

February 23, 2024

Mr. Kevin Small
Department of Planning and Community Development
705 E. Churchville Rd
Bel Air, Maryland 21014

Dear Mr. Small:

Thank you for the opportunity to review the Preliminary Site Plan for The Standard on Bond located at 128 & 130 N. Bond Street, MD 924 in Bel Air, Harford County. The State Highway Administration (SHA) has completed their review of the plan submittal below and is pleased to respond.

The Standard on Bond
128 & 130 N. Bond Street, MD 924
Case Number: None Provided
Harford County

The SHA has reviewed the Preliminary Site Plan for the proposed Standard on Bond and we offer the following comments:

1. North Bond Street should include "MD 924"
2. The sidewalk across the full frontage of the site on MD 924 must meet current 5' wide sidewalk standards as well as ADA ramps.
3. Due to the increase in traffic enter and exiting at N. Bond Street, the engineer will need to demonstrate that vehicles can enter and exit onto N. Bond St. at the existing entrance without conflicts. Otherwise, the existing entrance will need to be modified to provide safe access.
4. The plan shows what appears to be a proposed ADA ramp and curbing at the intersection of Lester Way and N. Bond Street. That area is within SHA right of way and will require an access permit.
5. All plans should be signed and sealed by an engineer.

The above comments can be addressed on access permit plans for SHA. Therefore, SHA has no object to the Preliminary Site Plan approval. Should you have any questions please contact Ms. Teresa Eller at 410-229-2424 or 1-866-998-0367 (in Maryland only) extension 2424, or by email at (teller@mdot.maryland.gov).

Sincerely,

Teresa Eller, for
Sutapa Samanta, P.E.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

Kathy S. Pearce

From: SNYDER, WILLIAM
Sent: Sunday, February 25, 2024 10:27 AM
To: Kathy S. Pearce
Subject: Re: Site Plan Review: March Planning Comm. Applications
Attachments: Harford County Knox Box Ordering Instructions.docx

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

Bel Air FD comments:

408 Baltimore Pike:

- Building will require a Knox Box be installed (ordering information is an attachment on this e-mail)
- Recommend not using combustible landscaping (such as wooden mulch) directly next to building.
- Maryland American Water needs to place hydrant back in service that was located at Baltimore Pike & Atwood Rd.

201 South Main St:

No comments

128 & 130 North Bond St:

- Both buildings will require Knox Boxes to be installed (ordering information is an attachment on this e-mail).
- Town of Bel Air & Maryland American Water should use this opportunity to upgrade fire hydrant coverage in this area. Hydrants should be added to Lester Way & Wallace St to current fire protection standards. Currently there are no fire hydrants on either of these streets.
- FDC's (Fire Department Connections) for both buildings should be on the Lester Way side of the structures.
- Any EV (Electric Vehicle) charging stations should be outside of the covered garage areas.
- Recommend not using the address of #130 North Bond Street for a building that is not on Bond Street at all. Recommend using Lester Way to address the building - exact addressing should come from Justin Mannion at Harford County Emergency Services.

From: Kathy S. Pearce <kpearce@belairmd.org>
Sent: Friday, February 9, 2024 8:59 AM
To: SNYDER, WILLIAM <

February 28, 2024

Kevin L. Small, RLA, AICP, LEED GA
Director of Planning & Community Development
705 E Churchville Road
Bel Air, Maryland 21014

RE: 128 and 130 N. Bond Street

Dear Mr. Small:

We are in receipt of the Site Plan for an application to construct a mixed-use center including 30 multi-family Units at 128 and 130 N. Bond Street. Harford County Public Schools (HCPS) offers the following comments.

- The public-school attendance areas for the proposed plan are Bel Air Elementary School, Bel Air Middle School, and Bel Air High School.
- HCPS completed an evaluation of the potential impact to school capacity utilizing September 30, 2023, enrollment, and the Harford County 2021 Annual Growth Report Pupil Yields. The results are summarized in the table below.

School	State Rated Capacity	2023 Enrollment	% Capacity	Estimated Student Yield
Bel Air Elementary	486	514	106%	5
Bel Air Middle	1243	1080	87%	2
Bel Air High	1768	1419	80%	2

- HCPS understands that The Town of Bel Air considers the designated and all abutting school attendance areas in the review for elementary, middle, and high school capacity for adequate public facilities. The schools designated for this project fall within the set requirements. However, given current enrollment and capacity concerns within the Bel Air area, it should be noted that the attendance area assigned to this development is subject to change.
- Bel Air Middle School, currently designated to serve this community, has a major capital improvement project planned to begin construction in 2028 and complete occupancy in 2030.

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- HCPS requests that the location of a bus stop for school students be considered in the planning and design of the final development. This includes adequate space for school buses to easily navigate the pickup and drop-off of students and appropriate ADA accommodations for students. Considerations for a "pull off area" would permit the bus to utilize a turn signal instead of the red-light system. Considerations for school bus transportation shall also be included in the review of the traffic pattern and current traffic lights.

Thank you for providing HCPS with the opportunity to review and comment on the site plan. Please feel free to contact us at 410-638-4090 with any questions.

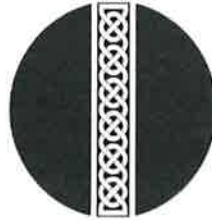
Sincerely,



Missy Valentino
Facility Planner

CC: *Chris Morton*
Cornell Brown
Cathy Bendis
Moe Davenport

Paul D. Edmeades
ARCHITECT / PLANNER
AIA



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

February 23, 2024

RE: Design Review
Standard on Bond Mixed-Use Building
128 North Bond Street
Demolition of Existing Buildings and Construction of a New Mixed-Use Building

Dear Mr.Small:

The following is a response to your request to review the design aspects of the submittal for the proposed new Standard on Bond, a mixed-use building at 128 North Bond Street. I received a site plan, and a packet of renderings of the proposed building. The documents I received are as follows:

1. Preliminary Site Plan for the Standard on Bond: Sheet Number 1 of 1 prepared by Morris & Ritchie Associates, Inc and dated February 5,2014
2. Packet of building renderings prepared by Nestor Zabala of Curry Architects and dated Received by Bel Air on February 5, 2024.

The proposed design involves the demolition of the existing one-story Church of the Reconciliation building and the construction of a five story mixed-use building at 128 North Bond Street. The building will have dining and other retail facilities on the first floor, three floors of residential apartments on floors two through four, and a fifth floor of service uses. The building is a combination of brick and what appears to be Exterior Insulation & Finish System (EIFS) materials. These materials are integrated into façades that are modulated to create a dynamic building on all sides; I believe that this building is consistent with the Bel Air Comprehensive Plan and the Town of Bel Air Development Regulations.

The proposed project is located in a B-3A General Business Gateway District and must comply with the Bel Air Development Regulations as follows:

1. Article III §165-33 B-3A General Business Gateway District: (See item by item analysis below).
2. Article III §165-30D Architectural Standards (See item by item analysis below).
3. Article VII Performance Standards
 - a. §165-53 B General Performance Standards. (See item by item analysis below)
 - b. §165-53 G (1) Residential Use Performance Standards (See Item by item analysis below)
 - c. §165-53 I (1) Service Use Performance Standards. (See Item by item analysis below).
 - d. §165-53 I (2) g. Mixed-use Performance Standards. (See item by item analysis below)
 - e. §165-53 I (2) i. Outdoor Dining or Bar Service Performance Standards. (See item by item analysis below)
 - f. §165-53 I (2) l. Restaurant Performance Standards. (See item by item analysis below).
4. Article XII §165-94 C Special Development Conditions of Approval. (See analysis below)

Article III §165-33 B-3A General Business Gateway District

A. Purpose

- 1 The proposed development is consistent with the stated purpose of the district to infill and develop properties to provide a transition from the highway-oriented development in the B-3 Districts to the pedestrian oriented historic core. The proposed development provides housing, offices, restaurants, and other businesses in a dynamic interrelated whole that will complement the Town of Bel Air and revitalize a section of Bond Street.
2. The development fits the purpose of the district to provide a mixture of uses.
3. I believe that the building with the proposed wall materials fits with the predominant brick material used in Bel Air. The proposed building uses will fulfill the Town's goal to provide mixed uses for this 3-A District.
4. The proposed building will increase the economic vitality of this area of Bond Street with the addition of residential development, specialty shops, restaurants, and service uses as encouraged by the Development Regulations.
5. The proposed building is a mixed-use building which as noted above provides the uses that the Development Regulations encourage for this district,
6. The proposed building will increase the intensity of use of this particular parcel which is another aspect that is encouraged by the Development Regulations. It will be located on underutilized lots.
7. Comments on pedestrian, bicycle and automobile traffic are not a part of this visual review.
8. Comments regarding pedestrian connections are not a part of this visual review
9. Comments on the streetscape are not a part of this visual review.
- 10 The building is designed to invite people into the facility and is designed with components that are human in scale
11. Comments on transitions and buffers are not a part of this visual review.

B. General Regulations

1. Special Regulations. There are no home occupations in the development
2. Comments of street trees are not a part of this visual review.
3. Comments on a sign plan are not a part of this visual review.
4. See comments on Article III §165-30 D below.
5. A mixed-use facility is a permitted use in a B-3A District as a Special Development and must comply with Article XII §165-94. (See below).

C. Site Design Standards

1. Design Goals

- a. The streetscape and building façade facing the street are the primary focus of the development. The other façades are equally engaging.
- b. Comments regarding pedestrian friendly streetscape are not a part of this visual review.
- c. The proposed building has a presence on North Bond Street and Lester Way and has a strong presence on both streets.
- d. Comments on parking are not a part of this visual review.
- e. Comments of special street views are not a part of this visual review.

2. Comments regarding the treatment of the front yard and sidewalks are not a part of this visual review.

3. Building Placement and frontage on street

- a. The street frontage is greater than 100 feet.
- b. The street frontage on North Bond Street is approximately 136 feet. The building is 118 feet which exceeds the percentage in the regulations.
- c. The building has adequate frontage.
- d. Comments on the driveway are not a part of this visual review.
- e. The lot is a corner lot fronting on North Bond Street and Lester Way. The combined frontage on the two streets is approximately 433 feet.
 1. The building has a street frontage on North Bond Street of 118 feet and on Lester Way of 80 feet. On both of these streets the building façades and entrances are oriented to the street frontage.
 2. The minimum building façade frontage should be applied to North Bond Street as discussed above.

4. Building Setbacks and lot width: Comments on setbacks and lot widths are not a part of this visual review. A variance has been approved for a setback reduction of the front yard requirement for the project.

5. Comments on parking and location are not a part of this visual review.

6. Comments on screening for parking are not a part of this visual review.

7. Comments on design of pedestrian areas, walks, and fences are not a part of this visual review.

8. Comments on residential standards do not apply to this project.

D. Comments on density, lot area, width, height, and yard requirements are not a part of this visual review.

E. The requirements listed in this item do not apply to this visual review.

Article III §165-30 D Architectural Standards

D. Architectural Standards

1 Building façade quality and variation

- a. The building is designed to provide visual interest and human scale on all façades. The breaks in the building massing and varying treatments of the ground floor areas with brick and canopies highlighting the entrances enhance the façades.
- b. All façades are treated in a similar way and are consistent in color, material, and massing to the front façade.
- c. The building is on a corner lot and the façades on both North Bond and Lester Way are detailed in a similar way.
- d. The façades are articulated in segments that do not exceed 40 feet in accordance with the regulations.
 1. The façades are articulated with design elements that frame the windows and doors.
 2. Horizontal and vertical articulation is used effectively to break up the façade. Some wall sections are projected out and some are recessed.
 3. The windows in the façades are effectively articulated.
 4. The main entrance on North Bond Street is on a section of the façade that is projected forward to highlight it. It has a large canopy to emphasize the entrance.
 5. For emphasis the main entry is under the canopy on the North Bond Street façade of the building.
- e. The building is greater than 45 feet in height
 1. The building is effectively articulated and provides a visual transition from the ground floor level to the upper levels of the building. There is also an effective transition between the residential floors and the fifth floor service level.
 2. The building has horizontal articulation which emphasizes the ground floor spaces, the three residential floors, and the upper level for service use group uses.
 3. The façades are articulated well and the fenestration is varied according to the use group on that particular level. The design creates a vibrant composition.

2. Entrances and windows

- a. The entrances on all façades are emphasized by setbacks, building overhangs, and canopies.
- b. Comments on pedestrian access are not a part of this visual review
- c. The windows are generally individual with vertical proportions or in groups that are divided into vertical sections.
- d. The applicant shall verify to the Town of Bel Air that the glass is not mirrored. If the glass is tinted the applicant shall obtain approval from the Zoning Administrator for its use
- e. Window area: In my opinion the window area is acceptable.

3. Roof Design: The building is provided with an effective cornice which fits the scale of the building.

4. Compatibility with Neighboring Buildings

a. This building is an infill building. Its scale is larger than the immediately adjacent buildings. However, along Bond Street, there are a number of buildings of similar scale to the proposed Standard on Bond. The Harford Mutual Building, the Mary Risteau District Court Building, the County Court Building, and the Black Box County Office Building illustrate the varied scale along Bond Street. The Standard on Bond will fit into the varied scale of the streetscape of Bond Street and will become a part of this streetscape. In addition to this, the current Development Regulations encourage developments like this proposed mixed-use building. The building is consistent with the stated purposes of the Development Regulations for this District.

b. The building is not located adjacent to a designated historical site.

5. Awnings and Canopies

a. The proposed canopies are compatible with the building composition.

b. The canopies are compatible with the building and windows in scale and proportion.

c. All canopies must have a clearance of 8 feet above ground.

6. Materials and Colors

a. Brick and three-story high projected EIFS blocks cantilevered over the base footprint provide a varied building composition which emphasizes each element of the building and is complementary to other buildings in the area.

b. The building is designed with a limited color palette. The brick contrasts with the light colored EIFS. The dark window and door frames and canopies complete the simple color scheme. There is a simplicity of design and color palette used on all the façades.

c. Contrasting colors are used to highlight design features. The light colored cornice effectively caps the composition.

7. This is not a trademark building

8. The mechanical equipment is not shown. If it is located on the roof it will need to be screened.

9. There is no structured parking proposed.

10. Fire protection: Since the building is higher than 45 feet high it will need ladder access on two sides of the building. It appears that ladder access is available on three sides of the building. Also the building will have to be fully sprinklered.

E. Site Elements: Comments on site elements are not a part of this visual review

Article VII §165-53 Performance Standards

B. General Performance Standards

(1) Performance Standards for all Districts

(a) Pedestrian sidewalks are not a part of this visual review

(b) Applicant confirmation of code conformance is not a part of the visual review

(c) The size of the site is not a part of this visual review

(d) Protection of pedestrian areas is not a part of this visual review

(e) The walkway system is not a part of this visual review

- (f) Demonstration that the proposed uses will be safe and not create a nuisance is not a part of this visual review
- (g) Identification of noise generating uses is not a part of this visual review
- (h) Vehicular access to the site is not a part of this visual review
- (i) The proposed project does not adjoin a historic structure.
- (j) The building is architecturally compatible in quality, texture, finish, size, style, roof line, and materials. All sides of the building have the same architectural features. The scale of the building is larger than adjacent structures but fits with the scale variation of buildings along Bond Street. It adheres to all of the Town of Bel Air Development Regulations and, In my opinion, it will be a positive addition to Bond Street and the Town of Bel Air.
- (k) Any roof top mechanical equipment will have to be screened from public view.
- (l) Fences and retaining walls are not a part of this visual review
- (m) Noise compliance with the regulations is not a part of this visual review
- (n) Comments on landscaping are not a part of this visual review.
- (o) Comments on setbacks and separations are not a part of this visual review

(2) Guidelines

- (a) The applicant will submit to the Town the green building standards that the applicant will address during construction.
- (b) As designed, the building will complement and contribute to the neighborhood. It will raise the design standards for the entire area in terms of shape, style, color, and materials.

Article VII §165-53

G. Performance Standards for Residential Uses

(1) Performance Standards

- (a) The graphic description of the project is provided.
- (b) Other uses permitted in the mixed-use project are identified in other sections of this report
- (c) The proposed dwelling units comply with the requirements in the regulations
- (d) The project is not a townhouse development

(2) Specific Residential Uses

(h) Multifamily and Townhouse Dwellings.

(1) Performance Standards.

- (a) Comment of setbacks is not a part of this visual review.
- (b) Comment on refuse and recycling enclosures is not a part of this visual review.
- (c) Access and building conditions shall be reviewed by a fire official.
- (d) Comment on active recreation areas is not a part of this visual review.

Article VII §165-53

I. Performance Standards for Service Uses

(1) Performance Standards

- (a) Comments regarding buffers to residential zones are not a part of this visual review .
- (b) Comments on accessory uses are not a part of this visual review.
- (c) Comments on screening unsightly elements from public view are not a part of this visual review

(2) Specific Requirements

(g) Mixed Use Center.

(1) Performance Standards.

- (a) Comment on whether the applicant has provided a unified arrangement of building service areas, parking, signage, and landscaping is not a part of this visual review.
- (b) The architecture and site design incorporate a consistent design theme. The material, massing, and façade design produce a harmonious whole.
- (c) Comment on internal site circulation is not a part of this visual review.
- (d) Comment on safe pedestrian movement is not a part of this visual review.
- (e) Comment on vehicular service access is not a part of this visual review.
- (f) Comment on signs is not a part of this visual review.
- (g) Comment on directional and informational signs is not a part of this visual review
- (h) Comment on the security system is not a part of this visual review.
- (i) Inclusion or comment on a traffic or parking study is not a part of this visual review.
- (j) Comment on development agreements is not a part of this visual review

(i) Outdoor Dining or Bar Service.

(1) Performance Standards.

- (a) Comment on outdoor speakers or amplified music is not a part of this visual review.
- (b) Comment on live entertainment is not a part of this visual review.
- (c) Comments on the outdoor dining / bar operations are not a part of this visual review.
- (d) The exterior area is limited to 75% of the indoor capacity of the principal use. This is not a part of this visual review.
- (e) Comments on dining areas in shopping centers do not apply to this project.

Guidelines: Comments on the bar service and the Board of Appeals are not a part of this visual review

(I) Restaurants.

(1) Performance Standards.

- (a) Comment on hours of operation is not a part of this visual review.
- (B) Comment on removal of trash and debris are not a part of this visual review.
- (c) There is no drive through restaurant in this development.

Article XII §165-94

Special Development


- A. General: The proposed mixed-use center is a permitted use in the B-3A District subject to Special Development Regulations
- B. Specific Regulations: These regulations deal with the application and approval process. Comments regarding the special regulations are the purview of the Planning Commission.
- C. Conditions of Approval: In my opinion the Applicant has met the conditions for approval with respect to the visual aspects of the design. All comments regarding the Special Development Conditions of Approval are the purview of the Planning Commission.
- D. Through J: All issues regarding these items are subject to Planning Commission approval.

Based on my analysis, I feel that the proposed mixed use development of the Standard on Bond complies with the Town of Bel Air Development Regulations. I feel that the construction of this project will be an asset to Bel Air and especially along North Bond Street.

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,



Paul D. Edmeades, RA, AIA, NCARB