

## Let's Connect Lewisburg to the River!



**Lewisburg River Town Team  
And Lewisburg Neighborhoods Corporation**

February 2015

This booklet presents new ideas developed by the Lewisburg River Town Team for building the Susquehanna Greenway in Lewisburg, Union county, Pennsylvania and for improving riverfront parks, trails, and connections.

The Lewisburg River Town Team was formed as part of the Susquehanna Greenway Partnership's River Town Technical Assistance Program to advocate and implement projects that improve river access, riverfront parks and recreation areas, and create safer connections for pedestrians and bikers. Our goal is to improve town life and Lewisburg's appeal to the Susquehanna Greenway users and area visitors.

Anyone interested in becoming involved with the Lewisburg River Town Team is encouraged to join the group. All inquiries should be directed to Lewisburg Neighborhoods Corporation at PO Box 298, Lewisburg, PA 17837, or by phone at 570.523.0114.

Any addition questions about the River Towns Program should be directed to the Susquehanna Greenway Partnership, 201 Furnace Road, Lewisburg, PA 17837, or by phone at 570-522-7339.



Lewisburg River Town Designation Celebration, September 25, 2014

Front cover photo credit (top left): Kathy Koch

## Lewisburg River Town Revitalization Opportunities

The Lewisburg River Town Team has formed a vision to improve community connections and riverfront recreation. For years, the community has been active in engaging residents and visitors with various events and programs, but the connection to the river has remained largely forgotten. The Lewisburg River Town Team invites you to join in its efforts to help implement projects that will improve the quality of life for all Lewisburg residents.

Through a series of River Town meetings and a public forum, the River Town Team has identified several projects that will improve community connections and riverfront recreation. These projects will help make Lewisburg a better place to live, work, play, and visit. The projects are listed in order of rank and priority in this booklet. In addition, implementation strategies have been formed to help make these projects and improvements a reality.

These projects address needs that many communities have:

- Create safe places and connections for walking and bicycling
- Provide safe and convenient river access for kayaks and canoes
- Improve community parks and provide opportunities for recreation
- Stimulate urban reinvestment and economic development
- Manage stormwater efficiently through green infrastructure
- Provide both visual and physical connections to community parks and riverfront

## Priority Projects for Lewisburg River Town Team

### Short Term Projects

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The short term projects identified here can be implemented without any significant monetary investment – but they are excellent projects to engage the River Town Team and build support for larger projects. Many of these projects are already underway in Lewisburg and can be used to build River Town Team capacity and enthusiasm.

#### **1. Community initiated gatherings to build community engagement**

- Community initiated gatherings can be as simple as community block parties, community clean-ups, river clean-ups, and many others. These are projects that can be organized quickly and help build awareness for the River Town Team.
- Opportunities: Picnic in the Park, various neighborhood block parties, ongoing river clean-up events (hosted by several local organizations), community clean-up events such as the past railroad corridor clean-up.

#### **2. Promote Lewisburg and the River Town Team through community events**

- Lewisburg has many existing community events organized by several different community organizations. These are excellent events to set up a table to give out information on the River Town Team, gain new members, and provide opportunities for River Town Team members to volunteer with event setup, promotion, and operation.

- Opportunities: Downtown Lewisburg Partnership events, Lewisburg Neighborhoods Corporation events, Linn Conservancy events and workshops, Bucknell Symposium, etc.

### **3. Create riverfront management plan to protect and improve habitat areas**

- Lewisburg has great capacity with Bucknell University and expertise found in the existing River Town Team to create a riverfront management plan. With several priority projects focusing on the riverfront, a management plan will allow for more informed planning later as projects are implemented.
- Management plan would address invasive species removal and replacement with native plants, habitat improvement, and viewshed management.
- Possible partners: Union County Conservation District, Bucknell University, Susquehanna Greenway Partnership, Wildlife Leadership Academy, Linn Conservancy.

## **Mid-Term Projects**

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Mid-term projects may require grant support and partnerships to help make these projects a reality. These projects are excellent candidates for DCNR's Peer-to-Peer grants, technical assistance support from PennDOT's Safe Route to School program, and many others. Some of these projects can evolve into larger projects that could utilize funds from larger grant programs such as DCNR's partnership grants, Chesapeake Gateways Network, and Commonwealth Financing Authority's Greenways, Trails, and Recreation Program grants.

### **1. Improve river access – Identify possible river access areas**

- Several river access points have been identified and a single project area needs to be identified and reviewed. An improved river access area would be designed for kayaks and canoes usage. Other possible amenities could include access signage, park amenities including benches, garbage cans, and restrooms. Possible river access area could be at the existing un-improved St. George St. river access.

### **2. Identify new uses for abandoned railroad bridge (with Buffalo Valley Recreation Authority)**

- BVRA has already looked into possible uses for the railroad bridge which include a zip-line course, a promenade, and possibly a river access area. The River Town Team would not be the lead on this project but would be a great partner in helping shape its future.

### **3. Enhance Soldier's Park to create a more useable and visible community asset**

- The public forum feedback revealed that Soldiers Park is highly underutilized and needs to be programed to be a more attractive destination for residents and visitors alike. Possible improvements include river access, strategic viewsheds to river, an amphitheater or large group seating area, connections to surrounding amenities such as downtown and the Packwood House, interpretive signage, and picnic areas.

### **4. Safer pedestrian and biking infrastructure in downtown and surrounding community**

- Pedestrian and biking connections throughout town need to be reviewed in light of major roadways including Rt. 45 and 15. A large segment of the community walk or bike to school or work. A community walkability audit should be completed to show what improvements need to be made. A more walkable and bikeable community will attract new investment and create a stronger sense of community.

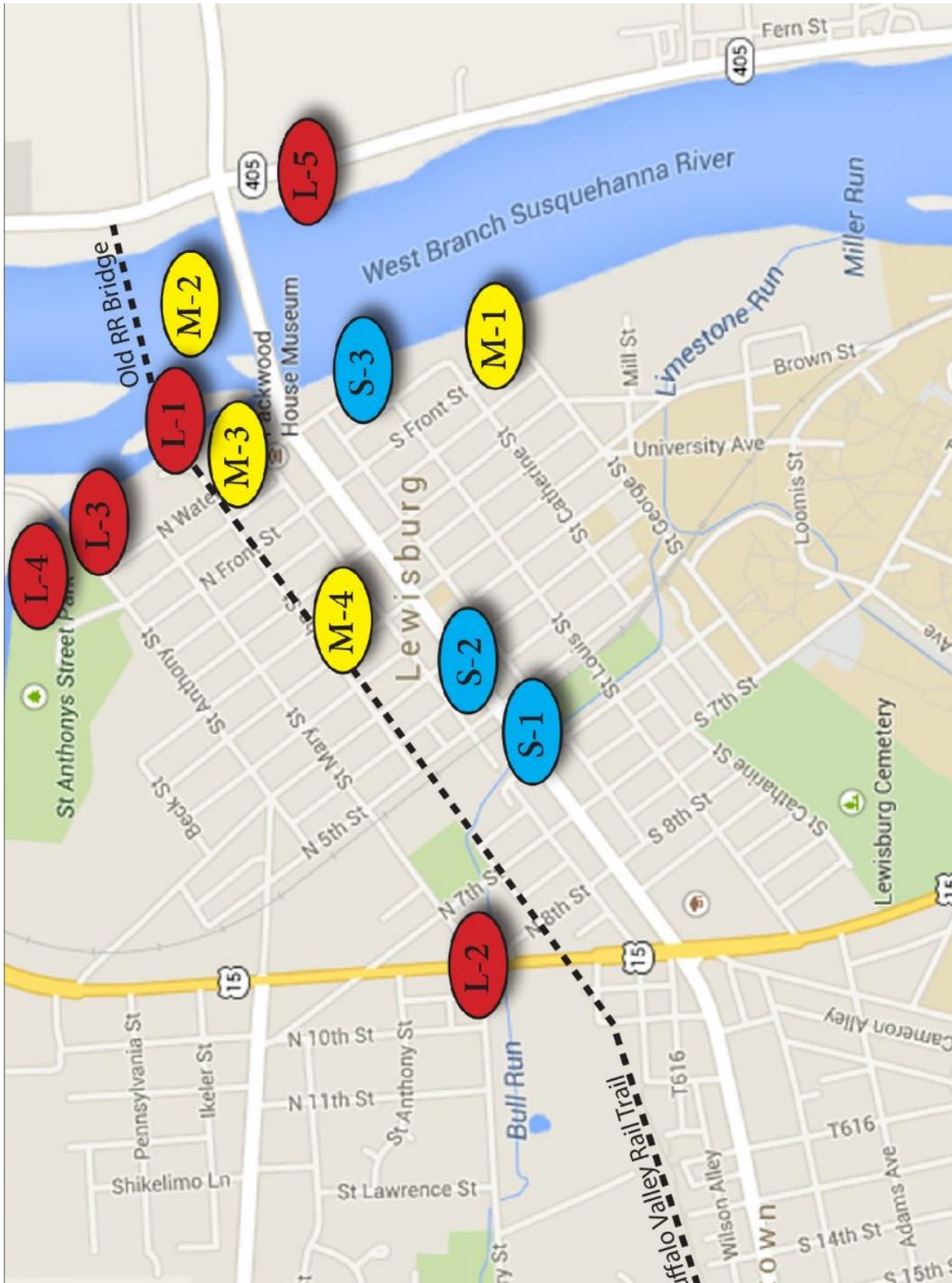
## Long Term Projects

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Long term projects usually require extensive planning, partnerships, and grant funding. Once smaller projects are completed, and program support is built, these projects are more likely to be successful. Grant opportunities listed in the Mid-Term Project sections also apply here. These projects could take several years to implement.

- 1. Connect Buffalo Valley Rail Trail to riverfront at abandoned railroad bridge**
  - BVRA has started to explore options to connect the Buffalo Valley Rail Trail to the abandoned railroad bridge. The River Town Team would not be the lead on this project but could help with the planning and implementation process.
- 2. Create safer Route 15 crossings for pedestrians and bicyclists**
  - The River Town Team could be a leading partner in any study that looks at Rt. 15 pedestrian and bike crossings. BVRA has already looked into this as part of the Rail Trail extension into downtown Lewisburg. Safer Rt. 15 crossings may become more of a reality once the Central Valley Throughway is completed.
- 3. Connect all riverfront and Buffalo Creek green spaces with a walking/biking trail**
  - Connecting all the riverfront and Buffalo Creek parks would allow for greater opportunities for residents to safely and efficiently enjoy the outdoors and various recreation activities. The connection would not necessarily be a standalone trail, but would involve reviewing existing roadway conditions, providing bike lanes along roadways, improving community sidewalks, etc.
- 4. Explore possibilities for bridge connections on both sides of Wolfe Field to make area more pedestrian friendly**
  - Providing pedestrian and bike connections would relate to project area 3 listed above. A study would provide insight into whether existing bridges could be reconfigured to allow for this use or if a separate bridge is needed.
- 5. Expand trail connections to Milton and Northumberland**
  - Expanding trail connections to Milton and Northumberland is big task due to various private landowners and constraints including roadways and railroads. This project would most likely be led by various county planning offices, but the River Town Team could be an active partner in addressing trail user needs, trail alignments, and project implementation.

# Community Map and Identified Projects



## Priority Projects

Project Code	Project Name	Rank
<b>S-1</b>	Community initiated gatherings to build community engagement	
<b>S-2</b>	Promote Lewisburg and the River Town Team through community events	
<b>S-3</b>	Create riverfront management plan to protect and improve habitat areas	
<b>M-1</b>	Improve river access – Identify possible river access areas	
<b>M-2</b>	Identify new uses for abandoned railroad bridge (with Buffalo Valley Recreation Authority)	
<b>M-3</b>	Enhance Soldier’s Park to create a more useable and visible community asset	
<b>M-4</b>	Safer pedestrian and biking infrastructure in downtown and surrounding community	
<b>L-1</b>	Connect Buffalo Valley Rail Trail to riverfront at abandoned railroad bridge	
<b>L-2</b>	Create safer Route 15 crossings for pedestrians and bicyclists	
<b>L-3</b>	Connect all riverfront and Buffalo Creek green spaces with a walking/biking trail	
<b>L-4</b>	Explore possibilities for bridge connections on both sides of Wolfe Field to make area more pedestrian friendly	
<b>L-5</b>	Expand trail connections to Milton and Northumberland	

## Top Three Priority Projects

Project Code	Project Name	Rank

## Implementation Strategy

Now that you have selected specific priority projects, it is time to set a strategy to implement them. The following steps are offered as guidance, noting that the sequence of the process may vary.

### **1. Assess you group and your roles in this project.**

Make simple statements about who you are (or what interest you represent) and what you hope the project will accomplish. This will help everyone to see what role they play in the project – and what key people may be missing from your group. For example:

- As a neighbor, I would like to see flooding of my backyard reduced.
- As a council member, I would like to see mowing cost reduced in the park.
- As an environmentalist, I would like to see less erosion and siltation in streams.

### **2. Set project goals and objectives for the project.**

Based on the statements you have created identify outcomes that you want your project to achieve, and identify what will be done to achieve them. Goals need to be specific and tangible (for example: grade stream banks to provide additional flood storage capacity on Borough owned land.)

### **3. Create a project statement that identifies the existing problem, how the problem will be solved, and how you hope to accomplish it.**

This will help you define what the project is and what issues will be addressed. It will also provide a meaningful purpose for the project which can assist you to rally public support and funding.

- Grading stream banks to create more capacity for flood waters, and replanting with native warm season grasses and wildflowers, will reduce mowing costs and reduce erosion and siltation in streams.

### **4. Assess your opportunities and constraints for project completion.**

How do your goals match up to your resources? As a group, it is important to understand your internal strengths and weaknesses, so you can determine who is still needed on your team to assist with project implementation.

- Are there opportunity and /or threats related to project completion? If so, what additional support is needed to make this successful?
- Who are the key partners in your community that can assist in getting the project implemented? Does the County Conservation District have a program for stream bank stabilization? Do local colleges require students to perform service projects? Is there a local contractor that would be willing to provide some in-kind service or use of equipment?
- Create a list of any new potential resources and reach out to see if they want to be a project partner.



**5. Identify a champion for your project.**

Considering all the people in your community, who is in the best position to rally support for this project? Types of support to consider include public opinion, political, and financial support. Identify this key person, define what role you need them to play, and when they accept the role – support them in their efforts. Your champion is not to be a workhorse carrying the weight of the project – they are your “cheerleader” with the right connections and power to bring people together for this common cause.

**6. Develop a project promotion sheet that you can use to communicate your project purpose and to solicit community support.**

The project promotion sheet should have a description for each of the following points:

- What does the project propose to do and where will it take place?
- What are the expected outcomes and benefits of the project?
- How much will this cost and where will the money come from?
- Who will write and manage grant applications?
- Who will help raise local money for grant match?
- Will the project be phased?
- Who will own and manage this project?
- When do you anticipate construction to be completed?
- Who are the project partners? Who do you anticipate being partners?

**7. Share your information with the media throughout the process.**

This informs your community of your intentions, and sparks interest in what you propose to do. If the public is familiar with your project early in its development, it may help open doors when you are seeking partners and financial support.

**8. Develop a work plan for implementation.**

Start by defining tasks that will need to be accomplished, assign deadlines for completion, and assign people to carry them out. Detailed work plans help you see what “step” is dependent on another, and how if one item shifts it can reshuffle your entire timeline.

**9. List site specific work elements and develop an initial cost estimate that includes design services, permitting, materials, and construction costs.**

Local municipal engineers and local contractors may be able to assist with this task.

**10. Decide whether implementation needs to be phased.**

By breaking a large project into smaller parts, it can make implementation of the project more manageable. The following are points to consider when deciding if you want to phase a project.

- Understand that there is some cost savings associated with having a contractor do all the work at one time.
- Each phase should represent a complete/useable project that meets your project goals and objectives.

**11. Research potential funding partners and programs based on the community benefits that your project will provide.**

Identify grant deadlines, criteria, and the scoring/ranking system. Determine who will assemble the needed information and prepare any grant applications that you may submit.

**12. Identify any local cash match required for completing your project and who will help raise these funds.**

Once you know how much cash match is needed for a grant, you can organize a capital campaign. Start with your project statement and anticipated benefits. What individuals or organizations do you know will benefit from the project – or what groups have the same values that your project will help support?

- Create a list of people and organizations complete with contact information, and identify anyone from your team with a personal connection.
- Develop a message for your request so there is consistence throughout the campaign. This is where the project promotion sheet will become valuable.
- Send letters to request support for project being sure to state what your need is and how they can help. Assign people to follow up with any partners who receive letters so any questions can be answered.
- Whenever possible, make personal appearances for requests. Many organizations look for guest speakers for their monthly meetings.
- Be prompt in sending thank you cards being sure to add a personal signature and message.

Remember to celebrate your success! Keep the media informed of your progress and acknowledge your supporters throughout the process. You want to keep team members motivated and the community to feel included in the project and vested in its success.

Please keep the Susquehanna Greenway Partnership informed of your progress. We would like to promote your River Town and share your success stories on our newsletter. If you need help with completing any of these steps, contact SGP for more information about our technical assistance program.

## Focus Group Responses

The following focus group responses show how Lewisburg residents responded to specific questions relating to community life, downtown, built environment, and natural environment. These questions ultimately led to the identification of two priority projects for each section.

### Group 1: Community Life

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1: What do you like best about living in Lewisburg? (What are you most proud of?)

- Campus Theatre, parenting community, walkable, historical, cultural (music, food, arts, festivals)

2: What places/businesses/social events/amenities or other community assets make a community pleasurable and memorable to you?

- Arts festivals, carnivals, farmers market, recreation center, ethnic food

3: What are your feelings about the celebrations/events currently held in Lewisburg? If you don't attend are there reasons you'd like to share or ideas for improvement? ... Ideas for new events?

- 4<sup>th</sup> of July parade, planes?, Blues Brews and BBQs, Music Festival (not sure if an idea or if the current music venue – music in the park - is not considered a “festival”)
- Ideas: Pot luck, chili cook-off/festival, historic tours, kayaking, rentals for kayaks bikes etc.
- Traffic off of N. Water Street is seen as barrier/area for improvement
- Needs: river launch, pavilion, access, views (all related to River); need to have younger kids involved

4: What types of community events are needed to bring residents together here in Lewisburg?

- Block parties – neighborhoods can host
- River companies can host an event

5: In our regional marketing to bring people here what would you promote as the attraction? How?

- Lights, museums, charming, shops, Kidsburg, Wed. and Fri. markets

6: Citizen involvement is important for creating a vital community. What percentage of your community do you think is actively involved in making Lewisburg a great place? How would you engage more people?

- 10% is very involved
- Need to develop more activities and gatherings to get people out
- Trail could bring people to places

7: Are you aware of any groups or individuals that would be interested in actively participating in the revitalization efforts for Lewisburg?

- Bucknell staff, senior staff, athletic community

**8: What are your top 2 priorities for our River Town?**

- **Connect trail through to river with river access**
- **Community initiated gatherings**

## Group 2: Downtown Lewisburg

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1A: What type of businesses do you regularly support in your downtown?

- CVS Pharmacy, State Store, Barnes and Noble, Campus Theatre, Post Office, Restaurants, Parks, Coffee Shops, Galleries, Coles Hardware, Catherman's Bakery, Salons

1B: What type of businesses would you regularly support if they were in your downtown?

- Giant Grocery Store with market and deli
- Clothing Store for all generations – high quality clothing
- Non-franchise household goods store
- Fitness center with pool
- More businesses on the east end relative to Soldier's Park
- More outdoor eatery space

2: In a town of the size, type, and location of Lewisburg, what mix of public spaces and social activities would you consider to be ideal and realistic?

- Parks – concert series, monthly scheduled activities, farmers market
- Soldier's Park or Wolfe Field – river access, boat launch, fishing, concessions
- River trail with pedestrian and bike paths along river

3: What challenges stand in the way of attracting businesses and related social activity to Lewisburg?

- Pedestrian safety and accessibility (and parking)
- Small market for businesses – limited clientele, limited seasons (Bucknell Schedule)
- High taxes and rent
- Downtown does not connect to the river
- River flooding
- Borough not as encouraging as they should be for some activities (biking)

4: What do you think is the trend for residential living in Lewisburg, and what is shaping the trend?

- More and more people want to live downtown
- Walkability shapes trend – downtown amenities shape trend
- As students leave, more housing available to move into
- More houses being renovated

5: Describe the relationship between you downtown and residential neighborhoods

- Route 15 is a barrier
- East side of Rt. 15 is great – but not connected to river
- No safe pedestrian crossing between Front and 2<sup>nd</sup> Street

6: Are there downtown destinations that encourage people to walk between home and downtown?

What are they? What else should there be? Are there things preventing people from doing this?

- Campus theatre and parks encourage walkability
- Rt. 15 is a barrier
- RR Bridge at St. George Street seen as barrier but can be an asset
- Walking is a social event

7: Is Lewisburg bicycle and pedestrian friendly? What suggestions do you have to improve this?

- Yes and no – some barriers exist, town needs to be more pedestrian friendly, and no bike lanes
- Suggestion: 3<sup>rd</sup> Street could be bike path (“share the road” type path)

8: Are you aware of any groups or individuals that would be interested in actively participating in the revitalization efforts for Lewisburg?

- Bike groups, concerned neighborhood groups, borough traffic committee, groups organically created out of identified needs

**9: What are your top 2 priorities for our River Town?**

- **Pedestrian and Biking Infrastructure to increase safety and accessibility**
- **Work to remove Rt. 15 barrier/dividing line with safe crossings, pedestrian/bike access, and trail crossing**

**Group 3: Built Environment**

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1: What words (adjectives) would you use to describe the experience of traveling to or through Lewisburg? Do these words also accurately describe what it is like to live and work in Lewisburg?

- Historic, cosmopolitan center, pool of able people, safe, friendly, family oriented, college town, severed, adorable, river town, unified theme

2: As a River Town, what image/identity do you want Lewisburg to present to visitors and prospective new residents? What prevents that image from taking shape?

- No answer

3: What is Lewisburg’s heritage... your unique story to be told? How could this be used to invite people to visit your town?

- Industrial past including logging, railroad, canal
- Need to celebrate and tell story

4: How has your heritage impacted the pattern of development that exists today? What benefit or hindrance does this present?

- No answer

5: What are Lewisburg’s most prized buildings? What words would you use to describe the borough’s architectural character?

- No answer

6: How does your built environment relate to being a River Town?

- No answer

7: If you want to attract more visitors to the river in Lewisburg, what would you do to make them feel more welcome and want to return?

- No answer

8: Are you aware of any groups or individuals that would be interested in actively participating in the revitalization efforts for Lewisburg?

- No answer

### **9: What are your top 2 priorities for our River Town?**

- **Soldier's Park Enhancement including river access, seating, river overlook, amphitheater, picnic tables, pavilion, railroad bridge, interpretive signage**
- **Rail Trail connection into town and to riverfront – additional connections to Milton and Northumberland**

## **Group 4: Natural Environment**

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1: What are Lewisburg's greatest environmental assets?

- Rail trail, St. George Street ramp/trail, Soldier's Park, bridge, Mariah's Garden, Bull Run, Buffalo Creek, Hufnagle Park, Red Rock, Montandon Marsh

2: What are Lewisburg's biggest environmental challenges?

- Snow dumping, flooding, litter, loss of connection, invasive plants

3: What are your most valued public spaces? Parks, recreation areas, scenic vistas...

Where do you like to take out of town guests, when you go for a walk? Is your destination natural or built or both?

- All parks, Slifer House, along River Road, Bucknell Arboretum

4: Is it important for Lewisburg to have direct access to the Susquehanna River?

Why or why not?

- No answer

5: How could a stronger connection with and to the River bring benefits to Lewisburg? ...to the region?

- No answer

6: What additional uses would you like to see for the Borough's river frontage?

- Walking trail, nature study, picnicking, XC skiing, contemplative/meditative space

7: Are there any groups which it might help us to coordinate with to identify/address environmental needs?

- Bucknell, BCSE, BCWA, Linn Conservancy, Native American community, Susquehanna Greenway, Playworld, Master Gardeners, Evan Hospital, Vargo Outdoors, Downtown Partnership

8: Are you aware of any groups or individuals that would be interested in actively participating in the revitalization efforts for Lewisburg?

- No Answer

### **9: What are your top 2 priorities for our River Town?**

- **Connecting trail for all river green spaces and Wolfe Field/Buffalo Creek frontage**
- **Bridges – (1) Pedestrian bridge on old RR bridge with launch area; (2) Bridge connections on both sides of Wolfe Field to make area more pedestrian friendly**

## Mapping Exercise Results

Lewisburg Mapping Activity Notes	
Green dots represent things/resources that people value in the community	
Green Dot	Notes
1	Downtown - historic character and people
2	People walking around town
3	Rail Trail
4	Soldiers Park
5	St. Mary's Park
6	Hufnagle Park
7	Natural Foods Store
8	Evangelical Hospital
9	Kidsburg
10	Bucknell/Weir Center
11	Hufnagle Park
12	Kidsburg
13	Ben's House
14	Carl's House
15	Community Garden
16	Soldiers Park
17	Lewisburg "L" Section of Rail Trail
18	Kayak Launch
19	High School
20	Rail Trail
21	Hufnagle Park
22	Market Street - Quaint and historic
23	Town Tavern
24	Bucknell University
25	Daniel Green Field
26	Hufnagle Park
27	Campus Theater
28	Bucknell River Access
29	Wolf Field
30	Tennis Courts
31	Weis Center - Music

32	Soldiers Park
33	Weis Center - Music
34	Donald Heiter Center
35	Wolf Field
36	
37	The River
38	My Neighborhood
39	St. Mary's Park
40	Soldiers Park
41	Hufnagle Park
42	Rail Trail
43	Soldiers Park
44	Rail Trail
45	Bucknell River Access
46	Rail Trail
47	Soldiers Park
48	Buffalo Creek/Community Gardens
49	Soldiers Park
50	Mariah's Garden
51	Open space in town near stream
52	River
53	River
54	Field House
55	Living the by the River
56	Donald Heiter Center
57	Cherry Alley Café
58	Walking on bridge
59	Rail Trail
60	St. Mary's Park
61	The Susquehanna Greenway
62	Railroad Bridge
63	Campus Theater
64	Rail Trail
65	Hufnagle Park
66	Rail Trail
67	Lewisburg Club
68	Bald Eagle on the RR Bridge
69	Lovely green space, rock walls, great greeb place, nice trees
70	Views of River from Mariah's Garden



## Lewisburg Mapping Activity Notes

Red dots show areas/resources needing improvement

Red Dot Number	Notes
1	River walk maintained better
2	Bridge high rope and zip line
3	Train track could be a trail
4	Bridge could be more accessible
5	More bicycle and pedestrian friendly areas throughout town (mostly St. Mary's)
6	Friendlier Ped/Bike crossing over Buffalo Creek
7	High School should be used for something useful when sold
8	Buildings and Grounds area at Bucknell should be public river access
9	Crossing Buffalo Creek on a bike
10	Rail trail going through town - also more bike racks
11	More bike racks
12	Walkway across railroad connecting both sides of town
13	Safer pedestrian crossing between Rt 15 and Rt 192
14	Park could be improved
15	Better connection to the river
16	Better connection to the river
17	More utilization on this side of Hufnagle Park
18	Weird and dangerous intersection
19	Memorial park could be used better
20	Tennis carts need lights
21	Better/safer crossing
22	RR bridge could be improved
23	Kidsburg could be improved
24	RR bridge could be improved
25	RR Crossing
26	RT 15 not safe to cross
27	RT 15 is an eyesore - ugly buildings
28	Bridge could be improved
29	Rail Trail could be extended and improved
30	Rail trail could be extended
31	Better ped access

32	Better ped crossing
33	River access improvements
34	better pedestrian walkability
35	Soldiers Park needs work (ped,walking,views,river access)
36	Safety for kids (park close to road)
37	Intersection is dangerous
38	Intersection is dangerous
39	Intersection is dangerous
40	Better walkability around trail, it has so much potential
41	It should be a park, not a parking lot
42	the town dumps snow there and other waste
43	It should be a park, not a parking lot
44	River bank needs a path and vista/access
45	should be cleaned and made into dog park (not lawn but open area)
46	river access could be improved
47	more pedestrian friendly crossing
48	more pedestrian friendly crossing
49	Soldier's Park improvements
50	more pedestrian friendly crossing
51	Pedestrian crossing improvements across Market St.
52	Traffic jams and better signals
53	Something needs to be done to preserve RR Bridge
54	Better views of river
55	Make Wolfe Fields more attractive and accessible
56	Parking behind street of shops could accommodate public uses
57	-
58	-
59	-
60	Reestablish wetlands for habitat, walking, education

