

# CITY OF WINSTON

## PARKS SYSTEM DEVELOPMENT CHARGES

### MISSION & METHODOLOGY



The City of Winston provides excellent recreational opportunities for the community through a beautiful parks system

The mission is to dream big about the future and to create a simple system for taking measured steps toward that future

Document:  
MIDEA WN 22-04 | PARKS SYSTEM SDC  
Revision: A | EDUCATION & OUTREACH



DECEMBER 10, 2022

# SYSTEM DEVELOPMENT CHARGES

## A TOOL FOR THE FUTURE

System Development Charges (SDC's) are a method of fundraising to help support utilities for municipalities. The specific focus is for the accommodation of growth so the City can prepare for the future, while also enhancing the attractiveness for new and existing residents.

The Parks System is unique in that recurring user fees are not attached to parks. This situation places specific emphasis on parks and how to fund them.

What SDC's are not; the single solution for our funding challenges.

# SYSTEM DEVELOPMENT CHARGES

## OUR OBJECTIVES

- Dream big, and start saving for the future now
- Expand upon the current Park System Master Plan and to put it into practice
- Develop system mapping and a detailed Capital Improvement Plan (CIP) with cost estimates
- Enable our ability to get ready for future funding opportunities (case studies)
- Create a living system for periodic updating to match the vision and changing priorities

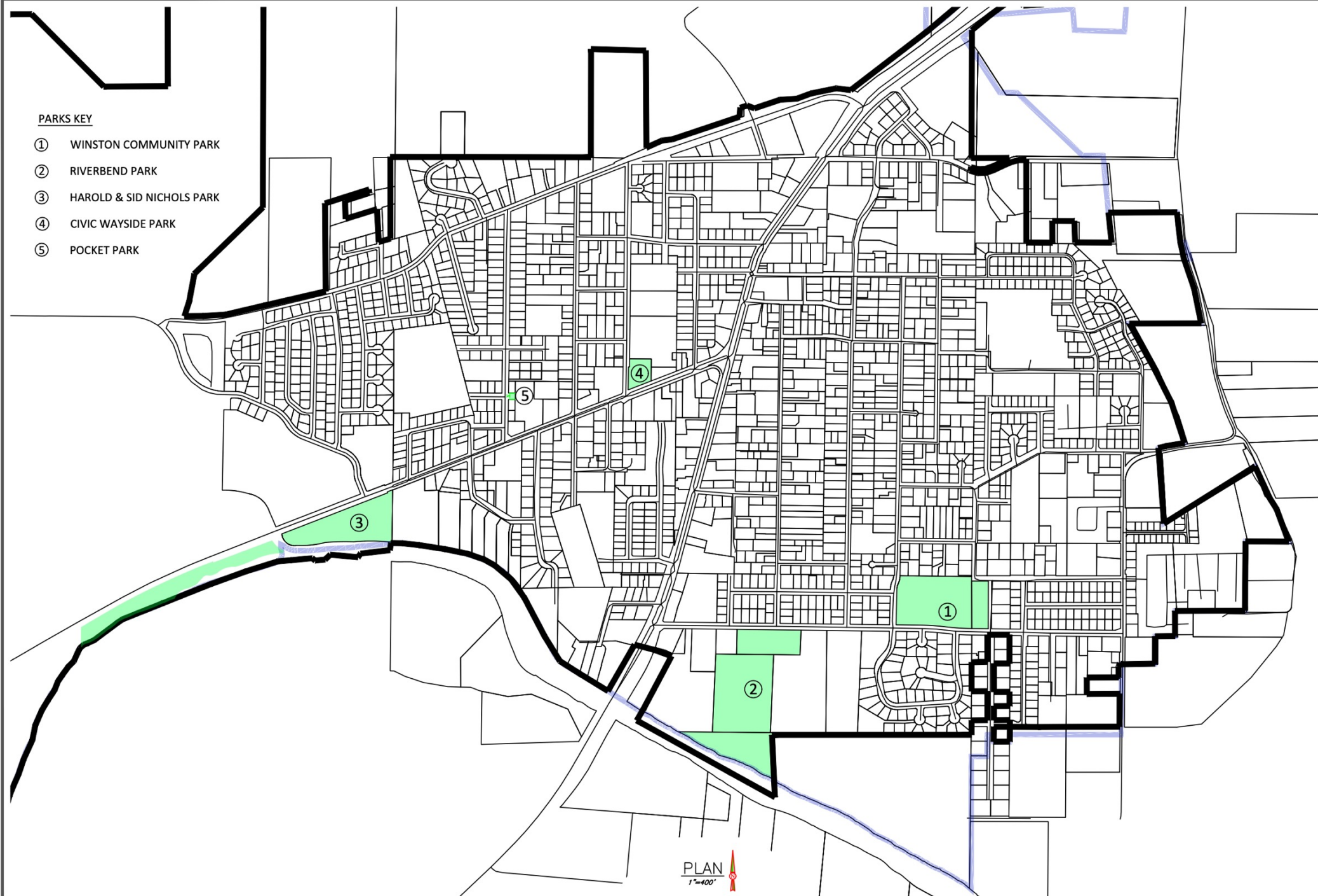
# SYSTEM DEVELOPMENT CHARGES

## WINSTON PARKS - BACKGROUND

- Preparing Winston for the future requires leadership, vision, creativity and funding
- Winston's Leadership team called a collaborative brainstorming meeting with City Staff, Civil West & Midea Engineering to lay out a plan for SDCs, with these goals:
  - Create a system for updating SDC's in the most cost effective and timely manner
  - Collaborate across areas and between groups to enable cost savings & efficiency
  - Develop updated growth estimates and CIP's for wastewater & parks
  - Generate a system to enable simple periodic review and update of SDC's in the future
  - Lay the groundwork for updating of other SDC areas (transportation, storm)



# WINSTON PARKS SYSTEM MAP





# WINSTON COMMUNITY PARK





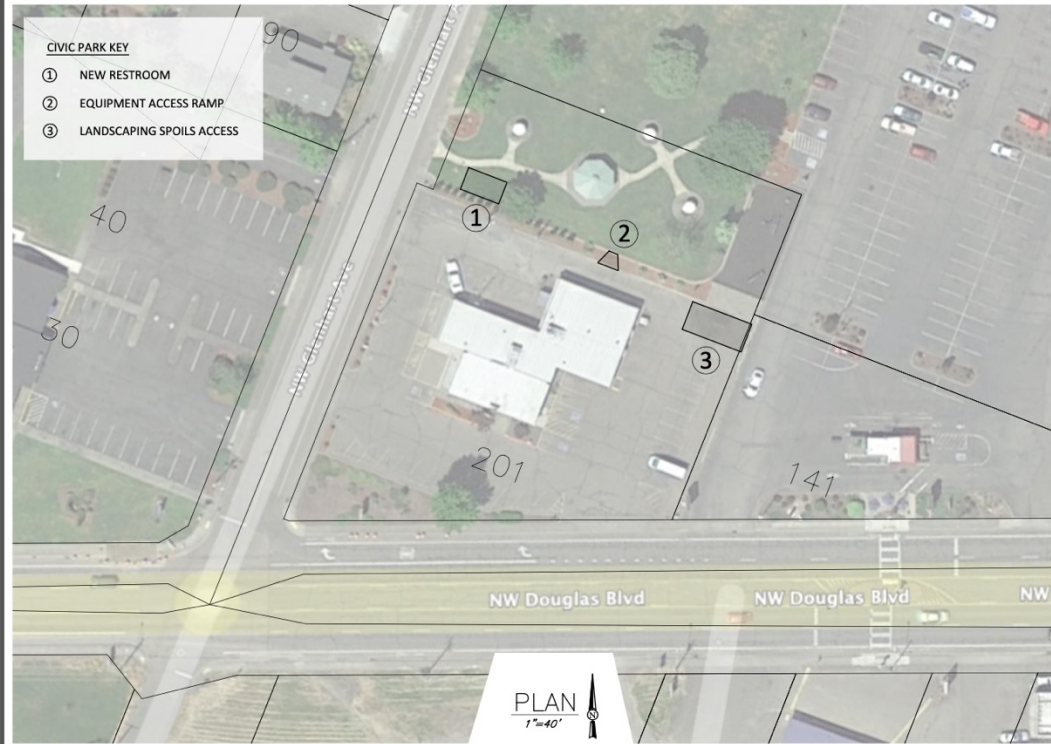
# WINSTON RIVERBEND PARK



	CITY OF WINSTON DOUGLAS COUNTY, OR	
	PARKS SYSTEM SDC UPDATE	
1" = 50'	NTS	DRAWN BY: STM DATE: DECEMBER 2022
FIGURE 3		



# WINSTON CIVIC PARK, POCKET PARK & HAROLD & SID NICHOLS PARK



# SYSTEM DEVELOPMENT CHARGES

## THE PROGRESS WE'RE MAKING IN PARKS

### **Community Center Roof Rehabilitation**

- Leveraging funding opportunities to protect key parks assets

### **Community Park Pavilion**

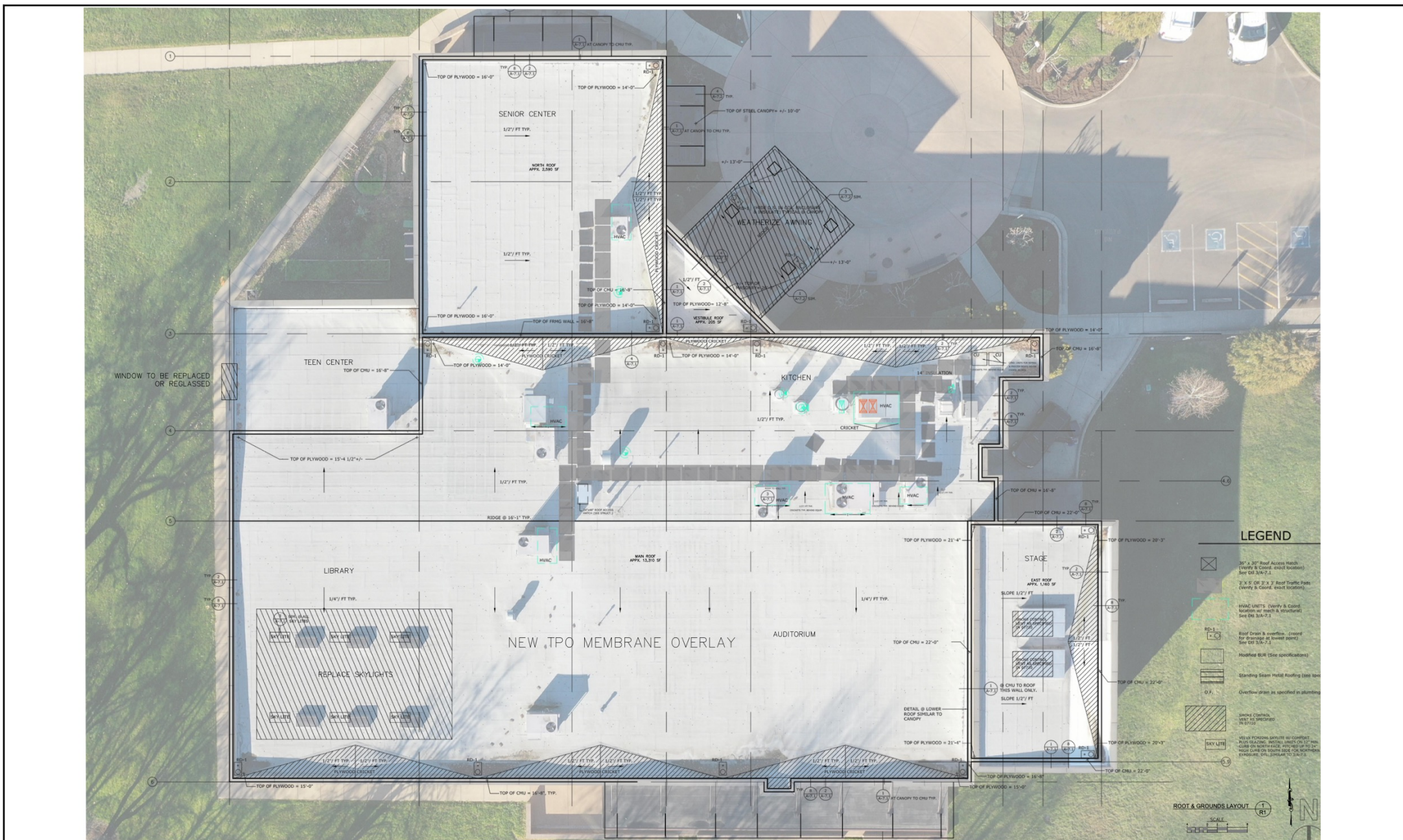
- Invest in design and definition of projects
- Seek opportunities for funding in a position of readiness to accept and act







# COMMUNITY CENTER ROOF REHABILITATION



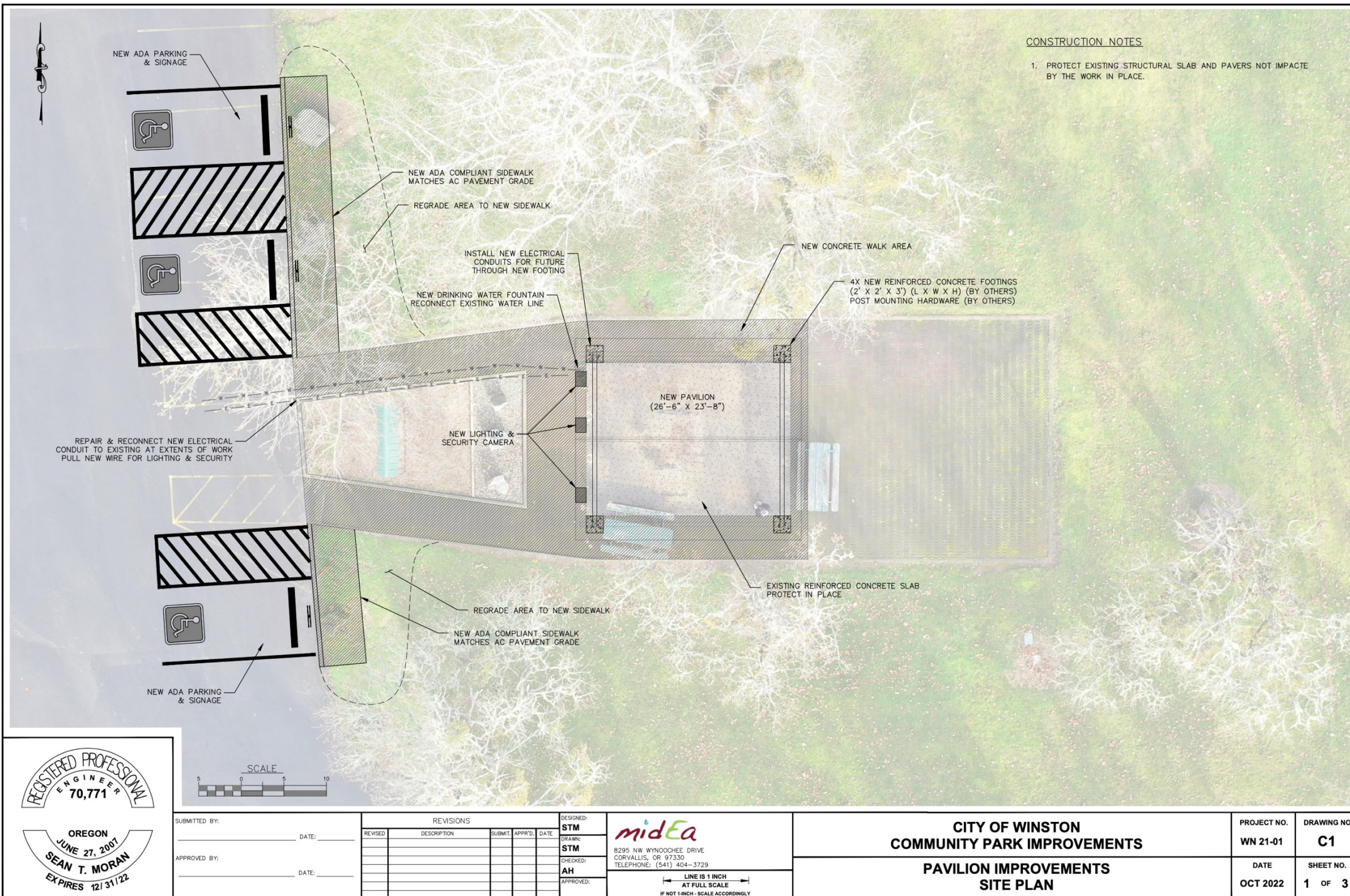
	SUBMITTED BY: _____ DATE: _____		REVISION HISTORY				DESIGNED: <b>STM</b> DRAWN: <b>STM</b> CHECKED: <b>AH</b> APPROVED: _____	 8295 NW WYNOOCHEE DRIVE CORVALLIS, OR 97330 TELEPHONE: (541) 404-3729 LINE IS 2 INCHES AT FULL SCALE IF NOT 2 INCHES - SCALE ACCORDINGLY	CITY OF WINSTON COMMUNITY CENTER IMPROVEMENTS		PROJECT NO. WN 22-01	DRAWING NO. R1
	APPROVED BY: _____ DATE: _____		REVISED	REVISION DESCRIPTION	SUBMIT	APPROV.	DATE		ROOF REHABILITATION ROOF & GROUNDS LAYOUT		DATE AUG 2022	SHEET NO. 2 OF 2







# COMMUNITY CENTER ROOF REHABILITATION CASE STUDY – PROGRESS & PREPARATION





# SYSTEM DEVELOPMENT CHARGES

## CAPITAL IMPROVEMENTS

- The project team reviewed each park in detail and developed a comprehensive list of projects, including projects needed for current park deficiencies, as well as big-pictured community improving projects (over 40 projects).
- Project need, descriptions and costs were developed to support the analysis
- Not all projects are SDC eligible
- Mapping supports larger vision

Winston Community Park						
Project No.	Project Description	Project Cost Estimate	Reimb SDC Eligible (Y/N)	Improv SDC Eligible (Y/N)	% SDC Eligible	SDC Eligible Cost
CP1	Certification of Water Rights  This project will certify the water rights for the community park. The irrigation system currently serves Winston Community Park, as well as Riverbend Park. Three years remain to secure the water rights.	\$ 10,000	N	Y	22.0%	\$ 2,201
CP2	New Pavilion, Install ADA Drinking Fountain, Security Cameras, Concrete Walkway, Lighting, Concrete Tables & Benches, Striping, Curb Stops & Curbing.  Improvements to the park include a new pavilion and several additional improvements as noted.	\$ 180,000	N	Y	22.0%	\$ 39,620
CP3	Restroom Improvements  The existing restroom require replacement to add capacity and to comply with ADA use. This project will remove the existing bathroom structure and constructing a new restroom. The work will include new ADA compliant sidewalk around the restroom.	\$ 120,000	N	Y	22.0%	\$ 26,413
CP4	Surfacing Tennis & Basketball Courts, Repair Backboard (8'x28')  This project will repair and update the basketball and tennis courts in the community park. The existing surfacing will be stripped and new surfacing will be constructed. Fencing repairs and replacement are included in this items as well. Additional improvements will include new backboard and baskets.	\$ 50,000	N	N	0.0%	\$ -

# SYSTEM DEVELOPMENT CHARGES

## SUMMARY OF ANALYSIS

### Parks SDC Methodology

- Population projections (Civil West) developed as part of the Wastewater System SDC
- Capital Improvements (dream big, but also consider a less ambitious vision)
- SDC eligibility was considered, and percentages applied to find a range of potential SDCs
- Parks System mapping was developed to provide a tool for creating, communicating and acting on that vision
- The mapping, CIP, and SDC framework can be used to continuing with a living process for review and refining the parks plan.
- SDC should be reviewed each year to understand progress and to adjust as needed to stay on track with the updated vision.

Projected Growth			
Year	2022	2042	Comments
Population	5,679	6,929	1% Growth. See WW SDC Study.
EDU's	2,328	2,822	2.53 Persons per dwelling. See WW SDC Study.
EDU Growth		494	Though 20 Year Study Period.
SDC Eligible %			
Year	Projects SDC Eligibility		Comments
SDC Eligible %	22.0%		Future Population / Current Poplulation
Total Potential Parks SDC Range			
Year	Total Cost*	SDC Eligible	Comments
Low	\$ 2,908,000	\$ 525,000	
High	\$ 3,573,000	\$ 670,000	
Potential Parks SDC Range Per EDU			
Year	Total Cost*	SDC Eligible / EDU	Comments
Low	\$ 2,908,000	\$ 1,063	
High	\$ 3,573,000	\$ 1,356	

\* Not all projects in this number are SDC eligible

# SYSTEM DEVELOPMENT CHARGES

# SIMILAR COMMUNITIES

SDC COMPARISONS							
Community	Water	Wastewater	Storm Drainage	Transportation	Parks	Compliance (5%)	Total SDC
Winston (current)	\$ 4,181	\$ 3,465	\$ -	\$ 1,068	\$ 150	\$ 227	\$ 9,091
Winston (low)	\$ 4,181	\$ 5,499	\$ -	\$ 1,068	\$ 1,063	\$ 382	\$ 12,193
Winston (high)	\$ 4,181	\$ 5,499	\$ -	\$ 1,068	\$ 1,356	\$ 396	\$ 12,500
Community	Water	Wastewater	Storm Drainage	Transportation	Parks	Compliance	Total SDC
Myrtle Creek	\$ 6,257	\$ 2,412	\$ -	\$ -	\$ -	\$ -	\$ 8,669
Roseburg	\$ 2,592	\$ 3,050	\$ 1,188	\$ 3,333	\$ 695	\$ 434	\$ 11,292
Adair Village	\$ 7,855	\$ 3,435	\$ 305	\$ 5,765	\$ 992	\$ 770	\$ 19,122
Philomath	\$ 9,374	\$ 8,606	\$ 1,684	\$ 5,442	\$ 1,066	\$ -	\$ 26,172
Albany	\$ 2,857	\$ 3,553	\$ -	\$ 3,941	\$ 1,549	\$ 7	\$ 11,907
Turner	\$ 3,395	\$ 3,094	\$ -	\$ 1,932	\$ 1,736	\$ 203	\$ 10,360
Harrisburg	\$ 4,222	\$ 3,590	\$ 450	\$ 3,045	\$ 1,800	\$ -	\$ 13,107
Monmouth	\$ 1,689	\$ 3,289	\$ 230	\$ 3,732	\$ 1,989	\$ -	\$ 10,929
Salem	\$ 4,797	\$ 3,832	\$ 609	\$ 2,847	\$ 4,404	\$ 340	\$ 16,829
Veneta	\$ 7,100	\$ 6,207	\$ 202	\$ 2,426	\$ 4,745	\$ -	\$ 20,680
Corvallis	\$ 2,502	\$ 6,840	\$ 253	\$ 3,000	\$ 6,607	\$ -	\$ 19,202

\* Winston Water – Note that new growth must pay Winston-Dillard Water District SDC's as well as City of Winston Fees

\*\* Preliminary wastewater SDC value calculated as part of WW SDC study by Civil West Engineering

# SYSTEM DEVELOPMENT CHARGES

## REFLECTIONS & RECOMMENDATIONS

### Reflections

- Leverage the Framework to mobilize vision into action (Mapping, C.I.P, budget, SDC's)
- This vision can be a living document and updated easily to adapt to changing priorities
- We are making progress already, but we can do more to prepare for opportunities (pavilion)
- SDC's are not a single solution, but part of a larger system
- The Parks System does not capture funding like other utilities in the City (funding challenges)
- We need to capture funding to enable preparations; to be ready for funding opportunities

### Recommendations

- Charge as much as you can, while also enhancing the appeal of Winston to newcomers
- Use the framework we've developed to continue envisioning and refining

# SYSTEM DEVELOPMENT CHARGES

## ACKNOWLEDGEMENTS

### **City's Leadership Team**

- Thank you for making this a priority and for trusting the team to drive a good process

### **City Staff**

- Thank you for your hospitality, patience and time. Your expertise and knowledge of the parks system and the community has inspired the planning effort.

### **Civil West Engineering**

- Thank you for fostering collaboration to save time and money for the community. Your efforts to develop updated growth projections directly applied to the parks work.