



**PLANNING COMMISSION
STAFF REPORT**

Prepared by: Kevin Small, AICP, RLA
Date: May 28, 2025
Meeting Date: June 5, 2025

General Information

Applicant: Bel Air Marketplace, LLC

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

Status of Applicant: Equitable Interest in Property Ownership

Location: 600 to 696 Belair Road – Baltimore Pike/US Route 1- Business
and Maryland Route 24 (Harford Mall)

<i>Lot/Building Size:</i>	Parcel 1946	Lot A1	29.38 acres	436,473 square feet
	Parcel 1946	Lot A2	04.43 acres	59,864 square feet
	Total Commercial		33.81 acres	496,337 square feet
	Parcel 1946	Lot A1	249 multi-family dwelling units	

Requested Action: The Applicant requests:

1. A Site Plan and Landscape Plan approval for the development of four buildings totaling 82,924 square feet
2. Modification of the existing Special Development approval for the Mixed-Use Center

Zoning: B-3, General Business

Existing Land Use: Mixed-Use Center

**Surrounding Land
Use & Zoning:**

The development site is part of the Harford Mall Redevelopment project. The adjoining Town properties are zoned B-3 (General Business) to the north, east, west and south of the site. The adjoining Harford County properties to the west, across N. Tollgate Road, are zoned B-3 (General Business) in Harford County.

The properties to the north across Boulton Street are commercially developed and commonly referred to as the Harford Mall Annex. The properties to the east and across MD Route 24 are developed as a shopping center (Bel Air Town Center) and a small townhome residential community. The properties to the south across Baltimore Pike are developed as a shopping center (Tollgate Marketplace). The properties to the west are a mix of retail and service uses.

Comprehensive Plan:

The 2022 Bel Air Land Use Plan shows the development site and the surrounding land designated as *Commercial*. The land in Harford County to the west is designated as *Medium Intensity* in the current Harford County Land Use Plan.

Zoning History:

A Mixed-Use Center is permitted as a Special Development in the B-3 General Business district. The Harford Mall has been modified several times since its initial construction in 1972.

- Phase I – 2022, Shops at Harford Mall (removal of Sears bldg.)
- Phase II – 2024, Residences at Harford Mall (conversion of the shopping center use to a mixed-use center)

Applicable Regulations:

Applicable sections of Chapter 165 Development Regulations:

- Article III (Sect. 165-32. B-3 District);

- Article VII (Sect. 165-51. Parking and Loading & Sect. 165-53 Performance Standards and Development Guidelines);
- Article VIII Landscaping Standards (Sect. 165-54 through Section 165-61);
- Article XI Permits and Procedures (Sect. 165-82 Building Permit);
- Article XII Appeals; Variances; Special Exceptions; Special Developments (Sect. 165-94 Special Developments);
- Article XVI Subdivision and Site Development (Sect. 165-117 through 165-118);
- Permitted Use Tables, Table 3-6 & 3-7, Commercial Uses; and,
- Lot Requirement Tables, Table 165-32, B-3 General Business

Public Utilities & Services: Public utilities are currently provided to site. Bel Air Volunteer Fire Company and Bel Air Police Department provide fire, EMS and police protection.

Transportation:

The Harford County Transit Link runs the Bel Air Circulator (Orange Line), which has a stop at the Harford Mall near the northeast corner of the existing mall. This stop is also a transfer stop for the Blue Line and Green Line.

Tollgate Road is classified as a Major Collector on the Harford County Road Classification Map. Boulton Street is a Town street and an Urban Collector. MD Route 24 is an Expressway. Belair Road (U.S. Rte. 1 Business or Baltimore Pike) is a Principal Urban Arterial. There are two existing signalized entrances to the site along Boulton Street. One opposite the Mall Annex and one opposite the intersection with Gateway Drive. The previous approval for Phase II proposes to eliminate the eastern most entrance and relocate an unsignalized access closer to MD Route 24 providing right-in/right-out/left-in access. The development site also has right-in/right-out access from Baltimore Pike.

The applicant submitted a Traffic Impact Analysis (TIA) and comments from the Town will be issued once revisions are

provided based on the Town traffic consultant remarks. Harford County and the State have not yet provided comments.

***Environmental
Assessment/Physical
Characteristics:***

There are no mapped environmentally sensitive areas in proximity to the proposed development. The site has been developed for many years. The site is gently sloping down from the center of the Harford Mall toward each outer boundary line. There is no forest on the site. The perimeter of the site has some street trees, and some of the access aisles have trees and shrubs. There are few, if any, landscape islands within the parking area. The site was developed in the 1970's, prior to enactment of the first Bel Air Storm Water Management guidelines in 1984. SWM "redevelopment" requirements apply. A Concept SWM plan was submitted and received approval with comments.

***Landscaping, Lighting
& Amenities:***

The plan has proposed replacement site lighting. Landscaping is required in accordance with Article VIII and the applicant has submitted a landscape plan for the proposed development. Open Space for the project is satisfied through a payment for a fee-in-lieu of \$176,500 as required by the previous development approval. Public Amenity is required for each building (3) over 10,000 square feet as required in Section 165-118.E.

Performance Standards:

The general performance standards in Section 165-53.B apply. Other specific performance standards also apply:
Mixed-Use Center – Section 165-53.I(2)(g)
Service Use – Section 165-53.I(1)
Retail Use – Section 165-53.H(1)
Restaurant – Section 165-53.I(2)(1)
Shoppers Merchandise (supermarket) – Section 165-53.H(2)(c)

Architectural Review:

Architectural elevations and renderings in color of all sides of the proposed buildings have been submitted for review. A copy of the Town architectural consultant comments is attached.

Analysis:

The Applicant is requesting Site Plan and Landscape Plan approval to construct four (4) buildings totaling 82,924 square feet of commercial uses within the project area of the Harford Mall. This will be the third Phase of re-development for the mall which is a alteration to the existing Mixed-Use Center and requires modification of the existing Special Development approval.

The proposed project is reviewed in aggregate so all parcels and buildings within the Harford Mall project area and must meet the criteria for a Mixed-Use Center. The performance standards for Mixed-Use Centers are attached to the application along with criteria for applicable new uses. The first two Phases (Shops at Harford Mall & Residences at Harford Mall) are approved and are not subject to any amendment or revision by the Planning Commission.

SITE

The existing Harford Mall project area as described above encompasses several buildings including the Shops at Harford Mall near Tollgate Road, the former Macy’s furniture store and the Mall itself. The current building area of the Harford Mall is 496,337 square feet of commercial space and 249 multi-family dwelling units. The proposed demolition of the Macy’s building and a part of the mall amounts to 172,228 square feet projected for removal. The application proposes to add 82,924 square feet of new development. Calculation of adjusted space is outlined below:

- Existing commercial space 496,337 square feet
- Building area to be demolished (-172,228 square feet) 324,109 square feet
- Proposed new building area (+82,924 square feet) **407,033 square feet**

The proposed new development is divided into four (4) separate buildings identified on the Site Plan as five (5) proposed uses:

- Building 100 (supermarket) 35,684 square feet
- Building 200 (restaurant/retail) 14,015 square feet
- Building 300 (restaurant/retail) 16,444 square feet
- Building 600 (restaurant/retail) 11,175 square feet
- Building 700 (restaurant/retail) 5,606 square feet
- Total **82,924 square feet**

A condition of the approval for the Residences at Harford Mall (Phase II) requires that a minimum of fifty (50) percent of the total development must be commercial space. A similar requirement has also been memorialized in Town code to maintain consistency with the Comprehensive Plan (see Ordinance No. 839-25, effective April 17, 2025). The space utilized by the previously approved multi-family use is 264,120 square feet. The proposed development will result in 367,548 square feet of commercial space which provides for a minimum of 58.2 percent commercial space and satisfies the Phase II condition of approval.

When the interior corridor space (48,888 sf) is removed from the total mall space (496,337 sf), this area is reduced to 447,449 square feet. A portion of this corridor space will be demolished (9,403 sf) when the Macy's structure is razed.

- Commercial space proposed with demolition incorporated 407,033 square feet
- Corridor space remaining in mall (not required for parking) 39,485 square feet
- Space applied to parking calculation @ 3.5sp/1000sf **367,548 square feet**

Parking is located throughout the site which must total 3.5 parking spaces per 1000 square feet for the commercial area. 1,475 parking spaces are provided for commercial use equaling approximately 4 spaces per 1000 square feet thus exceeding the code requirement of 1286 spaces by 189 spaces. The Phase II (residential) approval required the abandonment of 34,307 square feet of commercial space within the mall to meet the minimum parking requirement at the time of its approval. Development of the third Phase will render this condition moot since more than that amount of commercial space is proposed for removal. However, this condition must remain in effect until the demolition of Macy's occurs as part of Phase III.

Handicapped spaces meet ADA requirements, however, the spaces along the south side of Building 100 were proffered as oriented to product delivery/pick-up so the handicapped symbol shown on the Site Plan is confusing. The applicant is encouraged to address this at the hearing.

The applicant proffered open space as part of the previous residential Phase of development. Section 165-52 requires fifteen percent of the total parcel to be open space resulting in 5.07 acres required. 1.54 acres of on-site open space was approved along with a \$176,500 payment of a fee-in-lieu for the remaining acreage. The applicant has exceeded the on-site open space with the proposed modification. Fee-in-lieu will be required prior to Building Permit of Phase II.

While the applicant has provided a pedestrian connection exhibit, there are several locations which appear wedged into the parking area or have no walk shown. Pedestrian connectivity was a major concern at the Concept Review Committee meeting (minutes attached). Some additional pedestrian connections and areas are shown on a redline of the Site Plan (Exhibit A) along the

east/west pedestrian corridors will assist with creating a comfort level for patrons that will benefit the overall development and allow for safer connections between buildings. In addition, some crosswalks shown appear to lead to landscape islands without the provision of a receiving walk. These may be removed if no future connection is anticipated. Some refuse/recycling enclosures are in the middle of the parking lot and not buffered as per Section 165-59.A(6) so suggested adjustments are shown on Exhibits A & B. Also noted is a concern regarding the 30' width of the main north/south vehicular connection which may encourage speeding.

The submitted Site Plan shows exterior patios adjacent to each proposed commercial building. However, more detail is needed if the applicant intends to acquire special development approvals for outdoor dining. No Outdoor Dining & Bar service uses are considered part of the current request. In addition, the applicant may have future designs for anticipated pedestrian linkages that are not shown on the submitted Site Plan. Staff recommends the adjustments be included in this submission and revised as part of later submissions if future development requires changes.

PREVIOUS APPROVALS

Shops at Harford Mall – 05P-21-01-SP/SD/SB (Phase I)

- Architectural Performance Agreement (September 5, 2023) – Bond for possible architectural improvements to the southwest façade of the Harford Mall. This document is due to expire and must be renewed on or before September 5, 2025.
- Public Works and Developer Agreement (September 12, 2023 & amended October 10, 2024) – Off-site intersection improvements at Gateway & Boulton and at North Tollgate & Baltimore Pike. Work has begun on the intersections referenced and a schedule is attached to the application provided as Exhibit 8.

Residences at Harford Mall – 11P-23-03-SP/SD/SB (Phase II)

- Recordation of a Subdivision Plat for proposed Lot A3 prior to submission for building permit.
- Final Site Plan and Final Landscape Plan including revised architectural exhibits prior to submission for building permit.
- Payment of Open Space Fee-in-Lieu prior to issuance of building permit.
- Off-site road improvements along Boulton Street between Tollgate & MD Route 24 and intersection upgrades at Tollgate/Baltimore Pike prior to Final Use & Occupancy permit.

LANDSCAPE

The applicant has submitted a Landscape Plan for review and a redline (Exhibit B) is attached to this report recommending minor changes. Calculations per Article VIII can be found on the plan

and include street trees required along MD Route 24 and a portion of Baltimore Pike. It appears there are existing trees located along the right-of-way of MD Route 24 that will create limitations to required street tree planting. It is recommended that major deciduous trees be planted between the existing trees to maintain a consistent edge. In addition to street trees, some revisions and additions to interior parking lot planting are recommended based on adjustments to the Site Plan noted in Exhibit A. Two locations are noted on the redline along the rear façade of Building 200 and Building 600 which have plantings shown on the architectural elevations, but nothing is shown on the Landscape Plan. The applicant is encouraged to elaborate on these areas at the hearing.

Parking is well landscaped, however, slight adjustment to the location of proposed utilities would allow for additional interior trees as noted on Exhibit B. Plantings around the proposed refuse/recycling enclosures are also required based on Section 165-59.A(6). In addition, the screen walls around the service areas and refuse/recycling enclosures should have notes regarding height, color and material that match the architecture. A detail for the typical refuse/recycling enclosure should be added to the plan submission. Minor substitutions are recommended to the plant list to address concerns of durability and hardiness in an urban setting.

FOREST CONSERVATION

A Declaration of Intent regarding existing forest and potential clearing for the entire development was previously provided to the Town and approved.

ARCHITECTURE

The applicant has provided color elevations and renderings of the proposed architecture for the proposed buildings. 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 (MD Route 24 & Baltimore Pike) should be addressed by the applicant at the hearing. The proposed buildings appear to be consistent with the existing Shops at Harford Mall both in material and color. It should be noted that as users are identified for each building, any desired change in site or architecture will require a new review by the Planning Commission.

A comprehensive signage plan is reflected in a chart and map attached to the application. This proposal is in harmony with the architecture and stays within the limits of the code. Four freestanding directory signs are proposed (five are permitted). Directional signs within the interior of the development do not count against the freestanding sign limit since they are for wayfinding purposes.

TRAFFIC

The review of anticipated traffic impact from this development is ongoing in coordination with the County and the State. The required study was submitted and comments from the Town traffic consultant were provided to the applicant for review. A summary outlining major previous improvements include:

- Phase I - Add left turn to southbound North Tollgate Road with approval from Harford County and add pedestrian crossing improvements to intersection of Gateway Drive & Boulton Street.
- Phase II – Add landscaped medians and restripe Boulton Street, revise the signal at Harford Mall annex to flashing red and yellow lights, and modify northbound South Tollgate Road thru/right-turn lanes with approval from Harford County.

Pedestrian improvements to the intersection of Tollgate Road and Baltimore Pike will be required as outlined in previous comments for Phase II. The Business US 1 & MD 22 Multi-Modal Corridor Study commissioned by the Town and County will also be consulted as part of this review.

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 this is accomplished at the hearing. Internal vehicular and pedestrian traffic must be designed to minimize conflicts and to mitigate potential impact to patrons or residents (see Exhibit A). An exhibit has been provided related to signs. This information will be reviewed for the overall center although it appears the project is well below the sign area limitations. Signage is limited to 2.5 square feet per linear foot of primary street frontage. A traffic study was submitted, reviewed and comments provided to the applicant. Security, loading, unloading, and recycling/refuse must be organized between owners and coordinated with the Town. A Development Agreement was executed between the property owners as part of the Phase II (residential) approval. All previous conditions of approval for Phase I and II still apply.

MASTER PLAN

The Town code does not require a master plan be submitted showing anticipated future development. However, the applicant has taken comments from the Planning Commission and provided a sketch showing anticipated development replacing the mall structure and

development at Boulton & MD Route 24 and Tollgate & Baltimore Pike. This concept is illustrative in nature and does not obligate the applicant to any future design. A pedestrian connection concept and phasing plan are also provided for review.

Recommendations:

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 May 12, 2025
 - b. Harford County Health Department dated May 23, 2025
 - c. Harford County Soil Conservation District dated May 21, 2025
 - d. Pending conditional TIA approval letter and comments from Harford County and MD-SHA on any intersection or road improvements.
 - e. Bel Air Public Works comments dated May 21, 2025
 - f. Town Architectural consultant comments May 26, 2025
2. Prior to approval of utility construction drawings, applicant must address comments from Maryland American Water Company.
3. Prior to signature of Final Site Plan, revision of the Site Plan based on Exhibit A dated May 28, 2025.
4. Complete all site work on the Final Site Plan prior to issuance of the final Use and Occupancy permit:
 - a. Construction of required improvements outlined in the Town Traffic Impact Analysis conditional approval letter pending.
 - b. Landscape installation.
5. Coordination of utility placement, easements and rights-of-way with the Department of Public Works prior to building permit issuance.

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 and the following:

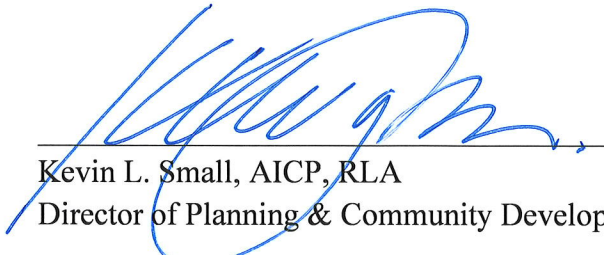
- a. Adjustment of street trees, changes to the interior parking lot planting and revision to selected species based on Exhibit B dated May 28, 2025, prior to submission of Building Permit.
- b. Addition of landscape plantings to the rear of Buildings 200 and 600.
- c. Addition of refuse/recycling enclosure detail indicating material, height, and color.

Special Development for the Mixed-Use Center

The Special Development for 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 to 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 is under review.
- [j] The owners of all lots have executed and recorded a 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.



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

Attachments: Application with description, annotated performance standards and list of equitable owners
Agency Comments
Minutes from Concept Review Committee
Site Plan (exhibit 1)
Overall Site Plan – Mixed-Use Center (exhibit 2)
Landscape Plan (exhibit 3)
Architectural Elevations & Renderings (exhibit 4)
Master Plan (exhibit 5)
Pedestrian Plan (exhibit 6)
Signage Plan and chart (exhibit 7)
Offsite improvements construction schedule (exhibit 8)
Phasing Plan (Exhibit 9)
Exhibit A – recommended changes to Site Plan
Exhibit B – recommended changes to Landscape Plan

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Legend



800 ft

Harford Mall

Write a description for your map.



Google Earth

Image © 2025 Airbus



TOWN OF BEL AIR

DEPARTMENTS OF PLANNING AND PUBLIC WORKS

705 E. CHURCHVILLE ROAD
BEL AIR, MARYLAND 21014
www.belairmd.org

PLANNING [410] 879-9500
PUBLIC WORKS [410] 879-9507
FAX: [410] 838-0775

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MEMORANDUM

To: Kevin Small, Director of Planning

From: Buddy Haight, Associate Engineer

Date: May 21, 2025

Subject: Site Plan Review – Harford Mall Redevelopment phase 3

A review has been made of the Plan SP provided by Fredrick Ward Associates, dated 5/08/2025 for the above referenced project. The following comments are provided as a guide for revisions:

1. Show horizontal radii.
2. Show proposed grades.
3. Delineate which sewer is to be installed during phase 2 and 3.
4. Sewer alignment has too many conflicts (light poles, plaza, swm etc.)
5. Existing sewer to remain along Md Route 24 has no access for maintenance.
Consider moving the sewer to the front of the proposed buildings in the drive isle.

Should you have any questions regarding these comments, please feel free to contact me.

Cc: DPW file

Paul D. Edmeades
ARCHITECT / PLANNER
AIA



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

May 26, 2025

RE: Design Review
Harford Mall – Mixed Use Lifestyle Center
600 Belair Road / Baltimore Pike

Dear Mr. Small:

The following is a response to your request to review the design aspects of the submittal for the proposed development of a mixed use lifestyle center at the existing Harford Mall site. The proposal is to build a new missed use center at the east side of the current mall site which is currently occupied by the former Macy's Department Store. I received a site plan and design drawings for the proposed design. The documents I received are as follows:

1. Overall Site Plan OSP Sheet 1 of 1 prepared by Frederick Ward Associates and dated May 8, 2025
2. Site Plan SP Sheet 1 of 1 prepared by Frederick Ward Associates and dated May 8, 2025.
3. Drawing SP Phase III and IV-Service Area dated April 3, 2025 and prepared by Dennis Hargis who is a Maryland Registered Architect who works for SJC Ventures
4. Drawing A4-1.1 Conceptual Elevations Building 100 dated April 17, 2025 and prepared by Dennis Hargis who is a Maryland Registered Architect who works for SJC Ventures
5. Drawing A4-2.1 Conceptual Elevations Building 200 dated April 17, 2025 and prepared by Dennis Hargis who is a Maryland Registered Architect who works for SJC Ventures
6. Drawing A4-3.1 Conceptual Elevations Building 300 dated April 17, 2025 and prepared by Dennis Hargis who is a Maryland Registered Architect who works for SJC Ventures
7. Drawing A4-6.1 Conceptual Elevations Building 600 dated April 17, 2025 and prepared by Dennis Hargis who is a Maryland Registered Architect who works for SJC Ventures
8. Drawing A4-7.1 Conceptual Elevations Building 700 dated April 17, 2025 and prepared by Dennis Hargis who is a Maryland Registered Architect who works for SJC Ventures
9. Five (5) Perspectives of the proposed facility undated
10. View 01 New Road Corner Harford Mall Residential Development prepared by Hord Coplan Macht and dated November 26, 2023

The proposed design involves the construction a five (5) building one-story mixed use lifestyle center totaling about 83,000 SF. The project will aid in the redevelopment of the existing shopping center into a mixed use center. With the addition of some brick, the new buildings are effectively articulated with complementary materials. The varying mass articulation highlights areas of the building to create a harmonious composition. The new building will create a lively multipurpose center development that will complement the existing facility.

The proposed project is located in a B3 General Business District and must comply with the Bel Air Development Regulations as follows:

1. Article III §165-32 B-3 General Business District: See item by item analysis below.
2. Article VII Performance Standards
 - a. §165-53 A & B General Performance Standards. See item by item analysis below
 - b. §165-53 H (1) Retail Use Performance Standards. See Item by item analysis below.
 - c. §165-53 H (2) (d) Shopping Center Performance Standards. See item by item analysis below
3. Article XVI §165-118E Landscape and Amenity Design. Comments on this article are not a part of this visual architectural analysis.
4. Article VIII Landscaping. Comments on this article are not a part of this visual architectural analysis.
5. Article XI Permits. Comments on this article are not a part of this visual architectural analysis.
6. Article XV Signs. Comments on this article are not a part of this visual architectural analysis.
7. Article XVI Subdivision and Site Development. Comments on this article are not a part of this visual architectural analysis.

Article III §165-32 B3 General Business District.

A. Purpose

1 The proposed development is a mixed use development which will complement the existing commercial uses and will further improve the mixed use development at Harford Mall in accordance with the Town of Bel Air Comprehensive Plan.

2. The development is located on Route 24 between Boulton Street and Route 1. which is a part of the Harford Mall development which is located on major transportation corridors to downtown Bel Air. The new development is designed to further transform the Harford Mall Complex into a Mixed Use Development

B. General Regulations

1. Special Regulations There are no home occupations in the development
2. With the incorporation of brick elements, the development with its fine grained massing and curb appeal will enhance the visual approach to the Town
3. Comments on street trees is not a part of this visual architectural analysis
4. Comments on any sign plan are not a part of this visual review.

C. Site Design Standards

(1) Comments on the access permit are not a part of this visual Review.

(2) The proposed architecture will complement and improve the existing environment which is a vacant store. It will establish a new attractive development along Route 24. The building appears to ensure visual privacy and sunlight for adjacent structures.

(3) There are no special street views in this complex. The proposed complex will employ numerous massing and façade variations which are appropriate. I encourage the developer to incorporate brick in the building façades similar to the way brick is incorporated into the residential facility in Phase 2 of this project. In fact, the image of the residential facility is included in the package presented to the Town for this Phase 3 project.

(4) Building Design, Height, and Massing

(a) The building will establish an aesthetic that will complement the existing architecture in the area. Architecturally harmonious materials, texture, and treatment is used for all exterior walls.

(b) The rear façade and all façades are of finished quality and are consistent with the rest of the building.

(c) The style of the building is appropriate for the site. It will improve the aesthetic design of the area which has been dominated by the existing mall buildings for many years. It creates a refined design and with the addition of some brick in the façades, will take its place in the design vocabulary of the area with its scale and detailing.

(d) The building is effectively articulated with many building offsets and recessed areas. The building façades are modulated and meet the 40 foot requirement.

(e) The flat roof forms are compatible with the predominant flat roofs of the adjacent structures.

(f) The nature of the glass is not indicated on the submission. The architect should verify that the glass is not reflecting or mirrored. If the glass is tinted, the Zoning Administrator will need to review the glazing.

(g) The building is effectively articulated. The building is designed to provide contrasting colors to highlight the various elements of the architectural composition. The articulation is both horizontal and vertical to effectively highlight the various aspects of the building. The addition of brick would enhance the articulation

(h) The adjacent residential zoned district is across Route 24 from the development and therefore, stepdown requirements for the building are not necessary.

(5) Fencing and Screening

(a) A decorative fence and screen wall are indicated along Route 24 to screen the project. From the documents included, the design of the screen wall and decorative fence are not adequately indicated. Since the wall of Building 100 is so close to Route 24, special attention should be given to it. The elevation indicates that this wall is not adequately articulated.

(b) In reference to the service areas, it appears that a number of dumpster areas are not located in side or rear yards as stated in the regulations. Attention needs to be given to the servicing of all the buildings and the location of service areas and dumpster locations.

(c) Rooftop mechanical equipment is not indicated on the drawings so I cannot comment on any screening.

(6) Lighting and Security

(a) Decorative lighting: Decorative lighting is not a part of this visual review.

(b) Parking Lot Lighting: Parking lot lighting is not a part of this visual review.

(c) Security Alarms: Security alarms are not a part of this visual review.

(7) Vehicular and Pedestrian Access: Vehicular and pedestrian access are not a part of this visual review

D. Special Regulations: Refer to Article VII § 165-53 Performance Standards (See item by item analysis below)

E. Analysis of density, lot area, width, height, and yard requirements are not a part of this visual review.

Article VII §165-53. Performance Standards

A.Purpose: The proposed development will comply with the requirements regarding the purpose of the Performance Standards

B. General Performance Standards

(1) Performance Standards for all Districts

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

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

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

(f) Demonstration that the proposed use 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) With the addition of brick elements as stated above, the buildings are architecturally compatible and complement the existing development. It creates a unified whole as a foreground to the mall behind and creates a true mixed use development. It recognizes the different use areas of the complex and treats them in appropriate ways. With the addition of brick elements, the complex is acceptable in quality, texture, finish, size, shape, style, rooflines, and materials
- (k) Rooftop mechanical equipment is not indicated.
- (l) With reference to fences and screen walls refer to the comments above.
- (m) Noise compliance with the regulations is not a part of this visual review
- (n) Comments on landscaped areas are not a part of this visual review.
- (o) Comments on use setbacks and separations are not a part of this visual review.

(2) Guidelines

- (a) Green building elements are not a part of this visual review
- (b) The proposed complex will complement the entire development of the Harford Mall area. It furthers an aesthetic which will bring new life to the existing site. With the addition of brick elements, the shape, style, color, and materials are appropriate for the proposed new components of the overall development.

Article VII §165-53

H. Performance Standards for Retail Uses

(1) Performance Standards

- (a) The location of the property is suitable for the type and scope of development proposed. It is a redevelopment of an existing retail structure and reduces the area of the development.
- (b) The proposed development is across Route 24 from a residential zone. The area along route 24 requires a 22 foot setback which complies with the required buffer of 10 feet.
- (c) Comments on amenities are not a part of this visual architectural review.
- (d) Identification of accessory uses is not a part of this architectural review.
- (e) The service areas in the complex should be redesigned to effectively screen them from public view
- (f) The development is within 500 feet of a residential district, but that district is across Route 24 from the project. Route 24 should provide adequate isolation from refrigerator trucks.

Article VII §165-53

H. Performance Standards for Retail Uses

(2.d) Shopping Center Performance Standards

- (a) The project provides a unified arrangement of buildings, parking, and landscaped areas. The service area need attention to address the issues raised above.

- (b) With the addition of brick elements, the architecture and site design will incorporate consistent design elements. Comments of lighting and signage are not part of this visual review.
- (c) The materials, massing, and façade design complement the existing Harford Mall design by providing a contrast to the huge mass of the existing building and complement the design elements in Phase 1 and Phase 2 of this development.
- (d) Comments regarding internal traffic circulation systems are not a part of this visual review.
- (e) Comments regarding safe pedestrian movement are not a part of this visual review.
- (f) All establishments in the complex have vehicular service access from individual service areas or common service yards.
- (g) Attention must be given to the service areas of the complex. As proposed the dumpster areas are in the middle of the public parking lots and need to be revised.
- (h) Comments Development Agreements are not a part of this visual review.
- (i) The proposed development is across Route 24 from a residential district. Route 24 provides an effective element and therefore no buffer yards are required.
- (j) Comments on signage are not a part of this visual review.
- (k) Comments on directional and informational signs are not a part of this visual review
- (l) Comments on security service are not a part of this visual review
- (m) A traffic study is not a part of this visual review
- (n) Comments on vehicular access to the site are not a part of this visual review

Article XII §165-94

C. Special Development Conditions for Approval

Comments regarding the Special Development Conditions of Approval are the purview of the Planning Commission and are not a part of this visual review.

Based on my analysis, I feel that the proposed Harford Mall Residential Development should be revised and resubmitted to the Town of Bel Air. The Planning Commission should verify the issues that are raised in this 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,



Paul D. Edmeades, RA, AIA, NCARB



HARFORD COUNTY VOLUNTEER FIRE & EMS ASSOCIATION, INC.

Received
05-12-2025

2220 Ady Rd
Forest Hill, Maryland 21050
410-638-4900

Town of Bel Air Meeting Date: June 5, 2025

Bel Air Planning Commission Project Title: Harford Mall Area

- **Building will require a Knox Key Box. Ordering instruction sheet is attached. Contact Bill Snyder at wrsnyder@harfordpublicsafety.org with any questions regarding Knox Box.**
- **Use above contact information when working on fire hydrant placement on property.**
- **Recommend using non-combustible landscaping directly next to any of the buildings. Use of wooden mulch can create a fire hazard due to citizens discarded smoking materials in the mulch.**

Contact Information: Bill Snyder, 410-808-1347; 3094@bavfc.org

Harford County Knox Box Ordering Instructions

Go to the following website: www.knoxbox.com

Click: BUY

Click: Maryland

Type: Harford County Fire then click Search

Click: Select (which is Harford County Fire Building Access)

Click: Order Products (use 2nd selection directly from Knox Co)

Under Categories: Select Commercial

Select: 3200 Series

Then select: Black, Surface Mount, No Tamper

Then you will be directed to billing & shipping info

Any questions please contact Bill Snyder at Harford County Emergency Services:

wrsnyder@harfordcountypublicsafety.org

or

410-808-1347 (text)

Contact Information: Bill Snyder, 410-808-1347; 3094@bavfc.org



Harford Soil Conservation District

3525 Conowingo Road ♦ Suite 500 ♦ Street, Maryland 21154
(410) 638-4828 ♦ www.harfordscd.org

Date: May 21, 2025

To: Mr. Kevin L. Small, AICP, R.L.A.
Director of Planning & Community Development
Town of Bel Air Department of Planning and Public Works

From: Clarence W. Cullum Jr. PE
Harford Soil Conservation District

Subject: Site Plan – Harford Mall Redevelopment Phase 3

The following remarks are intended for the developer/owner/consultant:

The proposed construction will require an adequate sediment and erosion control plan. The erosion control plan must meet the minimum standards per the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

The sediment and erosion control plan must be integrated with the SWM strategy during the design phases.

Prior to “Final Plan” submission for erosion and sediment control review, please provide our office with the plan review fee and voucher.

The site appears to be located within a Maryland Tier II High Quality Watershed. Tier II buffers should be noted and shown on the plans.

Sites located within a Tier II High Quality Watershed may need an additional level of sediment control. Please contact Angel Valdez of the Maryland Department of the Environment (MDE) @ 410-537-3606 or Angel.Valdez@maryland.gov for more information and recommendations.

The site appears to propose a disturbance of more than 1 acre. A Notice of Intent (NOI) permit is required from MDE when a project disturbs more than 1.0 acre or more. Please contact MDE at (410) 537-3019 for more information in reference to the NOI permit process.

If you have any questions, please feel free to contact me at extension 5223.

Cc: file



Harford County Health Department

Main Office: 120 S. Hays Street • P.O. Box 797 • Bel Air, Maryland 21014 • 410-838-1500

Public Health
Prevent. Promote. Protect.

**Harford County
Health Department**

Marcy Austin • Health Officer

Silvana Bowker, LCPC, ACRPS • Deputy Health Officer of Operations

Jamie Sibel, MD, MPH • Medical Deputy Health Officer



410-877-2300

May 23, 2025

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

**Re: 600 Baltimore Pike
Harford Mall Phase III
TP25-09-01
Tax ID #03-004023
Tax Map 304 Parcel 1946**

Dear Mr. Small:

The Harford County Health Department (HCHD) has extended its approval for the above referenced site plan. The site is located on the north side of Bel Air Rd (MD Rte 1), and west side of MD Rte 24.

This plan proposes to construct an 82,924 sq. ft. shopping center consisting of four buildings with restaurant, retail and grocery store with mixed use for the redevelopment of Harford Mall. The site will be serviced by Harford County public water and sewer.

This office has the following general comments regarding this proposal:

- All buildings to be razed will require a demolition permit obtained through the Town of Bel Air. All aspects of the demolition permit must be completed to the satisfaction of the approving agency(s). If there are any questions concerning Health Department requirements, or required documentation for the disposal of the waste and/or rubble, the owner/applicant should contact Permits and Plan Review Division at 410-877-2300.
- At this time, the retail uses on the site have not been identified. Any type of future food service operation planned for this site, must be reviewed and approved by the HCHD prior to the issuance of a building permit. To request a food service facility review package, the owner or his/her agent should contact the Permits and Plan Review Division at 410-877-2300. If the plan is recognized as a prototype plan, review will also be required by the Maryland Department of Health (MDH), Division of Food Control, Center of Facility and Process Review. If there are any questions regarding this review, the applicant should contact MDH at 410-767-8400.

BEL AIR OFFICE
1 N. Main Street
Bel Air, MD 21014
410-638-3060

EDGEWOOD OFFICE
1321 Woodbridge Station Way
Edgewood, MD 21040
410-612-1779

EDGEWOOD OFFICE
2204 Hanson Road
Edgewood, MD 21040
443-922-7670

HAVRE DE GRACE OFFICE
2027 Pulaski Highway
Havre de Grace, MD 21078
410-939-6680

HAVRE DE GRACE OFFICE
2015 Pulaski Highway
Havre de Grace, MD 21078
410-942-7999

Kevin L. Small
Director of Planning & Community Development
Town of Bel Air
Page 2
May 23, 2025

**Re: 600 Baltimore Pike
Harford Mall Phase III
TP25-09-01
Tax ID #03-004023
Tax Map 304 Parcel 1946**

- The owner/developer is reminded that during the development of this project when soil moisture conditions are low, measures must be implemented to prevent the generation of dust until a permanent vegetative cover is established and all paving is completed.
- Additional comments from this office will be provided at the time of the building permit or certificate of occupancy permit. It is the responsibility of the owner/operator to be aware of any regulatory requirements for the proposed use and for obtaining appropriate permits.

If you have any questions, feel free to call.

Sincerely,



Cari Biscoe, LEHS, Program Supervisor
Land and Water Resources Division
Bureau of Environmental Health
CB/LWW/jh

cc: Frederick Ward Associates

MINUTES
CONCEPT MEETING, HARFORD MALL
FEBRUARY 20, 2025

The Concept Meeting held on February 20, 2025, at 2:30 pm in the Police Department's Community Room at Town Hall.

PRESENT:

- Kevin Small, Town of Bel Air, Director of Planning
- Edward Hopkins, Town of Bel Air, Town Administrator
- Stephen Kline, Town of Bel Air, Director of Public Works
- Charles Moore, Town of Bel Air, Chief of Police
- Angela Robertson, Town of Bel Air, Director of Economic Development
- Charles Dawson, Town of Bel Air, Deputy Director of Public Works
- Buddy Haight, Town of Bel Air
- Josh Polites, Town of Bel Air
- Laura Bianca-Pruett, Town of Bel Air, Planner II
- Mary Chance, Town of Bel Air Commissioner
- Steven Chizmar, Town of Bel Air Commissioner
- Lois Kissinger Kelly, Town of Bel Air, Planning Commission
- Phil Raub, Town of Bel Air, Planning Commission
- Jenny Erhard, Bel Air Downtown Alliance
- Bill Snyder, Bel Air Fire Company, Harford County DES
- Muge Turkman, SHA DY Traffic
- Len Walinski, Harford County Health Department
- James Weixel, Harford County Health Department
- Alex Rawls, Harford County Planning & Zoning
- Tim Bourcier, Harford County Planning & Zoning
- Bill Bettin, Harford County Public Works
- Cari Biscoe, Harford County Health Department
- Dave Burke, Harford County Water & Sewer
- Chris Dombeck, Harford County Water & Sewer
- Scott Forsythe, Frederick Ward Associates
- Jeffrey Garrison, SJC Ventures
- Jon Meshel, CBL Properties
- Kate Pierce, Frederick Ward Associates
- Tory Pierce, Frederick Ward Associates
- Matt Robinson, SJC Ventures
- Andrea Smith, SJC Ventures
- Jane Sudbrink, Recording Secretary

Kevin Small, Town of Bel Air, Director of Planning, asked attendees to introduce themselves and their affiliations. Mr. Small summarized the Harford Mall project so far. He said Phase I was the redevelopment of the Sears building, Phase II is the 249 residential units, and Phase III is commercial development. He said Phase III consists of 175,000 sq ft that will replace Macy's. He said there is no set date for this project and today is a presentation only on Phase III followed by questions and comments from the attendees.

Kate Pierce, Frederick Ward Associates, used slides to show that Phase III will be a lifestyle shopping center under mixed-use zoning. She said there will be six buildings of commercial use to replace 170,000 sq ft of the existing Macy's area. She said they are proposing 95,000 sq ft of commercial use. She said required parking for this use is 331 spaces and they are proposing 520 spaces. Ms. Pierce said Phase III proposes that the entire mall site will be 59% commercial space and 41% residential space. The total parking spaces needed for this area is 1,300 spaces and they are proposing 1,365 spaces. Ms. Pierce pointed out the safe pedestrian and vehicular movement and stormwater management in the plan via a slide of the layout. She said the plan reduces the existing commercial space by 75,000 sq ft. Ms. Pierce showed that there will be a new roadway to connect Route 1 so there will be access from Boulton Street and Route 1.

Jon Meschel, CBL Properties, said the remainder of the mall will stay and this plan preserves that space. He confirmed for Steven Chizmar, Town of Bel Air Commissioner, that there are currently no plans in Phase III to redevelop the middle portion of the property. Commissioner Chizmar said that in a big project like this one there is typically a master plan, and that plan is to be implemented in phases. He said that with this project, it is being implemented in phases without that master plan, which can result in sub-optimal designs. Commissioner Chizmar said he would like to see an entire plan that includes future projections for the rest of the development. He also added that he did not see satisfactory pedestrian walkways in Phase III and was concerned that people would walk through the parking lots. Commissioner Chizmar said the Town has been a longtime supporter of the mall and has the right to review a plan that integrates all 33-acres as one cohesive unit. Mr. Small added that this was a request of the Planning Commission during Phase II.

Mr. Meshel noted that this redevelopment phase was conceived because it is now available due to the Macy's closure. He said the goal is to repurpose the area with high-end development and better retail. He said he can demonstrate how this phase will fit in with the other phases, but he is not prepared to present on the middle portion of the property because he does not control it. Commissioner Chizmar said he was excited about this redevelopment but wanted to see the "big picture." Mr. Meshel countered that there will be a Phase IV, possibly a Phase V, and his company is close to having that vision articulated. Tory Pierce, Frederick Ward Associates, added that regulatory changes in the community are happening at a swift pace and he cautioned about committing to ideas and spending money too quickly.

Ms. Pierce indicated the pedestrian circulation plan for Phase III on the slide. Phil Raub, Town of Bel Air Planning Commission, expressed his hope that aesthetics will be a priority for this phase as they were in Phase II. Jeffery Garrison, SJC Ventures, presented on the schematics. He showed, via slide visuals, how the development will sit back from the road while bringing activity and energy to the area. He said the project will keep a consistent architectural theme so that all the phases will go together, and he will continue to work with the existing tenants. Mr. Garrison emphasized that this project is an anchor-driven design, and it is an incredible opportunity to bring in this anchor (an organic grocery store) and the accompanying upscale shopping. He noted that the walkability plan was very well-considered, and the anchor is a tenant that would only consider an area with adequate walkability. He noted that the primary client for this type of shopping area is a 40-year-old mother of two who will not be getting back in the car right away.

Lois Kissinger Kelly, Town of Bel Air Planning Commission, said citizens want vibrant hubs of activity and gathering spaces, green areas, and outdoor plazas. She felt this project was not showing such spaces. Mr. Garrison replied that high-end tenants will request that such spaces be created in their areas. He said the goal is to have someone drive by and be drawn in to this development.

Ms. Kissinger Kelly asked about the continued vacancy of Amazon Fresh. Mr. Garrison said Amazon Fresh has readjusted its business model and is now adding more facilities for prepared foods and a build-out is being designed. He said the iterations are continuing to improve and it has been a challenge to combine the online process with a brick-and-mortar building. Mr. Garrison noted that 96% of Phase I is leased and the announcement of Phase III will build more momentum.

Edward Hopkins, Town of Bel Air, Town Administrator, asked about the additional pedestrian traffic that will arise on Route 24 and Boulton Street and if another traffic study is needed. Mr. Small replied that the developers requested to be exempted from conducting a traffic study, but a limited traffic study is still needed.

Mr. Meshel detailed for Mr. Raub the varying lease-lengths for the tenants in the mall. He said that CBL Properties will be in total control of that space in 2028. Mr. Meshel noted that it is a sensitive situation, and he does not want to make any kind of pronouncement that the mall is shutting down because it could have a negative effect on local businesses operating in the mall. In addition, national businesses operating in the mall could also retaliate. He did note for Mr. Raub that all leases are twelve months or less.

Mr. Meshel then explained for Mr. Raub that his company was not aware Macy's would close and this plan for Phase III is the best option. He told Mr. Raub that all phases complement each other and Phases I and II have the same owners. Mr. Raub asked if there could be competition between the anchor grocery store and Amazon Fresh. Mr. Garrison said the grocery stores each accommodate different needs. He noted that this is a unique opportunity with this anchor tenant, and they must meet the opening date, while being mindful of the current tenants.

Muge Turkman, SHA DY Traffic, asked about Phase I. She said that during the Sears redevelopment, there was a design request for a lane configuration for Tollgate Road and US Route 1. She said she is now receiving the same request for Phase II. Furthermore, Ms. Turkman said that her request for Phase II—a pedestrian crossing on the east leg of Tollgate Road—has not been done. Ms. Turkman asked if she should make this request for Phase III. Mr. Small concurred that these improvements need to be done and are outlined in the approval letters. Ms. Turkman said she was concerned that Phase I is now active, yet the state highway improvements have not been done. Mr. Small noted that the Town has bonds for these improvements.

Mr. Garrison agreed that the improvements will be done by September. He said he wants to make sure there is coordination so that money is not spent on an area of a project that will subsequently be changed by a future project. Mr. Small noted that typically the Town will not issue a Use & Occupancy Permit until the off-site work is completed. He said that in this case there was urgency to get the project moving so a bond was issued as a guarantee.

Alex Rawls, Harford County Planning & Zoning, expressed how there is the need for a master plan in this development particularly regarding the fact that only one traffic study has been done. He said a traffic study should be done for the build-out of the entire site. Mr. Small confirmed for Mr. Rawls that a transfer stop has been built into the plan and it is adjacent to The Green Turtle Restaurant. Mr. Garrison discussed how a traffic study was done for the entire complex, but it becomes challenging if the use is changed on the site. He said the developers would be willing to do another traffic study but noted that the commercial footprint is being reduced.

Bill Snyder, Bel Air Fire Company, Harford County DES, stressed the importance that the loading docks at each end of the mall remain open for fire safety, as well as the access road between the mall and the apartments during construction.

Chris Dombeck, Harford County Water & Sewer, asked that the county receive all information on sewer capacity so that he can monitor volume and flow. In addition, he asked for receipt of any revisions to the future site plan. Mr. Small told Dave Burke, Harford County Water & Sewer, that Maryland American Water was invited to attend this meeting, but a representative did not come.

Cari Biscoe, Harford County Health Department, asked if replating would need to be done. Ms. Pierce replied in the affirmative. Ms. Biscoe said her comments from October 2023 still stand until she sees a new plan.

Len Walinski, Harford County Health Department, commented that his department receives numerous phone calls about dust generated from construction sites and asked that they manage the dust. He noted that a demolition permit will be required, and numerous reviews will need to be conducted by the Office of Food Control and the Maryland Department of Health for the grocery store and any eateries.

Commissioner Chizmar reiterated his concerns for walkability, particularly if a pedestrian were to walk from the anchor store to the existing mall. He said that without direct walkways, people will walk in parking lots. Commissioner Chizmar said he would still like to see a master plan. Mr. Meshel agreed with his concerns and said he cannot provide a plan for the middle of the site except to say that it will be commercial. Commissioner Chizmar noted that this phase is a vast improvement from the last phase. Mr. Garrison assured Commissioner Chizmar that he will work to create a more walkable plan.

Angela Robertson, Town of Bel Air, Director of Economic Development, asked if there has been discussions yet with possible tenants that will co-locate with the grocery store. Mr. Garrison confirmed there are discussions, and he expects these leases to be activated in a close time frame. Mr. Meshel told Ms. Robertson that Phase II will break ground by the end of 2025.

Josh Polites, Town of Bel Air, Department of Public Works, asked that the stormwater management report be reviewed, and his comments be considered.

Charles Dawson, Town of Bel Air, Deputy Director of Public Works, asked about the utility work for Phases I and II. Mr. Meschel said that Phase II should occur before Phase III since they are not the same project and are unrelated parties. He also assured Mr. Dawson that all easements will be resolved. He noted that there are three parties on this site, SJC represents Phases I and III, Castle Rock Builders represents Phase II, and CBL will orchestrate everything. Mr. Meshel said that Frederick Ward is involved in Phases II and III also. Mr. Dawson said the site has a combination of public and private water according to Maryland American Water. He suggested reaching out to Maryland American Water and going all public. Mr. Dawson stressed the importance of a fixture count, and Mr. Kline confirmed that each store will manage its own dumpsters. Mr. Garrison said there will be different refuse carriers. Mr. Meshel told Mr. Dawson that this development will be unique to Bel Air and will not look like The Festival or The Avenue in Whitmarsh.

Buddy Haight, Town of Bel Air, asked about coordination with Phases II and III regarding sewer infrastructure and utilities. Mr. Meshel was unsure about what coordination had been done to date.

Laura Bianca-Pruett, Town of Bel Air, Planner II, outlined specific sign measurements and requirements for multi-tenant buildings. She said the developers will need to create a comprehensive sign package. She said this is particularly important as more signage will be outside on this new development. Ms. Bianca-Pruett discussed free-standing signs, banners, and regulations for advertising areas. She noted that with the shops at the mall, even though they are different properties, the Town treats it as one large property. Mr. Small reminded the group that any signage related to construction is not subject to these regulations.

Ms. Bianca-Pruett asked if there are plans for bike paths in Phase III. Mr. Garrison said bike paths will be part of the final plan. Mr. Small said they should reach out to State Highway regarding a shared bike path on Route 24.

Mary Chance, Town of Bel Air Town Commissioner, said that it is important to the commissioners that the citizens will be happy with this development. She noted that it should be aesthetically pleasing, including signage; accessible to seniors; and connect to the downtown area.

Jenny Erhard, Bel Air Downtown Alliance, spoke about the critical importance of connectivity between the downtown area and this redevelopment project. She asked the developers to also consider bike lanes and bike racks, which would be attractive to young people moving back to the county. She said this development would be a great addition to the town, but it is important to be mindful of how young people want to travel.

Mr. Raub stated that this area is the most important development site in the town. He encouraged the developers to move along as expeditiously as possible and get Phase II started soon. He suggested that the remaining portion of the mall (Phase IV) would be conducive to some sort of for-profit site that is attractive to the community such as pickle ball courts or a skating rink.

Ms. Kissinger Kelly said aesthetics are important and encouraged the developers to design a "gathering atmosphere." She said she is very excited about this area and asked about the possibility of building a hotel. Angela Robertson, Town of Bel Air, Director of Economic Development, concurred that Bel Air is the only municipality that does not have overnight accommodations. She said a 2023 market study indicated that this area could be a site for a hotel.

Charles Moore, Town of Bel Air, Chief of Police, related that there has been an uptick of theft in the retail area of Bel Air. He reported that a surveillance system is lacking at the mall and asked the developers to consider installing a robust system as they move forward with their designs. Mr. Meshel agreed.

Mr. Small listed key points from the Planning Department. He said a traffic study is recommended although they could push for an exemption. He said that a parking study should be included to note any areas on the site where a pedestrian could be in conflict with parking. He mentioned the criteria the Planning Commission will review, including a, b, d, and e, which cover safe pedestrian movement within the parking lots.

Mr. Small said that Phase I, the intersection with Tollgate Road and Route 1 still has improvements that need to be done. He said the Boulton Street and Gateway Drive intersection also has improvements that have not been done. Mr. Small mentioned the bonds for the off-site improvements. In particular, he described a wall between the Sears building and a corridor in the mall that does not meet code for the

undulation in architecture. He said the Town does not want to do improvements on that wall if the developers plan to tear it down. Mr. Small said there is a bond for this wall, and it is coming due shortly so a decision must be made about the wall.

Mr. Small discussed The Residence at Harford Mall, Phase II. He pointed out that a development area in Phase III is part of the development of Phase II. He said that changes cannot be made in this area because it is revising the approval of Phase II. He said the Planning Commission would have to review it using "today's code," which is not advisable. Mr. Small suggested that it be removed from the proposal but could stay in the traffic study. He said they should also put some of the conditions of Phase II in the proposed plan such as the total percentage of uses. He continued that there is a proposed ordinance regarding mixed-use development that the developers will have to adhere to if passed. Mr. Small said the pedestrian movement and connections were not adequate in the plan and there was too much parking. He asked that they work on these issues.

Mr. Small said the service areas must be separate from the public and out of view. He also suggested putting up fencing to prevent pedestrians from cutting across Route 24. Mr. Small noted that improvements to bike lanes may be in the Town's budget and these lanes would extend over to Boulton Street. He was also very honest in describing the design as "uninspired" and that it looks like Route 40. He asked them to review the designs.

Mr. Garrison noted for Ms. Kissinger Kelly that there will be chargers for electric vehicles throughout the site, located outside.

The meeting adjourned at 4:03 pm.

PLANTING SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE/ CONDITIONS
MAJOR DECIDUOUS TREES				
AR	12	Acer rubrum 'October Glory'	October Glory Red Maple	2 -2.5" CAL. OR 12 HEIGHT/ B & B, SPACED AS SHOWN.
GT	11	Gleditsia triacanthos var. inermis	Thornless Honey Locust	2 -2.5" CAL. OR 12 HEIGHT/ B & B, SPACED AS SHOWN.
TC	18	Tilia cordata	Littleleaf Linden	2 -2.5" CAL. OR 12 HEIGHT/ B & B, SPACED AS SHOWN.
UA	16	Ulmus americana 'Princeton'	Princeton American Elm	2 -2.5" CAL. OR 12 HEIGHT/ B & B, SPACED AS SHOWN.
QP	11	Quercus palustris ← Rt. 24 Street Trees →	Pin Oak	2 -2.5" CAL. OR 12 HEIGHT/ B & B, SPACED AS SHOWN.
ZS	7	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2 -2.5" CAL. OR 12 HEIGHT/ B & B, SPACED AS SHOWN.
MINOR DECIDUOUS TREES				
CK	5	Cornus kousa	Kousa Dogwood	1.5" CAL. OR 8 HEIGHT/ B & B, SPACED AS SHOWN.
PY	8	Prunus x yedoensis	Yoshino Cherry	1.5" CAL. OR 8 HEIGHT/ B & B, SPACED AS SHOWN.
SHRUBS				
AB	32	Abelia x grandiflora ^{Evonymus katehonicus}	Glossy Abelia ^{Manhattan Evonymus}	18" - 24" HT., #3 CONTAINER, 4' O.C. SPACING
BS	60	Buxus microphylla var. japonica 'Winter Gem' ↓	Winter Gem Boxwood ↓	18" - 24" HT., #3 CONTAINER, 4' O.C. SPACING
HP	29	Hydrangea paniculata (SMHPMWMH) ?	Candy Apple Hydrangea	24 - 30" HT., #5 CONTAINER, 6' O.C. SPACING
IM	52	Ilex x meserveae 'Blue Prince'	Blue Prince Holly	4.5- 5' HT., B & B, 6' O.C. SPACING
MS	7	Magnolia stellata 'Royal Star' ^{x soulangiana}	Royal Star Magnolia ^{Saucer}	4.5- 5' HT., B & B, AS SHOWN SPACING
PL	58	Prunus laurocerasus 'Otto Luyken' ← Pyracantha	Otto Luyken English Laurel ^{Scarlet Firethorn}	18" - 24" HT., #3 CONTAINER, 5' O.C. SPACING
RR	39	Rosa 'Radtko' ^{Cocchine}	Double Knock Out Rose	18" - 24" HT., #3 CONTAINER, 5' O.C. SPACING
PERENNIALS/ GROUND COVER				
LM	40	Liriope muscari 'Big Blue'	Big Blue Liriope	#SP4 (1 QT.), 24" O.C. DIAGONAL SPACING
RF	30	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black-eyed Susans	#SP4 (1 QT.), 24" O.C. DIAGONAL SPACING

HARFORD MALL - PHASE III - TOWN OF BEL AIR STAFF COMMENTS

5-28-2025