

**TOPIC #3: Opportunities and Priorities?**

Please indicate with a 0-3 your priority for each of these most frequently mentioned improvements from the community survey. If you feel strongly about something left out, please add it at the bottom.

Physical Improvement or Policy MOST FREQUENTLY MENTIONED COMMUNITY SURVEY RESULTS -	Priority? Please indicate 0: not a priority 1: short term - 0-2 years 2: mid-term 2-5 years 3 long term 5-10 years	Comment - provide any additional comments or clarifications -
<b>BELLEVUE LANDING</b>		
Additional boat trailer and vehicle parking at Landing		
Consider added slips at former Valliant bulkhead		
Park improvements - permanent restroom and water		
Path along Bellevue Road connecting to Landing		
<b>TAR CREEK</b>		
Water dependent uses at former Bellevue Seafood/Turner & Sons		
<b>BELLEVUE "PROPER"</b>		
Fix streets (both County and private)		
Work on converting private roads to County system		
Repair/replace abandoned structures w/ appropriate in-fill homes		
Community gathering space - expand at Church		
<b>OTHER TOP PRIORITIES</b>		



**PRESERVING AND ENHANCING WORKING WATERFRONTS IN TALBOT COUNTY**

**Community Meeting:**

**Bellevue Village/Waterfront Master Plan**

This meeting is the first of three community meetings to help plan for the future of Bellevue. The focus of this, the first meeting, is to advance the desired vision for Bellevue and identify and prioritize projects, policies and programs that should be considered in the planning effort.

The County Council appointed Citizens Advisory Committee (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 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.

The purpose of this meeting is to first make sure that we are not missing any key issues; and then, to address the following questions that will help shape the content of the plan:

TOPIC #1: In thinking about key issues and how they might affect Bellevue in the future, are there places in Bellevue that you want to keep pretty much the way they are today? Are there any places that you would like to change?

TOPIC #2: In thinking about the future of Bellevue, what is the desired community character?

TOPIC #3: In thinking about the community response to the issues, what are the top priorities for preserving or enhancing Bellevue?



Courtesy of St. Luke's United Methodist Church

**Meeting Agenda: 8/22/16**

- 6:00 PM Overview**
- Purpose of the Plan
  - Review results of community survey
  - Review results of community inventory
  - Walk through discussion topics
  - Brief Q&A about study goals and issues

- 6:30 PM Discussion**
- Discuss each of the three discussion topics (left).

- 7:30 PM Review Results/Q&A**
- Review the results of the discussion topics and opportunity to ask questions or provide additional input.

Please use this handout to write down your ideas. The handouts can be turned in at the end of the meeting with any written comments, or you can also use the provided comment form to make additional written comments. If you would like to take more time and turn it in later it can be mailed to:

Jeremy Rothwell  
 Talbot County  
 Department of Planning and Zoning  
 215 Bay Street, Suite 2  
 Easton, MD 21601  
 410-770-6879  
 or  
 email comments to  
 Jeremy at JRothwell@talbgov.org

**TOPIC #1**

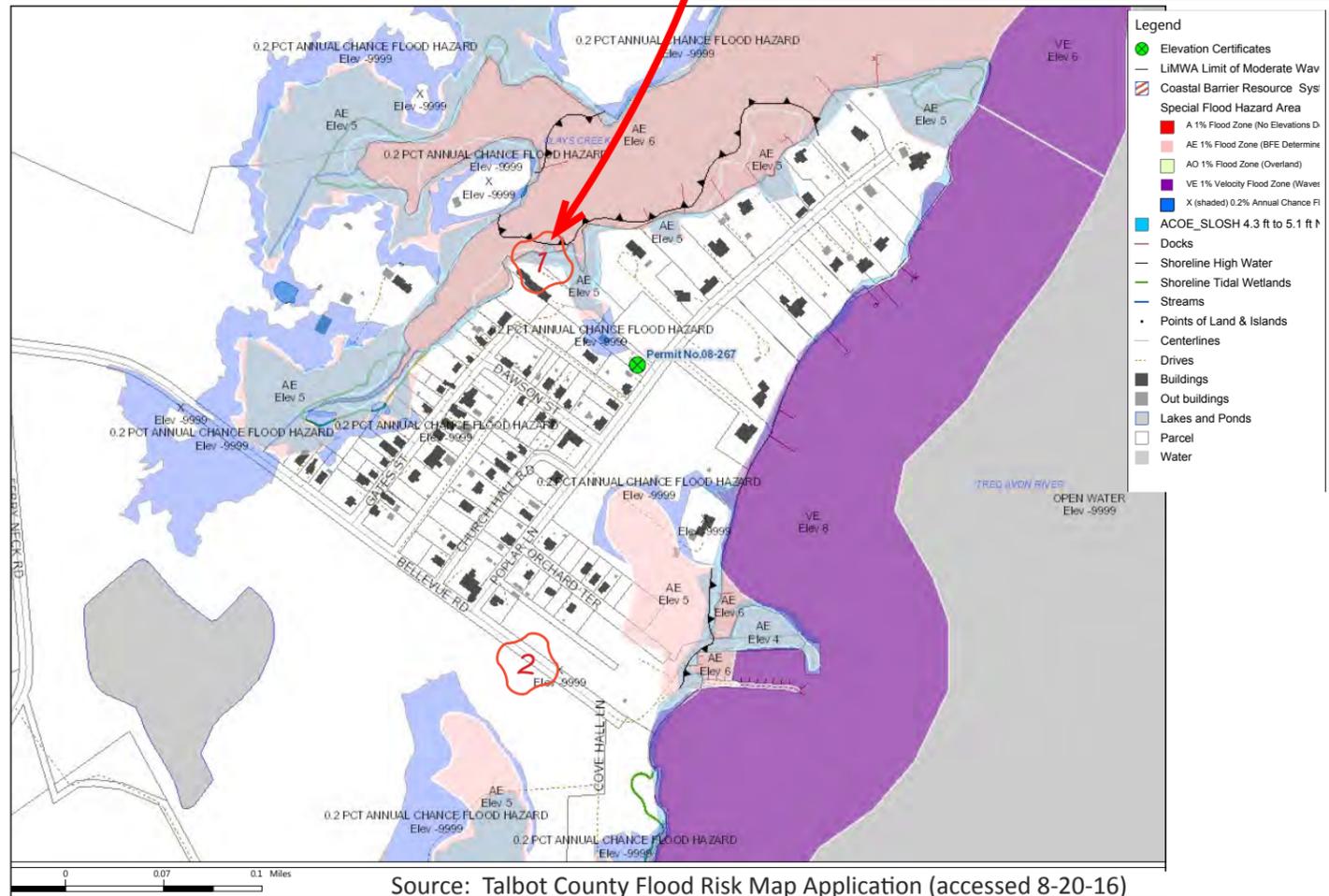
What should stay the same? What should change?

Mark any areas on the map that you would like to see changed and briefly describe them below:

1 Barge landing

Mark any areas on the map that you would like to see stay the same and briefly describe them below:

2. Big trees along Bellevue Road



Source: Talbot County Flood Risk Map Application (accessed 8-20-16)

**TOPIC #2**

Desired Character: please rank each image (gathered from other communities) that most closely represents your vision for each of the areas noted in the Village of Bellevue (1=most closely represents and 4=least represents)

**What other community or neighborhood best represents desired character?**

Write down a neighborhood or community (include enough location information to find it using a web search

**Tar Creek - rank each according to desired working waterfront uses**



- Marine commercial
- Boat restoration
- Bed and Breakfast/Inn
- Pier with adjacent structure for marine related business

**Bellevue "Gardens" - rank each according to desired new neighborhood form**



- Traditional neighborhood form - similar home sizes, styles and setbacks
- Traditional neighborhood form - diversity of home sizes, styles, and setbacks
- Pocket neighborhood - smaller homes sited around a small common open space
- Larger homes on large estate lots

**Poplar Lane - rank each according to relationship between homes and street**



- Two-lane road no curb; structures away from street (+/- 120' between buildings)
- Two-lane road, no curb w/ structures/yard near street (+/- 80' between buildings)
- Two-lane road, w/curb; structures away from street (+/- 150 between buildings)
- Two-lane road w/curb; structures near street (+/- 75' between buildings)

**Bellevue "Proper" - rank each for desirability as "infill" on vacant lots**



- Single family home infill on vacant lots with front yard
- Duplex units designed to look like single family homes with front yard
- "Granny Flats" added to rear of existing single family lot
- Six unit apartment built on existing larger vacant lots