



Welcome

Lebanon Redefined

The City of Lebanon Comprehensive Plan

OPEN HOUSE

Tuesday, July 31, 2018



PIVOT

Purpose

Introduction

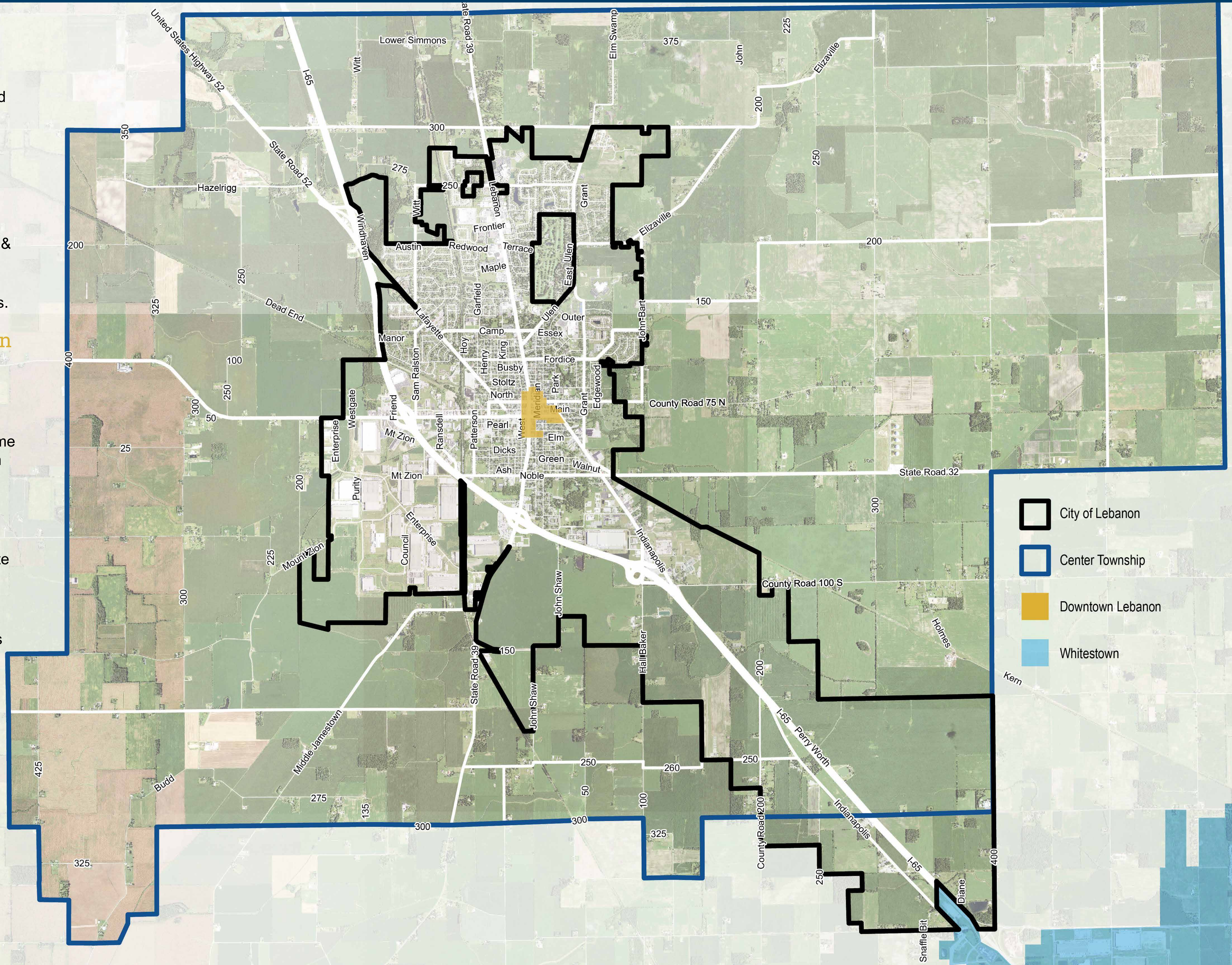
- The 2007 Comprehensive Plan is being updated because there have been numerous updates to other city plans and significant changes in the City.
- The updated plan will contain:
 - Vision, goals, and objectives
 - Strategic framework for development/redevelopment
 - Community building projects.
- Study area includes the City of Lebanon & Center Township.
- A steering committee composed of community leaders will assist consultants.

Why have a Comprehensive Plan

- An increase in population & housing demand has presented new community needs.
- Lebanon is nearby existing growth in the area. Lebanon is likely to experience some of this growth due to its location between Indianapolis and Lafayette along I-65.
- City must proactively plan for future development opportunities to keep a higher quality of life.
- A comprehensive plan is required by state law.

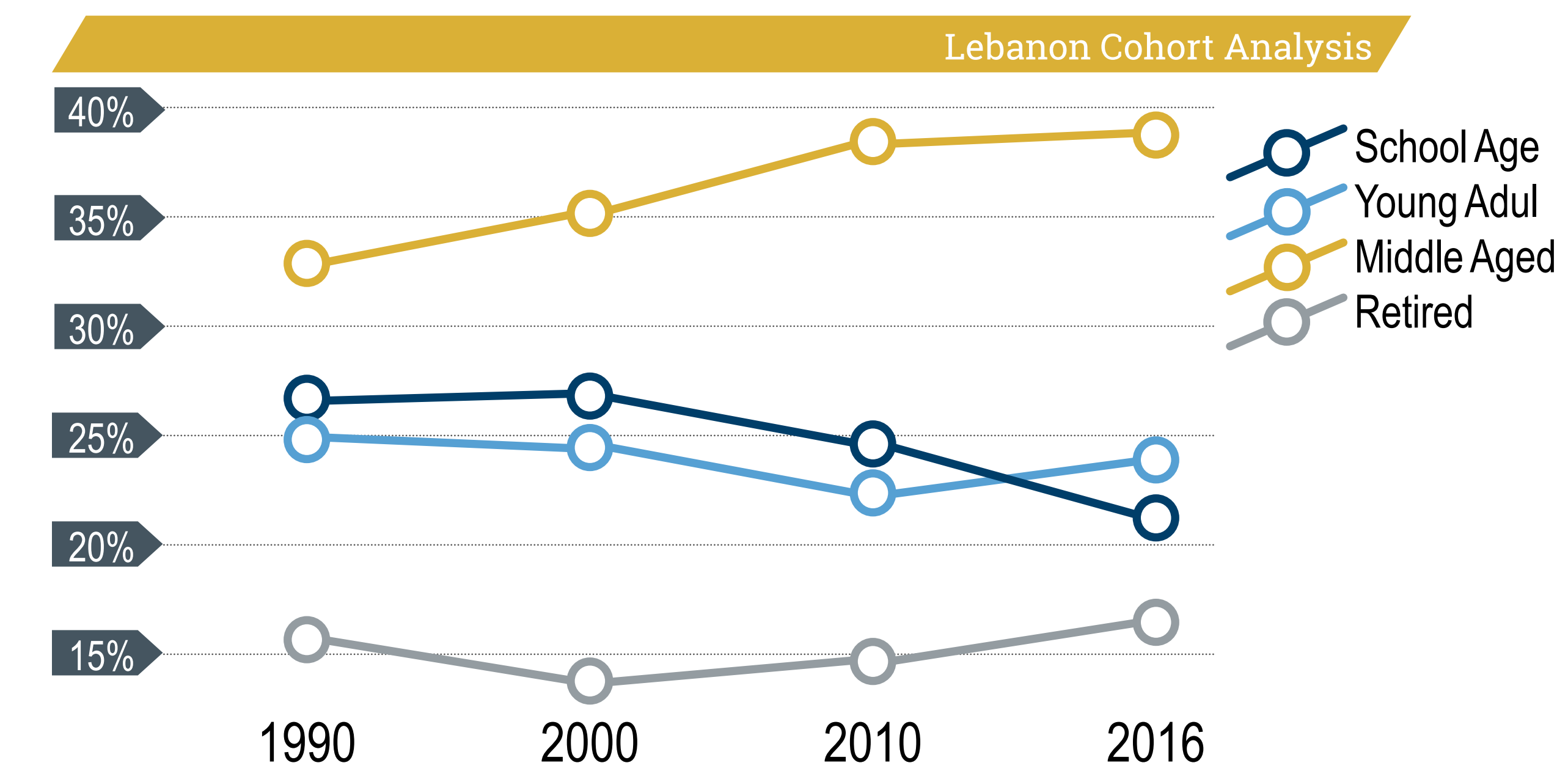
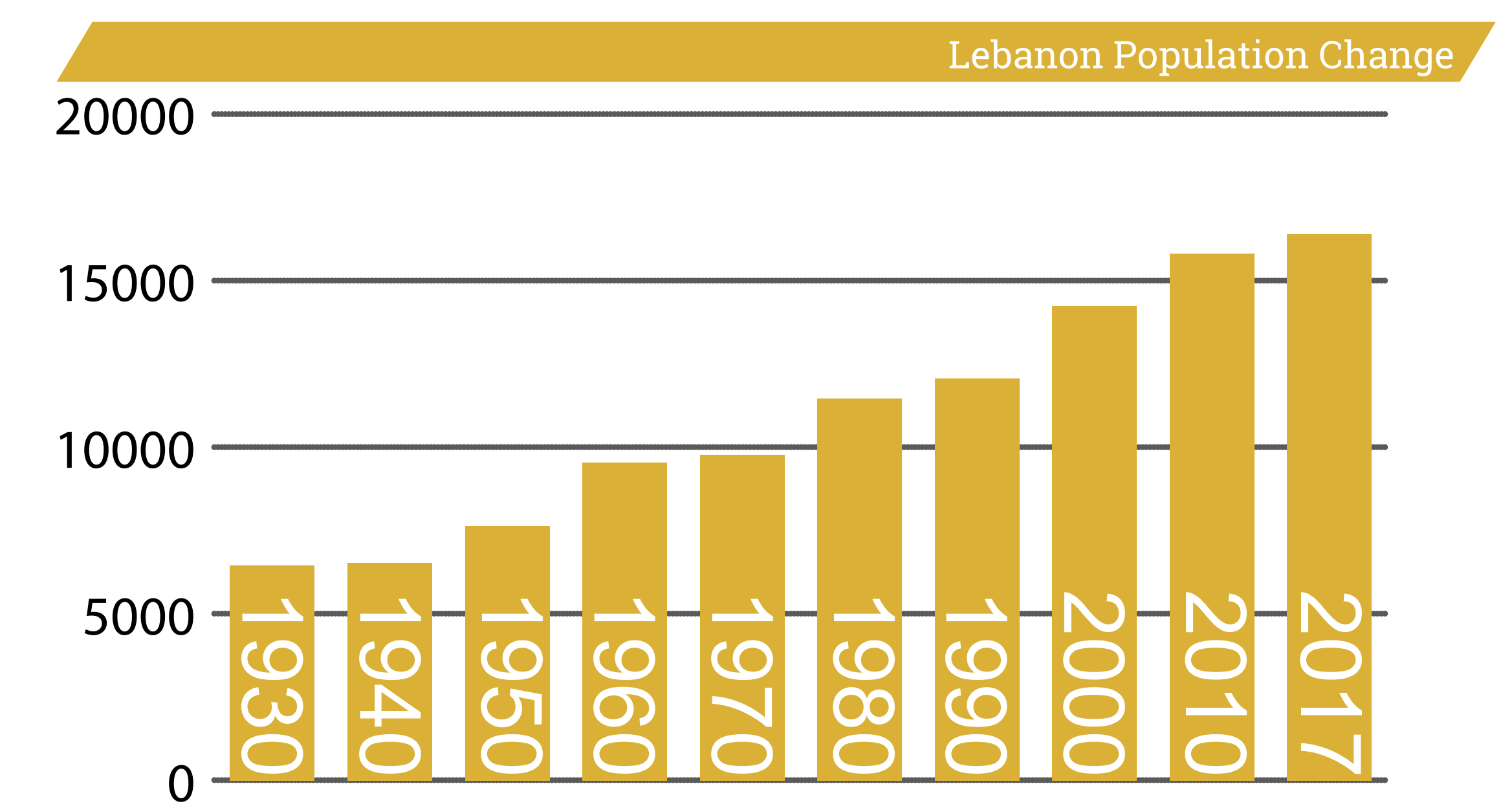
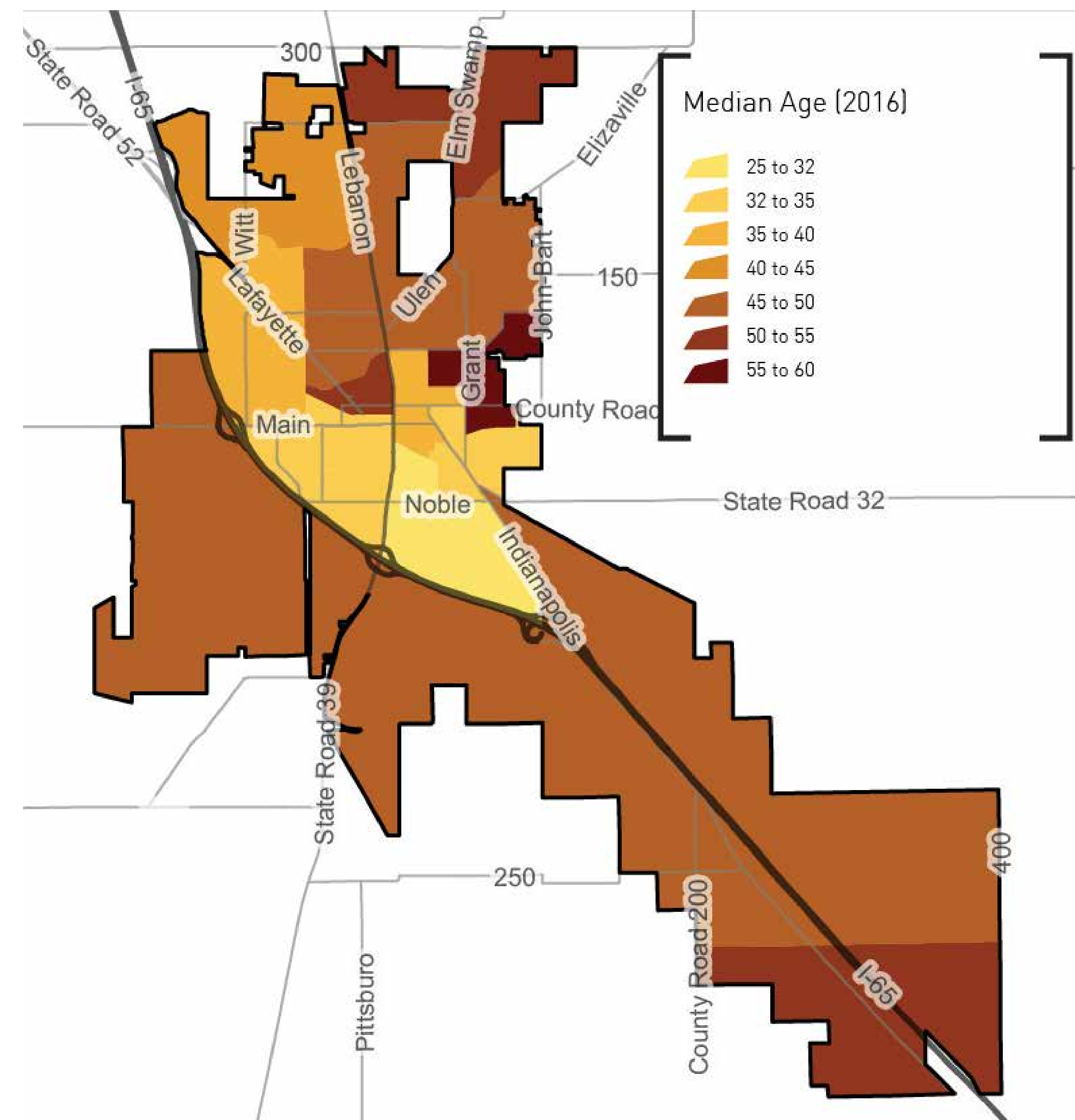
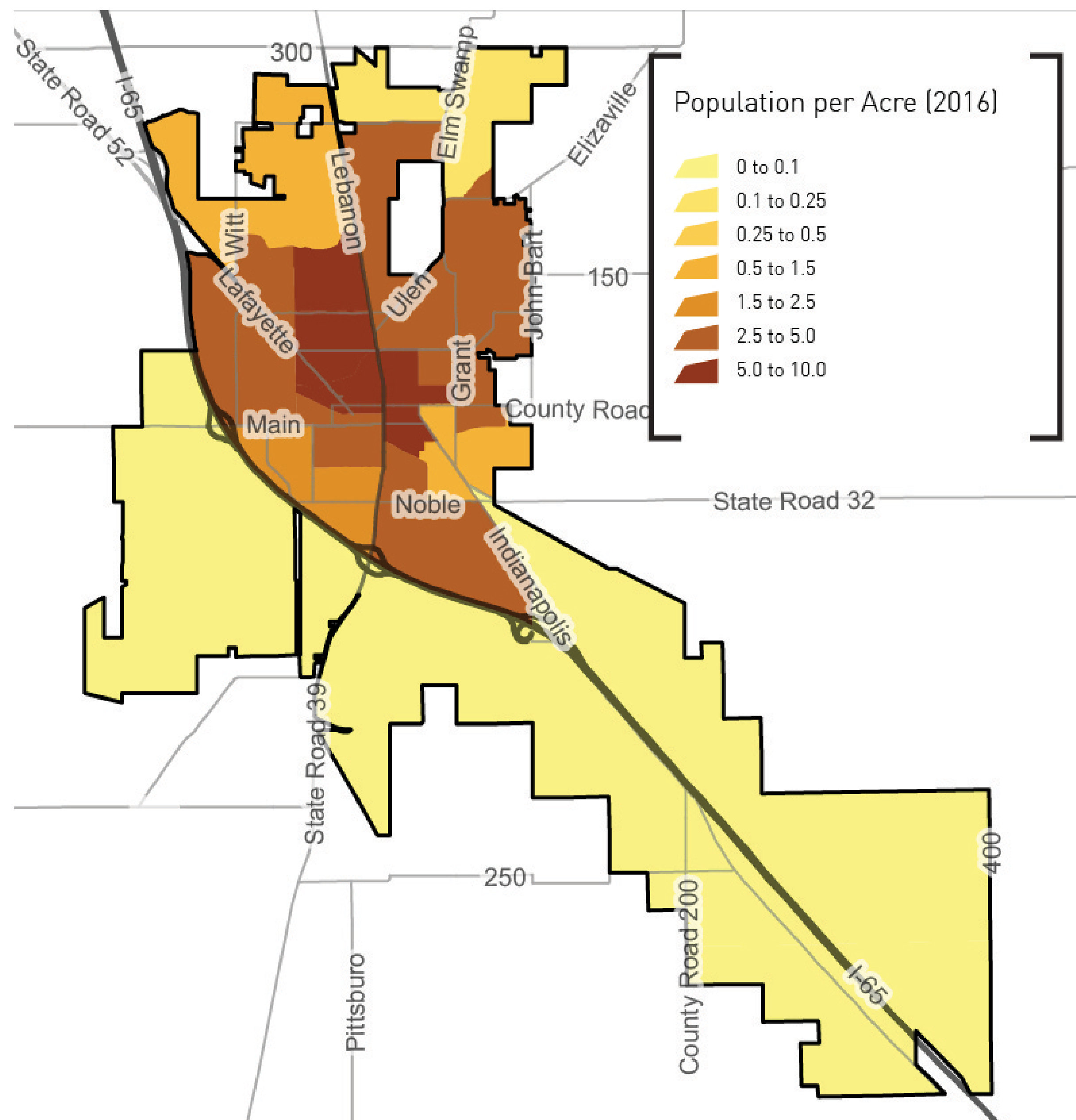
What is a Comprehensive Plan

- Citizen driven plan to set long-term goals and objectives for the future of Lebanon.
- A guide to direct where development or redevelopment should occur.
- A process which seeks to improve the quality of life in Lebanon.
- A prioritization of community values and aspirations that direct improvements to infrastructure, amenities, and activities.



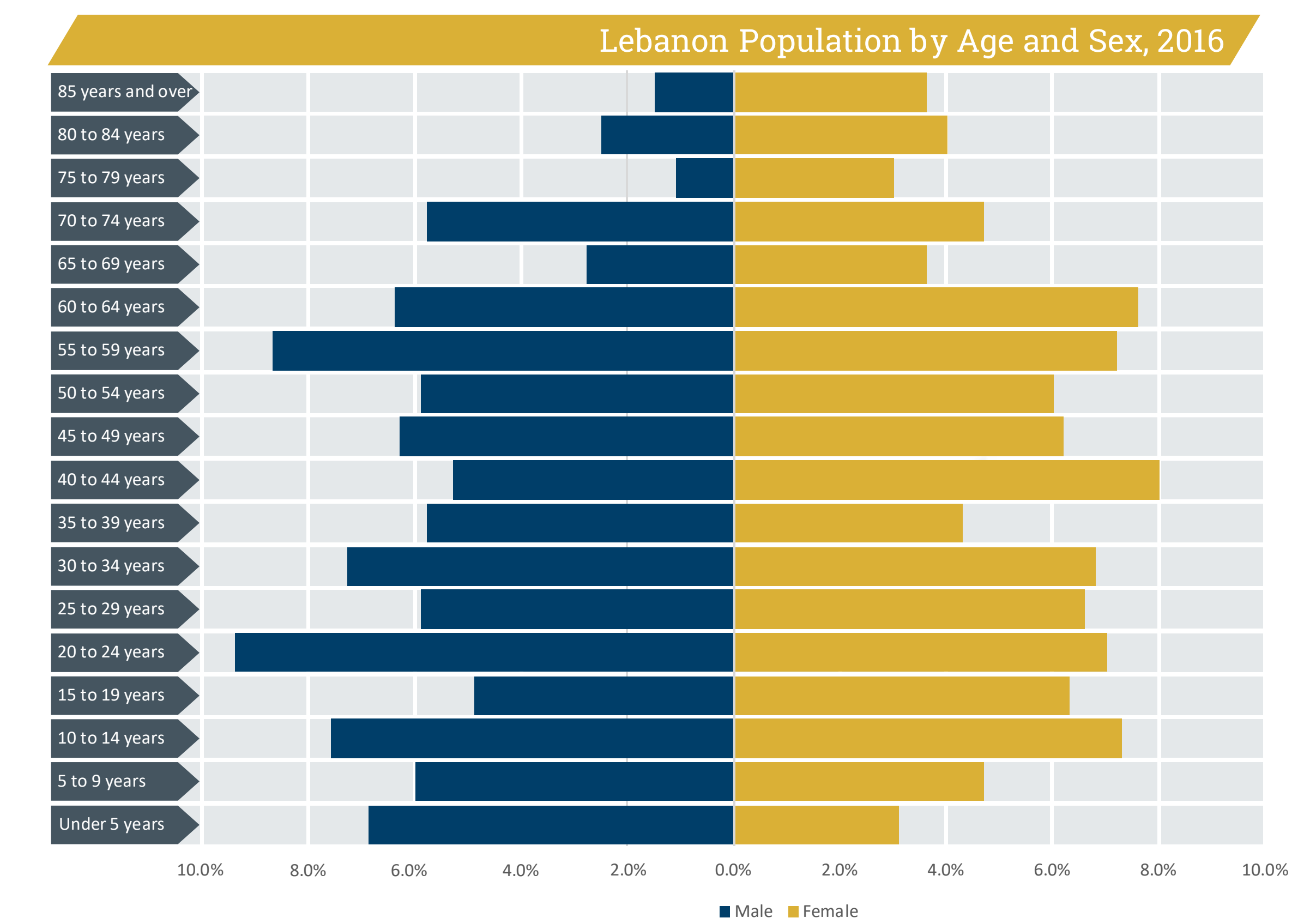
Existing Conditions

DEMOGRAPHICS



Population Change

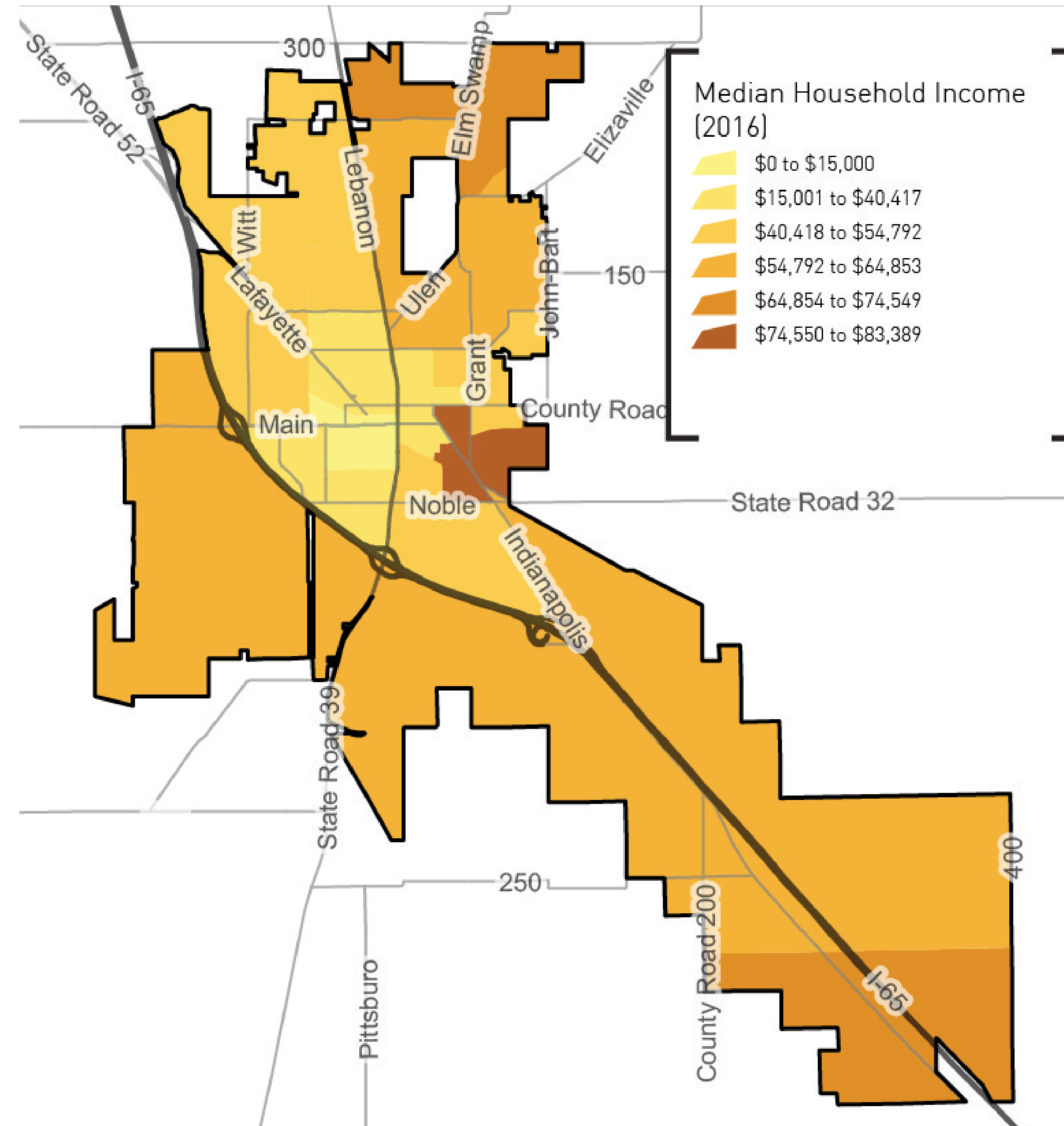
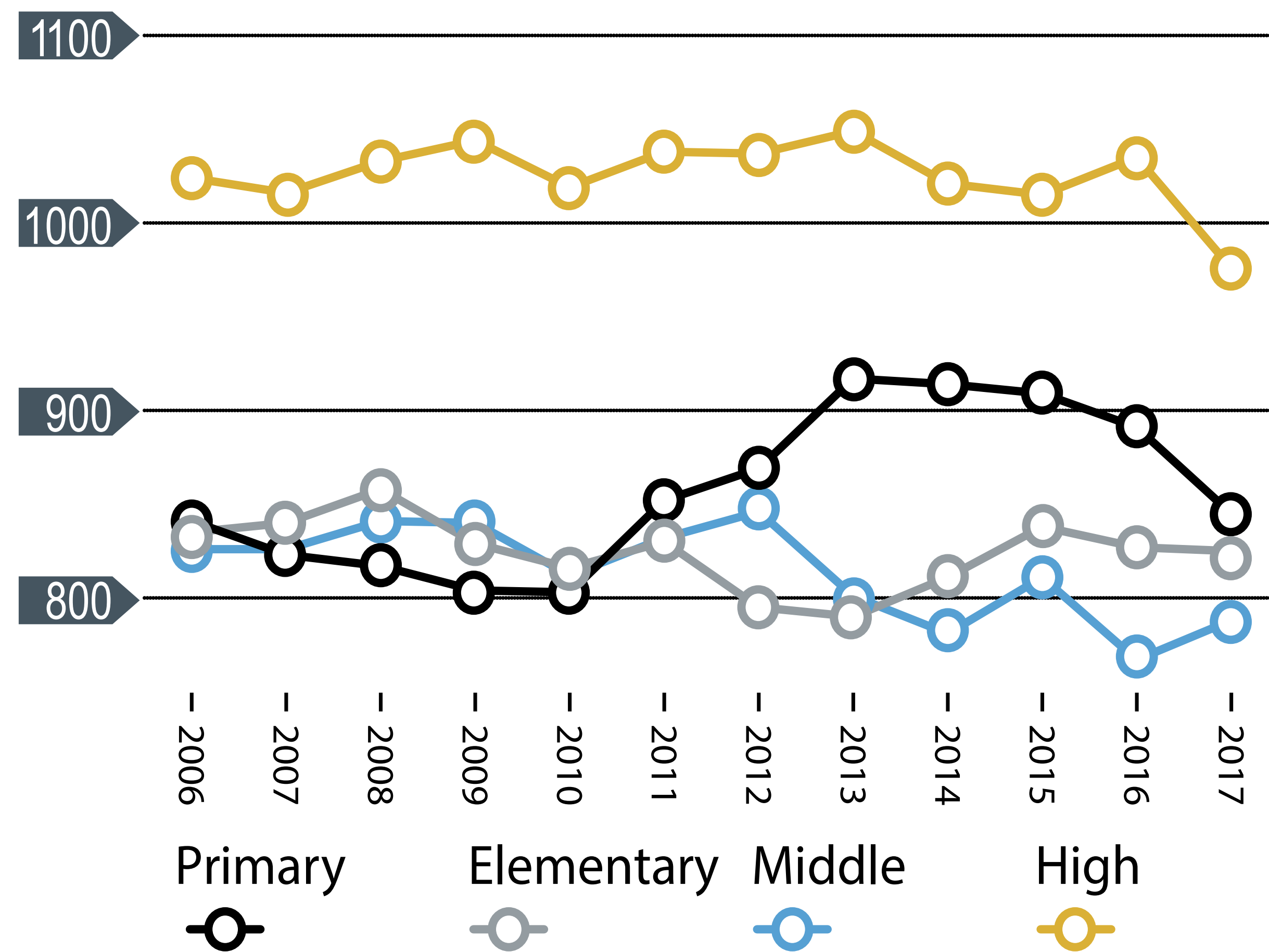
- Age distribution has been stable over the last 30 years.
- Population is shifting to an older demographic.
- Most age groups have grown, except for school age individuals (0 to 17 years old).
- The number of young adults (18 to 34) has increased. This could indicate a new generation of future parents moving to or back to the City.
- The largest concentrations of residents were between 25 and 64 years of age in 2016.
- Most young adults live within older residential neighborhoods to the south and newer neighborhoods and apartments to the west.
- Middle-age and older populations live in the northeast in newer single-family neighborhoods, and some of the older single-family neighborhoods surrounding the school and golf course.



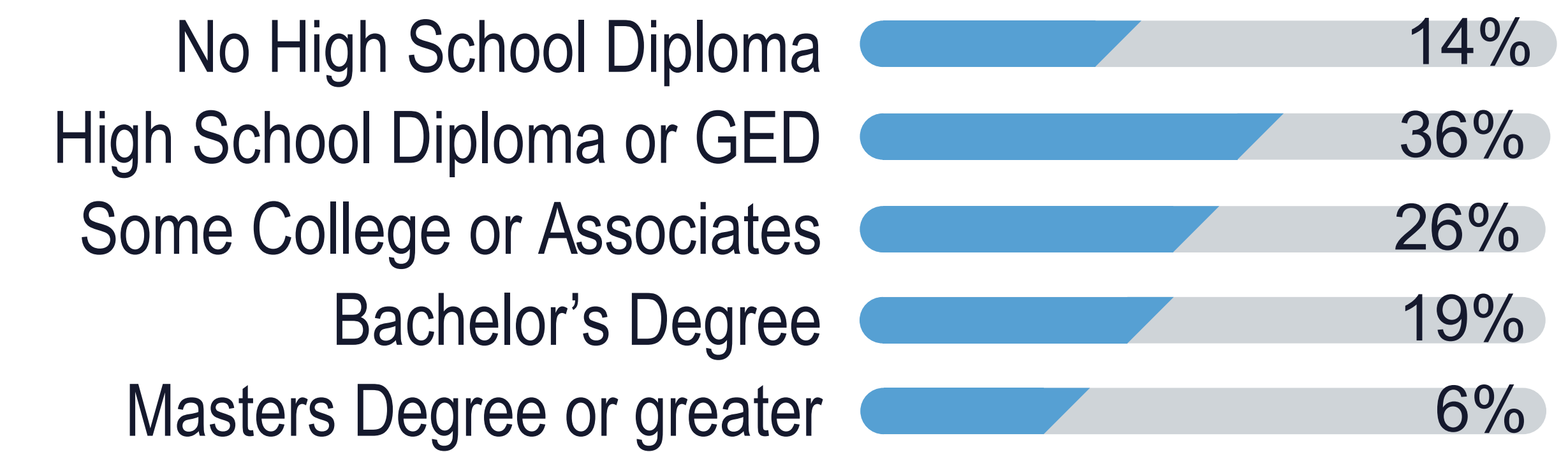
Existing Conditions

DEMOGRAPHICS

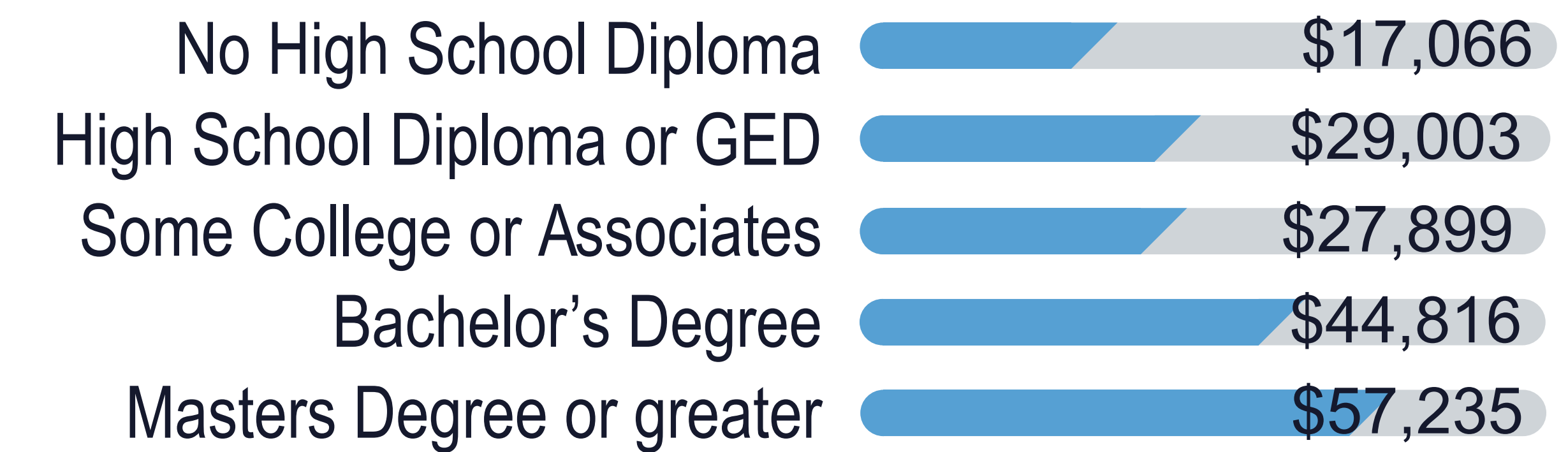
Student Enrollment by Year



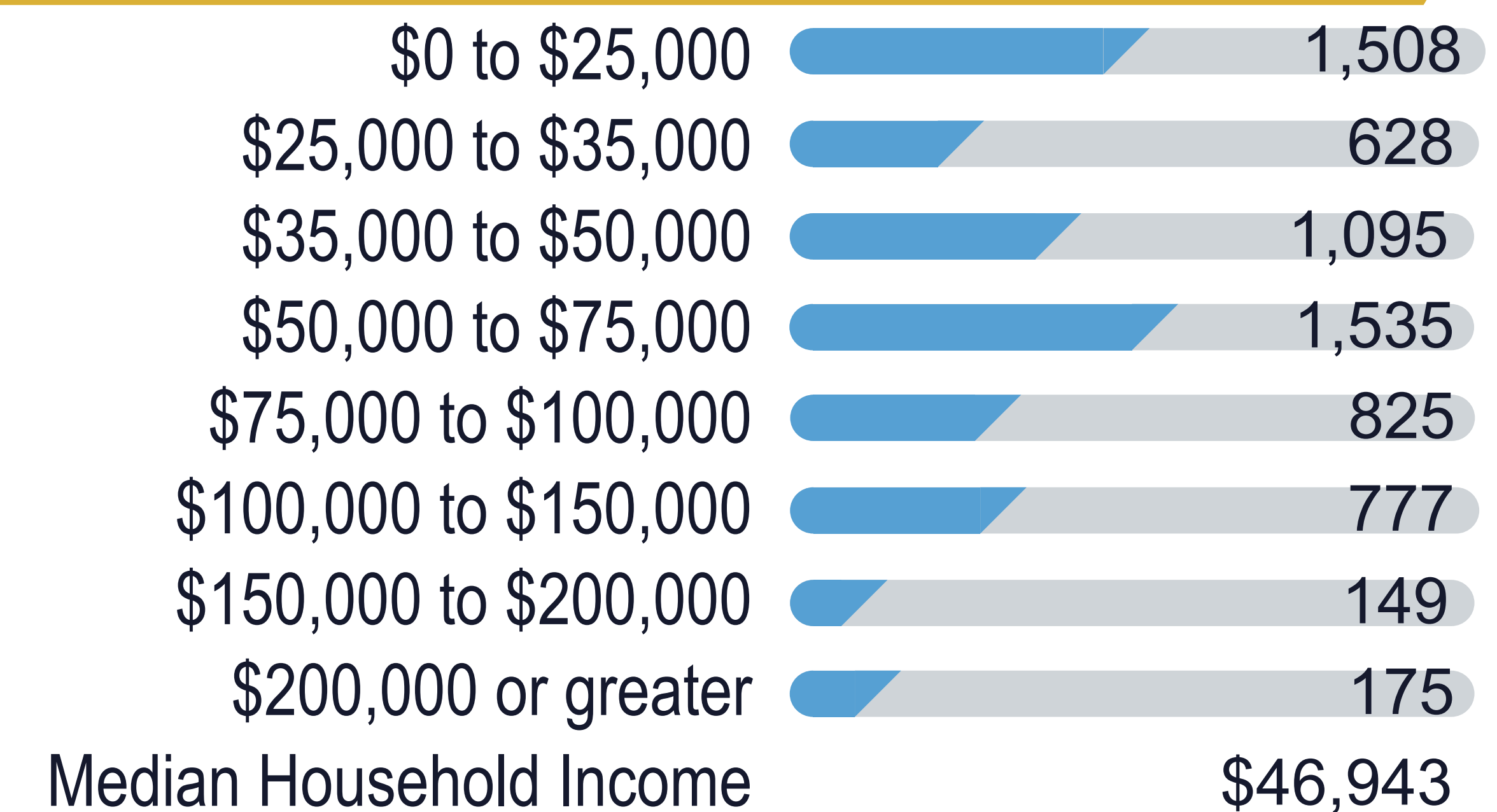
Educational Attainment, 2016



Income by Educational Attainment, 2016



Household Income, 2016



Education

- Lebanon's school district encompasses all of Center, Perry, and Worth townships which means most of the children in Whitestown attend Lebanon schools.
- The High School graduation rate is approximately 90%.
- Primary and High School enrollment has been dropping.
- Typical class size is around 250 students per grade, however younger grades have seen larger enrollment closer to 300 students per grade.
- Lebanon's program for fair and reduced lunches has remain consistent with about 39% of all total lunches being fair and reduced lunches.
- The poverty rate is approximately 7% for children between 5 and 17 & approximately 4.2% for families in Lebanon in 2016.

Income

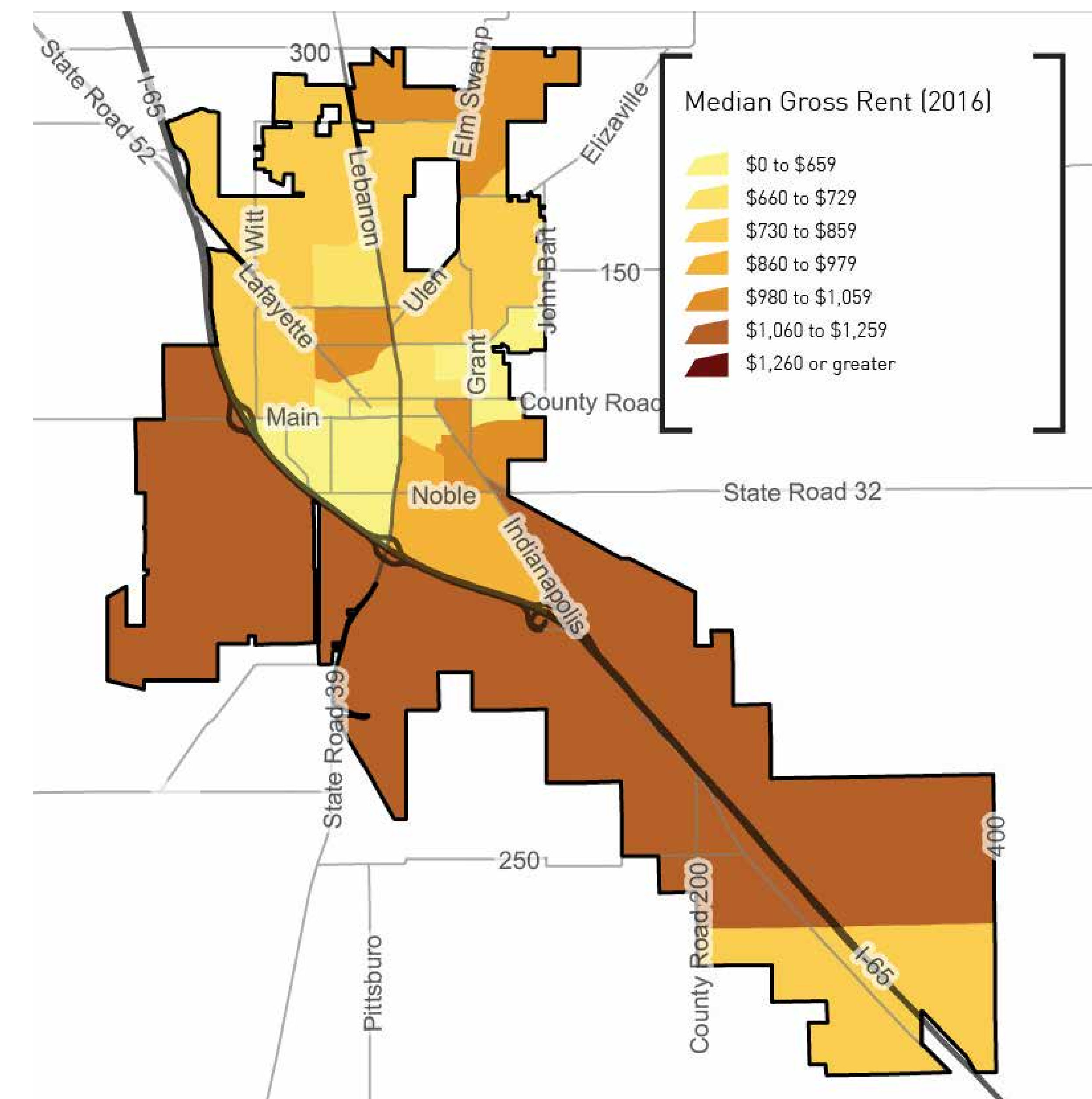
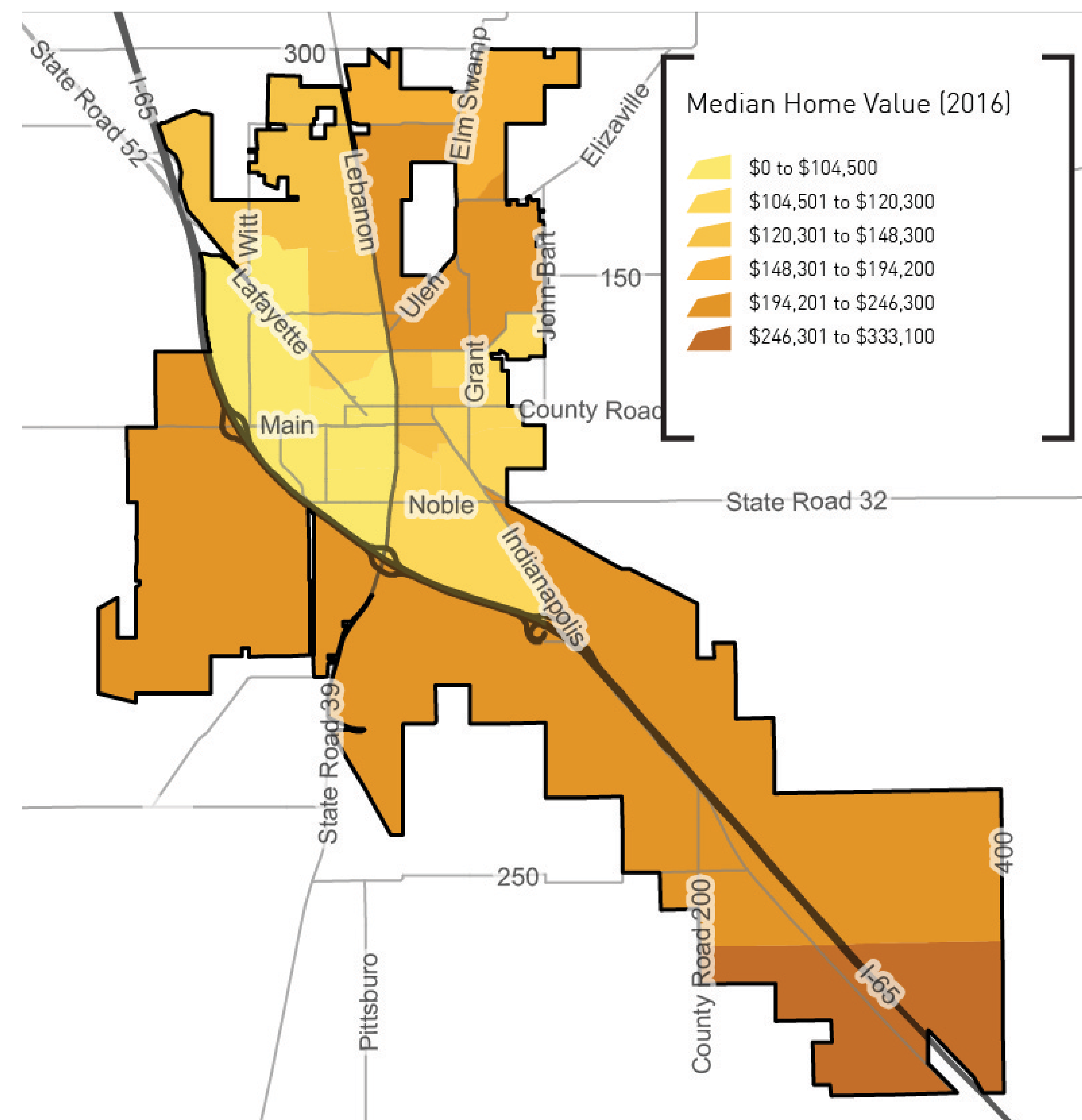
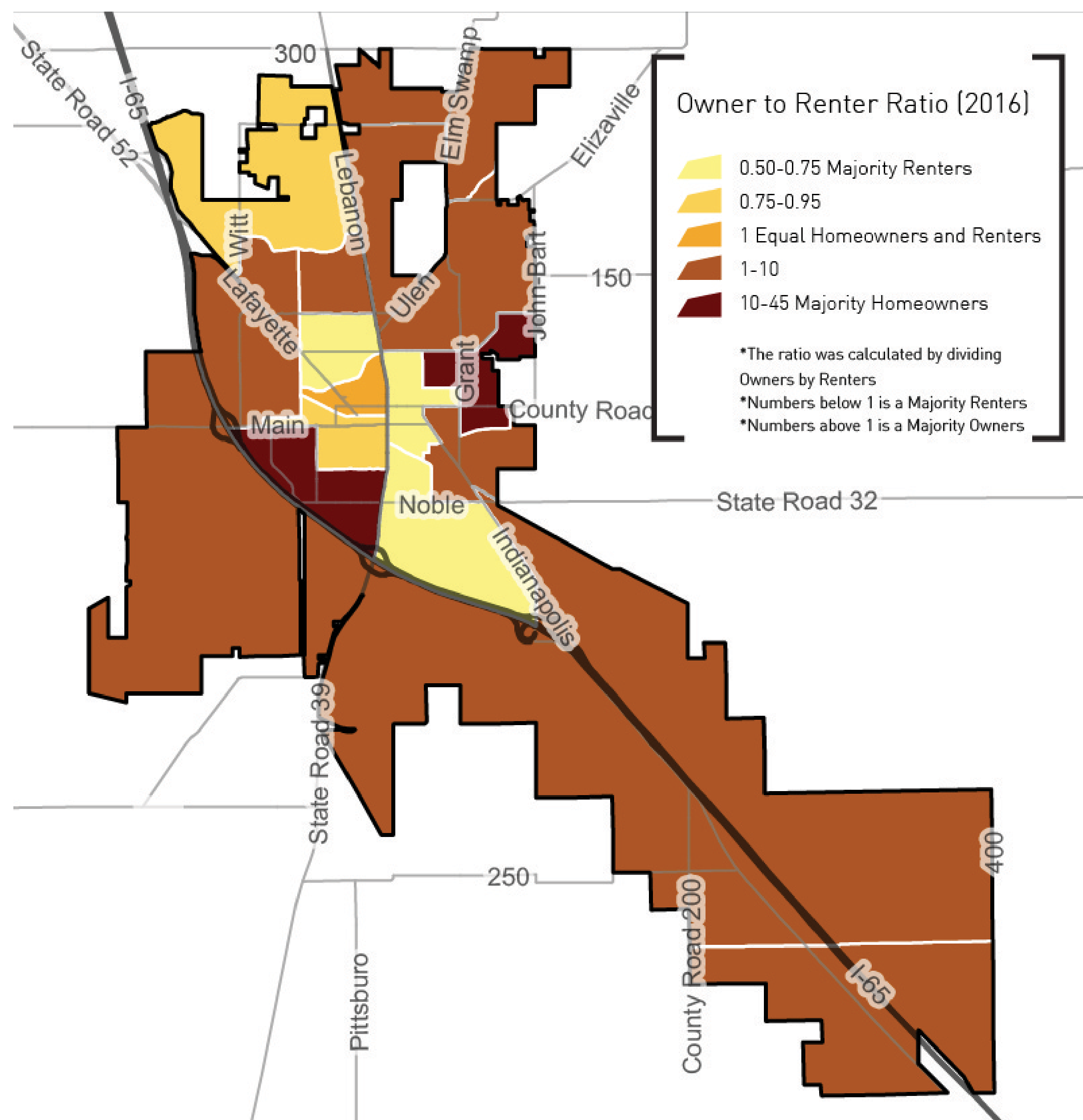
- Most of Lebanon's households (39%) earn between \$35,000 and \$75,000 each year.
- The median household income is just under \$47,000 per year, which is lower than the State's median income at \$52,314 (2016).

Education

- 85% of the population (25 and older) has a high school education.
- More than 25% of the population has attained a bachelor's degree or higher.
- Lebanon's educational attainment is comparable to the state but outperforms the state with a higher percent of high school graduates and citizens with bachelor's degrees.

Existing Conditions

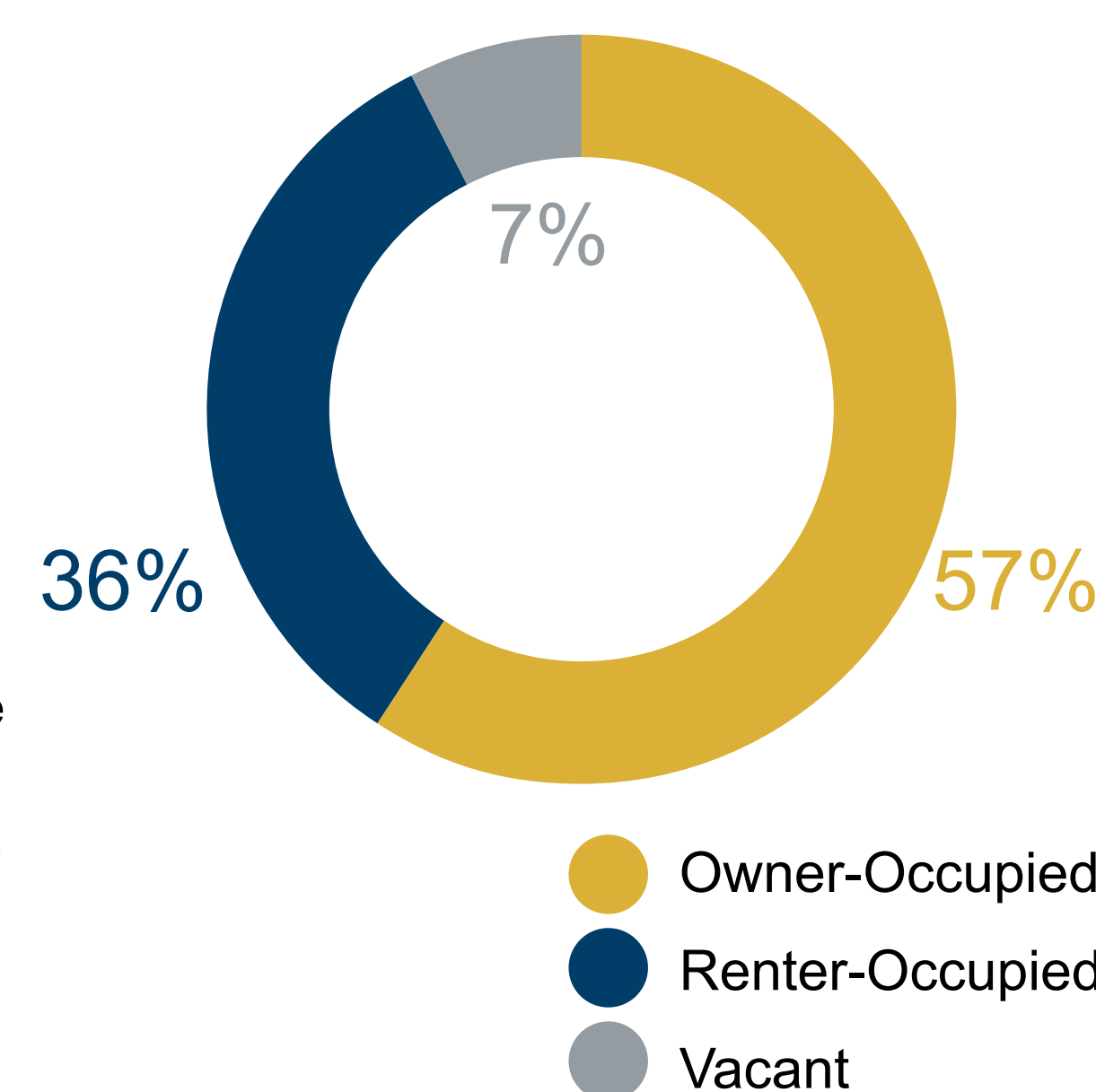
HOUSING



Housing Trends

- Lebanon has a range of housing types and diverse neighborhoods.
- Housing trends ave improved since the recession in 2008.
- The projected population growth is 8.3% by 2022 according to the Housing Demand Study.
- The number of households will continue to increase from 6,692 in 2017 to 7,248 in 2022.
- The City averages construction of 45 new housing units per year. Of the 45 units 17 are single-family and 28 are multi-family units.
- There have been approximately 290 closings (sales) each year; an average of 24 units per month.
- Currently about 3-4 units are constructed each month.
- There were approximately 50 available units on the market at the time of the study.

Housing Tenure 2016



- Owner-Occupied
- Renter-Occupied
- Vacant

- Construction of roughly 111 to 181 new units is projected per year for the next five years.
- Housing availability is not keeping up with demand.
- 57% of the housing stock is owner-occupied while 36% is renter-occupied.
- The areas adjacent to the downtown and the northwestern corner of the city near the I-65/ SR-52 interchange have a higher percentage of renters.
- The existing supply of housing will not be able to sustain the projected growth.

Housing Affordability Gap

- The cost of living in Lebanon is lower than some of its neighboring communities.
- There is a higher percentage of affordable homes in Lebanon as compared to neighboring communities.
- Individuals under 25 years old, 65 years or older, single parents, African Americans, and Hispanic/Latinos have difficulties purchasing the typical home found in Lebanon.

Home Price by Household Income - 2017				
Household Income	Estimated Home Cost	2017	2022	
Less than \$25,000	Less than \$67,000	610	613	
\$25,000 to \$35,000	\$67,000 to \$82,000	338	330	
\$35,000 to \$50,000	\$82,000 to \$98,000	653	640	
\$50,000 to \$75,000	\$98,000 to \$130,000	1,049	1,005	
\$75,000 to \$100,000	\$130,000 to \$145,000	660	837	
\$100,000 to \$150,000	\$145,000 to \$225,000	679	924	
\$150,000 or Greater	\$225,000 or Greater	205	388	

Home Affordability Gap - Owner Occupied - 2016				
	Median Income	Med. Home Price	Income Needed	Affordability Gap
Median Age	\$ 46,943	\$ 150,525	\$ 46,329	\$ 614
Under 25 years old	\$ 29,286	\$ 150,525	\$ 46,329	\$ 17,043
25 to 44 years old	\$ 56,742	\$ 150,525	\$ 46,329	\$ 10,413
45 to 64 years old	\$ 55,746	\$ 150,525	\$ 46,329	\$ 9,417
65 years old and over	\$ 32,935	\$ 150,525	\$ 46,329	\$ 13,394
Family Structure				
Married	\$ 72,348	\$ 150,525	\$ 46,329	\$ 26,019
With Children	\$ 83,519	\$ 150,525	\$ 46,329	\$ 37,190
Without Children	\$ 69,872	\$ 150,525	\$ 46,329	\$ 23,543
Male Only	\$ 51,538	\$ 150,525	\$ 46,329	\$ 5,209
With Children	\$ 38,333	\$ 150,525	\$ 46,329	\$ 7,996
Without Children	\$ 69,815	\$ 150,525	\$ 46,329	\$ 23,486
Female Only	\$ 36,532	\$ 150,525	\$ 46,329	\$ 9,797
with children	\$ 31,318	\$ 150,525	\$ 46,329	\$ 15,011
without children	\$ 50,273	\$ 150,525	\$ 46,329	\$ 3,944
Race/Ethnicity				
White	\$ 47,176	\$ 150,525	\$ 46,329	\$ 847
Black	\$ 9,410	\$ 150,525	\$ 46,329	\$ 36,919
Hispanic/Latino	\$ 40,781	\$ 150,525	\$ 46,329	\$ 5,548

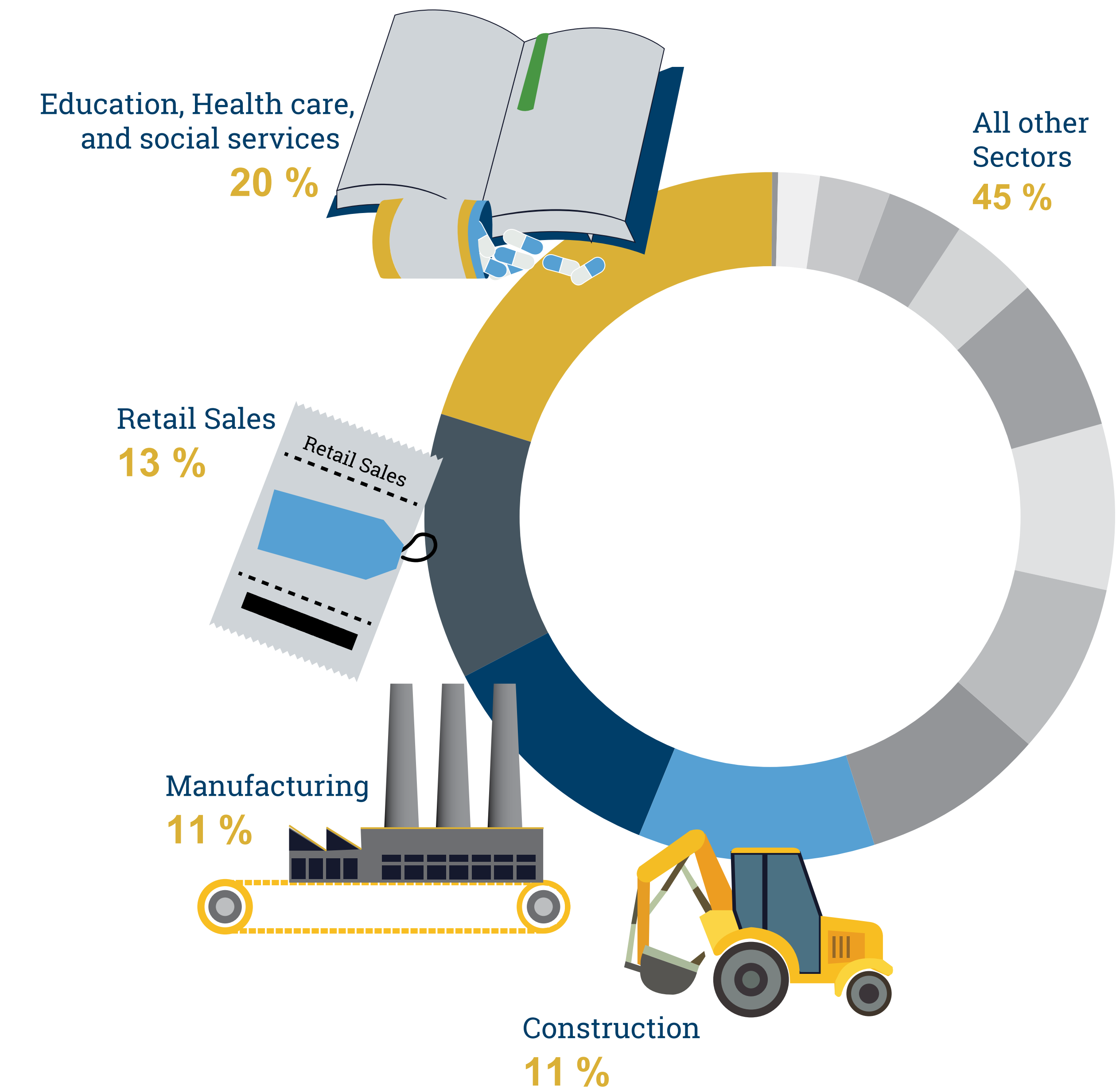
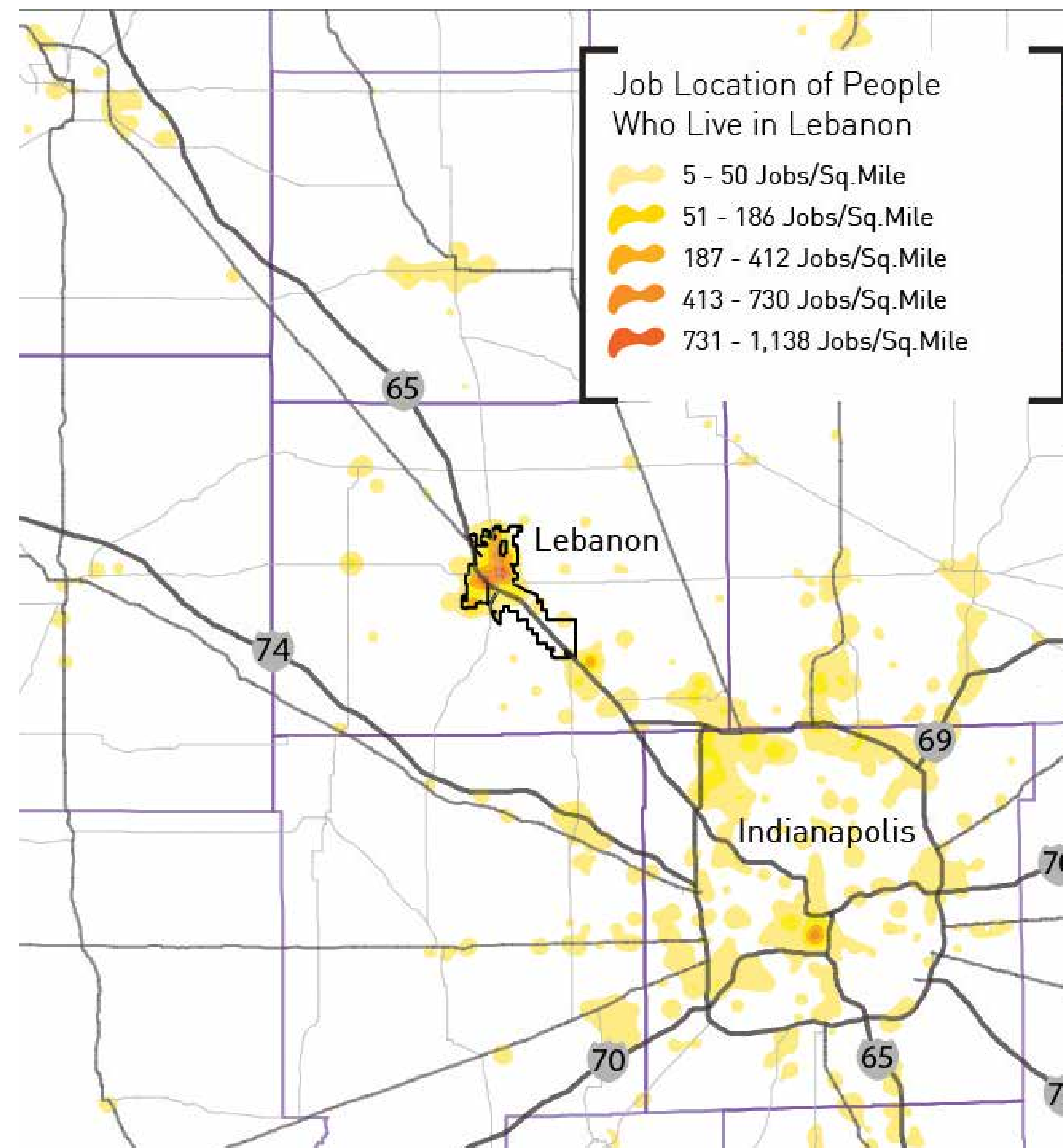
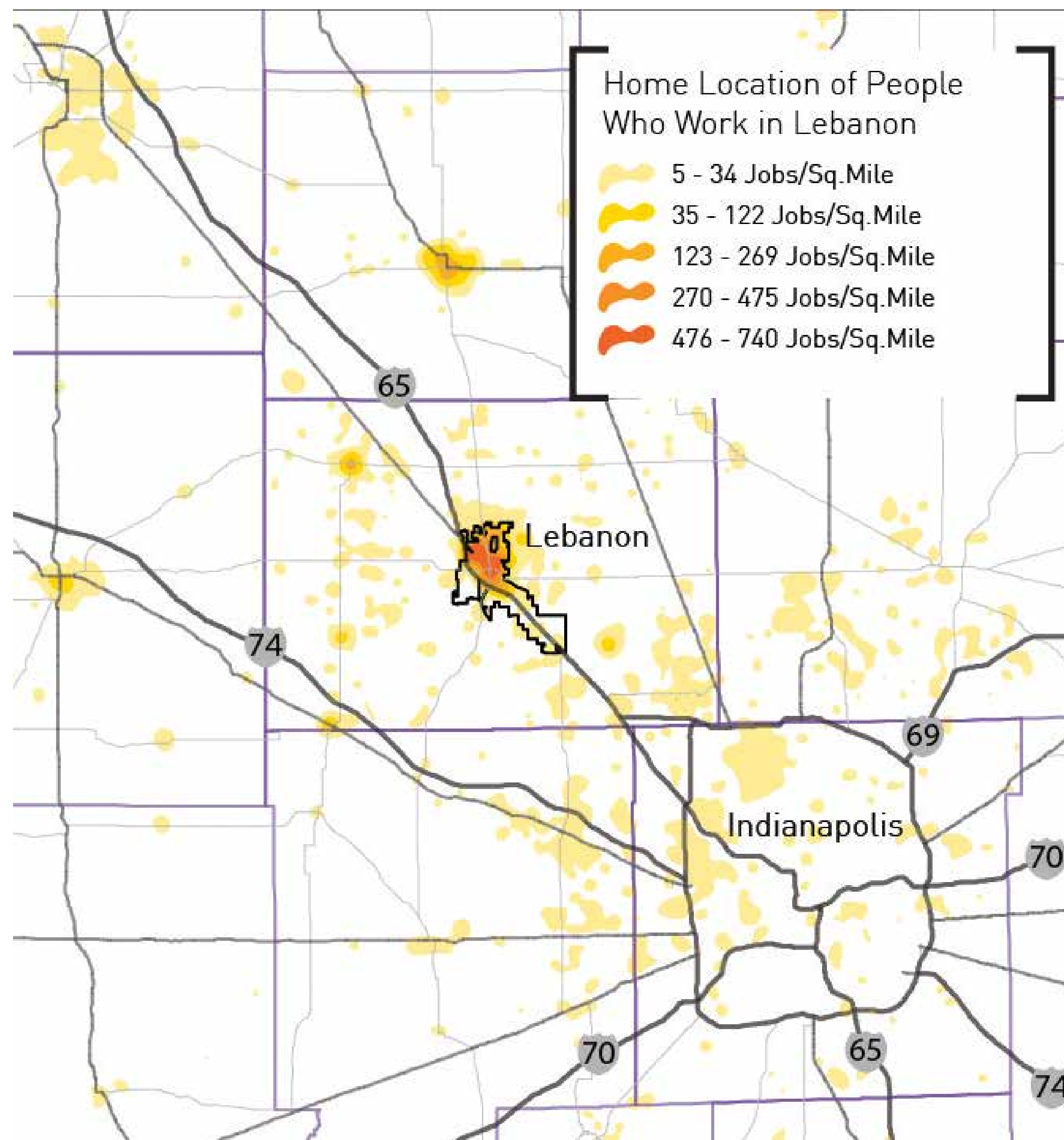
- Lebanon's rental market is more affordable than owning a home.
- African Americans have a difficult time affording the median rent in Lebanon.
- If the median rent is expanded to view the variety of apartment sizes from a studio to a four bedroom apartment, the affordability changes as the units increase in size.
 - One-bedroom apartments are affordable.
 - Three-bedroom apartments are where the median price exceeds what many residents can afford.
- Few households were found to have the income to afford a four-bedroom apartment.

Rental Costs by Household Income - 2017				
Household Income	Estimated Rental Cost	2017	2022	
Less than \$25,000	Less than \$700	899	961	
\$25,000 to \$35,000	\$700 to \$1,000	290	275	
\$35,000 to \$50,000	\$1,000 to \$1,400	442	439	
\$50,000 to \$75,000	\$1,400 to \$2,100	486	465	
\$75,000 to \$100,000	\$2,100 to \$2,800	164	212	
\$100,000 to \$150,000	\$2,800 to \$4,200	98	134	
\$150,000 or Greater	\$4,200 or Greater	20	25	

Home Affordability Gap - Rentals - 2016				
	Median Income	30% Mon. Med. Inc.	Median Rent	Affordability Gap
Median Age	\$ 46,943	\$ 1,174	\$ 704	\$ 470
Under 25 years old	\$ 29,286	\$ 732	\$ 704	\$ 28
25 to 44 years old	\$ 56,742	\$ 1,419	\$ 704	\$ 715
45 to 64 years old	\$ 55,746	\$ 1,394	\$ 704	\$ 690
65 years old and over	\$ 32,935	\$ 823	\$ 704	\$ 119
Family Structure				
Married	\$ 72,348	\$ 1,809	\$ 704	\$ 1,105
With Children	\$ 83,519	\$ 2,088	\$ 704	\$ 1,384
Without Children	\$ 69,872	\$ 1,747	\$ 704	\$ 1,043
Male Only	\$ 51,538	\$ 1,288	\$ 704	\$ 584
With Children	\$ 38,333	\$ 958	\$ 704	\$ 254
Without Children	\$ 69,815	\$ 1,745	\$ 704	\$ 1,041
Female Only	\$ 36,532	\$ 913	\$ 704	\$ 209
with children	\$ 31,318	\$ 783	\$ 704	\$ 79
without children	\$ 50,273	\$ 1,257	\$ 704	\$ 553
Race/Ethnicity				
White	\$ 47,176	\$ 1,179	\$ 704	\$ 475
Black	\$ 9,410	\$ 235	\$ 704	\$ 469
Hispanic/Latino	\$ 40,781	\$ 1,020	\$ 704	\$ 316

Existing Conditions

ECONOMICS



Employment by Industry	
Agriculture, forestry, mining, et al.	47
Construction	940
Manufacturing	965
Wholesale Trade	267
Retail Trade	1,088
Transportation, Warehousing, et al.	671
Information	168
Finance, insurance, real estate	613
Professional, scientific, management	690
Educational, healthcare, social services	1,726
Arts, entertainment, recreational, food	760
Other services	362
Public Administration	324

Commute Time to Work	
Less than 10 Minutes	32%
10 to 14 Minutes	14%
15 to 19 Minutes	6%
20 to 24 Minutes	7%
25 to 29 Minutes	9%
30 to 34 Minutes	14%
35 to 44 Minutes	9%
45 to 59 Minutes	7%
60 Minutes or Greater	4%
Mean Travel Time	21.4 Minutes

EMPLOYMENT & INDUSTRY

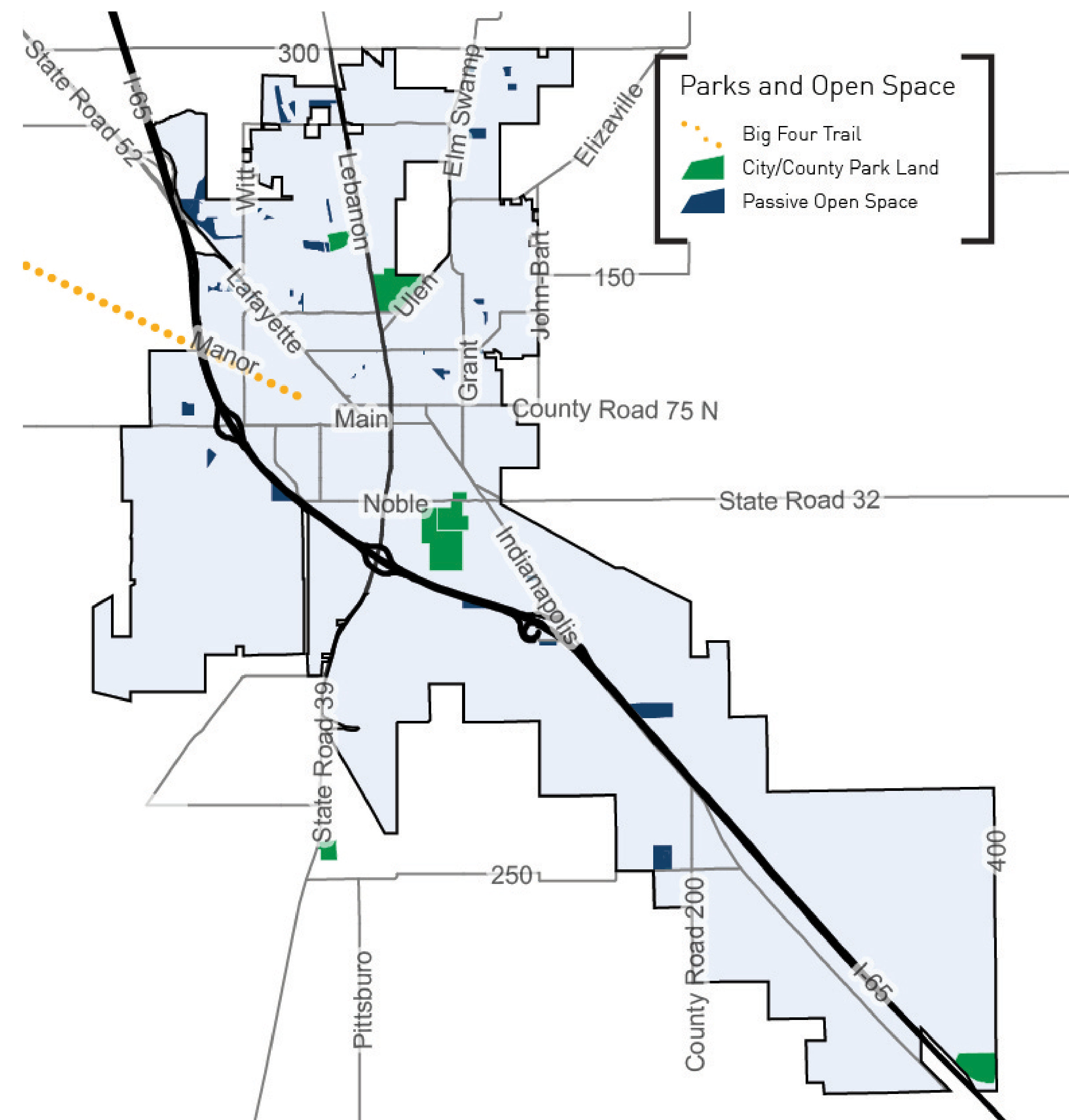
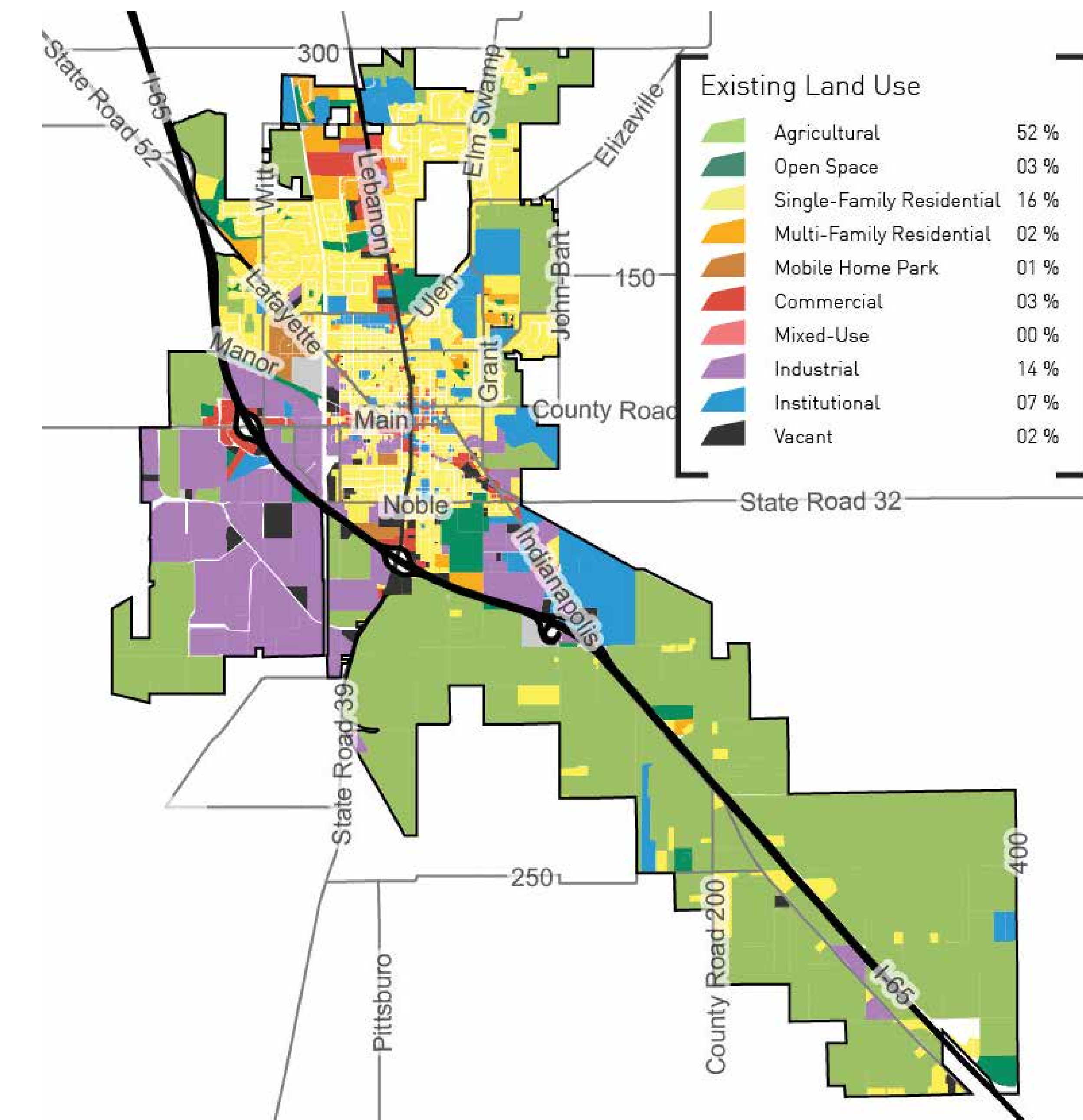
- Lebanon's estimated active labor force in 2016 was 8,902 people. Currently, 97% of these workers in the City are employed.
- Lebanon had a higher employment rate in 2016 than the State of Indiana, which was at 92 %.
- Jobs within Lebanon represent a broad spectrum of employment industries. The most prevalent include:
 - Education, healthcare, and social services
 - Construction
 - Manufacturing
 - Retail Trade

EMPLOYMENT FLOW

- Lebanon is an employment center importing 786 more jobs than they produce.
- The city employed 9,195 workers in 2015 but exported 6,091 employees to other communities.
- Most of the workers Lebanon imports live in Boone, Marion, and Hamilton Counties, however there are some concentrations in Lafayette, Frankfort, and Crawfordsville.
- Those residents of Lebanon which commute outside the City are mostly employed in Marion, Boone, and Hamilton Counties. The largest concentrations are in Downtown Indianapolis, and Whitestown.
- One-third of residents have less than a 15-minute commute each day.
- The mean commute time of residents is 21 minutes.

Existing Conditions

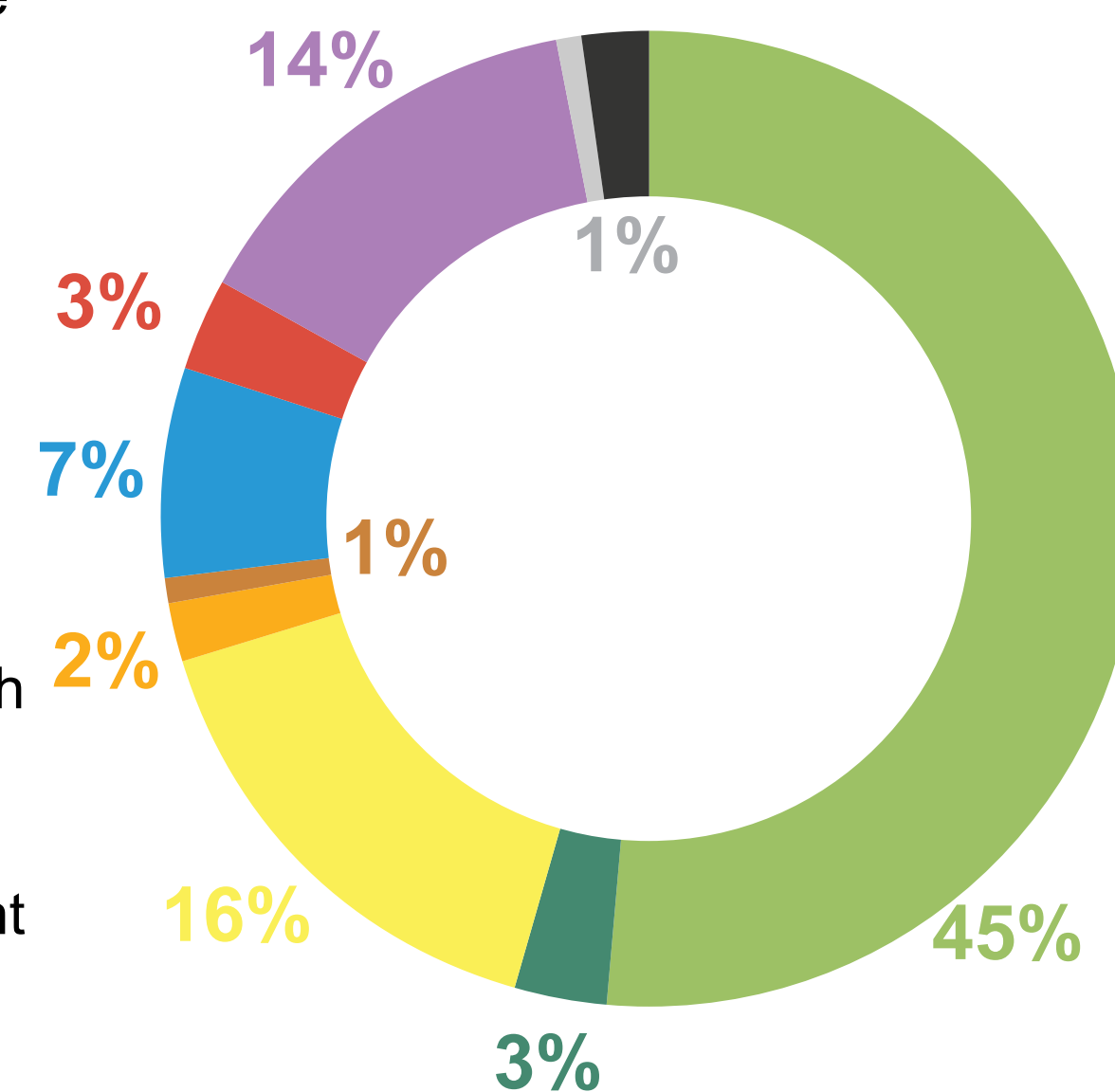
CITY CHARACTER



Land Use in the City

- The single largest land use is agriculture with over 50%.
- This is the result of the 2013 annexation of land along I-65.
- Residential and industrial land uses are the second most prevalent use with roughly 15% each.
- The southeast is dominated by agricultural uses.
- The southwest, is primarily industrial with a few retail businesses.
- The north is predominately residential with a few corridors of retail development and pockets of institutional uses.
- The downtown has a wide variety of uses including retail, office, government.

Land Use Percentages



Parks and Open Space

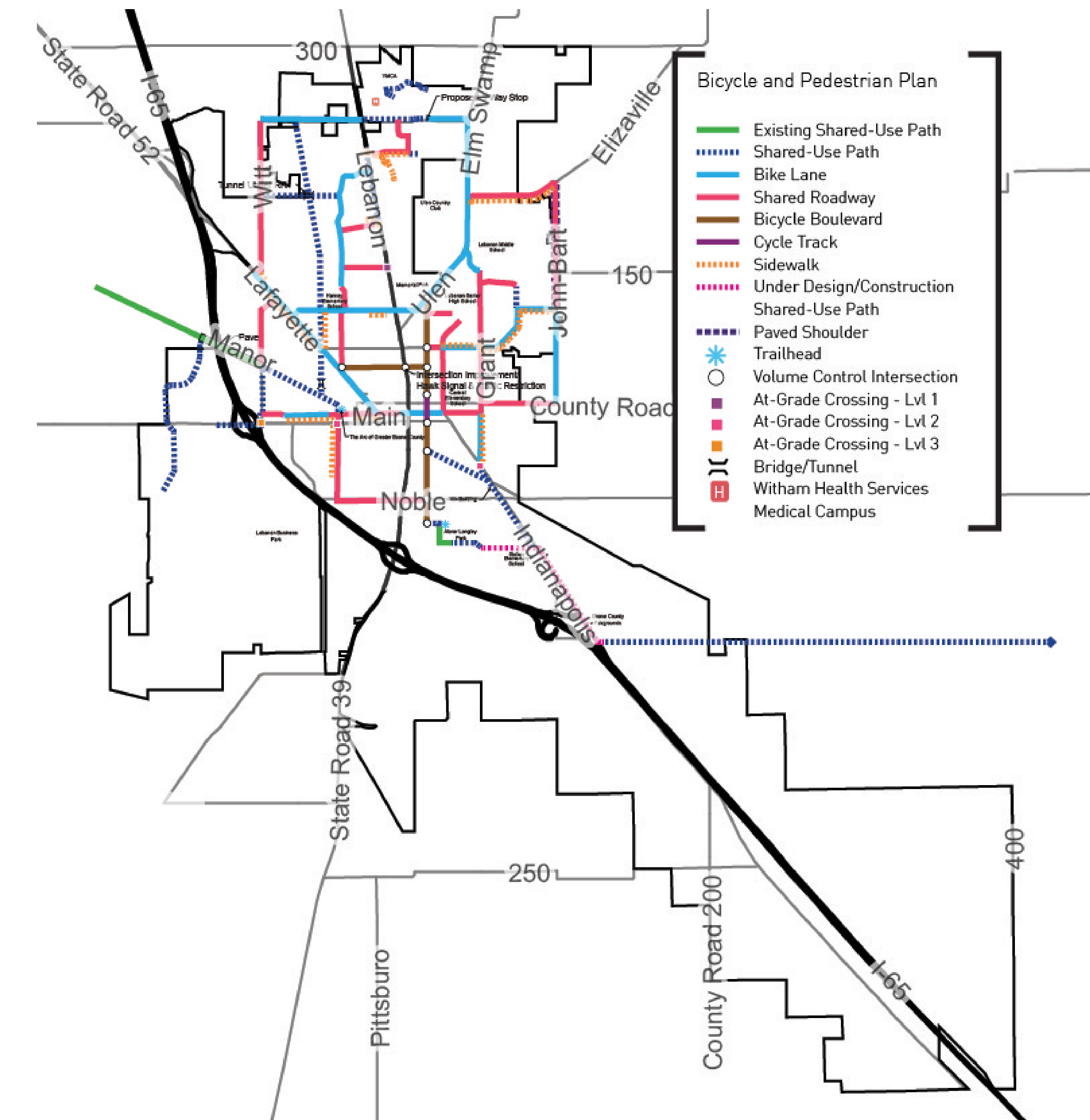
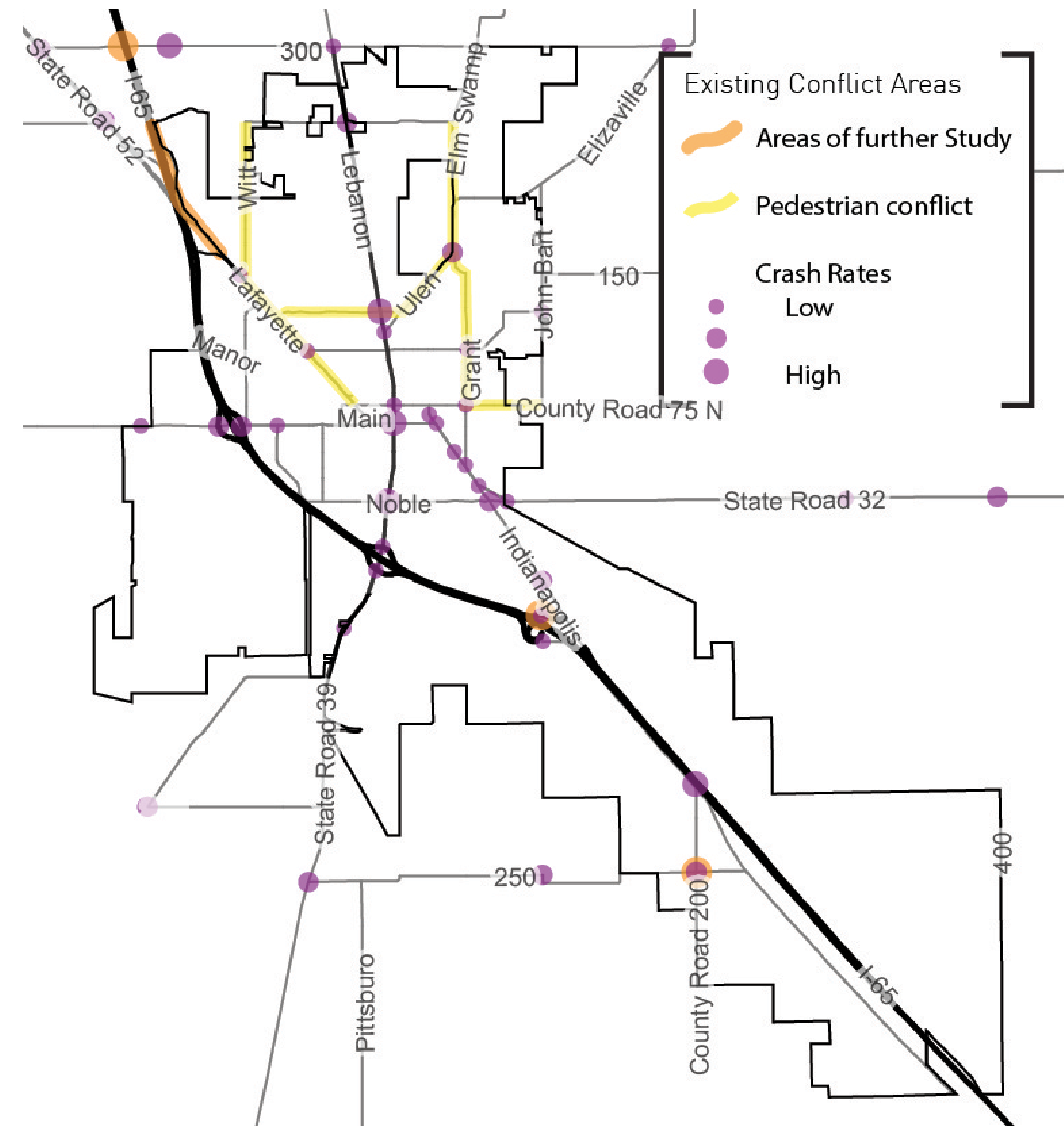
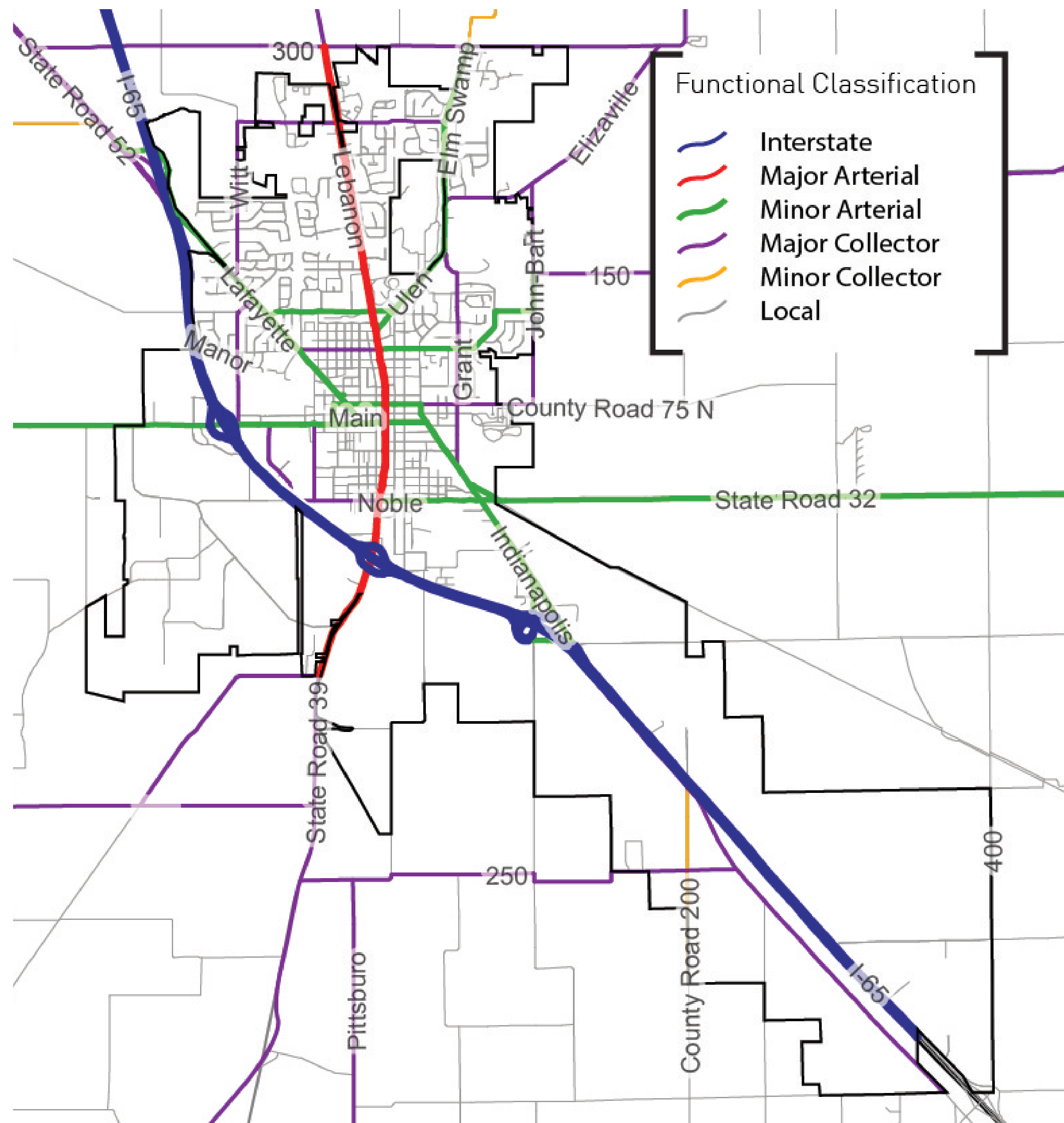
- The Comprehensive Five-Year Parks System Master Plan provides a guide for parkland maintenance and growth of existing park facilities and programs.
- Lebanon currently has eight parks and open space of 100 acres. Most residents are within two miles of either the Big Four Trail or Memorial Park.
- The City has been expanding and improving its parkland. In recent years, Lebanon has purchased additional land for future park space, created the new Seashore Water Park, updated old facilities, added a disc golf course, etc.

Neighborhoods

- Lebanon has multiple neighborhoods, each with its own distinct character and identity.
- The oldest neighborhoods are those surrounding the downtown. These areas began building out in the early 1900's and many of these homes are still present today.
- To the north, are newer neighborhoods which are typical suburban style subdivisions, apartments, and street layouts.
- To help us better define unique neighborhoods and understand their varying needs, please complete the mapping exercise.

Existing Conditions

ACCESSIBILITY



Automotive Infrastructure

The City of Lebanon is served by two major arterials or interstates, Interstate 65 and State Road (SR) 39. The majority of the remaining major thoroughfares, such as Indianapolis Avenue, SR 32, and Lafayette Avenue are minor arterials.

Most of the city is well served by its existing thoroughfare network but a few high traffic streets and intersections need improvement due to traffic exceeding the roadway/intersection capacity or to improve the safety of motorists, bicyclists and pedestrians.

Some areas identified for additional analysis or improvements include:

- Lafayette Avenue
- Camp Street
- Elm Swamp Road
- Witt Road
- Washington Street
- Grant Street
- Intersection of CR 300N and CR 150W
- SR 39 and Camp Street
- SR 39 and SR 32

Lebanon Thoroughfare Plan

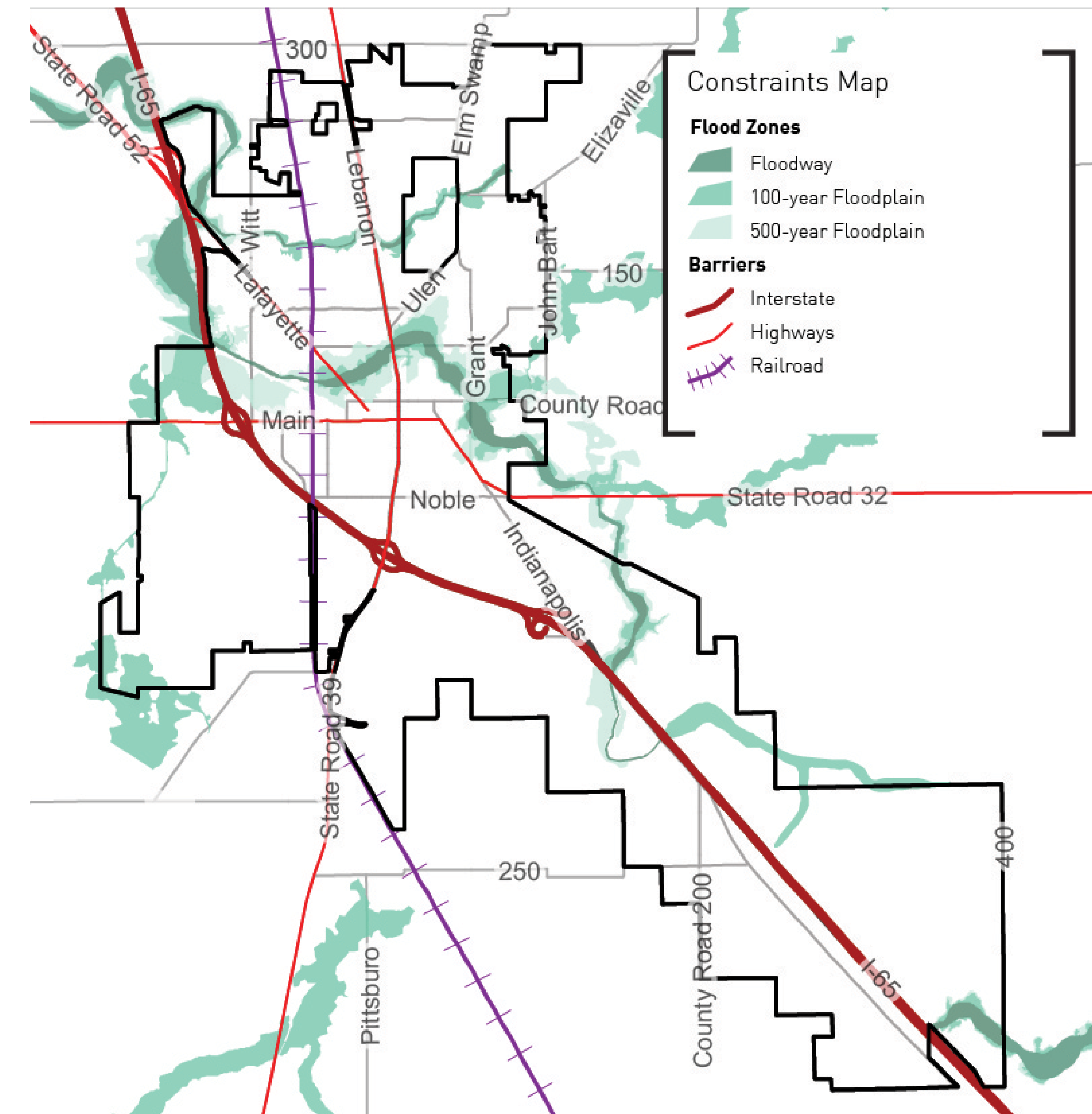
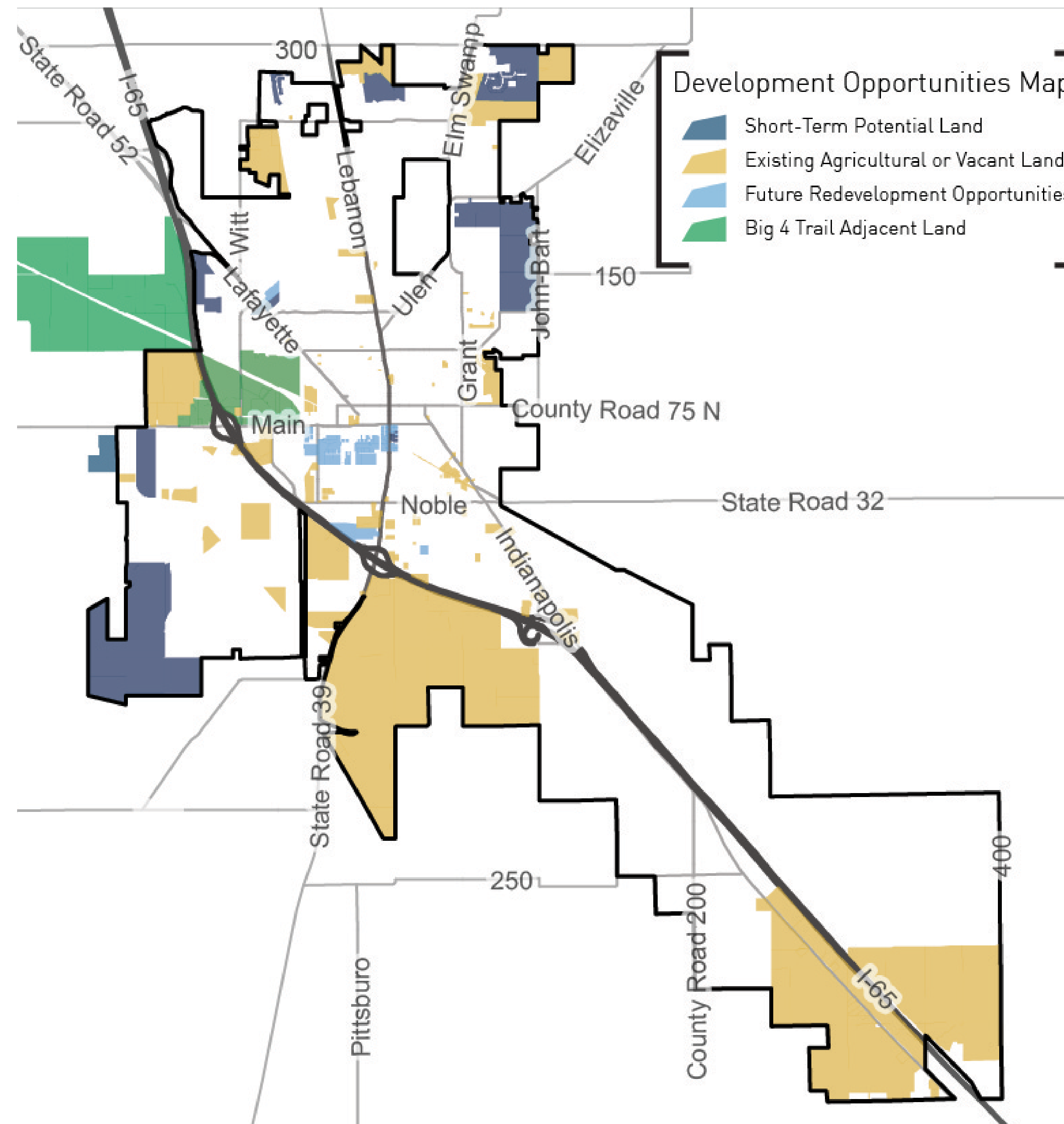
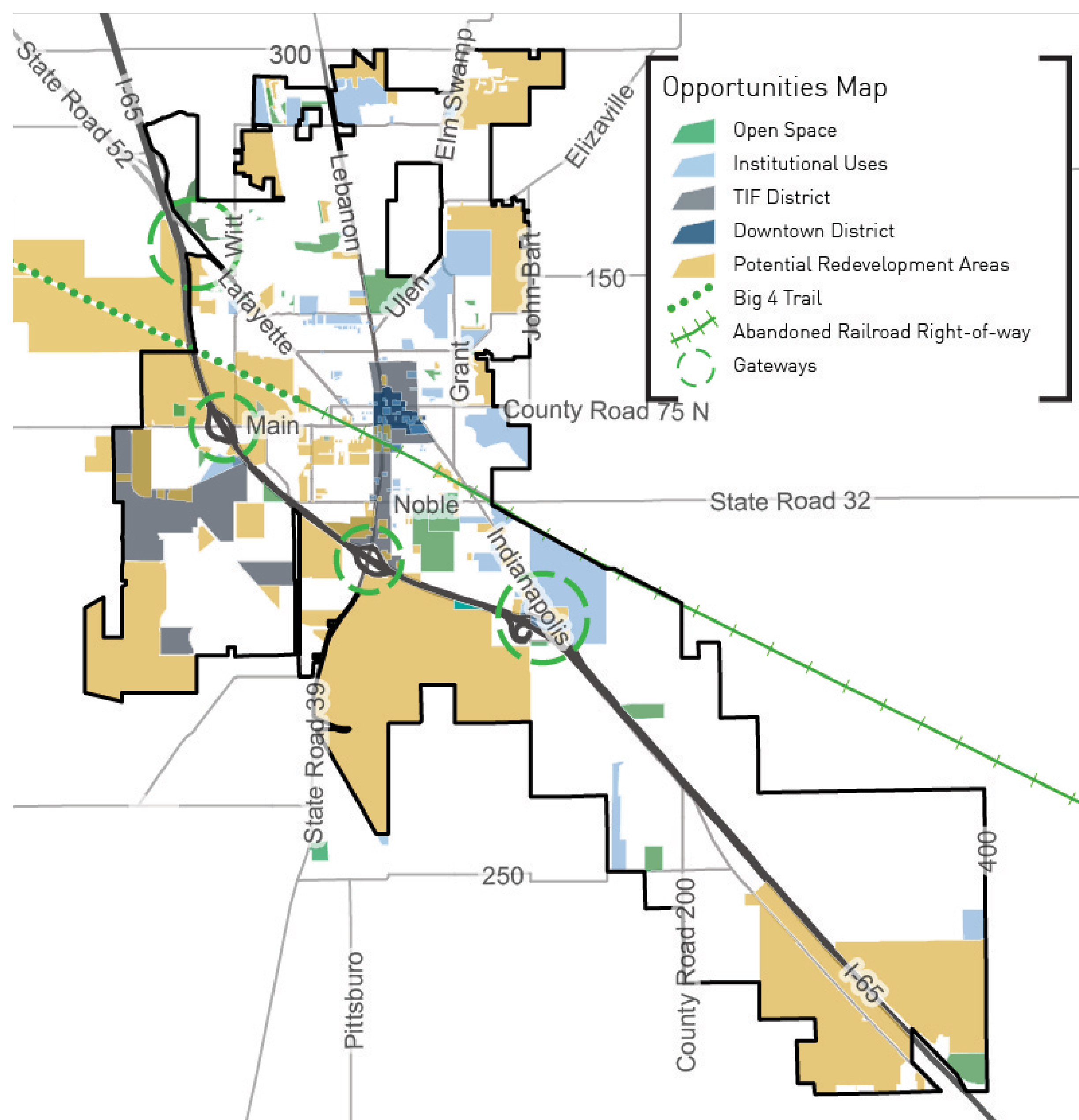
- The Lebanon Thoroughfare Plan was updated in 2017.
- The major goals of the plan are
 - To create a street network which comfortably serves all modes of transit;
 - Supports economic development;
 - Improve street capacities to handle future traffic demands;
 - Provide good access to the entire city and;
 - Improve resident's quality of life.
- Future direction:
 - Update thoroughfare classifications;
 - Identify conflict points;
 - Illustrate right-of-way (ROW) standards;
 - Illustrate context zones which influence the ROW standards;
 - Illustrate flexible design standards for ROW allocation for various amenities and lane widths; and
 - Future improvement projects.

Bicycle and Pedestrian

- Strong existing pedestrian and bicycle system
- Most sidewalks are in good condition
- Missing segments/improvements:
 - Indianapolis Avenue,
 - Lafayette Avenue,
 - South Street, and
 - Abner Longley and Hot Pond parks.
- Future policies & improvements to bike lanes, cycle tracks, shared-use paths, bicycle parking, and intersection treatments:
 - Construction methods
 - Design
 - Signage
 - Policies focus on education, encouragement, enforcement, engineering, and evaluation
 - New ordinances that supported or required greater bicycle and pedestrian facilities;
 - Encouragement of more city-wide bicycle events.

Existing Conditions

OPPORTUNITIES & CONSTRAINTS



Opportunities

Communities have features, properties, or amenities which are identified as opportunities for immediate or future improvement/development. Some amenities can also act as catalysts and help encourage new development or redevelopment. Some of Lebanon's opportunities include:

- Employment Centers
- Community Centers
- Parks and Open Spaces
- Landmarks
- Schools
- Institutional uses
- Trails
- Gateways

Future Development Opportunities

Under-served, vacant, or under-utilized properties can be considered opportunities. Some areas that may have potential for existing or future improvement include:

- Abandoned Railroads
- Downtown or Historic Districts
- TIF District
- Vacant Properties
- Agricultural Land
- Underutilized Properties

Constraints

There are a number of features within a community which can detract or limit the potential for redevelopment or improvement. These features can be mitigated when addressed properly. Some of the constraints within Lebanon include:

- Flood Zones
- Floodway
- Interstates
- Busy Highways or Thoroughfares
- Active Railroads

Visioning HOUSING & NEIGHBORHOODS

What will make Lebanon a better place to live?

What new housing types are
needed?

What improvements
would strengthen existing
neighborhoods?

Where are the opportunities
for residential development or
redevelopment?

PLACE STICKY

NOTES HERE

Visioning ECONOMIC DEVELOPMENT

What will make Lebanon a better place to work?

Are there certain types of
businesses the City should
focus on growing/attracting?

Should the business park be
expanded?

Are new office or retail centers
needed? If so, where?

PLACE STICKY

NOTES HERE

Visioning LAND USE & DEVELOPMENT CHARACTER

What will make
Lebanon a
more attractive
community?

What kinds of visual
improvements are needed?

How can interchange areas
and gateway corridors be
beautified?

Are certain land uses or
development types missing?

PLACE STICKY

NOTES HERE

Visioning TRANSPORTATION & UTILITIES

How can the
City better serve
both existing
development and
future growth?

Is the City prepared for growth
pressures?

Are transportation
improvements needed to
address safety concerns?

Where should new trails be
planned?

Should utilities be extended
to specific areas to more pro-
actively facilitate development?

PLACE STICKY
NOTES HERE

Visioning DOWNTOWN

What will make the
downtown a better
place live/work/
relax?

What kinds of uses do you
think would most support the
downtown's success?

Are there different activities and
events you would like to see
downtown?

What can be done to better
utilize upper floors?

PLACE STICKY

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Visioning

QUALITY OF LIFE

How can the
everyday lives of
all residents be
improved?

What aspects of the community
contribute to improving your
quality of life?

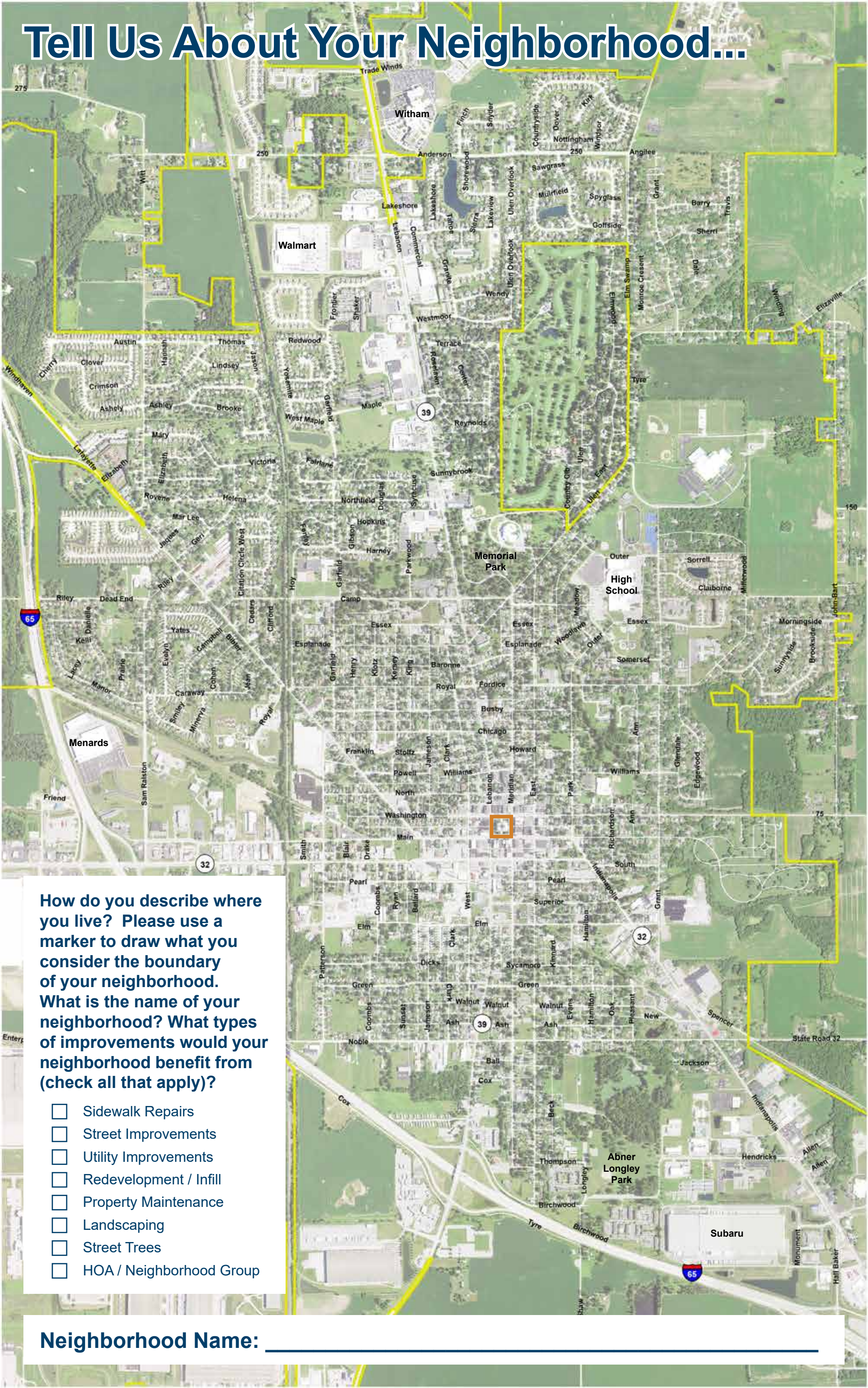
What social services are
missing or in need of more
resources?

What institutions in Lebanon
are having the greatest impact
on the community, and why?
(Lebanon Schools, Boys &
Girls Club, United Way, etc.)

PLACE STICKY

NOTES HERE

Tell Us About Your Neighborhood...



How do you describe where you live? Please use a marker to draw what you consider the boundary of your neighborhood. What is the name of your neighborhood? What types of improvements would your neighborhood benefit from (check all that apply)?

- ☐ Sidewalk Repairs
- ☐ Street Improvements
- ☐ Utility Improvements
- ☐ Redevelopment / Infill
- ☐ Property Maintenance
- ☐ Landscaping
- ☐ Street Trees
- ☐ HOA / Neighborhood Group

Neighborhood Name: _____