



Lardner/Klein Landscape Architects, P.C.

Memorandum:

To: Bellevue Working Waterfront Plan Citizen Advisory Committee
From: Lardner/Klein Landscape Architects, PC
Cc: Attendees (sign in sheet attached)
Date: 1 July 2016
Subject: Kick-off meeting summary

Summary: The first of a series of Citizen Advisory Group meetings was held on 06-22-16 at 2:00 p.m. at St. Luke's Methodist Church to discuss the working waterfront plan for Bellevue. Committee members (and additional attendees) were asked a series of questions to generate a discussion of issues and opportunities to be addressed in the planning effort.

Jeremy Rothwell provided an overview of the projects goals:

- 1) Evaluate the potential for establishing a working waterfront overlay district that would allow certain water dependent uses as of right, rather than as a special use.
- 2) Identify potential improvements for Bellevue Landing Park (e.g. could more slips be dedicated to working waterfront users?)
- 3) Potential uses and design ideas for the Valliant Property (previously platted subdivision)
- 4) What kind of community amenities are needed (such as road improvements, sidewalks, street trees, community hall, etc.)
- 5) Other ideas for policies, programs, or physical improvements to support working waterfront uses

Ties to Bellevue

Committee members were asked about their "ties" to Bellevue - what is it about the community that drew them to live here, and/or encouraged them to stay.

- Real Community - Bellevue is off the beaten path with not much drive by traffic
- Lovely Amenities - access to water, good schools, low crime, high percentage of home ownership and well maintained properties
- Distinct Character - the scale and architectural character of Bellevue are unique
- Being surrounded by water is also very important - good fishing and water access
- Community organizations and institutions are important (e.g. the Music Society, the County Park, and St. Luke's with its Bellevue Day and Homecoming events among others)

Issues and Challenges

Committee members were asked to identify key issues that should be addressed as part of the planning effort.

- Bailey Marine and access to Tar Creek - Barge access is in the works with the issue of dredging on Tar Creek noted as being interrelated to the amount of traffic in the creek - more traffic, higher priority for dredging.

- “Bellevue Gardens” - Mr. Payne discussed the status of the platted subdivision, noting that they were looking at options for developing the property and are willing to work with the community in a positive way to get the best result for both the family (owners) and the community.
- New Commercial Uses - being off the beaten path makes it difficult to establish and maintain a business in Bellevue
- Maintaining Water Dependent Uses (those who depend on water for making a living) - Committee members thought that there were no waterman left living in Bellevue, that those using the slips lived elsewhere. Issues such as the park curfew make it difficult for watermen to keep necessary hours to support their business.
- Boat landing is very popular for recreation (ferry users, bicycling, fishing, boating)
- Street Maintenance - County only maintains certain roads (shown on the map) leaving the community to maintain other streets, but they do not have an organizational structure that is conducive to road maintenance funding or implementation
- An increasing number of houses are vacant and not maintained; some are owned by estates that are just sitting on properties, unable or unwilling to sell or occupy; this sometimes leads to house crimes such as stealing copper, etc.
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What needs to be changed

Committee members were asked what needed to be changed in Bellevue that should be reflected in the plan.

- Streets need to be repaired (both County-maintained and community)
- Need sidewalks
- Lighting - although some like dark sky?
- Dredge Tar Creek
- Vacant dilapidated houses need to be maintained or torn down (code enforcement)
- Park amenities (water?)
- Community Hall - idea for adaptively reusing former Gallery at Poplar/Bellevue intersection, Musical Society could take the lead (E. Watson mentioned the historic tax credit program that could benefit a private or nonprofit owner)
- A few jobs might draw a few new families
- Sinderman property - future use?
- Adjust curfew for waterman use at County Landing
- Ideas to increase affordable housing for more families and to increase school population
- Address traffic for boat access on weekends

What should not be changed

Committee members were asked what needed to be changed in Bellevue that should be reflected in the plan.

- No fuel dock or gas station
- No fast food franchise
- Keep scale and height of building/community character
- Maintain views of the water

Several committee members toured the former Valliant property with Mr. Payne and the Bailey Marine site.

- As part of the tour Mr. Payne pointed out the fenced off portion of the property immediately adjacent to the County Park/Landing and the potential for dedicating that area as open space in exchange for adjustments to the density/lot sizes. The issue of critical area requirements was noted as one of the challenges for those and other tradeoffs that might be accomplished through the planning process.
- Jeremy pointed out the issue of access to the Bailey Marine barge facility (former Turner & Sons) and that some form of regular access would be needed in addition to the construction access.
- The historic property (Clays Hope) on the north side of Tar Creek was noted from the Bailey Marine dock

Next steps:

8/15 Committee meeting to discuss issues/opportunities/identify potential improvements for further consideration (for further discussion at public meeting)

8/22 or 8/24 Community meeting to review and discuss issues and opportunities/potential improvements for further consideration

Week of 10/3 - identified as community design work session. To coordinate with Tilghman, we would like to do this the morning of 10/21 with a community lunch to review ideas