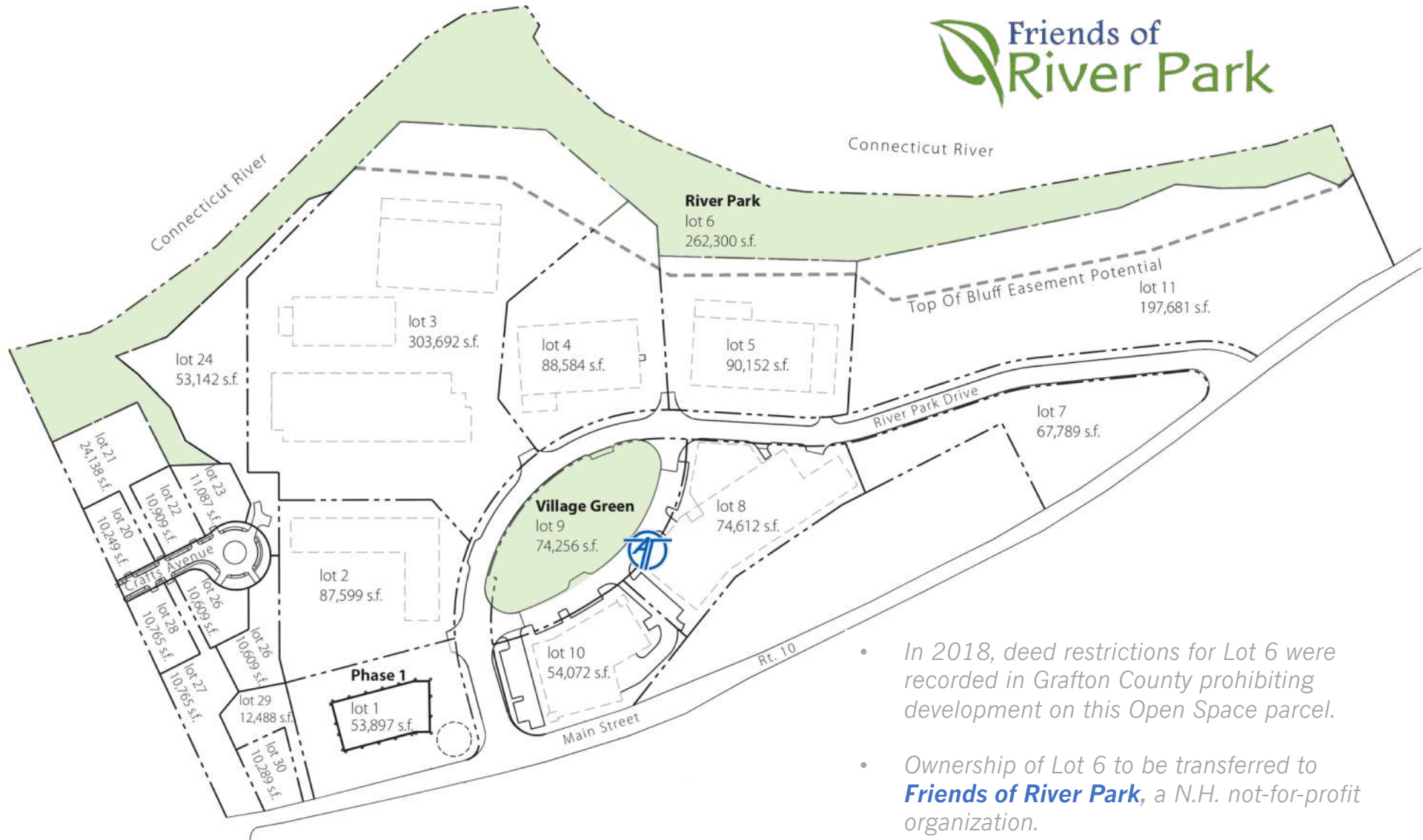


**River Park West Lebanon**  
Public Access to the  
**Connecticut River**  
& Recreational Connectivity





- In 2018, deed restrictions for Lot 6 were recorded in Grafton County prohibiting development on this Open Space parcel.
- Ownership of Lot 6 to be transferred to **Friends of River Park**, a N.H. not-for-profit organization.
- A stewardship easement will be granted to **Upper Valley Land Trust** to assist Friends of River Park in protecting the publicly accessible open space.



## Access to the Connecticut River, Trails and Open Space

- Results of interactive survey during River Park's *Neighborhood Planning Process* meetings conducted from 2007-2009:
  - Access to the River
  - Walking Trails
  - Open Space
- *Idea:* How **River Park** could help connect other existing (and proposed) trail systems in Lebanon and beyond.
  - Boston Lot
  - Wilder Dam portage
  - Westboro Yards (planned)
  - Downtown West Lebanon
  - Mascoma River Greenway
  - Northern Rail Trail





# Keystone Parcel for Local Recreational Connectivity

Mink Brook  
Nature Preserve

Boston Lot Lake

Dartmouth Hitchcock  
Medical Center

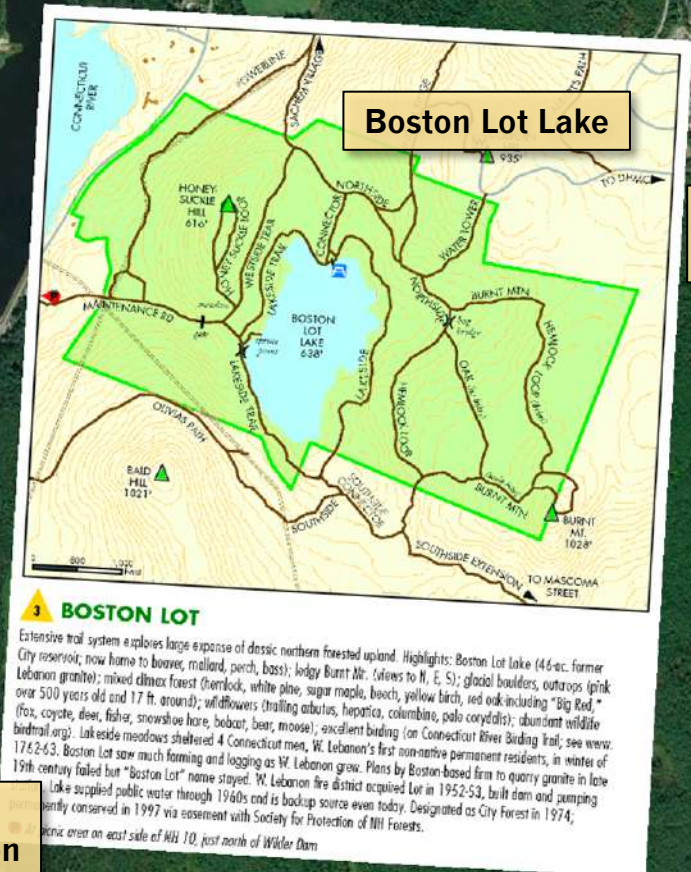
Wilder Dam

River Park

Downtown  
West Lebanon

Westboro Yards

Nature Walk  
Trailhead

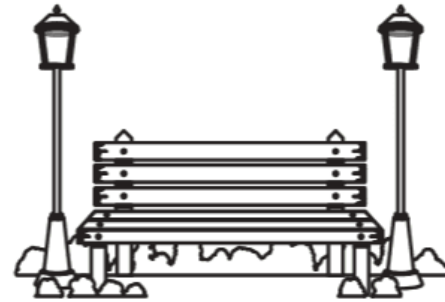






CITY OF LEBANON

# WEST LEBANON VILLAGE VISION



96%

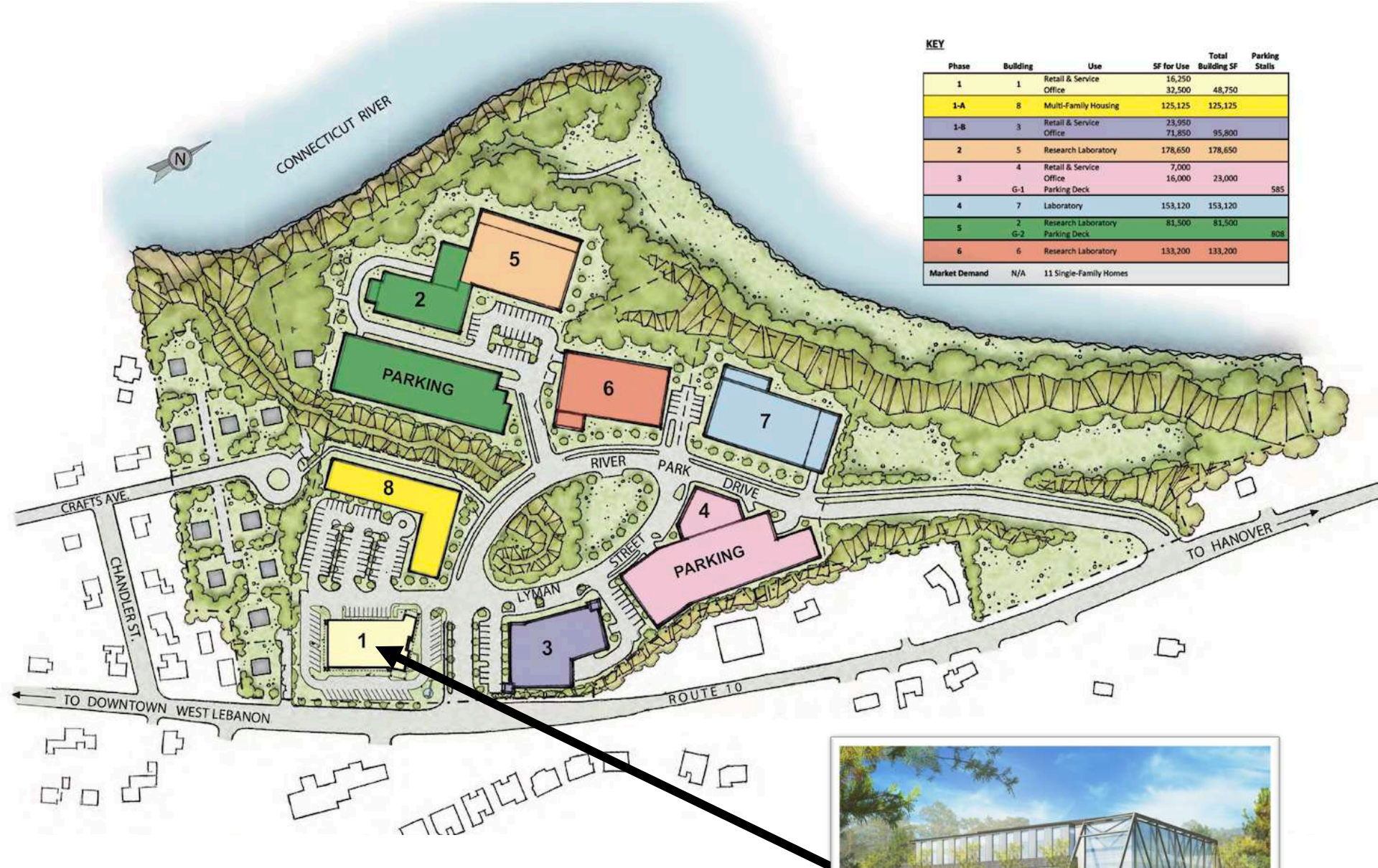
of respondents answered "Yes" -or- "Maybe - need to know more" to "Would you support creating **walks or trails along and/or across the Connecticut River**, to celebrate and experience the river as a special part of West Lebanon?"

80%

of respondents answered "Yes" -or- "Maybe - need to know more" to "Would safer, **more inviting and direct walking and biking connections between West Lebanon Village and adjacent neighborhoods** make you more likely to walk or bike to West Lebanon area destinations?"





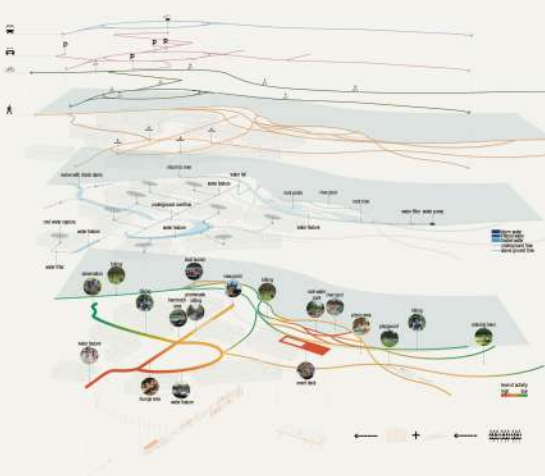


**KEY**

Phase	Building	Use	SF for Use	Total Building SF	Parking Stalls
1	1	Retail & Service Office	16,250	32,500	48,750
1-A	8	Multi-Family Housing	125,125	125,125	
1-B	3	Retail & Service Office	23,950	71,850	95,800
2	5	Research Laboratory	178,650	178,650	
3	4	Retail & Service Office	7,000	16,000	23,000
	G-1	Parking Deck			585
4	7	Laboratory	153,120	153,120	
5	2	Research Laboratory	81,500	81,500	808
	G-2	Parking Deck			
6	6	Research Laboratory	133,200	133,200	
Market Demand	N/A	11 Single-Family Homes			







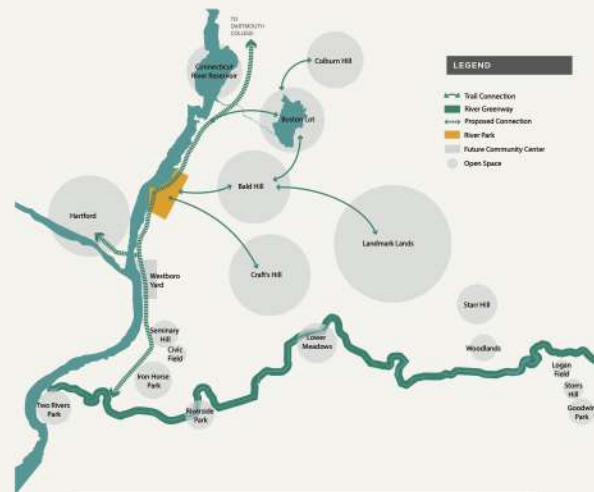
**FUNCTIONAL DIAGRAM & CIRCULATION**

Multiple modes can access the park's network of pathways and trails, from cars to buses, walking and hiking, to mountain biking and cross-country skiing.

Stormwater is harvested for use in the site's various water features. Treatment systems provide filtration for water at the Entry, the Village Green, and along the Spine. Overflow is accommodated through the ravine, where check dams manage flow and provide additional treatment.

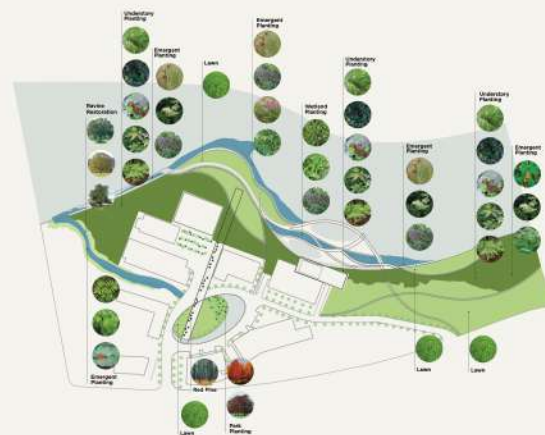
The design accommodates a variety of programs through a range of spaces. Programmable spaces such as the Event Deck and Village Green, provide places for farmer's markets and weddings in the summer and skating and festivals in winter. The Overlook features numerous spaces for small groups to gather throughout the day and a unique experience walking through the forest canopy. River Park balances active and passive recreation with promenades and hiking/biking/skiing paths, play areas, rock pools, and a boat launch.

Disturbed red pine are harvested for reuse as the supporting structure of the Overlook and Event Deck, a canopy in the Village Green and supports for hammocks along the Overlook. The paving pattern is inspired by the logging operations once prominent along the river.



**SITE CONTEXT & CONNECTIVITY**

The site's location creates numerous opportunities to make connections to the broader landscape and recreation amenities. A continuous riverfront promenade can be achieved through the site and connect to amenities north and south. It can become a new trailhead or a stopping point for hikers, strollers, mountain bikers, and skiers.



**PLANTING STRATEGY**

Across the site a variety of planting strategies are utilized to restore natural systems, enhance ecological functions, and create a wonderful environment for daily users and visitors. Understory planting will re-establish a healthy forest system. Riparian areas will be actively managed and the ravine restored. Vibrant perennial plantings throughout the site enrich daily and seasonal use.



CURRENTS: A VISION FOR RIVER PARK

The River, its processes, its many forms and characters, is the thread that ties the site together. Currents brings active living and ecology, history and a new future to River Park along the banks of the Connecticut River.

- 01 Overlook
- 02 Village Green / Village Blue







**a. SLIDE**

Tucked between the trees, a set of slides provide a fast and fun way to move down the slopes.

**b. PLAY**

Tucked into clearings along the Overlook are places to play, rest, eat lunch, and enjoy.

**c. CLEANSE**

Along the Ravine, check dams manage flow and provide treatment to help cleanse the water.

**d. PADDLE**

A generous boat dock allows easy access to river paddling and a quiet place to enjoy the beauty of the river.

**e. GLIDE**

The frozen pool in the Village Green offers the promise of winter skating for all ages and abilities.

**f. SWIM**

The curved arm of floating dock offers a safe swimming hole within the Connecticut River.

**g. MOVE**

In winter, the path network across the site transforms into cross country ski connections.

06 Event Deck



06





2 SMALL TREE HOUSE OVERLOOK



7 RAVINE PATH AND PEDESTRIAN BRIDGE

## DESIGN STATEMENT / APPROACH

Our vision – goal for River Park is to fulfill the requirements of the competition brief in a dramatic way that creates a strong sense of place and instills a sense of mystery and a magical quality to the experience of this beautiful landscape for the visitor, worker and resident alike. Topographically, River Park has steep escarpments defining flat terraces that are cut by a ravine on the south end of the parcel. Walking above these 40 and 50 foot high escarpments, one gains a sense of almost being in the canopies of the trees that populate the slopes above the narrow meadows below, recalling the perspective of a child in a tree house looking out and down at the world below. Our design goal is to engage these emotional responses and amplify them by using a distinct family of structures such as bridges, suspended stairs and tree house overlooks to heighten one's experience of the site.

People understand the qualities of a place from the perspective of the path they take. There is a long and colorful history (JL Olmsted, Stanley Abbott, Gordon Cullen, Kevin Lynch, etc.) of conceptualizing pedestrian paths as a linear narrative of "places" – one viewing, resting, contemplation, education setting after another. River Park Parcel 6 lends itself to this method of interpretation because it is a linear landscape marked with dramatic features – the escarpment, ravine and the river. It is the purpose of our design to employ this "serial viewing" experience in varied ways – from theatrical to subdued.

Along the series of paths, pedestrian structures are sited as a series of places (like charms attached to a bracelet), allowing one to experience the site in different settings – in different ways, alone with a book, lunch up in the trees, or together with a group of coworkers or friends gathering for a birthday celebration. The "bracelet" constitutes a network of pedestrian paths creating a continuous river edge passage way while also creating a series of overlapping circuit pathways within the project area. All of this will be done in a manner that expresses the most diverse and dramatic qualities of the landscape while transporting users to various destinations – café, boat launch, playground, play meadow, or simply passing through the property to another destination.

The site structures proposed include bridges, suspended stairs, park loggia, picnic shelters, and "tree house overlooks" and have been studied schematically by our structural engineer in a modern industrial aesthetic incorporating wood posts, beams, crafted steel connections, handrails, and tension cables. This design approach is intended to create a common and authentic identity within the River Park landscape that will be evident to users. These site elements are intended to be visually "quiet" in the landscape – some "discovered" along the paths situated within a stand of trees, but all of them closely coordinated in their material palette and structural approach. At the same time these site features are intended to be seen in contrast to the verdant natural plant associations that comprise the site.

The open spaces, paths, site features, and park program are intended to engage all age groups, users, seasons, special events and be a memorable link or destination within the larger regional circulation network.



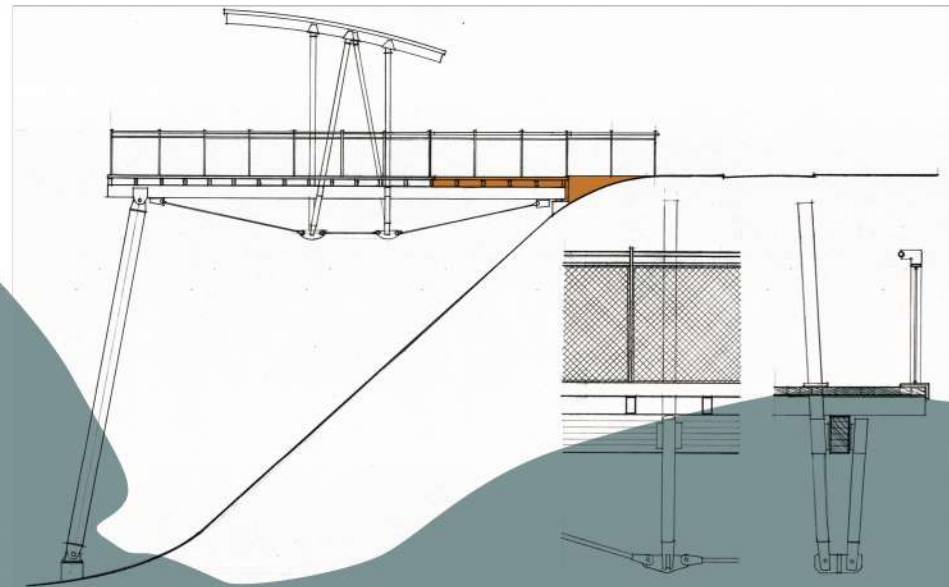
4 LARGE TREE HOUSE OVERLOOK

## PROPOSED PLANTING

This proposed plant list is intended for all newly planted areas and is a simplified version of the NH SEMI-RICH RED OAK SUGAR MAPLE FOREST ASSOCIATION. The only exception to this is the Village Garden which includes a horticulturally rich small tree, shrub and perennial palette of plants.

### SEMI-RICH OAK / SUGAR MAPLE FOREST

<b>TREES</b>	
Sugar maple	<i>Acer saccharum</i>
Red oak	<i>Quercus rubra</i>
White pine	<i>Pinus strobus</i>
Black Birch	<i>Betula lenta</i>
Hemlock	<i>Tsuga canadensis</i>
Beech	<i>Fagus grandifolia</i>
Ironwood	<i>Ostrya virginiana</i>
Muscledwood	<i>Carpinus caroliniana</i>
<b>SHRUBS</b>	
Maple-leaved viburnum	<i>Viburnum acerifolium</i>
Witch hazel	<i>Hamamelis virginiana</i>
Ninebark	<i>Physocarpus opulifolius</i>
<b>GROUNDCOVERS</b>	
Christmas fern	<i>Polystichum acrostichoides</i>
Blunt-lobed hepatica	<i>Anemone americana</i>
Red baneberry	<i>Actaea rubra</i>
Foamflower	<i>Tiarella cordifolia</i>
Jack-in-the-pulpit	<i>Arisaema triphyllum</i>
Sensitive fern	<i>Onoclea sensibilis</i>
Violets	<i>Viola spp.</i>
White avens	<i>Geum canadense</i>
Patridgeberry	<i>Mitchella repens</i>
Sprynose wood fern	<i>Dryopteris carthusiana</i>
Northern lady fern	<i>Athyrium filix-femina var. angustum</i>
Canada mayflower	<i>Maianthemum canadense</i>
Wild sarsaparilla	<i>Aralia nudicaulis</i>
Blue cohosh	<i>Caulophyllum thalictroides</i>
Wild ginger	<i>Asarum canadense</i>
Maidenhair fern	<i>Adiantum pedatum</i>
Goldie's fern	<i>Dryopteris goldiana</i>
Ostrich fern	<i>Matteuccia struthiopteris</i>



2 SMALL TREE HOUSE OVERLOOK





- 03 The Lawn
- 04 Entry and Signage
- 05 Rock River

ROCK RIVER FILTRATION STRATEGY

Harvesting water from the river, a series of pools drops sediment and filters the water as it is pumped into the channels and pools of the Rock River before returning to the river.







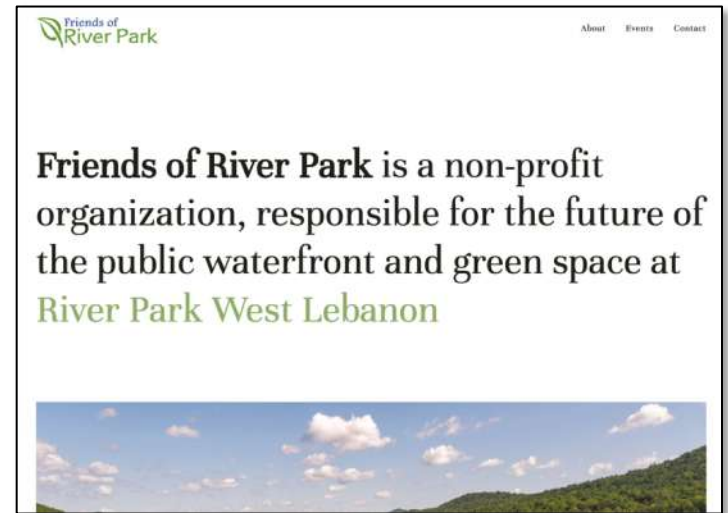
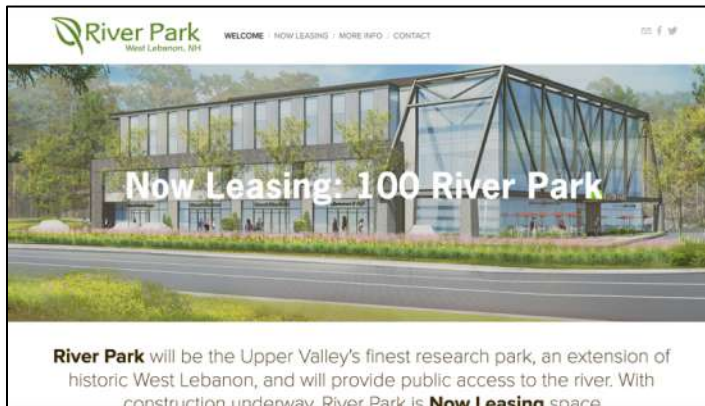


- Many of the River Park parcels owned by **XYZ Dairy, LLC** are in "Current Use."
- When taken out of Current Use, penalty fees will be paid to the Open Space Trust "LOST Fund", administered by the **Lebanon Conservation Commission**
- Upstream at the Wilder Dam, **Great River Hydro, LLC** will be investing in ecological and recreational improvements on the Connecticut River as dictated by the FERC Dam Relicensing Process
  - Anticipate a significant Mitigation Fund, but unsure what- if any- will go towards City of Lebanon as a stakeholder.



- **Proposal:** We ask the Lebanon Conservation Commission to support the Friends of River Park by pledging the Current Use penalty fee to the improvements on Lot 6.
- **Lyme Properties** will match the amount of Current Use fees contributed to Friends of River Park, doubling the investment in the future of public river access in West Lebanon





[www.FriendsofRiverPark.org](http://www.FriendsofRiverPark.org)

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