

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

	Calculated Fee
Permanent Use - Residential	\$215,508
Temporary Use - Residential Staging Area	\$80,636
<b>TOTAL =</b>	<b>\$296,143</b>

<b>Project:</b>	Little Walnut Creek - Flood Risk Reduction Project	
	Quail Creek Neighborhood Park	
<b>MOU #</b>	18-002	

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

<b>Permanent Use - Additional Drainage Easement</b>		Project: Little Walnut Creek - Flood Risk Reduction Project	
TCAD Land Value of Adjacent Properties (\$):		<b>\$75,000</b>	Quail Creek Neighborhood Park
			MOU # 18-002
Avg. Lot Size (sq. ft.):	<b>8,520</b>	<i>Based on City-wide average for lots zoned SF-3</i>	
Value per Square Foot. (\$):	<b>\$9</b>	<i>TCAD Land Value divided by Avg. Lot Size</i>	
Requested Area (sq. ft.):	<b>69,970</b>	<i>Submitted by Requesting Department/Entity</i>	
Preliminary Mitigation Value (\$):	<b>\$615,736</b>	<i>Requested Area multiplied by the Value per Square Foot</i>	
Disturbance Value (%):	<b>35.00%</b>	<i>Based on limitations on future development for that portion of parkland (see table below)</i>	
Final Mitigation Value (\$):	<b>\$215,508</b>	<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

		Project: Little Walnut Creek - Flood Risk Reduction Project
<b>Temporary Use - Staging</b>		Quail Creek Neighborhood Park
		MOU # 18-002
TCAD Land Value of Adjacent Properties (\$):	<b>\$75,000</b>	
Average Lot Size (sq. ft.):	<b>8,520</b>	<i>Based on City-wide average for lots zoned SF-3</i>
Value per Square Ft. (\$):	<b>\$9</b>	<i>Average</i>
Requested Area (sq. ft.):	<b>20,083</b>	<i>Submitted by Requesting Department/Entity</i>
Preliminary Annual Value of Requested Area (\$)	<b>\$176,730</b>	<i>Area requested multiplied by Value per Square Ft.</i>
Adjusted Annual Value of Requested Area (\$)	<b>\$26,510</b>	<i>(15% Rate of Return)</i>
Monthly Value of Requested Area (\$)	<b>\$2,209</b>	<i>Adjusted Annual Value divided by 12</i>
Daily Temporary Use Rate (\$):	<b>\$74</b>	<i>Monthly Value divided by 30 (Average number of days in a month)</i>
Days Requested:	<b>1095</b>	<i>Submitted by Requesting Department/Entity</i>
Temporary Use Rate (\$):	<b>\$80,636</b>	<i>Daily Temporary Use Fee multiplied by Days Requested</i>