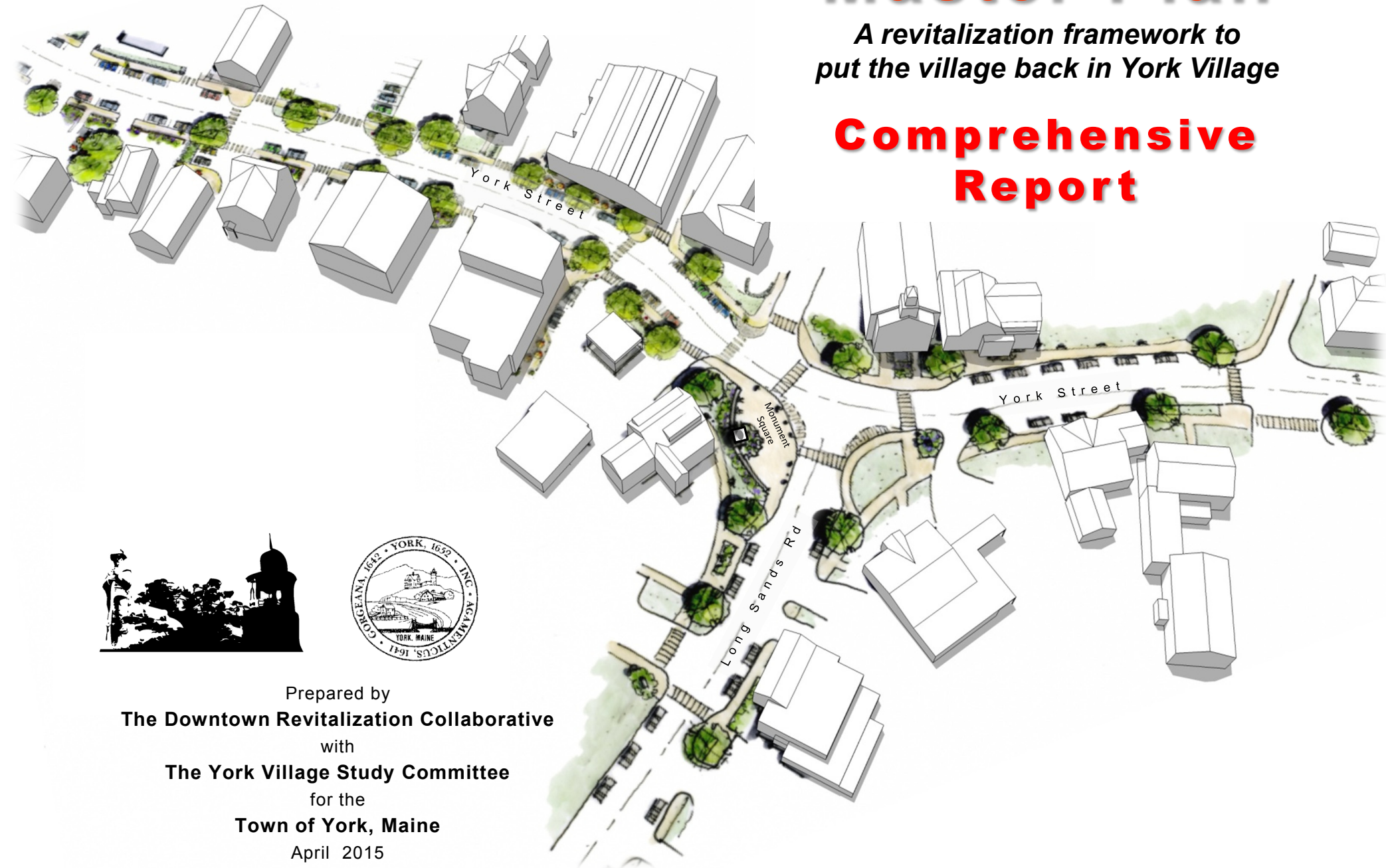


# The York Village Master Plan

*A revitalization framework to  
put the village back in York Village*

## Comprehensive Report



Prepared by  
**The Downtown Revitalization Collaborative**  
with  
**The York Village Study Committee**  
for the  
**Town of York, Maine**  
April 2015



## Preface

In a town as historic as York, it is easy to glimpse the past because it is all around you. Stand at Gaol Hill where you will see one of the oldest surviving buildings in the country. Walk around the First Parish's cemetery grounds and examine the dates carved on the gravestones. Read the inscriptions on buildings in the Village, some of which date to the Eighteenth Century. The past is very much present in York; present in the hearts and minds of residents and present to the many visitors who come to experience colonial New England.

It is easier still to see the present because it is so familiar to us: the monument at the Town's heart, the businesses along York Street, the churches and public buildings that grace the Village. At the same time, really seeing the present is not simple because of its familiarity. How many people pay attention to the monument in the center of the Village or know what it commemorates? How many know who owns the most prominent structures in the Village? How many know what lies beneath the surface of the roadways?

And if the present is hard to see with fresh eyes, how much more difficult is it to see the future? Seeing the future — or more accurately, envisioning alternative futures — is what the Village Study Committee (VSC) and its partner consultants from The Downtown Revitalization Collaborative of Portland were charged to do by the Board of Selectmen.

The visions of the VSC and The Downtown Revitalization Collaborative were not invented in isolation from the past or from the present. They are derived from studying what York looked like 100 years ago, how it worked 75 years ago, how it has changed over the last 50 years.

The visions are built on the memories and ideals of people who reached out to us. They are founded upon the thoughts of hundreds of citizens working in small groups during a series of public workshops. They are the product of meetings with diverse interest groups and innumerable one-on-one conversations that took place over a four year period.

The future.... That is what this Master Plan is intended to bring to life; a future that both respects the past and examines the present with a critical eye. It is a vision that puts "the village" back in York Village.

The volunteer members of the VSC and the professional staff of The Downtown Revitalization Collaborative would like to thank the countless people who spoke with us and who gave freely of their time to help bring to life a revitalized York Village.

***This Master Plan belongs to, and is dedicated to, all of them.***



**Coming together is a beginning; keeping together is progress; working together is success.** (Henry Ford)

In 2011, the **York Board of Selectmen** initiated the Master Plan by appointing the Village Study Committee, and then subsequently advancing it by engaging The Downtown Revitalization Collaborative.

The **York Village Study Committee (YVSC)** laid a foundation that made the Master Plan possible, then provided leadership throughout the process.

**The YVSC team:**

- Steve Burns, Town Manager
- Stu Dawson, Landscape Architect
- Antonia DeSoto, Local Merchant
- Gloria Gustafson Gallery, Pres. YVA
- Chris Hartwell, Web Developer
- Joel Lefever, Museums of Old York
- Dean Lessard, York Public Works
- Ron McAllister, Retired Professor
- Jodi Merrill, York Hospital
- Robert Palmer, BOS Rep
- Dylan Smith, Town Planner
- Peter Smith, Planning Board
- Scott Stevens, Preservationist
- Lew Stowe, Planning Board

**Former Members:**

- Mary Andrews
- Dawn Fernald
- Christine Grimando
- Ron Nowell
- Steve Pelletier
- Jennifer Smith
- Rob Yandow

The Downtown Revitalization Collaborative led the Master Planning effort. Founded on the four cornerstones of Revitalization – Economics, Streets, Buildings and Community Participation, the Team purposefully integrates the allied disciplines of Planning, Design, Engineering, Funding and Implementation to provide comprehensive services.

**The Downtown Revitalization Collaborative:**

- Denis Lachman, Lachman Architects & Planners
- Regina Leonard, Landscape Architecture & Design
- John Adams, Milone & MacBroom
- Tom Fowler & Joel Lufkin, Landmark Corporation Surveyors & Engineers
- Rodney Lynch AICP – Community & Economic Development Planner

Many **Business Leaders, Property Owners and Merchants** shared their time and thoughts through one-on-one interviews to help guide this Master Plan.

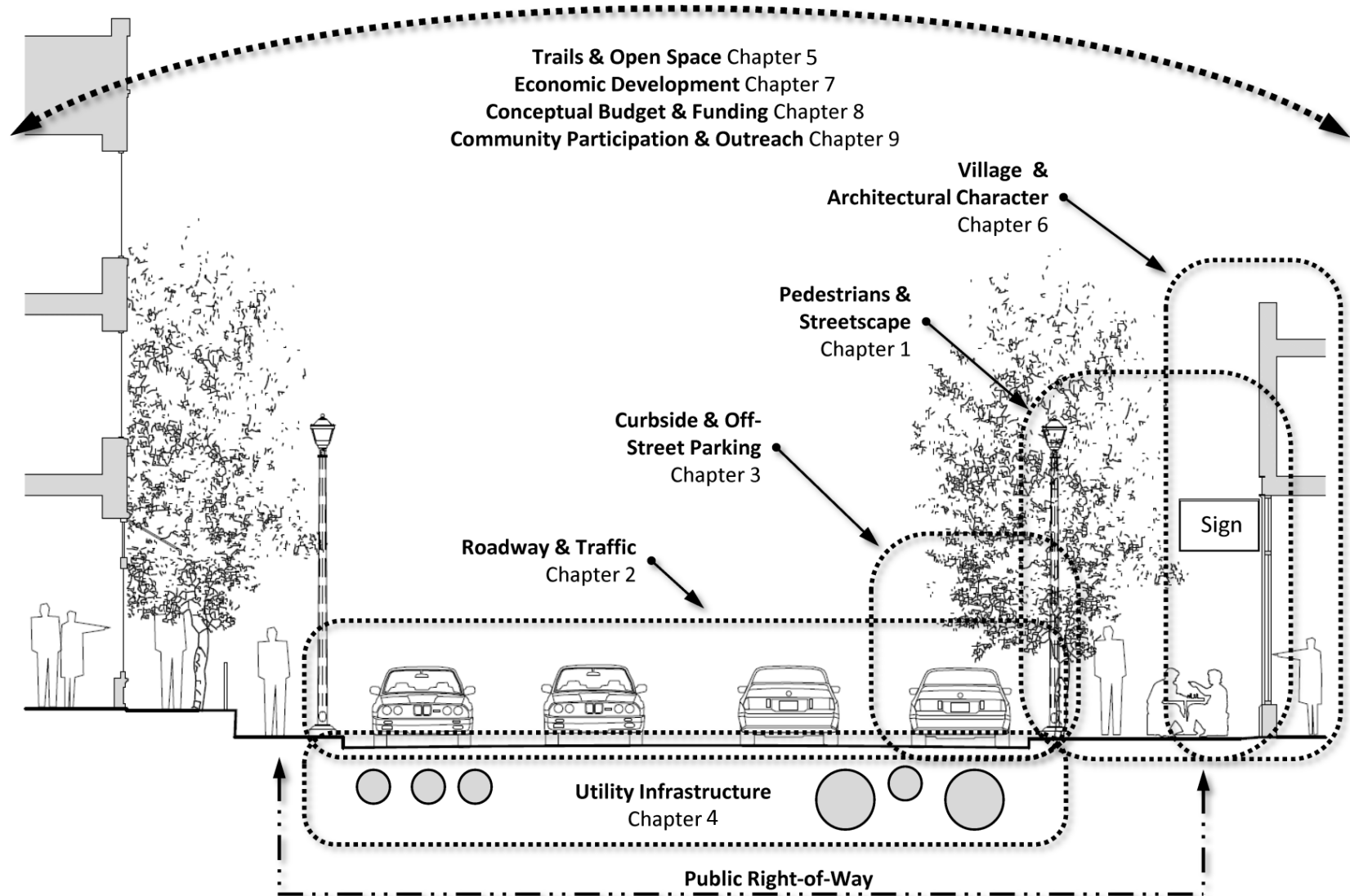
Over 240 **Community Members** committed their time and interest by participating in three Community Design Workshops. Their input enriched both the process and the results, ensuring this plan truly reflects the needs and aspirations of the community. Included were:

- Non Profit Community Leaders
- Emergency Services Fire, Police and Ambulance
- Veterans Organizations
- All Utilities – Water, Sewer, Power, Cable, Telephone



# Visual Table of Contents

The York Village Master Plan Report is a complex weave of interrelated and overlapping topics. A few topics are exclusively in the **Public Realm** (such as Roadway & Traffic, Chapter 2 and Utility Infrastructure, Chapter 4). Others are primarily in the **Private Realm** (such as Village & Architectural Character, Chapter 6). Yet downtown revitalization is intrinsically interconnected, so most topics bridge **both Public and Private Realms**. The Visual Table of Contents below shows the physical locations of topics, correlated with the report's organization.





This Master Plan Report document is intended for multiple audiences, each with distinct interests seeking various levels of information and/or guidance - from citizens with a cursory interest to community leaders with broad policy interests and responsibilities to engineers concerned with technical implementation

To address this full range of audiences the Plan document is in a 3-part format. The first is the **Summary Report**, which can be printed as a standalone document. It contains visual representations of all key aspects of the plan and summaries of top considerations and recommendations in each topic area. For broader and more in-depth information, nine **Chapters** follow on the topics illustrated at left. Back up and technical information to some of the Chapters can be found in the **Appendix** referenced by its corresponding chapter number. All of the Master Plan Report can be found in pdf format online at [www.YorkVillage.org](http://www.YorkVillage.org).

<b>Comprehensive Report</b>	<b>Summary Report</b>	<b>Visual Introduction to the Master Plan</b>	5 - 20
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