

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

	Calculated Fee
Permanent Use - Residential	\$170,523.74
Temporary Use - Work Area	\$159,294.41
Temporary Use - Staging	\$175,283.64
Temporary Use - Access	\$164,578.37
TOTAL =	\$669,680.17

Project:	East Bouldin/Eucclid/Wilson Storm Drain Improvements
	Gillis Park
MOU #	10-002

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

Permanent Use Agreement - Residential		Project: East Bouldin/Eucld/Wilson Storm Drain Improvements	
		Gillis Park	
TCAD Land Value of Adjacent Properties (\$):		MOU #	0
		10-002	
Avg. Lot Size (sq. ft.):		Based on City-wide average for lots zoned SF-3	
		7000.0	
Value per Square Foot. (\$):		TCAD Land Value divided by Avg. Lot Size	
		\$26.56	
Requested Area (sq. ft.):		Submitted by Requesting Department/Entity	
		18342.0	
Preliminary Mitigation Value (\$):		Requested Area multiplied by the Value per Square Foot	
		\$487,210.69	
Disturbance Value (%):		Based on limitations on future development for that portion of parkland (see table below)	
		35.00%	
Final Mitigation Value (\$):		Preliminary Mitigation Value multiplied by the Disturbance Value	
		\$170,523.74	
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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Temporary Use - Work Area		Project: East Bouldin/Euclyd/Wilson Storm Drain Improvements	
		Gillis Park	
		MOU #	10-002
			0
TCAD Land Value of Adjacent Properties (\$):		\$185,938.00	
Average Lot Size (sq. ft.):		7000.0	Based on City-wide average for lots zoned SF-3
Value per Square Ft. (\$):		\$26.563	Average
Requested Area (sq. ft.):		19716.0	Submitted by Requesting Department/Entity
Preliminary Annual Value of Requested Area (\$)		\$523,707.66	Area requested multiplied by Value per Square Ft.
Adjusted Annual Value of Requested Area (\$)		\$78,556.15	(15% Rate of Return)
Monthly Value of Requested Area (\$)		\$6,546.35	Adjusted Annual Value divided by 12
Daily Temporary Use Rate (\$):		\$218.21	Monthly Value divided by 30 (Average number of days in a month)
Days Requested:		730	Submitted br Requesting Department/Entity
Temporary Use Rate (\$):		\$159,294.41	Daily Temporary Use Fee multiplied by Days Requested

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Temporary Use - Staging		Project: East Bouldin/Eucld/Wilson Storm Drain Improvements	
		Gillis Park	
		MOU #	10-002
			0
TCAD Land Value of Adjacent Properties (\$):	\$185,938.00		
Average Lot Size (sq. ft.):	7000.0	Based on City-wide average for lots zoned SF-3	
Value per Square Ft. (\$):	\$26.563	Average	
Requested Area (sq. ft.):	21695.0	Submitted by Requesting Department/Entity	
Preliminary Annual Value of Requested Area (\$)	\$576,274.99	Area requested multiplied by Value per Square Ft.	
Adjusted Annual Value of Requested Area (\$)	\$86,441.25	(15% Rate of Return)	
Monthly Value of Requested Area (\$)	\$7,203.44	Adjusted Annual Value divided by 12	
Daily Temporary Use Rate (\$):	\$240.11	Monthly Value divided by 30 (Average number of days in a month)	
Days Requested:	730	Submitted br Requesting Department/Entity	
Temporary Use Rate (\$):	\$175,283.64	Daily Temporary Use Fee multiplied by Days Requested	

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Temporary Use - Access		Project: East Bouldin/Eucild/Wilson Storm Drain Improvements	
		Gillis Park	
		MOU #	10-002
		0	
TCAD Land Value of Adjacent Properties (\$):	\$185,938.00		
Average Lot Size (sq. ft.):	7000.0	Based on City-wide average for lots zoned SF-3	
Value per Square Ft. (\$):	\$26.563	Average	
Requested Area (sq. ft.):	20370.0	Submitted by Requesting Department/Entity	
Preliminary Annual Value of Requested Area (\$)	\$541,079.58	Area requested multiplied by Value per Square Ft.	
Adjusted Annual Value of Requested Area (\$)	\$81,161.94	(5% Rate of Return)	
Monthly Value of Requested Area (\$)	\$6,763.49	Adjusted Annual Value divided by 12	
Daily Temporary Use Rate (\$):	\$225.45	Monthly Value divided by 30 (Average number of days in a month)	
Days Requested:	730	Submitted br Requesting Department/Entity	
Temporary Use Rate (\$):	\$164,578.37	Daily Temporary Use Fee multiplied by Days Requested	

