



PRESERVING AND ENHANCING WORKING WATERFRONTS IN TALBOT COUNTY

Bellevue Working Waterfront Master Plan

In the spring of 2016, Talbot County received a Working Waterfront Enhancement Grant from the Maryland Department of Natural Resources to help in the development of a village master plan to protect and enhance water access to commercial watermen and related water-oriented businesses, while also protecting the character of the traditional residential areas of the village. The Plan will be based upon input and recommendations generated from local residents, businesspersons, watermen, and weekend visitors as part of a community survey and a series of three community work sessions to be held in the late summer and fall.

Recognizing the often competing interests between working watermen and neighboring residences, or between long-time residents, newcomers, and weekend visitors, Talbot County strives, through the planning process, to balance these interests for the betterment and long-term viability of the community as a whole.

The Talbot County Council appointed a 6-member Bellevue Citizens Advisory Committee (CAC), representing a broad range of interests, to begin identifying the issues and opportunities facing the village. Building upon earlier community planning efforts in Bellevue, the CAC identified the following issues, among others, to be addressed in the Plan:

- Relocation of Bailey Marine Construction – This 5th generation marine contracting and construction company has recently purchased the property of the former W.A. Turner & Sons Packing Company along Tar Creek, and plans to rehabilitate the existing bulkhead and pier, and relocate their barges to the site. This plan



View towards the County Park and Landing from the Valliant property



Historical photograph of Valliant Plant at Bellevue (courtesy of Jacqueline Green, St. Luke's United Methodist Church)



The scale and character of Bellevue homes and streets are highly valued by residents

will explore how this site can be redeveloped to accommodate this (and potentially other) water-oriented businesses and commercial watermen without negatively impacting neighboring residences.

- Appropriately-Scaled Infill Development – Encourage the building of new homes on existing lots that will complement the existing character of the community.
- Re-Subdivision of Ripple/Payne Property – This 14.74-acre property, which was the former location of the W.H. Valliant packing plant, was subdivided into a 31-lot residential subdivision (known as “Bellevue Gardens”) in 1955 and 1964, but was never developed. This plan will explore how this property can be developed to complement the existing character of the village, while protecting the sensitive environmental features of the property along the Tred Avon River.
- Street Maintenance – The County has maintenance responsibility for only some of the roads within the village, leaving local residents to maintain all other “private” roads and alleys. This plan will explore ways for the County to cooperatively work with village residents to repair and resurface existing streets and alleys within the village.

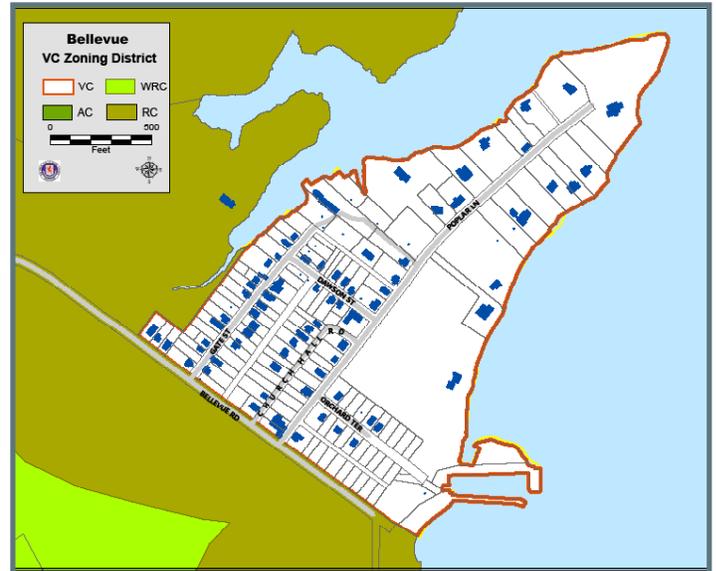


Bellevue Landing continues to be used by watermen as well as the Oxford-Bellevue Ferry and recreational users



Tar Creek once hosted Bellevue Seafood and the W. A. Turner Company within the Village of Bellevue

- Renovation of Vacant Houses – An increasing number of houses within the villages have become vacant and are not maintained. This has led to increased instances of vandalism and property-related crime. This plan will explore ways in which existing vacant houses can be renovated and/or re-purposed to serve new purposes or uses.
- Bellevue Park and Landing – As the terminus to the Oxford-Bellevue Ferry and a popular landing for both working watermen and recreational boaters alike, the Bellevue Landing is among the busiest in Talbot County. Parked vehicles and trailers are often parked and backed up along Bellevue Road presenting hazards to motorists and bicyclists alike. The County will explore what improvements or amenities are required and feasible to enhanced access to this facility.



The study area include all lands and shorelines within the Bellevue Village Center Zoning District

Planning Process and Schedule

The plan will be developed around a sequence of five topical advisory committee meetings plus two community outreach events. Interspersed throughout the process at key decision points to make sure that the plan, as it develops, is consistent with public goals and values. In summary, the meetings will include:

CAC Meeting #1:	Issues and Opportunities	June 22, 2016
CAC Meeting #2	Ideas for addressing issues and capturing opportunities	August 15, 2016
Community Meeting (Ideas)	Community brainstorming meeting - ideas for addressing issues and capturing opportunities	August 22, 2016
CAC Mtg. #3	Review results of community brainstorming meeting and inventory report	September, 2016 (TBD)
Community Design Workshop	Opportunity for community members to work with the CAC and consultant team to turn ideas into planning and design proposals	October 21, 2016
CAC Meeting #4	Review results of community design workshop; review outline of draft plan	November, 2016 (TBD)
CAC Meeting #5	Review the draft plan	December, 2017 (TBD)
Planning Commission	Public meeting to review draft plan	January, 2017 (TBD)
County Council	Review and adopt plan	February, 2017 (TBD)

Why a Master Plan is Needed at All

Many residents and visitors of Bellevue would like to keep things the way they are now, and retain the existing charm, character and natural beauty of the village and surrounding countryside. However, change will continue to occur whether any of us want it to or not. The question is not whether change will occur, but rather how we can manage that change so as to protect what is most important us, while providing additional economic and housing opportunities for existing and future residents of Bellevue. Rather than reacting to future development proposals as they come, this Plan seeks to identify the location and scale of preferred new commercial and residential development. Additionally, the Plan seeks to identify what new community infrastructure is required to accommodate both existing residents and new compatible and appropriately-scaled development. So, please join us in thinking these issues through by completing the attached survey, and attending one of the three community planning work sessions.

The plan is being developed by the Talbot County Department of Planning and Zoning with the assistance of a consultant team led by Lardner/Klein Landscape Architects.

If you have any questions, concerns, or would like more information about the master planning process in general, please contact Jeremy Rothwell at the Department of Planning and Zoning by phone at 410-770-6879 or by email at jrothwell@talbotcountymd.gov.