

ATTACHMENT "A" - M.O.U. MITIGATION FEES CALCULATION WORKSHEET - SUMMARY

Project:	2711 Canterbury - Lady Bird Lake/East 4th Street Drainage		
	Improvements		
	MOU #	10-006	Supplemental to MOU 09-006

	Calculated Fee
Permanent Use	\$11,334.38
Temporary Use	\$1,338.45
TOTAL =	\$12,672.82

ATTACHMENT "A" - M.O.U. MITIGATION FEES CALCULATION WORKSHEET				
Permanent Use - Residential		Project: 2711 Canterbury - Lady Bird Lake/East 4th Street Drainage		
		Improvements		
TCAD Land Value of Adjacent Properties (\$):		\$97,500.00	MOU # 10-006	Supplemental to MOU 09-006
Avg. Lot Size (sq. ft.):		7000.0	Based on City-wide average for lots zoned SF-3	
Value per Square Foot. (\$):		\$13.93	TCAD Land Value divided by Avg. Lot Size	
Requested Area (sq. ft.):		2325.0	Submitted by Requesting Department/Entity	
Preliminary Mitigation Value (\$):		\$32,383.93	Requested Area multiplied by the Value per Square Foot	
Disturbance Value (%):		35.00%	Based on limitations on future development for that portion of parkland (see table below)	
Final Mitigation Value (\$):		\$11,334.38	Preliminary Mitigation Value multiplied by the Disturbance Value	
DISTURBANCE VALUES				
35%	Area can still be developed with minimal or no limitations (underground work/materials with no/few above ground appurtenances/fixtures)			
50%	Area can still be developed with moderate limitations (underground work/materials with some small/medium appurtenances/fixtures)			
75%	Development severely limited (underground work/materials with large or several small/medium appurtenances/fixtures)			
100%	No future park development possible in the area - dedicated to installation (underground and/or surface appurtenances/fixtures)			

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Temp. Use - Residential		Project: 2711 Canterbury - Lady Bird Lake/East 4th Street Drainage	
Improvements		MOU # 10-006 Supplemental to MOU 09-006	
TCAD Land Value of Adjacent Properties (\$):		\$97,500.00	
Average Lot Size (sq. ft.):		7000.0	Based on City-wide average for lots zoned SF-3
Value per Square Ft. (\$):		\$13.929	
Requested Area (sq. ft.):		5125.0	Submitted by Requesting Department/Entity
eliminary Annual Value of Requested Area (\$)		\$71,383.93	Area requested multiplied by Value per Square Ft.
Adjusted Annual Value of Requested Area (\$)		\$10,707.59	(15% Rate of Return)
Monthly Value of Requested Area (\$)		\$892.30	Adjusted Annual Value divided by 12
Daily Temporary Use Fee (\$):		\$29.74	Monthly Value divided by 30 (Average number of days in a month)
Days Requested:		45	Submitted by Requesting Department/Entity
Temporary Use Fee (\$):		\$1,338.45	Daily Temporary Use Fee multiplied by Days Requested