

LEBANON REDEFINED

The City of Lebanon Comprehensive Plan

STEERING COMMITTEE MEETING #4

October 16, 2018



PIVOT

Agenda

- Update Since Last Meeting
- Vision, Goals & Objectives Review
- Housing & Neighborhoods and Downtown Exercises
- Next Steps
- Questions



Update Since Last Meeting

What's new in Town?

Rolling out more questions on the website

Starting to close questions

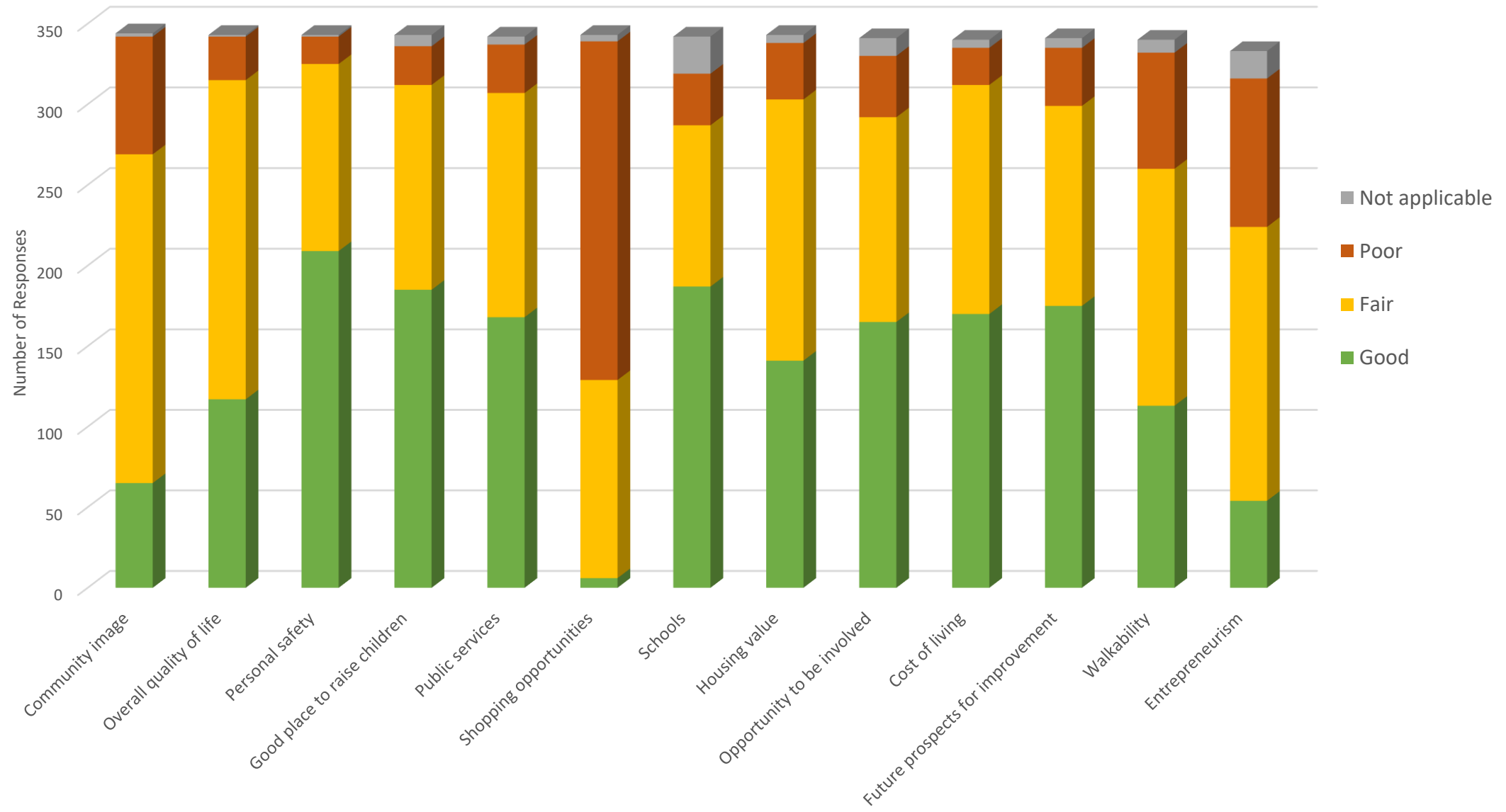
Digitized future land use map

Future land use classification descriptions

Amended vision statement, land use & development character and transportation & utilities goals and objectives



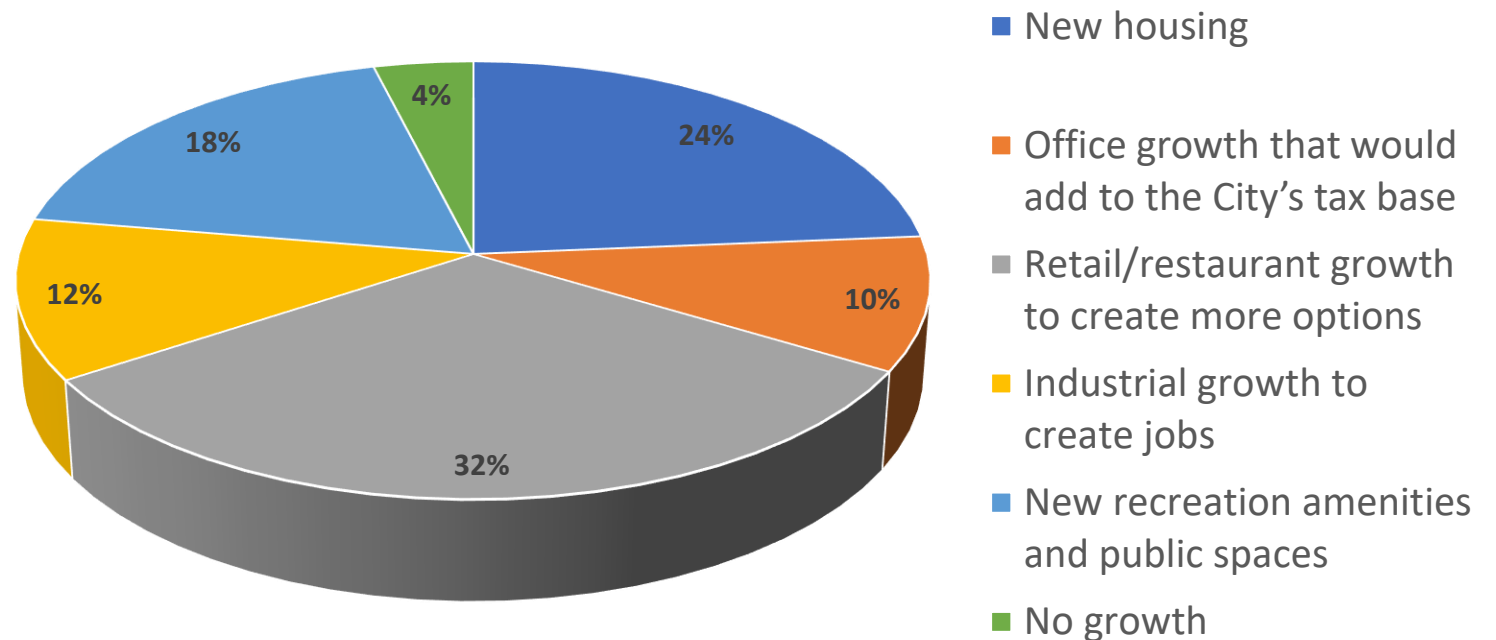
For each of the characteristics listed below, indicate whether you feel they are good, fair, or poor in Lebanon.

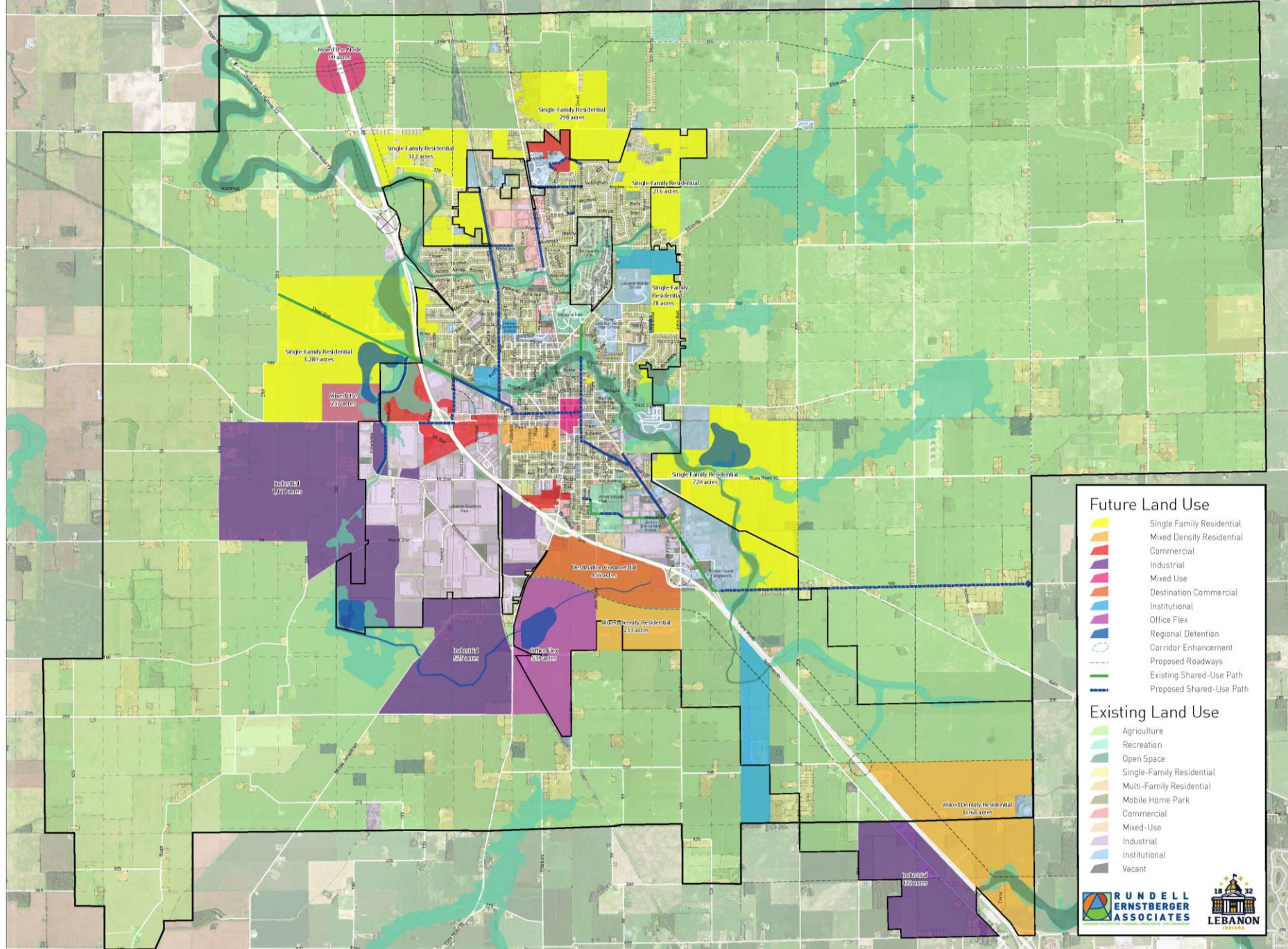


What are THREE words you would use to describe Lebanon to a friend who has never been here?

Affordable
Clean
Close to Indy
Community
Family-oriented
Friendly
Growing
Opioids/meth
Potential
Quite
Safe
Small town

What is your highest priority for future development in Lebanon?





Vision Statement

The City of Lebanon is a welcoming, family-friendly city balancing small-town charm with a progressive growth plan to **improve quality of life and promote one of the** ~~become the next~~ great central Indiana communities ~~iesy~~ for residents, visitors and businesses. We have amenities and **activities** ~~characteristics~~ for people who value close connections to their neighbors and families. Our historic downtown square serves as the heart of our diverse community and is supported by attractive development that adds character and value throughout the city. ~~We offer high quality~~ Our **sought after** schools, **picturesque** outdoor spaces, **and lively** events, ~~and parks for~~ **bring** families and friends ~~together to enjoy~~ — all in a highly desirable location that's just far away enough, yet close to everything.



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Housing & Neighborhoods

Create a diverse housing stock in quality and connected neighborhoods, to serve existing residents as their housing needs change and to attract new residents of all incomes and age groups.

1. Expand the downtown façade program to include grant funds and/or low-interest loans for improvements to residential structures in the City's core.
2. Create incentives for mixed-density residential infill and rehabilitation on vacant and under-utilized lots, for projects that complement and enhance surrounding neighborhoods.
3. Expand the existing historic district or create new districts to be used in protecting older housing stock, ensuring improvements are respectful of adjacent properties, and offering programs to assist owners in maintenance and upkeep.
4. Use targeted City investments in transportation and utility infrastructure, landscapes, and lighting to catalyze private investment in the City's historic neighborhoods.



Housing & Neighborhoods

5. Ensure opportunities for the creation of diverse housing options for first-time buyers, repeat buyers, and renters both with the future land use plan and unified development ordinance.
6. Assist with the creation of neighborhood groups to improve communication with the City and coordinate beautification, crime prevention, and other improvements.
7. Ensure new housing developments contribute to overall community character through the provision of open spaces, trails, landscaping, and other amenities.
8. Limit the conversion of single family homes into duplexes or multi-family apartments, and consider incentives for returning structures that have been split into multiple units back in to single family residences.
9. Increase code and parking enforcement to ensure public safety and improve the visual appearance of City neighborhoods.
10. Connect neighborhoods to shopping, employment, and recreation destinations through the construction of multi-use paths, sidewalks, and bicycle facilities.



Downtown

Capitalize on the iconic Boone County Courthouse and existing historic assets to continue promotion of and investment in downtown Lebanon to better realize the vision of an active and diverse, walkable, mixed use district.

1. Explore incentives for “Catalyst Projects” as identified in the 2017 Downtown Action Plan.
2. Create a multi-use path along East Street to connect downtown to Memorial Park.
3. Promote mixed use infill at key downtown sites, including the southwest corner of Main Street and Lebanon Street, along S. Lebanon Street, and along E. Superior Street just east of Lebanon Street.
4. Encourage a wide array of downtown businesses and activities to create a healthy mixture of shopping, dining, office, housing, and civic uses, in a walkable, urban framework.
5. Explore construction of a public parking structure to serve the downtown.



Downtown

6. Explore civic focused redevelopment opportunities in the two blocks west of City Hall, as recommended in the 2017 Downtown Action Plan.
7. Implement streetscape enhancements for Washington, Lebanon, Main, and Meridian streets as recommended in the 2017 Downtown Action Plan, when development occurs along these blocks or as resources are otherwise available.
8. Develop a public art program and identify appropriate locations for wall murals.
9. Encourage upper floor housing in downtown mixed use buildings through incentives such as reduced permitting and infrastructure connection fees.
10. Enhance gateway and corridor connections between the downtown core and adjacent neighborhoods.
11. Promote and support downtown events programming as offered by organizations such as 'The Heart of Lebanon'.
12. Continue discussions with County stakeholders to create a signature public gathering space on the courthouse square, for both day to day use and community events.



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Housing & Neighborhoods Mapping

1. How do you define the City's neighborhoods?
2. What would make each neighborhood better?
 - Public improvements – infrastructure
 - Private improvements – maintenance/redevelopment
 - Parks
 - New uses/mixed use
3. What areas/blocks need to be maintained as or returned to primarily single family?
4. Where are the appropriate locations for mixed use or more dense infill?



Housing & Neighborhoods Mapping

How should the City make investments in order to catalyze private investment?

- Street/sidewalk repairs
- Water/sewer upgrades
- Grants/low interest loans
- Code enforcement
- Land acquisition/Demolition/Prep
- Tax abatement
- Reduced permitting, inspection, tap fees
- Nothing, leave it up to the market
- Other?

If you had \$100, how would you spend it?



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Next Steps

Website Survey Questions - ongoing

Steering Committee Meeting #5

Review Housing & Downtown, Economic Development / Quality of Life Exercises

- Nov. 13th sent invite but conflict with Council meeting

Council / Board of Works Joint Session

- TBD

Boone Co EDC Business & Brewskies

- Nov. 8th

Public Open House #2

- January

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