

VETERANS PAVILION FEASIBILITY STUDY

City of Lexington, Nebraska



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ACKNOWLEDGMENTS

The City of Lexington would like to thank all of the people who saw a need for this project and helped it move forward. An impressive amount of work has already gone into the development of the Veterans Pavilion. Without the support of the City of Lexington and its residents, this study would not be possible.

STEERING COMMITTEE

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John Fagot, Mayor
Jeremy Roberts, City Council
Jim Bliven, Veteran
Dave Smith, Veteran
Steve Zerr, Veteran
Dick Prasch, Veteran
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CITY COUNCIL

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John Salem, Vice President of Council
Dora Vivas
Steve Smith
Jeremy Roberts

CONSULTANT TEAM

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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. MySidewalk was used as a platform to gather data from some of the below sources. Additional data sources, including some local sources were also utilized for the completion of this Study.

As the federal government's largest statistical agency, the Census Bureau is dedicated to providing accurate facts and figures regarding the people, places, and economy of the United States of America. According to census.gov, "The Census Bureau's mission is to serve as the nation's leading provider of quality data about its people and economy. We honor privacy, protect confidentiality, share our expertise globally, and conduct our work openly. We are guided on this mission by scientific objectivity, our strong and capable workforce, our devotion to research-based innovation, and our abiding commitment to our customers."



DECENNIAL CENSUS

Every household should have received this form in 2010. Information was gathered and the results were reported in 2011. As required by the constitution, this decennial report gathers population and housing data for all 50 states, the District of Columbia, Puerto Rico, and the Island Areas. The results are used to draw congressional and legislative districts, determine the number of seats in the U.S. House of Representatives for each state, and distribute federal funding.

AMERICAN COMMUNITY SURVEY

The U.S. Census Bureau conducts this survey in replacement of the Decennial Census Long Form. The ACS provides a variety of data such as household income, commute to work, and age composition. The survey estimates are spread over 5 years (2014-2018) and use a much smaller sample population than the Decennial Census. 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; there is a 90 percent chance the actual number falls within the margin of error.



ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC.

ESRI reports data on Nebraska’s Location One Information System (LOIS) website similar to the Census Bureau. In addition to reporting ESRI’s data, LOIS allows each community to enter additional information regarding commercial properties, including vacant lots and buildings, to market and promote economic development in each community and for the State of Nebraska.

SURVEY OF PUBLIC PARTICIPATION IN THE ARTS

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, or 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.

INTRODUCTION

When the City Council was first presented with an idea to rename some city streets after local Vietnam veterans, the City proposed an alternative – a memorial honoring all local veterans. As discussions in the community continued around developing a memorial to honor local veterans and educate about the military, Kirkpatrick Memorial Park was selected as an ideal location.

Kirkpatrick Memorial Park has undergone many changes since its expansion from 24 to 32 acres when the Kirkpatrick family donated land. This includes the dredging and restoring of the property's lake as well as efforts to maintain the now aging park infrastructure. The community park currently hosts Lexington's Family Aquatic Center, Dawson County Historical Museum, a lake, sports fields and courts, walking paths, play equipment, and more.

Several planning efforts have also been made toward the development of the Veterans Pavilion at Kirkpatrick Park. This Study is a compiled record of past efforts with additional analysis supporting the need for a facility of this type. The planning process for this Study includes an assessment of the existing market conditions, analysis of existing and future land use, assessment of the need for the facility, and evaluation of the chosen site. The Veterans Pavilion will be an impressive amenity for Kirkpatrick Memorial Park and the City of Lexington.

PLANNING BACKGROUND

The Veterans Pavilion at Kirkpatrick Memorial Park will fulfill several needs and desires noted by the community during past planning efforts. Information was gathered from previously completed planning documents including, but not limited to the following:



THE LEX-PLAN 2013

The 2013-2033 Comprehensive Plan for the City of Lexington was created by JEO Consulting Group. This long-range plan inventoried existing conditions, analyzed market data, and utilized public input to create planning goals for the City's next two decades as well as the vision statement below:

Lexington is a diverse and family-oriented community bound together by shared values and a commitment to excellence where citizens, businesses and civic leaders are partners in building a quality environment to live, learn, and work.

The Veterans Pavilion will promote further cohesiveness in the community by giving residents a place to gather and celebrate. In addition to acting as a space for entertainment, the Pavilion will also foster an educational component, providing residents with an opportunity to learn about the military. This park enhancement supports the vision statement outlined in the Comprehensive Plan and is directly in line with the objectives below:

THE LEX-PLAN 2013: LAND USE AND DEVELOPMENT

Objective 1.4

Encourage increased planned open spaces/recreational areas in Lexington. Focus should be on additional athletic fields and linear trails connecting individual parks, schools and other public facilities.

Policy 1.4.1

Continue efforts to fully develop the new park facilities in conjunction with future development of residential growth areas identified in the north/northeast and southwest portion of the City. Concurrently, existing parks and recreational facilities are in need of rehabilitation, as well as upgraded playground equipment to accommodate the needs of persons with disabilities.

Policy 1.4.2

Maintain a program of sufficient open spaces and parklands in Lexington at such locations as is necessary to provide outdoor recreation, to conserve natural resources and to preserve historical sites and as a means of giving the Community a sense of identity.



PARKS AND RECREATIONAL MASTER PLAN

A desire to go into greater detail regarding Lexington’s park and recreational facilities was discussed during the planning period for The Lex-Plan 2013. This portion of the Comprehensive Plan was directed by the Comprehensive Development Plan Steering Committee, a specialized recreational committee, and the Planning Team at JEO Consulting Group. The Parks and Recreation section of the Plan is a direct result of comments made at townhall meetings, a charrette process, and various focus groups.

Several goals were outlined for Kirkpatrick Memorial Park in the Plan. The addition of the Veterans Pavilion and supporting infrastructure will help achieve these goals. The facility will improve parking accessibility, grow the trail system, and help connect the park to the surrounding neighborhoods.

THE LEX-PLAN 2013: PUBLIC FACILITIES, INFRASTRUCTURE AND TRANSPORTATION

Objective 1.2

Preserve and expand existing parks and open spaces throughout the community to provide improved recreational opportunities in Lexington.

Policy 1.2.1

Provide and improve recreation programs for the youth, elderly, persons with disabilities and families.

Policy 1.2.2

Implement a linear hike / biker trails plan to connect existing City parks and buffer varied land uses throughout the Community.

2019 DEVELOPMENT ACTION PLAN

The City of Lexington compiles an annual Development Action Plan to “increase community participation, strengthen communication between entities, educate local stakeholders, and enhance area partnerships” in the community. The following excerpt highlights upgrading public facilities and programs in the community as a major priority:

2019 DEVELOPMENT PLAN EXCERPT

Upgrade public facilities and programs in the community.

Park and Trail Development and Rehabilitation - although improvements have been completed incrementally over the last few years, the landscape, equipment, shelters/restrooms, sidewalks, lighting, water systems, and other facilities in the City’s older parks continue to show the effects of age and deferred maintenance. It is important for the City to upgrade and maintain these facilities for the benefit of the citizens.

Additionally, as the community continues to develop onto new lands, it is also important that the City plan for the development of new parks, recreational fields, green spaces, and pedestrian trails. The park and trail component of the 2013 Comprehensive Development Plan serves as a planning guide.

Improvements to the park system will require a substantial investment over a long-term period. In 2019, the City will update and prioritize the park and trail capital improvement plan. Moving forward, projects will be implemented as resources allow; funding will be aggressively solicited from a wide range of public and private sources.

PREVIOUS PROJECT EFFORTS

Substantial planning and construction efforts have been made to further the development of the Veterans Pavilion at Kirkpatrick Memorial Park. With an outlined mission statement for the project, the Steering Committee has a clear idea of how they want the Pavilion to enhance the community. The Pavilion will not only act as a memorial to honor veterans, it will also provide a platform to educate people about the military and create an opportunity in Lexington for additional cultural and entertainment events.

VETERANS PAVILION PRIMARY MISSION

Recognize Veterans
Educate about Military
Create New Event Opportunities

The City of Lexington has also worked with Miller & Associates to develop conceptual designs and images for the facility. This has helped promote fundraising efforts and increase community interest in the project by giving residents a clear vision of the final result.

Restoration of the lake on the property was completed by the City to prevent further erosion and improve the wildlife habitat. Work for this project included dredging, bank stabilization, and improved access with additional sidewalks and handicap accessible fishing pads.

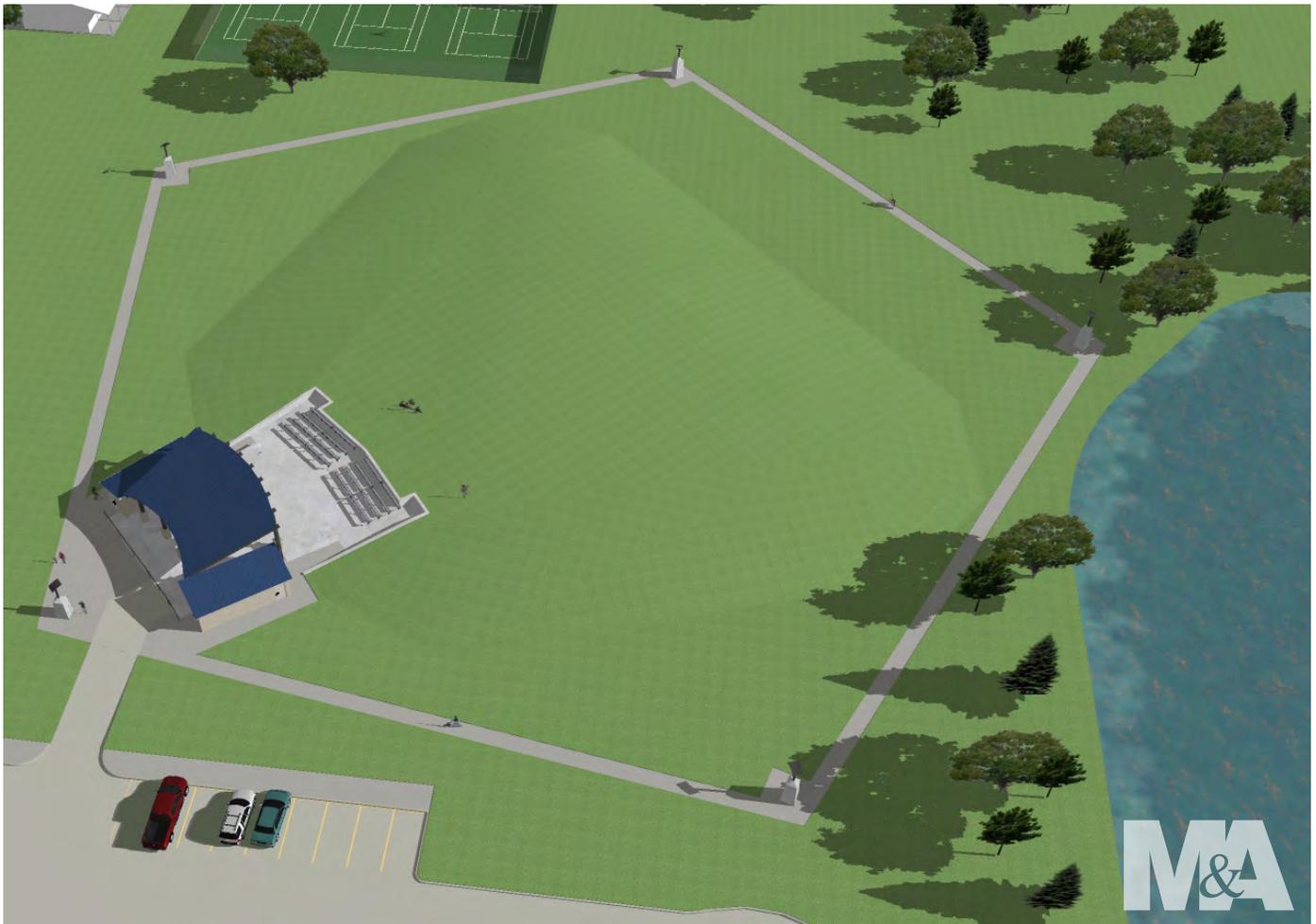
The City also completed in-kind preliminary construction efforts by clearing space and building up the land to make the initial grade changes for the grass berm shown in the conceptual rendering on page 7.

The aim of this Feasibility Study is to not only analyze the need for a new memorial, but to record and compile all previous efforts made toward the development of the Veterans Pavilion. This Study will help the City and Steering Committee continue to move forward with the project by providing a clear vision for future development.





Photo from the Lexington Clipper-Herald's website (lexch.com).



MARKET ANALYSIS

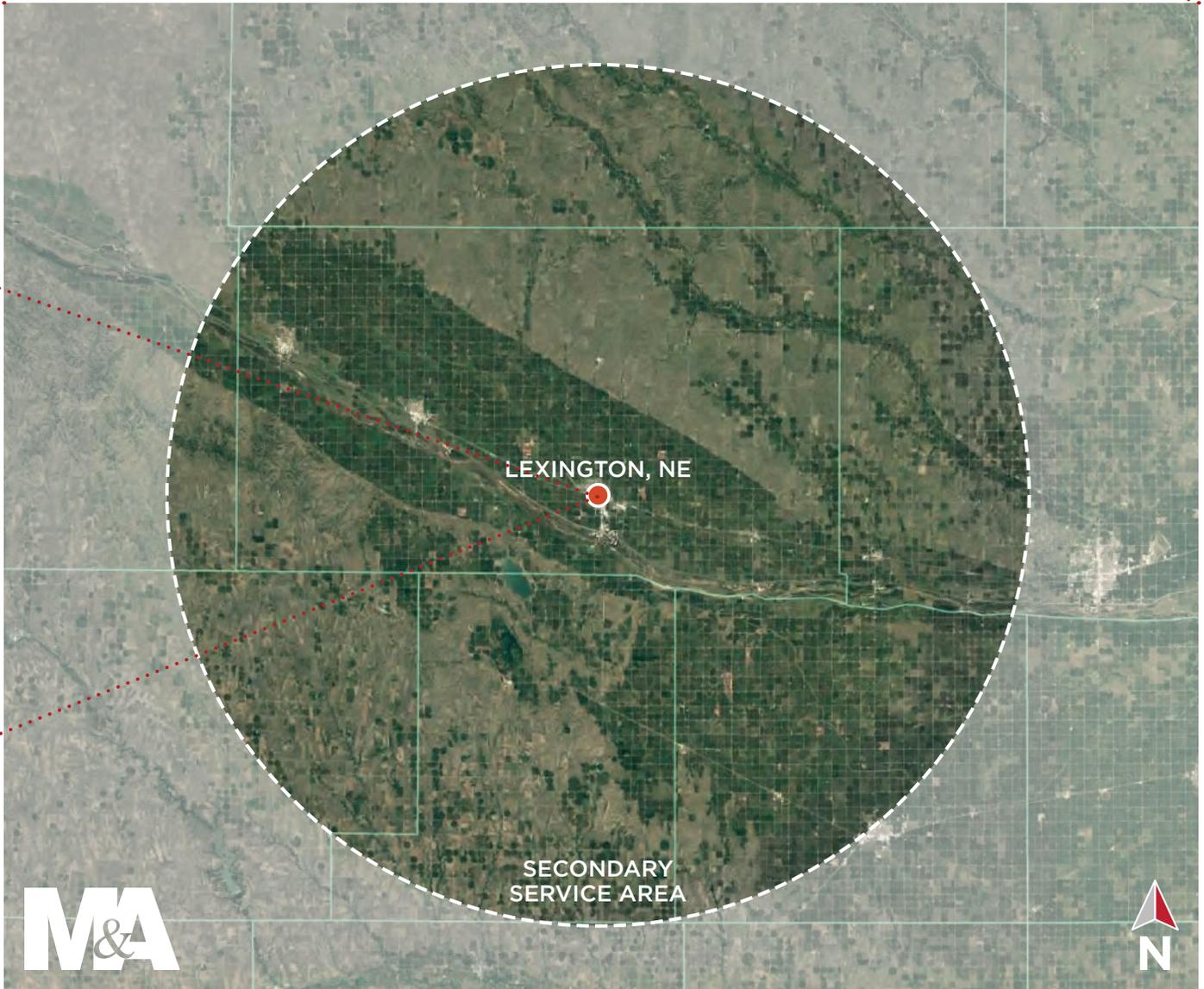
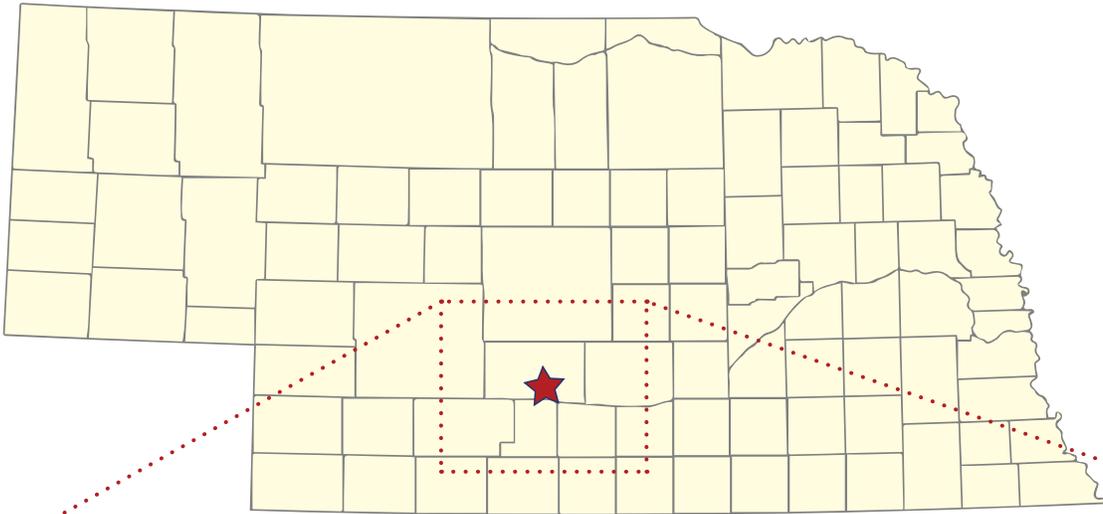
SERVICE AREA

According to the primary mission outlined by the Steering Committee, this facility will recognize veterans, educate about the military, and create new opportunities for events in the Lexington area. As a result, the primary service area for this study is the area within Lexington's Corporate Limits.

The Secondary Service area for the potential Veterans Pavilion is a 30-mile radius around Lexington. As a part of the Pavilion, the City and steering committee have shown interest in developing an outdoor amphitheater. This type of venue and the events it could host, would attract residents from the surrounding, smaller communities as well as the City of Lexington.

Lexington is located on Interstate 80 and is bisected by U.S. Highway 30, a prime location in Nebraska. The City is located between two larger cities - Kearney, 40 miles east on Interstate 80 and North Platte, 60 miles west on Interstate 80. A limited number of events would pull from these cities at this time; therefore, a Secondary Service Area with a radius of 30 miles is very feasible.



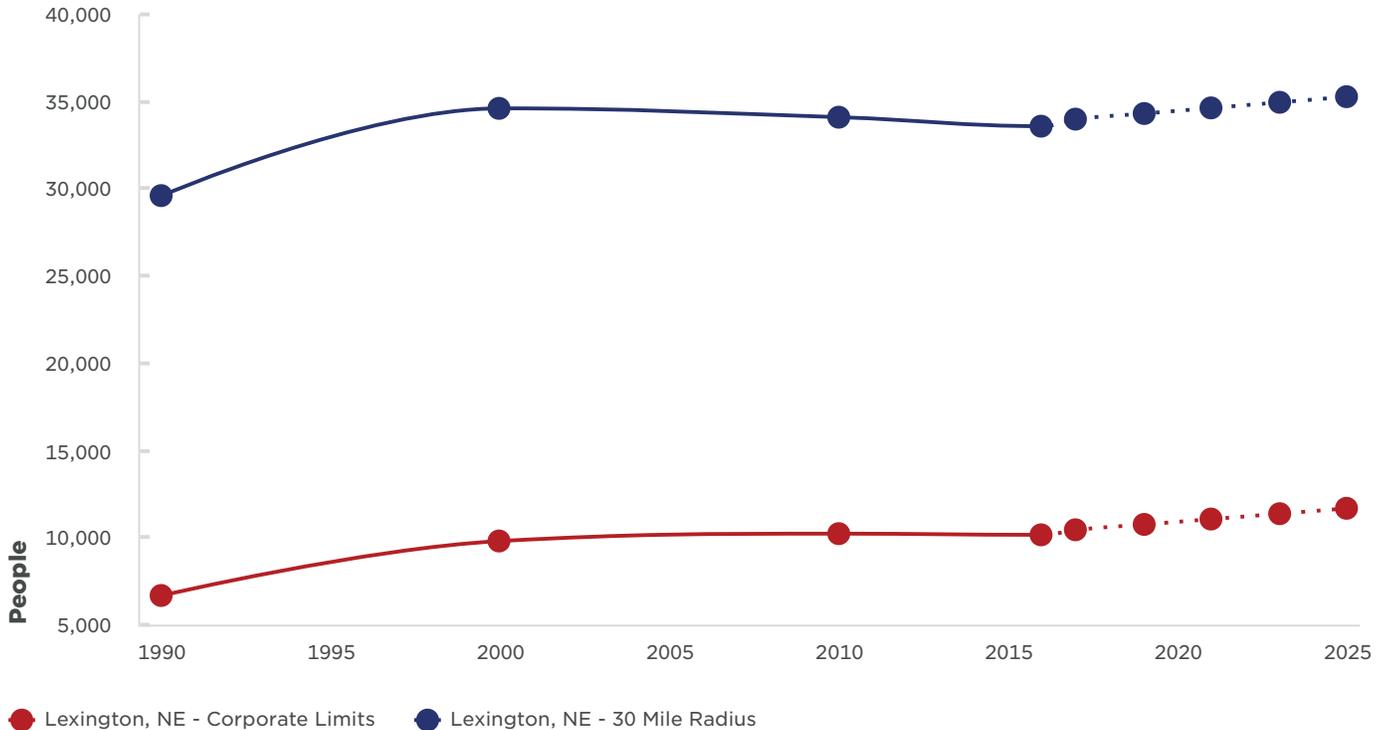


POPULATION COMPOSITION

At the time of the 2010 Census, Lexington had a population of 10,230 residents, a slight increase from the 2000 Census population of 10,011 residents. According to ACS 5-year estimates, Lexington’s population is approximately 10,154 residents. While this is a slight decrease from the 2010 Decennial Census, population projections show future growth in the Primary Service Area.

The Secondary Service Area has a significantly higher population with 34,103 people at the 2010 Census and 33,588 people according to the ACS. This area is expected to increase to 35,280 people by 2025. The Secondary Service Area has an older distribution of age groups: 26 percent of the population is under age 18, 74 percent of people are between 19 and 64, and 17 percent are over 65.

Population Projection



Sources: US Census 1990, 2000, 2010; US Census ACS 5-year

The median age in Lexington is 33.2 years old, which is slightly younger than both Nebraska’s 36.4 years, and the national average of 37.9 years. These ACS estimates show an older population than the 2010 Census, which reported Lexington’s median age at 29.4 years. ACS 5-year estimates approximate 29 percent of Lexington’s population is under age 18 and 11 percent is 65 years and over. Comprising 40 percent of the community, these age groups are both major users of recreational facilities and would most likely appreciate the addition of a new outdoor event venue.





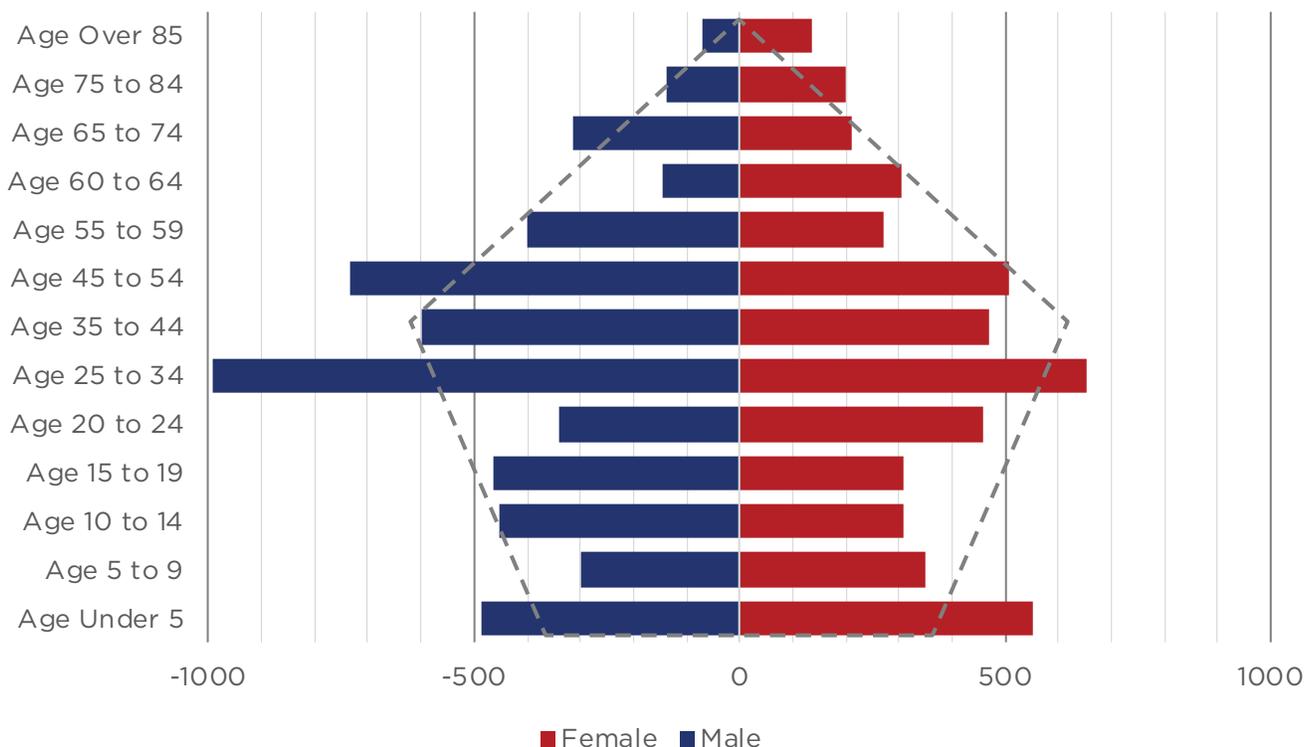
Females comprise 53.5 percent and males make up 46.5 percent of Lexington’s population. This relatively balanced split is further divided into age cohorts, below. The community’s population pyramid resembles a pentagon, showing the highest portion of the community as young adults. A population pyramid showing a self-sustaining population will have a large base of children and young adults and a much smaller number of elderly persons. The relevance of a population pyramid relies on two assumptions:

1. The community exists to meet the need of its residents. The government and other quasi-governmental agencies provide public/quasi-public uses including schools, churches, medical facilities, emergency services, and public infrastructure to meet the needs of the public.
2. People’s needs and expectations change over time.

Most rural towns in Nebraska have an aging community with a population pyramid showing a stationary population or a declining, constrictive population which looks like an inverted pyramid. While, Lexington’s population pyramid shows a younger spread than the typical Nebraska community, it is still not a completely sustainable or expansive pyramid. Though the City will need to rely on in-migration to help create a self-sustaining population it can also focus efforts on maintaining the existing population to prevent out-migration.

It is important for Lexington to continue attracting young families to grow the base of the population pyramid. This demographic values a sense of place and civic amenities in their communities. A Veterans Pavilion and outdoor event venue will be a highly-valued amenity for this group of people. Should Lexington move forward with this facility, it must meet the needs of the Primary Service Area’s current population spread and promote sustainable growth for the City’s future.

Population Pyramid



Source: US Census ACS 5-year data from MySidewalk.

Total Population

10,154

People

Lexington, NE - Corporate Limits

33,588

People

Lexington, NE - 30 Mile Radius

Veteran Population

346

People

Lexington, NE - Corporate Limits

1,803

People

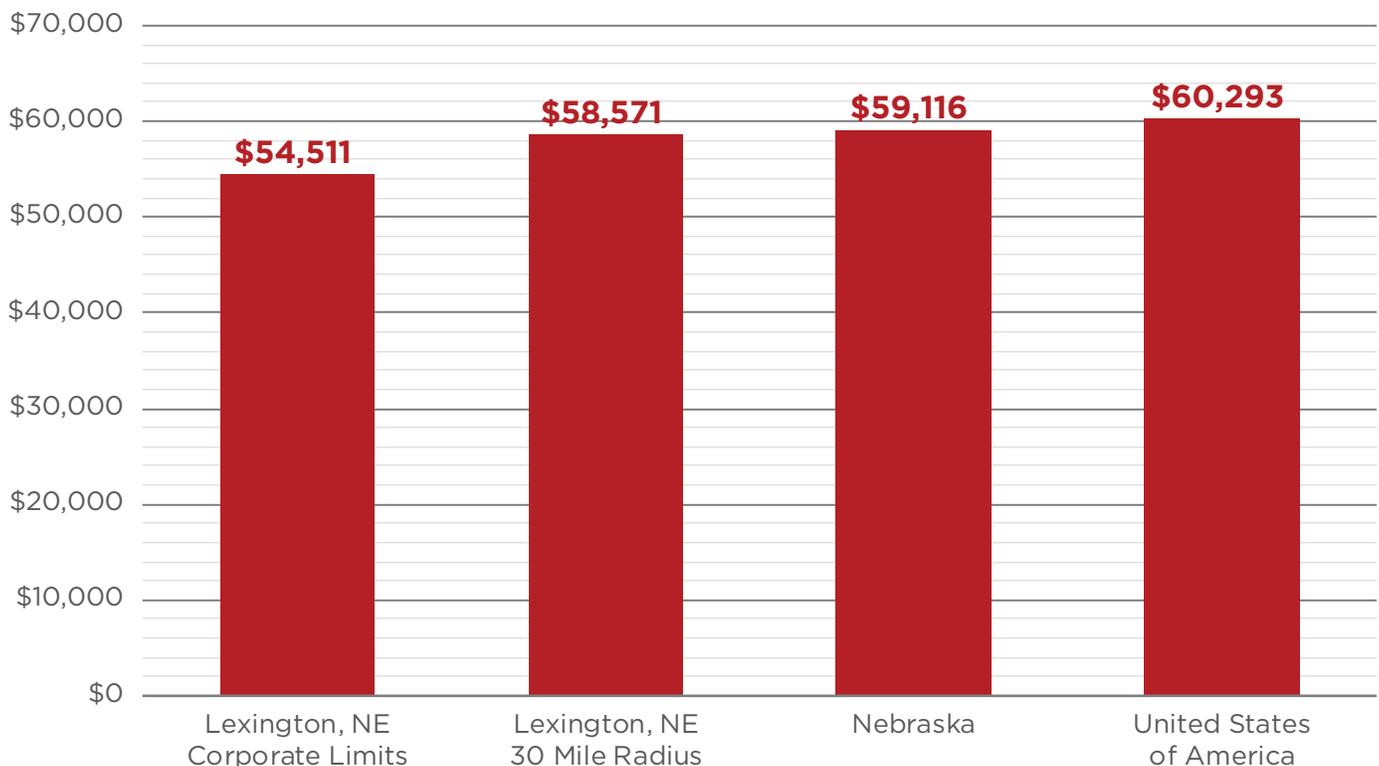
Lexington, NE - 30 Mile Radius

Source: US Census ACS 5-year data from MySidewalk.

According to ACS 5-year estimates, there are 346 veterans in Lexington and 1,803 veterans in the Secondary Service Area. Nearly 5 percent of Lexington's population holds Veteran status. It is important to honor these Veterans for their service.

The median household income in the Primary Service Area is \$54,511. This is relatively close to the Secondary Service Area, State, and national median household income level.

Median Household Income



Source: US Census ACS 5-year data from MySidewalk.

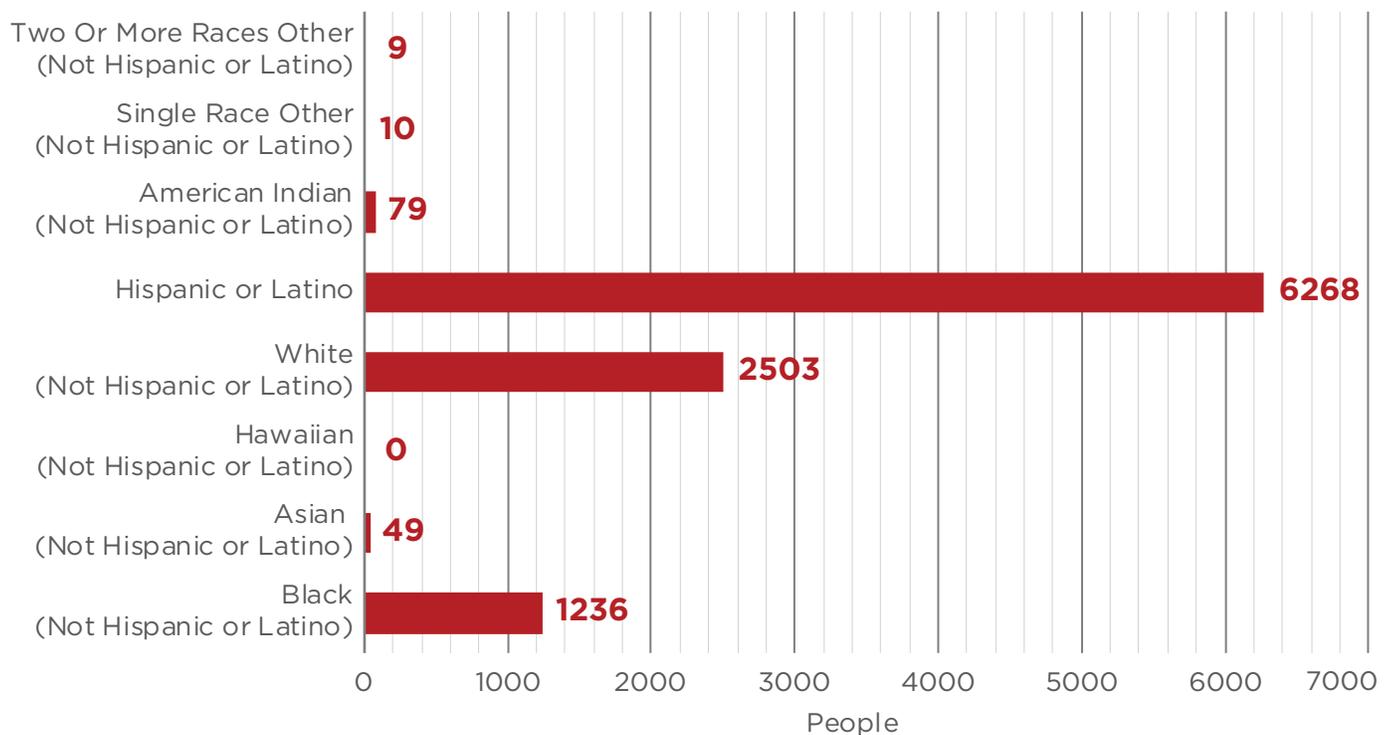




Nearly 17 percent of Lexington’s residents live below the poverty level. The Veterans Pavilion and outdoor event venue would be another recreational improvement for the community. It would be a free space to gather and promote community involvement. When residents are engaged in community activities and groups, they are more likely to remain in the community. This demographic profile suggests there will be continued support and demand from Lexington’s residents and the surrounding areas for this facility well into the future.

Lexington has a very diverse cultural composition. A major contributor to this fact is the race/ethnicity totals in the community. According to ACS data, a majority of the population in Lexington is Hispanic or Latino. The next two most prevalent races were White and Black, respectively. This race/ethnic makeup sets Lexington apart from many communities in Nebraska and should be celebrated as a unique characteristic for the community.

Race/Ethnicity

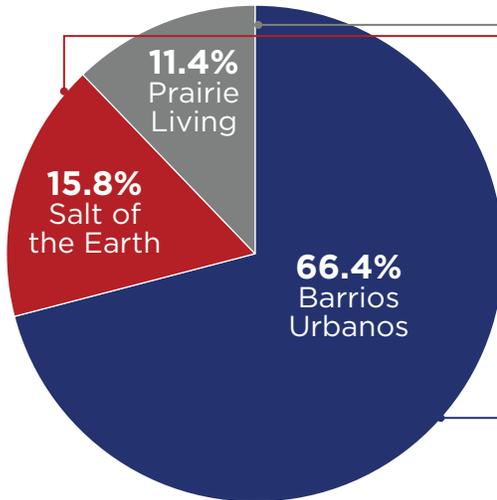


Source: US Census ACS 5-year data from MySidewalk.

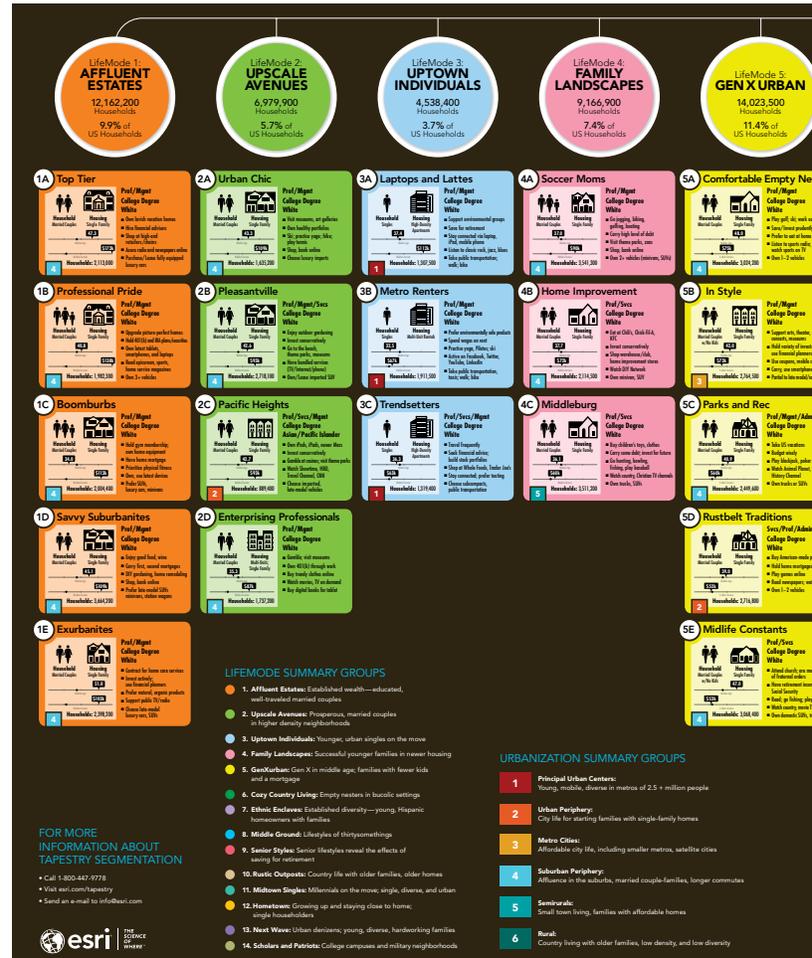


RESIDENT PROFILE

Environmental Systems Research Institute, Inc. (ESRI) created the 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 an outdoor venue in Lexington.



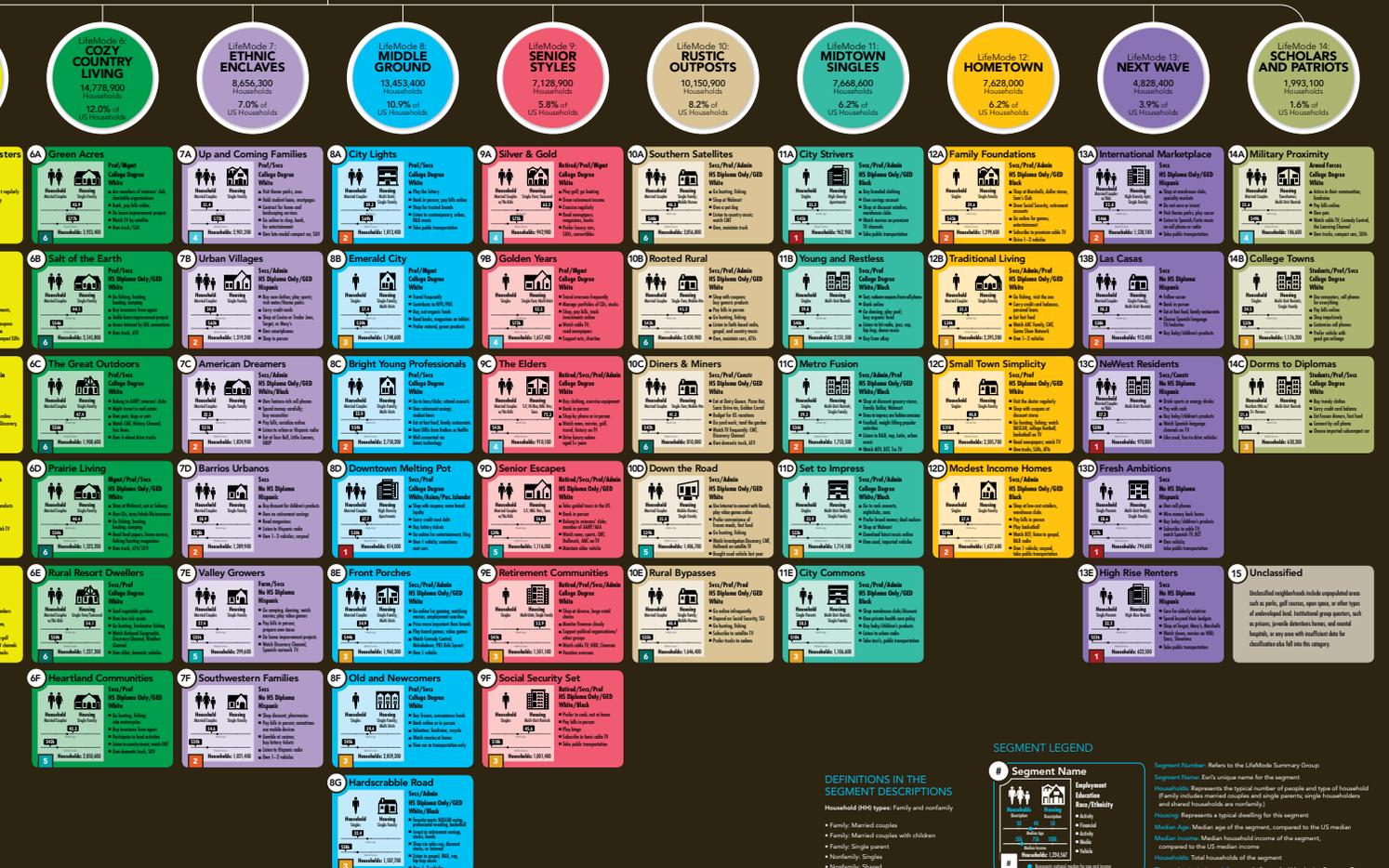
The City's zip code falls into three different Tapestry Segmentations: Barrios Urbanos, Salt of the Earth, and Prairie Living. The Secondary Service Area is primarily Prairie Living. The following descriptions are from ESRI's tapestry website and depict the generalities of each segmentation's different citizen groups as classified by ESRI. All three of these segmentations support local and participate in community activities. They would likely utilize an outdoor venue to support local events.



BARRIOS URBANOS

LifeMode Group: Ethnic Enclaves
 Households: 1,289,900
 Average Household Size: 3.62
 Median Age: 28.9
 Median Household Income: \$38,000

Family is central within these diverse communities. Hispanics make up more than 70% of the residents. More than one in four are foreign born, bringing rich cultural traditions to these neighborhoods in the urban outskirts. Dominating this market are younger families with children or single-parent households with multiple generations living under the same roof. These households balance their budgets carefully but also indulge in the latest trends and purchase with an eye to brands. Most workers are employed in skilled positions across the manufacturing, construction, or retail trade sectors.



SALT OF THE EARTH
 LifeMode Group: Cozy Country Living
 Households: 3,545,800
 Average Household Size: 2.59
 Median Age: 44.1
 Median Household Income: \$56,300

Salt of the Earth residents are entrenched in their traditional, rural lifestyles. Citizens here are older, and many have grown children that have moved away. They still cherish family time and also tending to their vegetable gardens and also tending to their vegetable gardens and preparing homemade meals. Residents embrace the outdoors; they spend most of their free time preparing for their next fishing, boating, or camping trip. The majority has at least a high school diploma or some college education; many have expanded their skill set during their years of employment in the manufacturing and related industries. They may be experts with DIY projects, but the latest technology is not their forte. They use it when absolutely necessary, but seek face-to-face contact in their routine activities.

PRAIRIE LIVING
 LifeMode Group: Cozy Country Living
 Households: 1,323,200
 Average Household Size: 2.51
 Median Age: 44.4
 Median Household Income: \$54,300

Prairie Living is Tapestry Segmentation's most rural market, comprising about 1.2 percent of households, located mainly in the Midwest, with a predominance of self-employed farmers. These agricultural communities are not diverse, dominated by married-couple families that own single-family dwellings and many vehicles. Median household income is similar to the US, and labor force participation is slightly higher. Faith is important to this hardworking market. When they find time to relax, they favor outdoor activities.

MARKET ORIENTATION

As previously stated, the primary mission of a new Veterans Pavilion in Lexington is to recognize veterans, educate about the military, and create new opportunities for events in the Lexington area. Based on the Primary and Secondary Market Area demographic profiles, additional uses for the Veterans Pavilion and outdoor event venue could include:

DROP-IN USE OPPORTUNITIES

The availability for drop-in use or free play by the general public is a cornerstone operation for this facility. This availability provides residents with a place to gather and enjoy the outdoors. When there are no events being held, visitors could also use the amphitheater space to have a meal or celebration. Additionally, a walking path encircling the Pavilion area would promote physical activity and add interest to the space.

SPECIAL EVENTS

This new facility could also host special events like birthday parties, family reunions, weddings, and community organization functions. A well-defined rental process and fee schedule should be established to reserve the amphitheater for these events. These events would offer an extra source of revenue for the facility to help cover maintenance and other operational costs.

The City of Lexington or other community groups could also host special events at this location. The United by Culture festival, shown below, has been held at Kirkpatrick Memorial Park. The new stage would be an excellent venue to showcase traditional folk music and dancing. With the Pavilion's military focus, Veterans' Day, Memorial Day, Fourth of July, or Armed Forces Day celebrations would also be great holidays to celebrate at this location. These events would encourage community involvement by providing residents with activities and a place to gather.



Children dance to traditional Hispanic folk music at the 2018 United by Culture festival in Kirkpatrick Memorial Park. Photo from the Lexington Clipper-Herald's website (lexch.com).



ART AND CULTURE

Non-sports related activities are an integral part of a community's recreational system. Providing space for passive activities and cultural pursuits are necessary for a well-rounded recreational experience. The National Endowment for the Arts (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. These are national statistics and the data is not available at a more granular level; however, this still provides valuable insight into passive recreation and allows the City to ascertain what potential future residents are looking for.

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. The new Veterans Pavilion would be the perfect location for an outdoor festival. With areas for parking, vendors, and entertainment, the array of activities could even attract residents from outside the Secondary Market Area.

The next most popular performing arts event was attending musical plays. Approximately 16 percent of adults reported attending a musical play in 2017. If this percentage holds true for Lexington, over 1,500 people in the Primary Service Area attended a musical play. While this number is from national data and may not be entirely accurate, it does give a promising projection for interest in the community. A new amphitheater would be an excellent venue for musical plays.

Craft fairs or visual arts festivals were also popular attractions noted by the report. Approximately 24 percent of adults attended at least one in 2017. The same percentage of people also visited art museums or galleries. The Pavilion could easily host an art in the park or other craft fair event. This would also help build community pride by highlighting the skills of local artisans. Additionally, different cultural groups could host outdoor craft fairs or visual arts festivals to share aspects of their culture with other community members and residents in the Secondary Service Area.

The community's cultural diversity should be embraced as a pull factor for outside of the community. Many residents from surrounding communities may not have the access or exposure to events and celebrations offered in Lexington. This strong marketing point could help the City set itself apart.

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. The new Veterans Pavilion would be a prime location for most of the activities that are gaining popularity according to this study. Lexington will benefit by having a place to host such events.

SITE ANALYSIS

Selecting an appropriate site for the Veterans Pavilion is imperative to the facility's success. Land ownership, adjacent land uses, and proximity to community amenities were a few of the characteristics considered for the potential site. The goals developed from previous planning efforts also remained at the forefront when selecting the most feasible sites. The Lex-Plan 2013 outlined several goals and initiatives for the selected site – Kirkpatrick Memorial Park. With opportunities for trail connectivity and community cohesiveness, the size and location of the Veterans Pavilion at Kirkpatrick Memorial Park will be integral in helping the community achieve these goals.

RELATED AMENITIES

PARKS AND TRAILS

A robust park system helps retain current and attract new residents. Such parks can also act as a tourist destination in the City. This is especially true given current attitudes toward outdoor recreation and trails. Lexington has put a lot of effort into ensuring their park system promotes wellness and recreational engagement. Lexington plans to continue developing these amenities to ensure their parks meet their residents' standards. Community parks have a transformative value on the health and vitality of communities. They are one of the top amenities considered by families when deciding where they want to live.

Lexington boasts 150 acres of recreational space, including a skateboard park, softball/baseball complex, youth and competition soccer fields, golf driving range, fieldhouse, aquatic center, and eight public parks. An outdoor event space will be the perfect complement to the City's existing recreational facilities. The trail surrounding the pavilion will also add to the growing hike/bike trail network in the community. A map of the existing and proposed trail system from The Lex-Plan 2013 is included in Appendix A of this Plan.

MUSEUMS

In addition to recreational amenities and the Family Aquatics Center, the Dawson County Historical Museum is also located at Kirkpatrick Memorial Park. With a commitment to the preservation of Dawson County's unique culture and history, the museum makes efforts to cooperate with area schools to provide educational opportunities to the younger generations in the area. The educational aspect of the Veterans Pavilion will further enhance this attribute of Kirkpatrick Memorial Park.

Located near the City's entrance from Interstate 80, Lexington is also home to the Heartland Museum of Military Vehicles. This facility houses approximately one hundred military vehicles, which are also used in area Veterans' Day celebrations. The vehicles range from helicopters and tanks to jeeps representing every branch of the military. The Veterans Pavilion at Kirkpatrick Memorial Park paired with this interactive museum, will create a strong pull as a tourism destination in Lexington.



Aerial photo of Dawson County Historical Museum from the Museum's website (dchsmuseum.com).



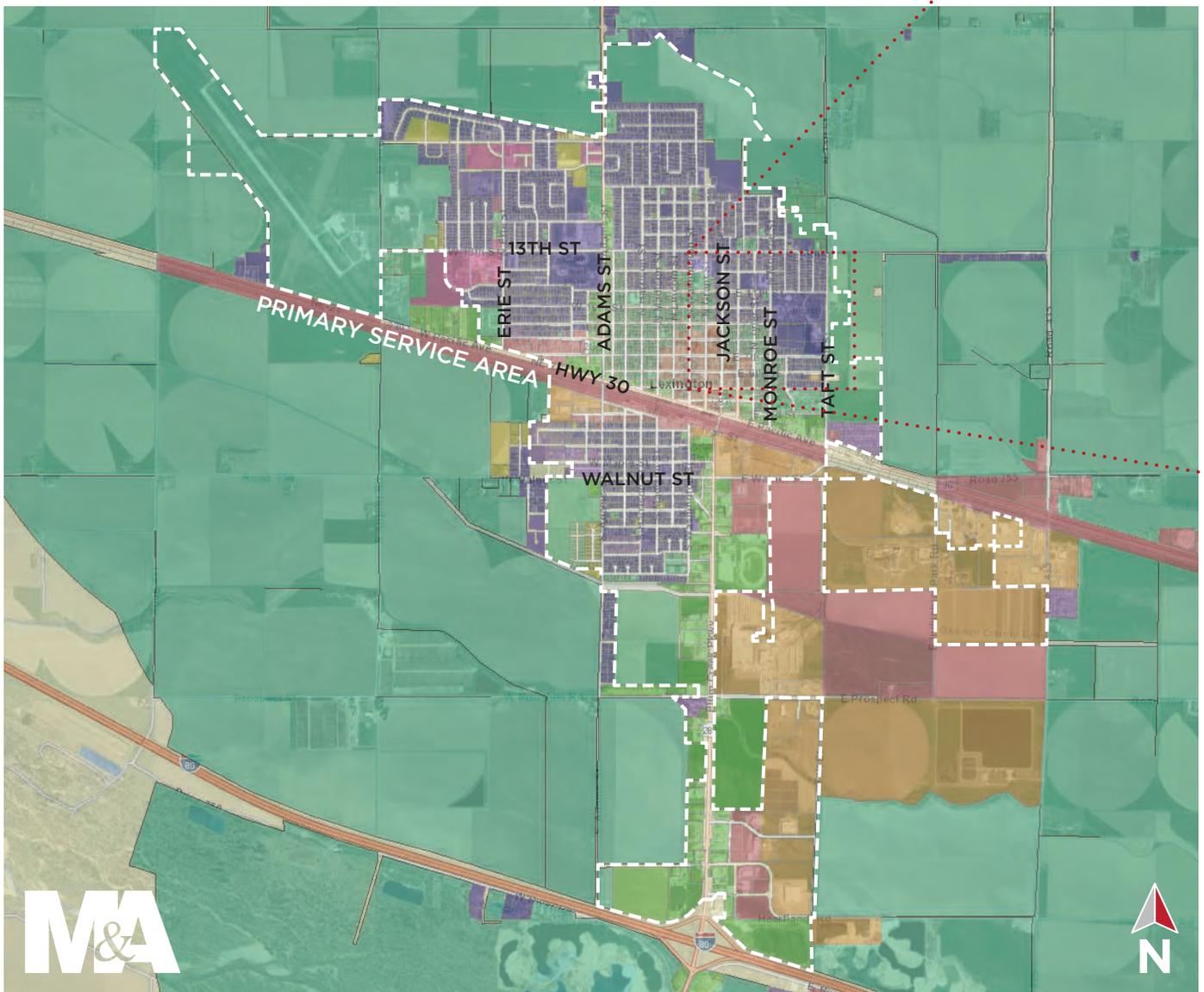
Related Amenities Map Lexington, Nebraska

Source: Google Earth, National Flood Hazard Layer (FEMA), 2020.

MAPS

In an effort to build upon Lexington's previous planning efforts, the Existing Land Use and Future Land Use maps from The Lex-Plan 2013 were consulted during the site analysis process; they are included in Appendix A.

The current zoning for the City of Lexington is illustrated below and on the subsequent page. The Veterans' Pavilion complements the existing recreational and residential uses surrounding the chosen site. It also supports the future development proposed in the Future Land Use Map.



Zoning Map - Corporate Limits
Lexington, Nebraska

Source: City of Lexington (lexington.gworks.com), 2020.



Zoning Map
Kirkpatrick Memorial Park,
Lexington, Nebraska

Source: City of Lexington (lexington.gworks.com), 2020.

-  A-1: Agricultural
-  A-2: Transitional Agriculture
-  C-2: Core Commercial
-  C-3: Highway Commercial
-  CO: Neighborhood Commercial (Overlay)
-  M-1: Light Industrial
-  M-2: Heavy Industrial
-  R-1: Single-Family Residential
-  R-2: Two-Family Residential
-  R-3: High Density Residential
-  R-4: Mobile Home Residential

To effectively assess Kirkpatrick Memorial Park’s potential for development, FEMA Floodplain maps were also consulted. As shown below, Kirkpatrick Memorial Park is located almost entirely in the 0.2 percent (500-year) and 1 percent (100-year) floodplains. The percentage listed with a floodplain refers to the probability of flooding to a certain elevation within a given year. This will need to be considered as development continues for the stage structure.

All of these are important aspects when determining the feasibility of a site for a new facility. This information helps determine if the use will not only fit within a property’s boundaries, but also complement the building uses of the surrounding neighborhood. It also helps ensure the addition of an outdoor event venue and Veterans Pavilion will fit the overall vision for development in Lexington.



Floodplain Map
Kirkpatrick Memorial Park,
Lexington, Nebraska

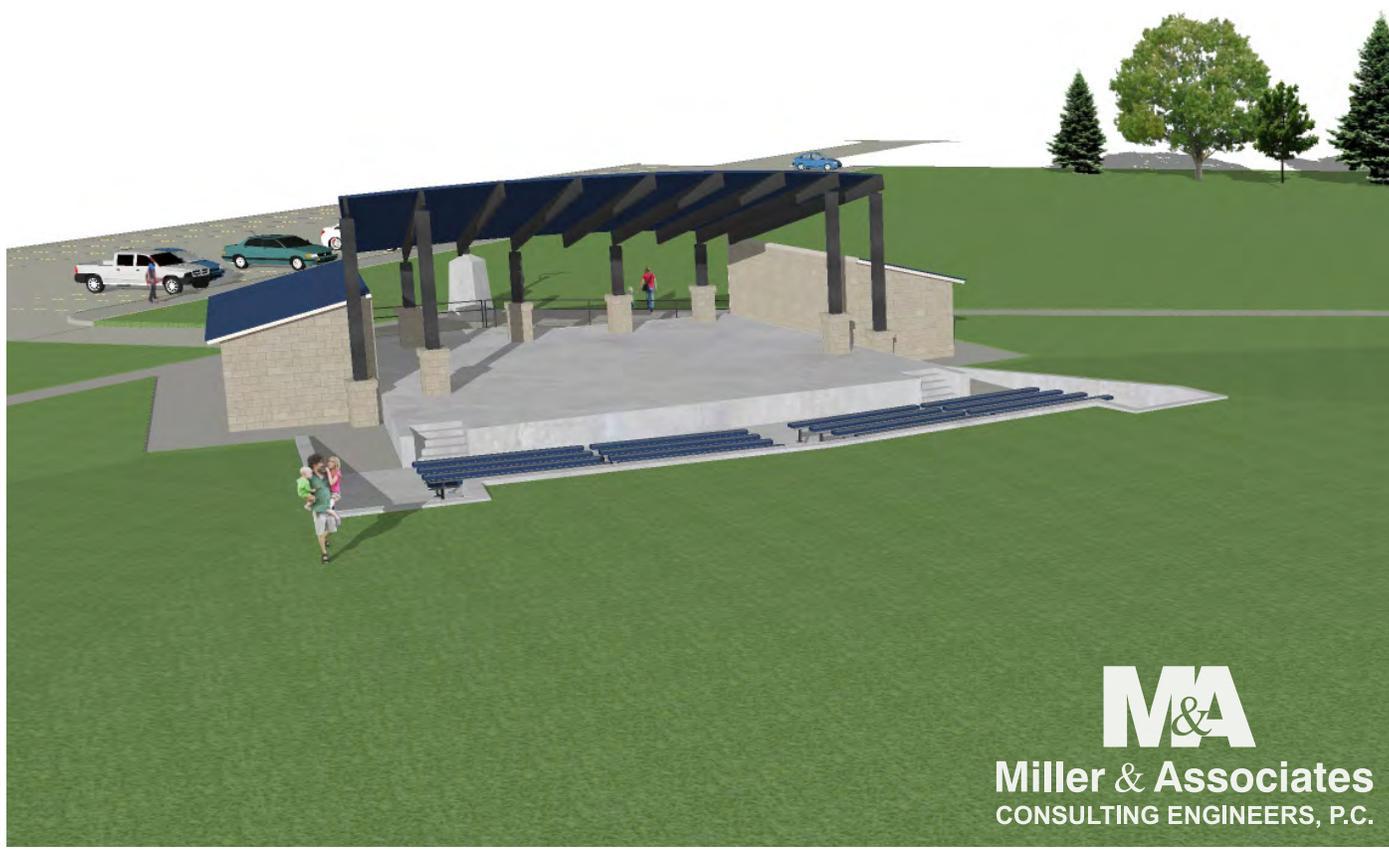
- 1.0% Annual Chance Flood Hazard (100-year Flood Zone)
- 0.2% Annual Chance Flood Hazard (500-year Flood Zone)

Source: Google Earth, National Flood Hazard Layer (FEMA), 2020.



CONCEPTUAL DESIGN

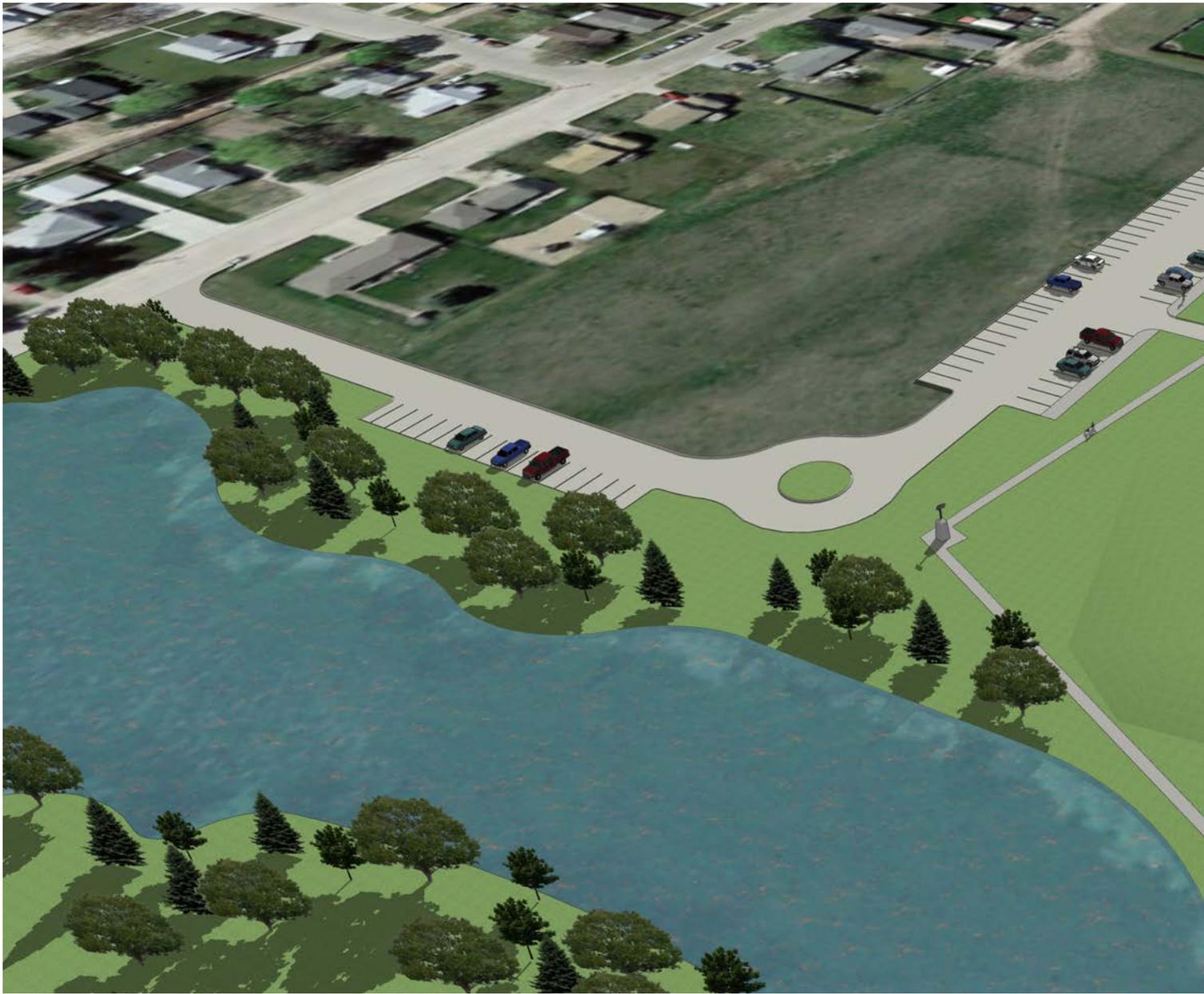
Miller & Associates was contracted by the City of Lexington to develop conceptual images and designs of the Veterans Pavilion at Kirkpatrick Memorial Park. These images embody the vision developed by the City and Steering Committee and help communicate the overall design to the general public. Providing a clear vision of a project's possibilities and proof of overall investment in the project will help spur fundraising efforts in the community and surrounding area. A new marketing flier is also included in this document in Appendix B.



The outdoor pavilion echoes many design aspects present in Yanney Park, a successful outdoor pavilion located in Kearney, Nebraska, 40 miles east of Lexington. The stage area is flanked by two enclosed structures – serving as restrooms, backstage facilities, and storm shelters. The fanned shade structure above the stage will help direct sound during performances and provide shade for alternate uses, like picnics, when a performance is not scheduled.

The tiered seating near the stage makes the venue functional and accessible for a variety of users, which is especially important when programming events for veterans. A grass berm further expands the seating options during an event, while remaining flexible for free play when the facility is not scheduled for use.

Encompassing the entire event space is a walking trail, which could connect to Lexington's hike/bike trail in the future. This trail is also designed with accessibility in mind and promotes engagement with the pavilion facility. The pentagon-shaped trail boasts an obelisk lighting feature at each point, which highlights a branch of the military – Army, Marine Corps, Navy, Air Force, and Coast Guard. These interactive memorials will engage users by teaching them about the military branches. Incorporating technology, like QR codes, at these points has also been discussed to encourage off-site use of the facility.





MA
Miller & Associates
CONSULTING ENGINEERS, P.C.



MA
Miller & Associates
CONSULTING ENGINEERS, P.C.



9TH STREET

8TH STREET

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MONROE STREET

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map not to scale



Miller & Associates
CONSULTING ENGINEERS, P.C.

OPINION OF PROBABLE CONSTRUCTION COSTS

The Opinion of Probable Construction Costs listed below are based on the conceptual designs in this Plan. While these values are estimates based on current construction costs, they provide an idea of overall construction costs, help prepare a budget, and can help establish a fundraising goal for the project. The Opinion of Probable Construction Cost is split into two sections - the Utilities and Access Drive and the Facility Construction.

CITY FUNDED

The Utilities and Access Drive portion of this project will be completed by the City of Lexington. The costs in this section related to the overall development of Kirkpatrick Memorial Park and are therefore included in the City's budget for recreational improvements. In an effort to reduce costs, the City of Lexington has also already provided in-kind services by landfilling old trees in the berm area to start raising the topography.

CITY FUNDED - UTILITIES AND ACCESS DRIVE Preliminary Engineer's Opinion of Probable Construction Cost Veterans Pavilion at Kirkpatrick Memorial Park, Lexington, Nebraska					
Item No.	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Site Grading/Provide Fill for Paving	1	LS	\$5,000.00	\$5,000
2	5" Thick, 8' Wide Sidewalk Adjacent to Drive/Parking Areas	9,200	SF	\$5.00	\$46,000
3	Access Drive and Parking Area Pavement - 6" Thick	5,400	SY	\$40.00	\$216,000
4	Package Sewer Lift Station with Force Main	1	LS	\$8,500.00	\$8,500
5	4" Water Main	500	LF	\$35.00	\$17,500
6	Street Crossings with Water Main	1	Each	\$6,500.00	\$6,500
7	Fire Hydrant Setting with Valve	1	LS	\$7,000.00	\$7,000
8	Site Grading and Seeding	1	LS	\$3,000.00	\$3,000
SUBTOTAL:					\$309,500
CONSTRUCTION CONTINGENCIES (5%):					\$15,500
ENGINEERING, CONSTRUCTION OBSERVATION, MISCELLANEOUS (15%):					\$48,000
TOTAL ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST:					\$373,000

Prepared 3/10/20 Miller & Associates



ALTERNATE FUNDING SOURCES

The Facility Construction portion of the project involves the construction of the actual Veterans Pavilion facility. This encompasses the stage, structures, benches, walking trail, obelisks, and other site development necessary for the project. This portion of the project will be covered through local fundraising and the use of other funding sources.

ALTERNATE FUNDING SOURCES - FACILITY CONSTRUCTION Preliminary Engineer's Opinion of Probable Construction Cost Veterans Pavilion at Kirkpatrick Memorial Park, Lexington, Nebraska

Item No.	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
AMPHITHEATER					
1	Structure, Foundations, Floor Slab & Awning	2,200	SF	\$150.00	\$330,000
2	Concourse, ADA Ramps, Retaining Wall & Seating	2,200	SF	\$30.00	\$66,000
3	Lighting-Electrical-Power Source	1	LS	\$5,000.00	\$5,000
4	Restroom Facilities	680	SF	\$330.00	\$224,400
SITE IMPROVEMENTS					
5	Site Grading/Fill, Service Drive, Subgrade Preparation	1	LS	\$5,000.00	\$5,000
6	Perimeter Pentagon Sidewalk, 5" Thick with Final Grading	5,670	SF	\$5.00	\$28,350
7	Lawn Seeding of Pentagon Interior	4,100	SY	\$1.20	\$4,920
8	Sprinkler System Inside Pentagon	4,100	SY	\$2.50	\$10,250
9	Memorial Pillars & Lighting	5	Each	\$7,000.00	\$35,000
10	Plaques, Informational Signage, Sculpture	1	LS	\$5,000.00	\$5,000
SUBTOTAL:					\$713,920
CONSTRUCTION CONTINGENCIES (5%):					\$35,700
ENGINEERING, CONSTRUCTION OBSERVATION, MISCELLANEOUS (15%):					\$112,400
TOTAL ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST:					\$862,020

Prepared 3/10/20 Miller & Associates

CONCLUSION

Substantial effort has already been invested toward the development of the Veterans Pavilion at Kirkpatrick Memorial Park. The facility will be an excellent addition to the community, providing residents in the City and the Secondary Service Area with new event opportunities and improving the quality of life. The Pavilion fits not only its proposed site, but complements and enhances the neighboring land uses. It will effectively achieve the project's mission by recognizing veterans, educating about the military, and creating new opportunities for events in the Lexington area.

RECOGNIZE VETERANS

As design and development for this facility moves forward, memorializing veterans and their service to the United States of America should maintain a top priority. According to a study by the U.S. Department of Veterans Affairs, 32 percent of veterans work in public service or charitable organizations. This is 10 percent higher than the 22 percent of non-veterans who perform the same type of work. Veterans' commitment to service is apparent well after they have completed active service in the military. This propensity for helping others should be acknowledged and honored. Additional information regarding veterans' continued service after the military, is located in Appendix C.

EDUCATE ABOUT THE MILITARY

When not directly involved with the military, it is easy to lose site of the military's purpose and function. Historically, without having a military, the United States would not exist. In the United States, the armed forces protect the nation's citizens and territory from threats. As America's largest employer, the U.S. Department of Defense reports a \$716 billion budget with 2.87 million service members and civilians currently employed. In addition to learning about leadership, logistics, and command, people should understand how this large portion of our national community functions.

CREATE NEW OPPORTUNITIES FOR EVENTS

The opportunities as an event space for the community are also an exciting facet of this project. A facility of this type does not currently exist in the City of Lexington. This venue will provide new opportunities to residents, especially to those with limited travel capabilities. The venue will have the capacity to host one-act plays, musicals, concerts, family gatherings, and more. It will also promote community support by providing a place to gather and celebrate.

After reviewing the content of this Feasibility Study, community leaders should further review the future growth and development goals found in the City of Lexington's comprehensive plan to help drive any decisions. The proposed center would fill a need which has been identified in numerous plans and expressed by the general public. A new Veterans Pavilion and outdoor event venue will provide an identifying landmark for the community; it will also help retain residents and attract new families to Lexington.



APPENDIX A: MAPS FROM PREVIOUS PLANNING EFFORTS

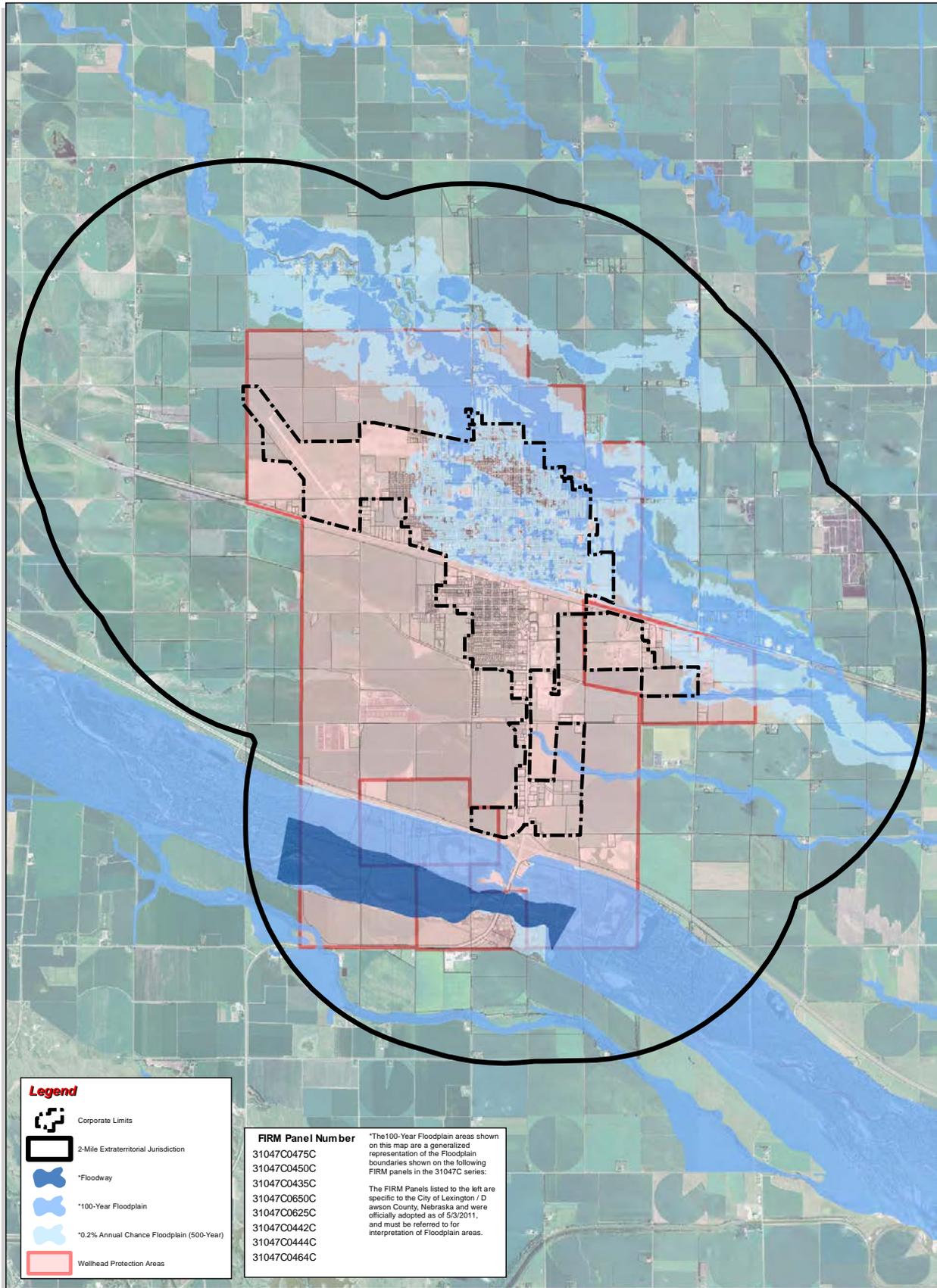


Figure 24: Environmental Constraints, Lexington

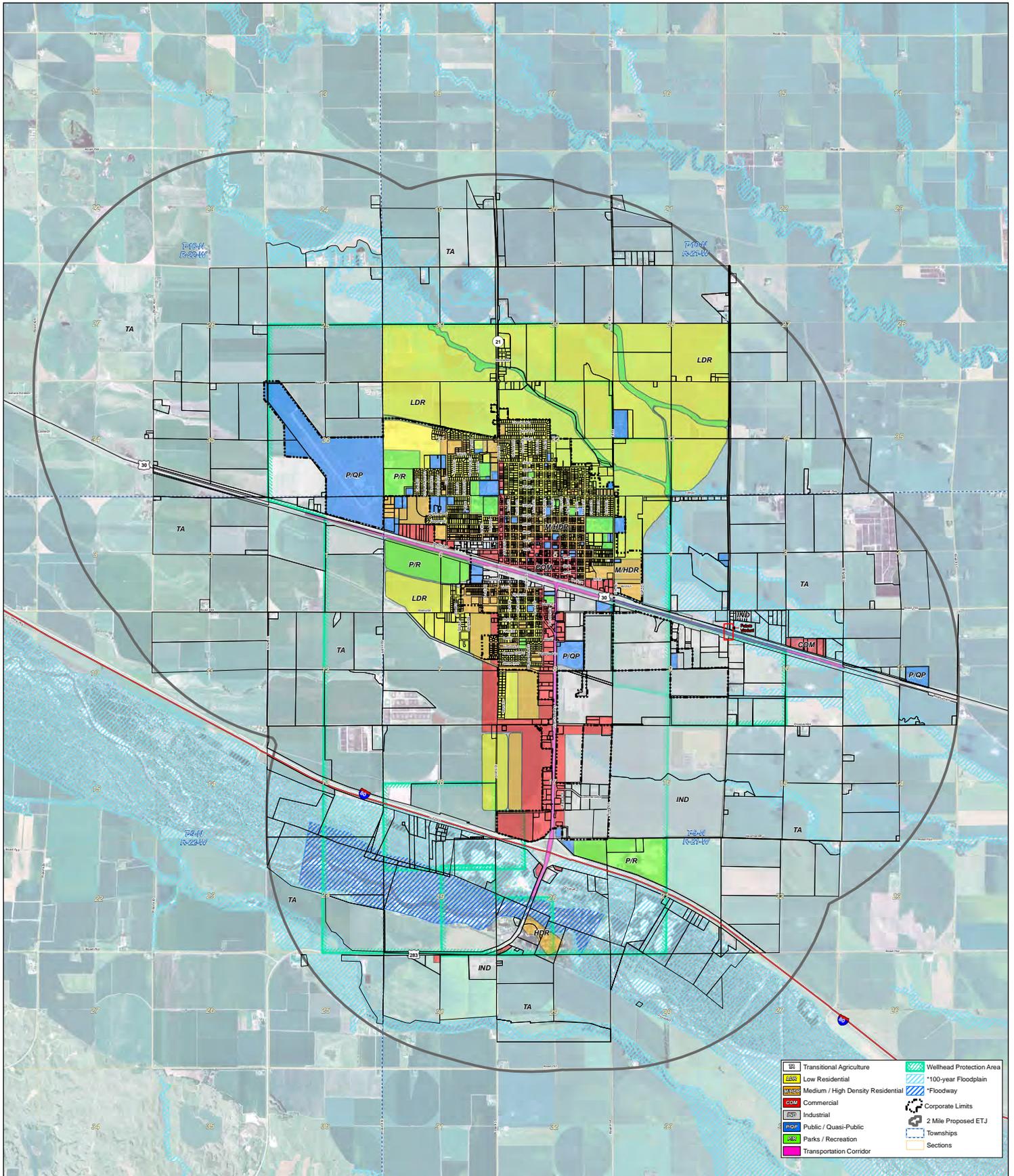
City of Lexington
Dawson County, Nebraska
Environmental Constraints Map



Created By: SMS
 Date: April 2013
 Software: ArcGIS 10
 File: 100999



This map was prepared using information from record drawings supplied by JED and/or other applicable city, county, federal, or public or private entities. JED does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plot.



TA	Transitional Agriculture	Wellhead Protection Area
LDR	Low Residential	100-year Floodplain
M/HDR	Medium / High Density Residential	Floodway
COM	Commercial	Corporate Limits
IND	Industrial	2 Mile Proposed ETJ
P/QP	Public / Quasi-Public	Townships
P/R	Parks / Recreation	Sections
TC	Transportation Corridor	

Figure 27: Future Land Use Map, Lexington

City of Lexington
Dawson County, Nebraska
 Future Land Use Map



Created By: SMS
 Revised by: MBS
 Date: 6/17/2013
 Software: ArcGIS 10
 File: 100999

The 100-Year Floodplain shown on this map are a generalized representation of the Floodplain boundaries shown on the following FIRM panels in the 31073C series: 0050A, 0075A adopted on 8/4/2005, panel in the 31137C series: 0025C adopted on 1/16/2008, panels in the 31047C series: 0442C, 0461C, 462C, 475C, 492C, 0650C, 0625C, 0444C, 0464C, 0463C, 0626C, 0435C adopted on 5/3/2011. The above mentioned FIRM panels should be referred to for interpretation of Floodplain areas.



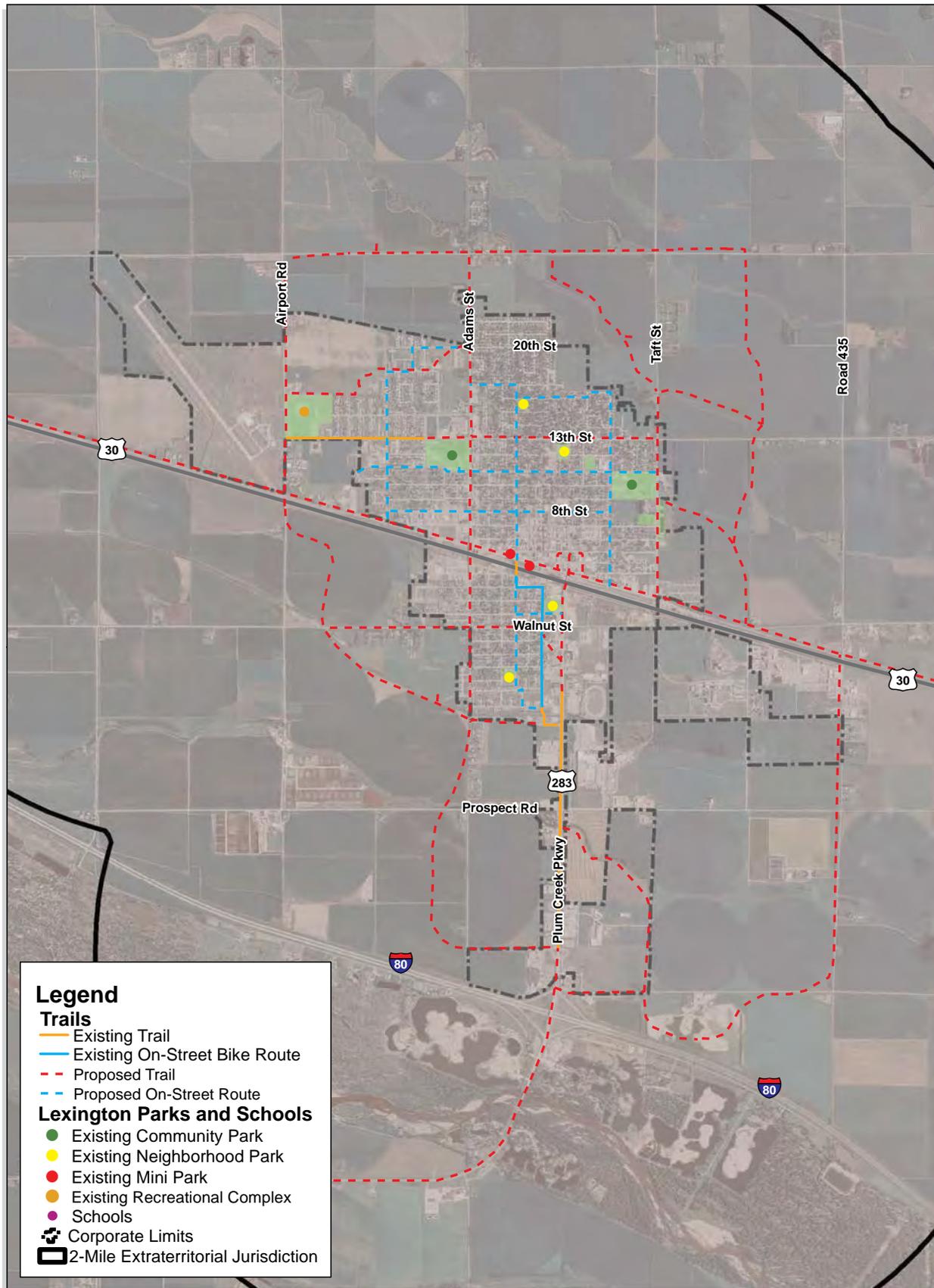
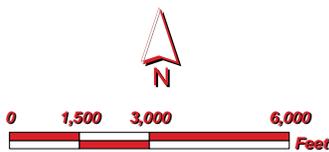


Figure 52: Trails Concept Map

City of Lexington
Dawson County, Nebraska

Future Bicycle / Pedestrian System



Created By: JWC
 Date: June 2013
 Software: ArcGIS 10
 File: 100999



This map was prepared using information from record drawings supplied by JWC and/or other applicable city, county, federal, or public or private entities. JWC does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plot.

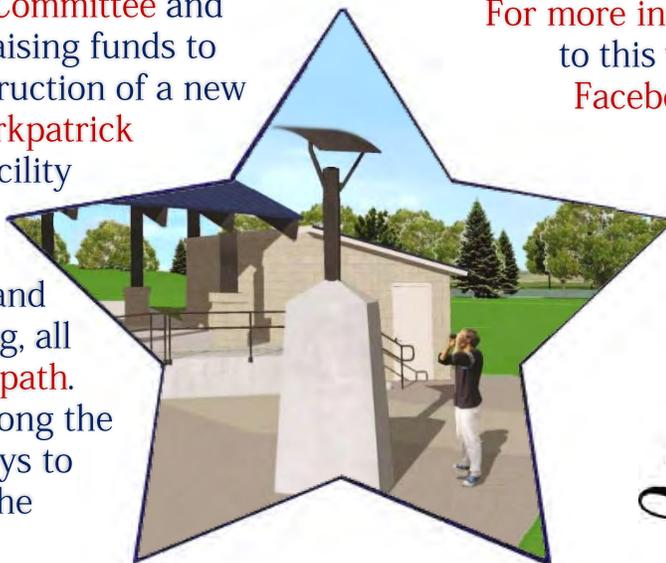
APPENDIX B:
MARKETING FLIER
FOR THE NEW
VETERANS PAVILION

SUPPORT OUR VETERANS

Help Them Build the New Veteran Pavilion and Outdoor Event Venue



The **Veterans Pavilion Committee** and **City of Lexington** are raising funds to Help support the construction of a new Veterans Pavilion at **Kirkpatrick Memorial Park**. The facility will include an open-air **amphitheater**, rest-rooms, bench seating, and a grass berm for seating, all encircled by a **walking path**. **Five individual stops** along the path will feature displays to **honor each branch** of the military.



For more information and to donate to this worthy cause, go to **Facebook** and search for

**Lexington
Veteran
Pavilion**



308-324-2341

APPENDIX C: QUICK FACTS ABOUT VETERANS

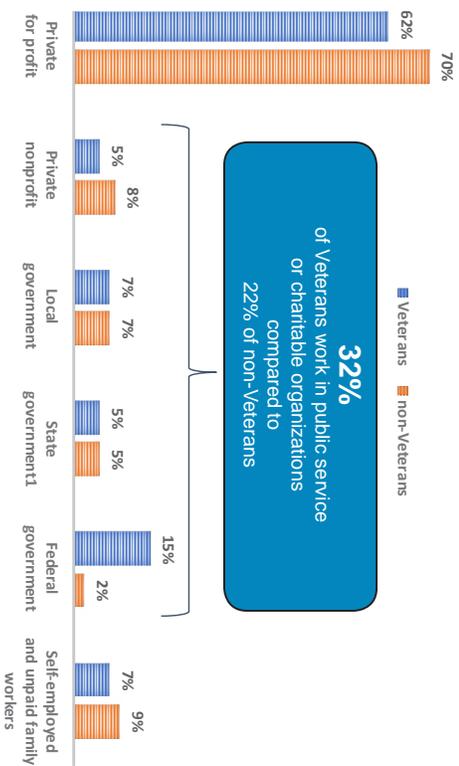


U.S. Department
of Veterans Affairs

Veterans Keep On Serving

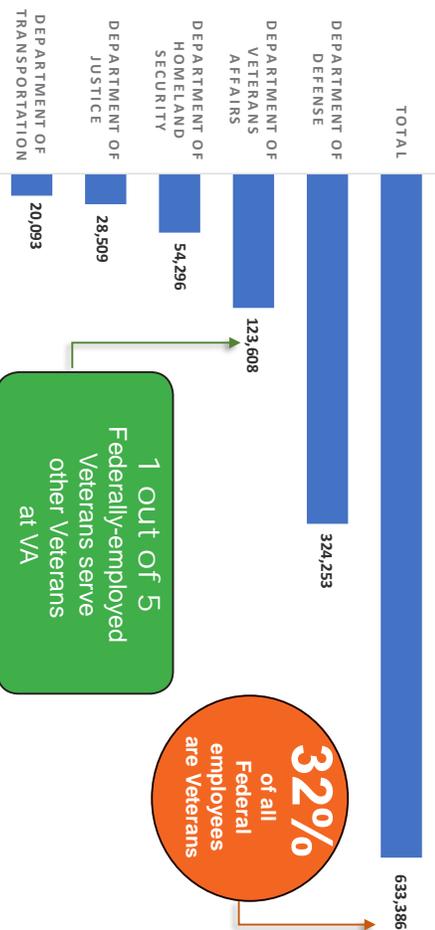
National Center for Veterans Analysis and Statistics celebrates Veterans Day 2019 by highlighting ways Veterans continue their service to the nation even after the uniform comes off

Where do Veterans Choose to Work?



¹The Veteran/non-Veteran difference is not statistically significant at the 90 percent confidence

Where in the Federal Government Do Veterans Choose to Work?



Notes: The universe for employment sector data is the civilian population of employed working-aged adults age 18 to 64 living in the United States and Puerto Rico.

Sources: Employment (class of worker)- 2017 American Community Survey Public Use Microdata Sample (www.census.gov/programs/survey/data/pums.html), Veterans employed in Federal-government - US Office of Personnel Management, Employment of Veterans in the Federal Executive Branch, Fiscal Year 2017, February 2019 (<https://www.fedshiveys.gov/veterans-council/veteran-employment-data/employment-of-veterans-in-the-federal-executive-branch-fy2017.pdf>)

Prepared by the National Center for Veterans Analysis and Statistics (See www.va.gov/vetdata/)

