

COMMUNITY CENTER FEASIBILITY STUDY

City of Gothenburg, Nebraska



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Acknowledgments

The City of Gothenburg would like to thank all residents for their invaluable participation and feedback in the development of this Feasibility Study. The City would also like to acknowledge the Nebraska Department of Economic Development (NDED) and the Civic & Community Center Financing Fund. Without support from NDED, the community, and its residents, this Study would not have become a reality.

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Data Sources

The following paragraphs outline the key federal data sources utilized for data gathering and analysis for this Feasibility Study. Additional data sources, including some local sources were also utilized for the completion of this Study.



2010 CENSUS (SHORT FORM)

This is the form that every household should have received in 2010. It has basic gender, age, and race population but there is not enough data reported to elaborate on Gothenburg's demographic or economic standings. The 2010 Census data was gathered in 2010 and the results were reported out in 2011.

AMERICAN COMMUNITY SURVEY (ACS)

This survey is conducted by the U.S. Census Bureau in replacement of the Decennial Census Long Form. The ACS provides a lot of different data such as household income, commute to work, year of household, etc. The survey estimates are spread over 5 years (2013-2017) and it uses a much smaller sample population than the Decennial Census Long Form. Every year a small portion of surveys are sent out to US Households; the Census Bureau then makes estimates for each community based on the survey results gathered over a 5-year time span. The ACS reports the data as an estimate with a margin of error. For example, the ACS may provide an estimate of 52 with a margin of error of 37, shown in data tables as 52 (+37). This means there is a 90 percent chance that the accurate number falls between 15 and 89.



*ENVIRONMENTAL SYSTEMS RESEARCH
INSTITUTE, INC. (ESRI)*

ESRI reports data on Nebraska Department of Economic Development (NDED) website. ESRI reports data similar to the Census Bureau, but also allows each community member to enter additional information regarding commercial properties, including vacant lots and buildings. This helps each community and the State of Nebraska market and promote economic development opportunities. ESRI data is reported as estimates utilizing 2010 Census data and marketing forecasts for the associated year. Data in this plan includes 2018 estimates.



*SURVEY OF PUBLIC PARTICIPATION IN THE ARTS
(SPPA)*

The SPPA is produced jointly by the National Endowment of the Arts' Office of Research and Analysis and the U.S. Census Bureau. It displays the number and share of U.S. adults who attended performing and visual arts events, read books and literature, and personally performed or created art. The SPPA has been conducted seven times since 1982. The current report spans 2002-2017, reporting from the 2002, 2008, 2012, and 2017 survey years.



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Introduction

This Feasibility Study is part one of a two-phase process funded by the Nebraska Department of Economic Development (NDED) Civic and Community Center Financing Fund (CCCFF).

The first phase, Planning, establishes short and long-term goals and objectives for future development of a community center and park improvements within the City of Gothenburg. These goals are prioritized and put into feasible development phases in order to assist City leaders with implementation. The Feasibility Study will be used to guide development and provide recommendations for the use of Phase II Capital Construction grant funds through CCCFF.

The second phase, Capital Construction, is an opportunity for the City of Gothenburg to apply for funding to implement many of the goals outlined in this Study. More detailed information regarding Phase II funding through the CCCFF grant program, as well as other funding sources can be found in the Strategic Partnerships section of this Study.

Miller & Associates was hired by the City of Gothenburg to conduct this Feasibility Study. The overall planning process for this study includes an assessment of the existing market conditions, analysis of existing and future land use, operations costs of the facility, two public input sessions, identification of top locations for a community center, and funding opportunities. Information was also gathered from previously completed documents such as:

- 07 The Gothenburg Plan: A Comprehensive Development Plan for the City of Gothenburg
- 08 Downtown Revitalization Plan
- 16 Lake Helen and Lafayette Park Master Recreational Plan
- 19 The findings from this process were compiled to create this study.

PLANNING BACKGROUND

The following is a breakdown of the City's past planning efforts, highlighting when a community center or park enhancements were identified:

The Gothenburg Plan: A Comprehensive Development Plan for Gothenburg, Nebraska

In 2007, the City of Gothenburg hired RDG Planning and Design to complete a comprehensive master plan which, utilizing public input, identified short-term and long-term planning goals for the community over the next decade.

During this planning process, residents identified some perceived strengths and weaknesses for Gothenburg such as:

Strengths

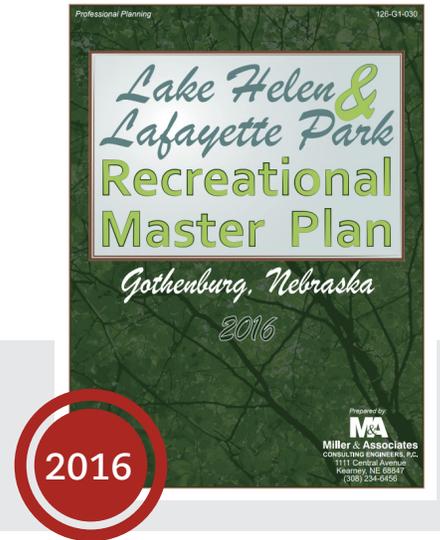
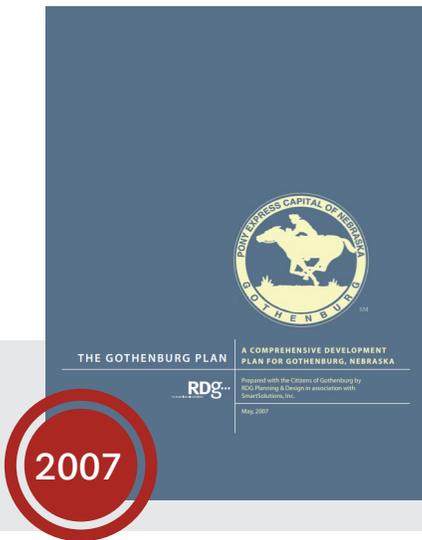
- The overall quality of life
- Community image

Weaknesses

- Ability to retain young people
- Lack of museums and cultural resources

The comprehensive plan identified creating a complete and quality recreation system, creating a stronger downtown theme, and developing an activity center as some of the primary goals for the community. The City took action on these goals: they commissioned a downtown revitalization plan, created a master recreation plan, and, in 2018, the YMCA at Gothenburg Health opened its doors. Despite these successes, through community input, the community felt there was a lack of communal gathering space.

The comprehensive plan can be found at http://www.ci.gothenburg.ne.us/comprehensive_plan.asp



Downtown Revitalization Plan

Gothenburg contracted with JEO, Consulting Group, Inc. in 2008 to create a Downtown Revitalization Plan for the City of Gothenburg. During this process, both the youth who were asked to participate as well as the downtown business owners identified a community center in the downtown area as a critical need for the community. This was memorialized in the feedback tables in the Public Participation section.

The DTR plan can be found at <https://www.ci.gothenburg.ne.us/pdf/Gothenburg%20Revitalization%20Plan.pdf>

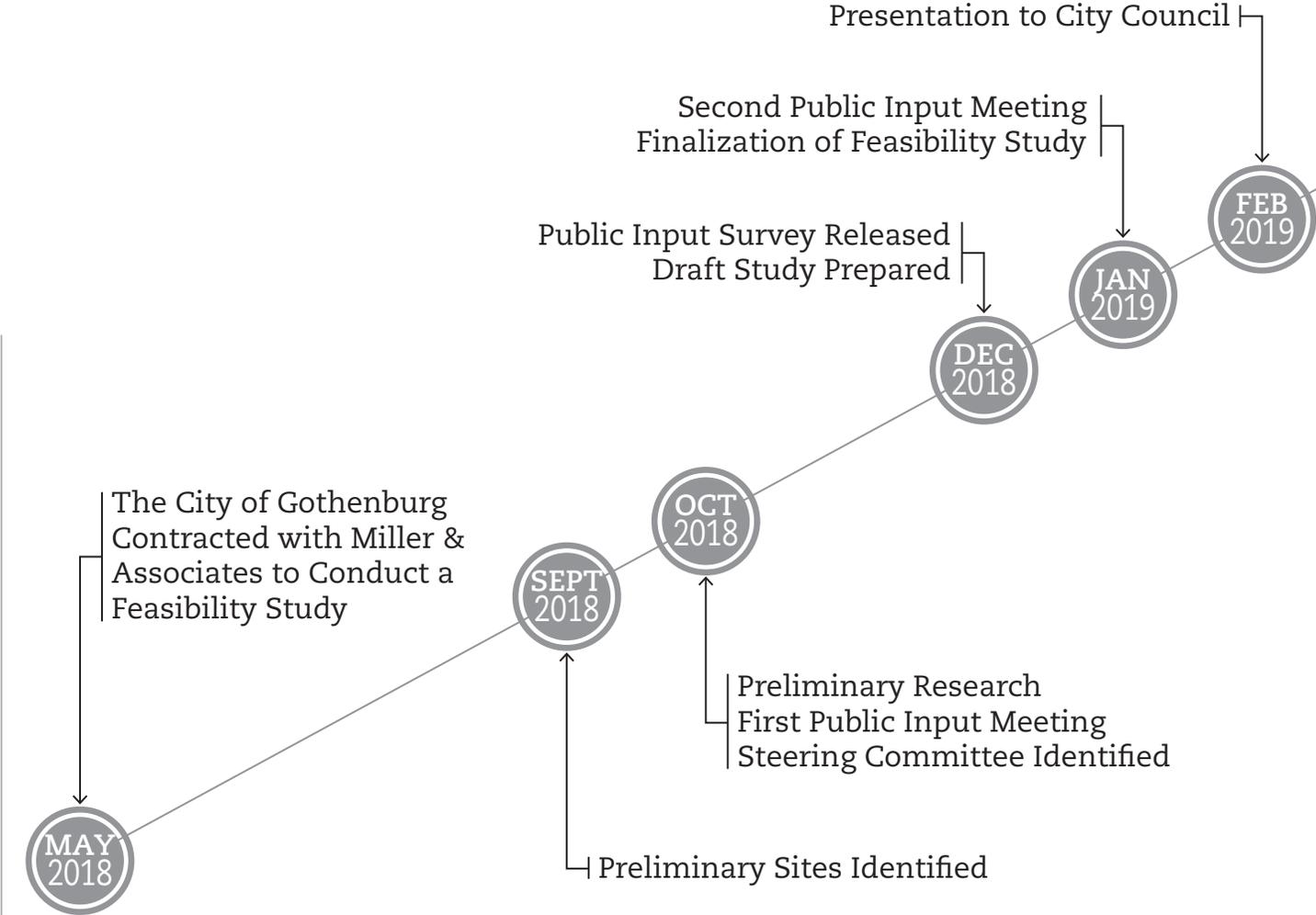
Lake Helen and Lafayette Park Master Recreational Plan

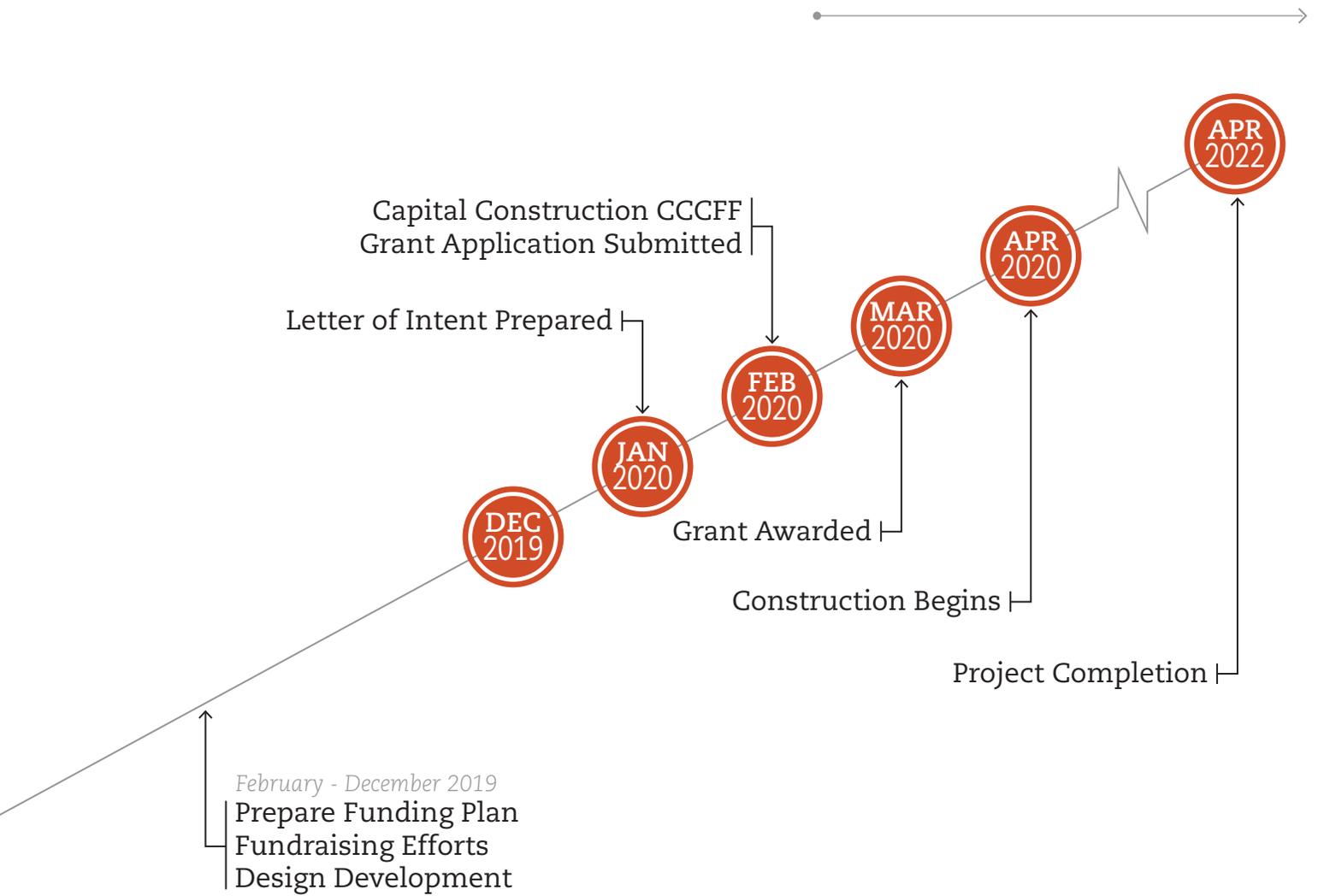
Since a complete and quality recreation system was identified in the comprehensive plan, the City commissioned Miller & Associates to complete a recreational plan for Lake Helen and Lafayette Park in 2016. This study came after Gothenburg completed a full restoration of Lake Helen when it was discovered that poor water quality was causing frequent fish kills. This was a massive undertaking for the City that comprised of completely draining the lake, adding underwater rock shoals and a fish screen structure, and filling a smaller lake on the parcel. Through the townhall public input process, residents identified a community center as a top five priority for the Lake Helen/Lafayette Park area. This was further strengthened by a community input survey—59 percent of respondents stated that Gothenburg should build a year-round community center and 78% wanted to see more playground equipment at the park. Other potential amenities updates included in the park plan were drinking fountains, dog waste bag dispensers, trash/recycling containers, picnic tables, benches, and updated lighting. References to these goals can be found throughout the document.

The master recreational plan can be found at [https://www.ci.gothenburg.ne.us/pdf/FINAL%20Lake%20Helen%20Lafayette%20Recreational%20Master%20Plan%20reduced%20\(1\).pdf](https://www.ci.gothenburg.ne.us/pdf/FINAL%20Lake%20Helen%20Lafayette%20Recreational%20Master%20Plan%20reduced%20(1).pdf)

NOTE FROM CCCFF GRANT APPLICATION GUIDELINES: What is commonly called a “community center” is likely a “civic center” under this statutory definition. This is the case for this study.

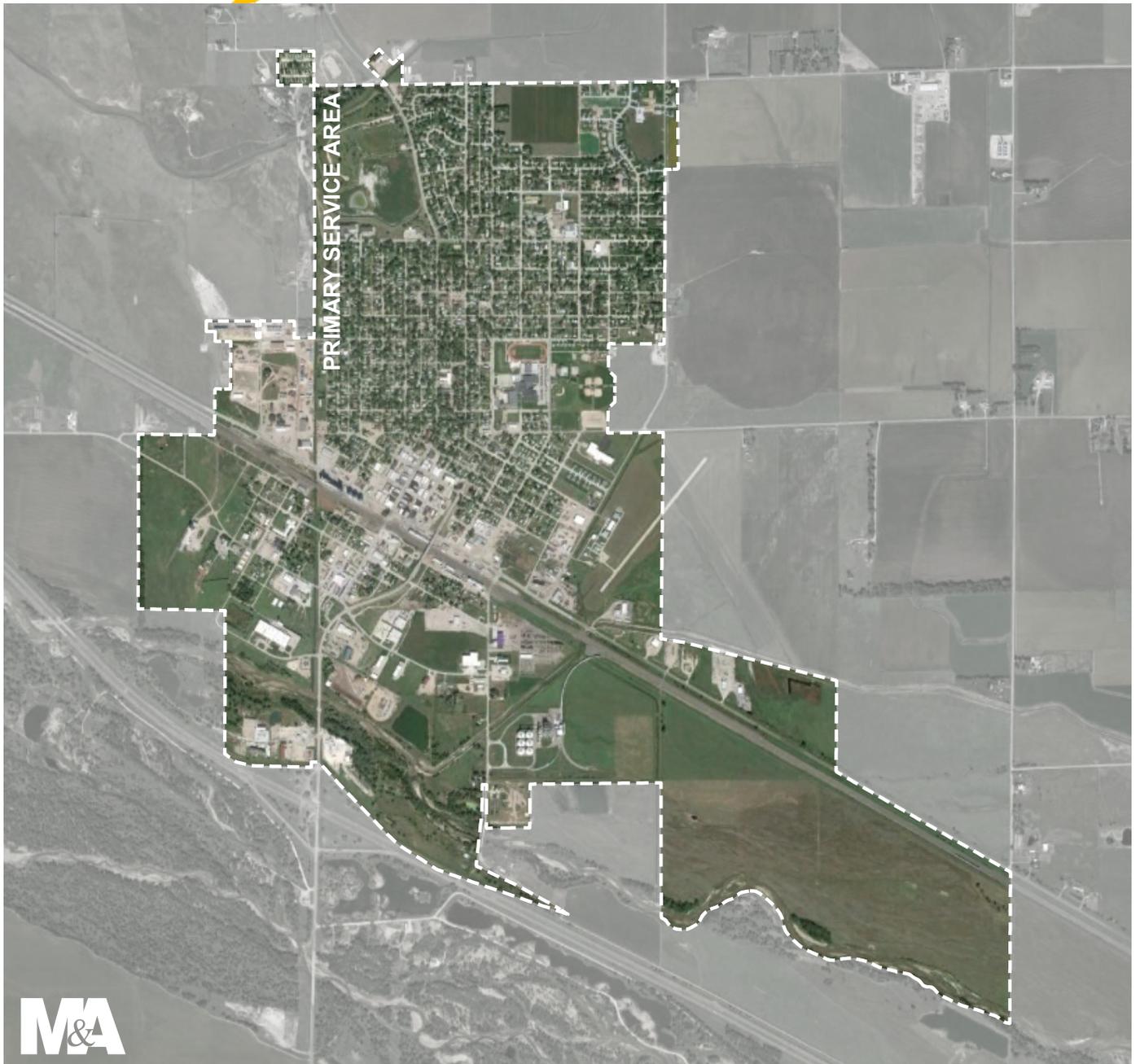
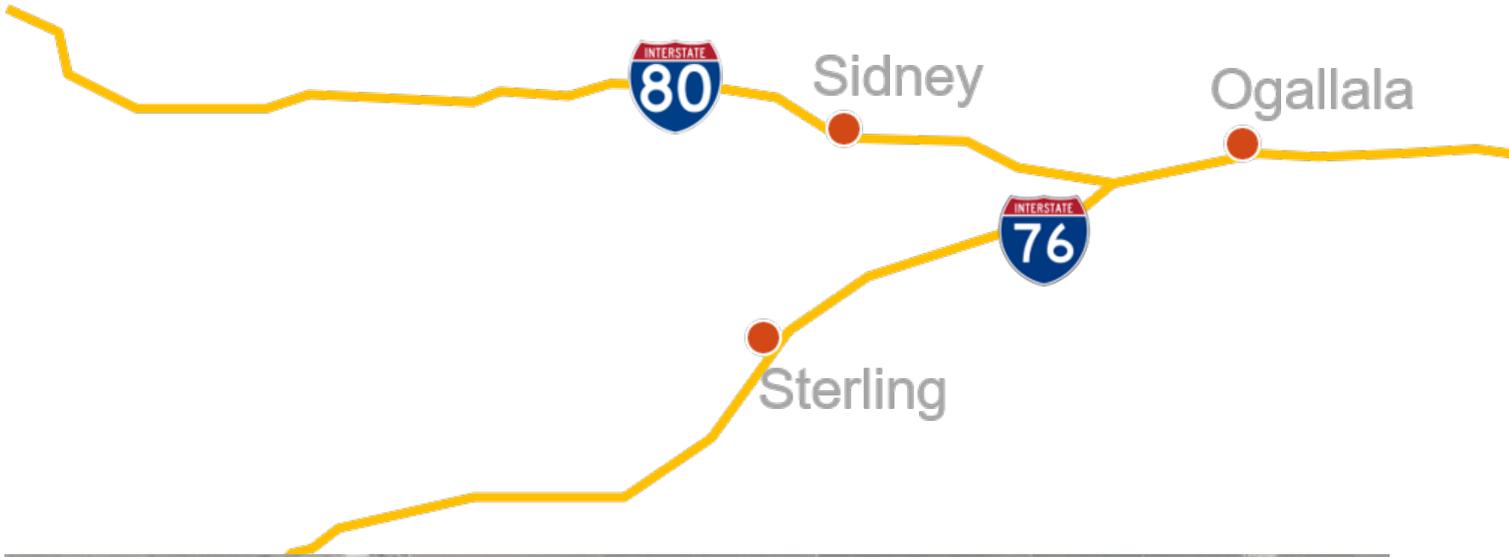
PROJECTED PROJECT TIMELINE

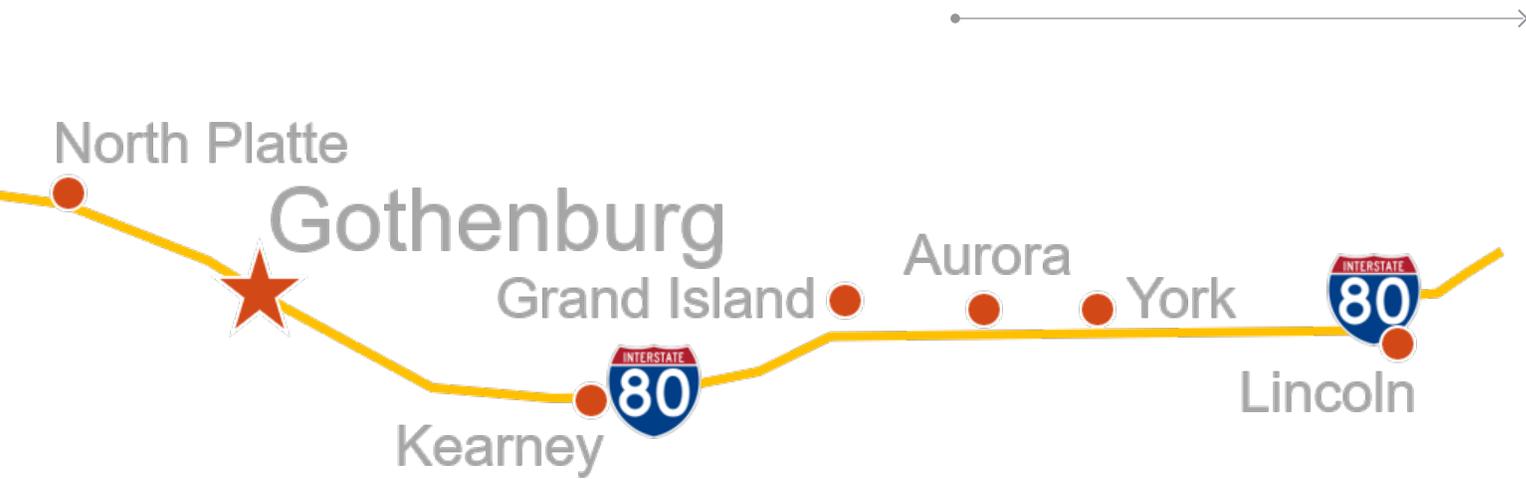




DESIRED STUDY OUTCOMES

1. Assist the City of Gothenburg in identifying community needs, amenity desires, potential locations, and costs associated with a community center and park enhancements.
2. Evaluate the financial costs and realities for construction and general operation of a new community center.
3. Evaluate potential sites for a community center identified through the public input process.





Market Analysis

SERVICE AREA

The primary goal of a community center and park enhancements is to serve the residents of Gothenburg. As a result, the primary service area for this study will focus on areas within City limits.

The Secondary service area for a potential community center in Gothenburg is a 30-mile radius from the City. Given feedback received from the townhall public input sessions as well as the on-line survey, this will most likely be a passively oriented facility. This type of facility has the lowest pull factor for community centers. Gothenburg is located between Interstate 80 and U.S. Highway 30, which is a prime location in Nebraska. Additional factors that impact the use of an indoor facility is its proximity to other similar service providers in the area. Gothenburg is located between two larger cities—Kearney and North Platte. It is unlikely that a community center in Gothenburg will pull major events from either of these cities at this time.



POPULATION COMPOSITION

The Primary Service Area is expected to grow at a slow rate. At the time of the 2010 U.S. Census, Gothenburg had a population of 3,574. This is a slight decrease from the 2000 Census population of 3,619. Based on the ACS 2013-2017 data estimates, Gothenburg's population is 3,510 (± 18). Even though the population has decreased in the past decade, the Census still estimates the community will grow to 3,711 people by 2020.

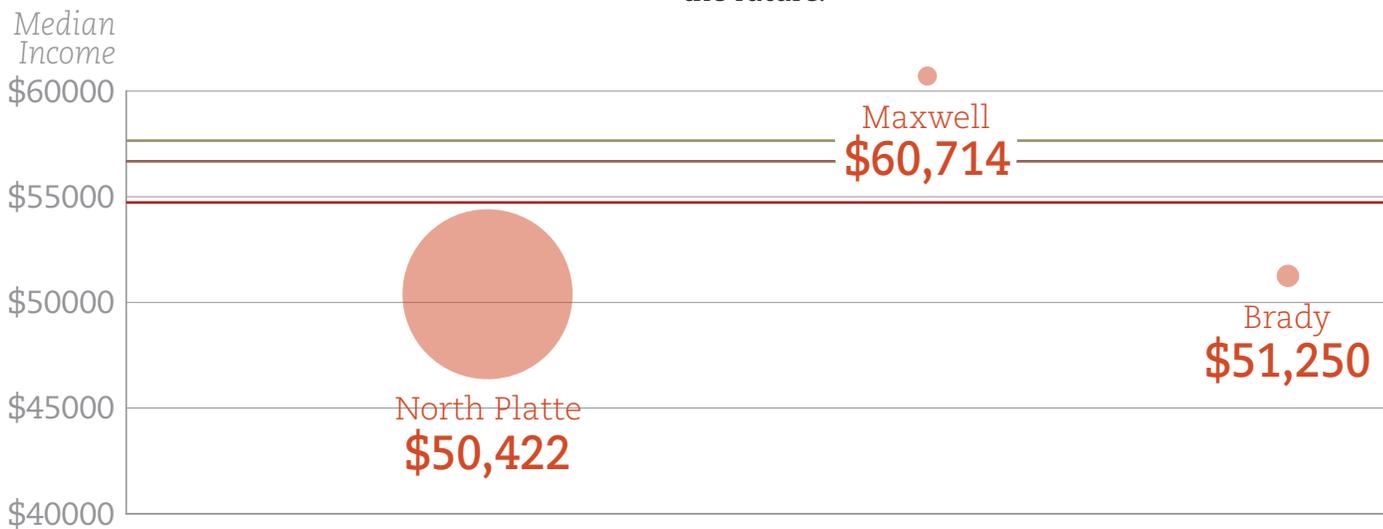
Approximately 34 percent of Gothenburg's population is 19 years or younger. Twenty-three percent of the residents are between 20 and 44, 21 percent of residents are aged 45 to 64, and 22 percent are over 65. Female residents make up the majority of the community at 52 percent. Gothenburg's median age according to the 2010 Census was 40.4. The ACS shows a decrease of the median age to 37.5. Gothenburg's median age is higher than Nebraska's at 36.3 but slightly lower than the national average of 37.8.

It is important for Gothenburg to continue attracting young families to the community. This demographic values a sense of place and civic amenities in the communities they chose to live. A community center would be a highly valued factor for them. Should Gothenburg move forward with a community center, it must guarantee that the facility is flexible enough to meet the needs of the Primary Service Area population spread.

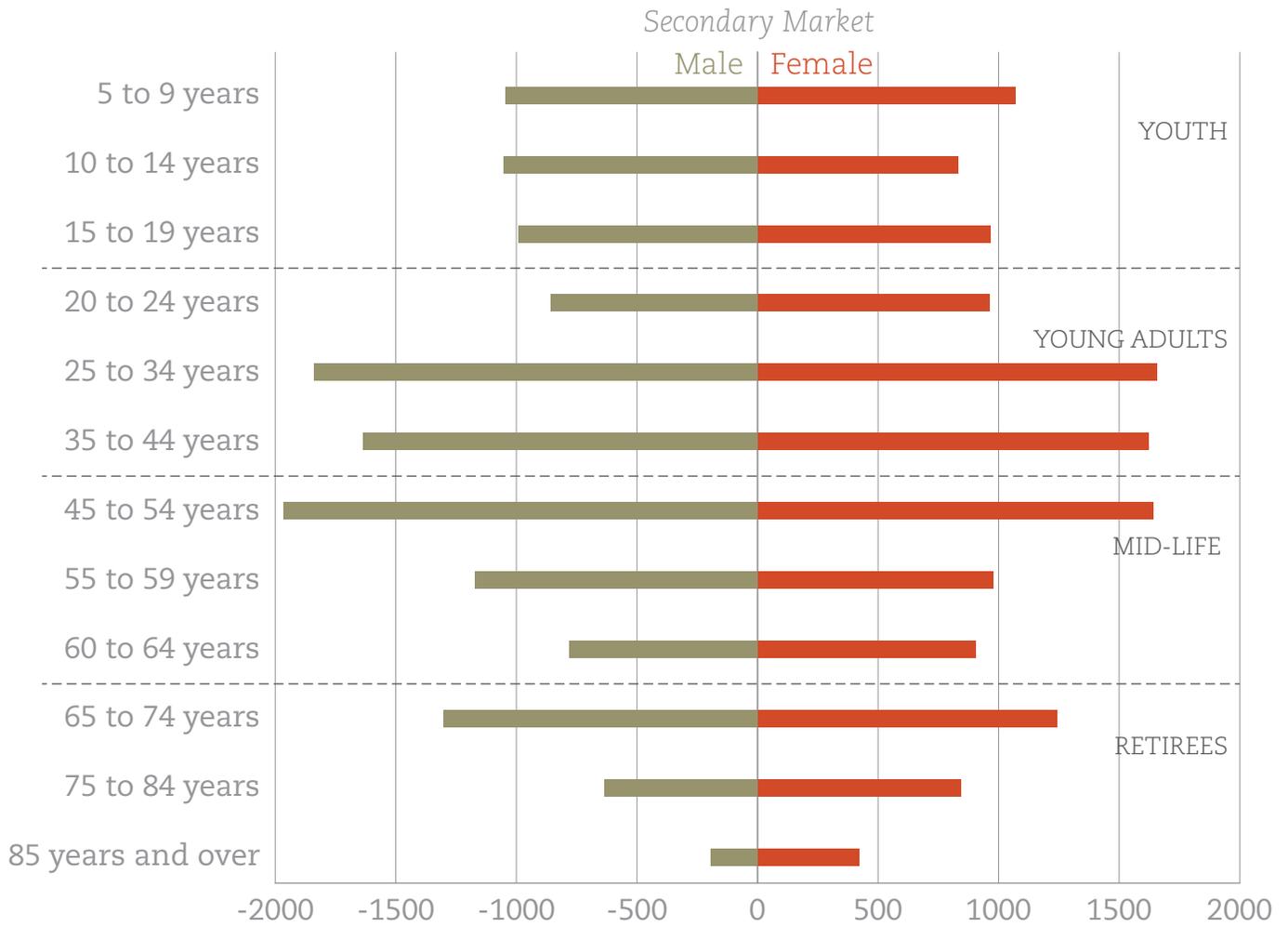
The Secondary Service Area has a significantly higher population with 29,418 people at the 2010 Census and 28,794 people according to the ACS. This area is expected to increase to 29,566 people by 2020. This service area has an almost equal distribution of age groups: 29 percent of the population is under 19 years, 29 percent of people are between 20 and 44, 26 percent are aged 45 to 64, and 16 percent are over 65. This means Gothenburg's community center must ensure that activities from birthday parties to wedding receptions to retirement celebrations can occur. Given the large population of young residents in the community as well as the Secondary Service Area, the center should also provide youth-oriented activity space for after school and on the weekends.

The median household income in the Primary Service Area is on par with the Secondary Service Area, state, and national median household income level.

Only one percent of Gothenburg's total population lives below the poverty level. This indicates that residents in Gothenburg and the surrounding area have disposable income that can potentially be used on recreational and cultural experiences. Age and household income are two determining factors that drive participation in community activities for current residents. When residents are engaged in community activities and groups, they are more likely to remain in the community. This demographic profile suggests that there will be continued support and demand from Gothenburg's residents and the surrounding areas for community center activities well into the future.

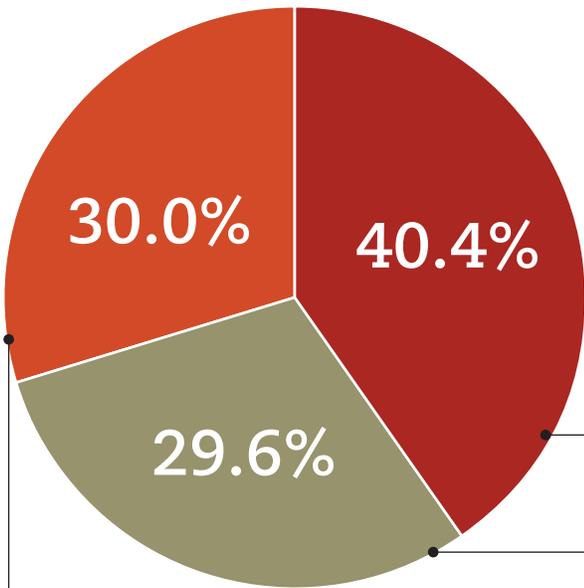


Note: Size of dot denotes population size.



RESIDENT PROFILE

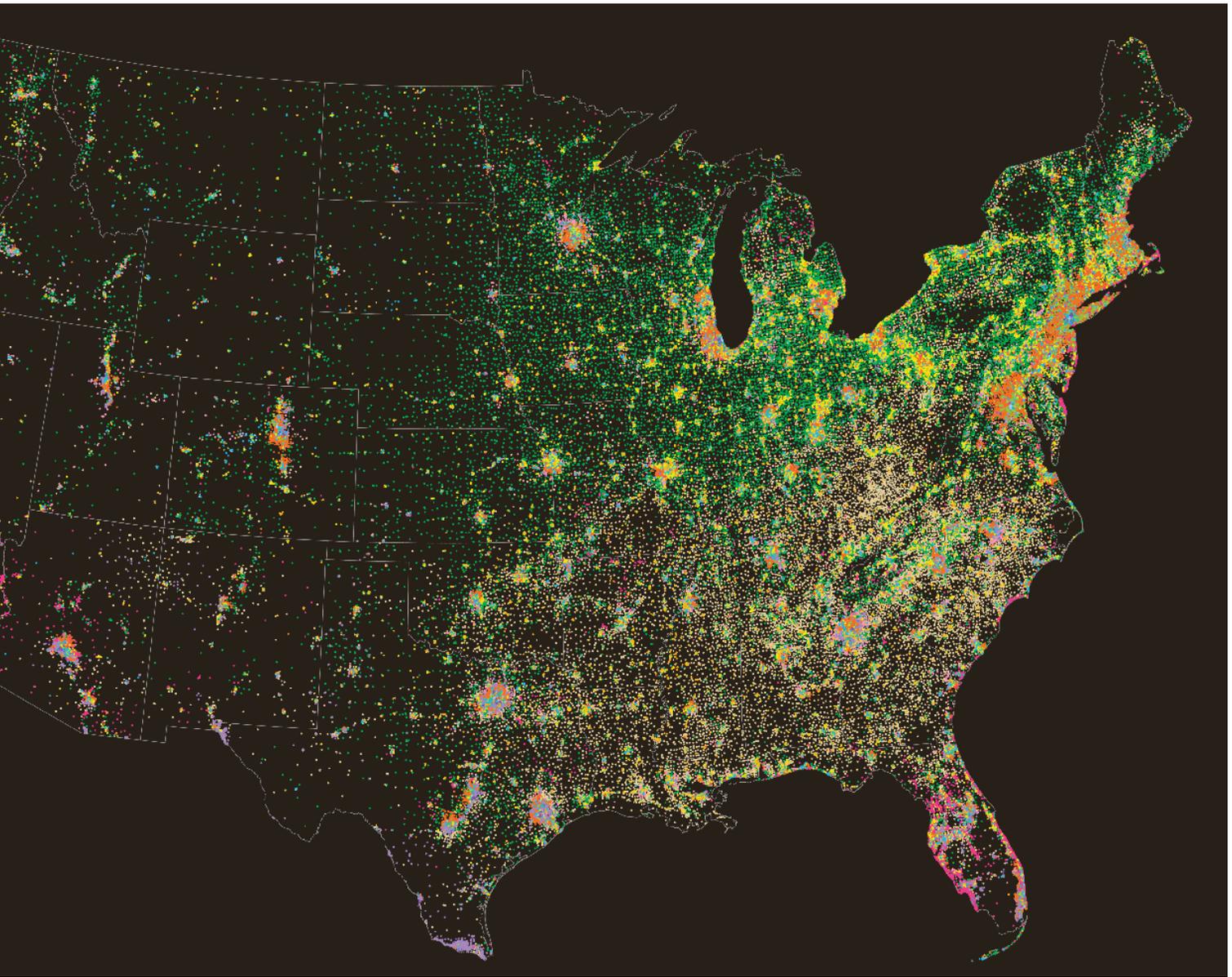
Environmental Systems Research Institute, Inc. (ESRI) created Tapestry Segmentation System which divides U.S. residential areas into 67 distinctive segments based on socioeconomic and demographic characteristics to provide an accurate, detailed description of U.S. neighborhoods. Tapestry Segmentation can help people identify the best markets, find the most profitable consumer types, tailor marketing messages, and define product and service performances. This information is also helpful in identifying what might be the predominant uses for a community center in Gothenburg. Gothenburg falls into three different Tapestry Segmentations: Heartland Communities, Prairie Living, and Midlife Constants. The rest of the Secondary Service Area is primarily Prairie Living. The descriptions for each segmentation are below. These descriptions depict the generalities of the different citizen groups as classified by ESRI. All three of these segmentations support local and participate in community activities. It is likely that they would utilize a community center to support local events.



HEARTLAND COMMUNITIES

Households.....2,850,600
 Average Household Size2.39
 Median Age.....42.3
 Median Household Income\$42,400

We're semirural and semiretired. Most of us have paid off our mortgages, but we intend to stay in our homes. We love the slower pace of country life and actively participate in outdoor and community events. We buy American, support local business, and prefer domestic vacations.



PRAIRIE LIVING 30.0%

Households.....	1,323,200
Average Household Size	2.51
Median Age.....	44.4
Median Household Income	\$54,300

We are the most rural segment in the US and make up 1% of all US households. We mainly live in the Midwest and many of us are self-employed farmers. Our median income is near the US average and when we can relax, we favor outdoor activities. Our faith is very important to us.

MIDLIFE CONSTANTS 29.6%

Households.....	3,068,400
Average Household Size	2.31
Median Age.....	47.0
Median Household Income	\$53,200

We're seniors that have already retired, or will soon. We have high net worths, our lifestyle is more country than urban (even when we live in cities), and we're generous. We like SUVs and trucks and participate in social groups like churches, veterans groups, and fraternal orders.

MARKET ORIENTATION

Based on the Primary Market Area demographic makeup and feedback provided by the community, market areas that a future community center would fulfill for Gothenburg include:

DROP-IN USE OPPORTUNITIES

The availability for drop-in use by the general public is a cornerstone operation of any community center. This requires the City to be able to open the doors of the community center at any time.

SPECIAL EVENTS

There is a need for special events space such as birthday parties, family reunions, wedding receptions, and community organization functions. It is important that there be a well-defined rental fee package and that the fee schedule is followed closely. Such events should not impact the everyday operations of the center.

COMMUNITY PROGRAMS

It is now common for community centers to be used as space for social service activities and programs. These include teen and senior assistance programs, childcare, and other similar uses.

POTENTIAL REVENUE

In 2018, the YMCA at Gothenburg Health opened its doors, meeting the community's needs for indoor recreational space. Because of this, there is no need for a new community center to include recreational space. It is important to recognize that non-sports related activities also take place in community centers and parks. Providing space for passive activities and cultural pursuits are necessary for a well-rounded recreational experience. The National Endowment for the Art's (NEA) Survey of Public Participation in the Arts (SPPA) is the largest periodic study of arts participation in the United States. The newest release of data is the 2017 SPPA, which presents information spanning the 15-year timeframe from 2002-2017. It is important to note that these are national statistics and that the data is not available at a more granule level. However, this still provides valuable insight into passive recreation and allows the City to ascertain what potential future residents are looking for.



High Revenue Potential

- Childcare
- Special Event Rentals
- Party/Conference Room Rentals
- Dance Classes
- Craft Fairs
- Pop-Up Museum

Low Revenue Potential

- Makers Space
- Community Programs
- Kitchen
- Boy Scout/Girl Scout Meetings
- Chamber Events
- First Friday Art Walks

ARTS & CULTURE

According to the SPPA, outdoor performing arts festivals are the most popular performing arts events; 24 percent of adults attended at least one outdoor festival in 2017. There was significant growth between 2012 and 2017 in adults' rates of attendance at outdoor performing arts festivals. Gothenburg is already capitalizing on this popularity by hosting the Living Out Loud festival in the summer. The next most popular was musical plays at 16 percent. The Sun Theater provides opportunities to see live performances. Craft fairs or visual arts festivals were also popular. Approximately 24 percent of adults attended at least one in 2017.

A community center would provide a prime space for the City to host craft fairs. The same percentage of people also visited art museums or galleries. The opera and ballet have both lost popularity over the years. Only 3 percent of adults attended the ballet and 2 percent attended the opera in 2017. Overall, more adults attended a visual or performing arts activity at least once in 2017. This increase is most likely to continue. It will be a benefit to Gothenburg to have a place to host such events.

Lack of cultural resources was identified as a weakness for Gothenburg during their comprehensive planning process. When the community center is not actively engaged, the City can utilize the space to provide art and cultural experiences to its residents and attract visitors to the community. Events like First Friday Art Walks allow communities to showcase local and regional artists' work and provide entertainment and get people to engage in the community. Such events are often treated as a night out, including dining out, viewing the art exhibits, and shopping in the targeted area. A community center can provide a nexus point for such activities and stimulate both residential engagement and visitor interest. Pop-up museums are temporary exhibits created to spark conversation and generally attract a younger population. These exhibits are often geared toward young adults and are often destination events. Makerspaces are another popular use in community centers. These areas are a DIY space that allows users to create, invent, and learn from others. They include tech equipment such as 3D printers, Adobe programs, Cricut Makers, die cutting machines, laminators, and sewing machines.



Photo by Getty Images.



Photo by Getty Images/Refinery 29.



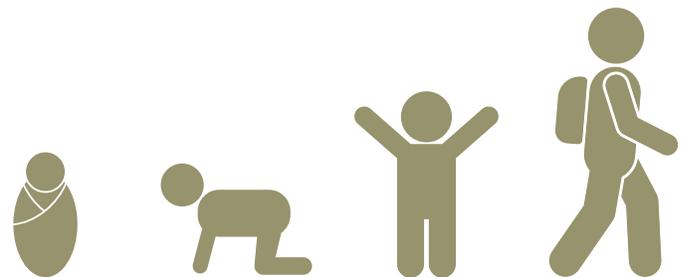
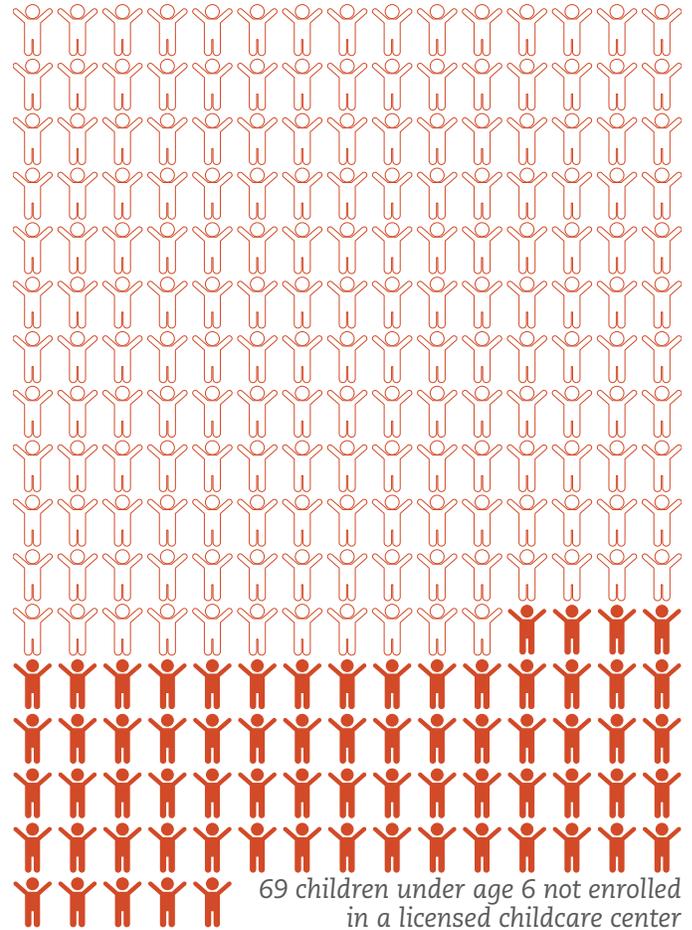
Photo by NET News.

CHILDCARE

High quality child care and early education are necessary for economic development in communities. It expands the current workforce and ensures that the future workforce has the skills needed to enter the working world. Gothenburg has multiple in-home providers but these providers do not have the capacity to meet all child care demands in the City. It is estimated that, though the City has a capacity of 161 licensed child care spots, there is still a gap of 69 children under the age of 6 who are not enrolled in some early child care center. Child care centers are a complementary use for a community center. Child care centers provide activities for a community center during hours that the center would otherwise be unlikely to be utilized and can provide a source of revenue for the city. Compliance with state and federal child care regulations must be considered when deciding if this would be a complementary use for a community center in Gothenburg.

In Nebraska, a child care center is defined as a program licensed for at least 13 children. The minimum provisional and yearly licensing fee is for a center with a capacity of less than 30 children. Under Nebraska law, a center that has the capacity for 25 children would require at least 5 full-time care providers. According to Indeed.com, a website that analyses employment data across the country, a child care provider in Nebraska makes an average of \$10.71 an hour, equaling approximately \$22,275.00 a year. The following revenue analysis utilizes average daily rates for rural areas provided by the Nebraska Department of Health and Human Services 2017 Nebraska Child Care Market Rate Survey Report.

245 children under age 6 live in Gothenburg



	Infant	Toddler	Preschool	School Age
Accredited center rural daily rates	\$25.00-33.50	\$25.00-33.50	\$23.00-33.50	\$18.00-26.40
Average daily rate	\$29.25	\$29.25	\$28.25	\$22.20
Daily revenue for a 25-child capacity center	\$731.25	\$731.25	\$706.25	\$555

This indicates that a 25-child capacity care center could bring in revenue ranging from \$117,000 to \$217,750 a year. Salary costs for 5 full-time staff members would cost \$111,375.00 a year. This would leave \$5,625 to \$106,375 a year to cover other associated overhead costs and produce revenue for the community center.

PUBLIC ACTIVITY CENTERS

Community parks have a transformative value on the health and vitality of communities. They are one of the top resources’ families consider when deciding what neighborhood or community they want to live in. Gothenburg’s Lake Helen and Lafayette Park have been a staple within the City’s park system since the 1890’s. The City is also home to three other parks: Ehmen Park, E.G. West Park, and Legion Ball Park. Ehmen Park was dedicated in 1890 and encompasses an entire city block and houses a preserved Pony Express Station. E.G. West Park provides tennis courts, play equipment, and a relaxation spot. Legion Ball Park has the legion baseball field. In the 2016 Master Recreation Plan, the City identified top priorities for park enhancements, especially around Lake Helen and Lafayette Park. There was strong community support for these projects. Having a robust park system is important to retaining residents and attracting new. Such parks can also act as a tourism destination point for the City. This is especially true given current attitudes toward outdoor recreation and trails development. The goals identified in the 2016 Master Recreation Plan would provide people the opportunity to engage in physical activity and interact with their neighbors as well as mark Lake Helen as a destination in the region.

The following is an overview of the fee schedule for similar community centers in the region. For complete information, please visit the websites for each gathering space.

Harmon Park Activity Center - Kearney, Nebraska

- Deposit..... \$100
- Community Room One*
 - Four-Hour Period \$85 + \$25 per additional hour (\$170 max.)
 - Recognized Holiday..... \$100 + \$25 per additional hour (\$200 max.)
- Community Room Two*
 - Four-Hour Period \$85 + \$25 per additional hour (\$170 max.)
- Combined Community Rooms*
 - Four-Hour Period \$170 + \$50 per additional hour (\$340 max.)
 - Recognized Holiday..... \$200 + \$50 per additional hour (\$400 max.)
- Conference room*
 - Hourly Rate..... \$15 (\$30 min.)
- Kitchen*
 - Hourly Rate..... \$20 (\$40 min.)
 - Rate when Combined with Rental of Meeting Room Two..... \$50

ERC Building at Yanney Park - Kearney, Nebraska

- Deposit..... \$100
- Four-Hour Period \$85 (\$25 each additional hour)
 - Recognized Holiday..... \$100 (\$25 each additional hour)
- Daily Rate \$170
 - Recognized Holiday..... \$200

Pender Community Center - Pender, Nebraska

- Event Hall*
 - Rate per Event..... \$800
- Multipurpose Room*
 - Rate per Event..... \$500
- Community Room*
 - Rate per Event..... \$100

Brady Community Center - Brady, Nebraska

- Deposit..... \$150
- Daily Rate \$100

SUPPORTING SERVICES

It is important for a community to have adequate support services when considering a community center. The City of Gothenburg has three motels: Comfort Suites, Howard Johnson, and Travel Inn. The Comfort Suites has the highest occupancy potential; it has 74 rooms and a total occupancy of approximately 296 people if all rooms were filled to maximum capacity of 4 persons per room. The Howard Johnson has 42 rooms and an approximate maximum capacity of 168 people. Finally, the Travel Inn has 32 rooms and an approximate maximum capacity of 128 people. Airbnb lists four sites available that can accommodate a maximum of 14 people. Overall, if every option was filled to maximum capacity, these options could house a little over 600 people. However, this is extremely unlikely. More commonly, motels accommodate 1 to 2 people per room, meaning the likely capacity of the motel options is approximately 250 to 300 people if every room was filled. The available accommodations would best support a community center designed for 300-400 people.

It is vital to have sufficient dining and retail opportunities to support events that draw in visitors. Retail Market Power (RMP) - Opportunity Gap analysis shows a comparison of retail and eating establishment supply and demand to determine potential sources of revenue growth. An opportunity gap appears when household spending levels for specific geography are higher than the corresponding retail sales estimates. This difference signifies that resident households are utilizing the available supply and supplementing their additional demand by going outside of the community. The opposite is true in the event of an opportunity surplus. That is when the levels of household demand/expenditures are lower than the retail sales estimates. In this case, local retailers are attracting residents from other areas outside of the community into their stores. Businesses are placed in each economic sector by their primary type of economic activity. This is dependent upon the North American Industry Classification System (NAICS) and how they classify each business. Retail sectors represented in this table are solely based on NAICS classifications.

ESRI provides a Retail Marketplace Profile Report that shows Gothenburg's Opportunity/Gap analysis based on 2017 ESRI estimates. The first column shows a list of retail store categories. The second column shows resident demand by estimating consumer spending habits for each category in 2017. The third column shows the total retail sales in 2017, by each retail market, of stores found within Gothenburg. The fourth, and last column shows an opportunity gap or surplus that exists for each retail sector. In the fourth column, if the number is orange, it means there is a surplus of supply in Gothenburg for the associated retail sector. In this case, a surplus is not bad; it means that businesses within that retail sector in Gothenburg are meeting the needs of residents as well as attracting customers who live outside of Gothenburg. The numbers in black, in the fourth column, show a gap or an opportunity for that particular retail sector. These numbers show a demand for the associated economic sectors in Gothenburg; however, there may not be stores to fulfill the consumers' needs. Therefore, they are leaving the City to spend their money elsewhere. These black numbers should be viewed as an opportunity; they are associated with retail sectors that have the potential for growth within the City.

This analysis does not indicate that existing retail operations in Gothenburg are inadequate, it simply shows an opportunity to improve for the City as a whole. Expanding existing businesses and adding new inventory are a few ways that existing retail stores could progress to meet more needs of Gothenburg's residents. The table to the right shows Gothenburg's Opportunity/Gap Analysis for services related to a community center. Gothenburg has an opportunity surplus in food and beverage stores, health and personal care stores, gas stations, and food service and drinking places. This means that the businesses in these areas are pulling consumers from outside the City. The City has a service gap in clothing and clothing accessory stores, sporting goods, hobby, book, and music stores, and general merchandising stores, meaning that Gothenburg's residents are seeking these goods outside of the City and such businesses are not bringing people into the City.



Opportunity/Gap Analysis Gothenburg, 2017

Retail Stores	2018 Demand (Consumer Spending)	2018 Supply (Retail Sales)	Opportunity Gap/ Surplus
<i>Food and Beverage Stores</i>	\$7,435,436	\$8,388,849	(\$953,413)
<i>Health and Personal Care Stores</i>	\$2,627,508	\$5,690,959	(\$3,063,451)
<i>Gasoline Stations</i>	\$4,641,073	\$10,501,280	(\$5,860,207)
<i>Clothing and Clothing Accessories Stores</i>	\$1,339,325	\$997,584	\$341,741
<i>Sporting Good, Hobby, Book, Music Stores</i>	\$1,456,531	\$563,687	\$892,844
<i>General Merchandise Stores</i>	\$6,306,325	\$3,700,148	\$2,606,177
<i>Foodservice and Drinking Places</i>	\$3,837,999	\$5,104,123	(\$1,266,124)

Source: ESRI Estimates, 2017

OPERATIONAL COST

It is most likely that Gothenburg’s community center would be passive in use. This means that there would not be any membership or class fees to consider for revenue potential. Instead, the revenue potential will come from building rental fees and income from incidental uses such as a makerspace.

Determining the hours of operation is the first step in understanding the operational costs of a community center. This was addressed in the on-line public input survey. A large portion of respondents felt that there should be no set hours and that the facility should be available on an as needed basis. This model would not require the facility to be staffed but would limit drop-in recreational and some community service opportunities.

There were 26 percent of respondents who felt the center should be available from 6:00 am to 10 pm. Eighteen percent felt 8:00 am to 8:00 pm was appropriate. Other comments provided time ranges that fell between these hours. The community center would be available for rent beyond these times for special events. Both of these timeframes would provide an opportunity for a wide range of activities for everyone in the community. 8:00 am to 8:00 pm would require 1 full-time and 1 part-time employee covering 4 hours a day. The 6:00 am to 10:00 pm timeframe would require 2 full-time employees. A breakdown cost for each of these plus a regular 40-hour work week is provided below. This analysis only includes salary costs. Currently, Nebraska’s minimum wage is \$9.00 an hour. This analysis assumes \$10.00 an hour for a full-time employee and \$9.00 an hour for a part-time employee for a Monday through Friday work week. This analysis does not include any accompanying benefits the City might provide, it is meant only to provide an estimated cost for the City.



8am-8pm



6am-10pm

Full-time	\$20,800	\$41,600
Part-time	\$9,360	N/A
Total*	\$30,160	\$41,600

**To assist with the reduction in labor cost the City should explore the use of volunteers for this service.*

COMMUNITY OUTREACH

FIRST TOWNHALL MEETING

On November 27, 2018, 25 community members participated in the first public input meeting. The evening consisted of discussion topics such as facility size, location, amenities, and funding. The dominant theme during the meeting was determining the facility size, specifically whether Gothenburg needed a community center designed for a capacity of 600 people or less. A discussion on the necessity of alcohol consumption engaged the majority of participants. Participants were involved with a hands-on amenities activity which highlighted the needs and wants within a potential community center. Several participants also identified park enhancements as a need. Public input determined parking was a concern, especially if the center was located at Lake Helen or Lafayette Park.

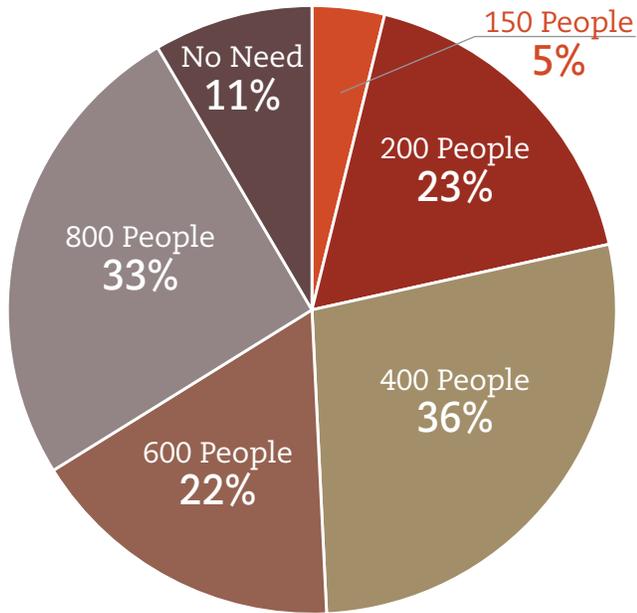
SECOND TOWNHALL MEETING

On January 29, 2019, 14 members of the community participated in the second community input session for this study. Miller and Associates presented highlights from the online survey, research related to potential economic impact of the community center, and the site evaluations for both the feasible and non-feasible sites identified in this study. At the end of the presentation, the public was invited to ask questions. These questions revolved around next steps and how the process will unfold.



ON-LINE PUBLIC INPUT SURVEY

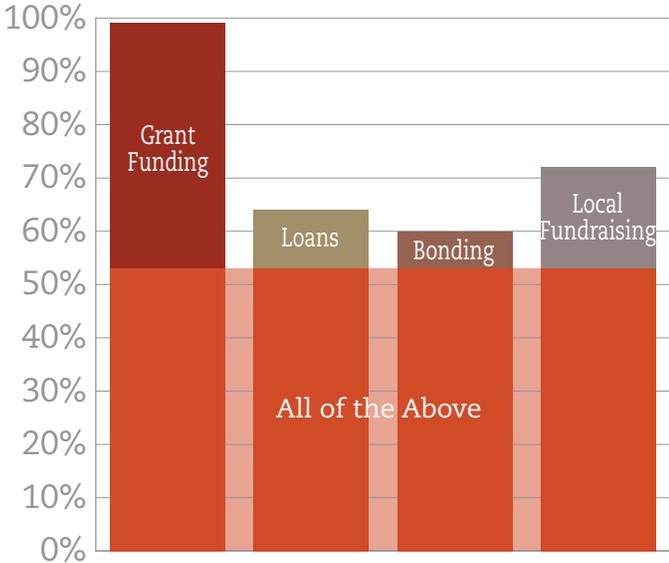
A public input survey was created to address concerns and ideas regarding the potential community center and park enhancements generated from the first townhall meeting. The survey was open from December 7 to December 21, 2018. It was distributed through the City’s social media sites. Seventy-three people participated in the survey. The following is a summary of the responses. To see the entire survey and responses, see Appendix A.



Thinking of cost and ongoing operation costs, what size of City owned Community Facility would be the most correct statement for the City of Gothenburg?

The first question asked residents, thinking of cost and ongoing operation costs, what size of a City-owned community facility would be the most correct statement for Gothenburg. The majority of respondents felt that a center with an occupancy of between 200 and 600 was needed. The largest percentage of respondents, 36 percent, felt that a facility of up to 400 people would best meet Gothenburg’s needs. There were 11 percent of respondents who felt the City did not need a facility at all.

Respondents were asked to select all options they would support to create a comprehensive funding approach: grant funding, loans, bonding, local fundraising, or all of the above. The majority of respondents stated that they would support all of the funding options.



Which of the following options would you be in support of to create a comprehensive funding approach?

One of the ways communities support on-going facility costs is a tax increase. Participants were asked if they would be concerned with a minor tax increase for the on-going costs of a community center. They were split relatively equally on this question. Fifty-one percent said that they would not be concerned by a tax increase while 49% said they would. This is similar to the response generated by the 2016 Master Recreational Plan public input survey. In that survey, 65 percent of people said they would support a half-percent sales tax increase for recreational amenity growth at Lake Helen and Lafayette Park.

During the first public input meeting, concerns about alcohol at the community center were voiced. To address these, the survey asked if alcohol should be allowed at the facility under a special designated license or if the City-owned facility should be alcohol-free. Ninety percent of respondents felt alcohol should be allowed while 10 percent thought it should be alcohol free.

One of the primary purposes of this survey was to ascertain where people felt a community facility would best be located. Four sites had been previously identified—Lake Helen, Lafayette Park, I-80 Corridor, and in conjunction with the Sun Theater in part of the Gothenburg Times building. Participants were invited to identify other locations they found preferable. Of the four previously identified spots, 51 percent felt Lake Helen is the ideal spot for a community facility. The following sites were identified by the participants as additional options:

- Open lot by the ball fields
- By the 4 plex
- Open lot by Hilltop Estate
- Open lot by Shopko

The next question asked which of the sites identified in Question 4 would be unacceptable to respondents. Lake Helen and the Downtown were the least acceptable to the respondents.

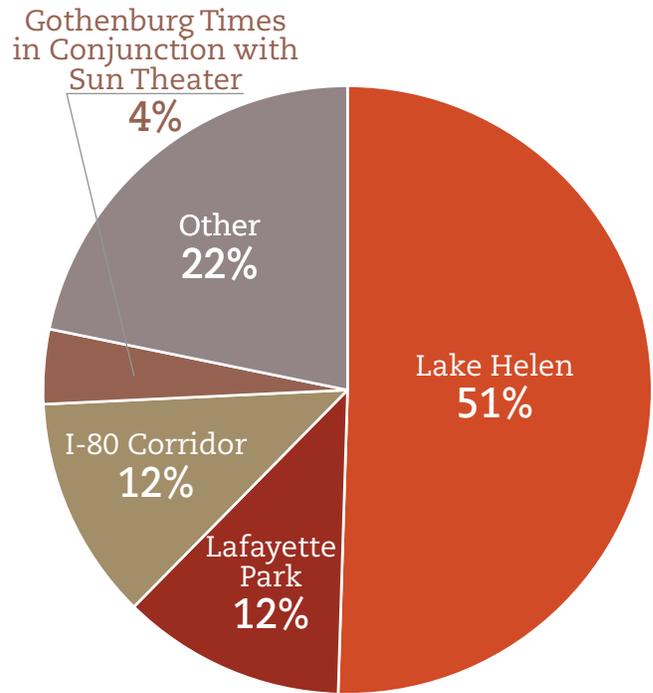
Respondents were asked the best time frame for hours of operation. Though there were designated time frames offered, the majority of respondents selected other and indicated flexible hours would be best.

Participants were asked to rate five identified uses, from most likely to least likely, for a community facility. A majority stated they would use a community center in Gothenburg for community celebrations, followed by wedding parties and family reunions. Of the five uses identified, respondents felt they were least likely to use the community center for conventions or additional family recreational opportunities.

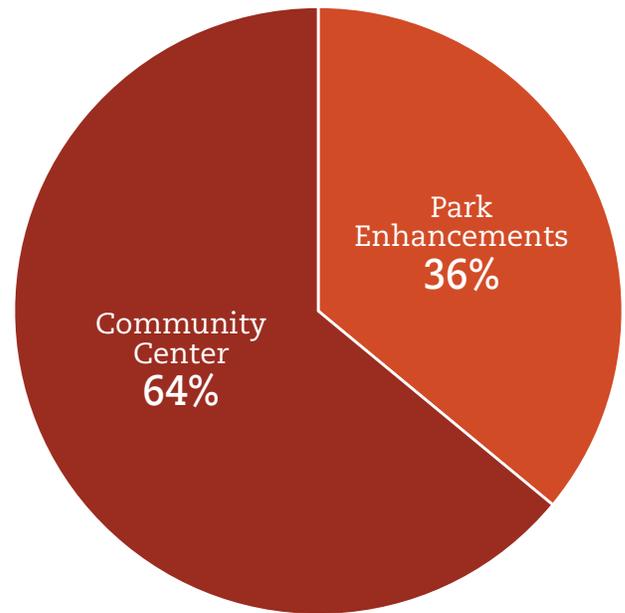
Next, respondents were asked to identify what amenities they would like to see in a community facility. Amenities identified more than three times were:

- Quality audio/visual system
- Full kitchen
- Room dividers
- Good lighting
- Adequate parking

Finally, respondents were asked which was more important to them—if grant funding was used for a splash pad, playground equipment, and other recreational uses or for a community facility building. The majority of respondents, 64 percent, felt that grant funding should be put toward the construction of a community facilities building.



Where should the Community Facility be located?



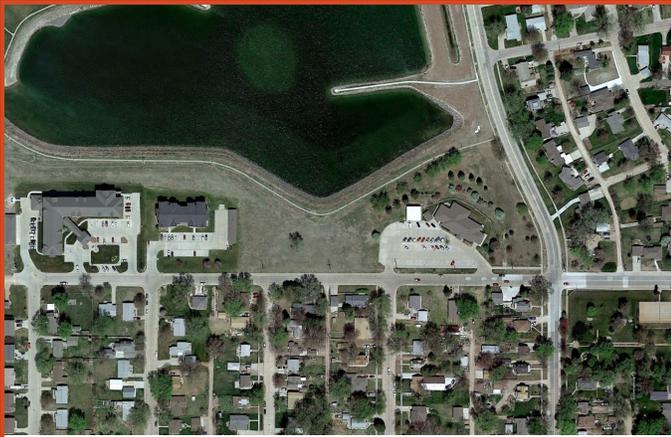
Please select which is more important:

A grant for facilities should be used for a splash pad and playground equipment for the community or other recreational uses.

A grant for facilities should be used for a community facilities building at whatever size is determined.

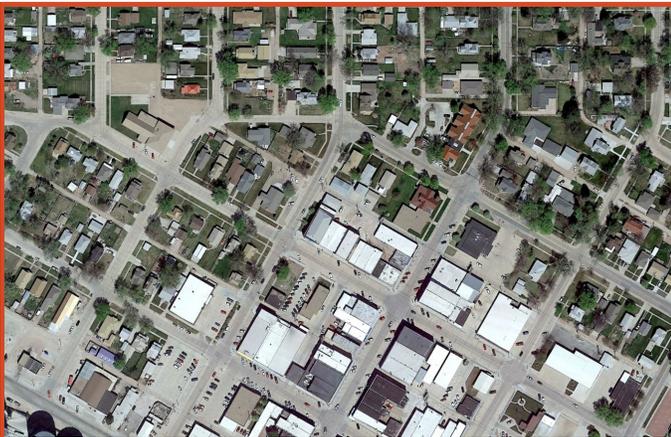
Site Analysis

NON-FEASIBLE SITES



OPEN LOT BY SENIOR CENTER

This site is not feasible because the lot is not large enough to hold a potential community center for 300 people and the parking necessary to support such use.



SUN THEATER

Over the past few years, the Sun Theater has seen significant revitalization. The Theater provides a unique service to the City of Gothenburg. However, after careful consideration and site development analysis, it has been determined that the Sun Theater is not a feasible location for a community center. Surrounding parcels do not allow for further development of a gathering space to hold events for up to 300 people. Parking in this area of the downtown district is already limited and is not equipped to accommodate more parking at this time. The downtown area was identified as a priority area for a community center in the Downtown Revitalization Plan. Should a location feasible for a community center in the downtown become available, the City should consider evaluating such an opportunity.





OPEN LOT BY HILLTOP ESTATES

The open field by Hilltop Estates is not feasible because it is zoned as single family residential and this is the use also designated in the Future Land Use Map. This lot has already been preliminarily subdivided and has been prepped with utilities supporting such a use. As such, the City should continue to support residential use for this lot.



OPEN LOT LOCATED BY SHOPKO

This location is not feasible because it is currently zoned for industrial use and the City's Future Land Use Map has this lot designated for open space/agricultural use, surrounded by industrial use. The current businesses located in the area are all industrial. A community center would not be a complementary use for the area.

I-80 NORTHEAST CORRIDOR

The I-80 Northeast Corridor location is not feasible due to an almost absolute lack of utilities, and location within the 1% Annual Chance Flood Hazard (commonly known as the 100 Year Floodplain). The cost of bringing utilities to the area is prohibitive.

FEASIBLE SITES

Three locations were identified as a feasible for a potential community center: the Legion Ball Park lot, Lake Helen, and the I-80 Northwest lot. These locations were scored on a 1-5 scale where 1=poor, 2=fair, 3=neutral, 4=good, and 5=excellent. This total was then multiplied by 2 to create an overall score for the area. The Legion Ball park had the highest overall score.



LAKE HELEN/LAFAYETTE PARK

This is an outstanding location for a potential community center. Developed parks help attract new residents and visitors to a community. Lake Helen and Lafayette Park create a vibrant community image for Gothenburg. This area would provide an attractive location for a potential community center. Such a center would make Lake Helen a destination park for the whole region. This area is zoned for public use and identified for parks and recreational use in the future land use map from the Comprehensive Plan. Slight floodplain mitigation would be necessary for this location.

The Lake Helen/Lafayette Park Area yields two desirable locations for the proposed community center. The first is located adjacent to the existing boat dock. It provides easy access and beautiful lake views. The second location is west of the lake. This site provides sweeping views of the park, lake, and memorial. This site is easily accessible by vehicle at either location.

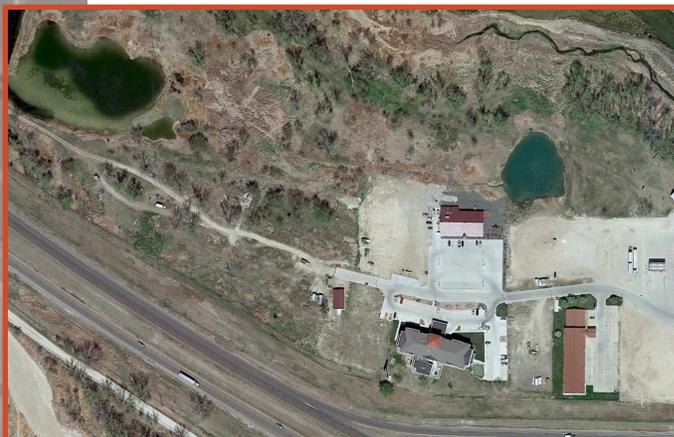


NOTE: Existing Land Use, Future Land Use, Floodplain, and Utility Maps are located in Appendix B of this Study.



LEGION BALL PARK

This would be a premier place for a potential community center. The location is already public in nature. It is across the street from the school, and near the public pool. Those living in this neighborhood are already accustomed to the traffic patterns that such events create. This is also already a community hub location. The area is already zoned for public use and the future land use map has it marked for parks and recreational use.



I-80 NORTHEAST CORRIDOR

This site is also feasible for a community center. Current infrastructure has been stubbed to the area, which would reduce the cost of continuing the infrastructure necessary for a potential community center. The area is currently zoned as general agriculture. The future land use map shows this area as both commercial and open space/agricultural. There is only a small portion of this location that is not directly in the floodway. This is the only area that could be developed on.

Maps are not to scale.

SIMILAR CENTERS

Harmon Park Activity Center - Kearney, Nebraska

- \$1.8 Million
- 14,700 square feet
- Meeting rooms, full kitchen, conference room, concessions, indoor/outdoor access restrooms, multi-use space and storage.



ERC Building at Yanney Park - Kearney, Nebraska

- \$567,000
- 2,300 square feet
- Meeting room, year-round bathrooms, rental concessions



Hickman Community Center

- \$4.36 Million
- 16,940 square feet
- Kitchen, bar, city offices, reading room, meeting room, and gym





Blair Library and Tech Center

- \$5.5 Million
- 23,500 square feet
- Tech rich conference space, library, warming kitchen, sub-dividable meeting space



Pender Community Center

- \$6 Million
- 37,000 square feet
- Stage, kitchen, bar, city offices, event hall for 400 people, a multipurpose room for 800, VFW and American Legion center

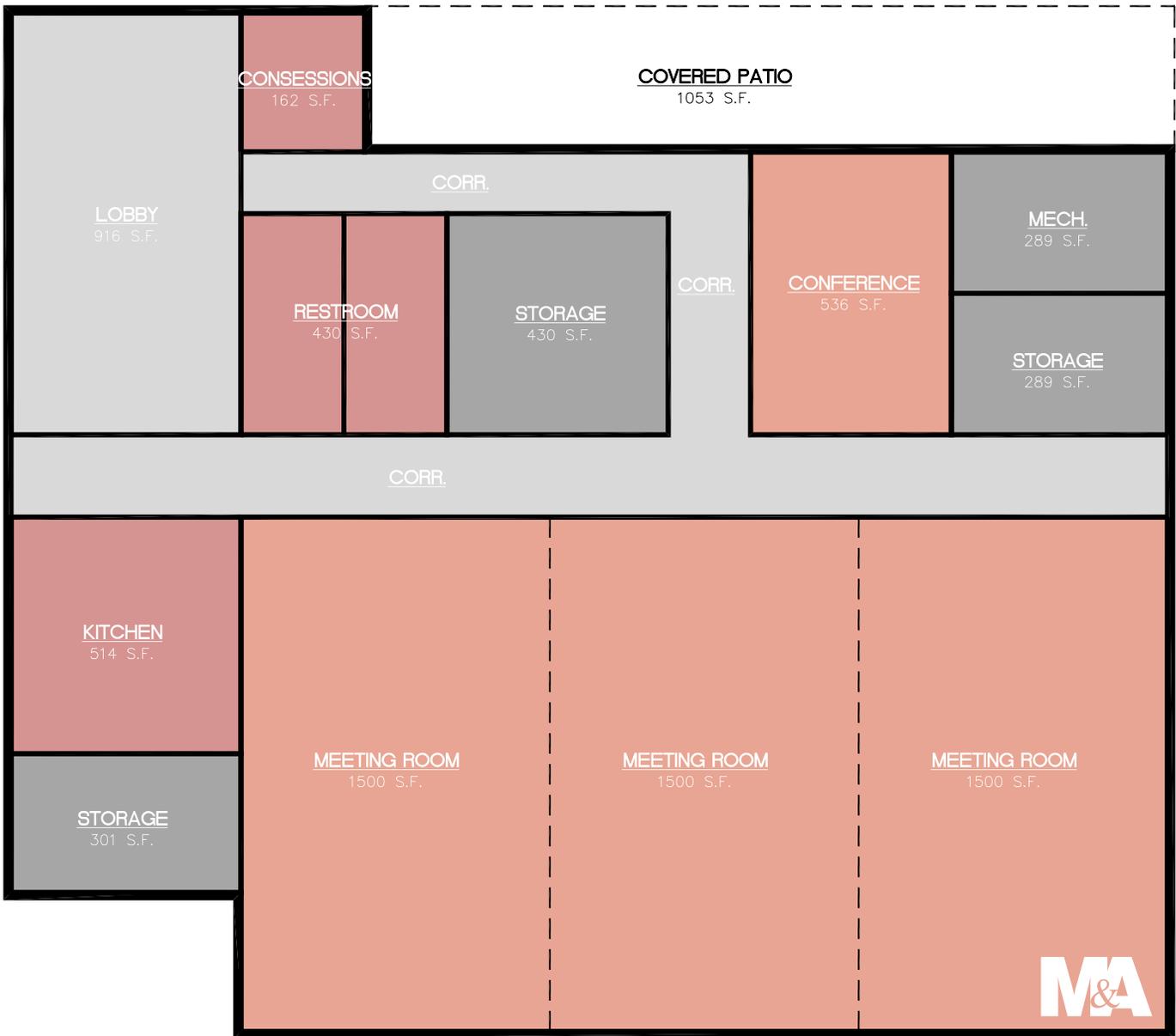


Brady Community Center

- 5,000 square feet
- Open hall with storage closets

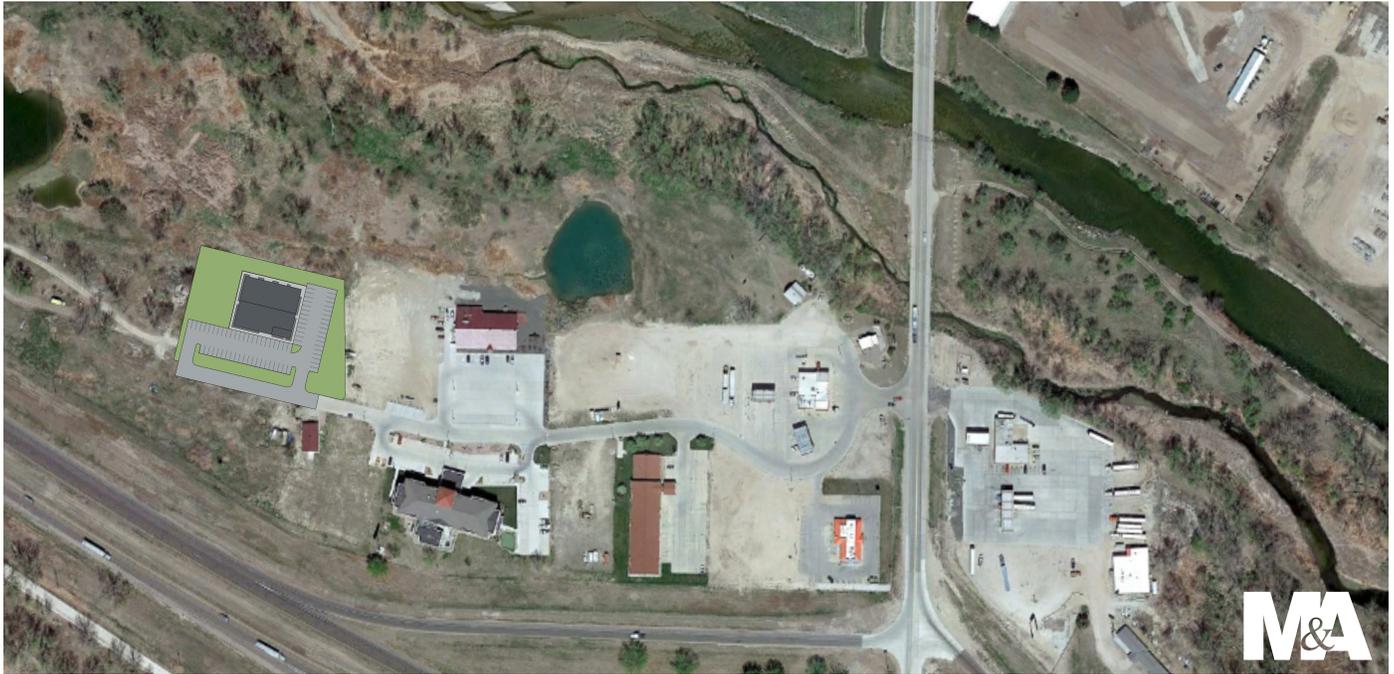
Conceptual Design

Through the public input process, it was determined that Gothenburg would best utilize a community center designed for 300 to 500 people. The conceptual floor plan and conceptual designs that follow are based on a building that is 9,767 square feet with meeting room space for approximately 300 people. Miller and Associates determined the probable estimated cost of construction for the facility only would be between \$1,900,000 - \$2,500,000 based on an estimated \$190-\$250 per square foot. High priority amenities, such as partitionable walls, a full kitchen, indoor/outdoor restrooms, and high-quality audio/visual systems were considered during the design process. This design concept is meant to be a starting point for building design and spark conversation about the look and feel of a potential community center.



Conceptual Floor Plan
(not to scale)



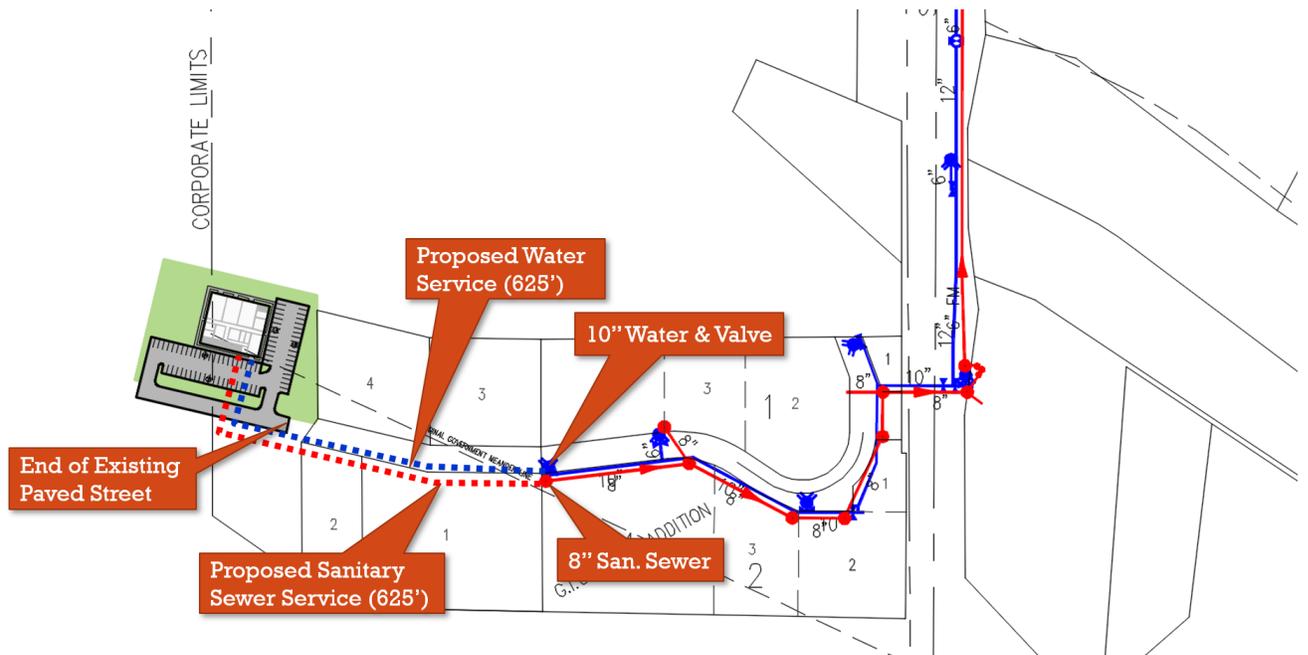


I-80 NORTHWEST CORRIDOR

The Northwest Corridor scores a 60 out of 100 for site evaluation and selection. This location scored a perfect ten for impact and compatibility with neighboring uses. The hotels and dining would complement a potential community center. Vehicular access to site and site views also scored high. This site has easy access to and from Interstate 80, with views of the north channel of the Platte River. Land costs, compatibility with future land use, and floodplain are what lower this site score. The City will have to purchase or lease the land to be in compliance in order to build the facility. This area is demarked as open space in the future land use map. Finally, the majority of this site sits in the floodway and cannot be built on. This would limit any ability to expand the center as need grows in the community.

Score Card	
Site Size and Program Accommodation	6
Site Size and Parking Accommodation	6
Vehicular Access to Site	8
Impact/Compatibility with Neighboring Uses	10
Site Views	8
Land Cost	4
Existing Zoning	6
Compatibility with Future Land Use	4
Floodplain	2
Utility Access	6

Total Score: 60



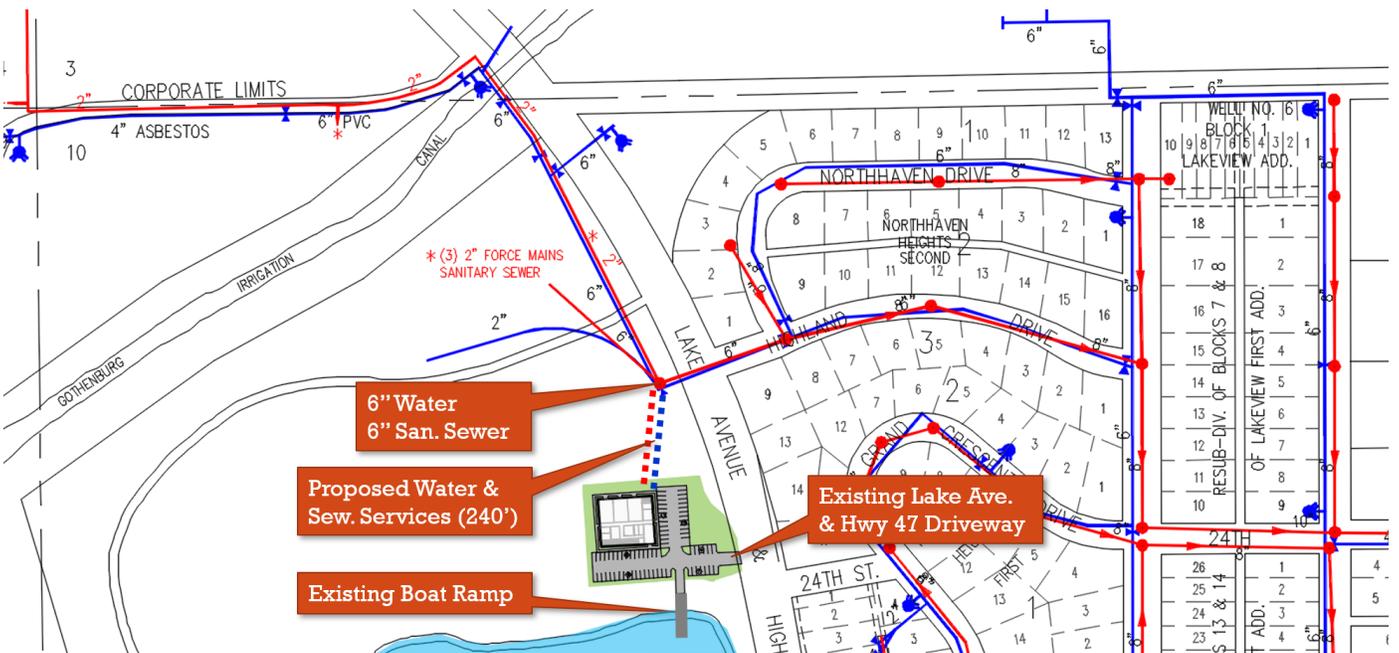


LAKE HELEN: SITE 1

Lake Helen: Site 1 scored an 86 out of 100 for site evaluation and selection. This location scored perfect tens in multiple categories. This site sits on an arterial street, Lake Avenue, which provides easy access to the site. The potential center would have sweeping views of Lake Helen and Lafayette Park. This property is already under City control, reducing the cost of the project. Both existing zoning and the future land use map demark this area as recreational/open space. A community center would complement this use.

Score Card	
Site Size and Program Accommodation	8
Site Size and Parking Accommodation	8
Vehicular Access to Site	10
Impact/Compatibility with Neighboring Uses	6
Site Views	10
Land Cost	10
Existing Zoning	10
Compatibility with Future Land Use	10
Floodplain	6
Utility Access	8

Total Score: 86



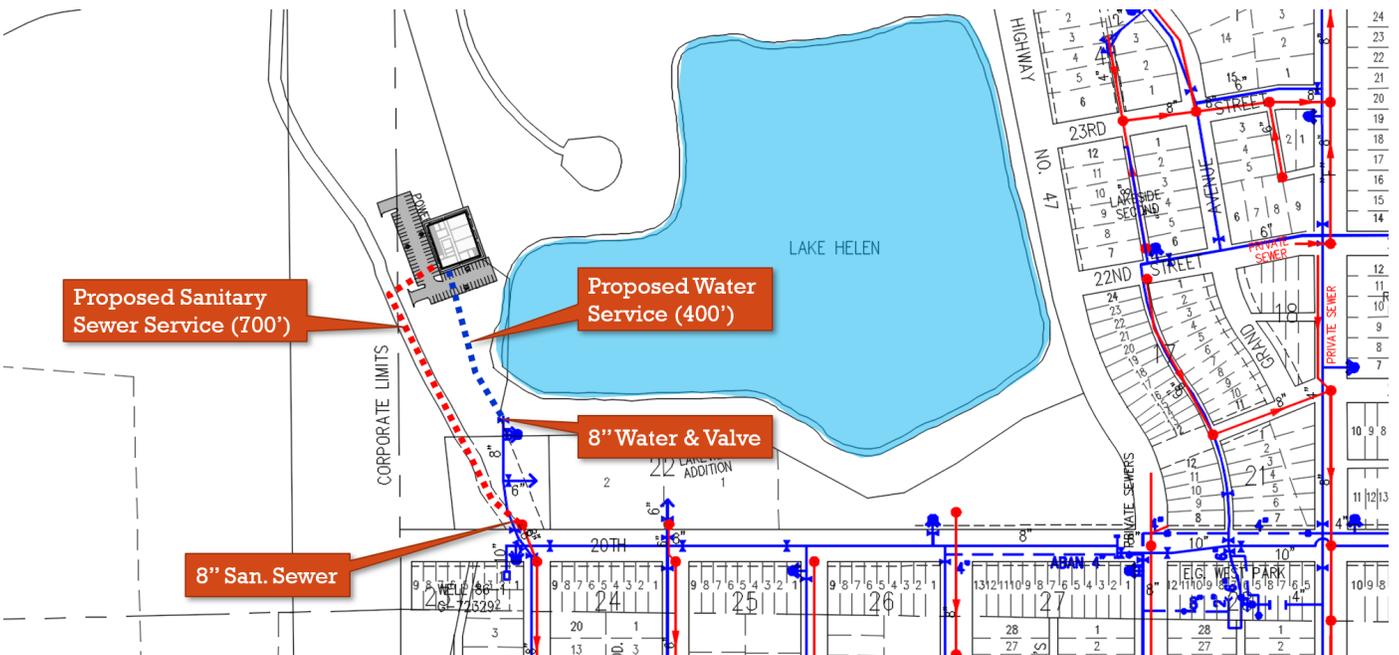


LAKE HELEN: SITE 2

Lake Helen: Site 2 scores slightly lower than Lake Helen: Site 1 with an 82 out of 100. This location still has perfect scores in site views, land cost, existing zoning, and compatibility with the future land use map. It scored slightly lower in vehicular access because the road leading to the site is currently gravel. It will also be more costly to extend utilities to this site.

Score Card	
Site Size and Program Accommodation	8
Site Size and Parking Accommodation	8
Vehicular Access to Site	8
Impact/Compatibility with Neighboring Uses	6
Site Views	10
Land Cost	10
Existing Zoning	10
Compatibility with Future Land Use	10
Floodplain	6
Utility Access	6

Total Score: 82





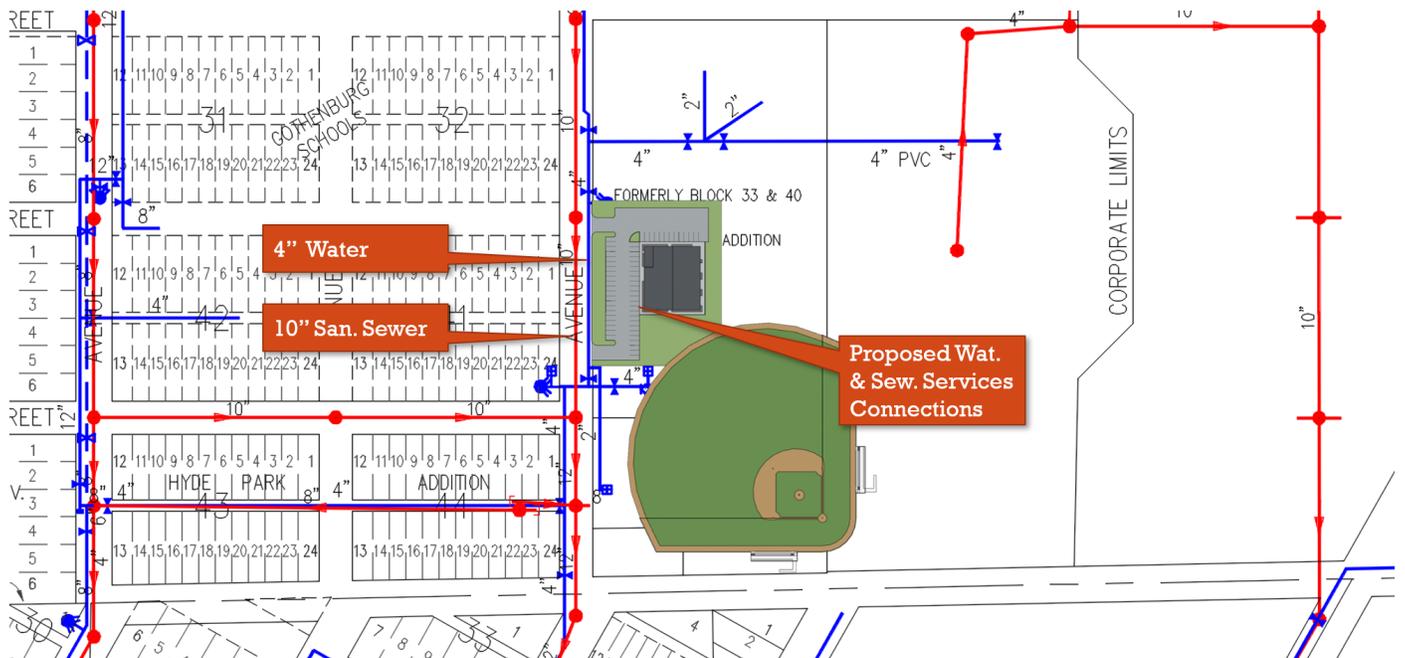
LEGION BALL PARK

The Legion Ball Park scored the highest with a score of 88. Only three categories in this location did not receive a perfect score. Though it is possible to keep all desired programming on this site (community center, baseball field, and supporting amenities) it is a tighter fit than at other locations. The potential community center would look out over the baseball and softball fields and lacks the natural landscapes that the other two sites provide. Finally, the land costs associated with the site could potentially be high.

Score Card

Site Size and Program Accommodation	8
Site Size and Parking Accommodation	10
Vehicular Access to Site	10
Impact/Compatibility with Neighboring Uses	10
Site Views	6
Land Cost	4
Existing Zoning	10
Compatibility with Future Land Use	10
Floodplain	10
Utility Access	10

Total Score: 88



Partnership Opportunities

A municipality seeking a CCCFF grant must own or operate the facility, either directly or under contract with a partner. This allows the community to enter into an interlocal agreement with another entity to operate the community center. This agreement must be in place at the time of the CCCFF grant application. Potential partnerships for the City of Gothenburg:

- Gothenburg Public Schools
- Dawson Area Development
- Gothenburg Chamber of Commerce
- Gothenburg Community Development

GRANT FUNDING OPPORTUNITIES

Nebraska Department of Economic Development – Civic and Community Center Financing Fund (CCCFF)

Phase II- Capital Construction: The City may apply for up to \$562,000 in grant funding through the CCCFF grant program. Phase II will provide partial funding for the construction of a Community Center and/or Park improvements. The grant requires a 1:1 local match. Awarded projects should be completed within two years of notice of approval. Grant funding is contingent upon availability of funds. Be sure to contact NDED CCCFF program representative at 402-471-6280 to confirm the availability of funding.

PRIVATE AND FOUNDATION PHILANTHROPY

Community Development

The Abel Foundation, Campbell Soup Foundation, Ford Foundation, Gardner Foundation, Kearney Area Community Foundation, John D. and Catherine T MacArthur Foundation, Metropolitan Life Foundation, Midlands Community Foundation, Mid-Nebraska Community Foundation Inc., Mutual of Omaha Foundation, Oregon Trail Community Foundation, Dupont Pioneer Hi-Bred International Inc., Public Welfare Foundation, Edgar and Frances Reynolds Foundation Inc., Rural School and Community Trust, Sowers Club of Nebraska Foundation, Union Pacific Foundation, The UPS Foundation, The Valmont Foundation, Woods Charitable Fund, Inc., M. Eighthmy Foundation, Frank M and Alice M Farr Trust, May L Flanagan Foundation Inc., Albert G and Bernice F Hansen Charitable Foundation, Richard Kalvelage Gift Trust, Gallagher Foundation, Larue Coffee Charitable Foundation, Linder Family Foundation, Karl H. & Wealtha H. Nelson Family Foundation, Donald E. Nielson Foundation Inc., Virginia Smith Charitable Trust, Sterns Charitable Foundation Inc., Harold W and Lois D Struve Foundation, Margaret and Martha Thomas Foundation, Nebraska Library Commission, Burlington Capital, Equitable Bank Charitable Foundation

Culture

Ameritas Charitable Foundation, Baer Foundation, Bemis Company Foundation, Cooper Foundation, Ford Foundation, Ike and Roz Friedman Foundation, The Heart Foundations, the Hirschfeld Family Foundation Inc., Gilbert M. and Martha H. Hitchcock Foundation, Peter Kiewit Foundation, Metropolitan Life Foundation, Andrea Wait Carlton Family Foundation, MidAmerican Energy Foundation, Midlands Community Foundation, Mid-Nebraska Community Foundation Inc., The Suzanne & Walter Scott Jr. Foundation, The Scouler Foundation, The Valmont Foundation, Woods Charitable Fund Inc., Frank M. and Alice M. Farr Trust, Robert B. Daugherty Foundation

Economically Disadvantaged

Ethel S. Abbot Charitable Foundation, Legal Services Population, The Lozier Foundation, Public Welfare Foundation, Sowers Club of Nebraska Foundation, Harold W. & Lois D. Struve Foundation

Family Services

Burlington Capital Foundation, The Valmont Foundation, The Kind World Foundation, The Sherwood Foundation, Woods Charitable Fund Inc., Rupert Dunklau Foundation Inc., Karl H. and Wealtha H. Nelson Family Foundation, Pegler Family Foundation, Slosburg Family Charitable Trust, Slosburg Family Charitable Trust, Milton and Miriam Waldbaum Family Foundation, Wirth Foundation

Media

Ford Foundation, John D. and Catherine T. MacArthur Foundation, Linder Family Foundation, Harold W. & Lois D. Struve Foundation, Milton & Miriam Walbaum Family Foundation

Recreation

Kearney Area Community Foundation, Mutual of Omaha Foundation, Oregon Trail Community Foundation, Hollis and Helen Baright Foundation, Heuermann Family Charitable Trust, The Myrl S. and Bessie Evans Mather Foundation, Donald E. Nielson Foundation Inc.

Wellness Programs

Ethel S. Abbott Charitable Foundation, Campbell Soup Foundation, Coca-Cola Foundation, Peter Kiewit Foundation, Mutual of Omaha Foundation, Oliver and Ferrol Barklage Foundation Trust

Senior Citizens

Burlington Capital Foundation, Gardner Foundation, Bernard K. and Norma F. Heuermann Foundation, the Hirschfeld Family Foundation Inc., Oregon Trail Community Foundation, Public Welfare Foundation Inc., Sowers Club of Nebraska Foundation, American Charitable Foundation, Giger Foundation, Irene and Joseph Malek Charitable Trust, Harold W. and Lois D. Struve Foundation, The James Stuart Jr. and Susan Stuart Foundation

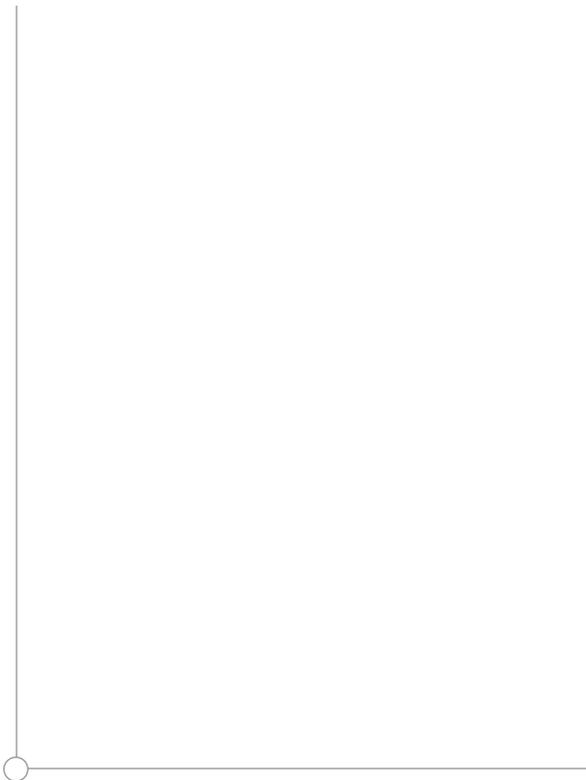
LOCAL PUBLIC PARTNERSHIPS

Gothenburg Improvement Company, Dawson Area Economic Development Council, Gothenburg Chamber of Commerce, Miller & Associates Consulting Engineers, P.C., West Central Nebraska Development District, Nebraska Department of Economic Development, Nebraska Public Power District

Conclusion

After reviewing the content of this Feasibility Study, community leaders should review the future growth and development goals found in the City of Gothenburg comprehensive plan to help drive any decisions. The proposed center would fill a need that has been identified in numerous public input sessions. A new community center will provide an identifying landmark to the community that will help retain residents and attract new families to the City. When looking at Lake Helen and the Legion Ball Park site, these locations would have the ability for the most growth and future development, including things such as trail expansions, splash pads, outdoor exercise equipment, and any other outdoor recreational development that would enhance the community. The I-80 corridor has potential to attract people outside of the community and is located closest to visitor amenities but lacks the connectivity of the other locations.

This study is the first phase of a two-phase process. Results of this study indicate conditions within the City would be able to support a new community center in Gothenburg. Should the City decide to move forward with a Phase Two Capital Construction application through CCCFF, it will be vital for the City to construct a comprehensive funding package which includes fundraising, and bonding for the project. The subsequent application cycle for the CCCFF Phase Two Capital Construction grant is anticipated to be due February 2020. The City will have 2 years from the date of the award to complete the project.





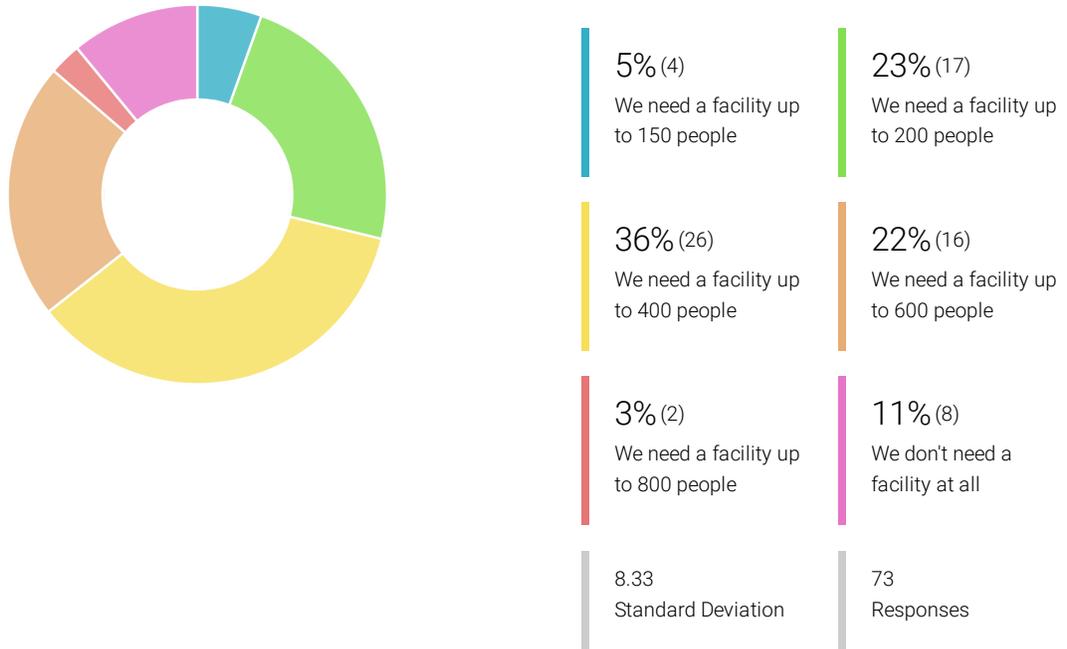
Appendix A: Survey Results

The following survey results were from an online survey conducted during the public input process of this Study.

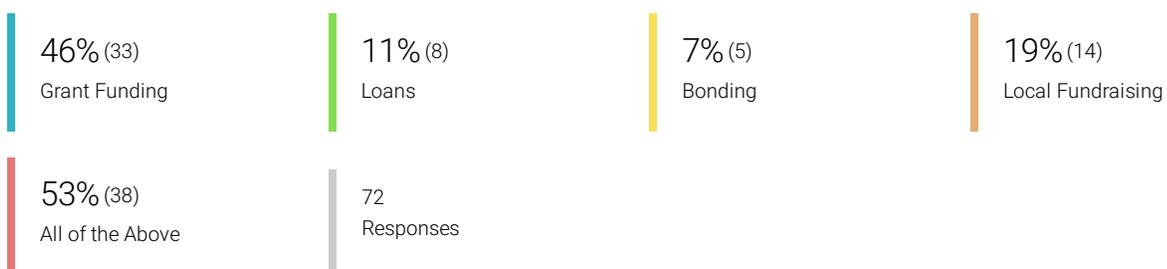
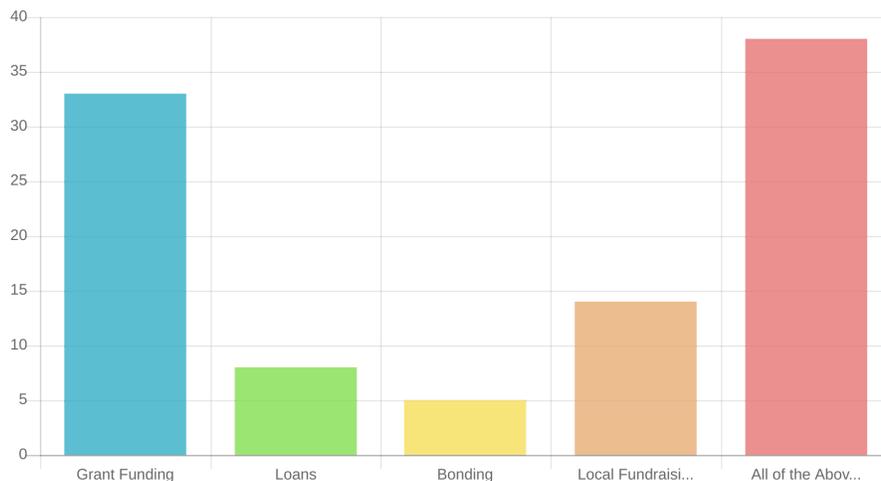
Community Facility Input Survey

Please share your ideas about a City owned Community Facility in Gothenburg.

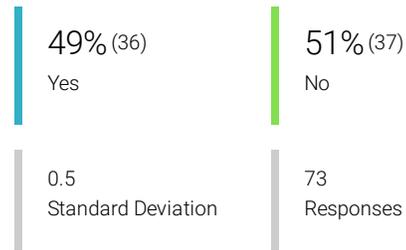
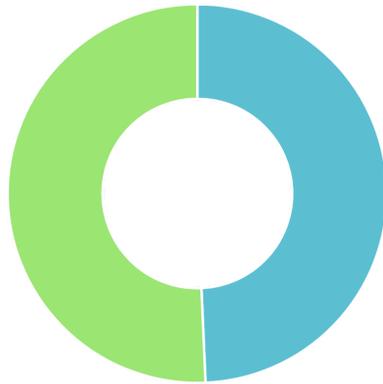
1 Thinking of cost and ongoing operation costs, what size of City owned Community Facility would be the most correct statement for the City of Gothenburg?



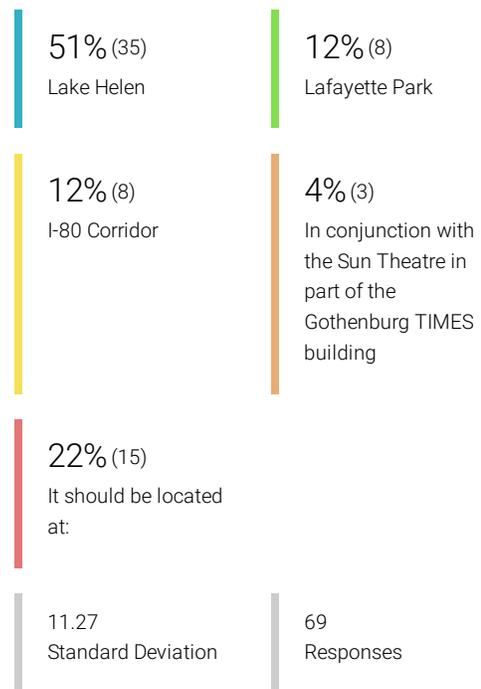
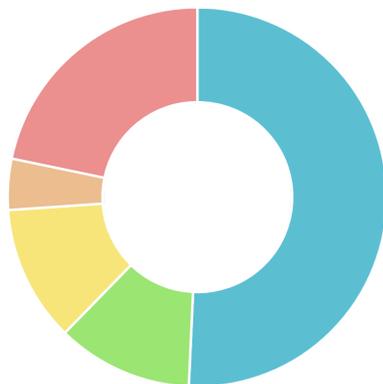
2 Which of the following options would you be in support of to create a comprehensive funding approach?



3 Would you be concerned with a minor tax increase in order for the funding to be used for on-going facility costs?



4 Where should the Community Facility be located?

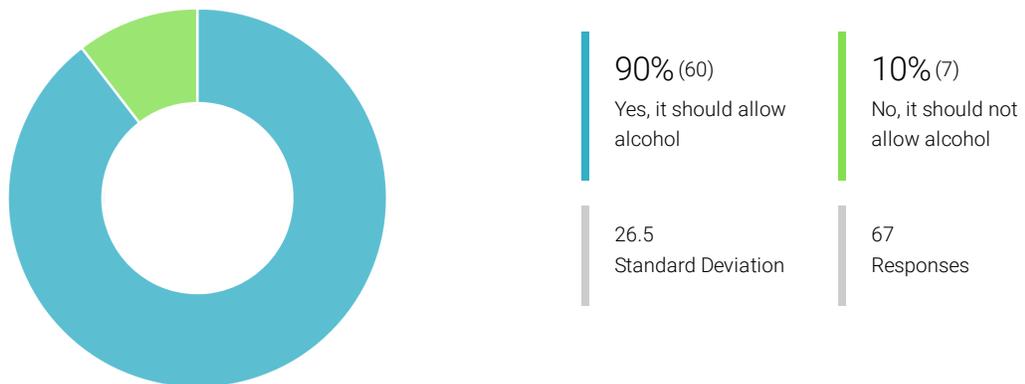


- Any options are fine. Would be open to other locations if presented.
- By the ball fields by where livin out loud is
- 4 plex
- Located around the school. Maybe east of the 4 plex.
- East of the school by ball fields
- Doesn't Gothenburg already have one up at the lake?
- We don't need one
- Take a look at the building for rent in Yanny park. It has all you need , plus th3 outside play areas for kids.
- Lot in front of Snopko
- The I 80 corridor would be good but could the Randazzle building be utilized for the food serving area and small meetings? The center could be connected to the east (in place of the eyesore motel. It is an embarrassment to have that motel in on town
- by the swimming pool
- By Hilltop in open field
- Between Senior Center and Lakside apartments
- I'm not sure.
- Depends on what size of facility is built.

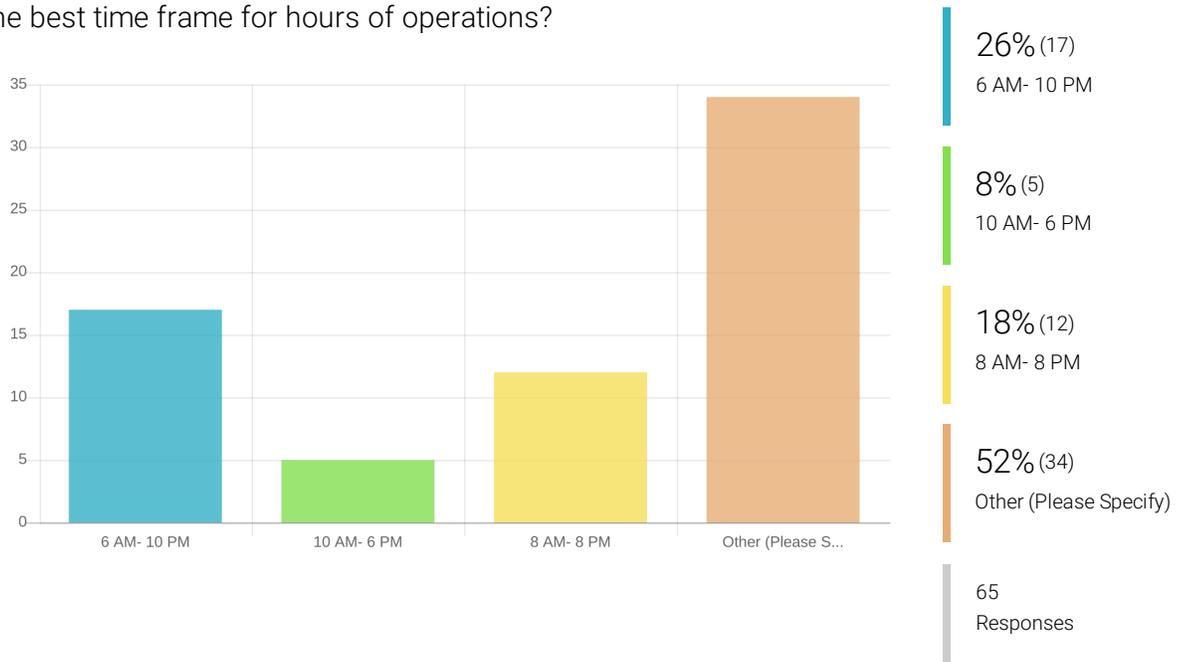
5 For the location I would need more information in regard to the size and capacity of what is being proposed, but any of the above answers in Question 4 may be acceptable except:

- All are okay
- Lake helen
- Lake Helen
- I think we should leave lake Helen as a park and if we have to have a community center it should be either downtown or out by I-80 where it is close to hotels
- Lake Helen
- Lake Helen is a highly used area by the community with nice green area which this area lacks terribly. There is little space locally that promotes getting outside & exercising. Lake Helen is one of the top things this town has to entice new people to the community.
- I-80 corridor; Lafayette Park; Gothenburg Times building
- I don't like the option of D: Sun Theatre. I think a new building with either easy access or pretty surroundings would certainly be more utilized than a rennovated space with limited parking.
- We don't need one
- I-80
- Fix the streets. And YOUR SIDEWALKS
- D
- What will you charge to rent
-
- Parking lot would be a problem downtoo
- D.
- would not want it downtown
- D
- B and D. If there is alcohol allowed (which I think you about have to in order to fill more dates with events). I wouldn't want it in town, just on I-80. No basketball, etc- we have a Y for that and we would want to keep it nice and professional for other events.
- What is going to happen with Baldwin filters plant? Would that be a poss
- I 80
- There's not enough room to be part of the Theater. Do it right and a good size or forget it.
- I 80 corridor
- Lake helen
- D
- D
- C & D
- Theatre
- North side of lake helen
- Do not believe you should take away a big area of grass like Lake Helen has. Parking and a building would take away a lot of the space.
- Lake Helen
- D
- B
- Sun Theatre

6 Thinking of wedding parties, potential conventions, etc., should alcohol be allowed at this facility under a special designated license or should a City owned facility be alcohol free?



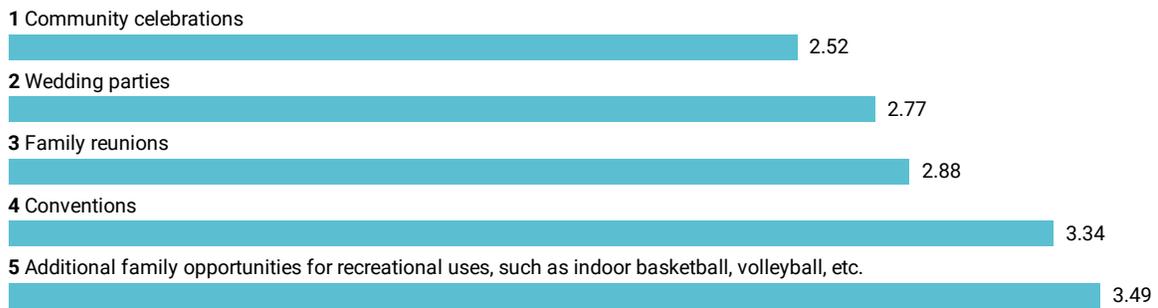
7 What is the best time frame for hours of operations?



- After 10 if needed for weddings.
- Later than 8pm
- Needs to be open later than 8pm for celebrations.
- operation times should be flexible to accommodate events
- You can't have a wedding or an evening Christmas party if it closes at 8 pm. There needs to be flexibility in regards to the hours of operation.
- 10am-12 pm
- depends on what it will be used for
- 10am-midnight
- I believe this would need more clarification. If a wedding venue, wouldn't it need to be open much later than 10PM?
- 24 hours to people who rented it
- We don't need another building
- Shouldn't be staffed. Talk to other communities about how they do their centers. There are multiple communities that have centers. Find out what works and what doesn't! Don't just think you know what to do.
- 10am til 8 pm. Unless rented for special occasions, then go til 11 pm
- Any hours it is needed on a case by case basis- as determined by management
- Depends on the events. Generally if no events 9-5.
- 6 am to mid
- As needed
- 10am to midnight

- People should be able to "rent" it for a set number of hours for a set cost. Considering wedding receptions I think it should be open until midnight. I don't think it is cost effective for it to be open daily or to pay someone to staff it daily. There should be a phone number to call to make reservations or for information and janitorial staff for cleanup after scheduled events.
- At any time that it is needed. For example, close down weddings/events at midnight and have them clean up by 1am or the next day.
- For wedding parties it would have to be open until 12:00-1:00 am
- 8:00am-1:00am
- Depends on the event
- Depends on amenities inside. Might be by appointment only.
- Depends on the event but at least midnight for weddings and such.
- 8am - 12am
- 10AM-12PM
- 11am-11pm
- Event specific. Daily hours if necessary.
- Whenever it's rented out
- 10am-midnight
- 11am - 1am
- 10am until 6pm unless an event is being held in the evening and then it should be open longer
- Answer A, plus have later times for scheduled events.

8 Please rate the following from 1 to 5 with 1 being the most correct statement and 5 being the least correct statement. How would you use a Community Facility?



9 Please list what amenities you would like to see within the proposed Community Facility:

- Handicap parking. Stage. Food preparation area. Good sound system for people with hearing concerns.
- Good parking and lighting. Full kitchen for preparing food. Adequate sound system and tall inside for possibility of sports.
- Good place for weddings and large events.
- Kitchen. Multiple rooms
- Paved parking
- Good lighting, kitchen, sound system and adequate parking.
- I believe the best setup would be for handling wedding parties and family events. My one concern with this area is that we already carry a larger tax burden than other areas of the country and do not need to add additional cost of living. We are also not well setup to handle large conventions (hotels and entertainment is too limited) to compete with Kearney or North Platte
- Full kitchen, up-to-date AV equipment, flexible room dividers
- Kitchen, good lighting, technology, adequate parking, tall ceilings for sports. If sports are considered a floor that is made of a rubber material or equivalent that is not slick.
- Since the community worked so hard to get the YMCA, I find it odd the city would want to take away from that by building something that could compete & take away members.
- Full size basketball court!
- Kitchen
- Honestly, aside from a space for weddings, etc. I'm not sure it is needed. We have the YMCA which provides indoor recreation and opportunity for exercise. I'm not sure we need another. This would need to offer something we DON'T already have available (which would be conference space).
- If I had to choose, a arcade would be cool but like a Dave and Buster's style one or just not put anything in so we don't have more taxes
- Kitchen, hardwood floors.
- There are much better things we could be spending money on.
- Basketball, volleyball, softball/baseball, meeting room
- Basic Kitchen , bathrooms, tables, chairs, storage, handicap accessible , cleaning supplies
- plenty of plugins.
- Basic handbook of what's expected if you rent the space.
- again, check Yanny parks guidelines.
- outside sitting area, under a shaded area. Bug proofed.
- Food serving area
- restrooms
- Kitchen, restroom facilities, internet
- could not get the number function to work on #8, I would rank as follows: 1 weddings 2 additional rec uses 3 family reunions 4 community celebrations 5 conventions
- Wifi, dancing area, meeting rooms, etc
- Chairs, tables, kitchen with kitchen supplies, proper sports equi

- Bathrooms with at least 3 stalls. A kitchen. A smaller little conference that could be used for storage for weddings or be rented out separately for smaller gatherings. Much like the Arnold community center
- Kitchen, handicap accessible bathrooms, movable alcohol bar(s), podium and stage, large screenTVs or projection screens.
- A kitchen that is usable with a sin
- Bathrooms, full kitchen, tables and chairs, heating and a/c,
- Kitchen for caterers or to serve food from, tables, chairs, sound system etc
- Bathrooms, kitchen, movable seating for weddings/events, gym type flooring to host basketball or volleyball games.
- Kitchen table chairs stage
- There are great indoor facilities for indoor sports with an example being the Commons at the EFree Church or the school. Why spend money on something already available.
- Large Room for up to 400 people, full kitchen, restrooms, small meeting room. No need for basketball, volleyball- isn't that what the YMCA is for or the school ?
- Nice kitchen, Bar area
- Kitchen
- Nothing that the YMCA already has
- Kitchen, bar
- Telecommunications for presentations. Kitchen for meal prep.
- Room break down and different size

- plenty of restrooms
- Adequate kitchen Or serving are
- Cost effective rental
- This answer is concerning question 10 - I believe both A (grant for splash pad & playground equipment) and B (community facilities building) are equally important and needed in Gothenburg.
- Great kitchen, petitions to make smaller, dance floor, great AV system, good parking.
- Open area for weddings that could be used for sports for kids. It would also be great to have a board room, restrooms, kitche
- Dance hall/convention area, kitchen, kids area, lounge area, smaller office/ conference space as well as the large dance hall/convention area, limited drink bar that could serve large and small dance hall/conferences. Plenty of parking.
- Decent sized kitchen and bathrooms
- Kitchen
- A/V, movable partition, might make sense to have the city offices there to help run and cut down on utilities for two locations ie as Curtis runs theirs
- Indoor bathrooms, If in the park then outdoor accessible. Potentials for multi-use facility that would allow events, recreational activity use, smaller meeting rooms

10 Please select which is more important:



36% (25)

A grant for facilities should be used for a splash pad and playground equipment for the community or other recreational uses.

64% (44)

A grant for facilities should be used for a community facilities building at whatever size is determined.

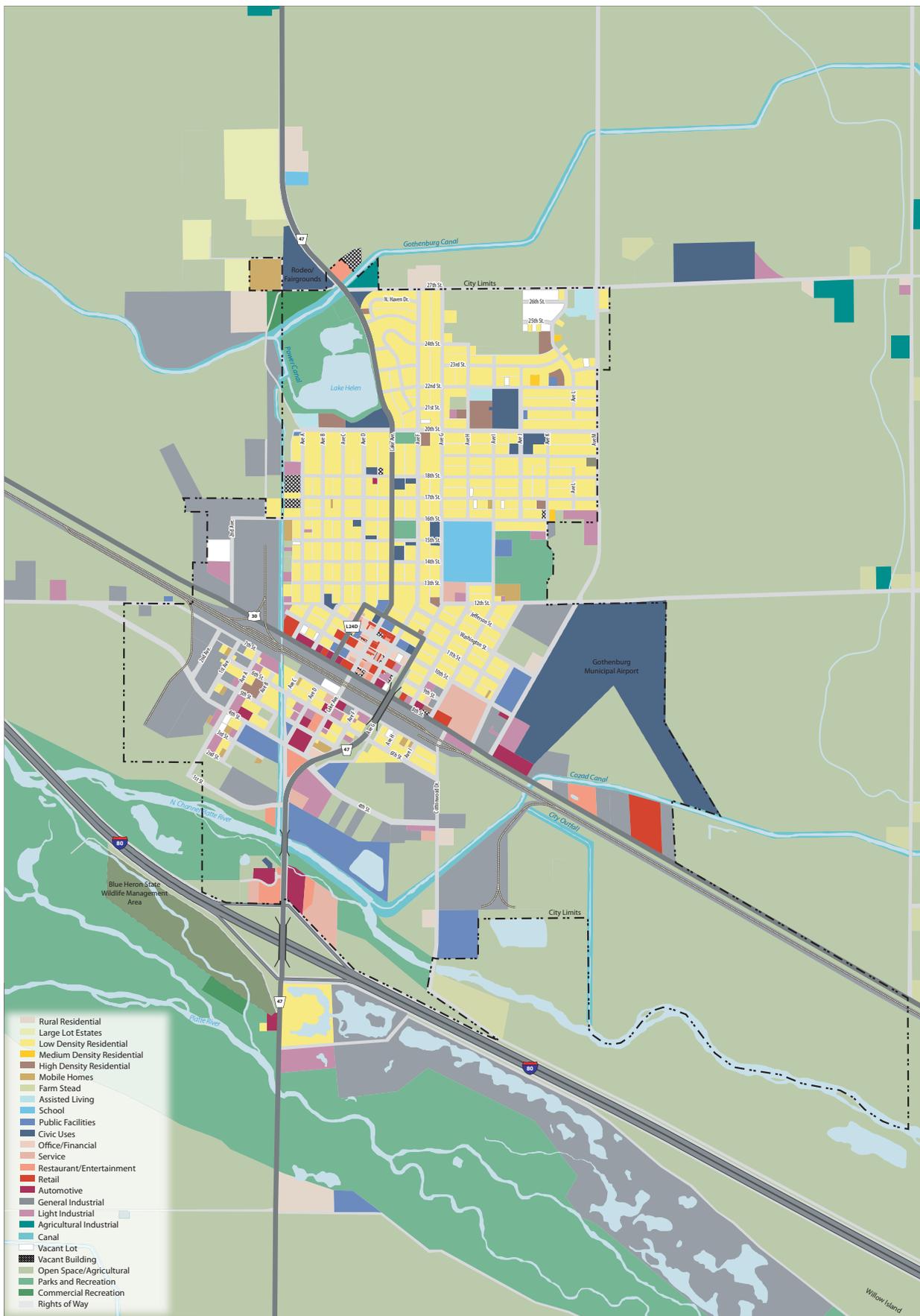
9.5
Standard Deviation

69
Responses



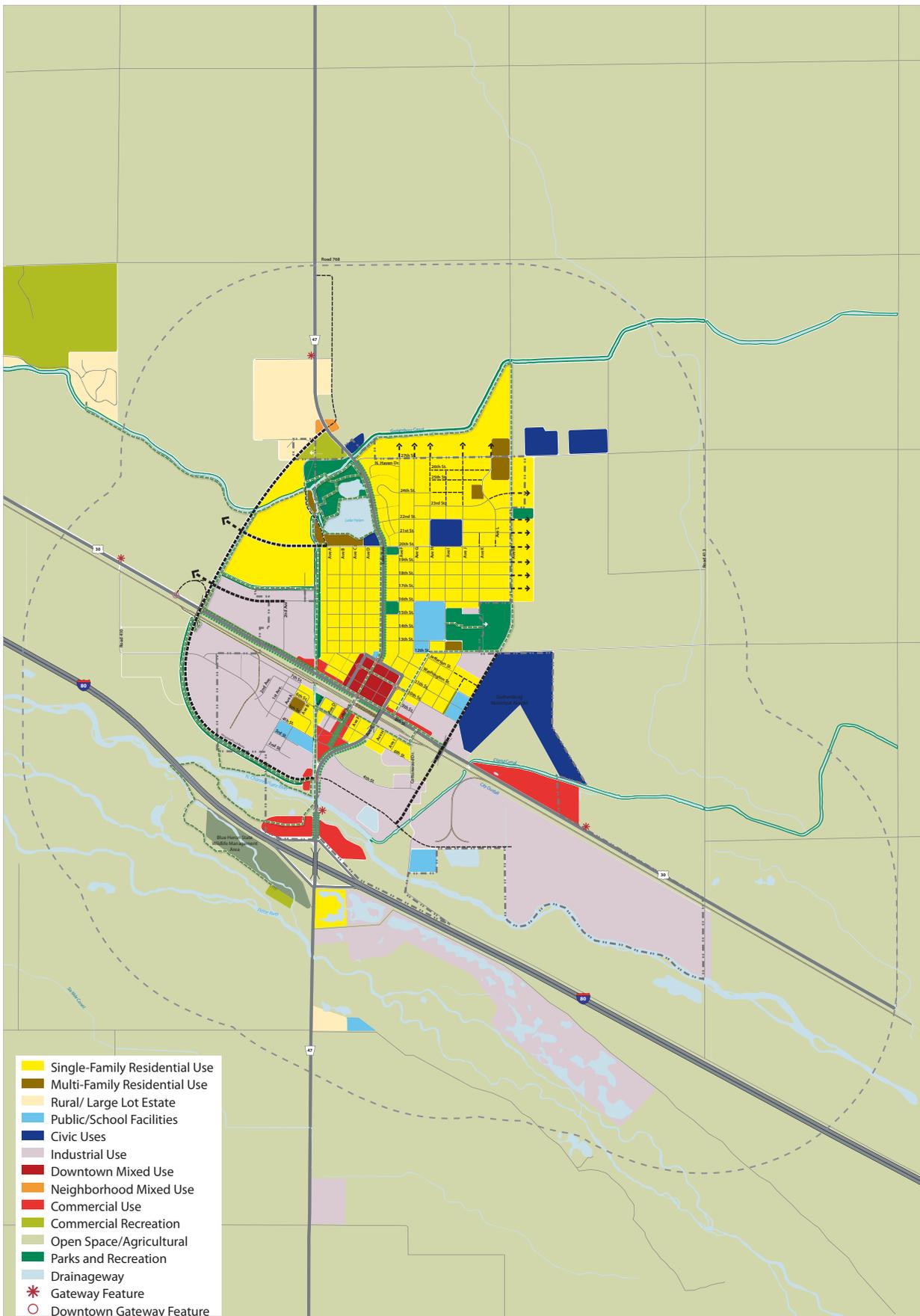
Appendix B: Site Analysis

The Existing and Future Land Use Maps are referenced from Gothenburg's 2007 Comprehensive Plan.



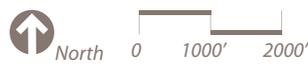
MAP 3.1b
 Gothenburg Comprehensive Plan
EXISTING LAND USE
 Gothenburg, Nebraska

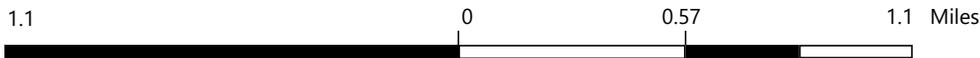
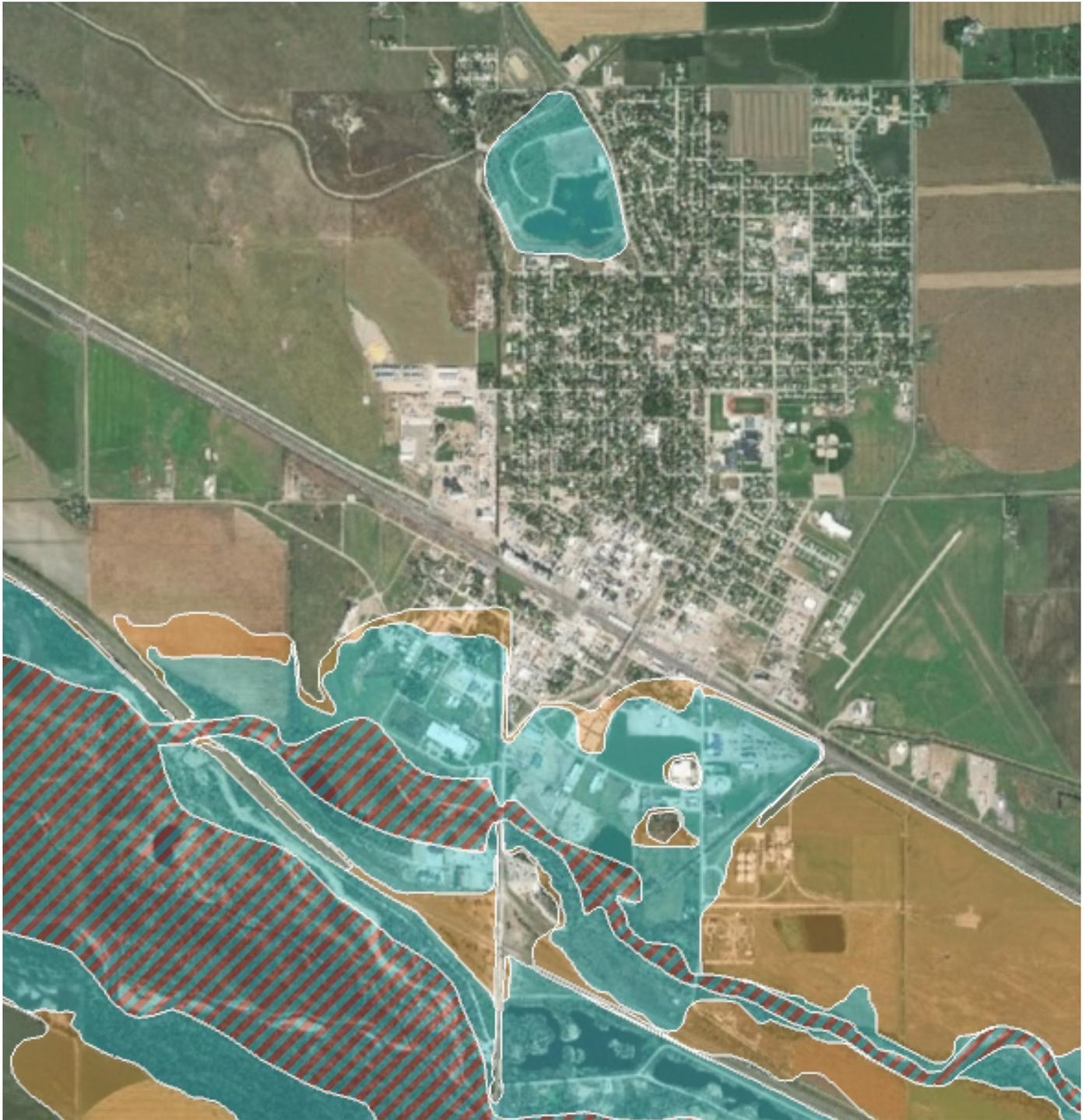




MAP 3.10

Gothenburg Comprehensive Plan
FUTURE LAND USE
 Gothenburg, Nebraska





WGS_1984_Web_Mercator_Auxiliary_Sphere

Flood Hazard Zones

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance FI
- Area with Reduced Risk Due to Levee

Effective Flood Zone - Paper Map

- 1PCT Annual Chance Flood Zone

