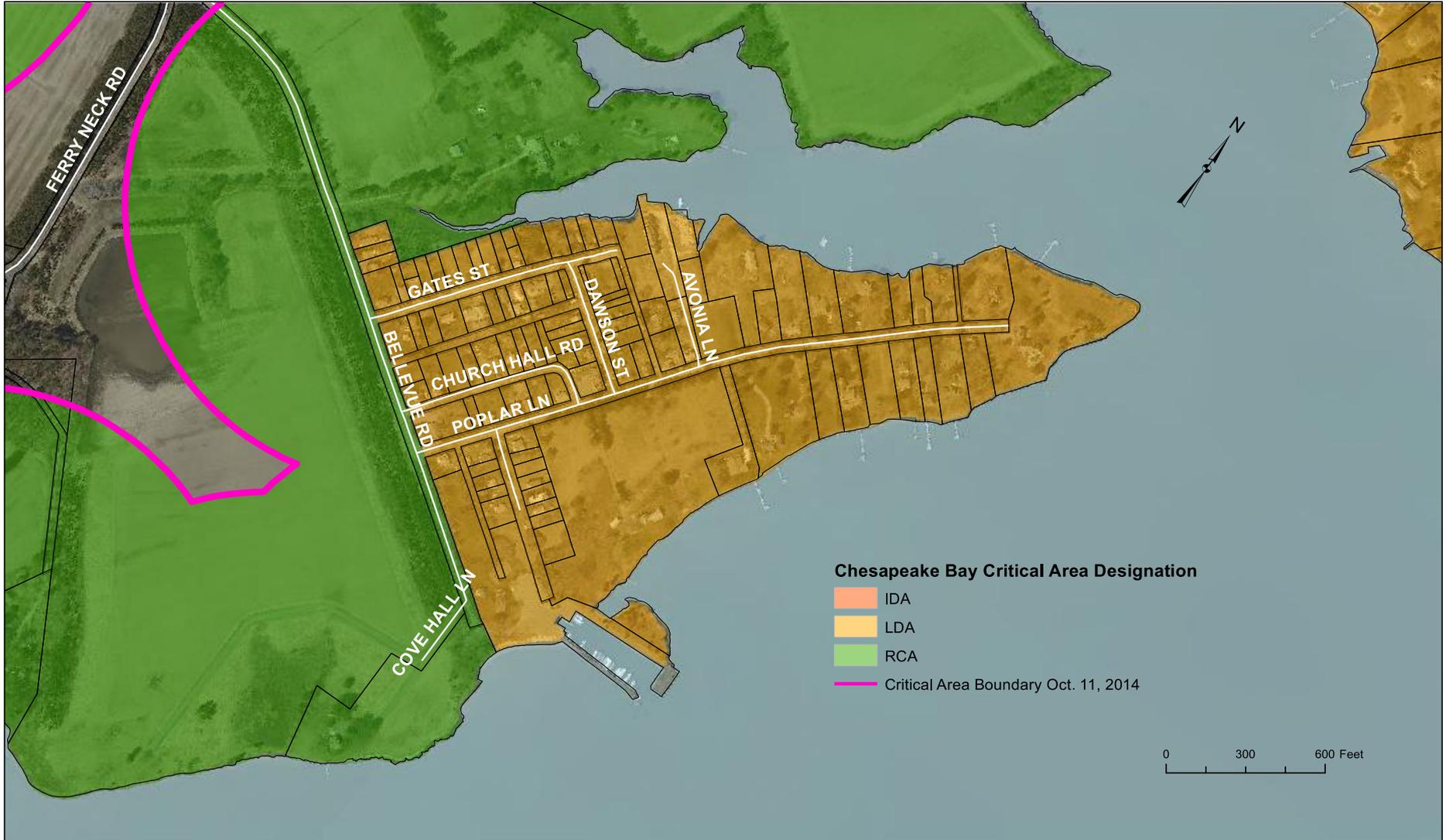


Village of Bellevue Master Plan

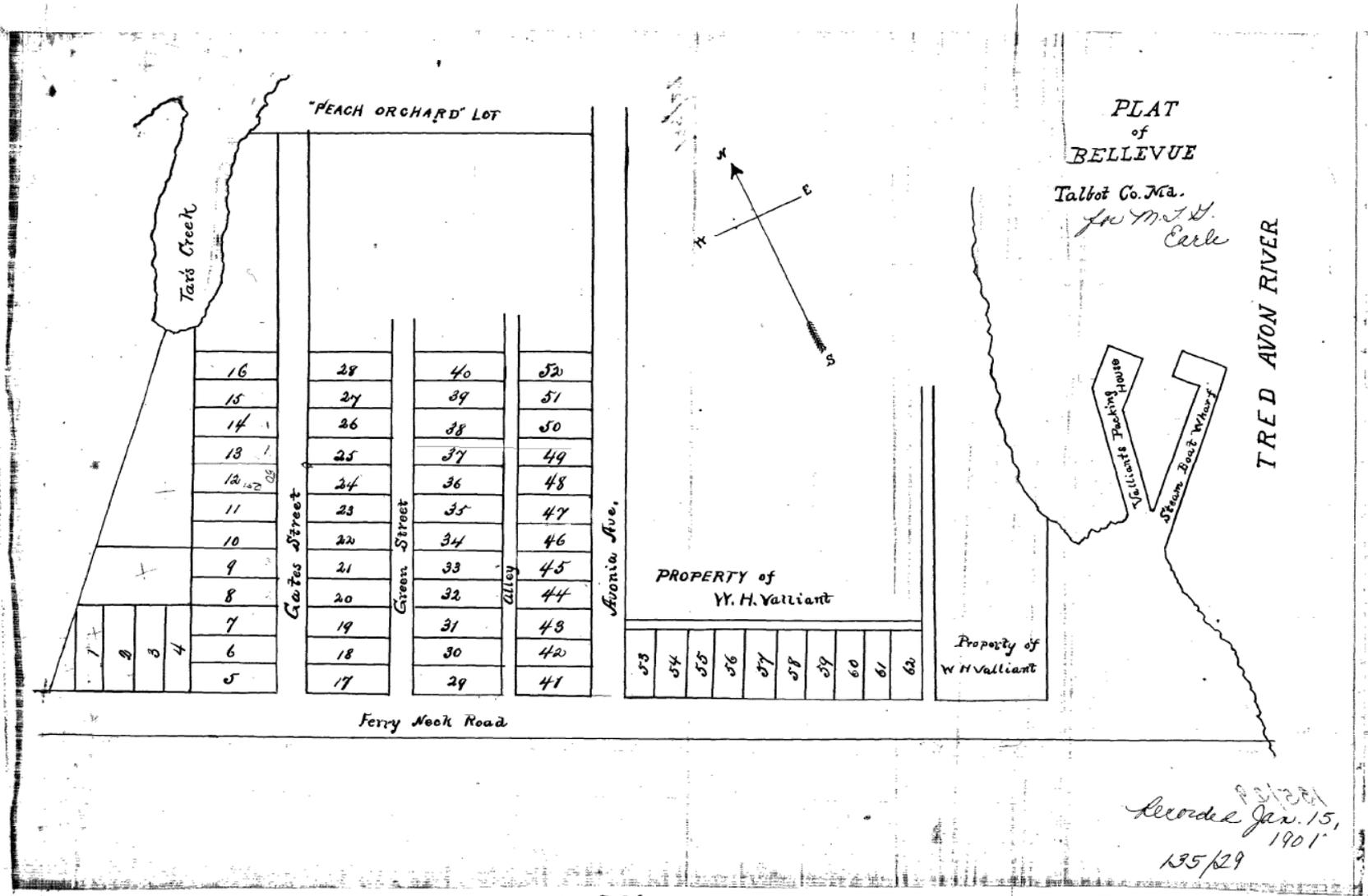


Rural Village of Bellevue
Chesapeake Bay Critical Area: Effective Oct 11, 2014



Original 1901 Plat Creating Bellevue

TALBOT COUNTY CIRCUIT COURT (Plats from Land Records) Land Records FGW 135, p. 29, MSA_C2277-576. Date available 1901/01/15. Printed 05/27/2016.



MSA CSU 2277-576

Original Bellevue Plat



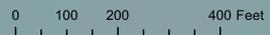
Rural Village of Bellevue
1938



Context for the Village Master Plan

Rural Village of Bellevue
1977





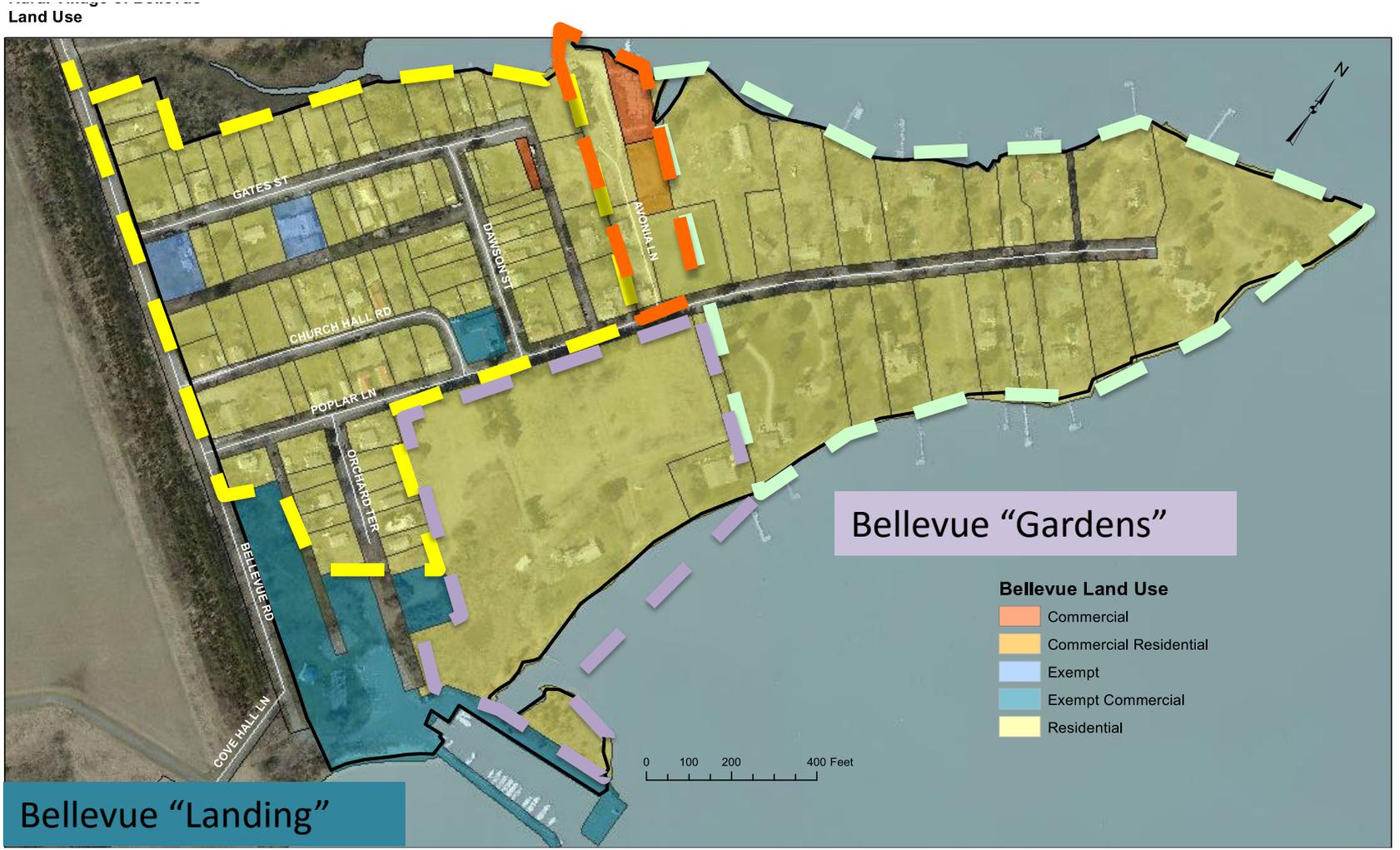
Land Use



Bellevue "Proper"

Tar Creek Working Waterfront

Bellevue "Peninsula"



Bellevue "Landing"

Bellevue Seafood Co. / W.A. Turner & Sons

2004



2016





- Bailey Marine applied for a permit through Maryland Department of Environment (MDE) and Army Corps of Engineers in February 2016 to repair and replace the existing bulkhead, and dredge the area immediately fronting said bulkhead.
- What other commercial marine-oriented uses would be appropriate on this site (if any)?



- County street maintenance and private street maintenance
- Potential for new housing on vacant (or vacated) lots
- Additional community gathering space potentially needed

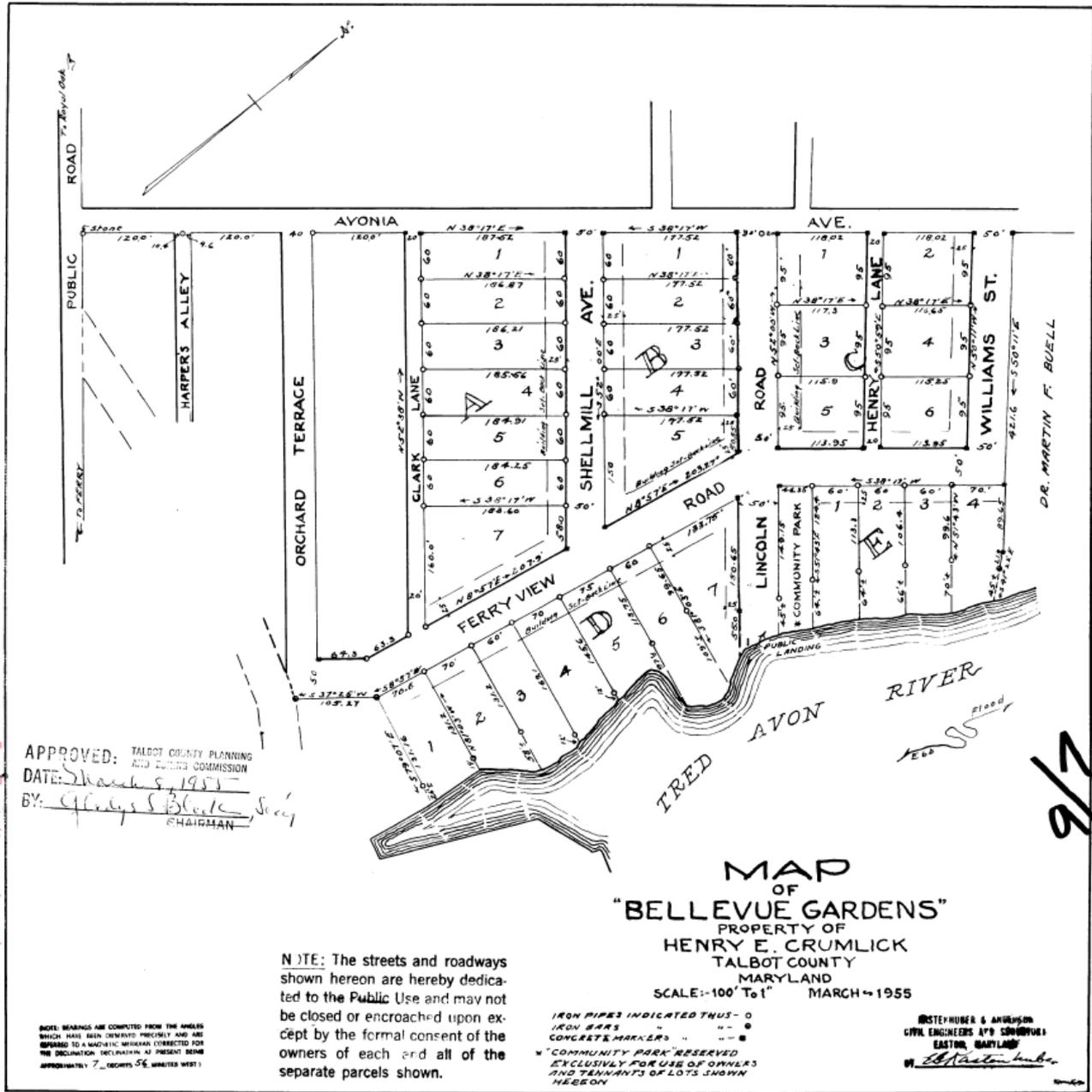


- Larger homes being built on larger lots
- Shoreline management opportunities on Tar Creek side



- Waiting list for slips
 - Rented: Comm. 16---
---pleasure 9
 - Waiting: Comm. 27--
---pleasure 45
- Boat ramp traffic backs up onto Bellevue Road
- Working watermen come from all over the County/area

1955 Subdivision
of "Bellevue
Gardens"
recorded 31
building lots of
record on lands
currently owned
by the
Ripple/Payne
family



9/7



"Bellevue Gardens"



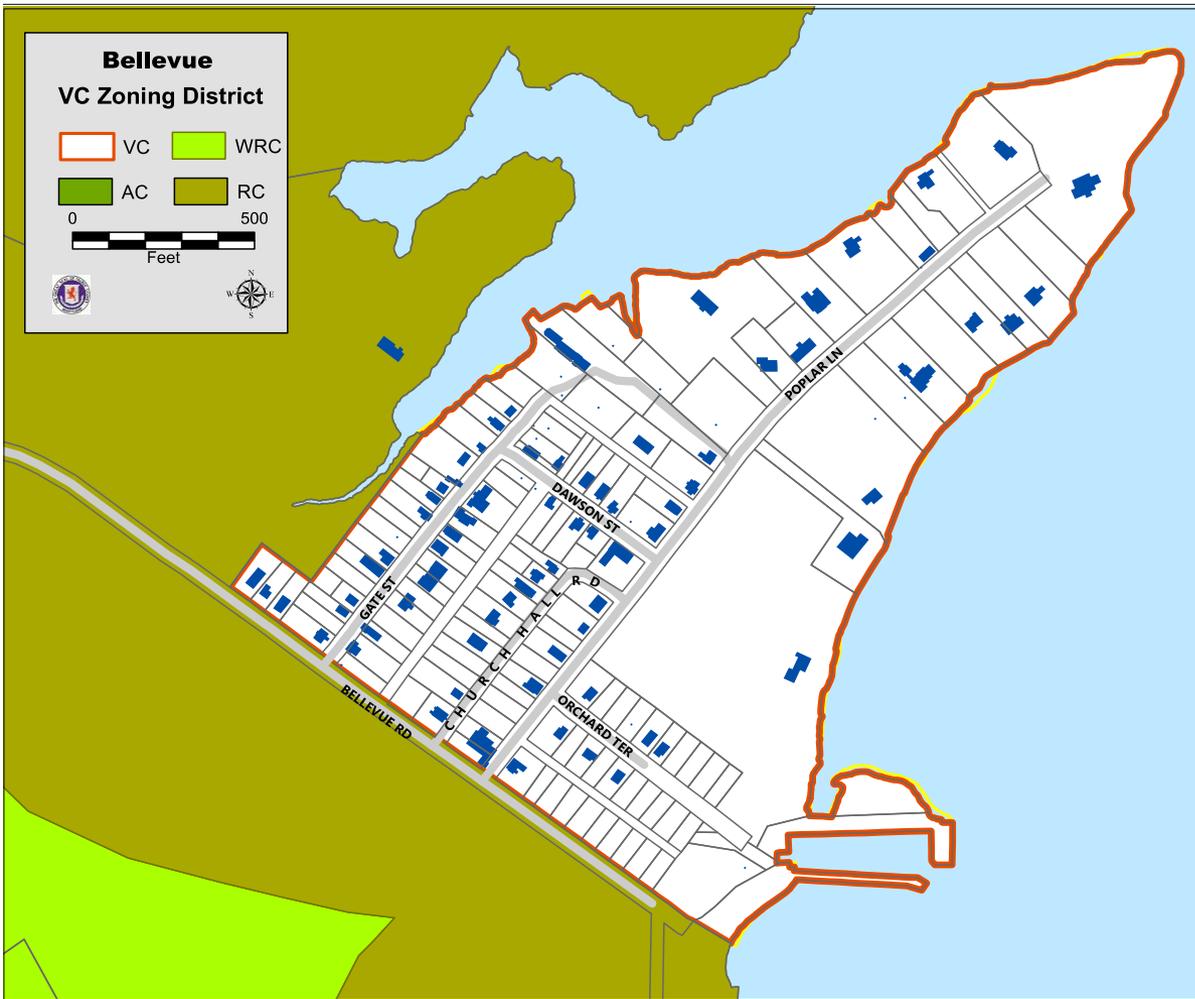
- Opportunities for linking to Bellevue Landing
- Poplar Lane - what should be the look and feel as new houses will need to be built fronting the lane
- Scale and character of development

- MDE: Shore erosion control projects must consist of nonstructural shoreline stabilization measures that preserve the natural environment (i.e. Living Shorelines or marsh creation) unless:



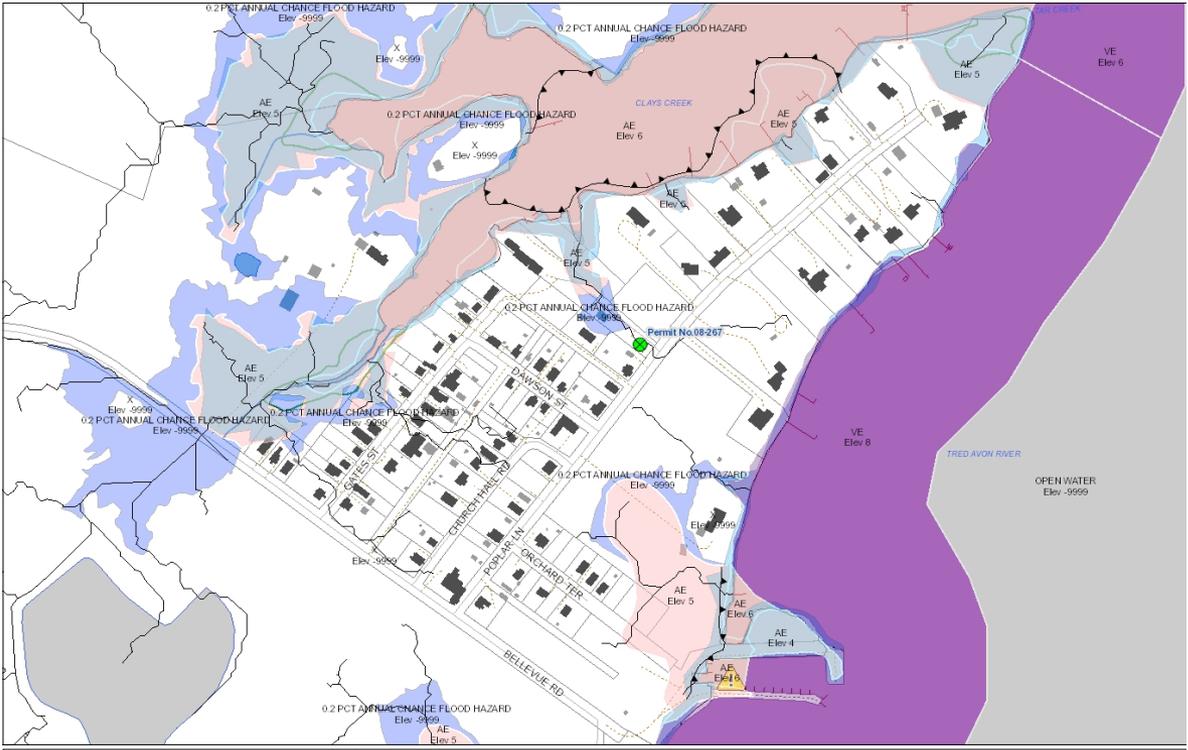
- A waiver is obtained from the Maryland Department of the Environment (MDE); or
- The project shoreline has been mapped by MDE as an area appropriate for structural shoreline stabilization measures (i.e. revetment, groin, bulkhead, etc.). These maps are available on MDE's website.

Other Issues/Questions So Far?



1. _____
2. _____
3. _____
4. _____
5. _____

On the Green Slip – what needs to be kept as is

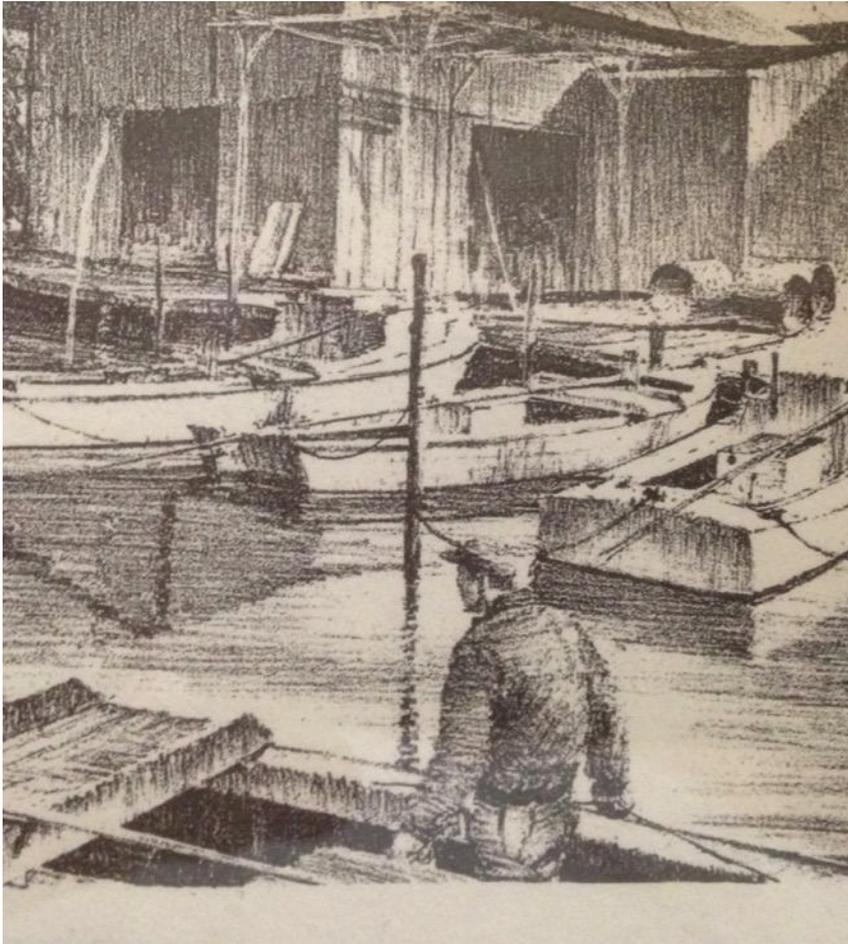


August 20, 2016 This map is for reference only. Land as buyers on this map may not be accurate.

1. _____
2. _____
3. _____
4. _____
5. _____



Topic #1: What needs to be changed/preserved?



Source: Courtesy of St. Luke United Methodist Church

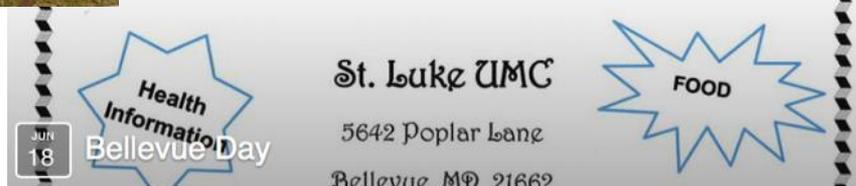
- **Community Vision:** A creative and ideal look into the future: “what do you want your community to **be like** in 20 or 50 years?”
- **Desired Character:** what do you want your community to **look like?**



- Real Community
- Lovely Amenities
- Distinct Character
- Surrounded by water
- Community organizations and institutions

Bellevue Day

at



St. Luke UMC

5642 Poplar Lane

Bellevue, MD 21662

Source: Courtesy of St. Luke United Methodist Church



Wesleyan Grove Camp Meeting, Oak Bluffs, Martha's Vineyard

Question #1:
Are there other communities or neighborhoods that represent a desired community vision for Bellevue?

Question #2:

Tar Creek: Rank each according to desired working waterfront uses adjacent to proposed barge landing



Marine Commercial



Boat Restoration



Bed and Breakfast/Inn



Pier with adjacent structure for marine related business

Question #3:

New homes will be built on the Ripple/Payne Property, known as Bellevue Gardens: rank each image as to your desired neighborhood character



Traditional neighborhood form - similar home sizes, styles and setbacks



Traditional neighborhood form - diversity of home sizes, styles, setbacks



Pocket neighborhood - smaller homes around small common open space



Traditional neighborhood form - diversity of home sizes, styles, setbacks

Source: The Cottage Company

Question #4:

New homes built on the former Ripple/Payne Property, may front along 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)

Source: Google

Source: Google

Source: Google

Source: Google

Question #5:

There is a desire to attract new residents and change vacant houses into new homes inserted into existing 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

Source: Flickr user studio-d.



“Granny Flats” added to rear of existing single family lot



Six unit apartment built on existing larger vacant lots

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



- Opportunities are ideas of what should be happening to achieve the desired character

Community Ideas	Priority: 1, 2, or 3 (0 if not priority)	Comments
BELLEVUE LANDING/BELLEVUE ROAD		
- Additional boat trailer and vehicle parking		
- Consider added slips at former Valliant bulkhead		
- Park improvements - permanent restroom/water		
- Path along Bellevue Road connecting to Landing		
TAR CREEK		
- Water dependent uses at former Bellevue Seafood/Turner & Sons		
BELLEVUE PROPER		
- Fix streets (both County and private)		
- Work on converting private roads to County		
- Repair replace abandoned structures w/ appropriate in-fill homes		
- Community gathering space – expand at church		
OTHER TOP PRIORITIES		