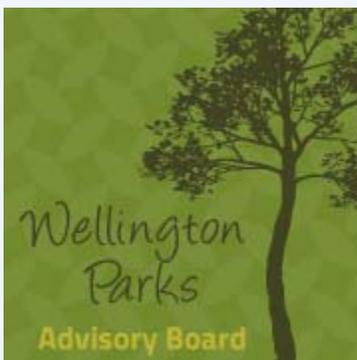




# Town of Wellington

## Parks and Trails Master Plan

The Town of Wellington and the Parks Advisory Board are dedicated to creating a well-designed and maintained system of parks and trails that are an integral part of the community: they are relevant to the times, tailored to meet neighborhood, family and individual needs, are accessible by all, and support a happy, engaged and playful spirit. By encouraging outdoor recreation and providing vibrant play spaces, the Town shows its commitment to providing services that keep our community healthy and active.



# Acknowledgements

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## Introduction

The key to the development of this document was the involvement of Wellington’s active, passionate and well-informed citizenry. The Board of Trustees, Parks Advisory Board and staff would like to thank the individuals and groups that took time out of their schedules to provide input at meetings, open houses and casual conversations with all those involved throughout this process.

## Vision

The Town of Wellington and the Parks Advisory Board are dedicated to creating a well-designed and well maintained system of parks and trails that are an integral part of the community: they are relevant to the times; tailored to meet neighborhood, family and individual needs, are accessible by all; and support a happy, engaged and playful spirit. By encouraging outdoor recreation and providing vibrant play spaces, the Town shows its commitment to providing services that keep our community healthy and active.



## Purpose

The Town of Wellington Parks and Trails Master Plan is intended to be, and will serve as, a companion document to the Wellington Comprehensive Master Plan upon adoption. The document is considered a living or dynamic document that is continually edited and updated to stay aligned with the needs and desires of the community. This Master Plan will supplement the vision, goals and policies set forth in the Comprehensive Master Plan. The Wellington Comprehensive Plan discusses briefly the Park Fund and plans for Wellington Community Park. This document is meant to act as a guiding document in maintaining current parks and trails as well as planning and development of new parks and trails in the Wellington Community. The Wellington Parks and Trails Master Plan was adopted by the Board of Trustees in 2008, this document is an update to the original document. This plan focuses on defining needs for parks and trails and not recreational program development.

Development of the 2008 Parks and Trails Master Plan was based on the following interactions and document reviews:

- The Town of Wellington, Colorado Comprehensive Master Plan Update which provided projected growth scenarios, visions and goals of the Town
- Meetings of the Parks Advisory Board (once a month) and meetings of the Board of Trustees (twice per month)



The Town of Wellington has been enjoying a steady increase in population as more people find Wellington to be a great place to raise a family and call their home. While citizens of Wellington have long supported and encouraged outdoor play, the tremendous growth experienced by the Town has created a need for a more formal document to guide the vision of parks and trails in Wellington.

Utilizing information from the data analysis of the Geo-Referenced Amenities Standards Program (GRASP) tool to inventory existing parks, trails, and recreation facilities on quantity and quality the Town was able to do a complete review of the level of services and consider the recommendations given in the GRASP report.

The Town of Wellington has experienced rapid and steady growth over the past ten years and this does not appear to be slowing, therefore, a demographic profile of the town is offered in this Master Plan to give a broader picture of the Town and the citizens served here. With higher than average growth compared to neighboring towns and cities, there is an increased need to assess and plan for the future park and trail needs of the community.



1 Cleveland Avenue Then and Now

## Town of Wellington

The Town of Wellington was an oil, coal and agricultural hub throughout the 1800's and became a stopping location for wagon trains, travelers and military movement between Cheyenne, WY and Fort Collins, CO. The town was founded in 1902, incorporated in 1905 and named after C.L. Wellington, an employee of the Colorado and Southern Railroad. Wellington was the childhood home of U.S. Supreme Court Justice Byron White who frequently returned to the Town for high school reunions later in his life. Wellington maintained a population around 500 throughout the 20<sup>th</sup> century and grew to about 1,000 by the early 2000's, today Wellington is home to a population of nearly 6,800 residents. Around the same time the population began to grow in Wellington, woolly mammoth remains were discovered by a construction crew while digging foundations for new homes. The remains were carefully excavated by a University of Colorado team while residents watched with excitement. Unfortunately, after being taken back to the University for further examination, the tusks were dropped and shattered on a floor. In recognition and



remembrance of this event, the subdivision where they were found named a street Mammoth Circle. Currently, the town is known for parades, its 4<sup>th</sup> of July celebration, bike riding, restaurants and a community spirit fostered in small town environments. The Wellington community comes together frequently to enjoy outdoor activities like the annual Easter egg hunt, 4<sup>th</sup> of July celebration, weekly auctions, concerts and foot races. Citizens support those serving in the military through recognition at events and has an active church community as well.

According to the United States Census Bureau the estimated population for Wellington in 2013 was 6,725 people. Between 2009 and 2013, the State of Colorado experienced a growth rate of 4.8 percent, while Wellington grew at a rate of 6.9 percent. With such a rise in residential building in Wellington, it became apparent that the need for well-planned and thoughtful development of the parks and trails system was vital to the community. With this explosion of residential growth, the demographics of the town began to change. 2013 statistics show that 31.9 percent of Wellington residents are under the age of eighteen, 10.6 percent are under the age of five. It is apparent that families with children have chosen Wellington as a great place to live and raise a family.

Surveys of Town residents and the most recent election have indicated that local parks and trails are a high priority for those residing in Wellington. The 2014 Statewide Comprehensive Outdoor Recreation Plan states that “60 percent of Colorado residents recreated outdoors at least one day a week on average.” In addition, the survey lists engagement of youth as a top priority. Another interesting statistic in the report was that “36.2 percent of Colorado’s population recreates less than four miles away from home on the average weekday.”



*2 Wellington Sunrise*

These statistics and demographics are important to consider when planning for the future of parks, trails and recreation facilities in the Town of Wellington.

### Parks and Trails Past, Present and Future

The earliest report of a park in Wellington appears to be the Bandstand in the Park built in the very early 1900’s. Presently, the town now has 8 completed parks, a community park under construction and plans for additional parks connected by a trail system.

At this time, staff is working closely with the Colorado Department of Transportation to build an underpass for pedestrians allowing for a trail connection between those living on either side of Interstate 25. This is part of a larger trail planning process, of which portions



have been completed, the most recent being a ¼ mile stretch near The Knolls Subdivision. With neighborhood parks, pocket parks, a community park, an extensive trail plan and a disc golf course, the town has shown passion and enthusiasm for outdoor recreation.

In 2014 the Parks Advisory Board, made up of 7 volunteers appointed by the Board of Trustees, was established. Their mission is: To enhance the quality of life for the citizens of Wellington by maintaining, improving and establishing parks, trail systems and open spaces; promoting environmental conservation and land preservation; as well as meeting the needs of all abilities for present and future generations. As one of the fastest growing communities in Larimer County, the Parks Advisory Board works hard to increase outdoor recreational activities that keep pace with the growing population.

Additionally, the Town of Wellington purchased GIS software for mapping and planning purposes in order to update the Parks and Trails Master plan from 2008. This document serves the update to the original master plan and is a living document that will be continually edited and updated to reflect the needs and desires of the community.

The Town Board of Trustees and the Parks Advisory Board are dedicated to creating a playful future for residents of our community and has plans to expand the current parks and trails system. The Town has acquired and designated land for two additional parks and one open space area at this time. One location is in the Columbine Subdivision and the other near Ronald Reagan and Horsechestnut Street, currently named Boxelder Creek Trail Open Space, of which 17 acres are set aside for a future park. Other efforts include completion of a town-wide trail system that is connected to regional trails providing access to all parts of Wellington as well as surrounding communities, and moving toward a “walkable community.”

Other desires for these spaces include a skateboarding park, basketball courts, outdoor fitness equipment, rugby fields, community gardens and an inline hockey rink. The Board of Trustees and Parks Advisory Board understand there are financial considerations involved in creating a vision for the future of Wellington Parks and Trails. The inclusion of future plans for parks and trails is to ensure that the vision for a complete, lively, vibrant and playful atmosphere does not get lost. The Parks Advisory Board is dedicated to seeking out and exploring grant and funding opportunities to make this vision a reality.



*3 Farmers Market at Centennial Park*

## Goals and Objectives

The Parks Advisory Board has set the following goals for community parks and trails:

1. Develop parks and programs that promote community values by:



- Partnering with local groups that are active in the community to enhance services and develop programming to maximizing public benefit (examples: schools, Boys and Girls Club, the Senior Center and other groups);
  - Engaging residents to participate in the planning process of parks and trails as well as gain insight into the desires of the community;
  - Utilizing the media and marketing strategies to engage and inform the public (flyers in the water bill, social media, the local newspaper etc.);
  - Educating the public and town leaders about the value, benefits, conditions and needs of the Town of Wellington parks, trails and open spaces;
  - Ensuring that all neighborhoods are within a reasonable walking distance to a developed park area; and
  - Designing park facilities to serve a wide range of ages and abilities in accordance with the Americans with Disabilities Act.
2. Maintain parks, trails and open spaces at a consistent level that is supported by the community as follows:
- Developing efficiencies in operations and maintenance to minimize staff and maintenance costs;
  - Emphasizing minimization of maintenance in the design of parks, trails and open spaces;
  - Establishing a maintenance standard for all parks, trails and open spaces; and
  - Evaluating and updating maintenance criteria and standards annually.
3. Create a local trail system that also connects to the regional trail by:
- Developing trail standards that ensure trails and trail corridors provide adequate width and height clearance for diverse user groups;
  - Developing trail alignments that promote aesthetic views, safe conditions and minimize negative impacts to any environmental areas;
  - Coordinating trail alignment to provide linkages to parks, schools, the downtown area, regional trail systems and other amenities; and
  - Ensuring the safety of all those utilizing trails, including construction of necessary pedestrian crossings related to Highway 1 and Interstate 25.

## Funding Overview

Parks and trails are built and maintained with funding from a trail impact fee implemented in 2015, funds from the State Conservation Trust Fund, permits for new home construction and a percentage of the general fund raised by the town's sales and use tax.



As the need for more parks and recreation has been growing with the population, the Park Fund has struggled to keep pace with the demand. In 2014 a ballot question was raised and approved by the citizens of Wellington allowing the town to take



Figure 4 Parks and Trails Open House

out a loan to supplement the fund balance to complete Wellington Community Park. The loan is scheduled to be paid back over a term of ten years which commences upon completion of construction.

The Town recognizes that there is limited funding for parks and trails and is dedicated to seeking out more funding opportunities through grants and has organized a donation program to allow businesses and private citizens to contribute to the creation and maintenance of Wellington parks and trails.

#### Overview of Staff and Parks Advisory Board

The Town of Wellington administrative staff, elected officials, the Recreation Department, Public Works department, the Wellington Parks

Advisory Board and volunteers all put effort into planning, development and maintenance of the Town's parks and trails. The Parks Advisory Board is comprised of seven (7) members appointed by the Board of Trustees with the Mayor serving as the Chair.

#### Process

In 2014 the Town acquired the equipment necessary to gather GRASP data which was provided to Design Concepts to be analyzed with recommendations on life expectancy of equipment and the current state of the park system in Wellington. This information was provided to the Board of Trustees, Parks Advisory Board and staff for consideration in this update.

Additionally, on February 3, 2015, staff held an open house at the Leeper Center that was announced in utility bills, in the local newspaper and on the Town's website. There were 77 participants that attended and were given the chance to interact with board members and staff, ask questions, give ideas and input and participate in a voting exercise to help prioritize the replacement of playground equipment at existing parks. Additionally, this was an opportunity to update the public on the construction of Wellington Community Park. Maps, concept plans and members of the Board of Trustees and Parks Advisory Board were available for discussion. The comments and results from the open house are provided in Exhibit 1 attached to this document.



Figure 5 Parks and Trails Open House Chip Voting



It was with this information that the following Parks and Trails Master Plan Update was formulated.



## Existing System and Needs Assessment

### GRASP® Inventory Process and Methodology

In planning for the development and construction of parks and recreation services, it is useful to consider parks, trails, and other public spaces as a vital piece in creating a healthy infrastructure for Wellington as the town continues to grow. This park system allows people to exercise, socialize, and otherwise maintain a healthy physical, mental, and social well-being. The infrastructure is made up of components that support this goal. Components include things like playgrounds, picnic shelters, courts, fields, paths, indoor facilities, and other elements that allow the system to meet its intended purpose.

Providing an accurate inventory is essential to determining the current Level of Service (LOS) of a community. In order to take full advantage of the GRASP® methodology as described below, a complete inventory was collected by Town staff that lists not only quantitative data, but also provides qualitative information and analysis. The inventory is a three-step process: preliminary data collection, site visits, and data review and compilation.

### Inventory of Existing Components

Town of Wellington staff completed a detailed inventory that located and catalogued all of the existing components utilizing GPS technology. This information was used to analyze the levels of service provided by the system. This update contains basic data on each park currently within the system, the full GRASP inventory and report are attached as Exhibit 2.

### Field Visits

Next, field visits were conducted by the consulting team, Town staff, and Parks Advisory Board members to confirm the preliminary data and collect additional information. During the field visits and evaluations, missing components were added to the data set as needed, and each component was evaluated by how well it met expectations for its intended function. During the site visits, the following information was collected:

- Component type
- Component location
- Evaluation of component condition – record of comfort and convenience features
- Evaluation of comfort and convenience features
- Evaluation of park design and ambience
- Site photos
- General comments



*6 Sample GPS device used for data collection*



The inventory team used a three-tier rating system to evaluate each component:

B = Below Expectations (1)

M = Meets Expectations (2)

E = Exceeds Expectations (3)

The scores were based on such things as the condition of the component, its size or capacity relative to the need at that location, and its overall quality. Components were also evaluated based on their level of service to the neighborhood and the broader community.

The location of each component and the conditions around its location can affect how well it functions, so in addition to scoring the components, each park site or indoor facility was given a set of scores to rate its comfort, convenience, and ambient qualities. This includes such things as the availability of restrooms, drinking water, shade, scenery, and others.

Information collected during the site visit was then compiled and corrections and



7 Centennial Park

comparisons were made to the GIS data previously compiled. Once the two were rectified, the inventory was sent to Town staff and Board Members for corrections and comments. Staff and the Parks Advisory Board reviewed the inventory for accuracy and returned the report to Design Concepts for analysis and creation of the final report.

#### NRPA Standards

Level of Service (LOS) is typically defined in parks and recreation master plans as the capacity of system components and facilities to meet the needs of the public. The traditional means of measuring Levels of Service (LOS), often called the National Recreation and Parks Association (NRPA) Standards method, was typically based on

providing a set number of facilities or acres per 1,000 population (or “capacity”). This methodology was developed in the 1970’s and 80’s and it is now recognized as not accurate for the majority of public agencies because each community has different demographics and physical conditions that make national standards inappropriate or no longer applicable. Even NRPA officials are now calling this standards methodology “obsolete.” It has, however, been used extensively, and therefore we provide these historic comparisons for population based components as part of this plan. See the Capacities Analysis section of the report for this analysis.



## Classification Schemes

Another traditional approach to planning that has not been relied upon in this inventory is the classification of parks into categories such as “Neighborhood Parks” and “Community Parks.” In Wellington, as in many municipalities, parks serve on both levels, and do not always fall neatly into one category or another. For this reason, the GRASP® process assigns both a neighborhood and a community value to each individual component within a park, without regard to the “classification” of that park.

## GRASP Methodology

In order to find a way to standardize LOS that is accurate, implementable, and can be benchmarked, this plan includes an enhanced approach using the Geo-Referenced Amenities Standards Program (GRASP®). This methodology builds on traditional community standards based on capacity, not only tracking the quantity, but also quality and distribution of amenities and components or a group of components. Another important distinction of the GRASP® method is the flexibility that it allows in determining standards for LOS. Standards are determined based on each community’s unique circumstances which make them more accurate and more likely to be implemented.

GRASP® technology applies to individual components, such as basketball courts, as well as to overall facilities such as neighborhood and community parks. It replaces the traditional classification of parks with a classification of the individual components within parks and open space according to their functions to create a component based system. By thinking of the components within the parks, trails, and recreational facility system as an integrated whole that provides a service to residents, it is possible to measure and quantify the net Level of Service provided.

In the inventory stage of the plan, each of the various components found within the park and recreation system were evaluated for quality and condition, and assigned a score. The geographic location of each component was also recorded. The quantity of each component is recorded as well providing a look at capacity.

Comfort, convenience, and ambience characteristics that are part of the context and setting of a component were also evaluated and recorded in the inventory. These comfort and convenience features are items such as drinking fountains, seating, and shade. They are not characteristics of the component itself, but when they exist in proximity to a component they enhance the value of the component. In GRASP® terminology these are referred to as modifiers.



*8 Wellington Community Park Phase 1 Construction*



Using GRASP® methodology, a Base Score is calculated for each component using the following formula:

$$\text{Component Score} \times \text{Modifier Value} \times \text{Design and Ambience Score} = \text{Base Score}$$

By combining the base scores of each component it is possible to measure the service provided by the entire park system from a variety of perspectives and for any given location. This was done, and the results are presented in a series of maps (Perspectives in GRASP® terminology) and tables that make up the GRASP® analysis of the study area.

GRASP® Level of Service Perspectives show how well the community is served by any given set of components by using maps to graphically display the GRASP® values, and with quantified measurement spreadsheets. This quantification system provides a benchmark against which a community can determine how well it is doing providing services in relation to the community's goals, presently and over time.

The GRASP® enabled dataset is "living" digital data. Wellington has been encouraged to maintain and update this valuable resource, so that future analyses may be performed to measure progress in maintaining and enhancing levels of service for the community.

For each Perspective, each inventoried component has been assigned a service value, or GRASP® score, and a service area, (or buffer), based on a radius from the component. Components were scored two ways, first for their value to the surrounding neighborhood, and second for their value to the entire city (communitywide score). For example, a small tot-lot in a pocket park might have a high value to the immediate neighborhood and a low value to someone who lives across town. For the GRASP® mapping, only the neighborhood



9 Viewpointe Park Play Equipment

scores are used. The community scores are used to determine community levels of service for key components, which will be discussed in a later section.

The buffer is the distance from which getting to the component can be accomplished within a reasonable time frame. One mile buffers have been placed around each component and shaded according to the component's GRASP® score. This represents a distance from which convenient access to the component can be achieved by normal means such as driving or bicycling. In addition a one-third mile buffer has been plotted for each component. The one-third mile buffer shows the distance that a resident can reasonably walk in 10 minutes. Scores are doubled within the 1/2 mile buffer



to reflect the added accessibility of walking, since almost anyone can reach the location on their own by walking, even if they don't drive or ride a bicycle.

When service areas with their scores for multiple components are plotted on a map, a picture emerges that represents the cumulative service provided by that set of components upon the geographic area. Where service areas for multiple components overlap, a darker shade results from the overlap. Darker shades indicate locations that are "served" by a combination of more components and/or higher quality ones. The shades all have numeric values associated with them, which means that for any given location on a GRASP® map, there is a numeric GRASP® Level of Service score for that location and that particular set of components.

The maps can be used to determine levels of service throughout the community from a variety of perspectives. These perspectives can show a specific set of components, depict estimated travel time to services, highlight a particular geographic area, or display facilities that accommodate specific programming.

In the completed maps, it is not necessary for all parts of the community to score equally in the analyses. The desired level of service for any particular location will depend on the type of service being analyzed, and the characteristics of the particular location. Commercial and industrial areas might reasonably be expected to have lower levels of service for parks and recreation opportunities than residential areas.

The maps can be used to determine if current levels of service are appropriate in a given location. If so, then plans can be developed that provide similar levels of service to new neighborhoods. Conversely, if it is determined that different levels of service are desired, then new planning can differ from the existing community patterns to provide the desired level of service.

### Reading the GRASP® Perspectives

Each Perspective shows the cumulative levels of service across the study area when the buffers for a particular set of components are plotted together. Where there are darker



10 Wellville Park

shades, the level of service is higher for that particular perspective. It is important to note that the shade overlaying any given point on the map represents the cumulative value offered by the surrounding park system to an individual situated in that specific location, rather than the service being provided by components at that location to the areas around it.

By reviewing the Perspectives, it is possible to see where higher and lower levels of service are being provided from a given set of components. Decisions can then be made regarding the appropriateness of the levels of service and whether or not to change the system in some way to alter



levels of service in various locations. The study area is bounded by Town limits and contains portions of the community that are not developed. Thus, these areas of no, or limited, service influence the GRASP® scores.

### Community Tailored Standards and Guidelines

The NRPA has adjusted their position on recommended level of service standards and has suggested that communities develop their own specific standards and guidelines based on the specific needs of their citizens. Most recently, guidelines have shifted away from setting specific park land area standards and instead recommend flexibility in order to accommodate the unique circumstances and situations that arise in various communities. The adoption of broad goals is needed to ensure that the quantity of Wellington’s park lands base is generally adequate to serve their population, while also setting specific goals and objectives for the types and sizes of parks and facilities needed. This change in perspectives has been considered in the update to this Master Plan and thus, there is a shift away from previous NRPA standards to the new standards associated with utilization of GRASP.

Small Community Parks and Recreation Planning Standards, a report developed by the Rural Planning Institute for the State of Colorado, can also serve as a useful resource. These standards address the demand for specific recreation facility types in response to the actual use patterns and desires of small communities in Colorado. This model advocates a more tailored approach to addressing a community’s needs that goes beyond the provision of general recommendations of acreages for various park classifications. The overall park acreage demand standard for a small community like Wellington as developed by the Rural Planning Institute is 14 acres per 1000 population. This should be considered as a “guideline” only and should be applied with flexibility and in consideration of the Town’s specific recreation needs.



11 Library Park

The planning standards presented in the report prepared by the Rural Planning Institute were developed for communities with less than 10,000 population and are intended to replace the NRPA standards. The parks and recreation standards for small communities were established using the following methodology.

1. What is the citizen demand for various parks and recreation resources? That is, how much or how often are small community residents using softball fields, trails, playgrounds, etc.?



2. What is the capacity for various recreation resources? That is, how many citizens can a softball field or playground accommodate? Or put another way, if there is demand for softball fields, how many will our community need to meet the demand?
3. Given demand and capacity for certain facilities, how much land will be needed to accommodate those facilities? This typically expressed in acreage per capita. Or more specifically, acreage per 1000 residents.

The determination of the citizen demand for recreation facilities is achieved through extensive local survey combined with national and industry trend data collection to determine the frequency of use and preferences for facilities.

Once the demand for the parks facilities have been determined then the capacity of the parks system is needed. Two steps are required to determine facility capacity. These steps are:

1. Estimate the number of players or participants that the parks facility can accommodate; and
2. Estimate the number of activity sessions or play opportunities the parks facility can accommodate per month. Since some activities are seasonal, this analysis was tailored to provide per month responses.

The third component of the formula is park land standards. Park facilities need to be placed on land. The land requirements include the area for the specific playing field, area around the field as a buffer space and parking. Event activities create large land demands due to the size and parking requirements. As a general rule, each one acre event activity will require approximately two acres of parking.

Park planning standards are the result of demand for and the capacity of the parks and recreation facilities. These standards should always be viewed as an estimated minimum and not as a maximum.

### Existing Parks, Trails and Recreational Facilities Inventory

There are 48 acres of Boxelder Trail Open Space in Boxelder Commons, The Knolls and Wellville Park, Wellington Community Park will add an additional 30 acres to the current park system. The following existing facilities encompass the Town of Wellington's park and recreational system.

#### Library Park

Library Park, which is located south of Washington Avenue between 3<sup>rd</sup> and 5<sup>th</sup> Street consists of two softball fields and an open turf area and is adjacent to the Town of



Wellington’s Wilson Leeper Community Center which contains the Town’s Library, Recreation Center, and Community Room. Library Park is approximately 7.85 acres.

Amenities at Library Park include:

- Approximately eight (8) acres of land
- Open turf
- One (1) park shelter
- One (1) practice backstop
- Drinking fountain
- Seating
- Trail connection
- Dog pick-up station
- Two (2) ball fields
- One (1) picnic table



*12 Viewpoint Park*

Design and Ambience Score: 2 (Two)

### Centennial Park

Centennial Park is located north of Cleveland Avenue between 3<sup>rd</sup> and 4<sup>th</sup> Street and consists of large turf areas, a covered picnic area, picnic tables, play equipment, a small stage, basketball courts, and a small fenced skateboard facility. Centennial Park is also home to the Boys and Girls Club of Wellington. Centennial Park is approximately 1.75 acres.

Amenities at Centennial Park include:

- Approximately two (2) acres of land
- Portable Restroom
- Open turf
- One (1) park shelter
- One (1) playground with ADA access, but minimal equipment
- One (1) playground with larger play structure
- One (1) basketball court
- One (1) skate park
- One (1) event space
- Drinking fountain
- Seating
- Dog pick-up station
- Parking
- Two (2) picnic tables

Design and Ambience Score: 2 (Two)



### Viewpointe Park

Viewpointe Park is located at the end of Ronald Reagan Court and Kit Fox Drive and consists of basketball courts, a single playground, parking lot, picnic tables, a shade structure, and irrigated turf. Local recreation and some flag football games are played at this location. Viewpointe Park is approximately 8.0 acres.

Amenities at Viewpointe Park include:

- Drinking fountain
- Seating
- Dog pick-up station
- Bicycle Parking
- Restroom
- One (1) park shelter
- One (1) playground
- One (1) basketball court
- Two (2) multi-purpose fields

Design and Ambience Score: 2 (Two)

### Wellville Park

Wellville Park is located on the southwest corner of McClellan Road and Woodlake Lane, the park consists of irrigated turf open space. Wellville Park is approximately 5.3 acres. Wellville Park was referred to as Park Meadows Park in previous iterations of the Parks and Trails Master Plan.

Amenities at Wellville Park include:

- Approximately five (5) acres of undeveloped park land
- Open water

Design and Ambience Score: 0 (Zero) – because this park is undeveloped it will not be factored into the overall GRASP score given to the Wellington Parks and Trails system.

### Winick Park

The Winick Park is located on the northeast corner of Coralbell Court and Wine Cup. It is a large turf area with trails and a parking lot. Winick Park is approximately 1.5 acres.

Winick Park is scheduled to have playground equipment and a shade structure installed in the spring of 2015.

Amenities at Winick Park include:

- Approximately two (2) acres of land
- Open Turf
- Dog pick-up station

Design and Ambience Score: 2 (Two)



### Wellington Community Park (Currently being constructed)

Wellington Community Park is located on the north east corner of Washington Avenue and Buffalo Creek Parkway. The park is partially completed with a recreation area consisting of irrigation wells, pond and pump stations and a newly constructed batting cage. At the time this report was written, water and sewer lines were being installed as part of phase 1 of the Community Park. Wellington Community Park is approximately 30.0 acres. The completed park will include two dog parks, lighted tennis/pickle ball courts, two-lighted ball fields, playground, splash pad, trails, multi-purpose field, shade structures, and picnic areas (Attachment 1 – Concept Plan and Location Map). This will be Wellington’s first community park and is a top priority for the Board of Trustees and Parks Advisory Board. In addition to the building of the park, accessibility is being addressed with the building of a pedestrian crossing over Windsor Ditch. This will give access to the park from the south at Wellington Point.

Amenities at Wellington Community Park, upon completion, will include:

- Approximately thirty (30) acres of land
- One (1) shade structure
- One (1) dog park
- One (1) tennis court
- Two (2) playgrounds
- One (1) splash pad
- Three (3) park shelters
- Restrooms
- One (1) batting cage – already constructed and available for use by the public
- Trail – multi use
- Trail connections
- Open water
- Loop walk
- Two (2) ball fields
- Multi-purpose field
- Picnic tables
- Drinking fountain
- Dog pick-up station
- Bicycle parking

Design and Ambience Score: 3 (Three)

### Boxelder Creek Trail Open Space

Boxelder Trail Open Space is also considered as an existing recreational amenity as it represents approximately 20 acres of irrigated turf, landscaping, natural vegetation, a parking lot and a trailhead.



Boxelder Trail Open Space has sufficient acreage to accommodate a community park with the inclusion of the Old Lagoon. This is the site designated for a future recreation center, swimming pool and multi-purpose fields.

Amenities at Boxelder Trail Open Space include:

- Approximately twenty (20) acres of unmaintained open space land

Design and Ambience Score: 2 (Two)

### Disc Golf Course

The Disc Golf Course is an 18-hole Frisbee golf course that offers trails and scenic views around the 2 ponds and wildlife areas. There are nine holes located on the east side of Interstate 25 by the Meadows Subdivision and 9 holes located on the west side near Rice Elementary School. The disc golf course and land is approximately 18 acres of maintained, irrigated turf and unmaintained natural area.

Amenities include: 18-hole disc golf course, 2 ponds, wildlife viewing, bicycle parking, nature walk, sledding hills, and picnic tables. The park also has room for additional amenities such as a playground.

Amenities at the Disc Golf Course include:

- Approximately eighteen (18) acres of land
- Dog pick-up station
- Bicycle parking
- Restroom
- Shade structure
- Trail connections
- Parking
- Natural areas
- Trailhead
- Disc Golf

Design and Ambience Score: 2 (Two)

### Trails

The Town of Wellington currently has one section of dedicated trail that runs in a northwest to southeast alignment along the section of Boxelder Creek between Ronald Reagan Avenue and George W. Bush Avenue. The trail is approximately one half mile in length and is constructed of crusher fines. In addition, there is approximately 4/10 of a mile of trail located within Wellville Park and 3/4 of a mile of trail located at The Knolls.

### Other Recreational Facilities

Because of the limited Town park and recreation facilities, the Town of Wellington utilizes other fields and recreational facilities throughout Wellington and the surrounding area to



augment the Town’s existing facilities. Football fields and gyms located at the Wellington Community Church, Eyestone Elementary and Wellington Middle School, provide additional recreational areas for Park and Recreation programs such as Flag Football, Volleyball, Dodgeball and Basketball.

There are a couple of State Wildlife areas surrounding Wellington that many locals and other regional residents utilize. Smith Lake State Wildlife Area includes Smith Lake and Wellington Reservoir #4 with 150 acres and is located near the intersection of CR 11 and CR 66. It offers three parking areas, wildlife viewing, picnicking and open fishing including ice fishing. Restrooms are available at Wellington #4.

Wellington State Wildlife Area with 2,265 acres is located east of Wellington and I-25 and offers ample parking, wildlife viewing, hiking, and some hunting. Please see the Colorado Parks and Wildlife website for rules and regulations.

### Existing Parks Service Areas

As defined in the existing park inventory section, Wellington currently has seven park and recreation facilities in its system, Library Park, Centennial Park, Viewpoint Park, Park Wellville Park, Wellington Community Park, the Winick Park. Based on their size, most of these facilities are classified as neighborhood parks and have a service area of a ½ mile radius. Winick Park, because of its size and location is considered a pocket park with a service area of a ¼ mile radius. The Boxelder Creek Trail Open Space although it offers open space does not contain any of the recreation amenities associated with a pocket, neighborhood or community park and therefore will not be assigned a service area but will be included in the overall park and open space calculations. Wellington also makes use of facilities at Eyestone Elementary School and Wellington Middle School however; these facilities would be classified as Joint Use Facilities. Eyestone Elementary Schools would have a service area of one half mile radius while Wellington Middle School would have a one and one half mile radius. Figure 1 shows the existing Town of Wellington park and recreational elements and their level of service radius.



13 Boxelder Creek Trail Open Space

### Comparison Standards with Existing Facilities

To forecast the needs and demands for parks and recreation facilities, the following table shows the population projections for the next 20 years (based on an annual growth rate of 5 percent beginning with the estimated 2013 population). These population projections and



the correlating demands for parks and recreation facilities should be reviewed every five years and updated with the community Comprehensive Master Plan.

<b>Year</b>	<b>Town of Wellington Population Projection</b>
2013	6,725
2018	8,448
2023	10,782
2028	13,761
2033	17,562

Table 1 - Population Projections

### 2008 Level of Service Comparisons

To begin the process of identifying Wellington’s parks, trails, and recreation facility needs, the following section was included in the original Parks and Trails Master Plan to create a level of service standard for Wellington’s parks and trails. The table below provides the level of service standards that were provided to the Town in 2008 and is listed to provide the public with a means for comparison in this 2015 iteration of the Parks and Trails Master Plan.

#### 2008 Level of Service Comparison

<b>Facility Type</b>	<b>Recommended Level of Service Standard</b>	<b>Wellington Amenities Recommended / Provided</b>	<b>Comments (5,000 Population Basis)</b>
Total Parkland Developed	8 acres per 1,000 population	40/40.1*	Meets/exceeds standard
Neighborhood Park	2.0 acres per 1,000 population	10/21.6	Meets/exceeds standard
Community Park	6.0 acres per 1,000 population	30/0**	Does not meet standard
Recreation Trails	1 paved mile per 2,000 population	5/0.5	Does not meet standard
Recreation Center Facility	1 center per 25,000 population	0/0	Not at Required Population
Soccer/Football Athletic Fields	1 field per 1,500 population	4/1	Does not meet standard
Baseball Fields (little league)	1 field per 5,000 population	1/2	Meets/exceeds standard
Basketball Courts (outdoor)	1 court per 5,000 population	1/3	Meets/exceeds standard
Batting Cages	1 operation per 50,000 population	0/1	Meets/exceeds standard
Playgrounds	1 playground per 2,000 population	3/3	Meets/exceeds standard
Softball Fields	1 field per 2,000 population	3/2	Does not meet standard
Golf Course	1 course per 25,000 population	0/0	Not at Required Population



Beach Areas	1 area per 50,000 population	N/A	N/A
Racquetball Courts (outdoor)	1 court per 10,000 population	0/0	Not at Required Population
Swimming Pools (outdoor)	1 pool per 20,000 population	0/0	Not at Required Population
Tennis Courts (outdoor)	1 court per 2,000 population	3/0	Does not meet standard
Volleyball Courts (outdoor)	1 court per 5,000 population	1/0	Does not meet standard

\*Total parkland developed includes the approximately 17 acres associated with the Boxelder Creek Trail Open Space

\*\*Wellington has reached a population where a community park is warranted. Wellington Community park, which is approximately 30 acres is partially developed and under construction

### 2008 Trail Needs Assessment

The current trail system in Wellington is limited at best; there are currently no paved trail sections within the community. An unpaved section of trail extends through an area adjacent to Boxelder Creek near the Rice Elementary School site in south Wellington. This trail section is currently part of a developed subdivision, but will be conveyed to the Town in the near future. The Town of Wellington has land dedications for two of three miles of Boxelder Trail route. The only other developed trail amenities are located on existing roadways throughout the community. The majority of the on road bikeways are in the process of being striped and signed appropriately.



14 Winick Park

The table below shows the projection from the 2008 Parks and Trails Master Plan projecting trail needs to meet standards through 2017. Additional trails are needed within the community and consideration should be given to extending the trail system to connect with the Larimer County trail system which is approaching Wellington from the south along Boxelder Creek. An additional 1.1 miles of trail are scheduled to be constructed in 2015.

Year	Est. Population	Required Trail-Based on Standards	Existing Trail	Shortage
2007	5,250	2.6 Miles	1.5	2.1
2012	6,825	3.4 Miles	1.2	2.2
2017	7,650	3.8 Miles	2.3	1.5



Recreation Trail Community Standard, 1 Mile per 2,000 population

## Standards, Design Guidelines and Policies

### Park Development Standards

Standardization of park components and amenities not only create a unique identity for the Town of Wellington park system but it can also lead to efficiencies and cost savings in park maintenance and operations costs. A standard for site furnishings such as picnic tables, benches, trash receptacles, drinking fountains and even sport and play equipment can lessen the amount of inventory of parts as well as tools required for ongoing parks maintenance and operation. In addition to site furnishings and amenities, irrigation components such as water meters, backflow prevention devices, drip emitters, spray heads, control valves, etc. and lighting poles and fixtures are two other areas where standardization can help eliminate large inventories of spare parts and tools. Product standardization also helps with training of staff on equipment operations, repair and replacement procedures.



15 Viewpointe Park

In selecting standardized components, the Town of Wellington should consider a variety of factors that could affect that decision. Factors such as product safety, initial cost and replacement cost, availability of product, ease of installation, vandalism concerns, product longevity, as well as the overall aesthetics of the components should be addressed prior to committing to a product or products. Typically, municipalities will look for manufacturers that provide a “family” of products such as picnic tables, benches and trash receptacles that are all manufactured in the same style and color which will establish the overall aesthetic or character desired by the community.

Other components that could benefit from standardization would be park signage, entry monuments, shade or picnic structures and sport equipment such as basketball hoops, backboards and ball field backstops.

### Trail Development Standards

Trails within a community provide an important recreational amenity as well as providing important links to community parks, open space and the community in general, as well as provide alternative, off-street routes for non-motorized circulation i.e. pedestrian, bicycle, skateboard etc. As with most circulations systems, consistency in that system plays a large part in the overall success and safety of that system, and trails are no exception. The



proposed trail alignment within Wellington will be primarily along Boxelder Creek through commercial and residential properties and cross several surface streets within Wellington. The trail itself should therefore assume the majority of users would be walkers, joggers, bicyclists, and potentially skateboards and inline skates. Equestrian users are not anticipated on the main section of trail.

Typical trail standards should address the following areas:

#### Trail Width / Height

A recommended trail sections should be a minimum of 10 feet wide with a 1 to 2 foot clear shoulder on each side of the main trail and have a minimum vertical clearance from structures or plant material of 10 feet.



16 Trail at Wellington Community Park

#### Trail Surface

Ideally, the trail would be constructed of reinforced, 3,000 p.s.i. concrete with a minimum thickness of 4 inches, with 6 inches if any vehicular traffic such as maintenance trucks are anticipated. If concrete is cost prohibitive, then asphalt would be an acceptable alternative with a minimum thickness of 3 inches of asphalt over 6 inches of an aggregate base course. Trails constructed of crusher fines is not recommended as this type of construction is subject to erosion, material mitigation, and vegetation growth all of which lead to higher maintenance costs.

#### Design Speed

20 mph for paved trail sections, 15 mph for unpaved or soft trail sections.

#### Sight Distance

Comply with AASHTO design guidelines and pay particular attention to narrow trail sections, intersections, curved sections, sections that are prone to moisture and shaded areas.

#### Cross Slope

2 percent maximum cross slope in one direction and provide positive drainage off of trail alignment and away from the trail alignment.

#### Accessibility

ADA trail guidelines are as follows:

- 5 percent grade or less for any distance
- Up to 8.33 percent grade for 200 feet maximum. Resting intervals no more than 200 feet apart
- Up to 10 percent for 30 feet maximum with resting intervals at 30 feet



- Up to 12.5 percent for 30 feet maximum with resting intervals at 10 feet
- No more than 30 percent of the trail may exceed a running slope of 8.33 percent
- Passing space provided at least every 1,000 feet where trail width is less than 5 feet
- Signs shall be provided along the trail indicating the length of the accessible trail segment

### Clearance

1 to 2 foot clear area on each side of the trail with 3 feet or more clearance is desirable between the trail and obstructions such as signs, poles, trees, walls, fencing, etc.

### Railings / Fencing

- 54 – inch minimum height for bicycle trails / 42 – inch minimum height for pedestrian only trails
- Railings / fencing should extend 6 to 8 feet beyond the edge of the hazard area
- Railings / fencing should be flared outward and away from the trail to prevent trail users from colliding with the exposed edge of the railing / fencing

### Maintenance and Operation Standards and Policies



17 Disc Golf Course - West Side Map

Parks and Recreation Maintenance Management Practices are an extremely important aspect in the development of a parks and trails program. The Town should establish maintenance standards, procedures, and policies to maintain developed parks, civic complexes, cemetery, trail corridors, and other turf areas utilized by the community. The following policy recommendations and management guidelines will help guide and assist the Town in achieving consistent maintenance practices:

- Develop turf and field maintenance standards for parks that will provide the level of quality and appearance that is acceptable to the Town
- Establish carrying capacities for all athletic fields and limit use of the fields as appropriate
- Develop a field closure protocol to restrict use of fields when weather, vandalism, drought, or other circumstances dictate the need to restrict the use of the fields
- Develop maintenance standards for trails and trail corridors that will provide for safe and enjoyable use of the system

### Maintenance Operations

1. Inspections – Perform inspections on a daily basis for each park to identify any damage, vandalism, unsafe conditions, or hazards that require immediate attention
2. Turf Maintenance –



- a. Maintain grass height according to use of turf area and species of grass. Recommended mowing height is 2.5 – 3 inches
  - b. Mow turf areas once every five days or as required based on weather conditions
  - c. Turf areas should be aerated as required, not less than twice a year
  - d. Turf should be fertilized two to three times a year with a general purpose fertilizer or a NPK formula based on tested deficiencies
  - e. Weed and insect control should be applied to turf areas on an as needed basis when weeds or insect damage is visible. Applications may be made once a year as a preventative measure if desired
  - f. Over-seeding should be accomplished to repair damaged turf. This operation should be accomplished during the spring and / or fall season
  - g. Turf repair should be accomplished as needed by seeding or sodding
3. Irrigation Systems – Irrigation systems are vital to the survival of the turf in parks and on athletic fields
- a. Application rates and the frequency of watering shall be determined by the rainfall, temperature, microclimates, the type of use on the turf and the type of turf grass
  - b. Watering should be scheduled for night application to allow maximum use of the facilities during daylight hours
4. Equipment Repairs – Damaged elements of the park site such as playground equipment, park signage, site furnishings, structures, irrigation heads or boxes, fencing or other elements shall be repaired immediately. Graffiti shall be removed in accordance with the Town code or within 24 hours, whichever is more stringent
5. Plant Material Maintenance – Plant materials will include trees, shrubs, and flower beds
- a. Disease or insect problems in plant materials will be corrected at the earliest stage of observation
  - b. Pruning shall be performed annually on shrubs to maintain their natural shape and to remove dead material
  - c. Dead or diseased shrubs will be removed immediately upon discovery
  - d. Tree pruning shall be performed on a regular basis to promote the proper shape of the tree and to remove dead material
  - e. Hazardous trees shall be removed immediately
  - f. Floral beds shall be kept weed free
  - g. Floral plantings shall be watered, fertilized, de-budded and sprayed for weed control annually
6. Trash and Litter Control – Provide enough trash receptacles to accommodate the park facility. Park areas shall be cleaned and receptacles serviced once a day in season
7. Hard Surface Maintenance – Concrete, asphalt and brick paved surfaces shall be swept or washed so sand, dirt or leaves do not accumulate



8. Structures and Buildings – Shelters or restroom buildings shall be cleaned daily in season or more often as need dictates
9. Snow Removal – Snow removal from park facilities shall be in accordance with the Town code
10. Trail Maintenance – Maintenance on trails and trail corridors shall consist of the following
  - a. The concrete trails shall be swept periodically to remove dirt, gravel, sand, leaves, glass or other obstructions
  - b. Trail shoulders shall be maintained to prevent rutting or mounding that could cause tripping hazards
  - c. Concrete trail surfaces shall be inspected for differential settlement or cracking that could cause tripping hazards
  - d. Inspect trail signs and interpretive signage for damage or vandalism. Remove graffiti if found immediately
  - e. Inspect trail signs for low hanging vegetation and remove immediately if 10 feet minimum clearance is violated

### Outsourcing for Parks Maintenance

For small parks and recreation maintenance departments, the use of private contractors for certain aspects of the maintenance program may benefit the program and reduce the overall maintenance budget. Maintenance operations that should be reviewed and considered for privatization include fertilization, aeration, weed and insect control, and tree and shrub pruning. The equipment used for most of these operations is specialized and generally are only used in the spring and fall seasons. The acquisition of this type of equipment by the Town for limited use may not be cost effective. The Town may find it more cost effective to subcontract these services to an outside vendor on a yearly or fixed term basis. The use of private contractors for these operations would also free up staff time and reduce the number of full/part time employees.



18 Viewpoint Park Basketball Courts

### Overpass / Underpass Options

The Town has identified the need to connect the residents on the east side of I-25 to the services and amenities that are located on the west side of the highway. In 2008, a future interchange project at Cleveland and I-25 was identified as an opportunity for a pedestrian walkway system in conjunction with future construction of the interchange. This would



provide one connection point at the northern side of Wellington. This option could potentially cost the Town as much as \$2.5M and is the more expensive option for east/west access.

In the 2008 Parks and Trails Master Plan, the opportunity for another overpass/underpass location toward the southern side of Wellington, an existing box culvert under I-25, was identified. The box culvert is a three cell box with adequate height and width to accommodate pedestrian movement. The structure is owned by CDOT and requires their review and approval to utilize this structure. The Town has worked closely with CDOT to procure the appropriate easements and engineering work to move forward with an underpass for pedestrian access. Meetings with CDOT have shown there are additional engineering issues that must be dealt with prior to moving into construction, but this project has been identified as a priority and staff is presently working with CDOT to get this project shovel ready.

Pedestrian access through the underpass in south Wellington would provide easy access to users of the Town's disc golf course as well as create a safe crossing for pedestrians wishing to access both the east and west sides of Wellington.

### Park Site Selection Criteria

Sites considered for future park development should refer to the recommendations for size and level of service depending on future growth trends. Ideally, the areas of the town that are deficient in park facilities are identified and as development is planned, sufficient land is set aside to accommodate the required level of recreational facility. It is anticipated that the majority of pocket and neighborhood park development will occur as part of future residential development as land is typically dedicated as part of the development for parks and open space. If land is dedicated by a developer, the land should be useable and not restricted by other requirements or applications. Land dedicated for parks should not also function as detention ponds or water quality areas. The land should be relatively flat and have sufficient size and shape to allow amenities such as ball fields and open play areas to be constructed. Ideally, park lands should also be located where non-potable irrigation from adjudicated wells is available. Lands that have steep slopes, flood plan restrictions, utility easements that restrict use, or other limitations that reduce the use of the land for recreational purposes should be avoided, or simply not accepted by the Town as suitable park land. Park lands should be prime development parcels that will benefit the community and not create unusually high development and long term maintenance costs.



## Master Plan Implementation Recommendations

### Park Recommendations

The Town of Wellington is currently meeting its total park area recommendations primarily through land dedications associated with subdivision development. However, the Town is underserved in soccer/football fields and softball fields, as well as in tennis and volleyball courts. Usable tracts of land will be necessary to meet the needs for soccer/football and softball fields in Wellington in the future. Therefore, increasing the Town's standards for acceptable park land is a much needed goal to accomplish this shortage.

### Neighborhood Parks

Wellington's four neighborhood parks are: Library Park, Centennial Park, Viewpointe Park and Park Wellville Park. Wellington has one pocket park, the Winick Park site. The Town of Wellington has identified 2 possible park sites for future development. One site is located south of GW Bush Avenue and west of the West Frontage Road, the second site is located at Horsechestnut Street and Ronald Reagan.

### Community Parks

There are currently no community parks in Wellington. However, there are two parcels that have been identified by the Town as potential community park sites, one of which is currently under construction.



19 Batting Cages at Wellington Community Park

The first site is located north of Washington Avenue, between West First Street and Buffalo Creek Parkway, and in fact this site has been dedicated and improvements such as the irrigation ponds, pump house and batting cages are in place. The Town and registered voters identified Wellington Community Park as a top priority for Town funding in 2014 and phase one construction is underway with substantial completion expected to occur by fall 2015. The community park will offer two dog parks, softball fields, tennis and pickle ball courts, playgrounds and more. The Parks Advisory Board and Board of Trustees have secured a loan to pay for a portion of park construction. Fund balance and grant funding are expected to cover the remaining balance to complete the community park.

The second site is located north of Ronald Reagan Avenue between the railroad tracks and Horsechestnut Street. Although based on its size, this site could be classified as a neighborhood park, this site has been identified as a potential site for a community recreational center, which would then classify it as a community park site. The Town only owns a portion of the site and would require additional land acquisition to increase the site. Based on the mapping data from the Town of Wellington, it appears to have made



provisions to obtain or has identified sites to provide adequate community park land coverage.

#### Joint Use Facilities

Wellington Middle School, Rice Elementary School and Eyestone Elementary are currently being used as joint-use facilities and should continue to be used to augment the Town of Wellington Park and Receptions facilities until sufficient town facilities exist. This type of agreement between the Town of Wellington and the school system is advantageous to both parties as it maximizes the operations and maintenance costs of each entity. Since Joint Use Facilities are by definition, facilities owned by another entity, which allows use by another, no other joint-use facilities can be planned by the Town of Wellington. However, until the Town can provide adequate town owned facilities other joint use opportunities should continue to be pursued as necessary.

#### Trail recommendations

As with the parks and recreation facilities, the Wellington trail system does not meet acceptable levels of service. There is currently only one-half mile of developed trail, which is approximately 2.1 miles under what is recommended by acceptable recreation standards. Fortunately, Boxelder Creek provides a natural route for a majority of the preferred trail alignment identified in Figure 14. The preferred trail alignment runs from the proposed Water Treatment Facility, located in the southeastern portion of the Town and runs in a northwestern alignment. Ideally, the trail would continue under I-25 and connect to the existing section of trail. From this point the trail would continue along Boxelder Creek all the way to Washington Ave. where it would split into two routes towards Smith Lake. Secondary sections of the trail will also follow surface streets or other identified routes to connect parks and amenities that are not directly adjacent to Boxelder Creek. Certain portions of the preferred trail alignment would require approval of an underpass beneath the Burlington Northern Railroad tracks and in other areas, additional right of way would need to be acquired. If these situations cannot be accommodated, alternative trail alignments would be provided along surface streets or within residential development open space to allow for a continuous trail. The existing trail section should be used as the starting point for additional trail sections and extended either in a northwestern or southeastern direction to build on the existing section and provide a longer, usable trail as sections are constructed.



## Funding and Implementation Strategies

### Development Requirements

Communities have a number of options for funding parks and recreation services including traditional funding mechanisms such as development impact fees, local sales and property taxes, general fund, general obligation and revenue bonds. The Town needs to establish a philosophy regarding subsidy of services supported from tax dollars versus cost recovery from user fees. Typically, park development, maintenance and operational costs are subsidized heavily through the general fund.

Traditionally, the Town of Wellington has funded parks and recreation facilities and programs through the Park Fund. This fund includes park impact fees, Conservation Trust fund, open space sales tax, and transfers from the general fund. Current park impact fees should be studied to make certain the requirements are in line with today's philosophies for park and recreation development. The Town also has a Park Land Dedication or Fees in Lieu of Park Land Dedication requirement in their Land Use Code.

This condition requires all developments to dedicate land for parks, schools and open space. Cash payments may be substituted in lieu of land donations; however this is only for the purpose of acquiring land and not for park development. If land is dedicated, the land should be useable and not restricted by other requirements or applications. Land dedicated for parks should not function as detention ponds or water quality areas. The land should be relatively flat and have sufficient size and shape to allow amenities such as ball fields and open play areas to be constructed. Lands that have steep slopes, flood plan restrictions, utility easements that restrict use, or other limitations that reduce the viable use of the land for recreational purposes should be avoided. Park lands should be prime development parcels that will benefit the community and not create unusually high development costs.

In 2014 the Parks Advisory Board was formed to bring structure and consistency to decision-making around park development, maintenance and operation of the current system and to provide the Board of Trustees with recommendations in these areas. The Town recognizes that it has experienced a unique pattern of growth, primarily residential, creating a need for additional play spaces for new residents. This residential growth has not been followed with an increase in retail providing a stronger sales tax base with which to fund parks. The Town is working to balance the desire to attract new development in residential, commercial, and industrial sectors while ensuring appropriate revenue to address the recreational needs of Wellington's citizens and the in-commuting workforce.



*20 Halloween at Centennial Park*



## Other Potential Funding Sources

In addition to development impact fees, several other methods of funding should be considered. The following are examples that may be considered in addition to current funding sources:

- **Local Sales Tax Revenues** – Increase the percentage of sales tax on sales of goods or services. Sales tax is an ongoing tax that can be assessed for a specific period of time to fund a specific project or assessed for a specific period of time with a sunset date. As the sunset date approaches, staff determines whether there is a need to ask voters for an extension.
- **Revenue Bonds** – Revenue bonds are typically used to fund capital projects that benefit the community. These are bonds that are not guaranteed by the governmental entity, but are purchased by investors who incur the risk. The governmental entity may however be required to pay higher interest rates.
- **General Obligation Bonds** – These are bonds that are issued by the Town against the value of the taxable property. The Town property owners pay property taxes to cover the obligation bonds.
- **Colorado Lottery Money** – These revenues are derived from proceeds from the State lottery and Lotto. These funds are distributed to each community in Colorado based on population and secured in the Town’s Conservation Trust Fund.
- **Non-Profit Foundation** – The Town can, and is in the process of, establishing a non-profit foundation as a 501(c)3, to accept donations of cash or land that can be “tax-deductible” for the person choosing to make the donation. The Foundation’s primary function would be to provide a vehicle for interested citizens’ to make donations in support of local parks and recreation services, programs and facilities.
- **Public / Private Partnerships** – For public / private partnerships to work there must be mutual benefits for all parties in the partnership. Benefits may include the reduction of duplicate services or facilities, the use of complimentary assets, and the maximization of operational funding. Partnerships could exist between the Town and the School District, the Town and State Agencies, and local businesses.
- **Sponsorships** – Sponsorships could include naming rights, program sponsorship, and corporate alliances.

## Grant Opportunities

A number of Federal, State, and local grants are available to help fund park and recreation projects. The majority of these grants require a matching contribution from the local community. The following list of grant opportunities can be used for parks and recreation projects:

- **The Land and Water Conservation Fund (LWCF)** – This grant is administered by the Division of Parks and Outdoor Recreation of the Colorado Department of Natural Resources. The program is based on a 50% fund match.



- Conservation Trust Fund for Local Governments – The Colorado Department of Local Affairs distributes funds from net Lottery proceeds to eligible local governments which includes counties, cities, towns, and special districts that provide park and recreation services in their community planning.
- Great Outdoors Colorado (GOCO) – Great Outdoors Colorado funds several types of projects from the proceeds of the Colorado Lottery including: Legacy Initiative Grants, Local Government Grants, Open Space Grants, Wildlife Grants, and Trails Grants. These programs are based on fund match participation.
- Recreation Trails Program (TEA-21) – Administered by the Department of Transportation, this program provides funding for recreational trail projects and trail related projects.
- Fishing-Is-Fun Grant – This grant is administered by the Colorado Division of Wildlife for fishing and water related activities.

### Implementation Strategies

The Town of Wellington will not be able to fund all parks and recreation facilities and improvements all at once. A phased approach will be required to implement the actions and recommendations of the Master Plan. The following strategies are intended to capture the highlights of the Parks and Trails Master Plan and summarize the important actions that need to be implemented.



21 Skate Park at Centennial Park

- Adopt the Parks and Trails Master Plan update and make it part of the 2015 Comprehensive Plan Update for the Town of Wellington
- Create a timeline related to the play equipment replacement program and integrate the timeline with future budget planning
- Create a timeline related to new playground development and construction and integrate the timeline with future budget planning
- Evaluate the current park impact fees and adjust the requirements to better balance the cost of the land acquisition and park development with the addition of new residential development
- Based on the Level of Service criteria proposed in this Master Plan Update, locate and preserve land parcels to provide future park facilities within a reasonable walking distance to all residents within the community
- Preserve and acquire the necessary land to construct a future Community Recreation Center



- Identify the land owners of the parcels of land needed for the trail system and initiate discussions for the donation or acquisition of the needed parcels
- Adopt uniform criteria and standards for the development of neighborhood parks
- Adopt uniform criteria and standards for the development of a trail system
- Review new development plans submitted for approval and incorporate conditions on the developers for the dedication of trail corridor and park land if needed
- The Town should evaluate their existing park impact fees to allow for adequate development of trails as well as park development
- Construction completion of the pedestrian underpass under I-25 at Boxelder Creek ensuring connection to the trail system allowing Wellington residents safe pedestrian access east and west in relation to the interstate highway
- Participate in the development and execution of an Intergovernmental / Private Company Agreement for use of the reservoirs northwest of town for regional recreational opportunities
- Establish a Non-Profit Foundation as a 501(c)3 to receive donations and dedications
- Develop budget funding levels to apply for matching grant money through various grant programs
- Identify opportunities to develop public / private partnerships for parks and recreation facilities and programs
- Continue to seek public input and community support for park and trail projects
- Continue to seek a range of funding opportunities by applying for various grants and seeking donations for matching contributions
- Work with County, State, and other local agencies to connect the Town's trail facilities into a regional trail system
- Build a partnership with the local School District to maximize use of existing community facilities
- Implement a strong parks maintenance plan that will preserve and maintain the park system to the level of excellence envisioned by the community



## Summary

With the update of this document, the Town of Wellington has restated its dedication to creating a safe, vibrant and playful atmosphere for citizens who live, work and play in Wellington. Adoption of this document also shows the Board of Trustees priority to create a park system and recreation program that is thoughtful, community driven and considerate of future generations. The Town of Wellington Parks and Trails Master Plan provides the framework for the Town to evaluate their current programs for implementing and funding park and recreational facilities and amenities.

This document has evaluated the Town's current park and recreation resources and has compared that with acceptable levels of service recreational standards. The recommendations in this document came from a combination of resources including public outreach, the GRASP report, input from the Parks Advisory Board and the Board of Trustees and are intended to provide a guiding vision as to how the Town will invest future parks and recreation funds. This document is meant to be updated on a bi-annual basis at a minimum to ensure compliance, consideration of new information, and to give the community further opportunities for input related to Parks and Trails.

Park and recreational facilities provide people with places to relax, play and enjoy life and their importance to people's quality of life cannot be over emphasized. The Town of Wellington recognizes this value and is on course to provide its citizens with the park, trails and recreation system they deserve to enjoy for years to come.



## February 3, 2015 - Open House Results

### Chip prioritization results:

Park Meadows – 27 chips

Library Park – 30 chips

Viewpointe Park – 37 chips

Centennial Park – 80 chips

Trail System – 173 chips

### Skate park Move:

There was a lot of support for moving the skate park from Cleveland and Fourth Street along with moving it from Centennial Park. Most people thought it should move to new Boys and Girls Club area at Thimmig property with 19 votes. 16 votes supported it moving to Boxelder Creek Trail Open Space near Ronald Reagan and Horsechestnut Street near Bella's Market.

Many people voiced support for the skate park and would like to see it made larger when moved. They would like to see more transitions included in next skate park and areas for all ages and levels.

### Bicycle Survey:

Would you attend a free bicycle safety program if it were offered?

11 – yes      9 – no

Would you support a program that tries to ensure that every child in Wellington has access to a bicycle?

17 – yes      3 – no

Are you interested in organizing or joining a bicycle club that supports safety programs and sponsors community events?

8 – yes 11 – no

### Strengths and Weaknesses:

#### Strengths

Lots of support for the open house. "Open House is excellent!" – Anonymous People enjoyed the chance for feedback and to see pictures of new equipment coming.

Excitement around Winick play equipment and desire to play on it soon.

A person commented "I love that Wellington is so park centered. I'm very excited about all the potential trails as well." Anonymous

Trail plan looks good.

Wellington Community Park plans look good, especially the bear tracks.

Many comments on using a panel designed at the Boys and Girls Club for the Wellington Community Park.

Viewpointe Park has nice fields for sports.

#### Weaknesses

More lighting near trails and parks

No portolets, want flush toilets and running water sinks



Need more outdoor space for events and public gatherings  
Centennial Park needs updated playground equipment  
Skate park that doesn't allow bikes or scooters  
More seating at Viewpointe Park for watching sports. Grass gets too wet.  
Bike racks are needed throughout town and at parks

#### Desired amenities

Connected trail system  
More undeveloped natural areas.  
Dog park  
Tennis Courts  
Fishing Pond  
Centennial park needs a bandstand  
Drinking Fountains  
Blinking lights at pedestrian crosswalks  
More shade  
More picnic tables  
Desire for a swimming pool and recreation center. Not sure whether prefer town run or private business.

#### Observations:

People really enjoyed the voting chips. Many children shared that they liked having the opportunity to share their opinion. And parents liked teaching kids about voting.  
Many residents and prominent town people even those that had lived in Wellington 10+ years did not know where all the parks in town were, know names or how many.  
People did not know of all the ways to find information about Wellington events and parks. Such as Facebook, Twitter, town website, etc. Most people said they got info from water bill or weekly paper.  
Lots of interest in skate park from many age groups. People want to know how to help get things going.  
The idea of beautifying the area at Cleveland and Fourth Street was favorable.  
Community spirit was high at open house. The enthusiasm for Wellington and parks and trails was definitely noticed.



# Wellington, Colorado

## Parks Inventory and Level of Service Analysis

**FEBRUARY 2015**



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## I. Facility Inventory

### Inventory Methods and Process

#### *2015 Inventory*

A detailed inventory of recreation amenities was conducted and approved during January, 2015. For the purposes of this study, the inventory focused on components at sites that are maintained for public use by the Town of Wellington. It is also recognized that other providers such as schools, and that the facilities they provide are part of the overall level of service enjoyed by people in Wellington. The inventory located and catalogued all of the components and evaluated each one as to how well it was serving its intended function within the system.

The inventory was completed in a series of steps. The planning team first prepared a preliminary list of existing components using aerial photography and the Town's Geographic Information System (GIS). Components identified in the aerial photo were given GIS points and names.

Next, field visits were conducted by the consulting team and by Town staff to confirm the preliminary data and collect additional information. All components were assessed and scored at this time.

Information collected during the site visit was then compiled. Corrections and comparisons were made in GIS. Following the comparisons and compilation, the inventory was sent to the Town staff for additional corrections and using an "Inventory Review Packet". This review packet consisted of the most recent GIS data displayed by location over an aerial photograph. The accompanying data sheet for each park displayed scoring for all components and park modifiers. See example in **Figure A**.

In planning for the delivery of parks and recreation services, it is useful to think of parks, trails, indoor facilities, and other public spaces as parts of an infrastructure. This infrastructure allows people to exercise, socialize, and maintain a healthy physical, mental, and social wellbeing. The infrastructure is made up of **components** that support this goal. Components include such amenities as playgrounds, picnic shelters, courts, fields, indoor facilities, and other elements that allow the system to meet its intended purpose.

The immediate surroundings of a component affect how well it functions, so in addition to scoring components, each park site or indoor facility was given a set of scores to rate its comfort, convenience, and ambient qualities. This includes traits such as the availability of restrooms, drinking water, shade, scenery, etc. These **modifier** values are attributed to any component at a given location and serve to enhance component and location scores. For the purposes of scoring, each location is considered a component in and of itself. Thus reference to "components" also includes the site at which a component is located.

In the inventory of assets, the following information is collected:

- Component type and location
- Evaluation of component functionality
- Evaluation of associated comfort and convenience features at a location
- Evaluation of general design and ambience at a location
- Site photos
- General comments

All scoring is based on condition, size, site capacity, and overall quality. The inventory team used the following three tier rating system to evaluate these:

- 1 = Below Expectations
- 2 = Meets Expectations



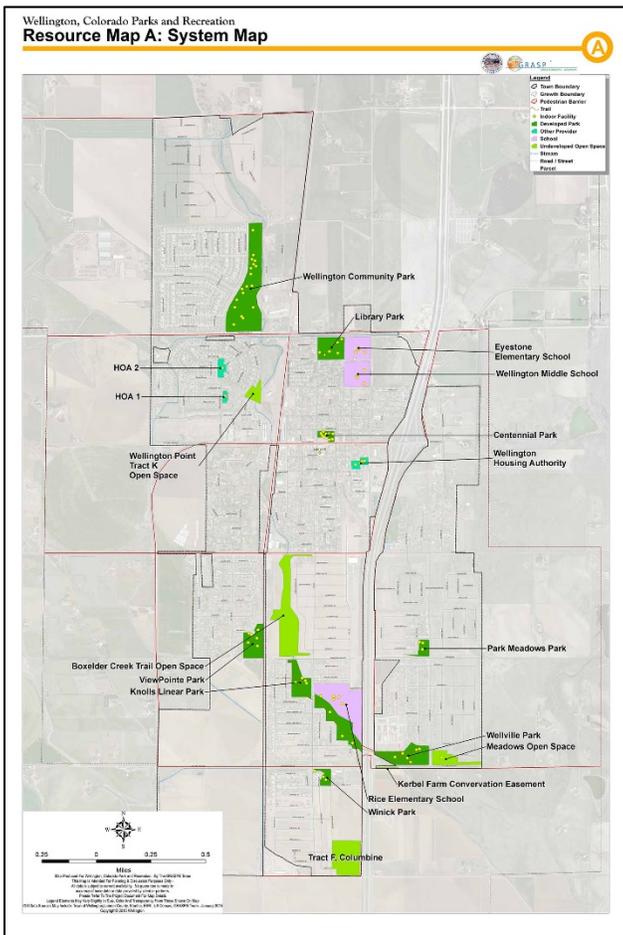
Centennial Park



Town of Wellington, CO		GRASP® Atlas				
Initial Inventory Date:		Centennial Park				
312	Used Neighborhood Inventory Score	312	Total Community or Group Score			
		Approximate Park Age: 1.5				
Modifiers with Scores						
Drinking Fountains	2	Shade	2			
Seating	2	Trail Connected to	0			
BBO Galls	4	Park Access	2			
Dog Poop Station	3	Pathing	1			
Rec. Light Lighting	2	Seasonal Planting	0			
Blow-Tanking	4	Ornamental Planting	0			
Rockwalls	1	Park Tables	2			
General Comments						
Use stream with mature trees. Consider tree species.						
Components with Score						
MPID	Component	Quantity	Light Score	Neighborhood Score	Community Score	Comments
L12	SHOUL	1	1	2	2	
L38	Shade	1	0	0	0	None
C12	Open Turf	1	2	2	2	
C14	Shade, Open	1	2	2	2	Large shade
C35	Playground, Low	1	1	1	1	Equipment removed, replaced by playground structure
C34	Playground, Local	1	2	2	2	Large play structure
C33	Basketball	1	1	1	1	Appropriate
C32	Skate Park	1	2	2	2	
C31	Open Space	1	1	1	1	

Figure A: Example of Inventory Atlas map and data sheet.

The asset inventory was created to serve the Town in a number of ways. It can be used for a wide variety of planning and operations tasks such as asset management as well as future strategic and master plans. The inventory includes public parks, recreation, and trails assets managed by the Town and those school facilities that are open for recreational use outside of school hours. **Map A** shows the study area and key locations of properties. For the purposes of this study the current town limits were used. The growth boundary is displayed in Map A for reference and future consideration. Larger maps can be found in Appendix B.



Map A: Town of Wellington system map showing all Town inventory included in GRASP® analysis.

## **Summary of Locations Inventoried**

Inventory asset locations may be organized into the following categories:

### *Outdoor Recreation Locations*

Wellington has a number of outdoor recreation locations that serve the community at-large in a variety of ways. While not formally classified in this study, the parks generally fall into four subcategories:

#### ***Parks***

Park size in Wellington ranges from small parks like Centennial Park at 1.8 acres up to large parks such as the new Wellington Community Park, currently under construction, which has over 30 acres. Parks offer a variety of recreation opportunities from neighborhood playgrounds to a two field sports park. Small parks may only have one or two amenities while larger parks such as Wellington Community Park may have more than 20 components within a park.

#### ***Natural Areas and Undeveloped Parcels***

Several detention areas exist throughout the community. Currently these parcels offer no recreational amenities but do serve as a break in the development fabric and as preservation of natural drainages and slopes.

#### ***Schools***

Schools provide a level of service and access to recreational opportunities in Wellington as in most towns, but access may be limited to non-school hours. Therefore schools are included in the analysis at a discounted level of service. In addition to limited access, the quality of equipment and standards of maintenance may not be consistent with Town of Wellington standards.

#### ***Trails***

The Wellington Trails system currently includes several kinds of trails: multi-use trails, park paths, and soft surface trails. The two major types of trails include developed trails within the larger parks in Wellington such as Knolls Linear Park and Wellville Park, which provide multiple recreational trails within the park boundaries.

For the purposes of Park and Recreation Master Planning, only off-street trails are included in level of service analysis. While bike lanes and bike routes are also important in alternative transportation planning efforts and their development has importance in an overall accessible system, they are rarely the sole responsibility of the Parks Department. Trails shown on the map are scored at an equivalent of two components to allow for both active and passive use consideration included in the level of service analysis.

#### ***HOA Parks***

Two HOA parks were located in the Northwest part of town and included in the level of service analysis. These two parks currently have limited recreation amenities. The courtyard park at the Wellington Housing Authority is included in the data set with its amenities but was not included in the level of service analysis. Limited access, prevalent signage, and restricted use influenced this decision.

### *Indoor Facilities*

The following indoor facilities were located for reference but were not included in the level of service analysis.

- Boys & Girls Club
- Fire Hall
- Senior Center/Library

Inventory Summary Tables

A complete Inventory Atlas is provided as a separate document.

OWNER	Total Of QUANTITY	Aqua Feat, Spray	Backstop, Practice	Ballfield	Basketball	Batting Cage	Disc Golf	Disk Golf	Dog Park	Event Space	Garden, Community	Loop Walk	MP Field, Large	Multiuse Court	Natural Area	Open Turf	Open Water	Passive Node	Playground, Local	Restroom	Shelter	Shelter, Group	Shelter, Shade	Skate Park	Tennis	Trail, Multi-use	Trailhead	Water Feature
Wellington	59	1	1	3	2	1	1	1	1	1		2	4		2	5	5	1	7	7	2	2	3	1	1	1	3	1
School	19.5				5.5						1		3	2		1			2						2			
HOA	4															2												
HOA/Private	5				1						1								2									
<b>Total:</b>	<b>87.5</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>8.5</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>7</b>	<b>2</b>	<b>2</b>	<b>8</b>	<b>5</b>	<b>1</b>	<b>11</b>	<b>7</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>1</b>

Table A: Inventory summary by ownership

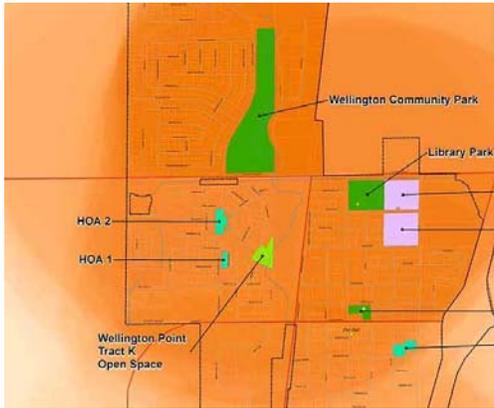
Outdoor Recreation Location Inventory Summary

LOCATION	Total Components	Approximate Acres	Aqua Feat, Spray	Backstop, Practice	Ballfield	Basketball	Batting Cage	Disc Golf	Disk Golf	Dog Park	Event Space	Garden, Community	Loop Walk	MP Field, Large	Multiuse Court	Natural Area	Open Turf	Open Water	Passive Node	Playground, Local	Restroom	Shelter	Shelter, Group	Shelter, Shade	Skate Park	Tennis	Trail, Multi-use	Trailhead	Water Feature
Wellington Community Park	18	30.1	1		2		1			1			1	1				1		2	2	1		3		1	1		
Knolls Linear Park	8	17.5						1								2	2				1							2	
Library Park	5	8.0		1	1												1		1			1							
Centennial Park	8	1.8				1					1						1			2	1		1		1				
Park Meadows Park	3	2.5												1						1	1								
ViewPointe Park	6	7.8				1								2						1	1		1						
Wellville Park	6	10.4							1				1					2			1							1	
Winick Park	3	2.3															1			1									1
Eyestone Elementary School	6	7.8				3								1	1					1									
Rice Elementary School	6	18.5				2						1		1	1					1									
Wellington Middle School	4.5	8.7				0.5								1			1									2			
HOA 1	1	0.7															1												
HOA 2	1	1.8															1												
Wellington Housing Authority	4	1.8				1						1								2									
Kerbel Farm Conservation Easement	0	0.4																											
Meadows Open Space	1	5.3																1											
Tract F, Columbine	1	12.6																1											
Wellington Point Tract K Open Space	0	2.9																											
Boxelder Creek Trail Open Space	0	19.7																											
<b>Totals:</b>	<b>81.5</b>	<b>161</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>8.5</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>7</b>	<b>2</b>	<b>2</b>	<b>8</b>	<b>5</b>	<b>1</b>	<b>11</b>	<b>7</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>1</b>

Table B: Inventory summary by park or location.

## II. Level of Service Analysis

The purpose of Level of Service (LOS) analysis is to evaluate how facilities and parks in Wellington serve the community. The analysis may be used as a tool to benchmark current level of service and to direct future planning efforts.



**Figure B: Example of Town of Wellington GRASP® Level of Service (LOS)**

### **Why Level of Service?**

Level of Service for a community recreation system is important as it is indicative of the ability of people to pursue active lifestyles. LOS can have implications for health and wellness, the local economy, and quality of life and tends to reflect community values. It is often emblematic of the manner and extent to which people are connected to their communities.

### **Analysis Preparation**

Maps and data quantifications produced using the GRASP® methodology are known as **perspectives**. Level of Service perspectives show how well the community is served by any given set of assets. Maps are utilized along with quantified measurement charts to provide a benchmark of what a community may use, and determine its success providing services both at present and over time. A perspective is a model of the service being provided across the study area.

Perspective maps and charts are produced based on scoring calculations determined by applying the GRASP® process to the Town of Wellington inventory. Each facility or asset has been assigned a GRASP® score. These GRASP® scores are distributed on a map based on catchment areas as described below.

A GRASP® score applied to a catchment area yields a **service area** for a particular asset which reflects that score. When service areas for multiple components are plotted on a map, a picture emerges that represents the cumulative level of service provided by that set of components in a geographic area.

On a map, darker orange shading results from the overlap of more service areas and indicate areas served by more and/or higher quality components. All shades have GRASP® scoring values associated with them such that for any given spot on a perspective map, there is a GRASP® Level of Service score that reflects cumulative scoring for nearby assets. **Figure B** above, provides an example to illustrate.

### *Catchment Areas*

**Catchment areas**, also called buffers or radii, are used to calculate total GRASP® Level of Service scores. A radius of a specific distance is drawn around each component. The total score for that component is then applied to that buffer and overlapped with all other component catchment areas. This process yields the data used to create perspective maps and analytical charts.

People use a variety of transit modes to reach a recreation destination: on foot, on a bike, in a car, via public transportation, or utilizing any combination of these or other alternatives. The mode is often determined, at least in part, by the distance to be travelled. The GRASP® system accounts for this by applying more than one catchment area distance to examine access to assets.

The GRASP® methodology typically applies two different catchment area distances to calculate scoring totals, yielding two distinct perspectives used to examine a recreation system:

1. Overall Level of Service
2. Walkable Level of Service

Overall LOS analysis applies a primary catchment distance of one mile. This is considered a suitable distance for a bike ride or a short drive in a car, or an even longer walk. A one-mile catchment is intended to capture recreational users travelling from home or elsewhere to a park or facility by way of bike, bus, or automobile.

Walkable LOS analysis uses a more focused catchment distance intended to capture users within a ten to fifteen minute walk travelling at a leisurely pace. This distance can range from as short as 1/4 mile to as high as 1/2 mile depending on the study area. **For the Town of Wellington, a 1/2 mile catchment buffer was used.** This distance represents a travel time of 15 minutes based on an average walking speed of three miles per hour. A 1/2 mile catchment is able to account for longer actual walking distances due to indirect routes, as are commonly found in a grid street pattern, and serves to ensure a travel time of 15 minutes or less for most people.

### *Pedestrian Barriers*

Walkable access to recreation can often be limited by barriers. In Wellington, numerous disruptions in pedestrian access are created by Interstate Highways, State Highways, the rail line and several major streets or county roads. To account for this, the walkability catchments in the level of service analysis have been truncated or “cut-off” by identified pedestrian barriers where applicable.

### **Assumptions**

1. Proximity equates to access. This means that the presence of a recreational facility within a specific distance indicates that facility is accessible from a location. “Accessibility” in this analysis does not refer specifically to ADA accessibility.
2. General access equates to proximity of 1 mile, a reasonable distance for a drive in a car or by bicycle.
3. Walkable access equates to proximity of 1/2 mile, a reasonable distance attainable in 15 minutes walking at a leisurely pace.
4. Trails were each scored to account for value as an active component and a passive component.
5. Barriers within the study area identified as restrictive to non-motorized travel include:

### **Component based Level of Service**

**(LOS) Analysis** – This is the process used to inventory and analyze the assets, including quantity, location, and various qualities of each. The process utilizes MS Excel, MS Access, and common GIS software. The composite-values based LOS analysis process used by GreenPlay and Design Concepts is proprietary, and known as “**GRASP®**” (Geo-referenced Amenities Standards Process). It has been somewhat automated through creation of additional software code and template design for efficiency in data collection and analysis. *A detailed history and overview and description of GRASP® methodology is included in **Appendix A.***

- Interstate 25 with allowance for a new underpass
  - County Roads 60, 62, 62E (Cleveland Ave), 64, 66
  - Highway 1
  - Railroad tracks
6. Zones created by identified barriers serve as discrete areas of Wellington within which any facilities are accessible without crossing a major street or other barrier. Eight zones were identified in this way and used in analysis.
  7. The minimum standard (also called “threshold”) for service equates to that provided by a “typical” neighborhood park, which may be described as a park/facility with four recreation components on a typical site plus access to a trail.

**Population**

**Table C** below shows the population. This figure was also used to calculate the population/acre as a measure of population density to be used in additional LOS calculations.

Subarea	Total Acres	2014 Population	2019 Population	2014 Population Per Acre
Town of Wellington	2,269	6,751	7,570	2.98
Growth Area	10,212	702	769	0.07
Study Area	<b>12,481</b>	<b>7,453</b>	<b>8,339</b>	<b>0.60</b>

**Table C:** Wellington Population Statistics

**III. Findings**

**Key Level of Service Findings**

- The Town of Wellington provides a wide variety of recreational opportunities.
- These opportunities are well distributed throughout the eight developed parks and three schools.
- Over 80 recreation components were identified and recorded in GIS.
- In addition, 3 indoor facilities were located.
- Obvious areas of concentrated level of service are in the northern and southern parts of town.
- Central Wellington has limited access to recreation opportunities.
- All of the 2,269 acres that comprise the Town boundary have at least some level of service or a GRASP® value greater than zero.
- GRASP® level of service scores within the Town boundary range from 24.2 to 419.7.
- Pedestrian barriers limit access to recreation opportunities by walking especially in the central part of town.

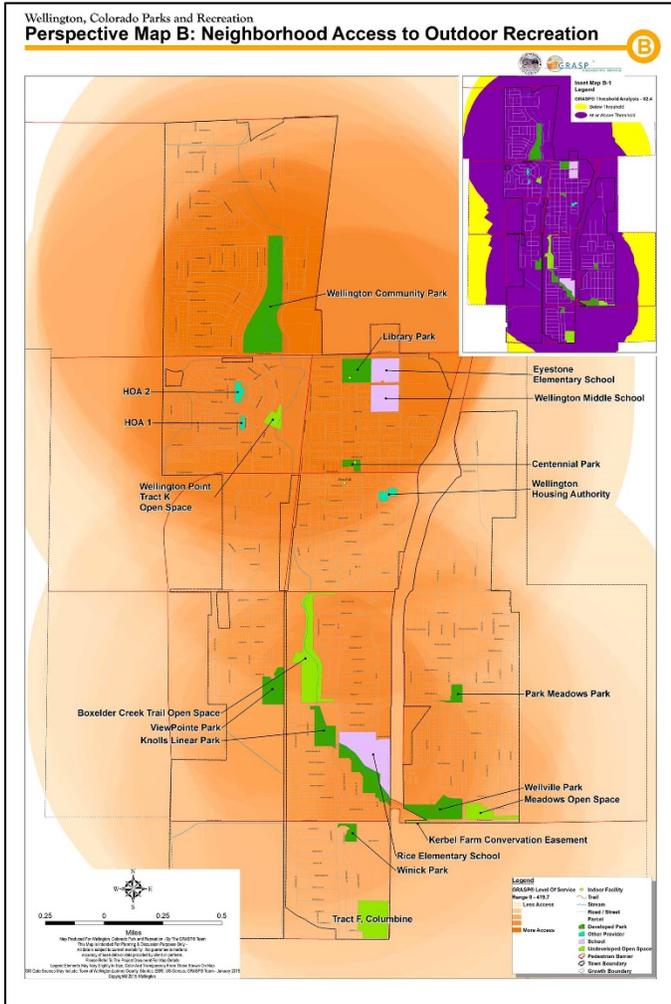
**Overall Level of Service**

Two different analyses or perspective maps were generated to evaluate the assets and programming available to residents. For purposes of this study, the Town of Wellington boundary and the Future Growth Boundary were used as the extents of the study area.

**Map B: General Access to All Recreation Components**

One perspective was created to examine Overall Level of Service for the Town of Wellington. Results of this analysis are displayed in **Map B** which models access to all recreation components by all transportation modes. One-half mile and one-mile catchment radii have been placed around each component and shaded relative to

the component's GRASP® score. As a result, scores are doubled within one-half mile of the asset to reflect the added value or premium for walkable proximity.



**Map B:** General Access to All Recreation Components in the Town of Wellington

In general, **Map B** indicates that Wellington has good distribution of facilities and general access to parks facilities. As expected, level of service lessens as one looks to the edges of the Town and extending out into the future growth areas. Obvious areas of concentrated level of service include northern Wellington in the new Wellington Community Park area. In addition, southern Wellington also has a variety of recreation opportunities that result in more concentrated level of service in neighborhoods with access to Knolls Linear Park and Wellville Park.

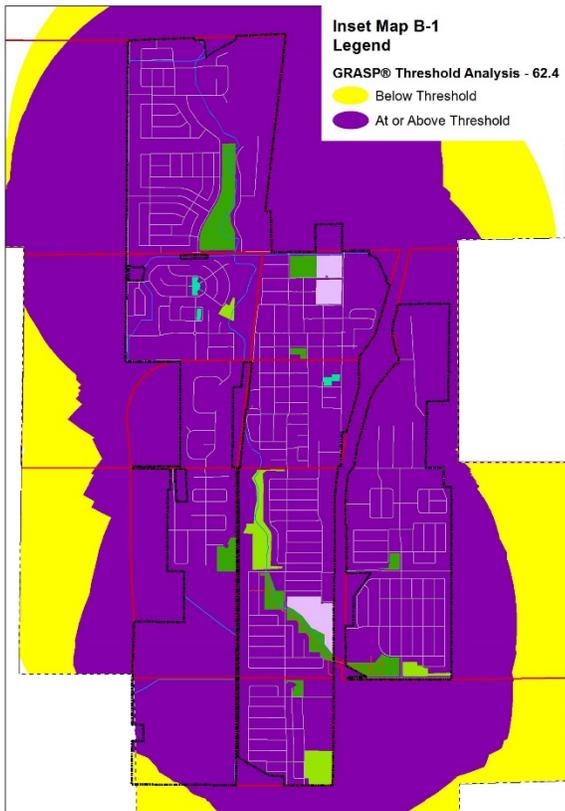
Composite Analysis	A	B	C
	Percent of Total with LOS	Average LOS per Acre Served	Avg. LOS Per Acre / Population per acre
<b>Town of Wellington</b>	100%	245	82
<b>Growth Area</b>	38%	102	1485
<b>Study Area</b>	50%	155	259

**Table D: Statistics for Map B**

Column A: Shows the percentage of study area that has at least some service (LOS >0).

Column B: Shows the average numerical value of LOS for the total area.

Column C: Shows the results of dividing the number from the previous column (Average LOS per Acre Served) by the population density of the area.



**Map B-1:** Threshold map displays General Access to All Components in the Town of Wellington based on a minimum standard.

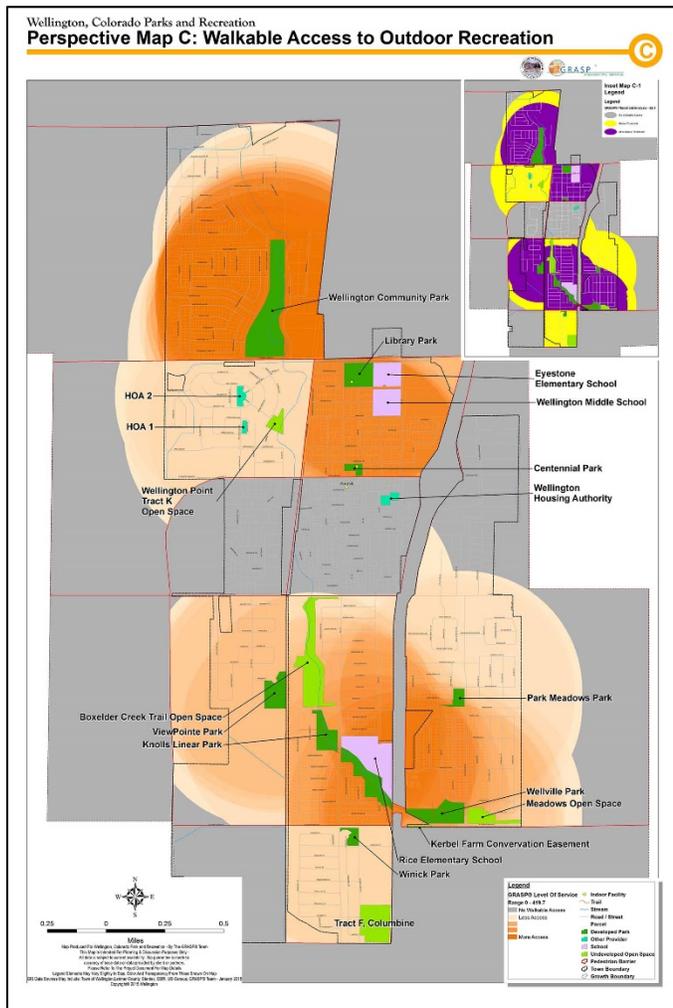
On **Map B-1**, areas with at least some service are shown in yellow. Areas shown in purple have LOS that exceeds the threshold score of 62.4. This score represents access to the equivalent of a typical neighborhood park and access to a trail. A park with this score might include a playground, shade shelter, and an open turf area.

**Walkable Level of Service**

**Map C: Walkable Access to All Recreation Components**

**Map C** models access to all recreation components by walking. One-half mile catchment radii have been placed around each component and shaded relative to the component’s GRASP® score. This represents a distance from which convenient access to the component can be achieved by an average person within a fifteen minute walk.

Walkability is a measure of how user-friendly an area is to people travelling on foot. A walkable environment benefits public health, the local economy, and quality of life. Many factors influence walkability. These include presence or absence and quality of footpaths, sidewalks or other pedestrian rights-of-way, traffic and road conditions, land use patterns, building accessibility, and safety considerations among others. Walkability is an important aspect of **recreational connectivity** – the extent to which community recreational resources are physically linked to allow for easy and enjoyable travel between them. These concepts are discussed further in that section of the document.



**Map C: Walkable access to recreation.**

**Map C** analysis is intended to show the LOS available across Wellington if walking is the only way used to reach assets. Similar to **Map B** this map indicates higher levels of service in the northern and southern parts of town. As this walkability analysis accounts for pedestrian barriers, levels of service are notably truncated.

The following table shows the statistical information derived from perspective **Map C** analysis.

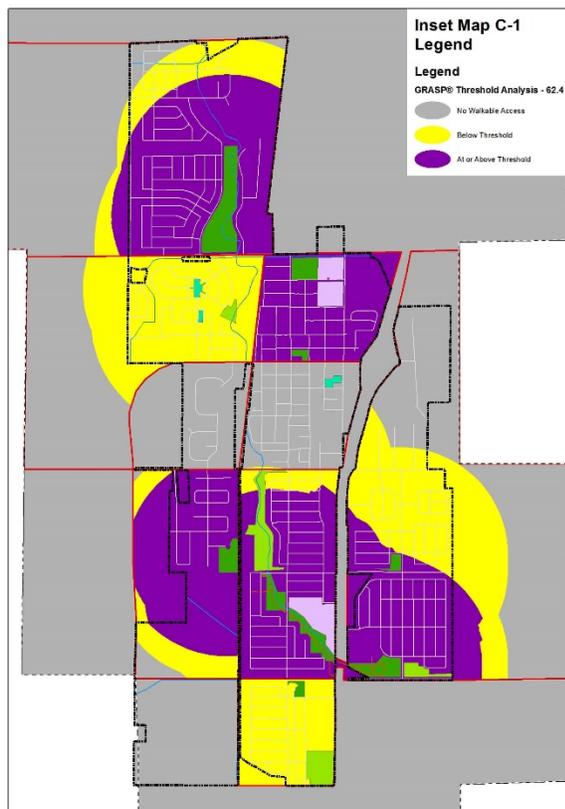
Walkability Analysis	A	B	C
	Percent of Total with LOS	Average LOS per Acre Served	Avg. LOS Per Acre / Population per acre
Town of Wellington	76%	129	43
Growth Area	4%	56	818
Study Area	17%	115	192

**Table E: Statistics for Map C**

Column A: Shows the percentage of study area that has at least some service (LOS >0).

Column B: Shows the average numerical value of LOS for the total area.

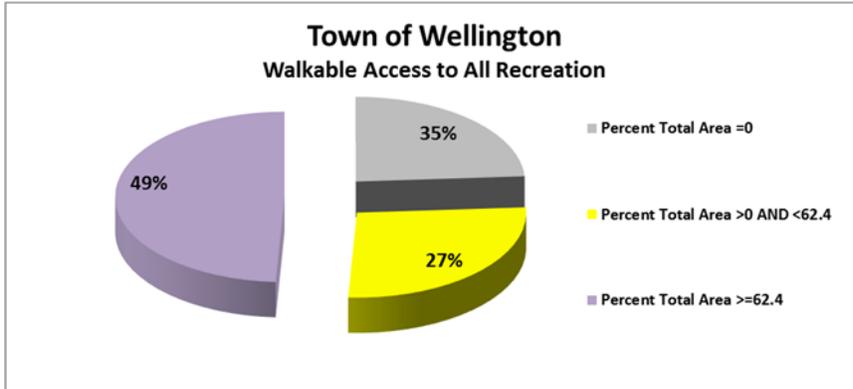
Column C: Shows the results of dividing the number from the previous column (Average LOS per Acre Served) by the population density of the area.



**Map C-1: Threshold map displays walkable access to recreation based on a minimum standard.**

On **Map C-1**, areas displayed in gray have no service within a walkable distance. Areas shown in yellow on the inset map **Map C-1** are areas of opportunity. These are areas where land and assets that provide service are currently available but that do not meet the minimum standard threshold value. It may be possible to improve the quantity and quality of those assets to raise the LOS without the need for acquiring new lands. Purple areas indicate walkable level of services meets or exceeds the minimum standard.

**Chart A**, shows that 49% of Wellington has walkable access to quality recreation opportunities. 27% of the area in Wellington falls below the set threshold, while 35% shows no current level of service. Low service and no service are not necessarily a negative. Further investigation may be required to determine the need for additional recreation in these areas.



**Chart A:** Walkable access to assets based on acreage. This chart displays level of service based simply on acres.

## Other Types of Analysis

### Capacities Analysis

One of the traditional tools for evaluating service for parks and recreation is the capacity analysis. This analysis compares the quantity of assets to population. **Table F** shows the current capacities for selected components in Wellington. This table can be used in conjunction with other information, such as input from focus groups, staff, and the general public, to determine if the current capacities are adequate or not for specific components. The capacities table is based purely on the quantity of assets without regard to quality or functionality. Based on this type of analysis and the projected population growth, the Town would need to develop 10 acres of park land and it should include at a minimum, a basketball court, a multi-purpose field, open turf, open water and a playground. Higher LOS is achieved only by adding assets, regardless of the condition or quality of those assets. In theory, however, the LOS provided by assets should be based on their quality as well as their quantity.

Capacities LOS for Community Components																													
Wellington, CO		Draft: February, 2015																											
		2014 Developed GIS Acres #	Aqua Feat, Spray	Backstop, Practice	Ballfield	Basketball	Batting Cage	Disc Golf	Disk Golf	Dog Park	Event Space	Garden, Community	Loop Walk	MP Field, Large	Multiuse Court	Natural Area	Open Turf	Open Water	Passive Node	Playground, Local	Shelter	Shelter, Group	Shelter, Shade	Skate Park	Tennis	Trail, Multi-use	Trailhead	Water Feature	
<b>INVENTORY</b>																													
Wellington		80.5	1	1	3	2	1	1	1	1	1		2	4		2	5	5	1	7	2	2	3	1	1	1	3	1	
School		35				5.5						1		3	2		1			2					2				
HOA		2.5															2												
Wellington Housing Authority		1.8				1						1								2									
<b>Total</b>		<b>119.8</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>8.5</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>7</b>	<b>2</b>	<b>2</b>	<b>8</b>	<b>5</b>	<b>1</b>	<b>11</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>1</b>	
<b>CURRENT RATIO PER POPULATION</b>																													
<b>CURRENT POPULATION 2014</b>		<b>6,751</b>																											
Current Ratio per 1000 Population		11.92	0.15	0.15	0.44	1.26	0.15	0.15	0.15	0.15	0.15	0.30	0.30	1.04	0.30	0.30	1.19	0.74	0.15	1.63	0.30	0.30	0.44	0.15	0.44	0.15	0.44	0.15	
Population per component		84	6,751	6,751	2,250	794	6,751	6,751	6,751	6,751	6,751	3,376	3,376	964	3,376	3,376	844	1,350	6,751	614	3,376	3,376	2,250	6,751	2,250	6,751	2,250	6,751	
<b>PROJECTED POPULATION - 2019</b>		<b>7,570</b>																											
<b>Total # needed to maintain current ratio of all existing facilities at projected population</b>		<b>90</b>	<b>1</b>	<b>1</b>	<b>3</b>	<b>10</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>8</b>	<b>2</b>	<b>2</b>	<b>9</b>	<b>6</b>	<b>1</b>	<b>12</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>1</b>	<b>3</b>	<b>1</b>	
<i>Number that should be added to achieve current ratio at projected population</i>		<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
# Only developed parks were included in the total. Undeveloped acres include approximately 41 additional acres.																													

Table F: Capacities LOS for Community Components

### GRASP® Index

The following **Table G** shows the GRASP® Indices for the various components based on population. The GRASP® Index for a specific component is a ratio of quantity and quality of each type of component per capita based on the 2014 population.

In the case of Wellington, playgrounds currently score at 49.6 and have a GRASP® Index of 7.3. Based on population projections by the year 2019, Wellington would need to provide an additional 6.0 worth of GRASP scoring points through playgrounds to maintain the current level of service per capita. It should be noted that an increase in GRASP® score can occur through upgrades to current components, addition of new components, or a combination of upgrades and additions.

This is especially useful in communities where the sustainability of the parks and recreation system over time is important. In the past, the focus was on maintaining adequate capacity as population growth occurred. Today, many communities are reaching build-out while others have seen population growth slow. The focus in such communities has shifted to maintaining current levels of service as components age or become obsolete, or as needs change. The GRASP® Index can be used to track LOS under such conditions over time.

The authors of this report have developed a tool that incorporates both quantity and quality for any given set of assets into a single indicator called the GRASP® Index. This index is a per capita ratio of the functional score per population in thousands.

The GRASP® Index can move up or down over time as either quantity or quality changes. For example, if all of the playgrounds in a community are allowed to deteriorate over time, but none are added or taken away, the LOS provided by the playgrounds is decreasing. Similarly, if all of the playgrounds are replaced with new and better ones, but no additional playgrounds are added, the LOS increases even though the per-capita quantity of playgrounds did not change.

Projected Community Components GRASP® Index 2019				
	Current Population 2014*	6,751	Projected Population 2019*	7,570
	Total GRASP® Community Score per component type	GRASP® score per 1000 population (GRASP® Index)	Total GRASP® score needed at projected population	Additional GRASP® score needed
Aqua Feat, Spray	10.8	1.6	12.1	1.3
Ballfield	4.8	0.7	5.4	0.6
Basketball	21.6	3.2	24.2	2.6
Batting Cage	10.8	1.6	12.1	1.3
Disc Golf	9.6	1.4	10.8	1.2
Dog Park	10.8	1.6	12.1	1.3
Loop Walk	15.6	2.3	17.5	1.9
MP Field, Large	37.9	5.6	42.5	4.6
Playground, Local	49.6	7.3	55.6	6.0
Shelter, all sizes	57.6	8.5	64.6	7.0
Tennis	17.4	2.6	19.5	2.1

\* Population data source: ESRI Business Analyst Online

**Table G:** GRASP® Community Component Index

*GRASP® Comparative Data*

**The overall GRASP® Index for the City of Wellington is 56.** Because every community is unique, there are no standard or “correct” numbers for these. However, it is useful to note that the GRASP® Index for the Town of Wellington falls within the mid to higher range. The table below provides comparative data from other communities. For reference statistics have been included for other communities in Colorado. It is notable that the GRASP® Index score for Wellington exceeds that many other communities listed.

STATE	CITY	YEAR	POPULATION	STUDY AREA SIZE (Acres)	# OF SITES (Parks, Facilities, etc.)	TOTAL # OF COMPONENTS	AVG. # COMPONENTS per SITE	TOTAL GRASP® VALUE (Entire System)	GRASP® INDEX	AVG. SCORE/SITE	% of TOTAL AREA w/LOS >0	AVG. LOS PER ACRE SERVED	NUMBER OF COMPONENTS PER POPULATION	AVERAGE LOS/POP DEN PER ACRE	pop den (per acre)
CO	Evergreen PRD	2011	22,736	48,154	28	170	6.1	902	39.7	32.2	100%	540	7	1143	0.5
CO	Fort Collins	2006	130,681	33,388	45	619	13.8	2675	20.5	59.4	83%	217	5	55	3.9
CO	Green Valley Ranch	2013	14,897	1,156	17	67	3.9	374	25.1	22.0	100%	436	4	34	12.9
CO	Lafayette	2012	24,453	5,979	74	201	2.7	1300	53.2	17.6	83%	175	8	43	4.1
CO	Lakewood	2007	144,369	27,494	105	738	7.0	6476	44.9	61.7	100	NA	5	NA	5.3
CO	Lone Tree	2007	10,134	1,382	49	219	4.5	561	55.3	11.4	76%	226	22	31	7.3
CO	Louisville	2011	19,656	5,089	145	453	3.1	3229	164.3	22.3	100%	903	23	234	3.9
CO	Nederland	2012	3,074	46,142	38	142	3.7	620	201.7	16.3	NA	NA	46	NA	0.1
CO	Sterling	2013	14,777	3,913	39	131	3.4	891	60.3	22.8	96%	279	9	74	3.8
CO	Windsor	2007	16,178	14,691	21	166	7.9	NA	NA	NA	83%	142	10	129	1.1
CO	Brighton	2007	32,556	12,413	31	375	12.1	NA	NA	NA	82%	156	12	59	2.6
CO	Commerce City	2006	36,049	26,270	90	357	4.0	1047	29.0	11.6	73%	113	10	82	1.4
<b>CO</b>	<b>Wellington</b>	<b>2015</b>	<b>7,453</b>	<b>2,269</b>	<b>19</b>	<b>82</b>	<b>4.3</b>	<b>421</b>	<b>56</b>	<b>22.1</b>	<b>100%</b>	<b>82</b>	<b>11</b>	<b>27.7</b>	<b>3.0</b>

Table H: GRASP® Comparative Data

### **More on Utilizing the GRASP® Perspectives**

Different Perspectives can be used to determine levels of service throughout the community from a variety of views. These Perspectives can show a specific set of components, depict estimated travel time to services, highlight a particular geographic area, or display facilities that accommodate specific programming. It is not necessarily beneficial for all parts of the community to score equally in the analyses. The desired level of service for any particular location will depend on the type of service being analyzed and the characteristics of the particular location. Commercial, institutional, and industrial areas might reasonably be expected to have lower levels of service for parks and recreation opportunities than residential areas. Levels of service for retail services in high density residential areas should probably be different than those for lower density areas.

Used in conjunction with other needs assessment tools (such as needs surveys and a public process), Perspectives can be used to determine if current levels of service are appropriate in a given location. If so, plans can then be developed that provide similar levels of service to new neighborhoods. Conversely, if it is determined that different levels of service are desired, new planning can differ from the existing community patterns to provide the desired LOS.

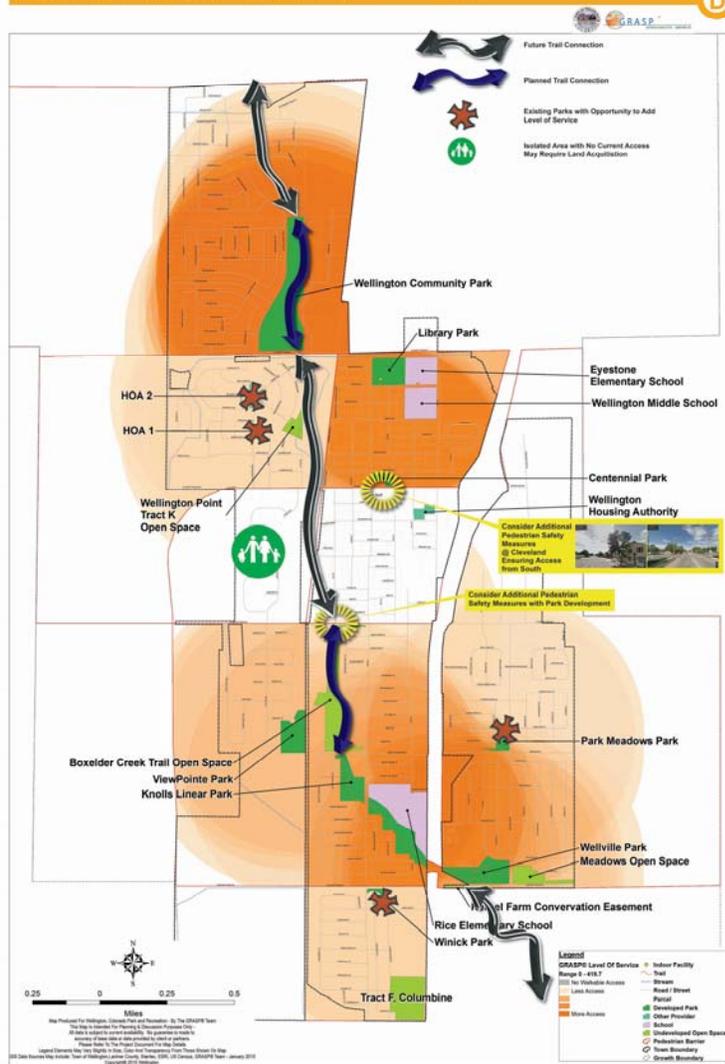
Each Perspective shows the cumulative levels of service across the study area when the catchment areas for a particular set of components are plotted together. As previously stated, darker shades represent areas in which the level of service is higher for that particular Perspective. It is important to note that the shade overlaying any given point on the Perspective represents the cumulative value offered by the surrounding park and recreation system to an individual situated in that specific location, rather than the service being provided by components at that location to the areas around it.

## Key Recommendations

- Explore ways of increasing recreational connectivity
- Enhance pedestrian crossings to increase walkability
- Add “booster” components at existing parks in underserved areas
- Explore options to add trails and connect to larger regional trail systems
- Develop undeveloped park lands as needed
- Consider land acquisition or new partnerships in areas with no current level of service
- Partner with schools and homeowner’s associations to increase level of service in areas of need

## IV. Recommendations

### Wellington, Colorado Parks and Recreation Recommendation Map D: Improving Walkability



**Map D:** Examples of improvements that would help increase level of service in Wellington

Findings of the GRASP® LOS analyses provide some guidance in consideration of how to improve parks and recreation in the Town of Wellington. This section describes ways to enhance level of service through improvement of existing sites, future development of new facilities, and potential partnerships.

*Note: Any reference to level of service scoring throughout this recommendation discussion relies on walkable level of service analysis. Overall level of service scoring from a driving standpoint was high and thus offered minimal need for improvement. Despite that walkable coverage provided is generally good, an examination of walkable level of service does reveal areas on which to focus improvement efforts.*

### **ADA Transition Plan and Compliance**

According to the ADA.gov website, "Access to civic life by people with disabilities is a fundamental goal of the Americans with Disabilities Act (ADA). To ensure that this goal is met, Title II of the ADA requires State and local governments to make their programs and services accessible to persons with disabilities." "One important way to ensure that Title II's requirements are being met in cities of all sizes is through self-evaluation, which is required by the ADA regulations. Self-evaluation enables local governments to pinpoint the facilities, programs and services that must be modified or relocated to ensure that local governments are complying with the ADA." Transition plans are also required to implement needed changes identified during the self-evaluation process. Ongoing self-evaluation and development of a comprehensive transition plan must be a high priority of the Parks and Recreation Department.

### **Level of Service Improvements**

Areas of Wellington that either fall below the minimum standard threshold or provide no service at all, called **low-service areas** and **no-service areas**, often provide opportunities for improvement. This might involve fixing up a tired picnic shelter or updating playground structures or safety surfacing. Such efforts to improve level of service are more attainable than alternatives that require land acquisition and large-scale capital investment. Several such opportunities exist to improve walkable level of service in Wellington.

#### *Low-Score Components*

The easiest and most obvious way to raise level of service is to improve **low-score components**, those that were scored down because they do not meet expectations. This entails repair, refurbishment, or replacement of existing components at a site that are in need of some attention. A full detail account of each park and its components and modifiers scoring in included in a separate document: TOWN OF WELLINGTON FINAL INVENTORY ATLAS. Low scoring components and modifiers can be found in this document. Maintaining and improving existing facilities is often ranked highest in public input in regards to goals in the next 5 to 10 years. Developing a method or process for continued assessment of existing facilities is key to monitoring existing resources. The assessment process used for this plan involves scoring of all included assets. This scoring takes into account condition and functionality. Those components with low-scores may be addressed one by one and will serve to improve level of service.

#### ***Addressing Low-Scoring Components***

The inventory process for the master plan included rating components throughout the system on their functionality. Components whose functionality is below expectations were identified and scored with a "one." A list of these can easily be extracted from the inventory dataset. By raising the score of a component you are also raising the Level of Service in your community. But deciding how to do this may seem daunting. A strategy for addressing the repair/refurbishment/replacement or re-purposing of low-

functioning components should begin with the following steps. This should be done for each individual component in the inventory that is not functioning up to expectations.

- A. Determine why the component is functioning below expectations. Was it poorly conceived in the first place? Is it something that was not needed to begin with? Is it the wrong size, type, or configuration? Is it poorly placed, or located in a way that conflicts with other uses or detracts from its use? Have the needs changed in a way that the component is now outdated, obsolete, or no longer needed? Has it been damaged? Or, has the maintenance of the component simply been deferred or neglected to the point where it no longer functions as intended?

Another possibility is that the component was scored low because it is not available to the public in a way that meets expectations. For example, a facility might be rated low because it is leased to a private group and access by the general public is limited. This may be a perfectly acceptable situation and appropriately scored. The service is at a lower value due to limited access.

Another example would be when a component is old, outdated, or otherwise dysfunctional, but has historic or sentimental value. This might be an old structure in a park such as a stone barbecue grill, or other artifact that cannot be restored to its original purpose, but which has historic value.

- B. Depending on the answers from the first step, a strategy can be selected for addressing the low-functioning component:
- If the need for that type of component in its current location still exists, then the component should be repaired or replaced to match its original condition as much as possible. Examples of this would be playgrounds with old, damaged, or outdated equipment, or courts with poor surfacing or missing nets.
  - If the need for that type of component has changed to the point where the original one is no longer suitable, then it should be replaced with a new one that fits the current needs. For example, if a picnic shelter is too small for the amount of use currently demanded, it may be replaced with a new, larger one.
  - If a component is poorly located, or was poorly designed to start with, consideration should be given to relocating, redesigning, or otherwise modifying it. An example would be an amphitheater next to a street that was once small and quiet but is now loud and busy. The noise from the street makes it undesirable to use the amphitheater for its intended purpose. If there is still a need for this type of facility at this park, then consideration should be given to relocating it or redesigning it to provide screening from traffic and other noise.
  - If a component is no longer needed because of changing demands, then it should be removed unless it can be maintained in good condition without excessive expense, or unless it has historic or sentimental value. Some inline hockey rinks may fall into this category. If a rink has been allowed to deteriorate because the community has no desire for inline hockey, then maybe it should be repurposed into some other use such as a basketball or tennis court, multi-use play-pad, or perhaps a skate park. It could even become a something unusual, like a trike-track course. Or it could become the surface for a large group picnic shelter. Another possibility might be to install outdoor fitness stations and make it an “outdoor gym.”

The choice of what to put in the rink’s place should be made with input from the community. This could be done with a simple intercept survey, door-hung questionnaire, or

by contacting a neighborhood organization. The point is that it makes no sense to replace something that the neighborhood no longer needs with something else it doesn't need.

If no appropriate alternative use for the rink or the space it occupies is identified, it should be removed to avoid a blighted appearance, and the space should be integrated into the rest of the park with landscaping.

- C. It is possible that through ongoing public input, and as needs and trends evolve; new needs will be identified for existing parks. If there is no room in an existing park for new needs, the decision may be made to remove or re-purpose an existing component, even if it is quite functional. An example of this could be found in many communities over the past couple of decades. As the popularity of tennis declined and demand for courts dropped off, perfectly good courts were sometimes converted into skate parks or inline rinks. In most cases this was an interim use, intended to satisfy a short-term need until a decision could be made to either construct a permanent facility or let the passing fad fade. The need for inline rinks now seems to have diminished, while temporary skate parks on tennis courts have been moved to permanent locations of their own and become more elaborate facilities as skateboarding and other wheel sports have grown in popularity and permanence.

Another example of this can be found in the re-purposing by one community of a ball diamond into a dog park. The ball diamond is well-suited for use as a dog park because it is already fenced, and the combination of skinned infield where the dogs enter and natural grass in the outfield where traffic is spread out is ideal.

It is likely that in time this facility will either become a permanent facility designed specifically to meet the needs of people recreating with their dogs, or such a facility will be constructed elsewhere to suit that purpose. Or, it could turn out that dog parks fade in popularity like inline hockey rinks, or are replaced with some other facility that dog owners prefer even more than the current dog park model. Meanwhile, the use of the ball diamond for this purpose is a good interim solution.

Trends to keep an eye on while deciding what to do with low-functioning facilities, or determining how to make existing parks serve the needs of residents as highly as possible, include things like:

- Dog parks continue to grow in popularity. This may have something to do with an aging demographic in America, with more "empty-nesters" transferring the attention they once gave to their children, who are now grown, to their pets. It is also an important form of socializing for people who may have once socialized with other parents in their child's soccer league, and now that the kids are grown they are enjoying the company of other dog owners at the dog park. And for singles, a dog park is a good place to meet people.
- Skateboarding and other wheel sports continue to grow in popularity. Making neighborhood parks skateable and distributing skating features throughout the community provides greater access to this activity for younger people who cannot drive to a larger centralized skate park.
- A desire for locally-grown food and concerns about health, sustainability, and other issues is leading to the development of community food gardens in parks and other public spaces.
- Sprayparks are growing rapidly in popularity, even in cooler climates. A wide and growing selection of products for these is raising the bar on expectations and offering new possibilities for creative facilities.

- New types of playgrounds are emerging, including discovery play, nature play, adventure play, and even inter-generational play. Some of these rely upon movable parts, supervised play areas, and other variations that are different from the standard fixed “post and platform” playgrounds found in the typical park across America.
- As a lower impact alternative to tennis, the sport of pickleball has gained in popularity, particularly among older Americans. Striping can be added to existing tennis courts, or outdated facilities such as inline hockey rinks may be retrofitted.
- Events in parks, from a neighborhood “movie in the park” to large festivals in regional parks, are growing in popularity as a way to build a sense of community and generate revenues. Providing spaces for these could become a trend.
- Integrating nature into parks by creating natural areas is a trend for a number of reasons. These include a desire to make parks more sustainable and introduce people of all ages to the natural environment. An educational aspect is an important part of these areas.

### *Low-Score Modifiers*

In scoring inventory locations additional consideration was also given to basic site amenities, called **modifiers**. These are things that support users during their visit such as design and ambience, drinking fountains, seating, BBQ grills, security lighting, bike racks, restrooms, shade, access, and parking among others. These help inform overall GRASP® scoring. Modifiers that do not meet expectations are scored down. Modifiers at a site that are in need of some attention such as repair, refurbishment, or replacement.

### *Booster Components*

Another way to enhance existing assets is through the addition of **booster components** intended to “boost” the level of service at specific existing park sites or recreation facilities through the addition of new components. These are most effective in low-service areas in which park sites already exist that have space for additional components. Based on the threshold analysis map several such locations exist in Wellington.

### *High Demand Components*

A survey of community respondents could help identify **high demand components**. These components should be considered in any efforts to add new components to the system.

Often these high demand components fall into the following categories:

1. Trails and Connectivity
2. Improve Quality of Life
3. Town Beautification
4. Family, Youth and Teen Activities
5. Safety and Security
6. Special Events

Many of these needs may be addressed within the existing system by upgrading facilities, retrofitting less used assets, and by establishing or strengthening partnerships:

- ✓ Paved and unpaved trails are often one of the most important type of facilities or amenities. Further trail development is one of the keys to fulfilling this public need. Connectivity between trails and pathways is also indicated as an important consideration. Although Wellington currently has a very

limited trail and bike route network, there are ways to enhance those assets that do exist and best practices for future development. Further discussion and solutions, may be found in the following section on “Recreational Connectivity”.

- ✓ Public perception of safety and security issues is often as much about marketing and promotion as it is about police presence and patrols. In addition, strategic patrol efforts and inclusion of principles of Crime prevention through environmental design (CPTED) can help improve safety in parks.
- ✓ Future consideration of a new skate park and other amenities at Boxelder Creek Trail Open Space could allow for space at Centennial Park to be repurposed into community gathering or special event space along Cleveland Ave.

### **Recreational Connectivity**

People across the country are more inclined these days to integrate recreational opportunities within their daily lives. The definition of recreation has evolved in recent years to include aspects of the built environment that were not as important in the past. Trails, bicycle lanes, and other multi-modal travel options are increasingly essential as more and more people prefer a leisurely walk or bike ride to a trip in the car. People tend to expect that parks, recreation centers, and other community resources be easy destinations to access for a variety of users employing different modes of travel to include walking and bicycling. This concept of may be referred to as **recreational connectivity**.

Recreational connectivity may be defined as the extent to which community recreational resources are transitionally linked to allow for easy and enjoyable travel between them. In addition to recreational trails, this may also include city sidewalks, bicycle paths, bicycle routes, and public transit infrastructure. Of course the scope of creating and maintaining such a network is a substantial undertaking that involves many players. Along with a community expectation for this type of user-friendly network infrastructure comes the expectation that stakeholders work together in the interest of the public good. At the municipal level this might include public works, law enforcement, private land-owners, public transit operators and user groups as well as the local parks and recreation department.

This concept of recreational connectivity is important within the scope of parks and recreation planning but also has deeper implications for public health, the local economy, and public safety among other considerations. As more and more people look for non-automotive alternatives to get to and from local destinations, a complete network of various transportation options is in greater demand than ever to include walking trails, bicycle paths, bicycle routes, and public transit. Other elements of this infrastructure might include street/railroad crossings, sidewalk landscaping, lighting, drainage, and even bike-share and car-share availability.

### **The Trail System**

Recreational connectivity in most American cities usually starts with trails. A **trail** may be defined as any off-street or on-street connection dedicated to pedestrian or bicycle users. **Recreational trails**, as distinguished from transportation trails, typically pass through park lands or natural areas and can be soft or hard surface. Recreational trails are the only elements of an alternative transit network that traditionally fall to parks and recreation professionals. They are intended mostly for leisure and enjoyment of resources. **Transportation trails**, the sidewalks or paved trails found in street right-of-ways in most municipalities, are intended more for utility in getting from one place to another. Yet these two types of city infrastructure must work together to create a well-connected community. The

resulting **trail system** includes all trails that serve pedestrian and bicycle users in a community for purposes of both recreation and transportation.

As a trail system matures, the need emerges to address barriers such as roadways, rivers, and railroad crossings that separate distinct trail networks in order to create a truly connected trail system. A **trail network** is a part of a trail system within which major barrier crossings have been addressed and all trails are connected. Trail networks within a trail system are typically separated from each other by such barriers or by missing trail connections. Crosswalks, pedestrian underpasses, and bridges can be used to help users navigate barriers. New trails may be added to merge trail networks and improve overall connectivity. Most cities have several trail networks that connect users to common destinations such as schools, shops, restaurants, and civic and religious institutions in addition to parks and recreation facilities. The more integrated these networks, the more connected a city or town.

Building a trail system involves many considerations beyond the control of park and recreation managers. Vacant lands, utility easements, street right-of-ways, and existing social trails may be worth investigating for trail feasibility and to determine how trail development in these areas might impact overall connectivity. However, other departments and agencies will need to be consulted and partnered to address issues such as land acquisition, street crossings, and utility maintenance. To complicate matters, the distinction between a recreational trail and a transportation trail can be hazy. Further, on-street connections via usable, comfortable bicycle lanes and routes are also critical to establishing good recreational connectivity. Though these connections can be invaluable to a city's infrastructure, as they supplement a trail system they introduce another set of stakeholders and complications. The types of collaboration necessary to build a trail system are not without their challenges, yet can yield lasting partnerships that benefit the community. The sooner the discussion is started, the better.

Potential partners can include school districts, public works departments, county offices, state entities, federal agencies, and/or private land owners among others. It is important to convince stakeholders that their cooperation is critical to the public good. It can be helpful to remind them of the economic boost that often results from investment in recreational infrastructure like a trail system. Of course, not all players stand to gain from trail development. It is essential that land managers and planners be aware of all possible implications inherent in their efforts.

A **Trails and Alternative Modes of Transportation Master Plan** is one method of addressing this. This planning effort should include all relevant departments in order to create a comprehensive and implementable plan. This plan should also address frequency and distribution of waysides, trailheads, access points, and interpretation.

Wellington has potential for an outstanding trail system. Here are a few general strategies to use in planning efforts as this system is established:

- Work with a variety of departments, offices, and agencies to obtain assistance and access in creating trail links
- Look for ways to relieve cost burdens for property maintenance presently borne by other utilities by adapting these properties to create recreation opportunities
- Create connections that blend recreation opportunities with restaurants and retail opportunities for greater economic impact (for example, a downtown connection to a trail along Boxelder Creek)
- Create connections that allow safe, comfortable routes between homes, schools, and civic and religious institutions for user convenience

- Look at existing utility areas such as power line easements, drainages, and detention ponds for options to improve connectivity
- Use wide, under-utilized or non-used street corridors for best pedestrian and bike routes within developed parts of the city

### *Where to Start?*

Even the most well-planned, extensive trail system has to start somewhere. Unless a city is already highly urbanized, good opportunities usually exist with which to begin building a trail system. Existing parks and open space area are the first place to plan new trails, with this idea of recreational connectivity in mind. Such interior trail assets, once established, provide a good point of departure to look outside park boundaries.

It is helpful to recognize that trails may be developed at a variety of scales. Many trails serve park users only while others are of citywide or regional extent. Also, people with a destination in mind tend to take the most direct route while recreationists tend to enjoy loop or circuit trails more than linear trails. An exemplary trail system will provide multiple opportunities for users to utilize trail segments to access different parts of the city directly or enjoy recreational circuits of various size. By employing park trails, city trails, and regional trails users should ideally be able to pick and choose from several options to reach a destination or spend time recreating.

### ***Park Trails***

In Wellington, the process of building a trail system is underway. Although town and regional trails have yet to be fully developed, the recreation system already provides a good level of service. Many users regularly enjoy existing trails and loop walks within parks. A few enhancements could make these popular pathways even better.

The addition of mileage markers along loop walks and internal park trails would be useful, especially for those walking for exercise. Users could track their distances which might also encourage them to try out other trail opportunities of similar length. As users tend to be intent on getting a workout rather than a leisurely stroll, it might also be worthwhile to consider adding cardio fitness stations at points along the loop or trail as well. New loop walks could also be developed at other parks to better serve a variety of residents.

### ***Town Trails***

With internal park trails established, the next step is to focus on connecting these park assets to each other and to various places within Town.

This will involve capitalizing on existing opportunities to create strategic off-street and on-street pedestrian and bicycle links between popular recreation locations. Strategies to retrofit developed areas to meet the need for safe routes through town may be based on recommendations in this plan as well as other “complete streets” resources. Priority should be given to developing connections between existing parks, schools and other community resources.

### **Regional Trails**

Regional trails can also be developed in coordination with other types of trails and routes. Development of the Boxelder Creek Trail through Wellington could be key to the development of a regional trail system that begins to connect to adjacent towns and cities.

### **Trail Typology**

In addition the park, town, regional trail hierarchy already discussed it may be useful to employ a trails typology. A new “trail” may actually consist of several infrastructural improvements. A trail typology of three different types is recommended for use in Wellington. These are:

1. Bike Lane and Detached Sidewalk
2. Urban Trail
3. Multi-Use Trail



**Figure C:** Three trail types to be considered in developing a trail system in a community such as Wellington. This typology may be applied to a network of connections to determine the most appropriate type for each trail segment. Pedestrian and bicycle users are accommodated in different ways in each trail type. Selection for each is largely driven by the surrounding built environment.

Each trail type refers to a strategy for connecting one place to another. The primary consideration is how to accommodate pedestrian and bicycle users travelling along the same route. In more developed areas, this might involve routing cyclists along an on-street route with a pedestrian path (essentially a sidewalk) in the right-of-way. An alternative to this is the urban trail, a right-of-way path wide enough to accommodate both pedestrians and cyclists. Finally, the traditional multi-use trail provides users with an off-street connection, typically through open space areas or parks. This last is often considered the ideal trail type, yet the land dedication needed to support a multi-use trail makes it impractical or impossible to develop this type of trail in many parts of an established community such as Wellington.

### **Connecting People to Trails**

As the Wellington trail system continues to develop additional resources will be desirable to support users. It may be worthwhile to consider signage and wayfinding strategies, trailheads and access points, public trail maps, and smartphone applications as strategies to connect people to trails and affect a positive user experience.

### **Signage and Wayfinding**

Signage and wayfinding strategies should be employed to enhance the Wellington trail system by promoting ease of use and improved access to recreational resources. An important aspect of effective

signage and wayfinding markers is branding. An easily identifiable hierarchy of signage for different types of users assists residents and visitors as they navigate between recreation destinations. Further, a strong brand can imply investment and commitment to alternative transit and which can positively impact town identity and open up economic opportunities.

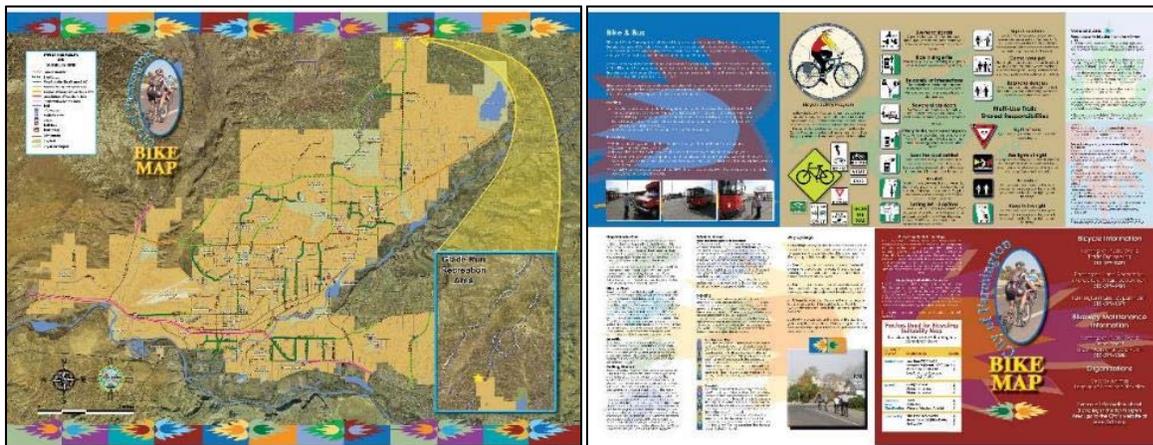
### *Trailheads & Access Points*

It is also important to provide users access to trails. There are two ways to approach this. First, formal trailheads may be developed to include parking, bike racks, signage, restrooms, drinking water, seating, a trail map, information kiosk, and other amenities. A trailhead is most appropriate to provide access to trails that serve a higher volume of users at destinations likely to be accessed by automobile, such as Boxelder Creek Trail.

The second approach involves simply providing a trail access point, usually without the extensive amenities found at a trailhead. Trail access points such as this are more appropriate in residential or commercial areas where users are more likely to walk or ride a bicycle to reach the trail.

### **Map & App Resources**

By making trail maps available users may enjoy Wellington trails with greater confidence and with a better understanding of distances, access points, amenities, and the system as a whole. Even with a developing trail system such a trail map can provide valuable information to users. For example, the City of Farmington, New Mexico created a community bike map (see **Figure D**) which includes various trail types as well as bike paths and bike routes. In addition to showing streets with bicycle paths and safe on-street bike routes, the Farmington map also includes information about trail ownership, helpful as it displays some trails within easements or even on private land with use agreements. As the trail system evolves, this map should be updated to produce newer versions for distribution to users.



**Figure D:** The City of Farmington, New Mexico provides a trail and bicycle map to users with a host of information about trails, bike paths, and bike routes.

Another way to provide a trail map to users is through web based smartphone technologies. Maps made available on this type of platform are more dynamic for users, always on hand, and can be easily updated. Upfront investment needed for this type of resource may be cost prohibitive at the present time. However, it is likely as technologies advance these costs will become more manageable in the future. It may be worth considering development of web based maps in long term planning decisions.

## Appendix A – GRASP® History and Methodology

### GRASP® Glossary

**Buffer:** see catchment area

**Catchment area:** a circular map overlay that radiates outward in all directions from an asset and represents a reasonable travel distance from the edge of the circle to the asset. Used to indicate access to an asset in a level of service assessment

**Component:** an amenity such as a playground, picnic shelter, basketball court, or athletic field that allows people to exercise, socialize, and maintain a healthy physical, mental, and social wellbeing

**Geo-Referenced Amenities Standards Process® (GRASP®):** a proprietary composite-values methodology that takes quality and functionality of assets and amenities into account in a level of service assessment

**Level of service (LOS):** the extent to which a recreation system provides a community access to recreational assets and amenities

**Low-score component:** a component given a GRASP® score of “1” or “0” as it fails to meet expectations

**Low-service area:** an area of a Town that has some GRASP® level of service but falls below the minimum standard threshold for overall level of service

**Modifier:** a basic site amenity that supports users during a visit to a park or recreation site, to include elements such as restrooms, shade, parking, drinking fountains, seating, BBQ grills, security lighting, and bicycle racks among others

**No-service area:** an area of a Town with no GRASP® level of service

**Perspective:** a map or data quantification, such as a table or chart, produced using the GRASP® methodology that helps illustrate how well a community is served by a given set of recreational assets

**Radius:** see catchment area

**Recreational connectivity:** the extent to which community recreational resources are transitionally linked to allow for easy and enjoyable travel between them.

**Recreational trail:** a soft or hard surface trail intended mostly for leisure and enjoyment of resources. Typically passes through park lands or natural areas and usually falls to parks and recreation professionals for planning and management.

**Service area:** all or part of a catchment area ascribed a particular GRASP® score that reflects level of service provided by a particular recreational asset, a set of assets, or an entire recreation system

**Threshold:** a minimum level of service standard typically determined based on community expectations

**Trail:** any off-street or on-street connection dedicated to pedestrian, bicycle, or other non-motorized users

**Trail network:** a part of a greater trail system within which major barrier crossings have been addressed and all trails are functionally connected by such things as crosswalks, pedestrian underpasses, and/or bridges. Typically separated from other trail networks by missing trail connections or by such barriers as roadways, rivers, or railroad tracks.

**Trail system:** all trails in a community that serve pedestrian, bicycle, and alternative transportation users for purposes of both recreation and transportation

**Transportation trail:** a hard surface trail, such as a Town sidewalk, intended mostly for utility in traveling from one place to another in a community or region. Typically runs outside of park lands and is managed by Public Works or other Town utility department.

### **Composite-Values Level of Service Analysis Methodology**

Analysis of the existing parks, open space, trails, and recreation systems are often conducted in order to try and determine how the systems are serving the public. A Level of Service (LOS) has been typically defined in parks and recreation master plans as the capaTown of the various components and facilities that make up the system to meet the needs of the public. This is often expressed in terms of the size or quantity of a given facility per unit of population.

### **Brief History of Level of Service Analysis**

In order to help standardize parks and recreation planning, universities, agencies and parks and recreation professionals have long been looking for ways to benchmark and provide “national standards” for how much acreage, how many ballfields, pools, playgrounds, etc., a community *should* have. In 1906 the fledgling “Playground Association of America” called for playground space equal to 30 square feet per child. In the 1970’s and early 1980s, the first detailed published works on these topics began emerging (Gold, 1973, Lancaster, 1983). In time “rule of thumb” ratios emerged with 10 acres of parklands per thousand population becoming the most widely accepted norm. Other normative guides also have been cited as “traditional standards,” but have been less widely accepted. In 1983, Roger Lancaster compiled a book called, “Recreation, Park and Open Space Standards and Guidelines,” that was published by the National Park and Recreation Association (NRPA). In this publication, Mr. Lancaster centered on a recommendation “that a park system, at minimum, be composed of a core system of parklands, with a total of 6.25 to 10.5 acres of developed open space per 1,000 population (Lancaster, 1983, p. 56). The guidelines went further to make recommendations regarding an appropriate mix of park types, sizes, service areas, and acreages, and standards regarding the number of available recreational facilities per thousand population. While the book was published by NRPA and the table of standards became widely known as “the NRPA standards,” these standards were never formally adopted for use by NRPA.

Since that time, various publications have updated and expanded upon possible “standards,” several of which have been published by NRPA. Many of these publications did benchmarking and other normative research to try and determine what an “average LOS” should be. It is important to note that NRPA and the prestigious American Academy for Park and Recreation Administration, as organizations, have focused in recent years on accreditation standards for agencies, which are less directed towards outputs, outcomes and performance, and more on planning, organizational structure, and management processes. In essence, the popularly referred to “NRPA standards” for LOS, as such, do not exist. The following table gives some of the more commonly used capaTown “standards” today.

*Commonly Referenced LOS Capacity “Standards”*

Activity/ Facility	Recommended Space Requirements	Service Radius and Location Notes	Number of Units per Population
<b>Baseball</b> Official	3.0 to 3.85 acre minimum	¼ to ½ mile Unlighted part of neighborhood complex; lighted fields part of community complex	1 per 5,000; lighted 1 per 30,000
Little League	1.2 acre minimum		
<b>Basketball</b> Youth	2,400 – 3,036 vs.	¼ to ½ mile Usually in school, recreation center or church facility; safe walking or bike access; outdoor courts in neighborhood and community parks, plus active recreation areas in other park settings	1 per 5,000
High school	5,040 – 7,280 s.f.		
<b>Football</b>	Minimum 1.5 acres	15 – 30 minute travel time Usually part of sports complex in community park or adjacent to school	1 per 20,000
<b>Soccer</b>	1.7 to 2.1 acres	1 to 2 miles Youth soccer on smaller fields adjacent to larger soccer fields or neighborhood parks	1 per 10,000
<b>Softball</b>	1.5 to 2.0 acres	¼ to ½ mile May also be used for youth baseball	1 per 5,000 (if also used for youth baseball)
<b>Swimming Pools</b>	Varies on size of pool & amenities; usually ½ to 2-acre site	15 – 30 minutes travel time  Pools for general community use should be planned for teaching, competitive & recreational purposes with enough depth (3.4m) to accommodate 1m to 3m diving boards; located in community park or school site	1 per 20,000 (pools should accommodate 3% to 5% of total population at a time)
<b>Tennis</b>	Minimum of 7,200 s.f. single court area (2 acres per complex	¼ to ½ mile Best in groups of 2 to 4 courts; located in neighborhood community park or near school site	1 court per 2,000
<b>Volleyball</b>	Minimum 4,000 s.f.	½ to 1 mile Usually in school, recreation center or church facility; safe walking or bike access; outdoor courts in neighborhood and community parks, plus active recreation areas in other park settings	1 court per 5,000
<b>Total land Acreage</b>		Various types of parks - mini, neighborhood, community, regional, conservation, etc.	10 acres per 1,000

**Sources:**

- David N. Ammons, *Municipal Benchmarks - Assessing Local Performance and Establishing Community Standards*, 2<sup>nd</sup> Ed., 2002
- Roger A. Lancaster (Ed.), *Recreation, Park and Open Space Standards and Guidelines* (Alexandria, VA: National Recreation and Park Association, 1983), pp. 56-57.
- James D. Mertes and James R. Hall, *Park, Recreation, Open Space and Greenways Guidelines*, (Alexandria, VA: National Recreation and Park Association, 1996), pp. 94-103.

In conducting planning work, it is key to realize that the above standards can be valuable when referenced as “norms” for capacity, but not necessarily as the target standards for which a community

should strive. Each community is different and there are many varying factors which are not addressed by the standards above. For example:

- Does “developed acreage” include golf courses? What about indoor and passive facilities?
- What are the standards for skateparks? Ice Arenas? Public Art? Etc.?
- What if it’s an urban land-locked community? What if it’s a small town surrounded by open Federal lands?
- What about quality and condition? What if there’s a bunch of ballfields, but they haven’t been maintained in the last ten years?
- And many other questions....

### **GRASP® (Geo-Referenced Amenities Standards Program)**

In order to address these and other relevant questions, a new methodology for determining Level of Service was developed. It is called a **composite-values methodology** and has been applied in communities across the nation in recent years to provide a better way of measuring and portraying the service provided by parks and recreation systems. Primary research and development on this methodology was funded jointly by GreenPlay, LLC, a management consulting firm for parks, open space and related agencies, Design Concepts, a landscape architecture and planning firm, and Geowest, a spatial information management firm. The trademarked name for the composite-values methodology process that these three firms use is called **GRASP® (Geo-Referenced Amenities Standards Program)**. For this methodology, capacity is only part of the LOS equation. Other factors are brought into consideration, including *quality, condition, location, comfort, convenience, and ambience*.

To do this, parks, trails, recreation, and open space are looked at as part of an overall infrastructure for a community made up of various components, such as playgrounds, multi-purpose fields, passive areas, etc. The ways in which the characteristics listed above affect the amount of service provided by the components of the system are explained in the following text.

**Quality** – The service provided by anything, whether it is a playground, soccer field, or swimming pool is determined in part by its quality. A playground with a variety of features, such as climbers, slides, and swings provides a higher degree of service than one with nothing but an old teeter-totter and some “monkey-bars.”

**Condition** – The condition of a component within the park system also affects the amount of service it provides. A playground in disrepair with unsafe equipment does not offer the same service as one in good condition. Similarly, a soccer field with a smooth surface of well-maintained grass certainly offers a higher degree of service than one that is full of weeds, ruts, and other hazards.

**Location** – To be served by something, you need to be able to get to it. The typical park playground is of more service to people who live within easy reach of it than it is to someone living all the way across town. Therefore, service is dependent upon proximity and access.

**Comfort** – The service provided by a component, such as a playground, is increased by having amenities such as shade, seating, and a restroom nearby. Comfort enhances the experience of using a component.

**Convenience** – Convenience encourages people to use a component, which increased the amount of service that it offers. Easy access and the availability of trash receptacles, bike rack, or nearby parking are examples of conveniences that enhance the service provided by a component.

**Ambience** – Simple observation will prove that people are drawn to places that “feel” good. This includes a sense of safety and security, as well as pleasant surroundings, attractive views, and a sense of place. A well-designed park is preferable to a poorly-designed one, and this enhances the degree of service provided by the components within it.

In this methodology, the geographic location of the component is also recorded. Capacity is still part of the LOS analysis (described below) and the quantity of each component is recorded as well.

The methodology uses comfort, convenience, and ambience as characteristics that are part of the context and setting of a component. They are not characteristics of the component itself, but when they exist in proximity to a component they enhance the value of the component.

By combining and analyzing the composite values of each component, it is possible to measure the service provided by a parks and recreation system from a variety of perspectives and for any given location. Typically this begins with a decision on “**relevant components**” for the analysis, collection of an accurate inventory of those components, analysis and then the results are presented in a series of maps and tables that make up the **GRASP**<sup>®</sup> analysis of the study area.

### **Making Justifiable Decisions**

All of the data generated from the GRASP<sup>®</sup> evaluation is compiled into an electronic database that is then available and owned by the agency for use in a variety of ways. The database can help keep track of facilities and programs, and can be used to schedule services, maintenance, and the replacement of components. In addition to determining LOS, it can be used to project long-term capital and life-cycle costing needs. All portions of the information are in standard available software and can be produced in a variety of ways for future planning or sharing with the public.

It is important to note that the GRASP<sup>®</sup> methodology provides not only accurate LOS and facility inventory information, but also works with and integrates with other tools to help agencies make decisions. It is relatively easy to maintain, updatable, and creates easily understood graphic depictions of issues. Combined with a needs assessment, public and staff involvement, program and financial assessment, GRASP<sup>®</sup> allows an agency to defensibly make recommendations on priorities for ongoing resource allocations along with capital and operational funding.

## **Appendix B – Maps**

Appendix B is provided separately as a stand alone document and includes the following maps:

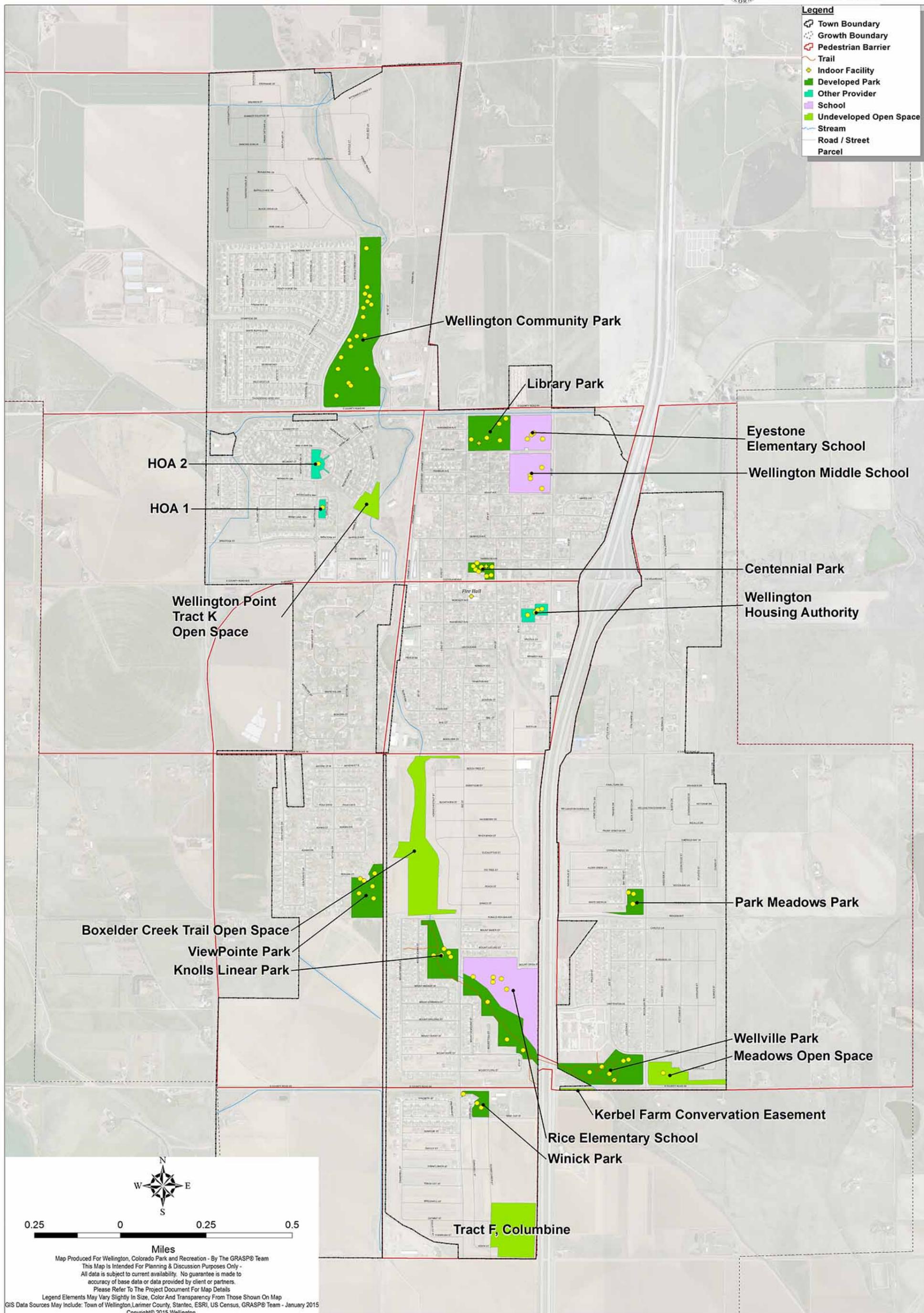
*Map A: Town Of Wellington System Map*

*Map B: Neighborhood Access to Outdoor Recreation*

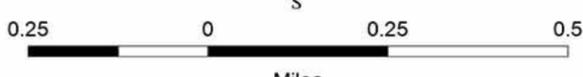
*Map C: Walkable Access to Outdoor Recreation*

*Map D: Improving Walkability*

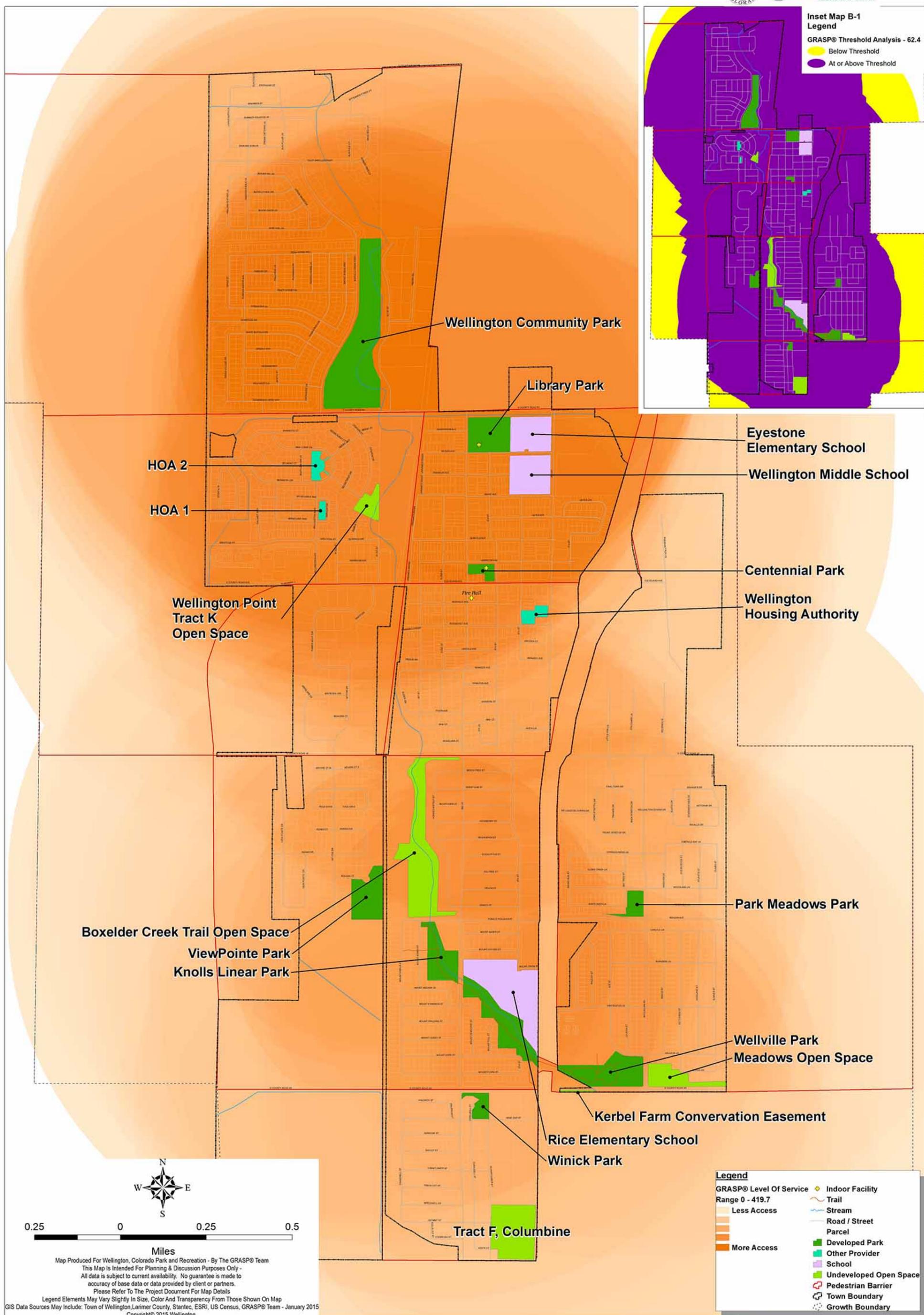
# Wellington, Colorado Parks and Recreation Resource Map A: System Map

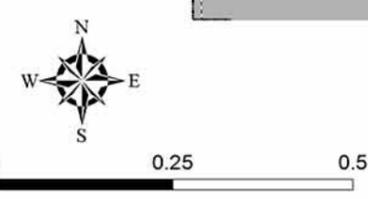
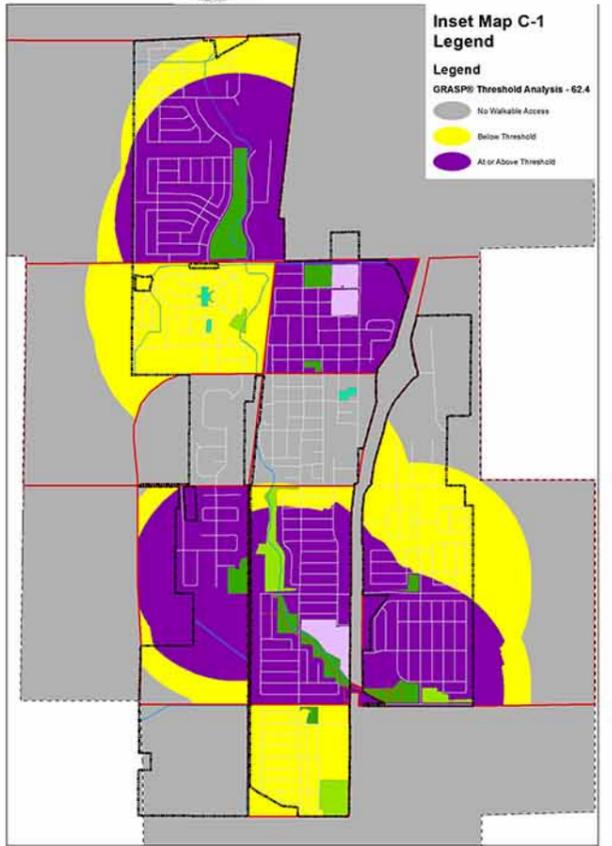
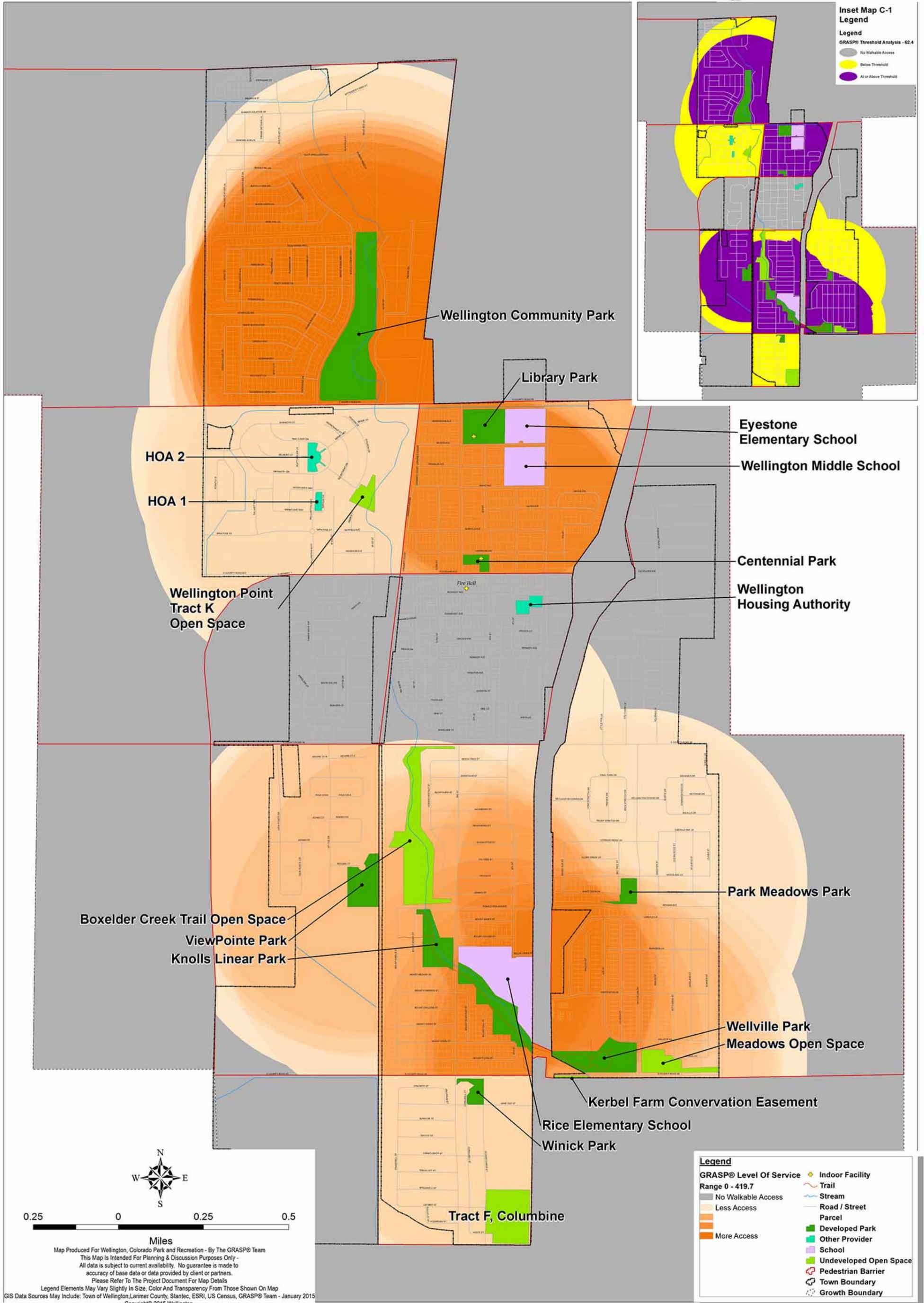


- Legend**
- Town Boundary
  - Growth Boundary
  - Pedestrian Barrier
  - Trail
  - Indoor Facility
  - Developed Park
  - Other Provider
  - School
  - Undeveloped Open Space
  - Stream
  - Road / Street
  - Parcel



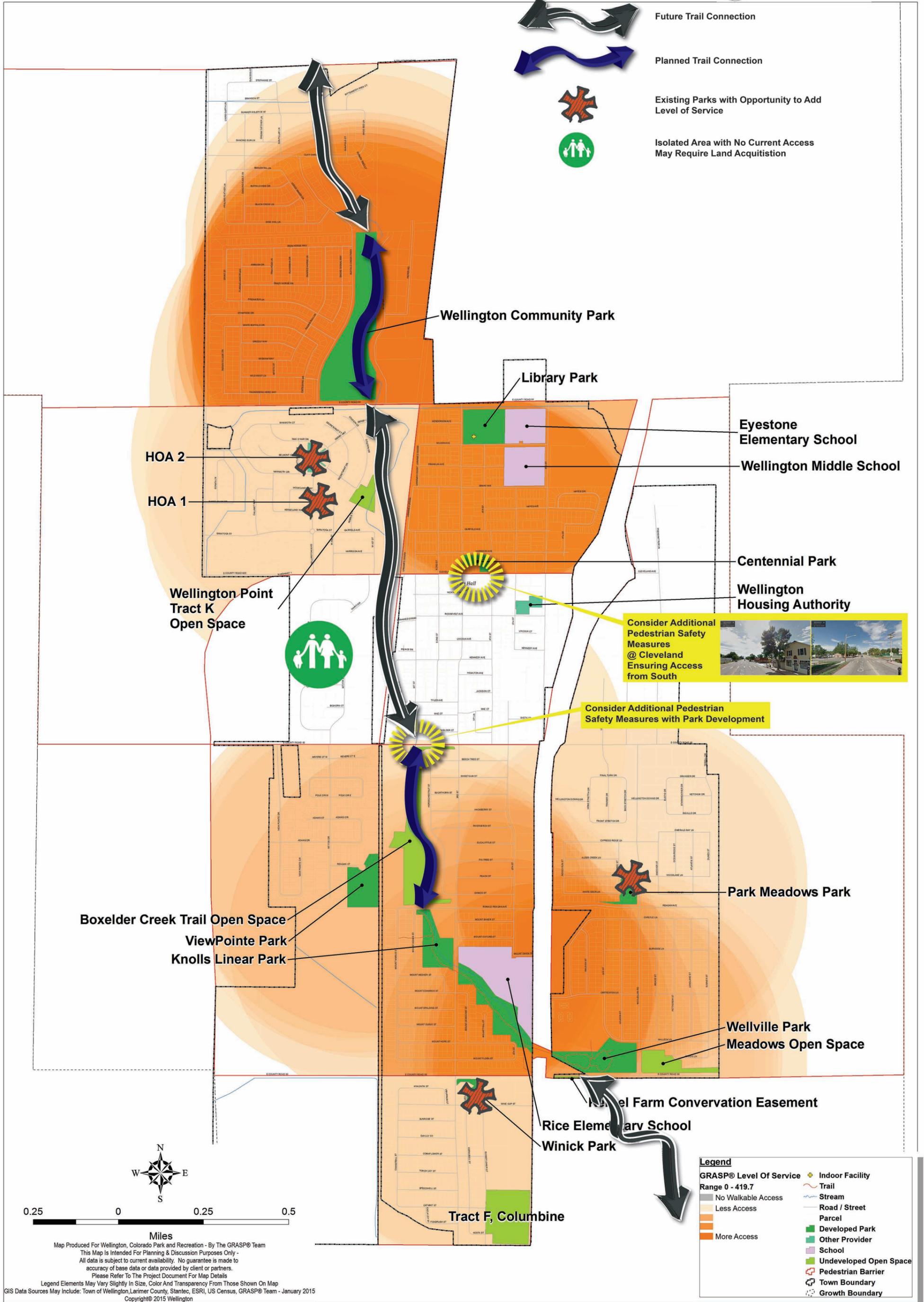
Map Produced For Wellington, Colorado Parks and Recreation - By The GRASP® Team  
 This Map is Intended For Planning & Discussion Purposes Only -  
 All data is subject to current availability. No guarantee is made to  
 accuracy of base data or data provided by client or partners.  
 Please Refer To The Project Document For Map Details  
 Legend Elements May Vary Slightly In Size, Color And Transparency From Those Shown On Map  
 GIS Data Sources May Include: Town of Wellington, Larimer County, Stantec, ESRI, US Census, GRASP® Team - January 2015  
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# Wellington, Colorado Parks and Recreation Recommendation Map D: Improving Walkability



Future Trail Connection

Planned Trail Connection

Existing Parks with Opportunity to Add Level of Service

Isolated Area with No Current Access May Require Land Acquisition

Wellington Community Park

Library Park

Eyestone Elementary School

Wellington Middle School

HOA 2

HOA 1

Centennial Park

Wellington Housing Authority

Wellington Point Tract K Open Space

Consider Additional Pedestrian Safety Measures @ Cleveland Ensuring Access from South

Consider Additional Pedestrian Safety Measures with Park Development



Park Meadows Park

Boxelder Creek Trail Open Space

ViewPointe Park

Knolls Linear Park

Wellville Park Meadows Open Space

Parcel Farm Conservation Easement

Rice Elementary School

Winick Park

Tract F, Columbine

**Legend**

- GRASP® Level Of Service Range 0 - 419.7
- No Walkable Access
- Less Access
- More Access
- Indoor Facility
- Trail
- Stream
- Road / Street
- Parcel
- Developed Park
- Other Provider
- School
- Undeveloped Open Space
- Pedestrian Barrier
- Town Boundary
- Growth Boundary

0.25 0 0.25 0.5

Miles

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GIS Data Sources May Include: Town of Wellington, Larimer County, Stantec, ESRI, US Census, GRASP® Team - January 2015  
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# GRASP® Level of Service Analysis Town of Wellington, CO



GRASP® Level of Service Analysis  
Final Inventory Atlas  
February 2015



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## ***Inventory Process and Scoring Information***

The inventory was completed in a series of steps. The planning team first prepared a preliminary list of existing components using aerial photography and the acquired Geographic Information System (GIS). Components identified in the aerial photo were given GIS points and names.

Next, field visits were conducted by the consulting team to confirm the preliminary data and collect additional information.

During the field visits and evaluations, missing components were added to the data set, and each component was evaluated as to how well it met expectations for its intended function. During the site visits the following information was collected:

- Component type
- Component location
- Evaluation of component condition - record of comfort and convenience features
- Evaluation of comfort and convenience features
- Evaluation of park design and ambience
- Site photos
- General comments

The inventory team used the following three-tier rating system to evaluate each component:

- 1 = Below Expectations*
- 2 = Meets Expectations*
- 3 = Exceeds Expectations*

The scores were based on such things as the condition of the component, its size, or capacity relative to the need at that location, and its overall quality.

Components were evaluated from two perspectives: first, the value of the component in serving the immediate neighborhood, and second, its value to the entire community.

The setting for a component and the conditions around it affect how well it functions, so in addition to scoring the components each park site or indoor facility was given a set of scores to rate its comfort, convenience, and ambient qualities. This includes such things as the availability of restrooms, drinking water, shade, scenery, etc.

Information collected during the site visit was then compiled and corrections and comparisons made to GIS.

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# GRASP® Level of Service Analysis Town of Wellington, CO

## Indoor Inventory\*

**Note: Indoor locations included for reference only**



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**Inventory Date:**

**Boys and Girls Club**

Updated:

Total Indoor  
GRASP® Score

**Modifiers with Scores**

Site Access	0	Entry Desk	0	<b>Design and Ambiance</b>
Aesthetics	0	Office Space	0	<b>0</b>
Entry	0	Overall Storage	0	
Entry Aesthetics	0	Restrooms	0	
Building Condition	0	Locker Rooms	0	

**General Comments**

**Components with Score**

Inventory Date:

Fire Hall

Updated:

Total Indoor  
GRASP® Score

**Modifiers with Scores**

Site Access	0	Entry Desk	0	<b>Design and Ambiance</b>
Aesthetics	0	Office Space	0	<b>0</b>
Entry	0	Overall Storage	0	
Entry Aesthetics	0	Restrooms	0	
Building Condition	0	Locker Rooms	0	

**General Comments**

**Components with Score**

Inventory Date:

Library & Senior Center

Updated:

Total Indoor  
GRASP® Score

**Modifiers with Scores**

Site Access	0	Entry Desk	0	<b>Design and Ambiance</b>
Aesthetics	0	Office Space	0	<b>0</b>
Entry	0	Overall Storage	0	
Entry Aesthetics	0	Restrooms	0	
Building Condition	0	Locker Rooms	0	

**General Comments**

**Components with Score**

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# GRASP® Level of Service Analysis Town of Wellington, CO

## Outdoor Inventory

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## Outdoor Component List

### Design Concepts

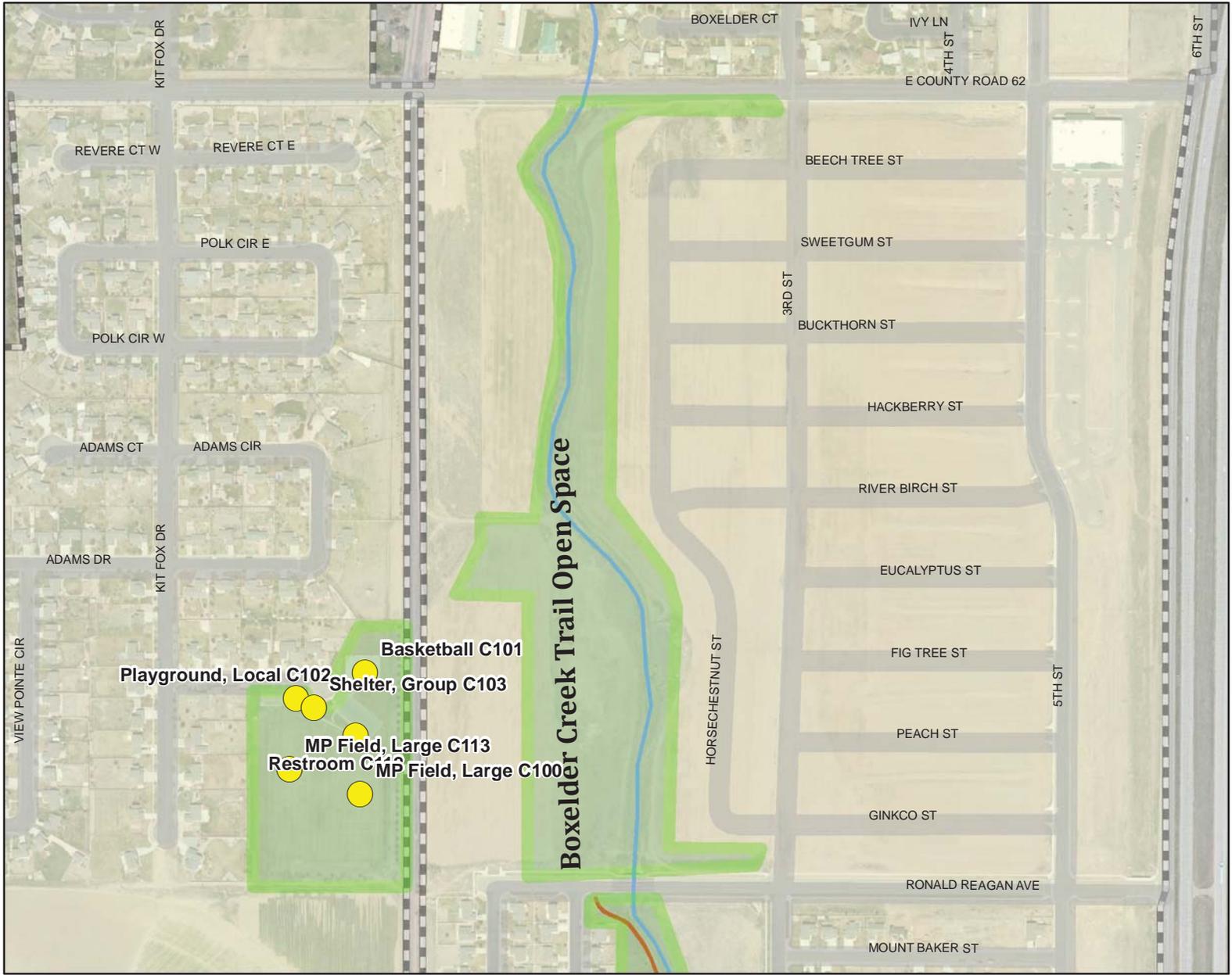
Component	COMPONENT AND DEFINITION
Amusement Ride	Amusement Ride - Train, go carts, etc.
Aqua Feat, Pool	Aquatic feature, Pool (Outdoor Pool) – Consists of a single lap pool. has restricted access and lifeguards.
Aqua Feat, Spray	Aquatic feature, Spray (Destination Sprayground) – Consists of many and varied spray features. Does not have standing water, but is large and varied enough to attract users from outside the immediate neighborhood.
Aqua Feat, Complex	Aquatic feature, Complex (Aquatic Park) – A facility that has at least one lap pool and one separate spray ground or feature.
Archery Range	Archery Range – A designated area for practice and/or competitive archery activities. Meets safety requirements and has appropriate targets and shelters.
Backstop, Practice	Backstop, Practice – Describes any size of grassy area with a practice backstop, used for practice or pee-wee games.
Ballfield	Ballfield – Describes softball and baseball fields of all kinds. Not specific to size or age-appropriateness.
Ballfield, Complex	Ballfield, Complex - 4 or more ballfields of similar size in used for tournaments.
Basketball	Basketball – Describes a stand-alone full sized outdoor court with two goals. Half courts scored as (.5). Not counted if included in Multiuse Court.
Batting Cage	Batting Cage – A stand-alone facility that has pitching machines and restricted entry.
Blueway	Blueway – River, Stream or canal, that is used for aquatic recreation.
BMX Course	BMX Course – A designated area for non-motorized Bicycle Motocross. Can be constructed of concrete or compacted earth.
Bocce Ball	Bocce Ball - Outdoor courts designed for bocce ball. Counted per court.
Concessions	Concessions - A separate structure used for the selling of concessions at ballfields, pools, etc.
Concessions with Restroom	Concessions with Restroom - A separate structure used for the selling of concessions at ballfields, pools, etc. with restroom facility included.
Disk Golf	Disk Golf – Describes a designated area that is used for disk golf. Includes permanent basket goals and tees. Scored per 18 holes.
Dog Park	Dog Park – Also known as “a park for people with dogs” or “canine off-leash area”. An area designed specifically as an off-leash area for dogs and their guardians.
Driving Range	Driving Range - An area designated for golf practice or lessons.
Educational Experience	Educational Experience - Signs, structures or historic features that provide an educational, cultural or historic experience.
Equestrian Facilities	Equestrian Facilities - designed area for equestrian use.
Event Space	Event Space - A designated area or facility for outdoor performances, classrooms or special events, including amphitheaters, band shell, stages, etc.
Fitness Course	Fitness course – Consists of an outdoor path that contains stations that provide instructions and basic equipment for strength training.
Garden, Community	Garden, Community (vegetable) – Describes any garden area that provides community members a place to have personal vegetable/flower gardens.
Garden, Display	Garden, Display – Describes any garden area that is designed and maintained to provide a focal point in a park. Examples include: rose garden, fern garden, native plant garden, wildlife garden, arboretum, etc.
Golf	Golf – Counted per 18 holes. (18 hole course = 1 and 9 hole course = .5)
Handball	Handball – Outdoor courts designed for handball.
Hockey, In-line	Hockey, In-line - Regulation size outdoor rink built specifically for league in-line hockey games and practice.
Hockey, Ice	Hockey, Ice – Regulation size outdoor rink built specifically for league ice hockey games and practice.
Horseshoes	Horseshoes – A designated area for the game of horseshoes. Including permanent pits of regulation length. Counted per court.
Horseshoes, Complex	Horseshoes, Complex - Several regulation courts in single location used for tournaments.
Loop Walk	Loop Walk – Any sidewalk or path that is configured to make a complete loop around a park or feature and that is sizeable enough to use as a exercise route (min. ¼ mile - 1320 ft.- in length)
Miniature Golf	Miniature Golf - Outdoor miniature golf course.
MP Field, Small	Multi-purpose field, Small – Describes a specific field large enough to host at least one youth field sport game. Minimum field size is 45' x 90' (15 x 30 yards). Possible sports may include, but are not limited to: soccer, football, lacrosse, rugby, and field 1 hockey. Field may have goals and lining specific to a certain sport that may change with permitted use. Neighborhood or community component
MP Field, Medium	Multi-purpose field, Medium - Describes a specific field large enough to host at least one youth/adult field sport game. Minimum field size is 90' x 180' (30 x 60 yards). Possible sports may include, but are not limited to: soccer, football, lacrosse, rugby, and field 1 hockey. Field may have goals and lining specific to a certain sport that may change with permitted use. Used with MP Field Complex component only.
MP Field, Large	Multi-purpose field, Large – Describes a specific field large enough to host at least one adult field sport game. Minimum field size is 180' x 300' (60 x 100 yards). Possible sports may include, but are not limited to: soccer, football, lacrosse, rugby, and field hockey. Field may have goals and lining specific to a certain sport that may change with permitted use. Neighborhood or community component
MP Field, Multiple	Multi-purpose field, Multiple – Describes an area large enough to host a minimum of one adult game and one youth game simultaneously. This category describes a large open grassy area that can be arranged in any manner of configurations for any number of field sports. Minimum field size is 224' x 468' (75 x 156 yards). Possible sports may include, but are not limited to: soccer, football, lacrosse, rugby, and field hockey. Field may have goals and lining specific to a certain sport that may change with permitted use. Neighborhood or community component
MP Field, Complex	MP Field, Complex - Several fields in single location used for tournaments

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## Outdoor Component List

### Design Concepts

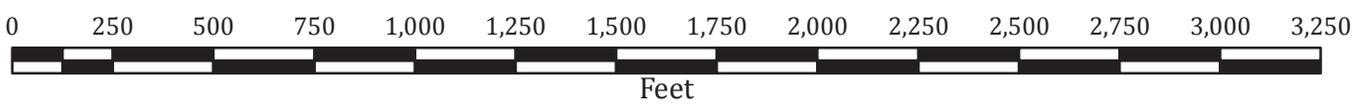
Component	COMPONENT AND DEFINITION
Multiuse Court	Multiuse Court - A paved area that is painted with games such as hopscotch, 4 square, basketball, etc. Often found in school yards. Note the quantity of basketball hoops in comment section.
Natural Area	Natural area – Describes an area in a park that contains plants and landforms that are remnants of or replicate undisturbed native areas of the local ecology. Can include grasslands, woodlands and wetlands.
Nordic/Ski Area	Designated area specifically for skiing, cross-country, or other winter sports.
Open Turf	Open Turf – A grassy area that is not suitable for programmed field sports due to size, slope, location or physical obstructions. Primary uses include walking, picnicking, Frisbee, and other informal play and uses that require an open grassy area.
Open Water	Open Water – A body of water such as a pond, stream, river, wetland with open water, lake, or reservoir.
Other-Active	Active component that does not fall under any other component definition. If passive, consider passive node.
Passive Node	Passive Node - A place that is designed to create a pause or special focus within a park, includes seating areas, passive areas, plazas, overlooks, etc.
Picnic Grounds	Picnic Grounds - A designated area with several, separate picnic tables.
Playground, Destination	Playground - Destination – Playground that serves as a destination for families from the entire community, has restrooms and parking on-site. May include special features like a climbing wall, spray feature, or adventure play.
Playground, Local	Playground - local–Playground that is intended to serve the needs of the surrounding neighborhood. Generally doesn't have restrooms or on-site parking.
Public Art	Public Art – Any art installation on public property.
Racquetball	Racquetball – Outdoor courts designed for racquetball.
Restroom	Restroom - A separate structure that may or may not have plumbing. Does not receive a neighborhood or community score. This is scored in the Comfort and Convenience section.
Ropes Course	Ropes Course - An area designed for rope climbing, swinging, etc.
Shelter, Group	Shelter – Large/Group– A shade shelter with picnic tables, large enough to accommodate a group picnic or other event for at least 25 persons with seating for a minimum of 12.
Shelter, Shade	Shelter – Shade– A shade shelter with seating but without picnic tables. Seating up to 4 people.
Shelter	Shelter – Small/Individual– A shade shelter with picnic tables, large enough to accommodate a family picnic or other event for approximately 4-12 persons with seating for a minimum of 4 .
Shooting Range	Shooting Range– A designated area for practice and competitive firearms shooting activities. Meets safety requirements and has appropriate targets and shelters.
Shuffleboard	Shuffleboard - Outdoor courts designed for shuffleboard.
Skate Feature	Skate Feature – A stand-alone feature in a park. May be associated with a playground but is not considered a part of it.
Skate Park	Skate park – An area set aside specifically for skateboarding, in-line skating, or free-style biking. May be specific to one user group or allow for several user types. Can accommodate multiple users of varying abilities. Usually has a variety of concrete features and has a community draw.
Sledding Hill	Sledding Hill - An area designated for sledding use that is free from obstacles or street encroachment.
Structure	Structure - A separate structure used for maintenance, storage, etc. Does not receive a Neighborhood or Community score.
Tennis	Tennis courts –One regulation court that is fenced and has nets.
Tennis Complex	Tennis Complex –Regulation courts that are fenced and have nets. Placed in a group of 8 or more courts.
Track, Competition	Track, competition – A multi-lane, regulation sized track appropriate for competitive track and field events and available for public use. Community component.
Trails, Primitive	Trails - primitive– Trails, unpaved, that is located within a park or natural area. That provides recreational opportunities or connections to users. Measured per each if quantity available.
Trails, Multi-use	Trails-multi-use– Trails, paved or unpaved, that are separated from the road and provide recreational opportunities or connections to walkers, bikers, roller bladers and equestrian users. Located within a dedicated ROW. May run through a park or parks but is not wholly contained within a single park. Can be a component of a park if it goes beyond the park boundaries, or can be its own park type. Measured in miles.
Trailhead	Marker, post, sign or map indicating location, intersection, beginning or end of trail.
Volleyball	Volleyball court - One full-sized court. Surface may be grass, sand, or asphalt. May have permanent or portable posts and nets.
Water Feature	Water feature – A passive water-based amenity that provides a visual focal point. Includes fountains, and waterfalls
Water Access, Developed	Water Access - Developed - Includes docks, piers, boat ramps, fishing facilities, etc. Receives quantity for each pier, dock, etc.
Water Access, General	Water Access - General - Measures a pedestrian's general ability to have contact or an experience with the water. Usually receives quantity of one for each park.



### Legend

- Recreation Component
- + Indoor Facility
- Park
- Stream
- Road
- Trail
- Town Boundary

## Boxelder Creek Trail Open Space



**Initial Inventory Date:**

**Boxelder Creek Trail Open Space**

**4.4** Total Neighborhood GRASP® Score

**4.4** Total Community GRASP® Score

Approximate Park Acreage: 20

**Modifiers with Scores**

Drinking Fountains	0	Shade	0	<b>Design and Ambiance</b>
Seating	0	Trail Connection	0	
BBQ Grills	0	Park Access	0	
Dog Pick-Up Station	0	Parking	0	
Security Lighting	0	Seasonal Plantings	0	
Bike Parking	0	Ornamental Planting	0	
Restrooms	0	Picnic Tables	0	
				<b>2</b>

**General Comments**

Currently undeveloped but could be nice linear park and north south connection.

**Components with Score**

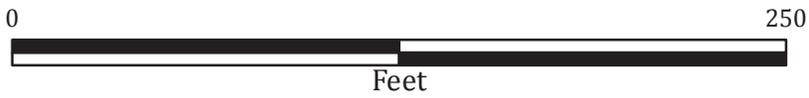
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L15	PARCEL	1		2	2	



### Legend

- Recreation Component
- + Indoor Facility
- Park
- Stream
- Road
- Trail
- Town Boundary

## Centennial Park



**Initial Inventory Date:**

**Centennial Park**

**28.8** Total Neighborhood  
GRASP® Score

**28.8** Total Community  
GRASP® Score

Approximate Park Acreage: 1.8

**Modifiers with Scores**

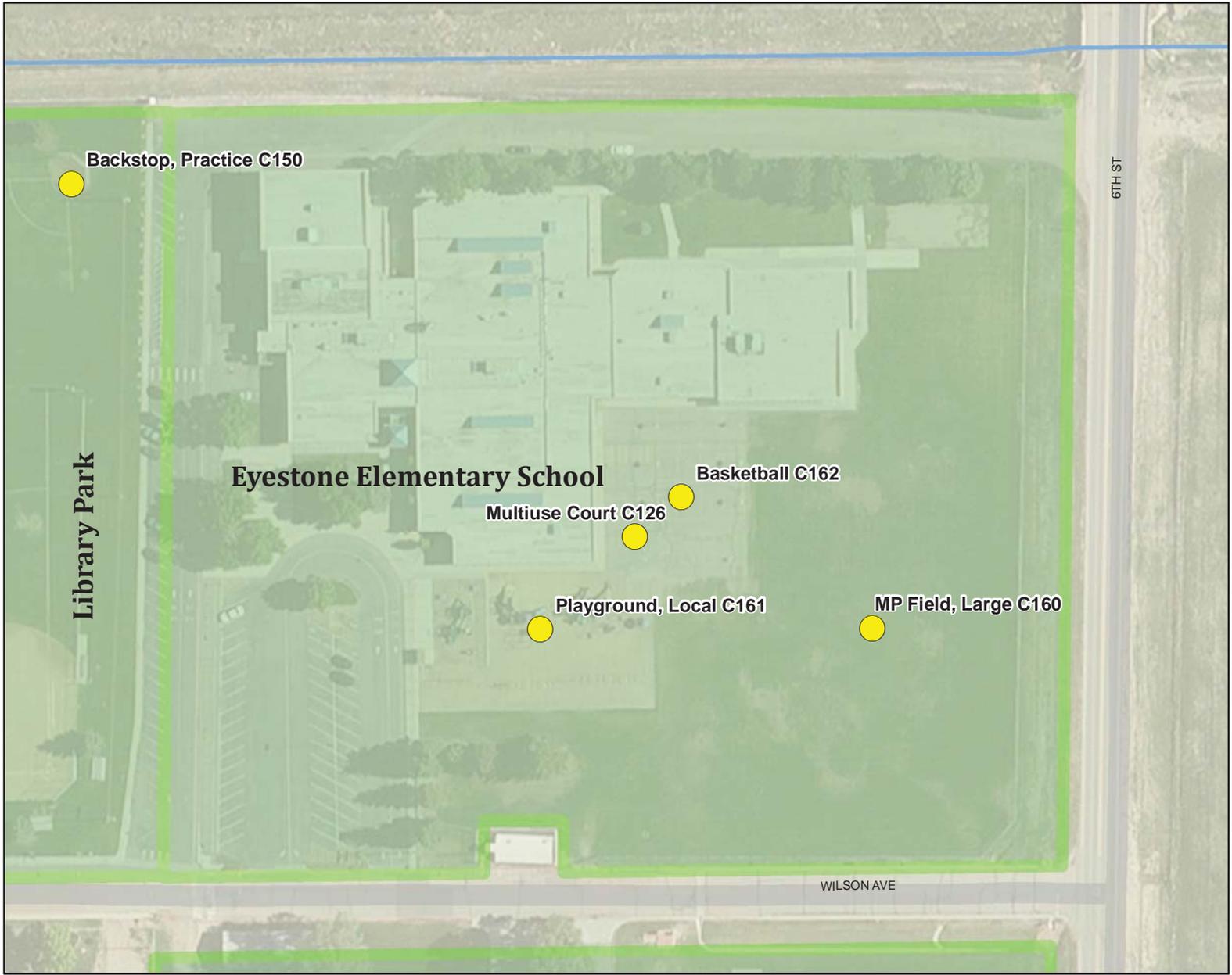
Drinking Fountains	2	Shade	2	<b>Design and Ambiance</b>
Seating	2	Trail Connection	0	
BBQ Grills	0	Park Access	2	
Dog Pick-Up Station	2	Parking	1	
Security Lighting	2	Seasonal Plantings	0	
Bike Parking	0	Ornamental Planting	0	
Restrooms	1	Picnic Tables	2	

**General Comments**

Nice older park with mature trees. Could use some updates.

**Components with Score**

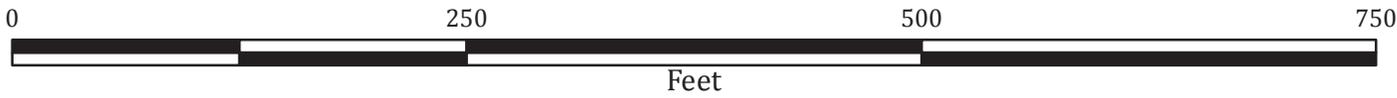
MAPID	Component	Quantity	Lights	Neighborhood Score	Community Score	Comments
L12	PARCEL	1		2	2	
C109	Restroom	1		0	0	Portolet.
C142	Open Turf	1		2	2	
C141	Shelter, Group	1		2	2	Larger shelter.
C135	Playground, Local	1		1	1	Does have ADA ramp but minimal play equipment for large area.
C134	Playground, Local	1		2	2	Larger play structure.
C133	Basketball	1		1	1	Asphalt court.
C132	Skate Park	1		1	1	
C124	Event Space	1		1	1	



### Legend

- Recreation Component
- + Indoor Facility
- Park
- Stream
- Road
- Trail
- Town Boundary

## Eyestone Elementary School



**Initial Inventory Date:**

**Eyestone Elementary School**

**11** Total Neighborhood  
GRASP® Score

**15.4** Total Community  
GRASP® Score

Approximate Park Acreage: 7.8

**Modifiers with Scores**

Drinking Fountains	0	Shade	0	<b>Design and Ambiance</b>
Seating	2	Trail Connection	0	
BBQ Grills	0	Park Access	2	<b>2</b>
Dog Pick-Up Station	0	Parking	2	
Security Lighting	2	Seasonal Plantings	0	
Bike Parking	2	Ornamental Planting	0	
Restrooms	0	Picnic Tables	0	

**General Comments**

**Components with Score**

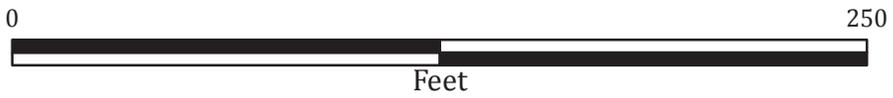
MAPID	Component	Quantity	Lights	Neighborhood Score	Community Score	Comments
L19	PARCEL	1		2	2	
C162	Basketball	3		2	2	
C161	Playground, Local	1		2	2	Extensive playground.
C160	MP Field, Large	1		2	2	
C126	Multiuse Court	1		2	2	



### Legend

- Recreation Component
- ⊕ Indoor Facility
- ▭ Park
- Stream
- ▬ Road
- Trail
- ▭ Town Boundary

## HOA 1



**Initial Inventory Date:**

**HOA 1**

**8.8** Total Neighborhood  
GRASP® Score

**8.8** Total Community  
GRASP® Score

Approximate Park Acreage: 0.7

**Modifiers with Scores**

Drinking Fountains	0	Shade	2	<b>Design and Ambiance</b>
Seating	0	Trail Connection	0	
BBQ Grills	0	Park Access	2	<b>2</b>
Dog Pick-Up Station	2	Parking	0	
Security Lighting	0	Seasonal Plantings	0	
Bike Parking	0	Ornamental Planting	0	
Restrooms	0	Picnic Tables	2	

**General Comments**

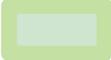
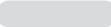
Open turf area.

**Components with Score**

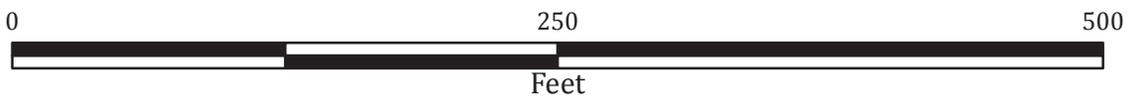
<b>MAPID</b>	<b>Component</b>	<b>Quantity</b>	<b>Lights</b>	<b>Neighborhood Score</b>	<b>Community Score</b>	<b>Comments</b>
L21	PARCEL	1		2	2	
C108	Open Turf	1		2	2	



## Legend

-  Recreation Component
-  Indoor Facility
-  Park
-  Stream
-  Road
-  Trail
-  Town Boundary

## HOA 2



**Initial Inventory Date:**

**HOA 2**

**8.8** Total Neighborhood  
GRASP® Score

**8.8** Total Community  
GRASP® Score

Approximate Park Acreage: 1.8

**Modifiers with Scores**

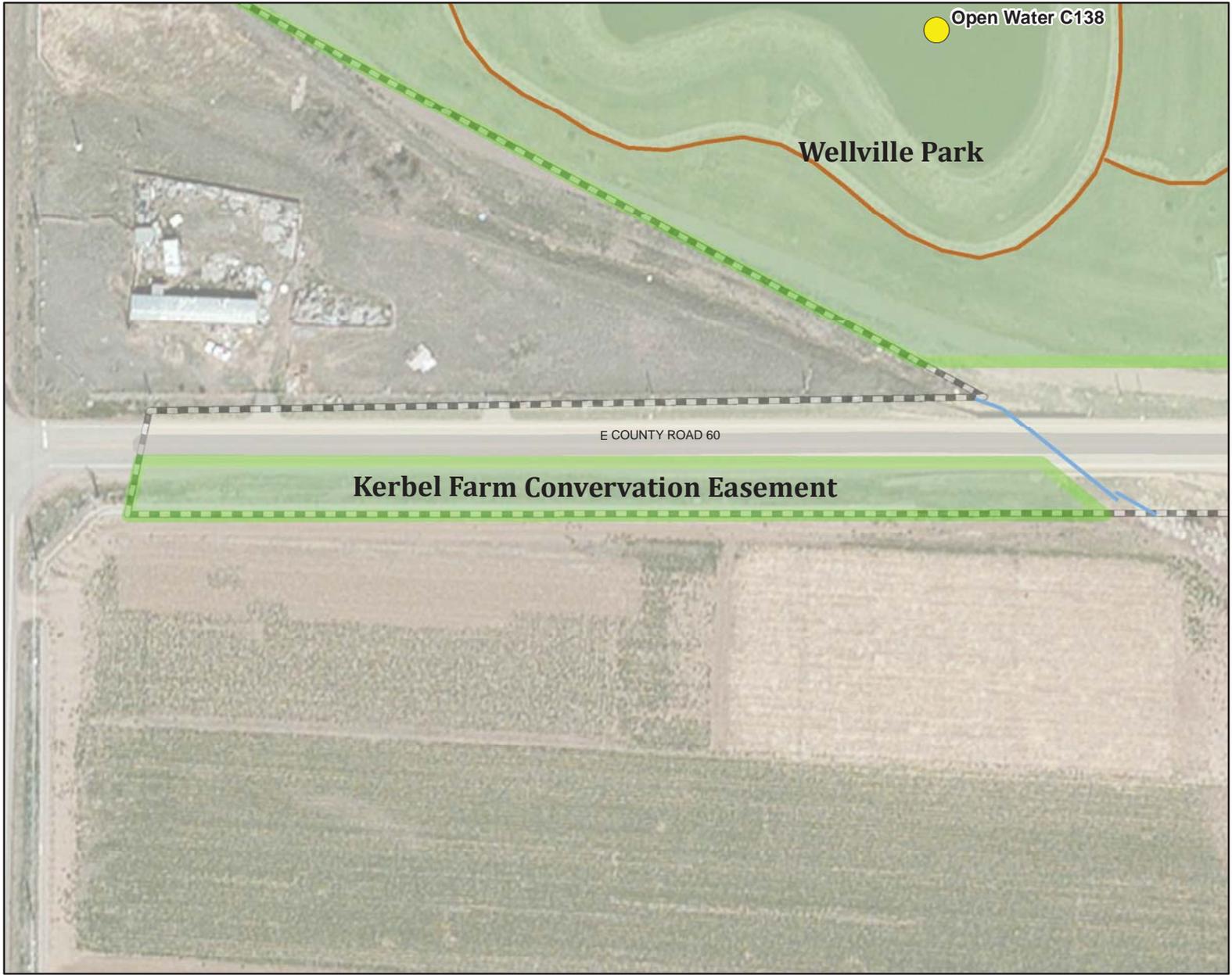
Drinking Fountains	0	Shade	2	<b>Design and Ambiance</b>
Seating	0	Trail Connection	0	
BBQ Grills	0	Park Access	2	<b>2</b>
Dog Pick-Up Station	2	Parking	0	
Security Lighting	0	Seasonal Plantings	0	
Bike Parking	0	Ornamental Planting	0	
Restrooms	0	Picnic Tables	2	

**General Comments**

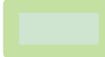
Open turf area.

**Components with Score**

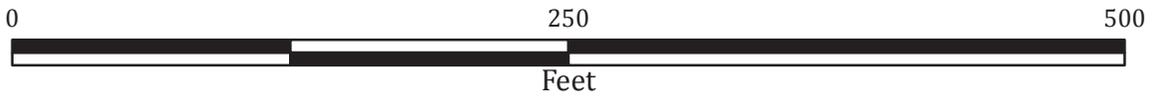
<b>MAPID</b>	<b>Component</b>	<b>Quantity</b>	<b>Lights</b>	<b>Neighborhood Score</b>	<b>Community Score</b>	<b>Comments</b>
L22	PARCEL	1		2	2	
C107	Open Turf	1		2	2	



**Legend**

-  Recreation Component
-  Indoor Facility
-  Park
-  Stream
-  Road
-  Trail
-  Town Boundary

**Kerbel Farm Conservation Easement**



Initial Inventory Date:

Kerbel Farm Conservation Easement

**0** Total Neighborhood  
GRASP® Score

**0** Total Community  
GRASP® Score

Approximate Park Acreage: 0.4

**Modifiers with Scores**

Drinking Fountains	0	Shade	0	<b>Design and Ambiance</b>
Seating	0	Trail Connection	0	
BBQ Grills	0	Park Access	0	
Dog Pick-Up Station	0	Parking	0	
Security Lighting	0	Seasonal Plantings	0	
Bike Parking	0	Ornamental Planting	0	
Restrooms	0	Picnic Tables	0	

**General Comments**

Will not factor into level of service. Can remove if necessary.

**Components with Score**

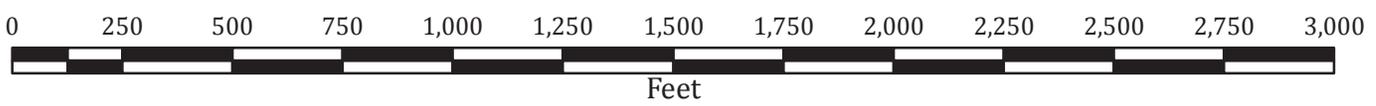
MAPID	Component	Quantity	Lights	Neighborhood Score	Community Score	Comments
L16	PARCEL	1		2	2	



## Legend

- Recreation Component
- + Indoor Facility
- Park
- Stream
- Road
- Trail
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## Knolls Linear Park



Initial Inventory Date:

Knolls Linear Park

**33.6** Total Neighborhood  
GRASP® Score

**33.6** Total Community  
GRASP® Score

Approximate Park Acreage: 18

**Modifiers with Scores**

Drinking Fountains	0	Shade	2	<b>Design and Ambiance</b>
Seating	0	Trail Connection	2	
BBQ Grills	0	Park Access	2	<b>2</b>
Dog Pick-Up Station	2	Parking	2	
Security Lighting	0	Seasonal Plantings	0	
Bike Parking	2	Ornamental Planting	0	
Restrooms	1	Picnic Tables	0	

**General Comments**

Parcels combined on either side of 3rd St.

**Components with Score**

MAPID	Component	Quantity	Lights	Neighborhood Score	Community Score	Comments
L03	PARCEL	1		2	2	
C110	Restroom	1		0	0	Portolet.
C148	Open Turf	1		2	2	Decent sized turf area in detention but not suitable for mp field.
C147	Natural Area	1		2	2	
C146	Trailhead	1		1	1	Access to trail but no amenities other than parking
C145	Open Turf	1		2	2	
C144	Natural Area	1		2	2	Small stream.
C143	Trailhead	1		1	1	Serves as trailhead but no signage or direction to get to trail easily
C114	Disc Golf	1		2	2	Course map sign needs to be updated to reflect actual course layout. Not currently accurate. Course continues across 3rd St.



### Legend

- Recreation Component
- + Indoor Facility
- Park
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## Library Park



**Initial Inventory Date:**

**Library Park**

**28.8** Total Neighborhood  
GRASP® Score

**28.8** Total Community  
GRASP® Score

Approximate Park Acreage: 8

**Modifiers with Scores**

Drinking Fountains	2	Shade	1	<b>Design and Ambiance</b>
Seating	2	Trail Connection	0	
BBQ Grills	0	Park Access	2	
Dog Pick-Up Station	2	Parking	2	
Security Lighting	2	Seasonal Plantings	0	
Bike Parking	0	Ornamental Planting	2	
Restrooms	0	Picnic Tables	1	

**General Comments**

**Components with Score**

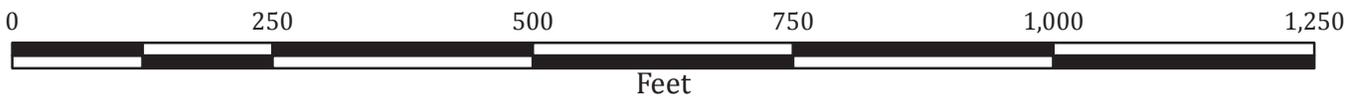
MAPID	Component	Quantity	Lights	Neighborhood Score	Community Score	Comments
L11	PARCEL	1		2	2	
C152	Open Turf	1		2	2	
C151	Shelter	1		2	2	Small gazebo adjacent to senior center.
C150	Backstop, Practice	1		2	2	
C149	Ballfield	1		2	2	Nice looking fields but limited shade. Consider covered dugouts.
C128	Passive Node	1		2	2	Seating area with plantings.



### Legend

- Recreation Component
- + Indoor Facility
- Park
- Stream
- Road
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- Town Boundary

## Meadows Open Space



**Initial Inventory Date:**

**Meadows Open Space**

**0** Total Neighborhood  
GRASP® Score

**0** Total Community  
GRASP® Score

Approximate Park Acreage: 5.3

**Modifiers with Scores**

Drinking Fountains	0	Shade	0	<b>Design and Ambiance</b>
Seating	0	Trail Connection	0	
BBQ Grills	0	Park Access	0	
Dog Pick-Up Station	0	Parking	0	
Security Lighting	0	Seasonal Plantings	0	
Bike Parking	0	Ornamental Planting	0	
Restrooms	0	Picnic Tables	0	

**General Comments**

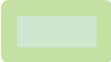
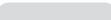
Currently undeveloped. Will not factor into level of service. Can remove if necessary.

**Components with Score**

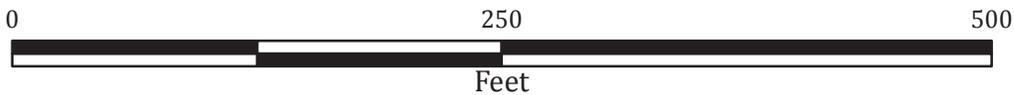
MAPID	Component	Quantity	Lights	Neighborhood Score	Community Score	Comments
L06	PARCEL	1		2	2	
C183	Open Water	1		2	2	



## Legend

-  Recreation Component
-  Indoor Facility
-  Park
-  Stream
-  Road
-  Trail
-  Town Boundary

# Park Meadows Park



**Initial Inventory Date:**

**Park Meadows Park**

**14.4** Total Neighborhood  
GRASP® Score

**14.4** Total Community  
GRASP® Score

Approximate Park Acreage: 2.5

**Modifiers with Scores**

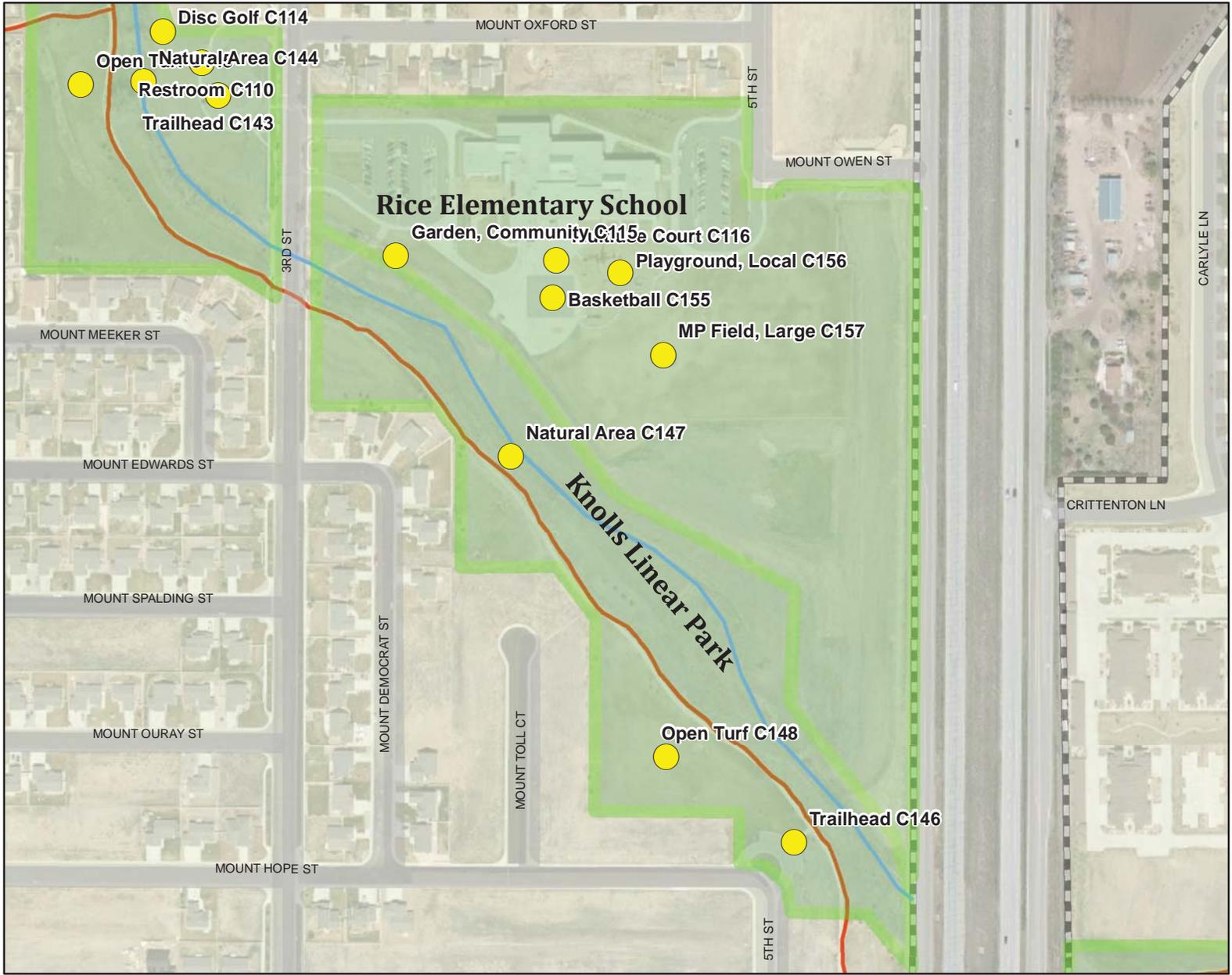
Drinking Fountains	0	Shade	0	<b>Design and Ambiance</b>
Seating	2	Trail Connection	0	
BBQ Grills	0	Park Access	2	<b>2</b>
Dog Pick-Up Station	2	Parking	2	
Security Lighting	0	Seasonal Plantings	0	
Bike Parking	0	Ornamental Planting	2	
Restrooms	1	Picnic Tables	2	

**General Comments**

Nice neighborhood park. Parking is not ADA.

**Components with Score**

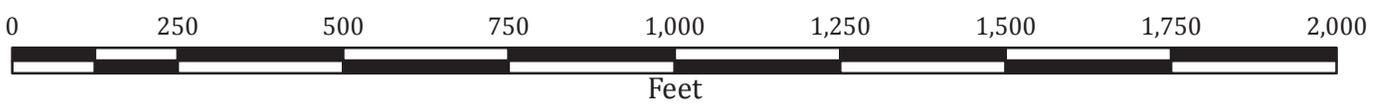
MAPID	Component	Quantity	Lights	Neighborhood Score	Community Score	Comments
L08	PARCEL	1		2	2	
C111	Restroom	1		0	0	Portolet.
C154	Playground, Local	1		2	2	Small shelter would be nice here.
C153	MP Field, Large	1		2	2	Large turf area. Programmed as field?



### Legend

- Recreation Component
- + Indoor Facility
- Park
- Stream
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- Town Boundary

## Rice Elementary School



**Initial Inventory Date:**

**Rice Elementary School**

**13.2** Total Neighborhood  
GRASP® Score

**15.6** Total Community  
GRASP® Score

Approximate Park Acreage: 18

**Modifiers with Scores**

Drinking Fountains	0	Shade	0	<b>Design and Ambiance</b>
Seating	2	Trail Connection	2	
BBQ Grills	0	Park Access	2	<b>2</b>
Dog Pick-Up Station	0	Parking	2	
Security Lighting	2	Seasonal Plantings	0	
Bike Parking	2	Ornamental Planting	2	
Restrooms	0	Picnic Tables	2	

**General Comments**

**Components with Score**

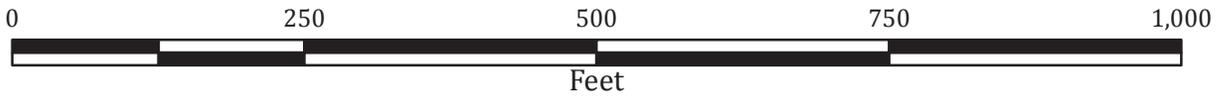
MAPID	Component	Quantity	Lights	Neighborhood Score	Community Score	Comments
L17	PARCEL	1		2	2	
C157	MP Field, Large	1		2	2	
C156	Playground, Local	1		2	2	Large extensive playground.
C155	Basketball	2		2	2	
C116	Multiuse Court	1		2	2	
C115	Garden, Community	1		1	1	Likely limited to school use only.



### Legend

- Recreation Component
- ⊕ Indoor Facility
- ▭ Park
- Stream
- Road
- Trail
- ⊞ Town Boundary

## Tract F, Columbine



**Initial Inventory Date:**

**Tract F, Columbine**

**4.4** Total Neighborhood  
GRASP® Score

**4.4** Total Community  
GRASP® Score

Approximate Park Acreage: 13

**Modifiers with Scores**

Drinking Fountains	0	Shade	0	<b>Design and Ambiance</b>
Seating	0	Trail Connection	0	
BBQ Grills	0	Park Access	0	
Dog Pick-Up Station	0	Parking	0	
Security Lighting	0	Seasonal Plantings	0	
Bike Parking	0	Ornamental Planting	0	
Restrooms	0	Picnic Tables	0	

**General Comments**

Not sure this should be included unless there are plans to add components. Can remove if necessary.

**Components with Score**

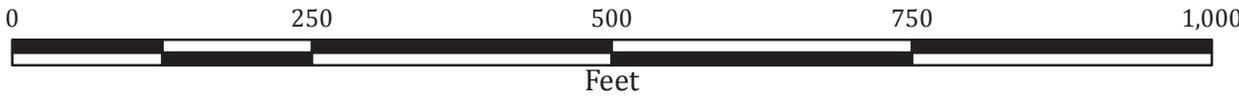
MAPID	Component	Quantity	Lights	Neighborhood Score	Community Score	Comments
L02	PARCEL	1		2	2	
C163	Open Water	1		2	2	



### Legend

- Recreation Component
- + Indoor Facility
- Park
- Stream
- Road
- Trail
- Town Boundary

## ViewPointe Park



**Initial Inventory Date:**

**ViewPointe Park**

**36** Total Neighborhood  
GRASP® Score

**36** Total Community  
GRASP® Score

Approximate Park Acreage: 7.8

**Modifiers with Scores**

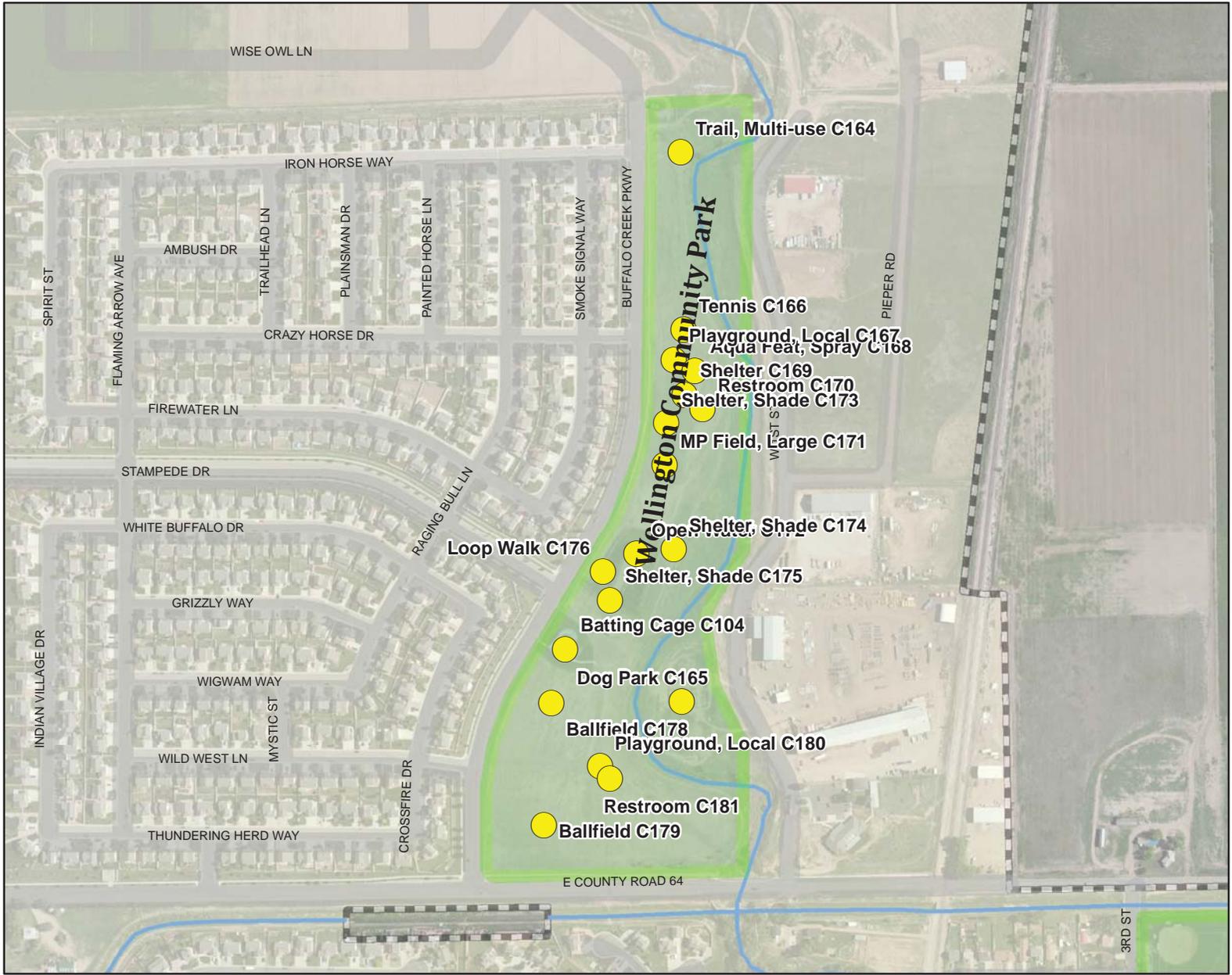
Drinking Fountains	2	Shade	2	<b>Design and Ambiance</b>
Seating	2	Trail Connection	0	
BBQ Grills	0	Park Access	2	<b>2</b>
Dog Pick-Up Station	2	Parking	2	
Security Lighting	0	Seasonal Plantings	0	
Bike Parking	2	Ornamental Planting	0	
Restrooms	1	Picnic Tables	2	

**General Comments**

Nice fields and courts.

**Components with Score**

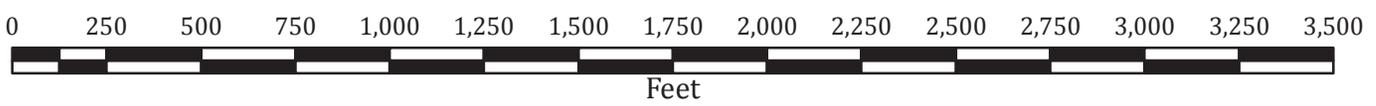
MAPID	Component	Quantity	Lights	Neighborhood Score	Community Score	Comments
L14	PARCEL	1		2	2	
C112	Restroom	1		0	0	Portolet.
C103	Shelter, Group	1		2	2	
C102	Playground, Local	1		2	2	
C101	Basketball	1		3	3	Nice courts.
C100	MP Field, Large	1		3	3	
C113	MP Field, Large	1		3	3	



### Legend

- Recreation Component
- + Indoor Facility
- Park
- Stream
- Road
- Trail
- Town Boundary

# Wellington Community Park



**Initial Inventory Date:**

**Wellington Community Park**

**158** Total Neighborhood  
GRASP® Score

**158** Total Community  
GRASP® Score

Approximate Park Acreage: 30

**Modifiers with Scores**

Drinking Fountains	2	Shade	2	<b>Design and Ambiance</b>
Seating	2	Trail Connection	2	
BBQ Grills	0	Park Access	2	
Dog Pick-Up Station	2	Parking	2	
Security Lighting	0	Seasonal Plantings	0	
Bike Parking	2	Ornamental Planting	0	
Restrooms	3	Picnic Tables	2	

**General Comments**

Includes planned and funded components.

**Components with Score**

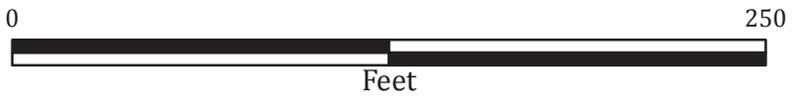
MAPID	Component	Quantity	Lights	Neighborhood Score	Community Score	Comments
C173	Shelter, Shade	1		3	3	
C165	Dog Park	1		3	3	
C166	Tennis	1		3	3	
C167	Playground, Local	1		3	3	
C168	Aqua Feat, Spray	1		3	3	
C169	Shelter	1		3	3	
C170	Restroom	1		0	0	Plumbed.
C104	Batting Cage	1		3	3	
C164	Trail, Multi-use	1		3	3	
C172	Open Water	1		3	3	
L10	PARCEL	1		2	2	
C174	Shelter, Shade	1		3	3	
C175	Shelter, Shade	1		3	3	
C176	Loop Walk	1		3	3	
C178	Ballfield	1	Y	0	0	Not yet funded.
C179	Ballfield	1		0	0	Not yet funded.
C180	Playground, Local	1		3	3	
C181	Restroom	1		0	0	Plumbed.
C171	MP Field, Large	1		3	3	



### Legend

- Recreation Component
- + Indoor Facility
- Park
- Stream
- Road
- Trail
- Town Boundary

# Wellington Housing Authority



**Initial Inventory Date:**

**Wellington Housing Authority**

**0** Total Neighborhood  
GRASP® Score

**0** Total Community  
GRASP® Score

Approximate Park Acreage: 1.8

**Modifiers with Scores**

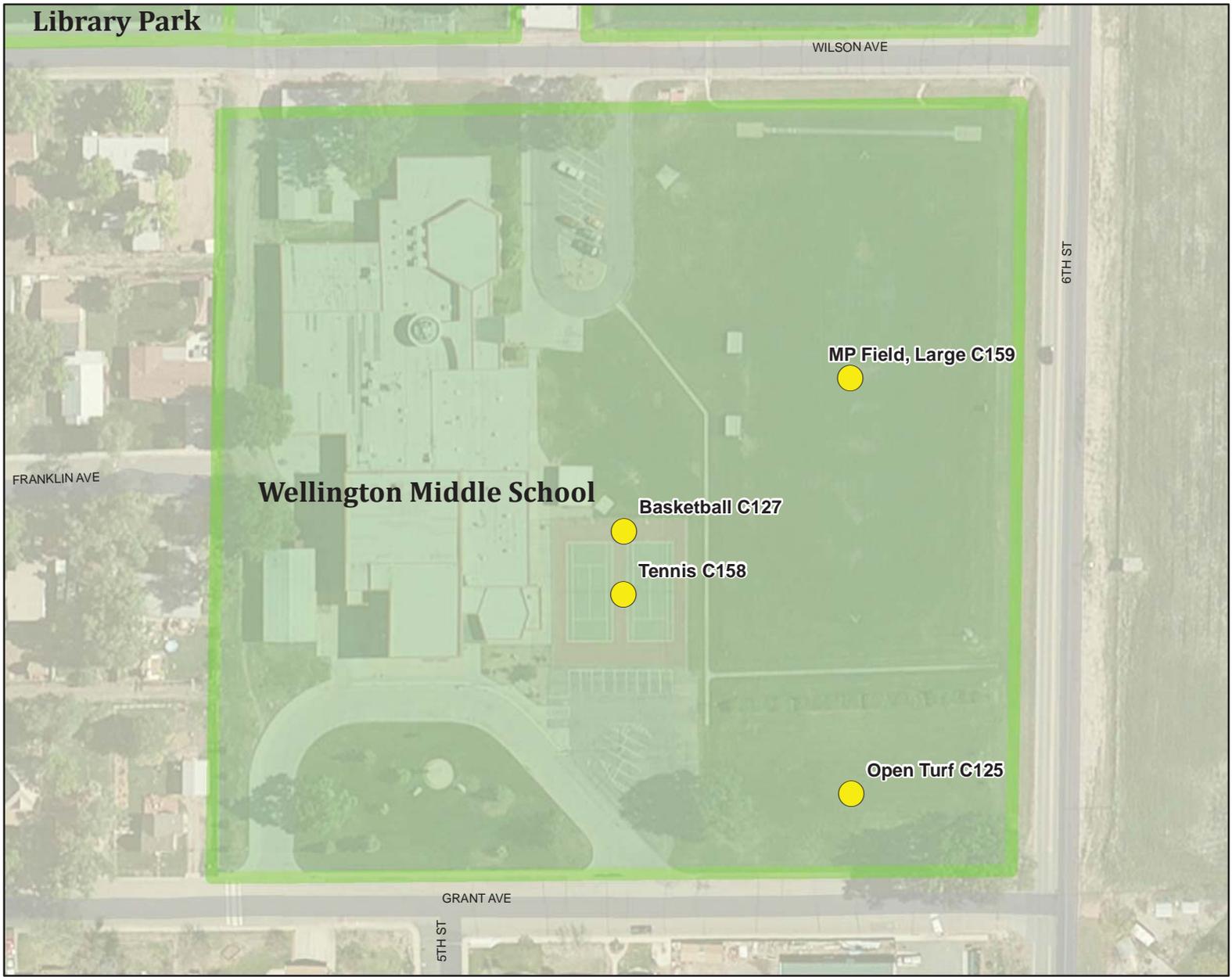
Drinking Fountains	0	Shade	2	<b>Design and Ambiance</b>
Seating	0	Trail Connection	0	
BBQ Grills	0	Park Access	0	
Dog Pick-Up Station	0	Parking	0	
Security Lighting	0	Seasonal Plantings	0	
Bike Parking	0	Ornamental Planting	0	
Restrooms	0	Picnic Tables	0	

**General Comments**

Numerous private property signs make this unwelcoming to non-residents. Will not factor into level of service. Located for reference only.

**Components with Score**

MAPID	Component	Quantity	Lights	Neighborhood Score	Community Score	Comments
L20	PARCEL	1		2	2	
C106	Basketball	0.5		2	2	
C123	Playground, Local	1		2	2	
C122	Basketball	0.5		2	2	
C121	Garden, Community	1		2	2	
C120	Playground, Local	1		2	2	



### Legend

- Recreation Component
- + Indoor Facility
- Park
- Stream
- Road
- Trail
- Town Boundary

## Wellington Middle School



**Initial Inventory Date:**

**Wellington Middle School**

**12.1** Total Neighborhood  
GRASP® Score

**14.9** Total Community  
GRASP® Score

Approximate Park Acreage: 8.7

**Modifiers with Scores**

Drinking Fountains	0	Shade	0	<b>Design and Ambiance</b>
Seating	0	Trail Connection	0	
BBQ Grills	0	Park Access	2	
Dog Pick-Up Station	0	Parking	2	
Security Lighting	2	Seasonal Plantings	0	
Bike Parking	2	Ornamental Planting	0	
Restrooms	0	Picnic Tables	0	

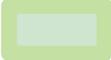
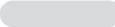
**General Comments**

**Components with Score**

MAPID	Component	Quantity	Lights	Neighborhood Score	Community Score	Comments
L18	PARCEL	1		2	2	
C159	MP Field, Large	1		3	3	
C158	Tennis	2		3	3	
C127	Basketball	0.5		1	1	2x half courts shared with tennis.
C125	Open Turf	1		2	2	



## Legend

-  Recreation Component
-  Indoor Facility
-  Park
-  Stream
-  Road
-  Trail
-  Town Boundary

# Wellington Point Tract K Open Space



**Initial Inventory Date:**

**Wellington Point Tract K Open Space**

**2.2**

Total Neighborhood  
GRASP® Score

**2.2**

Total Community  
GRASP® Score

Approximate Park Acreage: 2.9

**Modifiers with Scores**

Drinking Fountains	0	Shade	0	<b>Design and Ambiance</b>
Seating	0	Trail Connection	0	
BBQ Grills	0	Park Access	2	
Dog Pick-Up Station	0	Parking	0	
Security Lighting	0	Seasonal Plantings	0	
Bike Parking	0	Ornamental Planting	0	
Restrooms	0	Picnic Tables	0	

**1**

**General Comments**

Undeveloped detention area with no existing amenities.

**Components with Score**

<b>MAPID</b>	<b>Component</b>	<b>Quantity</b>	<b>Lights</b>	<b>Neighborhood Score</b>	<b>Community Score</b>	<b>Comments</b>
L13	PARCEL	1		2	2	



### Legend

- Recreation Component
- + Indoor Facility
- Park
- Stream
- Road
- Trail
- Town Boundary

## Wellville Park



Initial Inventory Date:

Wellville Park

**26.4** Total Neighborhood  
GRASP® Score

**26.4** Total Community  
GRASP® Score

Approximate Park Acreage: 10

**Modifiers with Scores**

Drinking Fountains	0	Shade	2	<b>Design and Ambiance</b>
Seating	1	Trail Connection	2	
BBQ Grills	0	Park Access	2	<b>2</b>
Dog Pick-Up Station	2	Parking	2	
Security Lighting	0	Seasonal Plantings	0	
Bike Parking	0	Ornamental Planting	0	
Restrooms	1	Picnic Tables	2	

**General Comments**

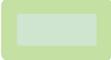
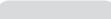
Pretty nice, new park but feels exposed. Shade shelters would be nice.

**Components with Score**

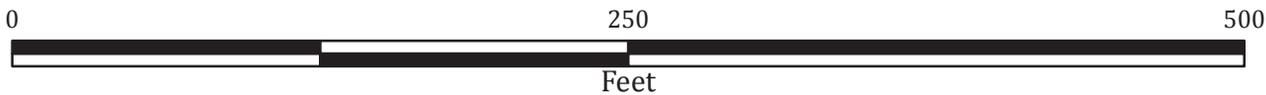
MAPID	Component	Quantity	Lights	Neighborhood Score	Community Score	Comments
L05	PARCEL	1		2	2	
C105	Restroom	1		0	0	Portolet.
C140	Trailhead	1		1	1	
C139	Disk Golf	1		2	2	Bluegrass makes these 9 holes preferable to the Knolls half of the course.
C138	Open Water	1		2	2	
C137	Open Water	1		2	2	
C136	Loop Walk	1		2	2	Could use mileage markers and some general maintenance. Perhaps hard surface in future?



### Legend

-  Recreation Component
-  Indoor Facility
-  Park
-  Stream
-  Road
-  Trail
-  Town Boundary

## Winick Park



**Initial Inventory Date:**

**Winick Park**

**19.8** Total Neighborhood  
GRASP® Score

**19.8** Total Community  
GRASP® Score

Approximate Park Acreage: 2.3

**Modifiers with Scores**

Drinking Fountains	0	Shade	0	<b>Design and Ambiance</b>
Seating	0	Trail Connection	0	
BBQ Grills	0	Park Access	2	<b>2</b>
Dog Pick-Up Station	2	Parking	2	
Security Lighting	0	Seasonal Plantings	0	
Bike Parking	0	Ornamental Planting	0	
Restrooms	0	Picnic Tables	0	

**General Comments**

**Components with Score**

<b>MAPID</b>	<b>Component</b>	<b>Quantity</b>	<b>Lights</b>	<b>Neighborhood Score</b>	<b>Community Score</b>	<b>Comments</b>
L01	PARCEL	1		2	2	
C131	Playground, Local	1		3	3	New playground planned and funded.
C119	Open Turf	1		2	2	Nice open turf area. Could be programmed as small mp field.
C118	Water Feature	1		2	2	Appears to be part of subdivision entry.