



BOARD OF TRUSTEES  
February 17, 2026  
6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington, CO

### Work Session Agenda

The Zoom information below is for online viewing and listening only.

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/84871162393?pwd=UkVaaDE4RmhJaERnallEK1hvNHJ5Zz09>

Or One tap mobile :

US: +17207072699,,84871162393# or +17193594580,84871162393#

Webinar ID: 848 7116 2393

Passcode: 726078

#### A. ITEMS

1. PROST Master Plan and Community Center Feasibility Study: Combined BOT and PROST Board Visioning Work Session
  - Presentation: Billy Cooksey, Parks and Recreation Director

The Town of Wellington will make reasonable accommodations for access to Town services, programs, and activities and special communication arrangements. Individuals needing special accommodation may request assistance by contacting at Town Hall or at 970-568-3380 ext. 110 at least 24 hours in advance.



## Board of Trustees Meeting

**Date:** February 17, 2026  
**Subject:** PROST Master Plan and Community Center Feasibility Study: Combined BOT and PROST Board Visioning Work Session

- **Presentation: Billy Cooksey, Parks and Recreation Director**

### **BACKGROUND / DISCUSSION**

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The Town of Wellington is currently undertaking a comprehensive update to its Parks, Recreation, Trails, and Open Spaces (PROST) Master Plan, alongside a Community Center Feasibility Study, to ensure that future investments align with community needs, values, and long-term growth. As part of this effort, the Town has engaged BerryDunn, a nationally recognized consulting firm specializing in community planning and recreation services, to guide the process.

This joint work session with the Board of Trustees and the PROST Advisory Board focuses on the Visioning phase of the project. Visioning is a foundational step that establishes a shared understanding of the community's aspirations, priorities, and desired outcomes for parks, recreation, trails, open spaces, and potential community center amenities. The outcomes of this phase will inform policy direction, facility planning, service levels, and capital investment strategies for the next 10–15 years.

BerryDunn will facilitate discussion around key themes emerging from community engagement, demographic and market analysis, and existing system assessments. Topics will include community values, recreational trends, equity and accessibility considerations, desired levels of service, and the role of a future community center in supporting wellness, social connection, and quality of life in Wellington.

This session is intended to be collaborative and exploratory, allowing Trustees and Advisory Board members to provide input, ask questions, and align on a clear vision before advancing into alternatives development, cost analysis, and implementation planning. Feedback from this work session will directly shape the draft vision, goals, and guiding principles that will be carried forward into the final PROST Master Plan and Community Center Feasibility Study.

### **STAFF RECOMMENDATION**

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Information Only

### **ATTACHMENTS**

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1. WellingtonVisioningv5



 **BerryDunn**



**Town of Wellington  
PROST Master Plan and  
Feasibility Study  
Board of Trustees  
Visioning Session  
February 17, 2026**

**WELLINGTON  
COMMUNITY  
PARK**





01 Plan Overview

02 Progress

03 Plan Findings to Date

04 Your Input, Your Vision

05 Next Steps



# Progress



  
**We are here**



# Engagement Summary

# Goal: Comprehensive Engagement

# Have a **SAY** How you **PLAY!**

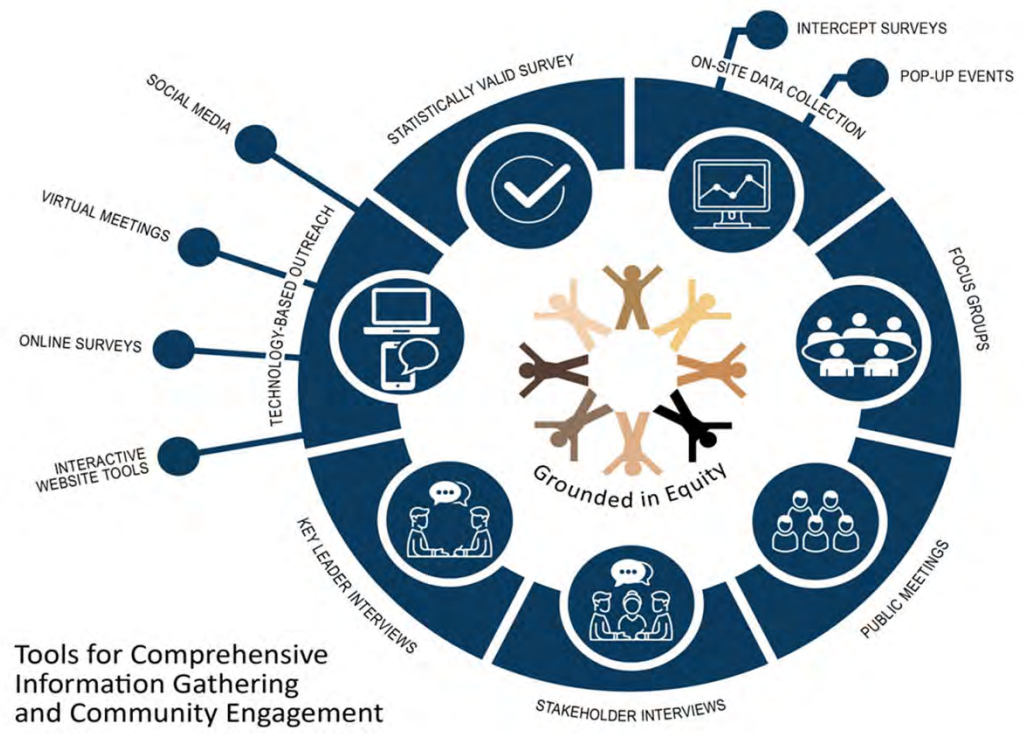
The future of parks and recreation belongs to you! Tell us your ideas and join the planning process.



**TELL US YOUR IDEAS!**  
[bit.ly/wellingtonparksplan](https://bit.ly/wellingtonparksplan)



**Parks, Recreation, Open Space, and Trails Master Plan**



Tools for Comprehensive Information Gathering and Community Engagement

# Engagement

Parks, Recreation, Open Space, and Trails Master Plan

TOWN OF WELLINGTON

## Have a SAY How you PLAY!



TELL US YOUR IDEAS!

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The future of parks and recreation belongs to you!



# Engagement





## Transparent and Inclusive Process

Using a variety of tools and facilitation techniques have proven to increase the diversity and number of people engaged.



“Going to the People”



Online Engagement Portal

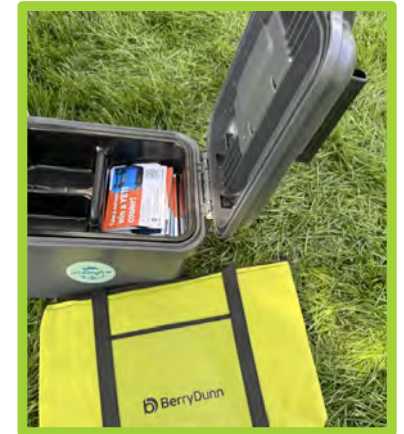


Internal and Staff Activities



Surveys

**We believe engagement can inspire awareness and support for the Town and Parks and Recreation Department.**



# The Voices of Wellington

Have a **SAY**  
How you  
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**Parks, Recreation, Open Space, and Trails Master Plan**

| Outreach Method                      | Points of Contact |
|--------------------------------------|-------------------|
| Social media (organic)               | 7,482             |
| Social media (paid)                  | 45,071            |
| E-newsletters (August and September) | 1,568             |
| Town website                         | 53                |
| Project website                      | 1,051             |
| Pop-up engagements                   | 6,309             |
| Community survey                     | 312               |
| <b>Total</b>                         | <b>61,846</b>     |

# The Voices of Wellington

**Have a **SAY** How you **PLAY!****









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**TOWN OF WELLINGTON** Parks, Recreation, Open Space, and Trails Master Plan

| Department Strengths |                 |                  |                   | Areas of Improvement |              |                                 |                    |
|----------------------|-----------------|------------------|-------------------|----------------------|--------------|---------------------------------|--------------------|
| Well Supported       | Dedicated Staff | Inclusive Events | Accessible Spaces | Improved Facilities  | New Programs | New Sports and Fitness Programs | Better Maintenance |

|  |   |   |   |
|--|---|---|---|
|    |    |    |    |
| Swimming Pools   | Recreation Centers  | Basketball Courts   | Shade and Gathering Spaces  |
| <hr/>  |   |   |   |
|  |  |  |  |
| Youth and Adult Sports   | Playground and Park Features  | Events and Cultural Activities  | Other Park Amenities  |

# The Voices of Wellington

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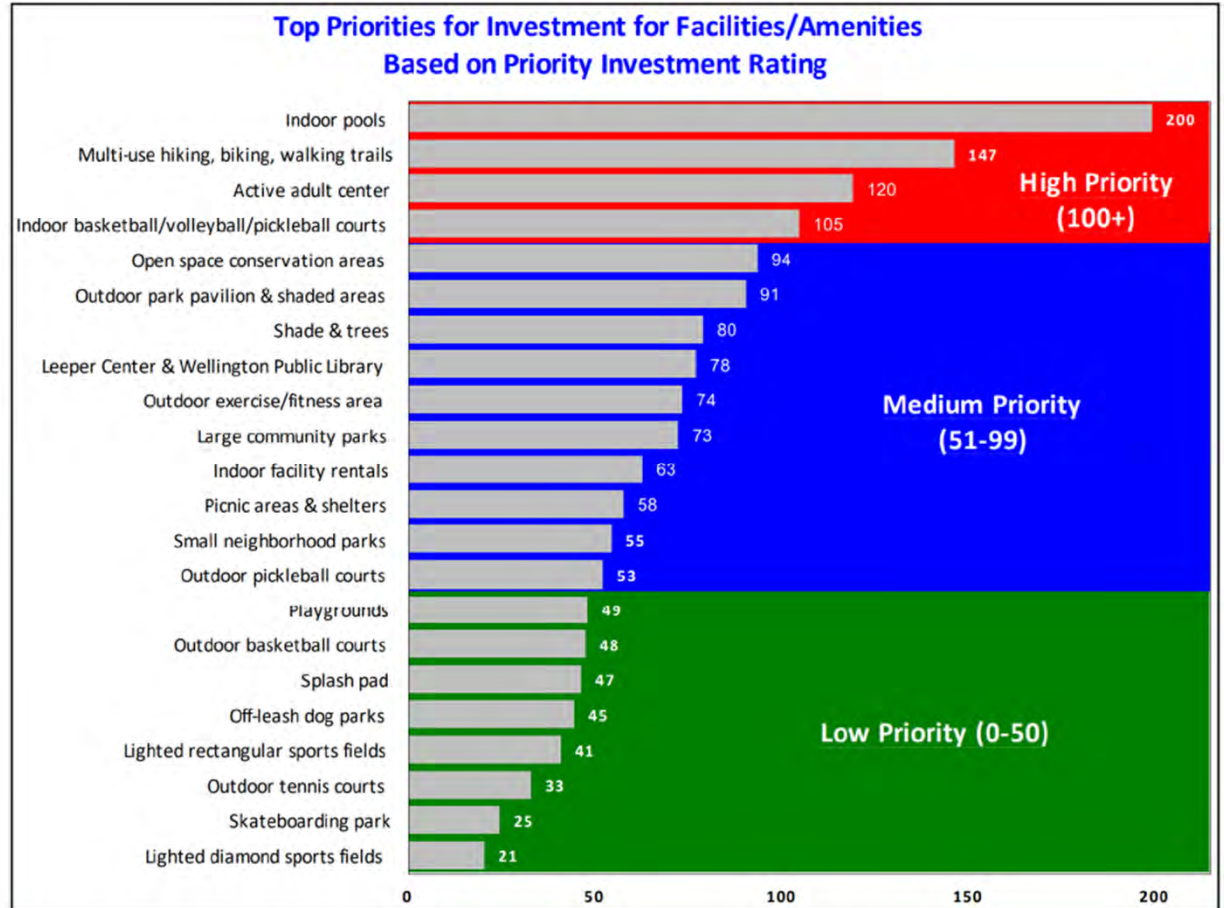
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**Parks, Recreation, Open Space, and Trails Master Plan**



# The Voices of Wellington

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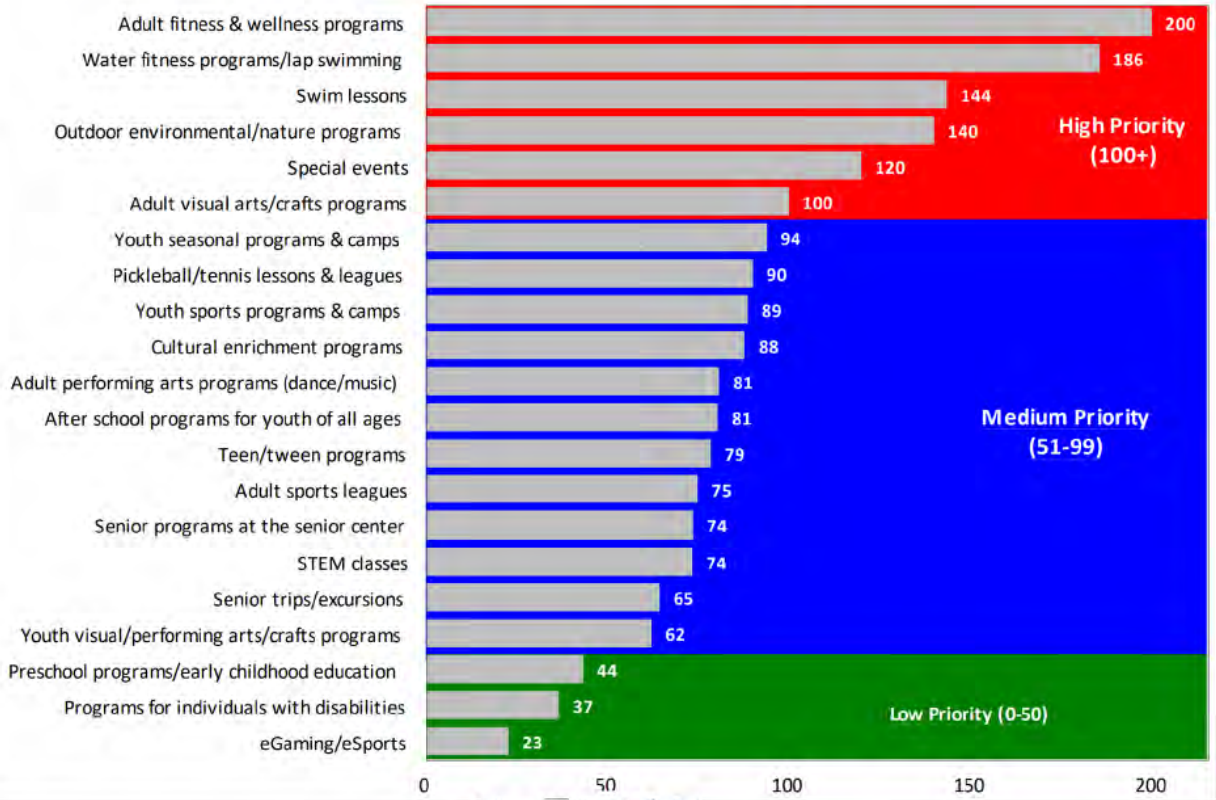


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**Parks, Recreation, Open Space, and Trails Master Plan**

**Top Priorities for Investment for Parks and Recreation Programs/Activities Based on Priority Investment Rating**



# What Did You Hear? – Group Discussion



# The Voices of Wellington: Overall Engagement Findings

**Have a SAY**  
**How you PLAY!**

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**TOWN OF WELLINGTON**  
**Parks, Recreation, Open Space, and Trails Master Plan**

| High Priority            | Medium Priority               | Low Priority                         |
|--------------------------|-------------------------------|--------------------------------------|
| Community Center         | Access to Nature              | Community Gardens                    |
| Swimming Pool            | Shade                         | Interactive Maps of Trails and Paths |
| Sports Programs          | Permanent Restrooms           | Dogs                                 |
| Multipurpose Space       | Park Accessibility            | New Parkland                         |
| Basketball Courts        | Playgrounds                   | Free Programs                        |
| Pickleball Courts        | Splash Pads                   | Diverse New Programs                 |
| Park Safety Improvements | Sports Fields                 |                                      |
| Special Events           | Park Maintenance              |                                      |
| Trails                   | Communication/Engagement      |                                      |
|                          | Senior Programs               |                                      |
|                          | Fitness and Wellness Programs |                                      |
|                          | Tennis Courts                 |                                      |



# Analysis

## Summary of Findings




# Programs

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 **TOWN OF WELLINGTON** Parks, Recreation, Open Space, and Trails Master Plan

The Town of Wellington Parks and Recreation Department is well-positioned with a strong foundation in youth and adult sports, but survey findings, participation data, and revenue trends highlight the need to broaden program diversity. Priorities should include aquatics, early childhood, pickleball, adult wellness, family/cultural programming, and equitable distribution across town. These recommendations align with both Master Plan goals and CAPRA standards by helping to ensure programs are inclusive, balanced, and reflective of community needs.

# Programs

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**City of WELLINGTON** Parks, Recreation, Open Space, and Trails Master Plan

| Barrier                              | Survey Findings   | Heat Map Findings   |
|--------------------------------------|---|---|
| <b>Cost and Access to Facilities</b> | Households report traveling to Fort Collins or Loveland for affordable camps and programs; concerns about recreation affordability.             | Lower participation on the town's edges and rural areas suggests that cost and distance are compounding access barriers.  |
| <b>Location / Distribution</b>       | Residents east of I-25 report limited facilities and program access; requests for services closer to their neighborhoods.                       | Heat map shows significantly lower participation east of I-25 and in outlying areas, confirming location-based access inequities.   |
| <b>Timing / Scheduling</b>           | Requests for more flexible program schedules (yoga, fitness) and all-day summer camps to support families.                                      | Lower participation in outlying neighborhoods may reflect challenges aligning program schedules with travel requirements to central facilities.                           |
| <b>Facility Gaps</b>                 | Strong demand for a recreation center with pool, indoor gym, and year-round program space; pickleball-specific infrastructure highly requested. | Central facilities (Leeper Center, Community Park) drive most participation; lack of distributed indoor and aquatic facilities limits access in peripheral neighborhoods. |

## Programs – Key Findings



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**CITY OF WELLINGTON** Parks, Recreation, Open Space, and Trails Master Plan

1. Develop an Aquatics Program Portfolio
2. Expand Early Childhood and Youth Non-Sport Programs
3. Strengthen Adult Fitness and Wellness Offerings
4. Expand and Formalize Pickleball Programming
5. Increase Family and Cultural Programming
6. Address Geographic and Equity Barriers
7. Diversify Revenue Beyond Sports



## Parks, Trails, Facilities Service Levels

The Town of Wellington Parks and Recreation Department (Department) manages a parks system spanning 131.3 acres across 18 locations, serving 12,432 residents in this growing Front Range community. While this represents a meaningful foundation, the current system falls short of meeting community expectations and regional standards.

This park inventory and level of service (LOS) analysis provides a baseline for evaluating service levels and guiding future investments. In doing so, it reveals significant deficiencies in distribution, outdated or missing amenities, and service gaps that limit equitable access and diminish overall community well-being.

Although the Department has worked diligently to maintain and expand its offerings, Wellington's parks system is underperforming relative to the needs of a rapidly growing population. Trail connectivity remains fragmented, high-quality open spaces for active recreation are lacking, and opportunities for court sports such as basketball and pickleball are minimal.



TOWN OF  
WELLINGTON

# Parks, Trails, Facilities Service Levels

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**City of WELLINGTON** Parks, Recreation, Open Space, and Trails Master Plan

| Classification           | Sites               | Total Acres   |
|--------------------------|---------------------|---------------|
| Pocket Park              | 1 park              | 0.55          |
| Neighborhood Park        | 5 parks             | 22.26         |
| Community Park           | 3 parks             | 60.79         |
| Natural Area/Linear Park | 1 park              | 17.49         |
| Open Space               | 6 areas             | 26.63         |
| <b>Total System</b>      | <b>16 locations</b> | <b>127.73</b> |



# Parks, Trails, Facilities Service Levels

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**City of WELLINGTON** Parks, Recreation, Open Space, and Trails Master Plan



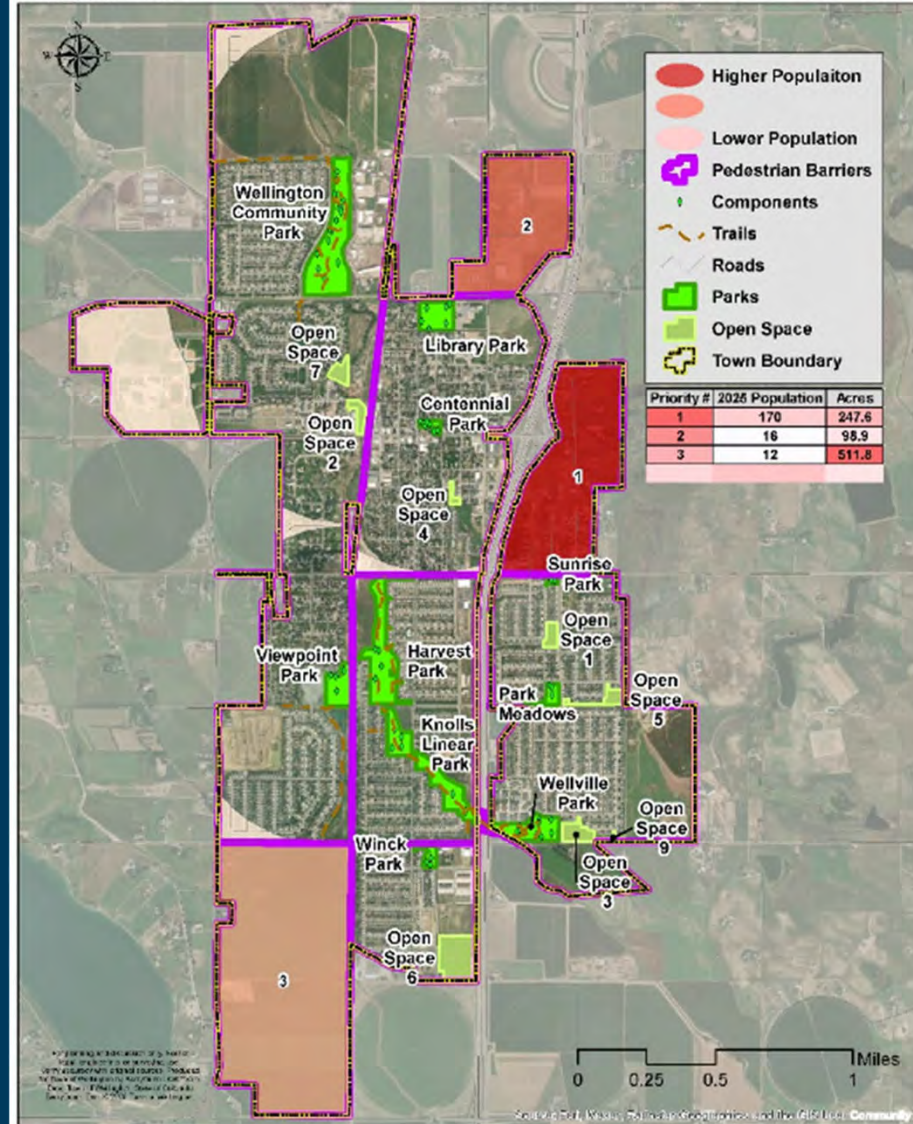
| Facility                  | Approx. Acres | Amenity Count | Park Condition |
|---------------------------|---------------|---------------|----------------|
| <b>Pocket Parks</b>       |               |               |                |
| Sunrise Park              | 0.55          | 2             | Fair           |
| <b>Neighborhood Parks</b> |               |               |                |
| Centennial Park           | 1.58          | 7             | Fair           |
| Library Park              | 7.98          | 6             | Fair           |
| Park Meadows              | 2.57          | 5             | Fair           |
| Viewpointe Park           | 7.79          | 5             | Fair           |
| Winick Park               | 2.33          | 3             | Fair           |
| <b>Community Parks</b>    |               |               |                |
| Harvest Park              | 20.46         | 5             | Good           |
| Wellington Community Park | 29.9          | 27            | Good           |
| Wellville Park            | 10.44         | 11            | Good           |
| <b>Natural Areas</b>      |               |               |                |
| Knolls Linear Park        | 17.49         | 6             | Good           |
| <b>Open Spaces</b>        |               |               |                |
| Open Space 1              | 2.42          | 0             | Poor           |
| Open Space 2              | 2.63          | 0             | Poor           |
| Open Space 3              | 4.32          | 0             | Poor           |
| Open Space 4              | 0.97          | 0             | Poor           |
| Open Space 5              | 3.43          | 0             | Poor           |
| Open Space 6              | 12.5          | 0             | Poor           |
| Open Space 7              | 2.89          | 0             | Poor           |
| Open Space 9              | 1.06          | 0             | Poor           |



# Parks, Trails, and Facilities Service Levels

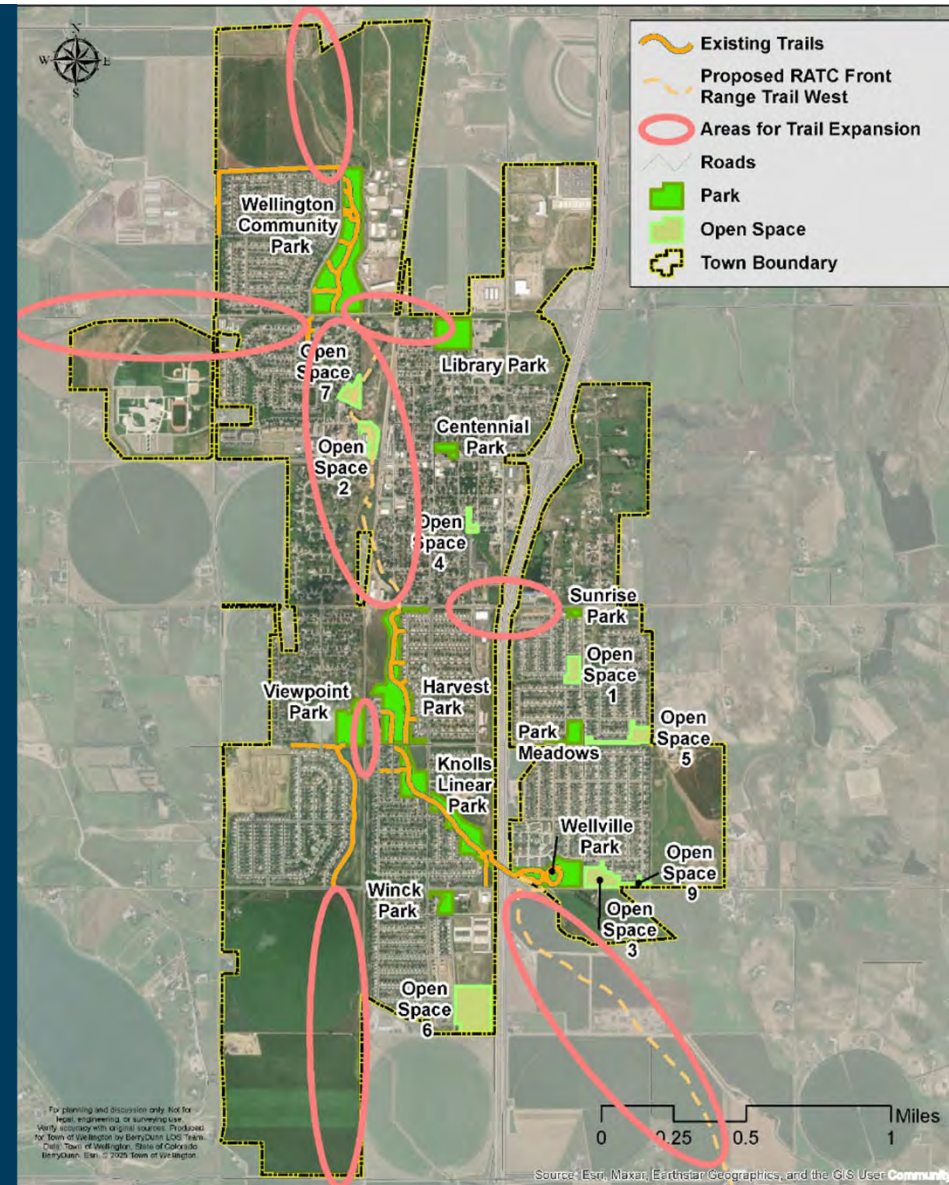
- **Priority Area #1:** Northeast of Jefferson Avenue and Frontage Road, where about 170 residents lack pedestrian access caused by Jefferson Road and Interstate 25.
- **Priority Areas #2 – #3:** Less densely developed areas within town boundaries, housing approximately 28 residents, where land has not been converted to residential housing.
- **Other Areas:** Southeast of E. County Road 66 and N. County Road 9, which is platted for residential housing, but census data and aerial imagery is out of date; southwest of E. County Road 60 and the railroad, which currently serves as farm land; and west of Wellington Middle-High School.

Gaps in Walkable Access to Parks  
Wellington, Colorado



# Parks, Trails, and Facilities Service Levels

1. Integrating mobility and connectivity planning throughout town, county, and partner transportation planning initiatives to maximize success. Quality transportation opportunities, especially those that maximize diverse offerings, are highly desired for residents, businesses, and visitors attracted to the Colorado lifestyle.
2. Extending the north-south trail between Wellington Community Park and Harvest Park, continuing the proposed RATC and Front Range Trail West.
3. Extending the trail out of town to the north toward Wyoming, west to the foothills, and southwest toward Fort Collins, contributing to important regional systems.
4. Creating a safe pedestrian overpass or underpass near Interstate 25 and Jefferson Avenue, similar to the connection between Wellville and Knolls Park.
5. Developing pedestrian infrastructure to link Viewpoint Park with Harvest and Knolls Parks, enabling safe passage across the railroad tracks.
6. Creating safe pedestrian routes that connect parks, the town center, and nearby schools, which are presently divided by Highway 1, Cleveland Avenue, I-25, and the railroad.



# Parks, Trails, and Facilities Service Levels: Key Findings

- **Strong Overall System Performance With Limited Excellence**
- **Emerging Trail Network With Significant Connectivity Gaps**
- **Positive Amenity-to-Population Ratios Mask Uneven Distribution**
- **Park Distribution Leaves Critical Service Gaps**
- **Balanced Approach to Recreation and Conservation With Limited Activation**
- **Walking Equity Requires Immediate Attention**

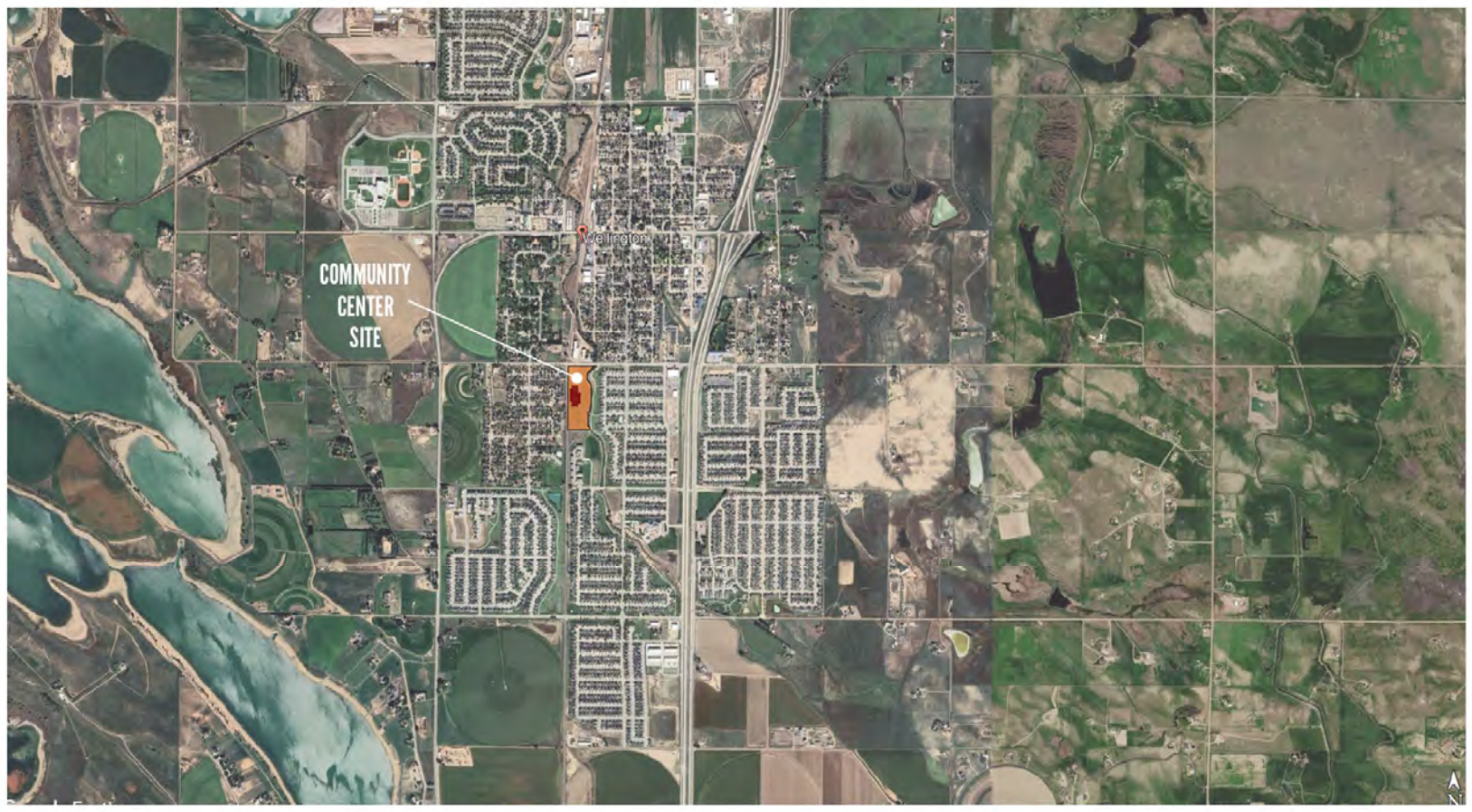


# Feedback on Analysis – Group Discussion



# Parks, Trails, and Facilities Service Levels: Recreation Center

## WELLINGTON COMMUNITY CENTER

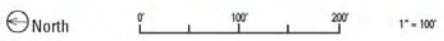


North

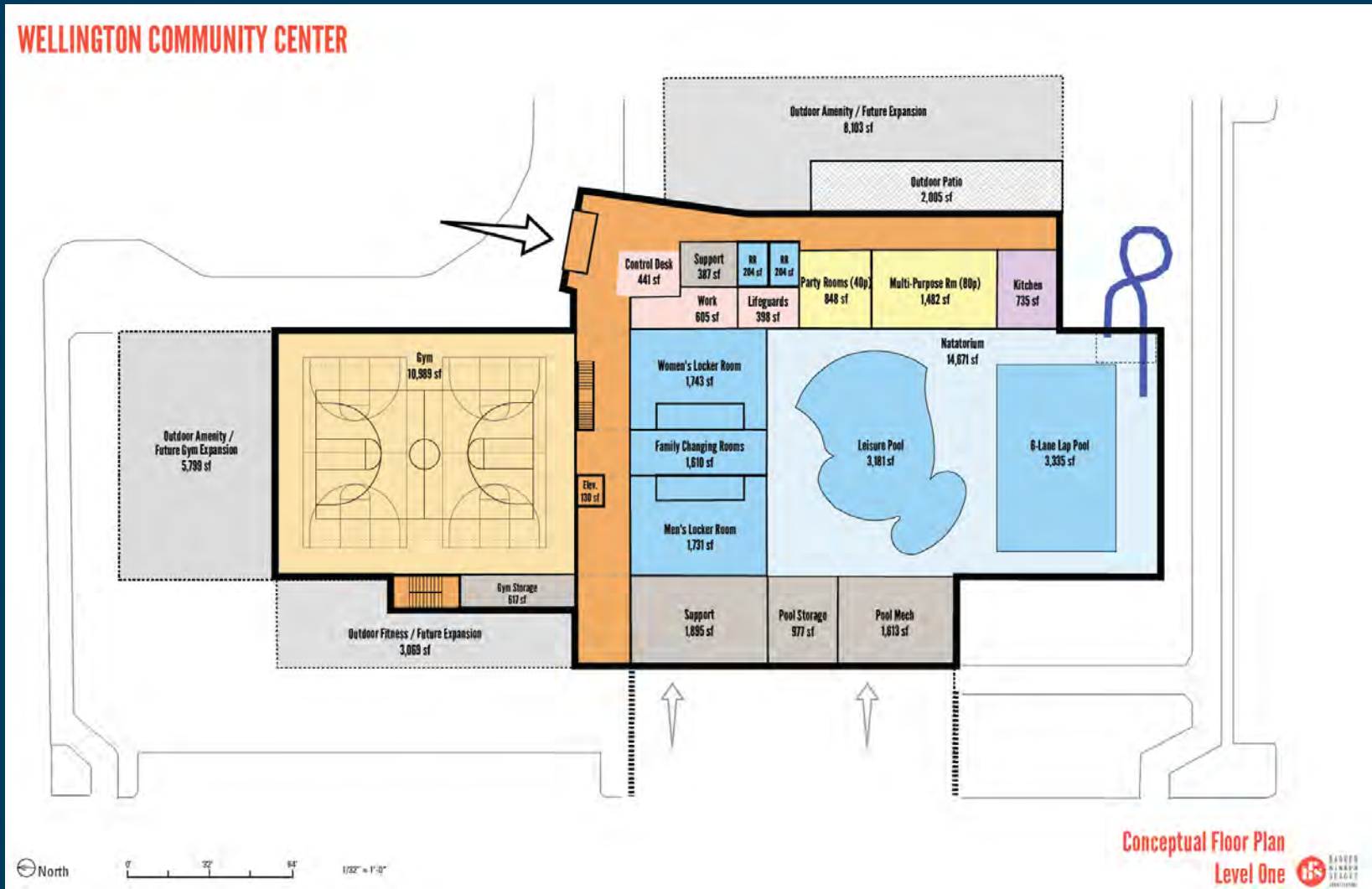
Proposed Site Location 

# Parks, Trails, and Facilities Service Levels: Recreation Center

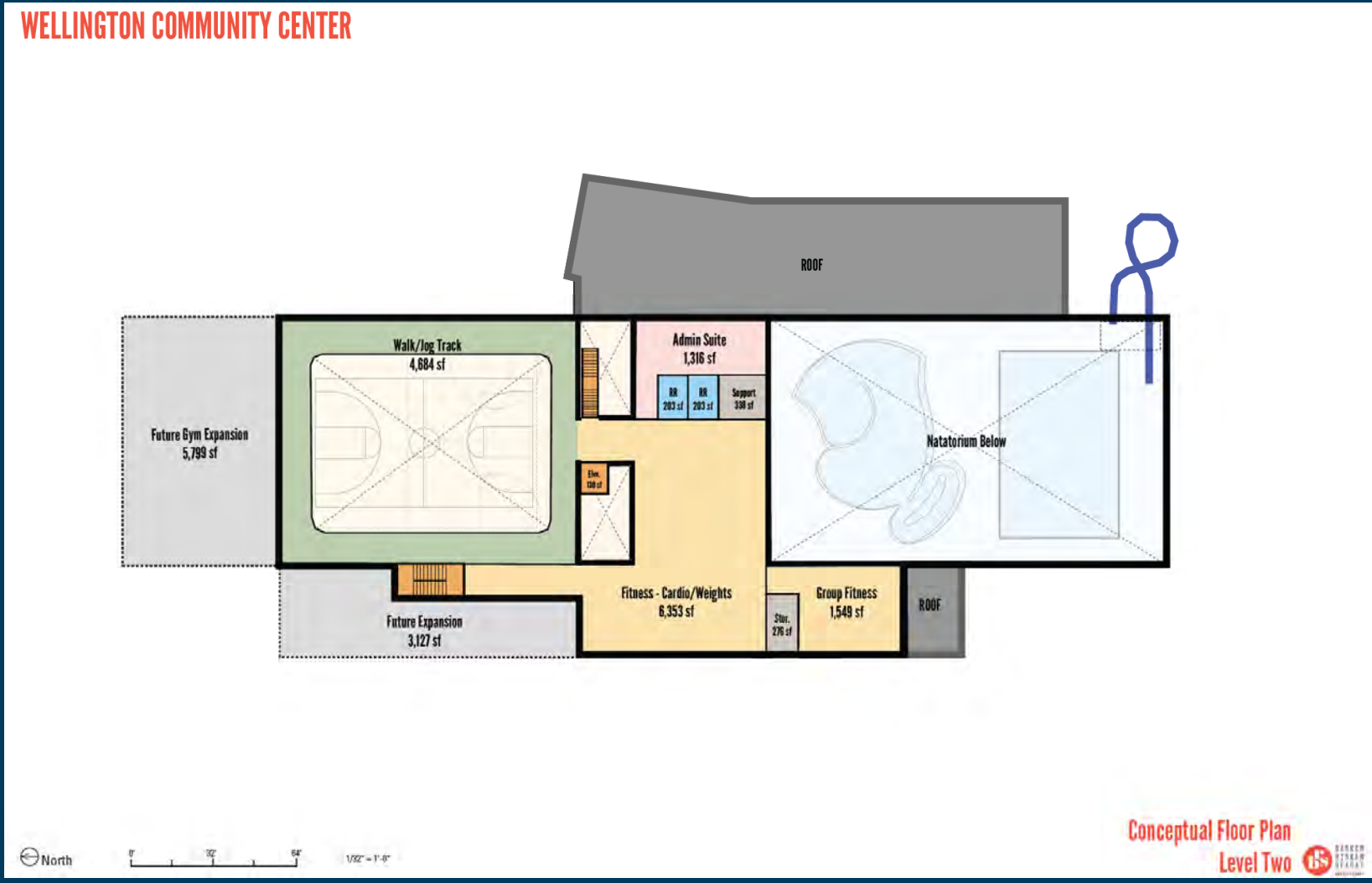
## WELLINGTON COMMUNITY CENTER



# Parks, Trails, and Facilities Service Levels: Recreation Center



# Parks, Trails, and Facilities Service Levels: Recreation Center



# Feedback on Analysis – Group Discussion



# Progress



**We are here**



## Phase 4: Visioning

## Phase 5: PROST Master Plan, Implementation, and Action Plan Development

- Strategic Initiatives
- Recommendations
- Action Plan
- Draft and Final Plan

## Phase 6: Implementation

- Implementation Workshops





 **BerryDunn**



**Town of Wellington  
PROST Master Plan and  
Feasibility Study  
Board of Trustees  
Visioning Session  
February 17, 2026**

**WELLINGTON  
COMMUNITY  
PARK**

