



CHAPTER 5 A RECREATION LIFESTYLE

Gothenburg's residents enjoy access to a variety of park and recreation facilities.. Parks and recreation are a vital component of community life, therefore, it is essential that the city provide additional facilities as the community grows in order to maintain a high level of park and recreational services.





PARK & RECREATION ANALYSIS

This chapter examines Gothenburg's existing park and recreation system, covering all city-owned and operated recreation areas and any other park with public access. It considers:

- Current levels of service in the existing system.
- Service coverage to identify park and facility development needs.
- Condition inventory of existing parks.

The adequacy of park facilities is evaluated in three ways, including:

Facilities by Classification. Parks are classified into different categories to determine the level and area they serve.

Facilities by Geographic Distribution. The service radius of each facility is analyzed to identify geographical gaps in service.

Facilities in Relation to Population Service Standards. National standards for the provision of park and recreation facilities are applied to Gothenburg's present system.

FACILITIES BY CLASSIFICATION

In order to systematically analyze the park system, major recreation and open space areas within each service area are classified as follows:

Overall Park Space. Developed park land in the Gothenburg planning area covers about 90.2 acres. Traditional park area standards set by the National Recreation and Park Association (NRPA) suggest 10 acres of parkland per 1,000 residents. With a 2000 population of 3,619, Gothenburg contains about 24.9 acres of park land per 1,000 residents. While Gothenburg's parkland exceeds the national standards, parks and recreation facilities are community assets and amenities for which each community must decide the level of service and quality they wish to provide.

The park classification system developed by the NRPA is used to classify Gothenburg's facilities. Table 5.1 lists Gothenburg's park facilities by category. These categories include:

Mini-Parks. Mini-parks address specific recreation or open space needs, generally. These parks cover less than one acre and have a service radius of less than $\frac{1}{4}$ mile. Because of maintenance difficulties with multiple smaller sites and their small service area, most cities discourage the development of mini-parks. Gothenburg has no mini-parks and should not plan for future mini-parks. Instead, Gothenburg should work to develop more neighborhood parks that can provide more services, serve more residents, and consolidate maintenance.

Neighborhood Parks. Neighborhood parks are considered the basic unit of a community's park system and provide a recreational and social focus for residential areas. These parks desirably provide space for informal active and passive recreational activities. The typical service radius for neighborhood parks is between ¼ and ½ mile. Neighborhood parks adequate in size to accommodate the requisite facilities often contain at least 5 acres; between 5 and 10 acres is considered optimal. The core of Gothenburg's park system is the neighborhood park and includes Ehmen, and E.G. West Parks. NRPA standards call for between 1 and 2 acres of neighborhood parkland per 1,000 residents. Gothenburg currently has about 3.5 acres of neighborhood parks, which translates into 0.98 acres per 1,000 residents. These are small neighborhood parks, not meeting the standard park size but instead ranging between 1½ and 2 acres. This can limit the number of services provided in the park or overcrowd a park space with too many features.

School Parks. School facilities can help to meet neighborhood park needs, particularly when located in areas not served by a neighborhood park. The playgrounds of Gothenburg's elementary school often function as a neighborhood park. However, they are generally unavailable during the school session.

Community Parks. These typically include areas of diverse use and environmental quality. Such parks meet community-based recreation needs, may preserve significant natural areas and often include areas suited for intense recreation facilities. Typical criteria for community parks include:

- Adequate size to accommodate activities associated with neighborhood parks, but with space for additional activity.
- A special attraction that draws people from a larger area, such as a pond or lake, ice skating rink, trails, special environmental or cultural features, or specialized sports complexes.

Community parks generally contain between 30 and 50 acres and serve a variety of needs. The typical service radius of a community park is approximately ½ mile to 3 miles. Traditional NRPA guidelines for community park areas call for 5 to 8 acres per 1,000 residents. Based on NRPA standards Gothenburg should have between 18 and 29 acres to support its total population. Gothenburg has about 78 acres classified as community park. Lake Helen, which is about 57 acres, functions as a community park with a number of recreation facilities including, walking paths, play equipment, shelters, picnicking, volleyball court, disc golf course, monument and open fields. The recreation area located east of Ave I and between 12th and 16th Streets functions as a community park. This area includes the 4-Plex, community pool, Legion Field, open space practice field, tennis courts, basketball court. The open space, playground equipment, shelters, and picnicking areas between the ball fields and pool reinforce the area as a community park.



Special Use Parks. These cover a broad range of facilities oriented toward a single use, including cultural or social sites and specialized facilities. Lafayette Park is a special use park. It has a pavilion for public events, restrooms and showers, campsites, RV camping stations with hook-ups for water and electric, dumping station, tournament horseshoe pits, picnic areas, open space, ornamental lighting, onsite caretaker, and a historic depot station.

Table 5.1 summarizes Gothenburg's parks and their facilities. Map 5.1 locates each existing parks, trails, and school facilities.

Level of Service Analysis for Future Development

Table 5.2 identifies the future park needs for Gothenburg based on local and national standards. In 2005 Gothenburg's total population was estimated at 3,692. These services are an important community amenity that makes a community an attractive place to live, work, and return to after graduation. Projections for future park needs are based on both national standards and the city's existing level of service and a future (2025) population of 4,079.

Based on the city's existing level of service the city will need to add an additional 3 acres of park land. Gothenburg should avoid future development of community parks and mini-parks, instead focusing on developing neighborhood parks. Parks should be located in the developing northeast area, south of the railroad tracks in the residential neighborhood, and near downtown. Establishing a truck route west of the city limits may create conditions to develop the need for a neighborhood park for this area, as well.

FACILITIES BY GEOGRAPHICAL DISTRIBUTION

Geographic neighborhood park service can be evaluated using the NRPA standard of a ¼ mile service radius for neighborhood parks. Map 5.2 illustrates a ¼ mile service radius for each park. Development in the northeast area of the city and south of 11th Street are underserved by neighborhood parks. When the radii are extended out to a half mile the northeast area is served, however the area south of the railroad tracks is not served. The railroad tracks act as a physical barrier, isolating them from easy access to the city's parks.

Map 5.2 also shows a need for additional park service in the future development area of the northeast and west, which are outside the service radii of an existing park. Some of the future development towards the west could be served by Lake Helen, while development in the northeast could be partially served by the 4-Plex facilities. As development of these areas expand, additional park and open space will be needed, ideally as a transition between existing and future development.

TABLE 5.1: PARK SYSTEM ANALYSIS

FACILITY	CONDITION	APPROXIMATE SIZE (ACRES)	PLAY-GROUND AREAS	PLAYING FIELDS	COURTS	SPECIAL FACILITIES
MINI PARKS - not applicable						
NEIGHBORHOOD PARKS						
E.G. West Lake Ave and 20th St	Fair	1.6	1		1 tennis	Water fountain, former site of water tower.
Ehmen Park Lake Ave and 16th Street	Good	1.9	1			Pony Express Station, walking trails, memorial trees, shelter, and restrooms.
Total Neighborhood Parks		3.5	2	1	1	
COMMUNITY PARKS						
Lake Helen Lake Ave between 20th St	Good	57				
Recreation Area Located east of Ave I and between 12th and 16th Streets	Good				2 tennis	Picnic shelters, walking paths,
- 4-Plex	Excellent	12.9	1	4		Lighted fields, concession stand, restrooms, parking lot and playground equipment.
- Community Pool	Good	2.7				Kiddie pool, slide, handicap access, diving boards, and concession.
- Legion Fields	Good	4.2				
- Practice Field	Fair	1		1		Owned by the city and leased to the High School.
Total Community Parks		77.8				
SPECIAL USE PARKS						
Lafayette Park Lake Ave and 27th Street	Good	8.9	1	1		Pavilion, restrooms, campground, RV camping stations with hook-ups, tournament horseshoe pits, picnic areas, ornamental lighting, on-site caretaker, depot station and pavilion.
Total Special Use Parks		8.9				
TOTAL PARK AREA		90.2				

TABLE 5.2: FUTURE PARKLAND NEEDS, GOTHENBURG

PARK TYPE	EXISTING ACREAGE	EXISTING ACRES PER 1,000 RESIDENTS	FUTURE PARKLAND NEED BASED ON EXISTING SERVICES	ADDITIONAL PARKLAND BASED ON EXISTING LOS	ACRES PER 1,000 RESIDENTS BASED ON NRPA	FUTURE PARKLAND NEEDED BASED ON NRPA	2025 DEFICIT
MINI PARKS	0	0	0	0	NA	NA	NA
NEIGHBORHOOD PARKS	3.5	0.97	3.94	2.98	1.5	6.12	2.62
COMMUNITY PARKS	77.8	21.5	87.69	66.19	6.5	26.51	-
SPECIALTY PARKS (excluding golf courses)	8.9	2.46	10.03	7.57	NA	NA	NA
TOTAL PARK AND RECREATION AREA	90.2	24.92	101.67	76.74	10	40.79	2.62

Source: RDG Planning & Design

FACILITIES IN RELATION TO POPULATION SERVICE STANDARDS

Facilities in Relation to Population Service Standards

An evaluation of Gothenburg's facilities based on quantitative national and state standards is summarized in Table 5.3. The standards utilized were devised by the National Recreation and Park Association (NRPA). It is important to note that demand may be greater than the National Standard. This is often the case for facilities such as softball, baseball, and soccer fields. However, the NRPA standards are generally an adequate approximation of the surpluses and shortages of various facilities. Based on NRPA standards Gothenburg meets national standards. However, based on local standards, the City needs a new playground and picnic shelter. The city should consider adding ballfields for youth.

These standards are a beginning point for the city. Requirements for additional park land will result in the addition of more than just these minimum requirements. Any new neighborhood park will require a picnic shelter, playground and open space. These facilities should not just be added to existing parks making them overcrowded but should be placed in a new facility.

Often a community's greatest shortage comes in the informal sports fields. These can be unstructured open spaces that can be used for multiple purposes. The field north of the community pool (Ave I and 16th Street) is owned by the city and leased to the school district as a practice field for athletics. Lake Helen also has open space for pick-up games.



TABLE 5.3: PARK AND RECREATION SERVICES IN RELATION TO POPULATION, GOTHENBURG

FACILITY TYPE	NRPA STANDARD	EXISTING QUANTITY	2025 NEED EXISTING STANDARD	2025 NEED NRPA STANDARD	COMMENTS
Baseball Fields	1 per 3,000	1	1	1	Gothenburg is adequately served. Legion field is regulation size.
Ballfields	1 per 3,000	4	4.5	1	Gothenburg is adequately served, although the city should consider adding ballfields for youth.
Basketball Courts	1 per 5,000	1	1	1	Gothenburg is adequately served.
Football Fields	1 per 20,000	1 High School	1	1	Gothenburg is adequately served. A practice field is also available north of the pool.
Golf Courses	1 18-hole standard per 50,000	1 (Wild Horse)	1	1	Gothenburg is adequately served.
	1 driving range per 50,000	1 (Wild Horse)	1	1	Gothenburg is adequately served.
Horseshoe Pits	1 per 7,500	1	1	1	Lafayette Park has tournament horseshoe pits.
Picnic Shelter	1 per 2,000	6	7	2	The city will need to service any new neighborhood parks.
Playgrounds	1 per 2,000	9	10	2	The city will need to service any new neighborhood parks.
Running Track	1 per 20,000	1 High School	1	1	Gothenburg is adequately served.
Soccer Fields	1 per 10,000	1 High School (multi-purpose)	1	1	Gothenburg is adequately served.
Swimming Pools	1 per 20,000	1	1	1	Gothenburg is adequately served.
Tennis Courts	1 per 2,000	3	3	2	Gothenburg is adequately served.
Sand Volleyball Courts	1 per 5,000	1	1	1	Gothenburg is adequately served.



PARK DEVELOPMENT POLICIES

The overall concept for Gothenburg's future park and greenway system:

- Allows the park system to grow with the city;
- Proposes new centers for recreation, which are integrated into the greenway system;
- Provides recreational facilities needed to meet community priorities;
- Envisions a linked park system, molding Gothenburg's future open space system into a green network that unites the community;
- Establishes a trail system linking major community features; and
- Provides an equitable mechanism for financing of new park facilities.

Map 5.3 illustrates the components of the Park Development Policies and the following narrative describes the policies and priorities that should guide the future development of the parks and recreation system. The components of this program include:

- **PARK SYSTEM EXPANSION**
- **GREENWAYS AND TRAILS**
- **PARK SITE IMPROVEMENTS**
- **URBAN REFORESTATION PROGRAM**
- **NEIGHBORHOOD PARK FINANCING**

PARK SYSTEM EXPANSION

Gothenburg will need to provide new park and open space areas as growth occurs in order to maintain a high level of park and recreation service.

All areas of the community should be served by a neighborhood park, establishing adequate service to all of the city's neighborhoods. Map 5.3 illustrates the proposed locations for future parks and open space in Gothenburg.

- This plan recommends the continued growth of residential development towards the northeast. Future streets should extend east of Avenue M, creating through streets that open the east for new residential development. In order to serve this residential growth, the Gothenburg Plan proposes a new neighborhood park along 22nd Street. The new park would serve this area and be accessible to the Memorial Hospital.
- The proposed truck route along the west side of Gothenburg creates an opportunity for extending 16th Street and 20th Street west, while opening land for new development of residential and industrial uses. A new linear park between the residential and industrial uses would buffer the intensity of the industrial uses next to residential houses, as well as provide park service to a growing area. The park could also assist in stormwater management.
- Residential development south of the railroad tracks is underserved by parks and trails. The Gothenburg Plan proposes a new park along the proposed

trail route. Possible locations include Ave C and 6th Street or Ave C and 4th Street. The park would provide park service to an existing neighborhood and act as a trailhead to the future Gothenburg trail system.

- Downtown lacks a public gathering space for everyday activity or events. Redevelopment of the 800 block along Lake Avenue may be an opportunity for developing an urban public open space.
- A new trailhead park could be developed near the existing Sod Museum. The park would provide visitors to Gothenburg an opportunity to access other areas of the city, as well as create a stronger relationship between the core of Gothenburg and the services and attractions along Interstate 80.

A high quality neighborhood park is determined by both size and features. New neighborhood parks should include some of the following features/amenities; picnic area with shelter, restroom, drinking fountain, toddler's playground (ages 2 to 5), children's playground (ages 5 to 12), informal ballfield, flat open practice area of 1½ to 2 acres, two basketball courts, walking paths and sidewalks, lighting, tree planting and landscaping, and site furnishings.

The lack of neighborhood parks in southwest Gothenburg should also be addressed through the development of a trail and greenway system that connects neighborhoods and park sites around the city. The floodplain for the North Channel Platte River could include a future nature trail, providing public access to Gothenburg's unique natural resource. The playground at Gothenburg School campus will also continue to be an important recreation feature to the area.

GREENWAYS AND TRAILS

Gothenburg should develop a trail system that links destinations within the city and provides a quality of life amenity.

Trail development has become a significant amenity to communities across Nebraska. This is no longer an amenity found only in the state's largest communities. As identified in "A Network of Discovery: A Comprehensive Trails Plan for the State of Nebraska," numerous communities with populations of 5,000 or less are developing or have developed trail systems. Trails are an amenity that many people now seek out. The benefits to trail development not only include recreation but also:

- Health and physical activity
- Transportation
- Economic and community development
- Improved community image and quality
- Historical interpretation and linkages
- Environmental education and preservation
- Corridor conservation for multiple uses



Gothenburg has completed a looped trail system around Lake Helen. Expansion of this system should include connections between community destinations and neighborhoods. A multi-purpose trail system should follow six basic principles:

1. The system should be community wide. Gothenburg's community destinations are spread throughout the city, including the city's parks, schools, shopping, and recreation destinations such as the Sports Complex. A city wide system not only provides access to all of these destinations, but fosters contact among all Gothenburg's neighborhoods and helps visitors appreciate the city and its unique qualities. The neighborhood south of the railroad tracks is underserved by both parks and trails. A network of trails linking the neighborhoods north and south of the railroad tracks could provide southside residents greater accessibility to these community resources.
2. The system should benefit a wide variety of users. Pedestrians and bicyclists are, and probably will continue to be, the dominate users of trails. Yet, opportunities in the Tailrace greenway can meet the needs of a wide variety of users. Trails can serve all types of people, with many different interests and capabilities – seniors, children, families, people with disabilities, and visitors to the area. Indeed, in the future, new user groups and requirements are likely to emerge.
3. The system should have multiple benefits. Recreation and physical activity continue to be the fundamental values of trail development. We have become increasingly aware that health and physical activity benefits are no longer just “amenities.” Yet, trails have benefits beyond recreation and health. These benefits include community transportation, education, family experience, safety, and economic development.
4. The system should create economic opportunities. Trails are increasingly important to the effort of attracting residents and investments. The success of the national trail movement has caused people to expect their own communities to provide a quality trail system. The system should direct trail users to downtown and other commercial areas.
5. The system must be strategic and sustainable. In today's economy, governments at all levels face serious financial limitations. While these limits affect capital development, the operational costs of trails must also be considered. Trails that are neglected or deteriorated do not serve the needs of the community and are a waste of community resources. Gothenburg's system must be strategic and focused on areas that will most efficiently meet both user needs and the overall goals of the city.
6. The system should build on and enhance existing networks and efforts. Lake Helen has a system of interconnected trails. Future trail developments should

expand from this system, providing longer stretches of trail routes. Currently, the city is applying for grant funding to develop a recreational trail from Lafayette Park to the Wild Horse Golf Course.

Gothenburg's trail system should be based on a network of on- and off-street trails throughout the community. On-street trails are designated by signs or painted bike lanes, while off-street trails involve a separate right-of-way, or widened sidewalks within the street right-of-way. Gothenburg has outstanding community facilities that include the library, senior center, memorial hospital, and library, but the city does not currently have a trail system to link these facilities to one another and to the rest of the community. Connecting this network to parks, schools and other activity centers in the city will establish Gothenburg as a leader in providing recreation opportunities to its residents, students, and tourists from around the region. Identifying potential trail sites and prioritizing their development will assure that a premier trail system becomes a reality. The program for future trail development should include:

Trailheads, providing access for all to Gothenburg's trail network. Trailheads invite residents and visitors to use the trail system. New trail heads could be located near the Sod Museum, near downtown and at Lake Helen.

- Sod Museum. The trailhead at the Sod Museum should entice visitors to use the trail and experience Gothenburg. This trailhead could include an information kiosk displaying information about the community's history and local attractions.
- Downtown. The downtown trailhead should encourage visitors to explore areas beyond the downtown. Wayfinding graphics should direct people to other attractions in the community, including the Pony Express Station, Sod Museum, and Lake Helen.
- Lake Helen. The trailhead should welcome people to the park and inform users of the paths they can explore beyond the Lake Helen area.

Off-Street Trails, providing exclusive paths separated from streets. Gothenburg's trail plan is based on a system of off-street trails that create loops throughout the city. The system utilizes the drainage canals, the North Channel Platte River, existing sidewalks, and other available corridors.

- Northeast Loop. The northeast loop is approximately 4.7 miles. The trail begins at Lake Helen and 27th Street, traveling east along the Gothenburg Canal to Avenue M, south to 12th Street, west to Avenue G, south to 10th Street, west to Lake Avenue, returning to Lake Helen.
- Northwest Loop. The northwest loop is approximately 4.5 miles. The trail begins at Lake Helen and 27th Street, traveling west to the truck route, south to Highway 30, east to Lake Avenue, returning to Lake Helen.
- South Loop. The south loop is approximately 4.8 miles. The trail begins at Lake Avenue and 1st Street, traveling north along the Power Canal to 6th Street, east to Lake Avenue, north to Highway 30, west to the proposed truck route, south along the truck route, over the proposed viaduct, and converging with 1st Street back to Lake Avenue.



Other off-street trails are identified in Map 5.3.

On-Street Trails, providing trail facilities within the curbs of the street. These are signed, designated routes for pedestrians and bicycle use. The Gothenburg Plan does not propose any on-street trails. A community participation process should identify which of these routes should be upgraded to widened sidewalks.

URBAN REFORESTATION PROGRAM

The City should work with residents to preserve and expand on the city's existing street canopy.

A good tree canopy provides aesthetic, economical, and environmental benefits to a community. It creates attractive neighborhoods and an appealing community to future residents and businesses. It also provides shade in the summer and wind breaks in the winter, lowering energy costs to residents. The city should develop a program that protects existing tree canopy and provides opportunity for new plantings. Through the development of a small city owned nursery, or public open space, the city could establish a tree replacement program for all city owned property and provide trees to residents at a reduced cost. The residential program would be specifically for street trees or trees planted in the right-of-way. Residents could select from a specified list of trees and the city would then plant the tree for the resident at a minimal cost to the homeowner.

PARK SITE IMPROVEMENTS

Gothenburg should implement a regularly budgeted, incremental program of park site upgrades.

Continued investment in Gothenburg's existing park system will ensure its status as a major community asset. While a detailed park analysis would be based on user surveys and is beyond the scope of this plan, this section identifies preliminary needs at each park. Any improvement program should identify priority parks for improvement and a general budget to be spent every year on one or more of these parks. This should be done through a participatory process in the development of a community wide park and recreation plan.

Some common system-wide themes for Gothenburg's park system include replacement of obsolete play equipment at all parks, bringing all parks into compliance with the American with Disabilities Act, and connecting existing parks with a future trail system.

Park Site Improvement Program

Ehmen Park

- Update playground equipment.
- Consolidate playground equipment and create a playland.
- Install public art at old water fountain.
- Upgrade maintenance to park.

Lafayette Park

- Removal and replacement of old play equipment.
- Accessibility improvements to the park, bandstand, and restrooms.
- Install sprinkler system.
- Upgrade and rehabilitate pavilion for year-round use.

Lake Helen Park

- Expand irrigation system to serve the entire park.
- Consider developing a park master plan that improves the use of the park and creates unstructured open space.
- Create additional trail routes.
- Control geese population and mitigate related issues (waste on sidewalks and grass, water quality, and habitat).
- Upgrade parking lot.
- Upgrade maintenance to park.

E.G. West Park

- Upgrade tennis court and install lighting.
- Replace playground equipment.
- Remove old fountain.
- Install sprinkler system.
- Create a passive open space at the corner of 20th and Lake.
- Upgrade maintenance to park.

Sports Complex (4-Plex)

- Create stronger pedestrian connections from the park center and adjacent neighborhoods.
- Identify additional features that would increase its use.
- Upgrade condition and lighting of tennis courts.
- Expand restrooms.
- Expand concession stands.
- Develop dug-out shades.
- Create additional youth tee ball fields.
- Mitigate drainage issues.
- Expand sprinkler system.

Community Pool

- Develop shade over the kiddie pool.
- Continue routine maintenance and monitor leaks.
- Monitor boiler system and consider future upgrade.

Unnamed Open Space (near school campus)

- Upgrade basketball court.
- Consider developing a trail system that connects to the sports complex and community pool.

NEIGHBORHOOD PARK FINANCING

Gothenburg should implement a park financing mechanism to fund park acquisition and ensure that reservation of well-located and appropriately sized open spaces.

A mechanism to finance community park acquisition is necessary to assure the reservation of well-located and appropriately sized open spaces. Neighborhood Park acquisition may take place through one of two devices: dedication of appropriate parcels by developers or a payment in lieu of dedication to acquire other park sites. An “impact fee” approach to park financing must trace expenditures to the direct benefit of those areas that pay the fee. The obligation for land dedication (or payment in lieu of dedication) is a function of:

- Acres in the development;
- Development capacity established by the development’s zoning;
- Number of people per unit in Gothenburg, differentiating between single- and multi-family residences; and
- The city’s desirable level of service standard in acres of neighborhood parkland per 1,000 residents.

The park finance system should be implemented through the city’s land development ordinances. It provides an equitable way of financing acquisition of appropriate parks consistent with the principles of this Plan. Other park and trail funding techniques include:

- *General Obligation (GO) Bonds.* GO bonds obligate general tax revenues toward retirement, and represent the highest level of security to bondholders. Issuance of GO bonds requires voter approval. These bonds typically form the core of park financing mechanisms, with proceeds used for a variety of rehabilitation and development purposes.
- *Transportation Enhancements (TE):* TE funds are appropriated through federal transportation legislation (currently SAFETEA-LU) for trails, corridor beautification, and enhancement. This program is administered through the Nebraska Department of Roads and provides 80-percent funding for approved projects. A special TE Advisory Committee, administered by NDOR, reviews trail applications for merit and consistency with the Nebraska State Trails Plan. Matching funds are typically provided through general obligation park bonds. The TE program has been responsible for the bulk of trails funding in Nebraska during the last ten years.
- *Surface Transportation Program (STP):* This is the primary federal road financing program, also appropriated through SAFETEA-LU and successor programs. STP funds may be used for trail facilities that are developed as part of a major transportation corridor.
- *Private Foundations and Contributions:* Foundations and private donors can be significant contributors to park development, especially for unique facilities or for major community quality of life features.