

York Village Study Committee

Designing York Village
for the Next Century

19 November 2012

Mission Statement

To establish a framework that will promote the vitality and beauty of York Village as a dynamic, safe, and sustainable town center reflecting the history of a community that is both welcoming to visitors and supportive of local businesses.

The York Village Concept

York Village Conceptual Areas by Walking Distance



2-Minute Village Area Map



York Village: 1910's



Prior Recommendations

(January 2012)

- ❖ The six acres of Town owned property adjacent to Coventry Hall should be retained by the Town for possible development as a parking facility.
- ❖ The Town should commit to preliminary engineering studies addressing the size, configuration, access, costs and phasing of a parking facility to be constructed on land referred to above.
- ❖ A visioning session should be scheduled with targeted stakeholders so that consensus might be developed concerning long-term planning for the Village. **DONE**

Report Overview

- **Parking:** Recommendations 4, 5, 6
- **Sidewalks:** Recommendation 7
- **Traffic:** Recommendations 8, 9, 10, 11
- **Streetscaping:** Recommendations 12, 13, 14
- **Planning:** 15, 16, 17
- **Zoning:** Recommendations 18, 19, 20
- **Properties** (public & private): 21, 22, 23, 24
- **Visual identity:** Recommendation 25

Parking

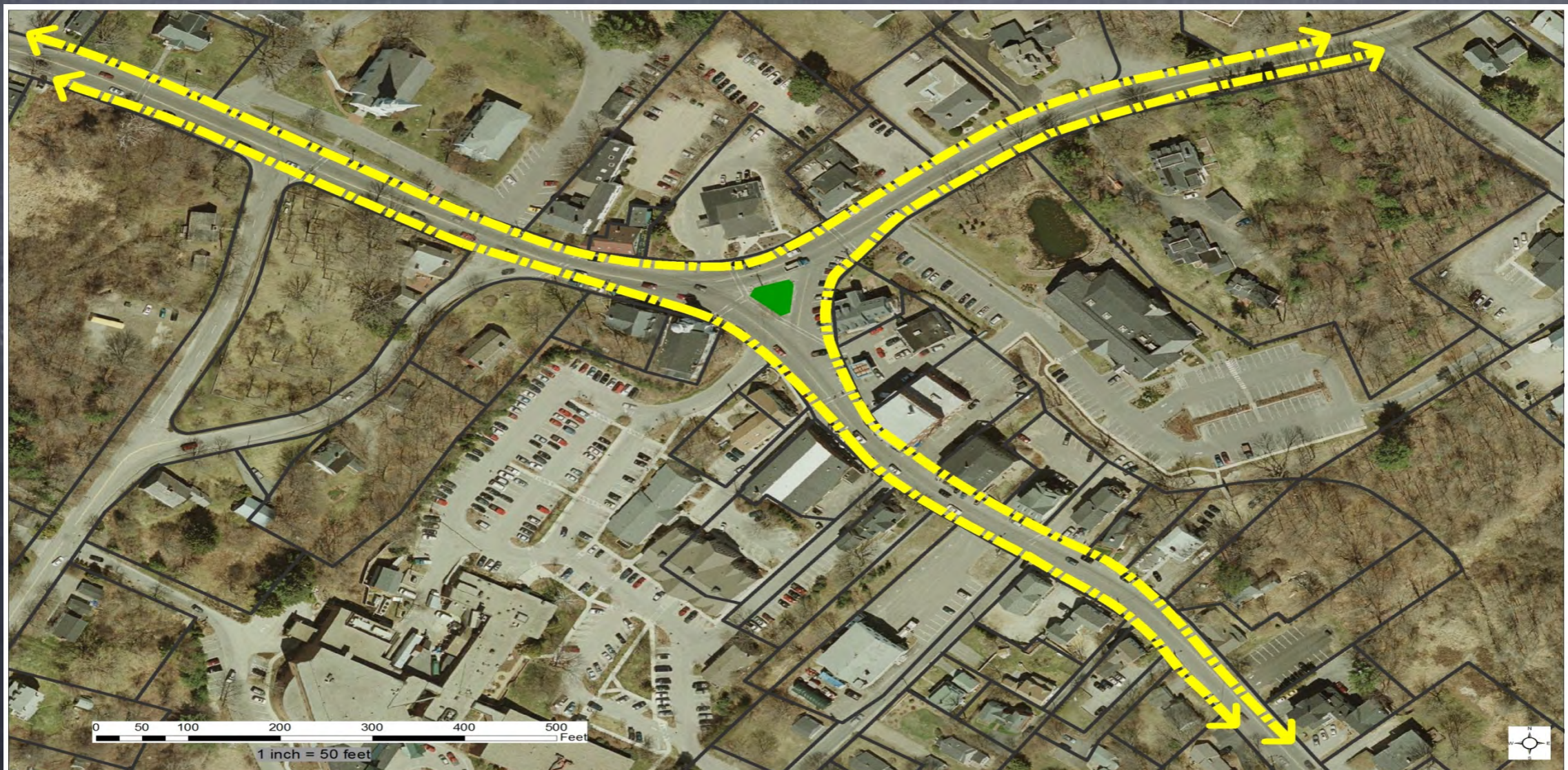
Recommendation #4: Additional parking spaces should be provided within the 2-minute Village. If a valid inventory of available parking does not exist, one should be conducted as part of a general parking study.

Recommendation #5: A formal agreement should be negotiated with York Hospital to confirm the Hospital Drive parking lot for free public parking from 5:00 p.m. Friday through 10:00 p.m. Sunday.

Recommendation #6: A plan should be developed for turning over parking spaces in the Village with greater frequency as well as for providing necessary additional off-street parking for employees, customers of local businesses and residents.

Sidewalks

Recommendation #7: A system of continuous sidewalks should be constructed on both sides of the streets throughout the 2-minute Village.



Traffic

Recommendation #8: Traffic flowing through the Village should be calmed by whatever means possible.

Recommendation #9: Traffic in the area around the Civil War monument should be improved through a realignment of traffic flow and on-site parking. This should only be done after an external urban design study of at least three alternatives has been undertaken.

Existing Conditions



York Village: Monument



York Village: Cumberland Farms



York Village: Old Cox Store



York Village: Ellis Insurance



York Village: York Realty Building



Kennebunk



Kennebunk



Kennebunk



Kennebunk



Kennebunk



Kennebunk



Kennebunk



Major Elements of Village Improvement

- Utilities moved underground; drainage improved
- Narrower travel lanes
- Parallel parking without diagonal or perpendicular spaces
- Less asphalt and more green space
- Shared bicycle lanes
- Broadwalks (with cafes)
- Sidewalk extensions for shorter crosswalks
- Benches and street trees
- Period lighting; consistent and improved signage

RESULTS: Enhanced safety, aesthetics, and an environment where local businesses can thrive.

#9 Option a): Minimum Change Option



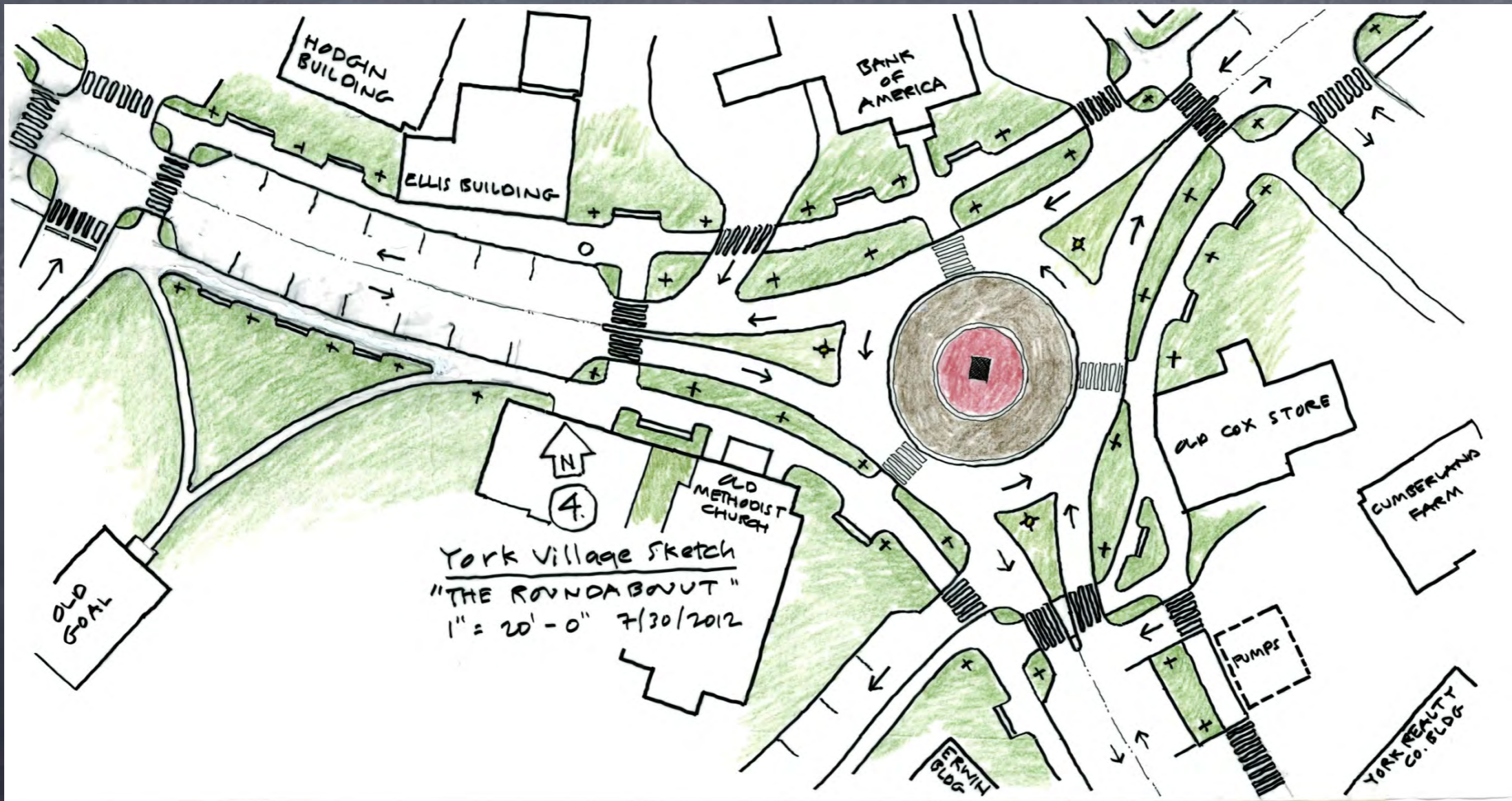
#9 Option b): York Delta Option



#9 Option c): Town Common Option



#9 Option d): Roundabout Option



Newburyport, MA: BEFORE and AFTER



Newburyport, MA: BEFORE



Newburyport, MA: AFTER



Newburyport, MA: BEFORE



Newburyport, MA: AFTER



Comparison of the Four Options

- **Existing Configuration:** Monument Place = 1,600 sq. ft. (+/-)
- a. **Minimum Change Option:** Traffic remains as it is, travel lanes better defined, shorter crosswalks, added broadwalks, less asphalt, some loss of on-street parking. Monument Place = 3,500 sq. ft. (+/-)
- b. **York Delta Option:** Traffic modified a bit, travel lanes better defined, shorter crosswalks, added broadwalks, less asphalt, more loss of on-street parking. Monument Place = 4,500 sq. ft. (+/-)
- c. **Town Common Option:** Traffic modified a lot, travel lanes better defined, shorter crosswalks, added broadwalks, less asphalt, greatest loss of on-street parking. Monument Place = 9,000 sq. ft. (+/-)
- d. **Roundabout Option:** Traffic modified dramatically, clearly defined travel lanes, shorter crosswalks, added broadwalks, a lot less asphalt, loss of on-street parking (comparable to York Delta Option). Monument Place = 3,600 sq. ft. (+/-)

Strengths & Weaknesses

Principal effects	Min. Change	York Delta	Town Common	Roundabout
	1 = major weakness, 2 = weakness, 3 = neutral 4 = strength, 5 = major strength			
Economic Development	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5
Pedestrian Safety	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5
Pedestrian Enjoyment	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5
Bicycle Safety	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5
Visitor Appeal	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5
Off-street Parking	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5
On-street Parking	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5
Traffic Calming	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5
Aesthetic Appeal	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5
York Village Character	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5
External Funding	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5
Disruption during Cons.	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5
Infrastructure Improve	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5
Project Cost	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5	1 2 3 4 5

Traffic (continued)

Recommendation #10: Improvements should be undertaken that make it safer for bicyclists to travel through the Village.

Bike Racks



Traffic (continued)

Recommendation #11: A workshop involving the VSC and the Board of Selectmen focused on Recommendation #9 should be held as soon as it can be convened.

Streetscaping

Recommendation #12: Utility poles within the 2-minute Village should be removed from view.

Recommendation #13: Efforts should be made to soften the appearance of the Village.

Recommendation #14: A detailed Streetscape Design Plan should be conducted.

Streetscape



Streetscape



Planning

Recommendation #15: A complete infrastructure survey should be conducted throughout the 2-Minute Village.

Recommendation #16: A Master Plan for the Village should be commissioned to professionals in the areas of urban design and land use, traffic planning, historic preservation and economic development.

Recommendation #17: A physical model of the recommended design plan for the 2-Minute Village should be built.

Zoning

Recommendation #18: The Town's Comprehensive Plan should be revised to create a York Village Zone in order to promote the vitality and beauty of York Village as a dynamic, safe, and sustainable town center reflecting and preserving the history of a community that is both welcoming to visitors and supportive of local businesses.

Zoning (continued)

Recommendation #19: As part of the revision of the Comprehensive Plan, the York Village Zone (what the current document refers to as the 2-minute Village) should establish new ordinances that describe acceptable land uses including ground floor uses and design standards as well as dimensions, density and building heights in that zone.

Recommendation #20: Design standards should be developed affecting all new construction within the Village Zone.

Properties

Recommendation #21: The Civil War Monument should remain at the center of the York Street-Long Sands Road intersection as the principal focal point of York Village.

Properties (continued)

Recommendation #22: Leave the Town Hall in its current location with additional space provided either by an extension at the back of the building or through acquisition of a nearby annex to Town Hall.

Recommendation #23: The mutual interests of the Town of York and Cumberland Farms should continue to be explored.

Recommendation #24: Eventually, the Village Fire Station should be moved in line with the Town's Comprehensive Plan.

Visual Identity

Recommendation #25: A Visual Identity Committee should be charged with determining appropriate standards for signage, street lighting and other visual elements within the Village.

Signage



Next Steps

1. Strike an agreement with York Hospital RE: parking
2. Obtain a valid inventory of available parking spaces
3. **Hold a series of public conversations on the design options**
4. Commission a Streetscape Design Plan
5. Complete an infrastructure survey of the Village
6. Create a physical model of the redesigned Village
7. Revise Comprehensive Plan and Zoning to create a Village Zone
8. Continue the dialogue with Cumberland Farms
9. **Determine how to accommodate the needs of Town Hall**
10. **Plan for a relocation of the Village Fire Station**
11. Appoint a Visual Identity Committee
12. Engage an interdisciplinary consultant team to develop and implement the Master Plan.

Conclusion



Appendices E-H: Additional Images

York Village: 1890s



York Village: 1910s



York Village: 1940's



York Village: 1960's



York Village: 1960's



York Village: 1970's



York Village: 2012



York Village Center



Portland, ME: BEFORE



Portland, ME: AFTER

