



TOWN OF BEL AIR

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MEMORANDUM

TO: Bel Air Planning Commission
FROM: Kevin L. Small, Director, Planning & Community Development
SUBJECT: Streetscape Review of Residences at Harford Mall
DATE: April 18, 2024
RE: 11P-23-03-SP/SD/SB
600 Belair Road

Condition number four under the Site Plan approval letter dated January 4, 2024 (attached) requires revision to the streetscape design as provided on the submitted plan sheets OSP, SP and LP01 all dated October 5, 2023. A revision note dated November 16, 2023 is listed on the LP01 sheet referencing streetscape and tree species. As of the date of this review, no final plan sheets have been submitted to the Town. This revision to the streetscape, if approved, will need to be reflected on the final plans associated with the referenced site and landscape plan.

Comments in the original staff report dated October 25, 2023 and the supplemental staff report dated November 28, 2023 request additional attention be paid to the streetscape on the south side of the proposed development. These comments focus on the need for more pedestrian friendly design and additional amenities typically associated with an

urban environment. Based on the revised master plan dated November 15, 2023 (attached), this edge of the development will face directly on a public gathering area and it is anticipated that a significant number of pedestrian traffic will utilize this space which is at the confluence of the remaining buildings. It is assumed there will be a corresponding level of community activity that will demand more need for amenities such as pedestrian scale lighting, benches, landscape, special paving and other items typically associated with urban streets.

The applicant's consultant has prepared and submitted a detailed enlargement of the desired area and a Landscape Plan for Planning Commission review. The Department of Planning & Community Development has reviewed these plans and offers the following comments:

- The plans should be updated to show handicapped accessible ramps at appropriate locations (crosswalks, intersections, etc.)
- The landscape proposed is appropriate, however, the details for SWM plantings should be provided to the Planning Department during the final review of SWM.
- The nine (9) spaces of parallel parking along the east end of the drive should be adjusted to allow for a space for the existing crosswalk at mid-block. There appears to be room to do so without sacrificing spaces.
- It is recommended that lighting along this edge will be ornamental. These locations should be shown and a detail of the fixture type provided to the Town.
- Bike storage is not shown but it was described that bike racks would be located interior to the proposed building.
- The Harford County Public School system requested a bus stop location. This is not directly related to the streetscape request. The HCPS comment came late in the review process and the Town reminds the applicant that the approved location will need to be shown on the final plans.
- There are trees shown on the west side of the proposed building which appear to be away from the road and several feet below in elevation. In addition, no trees are shown on the east side of the building. The applicant is requested to provide additional explanation at the hearing.

- Sidewalks (east and west sides) are shown on the streetscape plan but not the Landscape Plan.
- Pressed concrete paving is shown along the streetscape. However, it shows different colors for edging and accent. This is atypical for pressed concrete unless they are separate pours or shaken on color hardener. Town review recommends unit pavers be utilized for all or some of the pavement.

A majority of these comments are minor and can easily be addressed on the final Landscape and Site Plans when submitted. The applicant should incorporate changes to the streetscape plan and provide revisions to the Town for its records. In addition, the Landscape Plan titled ST01 should be added to the Final Plan submission with the same revisions.

At a minimum, approval of the Streetscape Plans is conditioned on addressing comments in the memorandum dated April 18, 2024 and incorporating these changes into the Final Site and Landscape Plans for the project.



Kevin L. Small, AICP, RLA, Director

Department of Planning & Community Development

cc Edward Hopkins, Town Administrator
Elizabeth Thompson, Town Attorney
Bel Air Board of Town Commissioners
Tom Minor, FWA
Kyle James, Castle Development
Jon Meshel, CBL