



Town Profile

York

Known for its sandy beaches, quaint harbor, rocky coastal cliffs, and the scenic York River, the Town of York has both a sizeable seasonal and tourist population as well as a considerable number of year round residents. With more than 13,000 people, York has the greatest resident population of all towns included in the study.

The Long Sands and Short Sands beach areas are hubs for summer visitors and house a range of businesses that cater to the seasonal tourism industry, including lodging establishments, restaurants, and gift shops. York is vulnerable to coastal flooding along its beaches, low-lying areas of the open coastline, and along the tidal York River into its upper reaches.

Land Use Impacts

Table 42 shows the values for properties at risk from the 1.6 ft and 3.0 ft scenarios in York.

- ▶ \$460.1 million in assessed property value is at risk from the 1.6 ft scenario. Under this scenario, \$85.6 million in assessed value is from properties where only the land is impacted (the highest value of any town), while \$374.5 million in assessed value is from properties where both land and buildings are impacted.
- ▶ Total valuation at risk from the 1.6 ft scenario compared to the total assessed valuation of the town is 8.2%.
- ▶ \$696.8 million in assessed property value is at risk from the 3.0 ft scenario. Under this scenario, \$98.5 million in assessed value is from properties where only the land is impacted (the highest value of any town), while \$598.4 million is from properties where both building and land are impacted.
- ▶ Total valuation at risk from the 3.0 ft scenario compared to the total assessed valuation of the town is 12.4%.
- ▶ In the 3.0 ft scenario, York has the highest valuation of municipal properties at risk (\$17.3 million) of all six study towns. As a percentage compared to all parcel types in York, this only represents 2.5% of the total valuation.
- ▶ York has the highest commercial, industrial, and non-governmental institutions valuation at risk (\$87.5 million) of all six towns and the highest residential multi-family valuation at risk (\$227.8 million), making up about 33% of the total valuation at risk to the 3.0 ft scenario.

Table 42. York Property Value Vulnerability Assessment, GEI.

	York					
	1.6' SLR + SS			3.0' SLR + SS		
	Land Only	Building & Land	Total	Land Only	Building & Land	Total
Comm., Indus., Non-Gov. Institutions	\$ 3,788,922	\$ 48,000,100	\$ 51,789,022	\$ 3,479,415	\$ 84,003,000	\$ 87,482,415
Conserved Land	\$ 111,410	--	\$ 111,410	\$ 136,321	--	\$ 136,321
Government Properties	\$ 11,857,558	--	\$ 11,857,558	\$ 12,463,930	--	\$ 12,463,930
Health Facilities	\$ 594,489	--	\$ 594,489	\$ 696,793	--	\$ 696,793
Mobile Homes & Campgrounds	\$ 371,143	\$ 1,717,800	\$ 2,088,943	\$ 1,090,329	\$ 3,605,800	\$ 4,696,129
Municipal Properties	\$ 1,607,252	\$ 7,903,900	\$ 9,511,152	\$ 1,668,208	\$ 15,641,700	\$ 17,309,908
Open Space & Agriculture	\$ 2,482,756	\$ 1,672,000	\$ 4,154,756	\$ 3,595,726	\$ 1,678,300	\$ 5,274,026
Residential Multi-Family	\$ 4,586,855	\$ 139,029,400	\$ 143,616,255	\$ 5,534,236	\$ 222,261,400	\$ 227,795,636
Residential Single-Family	\$ 56,227,666	\$ 173,357,800	\$ 229,585,466	\$ 63,621,096	\$ 268,172,900	\$ 331,793,996
Undeveloped	\$ 3,511,546	\$ 1,911,300	\$ 5,422,846	\$ 5,550,919	\$ 2,151,600	\$ 7,702,519
Utilities	\$ 504,436	\$ 844,000	\$ 1,348,436	\$ 630,648	\$ 844,000	\$ 1,474,648
Total	\$ 85,644,032	\$ 374,436,300	\$ 460,080,332	\$ 98,467,621	\$ 598,358,700	\$ 696,826,321

Locally Significant Impacted Sites

The GIS-based vulnerability assessment identified several locations in Kennebunkport that are particularly vulnerable to sea level rise and storm surge. These include economic centers, tourism infrastructure and destinations, significant travel routes, as well as public infrastructure and residential areas (Table 43). These sites warrant particular attention as the municipality and region identify and prioritize adaptation and resilience actions.

Table 43. Locally significant impacted sites in the Town of York.

Site	Impacts
Economic Centers	
York Harbor	Harris Island Road, access to and parking areas for Town Docks 1 and 2, the Harbor Master building, and harbor marine businesses, are inundated by both the 1.6 ft and 3.0 ft scenarios. Lilac Land, leading to the Town Docks and Harbor Island from the south, is also vulnerable to the 3.0 ft scenario.
Short Sands	The central commercial area, which is largely tourism-based businesses, is flooded by the 3.0 ft scenario. The low-lying area already experiences flooding during storm events from surge and from stormwater. Stormwater infrastructure in the commercial area is reportedly already overburdened.
Tourism Infrastructure & Destinations	
Short Sands Beach	The beach is inundated by the 1.6 ft scenario and the adjacent parking area and Ellis Park and Playground are inundated by the 3.0 ft scenario. Roads providing access to the area, including the designated emergency access route, are impacted by the 3.0 ft scenario. Portions of the York Wild Kingdom and its parking lots are inundated by the 3.0 ft scenario, which is an important consideration for any redevelopment that may occur in that area, which is the Town’s Green Enterprise Overlay area.
Long Sands	The beach itself is completely inundated by the 1.6 ft scenario. Businesses, including restaurants and lodging establishments, along the Ocean Ave. corridor are also vulnerable to the 1.6 and 3.0 ft scenarios, as are residential properties in the area, many of which are seasonal based on the Town’s summer water hookup data.
Fisherman’s Walk	The recreational walking path of historic and cultural significance is inundated by both the 1.6 ft and 3.0 ft scenarios. Access to the walk from the Route 103 area is also inundated by both flood scenarios.
Cliff Walk	Portions of the Cliff Walk, a significant cultural and recreational resource, are particularly vulnerable to flooding from both the 1.6 ft and 3.0 ft scenarios.
Hartley Mason Park	The parking area and access for the Cliff Walk are inundated by both the 1.6 ft and 3.0 ft scenarios.
York Harbor Beach	The beach is inundated and access to the beach is cut off by flooding of Harbor Beach Rd. and Sage Neck Rd. by both the 1.6 ft and 3.0 ft scenarios.
Steedman Woods	The outer portions of the wooded peninsula are inundated by both the 1.6 ft and 3.0 ft scenarios.
Wiggly Bridge	The entire span of the bridge and path leading to it are inundated by the 1.6 ft and 3.0 ft scenarios.
Cape Neddick Beach	The entire beach and access to it via Shore Road are impacted by the 1.6 ft and 3.0 ft scenarios.
Stage Neck	Stage Neck Rd. is flooded near its intersection with Harbor Beach Road by both the 1.6 ft and 3.0 ft scenarios, cutting off access to the hotel and neighborhood.
Nubble Lighthouse	While the Lighthouse itself is not inundated by either scenario, portions of the island on which it is located, as well as access to Sohier Park and the entire peninsula from the Long Sands and Short Sands areas are impacted by the 3.0 ft scenario.
Smelt Brook Preserve	Portions of the Preserve, which is managed by the York Land Trust, includes recreational trails, and is part of the scenic York River Estuary, are inundated by the 1.6 ft scenario.
Scotland Bridge Boat Launch	The boat launch and roads leading to it and both sides of Scotland Bridge, are vulnerable to flooding from the 1.6 ft and 3.0 ft scenarios.
Regional Commuter Routes	
Lindsay Road	The Lindsay Rd. bridge over Barrells Millpond, which is an access point to the York Hospital from the southwest, is impacted by the 3.0 ft scenario.

Route 103	A long stretch of Route 103 leading to bridge over York River past the Harbor from Kittery, is inundated in the 3.0 ft scenario. The route provides access to York Village and York Hospital.
Brave Boat Harbor Road and Payne Road	Both roads near the York - Kittery border are vulnerable to the 1.6 ft and 3.0 ft inundation scenarios, impacting access to and from Kittery and potentially access to York Hospital from the south.
Route 91	Birch Hill Road into Mill Ln. and Cider Hill Rd. (Route 91) are cut off in several sections. This is an important commuter route for the Portsmouth naval shipyard.
Route 1A / Shore Road	Segments of Shore Rd. from its intersection with Cape Neddick Rd. all the way to Ogunquit are inundated by both the 1.6 ft and 3.0 ft scenarios, limiting access to Ogunquit via that route.
Public Infrastructure & Residential Areas	
York Beach Fire Station	The fire station and access to it, especially from the Short Sands and Briley Brook areas, are impacted by the 3.0 ft scenario.
York Sewer District	Access to the Sewer District via Bay Haven Rd is cut off by inundation from both 1.6 ft and 3.0 ft scenarios and some District facility components are impacted by the 3.0 ft scenario.
Cape Neddick	Residential areas and roads in Cape Neddick, especially those near Waddell Pond and Cape Neddick River, are vulnerable to flooding from the 1.6 ft and 3.0 ft scenarios.
Scotland Bridge Road	The road leading to the north and south approaches to the bridge over the York River are vulnerable to flooding from the 1.6 ft scenario and 3.0 ft scenario.
Long Sands	Many areas of the residential neighborhoods along Long Sands Beach inland from York St. and Long Beach Ave., and the local roads through them, are vulnerable to flooding from both the 1.6 ft and 3.0 ft scenarios. The residential areas around Railroad Ave. and Acorn St. and the roads through those areas are also significantly impacted by both scenarios. Webber Rd., which is important for access in and out of the Long Sands area from Ridge Rd., is also vulnerable to inundation from both scenarios.
Short Sands	The residential neighborhood area between Ocean Ave. and Church St. is impacted by the 3.0 ft scenario.

Economic Impacts

Results of the economic analysis indicate that nearly 300 jobs, over \$10 million in labor income, nearly \$17 million in area gross domestic product, and over \$30 million in revenue may be affected in some way by the two inundation scenarios. While the impacts as a percentage of the overall economy in York seem relatively small, with 0.5% and 1.8% of the labor income and 1.0% and 3.1% of employment impacted by the 1.6 ft and 3.0 ft scenarios, respectively, impacts are felt disproportionately in the restaurant and hotel industry. One out of three employees and one out of every five dollars supported by these industries is impacted by the scenarios.

Property Taxes

York has a 2021-2022 tax rate of 0.00995. Based on the assessed property values impacted by the inundation scenario, the town has approximately \$4.6 million in property taxes at risk to the 1.6 ft scenario. This increases to \$6.9 million in the 3.0 ft scenario. This represents 23% and 35% of the town's total budget, respectively. In both the 1.6 ft and 3.0 ft scenario, the majority of the property taxes at risk come from the assessed value of residential single-family homes that are vulnerable, followed by residential multi-family properties and then commercial, industrial, and non-governmental institutions at risk.

Infrastructure & Facilities

Roads & Culverts

York has a total of 5.41 linear miles of road at risk to the 1.6 ft scenario, which increases to 9.26 linear miles at risk in the 3.0 ft scenario (Table 44). Unlike other towns in the study region, the majority of vulnerable roads in York are private.

York has 15 roadway waterbody crossings, based on crossing data from The Nature Conservancy, vulnerable to the 1.6 ft scenario and an additional 2 crossings vulnerable to the 3.0 ft scenario. The 17 total impacted crossings represent 14% of all crossings and DOT culverts in York, based on TNC and ME DOT culvert data.

Table 44. Miles of Vulnerable Roads in York

Road Class	Miles Vulnerable to SS + 1.6ft SLR Scenario	Miles Vulnerable to SS + 3.0ft SLR Scenario
Local	2.05	3.54
Paper Street	0.13	0.16
Private	3.14	4.58
Secondary	0.08	0.98
Total	5.41	9.26

Public Infrastructure

Table 45 shows the infrastructure, asset, and zoning data and records provided by the Town of York. Notably, approximately 50% of the town’s outfalls are vulnerable to the 1.6 ft and 3.0 ft scenarios. Summer water mains are also particularly vulnerable, with approximately 21% of summer water mains vulnerable to the 1.6 ft scenario and 25% vulnerable to the 3.0 ft scenario. Areas of cultural, historical, and community significance are vulnerable to both inundation scenarios. 5.2 acres of municipal parks are at risk from the 1.5 ft scenario and an additional 3.7 acres, or 8.9 total acres, are at risk from the 3.0 ft scenario.

Table 45. Infrastructure, Assets, and Zoning Vulnerability Assessment for Ogunquit (Based on geospatial data provided by the Town)

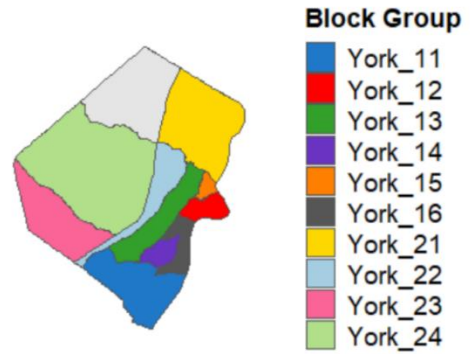
Infrastructure Type	Vulnerable to SS + 1.6 ft SLR Scenario	Vulnerable to SS + 3.0 ft SLR Scenario	Not vulnerable to 1.6 ft or 3.0 ft Scenarios
Drainage Structures	46	134	971
Drainage Pipe Openings	200	274	3,494
Water Hydrants	9	20	418
Outfalls	46	56	103
Septic Systems	1	4	332
Water Mains (Water District)	13,671 ft	24,924 ft	408,569 ft
Summer Water Mains	14,248 ft	17,795 ft	66,991 ft
Sewer Pipes	24,766 ft	36,968 ft	209,993 ft
Culverts	6,253 ft	16,280 ft	170,633 ft
Drainage Ditches	1,330 ft	2,767 ft	36,828 ft
Parks	5.2 ac	8.9 ac	452.7 ac
Sidewalks	0.0 ac	0.6 ac	8.2 ac
Historic Districts	4.4 ac	6.4 ac	179.4 ac
Landmarks	16.6 ac	45.1 ac	889.1 ac
Archeological Sites	345.3 ac	492.4 ac	6,840.2 ac
Shoreland Zoning	634.6 ac	894.8 ac	11,832.9 ac

Social Vulnerability

Of the 13,070 year-round residents of York (US Census Bureau, 2019), 3.0% are vulnerable to flooding impacts under the 1.6 ft scenario and 4.6% are vulnerable in 3.0 ft scenario. Individuals who already have increased social vulnerability will be disproportionately affected by sea level rise and climate change as they have less capacity to prepare for, respond to, and recover from coastal hazard events. The following sections describe the residents at risk under both inundation scenarios, broken down by age, race, and household income.

Age

- ▶ The majority of people that live in areas impacted by the two inundation scenarios in York are 50 or older, representing 8% and 11% of the town’s total population under the 1.5 ft and 3.0 ft scenarios, respectively.
- ▶ The age bracket with the greatest number of impacted people for both the 1.6 ft and 3.0 ft scenarios is the bracket of 65 or older.
- ▶ York has the greatest number of people 17 years or younger and at risk from the 1.6 ft and 3.0 ft scenarios of all assessed towns. However, this represents only 3% and 4%, respectively, of that age bracket within York.



Race

- ▶ York has very few people at risk (1%) from either the 1.6 ft or 3.0 ft scenarios that identify as a race other than white under either inundation scenario

Household Income

- ▶ York has the highest annual median income and the second lowest percentage of persons in poverty of the six study area towns.
- ▶ Under the 1.6 ft scenario, 22% of vulnerable households make less than \$50,000 per year, lower than the EPA (2021) climate change and social vulnerability threshold for low-income households (\$51,500). Under the 3.0 ft scenario, 27% of vulnerable households make less than \$50,000 per year.
- ▶ Block group York_23 has the greatest number of households at risk from both the 1.6 ft and 3.0 ft scenarios making less than \$25,000 per year.
- ▶ York_13 and York_23 both have the greatest number of households at risk from the 3.0 ft scenario making less than \$50,000 per year.

More information about the vulnerability assessment methodology and analysis can be found in the Coastal Vulnerability Assessment – Vulnerability Assessment Results section of the full report.