

Lewisburg Borough

Wolfe Field - Park Site Development Plan



BOROUGH OF
LEWISBURG
PENNSYLVANIA

From Dump to Destination: Completing Wolfe Field's Transformation



August 2026
Wolfe Field - Narrative Report

Prepared By:
BSA / Landscape Architecture

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Lewisburg Borough Wolfe Field Park Site Development Plan

August 2026

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Table of Contents

Master Plan Summary Report (Executive Summary)	1
A. Purpose, Goals, and Objectives	3
B. Public Participation	4
C. Background Information	15
D. Site Inventory and Analysis	24
E. Activity and Facilities Analysis	33
F. Design Considerations	42
G. Design Process and Recommendations	44
H. Cost Estimates and Phased Development Program	49
I. Maintenance and Operations Costs / Revenues	59

Appendix & References

- Wolfe Field Master Plan – Final Report (PDF)
- Wolfe Field Master Plan – Final Plan (PDF)
- Wolfe Field – Site Outbounds Survey - by Stahl Sheaffer Engineering
- Wolfe Field – Inventory & Analysis
- Wolfe Field – Final Presentation (PowerPoint)
- Wolfe Field – Site Photos
- Wolfe Field – Pilot Survey 2024
- Wolfe Field – Priorities Survey 2026
- Wolfe Field – Community Engagement Summary Report

Wolfe Field Master Plan Summary Report Executive Summary



Master Plan Summary Report

Executive Summary

Wolfe Field stands at a pivotal moment in its history. Once shaped by the environmental burdens of a former landfill, the site now presents an extraordinary opportunity: to transform damaged land into a vibrant, resilient, and inclusive park that reflects the needs and values of a thriving 21st-century community.

The Wolfe Field Master Site Development Plan establishes a comprehensive, community-driven framework for this transformation. Grounded in extensive public engagement, technical analysis, and environmental evaluation, the plan reimagines Wolfe Field as a park for everyone—across all ages, abilities, interests, and backgrounds.

At its core, the plan embraces a simple but powerful principle:

***Healthy land and clean water support active and connected residents —
and together they create a healthy community.***

The master plan balances active recreation, informal play, and quiet nature experiences within a flexible landscape designed for long-term resilience. Multi-use athletic fields, accessible walking loops, gathering spaces, and nature-based play areas are thoughtfully integrated with ecological restoration strategies that improve stormwater management, restore habitat, expand tree canopy, and enhance water quality within the watershed.

Rather than ignoring the site's history as a former landfill, the plan directly addresses it—demonstrating how thoughtful design and best management practices can heal compromised land. Native plantings, sustainable riparian buffers, green infrastructure, and responsible grading strategies will reduce runoff, filter pollutants, and support biodiversity. In doing so, Wolfe Field becomes a model of environmental stewardship and renewal.

Equally important, the park will be safely and seamlessly connected to surrounding neighborhoods, the community garden, schools, and regional destinations through inviting pedestrian and bicycle routes. These connections strengthen Wolfe Field's role as shared civic space—where children explore, teens gather, families play, neighbors meet, and residents of all ages remain active and engaged.

The final master plan responds directly to community input by diversifying recreational opportunities and modernizing existing facilities. It includes updated ball fields, multi-purpose walking and biking trails, adaptable open play areas, a bike pump track and skills

park, designated dog park and off-leash areas, and enhanced, age-diverse playgrounds. A centrally located pavilion will support picnicking, community events, and informal gatherings—strengthening Wolfe Field’s role as a shared civic space. The plan also establishes a phased, financially realistic capital development strategy; outlines long-term maintenance and operational considerations; and ensures compliance with accepted design standards and environmental regulations. The result is a practical and achievable roadmap for implementation, grounded in community priorities and long-term sustainability.

Wolfe Field will stand as a regional example of how parks can simultaneously advance recreation, environmental health, public safety, economic vitality, and social connection. Through partnerships spanning recreation, conservation, public health, and community revitalization, Wolfe Field will become more than a park—it will be a lasting investment in people, place, and the future.

A.

Purpose, Goals, and Objectives



A. Purpose, Goals, and Objectives

Purpose

The purpose of this Master Site Development Plan is to guide the full redevelopment of Wolfe Field into a park that serves all ages, abilities, and interests while restoring ecological function and improving environmental health.

Goals

1. Create a park for everyone—reflecting the needs of a diverse and growing community.
2. Balance active recreation, informal play, and passive nature experiences.
3. Restore environmental integrity and improve water quality.
4. Transform a former landfill into a model of sustainable land reclamation.
5. Strengthen pedestrian and bicycle connectivity to surrounding neighborhoods.
6. Promote long-term economic vitality through strategic park investment.

Objectives

- Develop a site layout that strategically aligns the size, type, and location of recreational and conservation features with the areas of the site best suited to support them, maximizing both usability and long term sustainability.
- Protect and enhance natural resources, including riparian corridors and stormwater systems.
- Ensure ADA accessibility and compliance with applicable safety standards.
- Establish a phased, fundable capital improvement strategy.
- Define realistic maintenance and operational requirements.

B.

Public Participation



B. Public Participation

Community engagement was foundational to the planning process and was intentionally designed to invite participation from all residents and regional neighbors who value Wolfe Field as a shared public space. Because Wolfe Field is, at its core, a community park and shared public space, residents should have a meaningful voice—and ultimately strong influence—over its design and future. This includes not only those who use the park regularly, but also those who have never felt compelled to visit. Identifying what would draw new users into the space was considered just as important as enhancing amenities for existing park users. The planning team approached this work with the belief that good ideas can come from anyone, and that broad participation leads to better, more lasting outcomes.

To that end, the process welcomed all who were willing to contribute: participants in public meetings, attendees of open houses, neighbors who joined key-person interviews or focus groups, and hundreds of individuals who shared their thoughts through the park user survey. Every comment, suggestion, and concern was recorded, reviewed, and considered. This inclusive engagement ensured that the master plan reflects a wide range of perspectives and lived experiences, resulting in a design that is not only functional and forward-looking but also deeply rooted in community priorities and values.



Community Engagement Methods

Study Committee

A 15-member Study Committee was appointed to guide the planning process and met regularly with the consultant team to review findings, evaluate alternatives, and provide direction. The Committee represented a broad cross-section of community interests, including elected officials, youth sports organizations, environmental and watershed advocates, adjacent neighborhood residents, accessibility advocates, and park users.

Shannon Berkey	Lewisburg Borough Community Development/Grants Manager
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Jen Schneidman Partica	Bucknell Farm Manager

Public Meetings

Three Public Meeting were held during the Wolf Field planning process:

- Meeting 1: Community Design Workshop – October 29, 2025
- Meeting 2: DRAFT Master Plan Presentation to Council – January 13, 2026
- Meeting 3: FINAL Master Plan Presentation – June 9, 2026

The DRAFT Master Plan was also displayed at the Lewisburg Borough Council Chambers for public review and community from mid-January to mid-February 2026.



Wolfe Field Survey of Park Users

A pilot survey to assess community preferences in redesigning Wolfe Field was conducted from November 8th to 18th, 2024, as part of a Bucknell University integrated perspectives course. The survey focused on four areas: Recreation, Ecological Restoration, Neighborhood Connections, and Waste/Reuse. The questions stemmed from an outline of common questions and concerns compiled by a team of stakeholders from Lewisburg Neighborhoods, Linn Conservancy, Buffalo Creek Watershed Alliance, Lewisburg Green Team, Riverwoods, and community members which were provided to the class. A total of 286 responses were received representing both residents and regional stakeholders.

The Recreation section included questions on fitness, sports, community engagement options, playgrounds, water and nature recreation, heritage and art, and seating areas/options. The following emerged as top priorities:

- Walking and jogging trails
- Off-lease dog park
- Sports fields
- Playground options, with the highest interest being in nature play
- Creek access
- Honoring Lewisburg's connection to the Susquehanna River and Indigenous peoples
- Picnic areas, picnic tables, and benches were the most valued options in seating areas/options

The Ecological Restoration section included questions on landscape preferences, habitat enhancement, and ecologically-friendly infrastructure. The following emerged as top priorities:

- High preference for a more natural landscape look

- Habitat enhancement including native plant landscaping, pollinator gardens, and wildflower meadows
- Dark-skies compliant lighting

The Neighborhood Connections section focused on current modes of transportation, perceived safety of those options, and connections beyond or through Wolfe Field. The following emerged as top priorities:

- Improving the safety of walking and biking to Wolfe Field
- Rail trail extensions, including to Dunkin' Donuts
- Pedestrian bridges to connect to both River Road and to Riverwoods.

The Waste and Reuse section of the pilot survey focused on waste and reuse services as well as bathroom facilities. The following emerged as top priorities:

- Composting for green yard waste
- Composting for food waste
- Updating bathroom facilities and availability

Focus Group and Key Person Interviews

A total of 25 focus group and key person interviews were conducted, engaging over 70 residents and regional stakeholders. These conversations provided detailed insights into park use, desired improvements, and community priorities, far exceeding the originally anticipated level of public participation. Input was collected from a wide range of perspectives, including municipal staff, neighborhood residents, recreational groups, and regional agencies.

Participants included:

- Study Committee
- Lewisburg Borough Crew
- Adjacent Park Neighbors
- RiverWoods Community
- Park Neighborhood Residents
- Community Forester
- Water Quality Sampling Team
- Regional Police Chief
- Bucknell University Water Testing Team
- Mud Club Organizers
- Community Garden Staff and Members
- Local Food Hub Coordinator
- Lewisburg Borough Manager
- PA DEP Solid Waste / Landfill Representative

- Synthetic Athletic Field Consultant
- Lewisburg Borough Crew Chief
- Softball League Representative
- Little League Representative
- Union County Conservation District
- Cultural Resources Survey Team
- Harvest Fields Bike Park Citizen Coordinator
- Buffalo Valley Recreation Authority
- Union County Commissioners
- Union County Planning Director
- Regional Police Chief (Follow-up Meeting)
- Municipal Recycling Coordinator

The interviews yielded a wealth of site-specific observations and recommendations, directly informing the master plan’s design, programming, and operational strategies.



Lewisburg Community Garden – Wish List and Priorities

Because the Lewisburg Community Garden has its own unique needs and user group, a separate focus group was held with garden members and staff. Participants consistently described the garden as a space that fosters intergenerational interaction, strengthens neighborhood relationships, and provides what many referred to as “the backyard you do not have.” The garden supports community resilience by enabling residents to grow food, share knowledge, and contribute produce to local donation programs. Its role extends beyond horticulture, contributing to public health, social cohesion, and environmental awareness.

Garden members emphasized the importance of preserving the garden's simple, nature-oriented character. Preferences strongly favored modest, functional improvements over highly programmed or visually intensive interventions. A recurring theme was that enhancements should remain consistent with the garden's informal, ecological identity rather than introducing excessive built elements.



Wolfe Field – Community Design Workshop

The First Presbyterian Church hosted a Community Design Workshop attended by 68 residents and stakeholders. The consultant team and members of the Study Committee facilitated a 1.5-hour interactive session that began with a presentation outlining existing site conditions, constraints, and opportunities. Participants were then invited to ask questions and provide input through guided small-group discussions focused on five key topic areas:

- Recreation (Children)
- Recreation (Teens and Adults)
- Environment
- Connectivity
- Functionality

Each group discussion was documented, and all ideas were recorded and incorporated into the plan evaluation process. The workshop created an open forum for dialogue, allowing participants to share priorities, concerns, and new ideas in a collaborative setting.

Bike Park Design Session

One concept that generated significant enthusiasm during the Community Design Workshop was the creation of a bike park at Wolfe Field. Given the technical and safety considerations associated with bike park design, the planning team engaged professional trail builder and bike park designer Dave King to provide specialized expertise.

Mr. King conducted a site walk of Wolfe Field to evaluate topography, drainage conditions, soil stability, circulation patterns, and compatibility with other proposed park uses. Following the site visit, he facilitated a dedicated Bike Park Design Session attended by 40 residents and regional cycling advocates at the Bull Run Taphouse. The session provided an opportunity for participants to discuss desired features, user groups, skill progression, safety considerations, and long-term maintenance needs. Concepts explored during the discussion included:

- Pump Track
- Skills Park
- Jump Line
- Multi-Use Trail Design

Wolfe Field

Bike Park Design Session



Wednesday, February 4, 2026
6:00PM - 8:00PM



Bull Run Tap House - 605 Market Street Lewisburg

Join us for an interactive design session focused on the future of biking at Wolfe Field



Dave King, internationally recognized bike park designer and builder, will lead a community conversation about the vision, features, and possibilities for a bike park in Lewisburg. This is a chance to share ideas, ask questions, and help shape a destination-quality biking experience for riders of all ages and skill levels.

Whether you're a casual rider, a seasoned cyclist, a parent, or simply interested in Lewisburg's parks and outdoor recreation—your input matters.

Help shape a bike-friendly future for Lewisburg

Participants emphasized the importance of creating a facility that accommodates a range of ages and skill levels—from young riders and beginners to experienced cyclists—while ensuring safe separation of uses and compatibility with adjacent park amenities. Input from this session directly informed the recommended layout, scale, and phased development strategy for the proposed bike park components within the overall master plan.

The proposed bike park elements also advance broader community development objectives. By providing progressive, skill-based riding opportunities within a safe and accessible environment, Wolfe Field can help foster healthy lifestyles, outdoor recreation, and positive youth engagement. Facilities such as pump tracks and skills parks are increasingly recognized as tools for youth retention—offering local amenities that encourage young residents and families to remain active and invested in their community. Additionally, well-designed bike facilities can attract regional visitors for informal riding, clinics, and small-scale events, contributing to local economic vitality through increased visitation to nearby businesses and destinations. In this way, the bike park is not only a recreation amenity, but also a strategic investment in public health, youth development, and community resilience.



Wolfe Field Recreation and Priorities Survey

As part of the Wolfe Field Master Planning process, the Borough conducted a two-phase community engagement effort to better understand recreation, ecological restoration, transportation, connectivity, and municipal service priorities for the site. An initial survey conducted in Fall 2024 received 286 responses and gathered broad community input on potential improvements and future uses. These results, combined with feedback from a community design workshop, informed a second, more focused survey that received 355 responses and helped refine priority projects and investment strategies. The following themes and priorities consistently emerged through the public engagement process:

Offer more recreation options:

- Add perimeter multi-use trail
- Creek access and creating spaces to connect with nature.
- Upgrade playgrounds and bathrooms
- Non-Lewisburg area residents more likely to value rank single purpose sports fields

Advance ecological restoration:

- Control and reduce invasive plant species
- Naturally manage stormwater, improve water quality, and create wildlife habitat
- Lewisburg residents tended to place all ecological action areas at higher priorities

Promote safe active transportation and create more destination connections:

- Safe walking and biking connectivity in immediate vicinity of park
- Improve safe walking and biking connections to downtown Lewisburg
- Connect to other destinations like Riverwoods and the Rail Trail

Improve layout and operations of recycling and waste services

- Expand mulch/compost services to include yard waste
- Expand materials accepted at recycling center
- Either move facilities or improve their layout and function within the park

Summary of Input

Strong consensus emerged around the following priorities:

- **Recreation Priorities:** Development of multi-use trails, a dog park, and a bike park as signature amenities.
- **Active Transportation:** Emphasizing walking and biking while minimizing the visual and functional dominance of automobiles within the park.
- **Environmental Stewardship:** Enhancing habitat, improving water quality, and advancing strategies that protect both ecological systems and human health.
- **Lighting Strategy:** Incorporating strategic, safety-focused lighting while retaining the majority of the park as dark-sky friendly space.
- **Flexible, Multi-Use Spaces:** Designing adaptable areas that can accommodate a variety of programmed and informal activities.
- **Informal Recreation:** Creating opportunities for spontaneous play, exploration, and everyday outdoor use beyond organized sports.
- **Neighborhood Connectivity:** Strengthening physical and visual connections to surrounding neighborhoods and community destinations.
- **Multi-Generational Amenities:** Providing facilities and spaces that serve children, teens, adults, and older residents alike.

Areas of Discussion

The planning process also surfaced several important policy and operational considerations:

- **Ball Field Capacity and Efficiency:** Determining the appropriate number of ball fields to meet current and projected demand. Discussion focused on whether more efficient use of two fields—through improved scheduling and the strategic addition of lighting to extend playable hours—could adequately accommodate need while eliminating two fields and reducing the overall field footprint.
- **Municipal and Operational Uses:** Addressing existing functional uses of the site, including recycling operations, brush pile chipping, and municipal material stockpiling, which present land use constraints and regulatory considerations. The group explored whether a regionalized approach to recycling and composting, or the acquisition of land at an alternate location, could more efficiently accommodate these operations in terms of space, staffing, compliance, and long-term cost.
- **Lighting Strategy and Dark-Sky Preservation:** Evaluating the extent and placement of lighting—specifically whether lighting could be added to a second ball field to extend use while preserving the park’s overall dark-sky character and minimizing light spill into natural areas and neighboring properties.

- **Shared Trail Use and User Balance:** Ensuring safe and harmonious coexistence among walkers, runners, dog walkers, and cyclists, while also establishing a clearly defined and safe off-leash dog area to reduce user conflicts.

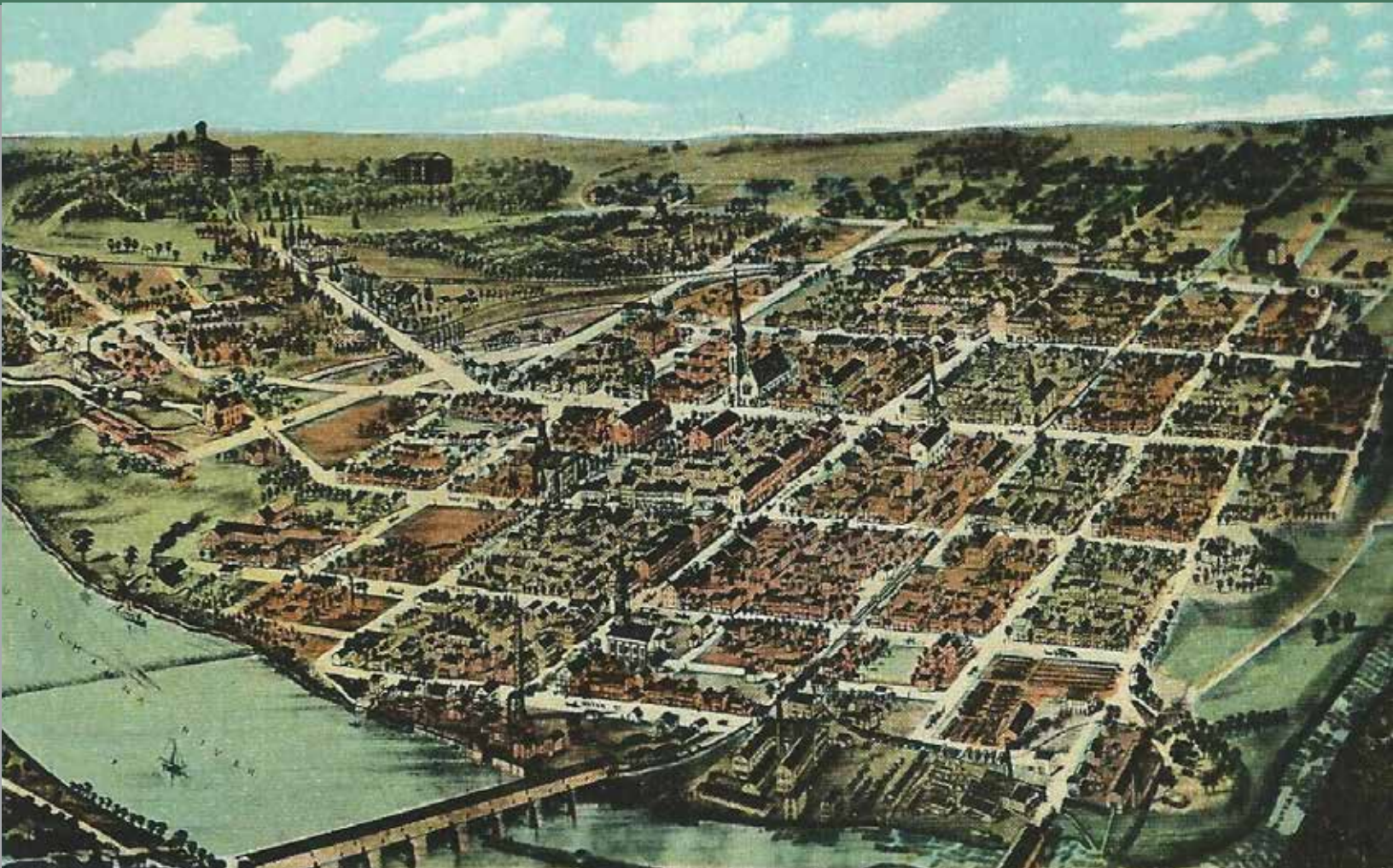
Survey Findings Summary

Taken together, the 2024 Wolfe Field Park Pilot Survey and the 2026 Priorities Survey demonstrate a consistent community vision for Wolfe Field as a more diverse, connected, and environmentally resilient community park. The 2024 survey established broad support for expanding recreational opportunities beyond traditional organized sports, improving access to Buffalo Creek and nature, strengthening walking and bicycling connections, and advancing ecological restoration. The 2026 survey built upon those findings by testing more specific priorities and potential investments, further defining community preferences for trails, active transportation, multi-generational recreation, habitat and water quality improvements, and more efficient use of existing park facilities. Collectively, the two surveys provide a strong foundation for the Master Plan by demonstrating both continuity in the community's overall vision and clearer direction regarding the improvements residents would most like to see implemented.

Full survey reports and community involvement meeting notes included in the Appendix.



Background Information



C. Background Information

1. Physical Characteristics

Wolfe Field is a 27-acre park located at the northern end of Lewisburg Borough and serves as a key community park within the regional recreation network. The study area for the master plan also includes 1.5 acres of the Lewisburg Community Garden site, resulting in a total of 28.5 acres considered for planning purposes.

The park occupies a former landfill and is entirely situated within the 100-year floodplain, within the broader watershed of the West Branch Susquehanna River. Despite its floodplain location, Wolfe Field has served as a central recreational hub for the community for more than 40 years. Historically, the park has primarily functioned as a baseball and softball complex, with four fields occupying a significant portion of the site's recreationally developed area. In addition, the park has long accommodated community-support functions, including a municipal recycling center and a brush pile.

Strategically positioned, the park provides opportunities for greenway and trail connections to important local and regional destinations, including the RiverWoods campus, WellSpan Hospital, nearby grocery and commercial areas, the Lewisburg Area School District's high school and elementary school campuses, and the regional destination of Milton State Park. Its location supports both neighborhood access and broader community linkages, enhancing the park's value as a recreational hub.

2. Demographics

Using the most recent U.S. Census data and community indicators, the Borough of Lewisburg and surrounding area reflect several demographic trends that support sustained demand for a diverse range of recreation amenities, including both active and passive uses:

Population Size and Trends

- The population of Lewisburg Borough was approximately 5,253 in 2024, reflecting modest growth since the 2020 Census count of 5,158.
- While the Borough itself is relatively small, it serves as the core of the broader Lewisburg Micropolitan Area, encompassing much of Union County, with an estimated population of 42,159 in 2024.

- This broader regional population base reinforces Lewisburg’s role as a destination for recreation, community gathering, and outdoor activity, extending the park’s impact beyond Borough residents alone.
- The combination of a stable local population and consistent regional draw supports the need for well planned, multi-use recreation facilities that can serve a wide range of users and activity levels.
- According to the Center for Rural Pennsylvania, Union County is projected to experience notable population growth through 2050, in contrast to the broader trend of population decline across many rural Pennsylvania counties.
- While rural areas statewide are projected to decline by approximately 5.8 percent by 2050, Union County is expected to grow by roughly 15 percent, positioning it as one of the few rural counties with sustained population increase.
- This projected growth is largely attributed to stable and growing sectors, including healthcare, higher education and correctional facilities, which contribute to a stable and expanding regional population base.
- As surrounding rural counties experience population decline, Union County’s relative growth further reinforces Lewisburg’s role as a regional hub for services, recreation, and community infrastructure.
- These long-term trends highlight the importance of proactive planning and investment in recreation assets that can accommodate both current demand and anticipated future growth.

These trends reinforce the importance of designing Wolfe Field Park as a flexible, multi-use destination capable of serving both local residents and a growing regional population.

Age Distribution and Trends

- The median age in Lewisburg is notably young for a small town at approximately **26–27 years**, reflecting the influence of a large student population.
- According to 2020 Census age distribution data, a substantial portion of residents are in the **20–29 age group (1,578 persons)** and **10–19 age group (1,101 persons)**, underscoring the presence of both youth and college-age populations.
- About **17% of residents are 65 years or older**, indicating an aging demographic alongside younger cohorts.

Together, these trends point to a community with both aging residents and significant youth participation, which reinforces the need for recreation offerings that serve diverse age groups.

Youth and Student Influence

- A young median age and elevated proportion of 18–24 year olds reflect the presence of **Bucknell University**, which enrolls nearly **3,900 students** annually, many of whom live on or near campus.
- This sizable student population supports demand for active recreation, programmed activities, and facilities that provide outlets for fitness, social interaction, and community engagement.
- Bucknell students also contribute through community service, internships, and allied learning opportunities that support local initiatives including parks, gardens, and youth programs.

Economic Profile and Stability

Lewisburg's economy is strengthened by several stable, long-term employers and economic sectors, which shape community demand and support for parks and recreation:

- **Bucknell University** provides education-related employment, cultural programming, and year-round economic activity in the Borough.
- Health care is anchored by **WellSpan Evangelical Hospital** (formerly Evangelical Community Hospital), contributing to jobs, community health services, and local economic resilience.
- Federal employment and related services are supported by the **Federal Correctional Institution, Lewisburg**, which employs residents and contributes to the economic base. These institutions help stabilize the local economy through employment, payroll, and ancillary spending, which in turn supports community infrastructure like parks and recreation.

Recreation Implications

The combination of a growing or stable population, strong youth and student representation, an aging segment, and a diverse economic base suggests broad

community demand for a mix of recreational amenities. Active facilities like ballfields and trails will serve organized sports and student populations, while passive and accessible spaces will provide rest, social interaction, and healthy aging opportunities for older residents.

3. Economic & Cultural Context

Wolfe Field plays an important role in the economic vitality, cultural identity, and overall quality of life in Lewisburg. Its contributions extend beyond recreation, influencing property values, tourism, and community cohesion:

Local Quality of Life

The park is highly accessible to Lewisburg residents by walking and biking, making it a vital neighborhood amenity. While its proximity to busy streets and highways can limit safe, direct access for some residents, the park remains an essential outdoor resource that promotes physical activity, social interaction, and a sense of community well-being.

Importantly, the Wolfe Field User Survey revealed a clear local preference for environmental park elements. Lewisburg residents consistently rated features such as natural areas, trees, landscaping, and environmentally oriented amenities as more important than respondents from outside the Borough. This finding highlights the community's strong connection to environmental quality and reinforces that ecological health, green space, and nature-based experiences are central to how residents value the park. The master plan should reflect this priority by emphasizing landscape enhancements, habitat supportive design, and preservation of natural character throughout Wolfe Field.

Property Values

Wolfe Field and its associated open spaces provide an “open space dividend,” with adjacent properties historically experiencing higher appreciation compared to other areas. Strategic investments in park facilities and landscaping—particularly in the northern areas of the Borough—can help revitalize neighborhoods “North of Market,” strengthen community pride, and attract new residents.

Tourism and Event-Based Visitation

Diversifying recreational opportunities at Wolfe Field has the potential to increase visitor and tourist activity in Lewisburg. Expanding amenities to support year-round, four-season

recreation, including trails, ballfields, multi-use and passive recreation areas—can extend economic benefits beyond the traditional baseball and softball seasons. Enhanced Park programming, tournaments, and special events will also support local businesses, restaurants, and regional attractions.

Community Identity

The park serves as a central gathering place and cultural touchstone for Lewisburg residents. Its long-standing role as a hub for recreation, youth sports, and community events contributes to a shared sense of identity and civic pride. Investments in Wolfe Field will reinforce this identity while ensuring the park continues to meet the evolving needs of the Borough's residents, students, and regional visitors.

Broader Economic Context

Lewisburg's economic stability, anchored by higher education, healthcare, and federal employment, provides a strong foundation for ongoing investment in public amenities. Key institutions—including **Bucknell University**, **WellSpan Evangelical Hospital**, and the **Federal Correctional Institution, Lewisburg**—support employment, community programming, and economic resilience. Wolfe Field, as a publicly accessible and strategically located park, benefits from and contributes to this broader economic ecosystem.

4. Natural Resources

Wolfe Field contains a mix of managed recreational landscapes, disturbed landforms, and remnant natural systems that together shape the park's environmental character. While portions of the site reflect past land use and landfill activity, the park also presents meaningful opportunities for ecological restoration and long-term landscape enhancement.

The site includes four primary ball fields composed of maintained turfgrass. These areas function as intensively managed recreational surfaces that support organized sports but limited community use. Although highly functional, turf dominated areas provide limited ecological diversity and offer opportunities for complementary landscape strategies that improve habitat value, stormwater performance, and seasonal visual interest.

A riparian buffer corridor extends along the site's waterways. This area is currently degraded, with streambank instability and an understory largely dominated by invasive plant species. The lack of a healthy native vegetation structure reduces habitat quality, limits bank stabilization, and diminishes the corridor's ecological function. Despite these

challenges, the riparian zone represents one of the park's most valuable natural assets and a critical opportunity for enhancement.

The woodland areas within Wolfe Field contain a relatively diverse mix of mature tree species, contributing important canopy cover and visual character. However, similar to the riparian corridor, the woodland understory is heavily influenced by invasive vegetation. This condition restricts natural regeneration, suppresses native plant communities, and reduces overall biodiversity. Strategic woodland management can significantly improve forest health and structural diversity over time.

Underlying soil conditions across portions of the site reflect urban soils and historic fills associated with former landfill activity. Evidence of uneven land settlement is visible in localized depressions and surface irregularities. These conditions influence drainage patterns, maintenance needs, and infrastructure planning, and they require careful consideration in future design and construction efforts.

The site also contains a network of channels and drainageways that convey spring seeps, urban stormwater runoff, and landfill related leachate toward Buffalo Creek. These hydrologic features play an important functional role but also present water quality, erosion, and habitat challenges. Their presence underscores the importance of integrated stormwater management and ecologically informed landscape design.

Despite existing constraints, Wolfe Field possesses substantial potential for natural resource enhancement. Opportunities include expanding and diversifying meadow landscapes to reduce maintenance demands and improve habitat value, restoring forested riparian buffers with native trees, shrubs, and herbaceous species to stabilize eroding streambanks, and implementing woodland management practices that encourage layered vegetation structure and long-term biodiversity. Collectively, these strategies can improve ecological function, strengthen landscape resilience, and reinforce the park's environmental identity.

5. Relationship to the Regional Park System

Wolfe Field occupies a unique position within the broader Lewisburg area park system. In daily use, the site functions primarily as a neighborhood-oriented park, attracting nearby residents for walking, dog walking, informal play, and access to municipal services such as recycling and woody material drop off at the Borough brush pile. At the same time, Wolfe Field also serves an important regional role as a hub for youth baseball and adult softball leagues, generating activity that extends beyond Borough residents.

Community engagement and user survey feedback indicate a clear desire to expand and diversify recreational opportunities at Wolfe Field. Residents expressed strong support for amenities that are not widely available elsewhere in the local park system, including

walking trails, an off-leash dog area, a fenced dog park, a bike skills park, and a picnic / event pavilion. These preferences suggest that Wolfe Field is well positioned to complement, rather than duplicate, the functions of other community parks by providing a broader mix of active and passive recreational experiences.

Other parks within Lewisburg and the surrounding municipalities currently serve distinct roles within the system:

St. George Street River Access, Mariah's Garden, Soldiers Park, the Lewisburg Community Gardens, and Wolfe Field collectively comprise a significant assemblage of public lands along Lewisburg's West Branch Susquehanna Riverfront. While these spaces provide valuable recreational, ecological, and community functions, they currently operate as largely independent destinations with limited physical or visual connectivity.

Despite this fragmentation, the concentration of publicly accessible land presents a rare and compelling opportunity. Through coordinated planning, improved trail and pedestrian linkages, consistent landscape strategies, and unified wayfinding, these properties have the potential to function as an integrated and highly distinctive riverfront park system. Such a system could greatly enhance river access, expand recreation options, strengthen ecological corridors, and reinforce Lewisburg's identity as a river-oriented community.

RiverWoods Soccer Complex supports organized youth soccer activities and provides dedicated parking and field space managed by AYSO.

Kidsburg Park functions as the Borough's centrally located playground destination, featuring traditional play equipment, nature play elements, a restored stream corridor and floodplain area, natural habitats, and an edible food forest demonstration.

Hufnagle Park serves as a primary civic gathering space, anchored by a performance stage, amphitheater seating, open lawn areas, seating stones, restrooms, and parking facilities.

Piers Park / Town Green provide open space and trail connections, while preserving historic character through the mural painted concrete piers that reference the community's river connection while preserving and artifact of site's railroad heritage.

Danny Green Fields accommodates little league and tee ball activities with lighted fields, a concession stand, and playground amenities.

St. Mary Street Park offers a concentration of active recreation facilities, including tennis courts, a skate park, a swimming pool, pavilions, playground areas, and parking.

Smith Field at Fairground Road Park, located in East Buffalo Township, includes parking, a little league field, trails, a tot playground, a pond, and riparian and upland tree plantings.

Turtle Creek Park, also located in East Buffalo Township, emphasizes nature-based recreation through natural surface trails and a small trailhead parking area.

Kelly Township Ball Park provides additional field capacity with parking and a cluster of ball and soccer fields.

Within this context, Wolfe Field has the opportunity to strengthen the overall park system by introducing recreational experiences, landscape character, and environmental enhancements that broaden community offerings while reinforcing the Borough's emphasis on walkability, outdoor activity, ecological restoration and connection to nature.

6. Planning Document Alignment

The Wolfe Field Master Plan is consistent with and advances the intent of multiple adopted and guiding plans at the Borough, county, regional, and statewide levels. Collectively, these documents emphasize access to parks and trails, protection and restoration of natural systems and waterways, and investments that strengthen community health and quality of life.

The project supports local Comprehensive Plan goals by advancing parks, open space, and recreation planning as a community priority, including the importance of having an up-to-date parks, open space, and recreation plan to guide implementation tools and investments.

The project supports 'Greenways of Union County – Preserve + Connect + Enjoy' plan priorities by aligning with county level direction to implement a greenway network and protect and restore riparian corridors and floodplain lands. County planning and watershed implementation materials explicitly tie the county greenway plan to measurable actions such as riparian buffer protection and floodplain and riverfront conservation, which directly reinforces Wolfe Field's restoration and stream corridor enhancement opportunities.

The project supports Union County comprehensive planning direction by reflecting the county's stated emphasis on sustainability and on balancing growth and community needs with protection of the built and natural environment. This alignment is especially relevant for Wolfe Field, where long-term recreation improvements and ecological restoration need to be planned together due to historic fill conditions, stormwater flows, and proximity to Buffalo Creek.

The project supports Susquehanna Greenway and Lewisburg riverfront planning efforts by strengthening trail connectivity and river-oriented recreation as part of a broader Susquehanna Greenway vision. Prior river access and trail planning work in Lewisburg has

documented long standing interest in improved connections to the riverfront and expanded walking experiences along the Susquehanna corridor. Wolfe Field improvements that expand trail access, improve wayfinding, and enhance the landscape experience, help extend and reinforce these riverfront planning concepts.

The project supports MS4 program goals and objectives by incorporating design strategies that reduce pollutant loading, stabilize eroding areas, and improve stormwater performance through best management practices. Pennsylvania DEP's MS4 framework requires municipalities to implement stormwater management programs designed to reduce pollutant discharges and protect water quality, including construction and post construction controls and municipal good housekeeping practices. While Lewisburg Borough currently is not required to implement MS4 projects - Wolfe Field represents future opportunities for innovative stormwater management improvements that directly support MS4 program objectives by improving infiltration, slowing runoff, reducing erosion, and improving receiving water conditions.

The project supports Pennsylvania DCNR SCORP priorities by expanding equitable access to outdoor recreation, improving parks and facilities, conserving natural resources, and strengthening trail and recreation networks. DCNR's SCORP emphasizes investments that build and enhance parks, conserve forests and waterways, and expand public access to outdoor recreation, and it highlights trails and maintenance needs as continuing statewide priorities. Wolfe Field's planned diversification of recreation, paired with environmental restoration and trail development, aligns strongly with these statewide directions and improves eligibility and competitiveness for grant funding.

D.

Site Inventory and Analysis



D. Site Inventory and Analysis

Opportunities

Wolfe Field and the Lewisburg Community Gardens together comprise approximately 28.5 acres of largely contiguous open space. This scale is unusual within the Borough and presents a valuable opportunity to accommodate a diverse mix of recreational amenities while simultaneously preserving and enhancing the site's most significant natural features. The size of the property allows for thoughtful spatial organization, reducing potential conflicts between active recreation, passive use, and ecological functions.

Wolfe Field is highly accessible within the Borough's compact urban form. The park lies within comfortable walking and biking distance for nearly all Lewisburg residents, reinforcing its role as a neighborhood resource and supporting broader community goals related to walkability, active transportation, and outdoor activity.

The park benefits from well-established recreational uses and a dedicated user base associated with youth baseball, softball, and informal activities. This existing foundation provides a strong platform for expanding park programming and attracting new users through complementary recreational offerings that broaden the site's appeal.

Community engagement efforts, including the user survey and design workshop process, indicate strong public support for reinvestment in Wolfe Field. Participants consistently expressed enthusiasm for improvements that expand recreation choices, enhance the landscape experience, and strengthen the park's role as a community asset.

Wolfe Field also presents a significant opportunity for ecological restoration and environmental enhancement. Public input revealed a pronounced local preference for natural areas, trees, and environmentally oriented park features, reflecting the community's strong environmental values. Beyond addressing required landfill capping and regulatory considerations, the site offers the potential to improve water quality, stabilize stream corridors, enhance habitat, expand meadow and native planting areas, and apply dark sky and energy efficient lighting strategies. Collectively, these actions can strengthen ecological function, improve long term resilience, and reinforce the park's environmental character.

Community Garden Context and Role within the Wolfe Field Master Plan

The Lewisburg Community Garden, while situated on a distinct parcel, functions as an integral component of the broader Wolfe Field landscape and community experience. Engagement with garden staff and members revealed that the garden serves not only as a food production space, but as a highly valued social, educational, and wellness resource within the Borough.

Constraints

Wolfe Field's most significant constraint is its history as a former municipal dump and landfill. The site predates modern landfill engineering standards and contains a shallow soil cover over buried materials. Unlike contemporary landfills, the site was not constructed with a liner, leachate collection system, clay barrier, or engineered domed cap. These legacy conditions introduce long term considerations related to water movement, vegetation management, and potential environmental exposure pathways. Community discussions have indicated interest in addressing these historic shortcomings, both to improve environmental performance and to support broader water quality and public health objectives.

Landfill conditions impose important limitations on planting and landscape design. Deep rooted vegetation, particularly large canopy trees, is generally discouraged due to the potential for root penetration into buried waste and disturbance of cover soils. As a result, landscape strategies must emphasize shallow rooted plant communities such as maintained turf, native grasses, and wildflower meadows. While restrictive, these conditions also present opportunities to expand meadow and pollinator habitats that are compatible with landfill management practices.

Land settlement represents another critical site constraint. Former landfill areas are inherently prone to uneven and ongoing settlement as buried materials decompose and consolidate over time. This dynamic landform requires that all future recreational amenities, structures, trails, and utilities be designed with flexibility and tolerance for differential movement. Long-term maintenance and monitoring considerations must also be integrated into design and phasing decisions.

Wolfe Field's location within the one-hundred-year floodplain introduces additional planning and design considerations. Periodic flooding is an expected natural process that influences permissible uses, construction techniques, and material durability. Recreational facilities, structures, and landscape improvements must be designed to withstand flood events, minimize potential damage, and avoid adverse impacts on flood storage and conveyance. Floodplain conditions also create opportunities to incorporate

flood tolerant plant communities, expand riparian functions, and integrate stormwater and habitat strategies that work with, rather than against, natural hydrologic processes.

The site's environmental conditions may necessitate continued or expanded monitoring. Establishing baseline water quality data and conducting follow up evaluations following any recapping or remediation efforts would provide valuable performance metrics. Monitoring programs can help assess the effectiveness of interventions, inform adaptive management strategies, and support regulatory compliance where applicable.

Leachate management is an additional technical consideration. The site contains drainage pathways that convey a mixture of spring seeps, stormwater runoff, and landfill influenced flows. Pending analysis of water samples will help clarify the composition and behavior of these discharges. Once characterized, potential treatment or mitigation strategies may include passive and nature-based approaches such as phytoremediation, treatment wetlands, vegetated swales, and settling or infiltration features. These systems can be integrated into the park landscape while contributing to ecological function and visual quality.

Utility corridors and easements further influence site planning. Overhead power lines and associated clearances constrain certain planting, grading, and facility placement decisions. These areas require careful coordination to ensure compatibility with safety requirements and long-term maintenance access.

Stormwater flows from surrounding neighborhoods also shape site dynamics. Surface swales and multiple stormwater discharge points direct runoff into Wolfe Field, contributing to drainage challenges, and fluctuating hydrologic conditions. Although Municipal Separate Storm Sewer System (MS4) requirements are not currently triggered for a community of Lewisburg's scale, evolving regulatory frameworks suggest that such obligations may emerge in the future. As a result, incorporating MS4 consistent stormwater management strategies into site improvements represents a prudent and forward-looking approach. Future design interventions should address these inflows through integrated stormwater management practices, stabilization measures, and landscape-based infiltration and treatment techniques that improve water quality, reduce runoff impacts, and enhance long term site resilience.

Finally, portions of the park are visually and functionally dominated by vehicle circulation and parking. This condition affects user perception, pedestrian comfort, and the overall sense of safety and place. Rebalancing the relationship between vehicles, pedestrians, and bicyclists represents an important design challenge and opportunity to improve the park experience and internal connectivity.

Environmental and Regulatory Constraints

Historic Land Use and LWCF Considerations

Wolfe Field is subject to a unique set of environmental and regulatory constraints stemming from its history as a former municipal dump / landfill and the land's acquisition through Land and Water Conservation Fund (LWCF) programs. These conditions do not preclude redevelopment, but they fundamentally shape design decisions, allowable uses, restoration, and long-term land management strategies.

Historic Landfill Conditions

Wolfe Field occupies a legacy dump / landfill site that predates modern solid waste regulations. Unlike contemporary landfills, the site was not constructed with an engineered liner, leachate collection system, or formal closure plan. Historic disposal practices relied primarily on soil cover, resulting in shallow and variable depths of cover material across the site.

Over time, natural settlement of the underlying waste mass has produced uneven surface conditions, including localized depressions and irregular grading. These settlement dynamics influence drainage behavior, infiltration patterns, and the long-term stability of surface improvements.

A primary environmental objective for legacy landfill sites is minimizing water infiltration. Excess infiltration increases leachate generation and can exacerbate subsurface instability. The existing flat and locally undulating landforms suggest that the site's original cap profile or dome has either settled or been altered, reducing positive drainage and contributing to periodic ponding.

Implications for Site Development

Landfill conditions impose several important design and management considerations:

Soil cover depths are shallow and inconsistent, restricts the feasibility of deep rooted vegetation and excavation. Settlement of subsurface materials must be anticipated, requiring adaptable and resilient design solutions. Grading strategies should prioritize positive drainage and surface water shedding to reduce infiltration.

Vegetation selection is particularly influenced by landfill dynamics. Turfgrass and shallow rooted meadow systems are generally compatible, as their dense root structures absorb water without penetrating deeply into cover soils. Conversely, trees and large shrubs are

discouraged directly over landfill areas due to root penetration risks, windthrow potential, and the possibility of exposing buried materials.

Compatible Uses

Low impact recreational uses with minimal excavation and structural loading are most appropriate within former landfill areas. These uses may include trails, open turf areas, native grasses and wildflower meadows, dog-related amenities, and bike-oriented facilities. Features requiring deep foundations, heavy structures, or significant subsurface disturbance are discouraged, or will require careful evaluation.

LWCF Program Restrictions

Wolfe Field and Danny Green Field were acquired with support from the federal Land and Water Conservation Fund (LWCF). As a condition of funding, these properties are legally obligated to remain in perpetual outdoor recreational use. Any non-recreational use of LWCF funded lands is considered non-compliant unless formally approved through established conversion procedures.

The Recycling Area is documented as a pre-existing condition and is therefore treated as a grandfathered use. Other activities, including the Borough brush pile, materials stockpiling, and certain storage functions, are not clearly identified as approved uses and may be considered non-compliant under LWCF guidelines.

Brush Pile – Historical Use and LWCF Restrictions

During meetings with PA DCNR staff conducted as part of the Wolfe Field Park Master Planning process, Lewisburg Borough presented a historic site plan documenting the brush pile as a longstanding use of the property. Based on this documentation, the Borough requested that PA DCNR recognize the brush pile operation as a preexisting or “grandfathered” use of the site. Prior to proceeding with project implementation, the Borough should seek a final determination from PA DCNR regarding the status of the brush pile and whether its continued operation is considered a grandfathered, compliant, or noncompliant use of the property.

Regulatory Implications

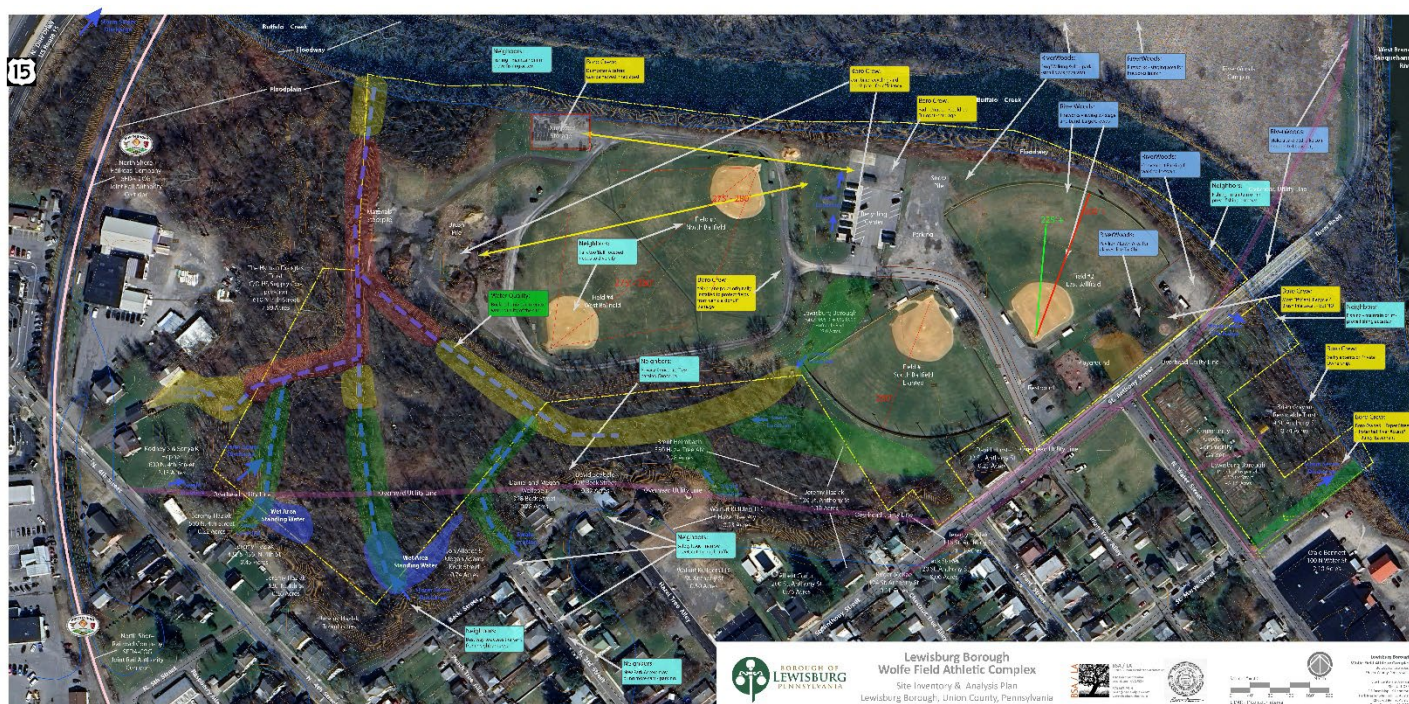
Non-compliant uses do not necessarily require immediate removal, but they require coordination with the Pennsylvania Department of Conservation and Natural Resources. Potential strategies include formal recognition of historic uses, reduction of non-recreational footprints, relocation of facilities, or acquisition of replacement recreational lands.

Coordination with the Pennsylvania Department of Environmental Protection is also required for any modification or relocation of permitted recycling facility and waste handling or brush management operations.

Planning and Design Response

Rather than functioning solely as limitations, landfill and LWCF constraints establish a framework for resilient and environmentally responsible design. The master plan prioritizes grading strategies that reduce infiltration, vegetation systems compatible with shallow soils, flexible recreational uses, and long-term ecological restoration approaches aligned with regulatory obligations.

Collectively, these considerations support redevelopment that improves environmental performance, protects public investment, and transforms Wolfe Field's historic conditions into an asset for community recreation and ecological function.



Wolfe Field – Inventory & Analysis Mapping

Environmental Conditions

Soils across Wolfe Field primarily consist of disturbed and capped landfill materials. Much of the site is characterized by what are commonly referred to as urban soils, representing a heterogeneous mix of fill and cover soils derived from various sources during historic landfill operations. These soils exhibit variable composition, drainage characteristics, and structural stability, all of which influence vegetation establishment and future construction considerations. Small remnants of the site's original floodplain soils remain, particularly toward the western portions of the property. These areas provide valuable insight into pre landfill conditions and may offer enhanced suitability for certain planting and restoration strategies.

Hydrologically, Wolfe Field is situated within the one hundred year floodplain associated with Buffalo Creek and the West Branch Susquehanna River. Periodic inundation, fluctuating groundwater levels, and storm driven flows are inherent site dynamics that must inform both design and long-term management decisions. In addition to natural floodplain processes, stormwater runoff from adjacent neighborhoods traverses the site through swales and discharge points. These flows contribute to localized erosion and drainage challenges but also present opportunities to integrate stormwater best management practices consistent with evolving Municipal Separate Storm Sewer System (MS4) approaches. Landscape based capture / infiltrate / treatment features, vegetated conveyance systems, and flood tolerant plantings can improve site performance while enhancing ecological function and wildlife habitat.

Existing vegetation patterns are strongly shaped by landfill conditions, with large portions of the site maintained as turfgrass. While functional for recreation, these areas provide limited habitat value and ecological diversity. Over time, significant opportunities exist to diversify the landscape through establishment of native grass and wildflower meadows designed to support birds and pollinators, reduce maintenance demands, and improve visual character. Where landfill constraints do not apply, targeted native tree and shrub plantings can reinforce riparian corridors, strengthen urban and upland habitat structure, and introduce wetland adapted species compatible with floodplain conditions.

A Pennsylvania Natural Diversity Inventory (PNDI) screening was submitted on February 13, 2026. The resulting report identified potential impacts to the following PA Fish and Boat Commission species:

Elktoe	<i>Alasmidonta marginata</i>	Special Concern Species
Green Floater	<i>Lasmigona subviridis</i>	Special Concern Species
	Sensitive Species	Threatened

The PNDI report is included in the Appendix and should inform future design, permitting, and ecological management considerations.

Overall, the environmental analysis supports site redevelopment while underscoring the importance of careful engineering, adaptive design strategies, and ecological restoration. These considerations are central to achieving a resilient, functional, and environmentally responsive park landscape.

E.

Activities & Facilities Analysis



E. Activities and Facilities Analysis

Community Need

Public engagement findings, combined with national and regional benchmarking resources including NRPA Park Metrics and TPL ParkServe data, indicate a clear need for reinvestment in Wolfe Field and expansion of its recreational and environmental functions. Community priorities consistently highlight the following needs:

Park upgrades and diversification of recreational opportunities to broaden the site's appeal and support a wider range of users and activities.

Walking and biking infrastructure that is clearly separated from vehicle circulation to improve safety, comfort, and overall park experience.

Dog oriented amenities, including trails and both fenced and off leash areas, reflecting strong local demand for spaces that accommodate dog walking and social interaction.

Youth and teen gathering spaces that provide informal, flexible environments for socialization and unstructured recreation.

Flexible spaces and multi-use field areas capable of supporting a variety of recreational and community activities.

An accessible playground designed to meet current safety and performance standards, including applicable CPSC and ASTM guidelines.

Rationalization of existing ball field facilities, including elimination of two non-regulation fields and more efficient use of the remaining regulation fields through improved lighting and scheduling strategies.

Improved physical and visual access to Buffalo Creek, strengthening the park's connection to its natural features.

Environmental enhancement and habitat restoration areas that improve ecological function, biodiversity, and landscape quality.

Expanded opportunities for nature-based recreation, including trails, passive use areas, and experiences oriented toward the site's natural systems.

Proposed Facilities

The proposed program for Wolfe Field is intended to expand recreational diversity, improve accessibility, and strengthen the park's role as a community wide resource. The facilities are designed to support a broad spectrum of users, activities, and skill levels, while remaining responsive to site constraints and environmental conditions.

Lewisburg Community Garden – Operational and Functional Priorities

Community garden members and staff identified several practical priorities necessary to sustain and enhance garden operations. These included ADA accessibility, improved water access and distribution, the addition of a produce wash station to support donation and food handling activities, and clearer organization of areas supporting mulch, compost, and tool use.

Participants also identified the need for a modest shade structure or pavilion near the garden shed. Such a feature would support gatherings, instruction, produce handling, and respite from sun exposure while reinforcing the garden's role as a social space. Importantly, members expressed a desire for improvements that minimize new impervious surfaces and maintain the garden's green, permeable character.

Connectivity between the Community Garden and Wolfe Field emerged as one of the most significant shared concerns. While Wolfe Field provides amenities valued by gardeners, including restrooms and parking opportunities, participants emphasized that existing street conditions limit safe and convenient movement between the two areas.

Garden members expressed strong support for traffic calming measures, enhanced crossing visibility, and pedestrian oriented safety improvements along St. Anthony Street and Water Street. Safer walking and biking connections were viewed as essential to strengthening the functional relationship between the garden and park, while also improving neighborhood accessibility more broadly.

Creek access and water oriented recreation were frequently mentioned, with participants recognizing Buffalo Creek as a shared natural asset linking the garden, Wolfe Field, and the broader river system. The garden's presence reinforces Wolfe Field's identity as a combined recreation and landscape resource rather than a singular use park.

Active Recreation

The trail network forms a foundational element of the park's circulation and user experience. A hierarchical trail system is proposed to accommodate varying modes of

movement, abilities, and recreation preferences. The system includes a paved ADA accessible loop designed for universal access and casual walking, wide stabilized surface trails suitable for walking, jogging, and biking, and narrower natural surface singletrack trails that provide a more immersive, nature-based experience. Together, these routes create an integrated loop system that improves internal connectivity and encourages year-round use.

Dog oriented amenities represent a significant component of the active recreation program. A dedicated dog park, including fenced and off leash areas, will provide a safe and socially supportive environment for both pets and owners, while reducing conflicts with other park users.

A bike park and skills area is proposed to support youth and recreational riders, offering a purpose designed space that encourages physical activity, skill development, and positive outdoor engagement. This facility complements the broader trail system and responds to growing interest in cycling related recreation.

Additional active recreation facilities include a **multi purpose athletic field** designed to align with widely accepted recreation and safety guidelines, flexible open turf areas to accommodate informal play and community use, and improvements to existing ballfield infrastructure. Proposed lighting upgrades for Ballfield #2 emphasize energy efficient, dark sky compliant technologies that extend usability while minimizing light spill and environmental impacts.

Family oriented and community supportive amenities include new or improved **playgrounds and a nature play area**, an **upgraded and accessible restroom facility**, and a **picnic pavilion** that supports gatherings, events, and casual park use.

Water oriented recreation and environmental engagement are strengthened through the introduction of **canoe and kayak access**, as well as an **ADA accessible fishing area** along Buffalo Creek. These elements reinforce the park's relationship to its natural systems and expand opportunities for passive and nature-based recreation.

Participant Experience

The proposed facilities are intended to support a wide range of participant skill levels, from casual and recreational use to organized programming and community level competition. This flexibility allows Wolfe Field to function as both an everyday neighborhood resource and a destination for structured activities and events.

Passive Recreation

In addition to its active recreation program, Wolfe Field is envisioned as a place that supports relaxation, informal social interaction, and everyday enjoyment of the landscape.

Passive recreation elements play a critical role in shaping the character of the park, enhancing user comfort, and strengthening connections to community identity and the natural environment.

Seating and gathering areas are proposed throughout the site to provide opportunities for rest, observation, and casual interaction. These spaces are intended to support a wide variety of users, including walkers, families, spectators, and individuals seeking quiet enjoyment. Thoughtful placement of benches, seating walls, and small gathering nodes along trails and near activity areas will improve the overall park experience while encouraging longer visits and broader use.

Art and heritage installations offer an opportunity to reinforce local identity and celebrate Lewisburg's cultural and historical context. Integrating public art, interpretive elements, and references to local history can create memorable destinations within the park while fostering a stronger sense of place. These features may draw inspiration from the Borough's riverfront, agricultural heritage, and community traditions, contributing both visual interest and educational value.

The park also presents a unique opportunity to incorporate **Art Trouvé**, or found art, as part of its creative and interpretive framework. Salvaged or repurposed materials, reclaimed objects, and site related artifacts can be transformed by artists into sculptural or functional installations that reflect the site's history, resourcefulness, and evolving landscape. This approach not only reinforces themes of sustainability and creativity, but also allows the park to tell stories through materials that might otherwise be overlooked, creating distinctive and locally meaningful expressions of art.

Environmental education features are also envisioned as a key component of the passive recreation framework. Given the site's proximity to Buffalo Creek, its floodplain setting, and its history as a former landfill, Wolfe Field provides a unique setting for interpretive and educational elements. Signage, demonstration plantings, and nature-based learning opportunities can help communicate ecological processes, restoration strategies, and watershed dynamics, enriching visitor understanding while reinforcing community stewardship values.

Together, these passive recreation components broaden the park's appeal, enhance inclusivity, and strengthen Wolfe Field's function as both a recreational resource and a community landscape.

Landfill Cap and Floodplain Strategy

Community input and stakeholder discussions have consistently emphasized the importance of advancing water quality protection and safeguarding human health at Wolfe Field. Central to this objective is addressing the limitations of the site's existing landfill cap, which reflects historic practices that do not meet modern engineering and environmental performance standards. The community has expressed a clear preference to pursue a more protective and durable solution through recapping the landfill using contemporary design principles, including a stable, domed landform intended to reduce infiltration and effectively shed stormwater.

This approach represents a complex but forward-looking strategy that extends beyond the boundaries of Wolfe Field. Successful implementation would require a coordinated partnership with the RiverWoods campus to balance soil cut and fill within the adjacent floodplain. Under this framework, carefully planned earthwork activities could expand flood storage capacity and create additional habitat wetlands on the RiverWoods property, while generating suitable fill material to support the re-capping at Wolfe Field. Such an integrated approach offers the potential to achieve multiple benefits, including improved landfill performance, enhanced water-quality, expanded ecological function, and full compliance with applicable floodplain regulations.

Conservation Elements

Conservation and ecological enhancement strategies are central to the long-term vision for Wolfe Field. Given the site's environmental conditions, floodplain setting, and community values, landscape-based approaches provide an opportunity to improve ecological function while enhancing the park's visual character and user experience.

Water quality treatment wetlands are proposed to help manage and improve stormwater and surface water conditions entering and moving through the site. These systems can slow runoff, promote sediment capture, and facilitate natural pollutant reduction processes, contributing to improved downstream water quality while functioning as dynamic landscape features. In addition to addressing stormwater flows, these wetlands may also play an important role in managing residual leachate that may continue to emanate from the landfill even following a successful recapping of the site. While recapping measures can significantly reduce infiltration and leachate generation, some degree of subsurface discharge may persist over time. Treatment wetlands and associated vegetated systems provide a passive, adaptable approach for improving water quality, attenuating contaminants, and integrating long term environmental management functions into the park landscape.

Habitat oriented wetlands further expand the park's ecological value by providing diverse microhabitats that support amphibians, birds, pollinators, and other wildlife. In addition to their environmental benefits, these areas introduce seasonal variation, educational opportunities, and immersive nature experiences for park users.

Grass and wildflower meadows represent a key landscape strategy for the site. Meadow systems are highly compatible with shallow soil landfill constraints, reduce long term maintenance demands, and provide significant habitat benefits. These landscapes also contribute strong aesthetic and seasonal interest, reinforcing the park's natural identity.

Restoration and management of woodland and riparian buffer areas are essential to improving ecological resilience and stabilizing sensitive environmental zones. Targeted removal of invasive species, reintroduction of native understory vegetation, and long-term forest management practices can enhance biodiversity, improve habitat structure, and strengthen stream corridor stability.

Stormwater best management practices, including rain gardens, bioswales, and infiltration areas, are integrated throughout the site to address existing runoff patterns and drainage challenges. These features are intended to work in concert with natural systems, improving hydrologic performance while contributing to landscape diversity and environmental education opportunities. Particular attention should be given to runoff associated with municipal snow storage and stockpile areas, where meltwater may contain elevated salinity levels and accumulated debris. Incorporating appropriately designed water quality practices capable of capturing trash, facilitating sediment removal, and moderating salt impacts can help protect soils, vegetation, and receiving waters. These strategies may include pretreatment features, forebays, salt tolerant plant communities, and enhanced filtration measures that support both infrastructure function and long-term ecological health.

Canopy tree strategies focus on appropriate and carefully located plantings that respect landfill and utility constraints. Street trees, shade trees, and clustered canopy plantings can improve user comfort, mitigate urban heat effects, enhance visual quality, and strengthen habitat connectivity where site conditions permit.

Together, these conservation elements support water quality, habitat function, landscape resilience, and the broader community vision for an environmentally responsive park.

Support Facilities

Support facilities are essential to ensuring that Wolfe Field functions as an accessible, safe, and well-organized community resource. While less visible than recreational amenities, these elements play a critical role in overall user experience, operational efficiency, and regulatory compliance.

ADA accessible parking areas and accessible routes are integrated throughout the site to promote equitable access for all users. These facilities are designed to provide convenient connections to major park destinations, including trails, activity areas, and gathering spaces, while meeting applicable accessibility standards. Emphasis is placed on creating clear, comfortable, and logically organized pedestrian pathways that enhance mobility and safety.

The proposed restroom facility is intended to improve user comfort, extend visit duration, and support a wider range of park activities and events. Its design and placement should consider accessibility, visibility, durability, and long-term maintenance, while remaining sensitive to floodplain conditions and site constraints.

Wayfinding and safety signage play an important role in navigation, user comfort, and overall park safety. A cohesive signage strategy should orient visitors, communicate park rules, and establish clear shared use expectations while reinforcing a unified park identity. Particular attention should be given to minimizing conflicts among runners, walkers, and bicyclists through clear guidance on right of way, travel patterns, and trail etiquette. Safety related signage and markings should promote predictable movement, encourage responsible behavior, and support an environment that feels orderly, welcoming, and secure.

Stormwater infrastructure is incorporated as a functional and landscape integrated component of the park. Beyond conventional drainage needs, these systems are designed to manage runoff, improve water quality, and support ecological processes through the use of landscape based best management practices. Where feasible, stormwater features are envisioned as multi benefit elements that contribute to habitat, aesthetics, and environmental education.

Together, these support facilities enable Wolfe Field to operate as a resilient, inclusive, and high-quality public space.

Land and Water Conservation Fund

Strategy Options for LWCF Non-Compliance

Option 1: Petition DCNR to Recognize Both the Recycling Area and Brush Pile as Grandfathered Uses

Request a formal determination from DCNR that both the **Recycling Area** and the **Brush Pile/Municipal Stockpile Area** were established prior to LWCF acquisition and should therefore be considered **grandfathered, allowable uses**.

Under this strategy:

- Both uses would remain on-site, though they may be **reconfigured or consolidated** for improved efficiency and reduced visual/operational impacts.
- Documentation of historic conditions would be critical to support this request.
- Success would eliminate the need for conversion or replacement property.

Option 2: Reduce the Extent of Non-Recreational Uses

If the Brush Pile is not recognized as grandfathered, the Borough may reduce its size to **minimize the acreage of non-compliant use**.

This approach:

- Shrinks the footprint of the Brush Pile and stockpile areas to the smallest feasible operational size.
- Minimizes the LWCF impact area that would need to be offset in a future conversion.
- Allows the majority of Wolfe Field's acreage to remain clearly dedicated to recreation.
- Recognizes that Brush Pile and Organic Yard Waste Recycling is a green and sustainable practice that benefits the community, park and the environment.

Option 3: Relocate the Brush Pile to a Compliant Off-Site Location

Relocating the Brush Pile (and potentially the municipal stockpile area) fully resolves the LWCF conflict. Options include:

- **A new Borough-owned site** suitable for yard waste management.
- **A regional yard-waste or composting facility** developed jointly with East Buffalo Township, Bucknell University, RiverWoods, or other partners.

- **A hybrid approach**, where Wolfe Field functions only as a **small temporary drop-off pad** for residents, with collected material transferred regularly (weekly, bi-monthly, or monthly) to the regional facility.
This option removes the non-compliant use from LWCF land and avoids the need for a conversion process.

Option 4: Conversion / Offset Strategy – Acquire Replacement Property

Pursue a **LWCF conversion** by acquiring additional land—specifically, the **eastern portion of the U.S. Supply property**—as replacement acreage.

This strategy:

- Provides **equal or greater recreational value and acreage** than the area occupied by the Brush Pile and stockpiles.
- Resolves the non-compliance issue while **expanding Wolfe Field** to support future recreation needs and greenway / trail connection opportunities.
- Creates opportunities for **green composting, expanded trails, meadow areas, or other low-impact amenities** on the newly acquired land.

*Option 4 is incorporated conceptually into the final Wolfe Field Park Master Plan, demonstrating a potential long-term strategy in which recycling, brush management, composting, and municipal stockpiling activities may be consolidated and accommodated through the acquisition of a portion of the U.S. Supply property adjoining Wolfe Field.



Design Considerations



F. Design Considerations

The Wolfe Field Master Plan is guided by a set of interrelated design considerations that respond directly to site conditions, community priorities, regulatory frameworks, and long-term operational realities. These considerations collectively shape both the physical organization of the park and the character of its proposed improvements.

Historic landfill conditions and associated cap limitations represent a fundamental design driver. A primary objective of the master plan is to rectify existing landfill constraints through the application of a modern engineered cap system prior to construction of recreational amenities within the main landfill area. Recapping measures, including the introduction of contemporary barrier layers and stabilized landform geometry, are intended to improve environmental performance, reduce infiltration, and provide a more reliable foundation for future park development. Following these improvements, proposed facilities, plantings, and infrastructure can be designed and constructed in a manner consistent with long term settlement dynamics and cap protection requirements. This sequencing approach ensures that recreational investments are supported by appropriate site engineering while reinforcing the plan's emphasis on durability, safety, and long-term resilience.

Water quality and human health concerns are central to the plan's environmental framework. The park's design emphasizes landscape-based systems that reduce infiltration, improve stormwater treatment, stabilize eroding areas, and mitigate potential pollutant pathways. Restoration oriented interventions, including riparian buffers, wetlands, and infiltration features, serve both ecological and public health functions while enhancing the park's visual and experiential quality.

Circulation and access strategies prioritize pedestrians and bicyclists, reflecting community goals related to safety, walkability, and active transportation. The internal layout deemphasizes automobile dominance, promotes intuitive movement patterns, and supports a hierarchy of multi-use trails designed to accommodate walking, running, and cycling. These facilities are further conceived as part of a broader network, ensuring compatibility with existing and future regional trail connections.

Universal accessibility principles guide the organization and detailing of park improvements. Facilities are designed to align with ADA standards, supporting users of all ages and abilities while promoting equitable access to recreation, nature, and gathering spaces. This approach extends beyond minimum compliance to create a park environment that is comfortable, legible, and welcoming for diverse populations.

Sustainable design practices and green infrastructure strategies are embedded throughout the plan. Stormwater best management practices, treatment wetlands, and landscape-

based infiltration systems work together to improve hydrologic performance while contributing to habitat, aesthetics, and long-term resilience. These measures also position the Borough to respond proactively to evolving Municipal Separate Storm Sewer System requirements and related regulatory expectations.

Native plantings and habitat-oriented landscapes form a defining component of the park's identity and performance. Meadows, wetlands, riparian buffers, and woodland management areas are intended to enhance biodiversity, support wildlife, reduce long term maintenance demands, and strengthen ecological function. These systems align with Chesapeake Bay watershed buffer goals and reinforce community priorities related to environmental stewardship.

Lighting and nighttime design considerations emphasize dark sky compliant and minimal illumination strategies. Energy efficient technologies and carefully controlled light distribution extend usability where needed while minimizing light pollution, protecting wildlife, and preserving the park's natural character.

All proposed improvements are developed with awareness of applicable codes, standards, and safety guidelines, including the Uniform Construction Code, ASTM standards, and CPSC playground recommendations. These frameworks ensure that park facilities are durable, safe, and consistent with accepted engineering and recreation practices.

Finally, the plan recognizes the value of collaborative partnerships, particularly the strategic relationship with the RiverWoods community. Coordinated planning and shared landscape strategies offer opportunities to address grading, floodplain dynamics, habitat enhancement, and long-term environmental performance in a manner that benefits both properties and the broader community.

Taken together, these design considerations support a comprehensive redevelopment approach that addresses legacy environmental conditions, diversifies recreation opportunities, strengthens ecological systems, improves water quality and habitat, reduces maintenance demands through naturalized landscapes, and establishes a park environment that is resilient, functional, and enduring.



Design Process & Recommendations



G. Design Process and Recommendations

Alternative Concepts

Three alternative concepts were developed for the Wolfe Field Master Plan. Each alternative is defined primarily by the degree to which historic landfill limitations are addressed and the extent of coordination, permitting, and implementation undertaken jointly by Lewisburg Borough and the RiverWoods community. The alternatives range from an independent Borough led approach to a fully integrated partnership model, with an intermediate hybrid scenario representing partial collaboration.

1. Wolfe Field Master Plan Alternative 1

This alternative assumes advancement of recreational improvements largely within Wolfe Field under existing site conditions. Park facilities would be developed atop the current landfill cap and landform, with design responses focused on working within known constraints rather than undertaking major cap reconstruction or landform modification.

2. Wolfe Field Master Plan Alternative 2

This alternative incorporates improvements to the landfill cap and domed landform, with earthwork activities balanced entirely within Wolfe Field. Modifications would be limited to the extent that cut and fill quantities can be accommodated on site within the one-hundred-year floodplain, improving cap performance and site stability while avoiding reliance on off-site partnerships.

3. Wolfe Field Master Plan Alternative 3 (Preferred Option)

The preferred alternative reflects a collaborative strategy coordinated with the RiverWoods wetland and floodplain restoration initiatives. Under this framework, cut and fill quantities would be balanced across the collective one-hundred-year floodplain, allowing both projects to achieve broader environmental and functional benefits. RiverWoods would reconnect portions of its floodplain and expand wetland habitats, including open water features, while generating suitable fill material to support modern landfill recapping and doming at Wolfe Field.

This integrated approach offers multiple advantages. It enables the Borough to implement a contemporary engineered landfill cap, reduces infiltration, improves long term landform stability, and provides a more reliable foundation for recreational facilities. The strategy also supports stabilization of eroding Buffalo Creek streambanks, enhances water quality, expands wildlife habitat, and advances human health and environmental performance objectives. Importantly, the partnership model creates mutually reinforcing benefits for both properties while strengthening the broader riverfront landscape system.

Preferred Concept

The preferred concept reflects strong public support for addressing legacy landfill conditions and maximizing long term environmental performance. It optimizes complementary benefits across Wolfe Field and RiverWoods properties, with Wolfe Field emphasizing active recreation and community amenities, and RiverWoods advancing habitat restoration and trail connectivity. The approach also establishes a replicable model for public and institutional collaboration in advancing regional greenway, trail, and open space objectives.

This alternative, while offering substantial long-term benefits, involves greater project complexity. Implementation will require careful coordination, regulatory review, and technical analysis related to floodplain permitting, earthwork balancing, and constructability. The preferred concept also represents a higher initial investment relative to other alternatives. However, these challenges are offset by its potential to deliver durable environmental improvements, enhanced recreational experiences, and long-term resilience.

Lewisburg Community Garden Improvement Priorities

The Community engagement process identified the following priorities for future garden enhancements:

- Improved ADA accessible parking, accessible pathways, and accessible plots
- Enhanced water access and distribution systems
- Shade structure or pavilion
- Produce wash station support local food hub
- Appropriate shade trees compatible with site conditions
- Efficient access to compost, mulch, and shared resources
- Safe pedestrian and bicycle connections to Wolfe Field

These priorities reinforce the importance of coordinated planning between the two sites and support the master plan's broader goals of accessibility, sustainability, and community well-being.

Wolfe Field - Final Recommendation

The Wolfe Field Master Plan advances a comprehensive and forward-looking vision that responds to documented community priorities, site constraints, and long-term environmental performance objectives. The recommended approach positions Wolfe Field as both a recreational resource and a landscape of ecological renewal.

The master plan prioritizes remediation of historic environmental limitations associated with the former landfill through the application of a modern engineered cap and stabilized domed landform. This foundational investment is intended to improve water quality protection, reduce infiltration, enhance long term site stability, and provide a reliable basis for future recreational development.

The plan reinforces the park's established recreational functions by investing in existing regulation ballfields. Targeted improvements, including energy efficient and dark sky compliant lighting, support extended hours of use and more effective scheduling of practices and games, enabling greater utilization of fewer fields while reducing maintenance demands and park user conflicts.

Recreational diversification represents a central organizing principle of the plan. Proposed amenities respond directly to community needs by introducing features that broaden user appeal and encourage year-round activity. These include a hierarchical trail network, ranging from ADA accessible routes to stabilized surface trails and natural surface singletrack paths, designed to accommodate walkers, runners, and bicyclists while minimizing user conflicts.

High priority community features, including a dedicated dog park and bike park, provide purpose designed spaces that reflect strong public interest and expand opportunities for active recreation, skill development, and social interaction. Flexible open turf areas further support informal play, pickup games, and adaptable programming.

Community oriented facilities, including a pavilion and improved restroom amenities, enhance user comfort, support gatherings and events, and reinforce Wolfe Field's role as a shared civic space. Playground improvements, including nature-based play environments, strengthen family-oriented recreation and promote engagement with the landscape.

Ecological restoration and landscape enhancement strategies are integral to the recommended concept. Naturalized plantings, native grass and wildflower meadows, restored riparian buffers, floodplain woodlands, and habitat wetlands collectively improve biodiversity, stabilize soils, enhance habitat function, and reduce long term maintenance requirements. Stormwater best management practices and treatment wetlands further support hydrologic performance and water quality objectives.

The preferred concept is strengthened through a coordinated partnership framework with the RiverWoods community. This collaborative strategy enables balanced cut and fill within the shared floodplain, supports expansion of wetland habitats and flood storage capacity at RiverWoods, and provides suitable fill material to facilitate modern landfill recapping at Wolfe Field. The integrated approach produces mutually reinforcing environmental, hydrologic, and recreational benefits while demonstrating a replicable model of public-private partnership and cooperation.

Collectively, the plan improves safety and user experience through clearer circulation systems, better separation of vehicular and non-vehicular movement, and a design that prioritizes pedestrians and bicyclists. These improvements strengthen neighborhood connectivity and contribute to the development of a broader regional greenway and trail network.

The recommended design transforms Wolfe Field into a resilient, accessible, and environmentally responsive park landscape that reflects community values, addresses legacy site conditions, and establishes a long-term model of environmental stewardship and community vitality.

Wolfe Field – Vision

Wolfe Field will be reimagined as a park for everyone, welcoming people of all ages, abilities, interests, and backgrounds while reflecting the evolving needs and values of a thriving twenty-first century Lewisburg. Shaped by extensive community input, the future park will provide a diverse and balanced mix of recreational opportunities that promote health, play, and social connection, while also restoring ecological systems, improving water quality, and creating space for wildlife to return and flourish.

The park will harmonize active recreation with quieter, nature-oriented experiences, ensuring that organized sports, informal play, and everyday use coexist within a resilient and adaptable landscape. Trails, gathering spaces, play environments, and flexible open areas will support a wide spectrum of activities while strengthening the park's role as a shared civic destination.

Central to this vision is the transformation of Wolfe Field's legacy as a former landfill. The master plan embraces the site's unique challenges as an opportunity for environmental repair, advancing a modern engineered cap and landform strategy that rectifies historic limitations while establishing a stable, protective, and durable foundation for future use.

Through ecological restoration, green infrastructure, and responsible stormwater management practices, Wolfe Field will demonstrate how communities can heal disturbed lands, safeguard public health, and convert past environmental burdens into long term assets.

The vision further recognizes Wolfe Field as a vital component of a broader riverfront and floodplain landscape system. Coordinated strategies, including collaborative initiatives with the RiverWoods community, will enhance floodplain function, expand wetland habitats, improve hydrologic performance, and generate mutually reinforcing environmental benefits. These partnerships reflect a forward-looking model of shared stewardship and integrated land management.

Wolfe Field will be safely and seamlessly connected to surrounding neighborhoods, gardens, and destinations through inviting walking and biking routes that prioritize comfort, safety, and accessibility. Day and night, under dark sky conscious lighting and within healthy landscapes, the park will serve as a place where residents gather, children explore, teens connect, families recreate, and nature is restored.

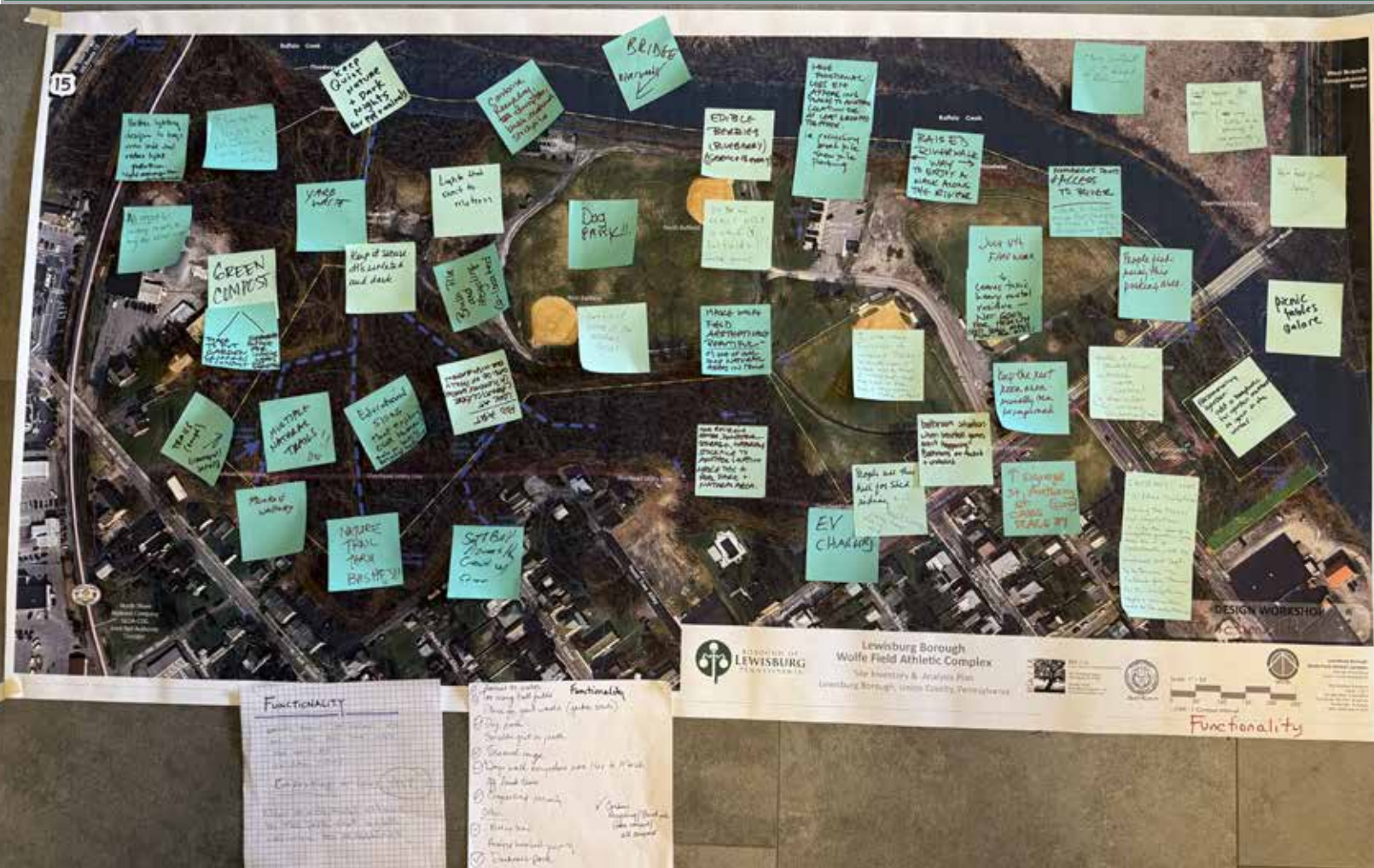
Ultimately, Wolfe Field will stand as a regional example of how parks can simultaneously advance recreation, environmental stewardship, public health, and community resilience. By integrating thoughtful design, ecological function, and collaborative partnerships, Wolfe Field becomes not simply a park, but a lasting investment in people, place, and environmental renewal.

Wolfe Field – Vision Statement

Wolfe Field will be transformed into an inclusive and welcoming park that serves residents of all ages and abilities while supporting the recreational, ecological, and community needs of a thriving twenty-first century Lewisburg. Guided by community priorities, the park will offer diverse recreational opportunities, ranging from organized sports and informal play to walking, running, biking, and gathering spaces, balanced with ecological restoration that improves water quality, enhances wildlife habitat, and reconnects people with nature. By addressing the site's former landfill conditions through modern engineering, green infrastructure, and landscape-based solutions, the plan converts legacy challenges into a model of environmental repair and community resilience. Safely connected to surrounding neighborhoods and the emerging regional greenway network, Wolfe Field will become a durable, healthy, and vibrant civic landscape.



Cost Estimates & Phased Development Program



H. Cost Estimate and Phased Capital Development Program

This section outlines an order of magnitude cost estimate and a suggested phased capital development strategy for Wolfe Field Park. The phasing approach presented below reflects a logical progression, prioritizing site control, environmental restoration, access, and foundational amenities in Phase I, followed by expanded recreation facilities and community gathering spaces in Phase II. While this framework provides a practical and fundable path forward, it is important that implementation remains flexible. An adaptive management approach is recommended, allowing the Borough and its partners to respond to evolving conditions, pursue emerging grant opportunities, and align specific projects with available funding sources as they arise. As a result, the sequence, timing, and even composition of improvements may shift over time to best leverage partnerships, maximize funding, and ensure long term success of the park.

Phasing Strategy

Phase 1:	Collaboration and Connection
Phase 2:	Accessibility and Recreational Priorities
Phase 3:	Community Gathering & Family Recreation
Phase 4:	Water Access, Habitat Restoration, and Municipal Services

Funding sources may include:

- PA DEP – Growing Greener Funding (wetland restoration / water quality)
- PA DCED – Watershed Restoration and Protection Program (WRPP)
- NFWF – National Fish and Wildlife Foundation Grants (wetland restoration)
- DCNR – C2P2 Grants
- PennDOT Multimodal / Alternative Transportation Grants
- DCED – (GTRP) Greenways, Trails, Recreation Program grants
- PennVEST – MS4 Compliance and Innovative Stormwater Management
- Degenstein, First Community, and Union County foundations
- Tree Pennsylvania program
- PA DCNR – Lawn to Meadow Conversion program
- Municipal capital funds
- Private fundraising

Development Costs

Order-of-magnitude cost estimates include:

- Professional services (planning, engineering, permitting)
- Construction and materials
- Administrative costs
- Contingency (10 percent)

Note: Estimates assume Pennsylvania prevailing wage rates and a competitive public bidding process.

Phase 1 – Collaboration and Connection

Phase I establishes the foundation for the long-term success of Wolfe Field Park by advancing critical partnerships, securing key land assets, and creating physical connections that unify the site. Central to this phase is a collaborative effort with RiverWoods to implement floodplain and wetland restoration, generating clean fill material that can be beneficially reused to cap the existing Wolfe Field landfill. This integrated approach aligns ecological restoration with site remediation, transforming a historic constraint into an opportunity.

This phase also prioritizes connectivity, including the construction of a signature pedestrian and bicycle bridge over Buffalo Creek, linking Wolfe Field to the RiverWoods property and expanding access to a broader network of natural areas and trails. In parallel, the acquisition of the U.S. Supply Company 4.5-acre site secures a critical parcel that enhances site access, flexibility, and long-term development potential.

Together, these efforts position Phase I as a catalytic investment that advances environmental restoration, strengthens regional connections, and establishes the physical and organizational framework for future park development.

Estimated Phase 1 Cost Range: \$3.8M – \$5.6M

Breakdown:

- Legal Agreements (RiverWoods / Lewisburg Borough MOU)
\$10,000 – \$25,000
- Land Acquisition – U.S. Supply (4.5 Acres)
\$180,000 – \$320,000
(assuming ~\$40K–\$70K/acre depending on conditions and appraisal)
- Final Engineering and Design
\$180,000 – \$300,000
- Floodplain & Wetland Restoration + Landfill Capping
(includes soil work, grading, meadow establishment)
\$700,000 – \$1,000,000
- Pedestrian and Bicycle Bridge to RiverWoods Property
(cable suspension bridge, 12' minimum deck width, approximately 400' span over Buffalo Creek)
\$2,200,000 – \$3,200,000

- Administration (project management, permitting, coordination, bidding)
\$150,000 – \$250,000

- Contingency (10 percent)
\$350,000 – \$450,000

Phase 2 – Accessibility and Recreational Priorities

Phase 2 builds upon the foundational investments of Phase 1 by advancing site accessibility and delivering high-priority recreational amenities. This phase focuses on creating an inclusive and welcoming park experience through ADA-compliant access, expanded trail systems, and early-use recreation features that serve a broad range of users and activity levels.

Estimated Phase 2 Cost Range: \$2.2M – \$3.4M

Breakdown:

- Final Engineering and Design
\$180,000 – \$300,000
- New Vehicle Park Access Road and Parking (ADA spaces and accessible route)
(includes roadway reconfiguration, grading, base, paving, drainage, and accessible connections)
\$600,000 – \$1,000,000
- ADA Accessible Loop Trail and Main Natural Surface Trail Network
(includes accessible grades, subbase, surfacing, drainage, and connections to key amenities)
\$300,000 – \$600,000
- Dog Park
\$120,000 – \$200,000
- Bike Park and Skills Area
Start Platform (2 Shipping Containers) \$50,000; Skills Park \$290,000; Pumptrack \$320,000
\$600,000 - \$750,000
- Administration (project management, bidding, oversight)
\$120,000 – \$200,000
- Contingency (10 percent)
\$250,000 – \$350,000

Phase 3 – Community Gathering & Family Recreation

Phase 3 builds upon earlier investments by adding amenities that support family recreation, community gatherings, organized sports, and special events. Improvements to Ballfield #2, restrooms, playground, pavilion, and the expanded trail network will create a more complete and welcoming park experience for residents of all ages while supporting tournaments, group activities, and regional visitors. Together, these improvements strengthen Wolfe Field as a multi generational community recreation destination with opportunities for both organized and informal use.

Estimated Phase 3 Cost Range: \$3.9M – \$6.1M

Breakdown:

- Final Engineering and Design
\$220,000 – \$375,000
- Ballfield #2 – Reconfiguration
\$750,000 – \$1,150,000
- Ballfield #2 – Dark Sky Compliant Lighting
\$550,000 – \$850,000
- Restroom Facility (4-season, utility connections)
\$450,000 – \$750,000
- Playground (traditional playground for ages 2–5 and 6–12, including surfacing and site furnishings)
\$120,000 – \$200,000
- Large Picnic Pavilion (group events, rentals, gatherings)
\$300,000 – \$550,000
- Expanded Singletrack Trail Network (walking, hiking, trail running, mountain biking) (includes stacked loop system, beginner to advanced difficulty, trail features, drainage, signage, and connections to regional trail systems)
\$800,000 – \$1,500,000
- Administration (project management, bidding, oversight)
\$175,000 – \$275,000
- Contingency (10 percent)
\$400,000 – \$500,000

Phase 4 – Water Access, Habitat Restoration, and Municipal Services

Phase 4 expands the park’s ecological function by enhancing water access and restoring stream and habitat systems, while making a significant investment in municipal infrastructure. This phase introduces a centralized, efficient “one-stop” location for community recycling, brush disposal, and green waste composting, improving service delivery for residents while supporting long-term environmental sustainability.

Estimated Phase IV Cost Range: \$6.4M – \$9.1M

Breakdown:

- Final Engineering and Design
\$300,000 – \$500,000
- Canoe and Kayak Boat Launch (launch, grading, signage)
\$150,000 – \$300,000
- ADA Accessible Fishing Platform
\$120,000 – \$220,000
- Buffalo Creek Streambank Stabilization and In-Stream Habitat Improvements
\$700,000 – \$1,200,000
- Water Quality Treatment / Remediation and MS4 Stormwater Management
(includes landfill leachate management, stormwater capture, treatment, infiltration, green infrastructure, and best management practices)
\$800,000 – \$1,400,000
- Nature Play / Natural Playground Areas (integrated along wooded trail corridors, using natural materials and site-based design)
\$150,000 – \$300,000
- General Landscaping and Ecological Plantings
(includes park trees, innovative stormwater and wetland plantings, riparian buffer establishment, and woodland diversification plantings)
\$300,000 – \$600,000
- Construction of New Municipal Recycling Center
(includes recycling, brush pile, composting, storage and stockpile areas)
\$900,000 – \$1,400,000
- Administration (project management, permitting, bidding, oversight)
\$250,000 – \$350,000

- Contingency (10 percent)
\$550,000 – \$700,000

Lewisburg Community Garden – Phased Improvements

While the Lewisburg Community Garden is included within the Wolfe Field Master Site Plan, it represents a distinct project with unique operational needs, partnerships, and funding opportunities. The garden is a collaborative effort between Lewisburg Borough and Bucknell University, with the Borough providing land ownership and both partners contributing to labor, staffing, and ongoing operations.

This partnership provides a strong foundation for future growth and should continue to expand as additional collaborators and funding sources are pursued. The following improvements reflect priorities identified through the community engagement process and are intended to enhance accessibility, functionality, and the garden’s role within the regional food system.

Estimated Community Garden Cost Range: \$1.6M – \$2.5M

Breakdown:

- Final Engineering and Design

\$180,000 – \$300,000

- Improved Parking and ADA Accessible Access

(includes gravel access road, stabilized grass parking with geo-grid pavers, ADA parking, and accessible route to pavilion and garden areas)

\$200,000 – \$400,000

- Improved Water Access and Distribution

(extend municipal water line, provide minimum of three spigots throughout garden, and extend service to pavilion wash/pack facility)

\$150,000 – \$300,000

- Shade Structure and Educational Pavilion

(approximately 18’ x 20’ wood structure with seating, tables, display/education space, and partial weather protection)

\$150,000 – \$300,000

- Produce Wash / Pack Station

(located adjacent to pavilion to support on-site food preparation and distribution to the regional food hub network)

\$200,000 – \$350,000

- Van / Truck Loading Area

(adjacent to pavilion and wash/pack station, includes stabilized surface and direct access

for efficient loading and transport)

\$100,000 – \$200,000

- Compost Bins and Tool Sheds

(three distributed composting areas and storage structures to serve different garden zones)

\$75,000 – \$150,000

- Safe Connections between Garden and Park

(includes crosswalk improvements on St. Anthony Street, signage, and traffic calming measures)

\$75,000 – \$150,000

- Administration (project management, permitting, bidding, oversight)

\$120,000 – \$200,000

- Contingency (10 percent)

\$150,000 – \$250,000

Funding Sources

Potential funding sources may include:

- USDA / NRCS
- Union County Conservation District
- Pennsylvania Department of Conservation and Natural Resources (DCNR) – Community Conservation Partnerships Program
- PennDOT Multimodal / Alternative Transportation Grants
- DCED – Greenways, Trails, and Recreation Program
- Degenstein, First Community, and Union County foundations
- Tree Pennsylvania Program
- PA DCNR - Lawn to Meadow Conversion Program
- Municipal capital funds
- Bucknell University and donor-supported funding
- Private fundraising initiatives

Wolfe Field Master Plan





Community Garden Master Plan





Maintenance & Operations Costs / Revenues



I. Maintenance and Operations Costs; Revenue

Personnel

Ongoing operations at Wolfe Field Park will require a combination of municipal staff, contracted services, and volunteer support. Based on the scale and diversity of proposed improvements, staffing needs may include a mix of part-time maintenance personnel, seasonal staff, and coordination support for programming and events. Partnerships with local organizations, recreation groups, and conservation entities can play a meaningful role in supplementing staff capacity through volunteer stewardship, trail maintenance, and habitat management initiatives.

Maintenance Considerations

The master plan incorporates a range of design strategies intended to reduce long-term maintenance demands and operating costs, while maintaining a high-quality user experience:

- Native plantings and meadow areas to reduce mowing frequency and associated labor costs
- Durable, low-maintenance materials for trails, structures, and site furnishings
- Energy-efficient and dark sky compliant lighting systems
- Low-input meadow and habitat management practices
- Stabilized streambanks and riparian buffers to reduce erosion and long-term repair needs
- Consolidated access points and efficient site circulation to streamline maintenance operations
- Formation of a “Friends of Wolfe Field” group to support volunteer efforts, community engagement, and long-term stewardship of the park
- Collaboration with the Lewisburg “Green Team” and other local volunteers for activities such as clean-ups, tree plantings, and meadow maintenance
- Partnerships with regional conservation organizations such as Linn Conservancy, and local chapters of Audubon Society, and Sierra Club, to assist with habitat restoration, ecological management, and ongoing maintenance of wildlife areas

Projected Annual Costs

Annual operating costs will vary based on the level of development achieved through phased implementation, but are anticipated to include the following categories:

- Personnel (maintenance staff, seasonal support, and program coordination)
- Utilities (restrooms, lighting, and any future facilities)
- Insurance and liability coverage
- Equipment and materials for grounds maintenance and repairs
- Programming and event support

At full buildout, total annual operating costs are expected to be moderate relative to the scale of the park, due in part to the use of sustainable design strategies and phased implementation.

Revenue Sources

Wolfe Field Park presents several opportunities to generate revenue that can help offset operating costs and support ongoing improvements:

- Field rentals for leagues, tournaments, and practices
- Event permits for festivals, community gatherings, and special events
- Pavilion rentals for group use and private functions
- Sponsorship opportunities for amenities, trails, and events
- Municipal support through annual budgeting and capital planning
- Donations, grants, and potential endowment funding to support long-term stewardship

As the park evolves through its phases, particularly with the addition of destination-level amenities in later phases, revenue-generating opportunities are expected to increase, helping to support a more self-sustaining operational model over time.

Conclusion

Wolfe Field Park represents a forward-looking investment in community, environment, and regional connectivity. Reimagined as a park for all ages, abilities, and interests, the site balances active recreation with meaningful ecological restoration, transforming underutilized and impacted land into a resilient and inclusive public asset.

Through a strategic, phased approach, the plan establishes a clear and achievable path forward, while maintaining the flexibility to adapt, leverage emerging funding opportunities, and respond to evolving community needs. From early activation and habitat restoration to destination-level amenities and regional trail connections, each phase builds toward a cohesive vision that strengthens both local quality of life and regional draw.

Equally important is the role of partnerships and stewardship. Collaboration with community volunteers, municipal leadership, and conservation organizations will ensure that Wolfe Field is not only built well, but cared for over time. This shared responsibility reinforces the park's long-term sustainability and deepens its connection to the community it serves.

In the years ahead, Wolfe Field Park has the potential to stand as a model for integrated recreation, environmental restoration, and municipal innovation, demonstrating how thoughtful planning and investment can create lasting value for people, place, and the natural systems that support them.

Appendix & References



Appendix (Thumbdrive)

- Wolfe Field Master Plan – Final Report (PDF)
- Wolfe Field Master Plan – Final Plan (PDF)
- Wolfe Field Master Plan - Visual Display (PDF)
- Wolfe Field – Site Outbounds Survey - by Stahl Sheaffer Engineering
- Wolfe Field – Inventory & Analysis
- Wolfe Field – Final Presentation (PowerPoint)
- Wolfe Field – Site Photos
- Wolfe Field – Pilot Survey 2024
- Wolfe Field – Priorities Survey 2026
- Wolfe Field – Community Engagement Summary Report
- Wolfe Field – Bike Park Concept and Cost Estimate

References (Thumbdrive)

- 2016 Lewisburg Riverfront Charrette – Wolfe Field
- ADA – Universally Accessible Birding and Nature Trail
- Brownfields to Playfields – PA DEP Case Studies
- Bucknell Student Survey
- Co-Designing Outdoor Playspaces w/ Children
- Community Garden
- Finland's Forest Preschools
- Lewisburg – Climate Action Strategy Report
- Lewisburg Landfill – Historic Documents
- Lewisburg Stormwater Drain System Map
- No Mow Lawn Establishment
- Outside Magazine – 10 Best Bike Towns in the U.S.
- PA DEP Landfill – Recommendations
- Placemaking – What if we built our cities around places?
- Playspace Design Toolkit
- Resiliency Solutions – Dewberry Report for SEDA-COG
- U.S. Supply Site Plan
- What Kids Told Us About How to Get Them Off Their Phones – The Atlantic, Aug. 2025
- Wolfe Field – Various Plans, Concepts, and Student Project



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