Southeast Quad Neighborhood Plan
March 2022 update
Neighborhood Advisory Committee

INTRODUCTIONS
PLANNING PROCESS & TIMELINE
MAPS & ANALYSIS
COMMUNITY OUTREACH
CHALLENGES & OPPORTUNITIES
VALUES
VISION
GOALS & KEY STRATEGIES
NEXT STEPS
DISCUSSION
PLANNING PROCESS

March, 2021
City of Lebanon signs contract with HLC
HLC to provide professional services necessary to develop a neighborhood plan for the Southeast Quadrant of Lebanon

June
Community Listening Session
At McAllister Park, we asked residents to tell us more about the neighborhood, focusing on History, People, Built Environment and Natural Environment

February
Existing Conditions Maps and Analysis
Development of more than 40 reference maps documenting historic and existing conditions, and analysis of concurrent plans

May
Project Kickoff at McAllister Park
In conjunction with an event held by Friends of McAllister Park, the planning team led planning exercises to learn about the residents’ ideas and concerns about the neighborhood

October
Visual Preference Survey at Fall Festival
In a tent on the Brick Street, visitors were asked to think about safe ways for pedestrians to reach the Southeast Quad. Examples of different pedestrian crossings were presented and preferences were tallied.

September
Lebanon Listens, Trail Dedication, and Listening Session at McAllister Park & Future PHACT Center
In conjunction with events held by Friends of McAllister Park, the planning team led listening sessions to learn about the residents’ ideas and concerns about the neighborhood and to share progress to date

March 28
Present Neighborhood Plan to City Council

March 28
Planning Process Update at City Hall
The planning team met with the Mayor and presented Existing Conditions Report, analysis and progress to date.

March
Vision, Goals and Strategies
Neighborhood Advisory Committee (residents/stakeholders) will review & provide feedback on the Neighborhood Plan

April 1, 2022
Delivery of Neighborhood Plan

Develop & Display Exhibit Boards for Neighborhood Review

Public Survey & Comments

Draft & Final Neighborhood Plan
Maps & Analysis

NEIGHBORHOOD MAPS
- “X-Ray” Analysis Maps
  - Structures
  - Bicycle & Pedestrian Network
  - Transportation Network
  - Parking Lots & Impervious Surfaces
  - Residential Structures
  - Residential Structures by Type
  - Commercial, Industrial & Office Structures
  - Commercial Structures by Type
  - Water Wetlands & Flood Zone
  - Tree Canopy

CONTEXT (CITY-WIDE) MAPS
- Key Community Facilities
- Land Use & Enterprise Zone
- Roads by Functional Classification
- Historic & Cultural Assets
- Water, Wetlands & Tree Canopy
- Parks, Trails & Outdoor Recreation
- Topography & Flood Zone

CONCURRENT PLANS
- City of Lebanon Comprehensive Plan, 2015
- City of Lebanon Code of Ordinances
- IDOT Lebanon US-50 Bypass
- Intersection Improvements at US-50/IL-4 and McAllister Street, 2019
- Friends of McAllister Park Routes to Equity, 2021
- Lower Silver Creek Watershed Plan, 2018
- St. Clair County All-Hazard Mitigation Plan, 2019
- St. Clair County Comprehensive Plan, 2011
- Gateway East Trails - Future Trails

- Neighborhood Conditions
  - Land Use
  - Future Land Use (from 2015 Plan)
  - Parks, Trails and Outdoor Recreation
  - Undermined Areas
  - Natural Features
  - Streets, Alleys & Rights of Way
  - Annual Average Daily Traffic
  - Stormwater, Sewer and Drinking Water
  - Heavy Commercial Traffic Volume (%)
  - Sidewalks and Crosswalks
  - Existing Pedestrian Crossings
The Southeast Quadrant of Lebanon is bounded by:

- US Highway 50 to the north
- US-50/Illinois Highway 4 (concurrent) to the west
- CSX Railway to the south
- Little Silver Creek to the east

Maps in the plan include areas to the north and west of the quad for important locations and connections, such as the K-12 school campus and commercial area along US-50/IL-4.

The neighborhood is studied within the context of Lebanon; a series of City-wide maps is included.
Public Transportation

Lebanon is not served by any bus routes. Limited service is available from an on-demand Van Service provided by St. Clair County Transit District:

https://scctd.org/vango/
Neighborhood Maps

A series of simplified “X-ray” map diagrams reveals the texture of neighborhood’s built and natural environment.
Public Transportation
Lebanon is not served by any bus routes.
Limited service is available from an on-demand Van Service provided by St. Clair County Transit District.

https://scctd.org/vango/

Average Annual Daily Traffic

Heavy Commercial Traffic Volume (%)
Demographics

The Southeast Quad Neighborhood Plan contains two scales of demographic radii reports.

The first is for the neighborhood at 1 mile to incorporate the immediate area, 2 miles to capture the city limits, and 5 miles to connect to the adjacent cities and highway system.

The second set of demographics is at 3, 5, and 10 miles radii, which capture the population and neighboring municipalities for supporting assets, business corridors, employment centers, educational and health institutions.

For each radial distance, the following demographic attributes are provided:

- Total Population
- Race & Ethnicity
- Age
- Income
- Households
- Educational Attainment
- Employment Status
- Housing Units
- Housing Unit Value

Population projections are available for the state of Illinois, St. Clair County and surrounding counties.
# Radius Report 1, 2, & 3 miles

## DEMOGRAPHICS

### Population

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<tr>
<th></th>
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<th>2 miles</th>
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<tbody>
<tr>
<td>Population</td>
<td>817</td>
<td>3,139</td>
<td>13,385</td>
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**Source:** U.S. Census Bureau, 2019 American Community Survey, Table 546024

### Race & Ethnicity

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<tr>
<td>White</td>
<td>259</td>
<td>911</td>
<td>3,158</td>
</tr>
<tr>
<td>Black</td>
<td>132</td>
<td>446</td>
<td>1,682</td>
</tr>
<tr>
<td>American Indian</td>
<td>5</td>
<td>14</td>
<td>52</td>
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<tr>
<td>Asian</td>
<td>5</td>
<td>14</td>
<td>52</td>
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<td>Pacific Islander</td>
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<td>Other</td>
<td>0</td>
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<tr>
<td>Two or more races</td>
<td>9</td>
<td>11</td>
<td>36</td>
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<tr>
<td>Hispanic</td>
<td>18</td>
<td>29</td>
<td>92</td>
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**Source:** U.S. Census Bureau, 2019 American Community Survey, Table B03001

### Age

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<tbody>
<tr>
<td>Median Age</td>
<td>36</td>
<td>38</td>
<td>36</td>
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**Source:** U.S. Census Bureau, 2019 American Community Survey, Table 546024

### Income

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<tr>
<td>Median Household Income</td>
<td>$88,607</td>
<td>$63,329</td>
<td>$72,168</td>
</tr>
<tr>
<td>Income Below Poverty Level</td>
<td>$37,824</td>
<td>$27,711</td>
<td>$28,050</td>
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**Source:** U.S. Census Bureau, 2019 American Community Survey, Table 546024

## Educational Attainment

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<tbody>
<tr>
<td>Population 25 years &amp; Over</td>
<td>648</td>
<td>2,083</td>
<td>8,462</td>
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<tr>
<td>High School Diploma</td>
<td>33</td>
<td>62</td>
<td>150</td>
</tr>
<tr>
<td>High School Graduate or Equal</td>
<td>138</td>
<td>24%</td>
<td>95</td>
</tr>
<tr>
<td>Some College</td>
<td>141</td>
<td>25%</td>
<td>100</td>
</tr>
<tr>
<td>Associate Degree</td>
<td>43</td>
<td>6%</td>
<td>18</td>
</tr>
<tr>
<td>Bachelor Degree</td>
<td>83</td>
<td>17%</td>
<td>26</td>
</tr>
<tr>
<td>Masters, doctorate, professional</td>
<td>103</td>
<td>20%</td>
<td>42</td>
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</tbody>
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**Source:** U.S. Census Bureau, 2019 American Community Survey, Table 546024

## Employment Status

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</thead>
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<td>Population 16 years &amp; Over</td>
<td>674</td>
<td>2,064</td>
<td>10,584</td>
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<tr>
<td>In Labor Force</td>
<td>429</td>
<td>81%</td>
<td>1,716</td>
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<tr>
<td>Civilian Labor Force</td>
<td>329</td>
<td>60%</td>
<td>1,378</td>
</tr>
<tr>
<td>Unemployed</td>
<td>14</td>
<td>3%</td>
<td>31</td>
</tr>
<tr>
<td>In Armed Forces</td>
<td>19</td>
<td>3%</td>
<td>71</td>
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<tr>
<td>Not in Labor Force</td>
<td>245</td>
<td>39%</td>
<td>535</td>
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**Source:** U.S. Census Bureau, 2019 American Community Survey, Table 546024

## Housing Units

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<th>1 mile</th>
<th>2 miles</th>
<th>3 miles</th>
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<tbody>
<tr>
<td>Housing Units</td>
<td>377</td>
<td>1,429</td>
<td>5,456</td>
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<tr>
<td>Owner-Occupied Units</td>
<td>218</td>
<td>69%</td>
<td>873</td>
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<tr>
<td>Renter-Occupied Units</td>
<td>104</td>
<td>31%</td>
<td>350</td>
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</tbody>
</table>

**Source:** U.S. Census Bureau, 2019 American Community Survey, Table 546024

## Housing Unit Value

<table>
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<th></th>
<th>1 mile</th>
<th>2 miles</th>
<th>3 miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner-Occupied Housing Units</td>
<td>$216</td>
<td>$870</td>
<td>$3,046</td>
</tr>
<tr>
<td>Less than $200,000</td>
<td>69</td>
<td>25%</td>
<td>258</td>
</tr>
<tr>
<td>$200,000 to $299,999</td>
<td>18</td>
<td>7%</td>
<td>31</td>
</tr>
<tr>
<td>$300,000 to $399,999</td>
<td>17</td>
<td>7%</td>
<td>31</td>
</tr>
<tr>
<td>$400,000 to $499,999</td>
<td>8</td>
<td>4%</td>
<td>18</td>
</tr>
<tr>
<td>$500,000 or more</td>
<td>3</td>
<td>1%</td>
<td>6</td>
</tr>
</tbody>
</table>

**Source:** U.S. Census Bureau, 2019 American Community Survey, Table 546024
Lebanon has a rich cultural heritage spanning centuries and millennia. Lebanon has been a crossroads of natural resources of rich farmland, flowing waters, and hills to view the horizons. There are stories of Spanish, French, and German travelers crossing the rich lands of Lebanon. This foundation is often a touchstone for a community to build a strong future.

- Indigenous Peoples
- Free Persons of Color and Multi-Racial Heritage
- European Settlement: Spanish, French, German
- Early Integration of Educational Institutions
- Leadership and Civic Service
Lebanon has leveraged the preservation of historical assets into a key economic driver of tourism. It has a solid regional identity based on historical preservation and McKendree University. West St. Louis Street, known locally as “the brick street,” is the community’s iconic, historical commercial street with many seasonal festivals. Stately historic homes reflect Lebanon’s bygone days as a summer retreat from wealthy residents of St. Louis. Many were constructed around 1903 when the East St. Louis and Suburban Railway interurban line extended to Lebanon. More modest historic homes mark the impact of earlier German settlers. The efforts of the city’s leaders and residents to maintain historic character through the careful renovation of historic structures and enhancements such as custom lighting and murals on the brick street contribute to the visitor’s impression that Lebanon values history and tourism.

Lebanon’s McKendree University is notable as the oldest college in Illinois. Since its establishment in 1828 as a seminary of the Methodist church, it has grown to serve approximately 2,200 enrolled students, including nearly 500 graduate students. More than 90% of first-year students live in residential accommodations on the school’s 112-acre campus. The university provides venues for sports, art exhibitions, and cultural events.
Town Charter and Plat

Lebanon was platted in 1825 but not incorporated until May of 1857. Historic maps show that the basic layout has remained the same, though street names have changed and the course of Little Silver Creek has shifted over time.
The Downtown Lebanon Historic District was established in 1978.
Early Economy & Industry

By 1899, the neighborhood was bustling with boarding houses, livery stables, blacksmiths, grocery stores, a bottling company, wagon repair shops, and a brewery. Power was supplied to Lebanon by a coal-fired Electric Light & Power Company at the corner of Madison St. (IL-4) and Union St.

1899 Map by Sanborn Fire Insurance Company showing brick and wood frame structures
The railway south of McAllister Street, constructed in 1854, was a significant influence on the neighborhood. At the time of the railroad’s construction, Lebanon was on the only completed track that connected the extensive railyards and stockyards at East St. Louis to the Illinois Central railway, serving Chicago. In comparison, Belleville was only connected to East St. Louis via a short dead-end spur.

Fritz Street was initially named Depot Street as it was the main route to reach the depot. A rail spur along Madison St. (US-50/IL-4) served important industrial sites like the Pfeffer Mill and the early municipal power plant. Tracks were laid in a Y-shaped formation to allow a train to be backed northward on the spur that served the mill and power plant.
The largest commercial and industrial enterprise in the Southeast Quad was the Pfeffer Milling Company. The mill dominated the neighborhood with facilities for milling grain into flour, cutting logs into lumber, and a cooperage to make wooden barrels. Two ponds were on the site, which covered several blocks in the vicinity of Madison St. (IL-4/US-50), East 3rd Street, and East 4th Street. The mill ponds have been filled, and today, a lumberyard occupies part of the same site.

Members of the Pfeffer family built grand homes in the neighborhood that are still standing today.
The Lebanon Mining Company, headed by L. Kolb, president, and William Kolb, secretary, operated a mine that was located near the railroad tracks on the south side of McAllister Street (formerly North Street). At various times in its history, this mine was called Peoples Mine and Premier Mine, changing names with owners. It opened in 1903 as the Peoples Coal Company. In 1926 Tom Mowe and William Chapple leased it from Chris Kolb, and in 1928, the Caseyville Coal Company was in charge. By 1932 it was known as Sargents and the next year as Devil’s Hole Company. The mine went out of business in 1936. Part of the slack pile can still be seen on the south side of the street.

from *A Reminiscent View of Lebanon, Illinois* (1998)
Community Outreach

NEIGHBORHOOD ADVISORY COMMITTEE

INTERVIEWS WITH STAKEHOLDERS AND LOCAL EXPERTS

PLANNING EXERCISES

- One Word to Describe Your Neighborhood
- Wishlist & Concerns
- People | History | Built Environment | Natural Environment
- Visual Preference Survey and Case Studies of Pedestrian Crossings
  - across IL-4 to Southeast Quad
  - across US-50 to Southeast Quad
The role of the Neighborhood Advisory Committee is to review the community’s input to date and develop the goals and strategies that communicate the neighborhood’s vision for their future.

At each community outreach event in the neighborhood people were invited to sign up for updates on the planning process and asked about their interest in serving on a Neighborhood Advisory Committee (NAC). More than a dozen people offered to serve on the NAC.

Due to the Covid-19 pandemic, the first meeting will be in March 2022 as the planning process moves into developing the Vision, Goals, and Strategies phase and the development of the draft and final of the Neighborhood Plan.
Interviews with stakeholders, elected officials, and subject matter experts were held to gather additional information and resources. In-depth conversations with residents at community engagement events have provided valuable insight into existing conditions. A list of individuals interviewed to date is shown at right.

Cheri Wright, Mayor of Lebanon
Rich Wilken, Past Mayor of Lebanon
John Bailey, Philanthropist and Property Owner
Micca Benton, Lions Club
Madison Brown
Mary Louise Clark, Friends of McAllister Park & Greater Mount Olive Baptist Church
Lori Cummins, Friends of McAllister Park & Lebanon Band Boosters
Julie Ford, Lebanon Public Library Board
Sharon Geil, Friends of McAllister Park & Garden Club of Lebanon
Robert Hall
Michele Hellstern
Wendell Johnson
De Laird, Lebanon Visitors Center
Cassandra Lee
Twila Lunn, Founder of PHACT
Denice Martin, Founder of PHACT
Lavelle Martin, PHACT & Friends of McAllister Park
Daniella Martin, PHACT & Friends of McAllister Park
Denisha Martin, PHACT & Friends of McAllister Park
Belinda McAllister, Friends of McAllister Park & Lebanon Chamber of Commerce
Jack Mitchell, Lebanon Planning Commission
Melissa Mitchell, Friends of McAllister Park
Anthony Moore, Property Owner and Investor
Demetrius & Dawn Price, Founders of PHACT
Lafarrell Price, Jesus the Living Word Church
Chris Schmidt, PHACT & Friends of McAllister Park
Michelle Schwierjohn, TWM Engineering
Dr. Will Shannon, St. Clair County Historical Society
Len & Chrissie Turner
Messiah Watts
Linda Washington, Alderwoman, Ward 2
One Word to Describe Your Neighborhood
Tell Us About Your Neighborhood: Wishlist and Concerns

**Wishlist: RECREATION**
- Bike routes that actually go somewhere
- 8-10ft bike path for commuting
- Dog park
- Rec center or center for youth, open gym
- Rec center - indoor basketball, volleyball, video games, pool tables, “recreation”
- Pool
- Water park
- Splash pad

**Wishlist: BUSINESS DEVELOPMENT**
- BBQ Restaurant
- Local animal shelter/rescue
- Renewable energy
- Foster community investment
- Support local business development
- Redo the old library

**Wishlist: INFRASTRUCTURE**
- Curbs on Cherry Street north of Dee Street
- Improved maintenance
- Clean up neighborhood
- Path connecting Lebanon senior income assisted apartments (Cedars, behind school) to the sidewalk on HWY 4
- Pedestrian crossing at Union to reach ICA
- Pedestrian crossing to reach ballfields
- Need sidewalks, especially on Cherry Street
- Sidewalks

**CONCERNS**
- Streets are in bad shape
- Drainage / stormwater
- Snakes in the woods
- Higher taxes
- Feral cats
- Sidewalk on IL-4 between Schuetz and Dee is rough/impassable
- Remove derelict homes
- Remove derelict homes
- Remove derelict homes
- Remove derelict homes
- IL-4/US-50 Roundabout
- IL-4/US-50 Beautify
- Improved connection, turn lanes
- IL-4/US-50 Ramps like US-67 and I-270 in North St. Louis
- Better roads
- Better roads
- Improved maintenance
- Safe pedestrian crossing across IL-4
- Clean up neighborhood
- Path connecting Lebanon senior income assisted apartments (Cedars, behind school) to the sidewalk on HWY 4
- Pedestrian crossing at Union to reach ICA
- Sidewalks
- Sidewalks
- Sidewalks
- Sidewalks
- Sidewalks
People | History | Built Environment | Natural Environment

PEOPLE

- Bob Burns - Community Leader
- Pearl Hall - brought water service to The Flats
- Gene Rhoden - Longest running alderman
- Mr. Jenkins - community leader, advocate
- Ben McAllister - NOC/McAllister Community Center owner
- Ora Hughes - African/Native American Civil Servant
- Symbol of History of People - Names of the different areas of the new development

BUILT ENVIRONMENT

- Splash pad
- Lighting
- Walking trail
- Dog park
- Green infrastructure
- Community center
- Fence to separate walking/bike trail from private property
- Improved safety for residents to cross Rt 4 & Rt 50
- Recreational facilities to serve diverse interests - both indoors and out
- Child and elder care accessible to low-income persons
- Improve stormwater management to include incorporation of permeable pavement etc and native planting etc (grassed waterways, buffers, etc)

HISTORY

- Brewery [East Dee St. & Plum St.]
- Leading dock underground [East Dee St., between Plum and Cherry]
- Building plant [East Dee St. & Herman St.]
- Fruit trees in every yard
- Stonehenge music club [old mill site]
- Statue with The Flats history, names from former generations

NATURAL ENVIRONMENT

- Nature trail
- Bike trail
- Fruit, field of trees, bushes, etc.
- Additional shade trees within McAllister/Johnson Park
- Disallow topping of trees in ROWs and public/city property
- Walking trail
- Only flood-compatible infrastructure (priority of sewer plant)
- Proper treatment of Little Silver Creek floodplain and all waterways
- Stormwater park with fishing pond
- Elimination of invasive species in public areas as well as education for landowners
- Renecrest [between McAllister Street and the railroad tracks, near Plum St.]
- Proper care (and more) street trees
Conversations at the first two outreach events revealed concerns about the lack of safe pedestrian crossings for residents of the Southeast Quad. The two busy highways that define the edges of the neighborhood as barriers prevent residents from safely accessing essential destinations and cut off the community from the other quadrants of Lebanon.

The planning team designed a visual preference survey based on case studies for crossings to poll Lebanon’s residents and visitors about different designs for pedestrian crossings to connect the Southeast Quad to other quadrants of Lebanon. The survey took place at Lebanon’s Fall Festival on the brick street.
First, respondents reviewed a map showing key pedestrian destinations such as the K-12 school, grocery store, post office, and park. Each location placed on the map had a radius indicating the distance within a five- and ten-minute walk. The two busy highways (IL-4/US-50/Madison Street and US-50 East/East St. Louis Street) were highlighted on the map.

After looking at the destination and radius map, respondents reviewed a series of photos showing a range of pedestrian crossing amenities such as painted crosswalks, crossings with special lighting, or distinct materials. Each respondent placed stickers to indicate their preference. They were allowed to place more than one sticker, representing their top two choices if they wished. The number below each image on the following pages indicates the number of stickers placed on each image.

Respondents considered the two highway crossings separately, with different image choices for each highway. IL-4/US-50/Madison Street carries more traffic than US-50 East/East St. Louis Street. An IL-4 crossing is likely to be used more frequently by pedestrians, especially unaccompanied children walking to the school.
Choices for an IL-4 (Madison Street) crossing, such as to reach the school, included a pedestrian bridge over the highway. That option was the overwhelming first choice of respondents with 52 positive responses. While it was a popular choice, the fiscal and logistic challenges are prohibitive but not impossible. State or funding partners would be beneficial to implement this option.

Allowing respondents to choose a second choice gives insight into preferences for more feasible designs, such as the second choice: a boldly painted crosswalk. With 29 positive responses, that option is more likely to fit within the City’s capital improvement plan in the future.
This second set of images represents sample design options for crossing US-50 East from the Southeast Quad, such as to go to the post office.

Respondents overwhelmingly preferred a design that echoes the brick street elements that are the visual signature of downtown Lebanon. The brick pavement details and landscaped lane division offer a clearly defined place for pedestrians to pause, allowing them to assess each lane of oncoming traffic separately.

Brick pavers are one option to achieve this effect, but other materials such as stamped, colored concrete can give a similar effect. The key is making a clear distinction between the pedestrian zone and the automobile zone.
The SE Quad Challenges & Opportunities

The list of Challenges and Opportunities was developed from listening to residents, stakeholders, observations, community engagement, input from interviews, elected officials, and city staff. The top responses are listed to the right.

MOST MENTIONED CHALLENGES
- Disconnected from rest of the City
- Lack of safe access to services
- Lack of sidewalks
- Development
- Loss of trees
- Industrial uses & trucks
- Stormwater flooding
- Visual clutter: industry & overgrown areas
- Loss of houses

MOST MENTIONED OPPORTUNITIES
- Improve safe access & circulation
- Increase crosswalks, sidewalks, & trails
- Support green infrastructure & native plants
- Develop housing study & design guidelines
- Start community tree planting program
- Support reinvestment & entrepreneurship
- Increase recreation opportunities
- Increase community gathering places
- Develop handyman assistance group
What is Smart Growth?

"Smart growth" covers a range of development and conservation strategies that help protect our health and natural environment and make our communities more attractive, economically stronger, and more socially diverse.

Based on the experience of communities around the nation that have used smart growth approaches to create and maintain great neighborhoods, the Smart Growth Network developed a set of 10 basic principles to guide smart growth strategies:

- Mix land uses.
- Take advantage of compact building design.
- Create a range of housing opportunities and choices.
- Create walkable neighborhoods.
- Foster distinctive, attractive communities with a strong sense of place.
- Preserve open space, farmland, natural beauty, and critical environmental areas.
- Strengthen and direct development towards existing communities.
- Provide a variety of transportation choices.
- Make development decisions predictable, fair, and cost effective.
- Encourage community and stakeholder collaboration in development decisions.
Resources & Lecture Series

The Project Team will provide links to virtual videos, lectures, talks, and resources about case studies and topics that are relevant to the Southeast Quad Neighborhood, the plan, and the community’s future.

These will be listed in the report document:

- Implementation Strategies
- Potential Partners
- Opportunities for funding
- Best Practices for Stormwater/Rainwater capture
- Information & Resources

VIRTUAL LECTURE SERIES
SAMPLE TOPICS

- Video by FOMP on the Oral History of SE Quad
- Smart Growth & Why is it Important
- Walkable Neighborhoods
- Green Infrastructure
- Parks and their importance
- Creating a Place
- Aging in Place - a neighborhood for all.
- Implementation
Key Principles to Develop Vision, Goals, & Key Strategies

Vision, Goals & Strategies to be based on:

Equity & Inclusion
Valuing that every individual deserves an equal opportunity to have an excellent quality of life, to empower the community, to be included in the decision-making process, and to thrive.

People, Place, and Prosperity
Focusing on the vitality of residents, the sustainability of the physical environment, and the economic empowerment of all people to build wealth, social capital, and a dynamic community.

Asset-Based Implementation
Leveraging social capital, assets and resources, the neighborhood can achieve a resilient and vibrant future for future generations.
The Southeast Quad Neighborhood will offer everyone the ability:

- To be included and participate.
- To be respected and be provided equal consideration.
- To make decisions with transparency with the community at large.
- To thrive in place and in a multi-generational community.
- To share responsibility for improving the neighborhood.
- To be stewards and sustain the neighborhood for future generations.
Goals & Strategies:

- Connecting People
- Connecting Place
- Connecting Community & Prosperity
Connecting People

- Make it easy and comfortable for everyone to walk, bike, drive, and visit within this community. Recreate walkable streets, safe routes access to schools, churches, and parks. Elevate the neighborhood to match the rest of the city’s infrastructure.

- Uplift and celebrate history and culture
- Create a vibrant and healthy neighborhood
- Revitalize the housing stock and vacant lots
- Acknowledge, retain, and grow residents
- Support and encourage generational wealth and social capital
Make it easy and comfortable for everyone to walk, bike, drive, and visit within this community

Improve neighborhood health and safety

Connect community services

Access to improved amenities and programs

Improve and enhance public infrastructure

Connecting Place

Open space can be an important community asset that can improve property values, improve health, and beautify the neighborhood: McAllister Park—the heart of the community—Little Silver Creek, and the community garden. Connect them to schools, businesses, and residents. Increase their accessibility with the desired amenities. Reimagine vacant lots to serve the community.
Connecting Community & Prosperity

Create a new gateway to the city with vibrant commercial corridors reinforced by the residential neighborhood. Provide opportunities for residents to take ownership of the future of their neighborhood. Encourage entrepreneurship, volunteerism, and education and training in the trades and STEAM programs. Reinvigorate vacant buildings. Encourage policies, programs, and partnerships that benefit the neighborhood.

- Grow businesses, training, and entrepreneurship
- Create a new gateway to the city
- Reinvigorate vacant buildings
- Establish clear communication and accountability
- Retain beneficial businesses
- Develop ongoing stewardship
- Ensure a just, equitable, inclusive, and resilient future
March, 2021
City of Lebanon signs contract with HLC

HLC to provide professional services necessary to develop a neighborhood plan for the Southeast Quadrant of Lebanon

June
Community Listening Session
At McAllister Park, we asked residents to tell us more about the neighborhood, focusing on History, People, Built Environment and Natural Environment

February
Existing Conditions Maps and Analysis
Development of more than 40 reference maps documenting historic and existing conditions, and analysis of concurrent plans

May
Project Kickoff at McAllister Park
In conjunction with an event held by Friends of McAllister Park, the planning team led planning exercises to learn about the residents’ ideas and concerns about the neighborhood

October
Visual Preference Survey at Fall Festival
In a tent on the Brick Street, visitors were asked to think about safe ways for pedestrians to reach the Southeast Quad. Examples of different pedestrian crossings were presented and preferences were tallied.

September
Lebanon Listens, Trail Dedication, and Listening Session at McAllister Park & Future PHACT Center
In conjunction with events held by Friends of McAllister Park, the planning team led listening sessions to learn about the residents’ ideas and concerns about the neighborhood and to share progress to date

March 28
Present Neighborhood Plan to City Council

- - - Stakeholder interviews and research - - -

March
Vision, Goals and Strategies
Neighborhood Advisory Committee (residents/stakeholders) will review & provide feedback on the Neighborhood Plan

April 1, 2022
Delivery of Neighborhood Plan

April 2022
Final Plan to City Council

April 2022
Neighborhood Plan to Planning Commission

March
Develop & Display Exhibit Boards for Neighborhood Review

Public Survey & Comments

Draft & Final Neighborhood Plan

December 7
Planning Process Update at City Hall
The planning team met with the Mayor and presented Existing Conditions Report, analysis and progress to date.
THANK YOU for your time!

Questions & Comments

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