

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

	Calculated Fee
Permanent Use - Downtown	\$17,201.05
Temporary Use Area	\$87.02
TOTAL = \$17,288.06	

Project:	Palmer Events Center Solar Project	
	Auditorium Shores at Town Lake Metro Park	
MOU #	13-010	

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Permanent Use - Downtown		Project: Palmer Events Center Solar Project	
		Auditorium Shores at Town Lake Metro Park	
TCAD Land Value of Adjacent Properties (\$):	\$400,000.00	MOU #	13-010 0
Avg. Lot Size (sq. ft.):	11443.5	<i>Based on surrounding lots</i>	
Value per Square Ft. (\$):	\$34.95	<i>TCAD Land Value divided by Avg. Lot Size</i>	
Requested Area (sq. ft.):	1406.0	<i>Submitted by Requesting Department/Entity</i>	
Preliminary Mitigation Value (\$):	\$49,145.85	<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 (\$):	\$17,201.05	<i>Preliminary Mitigation Value multiplied by the Disturbance Value</i>	

DISTURBANCE VALUES	
	Area can still be developed with minimal or no limitations
35%	<i>(underground work/materials with no/few above ground appurtenances/fixtures)</i>
	Area can still be developed with moderate limitations
50%	<i>(underground work/materials with some small/medium appurtenances/fixtures)</i>
	Development severely limited
75%	<i>(underground work/materials with large or several small/medium appurtenances/fixtures)</i>
	No future park development possible in the area - dedicated to installation
100%	<i>(underground and/or surface appurtenances/fixtures)</i>

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		Project:	Palmer Events Center Solar Project	
Temporary Use - Downtown 1		Auditorium Shores at Town Lake Metro Park		
		MOU #	13-010	0
Average Daily Cost to Park Car (\$):	\$8.00	<i>Based on average for downtown parking lot fees</i>		
Average Lot Size (Sq. Ft.):	350.0	<i>Based on standard parking space</i>		
Requested Area (Sq. Ft.):	1,269.0	<i>Submitted by Requesting Department/Entity</i>		
Equivalent Number of Parking Spaces:	3.626	<i>Requested Area divided by Average Lot Size</i>		
Daily Mitigation Rate (\$):	\$29.01	<i>Equivalent Number of Parking Spaces multiplied by Average Daily Cost to park car</i>		
Days Requested:	3	<i>Submitted by Requesting Department/Entity</i>		
Total Mitigation Rate (\$):	\$87.02	<i>Daily Mitigation Rate multiplied by Days Requested</i>		