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YORK COUNTY
PLANNING DIVISION

YORKTOWN GREEN
A PLANNED UNIT DEVELOPMENT
Mid-Atlantic Communities, LLC
Revised June 1, 2006

Mid-Atlantic Communities, LLC is proposing a mixed-use village on U.S. Route 17 between Ft. Eustis Blvd. and Battle Road. The village will incorporate approximately 24,000 square feet of retail and office space, 49 luxury townhomes and 25 condominium units with enclosed parking on 12.5 acres of land adjacent to the Patriots Square Shopping Center and the York Convalescent Center. The community also adjoins the Settlers Crossing single-family residential community.

This village will fill a need in the market for an upscale, mixed-use project that will blend in with the surrounding land uses while providing a positive fiscal return to York County of in excess of $200,000 annually.

The centerpiece of the community will be the large, circular green with a gazebo that gives the development its name. This commons or park provides a passive recreation area while placing the lowest-intensity development closest to the adjacent Settlers Crossing single family detached community. The village will consist of extensive green space with in excess of 40% of the community being in common open space.

The commercial space has been designed to complement, rather than compete with the adjacent Patriots Square shopping center. Yorktown Green will offer unique opportunities for boutique retail shops and professional offices in a pedestrian-oriented setting. Patriots Square has room for future expansion, and by providing a complementary product, these two centers can together provide an integrated shopping experience for area residents.

Yorktown Green will contribute to a vibrant mix of housing types available in this area of the County. Recent research has shown that a mixture of housing types adds to the vitality of a community, and Yorktown Green will provide two housing products that are not offered in the immediate vicinity.

There will be sidewalks throughout the community that will allow pedestrian activity both within the village and to the adjacent commercial centers. These residences will bring additional shoppers with high disposable incomes to both the new and existing commercial enterprises located within walking distance of the community.

The townhomes will have garages, and the condominiums will have enclosed parking with elevator access to these second-floor residential units. The condominiums will feature balconies that overlook the village streetscape, providing a blend of residential and commercial activity reminiscent of small town America and as exemplified in the Chiskiak Watch development in Yorktown itself.

The community is located in close proximity to the Village of Yorktown and the Colonial National Historical Park, which offers extensive opportunities for both active and passive recreation.

Exterior building materials will be primarily brick to ensure that the community will retain its high-quality appearance and to blend in with the adjacent Patriots Square shopping center and the York Convalescent Center.

Private streets and common open space will be under the control of a Property Owners' Association that will ensure long-term, high-quality maintenance of both community infrastructure and landscaping.

In summary, the village has been carefully designed to accomplish the following objectives:

- Provide a high-quality, visually-appealing development at the gateway to the Village of Yorktown
- Provide a visual vista from Route 17 to the park area located at the rear of the site
- Provide a village streetscape that encourages pedestrian activity within the community and which allows residents to walk to shopping and employment opportunities
- Provide additional, complementary retail and office space opportunities for new and existing County businesses at a village scale appropriate with surrounding land uses
- Provide alternative housing opportunities that are not currently offered in the surrounding market area
- Provide a logical transition of land uses between the Route 17 commercial frontage and the single-family detached Settlers Crossing neighborhood and between the Patriots Square shopping center and the York Convalescent Center
- Provide opportunities for County residents to live, work and shop within the same community
- Maximize environmental protection by incorporating environmentally-sensitive areas into park and landscape features

Yorktown Green will provide a unique living, working and shopping experience in one of the most attractive areas of Southeastern Virginia, while attracting residents and businesses that will contribute to the economic vitality of York County.