

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

Project:	South Shore - Strom Drain Improvements
	Lakeshore Park
	MOU # 11-004

Category	Calculated Fee
Permanent Use - Requested	\$13,496.00
Permanent Use - Vacated	(\$7,692.72)
Temporary Use - Residential	\$1,163.07

TOTAL = \$6,966.35

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Permanent Use Agreement - Requested		Project: South Shore - Strom Drain Improvements	
		Lakeshore Park	
TCAD Land Value of Adjacent Properties (\$):		MOU #	11-004
(Average)			0
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	
\$9.64			
Requested Area (sq. ft.):		Submitted by Requesting Department/Entity	
4000.0			
Preliminary Mitigation Value (\$):		Requested Area multiplied by the Value per Square Foot	
\$38,560.00			
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	
\$13,496.00			
DISTURBANCE VALUES			
35%	Area can still be developed with minimal or no limitations <i>(underground work/materials with no/few above ground appurtenances/fixtures)</i>		
50%	Area can still be developed with moderate limitations <i>(underground work/materials with some small/medium appurtenances/fixtures)</i>		
75%	Development severely limited <i>(underground work/materials with large or several small/medium appurtenances/fixtures)</i>		
100%	No future park development possible in the area - dedicated to installation <i>(underground and/or surface appurtenances/fixtures)</i>		

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Permanent Use Agreement - Vacate		Project: South Shore - Strom Drain Improvements	
		Lakeshore Park	
		MOU #	11-004
		0	
TCAD Land Value of Adjacent Properties (\$):			
(Average)			
Avg. Lot Size (sq. ft.):		7000.0	
<i>Based on City-wide average for lots zoned SF-3</i>			
Value per Square Foot. (\$):		\$9.64	
<i>TCAD Land Value divided by Avg. Lot Size</i>			
Requested Area (sq. ft.):		(2280.0)	
<i>Submitted by Requesting Department/Entity</i>			
Preliminary Mitigation Value (\$):		(\$21,979.20)	
<i>Requested Area multiplied by the Value per Square Foot</i>			
Disturbance Value (%):		35.00%	
<i>Based on limitations on future development for that portion of parkland (see table below)</i>			
Final Mitigation Value (\$):		(\$7,692.72)	
<i>Preliminary Mitigation Value multiplied by the Disturbance Value</i>			
DISTURBANCE VALUES			
35%	Area can still be developed with minimal or no limitations <i>(underground work/materials with no/few above ground appurtenances/fixtures)</i>		
50%	Area can still be developed with moderate limitations <i>(underground work/materials with some small/medium appurtenances/fixtures)</i>		
75%	Development severely limited <i>(underground work/materials with large or several small/medium appurtenances/fixtures)</i>		
100%	No future park development possible in the area - dedicated to installation <i>(underground and/or surface appurtenances/fixtures)</i>		

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

Temporary Use - Residential 1	Project: South Shore - Strom Drain Improvements	
	Lakeshore Park	
	MOU #	11-004
		0
TCAD Land Value of Adjacent Properties (\$):		
Average Lot Size (sq. ft.):	7000.0	Based on City-wide average for lots zoned SF-3
Value per Square Ft. (\$):	\$9.640	Average
Requested Area (sq. ft.):	2413.0	Submitted by Requesting Department/Entity
Preliminary Annual Value of Requested Area (\$)	\$23,261.32	Area requested multiplied by Value per Square Ft.
Adjusted Annual Value of Requested Area (\$)	\$3,489.20	(15% Rate of Return)
Monthly Value of Requested Area (\$)	\$290.77	Adjusted Annual Value divided by 12
Daily Temporary Use Rate (\$):	\$9.69	Monthly Value divided by 30 (Average number of days in a month)
Days Requested:	120	Submitted by Requesting Department/Entity
Temporary Use Rate (\$):	\$1,163.07	Daily Temporary Use Fee multiplied by Days Requested