

## Green Enterprise Overlay District (Abbreviated Version)

### Description of Area

- 300 acres that contain 6 base zones- YBVC, RTE 1-4 and RTE 1-5, GEN-3, RES-7, RES-6 and Mixed Use Shoreland overlay district; one of the largest undeveloped areas East of Route 1. Most of the area (2/3 of it) is contained in the RTE 1-4 and GEN 3 Zone.
- Contains unique Natural Resources in Briley Brook (Short Sands Brook), Vernal Pools, High functioning wetlands, network of rare plant and wildlife communities, serves as a natural stormwater control area, erosion and sedimentation retention area and water filtration area; also provides for flood control (Zone A); has a role for helping providing a healthy/safe adjacent area for finfish and ability to provide habitat for rare plants and wildlife.
- Water from this area drains out of an area on short sands beach.

### Future Policy Development for this area

- Any development within the area should be designed in a way that promotes sustainability and conservation and or uses some form of “green” development approach;
- Development should match the Beach, and or be an extension of the YBVC and the development patterns that exist there. Also, the area should have a large focus on Low Impact recreation;
- Development should support tourism (retail, restaurants, recreation, green building); The area should not promote standalone single family residential nor big box retail. Promote Mixed Use size appropriate development. Development should support seasonal and workforce affordable housing.
- Town should work with and or partner up with land trusts and conservation oriented groups for conserving appropriate areas with this overlay zone as well as work with the utility districts, parks and rec and other York beach organizations to facilitate and ensure that desired public amenities and low impact recreation opportunities can be achieved, promoted and or funded.
- Develop a Master Plan that should get into the details of public infrastructure, streetscapes, trail layout, etc...
- Funding public amenities (TIF, Impact Fee, offsite improvements). Public/private partnerships?

### Considerations

- Currently, the Comp Plan contains 2 immediate priorities of which are the Planning Boards responsibilities. Both deal with zoning but the majority of ongoing and midterm priorities all pretty much center around re-zoning. However, the 2 immediate priorities deal with the following zoning changes:
  - a) Route 1 Mixed Use Area: Should serve as the entrance or an extension of York beach though zoned for a different scale and range of uses than York Beach, and ensure that it does not consist of single use strip development pattern but an area that could be a transportation hub allowing for a mix of uses consistent with a downtown development pattern.
  - b) York Beach Mixed Use: Should be most consistent with the York Beach Village area in appearance and scale. Development (ideally) would emerge out from that side of the overlay.
  - c) Recreation Area: Should provide for low impact recreational opportunity, outdoor education, outdoor entertainment and accessory commercial structures.
  - d) Protected Natural Resource Area: Refine performance standards of impacts of those uses as they occur, shoreland standards in this area should be more compatible with the sensitive natural resources located there.

- e) Housing: That housing be apartments over businesses (mixed use), or in the form of workforce housing and or seasonal worker housing. Promote conservation development.
- f) Promote Green recreation and Low Impact development.

#### Board of Selectmen Important Priorities

- a) Pursue transportation and parking solutions in this area, including safe ADA accessible paths, roads, and other potential multimodal opportunities. Promote a Mount A to the Sea multi-modal/recreational system. How can we design a road, paths and or public amenities in this area that could be a welcoming corridor or transition zone from Route 1 to the beach? We should promote COMPLETE STREETS here and consider other desired public outcomes.
- b) Should this be an area for TIF expansion? How do we fund desired outcomes? Formation of a Community economic development corporation (is this Town wide)?
- c) Utility expansion, as discussions begin to ramp up about prioritizing/re-prioritizing funding utility expansion, is this an area worth setting aside and spending capital on?

#### **Good Starting Points**

- **Direct the Planning Board to work on Rezoning area closest to YBVC that matches development patterns similar to the YBVC;**
- **As the Town moves closer to building a road, consider how it can be designed to allow for multi-modal activity, recreational opportunity, contain public amenities, parking etc. (Visualize and Implement A Complete Street concept) and come up with a design for it...**
- **Review what mechanisms may be appropriate for ensuring new private development supports necessary infrastructure expansion (expansion or new TIF perhaps?).**