



**FEBRUARY 12, 2025 - 6:30 PM
DOWNTOWN PARKING LOT REDEVELOPMENT
COMMUNITY CONVERSATION
COUNCIL CHAMBERS, CITY HALL
NO REMOTE ACCESS, IN-PERSON ONLY**

A. Downtown Parking Lot Redevelopment Presentation

This community conversation will be about the Downtown Parking Lots Redevelopment Study. The evening will start with a presentation by the City's consultant, Placework, followed by in-person breakout discussions focusing on Scenario Visioning. The Scenario Visioning discussion groups will review options the City could consider for parking lot repair, a riverfront park, partial redevelopment and park, and full redevelopment.

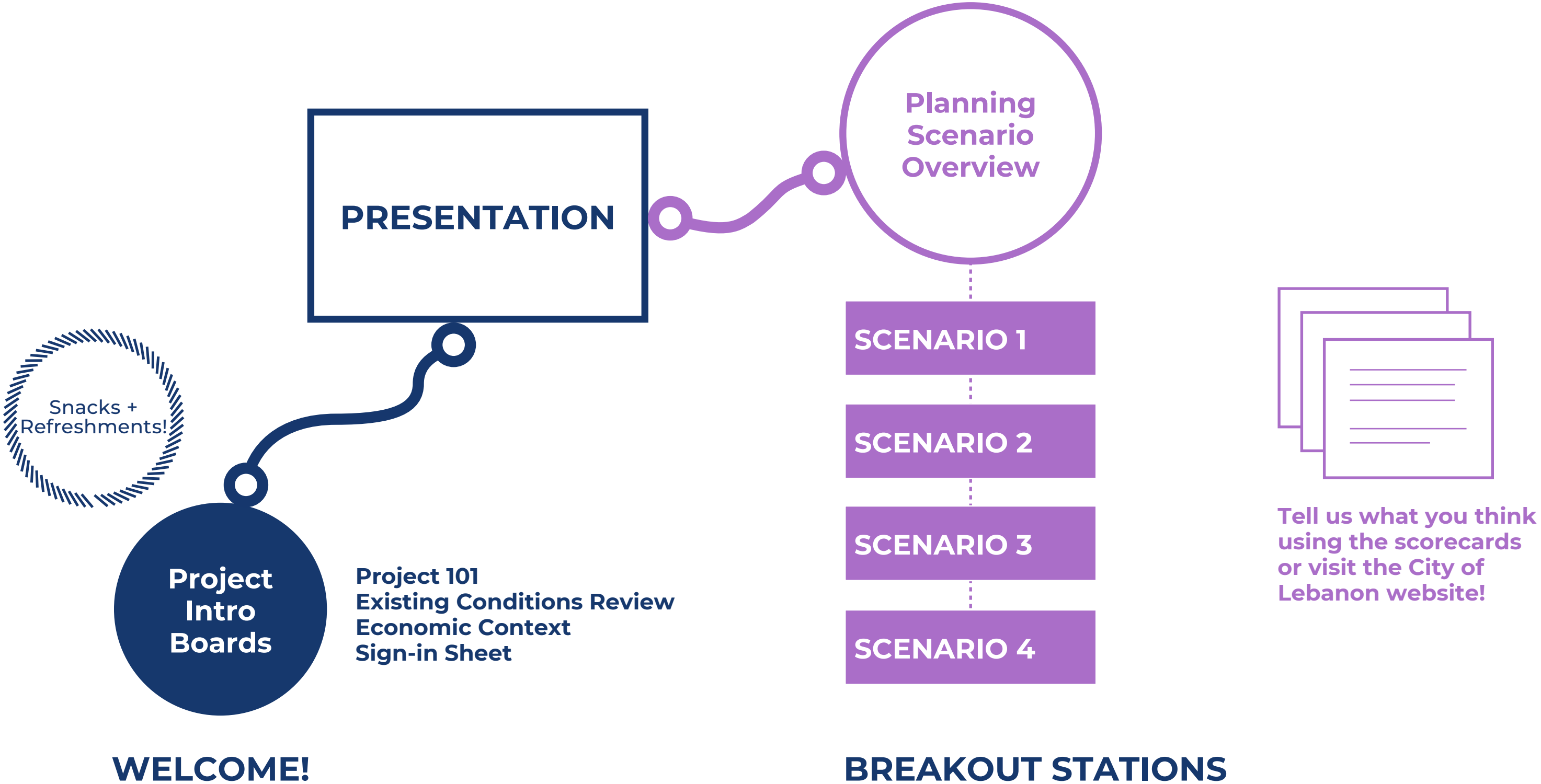


Community Conversation - February 12, 2025

Downtown Parking Lot Redevelopment Study

Placework

AGENDA



PROJECT TEAM



PROJECT 'STEERING COMMITTEE'
DOWNTOWN TIF ADVISORY BOARD
ECONOMIC DEVELOPMENT COMMISSION
CITY COUNCIL
GENERAL PUBLIC

Placework

ARCHITECTURE, PROJECT MANAGEMENT

Agency
Landscape + Planning

PLANNING & LANDSCAPE ARCHITECTURE



CIVIL ENGINEERING, TRAFFIC ANALYSIS



ECONOMIC DEVELOPMENT CONSULTING



ENVIRONMENTAL
CONSULTING



PLANNING SCENARIOS

Scenario 1
Parking Lot Repair



Scenario 2
Riverfront Park



Scenario 3
Partial Redevelop + Park



Scenario 4
Full Redevelop





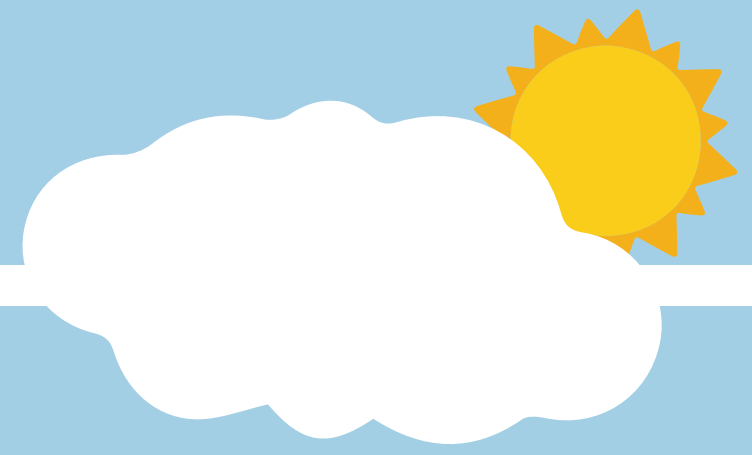
PROJECT GOALS & VISION

- Strengthen 'downtown' experience
- Increase visual access to the Mascoma River
- Demonstrate economic viability
- Increase housing
- Enhance bike & pedestrian connectivity

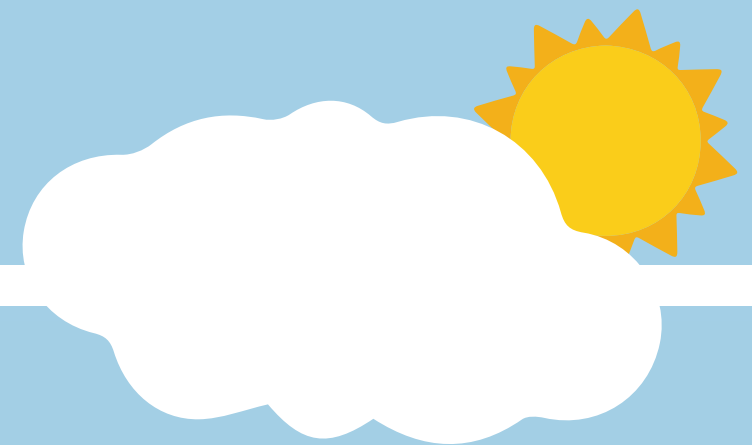
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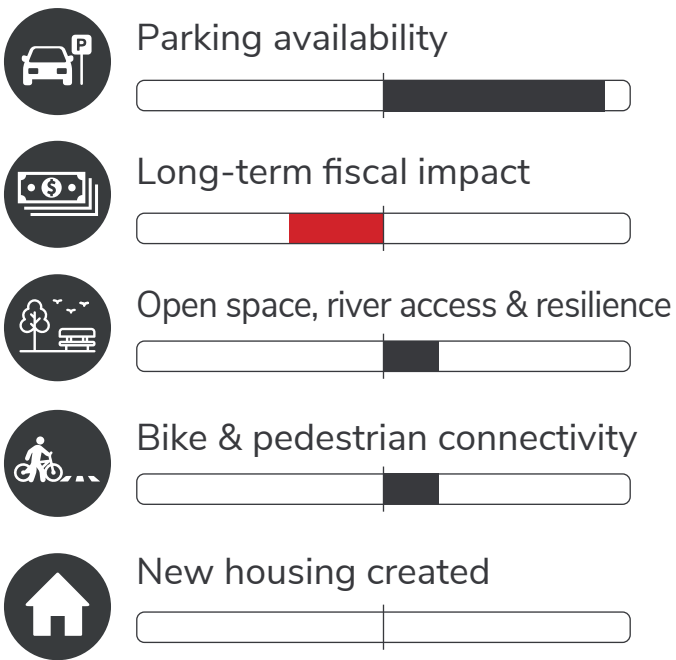
GUIDING PRINCIPLES



GUIDING PRINCIPLES



Scenario X



- 1. Improve vehicular & pedestrian circulation**
- 2. Maintain ease of parking**
- 3. Connect to the river**
- 4. Provide opportunities for recreation**
- 5. Increase housing supply**
- 6. Demonstrate feasibility without subsidies**
- 7. Site sustainability & resilience**
- 8. Generate economic benefits**



SCENARIOS

EXISTING CONDITIONS



LEBANON DOWNTOWN PARKING LOTS REDEVELOPMENT

2.12.2025 - COMMUNITY CONVERSATION

Placework
ARCHITECTURE • PLANNING

MAINTENANCE ITEMS

Repave parking areas, replace curbs & sidewalks

+ Replace failing guardrails

+ Replace failing retaining walls

+ Wayfinding and signage updates

+ Site lighting updates

+ Invasive species control / riverbank stabilization

Estimated total cost: \$2.2 - \$2.5M



SCENARIO 1

PARKING LOT REPAIR

The community said...



In a parking lot - we need more shade! More trees!

Allocate some space to food trucks at certain times of day when parking is under-utilized

Wayfinding+safety for rail trail

Eliminate lower lot, keep Taylor St. and greenway away from river.

Retain parking on upper level for people with mobility issues



Newburyport MA - Market Landing Park

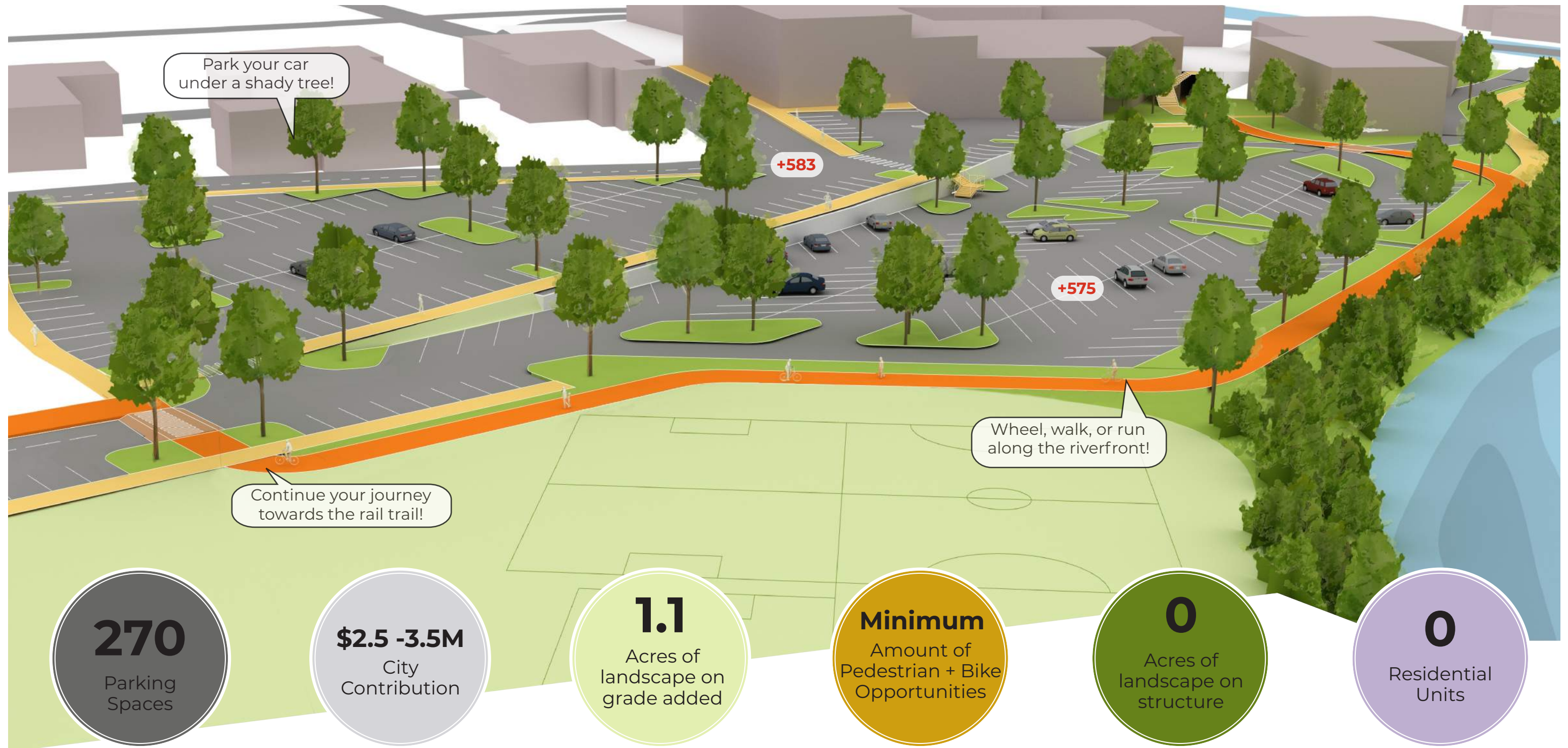
SCENARIO 1

PARKING LOT REPAIR



SCENARIO 1

PARKING LOT REPAIR



SCENARIO 2

Riverfront Park



The community said...

Connect the trails & make parking easier (bigger spaces+street parking)

Natural riverfront experience: we have a unique opportunity here to make a wonderful natural amenity in downtown

Ensure enough parking remains for events

Walkways from parking to riverfront area. Include traffic calming.

River isn't accessible, should widen green area by river. Benches visual access.



Franklin NH - Mill City Park

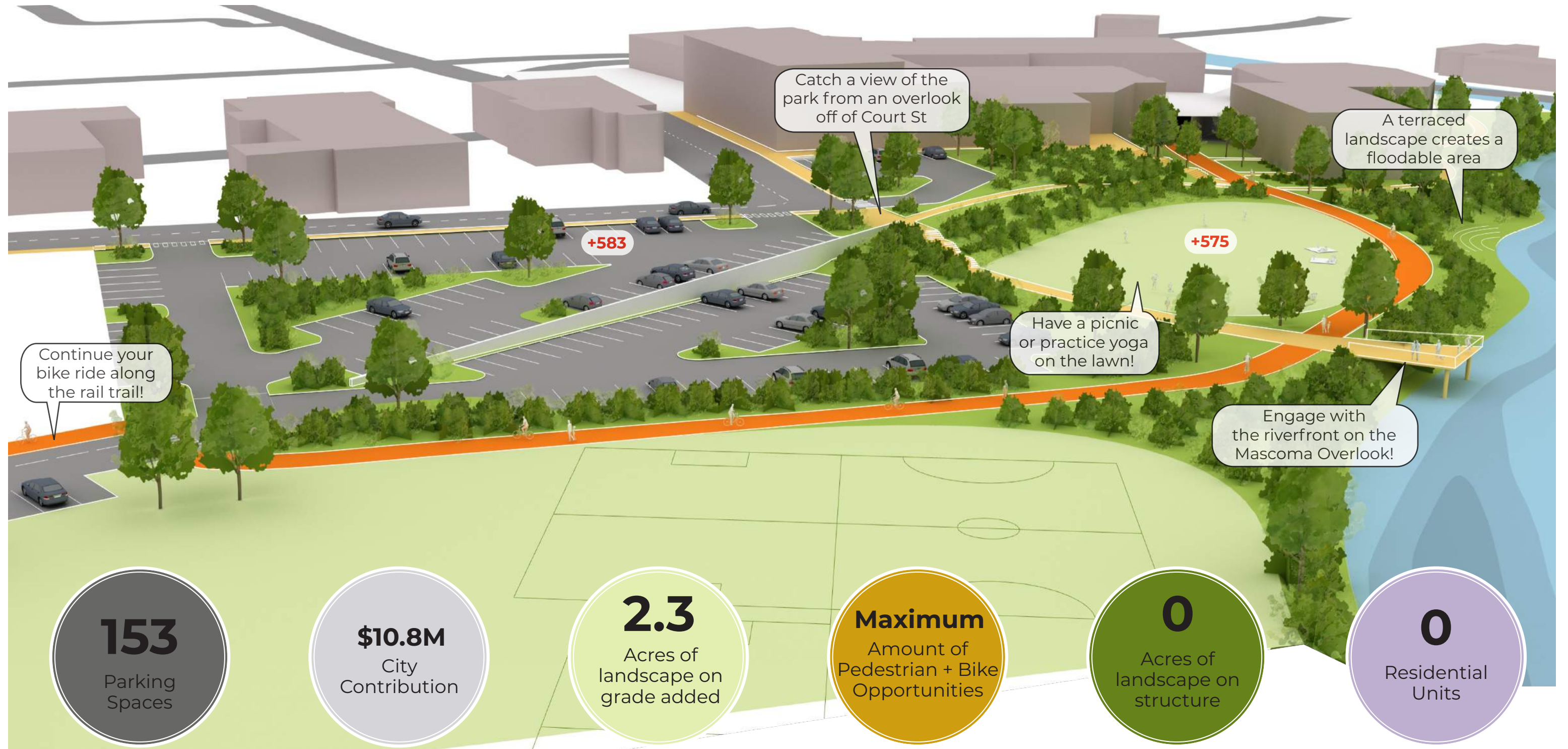
SCENARIO 2

RIVERFRONT PARK



SCENARIO 2

RIVERFRONT PARK



SCENARIO 3

Partial Redevelopment + Park



The community said...

We need housing but not in this most important part of Lebanon. It needs to remain a public space

Develop upper level for improved parking and retail commercial

Bring the arts to the river

No buildings on lower level. Greenspace only

Small food or service providers that would complement a park space



Cambridge MA - Charles River

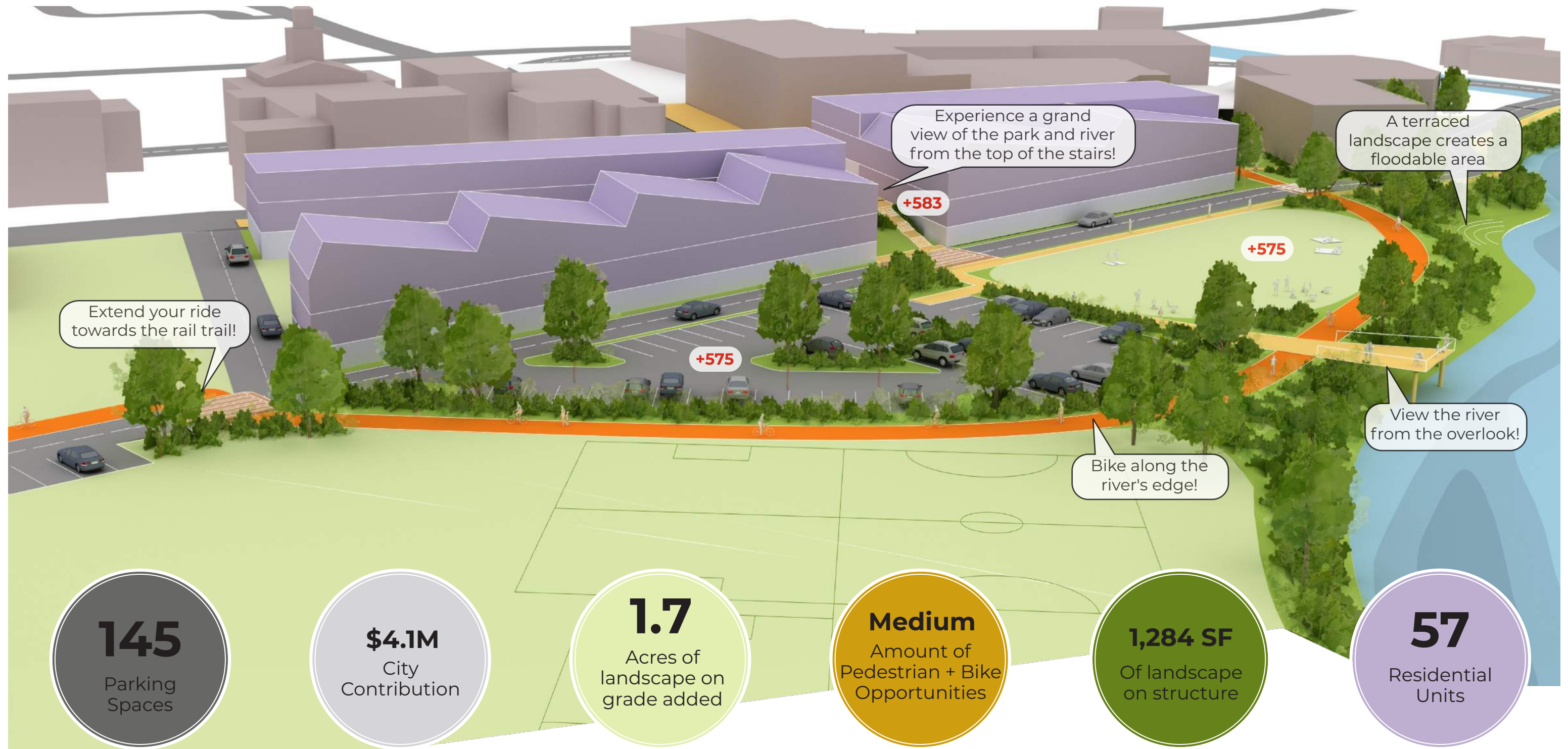
SCENARIO 3

PARTIAL REDEVELOP + PARK



SCENARIO 3

PARTIAL REDEVELOP + PARK



SCENARIO 4

Full Redevelopment

The community said...

Lebanon's revival was fueled by art and food. Find space for both.

Parking garage or parking integrated in buildings.

Housing can go elsewhere, or on a small portion of the site.

Hard to imagine this being an easy gathering place if too much space is taken up by development.

Connection to Colburn Park.

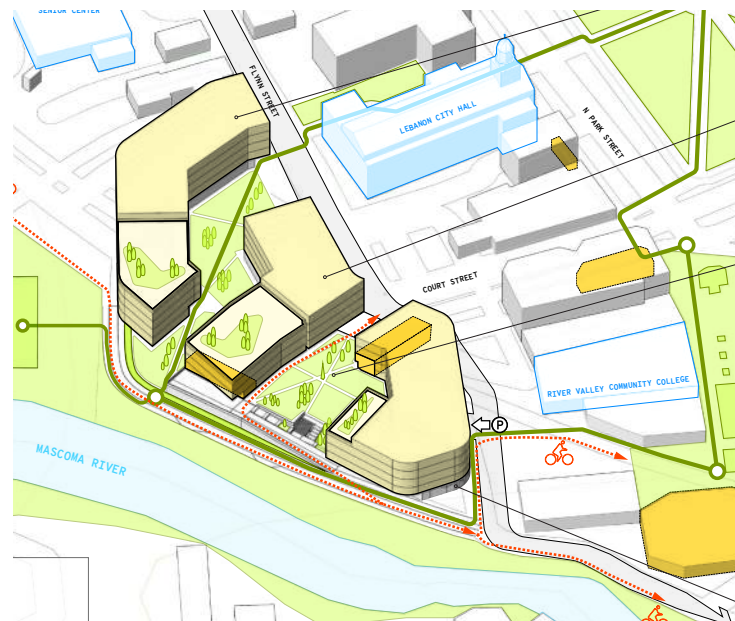


PLANNING CONTEXT



Downtown Vision Plan

- Up to 165-175 units*
- ___ Parking Spaces



Rode Proposal

- 210 units
- 215 Parking Spaces



KaTo Proposal

- 105-140 units
- 500 Parking Spaces



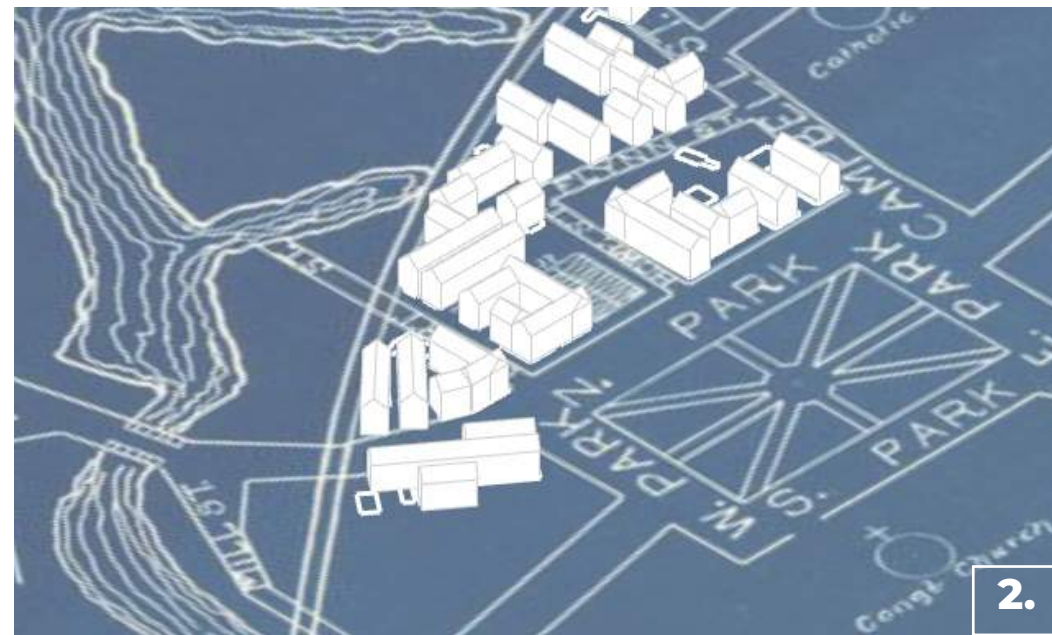
THI Proposal

- 60-74 units
- ~217 Parking Spaces

*Mall and Flynn Street Areas only

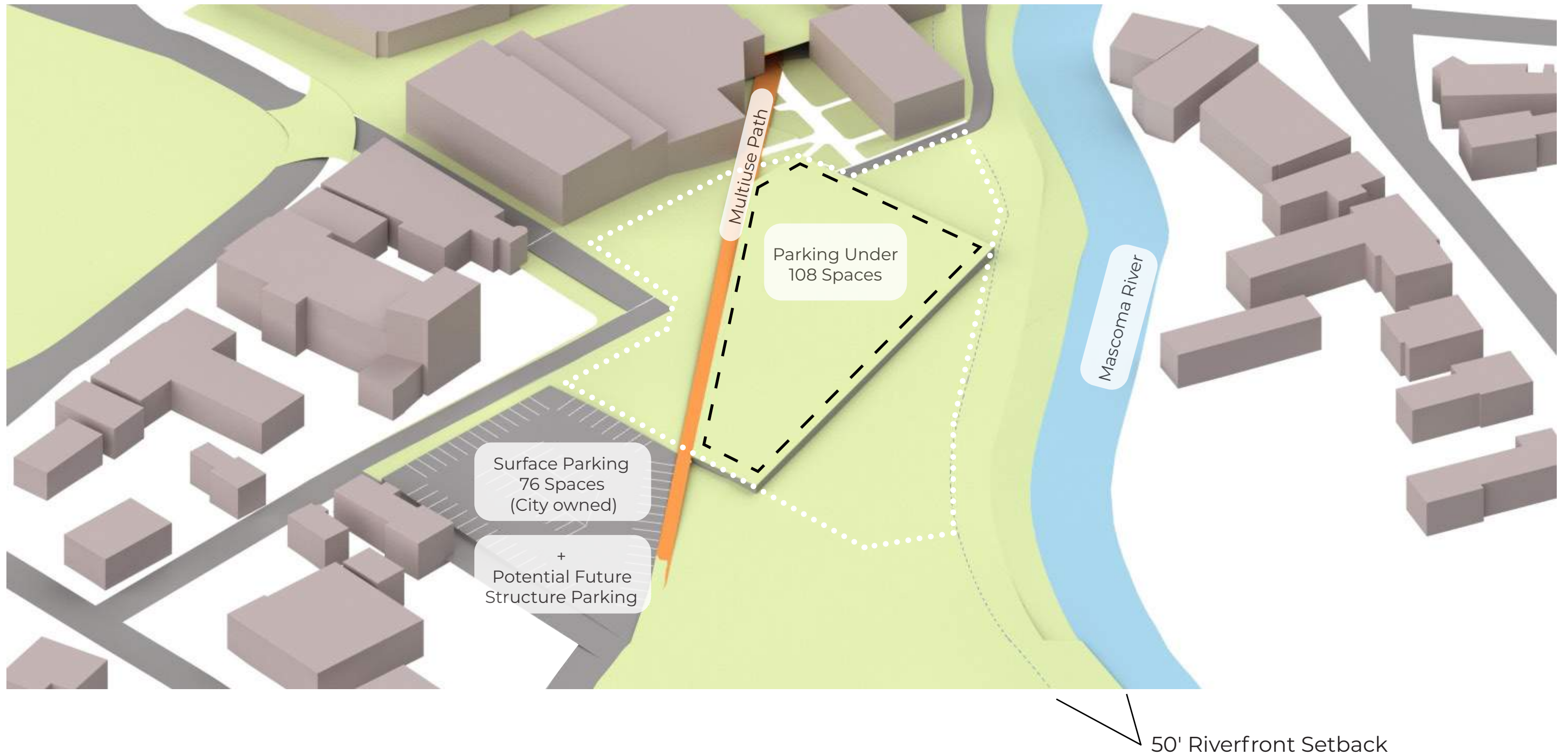
SCENARIO 4

FULL REDEVELOP



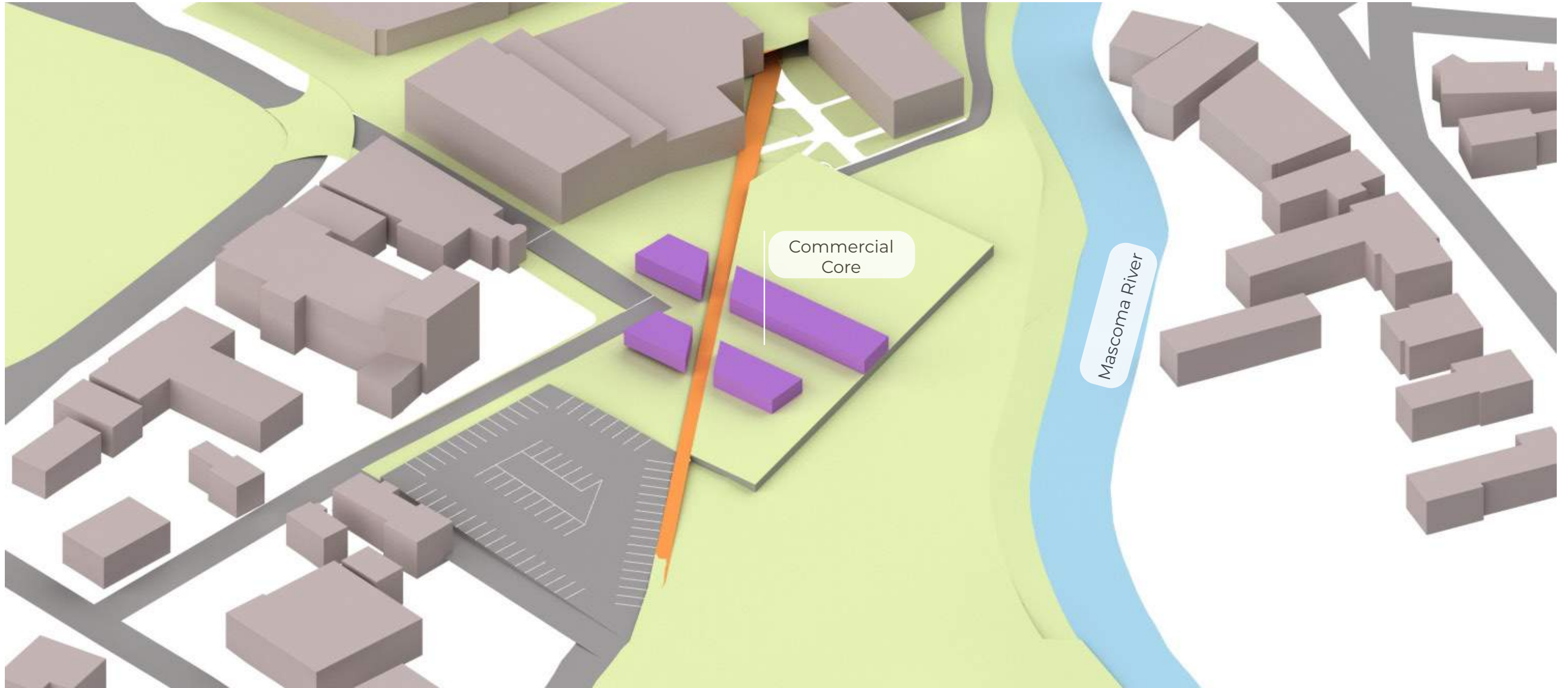
SCENARIO 4

FULL REDEVELOP



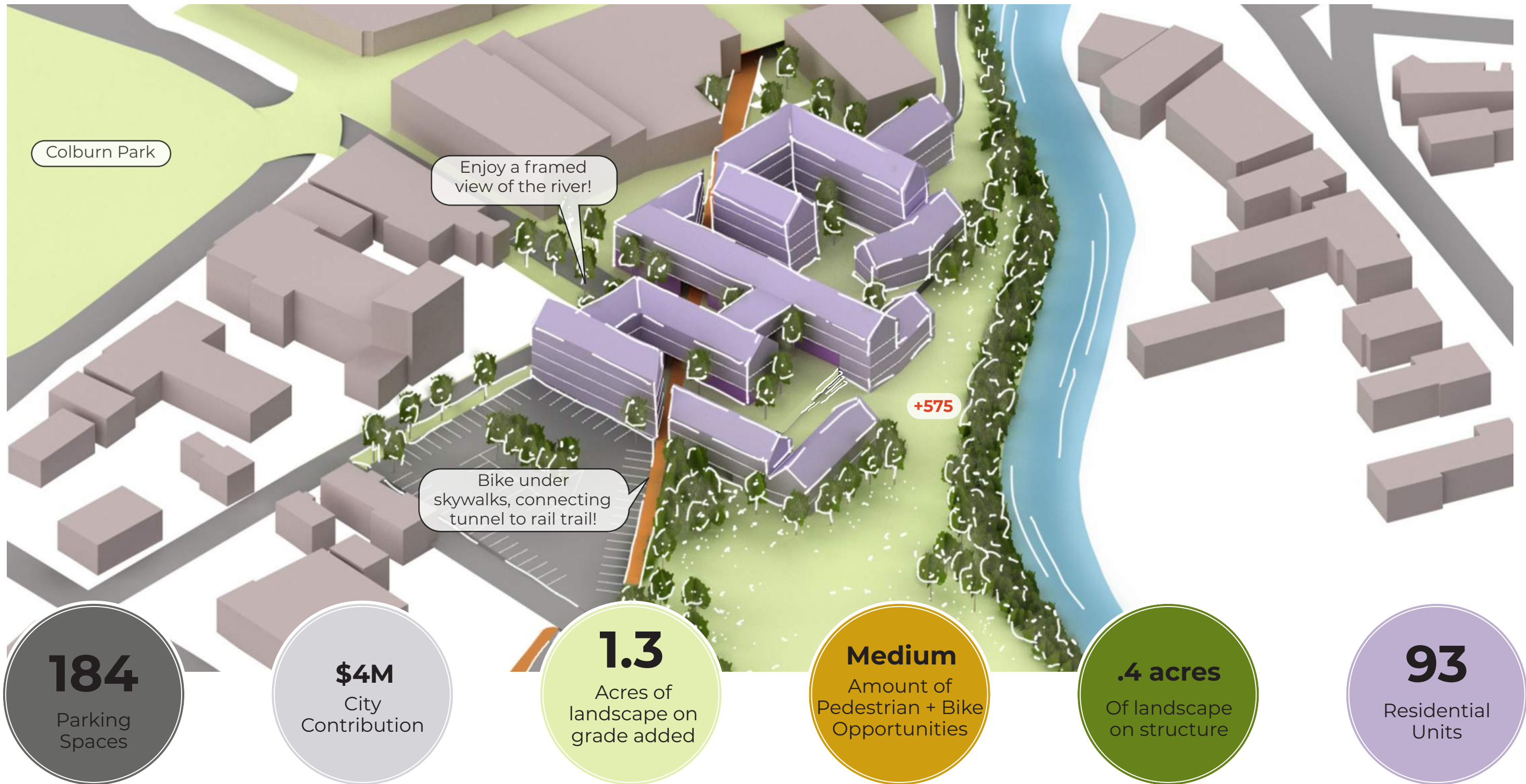
SCENARIO 4

FULL REDEVELOP



SCENARIO 4

FULL REDEVELOP



SCENARIO 4

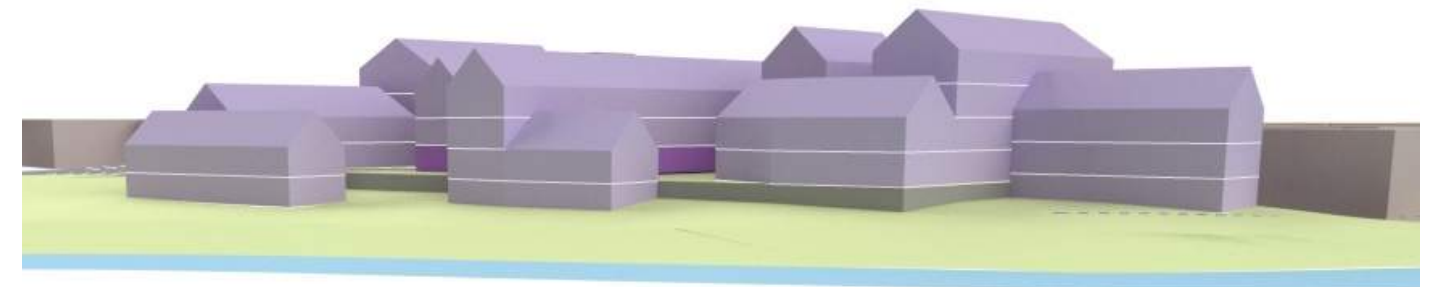
PRECEDENT



Malling Dampmølle Housing Complex, Denmark / CEBRA

SCENARIO 4A & 4B

FULL REDEVELOPMENT



Perspective view from Across Mascoma River

SCENARIO COMPARISON

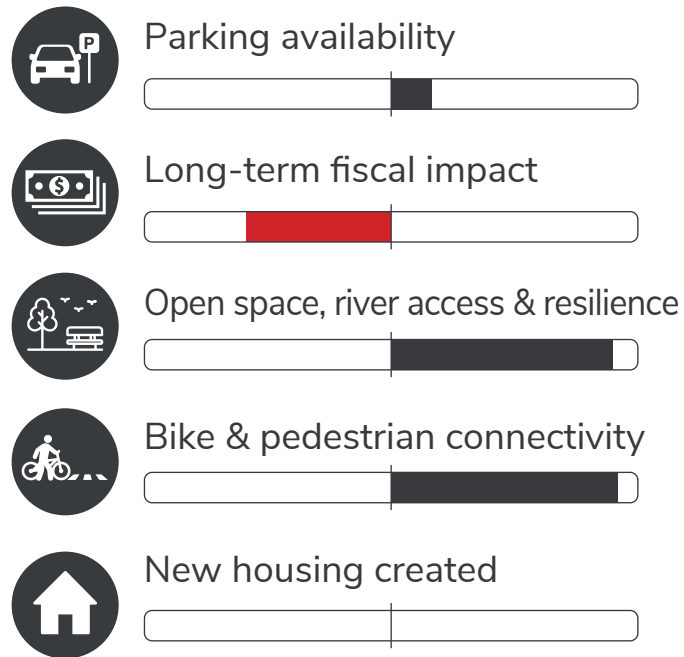
Public Projects

Parking Lot Repair



Cost to City:
\$2.5 - \$3.5M

Riverfront Park



Cost to City:
\$10.8M

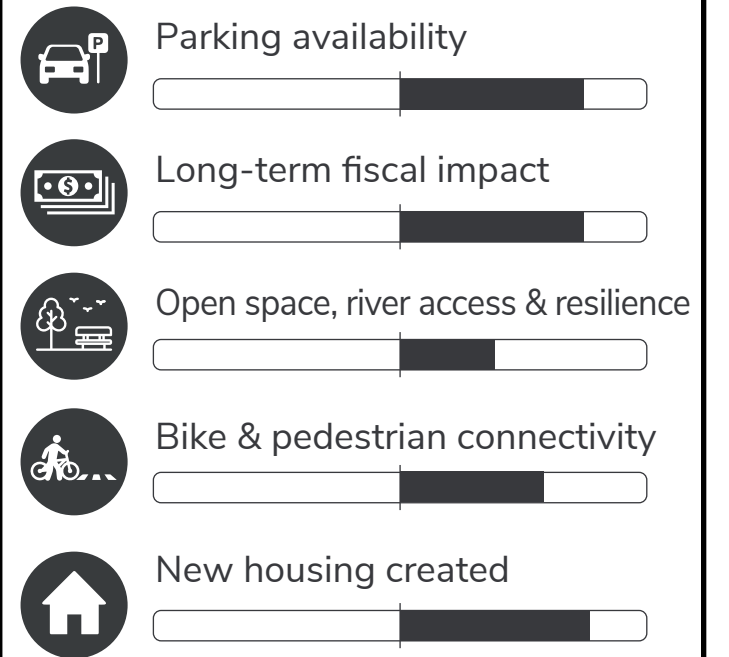
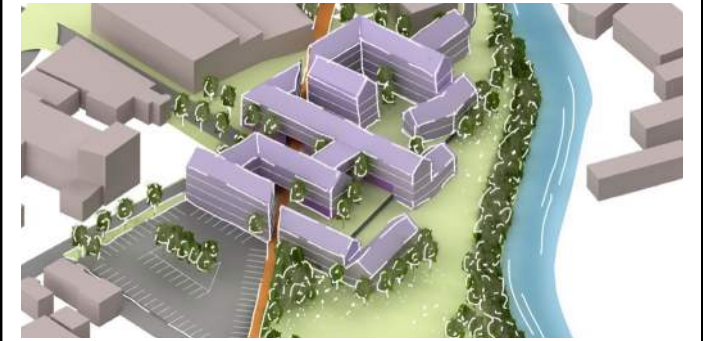
Public / Private Partnership

Intermediate Redevelopment



Cost to City:
\$4.1M

Full Redevelopment



Cost to City:
\$4M

RANGE OF POTENTIAL FUNDING SOURCES

PUBLIC PROJECTS

VALUE CAPTURE

Downtown Lebanon Tax Increment Financing (TIF) District (~\$2M available)

PUBLIC FUNDS

City General Fund
Bond Issuance

CONTRIBUTED INCOME

Corporate Sponsorship
Philanthropic Sponsorship
Grants
'Friends' Groups

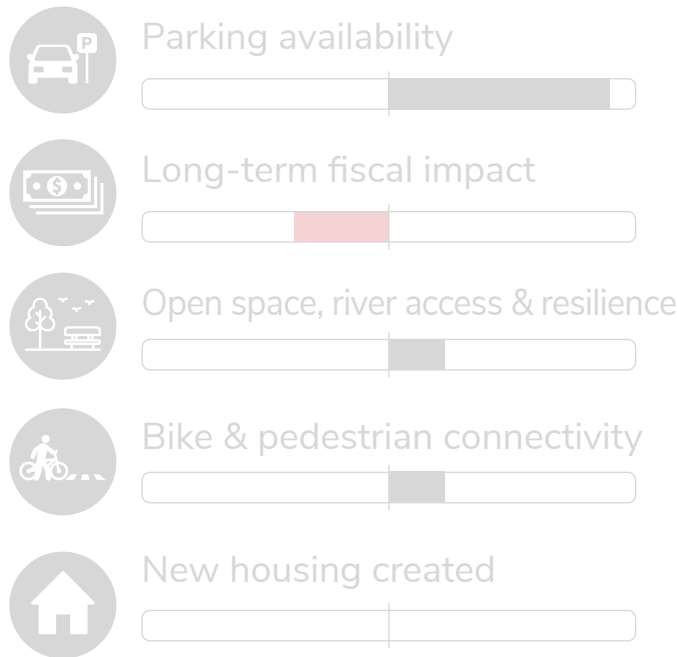
EARNED INCOME

Concession Sales
Rental Fees
Parking Fees
Event Fees

SCENARIO COMPARISON OVER TIME

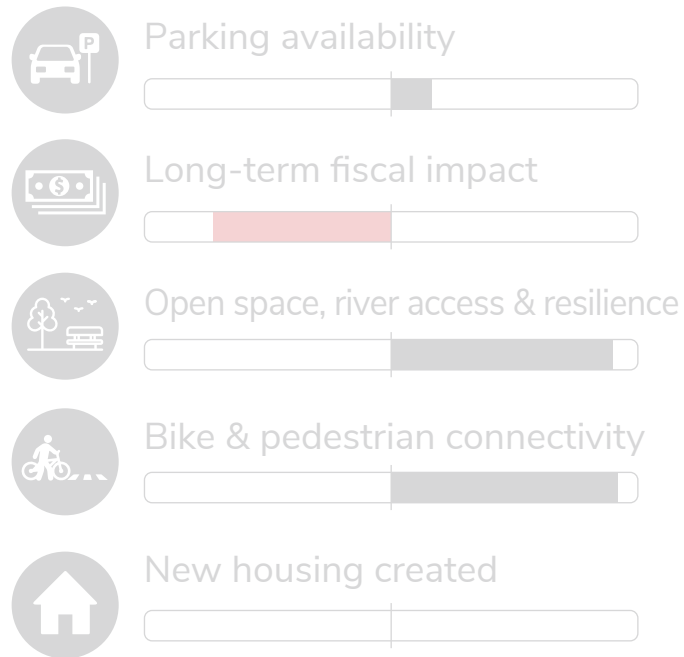
Public Projects

Parking Lot Repair



Cost to City (after 20 years):
\$6.4M

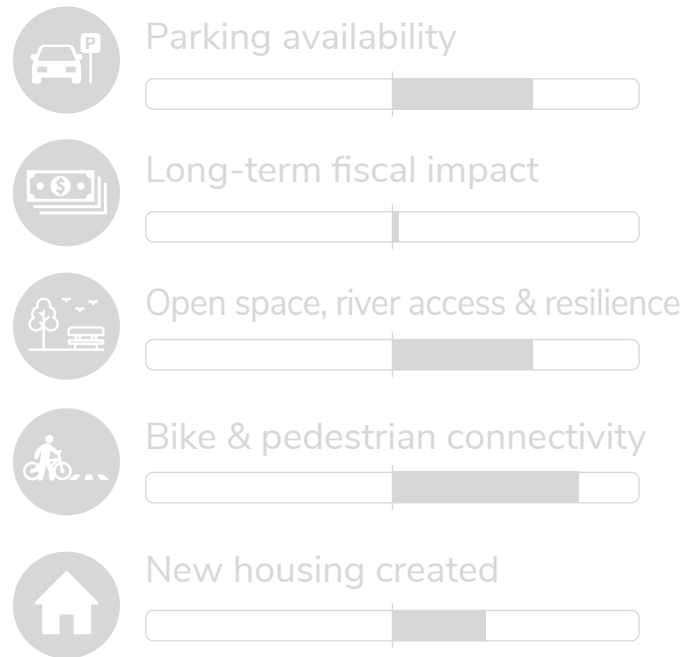
Riverfront Park



Cost to City (after 20 years):
\$18.8M

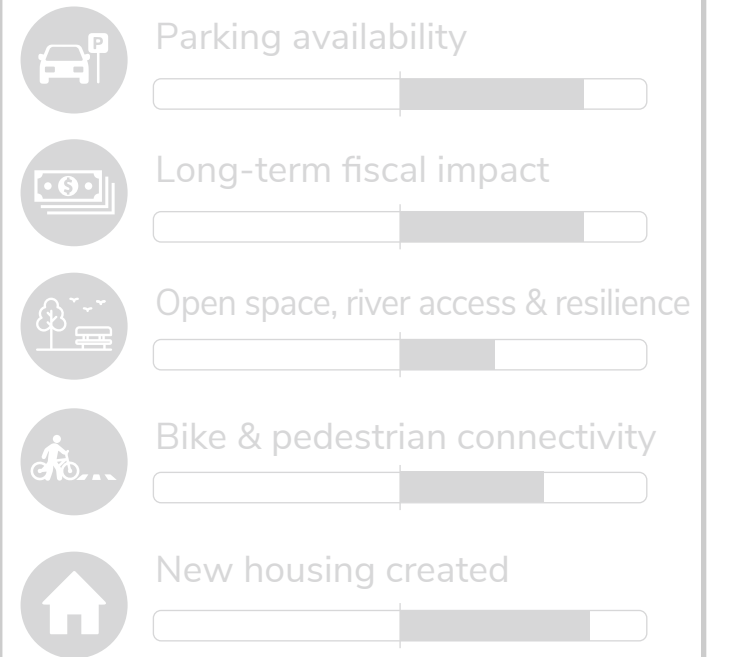
Public / Private Partnership

Intermediate Redevelopment



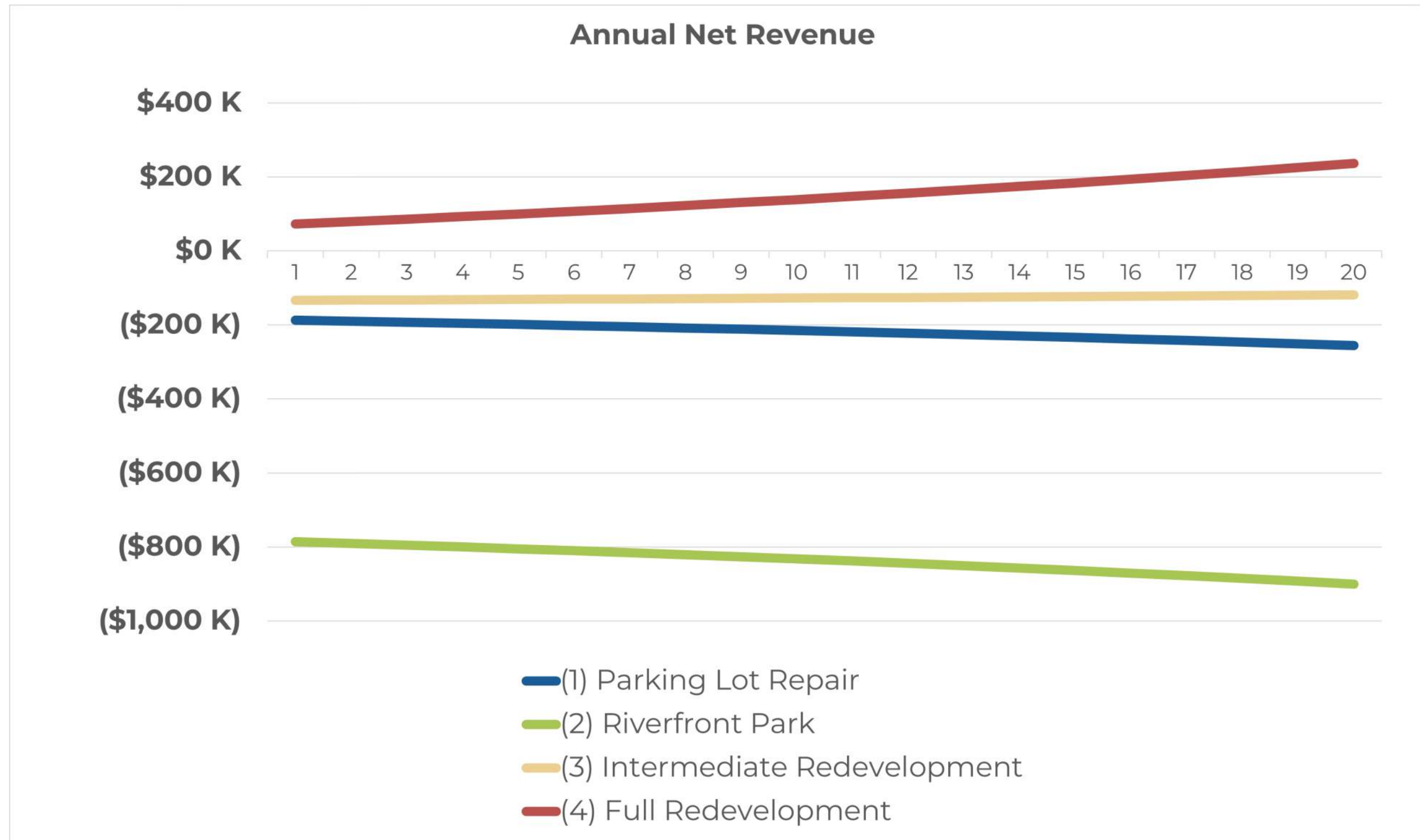
Cost to City (after 20 years):
\$4.5M

Full Redevelopment



Revenue to City (after 20 years):
\$950k
(break even around year 17)

LONG-TERM FISCAL IMPACT



*Assumes 3% annual inflation on revenue/expenses & financing costs

EXPECTED ECONOMIC IMPACTS

“Trust for Public Land research shows that returns from conservation of open space range between \$4 and \$11 for every dollar invested.”²

“Proximity to parks increases property value which increases revenue from property taxes. Research of property values shows that property values for houses within 500 feet of a park increased between 5-15% annually.”¹

All Projects:

- Increased property values
- Increased sales tax revenues
- Improved attractiveness of Lebanon to homebuyers and employers
- Increased visitors who bring spending power and support for local businesses
- Decreased stormwater treatment costs
- Decreased medical costs and improved public health through increased opportunities to exercise

Public-Private Projects Additional Impacts

- Property tax revenues
- Increased downtown residents who bring spending power and support for local businesses
- Partial funding for desired public improvements

Source: Economic Benefits of Parks - [We Conserve PA](#)¹, [Trust for Public Land](#)²

WE WANT TO HEAR FROM YOU!

