

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

Project:	Dove Springs Public Health Facility	
	Dove Springs District Park	
MOU #	19-005	

	Calculated Fee
Permanent Use - Building	\$120,600
Permanent Use - Playground	\$0
Permanent Use - Large Parking Lot	\$0
Permanent Use - Small Parking Lot	\$0
Permanent Use - Driveway/Fire Lane	\$0
Permanent Use - Rain Garden	\$0
Temporary Use - Staging/Access Area	\$61,138
SUB TOTAL	\$181,738
Soccer Field Upgrades	\$125,000
Walking Path Upgrade	\$25,000
TOTAL	\$31,738

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

Permanent Use - Building		Project: Dove Springs Public Health Facility	
		Dove Springs District Park	
TCAD Land Value of Adjacent Properties (\$):	\$60,000	MOU #	19-005
Avg. Lot Size (sq. ft.):	1,990	<i>Based on City-wide average for lots zoned SF-3</i>	
Value per Square Foot. (\$):	\$30	<i>TCAD Land Value divided by Avg. Lot Size</i>	
Requested Area (sq. ft.):	16,000	<i>Submitted by Requesting Department/Entity</i>	
Preliminary Mitigation Value (\$):	\$482,400	<i>Requested Area multiplied by the Value per Square Foot</i>	
Disturbance Value (%):	25.00%	<i>Based on limitations on future development for that portion of parkland (see table below)</i>	
Final Mitigation Value (\$):	\$120,600	<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 - Playground		Project: Dove Springs Public Health Facility	
		Dove Springs District Park	
TCAD Land Value of Adjacent Properties (\$):	\$60,000	MOU #	19-005
Avg. Lot Size (sq. ft.):	1,990	<i>Based on City-wide average for lots zoned SF-3</i>	
Value per Square Foot. (\$):	\$30	<i>TCAD Land Value divided by Avg. Lot Size</i>	
Requested Area (sq. ft.):	5,000	<i>Submitted by Requesting Department/Entity</i>	
Preliminary Mitigation Value (\$):	\$150,750	<i>Requested Area multiplied by the Value per Square Foot</i>	
Disturbance Value (%):	0.00%	<i>Based on limitations on future development for that portion of parkland (see table below)</i>	
Final Mitigation Value (\$):	\$0	<i>Preliminary Mitigation Value multiplied by the Disturbance Value</i>	

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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>
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Permanent Use - Large Parking Lot		Project: Dove Springs Public Health Facility	
		Dove Springs District Park	
TCAD Land Value of Adjacent Properties (\$):	\$60,000	MOU #	19-005
Avg. Lot Size (sq. ft.):	1,990	<i>Based on City-wide average for lots zoned SF-3</i>	
Value per Square Foot. (\$):	\$30	<i>TCAD Land Value divided by Avg. Lot Size</i>	
Requested Area (sq. ft.):	37,800	<i>Submitted by Requesting Department/Entity</i>	
Preliminary Mitigation Value (\$):	\$1,139,670	<i>Requested Area multiplied by the Value per Square Foot</i>	
Disturbance Value (%):	0.00%	<i>Based on limitations on future development for that portion of parkland (see table below)</i>	
Final Mitigation Value (\$):	\$0	<i>Preliminary Mitigation Value multiplied by the Disturbance Value</i>	

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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>
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Permanent Use - Small Parking Lot		Project: Dove Springs Public Health Facility	
		Dove Springs District Park	
TCAD Land Value of Adjacent Properties (\$):	\$60,000	MOU #	19-005
Avg. Lot Size (sq. ft.):	1,990	<i>Based on City-wide average for lots zoned SF-3</i>	
Value per Square Foot. (\$):	\$30	<i>TCAD Land Value divided by Avg. Lot Size</i>	
Requested Area (sq. ft.):	9,100	<i>Submitted by Requesting Department/Entity</i>	
Preliminary Mitigation Value (\$):	\$274,365	<i>Requested Area multiplied by the Value per Square Foot</i>	
Disturbance Value (%):	0.00%	<i>Based on limitations on future development for that portion of parkland (see table below)</i>	
Final Mitigation Value (\$):	\$0	<i>Preliminary Mitigation Value multiplied by the Disturbance Value</i>	

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Permanent Use - Driveways/Fire Lane		Project: Dove Springs Public Health Facility	
		Dove Springs District Park	
TCAD Land Value of Adjacent Properties (\$):	\$60,000	MOU #	19-005
Avg. Lot Size (sq. ft.):	1,990	<i>Based on City-wide average for lots zoned SF-3</i>	
Value per Square Foot. (\$):	\$30	<i>TCAD Land Value divided by Avg. Lot Size</i>	
Requested Area (sq. ft.):	18,000	<i>Submitted by Requesting Department/Entity</i>	
Preliminary Mitigation Value (\$):	\$542,700	<i>Requested Area multiplied by the Value per Square Foot</i>	
Disturbance Value (%):	0.00%	<i>Based on limitations on future development for that portion of parkland (see table below)</i>	
Final Mitigation Value (\$):	\$0	<i>Preliminary Mitigation Value multiplied by the Disturbance Value</i>	

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Permanent Use - Rain Garden		Project: Dove Springs Public Health Facility	
		Dove Springs District Park	
TCAD Land Value of Adjacent Properties (\$):	\$60,000	MOU #	19-005
Avg. Lot Size (sq. ft.):	1,990	<i>Based on City-wide average for lots zoned SF-3</i>	
Value per Square Foot. (\$):	\$30	<i>TCAD Land Value divided by Avg. Lot Size</i>	
Requested Area (sq. ft.):	30,000	<i>Submitted by Requesting Department/Entity</i>	
Preliminary Mitigation Value (\$):	\$904,500	<i>Requested Area multiplied by the Value per Square Foot</i>	
Disturbance Value (%):	0.00%	<i>Based on limitations on future development for that portion of parkland (see table below)</i>	
Final Mitigation Value (\$):	\$0	<i>Preliminary Mitigation Value multiplied by the Disturbance Value</i>	

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		Project: Dove Springs Public Health Facility
Temporary Use - Storage/Access		Dove Springs District Park
		MOU # 19-005
TCAD Land Value of Adjacent Properties (\$):	\$60,000	
Average Lot Size (sq. ft.):	1,990	<i>Based on City-wide average for lots zoned SF-3</i>
Value per Square Ft. (\$):	\$30	<i>Average</i>
Requested Area (sq. ft.):	20,000	<i>Submitted by Requesting Department/Entity</i>
Preliminary Annual Value of Requested Area (\$)	\$603,000	<i>Area requested multiplied by Value per Square Ft.</i>
Adjusted Annual Value of Requested Area (\$)	\$60,300	<i>(10% Rate of Return)</i>
Monthly Value of Requested Area (\$)	\$5,025	<i>Adjusted Annual Value divided by 12</i>
Daily Temporary Use Rate (\$):	\$168	<i>Monthly Value divided by 30 (Average number of days in a month)</i>
Days Requested:	365	<i>Submitted by Requesting Department/Entity</i>
Temporary Use Rate (\$):	\$61,138	<i>Daily Temporary Use Fee multiplied by Days Requested</i>

TCAD ID	Sq Ft	Value
295183	2093	\$60,000
295182	1755	\$60,000
296199	2174	\$60,000
296198	1937	\$60,000
	1990	\$60,000