

Suggested Goals and Priorities for the East Side of the Harbor

PB (* top level goal)	Paul Coulombe	LCRPC Staff	Key
Protect and encourage existing maritime/water dependent uses; "do no harm"*	Enable Investment and Redevelopment in the East Side – Promote a Broad Mix of Uses, Development and Activities	Expand opportunities for year round employment and expand the "shoulder" season to increase seasonal employment	<i>Protect existing maritime/water depended uses</i>
Allow existing businesses to renovate, relocate, rebuild, and reinvest so that their businesses might flourish.*	Support the Working Waterfront and Maritime Businesses	Increase stock of family housing by creating new housing options for residents who are aging out of existing residences yet wish to stay in the community; consider using portion of proposed municipal investment to support affordable housing	<i>Allow existing N/C businesses to grow, rebuild</i>
Create public access to the harbor.*	Activate the Waterfront and Connect the Public to the Harbor	Encourage growth and modernization of tourist facilities to maintain and increase competitiveness with other tourist regions	<i>Improve public physical access to the waterfront</i>
Improve pedestrian access and safety along Atlantic Avenue.	Promote Improvements to the Existing Non-Conformities	Address the N/C status of existing businesses	<i>Improve visual access to the harbor</i>
Reduce impervious surfaces and improve stormwater management.	Balance Public and Private Interests	Expand physical access to harbor including a waterfront walk along the leading edge of wharves and piers phased as these structures are redeveloped	<i>Improve public accessibility/safety around harbor</i>
Require new construction to be resistant to sea level rise and storm surge		Give priority to the protection of existing maritime and fishing uses as adjacent properties are redeveloped for commercial or residential uses	<i>Address environmental concerns and SLR</i>
Manage building heights to enhance and/or protect views		Improve views to the harbor from public streets	<i>Set back new construction from high water</i>
Setback new construction from high water.		Incorporate climate resilience into redevelopment planning	<i>Promote new jobs</i>
Reduce setbacks from side yards and streets to encourage flexibility in design		Provide for pedestrian access along the west side of Atlantic Avenue with suitable crosswalks	<i>Increase housing opportunities for young families, summer employees and seniors wishing to transition to new housing choices</i>
Review and amend permitted uses in the district, including residential uses		Conform to MDEP shoreland zoning standards	
Seek to link public access on adjacent properties			