

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
TOTAL =	\$118,869

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

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

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

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

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

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

TCAD ID	Sq Ft	Value
555745	2576	\$66,000
555746	2431	\$66,000
555747	2174	\$60,000
555744	2189	\$60,000
	2343	\$63,000