

An architectural rendering of a park overlook. In the foreground, a wooden deck with a metal railing is populated with people. A woman in a purple dress is hugging a young child, while another child in a green shirt looks through a telescope. Other people are seen in the background, some talking and others walking. The overlook provides a panoramic view of a lush green park with winding paths, trees, and a river in the distance. The sky is filled with soft, pinkish clouds, suggesting a sunset or sunrise. A large white text overlay is centered in the image, and a white L-shaped graphic element is positioned on the left and right sides of the text.

A GREEN VISION FOR WEST LEBANON, NH



A WATERFRONT CAMPUS, A RIVERFRONT TRAIL, A GREEN FUTURE.

WEST
LEB

1

RIVER PARK WEST LEBANON: A GREEN CAMPUS OF INNOVATION, AND ECONOMIC DEVELOPMENT

A fully-approved, master-planned campus bringing over 1 million sq. ft. of new life science and high-tech development.

2

WEST LEBANON GREENWAY: A 3-MILE PATHWAY CONNECTING WEST LEB TO THE REGION

Connecting the wildly successful *Mascoma River Greenway* through downtown West Leb, to current and proposed trail networks in the region.

3

PUBLIC TRANSPORTATION: A NEW HUB FOR ADVANCE TRANSIT

Providing the regional transportation service with a new four-line transfer station, park-and-ride, and bus stacking solutions.

4

RENEWABLE ENERGY: A HYDRO-POWERED FUTURE?

Utilizing the Wilder Hydroelectric Dam for direct, local, renewable energy for River Park, municipalities, and major employers.

5

FUNDING OPPORTUNITIES: ALIGNED WITH FEDERAL/STATE PRIORITIES

How these efforts are intentionally aligned with priorities and programs at the State and Federal level, seeking funding unavailable at the local level.

6

WEST LEBANON: WHAT A UNIFIED APPROACH COULD MEAN FOR REVITALIZATION EFFORTS

After decades of study, West Lebanon is struggling for an identity and new economic opportunities as years of inaction have lead to apathy.

1

Dartmouth College

Dartmouth Hitchcock
Medical Center

1 MILLION S.F.
JUST DOWNSTREAM
FROM DARTMOUTH



River Park

West Lebanon, New Hampshire



A Riverfront Campus, Just Downstream From Dartmouth

A one million square foot, fully-permitted, mixed-use development site located just seven minutes from Dartmouth College in West Lebanon in the rapidly-expanding technology and research hub of the Upper Valley.

River Park West Lebanon is a professionally planned mixed-use project featuring over 1M S.F. of fully-entitled commercial and residential development on a 38-acre campus alongside the Connecticut River. Envisioned as a home for the Upper Valley's growing innovation economy, River Park has been permitted for a synergistic mix of office, research, life science, high-technology manufacturing, retail and residential components complemented by pedestrian-friendly open spaces and a publicly-accessible waterfront.

A LEED-oriented development, the project maximizes publicly accessible open space and is pursuing additional sustainable energy opportunities, with a vision to be a true Green Campus and a "Trail-Oriented Development."

Mixed Use Smart Growth Green Development

The *River Park* master plan is the outcome of Lyme's 2007-2009 **Neighborhood Planning Process**, which found strong support for “**Mixed Use, Smart Growth, and Public Access to the Connecticut River.**”

The project received **75.5% support** among West Lebanon voters on a **public referendum** to rezone the 38-acre parcel to enable the project.



Life-Science
Research &
Manufacturing



Single-Family
Housing



High-Tech
Manufacturing



Restaurants
& Retail



Multi-Family
Housing



Public
Events

An artist's rendering of a park waterfront. The scene is set on a grassy bank next to a river. In the foreground, a young boy in a blue and white striped shirt is reaching out towards the grass. To his left, a woman and two children are walking; one child is holding a colorful kite. In the background, a red kite with a yellow tail is flying in the sky. The river has a few people in a red kayak. On the right side, a paved path curves through the grass. In the distance, there are several elevated wooden walkways or platforms supported by tall, thin trees, with people walking on them. The overall atmosphere is bright and sunny, with lush green trees and a clear blue sky.

PUBLICLY ACCESSIBLE RIVERFRONT PARK

Artist's Rendering of River Park Waterfront
Landscape Design Competition

A Landscape Designed For Public Access to Trails & the Riverfront

The Open Space at River Park is a guiding planning principle, central to the project's identity, and representative of the commitment to the West Lebanon community.

In 2015, Lyme Properties identified five leading landscape design firms and invited them to compete in a Design Competition to generate ideas for the open space at River Park, with a specific focus on the 6-acre waterfront parcel, the "village green," and the entrance to the project along Route 10.

The goal was to find bold, innovative and visionary ideas for the smart-growth, mixed-used development. Entrants were asked to work within the existing Master Plan and consider the landscape design as a precedent for future phases and a unifying guide for the overall development.

The outcome is a vision for public access to the riverfront, and connecting to existing and proposed trail networks in the region. River Park represents 1/2-a-mile of Connecticut river frontage, and is a keystone parcel for the *West Lebanon Greenway*.



*Lyme Properties encouraged entrants to develop proposals for the landscape design which would **reflect the area's rich history**, reveal the **inherent characteristics of the location** and incorporate themes of **ecology, sustainability, and connectivity to the West Lebanon community**.*

2

A PATHWAY TO THE REGION

Mascoma River Greenway
Lebanon, NH

West Lebanon Greenway

Connecting from Mascoma River Greenway to Wilder Dam, running 3-miles alongside the Connecticut River

“People need human-scaled pathways around their city that offer many different modes of travel including walking and cycling, that are beautiful, ecological and functional, and that link with other modes of travel.”

A New Pattern Language for Growing Regions (2020)
<http://www.sustasis.net//ANPLFGR.pdf>

*Sustasis Foundation
Centre for the Future of Places
UN Habitat: For A Better Urban Future*





Outdoor Recreation + Economic Benefits



RIVERSIDE RECREATION

Opening up the West Lebanon riverfront for community access, recreation, and transportation.



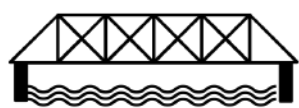
ECONOMIC REVITALIZATION

Greenways and riverfront recreation are proven catalysts for downtown revitalization.



ALTERNATIVE TRANSPORTATION

Like the *Mascoma River Greenway*, providing a ped/bike transit option for Lebanon and regional residents.



CONNECTICUT RIVER SCENIC BYWAY

3 miles of trail running in parallel to *National Scenic Byway* along Connecticut River.



“COMPLETE STREET” FOR ROUTE 10

NH Route 10 is too narrow for a bike lane, but the *Greenway* is a parallel car-free option.



NEW ENGLAND RAIL-TRAIL NETWORK

Helps connect a missing link in the New England Rail-Trail Spine Network.



Building A Coalition of Support

The **West Lebanon Greenway** has been discussed for 20+ years, since the Lebanon Rotary Club first identified the possibility of a “String of Pearls” approach to connecting the City’s parks and green spaces via a network of trails.

2021 offers a unique opportunity as the **Westboro Rail Yard** buildings are slated for demolition, the **Wilder Dam** is undergoing relicensing, and the **Downtown West Lebanon Revitalization Advisory Committee** continues to discuss opportunities for economic and recreational revitalization.

The Greenway project is informed by a **growing coalition** of Upper Valley organizations, municipal leaders, businesses, and citizen groups who are working towards the shared-goal of regional recreational connectivity along the Connecticut River.

The **New Hampshire Outdoor Recreation Industry Development** office, **Granite Outdoor Alliance**, and the **National Park Service Rivers, Trails & Conservation Assistance Program** recently joined to lend support to the effort.



A Very Well-Documented Opportunity

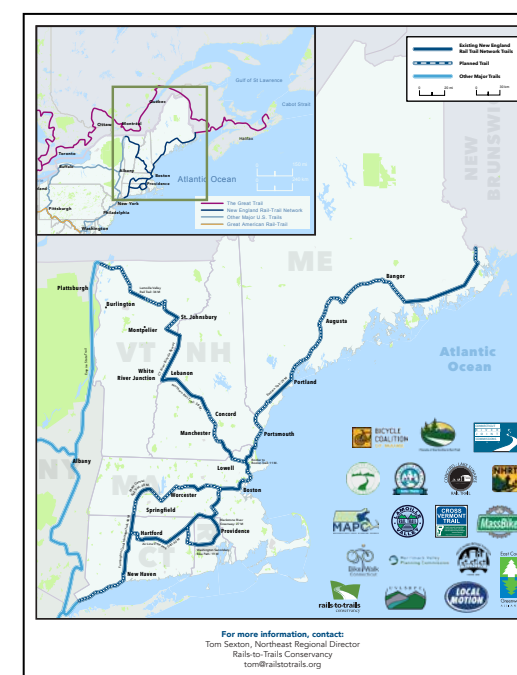
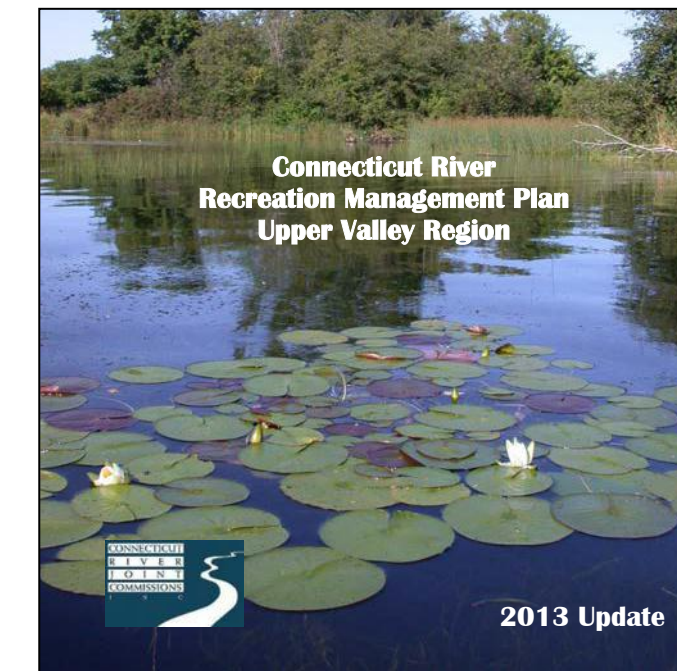
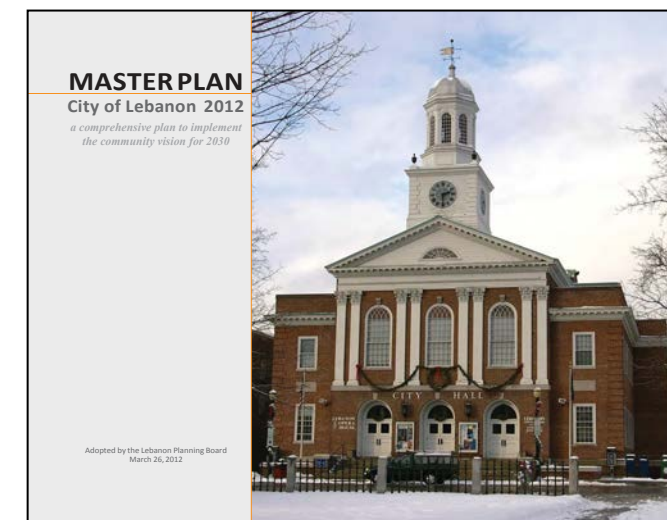
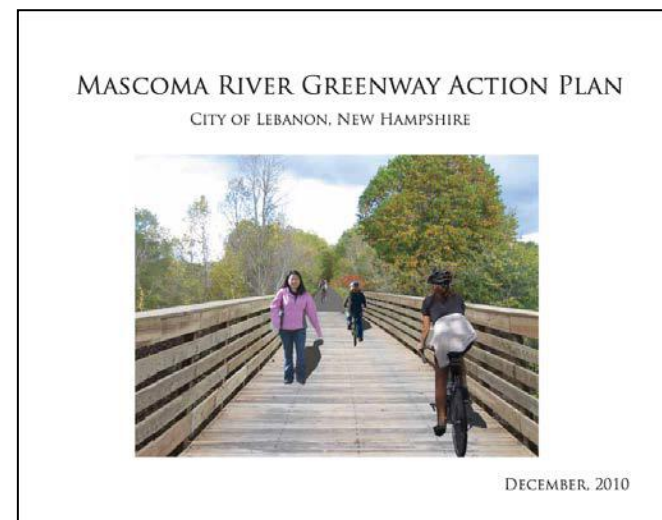
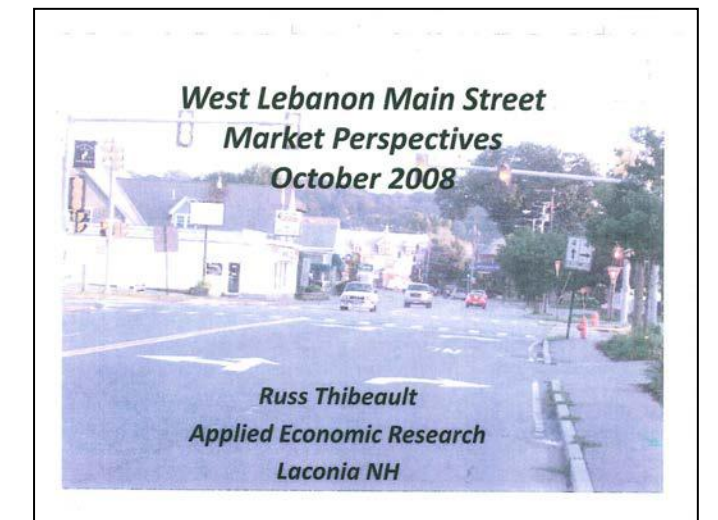
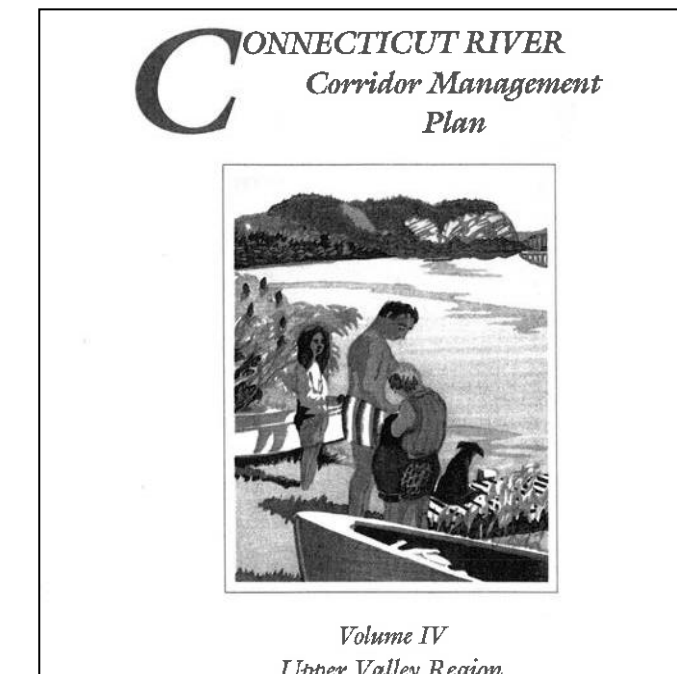
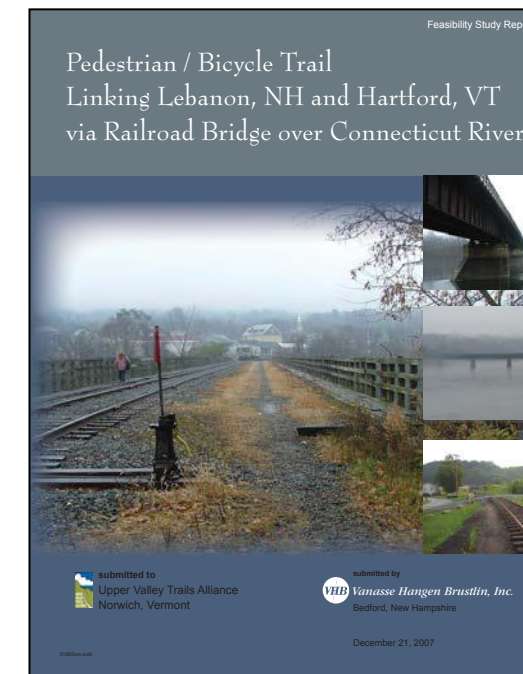
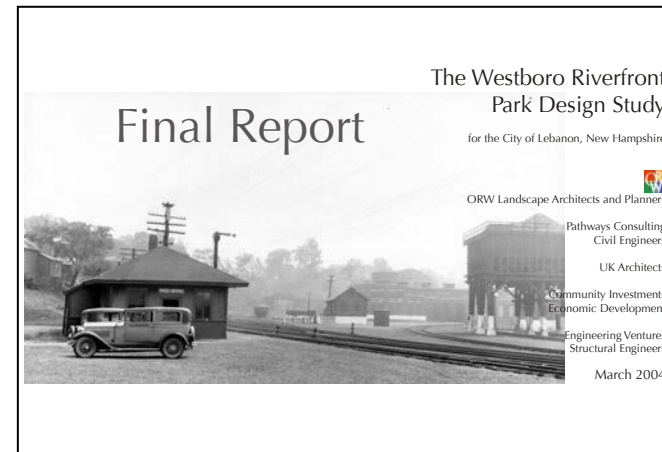
Current Efforts Build Upon Decades of Existing Studies & Relevant Resources

Since the **2004 Westboro Riverfront Park Design Study** there has been an ever-growing library of relevant documentation that references the potential for the *Greenway* through West Lebanon. This ranges from the initial envisioning work to in-depth land-use and engineering analysis.

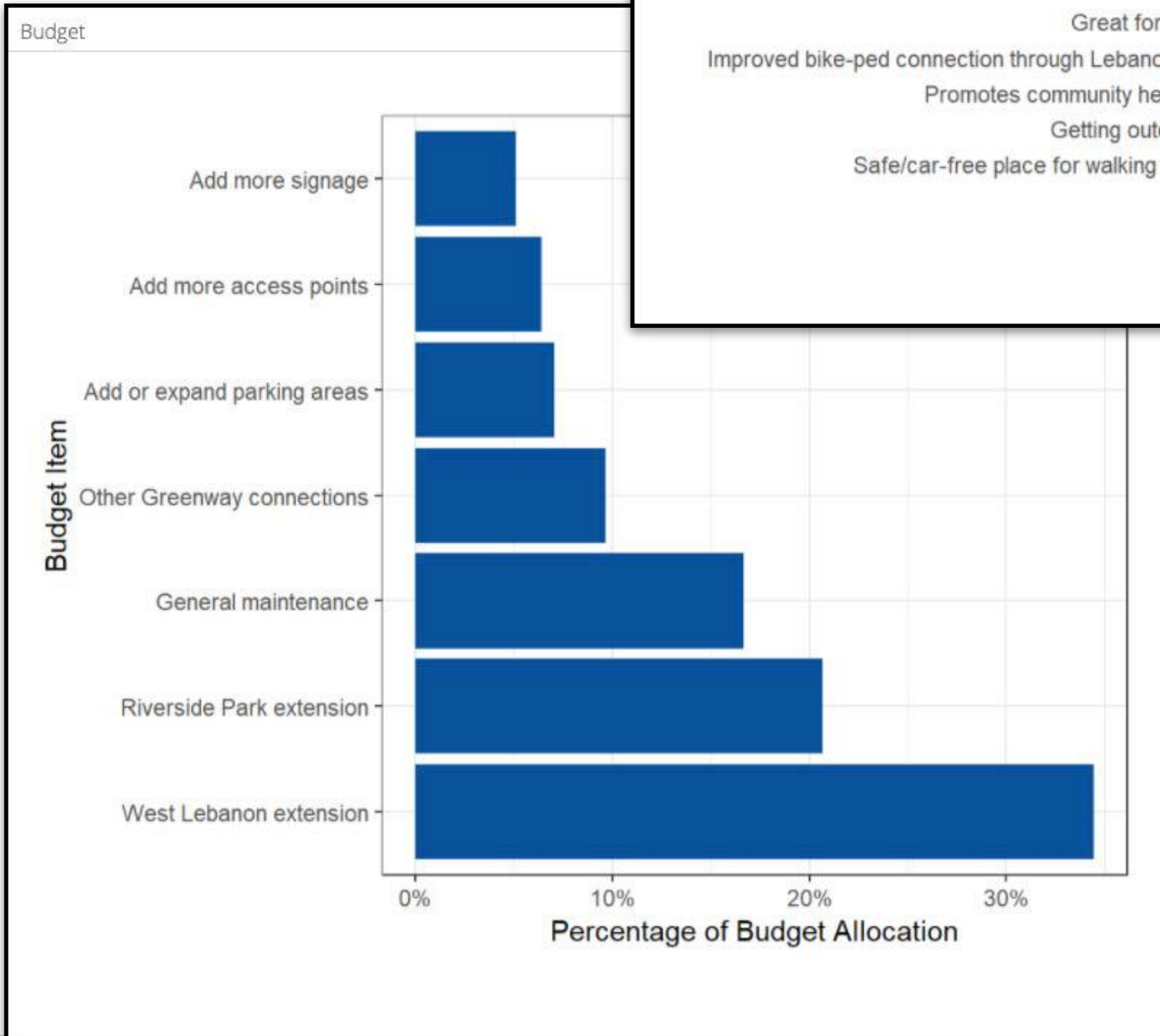
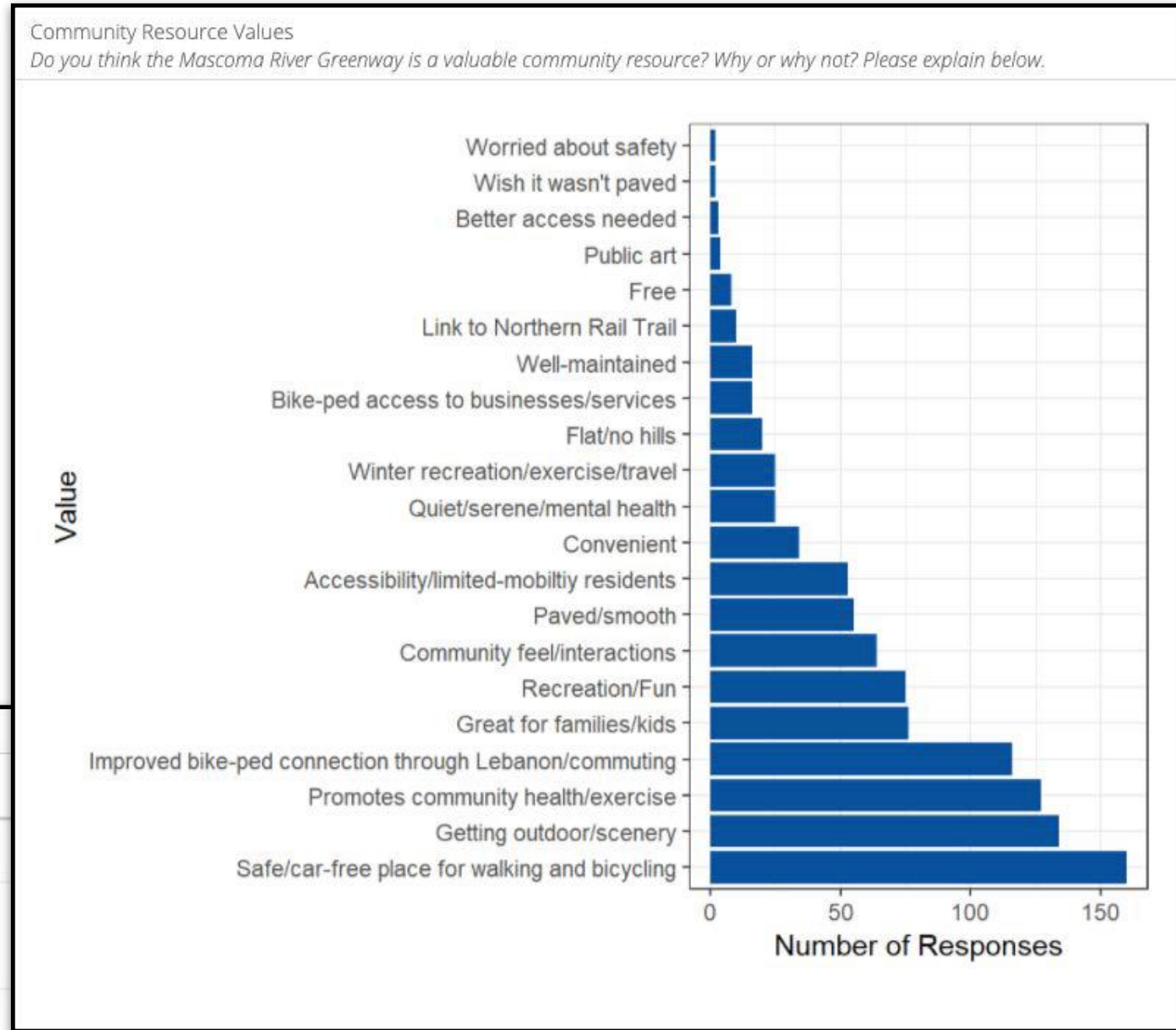
The missing link of West Lebanon has also been referenced in Regional Planning efforts and the New England Rail-Trail Spine Network map.

The corridor has been identified, access is being negotiated, and engineering for distinct segments is underway. Funding remains the missing link, as municipal budget and efforts have been allocated elsewhere.

This is about more than **outdoor recreation** and **transportation**, it is an **economic development** and **downtown revitalization** opportunity for West Lebanon



Empirical Demand: 2020 Mascoma River Greenway Survey



A **2020 Survey** complete by the the Upper Valley Lake Sunapee Regional Planning Commission measured the use of the completed **Mascoma River Greenway** and confirmed the strong community support for the expansion of the Greenway into West Lebanon.



EXTEND THE GREENWAY TO WEST LEBANON

Identified as the **#1 Community Value** by potential budget allocation.



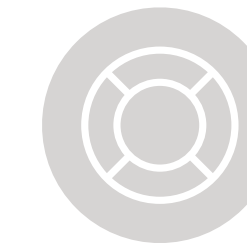
CITY AND UPPER VALLEY INTEREST & USERS

881 respondents demonstrated **local and regional** support for the trail.



LACK OF CONNECTION TO WEST LEBANON

Is the **#2 Destination Barrier** that discourages use by respondents.



SAFE/CAR-FREE PLACE FOR WALKING/BIKING

Is the **#1 Community Resource Value** per respondents.



ACCESS TO BOSTON LOT & LANDMARK TRAILS

Is the **#2 most Desired Access Location** per respondents.



RELEVANT DATA FOR DOWNTOWN EFFORTS

Parking and Traffic studies do not capture this **potential market**.

SOURCE: 2020 MRG Survey Dashboard
https://abelenz.github.io/MascomaGreenway/MRG_Survey_And_Count_Results.html



Westboro Rail Yard

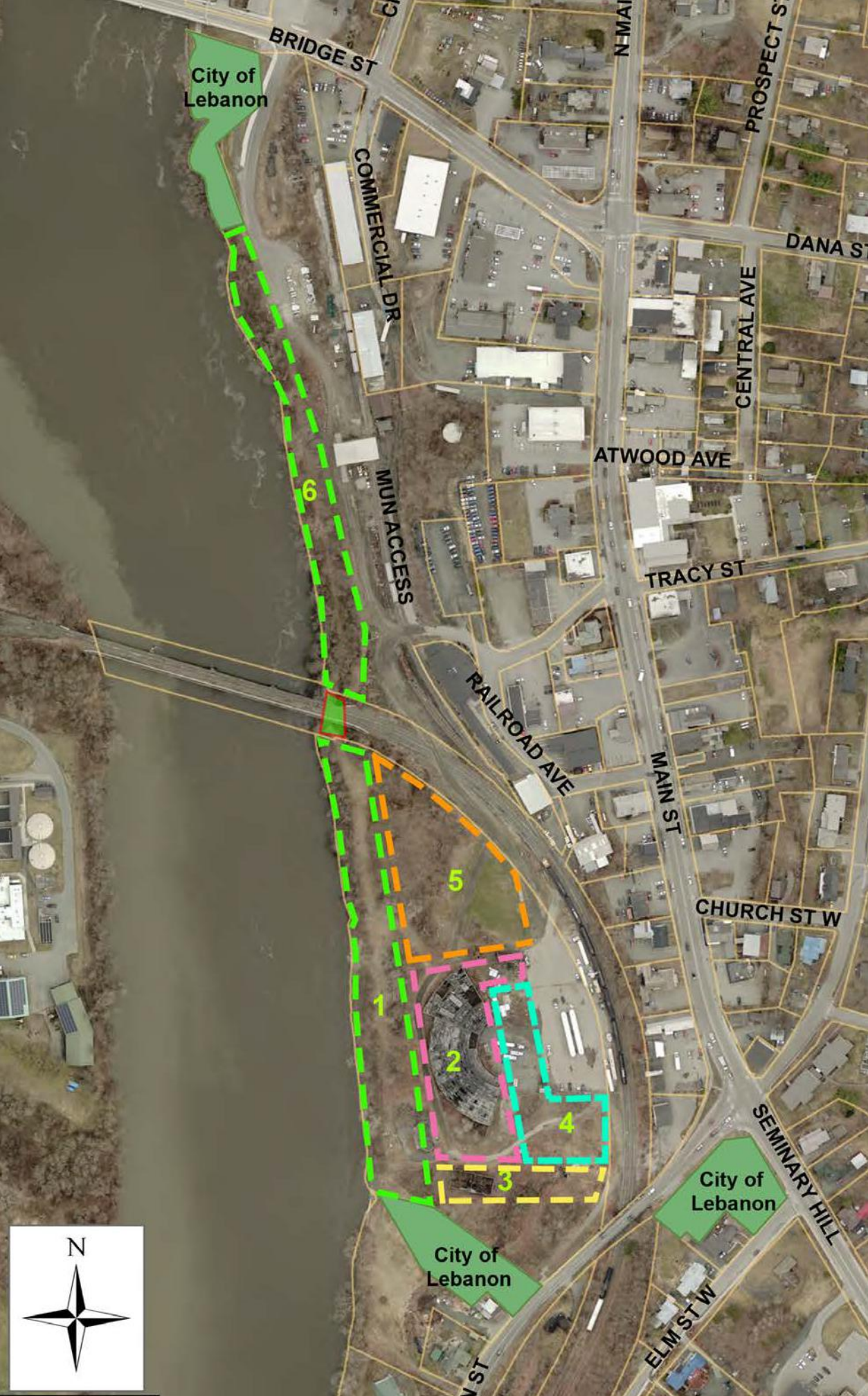
After decades of delay, the City of Lebanon is poised to gain control of the former Westboro Rail Yard and Waterfront

Reconnecting West Lebanon To Its Riverfront

Control of Westboro Yard is critical to the success of the West Lebanon Greenway, and the revitalization of Downtown West Lebanon. Decades of study surrounding the future use of the Rail Yard parcel has culminated in the current proposal for the City of Lebanon to take control of the West Lebanon waterfront through a 99-year lease from the State of New Hampshire DOT—who has owned the parcel since the railroad left in the 1970s.

The first step is the safe demolition and removal of the dilapidated, contaminated, and dangerous structures currently on the site. In 2020, Lebanon’s Representatives in Concord secured an appropriation in New Hampshire’s 2021 budget to demolish the building and unlock the opportunity for re-use of the Westboro parcel.

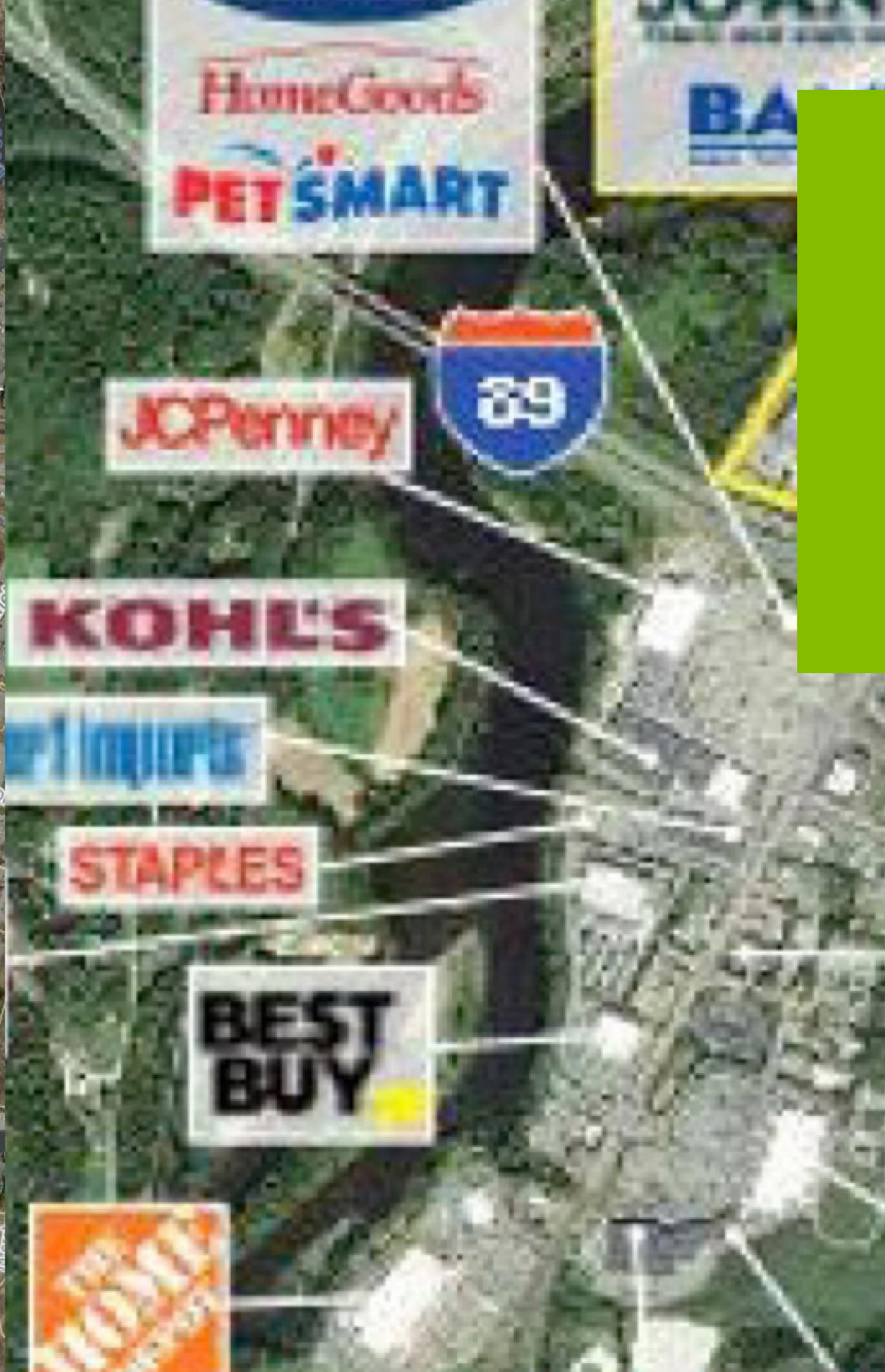
The rail yard represents 40% of the West Lebanon Central Business District, and although the rail spur is still functional it is only used occasionally. The periodic rail use can co-exist with public access to the riverfront, and efforts to amend the NH Recreational Use Statute would allow this to proceed.



WESTBORO RIVERFRONT PARK DESIGN STUDY
for the City of Lebanon, March 2004

Connecticut

Trailhead and Boat Access



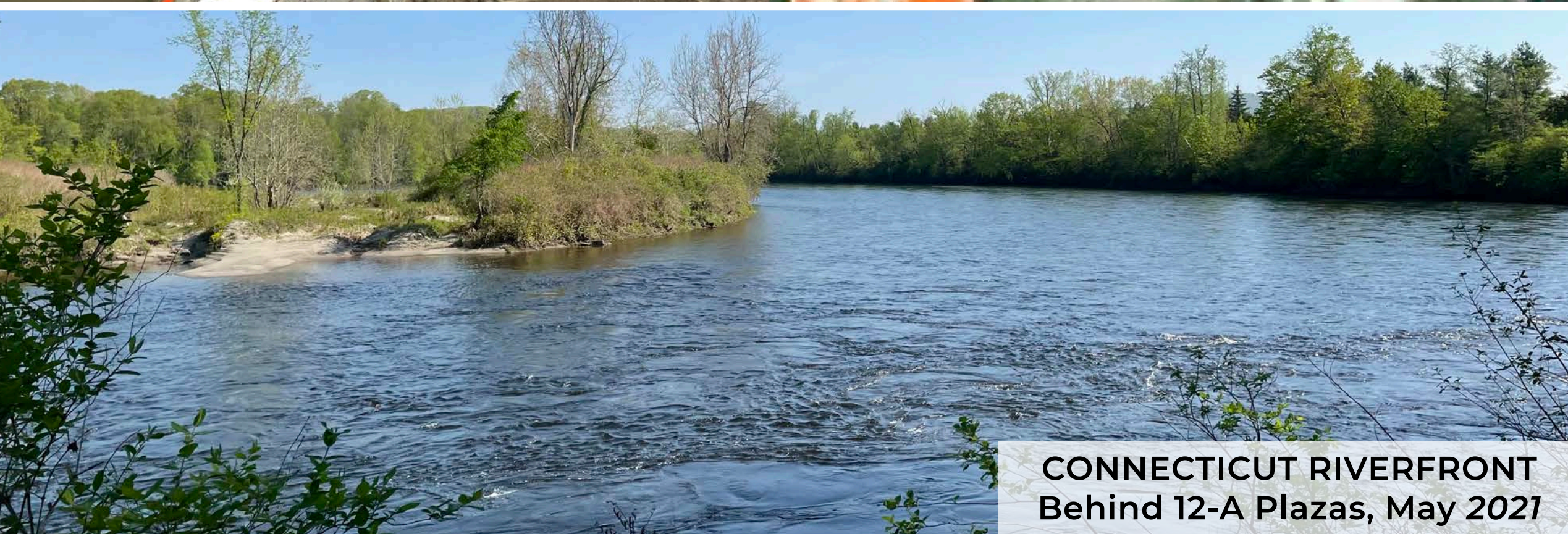
The Path Along 12-A

Extending the riverfront trail through West Lebanon

Existing, but unimproved and unenforced access is available

Conditions of approval placed upon various stages of the Route 12-A retail strip mandated that a recreational buffer be created between the riverfront and the development.

A rudimentary trail exists, but it is overgrown with invasive species and hardly passable. A recent exploration identified a possible route, and efforts continue with the City of Lebanon Planning Department to determine the status of access along the various parcels.



CONNECTICUT RIVERFRONT
Behind 12-A Plazas, May 2021

3

An aerial photograph of a valley with mountains in the background, a river winding through the center, and a town with buildings and roads. The text 'REGIONAL TRANSPORTATION' is overlaid in white, bold, sans-serif font. A white L-shaped bracket is on the left, and a white horizontal line is below the text.

REGIONAL TRANSPORTATION



Prioritizing Smart Transit

Incorporating trails, public transportation, centralized parking, and electric vehicle infrastructure.

Ensuring West Lebanon Incorporates Best Practices In Future Growth

It is no secret that the Upper Valley is growing, and in order to accommodate that growth intelligently we need to prioritize alternative transportation opportunities in an effort to mitigate traffic impacts.

In addition to the *Greenway* providing a car-free transportation opportunity, the Upper Valley benefits from the *Advance Transit* bus system. River Park has included a significant public transportation station in its planning. In addition, the River Park garage offers park-and-ride opportunities to reduce single-occupant vehicles trips and prioritize public transportation.

As the Nation moves towards electrification, efforts to expand electric vehicle charging stations in West Lebanon have hit numerous roadblocks. River Park continues to work towards including this infrastructure from Day 1, and is actively pursuing opportunities to partner with leading manufacturers and pursue State and Federal grant opportunities.





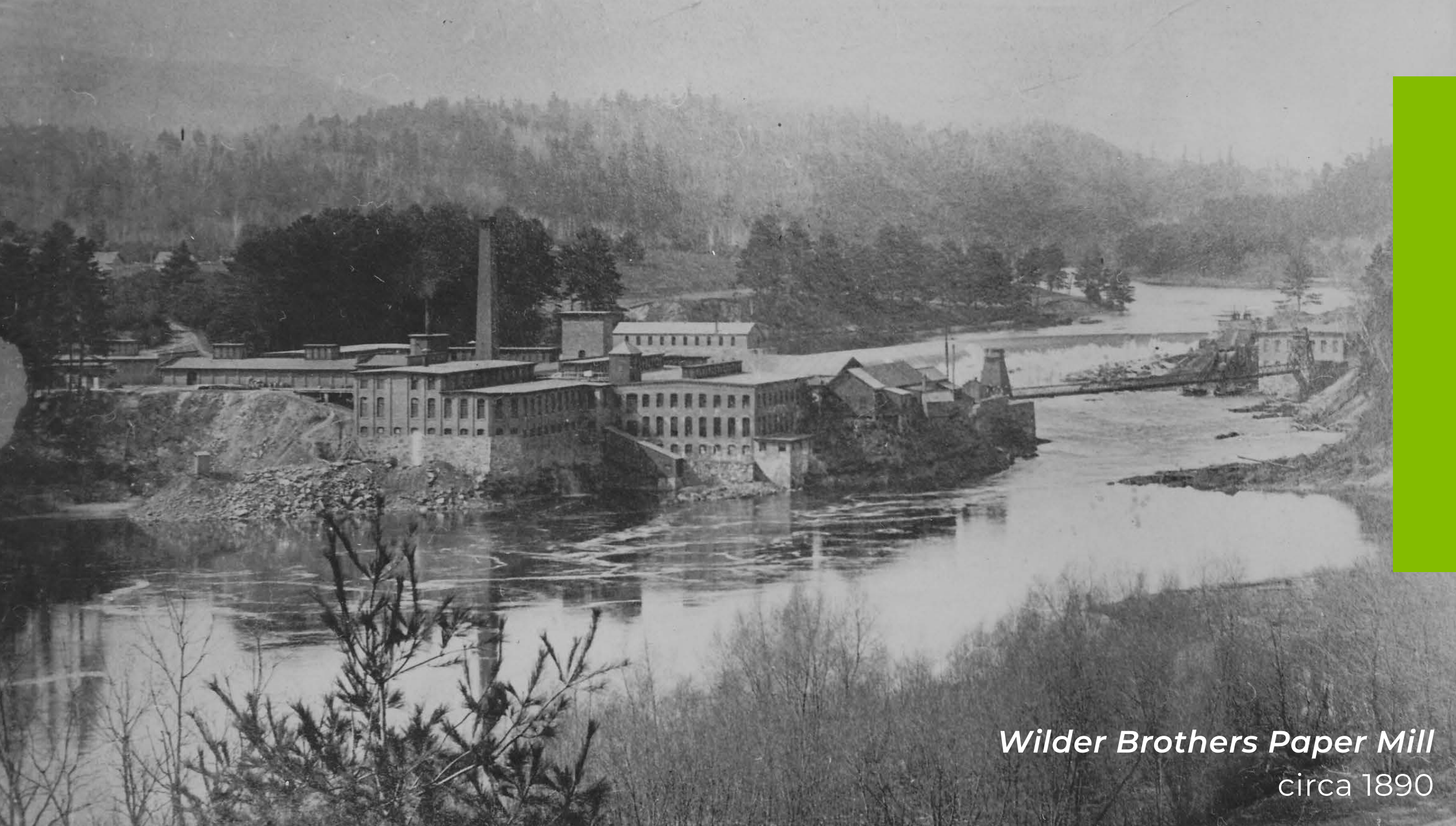
Public Transit

- *Advance Transit* multimodal transit station included in *River Park* master plan
- Four *AT* Routes connecting at parking garage in CBD.
- Park-and-Ride opportunity to reduce single-occupant vehicle trips into Hanover.
- Alleviates current traffic issues caused by buses stacking in front of Kilton Library.



4

**HYDROPOWERING THE
FUTURE OF WEST LEB**



*Wilder Brothers Paper Mill
circa 1890*

A Return to Riverpower

The Wilder Dam should offer a renewable power solution for existing and future demand.



*Wilder Hydroelectric Dam
View from River Park*

“While New Hampshire is not rich in home-grown energy resources, our environmental beauty and clean natural environment is admired around the country. How can our future energy needs as a state be met in harmony with our attractive natural environment while addressing the climate crisis?”

NH has untapped energy resources for a sustainable future

www.seacostonline.com, 5/16/2021

*Rob Werner, NH State Director, League of Conservation Voters.
Peter Somssich. District 27 (Portsmouth), New Hampshire House*



A Hydropowered Upper Valley?



RENEWABLE ENERGY

Although not without ecological impacts, Wilder Dam is here to stay and ought to be better utilized.



LOCALIZED PRODUCTION

Reducing loss-factor during transmission and re-establishing river-power in Lebanon.



UTILIZING CORRIDORS

Existing and future transmission corridors can provide double benefits for trails and broadband.



A GREEN CAMPUS

River Park is seeking to become powered entirely by local hydropower from Wilder Dam



COMPETITIVE ADVANTAGE

Consistent, green power is an opportunity to address operational and corporate responsibility goals.



ECONOMIC RESILIENCY

Regions that control their own energy use & demand will have a future strategic advantage.






Dartmouth-Hitchcock Health
#1 REGIONAL EMPLOYER



River Park





WILDER DAM




VT POWER PURCHASE DEAL SIGNED IN 2021

EXISTING TRANSMISSION CORRIDOR AND TRAIL OPPORTUNITY

POP: 13,623 POP: 8,508

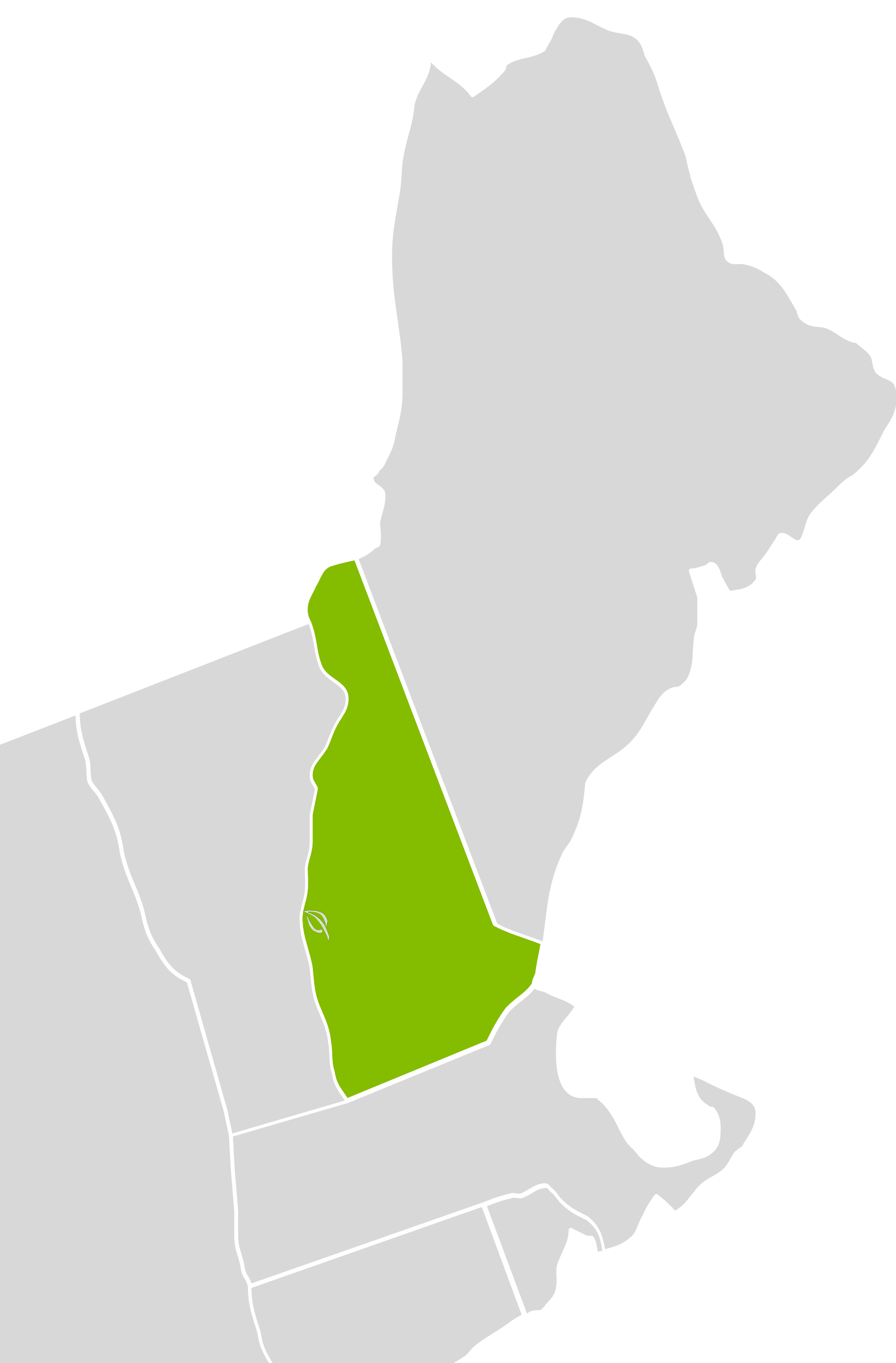
COMMUNITY POWER PURCHASE AGREEMENT (IN PROGRESS)



Dartmouth
#2 REGIONAL EMPLOYER

5

A GREEN FUTURE FOR OUR ECONOMY



Aligned With New Hampshire's Green Future

PRIORITIES, POLICIES, AND POLITICIANS

From Economic Development to Outdoor Recreation, *River Park* is aligned with state-level efforts to make New Hampshire “Open For Business” by prioritizing *Smart Growth* principles that create high-quality jobs, facilitate new housing development, and expand the tax base.

River Park also incorporates top priorities among our Congressional Delegation, including job training, housing development, hydropower utilization, alternative & public transportation, and high-ROI infrastructure investment.

As America “Builds Back Better” from the Covid-19 pandemic, this is an opportunity to stimulate life science research and high-tech manufacturing right here in West Lebanon, New Hampshire by making investments in enabling infrastructure that create considerable community value.

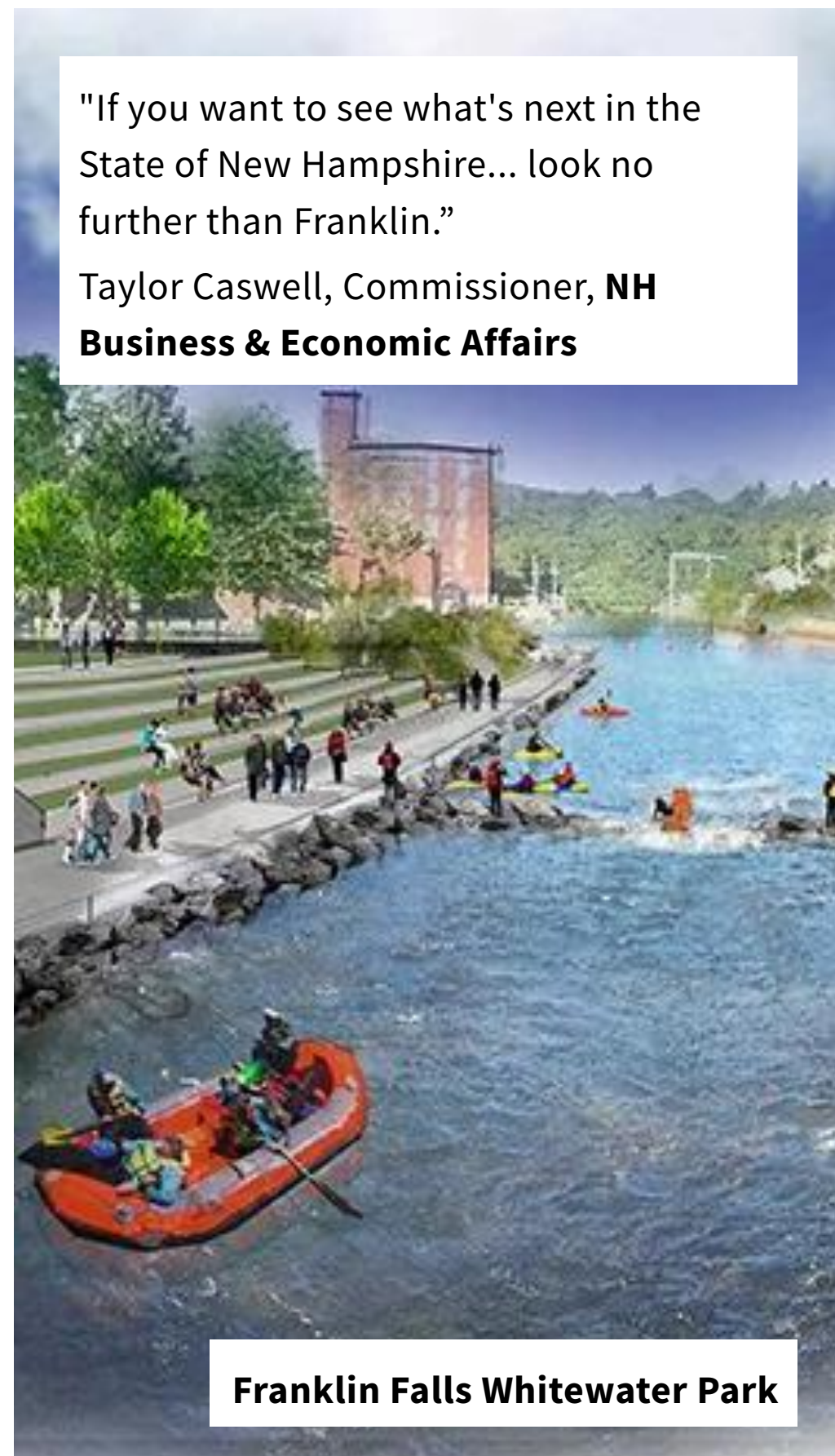




Chris Pappas (NH-1) Introduces **Connecting America's Active Transportation System Act** provides \$500 million for Nationwide Network of Safe Walking and Biking Routes. (www.pappas.house.gov, 5/4/2021)



Kuster Will Push To **Include Major Hydropower Project** In The American Jobs Plan (NHPR, 4/1/2021)



"If you want to see what's next in the State of New Hampshire... look no further than Franklin."
Taylor Caswell, Commissioner, **NH Business & Economic Affairs**

Franklin Falls Whitewater Park



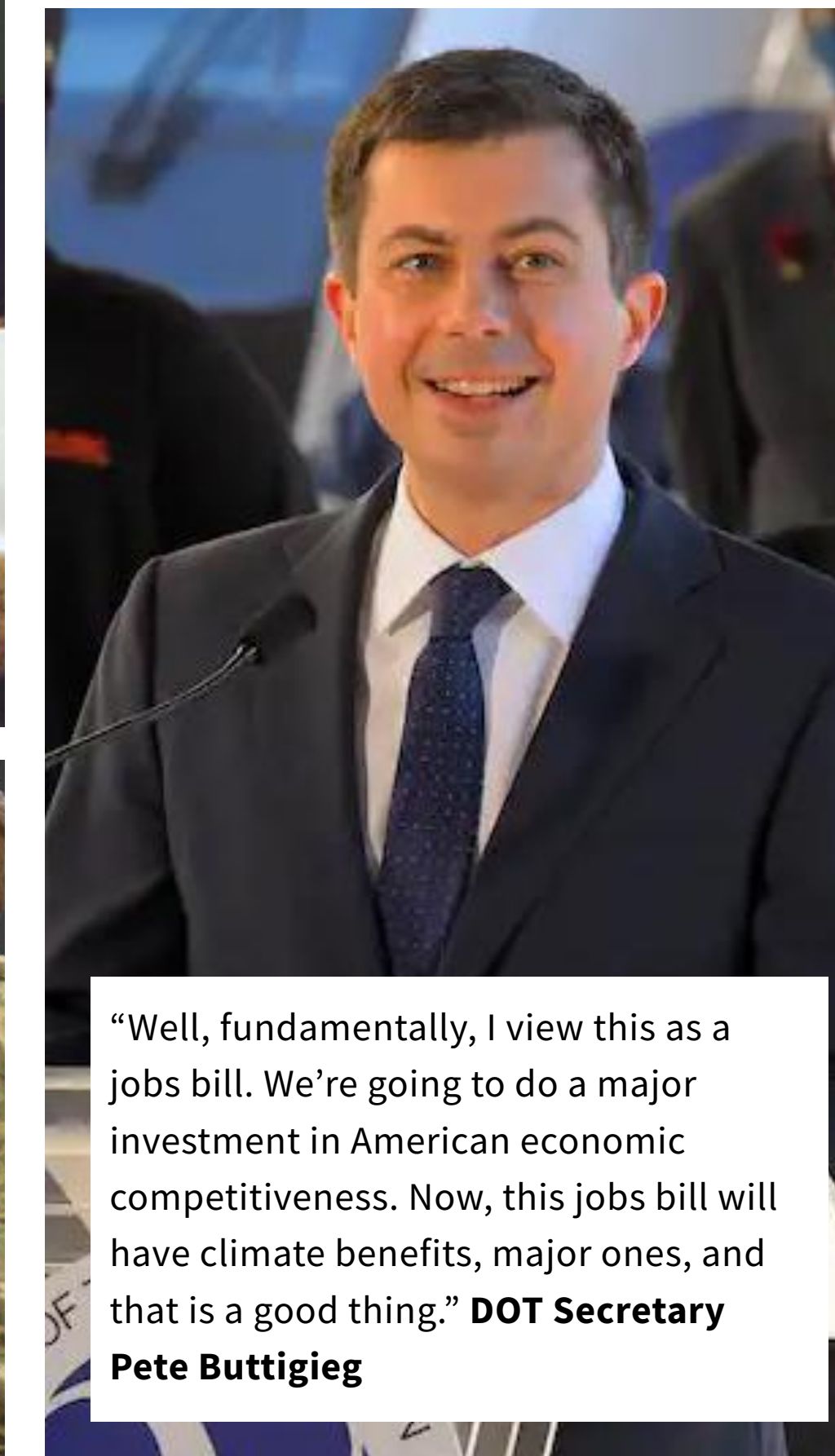
Governor Hassan Attends River Park Groundbreaking (New Hampshire Division of Economic Development, 9/24/2015)



Rural NH Communities & Businesses to Receive USDA Federal Funding to **Expand Access to Clean Energy & Revitalize Local Infrastructure** (www.hassan.senate.gov, 4/21/2021)



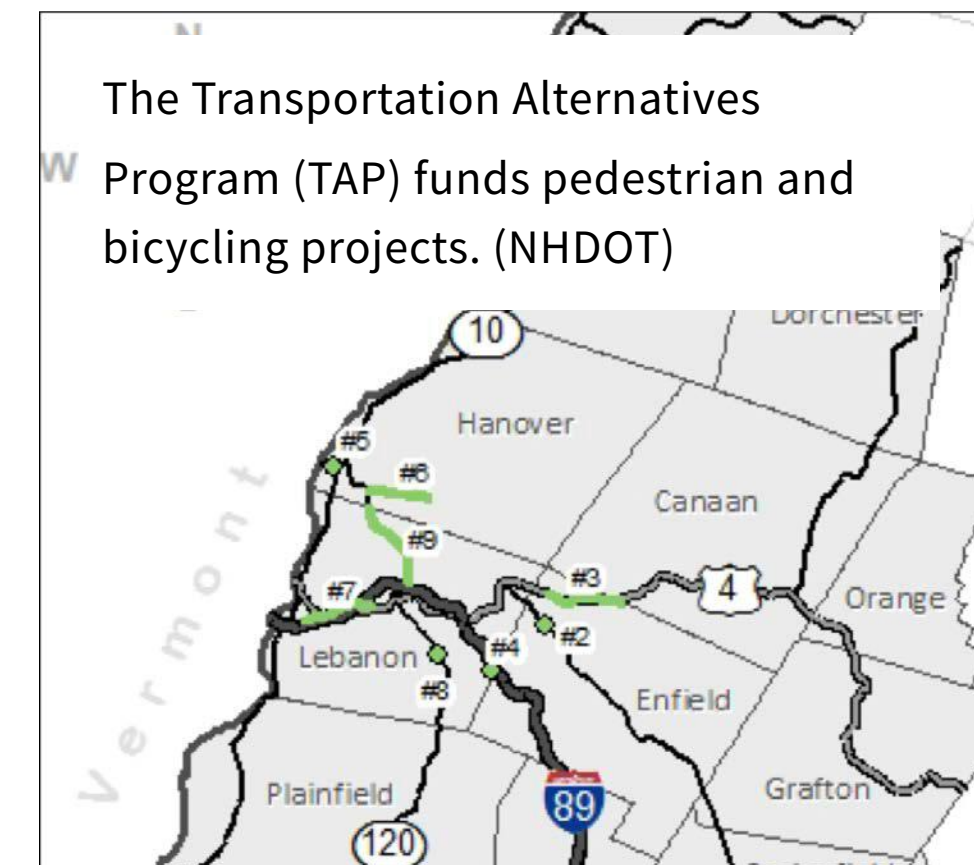
Text UNITED to 30330
BUILD BACK BETTER
BIDEN



"Well, fundamentally, I view this as a jobs bill. We're going to do a major investment in American economic competitiveness. Now, this jobs bill will have climate benefits, major ones, and that is a good thing." **DOT Secretary Pete Buttigieg**



"NH has untapped energy resources for a sustainable future." **NH League of Conservation Voters**



The Transportation Alternatives Program (TAP) funds pedestrian and bicycling projects. (NHDOT)



New Hampshire Hires Scott Crowder, First Director Of **Outdoor Recreation and Industry Development** (*Union Leader*, 4/1/2021)

WHAT THIS MEANS FOR WEST LEBANON

*1889 Map of West Lebanon, White River Junction
Bird's Eye View by George Norris.*

West Lebanon Revitalization

After decades of study, a coordinated effort could bring economic revitalization to downtown

A “Rising Tide” Approach to Downtown Revitalization

Downtown West Lebanon is struggling. It’s economically stalled, seen by many as a “drive-through” between other points in the Upper Valley, and chronically underfunded in the Lebanon municipal budget. It’s not a story unique to our City, and there are numerous socio-economic factors and past decisions that lead to this point.

Although the Downtown has been studied extensively and exhaustively, little measurable action has been taken. There is no shortage of ideas, but municipal investment has been prioritized elsewhere in the City.

Local businesses continue to set the identity of the Village, but in order to achieve the economic revitalization espoused in past studies, we need a significant economic change to stimulate new investment, increase tax revenue, and rejuvenate the Downtown.

Absent a unified vision and collaborative effort between all parties, the inaction will continue to inspire nothing but apathy.

West Lebanon Village

“Downtown West Lebanon shall be a vibrant village - a crossroads where residents and visitors work, meet, shop, and share in a good quality of life and a firm sense of community and belonging. The City of Lebanon seeks to promote and enhance downtown West Lebanon as a historic center offering a “small-town” atmosphere, serving the commercial, service and recreational needs of residents in surrounding neighborhoods, and providing opportunities for professional and similar businesses seeking the benefits of a downtown location.”





NEW HAMPSHIRE
UNION LEADER

VN
VALLEY NEWS

NH BUSINESS REVIEW

CONCORD  MONITOR

It All Starts With Dartmouth: Brains, Talent, Investors Key Ingredients In Upper Valley Success

The mixed-use project, River Park, nestled along the Connecticut River in West Lebanon...is marketed as a seven-minute drive from Dartmouth College.

Group Plots Out Direction For Trail In West Lebanon

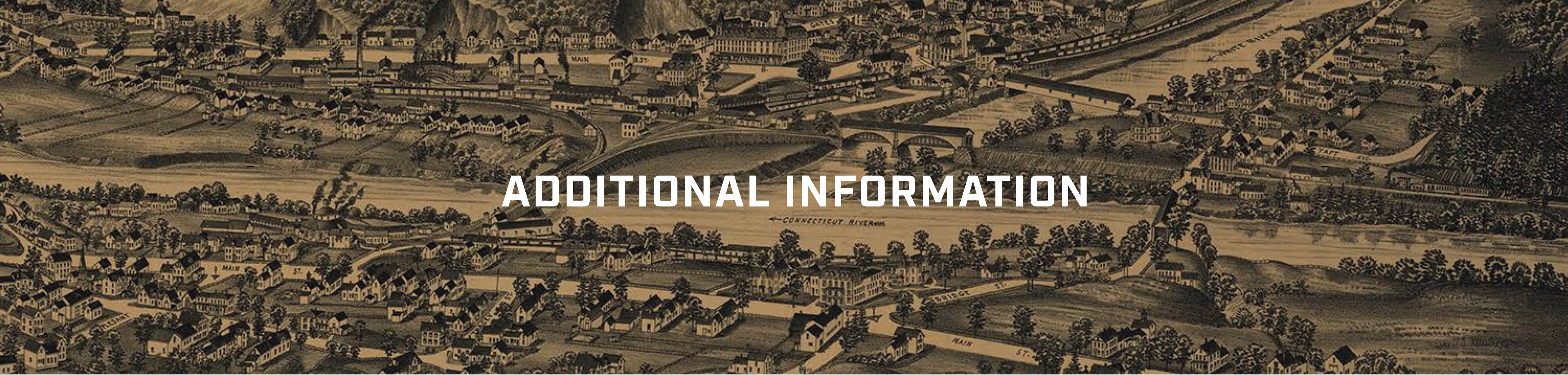
A coalition of city officials, nonprofits and local businesses is seeking to break through years of gridlock and expand the Mascoma River Greenway through West Lebanon.

A Hub For Tech Entrepreneurship: Companies Grow and Thrive in the Upper Valley

“We have Dartmouth-Hitchcock Medical Center and the Thayer School of Engineering at Dartmouth – we have the brain trust up here to move more of these businesses into the area. Mr. Clem’s park is the ideal spot for those.”

Art Project Brightens West Lebanon With Birdhouses

The birdhouse project is “a bright splash of spring” and part of a collection of initiatives to revitalize and spruce up downtown West Lebanon.



ADDITIONAL INFORMATION

Get Connected



603-676-7106



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www.lymeproperties.com



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@westlebNH



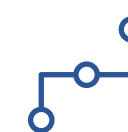
@riverparkWL
@westlebNH



River Park Development
www.riverparkwestlebanon.com



Downtown Revitalization
www.westleb.org



West Leb Greenway StoryMap
<https://arcg.is/10SfP4>

