



LEBANON PEDESTRIAN & BICYCLIST ADVISORY COMMITTEE

MARCH 4, 2025 - 7:00 PM

COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE

1. Call to Order

- A. To participate in this meeting, please [join live via Microsoft Teams](#) or call 929-229-5356 (access code: 382 454 397#). If you have trouble accessing this meeting, please [email Catheryn Hembree](#).

2. Approval of Minutes

- A. February 4, 2025

3. Open to the Public

4. Study Items

- A. Department of Public Works: Spring Paving (Rod Finley)
- B. Pedestrian & Bicyclist Advisory Committee Education/Outreach Planning - Bike/Walk and Learn
- C. Downtown Parking Lot Redevelopment - Comment from Pedestrian & Bicyclist Advisory Committee
- D. Complete Streets
- E. Updates from Other Boards
- Planning and Development
 - Planning Board
 - City Council
 - Police Reports
 - Mascoma River Greenway Coalition
 - West Lebanon and Hanover Greenway (WaHG)
 - Class VI Roads
 - Communications Plan

5. Other Business

6. Future Agenda Items

7. Adjournment

The order of agenda items is subject to change.

Meetings are open for in-person and remote attendance. Members of the public that wish to attend remotely may do so by going to LebanonNH.gov/Live where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupts virtual or phone connection(s), the meeting will

continue without remote access capabilities.

DRAFT

**PEDESTRIAN & BICYCLIST ADVISORY COMMITTEE
REGULAR MEETING MINUTES
COUNCIL CHAMBERS– CITY HALL &
REMOTE VIA VIRTUAL PLATFORM LebanonNH.gov/LIVE
7:00 PM, FEBRUARY 4, 2025**

MEMBERS PRESENT: Colin Smith (Chair); Sean Dittrich (Vice Chair); Marie McCormick;
Nelson Rooker (Alt); Erling Heistad (City Council)

MEMBERS ABSENT: Clifton Below (Alt); Jared Toon (Alt); Haynes Bunn; George Sykes (City
Council, Alt); Ben Swanson (Alt); Tim Gilbert

STAFF PRESENT: Catheryn Hembree (Associate Planner)

1) CALL TO ORDER:

Chair Smith called the meeting to order at 7:00 PM.

Mr. Rooker sat as a voting member.

2) APPROVAL OF MINUTES

A. January 7, 2025

A MOTION was made by Mr. Heistad to approve the meeting minutes of January 7, 2025, as presented.

Seconded by Mr. Rooker.

**The vote on the MOTION was approved (5-0).*

3) OPEN TO THE PUBLIC:

None at this time.

4) STUDY ITEMS

A. AARP (American Association of Retired Persons) Grant - E-bike charging stations: Presented by
the Lebanon Energy Advisory Committee

Sherry Boschert, Energy Advisory Committee, made a presentation regarding a pending AARP Grant application for an e-bike charging station in Lebanon. She explained that she will also be applying to the Friends of Lebanon, Recreation, Arts, and Parks to be the fiscal sponsor for this project in order to seek tax deductible donations.

There was discussion regarding the proposed options for the charging station.

A MOTION was made by Ms. McCormick that the Committee endorse the proposal as described and direct the Chair to write a letter of support for the AARP Grant. Seconded by Mr. Heistad.

**The vote on the MOTION was approved (5-0).*

B. Non-infrastructure Walk, Bike, Ride Lebanon Projects

The Committee reviewed a list of non-infrastructure potential projects.

C. Complete Streets Policy

The Committee reviewed the Complete Streets Policy documents. There was discussion regarding adding a category similar to “rural connector” as a class of street.

D. Updates from Other Boards

- Planning and Development

No additional updates at this time.

- Planning Board

No additional updates at this time.

- City Council

No additional updates at this time.

- Police Reports

Mr. Dittrich stated that he would work on obtaining the reports for future Committee discussion.

- Mascoma River Greenway Coalition

No additional updates at this time.

- West Lebanon and Hanover Greenway (WaHG)

Chair Smith explained that the City got a quote from Stantec for approximately \$67,000 to do a feasibility study for the West Lebanon to Hanover Greenway. The West Lebanon/Hanover Group has been working on fundraising. So far, approximately \$60,000 of the \$67,000 has been raised.

- Class VI Roads

No additional updates at this time.

- Communications Plan

No additional updates at this time.

5) OTHER BUSINESS

None at this time.

6) FUTURE AGENDA ITEMS

As discussed during the meeting.

7) ADJOURNMENT:

A MOTION was made by Mr. Dittrich to adjourn the meeting. Seconded by Ms. McCormick.

**The vote on the MOTION was approved (5-0).*

The meeting was adjourned at 8:50 PM.

Respectfully submitted,

Kristan Patenaude, Recording Secretary

DPW 2025 Paving Projects

Old Pine Tree Cemetery Road – Phase 2

<https://lebanonnh.gov/1797/Old-Pine-Tree-Cemetery-Road-Paving-Proje>

Main Street West Lebanon

<https://lebanonnh.gov/1640>

Mechanic St./Mascoma St./High Street Roundabout

<https://lebanonnh.gov/276>

Trues Brook Road Bridge

<https://lebanonnh.gov/1510>

Lahaye Drive and Mount Support Road Roundabout

[Lahaye Drive | Mt. Support Road Intersection Reconstruction Project | Lebanon, NH](#)

South Main Street Dry Bridge

<https://lebanonnh.gov/1427>

Kimball Street and Forest Ave.

<https://lebanonnh.gov/1346/Kimball-Street-and-Forest-Avenue-Project>

Mechanic Street Sidewalk – American Legion to Slayton Hill Road

<https://lebanonnh.gov/1674/Mechanic-Street-Sidewalk-Project>

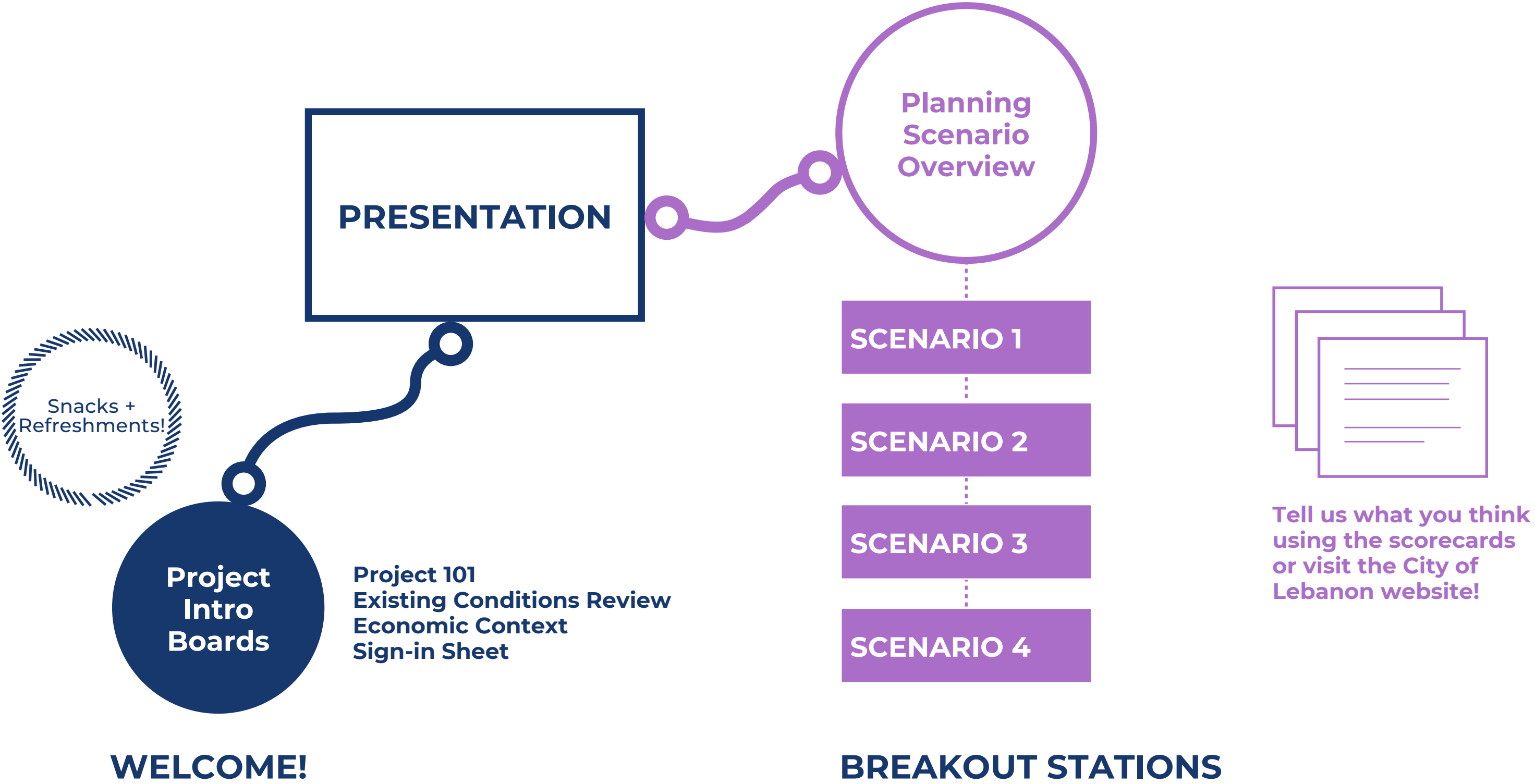


Community Conversation - February 12, 2025

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





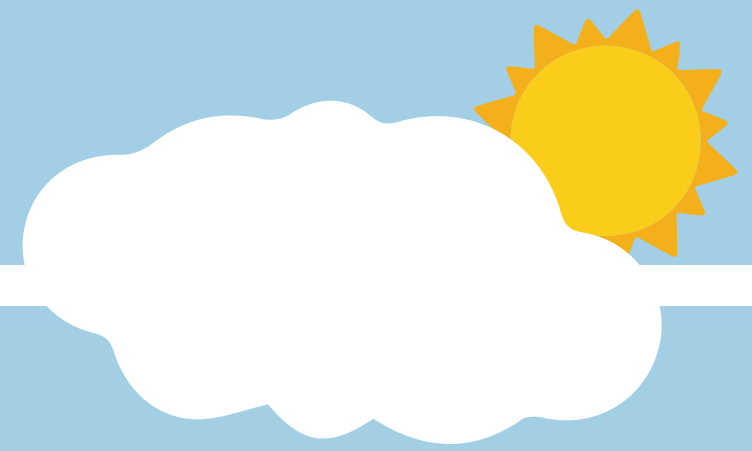
PROJECT GOALS & VISION

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

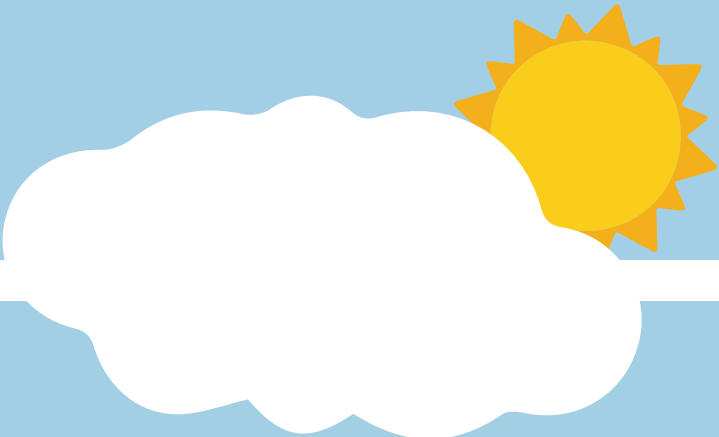
PROCESS



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

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

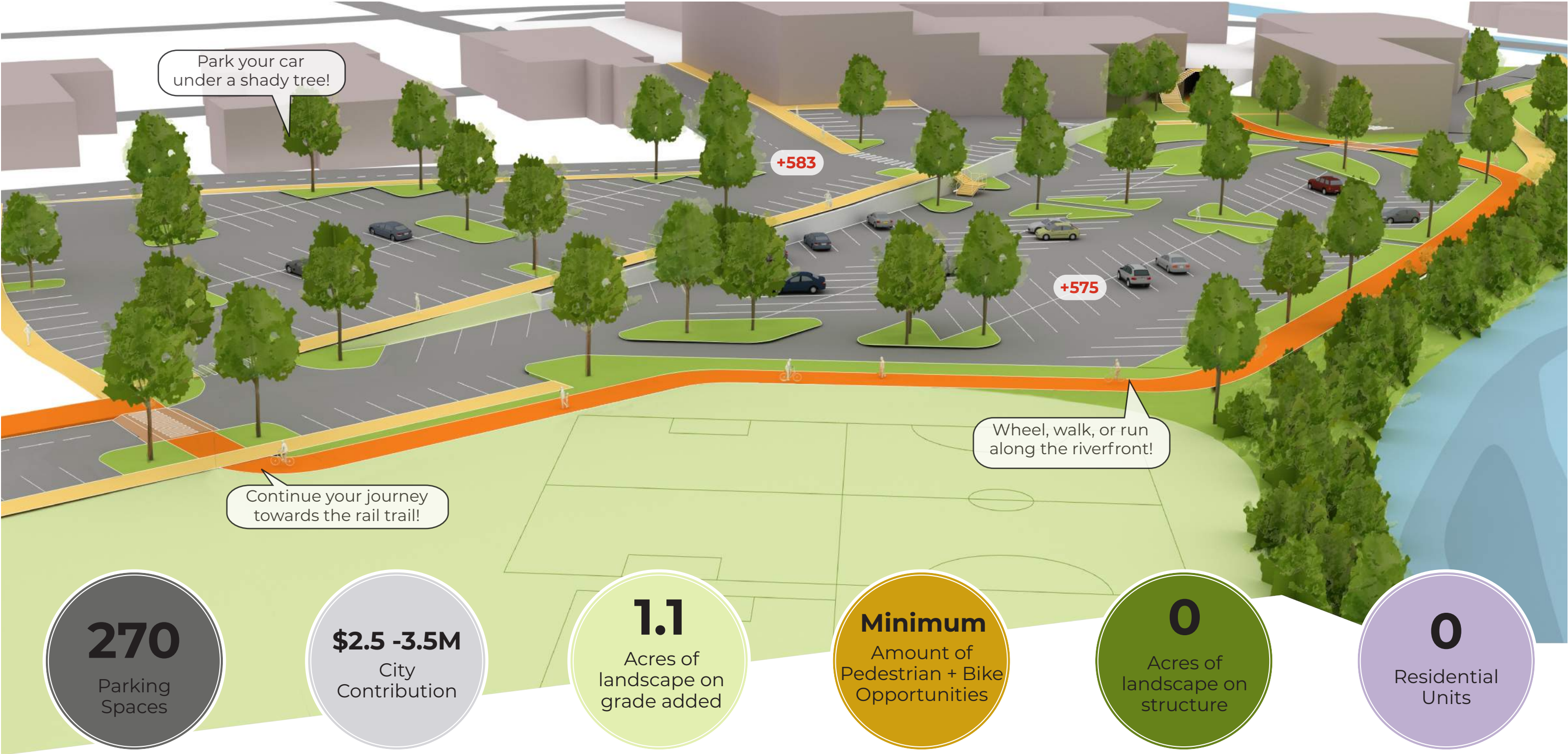
SCENARIO 1

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

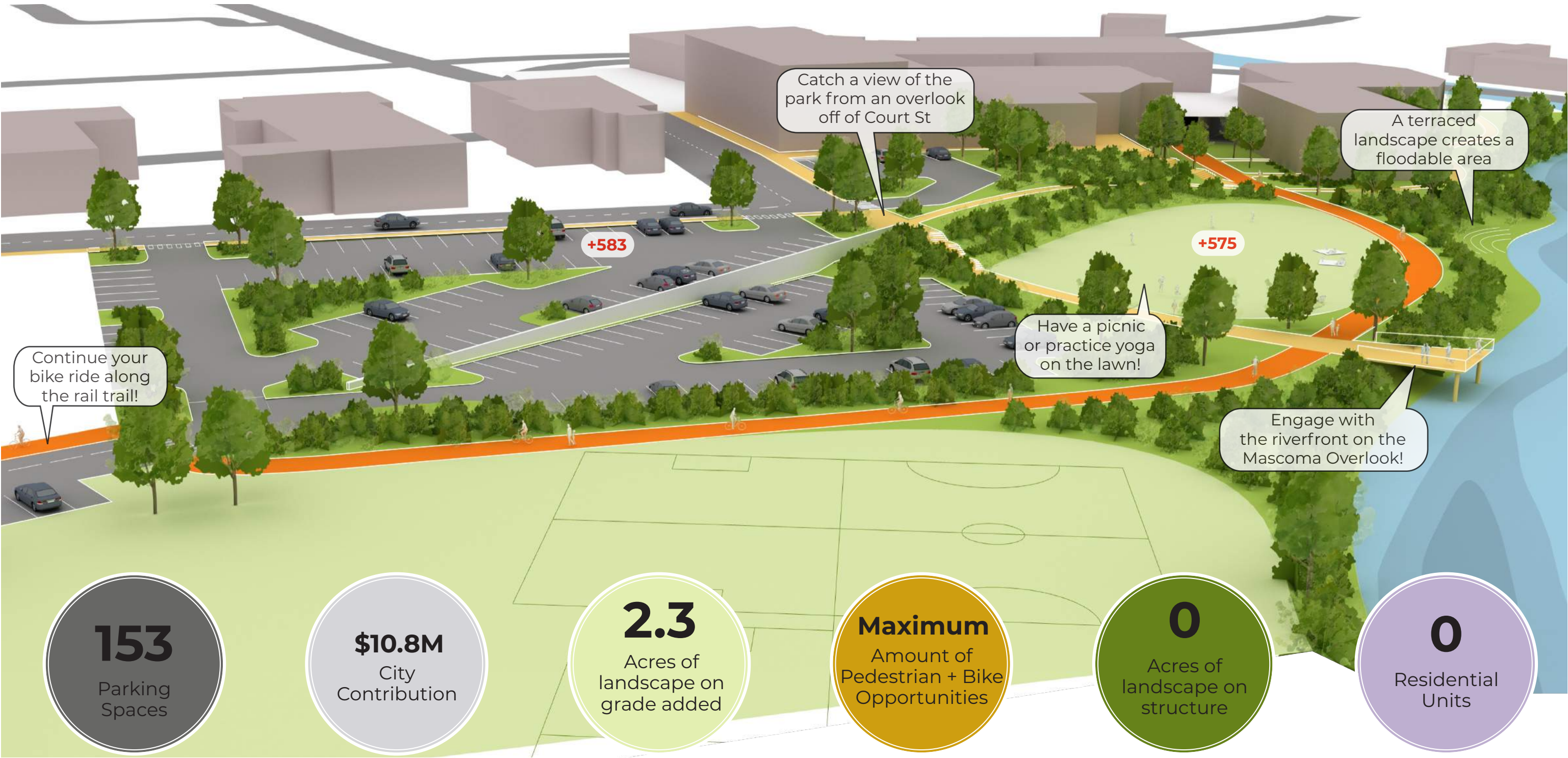
SCENARIO 2

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

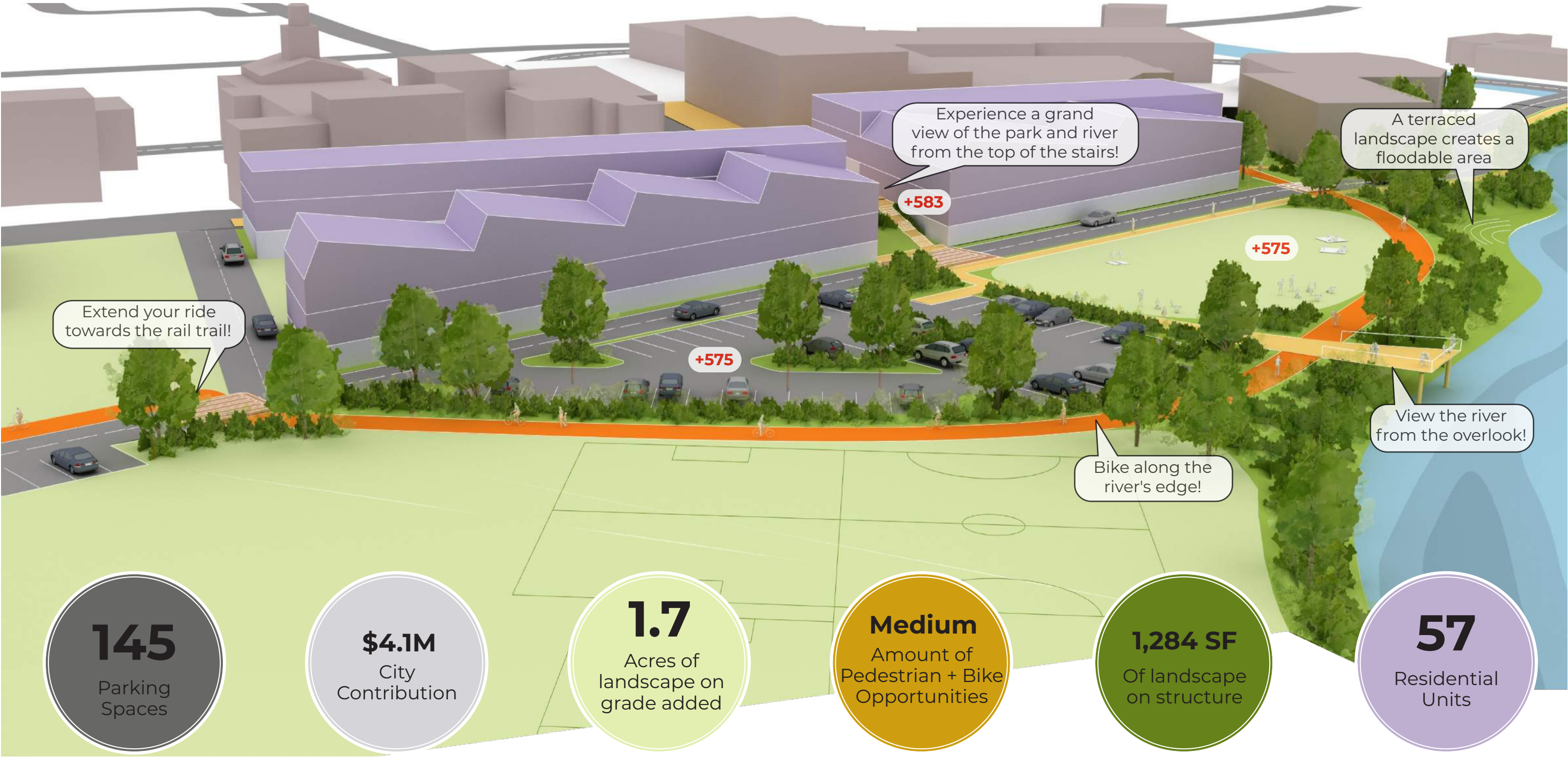
SCENARIO 3

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.

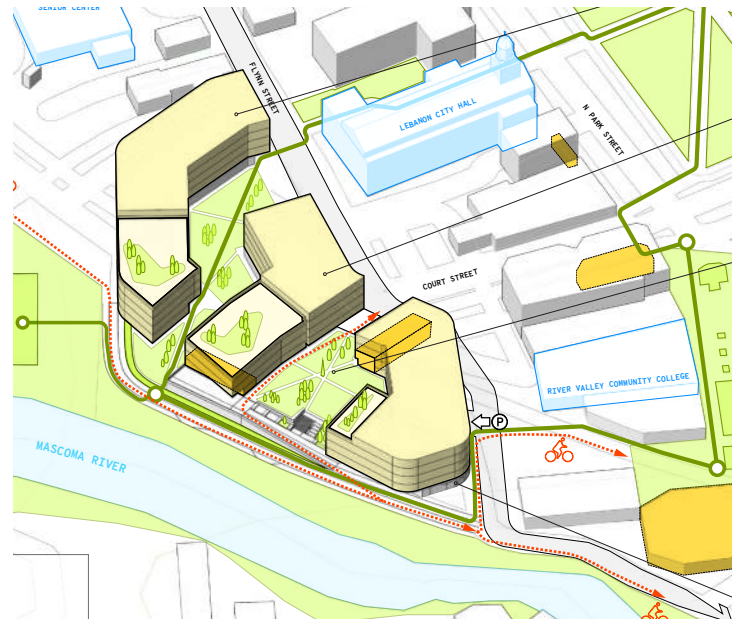
Housing can go elsewhere, or on a small portion of the site.

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

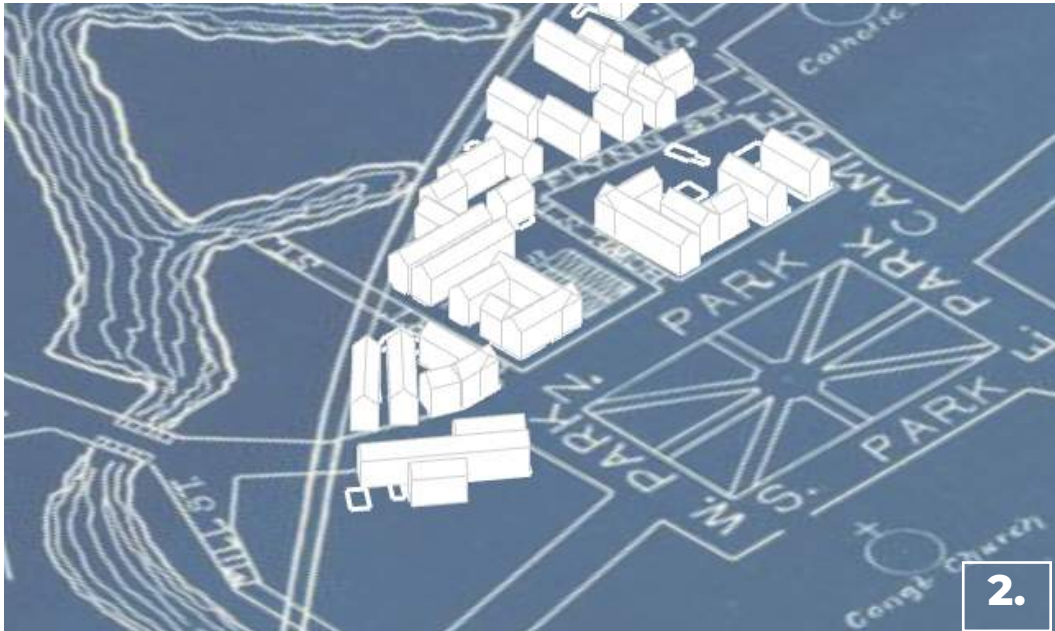
LEBANON DOWNTOWN PARKING LOTS REDEVELOPMENT

2.12.2025 - COMMUNITY CONVERSATION

Placework
ARCHITECTURE • PLANNING

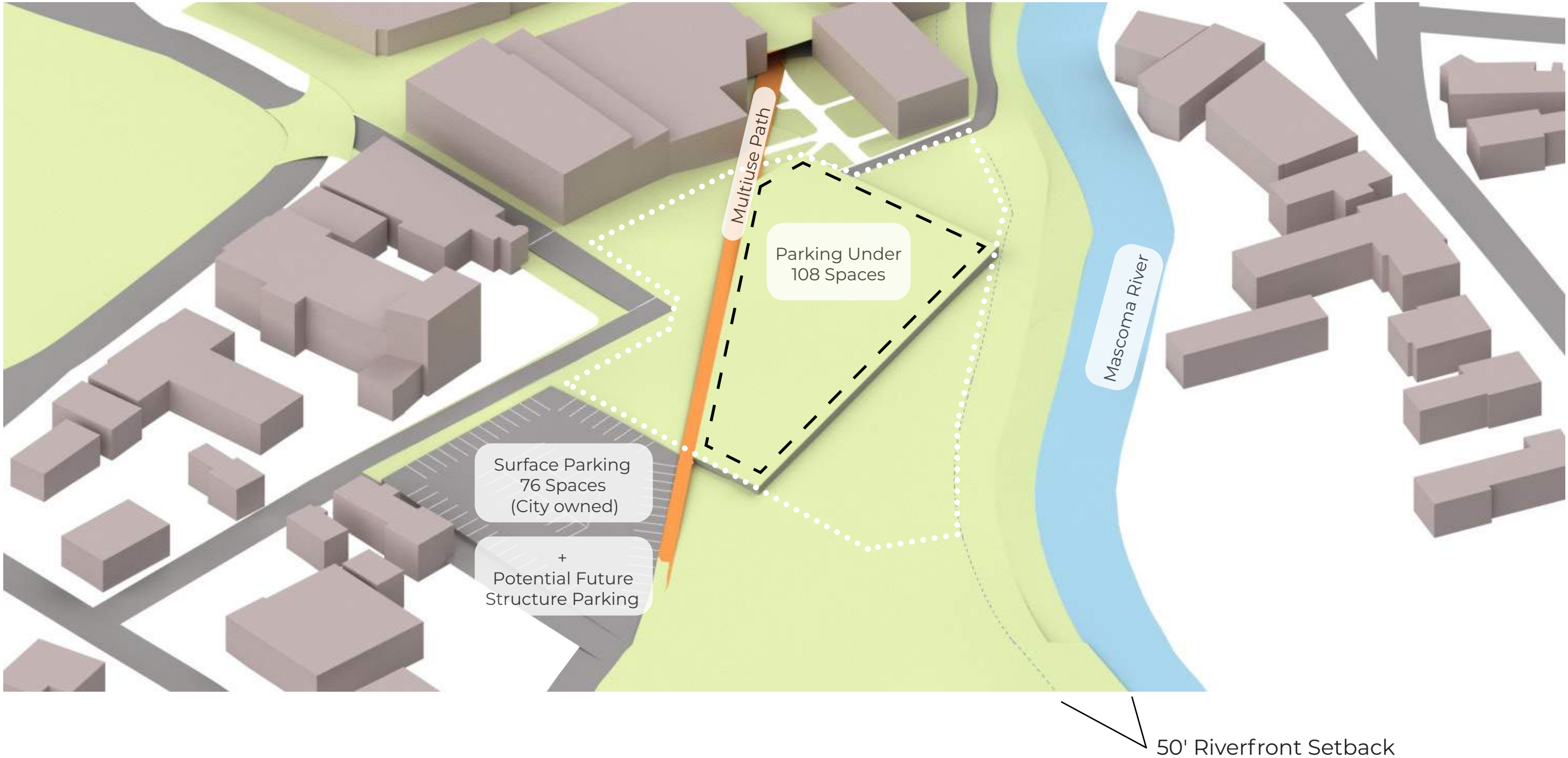
SCENARIO 4

FULL REDEVELOP



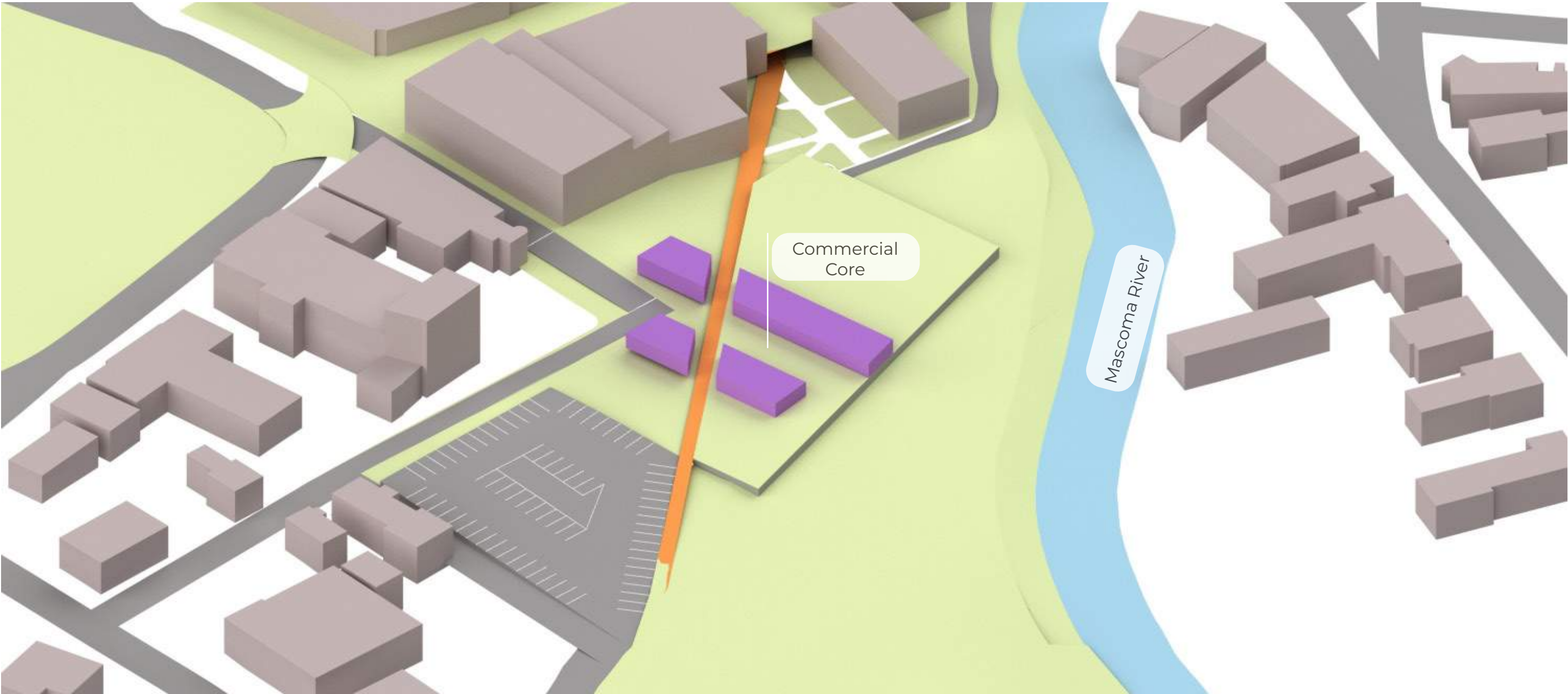
SCENARIO 4

FULL REDEVELOP



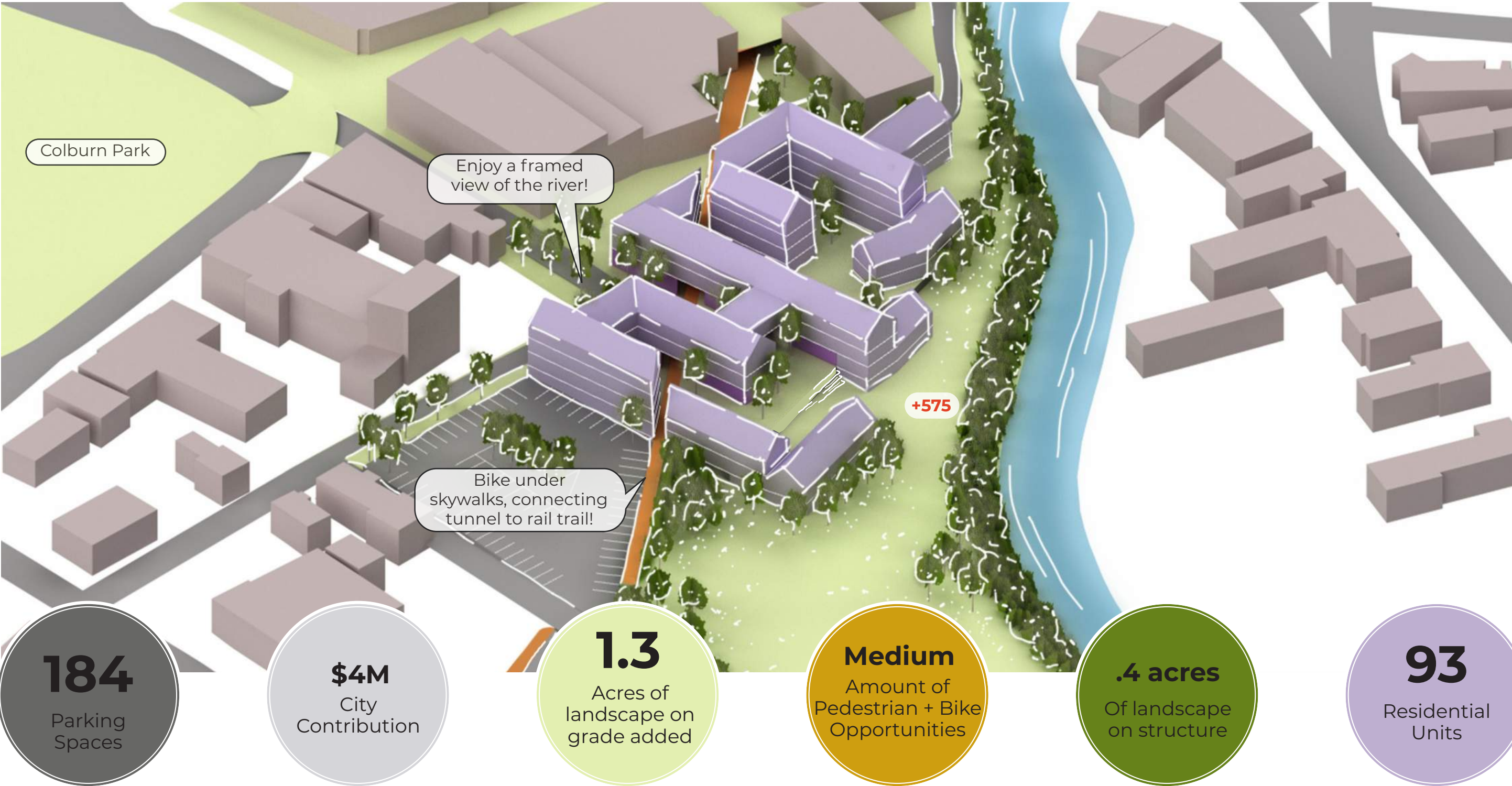
SCENARIO 4

FULL REDEVELOP



SCENARIO 4

FULL REDEVELOP



SCENARIO 4

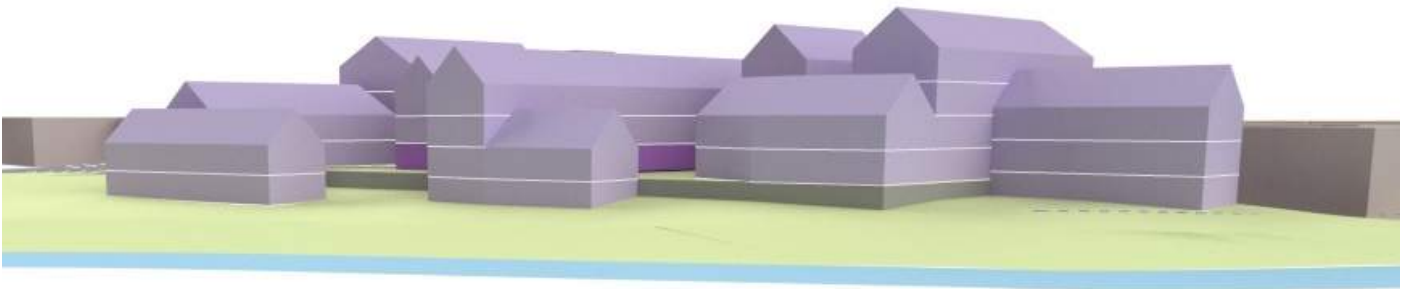
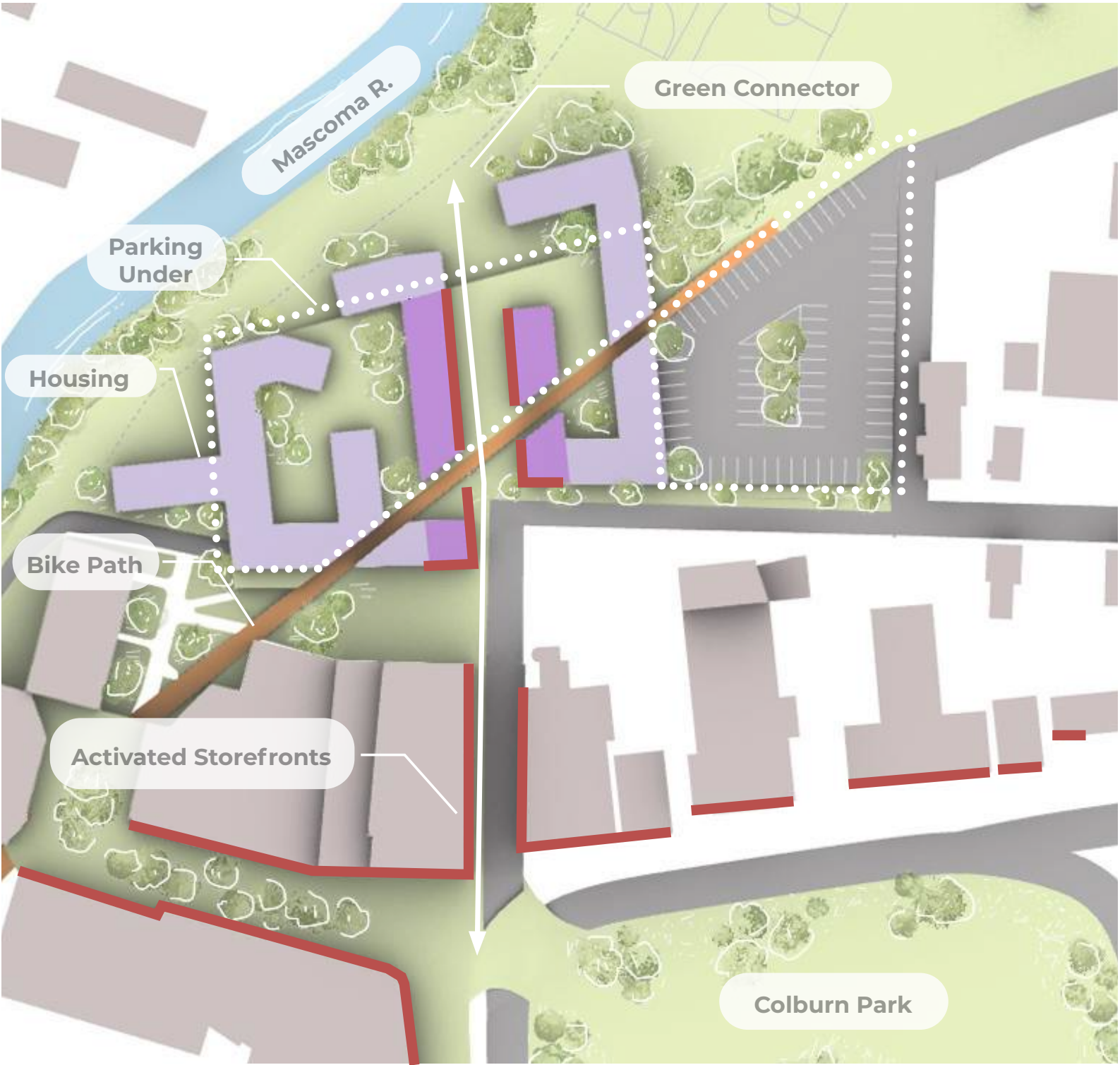
PRECEDENT



Malling Dampmølle Housing Complex, Denmark / CEBRA

SCENARIO 4A & 4B

FULL REDEVELOPMENT

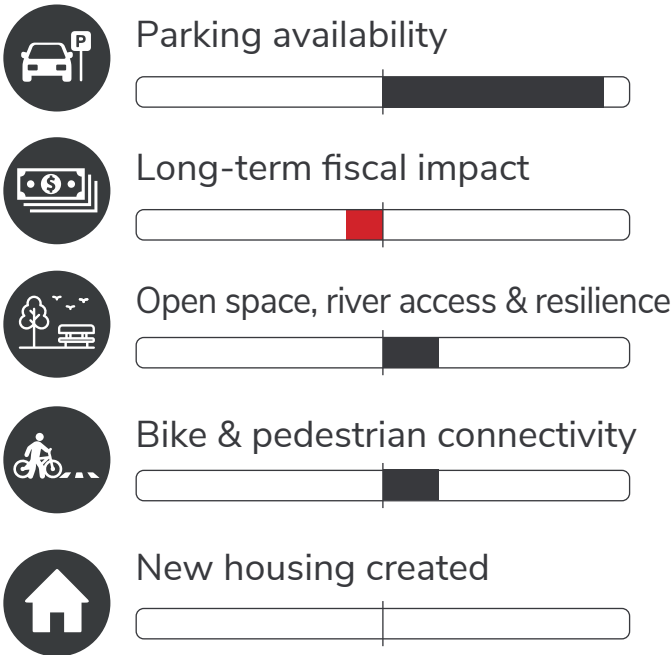


Perspective view from Across Mascoma River

SCENARIO COMPARISON

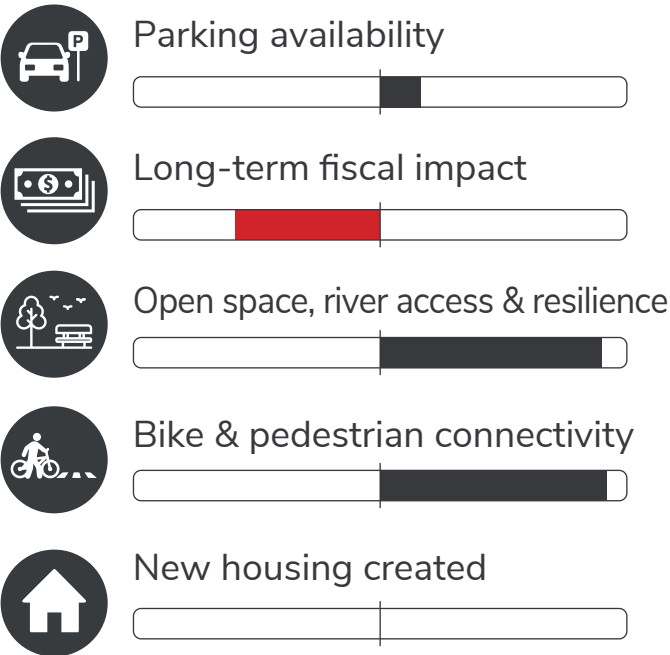
Public Projects

Parking Lot Repair



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

Riverfront Park



Cost to City:
\$10.8M

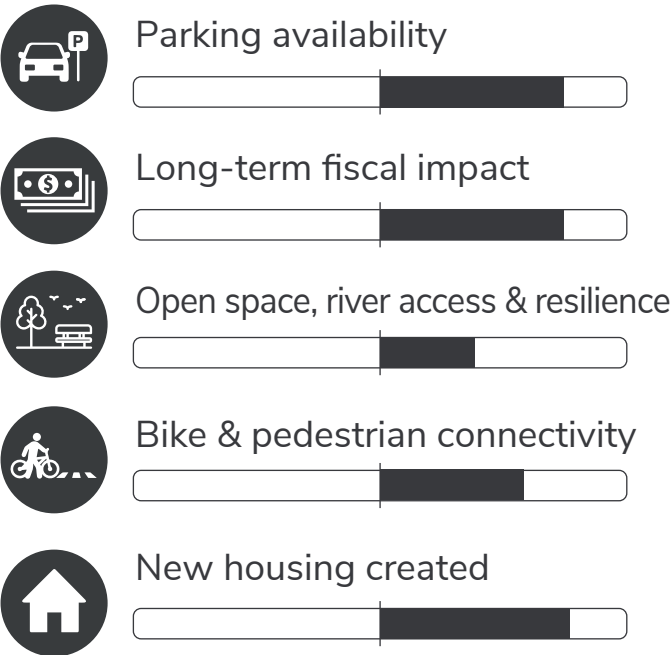
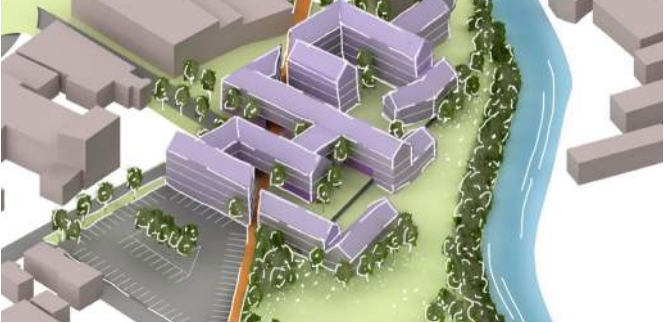
Public / Private Partnership

Intermediate Redevelopment



Cost to City:
\$4.1M

Full Redevelopment



Cost to City:
\$4M

RANGE OF POTENTIAL FUNDING SOURCES

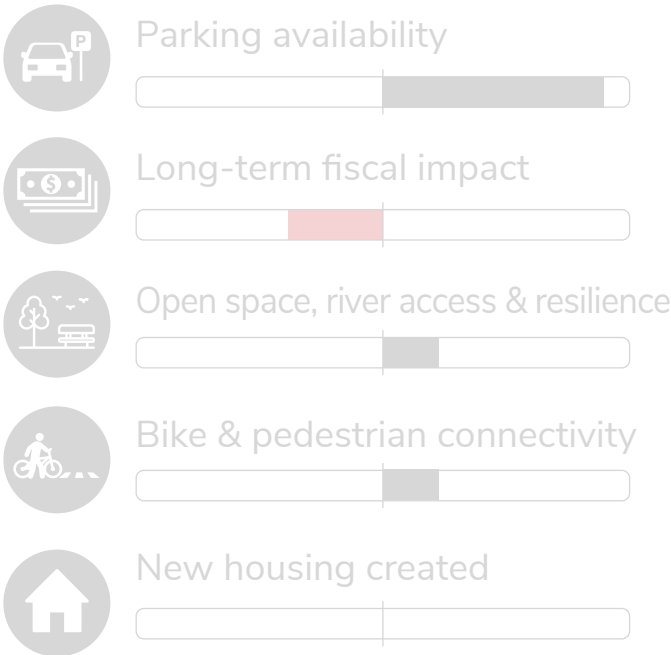
PUBLIC PROJECTS

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

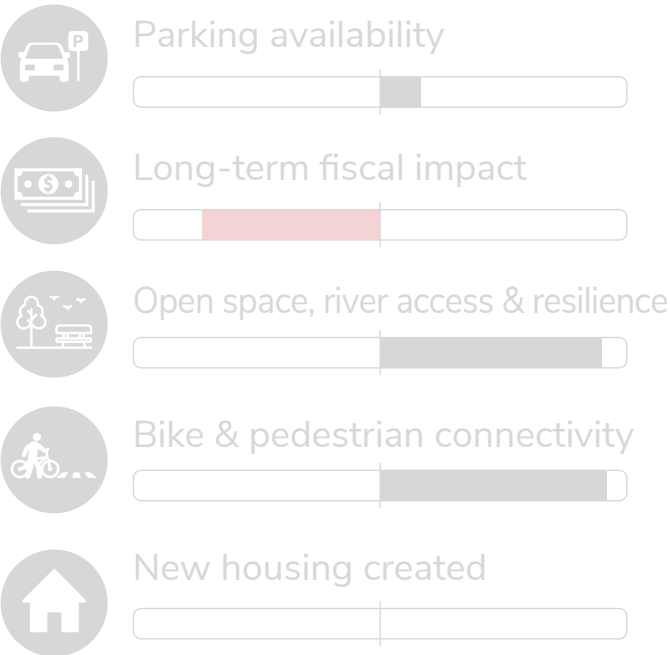
Public Projects

Parking Lot Repair



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

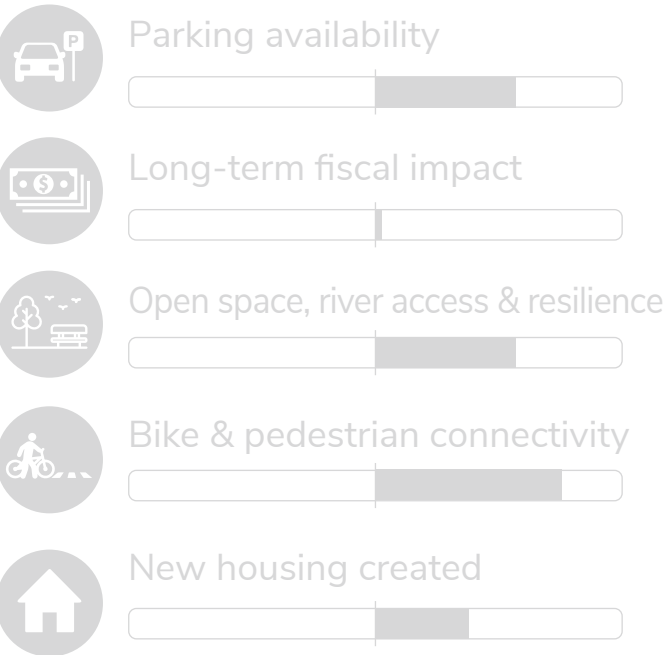
Riverfront Park



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

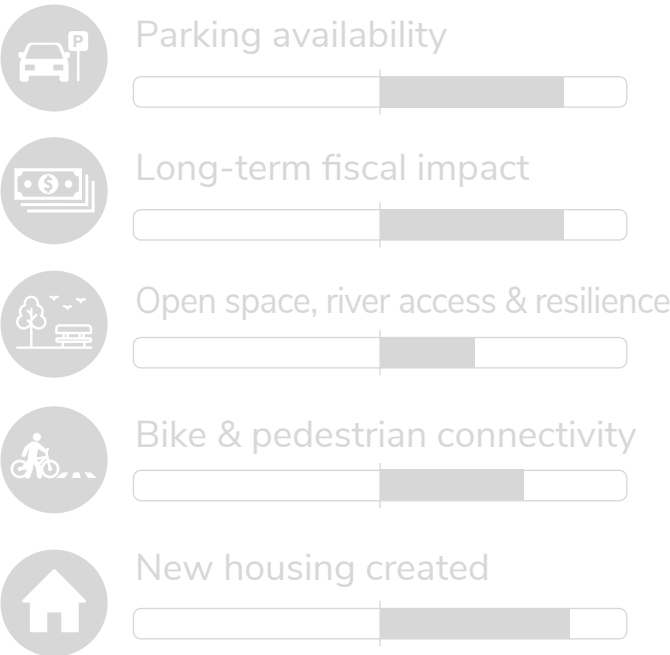
Public / Private Partnership

Intermediate Redevelopment



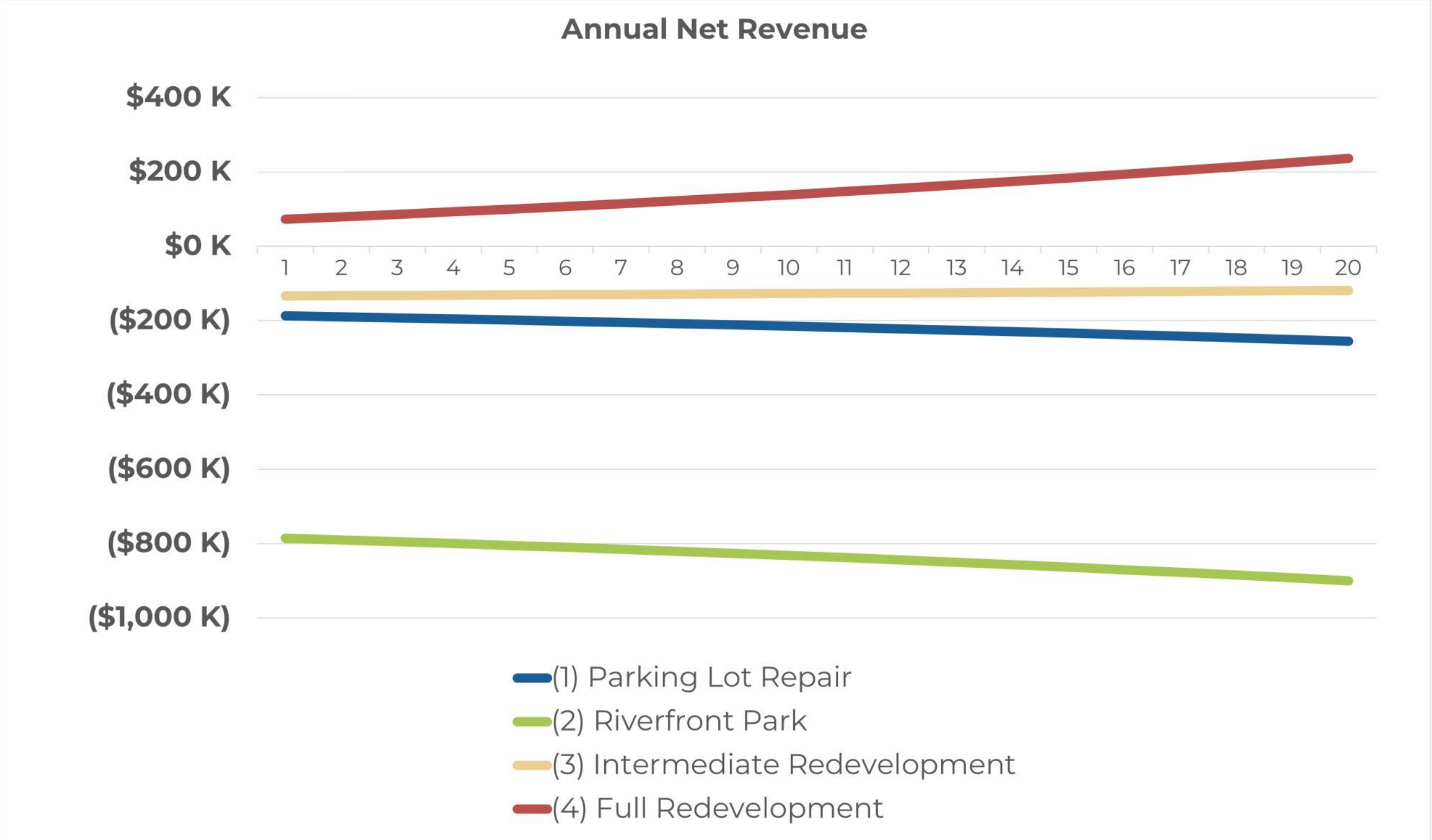
Cost to City (after 20 years):
\$4.5M

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:

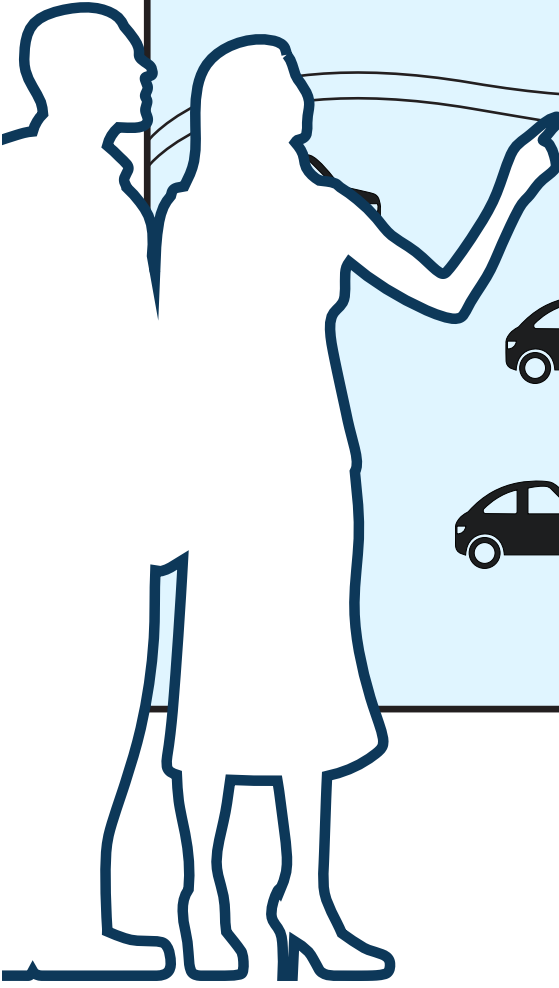
- Increased property values
- Increased sales tax revenues
- Improved attractiveness of Lebanon to homebuyers and employers
- Increased visitors who bring spending power and support for local businesses
- Decreased stormwater treatment costs
- Decreased medical costs and improved public health through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

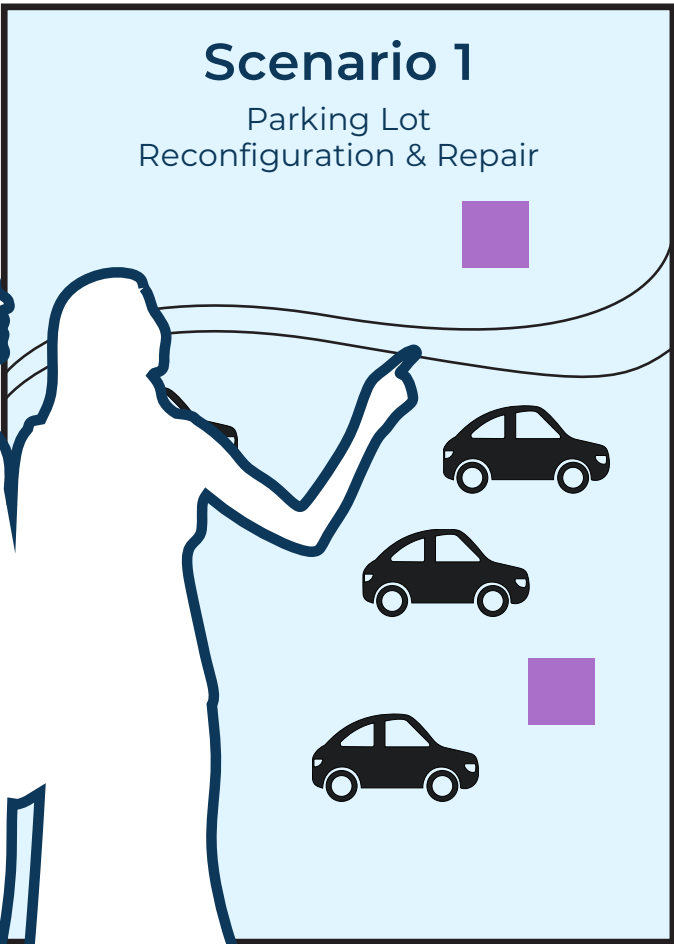
Source: Economic Benefits of Parks - [We Conserve PA](#)¹, [Trust for Public Land](#)²

WE WANT TO HEAR FROM YOU!



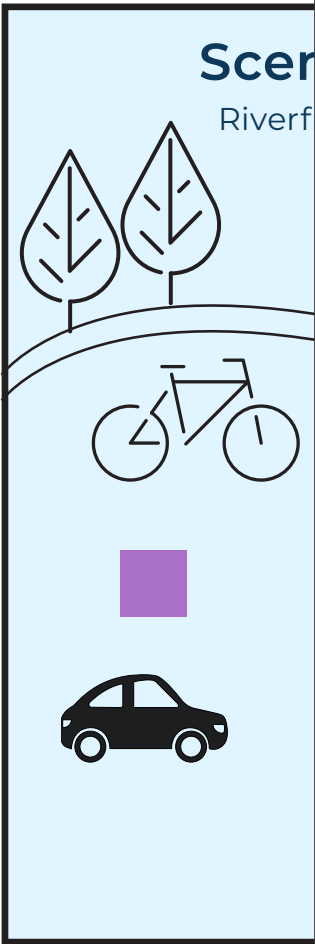
Scenario 1

Parking Lot
Reconfiguration & Repair



Scenario 2

Riverfront





Lebanon Street Typologies for Complete Streets Policy:

Rural Connector (Pine Tree Cem/Prospect Street)

A street that transitions vehicular travelers from a higher speed thru street to a lower speed local street through a rural area. **Density of ped/bike traffic - look a residential density**

Accommodations for ped and bike traffic with full bike lane/shoulders on both sides; possible sidewalk on one side on streets closer to a major destination, like a school, or in denser population areas.

Local Quiet Streets

Locally utilized with very little through traffic. Ideally, would have sidewalks on one side if serves more than 10 residential units per **(distance)** or not a dead-end street.

Local Collector

Creates a merger of local streets but does not conduct significant through traffic. Would have sidewalks and bike lanes?

Local Links

Accommodates bike/ped traffic with sidewalks and bike lanes. Street is used as a connection to higher volume streets and specific destinations.

Thru Streets

Higher Speed thoroughfares, often with many travel lanes and large rights-of-way.

[Neighborhood Street - NACTO](#)

[Hanover Bike Walk - Complete Streets](#)

I also looked at the [Vermont Communities complete street policy](#) for inspiration