

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

|                                    | Calculated Fee   |
|------------------------------------|------------------|
| Permanent Use - Road               | \$61,495         |
| Permanent Use - Water Quality Pond | \$39,641         |
| Temporary Use - Embankment Area    | \$8,785          |
| Temporary Use - Storage Area       | \$8,949          |
| <b>TOTAL =</b>                     | <b>\$118,869</b> |

|          |                              |  |
|----------|------------------------------|--|
| Project: | Meadow Lake Street Extension |  |
|          | Onion Creek Greenbelt        |  |
| MOU #    | 19-004                       |  |

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|  |                  |  |        |
|--|------------------|--|--------|
| <b>Permanent Use - Roadway</b>               |                  | Project: Meadow Lake Street Extension  |        |
|  |                  | Onion Creek Greenbelt  |        |
| TCAD Land Value of Adjacent Properties (\$): | <b>\$63,000</b>  | MOU #  | 19-004 |
| Avg. Lot Size (sq. ft.):                     | <b>2,343</b>     | <i>Based on City-wide average for lots zoned SF-3</i>  |        |
| Value per Square Foot. (\$):                 | <b>\$27</b>      | <i>TCAD Land Value divided by Avg. Lot Size</i>  |        |
| Requested Area (sq. ft.):                    | <b>15,246</b>    | <i>Submitted by Requesting Department/Entity</i>   |        |
| Preliminary Mitigation Value (\$):           | <b>\$409,965</b> | <i>Requested Area multiplied by the Value per Square Foot</i>                                    |        |
| Disturbance Value (%):                       | <b>15.00%</b>    | <i>Based on limitations on future development for that portion of parkland (see table below)</i> |        |
| Final Mitigation Value (\$):                 | <b>\$61,495</b>  | <i>Preliminary Mitigation Value multiplied by the Disturbance Value</i>                          |        |

### DISTURBANCE VALUES

|      |   |
|------|---|
| 35%  | Area can still be developed with minimal or no limitations<br><i>(underground work/materials with no/few above ground appurtenances/fixtures)</i> |
| 50%  | Area can still be developed with moderate limitations<br><i>(underground work/materials with some small/medium appurtenances/fixtures)</i>        |
| 75%  | Development severely limited<br><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<br><i>(underground and/or surface appurtenances/fixtures)</i>         |

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|  |                  |  |                       |
|--|------------------|--|-----------------------|
| <b>Permanent Use - Water Quality Pond</b>    |                  | Project: Meadow Lake Street Extension  |                       |
| TCAD Land Value of Adjacent Properties (\$): |                  | <b>\$63,000</b>  | Onion Creek Greenbelt |
|  |                  |  | MOU # 19-004          |
| Avg. Lot Size (sq. ft.):                     | <b>2,343</b>     | <i>Based on City-wide average for lots zoned SF-3</i>  |                       |
| Value per Square Foot. (\$):                 | <b>\$27</b>      | <i>TCAD Land Value divided by Avg. Lot Size</i>  |                       |
| Requested Area (sq. ft.):                    | <b>9,828</b>     | <i>Submitted by Requesting Department/Entity</i>   |                       |
| Preliminary Mitigation Value (\$):           | <b>\$264,275</b> | <i>Requested Area multiplied by the Value per Square Foot</i>                                    |                       |
| Disturbance Value (%):                       | <b>15.00%</b>    | <i>Based on limitations on future development for that portion of parkland (see table below)</i> |                       |
| Final Mitigation Value (\$):                 | <b>\$39,641</b>  | <i>Preliminary Mitigation Value multiplied by the Disturbance Value</i>                          |                       |

### DISTURBANCE VALUES

|      |   |
|------|---|
| 35%  | Area can still be developed with minimal or no limitations<br><i>(underground work/materials with no/few above ground appurtenances/fixtures)</i> |
| 50%  | Area can still be developed with moderate limitations<br><i>(underground work/materials with some small/medium appurtenances/fixtures)</i>        |
| 75%  | Development severely limited<br><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<br><i>(underground and/or surface appurtenances/fixtures)</i>         |

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|   |                  |  |
|---|------------------|--|
|   |                  | Project: Meadow Lake Street Extension                                  |
| <b>Temporary Use - Embankment</b>               |                  | Onion Creek Greenbelt  |
|   |                  | MOU # 19-004   |
| TCAD Land Value of Adjacent Properties (\$):    | <b>\$63,000</b>  |  |
| Average Lot Size (sq. ft.):                     | <b>2,343</b>     | <i>Based on City-wide average for lots zoned SF-3</i>                  |
| Value per Square Ft. (\$):                      | <b>\$27</b>      | <i>Average</i>   |
| Requested Area (sq. ft.):                       | <b>26,136</b>    | <i>Submitted by Requesting Department/Entity</i>                       |
| Preliminary Annual Value of Requested Area (\$) | <b>\$702,797</b> | <i>Area requested multiplied by Value per Square Ft.</i>               |
| Adjusted Annual Value of Requested Area (\$)    | <b>\$70,280</b>  | <i>(15% Rate of Return)</i>  |
| Monthly Value of Requested Area (\$)            | <b>\$5,857</b>   | <i>Adjusted Annual Value divided by 12</i>                             |
| Daily Temporary Use Rate (\$):                  | <b>\$195</b>     | <i>Monthly Value divided by 30 (Average number of days in a month)</i> |
| Days Requested:                                 | <b>45</b>        | <i>Submitted by Requesting Department/Entity</i>                       |
| Temporary Use Rate (\$):                        | <b>\$8,785</b>   | <i>Daily Temporary Use Fee multiplied by Days Requested</i>            |

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|   |                 |  |
|---|-----------------|--|
|   |                 | Project: Meadow Lake Street Extension                                  |
| <b>Temporary Use - Storage</b>                  |                 | Onion Creek Greenbelt  |
|   |                 | MOU # 19-004   |
| TCAD Land Value of Adjacent Properties (\$):    | <b>\$63,000</b> |  |
| Average Lot Size (sq. ft.):                     | <b>2,343</b>    | <i>Based on City-wide average for lots zoned SF-3</i>                  |
| Value per Square Ft. (\$):                      | <b>\$27</b>     | <i>Average</i>   |
| Requested Area (sq. ft.):                       | <b>2,178</b>    | <i>Submitted by Requesting Department/Entity</i>                       |
| Preliminary Annual Value of Requested Area (\$) | <b>\$58,566</b> | <i>Area requested multiplied by Value per Square Ft.</i>               |
| Adjusted Annual Value of Requested Area (\$)    | <b>\$5,857</b>  | <i>(15% Rate of Return)</i>  |
| Monthly Value of Requested Area (\$)            | <b>\$488</b>    | <i>Adjusted Annual Value divided by 12</i>                             |
| Daily Temporary Use Rate (\$):                  | <b>\$16</b>     | <i>Monthly Value divided by 30 (Average number of days in a month)</i> |
| Days Requested:                                 | <b>550</b>      | <i>Submitted by Requesting Department/Entity</i>                       |
| Temporary Use Rate (\$):                        | <b>\$8,949</b>  | <i>Daily Temporary Use Fee multiplied by Days Requested</i>            |

| <b>TCAD ID</b> | <b>Sq Ft</b> | <b>Value</b> |
|----------------|--------------|--------------|
| 555745         | 2576         | \$66,000     |
| 555746         | 2431         | \$66,000     |
| 555747         | 2174         | \$60,000     |
| 555744         | 2189         | \$60,000     |
|                | 2343         | \$63,000     |