

To: Lebanon City Council  
From: West Lebanon Revitalization Advisory Committee

## **Priorities & Recommendations for West Lebanon**

Members of the Lebanon City Council,

This memo serves as a high-level overview of the top priorities for West Lebanon in 2022 as identified by the West Lebanon Revitalization Advisory Committee. A more holistic look at what the Committee is advocating for in West Lebanon, as informed by previous studies and the Committee's work, is attached in the "Action Plan For West Leb."

Recognizing that this document is a lot to digest, we provide these High/Medium/Low Priorities for your immediate consideration to advance ongoing planning efforts.

This work continues, and the Committee suggests that the WLRAC continue with a smaller membership to continue to advise on these efforts and the West Lebanon chapter of the Master Plan with the structure and influence of a city board. We also suggest the formation of a Citizen's committee to work with the WLRAC and further develop community and citizen engagement, while providing flexibility to advance projects and activities independently.

The members of WLRAC, and the citizens of West Lebanon, wish to thank the City Council for establishing this initiative and supporting its activities over the past year. We look forward to continuing our work in partnership with the Council, our State delegation, residents, and all those interested in making West Lebanon a thriving downtown village.

### **HIGH PRIORITIES**

These are projects that should be the main focus of City efforts. However, there are factors that may dictate how aggressively each should be pursued depending on results of various processes at the State and Local level.

#### **1. Westboro Yard**

1.1 Advance landscape design of Westboro Waterfront Park simultaneously to securing land-control of Westboro Yard from NHDOT, so there are bidable documents for securing future funding.

1.2 Complete contamination testing as required to determine which uses are safe/appropriate.

#### **2. Greenway**

2.1 Advance design of the West Lebanon Greenway to connect from the Mascoma River Greenway to the Boston Lot via Westboro Yard, River Park, and Wilder Dam.

2.2 Facilitate a meeting with Governor Sununu & NHDOT Commissioner Sheehan on opportunities for transportation modernization, public recreational improvements, downtown revitalization, and economic development in West Lebanon with a focus on Westboro land control and “Rail-With-Trail” connections and coexistence.

2.3 Intervene in Wilder Dam FERC relicensing process and request that recreational improvements for West Lebanon be included in the new operating license in the form of Greenway connectivity and maintenance in the form of an increase in % of operating revenue.

### **3. Streetscape Improvements**

3.1 Segment Streetscape project to execute overdue Main St. improvements ASAP and independently from Roundabout– which requires additional consideration and is a lower investment priority than the Greenway and Westboro.

3.2 Initiate outreach to business and property owners regarding plan developed by VHB.

### **MEDIUM PRIORITIES**

Important projects that can and should be advanced in 2022

### **4. Bridge Street Park**

4.1 Improve Bridge Street Park as a highly visible gateway to West Lebanon, a prominent (and now funded by a local business!) signage opportunity, and “model home” example of the West Lebanon Greenway and Westboro Park improvements to come when land control and design are completed and funding secured.

4.2 Consider naming Bridge Street park after a historical/prominent West Lebanon resident.

### **5. Foster a Sense of Place**

5.1 Utilize Kilton Library backyard to facilitate community events and gatherings akin to programming done in Downtown Lebanon, as the Block Party proved was possible and popular.

5.2 Expand decorations and lights on Main Street and Kilton Library

5.3 Work with Arts & Culture and Rec on public art, performances etc

### **6. Zoning Changes & Economic Development**

6. 1 Adjust the West Lebanon Central Business District to the same base dimensional requirements as the Downtown Lebanon District, creating equity between zones and encouraging investment, and advance the zoning map changes (as shown in 2030 FLUM) to facilitate desired mixed-use investment and public/alternative transportation benefits.

6.2 Collaborate with Economic Development Commission on improving processes to facilitate smart growth and investment in West Lebanon, and continue to advance policy changes accordingly

6.3 Pursue TIF district, 79-E, and other planning tools to encourage development/reinvestment in West Lebanon.

### **LOW PRIORITIES**

These are items which may be important but are not ready for significant investment at this point. They will likely be worthy of more time/resources in the future

### **7. Seminary Hill School**

7.1 Continue to pursue transfer of school to City and move Rec Arts & Parks, possible community center and other uses.

### **8. West Lebanon Fire Station Redevelopment**

8.1 As one of the only undeveloped, city owned properties this is an opportunity for a public/private partnership, obviously only available if/when the LFD relocates

### **9.3 Seminary Hill**

9.1 Another opportunity for public/private partnership, though commercial realtors suggested that this would be more of a 'follower' in the redevelopment rather than a first step. WLRAC agrees with this assessment

### **10. Streetscape Roundabout**

10.1 There is mixed feedback on the roundabout suggestion for the Main St./Bridge Sts intersection. It should be broken out from the rest of the streetscape and needs further discussion with residents and analysis of the costs and benefits.