common service yard. All loading, trash removal, compaction or similar activities shall be segregated from public areas and screened from public view.
  
- [f] Signs to identify the use of an occupant shall be designed as part of the architectural design of the building and attached thereto. Proposed signage shall be submitted with the preliminary plan and shall be subject to review and approval by the Planning Commission.

- [g] Directional and informational signs shall be adequately provided, and design coordinated.
- [h] Center management shall be responsible for providing on-site security service.
- [i] A traffic and/or parking study shall be submitted and approved prior to application if require by the zoning administrator.
- [j] The owners of all lots shall execute a recorded Development Agreement with the Town providing that all owners acknowledge and agree to be bound by these performance standards as an overall scheme of development, outlining all shared elements, granting reciprocal easements to permit each owner to access any other owner's lot or parcel of land for the purposes of compliance with the Town Code and either remediating any zoning violation or to comply with the Town Code for the purposes of any approvals sought by any of the owners of the lot and agreeing that the Town shall permit enforcement of any portion of the Town Code upon one or more owners of any lot or parcel of land contained within the Mixed Use Center scheme of development.

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**Subject:**

FW: Town Planning Commission meeting Nov 20 re: Harford Mall Complex

I am writing in reference to the proposed Apartment Complex and Parking Garage being planned at Harford Mall.

My wife and I are residents of Tollgate Village and have been for 15 years. Our sole means of ingress and egress is Tollgate road. Also, US Route 1 (Bel Air road) is our main path to, from, and through Bel Air. Many residents are concerned about anything that impacts these roads.

I question the traffic impact study that was commissioned by the Developer. I know from personal experience that when you hire a Consultant to perform a study or survey, you tell the Consultant the results you want before you sign the contract. The fact that the Harford County traffic department approved the study does not mean they attested to the accuracy or validity of the study. They did not perform a study themselves. In addition, this project will go a long way to help destroy the small town charm of Bel Air that we all enjoy. This project will be detrimental to the many thousands of people living in the Bel Air area.

I respectfully request that you do not approve this project. PLEASE DON'T DO IT.....

Sincerely,

Leonard Collevocchio,  
820 Turtlecreek Court  
Bel Air, MD

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**Subject:**

FW: Proposed apartment complex to be constructed on Harford Mall property

My husband and I are residents of Tollgate Village.  
Our community's only means of ingress/egress is Tollgate Road!!  
We are concerned about anything that impacts this road.

Our concerns include:

1. The traffic impact on Tollgate Road and roads that intersect with it.
2. This proposed development's stark variance from likely development cited in the Town of Bel Air 2022 Comprehensive Plan; and unknown ramifications associated with redevelopment of the additional 29 acres at the Harford Mall site.
3. The proposed development presents concerns, uncertainties and Comprehensive Plan incongruity which is the basis of our opposition.

Sincerely,  
Carol and Ron Walker

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**Subject:**

FW: Apartments proposal at Harford Mall

Ladies & Gentlemen,

As a longtime resident of Harford County, I am writing to oppose the construction of apartments and parking garage at Harford Mall. I am deeply concerned about the impact this will have on our community relating to traffic, crime and a major impact on our schools.

Again, I strongly oppose this construction.

Sincerely,

Anita Stahl  
804 Dominion Drive  
Bel Air, MD 21014

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**Subject:** FW: Apartments

**From:** Frank Boal <[fboal@yahoo.com](mailto:fboal@yahoo.com)>  
**Sent:** Thursday, November 16, 2023 5:04 AM  
**To:** Paula Etting <[petting@belairmd.org](mailto:petting@belairmd.org)>  
**Subject:** Re: Apartments

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I retract my last email

Sent from my iPhone

> On Nov 15, 2023, at 6:27 PM, Frank Boal <[fboal@yahoo.com](mailto:fboal@yahoo.com)> wrote:

>

>

> Who in their right mind, unless getting paid for it, would approve an apartment complex In Harford Mall a highly commercial area

> Sent from my iPhone

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**Subject:**

FW: Proposed Apartment Complex - Harford Mall Property

Ms. Etting:

I am a town resident living just off Tollgate Road in the Tollgate Village 55+ Community, and at this time wish to express my opposition to the proposed apartment complex to be constructed on the Harford Mall property.

Having attended the Town Planning Commission Meeting on November 2, I became aware of something that has been underway since July 2022 and it was not until most recently that the general public was made aware of the plan to develop one and later two 249-unit apartment buildings with adjoining 5 level parking garages.

Of concern to me as well as fellow Town/Harford County residents are the following:

- When questioned, the property owner stated that a comprehensive plan for the 29-acre property does not exist. This should be of great concern to you and the Town Commissioners.
- Traffic impact on Tollgate Road, Boulton Street, Route 24 and Business Route 1. These roads are already overly congested.
- The proposed development's stark variance from the development possibilities cited in the Town of Bel Air 2022 Comprehensive Plan.
- Overall impact on County infrastructure.

Within the past two weeks, a bill restricting the construction of apartments in a general business district was approved unanimously by the Harford County Council at its legislative session. The bill prohibits garden-style apartments as well as mid-rise and high-rise apartment buildings from being constructed within the county's B3 General Business zones. Proposed amendments would allow for garden apartments as a special development only within the boundaries of the Chesapeake Science and Security Corridor of a B3 General Business district, which is the area along Route 40.

As a Town Commissioner, I respectfully request that you reject the owner/developer's plan to construct an apartment building(s) and adjoining parking garage(s) on the Harford Mall property. The Town already has an overabundance of apartments. Also, is it the Town's desire for Bel Air to begin looking like Towson or Hunt Valley? I urge you and your fellow Commissioners to follow the commonsense action taken by Harford County Council.

Thank you in advance for your immediate time and attention to this most important matter.

Richard A. Powell

919 Cider Mill Lane

Bel Air, MD 21014

410-952-1418

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**Subject:**

FW: Proposed apartment complex to be constructed on Harford Mall property

Dear Ms. Etting,

I am a resident of Tollgate Village and our community's sole means of ingress/egress is Tollgate Road. We are concerned about anything that impacts this road. Our concerns include:

1. Traffic impact on Tollgate Road and roads that intersect with it;
2. This proposed development's stark variance from likely development cited in the Town of Bel Air 2022 Comprehensive Plan; and
3. Unknown ramifications associated with redevelopment of the additional 29 acres at the Mall site.

The proposed development presents concerns, uncertainties and Comprehensive Plan incongruity which is the basis of our opposition.

Sincerely,

Kelly M Botzler, resident  
834 Cider Mill Lane  
Bel Air, MD 21014  
410-459-2141

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**Subject:**

FW: Proposed Apartments at Harford Mall

Dear Commissioners;

My name is Carolyn Barrett. I am a longtime resident of Harford County. I currently reside in Tollgate Village in Bel Air. I am writing regarding the proposed development of apartments and a parking structure on the property at Harford Mall.

Tollgate Village is a senior community. Our neighborhood's sole access is via Tollgate Road just a few hundred feet from the intersection with Boulton Street. I am very concerned with the traffic impact on Tollgate Road due to the addition of so many residences in an area approached by a road which was never designed for the traffic it already carries. The turn into our development is already difficult at times, due to the limited sight distance, high traffic volume, and speeding cars that cross into oncoming lanes on the curve approaching our intersection. I am also concerned that the developers have not shared their entire plan for the mall property – development which will likely increase Tollgate Road traffic even more.

I ask that you take these concerns into consideration as you review the proposed development and respectfully ask you to reject the proposal. Thank you very much.

Sincerely,  
Carolyn Barrett  
840 Cider Mill Laned  
Bel Air, MD 21014  
410-638-6789

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**Subject:**

FW: Public input on the mall project

**From:** Barbara Roeseke <[broeseke@verizon.net](mailto:broeseke@verizon.net)>**Sent:** Friday, November 17, 2023 3:03 PM**To:** Kevin Bianca <[kbianca@belairmd.org](mailto:kbianca@belairmd.org)>; Mary Chance <[mchance@belairmd.org](mailto:mchance@belairmd.org)>; Donna Kahoe <[dkahoe@belairmd.org](mailto:dkahoe@belairmd.org)>; Paula Etting <[petting@belairmd.org](mailto:petting@belairmd.org)>; Erin Hughes <[ehughes@belairmd.org](mailto:ehughes@belairmd.org)>**Subject:**

As a resident of Tollgate Village, I am concerned about the impact of the proposed development of apartments and parking garage in the Mall area. The only means of entering or leaving Tollgate Village is via Tollgate Road. Surely any development of the type proposed will impact traffic on Tollgate Road and roads intersecting with it. The Tollgate Rd and Boulton St intersection is already a busy and dangerous one as is trying to turn left from Tollgate Rd into Tollgate Village. In addition, the proposal seems to be at variance from the 2022 Comprehensive Plan. Finally, plans for future redevelopment of the remaining acres of the Mall are less than clear and would cause further deterioration of the traffic situation. For these reasons, I voice my opposition to the proposed apartment complex. Respectfully, Barbara M Roeseke

810

Dominion Dr, Bel Air

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**Subject:**

FW: Harford Mall

Dear Town Commissioners,

I am a resident of Tollgate Village.

I am sending this e-mail because of my concern over the proposed apartment and parking garage to replace the Harford Mall.

My concerns are :The impact on our roads which are already very crowded including Tollgate Road.

:The impact on our school system load.

:The impact on the remaining part of the Mall property.

:The impact on property values since this a different project then expected in this area of Bel Air.

Thank you for considering my concerns,

Victor Grams, Jr.

847 Cider Mill Lane

Bel Air, Md.

[gramsvi@msn.com](mailto:gramsvi@msn.com)

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**Subject:**

FW: Proposed Apartment Complex on Harford Mall property

Dear Ms. Etting, Bel Air Town Commissioner,

I have been a resident of the Bel Air Community for over 10 years and currently live in Tollgate Village (an over 55 community) less than one mile from Harford Mall. Our community's sole means of ingress/egress is North Tollgate Road. I personally, and our community as a whole, is concerned about changes that might impact the traffic on Tollgate Road. As a member of the Board for our community, I decided to attend the Town Planning Commission Meeting held on November 2, 2023 along with many other citizens who are looking to preserve the pleasant attributes that brought us to Bel Air in the first place. Our community's concerns include:

The traffic impact on North Tollgate Road, Boulton Street, Baltimore Pike and Rt 24 which all border the Harford Mall property. These roads already carry large volumes of vehicles creating congestion and impatient drivers leading to numerous accidents in this area. Tollgate Rd. and Boulton St., as you know, are primarily one lane roads with an extra lane added for left turns and to approach traffic lights. At times I must sit through two traffic light periods waiting for the next opportunity to cross Rt 1 or Rt 24. If you have not already, I would suggest you sample the traffic volume in this area during various periods of time/days to experience why many citizens believe these roads could not accommodate the additional traffic volume created by the proposed 249 unit apartment complex.

This proposed development's stark variance from development possibilities cited in the Town of Bel Air 2022 Comprehensive Plan.

Unknown ramifications associated with redevelopment of the additional 29 acres at the Harford Mall site.

Overall impact on the County and Town of Bel Air infrastructure.

The proposed development presents significant concerns, uncertainties and Comprehensive Plan incongruity which form the basis of my opposition to this development. Therefore, I would urge you to strongly consider the impact of this proposed development (Phase 1 and all future Phases) on your current residents and vote against this development.

Thank you in advance for reading my message and considering my thoughts as you approach your next meeting on this topic.

Donald S. Tyrie

808 Dominion Drive

Bel Air, MD 21014

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**Subject:** FW: Town Planning Commission meeting Nov 20 re: Harford Mall Complex  
**Attachments:** Bel Air Town Planning Commissioners.docx

**Dear Town Planning Commissioners:** **November 19, 2023**

**RE: Proposed apartment complex to be constructed on Harford Mall property.**

249 unit apartment complex and 5 level parking garage.

As a resident of Tollgate Village, I want to express my deep concern for the planned project on the Harford Mall Complex. I am certain that you have received numerous messages about the traffic concerns and the stress that this complex would place on our community, and I add to those concerns. However, I want to express my deepest concern for the destruction of a "Charming Small Town" which we call The Town of Bel Air.

Maryland, as a state, has very few really charming small-town cities that it can claim; and it would be a pity and disservice to the community to destroy that uniqueness. I'm sure I speak for many residents when I say we moved into this town because of the charm. Although you may consider the Mall area as NOT part of the town per se', we as residents do!!! I ask myself WHY as the Planning Committee would you do something so irreversible to degrade the town. Thus, my concern is for maintaining a landmark and for the aesthetics and charm we can claim as residents of Bel Air.

As a practical matter, this complex would add approximately 600 addition vehicles to our roads. Since Rt.24 and Rt.1 are already overburdened with traffic; and since Tollgate Road is such a small road in/out of the area, it is needless to reiterate the toll this adds to our roads (one thing we don't need is more traffic lights). Additionally, the new housing underway on Rt. 22 is also adding to our dilemma. So, I ask: WHEN IS ENOUGH, ENOUGH.....

**PLEASE KEEP THE TOWN CHARMING!!!!**

Elizabeth Collevocchio

820 Turtlecreek Ct

Bel Air, MD 21014

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**Subject:**

FW: Harford Mall Redevelopment Plans Under Consideration

Dear Mr. Mayor and Bel Air Town Commissioners:

My name is John Zader and I live in Tollgate Village. I have been a resident of Bel Air with my wife, Jennifer, and three children for forty-three years. I am writing to express my concerns and strong objection to major redevelopment plans being considered by the Bel Air Town Council from a developer for the Harford Mall area. The development plans have not been well publicized nor even understood by impacted Bel Air residents and will have a significant negative impact, if approved by the Town Council, by not only my neighborhood, but the Bel Air community, in general.

As a resident of Tollgate Village, we are very concerned with anything that impacts Tollgate Road near the Harford Mall. Tollgate Road is a two lane road already handling significant traffic volume for the area and is the sole means of ingress and egress to our homes. The proposed development presents concerns, uncertainties and Comprehensive Plan incongruity which is the basis of my and local residents opposition.

Our concerns include:

Traffic impact on Tollgate Road and roads that intersect with it; and

This proposed development's stark variance from likely development cited in the Town of Bel Air 2022 Comprehensive Plan; and

Unknown ramifications associated with redevelopment of the additional 29 acres at the Mall site.

I request that for a Council decision having such a major impact on our community that the actions you are considering be better publicized providing the public with an understanding of plans being contemplated, to include adverse impacts, and then provide the public with ample opportunity to voice public sentiments.

Most sincerely,

John R. Zader

901 Cider Mill Lane

Bel Air, MD 21014

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**Subject:**

FW: HARFORD MALL REDEVELOPMENT PROPOSAL, ATTN: KEVIN SMALL, PLANNING DIRECTOR

Dear Mr. Small:

This is in regard to the proposed project to construct a 249-unit apartment complex at the intersection of Route 24 and Boulton Street in the area now occupied by parking and part of the Harford Mall, which is totally out of scale and massing with the surrounding areas of Bel Air. On November 2, I attended the public meeting at Town Hall regarding this project. I accompanied my fiancée who is a property owner of her condominium in Overlook at Gateway in Bel Air.

As a professional consulting planner, whose focus is upon public outreach and consensus-building in matters of land use and development, I was shocked and appalled at the scene I witnessed. We had arrived at a reasonable time in advance of the meeting on three proposals, only to find "standing room only" and calls for the other arriving residents to exit to an overflow room. No one greeted citizens at the door with a sign-in sheet or welcome. Knowing as you should of the overwhelming opposition to the project, (there were absolutely NO comments in favor of the proposal) why did you not have the venue changed to a larger auditorium, such as that of Bel Air High School? Furthermore, why not have a hearing just for this very impactful project? Incidentally, the members of the community were required to stand through a much longer Q/A about a Chicken Fast Food restaurant, that endured much longer than the hearing about the Harford Mall, which is a hugely more impactful project upon Bel Air and greater Harford County. Very incongruous.

More importantly, however, is the question about the lack of consultation with the public, especially those members of the Bel Air Community whose lives will be intertwined with and affected by the future redevelopment of the Harford Mall. As a Certified Planner who is devoted to the positive outcomes derived from the crowd-sourcing wisdom gained from engaging citizens in reviewing, commenting, and participating in charettes and the like, I know from many past encounters how the future use of lands such as that of the Harford Mall area and much less impactful areas are all made very much better by engaging the affected public in constructive dialogue to address their concerns and to produce a superior outcome. Will you now consider beginning such sessions?

As impactful as is this current proposal, even more are the questions whirling about what are the other "two phases" of the redevelopment of the Harford Mall? Why did the Commissioners not press the developer to present the comprehensive plan for the redevelopment? All my experiences shout to me that this should be viewed as a Planned Unit Development (PUD), thus in my experience requiring a review of the totality of the proposal. The Town of Bel Air absolutely should not proceed with any decisions or approvals of this proposal until the Town receives the entirety of the redevelopment plan and is able to have it reviewed by all stakeholders of the community with maximum input of its citizenry.

I ask you to consider my comments, as I am a Certified Planner and a prospective citizen of Bel Air, and to record these comments in the official records regarding this proposed project. Please do share my comments with the Planning Commissioners. Please feel free to call me if you wish to discuss this further.

Respectfully submitted,

MARK N. LUNDGREN, AICP  
President, Land Pointer Ltd.  
Hampton Plaza  
302 East Joppa Road #1909  
Towson, MD 21286

P: (610) 529-6275

E: [Mark.Lundgren@LandPointerLtd.com](mailto:Mark.Lundgren@LandPointerLtd.com)