



PARKS, RECREATION, OPEN SPACES AND TRAILS ADVISORY BOARD MEETING

Meeting Agenda

5/13/2026

6:00 PM

Location: Leeper Center Community Room Join the Zoom Webinar Meeting:

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/83317874726?pwd=QktQMkFaMWUzeHNObWpvRVY0UVNoQT09>

Or One tap mobile:+17193594580,83317874726

Webinar ID: 833 1787 4726

Passcode: 586406

1. Call To Order
2. Roll Call
3. Public to be Heard on Non-Agenda Items
4. Approval of Minutes
 - a. March 11, 2026 - PROST Regular Meeting Minutes
 - b. March 25, 2026 - PROST Work Session Meeting Minutes
 - c. April 8, 2026 - PROST Regular Meeting Minutes
5. Action Items / Discussion Items
 - d. Transportation and Mobility Master Plan Updates
 - Presentation by Brittany Lenoir, Planner III
 - e. PROST Master Plan Draft Presentation
 - f. Veterans Day: Conversation and Planning around Veterans Garden Progress
 - g. PROST Future Meeting Calendar
6. Announcements (Parks, Recreation, Open Space and Trails)
 - h. Town Staff
 - i. Parks

- ii. Recreation
- iii. Open Space
- iv. Trails
- i. Board of Trustee Liaison
- j. PROST Board Members

7. Adjourn

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.



PARKS, RECREATION, OPEN SPACES AND TRAILS ADVISORY WORKING SESSION

Meeting Notes

March 11, 2026

Location: Leeper Center, Wellington, CO

PROST Meeting Notes

Date: March 11, 2026

Time: 6:06pm - 7:40pm

Attendees: John Evans, Lorilyn Bockelman, Sarah Braun, Joe Burke, Jessi Roper, Billy Cooksey, Eric Henschel, Rebekah Dailey

Absent: Robert Sausaman

1. Call to Order

- John called the meeting to order at 6:01pm.

2. Roll Call

- Absent: Robert Sausaman

3. Public to be Heard on Non-Agenda Items

a. Richard Bacon- on behalf of Kiwanis

- John attended a Kiwanis meeting.
 - Bike fix stations discussed; Town is handling this effort.
- Any money raised in the community must go back to kids' clubs.
- Kiwanis meets the 1st & 3rd Thursdays at Zion Church and would like to partner with PROST.

Past & Potential Partnerships

- Fishing Derby (past partnership)
- SRO Elementary Schools
- Peace Path:
 - Stickers on hallways and playgrounds to help resolve disputes
 - Large U.S. maps (16 x 17 feet):
 - Installed at schools in Fort Collins
 - Used as playground maps
- Mother's Day planning at Boys & Girls Club:
 - Raised beds
- Pancake breakfast in Cheyenne
- Taste of Fort Collins – September
- Rice Elementary:

- Added equipment
- Approximately \$4,000 invested over the past two years
- Anti-rocking chairs (\$200 each); presenting at PTO meetings
- Involved in Food Bank efforts
- Looking for additional partnerships
- STAR Foundation mentioned

4. Approval of Minutes

February 11, 2026 Work Session – Meeting Minutes

- Sarah motioned to approve the February 11 meeting minutes.
- Joe seconded.
- Vote: Unanimous approval.

5. Action Items / Discussion Items

a. Volunteer & Event Updates

- Appreciation expressed for volunteer sign-ups.

Upcoming Events

St. Patrick's Festival – Centennial Park & Main Street

- Goal: Activate downtown.
- Parks & Recreation booth in the southwest corner of Centennial Park.
- Sensory tent planned.
- Highland Games approved on Tuesday.
- Weather considerations:
 - Inflatables will be staked:
 - 2 feet off path
 - Main lines only
 - Stakes no more than 8 inches
- Setup begins at 10:30 AM; volunteers arrive 11:30–12:00.
- Greenhouse cleanup planned to make space available for Main Street.
- No road closures.
- ADA parking available.
- Police and fire trucks will be roaming (not stationed).

Arbor Day – Wellville (April 25)

- A-frames and tree demonstration planned.

Kids to Park Day – 3rd Week of May

- Activating more parks.
- Activities may include football and soccer games.
- No set parks yet beyond Viewpoint and Harvest Park.
- Long-standing town employee who managed pond water moved on:
 - Pond filling now handled by Billy and team.
- Need to be good stewards of water rights.
- Joe: Suggested Bike to Parks Day.
- Lorilynn: Referenced national Kids to Park Day website.
-

- Additional ideas:
 - Bike to your sports game day
 - Construction planning for bike access and ease of paths

4th of July

- Authorization from PSD to host parade at WMHS, looping around the school.
- Multiple location scenarios discussed.
- Goal to activate downtown and keep people there.
- Kids to Park Day event planned at Centennial Park on July 4th.

b. Harvest Park – Soccer Parking

- April 11 is the first weekend of games (starting at 9:00 AM).
- Soccer teams moving to Harvest Park:
 - 7U, 12U, 9U, 5U
- Parking lot painted with:
 - Ungrowable, natural gravel base
- ADA parking compliant and available.
- New shed installed.
- First weekend will be a trial run.
- Extra staff will assist with traffic and parking management.
- Townhome parking not available during games to maintain good neighbor relations.

c. Temporary Restrooms in Parks

- \$30,000 already approved in the budget for current porta-lets.
- Harvest Park needs an additional temporary restroom for soccer games.

Options Discussed

1. Add a new unit for \$3,400.
2. Move an existing unit from Library, Centennial Park, or WCP.
3. Consider long-term strategy: permanent vs. temporary restrooms.
4. Viewpoint Park also needs another restroom solution.

Consensus

- Agreement to pull a unit from an existing park with permanent facilities.
- Selected location: WCP tennis courts.

Motion

- When WCP is open, remove the porta-let from the tennis court area.
- Unit will be relocated once permanent restroom is closed.

Vote

- Sarah moved.
- Jessi seconded.
- Vote: Unanimous approval, no opposition.

d. Veterans Garden Update Discussion

- A work session will be scheduled.

John suggested ideas for:

- Ground plaque
- Bench
- Smaller concrete stamp
- Donation opportunities

Adjacent Topic: Proposal to bring a traveling canvas wall (6 x 12 feet):

- Pictorial and historical (more than a memorial wall)
- Currently being built

• **Proposed appearances:**

- Memorial Day – Spring Canyon Community Park
- 4th of July event
- Labor Day in Wellington (target Sept 4–5, Friday & Saturday)
- Coordination with Main Street’s Friday Night Market.

• **Goal: Draw community participation and collect donations for Veterans Garden.**

• **No cost to Wellington, but the Town must have:**

- Veterans Garden plan
- Marketing materials ready

• **Kathleen lives in Wellington and is involved.**

e. PROST Advisory Board Recruitment – Review

• **Residency eligibility:**

- Growth Management Area resident or Town resident.

• Billy to upload document to Google Drive for comments and tracked edits.

• **New recruitment process:**

- Term expirations in January
- Members reapply and go through process

• Working to resolve inconsistencies between advisory boards.

• Possible bylaw update to align terms to June instead of January.

• Lorilynn and Joe are up for renewal and will need to reapply.

f. Future PROST Calendar

• **April:**

- Brittany presentation for TMP
- Billy to check if it is booked or can move to May

• **Park visit planned for east side parks.**

• **Veterans Garden work session:**

- March 25, 6–8 PM
- Location: Town building
- Work session restricted to PROST members
- Legion invited to April 8 PROST meeting

• **Parks Master Plan draft:**

- May need a special reading in June

- Or a work session in April for Board review

6. Announcements (Parks, Recreation, Open Space & Trails)

- Dinner not yet confirmed.
- Irrigation is starting.
- Shed arrives March 18.
- Soccer field updates ongoing.
- First event this weekend.
- Eric returns from leave on Monday.
- Board Development, Town team, and TMP planners aligned on trails and accessibility.
- TMP overlaps with Parks Master Plan.
- Willowbend (Loveland) noted near 1st Street.

Budget Discussion

- **Sarah:** Questioned park improvement budget gaps.
- **Lorilynn:** Recommended a meeting focused on budget sources.
- **John:**
 - Requested review of past budgets and fund reallocations.
 - Asked about current “in-lieu” fund balance.
- **Billy:**
 - Suggested budget-focused work sessions in Aug/Sept.
 - Noted budget goes to Trustees in Oct/Nov.
- **John:**
 - Wants to go to BOT immediately after Master Plan adoption.
- **Discussion on in-lieu funds:**
 - Tied to subdivision development.
 - Opportunity for PROST to recommend how funds are used.
 - Funds are set aside for Parks & Recreation.
 - 2020 PROST concern noted regarding Sage Meadows.

h. Town Staff

- Parks
- Recreation
- Open Space
- Trails

i. Board of Trustee Liaison

- No update noted.

j. PROST Board Members

- Onboarding new members:
 - Update binder contents
 - Access to Google Drive
- Suggested onboarding session with current context.
- Priority list development.
- Social media policy review.

Additional Items

- Annual Report 2025 – JR
- Update binder/onboarding materials
- Consider adding more work sessions:
 - Focus on one large topic per session
- September work session planned for budget discussion.

7. Adjournment

- **Meeting adjourned at 7:39 PM**



PARKS, RECREATION, OPEN SPACES AND TRAILS ADVISORY WORKING SESSION

Meeting Notes

March 25, 2026

Location: Town of Wellington Municipal Building

Working Session to Discuss Veteran's Garden

PROST Meeting Notes

Date: March 25, 2026

Time: 6:06pm - 7:40pm

Attendees: John Evans, Lorilyn Bockelman, Sarah Braun, Joe Burke, Jessi Roper, Billy Cooksey, Eric Henschel, Rebekah Dailey

Guests: Mike Bockelman, Kendra Barrett

1. Call to Order

- John called the meeting to order at 6:06 PM

2. Roll Call

- Present: John Evans, Lorilyn Bockelman, Sarah Braun, Joe Burke, Jessi Roper, Billy Cooksey, Eric Henschel, Rebekah Dailey
- Absent: Robert Sausaman

3. Public to be Heard on Non-Agenda Items

- None noted

4. Action Items / Discussion Items

a. Wellington Community Park – Veterans Garden

Discussion and Planning

- Review of renderings

Design & Construction Concepts

- Start with crusher, then add concrete
- Phase 1 utilities: poles, concrete, electricity needed
- Irrigation to be built first; additional components can be added later

Design Elements

- Metal panels:

- Reflect images from different wars
- Include informational tags
- Funded through donations
- Custom metalwork
- Branches:
 - Information about each branch
 - Names on the opposite side
- Fire pit:
 - Intended for flag burning ceremonies
- Landscaping ideas:
 - Wellington cherry trees
 - Roses, hedges, fruit trees
- Monuments:
 - Red stone to align with local theme
 - Possibility of backlit panels with solar lighting
- Benches:
 - ADA accessible
 - Question raised whether benches must be backless
 - Ability to look in both directions
 - Potential to reuse benches removed from Main Street

Lighting

- Phase 2 includes flags and concrete
- Need lighting for flags and monuments

Fire Pit Considerations

- Fire Department should weigh in on:
 - Size and location
 - Must be sealed so it cannot be used as a recreational fire pit
- Legion was planning to help identify the responsible individual
- Burn ceremonies must be approved by the Town
- Metal panels should be gated, openable for ceremonies, and able to be closed and locked

Veteran's Garden Sign

- Engrave branch emblems so light/shadow reveals imagery
- All agreed current sign design is beautiful

Garden Theme

- Include plants that bloom year-round
- Leverage a horticulture specialist for recommendations
- Must be sustainable with existing staff
- Target a highly manicured but maintainable area

Panels

- Determine which wars to commemorate
- Legion should make final decision

Proposed Phases

1. Phase 1 – Sign marketing
2. Phase 2 – Utilities, grass
3. Phase 3 – Concrete, flags, lights
4. Phase 4 – Benches, panels
5. Phase 5 – Landscape and amenity hardscapes
6. Phase 6 – Panels after hedge (TBD)

Fundraising Considerations

- Donors often prefer benches and trees
- Consider moving benches/trees earlier in phases
- Example: \$1,000 per tree
 - Donations fund future phases

PROST + Legion Coordination

- Fire pit details
- Panel content (which wars)
- Additional plaques/informational elements

Next Steps (Design & Planning)

- Finalize design
- Finalize cost of design:
 - Underground vs. above ground
 - Amenities
- Use a phased approach
 - Break down costs
 - Identify fundraising needs by phase

Assigned Next Steps

- Billy: Talk to Fire Department
- Mike: Final renderings and sign design mock-ups for sign vendor
- Next PROST meeting: Include Legion
- After final design: Mike and Billy to work together on project costs
- Break down costs by phase

Timing & Funding

- Target progress over the next month
- Sponsorship tiering:
 - Question: Can this be completed before 4th of July?
- Review MPI budget for allowable use
- Possibly place sign-building cost on upcoming BOT agenda

5. Updates

b. Town Staff Updates

- Resolution approved to purchase property adjacent to Community Park using restricted funds
- Shoutout to Cody – significant team effort

- Water being turned on in parks
- High winds causing increased trash
- Trash accumulating in ponds

Community Clean-Up Planning

- Target April / Earth Day
- Brainstorming support opportunities:
 - Kiwanis Club
 - Key Club (Richard – connection to high school)
 - Eagle Scout community projects
 - Main Street & Harvest Farms (contact Caitlyn for availability)
 - High school teams & Student Council (community service requirements)

Community Engagement

- Activate communities around each park
- Kids contributing—potential recycle-based projects
- Larimer County program: *Art out of Trash*

Outreach Leads

- Rebekkah: Jr. Honor Society, Middle School Softball
- Joe: Wrestling & Baseball Coaches
- Billy: Richard, Kiwanis, Main Street Program
- Sarah: PTO at Rice Elementary (Rice, Knolls, Eyestone) and Library Park
- Jessi Andrane mentioned

Dates

- Proposed PROST clean-up: April 12
- Main Street clean-up: April 17
- Town-wide clean-up scheduled for June
-

c. Board Liaison

- No update noted
-

d. PROST Advisory Members

- No update noted

6. Adjournment

- Meeting adjourned at 7:40 PM



PARKS, RECREATION, OPEN SPACES AND TRAILS ADVISORY

Meeting Notes

April 8, 2026

Location: Leeper Center, Wellington, CO

PROST Meeting Notes

Date: April 8, 2026

Time: 6:02pm – 8:17pm

Attendees: John Evans, Sarah Braun, Joe Burke, Jessi Roper, Billy Cooksey, Eric Henschel, Rebekah Dailey

Absent: Lorilyn Bockelman, Robert Sausaman

American Legion Guests: Dennis Hapsig, Darryl McDonough

1. Call to Order

- John called the meeting to order at 6:02pm.

2. Roll Call

3. Public to be Heard on Non-Agenda Items

None

4. Approval of Minutes

- March 11, 2026 – PROST Regular Meeting Minutes
- March 25, 2026 – PROST Work Session Minutes

Motion: John motioned to table approval of both sets of minutes to the next meeting. Unanimous agreement.

5. Action Items / Discussion Items

Upcoming Events

a. Veterans Garden – Wellington Community Park

- Item moved further down the agenda pending Mike Bockelman's arrival to review renderings.

b. Upcoming Events – Arbor Day

- General Overview
- New representative for Bartlett.
- Event will follow traditional format: tree planting, notecards under trees, family-friendly atmosphere.
- Bartlett will provide equipment.
- Working to secure saplings; availability this year is uncertain.

- Wellville parking lot: ADA accessibility requires blocking off spaces; current plan includes Bartlett staging in the northwest corner.
- Tree planting intended to replace several dying trees.
- Parks staff recently completed a tree assessment to identify dying trees and replacement priorities.
- Trees in this area are 5–7% less likely to survive due to dry and windy conditions.
- Community Education opportunity
 - Billy to record a short educational video demonstrating proper tree planting to share with the community.

c. Additional Topics

- Special Event Safety Planning overview document shared for informational purposes.
- **April 12 Trash Clean-Up:**
 - Tentative time: 11:00 AM
 - Proposed meeting location: Knolls Linear parking lot
 - Alternative location discussed: Harvest Park (post-soccer season).

d. Minor Park Improvement (MPI) – Budget and Use

- Funding Context: PROST and John have requested funding from BOT in past years.
- Shed funding requested for 2026.
- Discussion around splitting funds between soccer field improvements and other park improvements.
- MPI funds are available for non-capital improvements (~\$8k–\$15k projects).
- Shade structures proposed near baseball fields and other parks.
- Bathrooms identified as capital projects (not eligible under MPI).
- Knolls Linear bridge estimated at ~\$200k; due to floodway location and engineering complexity, identified as a capital project.
- Veteran’s Garden signage not included in original capital funding (along with Winnick and Centennial Park signs); these would need to be funded via MPI.
- Consensus to install a sign at the Veteran’s Garden; estimate needed.
- Portable/movable bandstand discussed (future events).
- General park overhaul needed at Viewpointe and Centennial.
- Wellington Community Park requires shade structures.
- Wellville and east-side parks are also candidates for shade improvements.
- Soccer relocation to Harvest discussed.
- Emphasis on saving funds for future capital investments.
- Agreement to survey other parks for improvement opportunities.
- Reminder not to delay too far into the year, to ensure funds can be spent.

e. Veterans Garden – Wellington Community Park

- **Guests: Darryl, Dennis (American Legion)**
- *Overall, very happy with design, elements and plan to move forward.*
- **Rendering Review & Design Discussion**
 - Flag burn pit builder identified.
 - Recommendation for a central grass feature with connecting path.
 - Rounded design preferred; dimensions and paths need to be included.
 - Discussion of symmetry on opposite side of garden.
 - Potential memorial elements:
 - Names of Wellington Veterans
 - Statue or cube memorial

- Dog memorial honoring service dogs
 - Boots memorial tied into dog statue concept
- **Recognition Themes**
 - Recognition by branch of service.
 - **Honoring:**
 - Wellington residents lost in war
 - Wellington residents who served and passed later
- **War & Service Themes (Conceptual)**
 - Civil War
 - Raising the Flag on Iwo Jima (central feature)
 - Paratroopers
 - Desert Storm
 - Korea
 - 9/11 steel beams
- **Landscaping & Trees**
 - Cherry trees noted as significant to Wellington history.
 - Cherry trees behind hedge
 - Larger trees toward back
 - Clusters along sides and perimeter
 - Garden concept intended to grow over time with added landscaping.
 - Tree sponsorships discussed as popular and effective fundraiser.
 - Trees noted to provide shade and reduce heat from concrete areas.
- **Existing Donations** (verbal commitment)
 - Fire pit
 - Marine bench
 - Army bench
 - Navy bench
 - Silent auction proceeds from American Legion (July 4, 2024)
- **Fundraising/Donation Strategy Considerations**
 - Proposed donation tiers: \$1,000 / \$5,000 / \$10,000
 - Plaques to recognize donors
 - Annual sponsorship tier for maintenance (landscaping, flowers)
 - Concrete stamping or commemorative bricks
 - Fundraising kick-off event with sign-up sheets and marketing
 - Explore corporate sponsorships and grant opportunities.
 - Additional ideas: chili cook-offs, cornhole tournaments.
 - Funding sources may include MPI funds and BOT funding.
 - Consider “community build” event.
 - Volunteer labor confirmed as viable for many components; waivers required.
- **Next Steps**
 - Mike to finalize design.
 - Billy to develop pricing estimates.
 - PROST to schedule a work session focused on fundraising tiers and donation strategy.
 - RD/SB: Megan Larson created a children’s museum-style packet highlighting donation opportunities and impacts- can we review?

f. Future Meeting Calendar

- **May:**
 - Brittney – Transportation Master Plan
 - BD – Draft Parks Master Plan

- Kids to Park event and July 4 planning.
- Possible June work session for Veterans Garden.
- **Parks Master Plan BOT review:**
 - Second draft Parks Master Plan: May 12
 - Billy and BD presenting to BOT.
 - Target adoption: June 9 (or July 14 if delayed)
- Discussion to potentially move July PROST meeting from July 8 to Thursday, July 16.

g. Park Tour – Library Park

Discussion held (details noted below).

6. Announcements (Parks, Recreation, Open Space & Trails)

h. Recreation & Sports

- Sports season starts this weekend.
- Adult softball began last weekend (8 teams).
- Soccer begins at Harvest Park this weekend.
- Football started at Viewpointe.

i. Parks & Infrastructure

- Park Meadows: copper theft repaired and backfilled.
- Watering best practices discussed (not restrictions).
- Importance of protecting tree and turf health.
- Fields require watering to prevent turf loss and safety risks (e.g., injuries).
- Need to manage irrigation zones effectively.
- Emphasis that park irrigation differs from residential watering.

j. Professional Development

- Eric attended Colorado Parks & Recreation Association workshop in Greeley focused on drought mitigation.
- Billy working on drought mapping and will present to PROST.

k. Town Staff Updates

- Parks, Recreation, Open Space updates covered above.

l. Board of Trustee Liaison Updates

- Cleveland Avenue construction:
- Monthly business meetings ongoing.
- RD will share meeting invitations with PROST.
- Continued planning for downtown activities during construction.
- Gift card program reminder: apply to win \$250.
- RD expressed interest in continuing as PROST liaison.
- Planning underway for Planorama; PROST encouraged to participate in planning committee.
- Future Wellorama concept tied to completion of Cleveland Avenue construction in 2027.
- Habitat for Humanity mentioned as partner.

m. PROST Board Members

- No additional items.

Library Park Tour & Improvement Discussion

- **Site Updates**
 - **Eagle Scout Installation:** Completed / in progress at the site.
 - **Canopy Installation:** Scheduled to go in soon; structure cannot support snow load.
 - **Library & Parks:** Ongoing maintenance responsibilities shared at the site.
- **Irrigation System – Primary Concern**

- **Current State**
 - Irrigation system is extremely old and inefficient.
 - System includes three wells on the property; well water is legally decreed for use on this site.
 - Public Works treats the water using nano filtration.
 - Wiring is in very poor condition:
 - Approximately 30–40 individual nodes
 - Each node has separate scheduling
 - Each node powered by 9-volt batteries
 - Valve locations are largely unknown:
 - Many valves are buried
 - System dates back at least two park builds ago
 - Risk of flooding under the building due to unclear line routing.
 - **Operational Risks**
 - Valves are not aligned or functioning efficiently.
 - High likelihood of water loss and waste.
 - Potential backflow concern:
 - Risk of irrigation water flowing back into wells
 - Could contaminate drinking water and impact Public Works infrastructure.
 - Lack of accurate mapping (“vein tracking”) of water lines and infrastructure.
- **Assessment & Options**
 - The only way to truly understand the system is to trace every line, which is labor-intensive and costly.
 - Best long-term option: Remove and replace the entire irrigation system and rebuild from scratch.
 - Estimated cost: ~\$200,000
 - Alternative: Phased replacement
 - Not recommended due to inefficiencies and long-term cost
 - Consensus leaned toward doing it once and doing it right
 - **Capital Project Discussion**
 - This issue clearly meets the criteria for a capital improvement project.
 - May need to be outlined and scoped by the end of this year to align with planning and budgeting cycles.
 - **Next Steps:** Billy and Eric will:
 - Develop pricing and options presentation
 - Bring recommendation to PROST and Board of Trustees

Adjourn: 8:17pm



PROST Board Meeting; May 13, 2026

Staff Memo – Update on the Development of the Transportation and Mobility Plan

The Town is undertaking its first Transportation and Mobility Plan. Felsburg, Holt, & Ullevig (FHU) was selected to assist the Town with preparing the plan, conducting an impact fee nexus study, and updating the Town’s street design guidelines and standards.

The creation of the Transportation and Mobility Plan will support the goals outlined in the Comprehensive Plan and will guide the Town’s design and decision-making for transportation system and infrastructure needs to accommodate all modes of transportation over the next 25 years. The impact fee nexus study will analyze existing road impact fees and propose updates to the fees based on prioritized transportation projects identified in the Master Plan. Lastly, this comprehensive update to the Town’s streets standards and guidelines would replace the streets section (Division 5) of the Wellington Standard Design Criteria and Standard Construction Requirements.

Since the start of plan development in October 2025, the Town has made significant progress advancing the plan. Phase 1 public engagement was conducted from October 2025 through January 2026. Public engagement strategies included project boards at events in Town like the Budget Boo-Nanza and Mingle on Main, engagement at the Senior Center, recording a podcast for Around the Well, an interactive Town map hosted on the project website, and press releases, social media posts, and newsletters. Based on the feedback from phase 1 engagement and at a Planning Commission work session, a vision statement, guiding principle, and goals were created. The draft vision statement, guiding principle, and goals are outlined in the attached presentation slides for your review.

Planning Staff is working closely with the Staff and consultants developing the Parks, Recreation, Open Space, and Trails Master Plan since some of the data and recommendations may overlap both plans.

As staff continue to develop the Transportation and Mobility Plan, we look forward to the PROST Board’s continued engagement and support. Keep an eye out for upcoming public engagement opportunities that are anticipated to begin in May 2026!

Attachments:

- Presentation Slides



Transportation & Mobility Plan Update

PROST Advisory Board

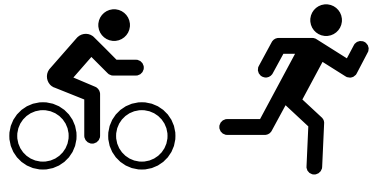
May 13, 2026

Why are we doing this?

Transportation and Mobility Plan

Comprehensive Plan –
Transportation Goals and
Policies

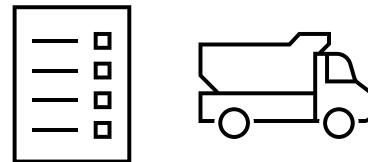
Strategic Plan – Grow
Responsibly, Foster
Economic Vibrancy, and
Ensure Strong Town
Operations



Impact Fee Nexus Study

Analyze existing road impact
fees in the Fee Schedule

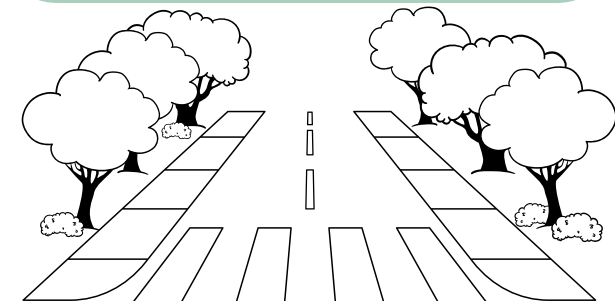
Propose updates based on
prioritized transportation
projects



Street Design Guidelines and Standards

Comprehensive Update

Standardize – consider the
Larimer County Urban Area
Street Standards (LCUASS)

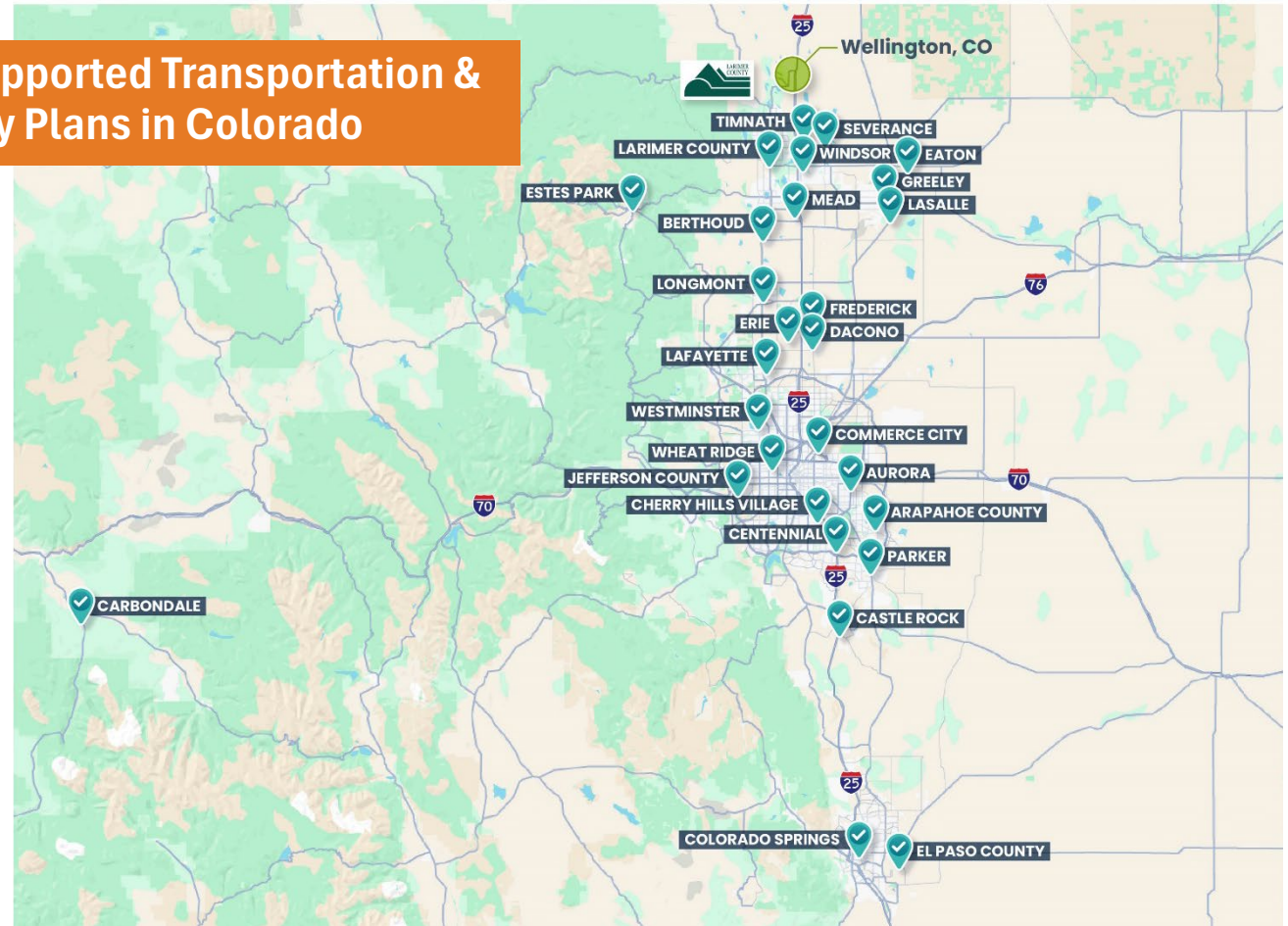


What Does FHU Bring to Wellington?



- ✓ Experts in actionable transportation plans that inform the CIP
- ✓ Tight-knit team of planners, engineers, and engagement specialists
- ✓ Colorado-focused with direct experience in Wellington and Larimer County

FHU Supported Transportation & Mobility Plans in Colorado



FHU Partner: Dig Studio



- ✓ Public realm specialists with a holistic approach to street design
- ✓ Experience building consensus with staff, stakeholders, and the public to develop context-sensitive street design standards
- ✓ Expertise in planning, design, and implementation to deliver practical, buildable solutions

5.5 NEIGHBORHOOD CONNECTOR CONCEPTUAL STREET DESIGNS

Typical Displayed Below

Typical Characteristics	City-Required Elements	Preferred Elements*	Preferred Street Overlay Elements*						Optional Elements*
			Pedestrian Priority	Bicycle Priority	Transit Priority	Ultra-Urban Green Priority	Signature Priority	Truck Route	
<ul style="list-style-type: none"> Neighborhood connecting traffic Comfortable for all ages and abilities to walk and bike ROW: 60-80 feet 2-3 travel lanes Low-medium density, 2+ stories 									

*Elements were determined through consultation with the community and private developers working within the NDCC area. All preferred, street overlay and optional elements should be considered throughout the design process. Note: Only select elements are displayed below.

Typical Dimensions

Pedestrian Through Zone*	6'
Amenity Zone	8'
Bicycle Through Zone	8'
Parking Zone	8'
Travel Lanes**	1.0'

Typical Height
2+ Stories

Typical ROW
80 Feet

Dimensions represent midblock conditions. ROW at intersection may differ.

View of a buffered bicycle lane

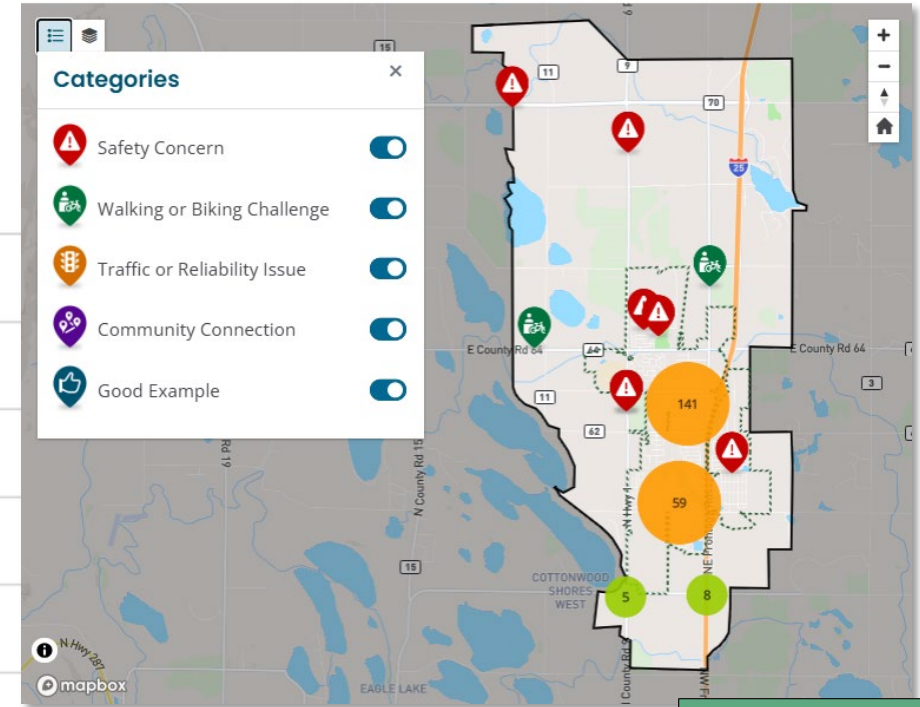
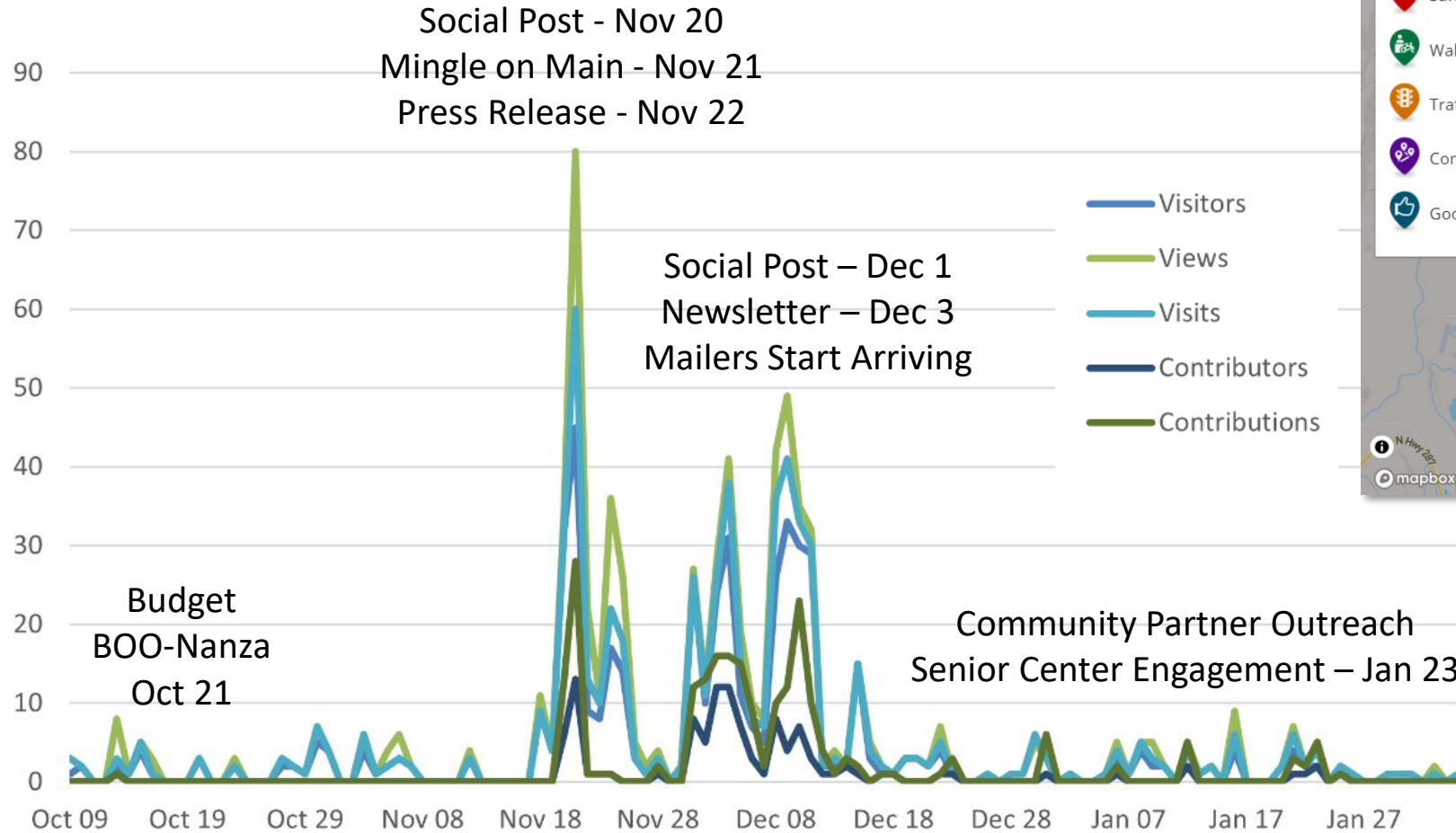
Typical Cross Street

* 10 to 12 feet for buildings 6 stories or higher and/or High Pedestrian Demand areas
** City of Denver Fire Department requires 20 feet of clear space (2x 10 foot travel lanes) for deployment on a street with building heights with 3 stories or less. 22 feet is required for buildings above 3 stories (2x 11 foot travel lanes).

Phase 1 Engagement Activities



Open from October 9, 2025 to January 25, 2026.



Participation Summary

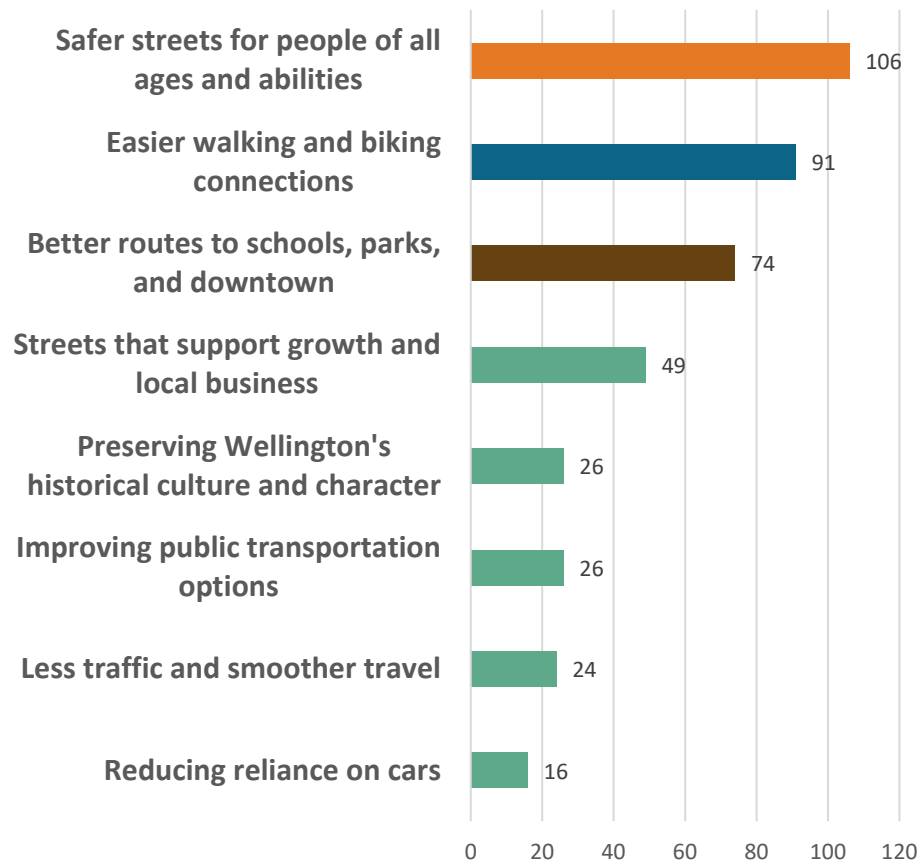
- 729 Views
- 3 page views in Spanish
- 1 page view in Arabic
- 224 Map Pins (112 contributors)
- 488 Votes (415 Up/73 Down)

Page 23 of 91



Phase 1 Engagement Results

Map pins reflected the values they chose in the “Transportation Improvement Priorities” question.



Overall Comment Themes

- **Crossing safety is the top concern:** requests for higher-visibility crosswalks, signals or beacons, and safer intersection design.
- **High-speed corridors act as barriers:** CO 1 and frontage roads feel uncomfortable for walking and biking and challenging for drivers.
- **Fill sidewalk gaps:** missing or inconsistent sidewalks reduce accessibility and safe routes to schools, parks, and downtown.
- **Build a connected bikeway network:** strong demand for continuous, more comfortable (buffered/protected) bike facilities.
- **Improve trails and shared-use connections:** desire for continuous off-street routes and safer crossings at busy streets.
- **Increase lighting and visibility:** corridors and crossings are too dark; needs better street and intersection lighting and pavement markings.
- **Address maintenance hazards:** drainage/ice, pavement defects, faded striping, and roadway bumps and dips affect safety and comfort.

Current & Future Conditions Report



Community Profile

- Population and Employment Growth
- Demographics

Travel Patterns

- Inflow & Outflow
- Resident Work Location / Employee Origins / Trip Distance
- Means of Transportation to work

Roadway System

- Functional Classification
- Pavement & Bridge Conditions
 - Pavement Condition Index
 - Paved / Non-Paved Roads
 - Bridge Location and Conditions
- Intersections and Traffic Control
- Electric Vehicle Charging Stations
- Freight

Traffic Operations

- Traffic Volumes
- Roadway Capacity
- Volume to Capacity Ratios
- Posted Speeds

Safety

- 5 Year Crash History
- Crash Severity
- Vulnerable Road Users

Bicycle and Pedestrian Networks

- Existing Bicycle Facilities, Sidewalks, and Trails
- Bicycle Level of Traffic Stress
- Pedestrian Demand

Transit Service

- Human Services Transportation

Previous Plan Review

Wellington Plans

- Comprehensive Plan
- Strategic Plan 2025-2029
- Capital Improvement Program
- Stormwater Master Plan
- Wastewater Treatment Master Plan
- Municipal Water Efficiency Plan

Regional Plans

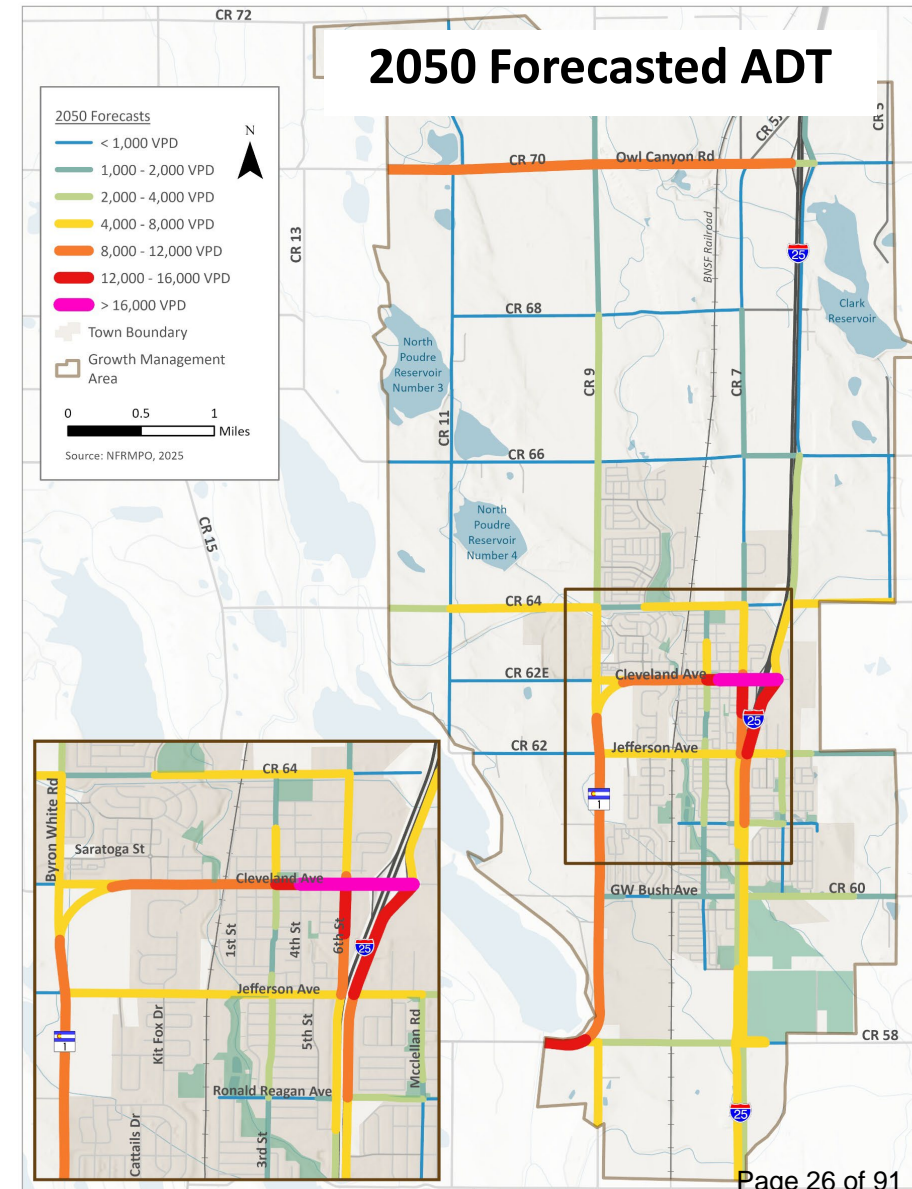
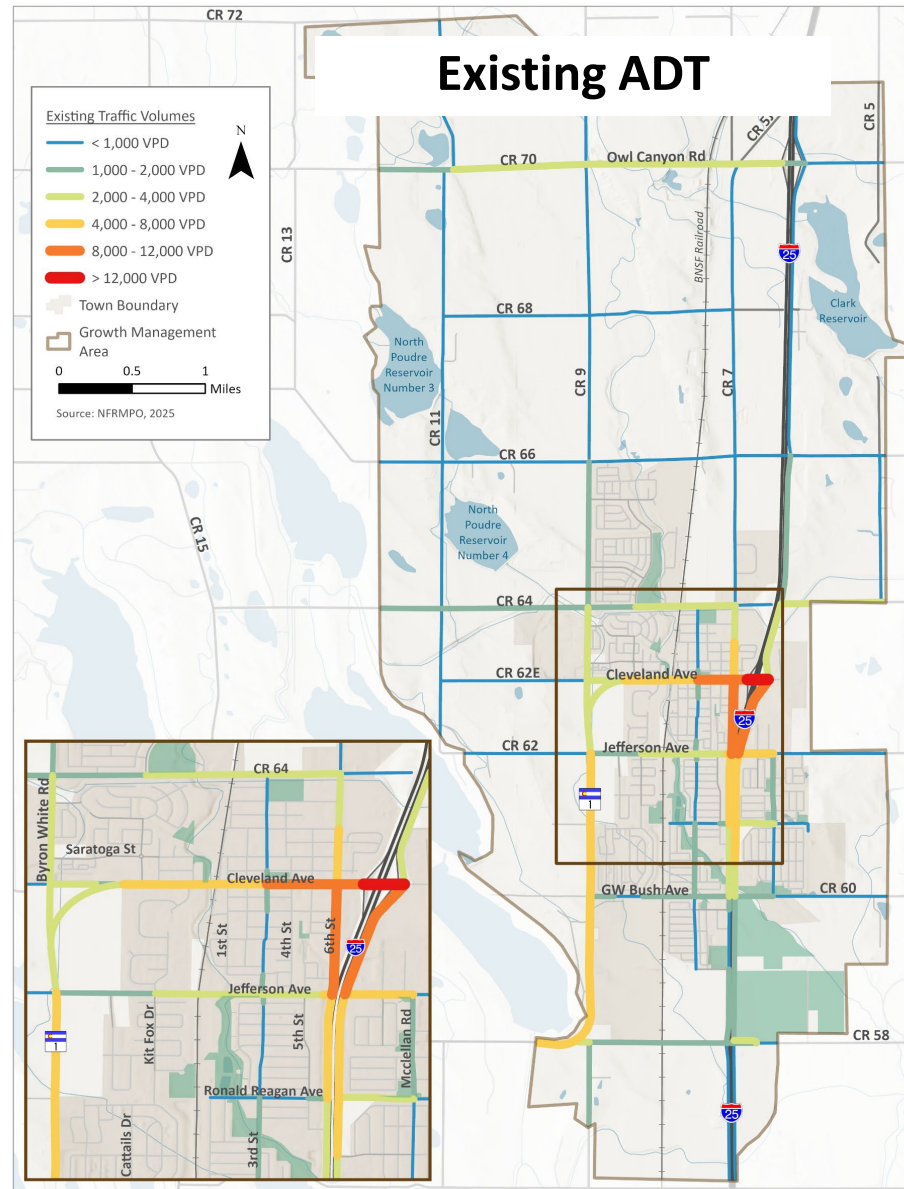
- Larimer County Transportation Plan
- Larimer County Safety Action Plan
- Upper Front Range 2050 Regional Transportation Plan
- Upper Front Range Coordinated Public Transit and Human Services Transportation Plan
- Front Range Passenger Rail Service Development Plan

Travel Demand Modeling



Currently, Wellington's primary roadway network carries nearly 90,000 vehicle miles traveled (VMT) per day.

By 2050, that amount of driving is projected to more than double to about 185,000 VMT per day, roughly a 106% increase.

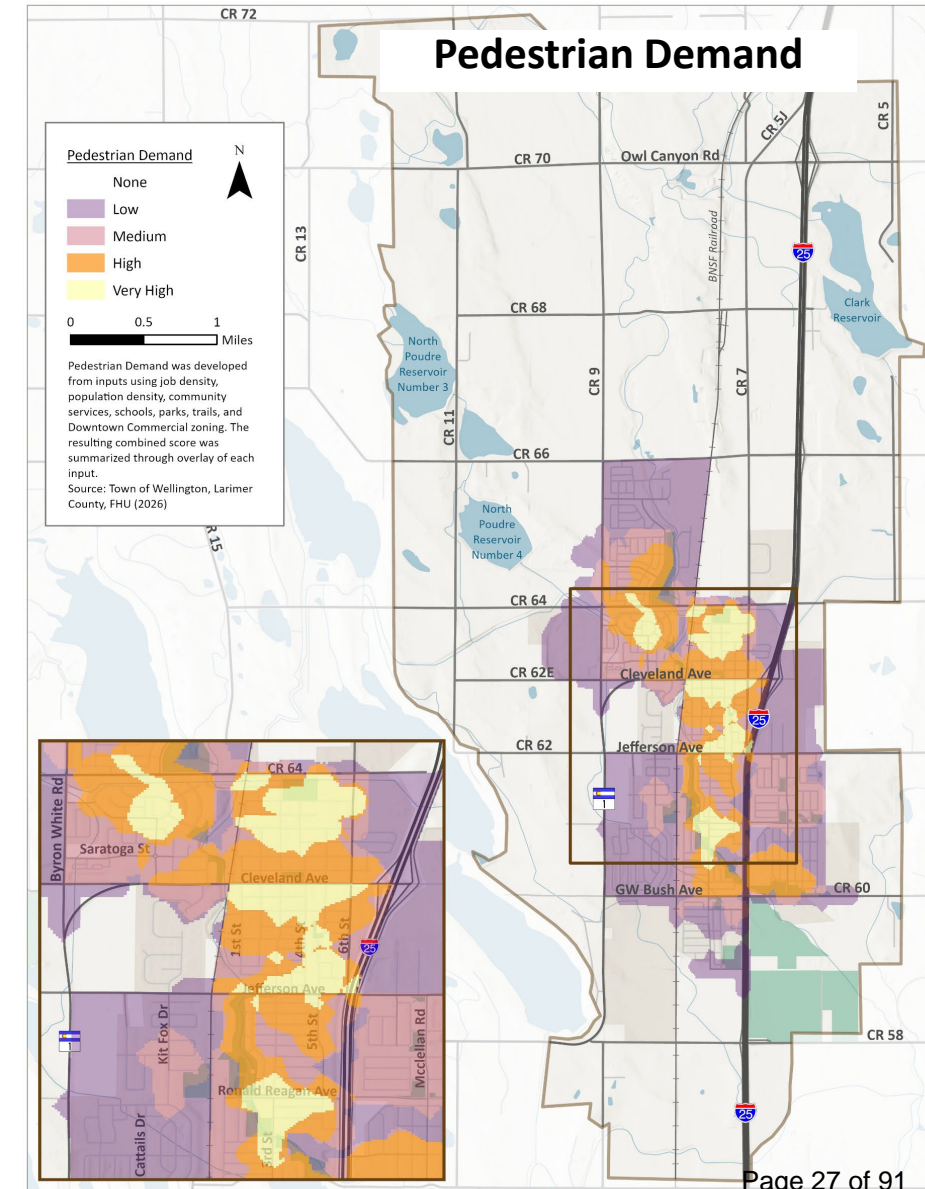
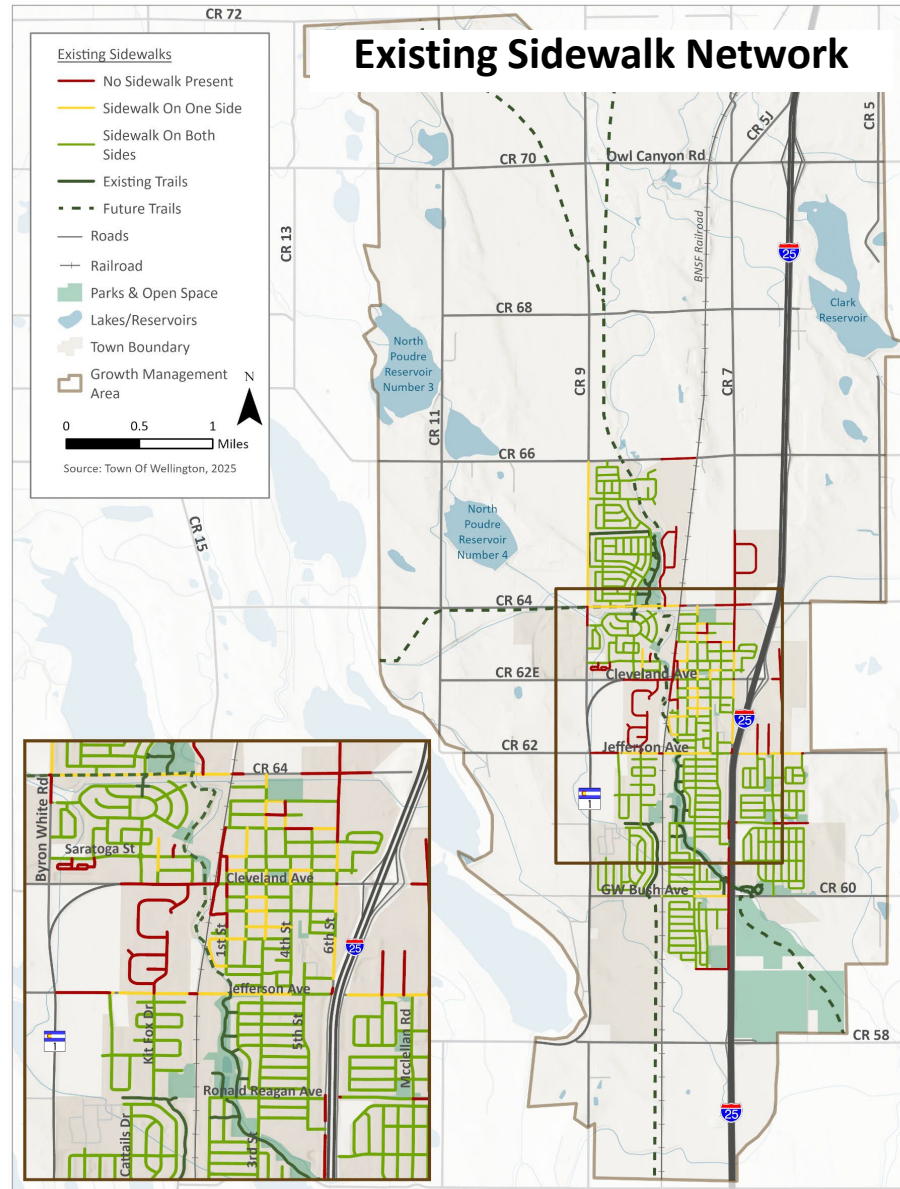


Pedestrian Network



Pedestrian demand used the following:

- Employment density
- Population density
- Community services (e.g., grocery stores, libraries, community centers)
- Schools
- Downtown Commercial Zoning
- Parks
- Trails

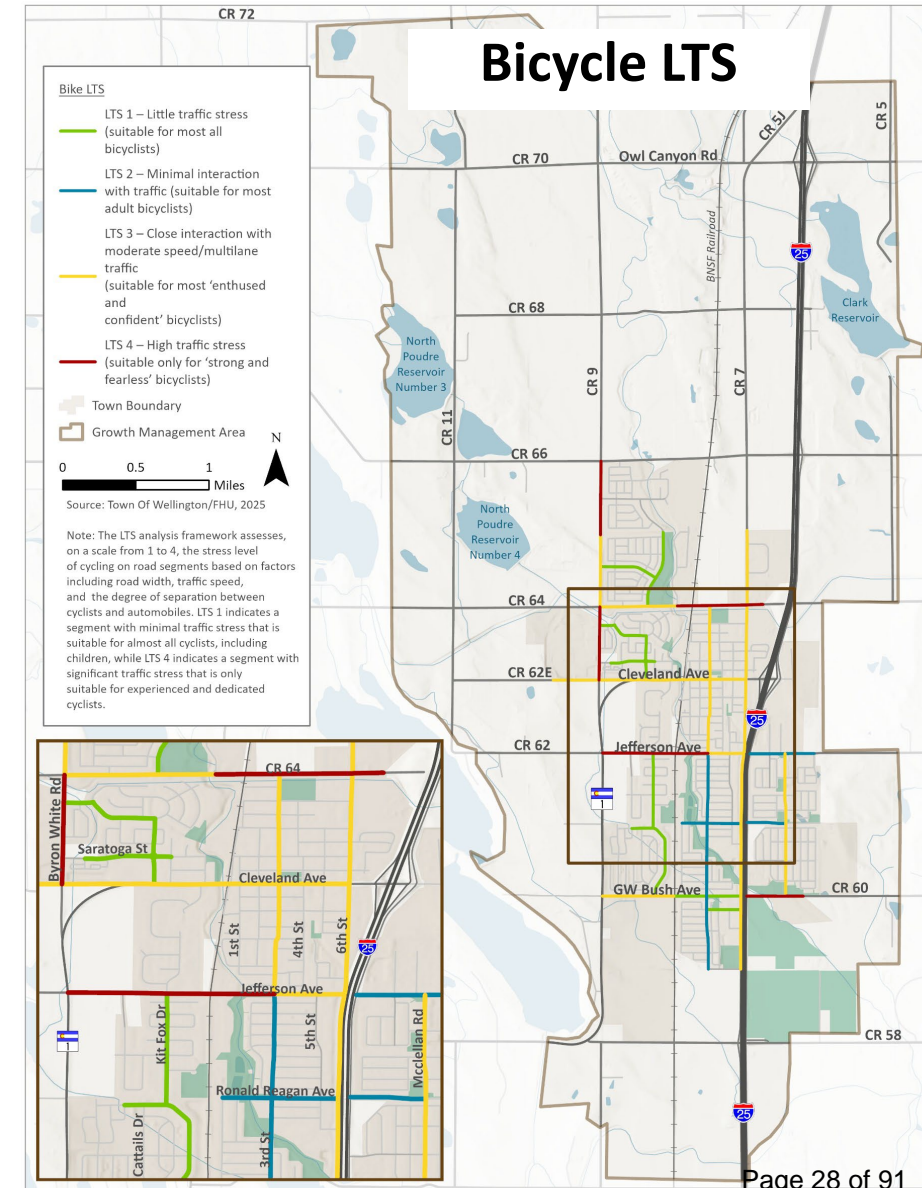
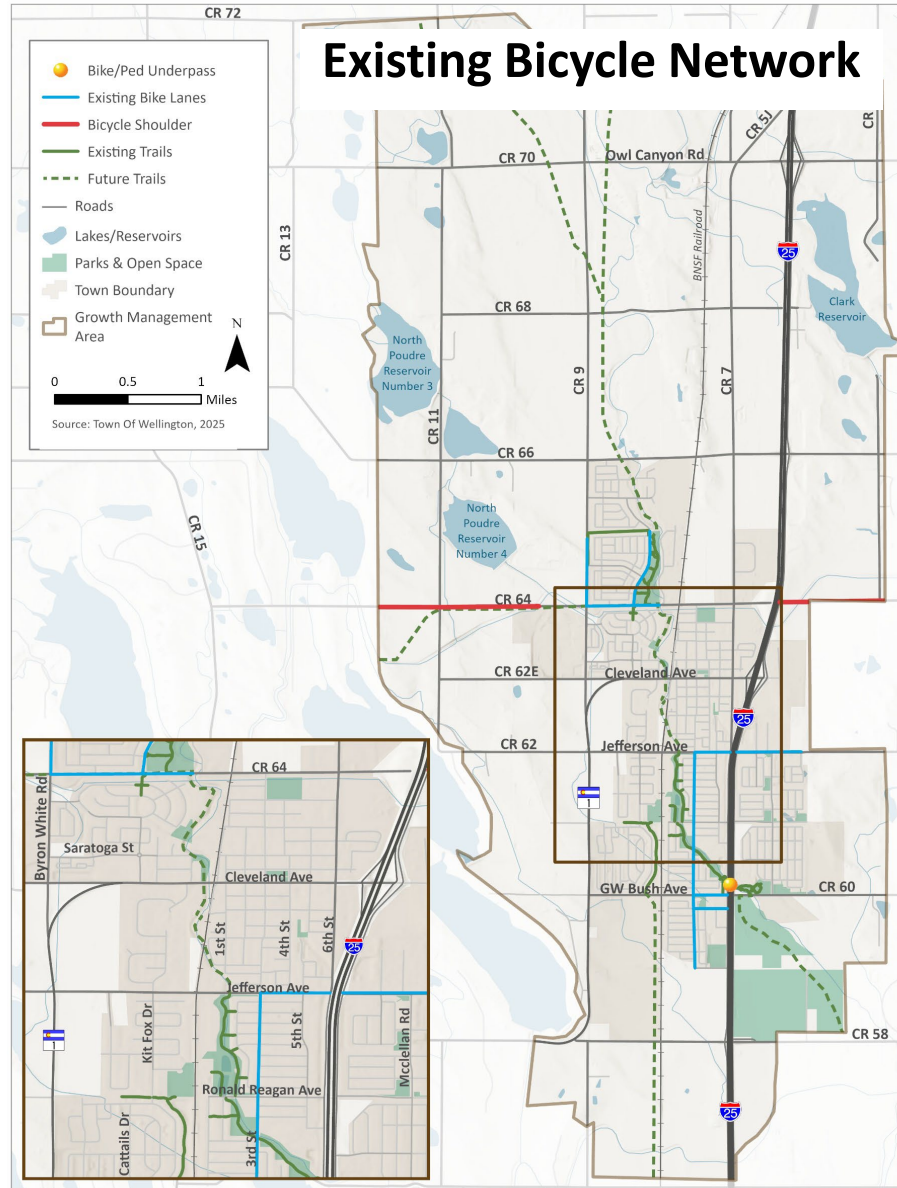


Bicycle Network



Bicycle Level of Traffic Stress (LTS) used the following attributes:

- Presence and width of bike lane
- Presence and width of parking
- Roads with or without a centerline
- Number of lanes
- Speed limit
- Traffic volume





Key Takeaways and What's Next

What the Data Tells Us



Growing Community



Regional & Auto-Oriented Travel Patterns



Localized Gateway Pressure



Rising Safety Trends



Multimodal Network Gaps

What the Community Told Us



Safety First



Connect Daily Destinations



Barriers at Major Corridors



Complete the Network



Maintenance as Safety

What's Next

Evaluation of Key Corridors and Locations

&

Development of Town-wide strategies, projects, programs

Vision, Guiding Principle & Goals



Vision: a broad, inspirational statement describing the desired long-term future of the transportation system.

Guiding Principle: a core value that shapes how transportation decisions are made in Wellington. It provides a consistent lens for applying the vision and goals, ensuring that strategies, projects, and investments reflect the needs and experiences of the community.

Goals: general areas of focus that break down the vision into manageable parts. Serve as the foundation for developing strategies, identifying projects, and evaluating and prioritizing transportation improvements as the plan progresses.

Draft Vision & Guiding Principle



Draft Vision



“Wellington is a place where people travel safely and comfortably throughout the community and to regional destinations, regardless of whether they walk, bike, drive, or use transit. Community members of all ages and abilities feel connected to neighborhoods, daily destinations, and local businesses. As the community grows, the transportation system grows with it in a way that prioritizes responsible and coordinated development.”

Draft Guiding Principle



Prioritize the needs and experiences of people when planning and improving Wellington’s transportation network. The focus will be on creating a well-connected system that is safe and comfortable for residents, workers, customers, and visitors of all ages and abilities to reach daily destinations. Transportation decisions will support accessibility, independence, and quality of life by ensuring people can move around the community in ways that work best for them.

TMP Goals



Connectivity: Improve connections between neighborhoods and everyday destinations such as schools, parks, downtown, trails, local businesses, and community services. Community members will be able to walk, bike, and travel within Wellington comfortably and safely.



Safety: Ensure that community members of all ages and abilities can travel safely whether walking, biking, driving, or using other mobility options. The Town will prioritize improvements that reduce crashes, improve crossings and visibility, calm speeding traffic, and create safer streets and intersections throughout Wellington.



Economic Vitality: Ensure transportation investments support Wellington's economic health and continued growth by improving access to downtown, commercial areas, and employment destinations. The system will support customer access, employee travel, and goods movement while contributing to a vibrant and connected business environment.

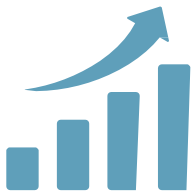
TMP Goals



Stewardship: Protect and extend the life of Wellington’s transportation infrastructure through proactive maintenance and strategic investments. This includes maintaining streets, sidewalks, crossings, and trails, addressing aging infrastructure, and prioritizing improvements that provide long-term value to the community.

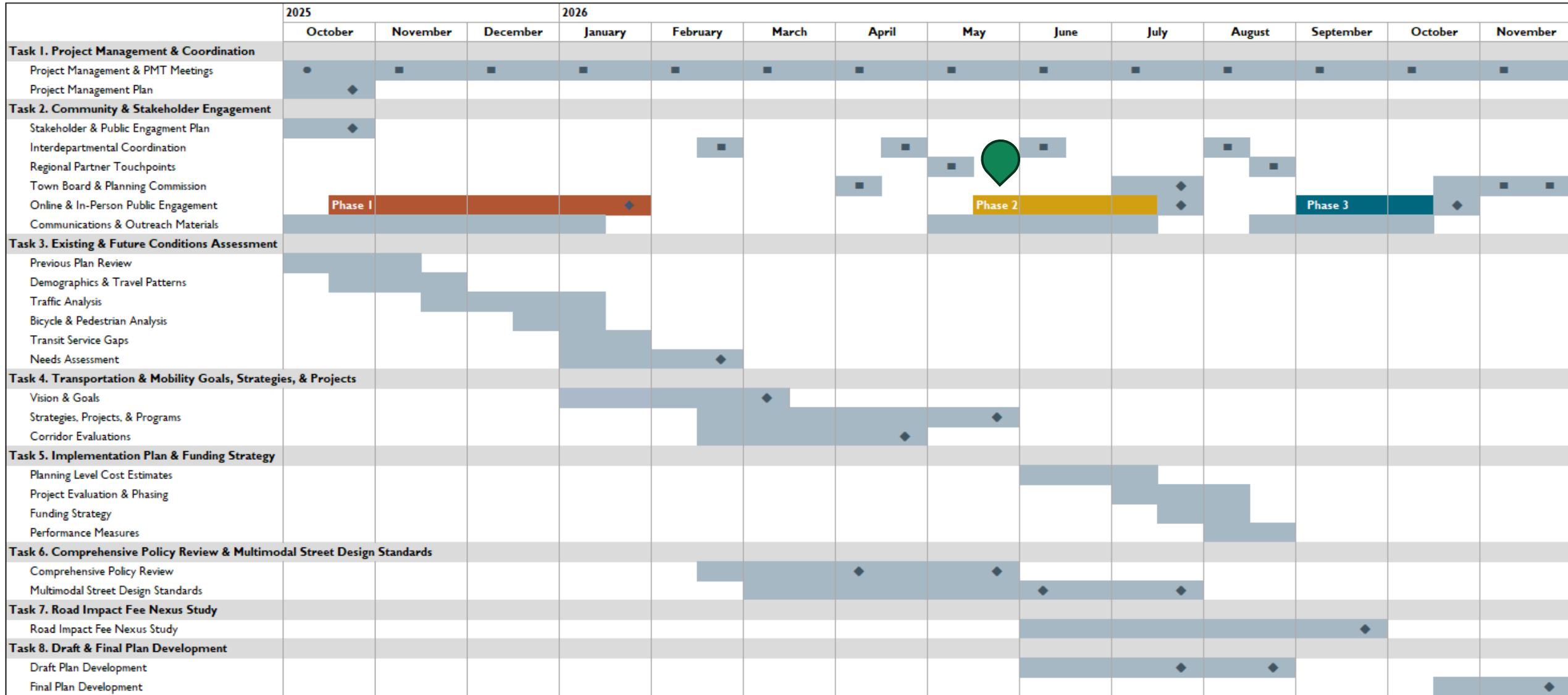


Regional Access: Coordinate with regional partners to improve mobility between Wellington and surrounding communities, including Fort Collins and other regional destinations. The transportation system should support efficient regional travel while balancing local community needs.



Responsible Growth: Ensure Wellington’s transportation system grows alongside the community in a thoughtful and coordinated way. Transportation investments, policies, and improvements will support new development, connect future neighborhoods to the existing network, and align with the Town’s growth management and land use goals in a financially sustainable way.

Next Steps



How to Stay Connected



<https://fhu.mysocialpinpoint.com/wellington-tmp>

Wellington Transportation and Mobility Plan

Wellington is planning for safer, smoother travel. Share your ideas for walking, biking, and driving.

Wellington is developing its first Transportation and Mobility Plan to guide future investments in streets, sidewalks, trails, and travel options.

Your local knowledge helps us understand how people get around town today — and where improvements are needed. Use the map below to share your experiences and ideas:

- Where do you feel unsafe or see transportation issues?
- Where is it hard to walk, bike, or cross the street?
- Where do you experience traffic congestion, missing connections, or delays?
- What locations work well and should be protected or replicated elsewhere?
- Why is this route or location important for travel in Wellington?

Your input will help identify community priorities for safety, mobility, and connectivity across Wellington.

Closed

Subscribe for Project Updates

Please provide your name and email address below

First name

Last name

Email address

Timeline



Project Kickoff

Fall 2025

Learn about the project and share your thoughts on how you move around town.



Community Input: Vision & Values

Winter 2025 - 2026

Tell us what matters most — safety, connections, or smoother travel. Add your ideas to the online map or visit us at local pop-up events.



Community Input: Prioritization & Strategy Development

Summer 2026

We'll share what we heard and ask for feedback on possible improvements and strategies for the future.



Community Input: Draft Plan Review

Fall 2026

See how community input shaped the plan and share your thoughts on the draft recommendations.



Final Plan

Winter 2026

The final Transportation and Mobility Plan will be shared with the community and Town leaders for adoption.

PROST Master Plan and Community Center Feasibility Study – Draft Presentation

May 12, 2026

Billy Cooksey – Parks and Recreation Director
JR Clanton – Project Manager: Berry Dunn



Why This Plan Matters

- Rapid growth
- Rising demand
- Protect quality of life
- Actionable process
- Community needs



Comprehensive
Planning Effort

Data-Drive and
Community-Informed

Identifying Gaps and
Future Needs

Clear Direction for
the Future



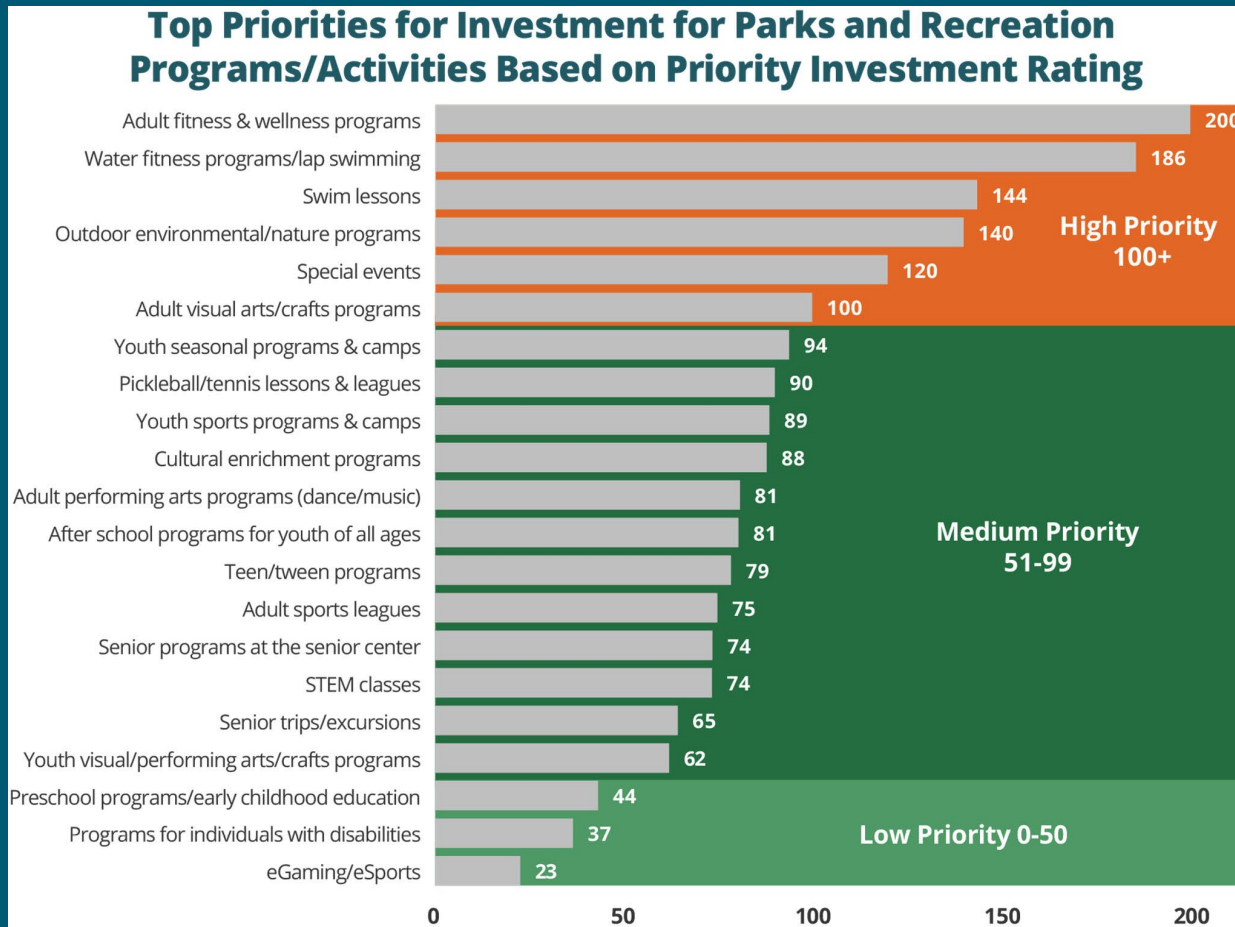
Planning Process



Points of Contact:

Outreach Method	Points of Contact
Social Media (organic)	7,482
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E-Newsletters (Aug/Sept)	1,568
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Project Website	1,051
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Total	61,846

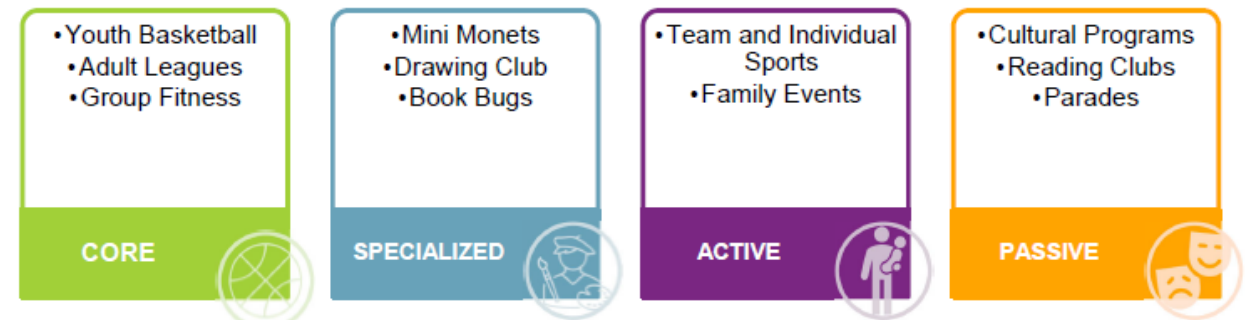
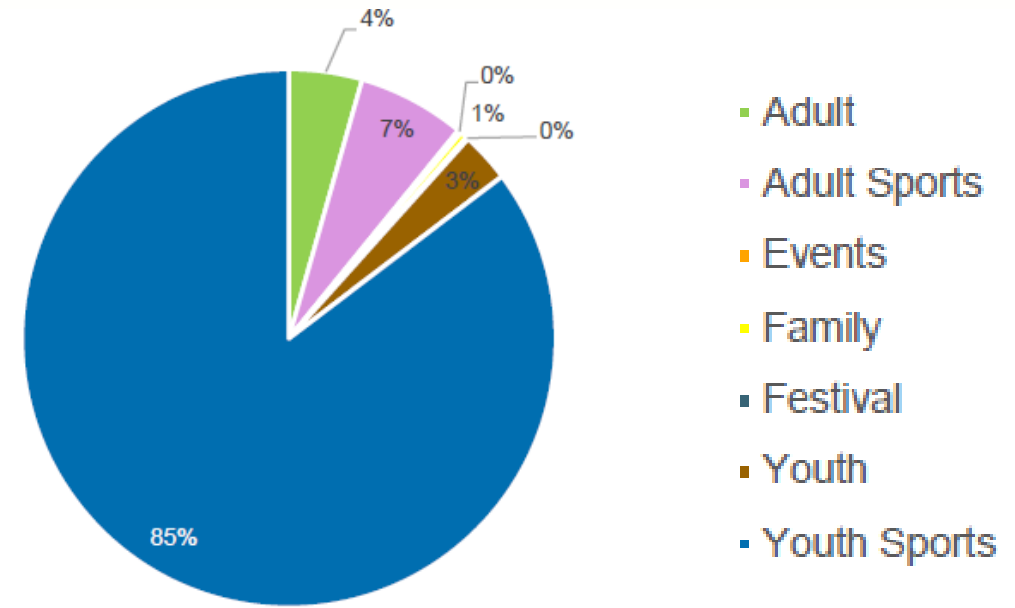
Recreation, Community, and Quality of Life: Top Priorities



- Adult fitness and wellness
- Community pool and aquatics
- Trail connectivity
- Family and cultural events
 - Outdoors, arts/crafts, enrichment

Key Challenges

- Limited indoor space
- Youth sports dominate (85%)
- Trail gaps & barriers
- Equity across town
- Balancing community needs



(Areas to Improve and Address Gaps to Better Serve Community Expresses Interests)

Program Lifecycle Management

Policy and Guideline Goals:

To maintain a balanced, sustainable, and relevant program portfolio

1. Initiation

2. Evaluation

3. Modification

4. Sunsetting

Program Recommendations

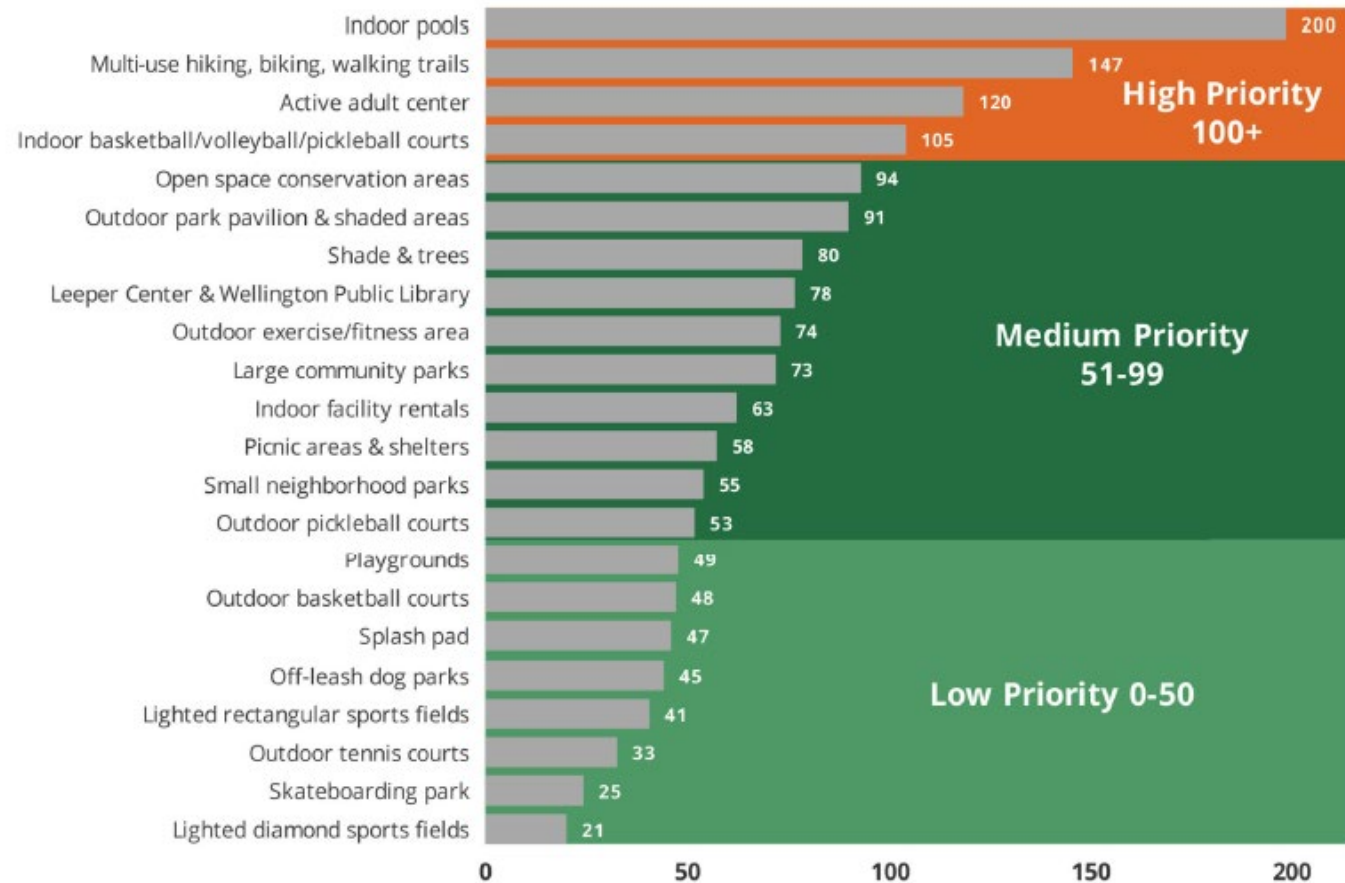
1. Develop Aquatics Portfolio
2. Create Early Childhood and Youth Non-Sports Programs
3. Strengthen Adult Fitness and Wellness Offerings
4. Expand and Formalize Pickleball Programming
5. Increase Family and Cultural Programming
6. Address Geographic and Equity Barriers
7. Diversify Revenue Beyond Sports



Park, Access, and Community Connection

- Aquatics + Fitness
- Flexible indoor community space
- Multi-use trails
- Open Spaces
- Over-reliance on Limiting Infrastructure
 - Leeper Center
 - PSD Schools
 - Boys and Girls Club

Top Priorities for Investment for Facilities/Amenities Based on Priority Investment Rating



The System Today

Level of Service (LOS)

- Strong foundation but underperforming for growing population
- Establishes foundation for investment and prioritization
- Strategic, targeted improvements

Park Distribution and Access

- Most residents have walkable access
- Uneven access to amenities
- Aging amenities reduce effective LOS

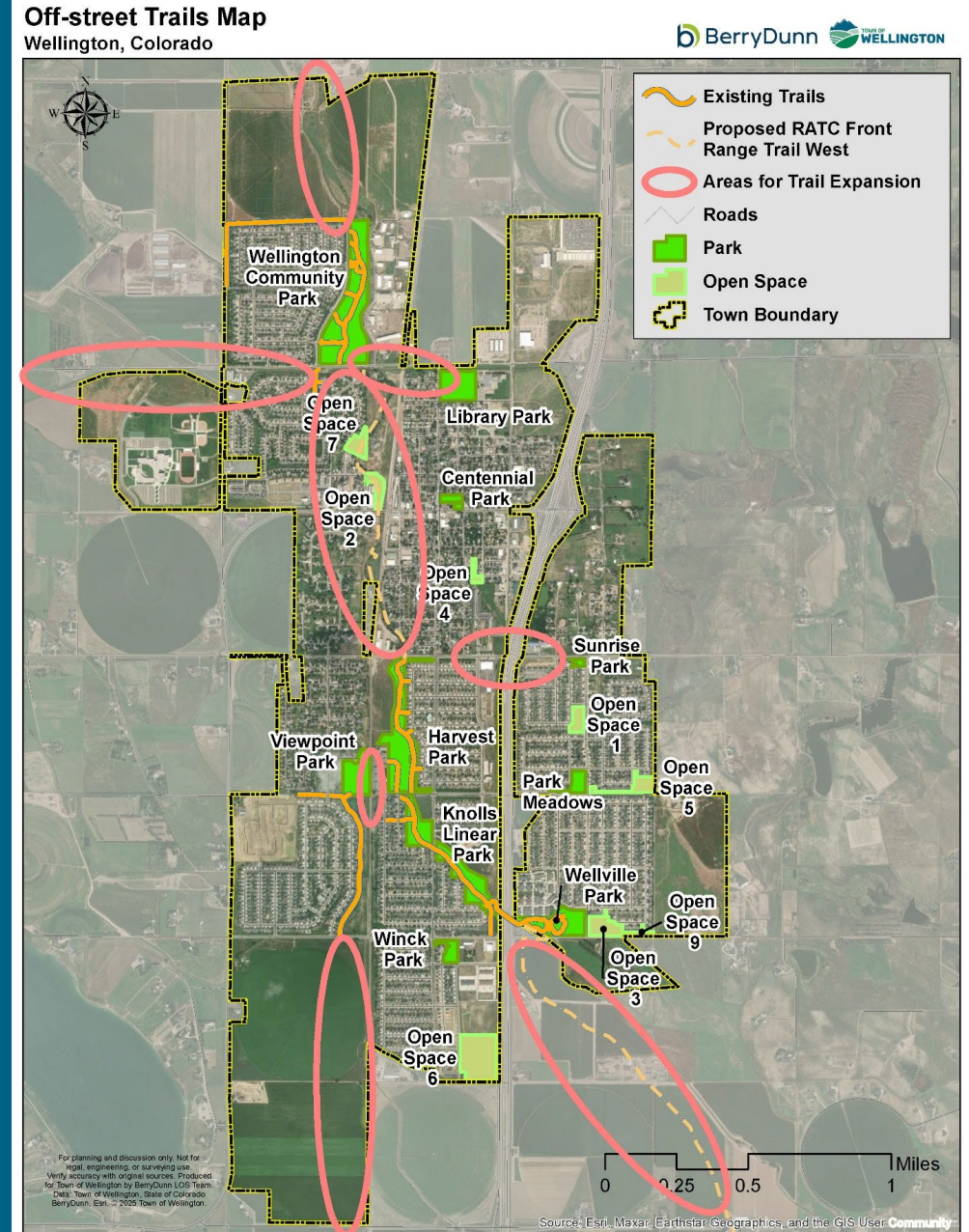
Implications

- Maintaining assets is not sufficient for future demands
- Reinvest in aging parks
- Improved connectivity
- Enhancing quality, not just quantity

Facility	Approx. Acres	Amenity Count	Park Condition
Pocket Parks			
Sunrise Park	0.55	2	Fair
Neighborhood Parks			
Centennial Park	1.58	7	Fair
Library Park	7.98	6	Fair
Park Meadows	2.57	5	Fair
Viewpoint Park	7.79	5	Fair
Winick Park	2.33	3	Fair
Community Parks			
Harvest Park	20.46	5	Good
Wellington Community Park	29.9	27	Good
Wellville Park	10.44	11	Good
Natural Areas			
Knolls Linear Park	17.49	6	Good
Open Spaces			
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

Trails and Mobility: Walkability and Gap Analyses

- Limited and fragmented internal network
- Walkability score masks deficiencies
 - Gaps reduce effectiveness
 - Major barriers
- Expansion and connectivity is crucial to support safe, active transportation
 - Strengthen overall access
 - Improve equity
 - Support health, recreation, and growth





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

Relevant Trends: Takeaways

1. Investment in parks, trails, and recreation supports local economic retention and reduces resident spending leaving Wellington.
2. Providing local recreation options strengthens community competitiveness for residents, businesses, and future growth.
3. Major recreation investments must align with infrastructure capacity, particularly water, utilities, and transportation systems.
4. Phased, coordinated implementation is essential to ensure new facilities are financially and operationally sustainable long-term.

Strategic Initiatives

Improve Organization Vitality

Balance Resources and Services with Evolving Needs

Create a Connected Community



Action Plan with Prioritized Recommendations

1. Parks, Trails and Facilities
2. Programs and Services
3. Community Center
4. Economic Development and Sustainability
5. Community Engagement and Communication



Next Steps: From Plan to Action

- Board feedback
- Refine draft
- Final adoption
- Implementation

“The Town of Wellington stands at a crossroads filled with both challenges and exciting opportunities. With intentional planning, open communication, and community-driven collaboration, Wellington can continue to grow in ways that benefit all residents - now and for generations to come.”

Town of Wellington Parks & Recreation Department

Parks and Recreation System **DRAFT** Master Plan

May 4, 2026

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Why This Plan? Why Now?

With rapid growth occurring in Northern Colorado, Wellington serves as a beacon of “small-town” charm which is beloved by residents, businesses, and visitors alike. The Town continues to be challenged with balancing this great attribute with the impact of ongoing growth. Over the past two decades, the town has grown steadily in population, diversity, and complexity. What was once a small community of fewer than 3,000 residents has become a town of more than 12,000, with continued growth projected in the years ahead. These changes bring opportunity, but they also place new and growing pressure on the systems, services, and spaces that shape daily life.

Decisions made now about the parks and recreation opportunities will shape Wellington’s quality of life for decades to come. Without strategic planning efforts, it is likely that the growth in the community would outpace the town’s ability to evolve and serve its residents, with risk of losing its “small-town” charm.

This Parks, Recreation, Open Space, and Trails (PROST) Master Plan is intended to help the Town make informed decisions that are responsive to the community’s needs. It considers the current parks and facilities, as well as the programs and services the Town provides, to help understand where and how to plan to best meet current and future needs.

The Town of Wellington stands at a crossroads filled with both challenges and exciting opportunities. With intentional planning, open communication, and community-driven collaboration, Wellington can continue to grow in ways that benefit all residents, now and for generations to come.

Growth and Demographic Change

Wellington has experienced steady population growth over the past two decades, increasing from approximately 2,800 residents in 2000 to more than 11,000 residents by 2020, with continued growth projected through 2030. While the pace of growth is expected to be moderate, the community will continue to add residents and households, placing ongoing pressure on parks, facilities, programs, and public spaces.

Demographic trends indicate:

- A gradually aging population, with increases expected among adult, older adult, and senior age groups
- Youth-serving and family oriented amenities will continue to be important as Wellington serves and attracts youth and families
- Schools will need to evolve to meet growing diverse needs (e.g., bilingual education).
- The Northern Colorado region is becoming more diverse. This diversity brings new interests, festivals, restaurants, retails, cultural events, and more.
- Current and new Wellington residents will seek ways to connect with their community and people. Volunteer opportunities with the Town and other local organizations (e.g.,

Harvest Farm – Rescue Mission, service clubs, outdoor stewardships, etc.) will be important to help people make Wellington their home.

These shifts require thoughtful planning to help ensure that parks and recreation services evolve to meet community needs.

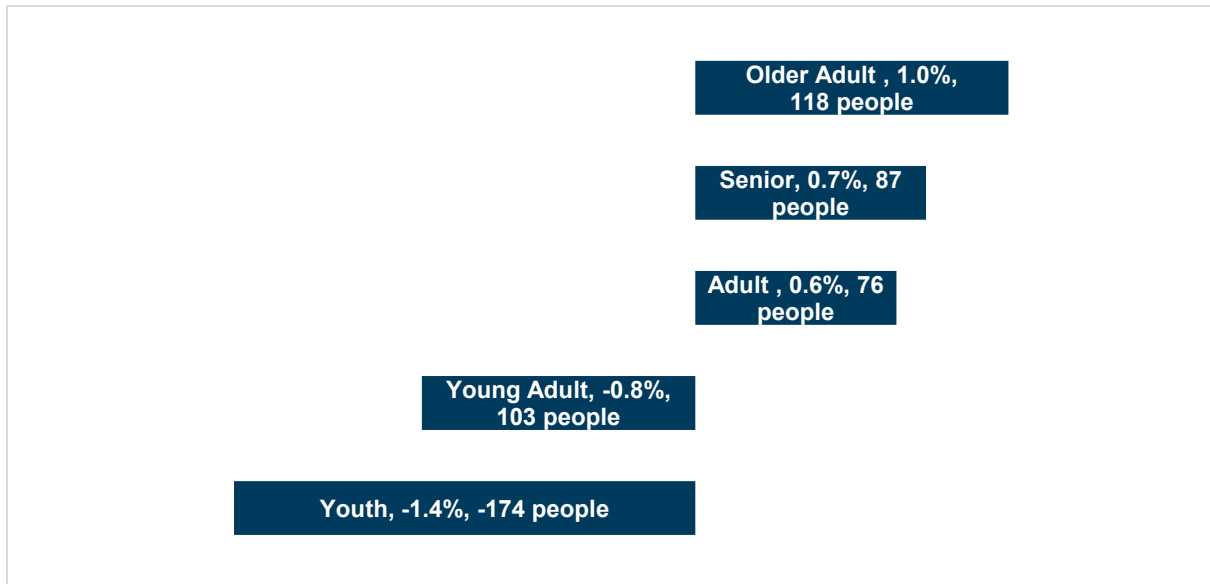
Pressure on Systems and Services

As Wellington continues to grow, the parks and recreation system faces increasing demands:



This plan provides a structured approach for responding to these pressures in a way that is fiscally responsible and aligned with community priorities.

Figure 1: Age Change Over Time (2025 – 2029)



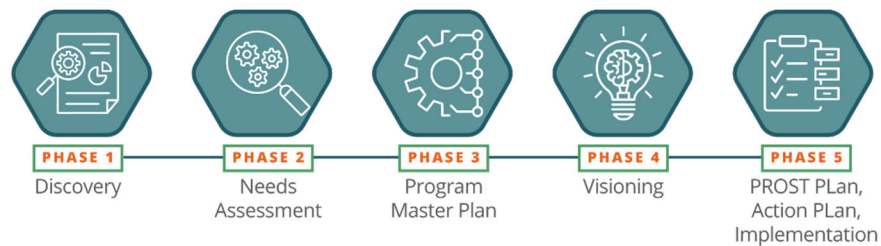
About the Planning Process

In 2025, the Town of Wellington partnered with Berry, Dunn, McNeil & Parker, LLC (BerryDunn) to prepare its PROST Master Plan and Community Center Feasibility Study. The plan was developed to guide future decision-making related to parks, facilities, programs, trails, and open space as the community continues to grow. The process began with a review of existing conditions, including prior plans, park and facility assets, programs, operations, funding, and demographic and growth trends.

Community engagement was a core component of the planning process. Input was gathered through a statistically valid community survey, stakeholder meetings, public input sessions, staff interviews, and an online engagement platform. These efforts were designed to reach a broad cross-section of the community, including residents who might not regularly participate in parks

and recreation programs. Community feedback was combined with data-driven analysis, including a market assessment, park and facility inventory, geospatial analysis, a community center feasibility study and Level of Service (LOS) evaluation, to identify strengths, gaps, and unmet needs across the system.

Building on this foundation, the project team evaluated programs, facilities, and service levels and worked with Town leadership, the PROST Advisory Board, and the Board of Trustees through visioning workshops to establish priorities and long-term direction. The planning process culminated in a set of actionable recommendations to guide future investments and help ensure Wellington’s parks and recreation system remains accessible, equitable, and responsive to community needs.



Alignment With the Town of Wellington Strategic Plan

This PROST Master Plan is informed by the Town of Wellington Strategic Plan Summary (2025 – 2029), which establishes the Town’s vision of honoring its heritage while creating a welcoming and connected community for all. The Strategic Plan outlines priorities that directly align with the role of parks, recreation, trails, and community spaces in supporting quality of life, economic vitality, and effective service delivery.

Grow Responsibly

- Proactively maintain & improve utilities, streets, and built environment.
- Improve housing diversity.
- Advance cohesive & holistic new developments.
- Reinforce & align plans for corridors and jurisdiction boundaries.
- Explore financing options for development

Cultivate and Nurture Community Spaces

- Align needs & vision for community spaces.
- Explore creating a community center.
- Retain, revitalize & invest in meeting & gathering spaces.



- Increase revenues for town facilities.

Foster Economic Vibrancy

- Retain & expand current local businesses.
- Recruit new businesses.
- Identify funding opportunities for economic development.
- Align & develop visions related to economic development.

Ensure Strong Town Operations

- Communicate strategically to community audiences.
- Invest in, retain & hire skilled staff.
- Cultivate effective staff & trustee interactions.
- Ensure safety & security, such as emergency response.
- Improve physical spaces & systems for staff efficiency & collaboration.
- Leverage & expand external relationships.

Voices, Loud and Clear

This Master Plan was grounded in an accessible and thoughtful community engagement process. Residents, stakeholders, and advisory boards participated through multiple methods, providing input that was both broad and statistically valid.

Over 60,000 points of contact were recorded through this process. A “point of contact” refers to every instance in which a unique individual provided documentable evidence of receiving and/or responding to a specific engagement tool (i.e., a recorded comment, an opened email, a piece of direct mail delivered to a residence).



Table 1: Points of Contact

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
Total	61,846

To encourage participation, a brand for the master plan was developed. The chosen tagline and logo—“Have a Say How you Play!”—celebrated the community’s spirit of welcoming community feedback and seeking direction on Wellington’s quality of life.

Recreation, Community, and Quality of Life

Throughout the planning process, residents consistently described quality of life as one of Wellington's defining strengths and a priority they want to preserve as the community grows. While opinions varied on specific amenities and programs, there was strong alignment around the importance of recreation, events, and opportunities for connection as core components of a thriving community.

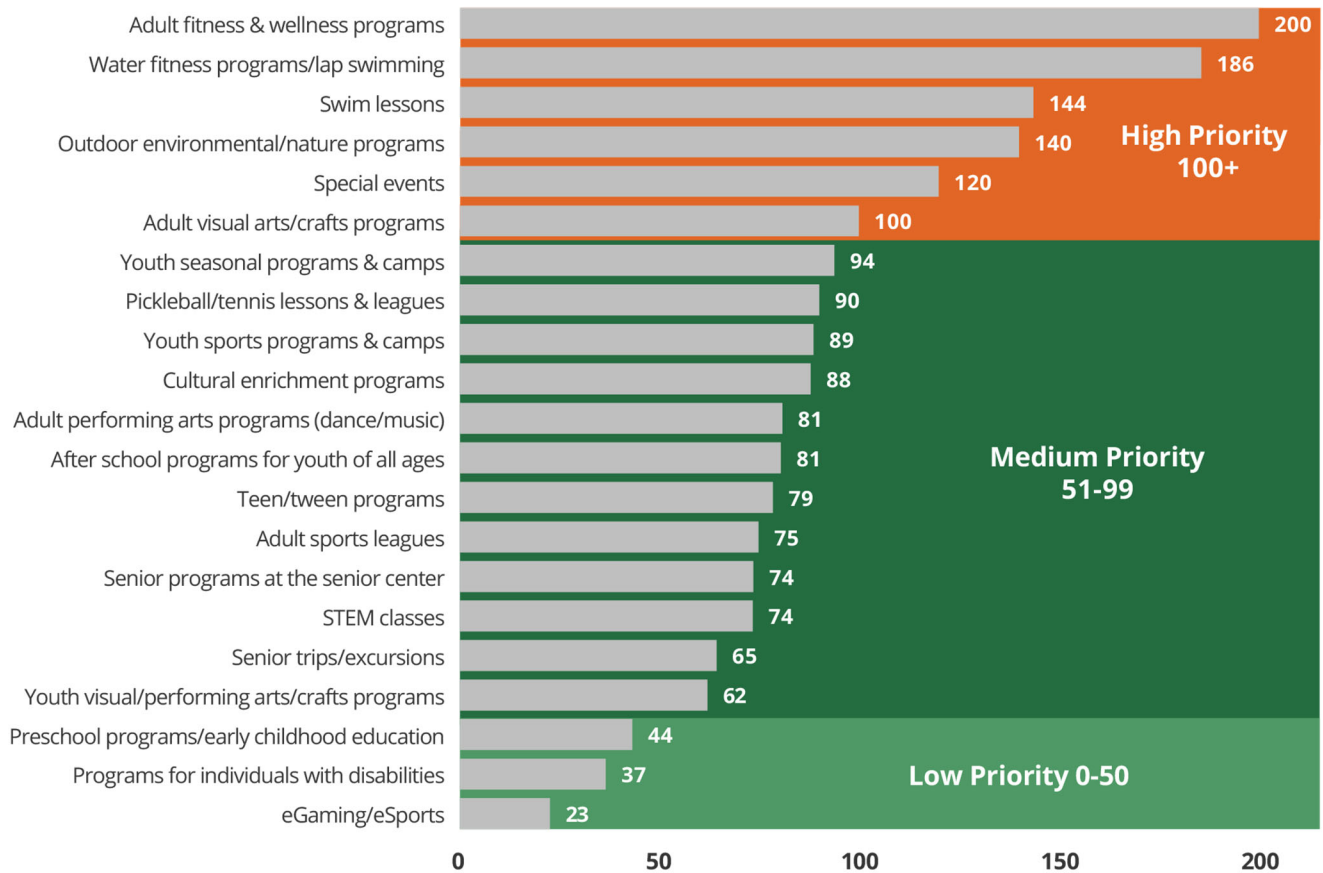
For residents, quality of life is experienced through everyday activities, such as participating in programs, attending community events, spending time in parks, and engaging with neighbors. These experiences shape how people feel about living in Wellington and influence whether the town continues to feel welcoming, connected, and vibrant.

Top Priorities for Investment

To capture an accurate picture of community preferences, BerryDunn partnered with ETC Institute to administer a statistically valid community survey—the gold standard for capturing public needs in a way that accurately represents community demographics. From that survey, ETC developed the Priority Investment Rating (PIR), an objective tool that weighs both the importance residents place on each investment area and the degree to which current needs are going unmet. Together, these measures identify where the gap between what residents value and what the system currently delivers is greatest.

The results point clearly to programs and facilities where demand is high and supply is limited. Top priorities for investment include adult fitness and wellness programs, water fitness and lap swimming, swim lessons, outdoor environmental and nature programs, special events, and adult visual arts and crafts programs.

Figure 2: Top Priorities for Investment in Programs/Activities
Top Priorities for Investment for Parks and Recreation
Programs/Activities Based on Priority Investment Rating

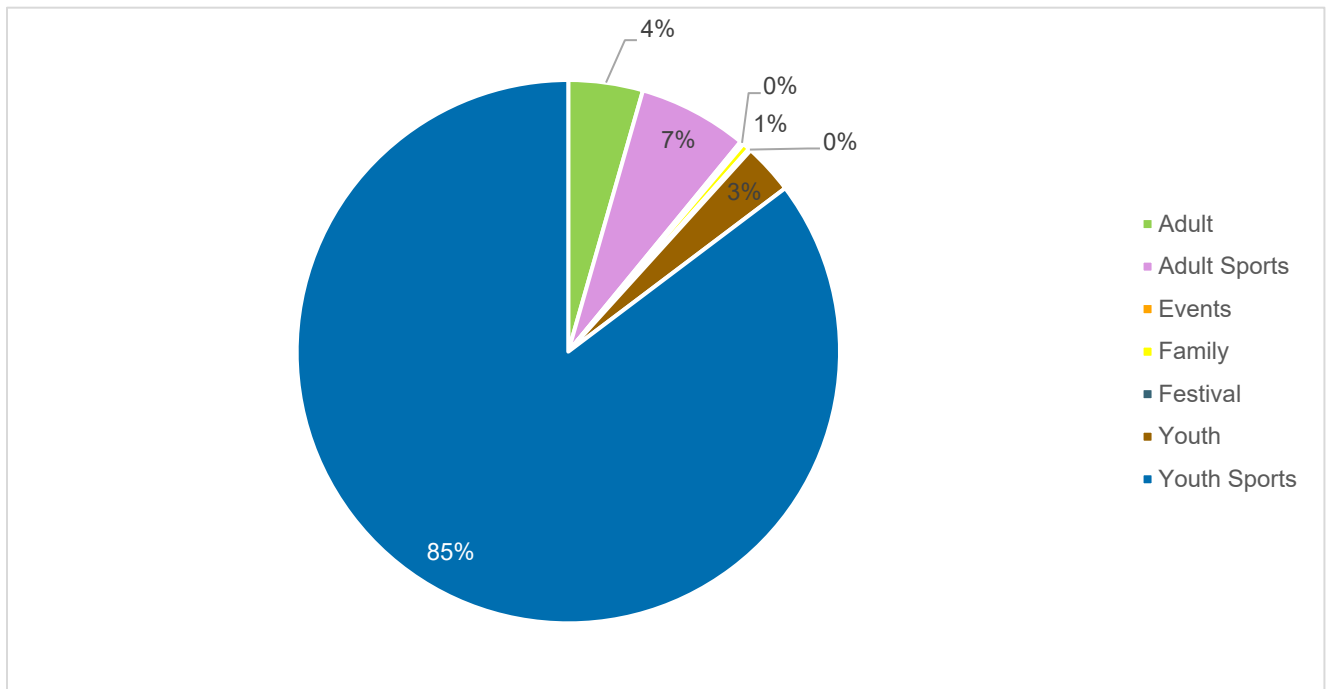


Programs and Activities Offered

While residents value a broad range of recreation opportunities, the data shows that participation is currently concentrated in a relatively narrow set of offerings. This concentration has implications for how equitably quality-of-life benefits are experienced across age groups, interests, and neighborhoods.

The Town of Wellington’s recreation system functions as a core service, with programs delivered across youth, adult, family, and special event categories. However, the Program Assessment indicates that youth sports dominate the current portfolio, accounting for approximately 85% of total program participation.

Figure 3: Percentage of Activities by Program Category



This strong participation reflects the importance of athletics within the community, but it also highlights an imbalance. Survey feedback and program analysis show that youth sports, while valued, are not the most urgent unmet need, suggesting that current offerings might exceed demand relative to other program areas.

By contrast, non-sport programs—including adult fitness, arts and culture, and enrichment opportunities—represent a much smaller share of participation and revenue, despite being repeatedly identified as areas of unmet demand.

Programs and Participation Across Life Stages

An analysis of participation by age group reveals clear patterns in how different residents engage with recreation services. Youth ages 6 – 12 account for the largest share of participants, primarily through sports leagues and camps. Adults and seniors show the strongest engagement in fitness, wellness, and community event offerings, particularly during winter months when indoor programming is available.

Several age groups are consistently underrepresented:

- Early childhood (ages 0 – 5) show limited participation beyond a small number of family programs.
- Teens (ages 13 – 17) demonstrate notably low engagement outside of youth leagues.
- Young adults (ages 18 – 34) participate primarily through adult fitness, adult sports, and events, with limited enrichment options available.

Events, Culture, and Community Connection

Special events play an important role in Wellington’s recreation system, functioning as both recreational offerings and community-building opportunities.

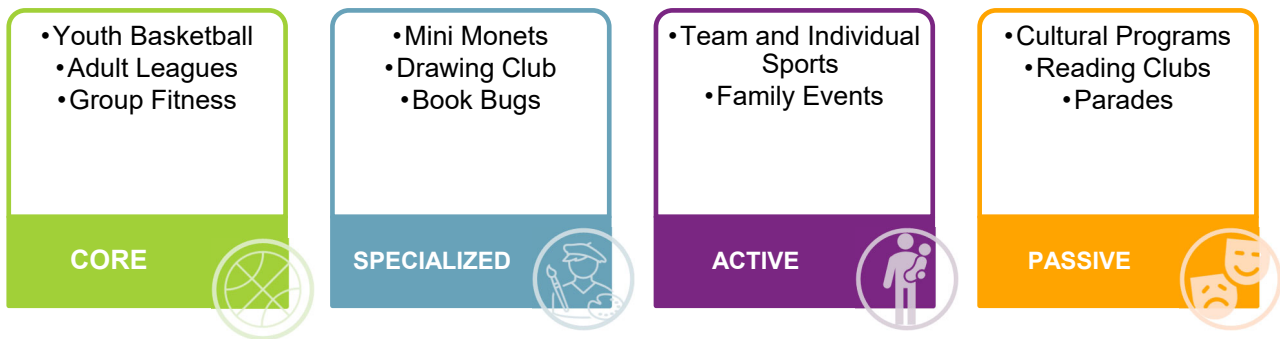
Events currently represent a relatively small portion of overall programming and participation (this current assessment will need to be further evaluated into the future as the Town has limited tools to track all events that take place in Wellington). Family programs and events together account for less than 10% of total program activity, indicating room to expand offerings that engage entire households and foster shared experiences.

Survey feedback reinforces this finding, with residents expressing interest in more cultural programming, festivals, and family-oriented events that go beyond athletics.

Program Balance and Community Needs

When current program offerings are compared with community feedback, several consistent gaps emerge.

Figure 4: Areas to Improve Gaps to Better Serve Community Expressed Interests



The Program Assessment identifies the following areas as priority needs based on survey results and participation data:

- Adult fitness and wellness, particularly year-round indoor options
- Aquatics, including swim lessons, lap swim, and aquatic fitness
- Arts, culture, and lifelong learning programs
- Family and multigenerational programming

At the same time, the analysis notes an overreliance on youth sports, both in participation and revenue generation. This imbalance creates risk if participation trends change. In addition, it limits the system’s ability to serve residents whose interests lie outside athletics.

Program Fee Findings and Recommendations

- Affordable programming has emerged as a key priority for the Wellington community through the engagement process. The department should continue to strike a balance between the cost of delivering services and the prices charged to participants.
- The reduced fee program is currently reaching only a small portion of eligible residents and may benefit from improvements. Requiring applications to be submitted in person can create barriers to access and limit participation. The department should explore other models for fee reduction requests and processing that are used as best industry practices. This may include partnering with a third-party organization to handle applications, which may make the process more accessible and help reduce the stigma often associated with income-based assistance.
- Overall Department revenue per capita is significantly lower than that of peer agencies in the region. Conducting a comprehensive cost-of-service analysis could provide valuable understanding into how the community prioritizes subsidies and user fees.
- Non-residents currently pay the same fees as residents. This is not an industry standard and is particularly challenging in considering the high demand and use of park and recreation amenities and services in Wellington. The department could consider a non-resident fee policy to better align fees with costs to minimize subsidies.
- Wellington community members travel to other nearby communities (e.g., Fort Collins and Loveland) for camps and programs that are not offered or offered with limited access in Wellington. This should be a consideration for new or expanded fee-based offerings by the Department to align with market rates (while emphasizing the cost savings of “playing local in Wellington”).
- Town waiving fees for outside special events should be reconsidered.
- Based on the Town’s 2025 operating budget, direct cost recovery from fees and charges for services is 11%, which is well below industry standards. Interest in new and growing revenue to meet current and future service needs, staffing, and financial sustainability, are supported by the Wellington community to help sustain and grow quality of life. This support should be integrated into strategically establishing fees and also cost recovery of services.

Policies to Guide Program Life Cycle Management

To maintain a balanced, sustainable, and relevant program portfolio, the department should adopt policies that govern the full life cycle of programs:

1. Initiation

- New programs must demonstrate alignment with Department mission and Master Plan goals.
- A pilot phase should be used to test demand, measure participation, and evaluate financial performance.

- Focused considerations should be applied to help ensure accessibility across demographics and neighborhoods.

2. Evaluation

- All programs should be evaluated annually using key performance indicators (KPIs) such as participation rates, cost recovery, equity reach, and community satisfaction.
- Benchmarking against peer communities and NRPA's Commission for Accreditation of Park and Recreation Agencies (CAPRA) standards should be integrated into the evaluation process.

3. Modification

- Programs that show community demand, but low performance might be modified through:
 - Adjusting schedules, pricing, or delivery methods
 - Expanding or narrowing target audiences
 - Relocating programs to facilities that better support participation

4. Sunsetting

- Programs should be phased out when they consistently fail to meet participation, equity, or cost recovery benchmarks, or when they no longer align with community needs or departmental mission.
- A clear communication plan should accompany sunsetting to help participants transition to other offerings.
- Resources freed through sunsetting should be reinvested into new or high-demand programs.

Program Recommendations

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 ensure programs are inclusive, balanced, and reflective of community needs.

Table 2: Program Recommendations

Recommendation	Action Items
<p>Develop an Aquatics Program Portfolio</p> <p>Survey respondents overwhelmingly identified the lack of a community pool as the top program gap, noting needs for swim lessons, lap swim, and aquatic fitness programs</p>	<ul style="list-style-type: none"> • Pursue planning for a community pool or aquatics partnership with nearby communities. • Begin with seasonal or portable aquatics programs (e.g., contracted swim lessons, water fitness at partner facilities). • Integrate aquatics into long-term facility planning as a core program category.
<p>Create Early Childhood and Youth Non-Sport Programs</p> <p>Current inventory shows limited offerings for children ages 0 – 5, and survey feedback highlighted the need for all-day summer camps and more diverse youth programming beyond soccer, basketball, and baseball.</p>	<ul style="list-style-type: none"> • Introduce early childhood movement, arts, and STEM programs to engage ages 0 – 5. • Provide all-day camp models for school breaks and summer to support working families. • Create youth leadership and service programs to engage teens (ages 13 – 17), a group with very low participation in the data.
<p>Strengthen Adult Fitness and Wellness Offerings</p> <p>Adults and seniors (ages 45 – 64 and 65+) show strong engagement in fitness and wellness programs (e.g., yoga, group exercise). However, feedback emphasized the need for more flexible scheduling and variety.</p>	<ul style="list-style-type: none"> • Indoor group fitness classes year-round (e.g., strength training, dance fitness, tai chi) are a key priority for the community and should be provided. However, current indoor facility access and availability limit the ability to meet community demands. • Pilot low-impact wellness programs for older adults (e.g., aquatic fitness once pool access is secured). • Offer flexible times (early morning, evening, weekends) to accommodate working adults.
<p>Expand and Formalize Pickleball Programming</p> <p>Pickleball was the most frequently mentioned program request in the survey. Residents specifically asked for dedicated indoor and outdoor courts with permanent net.</p>	<ul style="list-style-type: none"> • Continue offering drop-in, leagues, and tournaments, but relocate them to dedicated facilities as soon as possible. • Partner with schools or regional providers to provide indoor winter pickleball. • Market pickleball as a core lifelong sport program, like basketball and soccer.
<p>Increase Family and Cultural Programming</p> <p>Family programs are underrepresented (only 5.4% of inventory). Survey respondents requested cultural events, music, food festivals, and family-friendly recreation opportunities.</p>	<ul style="list-style-type: none"> • Introduce monthly family programs (family movie nights, family fun runs, parent/child fitness). • Expand cultural festivals and arts programming to complement sports-heavy offerings. • Tie special events (parades, festivals) to ongoing programs, creating pathways from one-time participation to year-round engagement.

Recommendation	Action Items
<p>Address Geographic and Equity Barriers</p> <p>Heat map analysis shows lower participation east of I-25 and at the town's edges. Survey results confirmed residents feel underserved in these areas.</p>	<ul style="list-style-type: none"> • Explore satellite programming (pop-up fitness, mobile recreation vans, or temporary leagues) in underserved neighborhoods. • Plan future facilities with equity in mind, prioritizing east side access. • Enhance trail connectivity to make it easier for residents to walk or bike to programs.
<p>Diversify Revenue Beyond Sports</p> <p>Revenue analysis (2022 – 2025) showed that sports account for over 90% of program revenues, while activities contribute less than 10%. This creates a financial risk if sports participation declines.</p>	<ul style="list-style-type: none"> • Build out fee-based arts, enrichment, and wellness programs to diversify revenue. • Pilot higher-value adult programs (e.g., cooking classes, workshops, travel clubs) to broaden appeal. • Consider a tiered pricing model with scholarships to balance equity and cost recovery.

Parks, Access, and Community Connection

The Town of Wellington Parks and Recreation Department manages a parks system spanning 131.3 acres across 18 locations, serving approximately 12,432 residents in a growing Front Range community. Across this system, a variety of spaces already function as community gathering places—hosting programs, events, and everyday use. Multipurpose rooms, parks, school facilities, and outdoor athletic spaces are heavily relied upon to deliver recreation services, and their consistent use reflects the value residents place on accessible, shared spaces.

At the same time, community engagement and program analysis point to real limitations within the existing system. Indoor capacity, flexibility, and multigenerational gathering space are among the most significant gaps, and in several cases, program demand outpaces the availability or suitability of the spaces needed to support it.

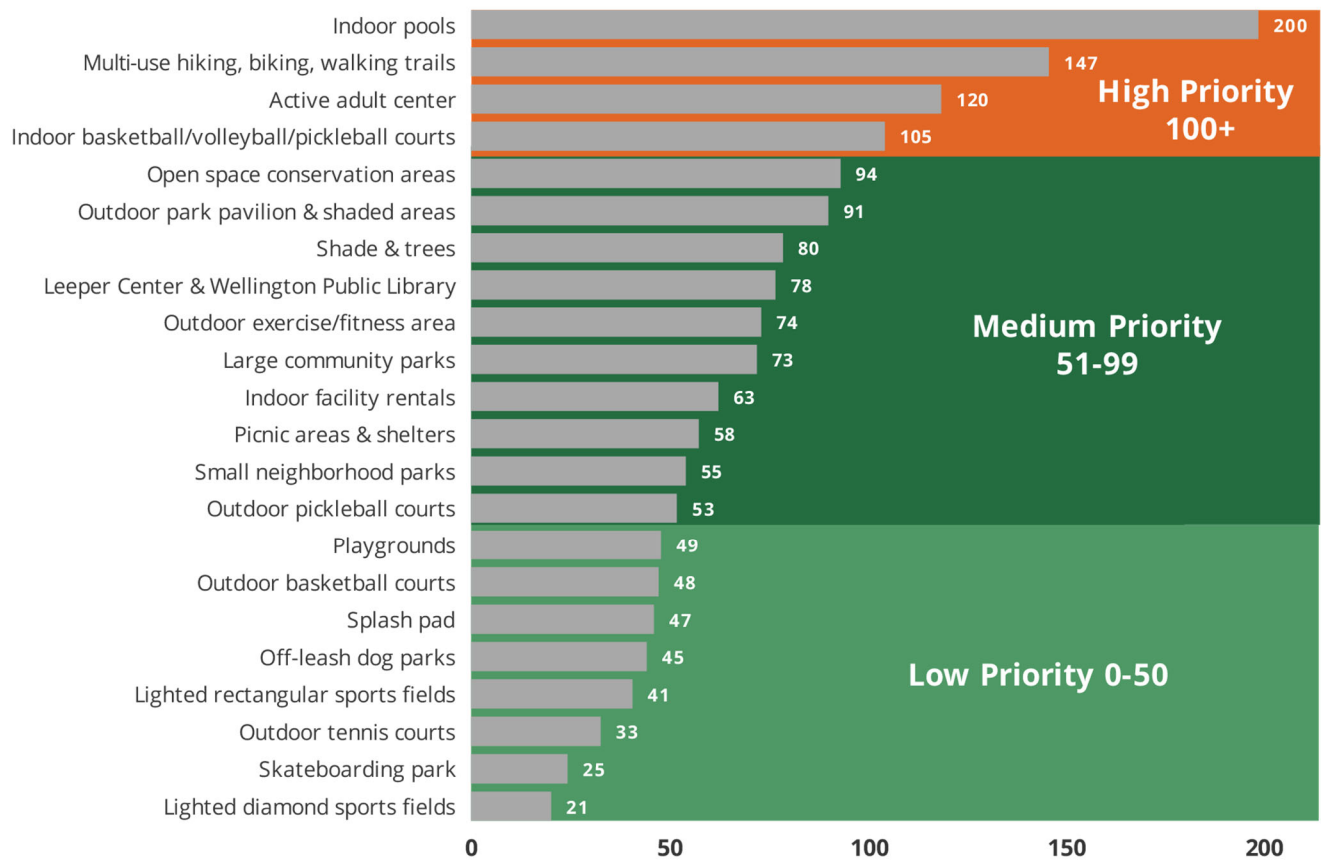
The Town's primary indoor recreation facility resource is the Leeper Center. It continues to play an important civic role in Wellington by bringing together library services, senior programming, and community meeting functions within a single facility. While the building remains operational and serviceable, it is increasingly limited by its age, has a dated interior environment, does not have enough space for demands, and lacks flexible space to support a broader range of community programs and users. As Wellington continues to grow, the facility no longer fully aligns with the service expectations, space needs, and user experience typically associated with a modern community center.

The Town otherwise relies on partnerships and other providers for indoor facility use. This is highlighted by the Poudre School District (PSD) and Boys and Girls Club. While these efforts are helping meet community needs, they also come with many limitations (e.g., other partner needs, facility policies, operations support, etc.). Even when combined, the Town's and partner's efforts are unable to meet the community's highest priorities and general needs in parks and recreation in Wellington.

Community input clarifies residents’ priorities for the parks and recreation system. The Priority Investment Rating (PIR), derived from the community survey, identifies the highest-priority facility investments as indoor pools, multi-use hiking, biking, and walking trails, an active adult center, and indoor courts for basketball, volleyball, and pickleball. These priorities reflect a community that values both active recreation and connected, accessible spaces—and they provide a clear direction for the investments and improvements outlined in this chapter.

Figure 5: Top Priorities for Facilities/Amenities

Top Priorities for Investment for Facilities/Amenities Based on Priority Investment Rating



During pop-up engagements, the following reasons for park use were identified as the following:

- To move – by walking, running or biking
- To play – using playgrounds or splashpads
- To enjoy community – going to events
- To be with family – gathering and spending time
- To be active – participate in sports or athletics

Inventory and Level of Service

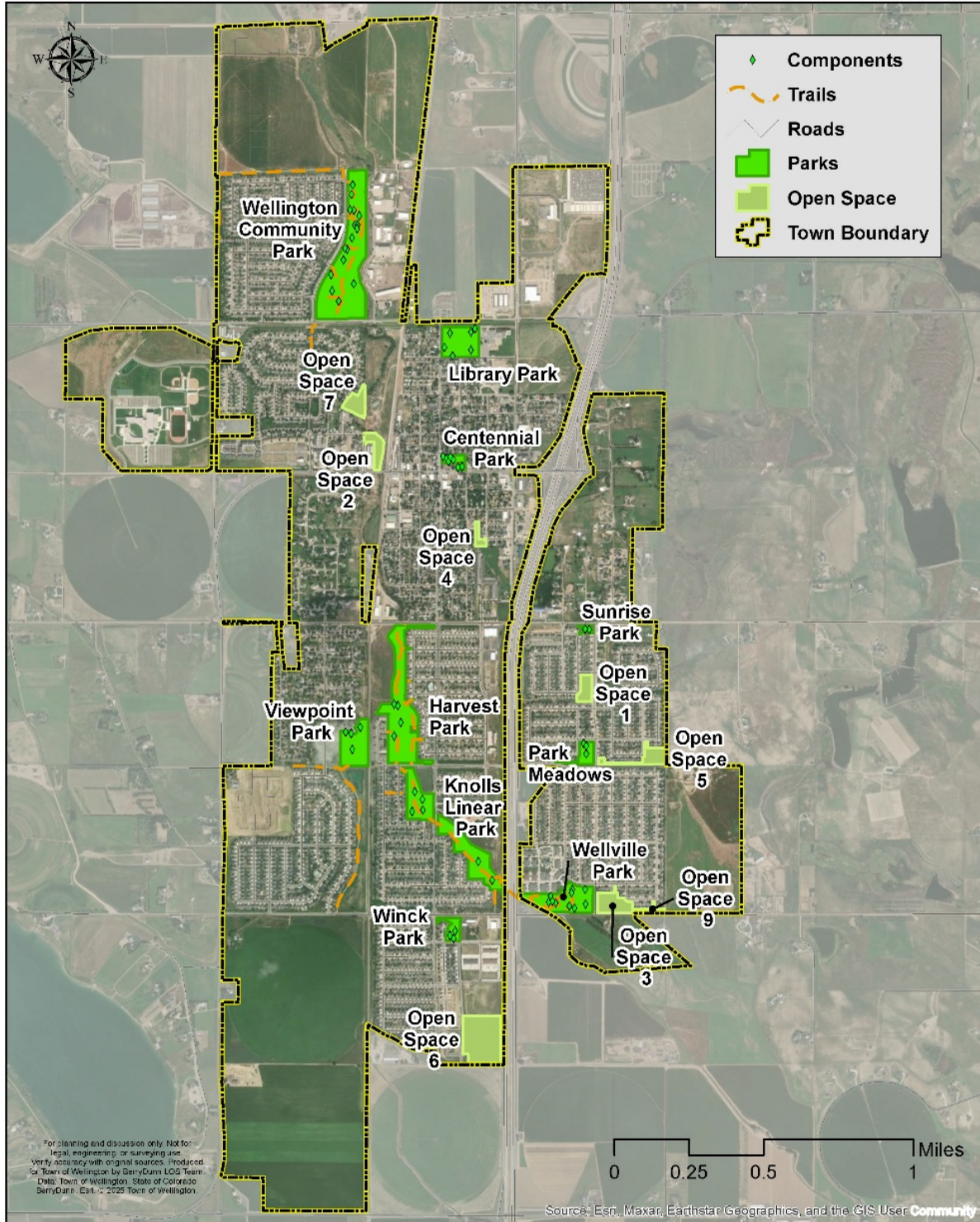
This park inventory and Level of Service analysis provides a baseline for evaluating service levels and guiding future investments. Although the Department has worked diligently to maintain and expand its offerings, Wellington's parks system is underperforming relative to the needs of a rapidly growing population.

This analysis examines spatial distribution, amenity conditions, and service gaps to guide strategic planning and capital decisions. Combined with community feedback and demographic trends, the findings underscore the urgency for bold, targeted investment to close these gaps and help ensure Wellington's parks system evolves to support health, equity, and quality of life. Figure 5 provides a system inventory map that shows the relative size and distribution of existing parks and recreation facilities.

Figure 5: Park System Map

Parks and Recreation System Map

Wellington, Colorado



Park Classification System

To organize Wellington's parks and recreation facilities, parks are classified to create a system of related facilities that can be compared more easily. Some facilities could be placed into more than one classification but are placed in the classification that meets the broadest definition. The following classifications are guided by NRPA, industry best practices, and aligned specifically to the Wellington system.

Pocket Park (≤1 Acre)

These green spaces serve immediate neighborhoods with basic recreational amenities in compact settings. Sunrise Park (0.56 acres) exemplifies this classification, providing a small playground and seating area within walking distance for nearby residents. Pocket parks are designed for easy use by families with young children, offering safe, accessible play opportunities without the need for driving or parking. While limited in scope, these small parks serve as important play spaces and provide essential green space in neighborhoods.

Neighborhood Park (1 – 10 Acres)

These parks form the backbone of Wellington's system, providing essential play areas, courts, and gathering spaces. Centennial Park (1.58 acres), Library Park (7.98 acres), and Winick Park (2.33 acres) exemplify this category, offering playgrounds, basketball courts, shaded picnic spaces, and walking paths. Most are centrally located near residential neighborhoods, supporting walkable access, often without the need for dedicated parking.

Community Park (>10 Acres)

Large parks—such as Wellington Community Park (29.90 acres), Wellville Park (10.44 acres), and Harvest Park (20.46 acres)—provide a variety of amenities, including diamond fields, multipurpose turf, destination playgrounds, shelters, event spaces, disc golf courses, and aquatics. These regional destinations serve broader population segments and support large-scale events, programming, and active recreation.

Wellington Community Park: Wellington's Flagship for Family-Centered Recreation

Wellington Community Park stands as the crown jewel of the town's parks system, demonstrating how thoughtful design can create spaces that serve all ages and abilities. At nearly 30 acres, this flagship facility combines active recreation with community gathering spaces, featuring the town's only destination playground, a splash pad, and a large dog park. This great space features heavy usage which has created major repair needs. Reinvestment into the crown jewel of the system will be critical.

Community engagement drives the park's success. Local families regularly participate in volunteer project days, seasonal programming, and special events that bring neighbors together. The park's inclusive design, accessible playground equipment, and multiuse open turf areas help ensure that residents with diverse needs can enjoy quality recreation close to home.

The park's splash pad provides relief during hot summer months, while play areas offer age-appropriate challenge and discovery for children from toddlers to school-age. Expansive turf areas accommodate everything from family picnics to youth sports practice, while the dog park creates a dedicated space for four-legged friends.

With walking loops, shaded seating, and flexible event spaces, Wellington Community Park exemplifies how strategic investment in signature facilities can anchor neighborhood identity while providing exceptional recreational value for the entire community.



Natural Areas and Open Spaces

Natural linear parks and open space areas, such as Knolls Linear Park (17.49 acres), emphasize resource stewardship by providing environmental education opportunities and trails and preserving native habitats. The other eight designated open spaces in Wellington, which together cover more than 30 acres, offer no active recreation opportunities but support passive recreation and play a vital role in wildlife habitat, flood control, and stormwater management throughout the community. These areas are not maintained as recreational open space and are managed by the Department of Public Works.

Table 3 summarizes the number of identified properties in each classification and their approximate acreage.

Table 3: Park Inventory by Classification

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
Total System	16 locations	127.73

Wellington Parks and Recreation Development Standards

This park inventory and Level of Service analysis is an important component of Wellington’s 2026 Parks, Recreation, and Open Space (PROST) Plan. This strategic planning process included community, partner, and town input. This plan should be utilized to provide guidance and direction in the future of Wellington.

To help ensure consistency, quality, and equitable access across all existing and future parks and recreation projects, Wellington should adopt the following standards based on National Recreation and Parks Association (NRPA) best practices, tailoring them to local priorities. These standards apply to town-led projects and should also be communicated to developers, schools, and partner organizations.

Inventory and Assessment

The Department maintains a variety of amenities across its park system. In summer 2025, each amenity was assessed based on condition, size, site, and overall quality during thorough field evaluations. After the on-site assessment, BerryDunn created an overview of each facility, including site-specific scorecards and inventory maps. These were presented to the Department in the form of an atlas for approval before proceeding with further analysis.

Amenity Scoring

An amenity is any feature—such as a playground, picnic shelter, athletic field, court, trail node, or gathering space—designed to help people exercise, socialize, and support their physical, mental, and social well-being. The Department maintains 61 outdoor recreation amenities across its park system.

Table 4: Wellington Amenity Scores Versus National Data Set

Wellington Component Scores		National Data Set Scores Target Levels	
Scores	%	Scores	%
0 (non-functioning)	0%	0	3%
1 (below expectations)	4%	1	10%
2 (meets expectations)	94%	2	79%
3 (exceeds expectations)	2%	3	8%

While 96% of Wellington’s amenities meet or exceed expectations, the distribution reveals a lack of high-performing assets: only 2% scored in the “exceeds expectations” category compared to 8% nationally. This suggests limited investment in premium features or contemporary design. Additionally, 4% of amenities fell below expectations, signaling deferred maintenance or outdated infrastructure that requires prompt attention. These deficiencies are detailed in Table 5 and should be prioritized for improvement to help ensure the system remains competitive and responsive to community needs.

Table 5: Wellington Amenities Not Meeting Expectations (Score of 1)

Facility	Component	Description
Centennial Park	Basketball Court	This is a narrow, fenced asphalt court with significant cracking, uneven surfacing, and poor playability. The condition limits usability and poses safety concerns.
Centennial Park	Playground	This play structure features aging equipment that are a present safety concern. Its small size also limits its functionality and makes it inadequate to support the larger events regularly held at Centennial Park.
Centennial Park	Skate Park	The skate park has deteriorating concrete and wooden elements and does not meet standards for skate parks. The location is not ideal (e.g., lacks complimentary and supporting amenities; not a key destination location for age group).
Wellington Community Park	Batting Cage	These outdated batting cages have rusted frames, torn netting, and evidence of long-term deferred maintenance. As constructed, cages are only available seasonally, making this amenity a high-cost/low-return investment.
Wellington Community Park	Bike Course	This roughly constructed jump course has eroded surfaces, exposed hazards, and no official signage or safety measures. The lack of design standards discourages use and creates liability.
Library Park	Open Turf	This park has known, costly, irrigation issues and needs renovation to improve quality of the park as a whole.

Facility	Component	Description
Viewpointe Park	Playground	This play structure is very old and at the end of its life. It supports a lot more use than it was designed for and badly needs an upgrade to support the surrounding community.

These findings highlight specific deficiencies that require attention to maintain system quality. Targeted upgrades at these sites, particularly addressing aging play equipment, sports facilities, and structural components, are essential to help prevent further decline. Regular, proactive maintenance combined with selective reinvestment will sustain high standards across Wellington’s park system and improve safety, usability, and the overall recreation experience for residents.

Parks Ratings

To better understand park conditions and guide future investments, each site was evaluated based on key amenity performance and core criteria that shape the user experience. Ratings considered the availability of supporting features such as restrooms, drinking fountains, seating, parking, and shade, which enhance comfort and accessibility. A standardized Good, Fair, Poor scale provided consistency and clarity across the system.

- **Good:** All key amenities such as picnic shelters, restrooms, playgrounds, splash pads, and sport courts are present, well maintained, and functional. Facilities are clean, safe, and free from visible damage.
- **Fair:** Most amenities are present, but one or two show signs of wear or need minor repairs. Facilities might lack modern features or experience occasional maintenance issues.
- **Poor:** Multiple amenities are missing, non-functional, or in disrepair. Conditions might include outdated structures, safety concerns, or insufficient amenities.

All of the developed park sites meet a baseline level of quality and functionality. The eight unmaintained open spaces have scored Poor in this recreation analysis, as they are not used for or intended for recreation.

Table 6: Park Scores

Facility	Approx. Acres	Amenity Count	Park Condition
Pocket Parks			
Sunrise Park	0.55	2	Fair
Neighborhood Parks			
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
Community Parks			
Harvest Park	20.46	5	Good
Wellington Community Park	29.9	27	Good
Wellville Park	10.44	11	Good
Natural Areas			
Knolls Linear Park	17.49	6	Good
Open Spaces			
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

Trail Connectivity

Wellington’s trail system provides important connections between parks, open spaces, and community destinations, but the network remains fragmented and lacks the cohesion needed for town-wide accessibility. Anchored by the Knolls Linear Park natural corridor, the system currently offers just over 1 mile of hard-surface trails, which is insufficient for a growing community that prioritizes active transportation. While these trails wind through native grasslands and creekside environments, gaps in connectivity limit their functionality.

Additional paved paths at Wellington Community Park provide accessible routes within the park and connect to nearby neighborhoods. However, these segments operate largely in isolation

and do not form a continuous network. Other parks contain internal trails or short connectors, but these are underutilized because they fail to integrate into a larger system.

Three dedicated loop walks at Harvest Park, Wellville Park, and Wellington Community Park offer safe, family-friendly circuits, yet they primarily serve recreational purposes rather than practical mobility. Numerous trail access points exist, but without strategic links, residents face barriers to reaching key destinations on foot or by other forms of multi-modal transportation (e.g., bicycle, wheel-chair, scooters, skate boards, etc.).

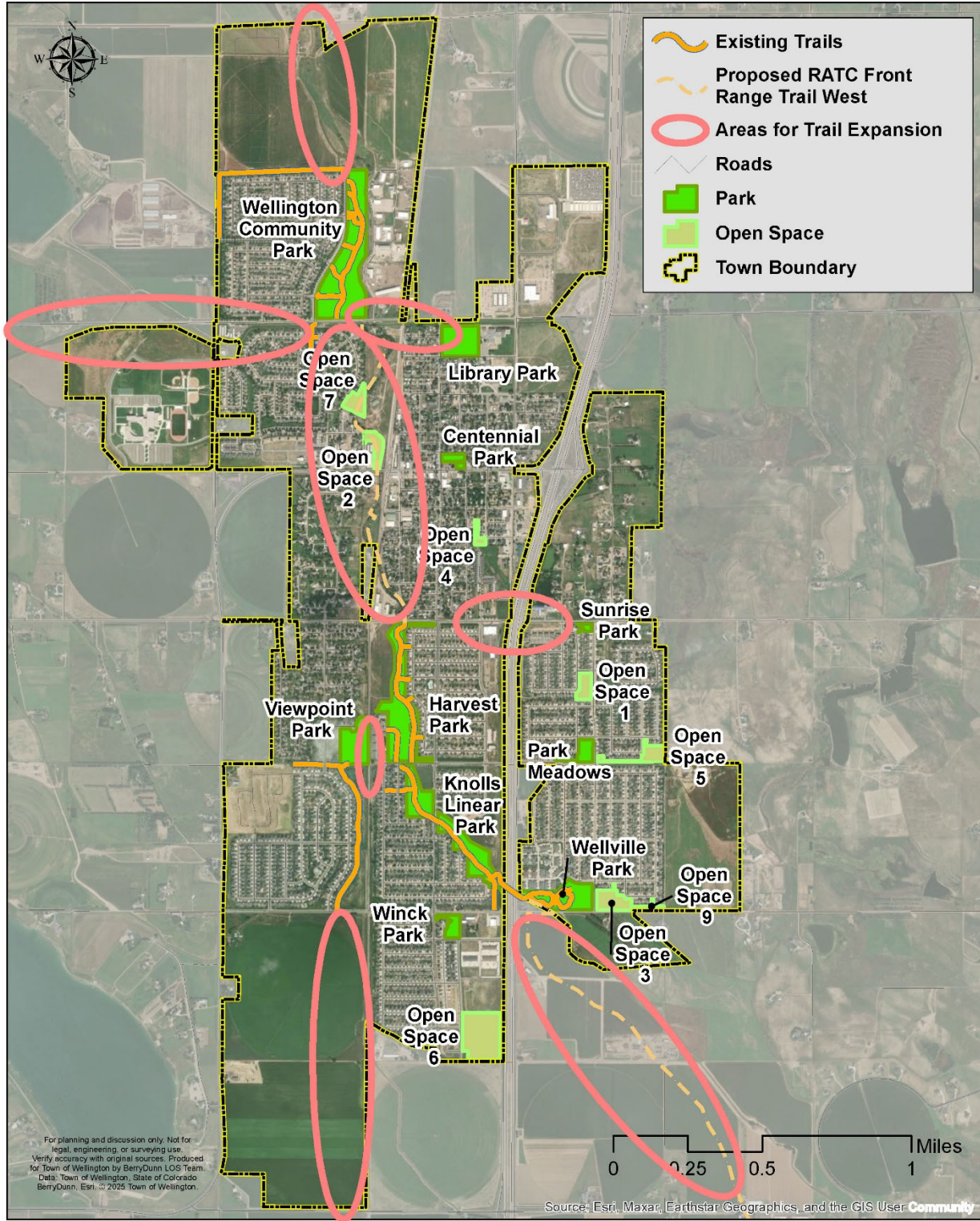
Critical Gaps and Opportunities

The current network does not adequately support walkability or car-free travel for daily errands, school access, or Main Street connectivity. To address these shortcomings, Wellington must prioritize strategic connections that unify isolated segments, eliminate major barriers, and connect into regional trail systems. Figure 6 illustrates the existing off-street trail network and highlights urgent opportunity areas, including:

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 Regional Active Transportation Corridor (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.
7. Pursue new and enhanced opportunities to improve safe and accessibility mobility of Third Street as a main north/south community connector. Third Street is highly visible, utilized, and an important connector and should be considered for the diverse needs of the community (e.g., connections to schools, businesses, parks, downtown, etc.). A hybrid approach to serve various transportation modes/interests should be considered for integration into transportation planning (which is likely not feasible with a traditional trail consideration).

Figure 6: Off-Street Trails Map

Off-street Trails Map
Wellington, Colorado



Level of Service

To evaluate Wellington's Level of Service, BerryDunn analyzed the availability, quantity, and spatial distribution of parks and amenities. By integrating the system inventory with GIS mapping, this assessment visualizes park locations, service areas, and connectivity across the town.

Benchmark Analysis

NRPA benchmarks frame parkland provision by population. Wellington's parks system comprises **127.73 acres and serves 12,432 residents**, yielding **10.27 acres per 1,000 residents**. When compared to other similarly sized agencies serving fewer than 20,000 residents, this figure is slightly below the NRPA median of 12.6 acres per 1,000 people. However, While Wellington's compact suburban form allows for robust service despite the lower acreage, considerations should be made to bring the total acreage up to per 1,000 citizen standards to align with community needs.

Key amenity-to-population ratios meet or surpass national medians:

- **Playgrounds:** Eight total, one per 1,554 residents
- **Sports Courts:** Nine total, one per 1,381 residents
- **Sports Fields:** Nine total, one per 1,381 residents

Wellington's compact layout and existing trail network provide important recreational connections, but the system remains disjointed and limited in scope. The Knolls Linear Park corridor, paved loops within community parks, and multiple trail access points offer walkable routes through neighborhoods and beyond formal park boundaries. These connections help most residents reach green spaces and amenities on foot or by bike, supporting Wellington's current service levels. However, gaps in connectivity and the absence of continuous routes reduce the network's potential to fully support safe, active transportation and daily mobility.

Future Park Access

Wellington's future development strategy must prioritize improved park access to keep pace with rapid growth. Extending multiuse trails and converting underutilized open spaces into active recreation hubs are essential steps toward meeting community needs. Town-owned properties in the east and south represent the most significant opportunities for expansion, offering adequate space for neighborhood parks that include playgrounds, sports courts, and community gathering areas to serve emerging residential areas.

In addition, strategic pocket parks should be considered in higher-density neighborhoods where walkable green space is currently lacking. These targeted investments would address service gaps and provide essential amenities while maintaining Wellington's commitment to environmental stewardship through thoughtful site design.

Future development of these properties, combined with new trail connections linking them to existing parks such as Wellington Community Park and Knolls Linear Park, is critical to creating an integrated network that serves all residents. Without these improvements, gaps in access and connectivity will persist, limiting the system's ability to support walkability and equitable recreation opportunities. Proactive planning now will help ensure Wellington remains a connected, livable, and

Table 7: Park Metric Analysis

Types of Facilities Existing in Wellington	Percentage of Agencies Offering This Facility	NRPA Median Number of Residents per Facility	Wellington Quantity	Wellington Residents Per Facility	Needed to Meet NRPA Median 2025
Playground	93%	1,990	8	1,554	0
Diamond Field	85%	1,833	6	2,072	0
Basketball Court	84%	4,366	3	4,144	0
Rectangular Field	83%	2,493	3	4,144	1
Tennis Court	72%	3,074	2	6,216	2
Dog Park	68%	10,327	2	6,216	0
Skateboard Parks	46%	11,284	1	12,432	0
Pickleball Overlay	42%	3,390	4	3,108	0
Splash Pad	23%	12,756	1	12,432	0
Disc Golf Course	20%	11,079	1	12,432	0

This analysis reveals that Wellington’s park system performs well compared to national benchmarks, but it also highlights areas where the system falls short of meeting median service levels. While counts for amenities such as playgrounds, diamond fields, basketball courts, and overlay pickleball courts currently meet or exceed NRPA medians, other facility types show notable gaps. For example, Wellington provides only two tennis courts, both of which have pickleball lines permanently painted over and are ineligible for tournament play. The community is short two tennis courts to align with the NRPA median. Similarly, rectangular fields are underrepresented, with one more needed to meet NRPA’s median.

Although dog parks and disc golf courses exceed national medians, the limited number of tennis courts and rectangular fields suggests uneven distribution of amenities and potential constraints on programming. These deficiencies will become more pronounced as the population continues to grow, underscoring the need for targeted investments in underrepresented facilities. Addressing these gaps in the near future will help Wellington maintain balanced service levels and equitable access to recreation opportunities across all neighborhoods.

Walkability Analysis

The NRPA's 10-minute walk metric is a widely recognized benchmark that recommends all residents live within a 10-minute walk (approximately 0.5 miles) of a park or green space. This standard promotes equitable access to recreation and nature for all community members.

Pedestrian barriers, such as highways, major streets, railroads, and natural features like rivers, impact walkable access. Figure 7 denotes zones created by these pedestrian barriers. In Wellington, key barriers include Interstate 25, the BNSF Railway Front Range Sub, and others, which create distinct zones of accessibility.

Figure 8 illustrates walkable access to outdoor recreation in Wellington using a 10-minute walk (0.5-mile) service area while accounting for pedestrian barriers. Darker orange areas indicate greater access to parks, while unshaded areas fall outside the 10-minute walk range. This analysis helps assess the distribution of parks and the equity of access across the community. **Most residents (98%) can reach outdoor recreation within a 10-minute walk, reflecting exceptionally well-distributed park resources.**

Figure 7: Pedestrian Barriers

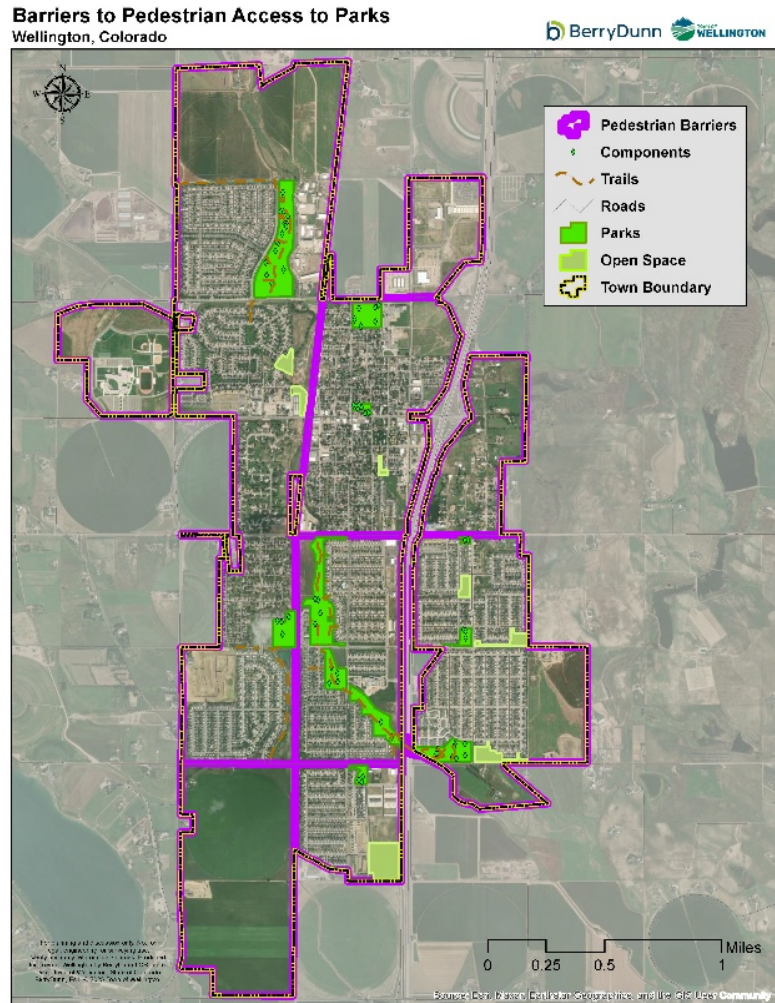
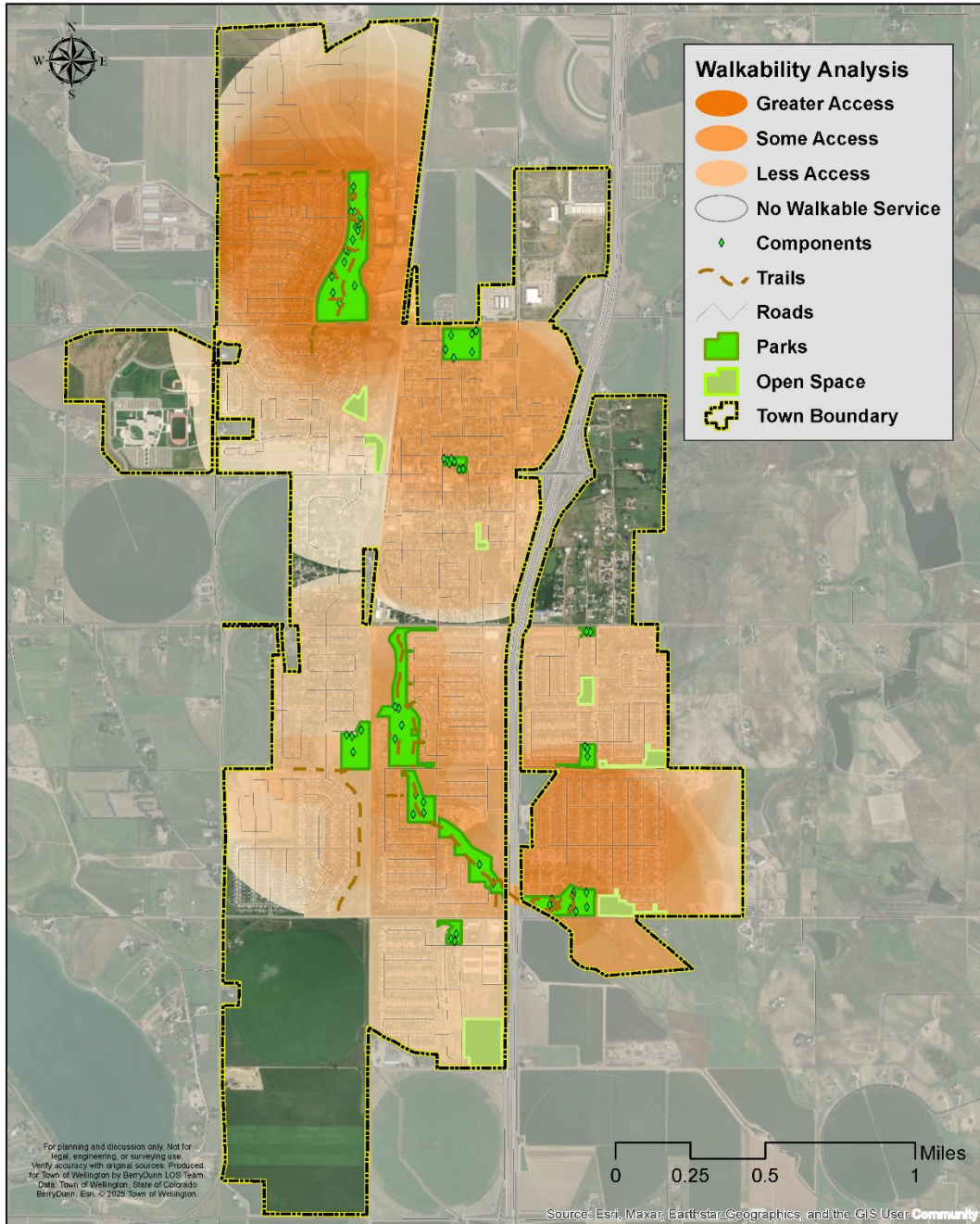


Figure 8: Walkable Access to Parks

Walkable Access to Parks
Wellington, Colorado



Key Findings

Based on the full inventory and analysis of Wellington's parks and recreation system, several key findings emerge:

- **Strong Overall System Performance With Limited Excellence:** Looking at Wellington's current amenities, 98% of amenities meet or exceed expectations—and only a small share fall into the “exceeds expectations” category. As the community continues to grow, there may be opportunities to strategically invest in signature amenities that enhance user experience and further differentiate Wellington.
- **Emerging Trail Network With Significant Connectivity Gaps:** The trail system provides important corridors, but it remains fragmented and lacks continuous routes for practical mobility. Current connections do not fully support walkability to Main Street, schools, or high-density neighborhoods. Without strategic investment, the network will fall short of Wellington's goals for active transportation and community health.
- **Positive Amenity-to-Population Ratios Mask Uneven Distribution:** Wellington meets or exceeds NRPA benchmarks for most current amenities, but these ratios do not reflect geographic equity. Large portions of the community, particularly east and south of Interstate 25, lack walkable access to sports courts and other amenities. Sunrise Park, for example, offers only a small playground, and Viewpoint Park is difficult to reach.
- **Park Distribution Leaves Critical Service Gaps:** Although 16 sites are strategically placed, the analysis identified about 200 residents in three priority areas without convenient park access. Priority Area #1 northeast of Jefferson Avenue and Interstate 25 faces the most significant barriers. These gaps undermine the system's commitment to equitable access and require targeted investments in new parks and pedestrian infrastructure.
- **Balanced Approach to Recreation and Conservation With Limited Activation:** Wellington successfully preserves 44.11 acres of open space, but many of these areas lack amenities that encourage active use. Without enhancements such as trails, seating, or interpretive features, these spaces risk underutilization and fail to maximize community benefit.
- **Walking Equity Requires Immediate Attention:** Access to amenities is inconsistent across neighborhoods. The east side of Interstate 25 has no walkable sports courts, and the west side toward the south offers minimal options beyond Viewpoint Park, which is not easily accessible. Addressing these disparities is critical to helping ensure all residents enjoy comparable recreation opportunities.

This analysis confirms that Wellington's parks and recreation system is generally well-managed and meets current community needs. However, it also reveals critical gaps in connectivity, walking equity, and amenity distribution that must be addressed to sustain quality and help ensure equitable access as the town grows. By prioritizing strategic investments and targeted improvements, Wellington can transform these challenges into opportunities, creating a more connected, inclusive, and resilient system for the future.

Relevant Trends to Wellington's Park Planning

Recreation as Economic Infrastructure

In Colorado, local parks and recreation agencies generate an estimated \$7.4 billion in economic activity annually, contribute \$3.37 billion in value added to GDP, support \$2.29 billion in labor income, and sustain nearly 40,000 jobs statewide. Colorado ranks 6th among all states analyzed in the NRPA's Park and Recreation Economic Impact Report, reflecting the significant role that outdoor recreation and public amenities play in the state's identity and economy.

For Wellington, this context is directly relevant. When residents leave town for swim lessons, fitness facilities, or family programming unavailable locally, that spending leaves with them. Investments in parks, trails, and recreation facilities are investments in local economic retention.

Well-planned public spaces also attract visitors, encourage longer stays, and support local businesses in ways that compound over time. Wellington's outdoor recreation identity, trail network, and potential new community center represent tangible assets in a regional landscape where communities increasingly compete for residents, businesses, and visitors who prioritize quality of life.

Realizing this economic potential requires deliberate planning. Strategic partnerships, phased implementation, and coordination with local businesses and organizations can help maximize public benefit.

Infrastructure Readiness

Wellington's continued growth brings both opportunity and responsibility for the parks and recreation system. Community input reflects consistent concern about ensuring that new amenities and facilities are supported by adequate infrastructure—particularly water systems, roads, and public utilities—and that development keeps pace with the town's capacity to sustain it. These concerns are directly relevant as the community prioritizes significant investments such as an indoor recreation facility with aquatics, expanded trail networks, and multipurpose spaces that carry real infrastructure demands.

Statewide guidance, including the Colorado Water Plan, reinforces the importance of aligning growth with conservation, efficient resource use, and close coordination between land use and infrastructure planning. For parks and recreation specifically, this means prioritizing water-efficient design, drought-tolerant landscaping, and facilities that deliver multiple community benefits from a single investment. Parks, open spaces, and trail corridors can serve recreational needs while simultaneously contributing to stormwater management and long-term environmental resilience—maximizing the return on infrastructure investment.

As Wellington advances the capital priorities identified in this plan, infrastructure readiness should be treated as a foundational consideration alongside community need and financial capacity. Phased development, cross-departmental coordination, and alignment with available resources will help ensure that high-priority projects are not only built but also sustainably operated over the long term. Growth that is deliberate and infrastructure-informed will allow Wellington's parks and recreation system to expand in step with the community it serves.

Strategic Initiatives

Strategic initiatives that have been created as a result of this planning process should be highly prioritized throughout future actions in the department. These initiatives serve as focus areas for the department to be best positioned for the future needs of Wellington. The strategic initiatives— **Improve Organization Vitality, Balance Resources and Services with Evolving Needs, and Create a Connected Community**, —are supported by recommended actions for success.

Improve Organization Vitality

While this planning process identified several new opportunities, Wellington needs to “catch-up” with existing impacts. To sustain and maximize the high-quality experiences that residents and visitors enjoy, Wellington will need to continue to further prioritize expanding resources. Increasing the number of staff, training, operational resources, facilities, and equipment will need to be pursued to successfully meet the community’s evolving demands.

Balance Resources and Services with Evolving Needs

Deliver high-quality services by aligning facilities, programs, and operational resources with changing community needs and available funding. This strategy emphasizes thoughtful reinvestment, space optimization, and adaptation to ensure existing assets remain relevant, flexible, and financially sustainable as the community grows and demographics evolve.

Create a Connected Community

Creating a Connected Community focuses on experiences as well as the parks and recreation infrastructure provided in Wellington. Providing facilities and services that bring community members together was a key theme throughout this planning effort. This initiative prioritizes community engagement and interaction by organizing events, stronger strategic partnerships, volunteer programs, and social activities. Additionally, enhancing Wellington’s trail and open space system is a top priority to improve mobility and accessibility for connections throughout the Town.

Action Plan with Prioritized Recommendations

Parks, Trails & Facilities

Close Priority Access Gaps with Targeted Park Investment

Park distribution analysis identified approximately 200 residents in three priority areas lacking convenient park access, with the area northeast of Jefferson Avenue and Interstate 25 representing the most significant gap. The Town should prioritize targeted investments in new park sites and pedestrian infrastructure in these areas to help ensure equitable access across the system.

Advance East-West Trail Connectivity as a Tier 1 Priority

The trail network remains fragmented and does not yet support continuous, practical mobility across town. Interstate 25 and the railroad are documented physical barriers limiting east-west access. The Town should prioritize development of a safe pedestrian overpass or underpass near I-25 and Jefferson Avenue and develop pedestrian infrastructure linking Viewpoint Park with Harvest and Knolls Parks across the railroad corridor.

Extend the North-South Trail Corridor and Regional Connections

Extend the existing north-south trail between Wellington Community Park and Harvest Park, continuing alignment with the proposed RATC and Front Range Trail West. Plan for further extensions north toward Wyoming, west to the foothills, and southwest toward Fort Collins to contribute to regional trail systems and support active transportation goals.

Improve Walkable Access to Parks, Schools, and the Downtown

Current infrastructure leaves parks, schools, and the downtown divided by Highway 1, Cleveland Avenue, I-25, and the railroad. The Town should create safe, connected pedestrian routes linking these destinations, with particular attention to underserved neighborhoods on the east side and south end of the community where walkable access to sports courts and amenities is limited or absent.

Integrate Trail and Mobility Planning with Regional Partners

Trail and connectivity investments should be coordinated with county, regional, and transportation planning partners to maximize impact and leverage external funding. Regional alignment supports Wellington's goals for active transportation, tourism, and the Colorado outdoor lifestyle that residents and visitors value.

Elevate Park Quality from Adequate to Excellent

The system currently prioritizes adequacy over innovation. The Town should establish a park reinvestment program that moves beyond minimum standards, targeting upgrades that create standout facilities and differentiate Wellington's parks from peer communities. Reinvestment in existing parks should be budgeted alongside new development.

Activate Open Space with Amenities That Encourage Use

Wellington preserves 44.11 acres of open space, but many of these areas lack amenities that support active use. The Town should evaluate open space parcels for activation opportunities—such as trails, seating, and interpretive features—to maximize community benefit from these assets.

Address Geographic Equity in Amenity Distribution

Positive amenity-to-population ratios at the system level mask uneven geographic distribution. The east side of I-25 has no walkable sports courts, and the south end of the west side offers minimal options beyond the difficult-to-access Viewpoint Park. Future facility siting and amenity investments should explicitly prioritize closing these gaps, and satellite programming should be explored in underserved areas while capital solutions are developed.

Programs & Services

Wellington's ability to provide programs and services that meet community needs is limited by available indoor recreation space. This means that accomplishing these recommendations which are aligned with community priorities, will be a significant challenge until indoor space needs are addressed.

Develop an Aquatics Program Portfolio

Survey respondents identified the lack of a community pool as the top program gap, with specific demand for swim lessons, lap swim, and aquatic fitness. Wellington should pursue aquatics access as a core program category through a phased approach: begin with contracted swim lessons or water fitness programming at partner facilities, explore aquatics partnerships with neighboring communities, and integrate a community pool into long-term facility planning.

Expand Early Childhood and Youth Non-Sport Programming

Current program inventory shows limited offerings for children ages 0 – 5, and survey feedback confirmed demand for all-day summer camps and more diverse youth programming beyond traditional sports. The department should introduce early childhood movement, arts, and STEM programs; expand all-day camp models to support working families during school breaks and summer; and create youth leadership and service programs targeting teens ages 13 – 17, a group with documented low participation rates.

Strengthen Adult Fitness and Wellness Offerings

Adults and seniors ages 45 – 64 and 65+ show strong engagement in fitness and wellness programming, with survey feedback pointing to a need for greater scheduling flexibility and variety. The department should add indoor group fitness classes year-round, offer programming during early morning, evening, and weekend times to accommodate working adults, and pilot low-impact wellness options for older adults, including aquatic fitness once pool access is secured.

Expand and Formalize Pickleball Programming

Pickleball was the most frequently cited program request in the survey, with residents specifically requesting dedicated indoor and outdoor courts with permanent nets. Drop-in, league, and tournament offerings should continue but be relocated to dedicated facilities as soon as feasible. In the interim, the department should pursue partnerships with schools or regional providers for indoor winter pickleball access, and position pickleball as a core lifelong sport alongside other court-based sports.

Increase Family and Cultural Programming

Family programs represent only 5.4% of current program inventory, and survey respondents identified clear demand for cultural events, music, food festivals, and family-friendly recreation. The department should introduce consistent monthly family programming, expand cultural festivals and arts offerings to complement a sports-heavy inventory, and create intentional pathways from one-time event participation to year-round program engagement.

Diversify Revenue Beyond Sports

Revenue analysis from 2022–2025 shows that sports account for over 90% of program revenues, creating financial vulnerability if sports participation declines. The department should build out fee-based arts, enrichment, and wellness programs; pilot higher-value adult offerings such as cooking classes, workshops, and enrichment series; and evaluate a tiered pricing model with scholarship support to balance cost recovery with equitable access.

Community Center

Advance the Wellington Community Center as the Master Plan's Anchor Capital Project

Community support for a dedicated community center and public pool is documented across multiple engagement methods and represents one of the most consistent findings in the plan. The conceptual facility program developed through the feasibility process establishes a viable foundation for a phased facility that addresses Wellington's most significant recreation gaps in a single investment. The Town should formally advance the Community Center as the highest-priority capital project in the master plan.

Develop the Facility to Address Core Program Gaps

The facility should include, at minimum: an indoor aquatics component with both a leisure pool and lap lanes to address the top-cited program gap; a full gymnasium to support year-round sports and fitness programming; dedicated fitness and cardio space; group fitness rooms; and flexible multipurpose space to support family, cultural, and community programming currently underrepresented in Wellington's inventory.

Design for Phased Expansion from the Outset

The concept plan identifies multiple future expansion zones, including outdoor amenity/gym expansion areas and a second-floor future expansion footprint. This scalable approach should be formalized in the project program so that Phase 1 construction does not preclude future additions. Land adjacent to the facility should be protected for this purpose.

Site the Community Center to Maximize Trail Access and Connectivity

The concept plan shows a trail corridor running along the northern edge of the site, consistent with the community's stated priority for trail-connected facilities. Final site planning should ensure direct, safe connections to the broader trail network so that the facility is accessible on foot and by bike from all parts of Wellington, including from the east side of I-25.

Use the Community Center to Anchor Economic Activity

Residents currently leave Wellington for swim lessons, fitness facilities, and programming available in neighboring communities. A community center with aquatics, fitness, and diverse programming creates a local destination that retains resident spending, supports nearby dining and retail, and contributes to the Town's broader economic vibrancy goals.

Economic Development & Sustainability

Frame Parks and Recreation Investment as Economic Development

Parks, trails, events, and facilities drive local spending, support mental and physical health, and attract residents and visitors. Budget and policy discussions should explicitly connect Parks and Recreation investments to Wellington's economic development goals, including downtown vibrancy, business retention, and the outdoor recreation identity that draws people to the community.

Pursue Diverse and Sustainable Funding for Capital Projects

Balancing growth with affordability is an identified community concern. The Town should actively pursue grants, regional partnerships, and alternative funding mechanisms, including potential partnerships with neighboring communities for shared facilities like aquatics, to reduce the per-resident cost of major capital investments.

Invest in Event Infrastructure to Support Economic Activity

Events are a documented strength in Wellington, and residents want more of them. Permanent event infrastructure, including a stage, power, shade, and restroom facilities at key venues, reduces per-event costs and creates conditions for a more diverse, year-round events calendar that supports local dining, retail, and community economic activity.

Community Engagement & Communication

Close the Feedback Loop with the Community

Residents and board members both noted that this process reflects genuine listening. The Town should communicate clearly and consistently that community input is being translated into action—through plan adoption announcements, project updates, and a publicly visible progress tracking mechanism—to reinforce trust and sustain participation in future engagement.

Foster Partnerships to Advance Shared Priorities

Several plan priorities, including aquatics access, trail connectivity, and programming for underserved populations, benefit from coordination with schools, neighboring jurisdictions, nonprofits, and local businesses. The Town should actively cultivate these partnerships as a strategy for expanding capacity without proportional increases in municipal cost.

From Plan to Action

This plan is not intended to mark the end of engagement, but rather to carry momentum forward. The process has helped establish shared priorities, common language, and a clearer vision for the future. Maintaining that momentum will require continued transparency, regular updates, and accessible communication as projects move from planning to implementation. Doing so reinforces trust and helps residents stay connected as changes occur over time.

Equally important is the network of relationships this process has begun to build. Collaboration among the Town, local organizations, businesses, and residents will be critical to advancing shared goals, leveraging resources, and delivering community benefits more effectively. By serving as a common reference point, this plan provides a foundation for coordinated action and ongoing collaboration.

The Town of Wellington stands at a crossroads filled with both challenges and exciting opportunities. With intentional planning, open communication, and community-driven collaboration, Wellington can continue to grow in ways that benefit all residents, now and for generations to come.

April 8, 2026 Regular Meeting	Items	May 13, 2026 Regular Meeting	Items	June 5th, Special Meeting	Items	June 10, 2025 Regular Meeting	Items	Late June, Special Project	Items	July 8, 2026 Regular Meeting	Items (Potential Cancellation)			August 12, 2026 Regular Meeting	Item
Agenda	Minor Park Improvement Budget and Use	Agenda	Veterans Day	Agenda		Action	Cancel July								
Agenda	Upcoming Events: Arbor Day	Agenda	Draft Master Plan?			Park Visit	WCP								
Action	Meeting Minutes	Action	Meeting Minutes			Park Visit	Viewpointe/Potential CC Location								
Tour/Presentation	Library Park	Agenda	Guest: Brittany Lenoir			Park Visit	East Side								
														Park Visit	Centennial